Project report: Fiori

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Fiori is listed as off-plan in Al Yelayiss 2, Dubai, Dubai, UAE, by Nshama. The handover date on record is June 2028. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 21 Nov 2026.

Key facts

Developer: Nshama
source: https://dubairealestateiq.com/project/fiori

Location: Al Yelayiss 2, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/fiori

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

Handover on record: June 2028
source: https://dubairealestateiq.com/project/fiori

Permit or licence number: DLD project registration 4028
source: https://dubairealestateiq.com/project/fiori

Price from: Registered sales from AED 1,000,000 to AED 2,400,000 (DLD, 30 Mar 2026 - 9 Oct 2026)
source: https://dubairealestateiq.com/project/fiori

Payment plan: not published

Last checked: 21 Nov 2026

Page we read: https://dubairealestateiq.com/project/fiori

Transparency checklist

Transparency score: 80 of 100. Rank 231 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Nshama Properties Owned By Nshmi Development One Person Company L.L.C (DLD developer 1162)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DLD project registration 4028

[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

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/fiori-dubai/

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

Sources

https://dubairealestateiq.com/project/fiori

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/fiori-dubai/

Free to share under CC BY 4.0, credit Kolaboro.