Project report: Lyvia by Palace

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

Certificate

In short

Lyvia by Palace is listed as under construction in Al Khairan First, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is July 2029. 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/lyvia-by-palace

Location: Al Khairan First, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/lyvia-by-palace

Stage: under construction
source: https://dubairealestateiq.com/project/lyvia-by-palace

Handover on record: July 2029
source: https://dubairealestateiq.com/project/lyvia-by-palace

Permit or licence number: DLD project registration 4098
source: https://dubairealestateiq.com/project/lyvia-by-palace

Price from: Registered sales from AED 2,000,000 to AED 6,800,000 (DLD, 2 Apr 2026 - 10 Sept 2026)
source: https://dubairealestateiq.com/project/lyvia-by-palace

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/lyvia-by-palace

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Dubai Creek Harbour L.L.C (DLD developer 1224)

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

[x] Permit or licence number published: Number published: DLD project registration 4098

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

[x] Handover date published: Published: July 2029

[?] 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/lyvia-by-palace/

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

Sources

https://dubairealestateiq.com/project/lyvia-by-palace

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/lyvia-by-palace/
Free to share under CC BY 4.0, credit Kolaboro.