Project report: SAMANA Ocean Pearl 2

Facts as published, each with its source. Built by Kolaboro on 18 Nov 2026 from its public data. No verdicts.

Certificate

In short

SAMANA Ocean Pearl 2 is listed as under construction in Dubai Islands, Dubai, Dubai, UAE, by SAMANA Developers. The handover date on record is Q4 2027. A permit number is published. Transparency score: 83 of 100, rank 13 of 23 in Dubai Islands. 6 of 10 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: SAMANA Developers
source: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Location: Dubai Islands, Dubai, Dubai, UAE
source: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Stage: under construction
source: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Handover on record: Q4 2027
source: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Permit or licence number: DLD project registration 3238
source: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Price from: AED 4,278,811
source: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Payment plan: not published

Last checked: 17 Nov 2026

Page we read: https://www.samanadevelopers.com/projects/samana-ocean-pearl-2

Transparency checklist

Transparency score: 83 of 100. Rank 13 of 23 in Dubai Islands. Rank 55 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Samana Star Real Estate Development L.L.C (DLD developer 1688)

[o] Developer found in an official company register: Not found in GLEIF by exact legal name

[x] Permit or licence number published: Number published: DLD project registration 3238

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

[x] Handover date published: Published: Q4 2027

[?] 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

[x] Developer website health: answers; valid TLS certificate; domain registered for 60+ days more; no lookalike-domain notice

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

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

17 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/samana-ocean-pearl-2/

Sources

https://www.samanadevelopers.com/projects/samana-ocean-pearl-2
https://dubairealestateiq.com/developer/samana
https://dubairealestateiq.com/project/ocean-pearl-2-by-sd

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/samana-ocean-pearl-2/
Free to share under CC BY 4.0, credit Kolaboro.