Project report: Fior 1

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

Certificate

In short

Fior 1 is listed as off-plan in Dubai Maritime City, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is July 2030. A permit number is published. Transparency score: 81 of 100, rank 98 of 482 in Dubai. 8 of 8 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/fior-1

Location: Dubai Maritime City, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/fior-1

Stage: off-plan
source: https://dubairealestateiq.com/project/fior-1

Handover on record: July 2030
source: https://dubairealestateiq.com/project/fior-1

Permit or licence number: DLD project registration 4287
source: https://dubairealestateiq.com/project/fior-1

Price from: Registered sales from AED 2,200,000 to AED 4,200,000 (DLD, 8 Sept 2026 - 26 Oct 2026)
source: https://dubairealestateiq.com/project/fior-1

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/fior-1

Transparency checklist

Transparency score: 81 of 100. Rank 98 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Mina Rashid Properties L.L.C (DLD developer 1275)

[x] Developer found in an official company register: GLEIF record, LEI 254900YWYEXYXK1BMP81

[x] Permit or licence number published: Number published: DLD project registration 4287

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

[x] Handover date published: Published: July 2030

[?] 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/fior-1-dubai/

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

Sources

https://dubairealestateiq.com/project/fior-1

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/fior-1-dubai/
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