Project report: Reef

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

Certificate

In short

Reef is listed as under construction in Dubai Land Residence Complex, Dubai, Dubai, UAE, by Reef Luxury Development. The handover date on record is September 2028. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 24 of 24 developer claims we tested are confirmed. Last checked 22 Nov 2026.

Key facts

Developer: Reef Luxury Development
source: https://dubairealestateiq.com/project/reef-1000

Location: Dubai Land Residence Complex, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/reef-1000

Stage: under construction
source: https://dubairealestateiq.com/project/reef-1000

Handover on record: September 2028
source: https://dubairealestateiq.com/project/reef-1000

Permit or licence number: DLD project registrations 3219, 3651, 4062
source: https://dubairealestateiq.com/project/reef-1000

Price from: not published

Payment plan: not published

Last checked: 22 Nov 2026

Page we read: https://dubairealestateiq.com/project/reef-1000

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Reef Luxury Development L.L.C (DLD developer 1944)

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

[x] Permit or licence number published: Number published: DLD project registrations 3219, 3651, 4062

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

[x] Handover date published: Published: September 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

[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

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/reef-dubai/

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

Sources

https://dubairealestateiq.com/project/reef-1000
https://dubairealestateiq.com/project/reef-998
https://dubairealestateiq.com/project/reef-996

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/reef-dubai/

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