Project report: Nad Al Sheba Gardens Phase 11

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

Certificate

In short

Nad Al Sheba Gardens Phase 11 is listed as under construction in Nad Al Shiba First, Dubai, UAE, by Shamal. The handover date on record is July 2029. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Shamal
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

Location: Nad Al Shiba First, Dubai, UAE
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

Stage: under construction
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

Handover on record: July 2029
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

Permit or licence number: DLD project registration 4255
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

Price from: not published

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Nas Estates L.L.C (DLD developer 1762)

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

[x] Permit or licence number published: Number published: DLD project registration 4255

[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

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/nad-al-sheba-gardens-phase-11/

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

Sources

https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-11

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/nad-al-sheba-gardens-phase-11/

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