Project report: Tivanno Residence

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

Certificate

In short

Tivanno Residence is listed as under construction in Palm Deira, Dubai, UAE, by AYS. The handover date on record is December 2027. A permit number is published. Transparency score: 64 of 100, rank 929 of 1,004 in Dubai. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: AYS
source: https://dubairealestateiq.com/project/tivanno-residence

Location: Palm Deira, Dubai, UAE
source: https://dubairealestateiq.com/project/tivanno-residence

Stage: under construction
source: https://dubairealestateiq.com/project/tivanno-residence

Handover on record: December 2027
source: https://dubairealestateiq.com/project/tivanno-residence

Permit or licence number: DLD project registration 4284
source: https://dubairealestateiq.com/project/tivanno-residence

Price from: Registered sales from AED 1,300,000 to AED 2,600,000 (DLD, 7 Aug 2026 - 31 Oct 2026)
source: https://dubairealestateiq.com/project/tivanno-residence

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://dubairealestateiq.com/project/tivanno-residence

Transparency checklist

Transparency score: 64 of 100. Rank 929 of 1004 in Dubai

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

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

[x] Permit or licence number published: Number published: DLD project registration 4284

[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

[?] 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/tivanno-residence/

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

Sources

https://dubairealestateiq.com/project/tivanno-residence

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/tivanno-residence/
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