Project report: The Eighty Three

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

Certificate

In short

The Eighty Three is listed as under construction in Madinat Al Mataar, Dubai, Dubai, UAE, by Oksa. The handover date on record is December 2026. A permit number is published. Transparency score: 79 of 100, rank 372 of 948 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Oksa
source: https://dubairealestateiq.com/project/the-eighty-three

Location: Madinat Al Mataar, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/the-eighty-three

Stage: under construction
source: https://dubairealestateiq.com/project/the-eighty-three

Handover on record: December 2026
source: https://dubairealestateiq.com/project/the-eighty-three

Permit or licence number: DLD project registration 3270
source: https://dubairealestateiq.com/project/the-eighty-three

Price from: Registered sales from AED 502,000 to AED 1,400,000 (DLD, 10 Mar 2026 - 23 Sept 2026)
source: https://dubairealestateiq.com/project/the-eighty-three

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/the-eighty-three

Transparency checklist

Transparency score: 79 of 100. Rank 372 of 948 in Dubai

[x] Developer identified by legal name: Legal name: Oksa Developer L.L.C (DLD developer 1975)

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

[x] Permit or licence number published: Number published: DLD project registration 3270

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

[x] Handover date published: Published: December 2026

[?] 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/the-eighty-three/

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

Sources

https://dubairealestateiq.com/project/the-eighty-three

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-eighty-three/
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