Project report: Nad Al Sheba Gardens Phase 12

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

Certificate

In short

Nad Al Sheba Gardens Phase 12 is listed as off-plan in Nad Al Shiba First, Dubai, UAE, by Shamal. The handover date on record is August 2029. A permit number is published. Transparency score: 47 of 100, rank 1,095 of 1,154 in Dubai. 3 of 4 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Shamal
source: https://dubairealestateiq.com/developer/shamal

Location: Nad Al Shiba First, Dubai, UAE
source: https://dubairealestateiq.com/developer/shamal

Stage: off-plan
source: https://dubairealestateiq.com/developer/shamal

Handover on record: August 2029
source: https://dubairealestateiq.com/developer/shamal

Permit or licence number: DLD project registration 4352
source: https://dubairealestateiq.com/developer/shamal

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/developer/shamal

Transparency checklist

Transparency score: 47 of 100. Rank 1095 of 1154 in Dubai

[o] Developer identified by legal name: No legal company name in the pages we read

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

[x] Permit or licence number published: Number published: DLD project registration 4352

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

[x] Handover date published: Published: August 2029

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[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/nad-al-sheba-gardens-phase-12/

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

Sources

https://dubairealestateiq.com/developer/shamal

https://dubairealestateiq.com/off-plan

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-12/
Free to share under CC BY 4.0, credit Kolaboro.