Project report: Nest

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

Certificate

In short

Nest is listed as under construction in International City Ph 2 & 3, Dubai, Dubai, UAE, by Andi. The handover date on record is April 2027. A permit number is published. Transparency score: 79 of 100, rank 372 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Andi
source: https://dubairealestateiq.com/project/nest

Location: International City Ph 2 & 3, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/nest

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

Handover on record: April 2027
source: https://dubairealestateiq.com/project/nest

Permit or licence number: DLD project registration 4112
source: https://dubairealestateiq.com/project/nest

Price from: Registered sales from AED 454,000 to AED 1,400,000 (DLD, 10 Sept 2026 - 30 Oct 2026)
source: https://dubairealestateiq.com/project/nest

Payment plan: not published

Last checked: 23 Nov 2026

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

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Andi Real Estate Development L.L.C (DLD developer 2168)

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

[x] Permit or licence number published: Number published: DLD project registration 4112

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

[x] Handover date published: Published: April 2027

[?] 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/nest-dubai/

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

Sources

https://dubairealestateiq.com/project/nest

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/nest-dubai/
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