Project report: Fior 2

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

Certificate

In short

Fior 2 is listed as off-plan in Dubai Maritime City, Dubai, UAE, by Emaar Properties. The handover date on record is August 2030. A permit number is published. Transparency score: 50 of 100, rank 1,088 of 1,154 in Dubai. 3 of 4 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/developer/emaar

Location: Dubai Maritime City, Dubai, UAE
source: https://dubairealestateiq.com/developer/emaar

Stage: off-plan
source: https://dubairealestateiq.com/developer/emaar

Handover on record: August 2030
source: https://dubairealestateiq.com/developer/emaar

Permit or licence number: DLD project registration 4199
source: https://dubairealestateiq.com/developer/emaar

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/developer/emaar

Transparency checklist

Transparency score: 50 of 100. Rank 1088 of 1154 in Dubai

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

[x] Developer found in an official company register: GLEIF record, LEI 254900YWYEXYXK1BMP81

[x] Permit or licence number published: Number published: DLD project registration 4199

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

[x] Handover date published: Published: August 2030

[?] 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

[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

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/fior-2-dubai/

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

Sources

https://dubairealestateiq.com/developer/emaar
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/fior-2-dubai/
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