
VERDANA II
RESIDENCE

إطلالة على الحياة

LIFE WITH A VIEW

ريبورتاج العقارية
Reportage.
Properties

# ABOUT REPORTAGE

Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Turkey, Morocco, and upcoming international projects.

We are focused and consistent in our objective to provide innovative, modern, and affordable housing solutions that not only offer our investors an outstanding value but also provide the home buyers a safe place to live in.

Our mission is to be amongst the most trusted real estate companies in the UAE by developing and providing homes that are equally elegant and affordable and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.

We Build Homes With Unparalleled Elegance and Comfort.



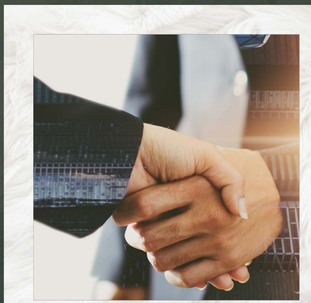
# ريبـــورتاج العقـاريـة

تمثـل شـركة ريبورتـاج العقاريـة واحـدةً مـن أكبـر مطـوري العقـارات الخاصـة فـي دولـة الإمـارات العربيـة المتحـدة بمشـروعات قائمـة فـي أبوظبـي ودبـي و مصر و تركيا و المغـرب، و مشـاريع دوليـة أخـرى ضمـن الخطـة.

وتركـز الشـركة فـي هدفهـا المتمثـل فـي تقديـم حلـول إسـكان مبتكـرة وحديثـة وبأسـعار فـي المتنـاول، وهـي حلـول مـن شـأنها أن توفـر قيمـة متميـزة.

تتمثـل مهمـة ريبورتـاج العقاريـة فـي أن تكـون أولى شـركات العقـارات الأكثـر ثقـة فـي دولـة الإمـارات العربيـة المتحـدة، وذلـك مـن خـلال تطويـر و توفيـر منـازل تجمـع بيـن الأناقـة و العمليـة و متاحـة للجميـع، و تمنـح سـاكنيها الشـعور بالانتمـاء. نتطلـع بثقـة إلى الأعـوام القادمـة ونطمـح إلى توسـيع نطـاق أعمالنـا العقاريـة علـى مسـتوى العالـم.

منـازل تحظـى بمـزايا و راحـة لا تضـاهى



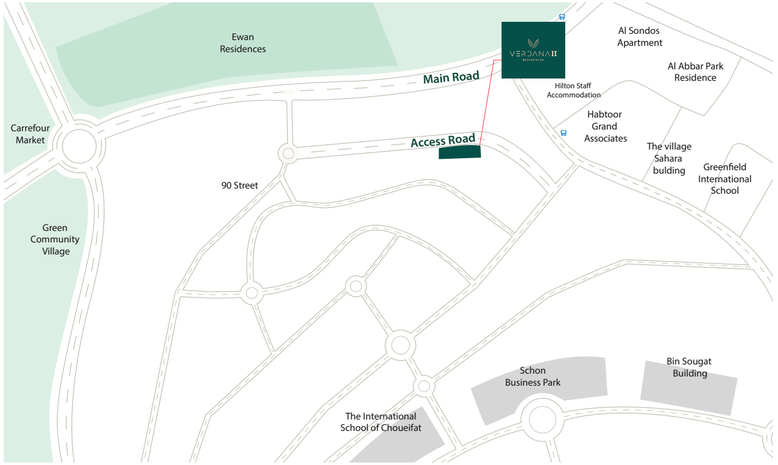
# IN THE HEART OF DUBAI
# NEXT TO GREEN COMMUNITY

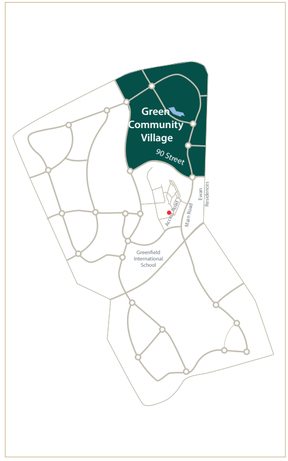
Where residents can benefit from the area's strategic location in addition to the community activities. Furthermore, it is well connected to the city's core economic centres and provides quick access to major routes such as Sheikh Zayed Road and Emirates Road, with close proximity to Dubai's attractions.




# في قلب دبي بجوار جرين كوميونيتي

حيث يمكن للسكان الاستفادة من الأنشطة المختلفة و الموقع الاستراتيجي للمنطقة. علاوة على ذلك، فهو يتمتع باتصال جيد بالمراكز الاقتصادية الأساسية في المدينة مع سهولة الوصول إلى الطرق الرئيسية مثل شارع الشيخ زايد و شارع الإمارات، و على مقربة من أشهر معالم دبي.



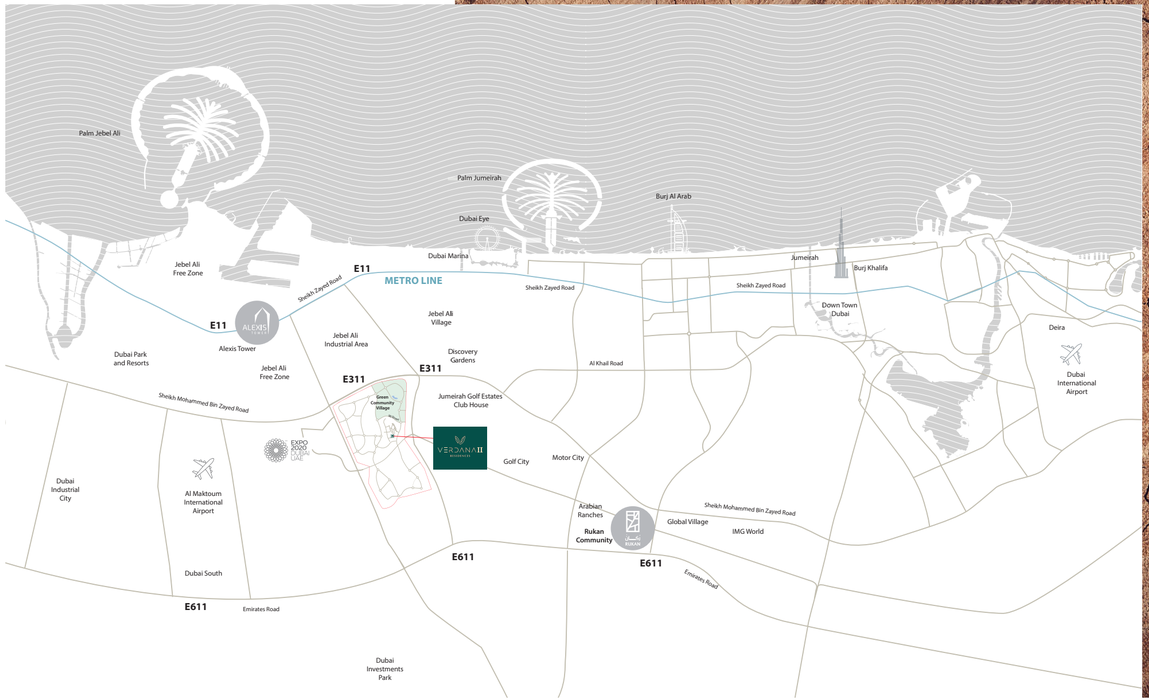




كن جزءا من الصورة..
كن على اتصال بالعالم من حولك

STAY A PART OF THE BIGGER PICTURE..
STAY CONNECTED TO THE WORLD

18 MIN driving to Dubai Marina
20 MIN driving to Palm Jumeirah
21 MIN driving to Global Village
23 MIN driving to Mall of The Emirates

24 MIN driving to IMG World
26 MIN driving to Burj Khalifa/Dubai Mall
18 MIN driving to Dubai Park and Resorts








# VERDANA RESIDENCE 2

Another architectural gem is added to the luxury collection of Verdana community. Verdana Residence 2 is a beautiful blend of modernity and natural serene views.

The building offers a contemporary lifestyle for those who seek privacy, functionality and a resort-like living experience within the bustling life of Dubai, all with high-quality finishing, modern facades, and world-class facilities that brings the all the city life to your doorstop.

# فيردانا ريزيدنس 2

جوهرة معمارية أخرى قد تم إضافتها إلى المجموعة الفاخرة لمجتمع فيردانا. فيردانا ريزيدنس 2 هو مزيج رائع من العصرية والمناظر الطبيعية الهادئة.

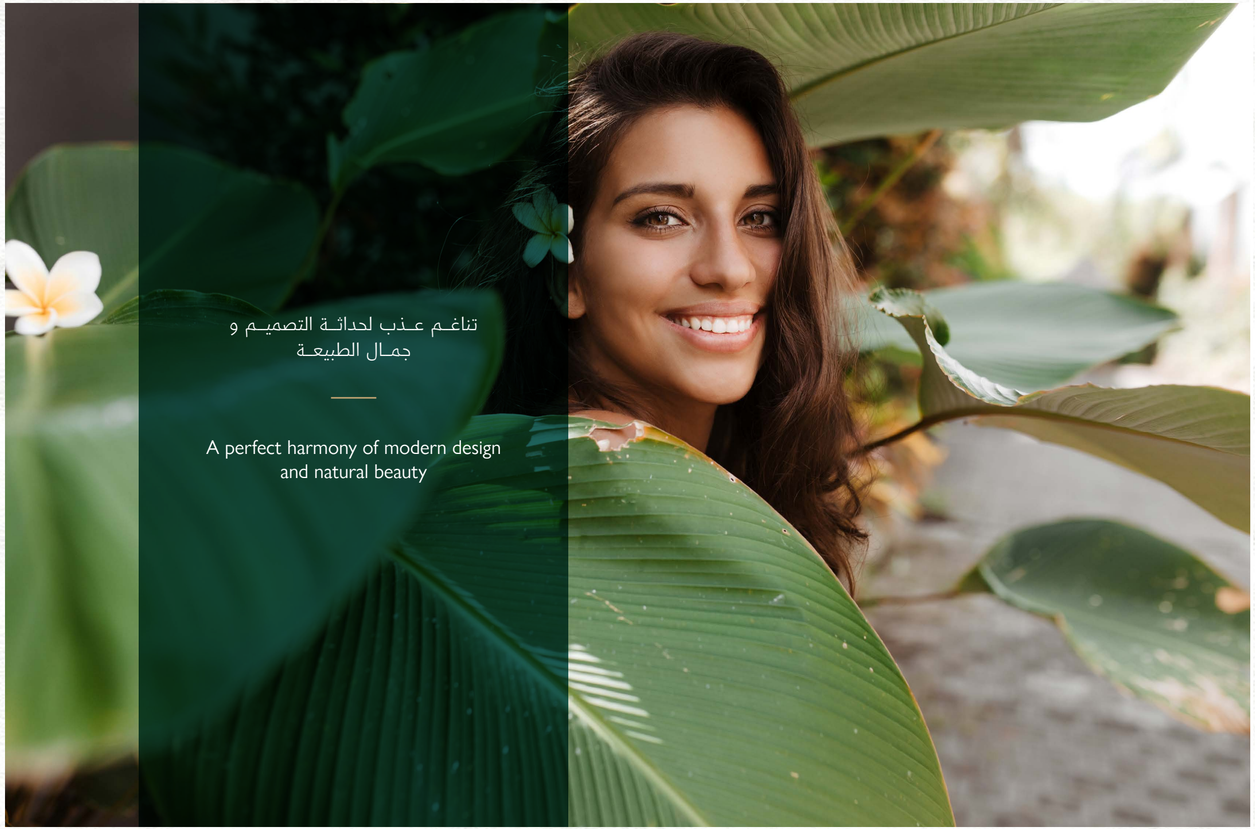
يوفر المبنى أسلوب حياة معاصر لأولئك الذين يسعون إلى الخصوصية والعملية وتجربة معيشية تشبه المنتجعات وسط الحياة الصاخبة في دبي، وكل ذلك مع تشطيبات عالية الجودة و واجهات حديثة و وسائل راحة عالمية المستوى تجلب كل حياة المدينة إلى بين يديك.

# DESIGN PHILOSOPHY

Masterful Architecture meets the serenity of lush greens and nature's work of art, in a fusion that inspire passion and artistry to create a masterpiece of modernity and elegance. Verdana Residence is skilfully designed to meet the needs of residents seeking both vibrancy and tranquillity, in a home of both elegance and functionality. With an opulent colour palette of earth colours, and a warm touch of wood dominating the elevations, the building perfectly blends with the surrounding views.

# فلسفة التصميم

تلتقي براعة الهندسة المعمارية بهدوء الخضرة المورقة وأعمال الطبيعة الفنية، في اندماج يلهم العاطفة والفن لخلق تحفة فنية من الحداثة والرقي. تم تصميم فيردانا ريزيدنس بمهارة لتلبية احتياجات السكان الباحثين عن كل من الحيوية والهدوء، في منزل يتميز بالأناقة والعملية. و مع لوحة الألوان الترابية الراقية، ولمسة الخشب الدافئة التي تهيمن على الواجهات، يمتزج المبنى في تناغم مع المناظر الطبيعية المحيطة.



تناغـم عـذب لحداثـة التصميـم و
جمـال الطبيعـة

A perfect harmony of modern design
and natural beauty

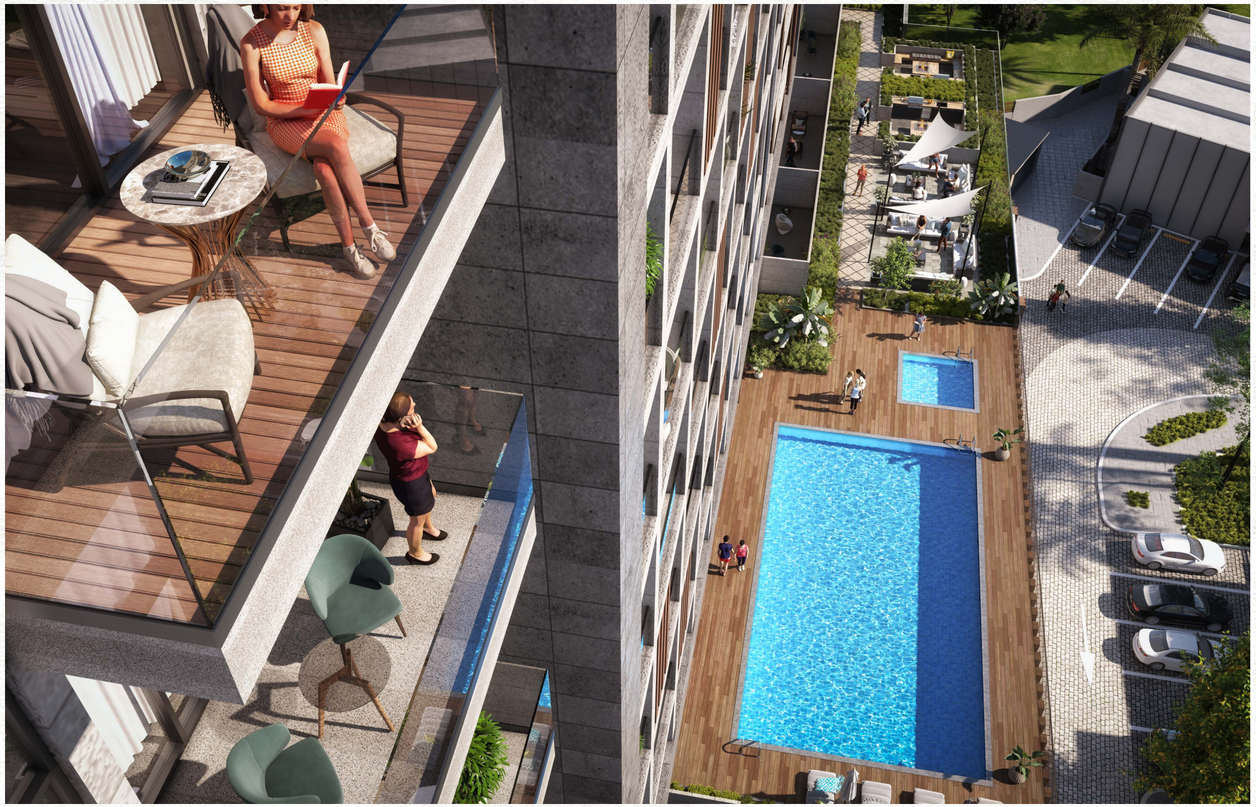







ارتـق بأسـلوب حياتـك إلى
مسـتوى جديـد مـن الراحـة
و الرفاهيـة

Elevate your lifestyle to a
whole new level of luxury
and convenience





إطلالات خلابة على
مجتمع ڤيردانا المميز

Impeccable Views of the
vibrant Verdana community





جدد طاقتك على المسبح و اترك
العالم خلفك

Rejuvenate at the swimming pool and
leave the world behind





تصميمات إيطالية حديثة تضفي
لمسة من الفخامة و الرقي

Modern Italian designs that evoke
a sense of luxury and refinement



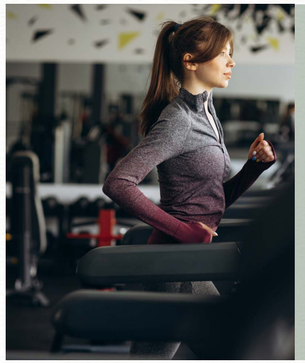
اكتشف منزلاً بجمال من الداخل كما هو من الخارج، و اختبر
الراحة في أبهى صورها

Discover a home that is as beautiful on the inside as it is on
the outside, and experience comfort at its finest

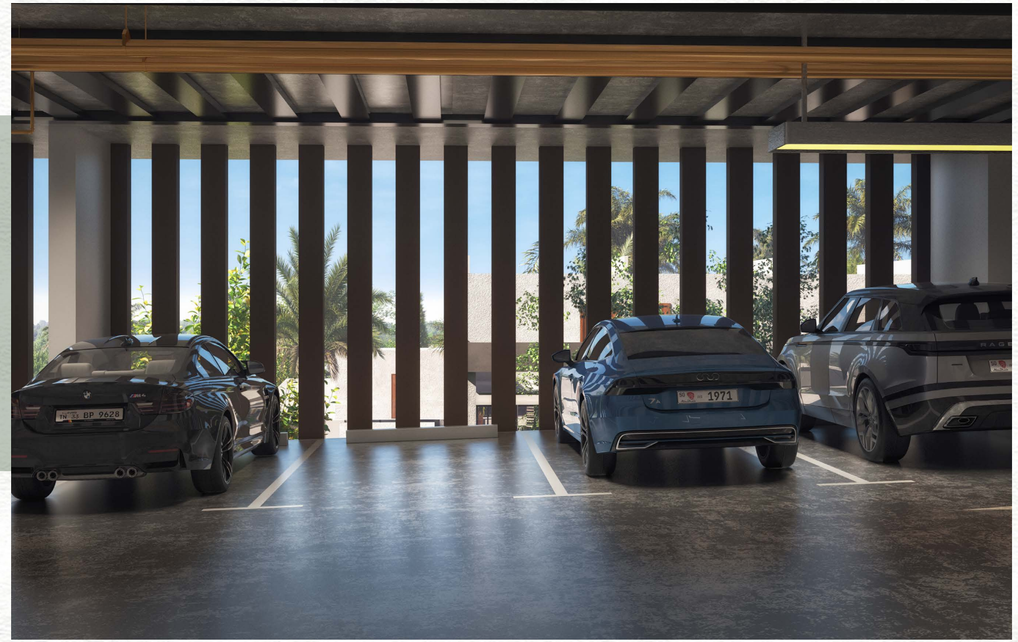


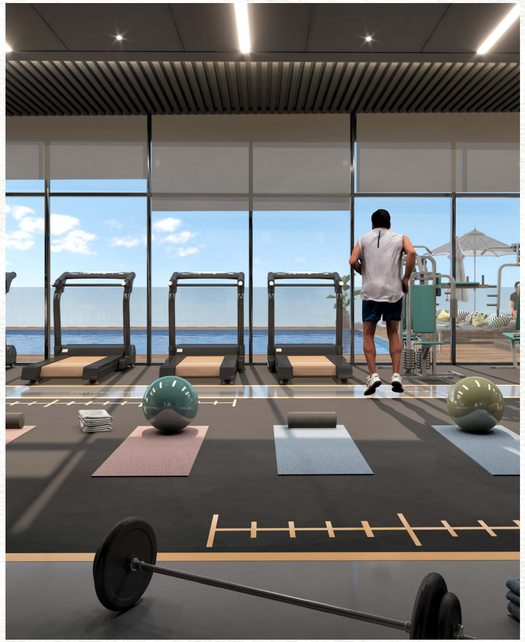


## وسائل راحة بمستوى عالمي
## WORLD-CLASS AMENITIES



| | |
|---|---|
| Large Swimming Pool | حمام سباحة كبير |
| Kids' Swimming Pools | حمامات سباحة للأطفال |
| Gymnasium | صالة ألعاب الرياضية |
| Kids' Play Area | منطقة لعب للأطفال |
| Shaded Seating Areas | مناطق جلوس مظللة |
| 2 Large Elevators | 2 مصاعد كبيرة |
| BBQ Areas | مناطق للشواء |
| Landscaped Areas | مساحات خضراء |
| Private Parking Areas | مواقف سيارات خاصة |







# مميـــزات الـوحــدة
# UNIT FEATURES

| | |
|---|---|
| - Private Balconies / Terraces as per unit plan | - شرفات / تراسات حسب مخطط الوحدة |
| - Kitchen cabinets and countertops | - خزائن مطبخ وكونترتوب |
| - Fully tiled bathrooms, in-suites and guest toilets wherever applicable | - حمامات مكسوة بالكامل وأجنحة ومراحيض للضيوف حيثما كان ذلك متاحا |
| - Double glazed windows | - نوافذ زجاجية مزدوجة |
| - Satellite master antenna and fibre optic connection for high-speed internet access. | - قمر صناعي رئيسي ووصلات ألياف ضوئية لإنترنت عالي السرعة |
| - Central air conditioning | - تكييف هواء مركزي |
| - Vanity units & Mirrors | - وحدات تخزين و مرايا |
| - Built-in wardrobes in bedrooms | - خزانات ملابس في غرف النوم |
| - Some bedrooms with private bathroom | - حمام خاص في بعض غرف النوم |

## مزيــج الوحــدات
## UNIT MIX



109 شـقـة اسـتـوديـو
Studio Apartments

130 شـقـة غـرفة نوم واحـدة
One Bedroom Apartments

TOTAL UNITS 239

إجمـالي عـدد الوحـدات: 239

## تفاصيل المشروع
## PROJECT DETAILS

Type: Residential
Plot Area: 2,930.05 sq. m.
Total height: 55.10 m
Levels: Ground + 3 Podiums + 10 Floors

النوع: سكني
مساحة الأرض: 2,930.05 متر مربع
إجمالي الارتفاع: 55.10 متر
عدد الطوابق: أرضي + 3 بوديوم + 10 طوابق سكنية

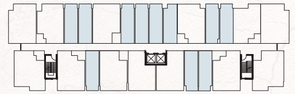


# UNIT TYPES
## & FLOOR PLANS

II
RESIDENCE

# STD TYPE - A
FROM GROUND FLOOR TO 10TH FLOOR



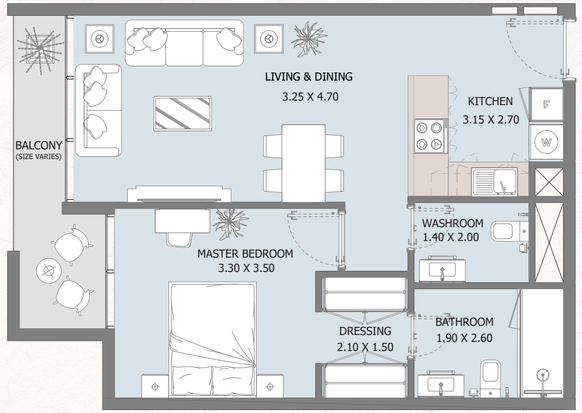



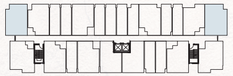
| | |
|---|---|
| Internal Area | 317.75 sq.ft |
| Outdoor Area | 26.26 to 115.1 sq.ft |
| Total Area | 344.1 to 432.8 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - A

FROM 1ST FLOOR TO 9TH FLOOR



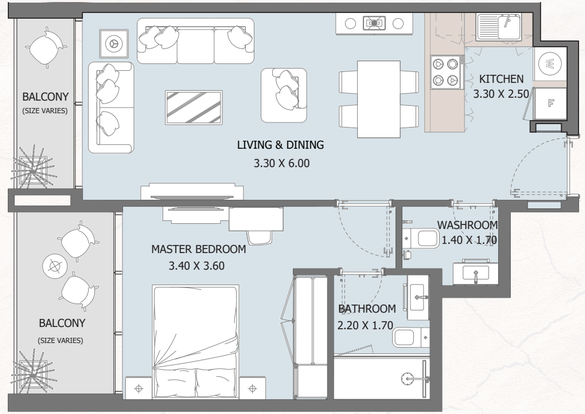



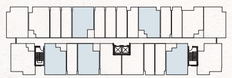
| | |
|---|---|
| Internal Area | 600 sq.ft |
| Outdoor Area | 75.24 to 252.3 sq.ft |
| Total Area | 675 to 852.1 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - B

FROM 1ST FLOOR TO 10TH FLOOR



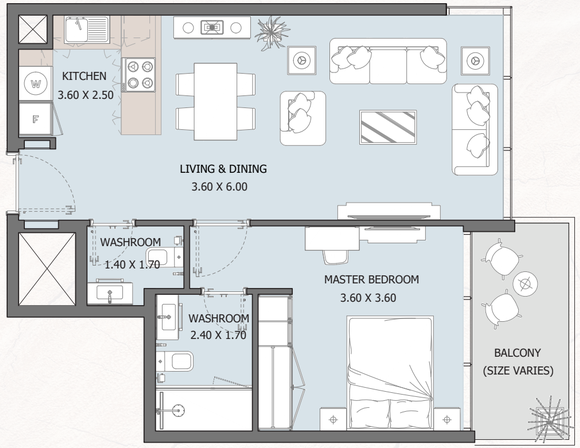



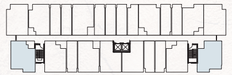
| | |
|---|---|
| Internal Area | 550.68 sq.ft |
| Outdoor Area | 90.63 to 342.72 sq.ft |
| Total Area | 641.31 to 893.40 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - C

FROM 1ST FLOOR TO 9TH FLOOR



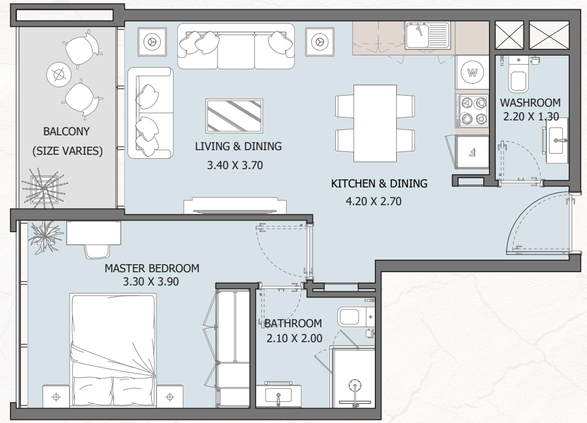



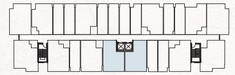
| | |
|---|---|
| Internal Area | 590.72 sq.ft |
| Outdoor Area | 75.46 to 362.74 sq.ft |
| Total Area | 666.17 to 953.47 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - D

FROM 2ND FLOOR TO 10TH FLOOR



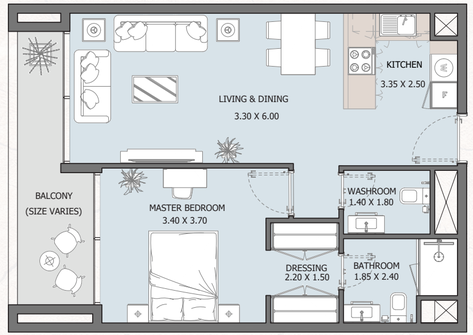



| | |
|---|---|
| Internal Area | 559.18 sq.ft |
| Outdoor Area | 68.02 to 71.14 sq.ft |
| Total Area | 626.78 to 630.33 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - E

FROM GROUND FLOOR TO 2ND FLOOR



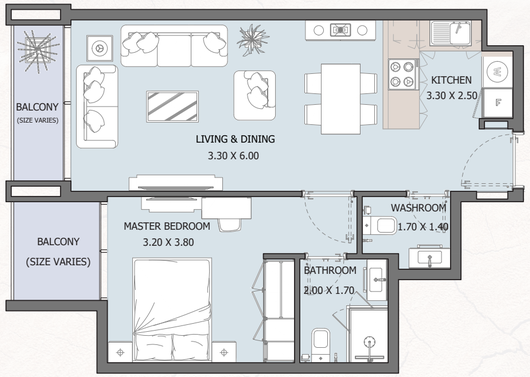


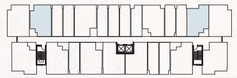

| | |
|---|---|
| Internal Area | 605.47 sq.ft |
| Outdoor Area | 102.58 to 286 sq.ft |
| Total Area | 709.34 to 892.65 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - F

FROM 1ST FLOOR TO 10TH FLOOR

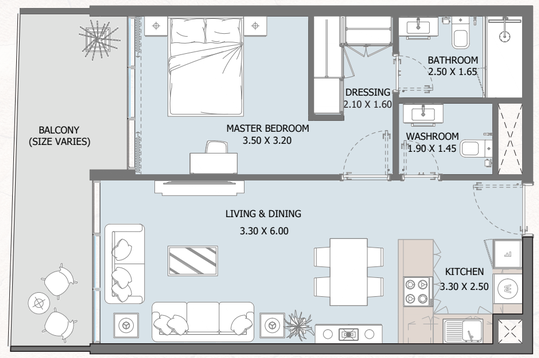


| | |
|---|---|
| Internal Area | 538.73 sq.ft |
| Outdoor Area | 61.68 to 243.70 sq.ft |
| Total Area | 600.41 to 782.43 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - G
GROUND FLOOR

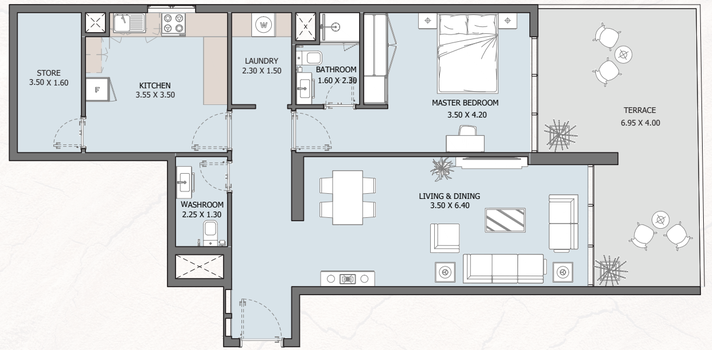


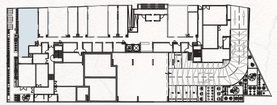



| | |
|---|---|
| Internal Area | 593.95 sq.ft |
| Outdoor Area | 148.43 sq.ft |
| Total Area | 742.38 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

# 1B TYPE - H
GROUND FLOOR



| | |
|---|---|
| Internal Area | 900.40 sq.ft |
| Outdoor Area | 265.49 sq.ft |
| Total Area | 1165.84 sq.ft |

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

ريبورتاج العقارية
**Reportage.**
**Properties**


**Abu Dhabi, UAE | Head Office**
Tamouh Tower
28th Floor, Al Reem Island
P.O. Box: 111949
Tollfree: +971 800 77 55 2
info@reportageuae.com

**Dubai, UAE**
Anantara Business Tower
3rd Floor, Business Bay
P.O. Box: 27446
Tollfree: +971 800 77 55 2
info@reportageuae.com

**Cairo, EGYPT**
Building 217, North Teseen St.,
New Cairo, Egypto
T: +20 17023
info@reportageeg.com

**Istanbul. TÜRKİYE**
Levent, Tekfen Tower
8th Floor, Office 31, Büyükdere St.
P.O. Box 34394, Şişli
T: +90 530 774 9595
info@reportage.com.tr

**Riyadh, KSA**
Building No. 3230
Al Aflaj St., Al Suwaidi
P.O. Box 12791
T: +966 11 215 1110
info@reportageuae.com


For more information, visit reportageuae.com
or call 800 77 55 2 | +971 50 244 1078


Legal Disclaimer:

The information contained in this brochure is confidential and is for the exclusive use of the recipient. This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Reportage Properties. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be constructed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project and regulatory approvals and planning permissions.

Reportage.
Properties