Project report: Nad Al Sheba Gardens Phase 8 & 9

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 8 & 9 is listed as under construction in Nad Al Shiba First, Dubai, UAE, by Shamal. The handover date on record is October 2028. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 7 of 7 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-8-and-9

Location: Nad Al Shiba First, Dubai, UAE
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-8-and-9

Stage: under construction
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-8-and-9

Handover on record: October 2028
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-8-and-9

Permit or licence number: DLD project registration 3860
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-8-and-9

Price from: Registered sale of AED 5,800,000 (DLD, 18 Aug 2026)
source: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-8-and-9

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/nad-al-sheba-gardens-phase-8-and-9

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 3860

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

[x] Handover date published: Published: October 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

[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-8-9/

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-8-and-9

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-8-9/
Free to share under CC BY 4.0, credit Kolaboro.