# Project report: Seraph by Wadan

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

Certificate

## In short

Seraph by Wadan is listed as under construction in Dubai Land Residence Complex, Dubai, UAE, by Wadan. The handover date on record is December 2027. 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: Wadan
source: https://dubairealestateiq.com/project/seraph-by-wadan

Location: Dubai Land Residence Complex, Dubai, UAE
source: https://dubairealestateiq.com/project/seraph-by-wadan

Stage: under construction
source: https://dubairealestateiq.com/project/seraph-by-wadan

Handover on record: December 2027
source: https://dubairealestateiq.com/project/seraph-by-wadan

Permit or licence number: DLD project registration 4109
source: https://dubairealestateiq.com/project/seraph-by-wadan

Price from: Registered sales from AED 530,000 to AED 1,600,000 (DLD, 13 May 2026 - 25 Sept 2026)
source: https://dubairealestateiq.com/project/seraph-by-wadan

Payment plan: not published

Last checked: 21 Nov 2026

Page we read: https://dubairealestateiq.com/project/seraph-by-wadan

## Transparency checklist

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

[x] Developer identified by legal name: Legal name: Wadan Real Estate Development L.L.C (DLD developer 2166)

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

[x] Permit or licence number published: Number published: DLD project registration 4109

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

[x] Handover date published: Published: December 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

[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/seraph-by-wadan/

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

## Sources

https://dubairealestateiq.com/project/seraph-by-wadan

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/seraph-by-wadan/

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