Project report: The Woods

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

Certificate

In short

The Woods is listed as off-plan in Al Yufrah 1, Dubai, Dubai, UAE, by Sobha Realty. The handover date on record is December 2030. A permit number is published. Transparency score: 75 of 100, rank 271 of 482 in Dubai. 8 of 8 developer claims we tested are confirmed. Last checked 18 Nov 2026.

Key facts

Developer: Sobha Realty
source: https://dubairealestateiq.com/project/the-woods

Location: Al Yufrah 1, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/the-woods

Stage: off-plan
source: https://dubairealestateiq.com/project/the-woods

Handover on record: December 2030
source: https://dubairealestateiq.com/project/the-woods

Permit or licence number: DLD project registration 4485
source: https://dubairealestateiq.com/project/the-woods

Price from: Registered sales from AED 999,000 to AED 1,900,000 (DLD, 30 Oct 2026)
source: https://dubairealestateiq.com/project/the-woods

Payment plan: not published

Last checked: 18 Nov 2026

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

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 (DLD developer 966)

[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 4485

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

[x] Handover date published: Published: December 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/the-woods-dubai/

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

Sources

https://dubairealestateiq.com/project/the-woods

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-woods-dubai/
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