Project report: The Alba Residences by Omniyat

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

Certificate

In short

The Alba Residences by Omniyat is listed as under construction in Palm Jumeirah, Dubai, Dubai, UAE, by OMNIYAT. The handover date on record is March 2028. A permit number is published. Transparency score: 75 of 100, rank 271 of 482 in Dubai. 4 of 8 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: OMNIYAT
source: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Location: Palm Jumeirah, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Stage: under construction
source: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Handover on record: March 2028
source: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Permit or licence number: DLD project registration 2987
source: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Price from: Registered sales from AED 16,400,000 to AED 74,000,000 (DLD, 12 Jun 2026 - 2 Oct 2026)
source: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Payment plan: not published

Last checked: 17 Nov 2026

Page we read: https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Grandeur Beach Real Estate Development 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 2987

[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

[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/the-alba-residences-by-omniyat/

Sources

https://dubairealestateiq.com/project/the-alba-residences-by-omniyat

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/the-alba-residences-by-omniyat/
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