Project report: X11

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

Certificate

In short

X11 is listed as off-plan in Madinat Al Mataar, Dubai, Dubai, UAE, by Bamx Eleven Real Estate Development L.L.C. The handover date on record is December 2028. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 5 of 5 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Bamx Eleven Real Estate Development L.L.C
source: https://dubairealestateiq.com/project/x11

Location: Madinat Al Mataar, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/x11

Stage: off-plan
source: https://dubairealestateiq.com/project/x11

Handover on record: December 2028
source: https://dubairealestateiq.com/project/x11

Permit or licence number: DLD project registration 4414
source: https://dubairealestateiq.com/project/x11

Price from: Registered sale of AED 973,000 (DLD, 15 Oct 2026)
source: https://dubairealestateiq.com/project/x11

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/x11

Transparency checklist

Transparency score: 79 of 100. Rank 372 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Bamx Eleven Real Estate Development L.L.C (DLD developer 2596)

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

[x] Permit or licence number published: Number published: DLD project registration 4414

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

[x] Handover date published: Published: December 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

[?] 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/x11-dubai/

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

Sources

https://dubairealestateiq.com/project/x11

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/x11-dubai/

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