



VERDANA





الحياة بلونها الأخضر
WHERE LIFE IS EVERGREEN

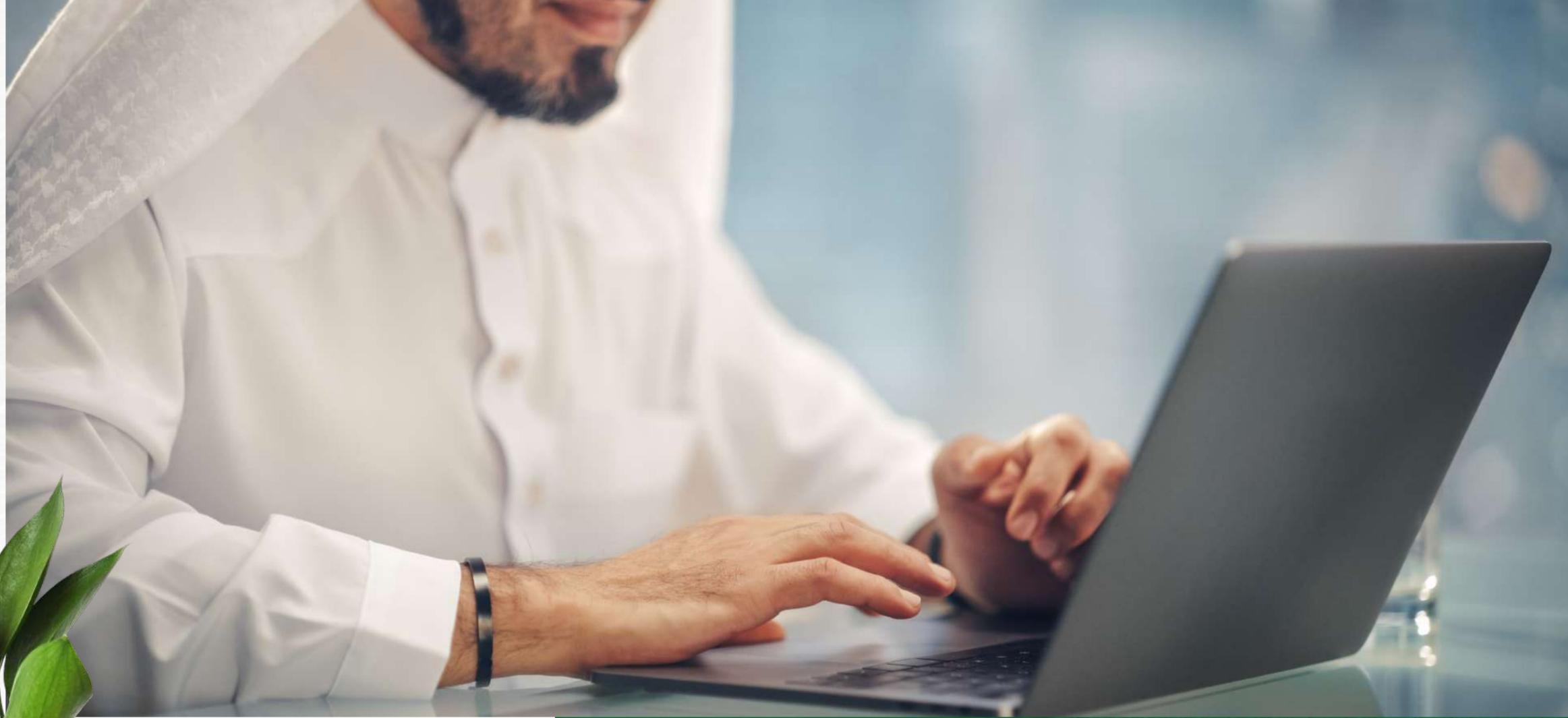
ABOUT REPORTAGE

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.



ريپورتاج العقارية

تمثل شركة ريبورتاج العقارية واحدةً من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة بمشروعات قائمة في أبوظبي ودبي و مصر و تركيا و المغرب، و مشاريع دولية أخرى ضمن الخطة.

وتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة وبأسعار في المتناول، وهي حلول من شأنها أن توفر قيمة متميزة.

تتمثل مهمة ريبورتاج العقارية في أن تكون أولى شركات العقارات الأكثر ثقة في دولة الإمارات العربية المتحدة، وذلك من خلال تطوير و توفير منازل تجمع بين الأناقة و العملية و متاحة للجميع، و تمنح ساكنيها الشعور بالانتماء. نتطلع بثقة إلى الأعوام القادمة ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم.

منازل تحظى بمزايا
و راحة لا تضاهي



في قلب دبي - مجمع دبي للاستثمار

حيث يمكن للسكان الاستفادة من الأنشطة المتنوعة و الموقع الاستراتيجي للمنطقة، بالإضافة إلى عائد استثماري متميز. علاوة على ذلك، فهو متصل جيدًا بالمراكز الاقتصادية الأساسية في المدينة مع سهولة الوصول إلى الطرق الرئيسية مثل شارع الشيخ زايد وشارع الإمارات، و على مقربة من أشهر معالم دبي.

IN THE HEART OF DUBAI NEXT TO GREEN COMMUNITY

Where residents can benefit from the area's strategic location and the community activities, in addition to a remarkable return on investment. 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 مجتمع حضري مزدهر وعلى بعد خطوات من أكبر مدينة ثقافية و تجارية و سكنية في دبي.

مدينة إكسبو دبي

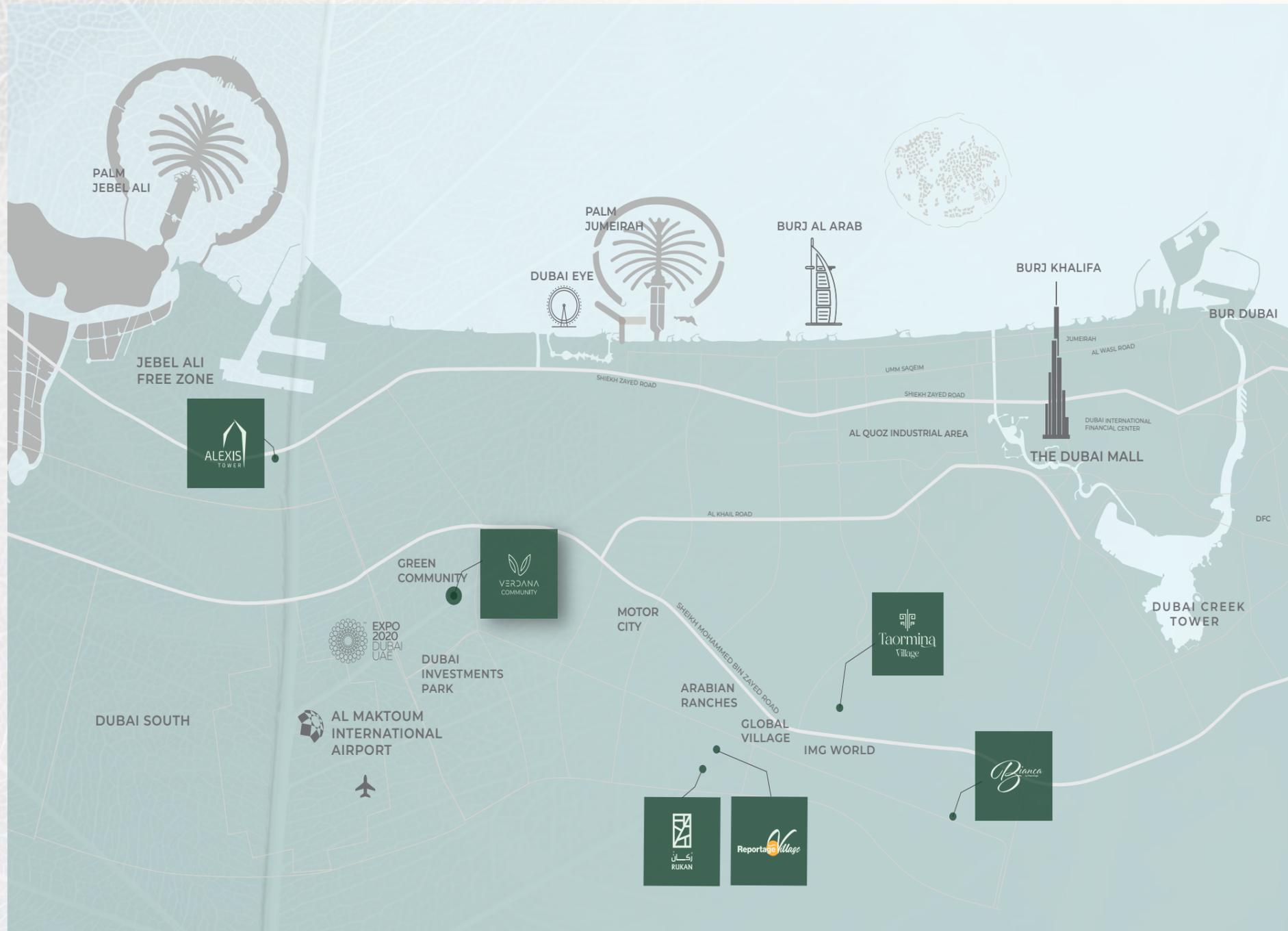
مدينة مستقبلية محورها الإنسان - و جزء لا يتجزأ من خطة دبي الحضرية 2040
اختبر عالم لا حصر له من الخيارات و ابق على اتصال بالعالم، حيث لا وجود للحدود و المستقبل هو اللحظة الراهنة

EXPO CITY DUBAI

The Human-Centric City of the Future – and part of Dubai Urban Plan 2040
Experience and endless spectrum of possibilities and stay connected to the world, where boundaries are nothing and the future is now.



IN A THRIVING URBAN COMMUNITY AND A FEW STEPS AWAY FROM DUBAI'S BIGGEST CULTURAL, BUSINESS, AND RESIDENTIAL CITY.



- 11** minutes driving to Expo City
- 18** minutes driving to Dubai Marina
- 18** minutes driving to Dubai Park and Resorts
- 20** minutes driving to Palm Jumeirah
- 21** minutes driving to Global Village
- 23** minutes driving to Mall of The Emirates
- 24** minutes driving to IMG World
- 26** minutes driving to Burj Khalifa/Dubai Mall

WHERE THE WORLD IS YOUR
 BACKDROP
 STRATEGICALLY LOCATED IN THE HEART OF DUBAI

حيث العالم بأكمله
 خلفية من حولك
 موقع متميز في قلب دبي



فيردانا

بعد النجاح الكبير الذي حققه في مراحلہ السابقة، يكمل مشروع فيردانا الصورة الخضراء للرفاهية والخصوصية، بمجموعة من 280 تاون هاوس و 363 شقة جميعها مصممة وفقاً لأعلى المعايير.

ارتقي إلى عالم تلتقي فيه الأناقة العصرية مع لمسة من الطبيعة، وينطق الفن ببلاغة التعبير. فيردانا – مجتمع متكامل من الشقق و وحدات التاون هاوس . مع مرافق استثنائية وموقع في قلب المدينة و بعيداً عن الصخب، لا يمكن أن يفوتك أي جانب من جوانب الحياة.

VERDANA

After the huge success of its previous phases, Verdana complements the green picture of luxury and privacy, with 280 Townhouses and 363 Apartments built to the highest standards.

Step into a world where modern elegance meets nature's touch, and art freely expresses itself. Verdana – An integrated community of Townhouses and Apartments that has much to offer. With exceptional facilities and a location in the heart of the city, yet away from the hustle, life can never be missed on.





A LUCID EXPRESSION
OF NATURE, SPELT IN
MODERNITY



صيغة عصرية لتعبير
بليغ من ودي الطبيعة





AN INTEGRATED
COMMUNITY AND A
WHOLE SPECTRUM OF
OPTIONS



مجتمع متكامل من أرقى الخيارات





A LUXURY COLLECTION
OF TOWNHOUSES AND
APARTMENTS

مجموعة فاخرة من الشقق
و وحدات التاون هاوس





كل شيء لكل فرد

حمامات سباحة، صالات ألعاب رياضية،
مناطق للعب، و أكثر..

EVERYTHING FOR EVERYONE

SWIMMING POOLS, GYMNASIUMS,
PLAY AREAS, AND MORE..



A FINGERPRINT OF
OPULENCE AND
REFINED TASTE



بصمة خاصة من الرقي
و الذوق الرفيع



حيث الإلهام دائم
التجدد

WHERE
INSPIRATION IS
EVERGREEN





جماليات متقنة و
جودة لا تضاهى

FINE AESTHETICS
AND UNMATCHED
QUALITY

وسائل راحة بمستوى عالمي

WORLD-CLASS AMENITIES

- Private Parking slots for each unit - مواقف سيارات خاصة لكل وحدة
- Large Swimming Pool - حمام سباحة كبير
- Kids' Swimming Pool - حمام سباحة للأطفال
- Gymnasium - صالة ألعاب رياضية
- Clubhouse - كلوب هاوس
- Shaded Seating Areas - مناطق جلوس مظلة
- Landscape Areas - مساحات خضراء
- Large Elevators - مصاعد كبيرة
- Kids Play Area - منطقة للعب الأطفال





مميزات الوحدة UNIT FEATURES

- بلكونات/ تراسات وفقاً لمخطط الوحدة
- خزانات مطبخ و كونترتوب
- وحدات تخزين و مرايا
- تكييف هواء
- وحدات تخزين داخلية بغرف النوم
- غرفة غسيل و خادمة
- غرفة معيشة مزبوجة الارتفاع ببعض وحدات التاون هاوس
- سكاى روف ببعض وحدات التاون هاوس
- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms
- Vanity units & Mirrors
- Air conditioning
- Built-in wardrobes in bedrooms
- Some bedrooms with private bathroom
- Laundry & Maid Room in some townhouses
- Double Height Living room in some townhouses
- Sky roof in some townhouses

TOWNHOUSES

- 110 تاون هاوس غرفتين
Two Bedroom Townhouses
- 32 تاون هاوس ثلاث غرف
Three Bedroom Townhouses
- 138 تاون هاوس أربع غرف
Four Bedroom Townhouses

TOTAL UNITS 280

إجمالي عدد الوحدات: 280

RESIDENCE

- 110 شقة استوديو
Studio Apartments
- 110 شقة غرفة واحدة
One Bedroom Apartments
- 98 شقة غرفتين
Two Bedroom Apartments
- 15 شقة ثلاث غرف
Three Bedroom Apartments
- 30 شقة أربع غرف
Four Bedroom Apartments

TOTAL UNITS 363

إجمالي عدد الوحدات: 363

مزيج الوحدات UNIT MIX



تفاصيل المشروع

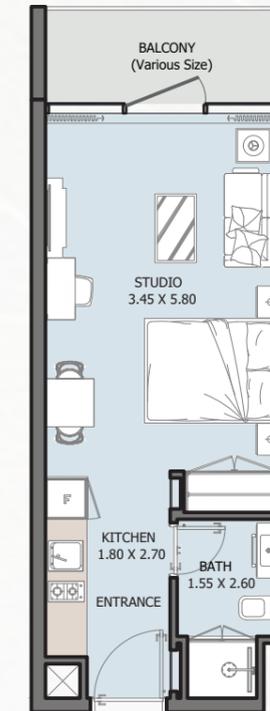
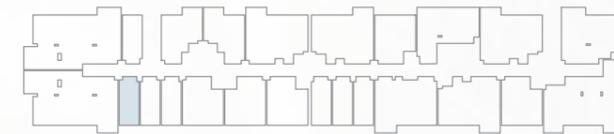
النوع: تاون هاوس & شقق
مساحة الأرض: 54,870.52 متر مربع
إجمالي عدد الوحدات: 280 تاون هاوس + 363 شقة

PROJECT DETAILS

Type: Townhouses & Apartments
Plot Area: 54,870.52 sq.m.
Total Units: 280 Townhouses + 363 Apartments

ST | Type A

FROM 1st TO 15th FLOOR



| | |
|---------------|------------------------|
| Internal Area | 336.59 sq.ft |
| Outdoor Area | 29.81 to 155.96 sq.ft |
| Total Area | 366.40 to 492.56 sq.ft |

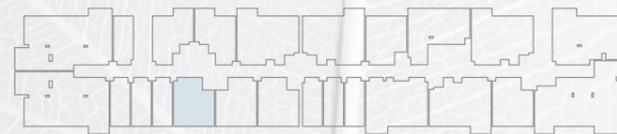
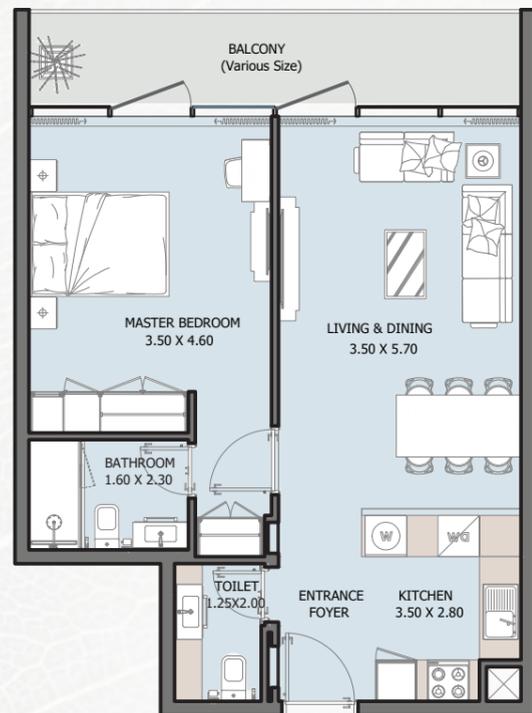


UNIT TYPES

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

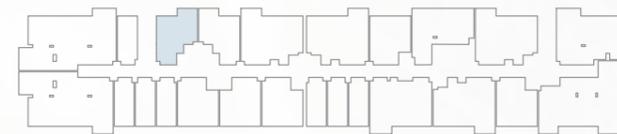
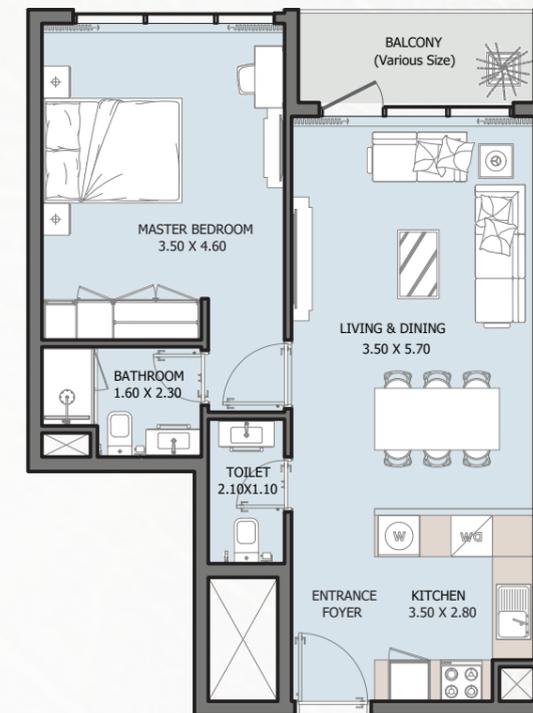
FROM 1st TO 15th FLOOR



| | |
|---------------|------------------------|
| Internal Area | 637.22 sq.ft |
| Outdoor Area | 60.27 to 309.13 sq.ft |
| Total Area | 697.50 to 946.36 sq.ft |

1B | Type B

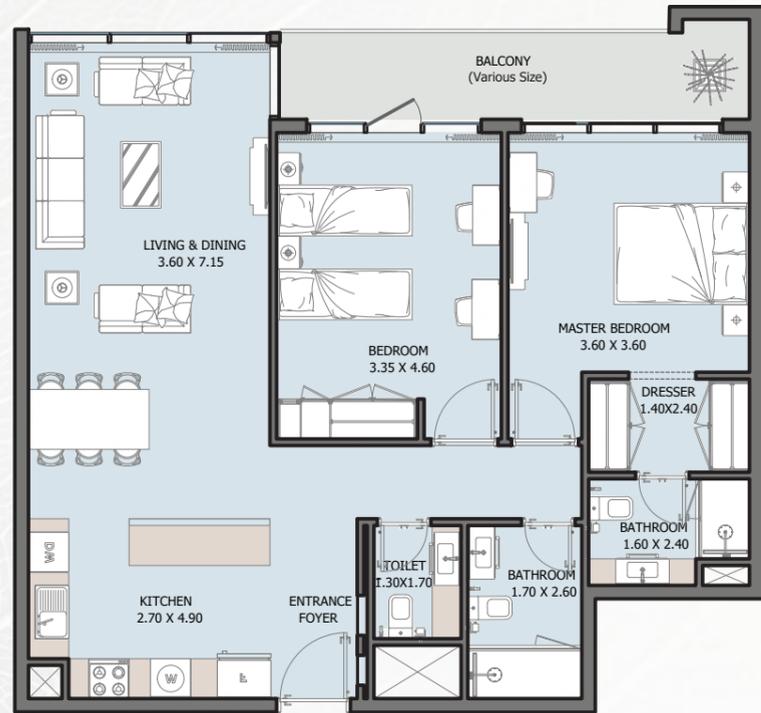
FROM 1st TO 15th FLOOR



| | |
|---------------|------------------------|
| Internal Area | 620 sq.ft |
| Outdoor Area | 50.80 to 252.19 sq.ft |
| Total Area | 670.81 to 872.20 sq.ft |

2B | Type A

FROM 1st TO 15th FLOOR

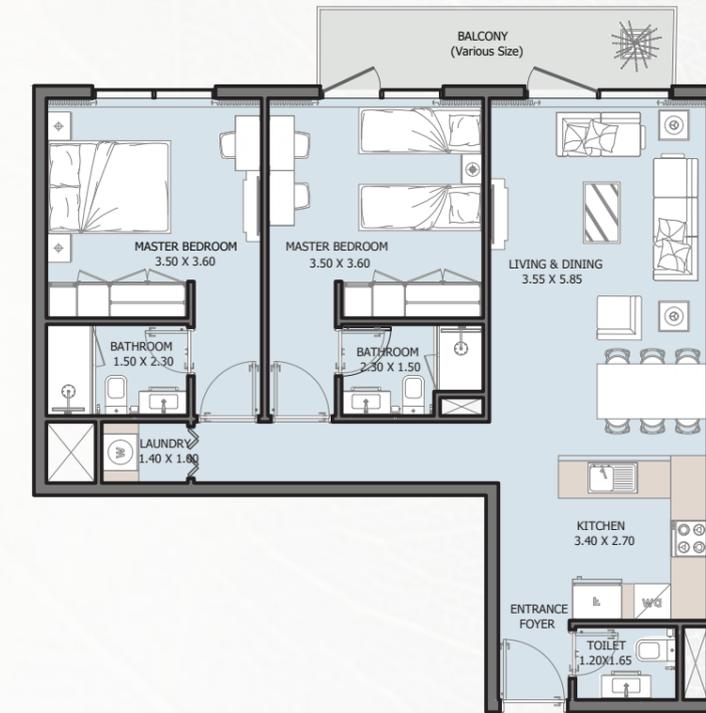


| | |
|---------------|--------------------------|
| Internal Area | 1025.15 sq.ft |
| Outdoor Area | 68.99 to 402.03 sq.ft |
| Total Area | 1094.15 to 1427.19 sq.ft |

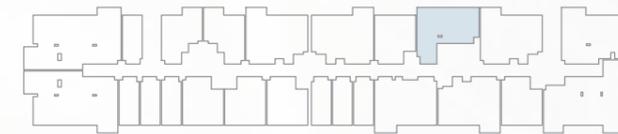


2B | Type B

FROM 1st TO 15th FLOOR

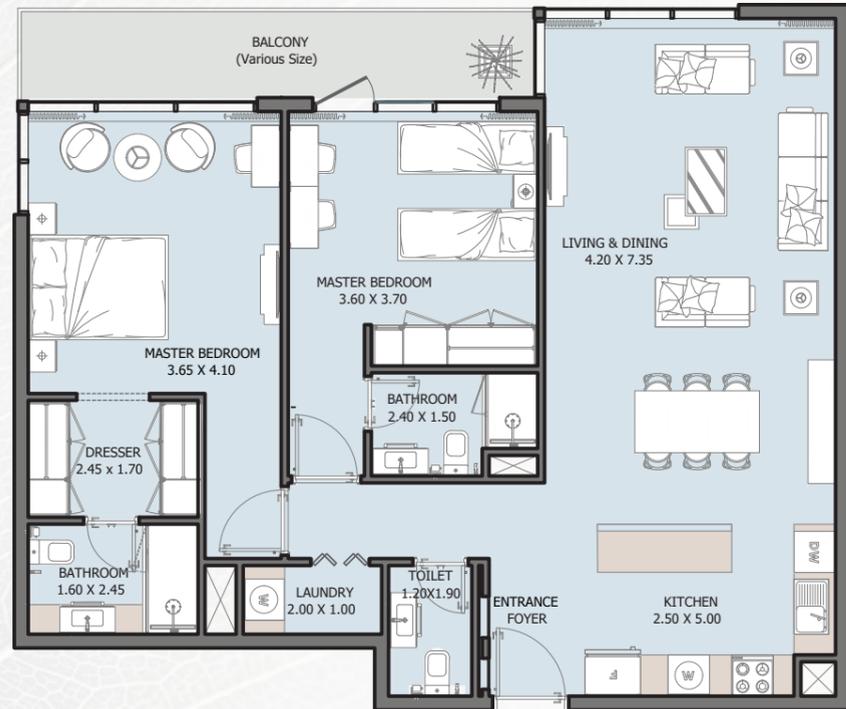


| | |
|---------------|-------------------------|
| Internal Area | 897.60 sq.ft |
| Outdoor Area | 81.80 to 294.71 sq.ft |
| Total Area | 979.41 to 1192.32 sq.ft |

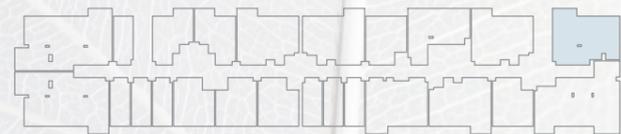


2B | Type C

FROM 1st TO 15th FLOOR

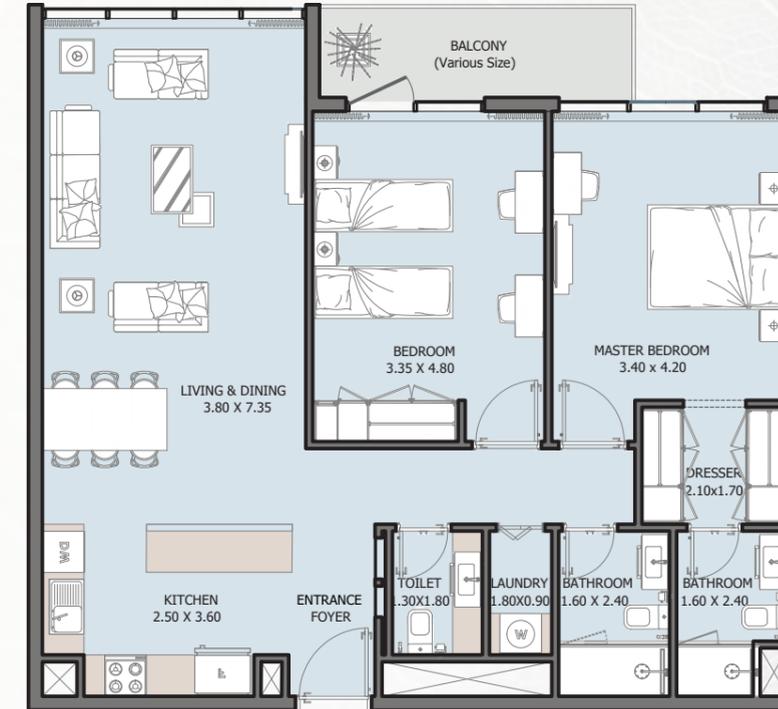


| | |
|---------------|--------------------------|
| Internal Area | 1132.36 sq.ft |
| Outdoor Area | 108.93 to 433.24 sq.ft |
| Total Area | 1241.29 to 1565.61 sq.ft |

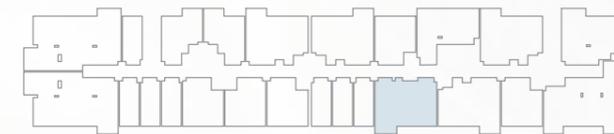


2B | Type D

FROM 1st TO 10th FLOOR

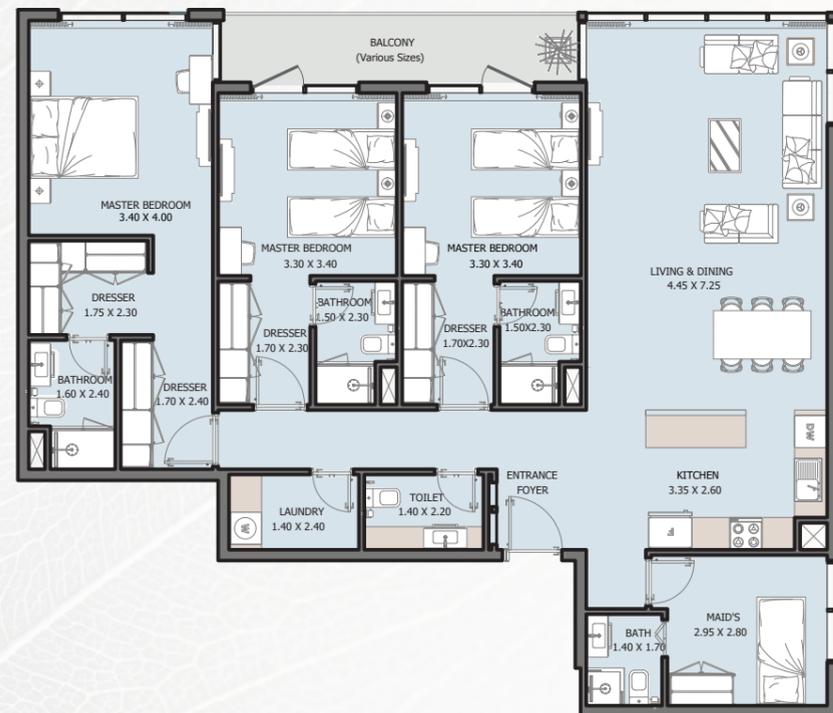


| | |
|---------------|--------------------------|
| Internal Area | 1066.59 sq.ft |
| Outdoor Area | 66.06 to 318.61 sq.ft |
| Total Area | 1132.69 to 1385.21 sq.ft |

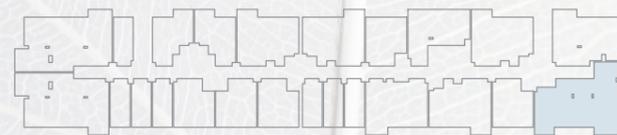


3B | Type A

FROM 1st TO 15th FLOOR

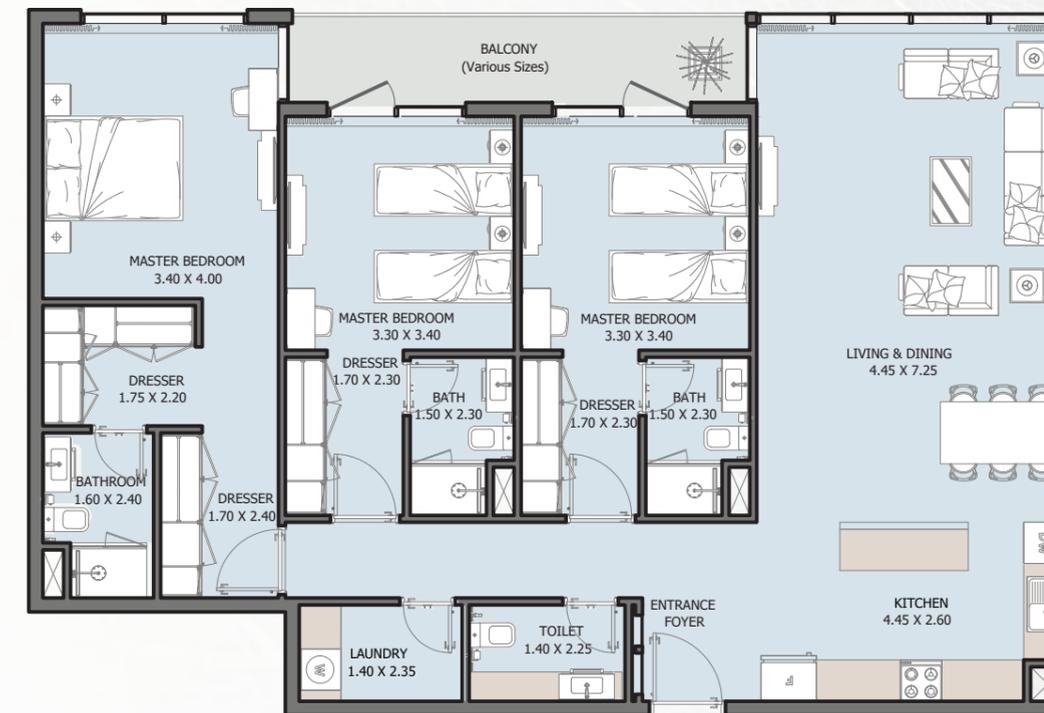


| | |
|---------------|--------------------------|
| Internal Area | 1621.80 sq.ft |
| Outdoor Area | 95.79 to 400.30 sq.ft |
| Total Area | 1717.60 to 2022.11 sq.ft |

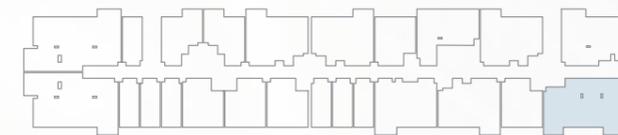


3B | Type B

9th FLOOR

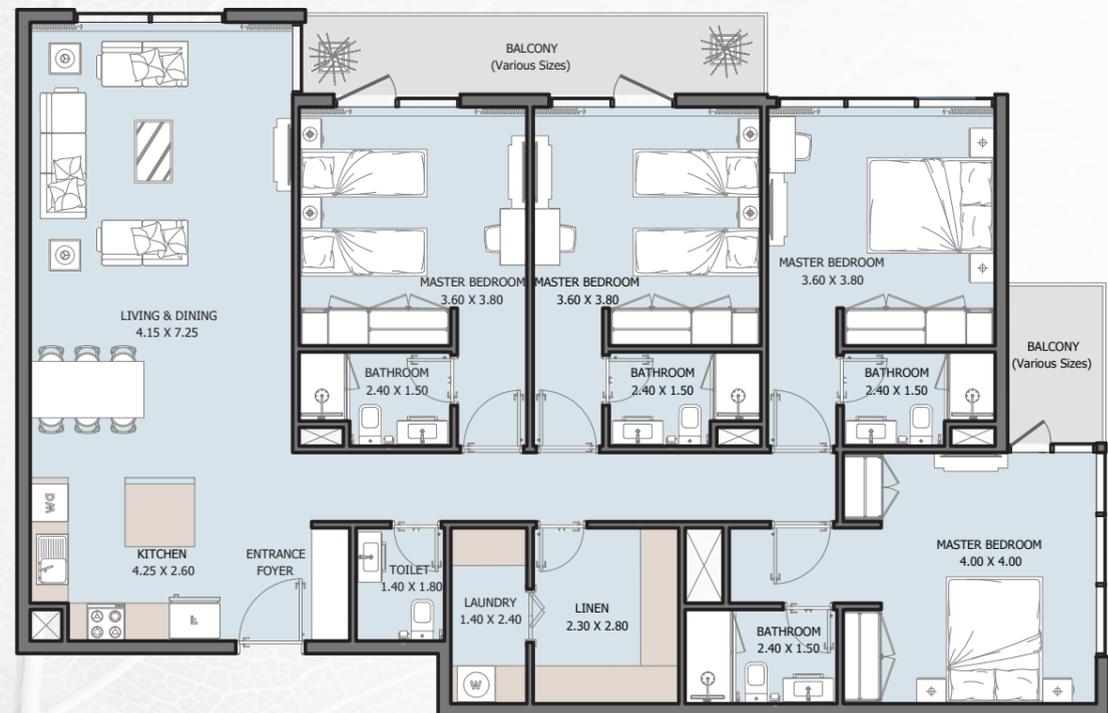


| | |
|---------------|---------------|
| Internal Area | 1473.15 sq.ft |
| Outdoor Area | 95.79 sq.ft |
| Total Area | 1568.95 sq.ft |

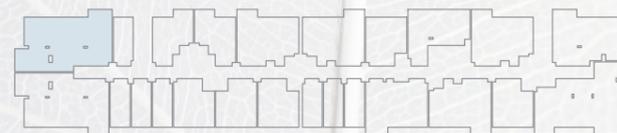


4B | Type A

FROM 1st TO 15th FLOOR

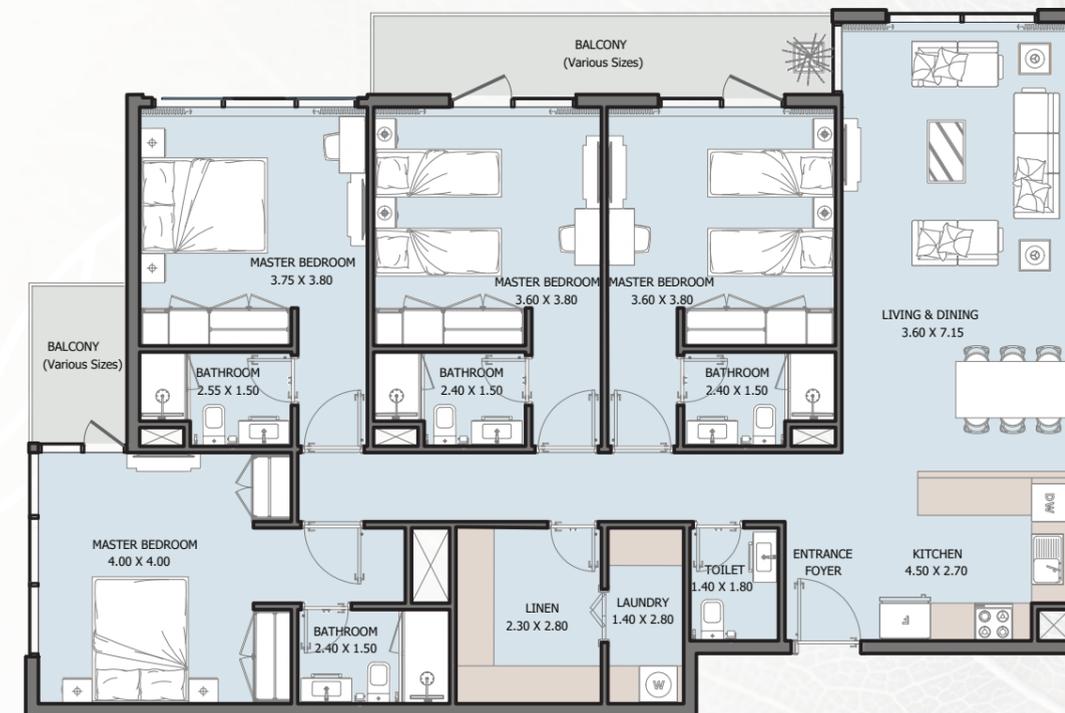


| | |
|---------------|--------------------------|
| Internal Area | 1679.17 sq.ft |
| Outdoor Area | 148.43 to 1068.74 sq.ft |
| Total Area | 1827.60 to 2747.92 sq.ft |

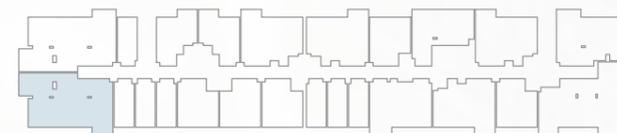


4B | Type B

FROM 1st TO 15th FLOOR



| | |
|---------------|--------------------------|
| Internal Area | 1618.35 sq.ft |
| Outdoor Area | 150.47 to 580.71 sq.ft |
| Total Area | 1768.83 to 2199.06 sq.ft |

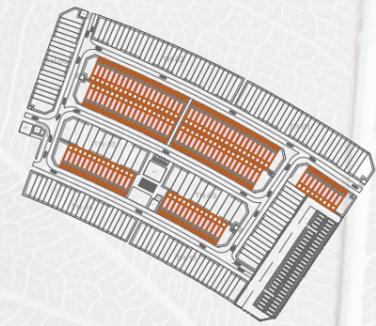


2B | Townhouse

Type A



| | |
|---------------|--------------------------|
| Internal Area | 1154.75 sq.ft |
| Outdoor Area | 610.31 to 1067.02 sq.ft |
| Total Area | 1765.06 to 2221.77 sq.ft |

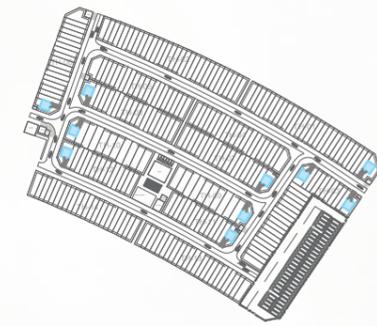


3B | Townhouse

Type A

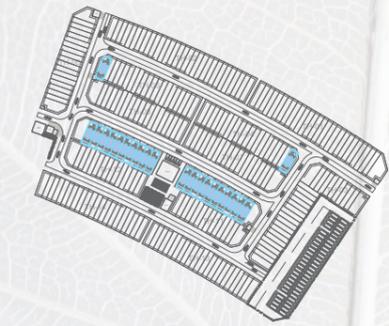


| | |
|---------------|--------------------------|
| Internal Area | 1647.85 sq.ft |
| Outdoor Area | 2005.74 to 2752.00 sq.ft |
| Total Area | 3653.59 to 4399.85 sq.ft |



3B | Townhouse

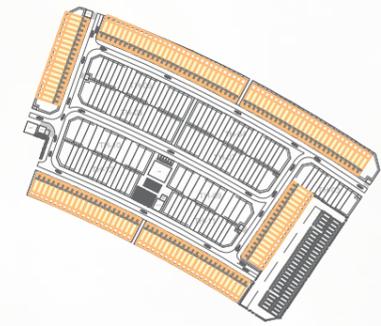
Type B



| | |
|---------------|--------------------------|
| Internal Area | 1550.32 sq.ft |
| Outdoor Area | 1004.27 to 1430.84 sq.ft |
| Total Area | 2554.59 to 2981.16 sq.ft |

4B | Townhouse

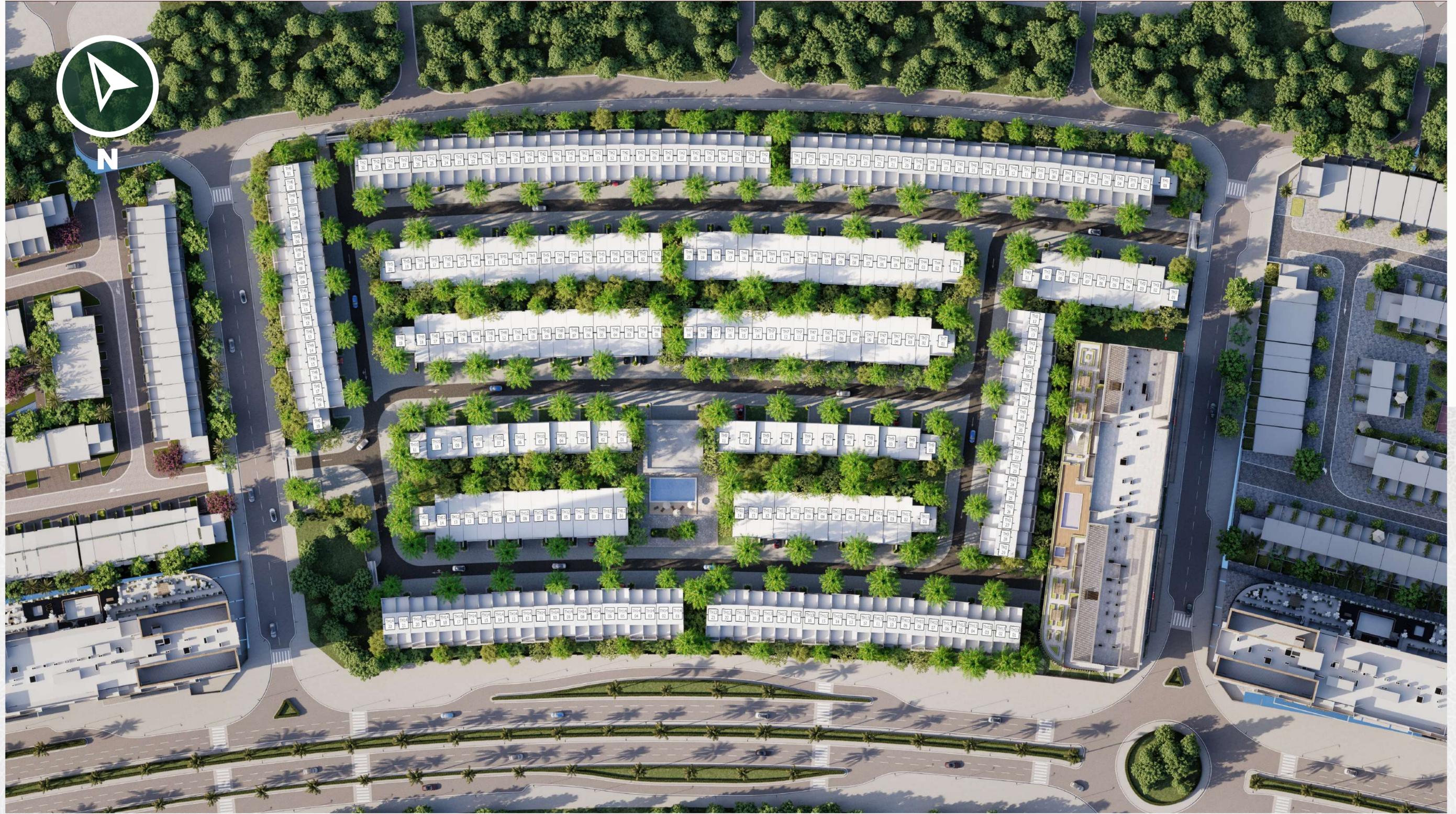
Type A



| | |
|---------------|--------------------------|
| Internal Area | 2292.50 sq.ft |
| Outdoor Area | 975.10 to 2011.01 sq.ft |
| Total Area | 3267.59 to 4080.37 sq.ft |



MASTERPLAN



ريورتاج 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
T: +20 12 0008 1190
info@reportageeg.com

Istanbul-Türkiye

Maslak Mh. Sümer Sk.
No:4, İç Kapı No:3, Bodrum Kat,
Maslak Office Building (MOB) Sarıyer
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

Moscow-Russia

Yefremova Street 10s1, k4/4
bld sadovye kvartaly
P.O. Box 119048
info@reportagerussia.com

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

Kampala, Uganda

Plot 4, Philip Road
Near German Embassy
Kololo, Kampala, Uganda
+256 756 111 434 | +256 763 331 572
info@reportageug.com

Lahore - Pakistan

Plaza No. 185, Broadway
Commercial phase 8, DHA Lahore
+923309991111
Info@reportageempire.com

Kigali, Rwanda

KG 334 ST 10, Nyarutarama,
Kigali, Rwanda
+250738532168 | +250794100607
info@reportagerw.com



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R.