Project report: Liora

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

Certificate

In short

Liora is listed as off-plan in Palm Deira, Dubai, Dubai, UAE, by Jaiedco. The handover date on record is January 2028. A permit number is published. Transparency score: 79 of 100, rank 372 of 948 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Jaiedco
source: https://dubairealestateiq.com/project/liora

Location: Palm Deira, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/liora

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

Handover on record: January 2028
source: https://dubairealestateiq.com/project/liora

Permit or licence number: DLD project registration 4276
source: https://dubairealestateiq.com/project/liora

Price from: Registered sales from AED 1,500,000 to AED 2,600,000 (DLD, 31 Mar 2026 - 16 Aug 2026)
source: https://dubairealestateiq.com/project/liora

Payment plan: not published

Last checked: 23 Nov 2026

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

Transparency checklist

Transparency score: 79 of 100. Rank 372 of 948 in Dubai

[x] Developer identified by legal name: Legal name: Jaiedco Real Estate Development L.L.C (DLD developer 1935)

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

[x] Permit or licence number published: Number published: DLD project registration 4276

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

[x] Handover date published: Published: January 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

[?] Official lists screened: not screened yet

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

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

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/liora-dubai/

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

Sources

https://dubairealestateiq.com/project/liora

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/liora-dubai/

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