# Project report: Elwood Estates

Facts as published, each with its source. Built by Kolaboro on 18 Nov 2026 from its public data. No verdicts.

Certificate

## In short

Elwood Estates is listed as under construction in Al Yufrah 1, Dubai, Dubai, UAE, by Sobha Realty. The handover date on record is June 2028. A permit number is published. Transparency score: 75 of 100, rank 271 of 482 in Dubai. 5 of 5 developer claims we tested are confirmed. Last checked 18 Nov 2026.

## Key facts

Developer: Sobha Realty
source: https://dubairealestateiq.com/project/elwood-estates

Location: Al Yufrah 1, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/elwood-estates

Stage: under construction
source: https://dubairealestateiq.com/project/elwood-estates

Handover on record: June 2028
source: https://dubairealestateiq.com/project/elwood-estates

Permit or licence number: DLD project registration 3602
source: https://dubairealestateiq.com/project/elwood-estates

Price from: not published

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/elwood-estates

## Transparency checklist

**Transparency score: 75 of 100. Rank 271 of 482 in Dubai**

[x] Developer identified by legal name: Legal name: Sobha L.L.C (DLD developer 966)

[o] Developer found in an official company register: Not found in GLEIF by exact legal name

[x] Permit or licence number published: Number published: DLD project registration 3602

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: June 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

## Changes on record

18 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/elwood-estates/

18 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

## Sources

https://dubairealestateiq.com/project/elwood-estates

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/elwood-estates/
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