Project report: Sobha Orbis

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

Certificate

In short

Sobha Orbis is listed as under construction in Motor City, Dubai, Dubai, UAE, by Sobha Realty. The handover date on record is December 2028. A permit number is published. Transparency score: 75 of 100, rank 271 of 482 in Dubai. 6 of 10 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: Sobha Realty
source: https://dubairealestateiq.com/project/sobha-orbis

Location: Motor City, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/sobha-orbis

Stage: under construction
source: https://dubairealestateiq.com/project/sobha-orbis

Handover on record: December 2028
source: https://dubairealestateiq.com/project/sobha-orbis

Permit or licence number: DLD project registration 3070
source: https://dubairealestateiq.com/project/sobha-orbis

Price from: Registered sales from AED 1,000,000 to AED 2,200,000 (DLD, 17 Sept 2026 - 20 Oct 2026)
source: https://dubairealestateiq.com/project/sobha-orbis

Payment plan: not published

Last checked: 17 Nov 2026

Page we read: https://dubairealestateiq.com/project/sobha-orbis

Transparency checklist

Transparency score: 75 of 100. Rank 271 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Sobha L.L.C

[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 3070

[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

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/sobha-orbis/

Sources

https://dubairealestateiq.com/project/sobha-orbis

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/sobha-orbis/
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