Project report: Lunaya

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

Certificate

In short

Lunaya is listed as under construction in Saih Shuaib 1, Dubai, UAE, by FIVE. The handover date on record is March 2029. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 21 Nov 2026.

Key facts

Developer: FIVE
source: https://dubairealestateiq.com/project/lunaya

Location: Saih Shuaib 1, Dubai, UAE
source: https://dubairealestateiq.com/project/lunaya

Stage: under construction
source: https://dubairealestateiq.com/project/lunaya

Handover on record: March 2029
source: https://dubairealestateiq.com/project/lunaya

Permit or licence number: DLD project registration 4456
source: https://dubairealestateiq.com/project/lunaya

Price from: Registered sales from AED 2,200,000 to AED 12,300,000 (DLD, 19 Oct 2026 - 29 Oct 2026)
source: https://dubairealestateiq.com/project/lunaya

Payment plan: not published

Last checked: 21 Nov 2026

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

Transparency checklist

Transparency score: 80 of 100. Rank 231 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Lunaya Zaya Real Estate Development L.L.C S.O.C (DLD developer 2422)

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

[x] Permit or licence number published: Number published: DLD project registration 4456

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

[x] Handover date published: Published: March 2029

[?] 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/lunaya-dubai/

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

Sources

https://dubairealestateiq.com/project/lunaya

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/lunaya-dubai/

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