Project report: Waada - Rayhan 1

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

Certificate

In short

Waada - Rayhan 1 is listed as under construction in Madinat Al Mataar, Dubai, Dubai, UAE, by BT Properties. The handover date on record is October 2028. A permit number is published. Transparency score: 67 of 100, rank 913 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 21 Nov 2026.

Key facts

Developer: BT Properties
source: https://dubairealestateiq.com/project/waada-rayhan-1

Location: Madinat Al Mataar, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/waada-rayhan-1

Stage: under construction
source: https://dubairealestateiq.com/project/waada-rayhan-1

Handover on record: October 2028
source: https://dubairealestateiq.com/project/waada-rayhan-1

Permit or licence number: DLD project registration 3730
source: https://dubairealestateiq.com/project/waada-rayhan-1

Price from: Registered sales from AED 2,700,000 to AED 3,400,000 (DLD, 10 Jul 2026 - 30 Oct 2026)
source: https://dubairealestateiq.com/project/waada-rayhan-1

Payment plan: not published

Last checked: 21 Nov 2026

Page we read: https://dubairealestateiq.com/project/waada-rayhan-1

Transparency checklist

Transparency score: 67 of 100. Rank 913 of 1004 in Dubai

[o] Developer identified by legal name: No legal company name in the pages we read

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

[x] Permit or licence number published: Number published: DLD project registration 3730

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

[x] Handover date published: Published: October 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

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/waada-rayhan-1/

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

Sources

https://dubairealestateiq.com/project/waada-rayhan-1

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/waada-rayhan-1/
Free to share under CC BY 4.0, credit Kolaboro.