Project report: Serenova

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

Certificate

In short

Serenova is listed as under construction in Silicon Oasis (Nadd Hessa), Dubai, Dubai, UAE, by Pob1 Properties. The handover date on record is March 2028. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Pob1 Properties
source: https://dubairealestateiq.com/project/serenova

Location: Silicon Oasis (Nadd Hessa), Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/serenova

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

Handover on record: March 2028
source: https://dubairealestateiq.com/project/serenova

Permit or licence number: DLD project registration 3208
source: https://dubairealestateiq.com/project/serenova

Price from: Registered sale of AED 1,000,000 (DLD, 24 Feb 2026)
source: https://dubairealestateiq.com/project/serenova

Payment plan: not published

Last checked: 23 Nov 2026

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

Transparency checklist

Transparency score: 79 of 100. Rank 372 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Pob1 Properties L.L.C (DLD developer 1783)

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

[x] Permit or licence number published: Number published: DLD project registration 3208

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

[x] Handover date published: Published: March 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

[?] Official lists screened: not screened yet

[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/serenova-dubai/

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

Sources

https://dubairealestateiq.com/project/serenova

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/serenova-dubai/
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