Project report: Al Warsan Star

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Al Warsan Star is listed as under construction in International City Ph 1, Dubai, UAE, by Rose Homes Investment. The handover date on record is February 2027. A permit number is published. Transparency score: 57 of 100, rank 1,038 of 1,154 in Dubai. 4 of 4 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Rose Homes Investment
source: https://dubairealestateiq.com/developer/rose-homes-investment

Location: International City Ph 1, Dubai, UAE
source: https://dubairealestateiq.com/developer/rose-homes-investment

Stage: under construction
source: https://dubairealestateiq.com/developer/rose-homes-investment

Handover on record: February 2027
source: https://dubairealestateiq.com/developer/rose-homes-investment

Permit or licence number: DLD project registration 3674
source: https://dubairealestateiq.com/developer/rose-homes-investment

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/developer/rose-homes-investment

Transparency checklist

Transparency score: 57 of 100. Rank 1038 of 1154 in Dubai

[x] Developer identified by legal name: Legal name: Rose Homes Investment (L.L.C) (DLD developer 126)

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

[x] Permit or licence number published: Number published: DLD project registration 3674

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

[x] Handover date published: Published: February 2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[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

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/al-warsan-star/

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

Sources

https://dubairealestateiq.com/developer/rose-homes-investment
https://dubairealestateiq.com/off-plan

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/al-warsan-star/
Free to share under CC BY 4.0, credit Kolaboro.