VERDANIA 2

Object 1

A Green
Sanctuary for
Modern Living

Where Tranquility Meets Connectivity

Dubai Land Residence Complex (DLRC) is a vibrant and dynamic community nestled in the heart of Dubai, offering a perfect blend of urban convenience and suburban tranquility. Located just minutes away from major highways, shopping centers, and world-class entertainment destinations, this area is designed for modern living with easy access to everything you need.

Surrounded by lush greenery and thoughtfully planned infrastructure with schools, healthcare facilities, and recreational spaces nearby, it caters to families, professionals, and everyone in between.

Explore the perfect balance of connectivity, comfort, and community in one of Dubai's most sought-after residential destinations.

Connected To The City

VERDANIA 2

Dubai Land Residence Complex is strategically located just minutes away from major highways such as Al Ain Road (E66) and Emirates Road (E611), and key destinations across Dubai, residents can enjoy swift access to Downtown Dubai, Dubai International Airport, and other iconic landmarks.

Leisure

12 MINUTES	IMG Worlds of Adventure
15 MINUTES	Global Village
20 MINUTES	Dubai Miracle Garden
25 MINUTES	Burj Khalifa
30 MINUTES	Dubai Frame

Education

9 MINUTES	Lycée Français International
9 MINUTES	German International School Dubai
10 MINUTES	Zayed University UAE
11 MINUTES	University of Dubai
14 MINUTES	American University in the Emirates
12 MINUTES	GEMS Wellington Academy

Sport

10 MINUTES	Al Habtoor Polo Resort
10 MINUTES	HM EQUESTRIAN CLUB
18 MINUTES	Fazza Square Shooting Alskton

Shopping

10 MINUTES	Silicon Central Mall
12 MINUTES	Dubai Outlet Mall
19 MINUTES	Dragon Mart
25 MINUTES	Dubai Mall

Healthcare

12 MINUTES	Medicure Polyclinic
18 MINUTES	Aster Clinic

VERDAN1A 2

WADI AL SAFA 5 — DUBAI LAND RESIDENCE COMPLEX, DUBAI

VERDAN1A 2 is more than just a residential development — it's a philosophy, a way of life deeply rooted in respect for nature and a vision for a sustainable future. The name Verdania originates from the word 'verde', meaning green in many languages, symbolizing growth, renewal, and vitality.

Building Description B+G+11+ROOF

Anticipated Handover Q2 2027

STUDIO	1 BEDROOM	2 BEDROOM	3,5 BEDROOM	TOTAL
22	53	31	2	108

VERDANIA 2

VERDAN1A 2, we aim to redefine urban living by creating a seamless balance between modern comforts and natural beauty. Our community thrives on sustainability and respect for the environment, offering residents a lifestyle that nurtures the body, mind, and soul. Inspired by the verdant landscapes of the natural world, Verdania is a celebration of life, growth, and the enduring connection between humanity and the earth.

VERDAN1A 2

Amenities

LOBBY

SWIMMING POOL

POOL DECK WITH SUN LOUNGERS

KIDS POOL

KIDS PLAY ROOM

GYM

SAUNA

CLUBHOUSE

OUTDOOR BBQ

VERDANIA 2

VERDANIA 2

Lobby

Swimming Pool

VERDANIA 2

Kids Pool

VERDANIA 2

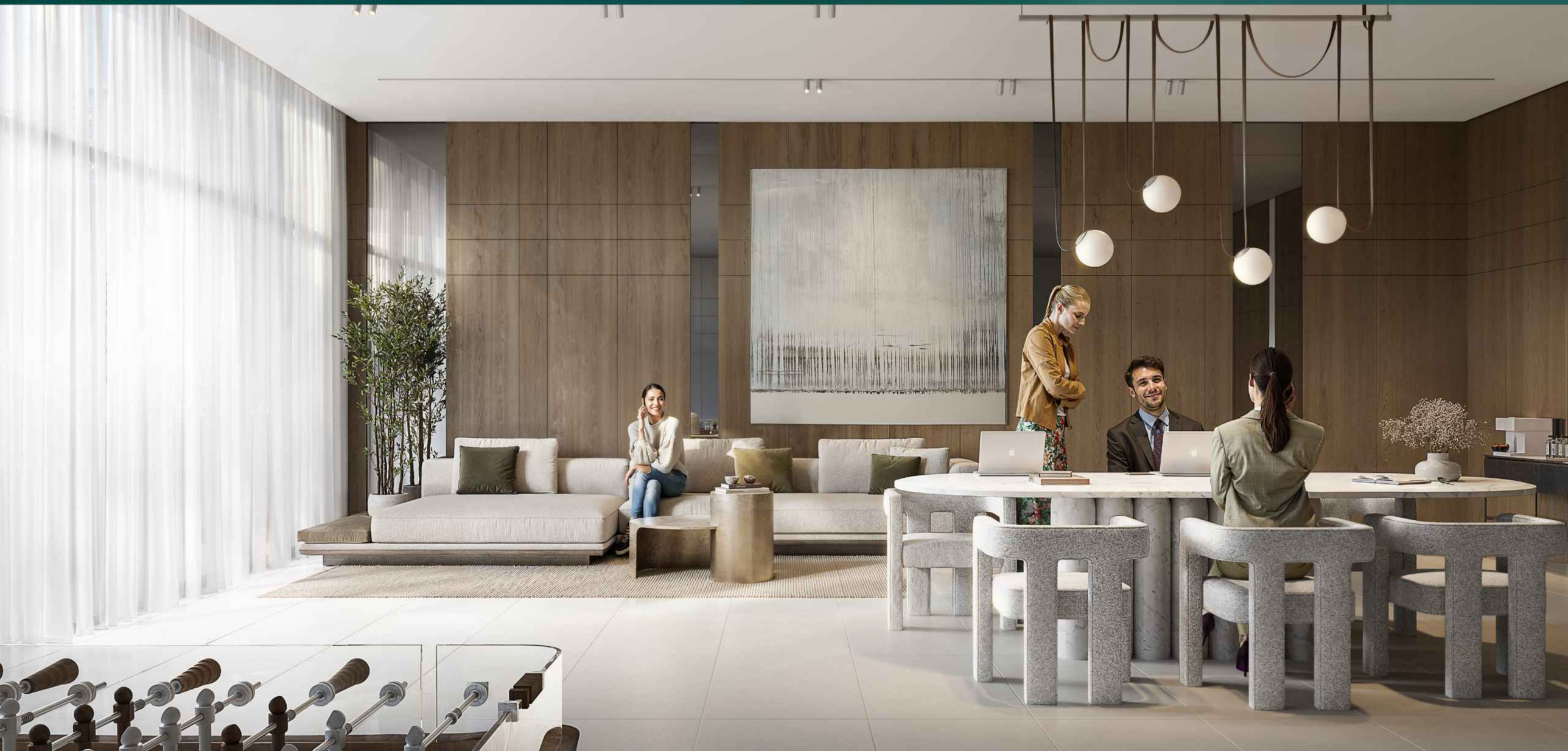
Kids Play Room

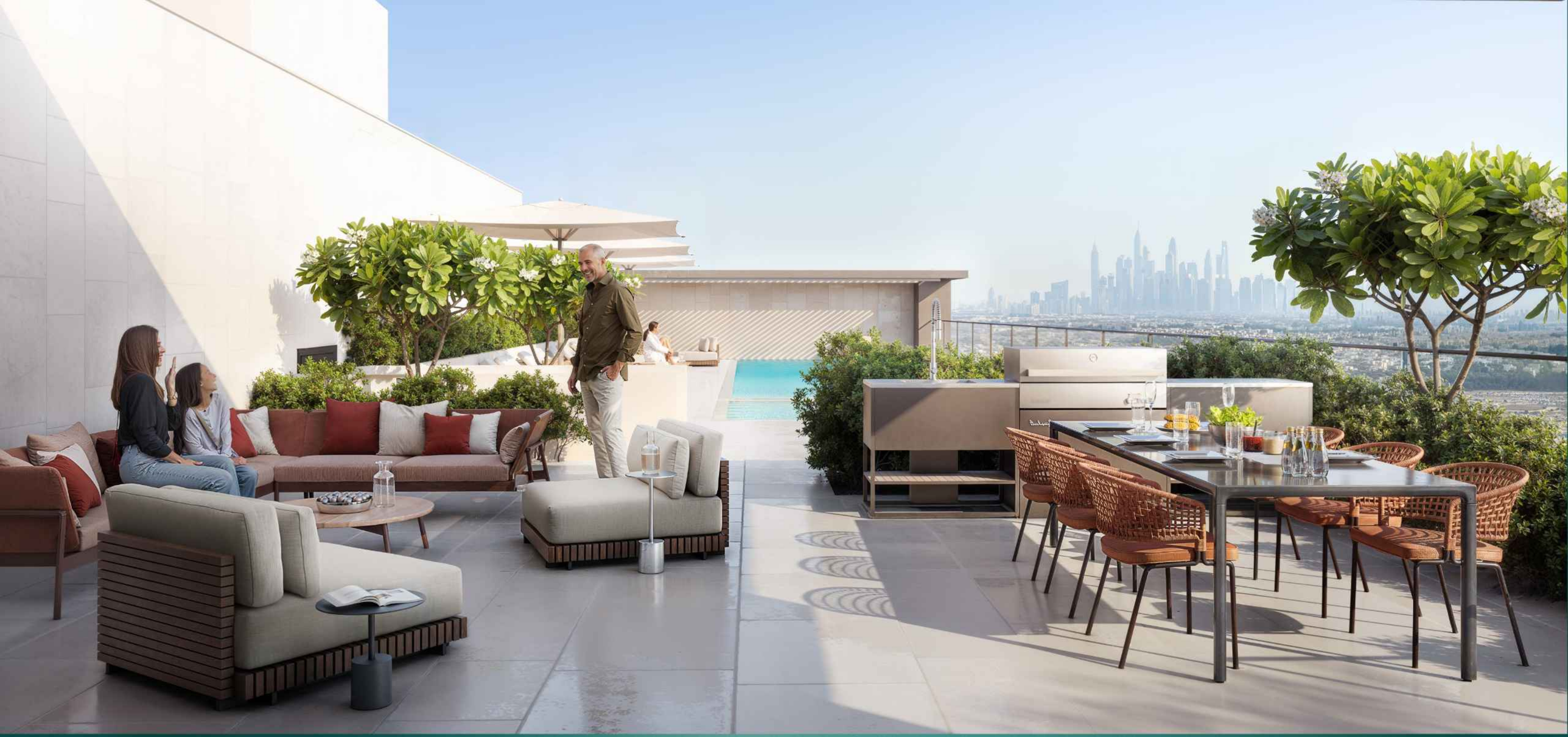
VERDANIA 2

Gym

Clubhouse

VERDANIA 2



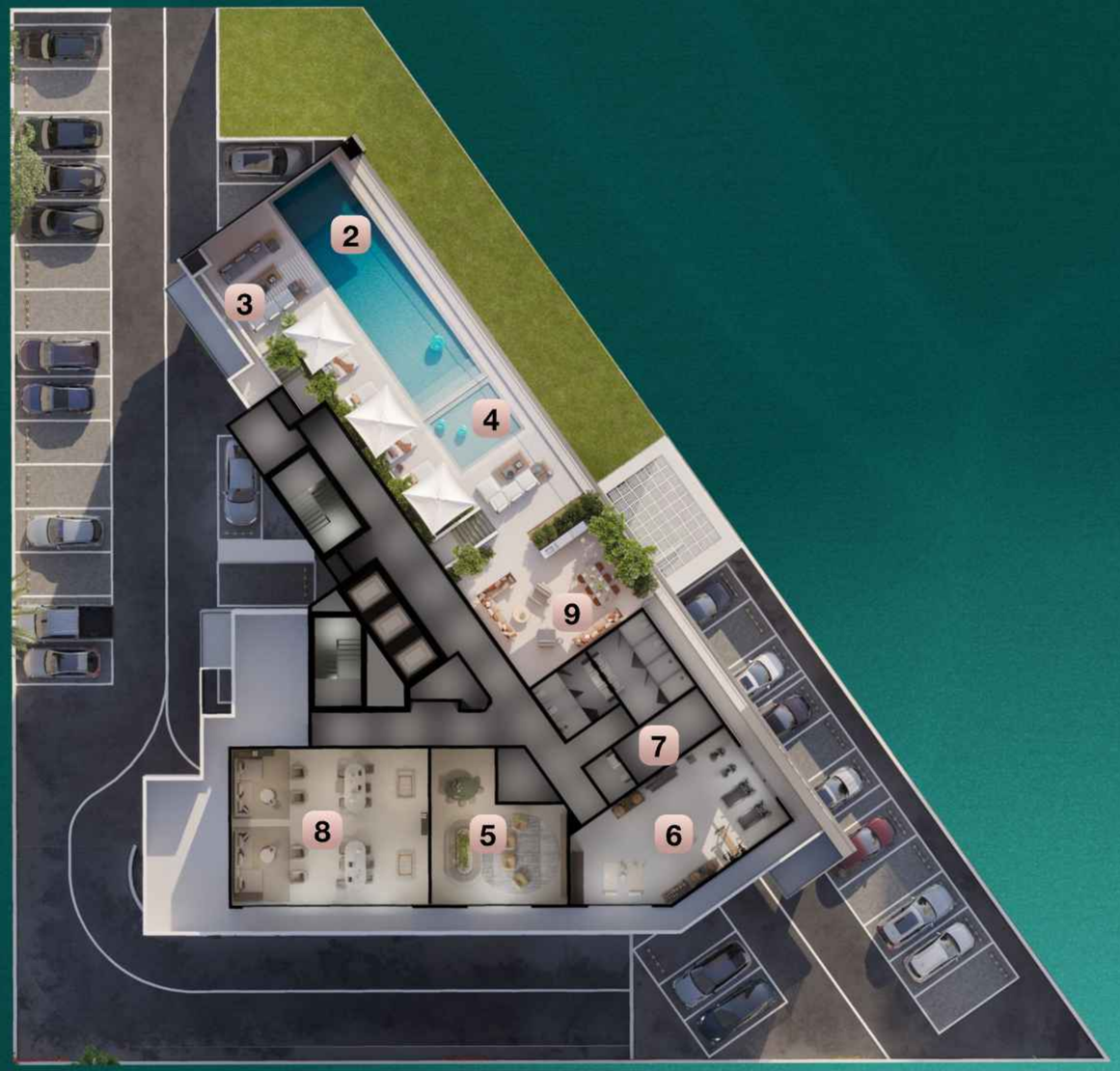


Outdoor BBQ

VERDANIA 2

Ground Floor Plan

1 LOBBY



Amenities Floor

2 SWIMMING POOL
3 POOL DECK WITH SUN LOUNGERS
4 KIDS POOL
5 KIDS PLAY ROOM
6 GYM
7 SAUNA
8 CLUBHOUSE
9 BBQ AREA

Dubai Land Residence Complex: Key Advantages

VERDANIA 2

STRATEGIC LOCATION

- Centrally located in Dubai with seamless connectivity to major landmarks
- Close to Sheikh Mohammed Bin Zayed Road for hassle-free commuting

FUTURE METRO LINE DEVELOPMENT

- Planned Dubai Metro Blue Line will pass near Dubai Land Residence Complex, enhancing accessibility
- Connects residents to business hubs and attractions

PROMISING AREA DEVELOPMENT

- Part of Dubai's fastest-growing areas with new retail, dining, and entertainment options
- Key focus in Dubai 2040 Urban Master Plan

STRONG INVESTMENT POTENTIAL

- Competitive pricing with strong rental yields
- Anticipated property value appreciation due to future developments and enhanced infrastructure

IDEAL FOR END USERS

- Family-friendly environment with nearby schools, clinics, and recreational facilities
- Suburban tranquility with urban connectivity

LIFESTYLE AND AMENITIES

- Features green spaces, parks, and walking tracks
- Close to attractions like Global Village and Dubai Outlet Mall for entertainment and leisure

Why Dubai

EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1$ = 3.65 AED

RESIDENT VISA

When buying real estate for an amount of $205,000 in Dubai you can get a resident visa for all family members

SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

EDUCATION

School education in the UAE is one of the most progressive in the world

HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency

Golden Visa

Investing in real estate over $545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:

- Being in the country without restrictions
- Opening a local bank account for international transactions
- Medical care in the UAE's world clinics under insurance programs
- Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
- Free to open and conduct business in the UAE
- Ability to apply for a Schengen visa and a U.S. visa
- Obtaining a local driving license, which is an international license

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