# Project report: Manam Pearl

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

Certificate

## In short

Manam Pearl is listed as off-plan in Jabal Ali First, Dubai, Dubai, UAE, by Manam. The handover date on record is June 2028. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

## Key facts

Developer: Manam
source: https://dubairealestateiq.com/project/manam-pearl

Location: Jabal Ali First, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/manam-pearl

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

Handover on record: June 2028
source: https://dubairealestateiq.com/project/manam-pearl

Permit or licence number: DLD project registration 3831
source: https://dubairealestateiq.com/project/manam-pearl

Price from: Registered sales from AED 1,100,000 to AED 2,100,000 (DLD, 16 Jun 2026 - 16 Oct 2026)
source: https://dubairealestateiq.com/project/manam-pearl

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/manam-pearl

## Transparency checklist

**Transparency score: 79 of 100. Rank 372 of 1004 in Dubai**

[x] Developer identified by legal name: Legal name: Manam Real Estate Development L.L.C (DLD developer 2030)

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

[x] Permit or licence number published: Number published: DLD project registration 3831

[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

[?] 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/manam-pearl/

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

## Sources

https://dubairealestateiq.com/project/manam-pearl

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/manam-pearl/

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