Project report: Serro 2 the Heights

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

Certificate

In short

Serro 2 the Heights is listed as under construction in Al Yelayiss 5, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is May 2030. A permit number is published. Transparency score: 81 of 100, rank 98 of 482 in Dubai. 5 of 5 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/serro-2-the-heights

Location: Al Yelayiss 5, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/serro-2-the-heights

Stage: under construction
source: https://dubairealestateiq.com/project/serro-2-the-heights

Handover on record: May 2030
source: https://dubairealestateiq.com/project/serro-2-the-heights

Permit or licence number: DLD project registration 4238
source: https://dubairealestateiq.com/project/serro-2-the-heights

Price from: not published

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/serro-2-the-heights

Transparency checklist

Transparency score: 81 of 100. Rank 98 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Emaar Development P.J.S.C. (DLD developer 1211)

[x] Developer found in an official company register: GLEIF record, LEI 254900YWYEXYXK1BMP81

[x] Permit or licence number published: Number published: DLD project registration 4238

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

[x] Handover date published: Published: May 2030

[?] 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

18 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/serro-2-the-heights/

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

Sources

https://dubairealestateiq.com/project/serro-2-the-heights

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/serro-2-the-heights/
Free to share under CC BY 4.0, credit Kolaboro.