VERDANA II
RESIDENCE

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

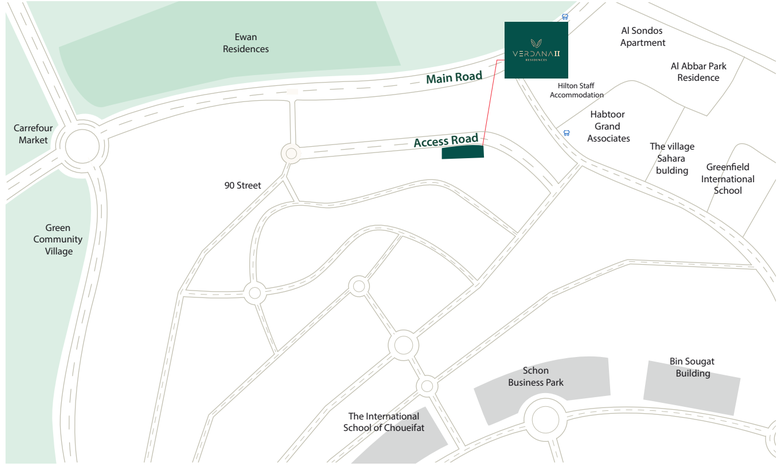
IN THE HEART OF DUBAI
NEXT TO GREEN COMMUNITY

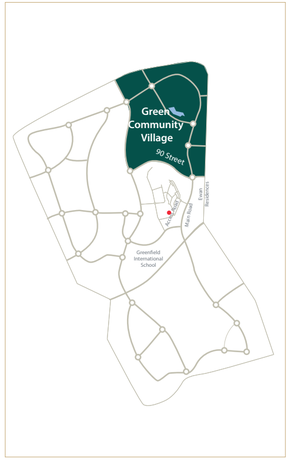
Where residents can benefit from the area's strategic location in addition to the community activities. Furthermore, it is well connected to the city's core economic centres and provides quick access to major routes such as Sheikh Zayed Road and Emirates Road, with close proximity to Dubai's attractions.

كن على
اتصال بالمستقبل
–
Stay
Connected to
the future

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.



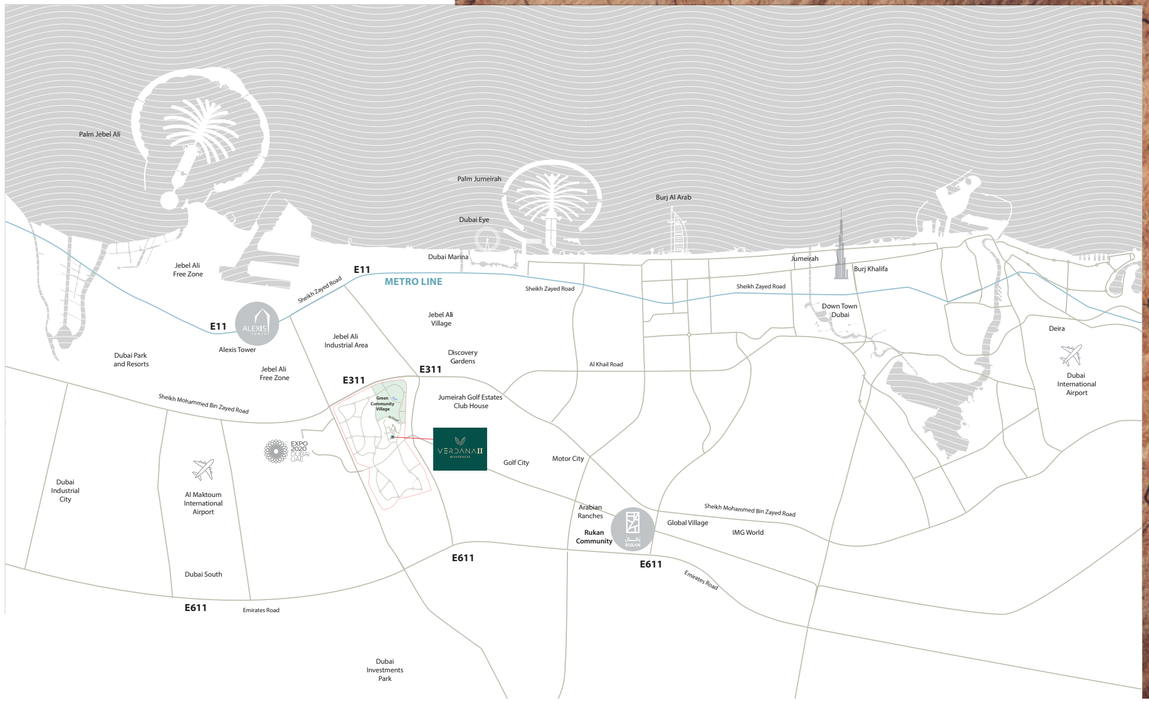


كن جزءا من الصورة..
كن على اتصال بالعالم من حولك

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.

ڤيردانا ريزيدنس 2

جوهـرة معماريـة أخـرى قـد تـم إضافتهـا إلى المجموعـة الفاخـرة لمجتمع ڤيردانا. ڤيردانا ريزيدنـس 2 هـو مزيـج رائـع مـن العصريـة والمناظـر الطبيعيـة الهادئـة.

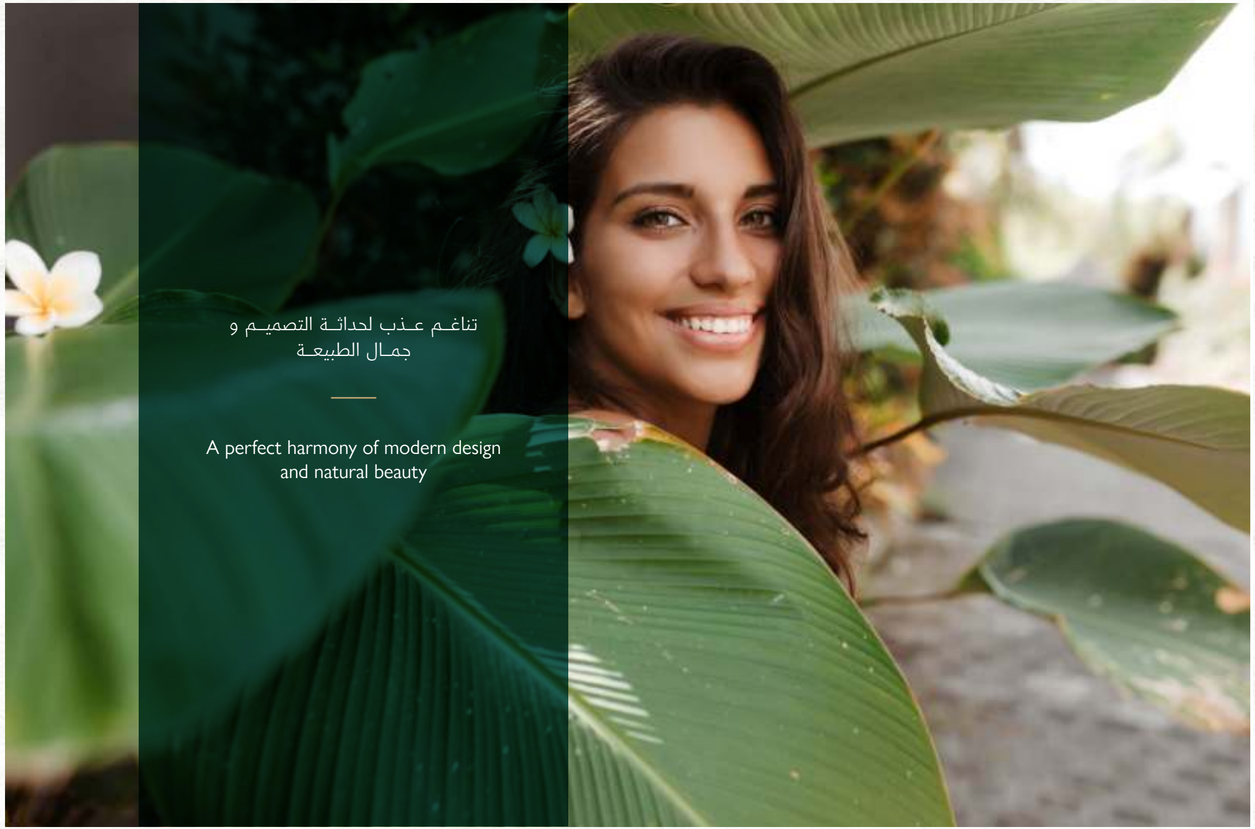
يوفـر المبنـى أسـلوب حيـاة معاصـر لأولئـك الذيـن يسـعون إلى الخصوصيـة والعمليـة وتجربـة معيشـية تشـبه المنتجعات وسـط الحياة الصاخبة في دبي، وكل ذلك مع تشـطيبات عاليـة الجـودة و واجهـات حديثـة و وسـائل راحـة عالميـة المسـتوى تجلب كل حيـاة المدينـة إلى بيـن يديـك.

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.

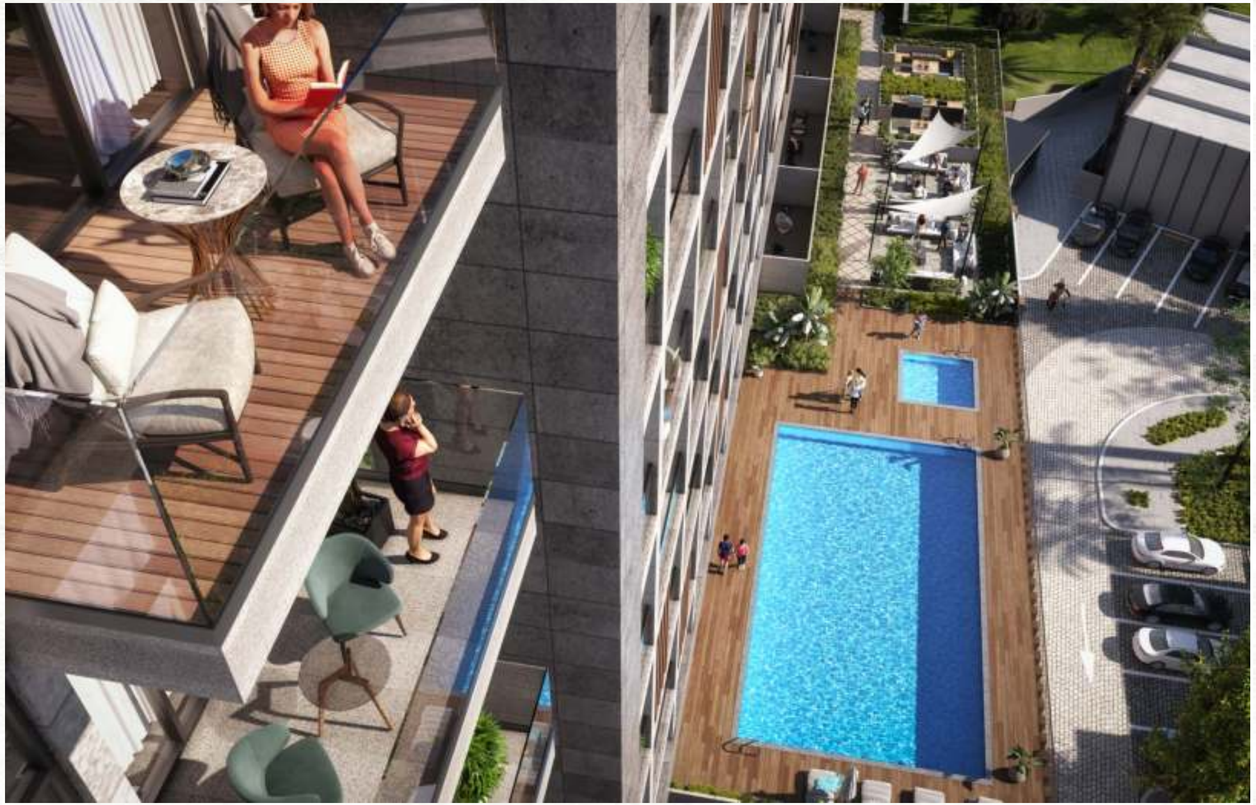


تناغـم عـذب لحداثـة التصميـم و
جمـال الطبيعـة

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

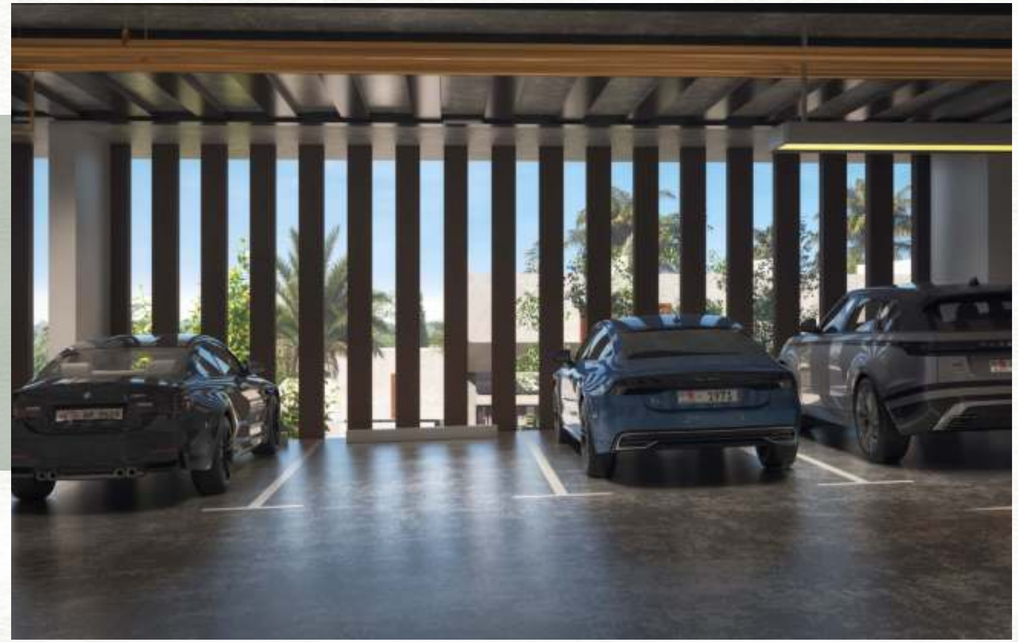
Modern Italian designs that evoke
a sense of luxury and refinement

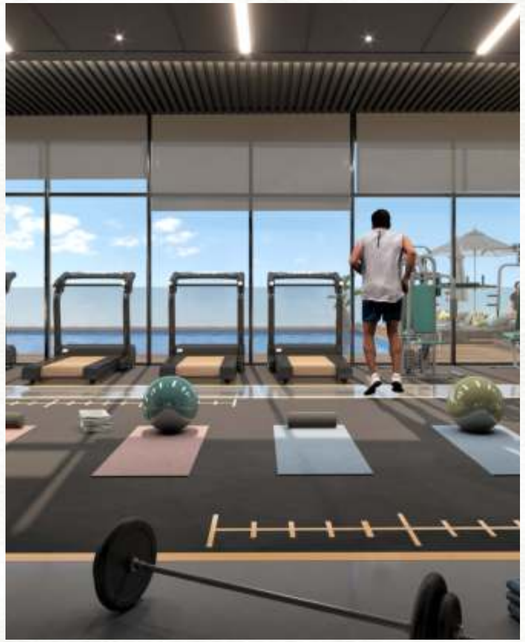
اكتشف منزلاً بجمال من الداخل كما هو من الخارج، و اختبر
الراحة في أبهى صورها

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
- Kitchen cabinets and countertops
- Fully tiled bathrooms, in-suites and guest toilets wherever applicable
- Double glazed windows
- Satellite master antenna and fibre optic connection for high-speed internet access.
- Central air conditioning
- Vanity units & Mirrors
- Built-in wardrobes in bedrooms
- Some bedrooms with private bathroom

- شرفات / تراسات حسب مخطط الوحدة
- خزائن مطبخ وكونترتوب
- حمامات مكسوة بالكامل وأجنحة ومراحيض للضيوف حيثما كان ذلك متاحا
- نوافذ زجاجية مزدوجة
- قمر صناعي رئيسي ووصلات ألياف ضوئية لإنترنت عالي السرعة
- تكييف هواء مركزي
- وحدات تخزين و مرايا
- خزانات ملابس في غرف النوم
- حمام خاص في بعض غرف النوم

مزيــج الوحــدات
UNIT MIX

109 شـقـة اسـتـوديـــو
Studio Apartments

130 شـقـة غـــرفة نوم واحـــدة
One Bedroom Apartments

TOTAL UNITS 239

إجمـالـي عـدد الوحـدات: 239

تفاصيل المشروع
PROJECT DETAILS

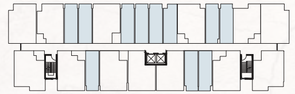
Type: Residential
Plot Area: 2,930.05 sq. m.
Total height: 55.10 m
Levels: Ground + 3 Podiums + 10 Floors

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

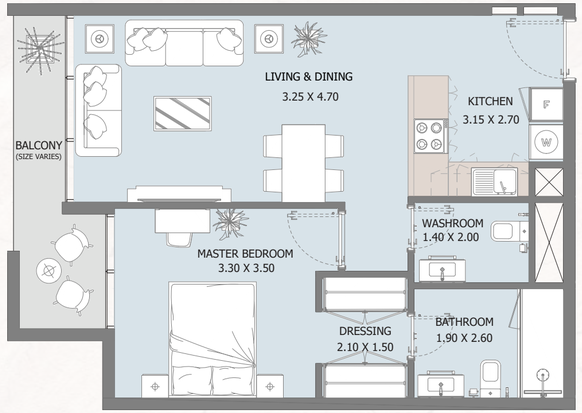


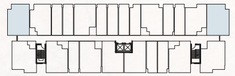
Internal Area	317.75 sq.ft
Outdoor Area	26.26 to 115.1 sq.ft
Total Area	344.1 to 432.8 sq.ft

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



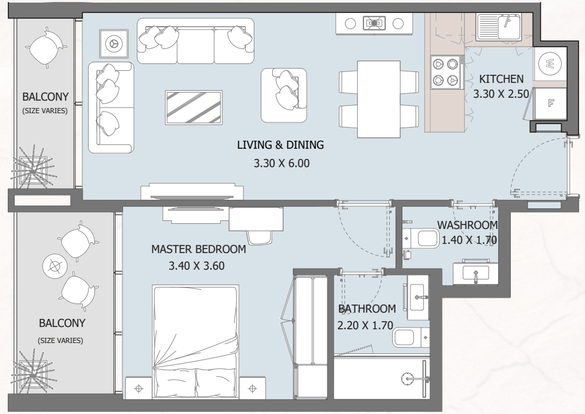


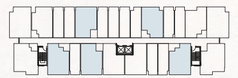
Internal Area	600 sq.ft
Outdoor Area	75.24 to 252.3 sq.ft
Total Area	675 to 852.1 sq.ft

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



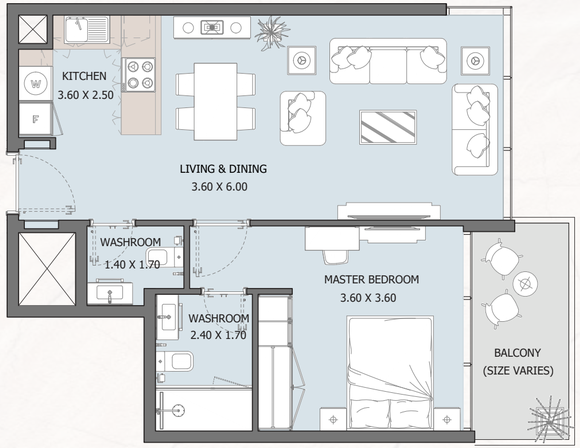


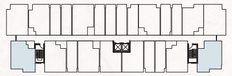
Internal Area	550.68 sq.ft
Outdoor Area	90.63 to 342.72 sq.ft
Total Area	641.31 to 893.40 sq.ft

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



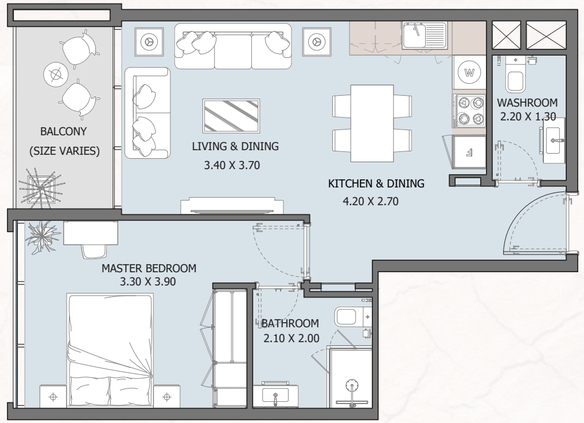


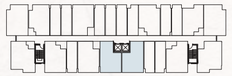
Internal Area	590.72 sq.ft
Outdoor Area	75.46 to 362.74 sq.ft
Total Area	666.17 to 953.47 sq.ft

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



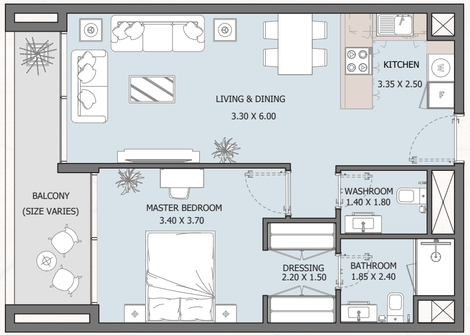


Internal Area	559.18 sq.ft
Outdoor Area	68.02 to 71.14 sq.ft
Total Area	626.78 to 630.33 sq.ft

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

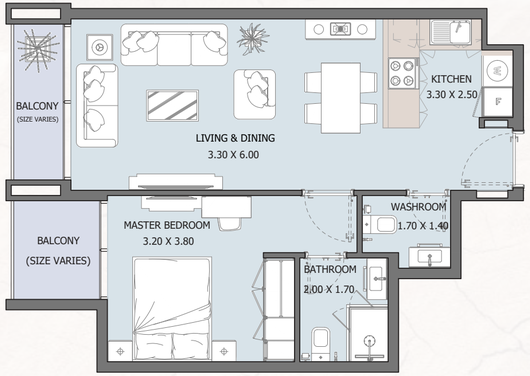


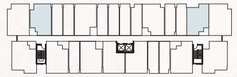
Internal Area	605.47 sq.ft
Outdoor Area	102.58 to 286 sq.ft
Total Area	709.34 to 892.65 sq.ft

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

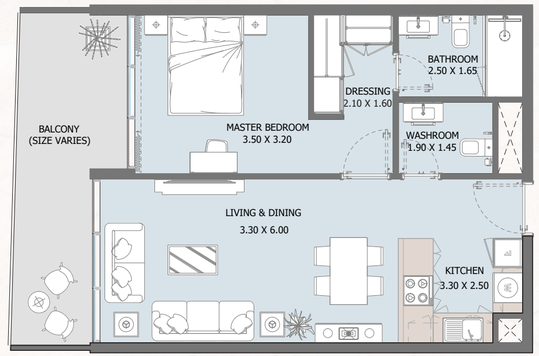




Internal Area	538.73 sq.ft
Outdoor Area	61.68 to 243.70 sq.ft
Total Area	600.41 to 782.43 sq.ft

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.

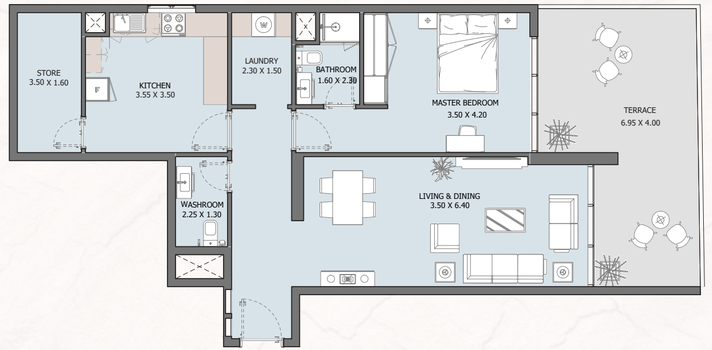
1B TYPE - G
GROUND FLOOR

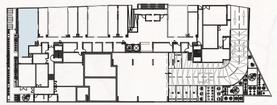


Internal Area	593.95 sq.ft
Outdoor Area	148.43 sq.ft
Total Area	742.38 sq.ft

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.