Project report: Grove

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Grove is listed as under construction in Al Yelayiss 2, Dubai, UAE, by Nshama. No handover date is published in the sources we read. A permit number is published. Transparency score: 59 of 100, rank 1,036 of 1,154 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

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

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

Stage: under construction
source: https://dubairealestateiq.com/project/grove

Handover on record: not published
source: https://dubairealestateiq.com/project/grove

Permit or licence number: DLD project registration 2850
source: https://dubairealestateiq.com/project/grove

Price from: Registered sales from AED 820,000 to AED 2,000,000 (DLD, 18 Sept 2026 - 30 Oct 2026)
source: https://dubairealestateiq.com/project/grove

Payment plan: not published

Last checked: 25 Nov 2026

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

Transparency checklist

Transparency score: 59 of 100. Rank 1036 of 1154 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 2850

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

[o] Handover date published: No handover date in the pages we read

[o] Handover date record: No dated handover record

[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

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/grove-dubai/

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

Sources

https://dubairealestateiq.com/project/grove

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/grove-dubai/

Free to share under CC BY 4.0, credit Kolaboro.