Project report: Avenue Residence 8

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

Certificate

In short

Avenue Residence 8 is listed as under construction in Jabal Ali First, Dubai, Dubai, UAE, by Nabni Almustaqbal. The handover date on record is June 2028. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Nabni Almustaqbal
source: https://dubairealestateiq.com/project/avenue-residence-8

Location: Jabal Ali First, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/avenue-residence-8

Stage: under construction
source: https://dubairealestateiq.com/project/avenue-residence-8

Handover on record: June 2028
source: https://dubairealestateiq.com/project/avenue-residence-8

Permit or licence number: DLD project registration 3551
source: https://dubairealestateiq.com/project/avenue-residence-8

Price from: Registered sales from AED 1,700,000 to AED 1,900,000 (DLD, 19 Jun 2026 - 15 Oct 2026)
source: https://dubairealestateiq.com/project/avenue-residence-8

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/avenue-residence-8

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Nabni Almustaqbal Properties Development L.L.C (DLD developer 2189)

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

[x] Permit or licence number published: Number published: DLD project registration 3551

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

[x] Handover date published: Published: June 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/avenue-residence-8/

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

Sources

https://dubairealestateiq.com/project/avenue-residence-8

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/avenue-residence-8/

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