Project report: Palatium Residences

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

Certificate

In short

Palatium Residences is listed as under construction in Jumeirah Village Circle, Dubai, UAE, by Ahmadyar. The handover date on record is March 2026. That date passed 8 months ago, according to our records. A permit number is published. Transparency score: 75 of 100, rank 600 of 1,154 in Dubai. 7 of 7 developer claims we tested are confirmed.

Key facts

Developer: Ahmadyar
source: https://dubairealestateiq.com/project/palatium-residences

Location: Jumeirah Village Circle, Dubai, UAE
source: https://dubairealestateiq.com/project/palatium-residences

Stage: under construction
source: https://dubairealestateiq.com/project/palatium-residences

Handover on record: March 2026
source: https://dubairealestateiq.com/project/palatium-residences

Permit or licence number: DLD project registration 3065
source: https://dubairealestateiq.com/project/palatium-residences

Price from: Registered sales from AED 734,000 to AED 1,400,000 (DLD, 7 Jul 2026 - 14 Oct 2026)
source: https://dubairealestateiq.com/project/palatium-residences

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/project/palatium-residences

Transparency checklist

Transparency score: 75 of 100. Rank 600 of 1154 in Dubai

[x] Developer identified by legal name: Legal name: Ahmadyar Real Estate Development L.L.C (DLD developer 1775)

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[x] Permit or licence number published: Number published: DLD project registration 3065

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

[x] Handover date published: Published: March 2026

[?] 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

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/palatium-residences/

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

Sources

https://dubairealestateiq.com/project/palatium-residences

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/palatium-residences/
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