# Project report: Rosewell

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

Certificate

## In short

Rosewell is listed as under construction in Al Yelayiss 2, Dubai, Dubai, UAE, by Nshama. The handover date on record is December 2028. A permit number is published. Transparency score: 80 of 100, rank 231 of 948 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 21 Nov 2026.

## Key facts

Developer: Nshama
source: https://dubairealestateiq.com/project/rosewell

Location: Al Yelayiss 2, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/rosewell

Stage: under construction
source: https://dubairealestateiq.com/project/rosewell

Handover on record: December 2028
source: https://dubairealestateiq.com/project/rosewell

Permit or licence number: DLD project registration 4149
source: https://dubairealestateiq.com/project/rosewell

Price from: Registered sales from AED 1,100,000 to AED 2,000,000 (DLD, 20 May 2026 - 13 Oct 2026)
source: https://dubairealestateiq.com/project/rosewell

Payment plan: not published

Last checked: 21 Nov 2026

Page we read: https://dubairealestateiq.com/project/rosewell

## Transparency checklist

**Transparency score: 80 of 100. Rank 231 of 948 in Dubai**

[x] Developer identified by legal name: Legal name: Nshama Properties Owned By Nshmi Development One Person Company L.L.C (DLD developer 1162)

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

[x] Permit or licence number published: Number published: DLD project registration 4149

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

[x] Handover date published: Published: December 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

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/rosewell-dubai/

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

## Sources

https://dubairealestateiq.com/project/rosewell

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/rosewell-dubai/

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