Project report: The Residences at the Dubai Beach Edition

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

Certificate

In short

The Residences at the Dubai Beach Edition is listed as under construction in Dubai Marina, Dubai, UAE, by Shamal. The handover date on record is November 2029. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 21 Nov 2026.

Key facts

Developer: Shamal
source: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Location: Dubai Marina, Dubai, UAE
source: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Stage: under construction
source: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Handover on record: November 2029
source: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Permit or licence number: DLD project registration 4134
source: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Price from: Registered sales from AED 8,700,000 to AED 20,500,000 (DLD, 6 Aug 2026 - 8 Oct 2026)
source: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Payment plan: not published

Last checked: 21 Nov 2026

Page we read: https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

Transparency checklist

Transparency score: 80 of 100. Rank 231 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Ed Residences L.L.C (DLD developer 2503)

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

[x] Permit or licence number published: Number published: DLD project registration 4134

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

[x] Handover date published: Published: November 2029

[?] 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

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-residences-at-the-dubai-beach-edition/

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

Sources

https://dubairealestateiq.com/project/the-residences-at-the-dubai-beach-edition

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-residences-at-the-dubai-beach-edition/
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