

# VERDANIA 1

## 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.

DUBAI WORLD CENTRAL

DUBAI  
MOTOR CITY

DUBAI  
AUTODROME

MALL OF  
THE  
EMIRATES

DUBAI HILLS  
MALL

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB

DOWNTOWN DUBAI  
& BURJ KHALIFA

BUSSINES BAY

TO SHARJAH &  
NORTHEN EMIRATES

DUBAI  
INTERNATIONAL  
AIRPORT

Dubai Land  
Residence Complex

# Connected To The City

VERDANIA 1

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	 Education	 Sport	 Shopping	 Healthcare	
<b>12</b> MINUTES	IMG Worlds of Adventure	<b>9</b> MINUTES	Lycée Français International	<b>10</b> MINUTES	AI Habtoor Polo Resort
<b>15</b> MINUTES	Global Village	<b>9</b> MINUTES	German International School Dubai	<b>10</b> MINUTES	HM EQUESTRIAN CLUB
<b>20</b> MINUTES	Dubai Miracle Garden	<b>10</b> MINUTES	Zayed University UAE	<b>18</b> MINUTES	Fazza Square Shooting Alskton
<b>25</b> MINUTES	Burj Khalifa	<b>11</b> MINUTES	University of Dubai	<b>12</b> MINUTES	Silicon Central Mall
<b>30</b> MINUTES	Dubai Frame	<b>14</b> MINUTES	American University in the Emirates	<b>12</b> MINUTES	Dubai Outlet Mall
		<b>12</b> MINUTES	GEMS Wellington Academy	<b>19</b> MINUTES	Dragon Mart
				<b>25</b> MINUTES	Dubai Mall
					Medicure Polyclinic
					Aster Clinic

# VERDANIA 1

WADI AL SAFA 5 — DUBAI LAND RESIDENCE COMPLEX, DUBAI

**VERDANIA 1** 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** 2B+G+13+R

**Anticipated Handover** Q1 2027

STUDIO	1 BEDROOM	2,5 BEDROOM	TOTAL
130	52	26	208





**VERDANIA 1**, 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.

**VERDANIA 1**

# VERDANIA 1



# Amenities



LOBBY



SWIMMING  
POOL



POOL DECK WITH  
SUN LOUNGERS



KIDS POOL



KIDS PLAY  
ROOM



OUTDOOR KIDS  
PLAY AREA



GYM



OUTDOOR  
CROSSFIT



YOGA AREA



SAUNA



CINEMA



CLUBHOUSE



OUTDOOR  
LOUNGE



OUTDOOR  
SHOWERS

VERDANIA 1



Lobby

VERDANIA 1

VERDANIA 1



Swimming Pool

# VERDANIA 1

Kids Pool



# Kids Playground

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Kids Play Room

VERDANIA 1

VERDANIA 1



Gym

# VERDANIA 1

Clubhouse



Cinema

VERDANIA 1





## Ground Floor Plan

1 LOBBY



## Amenities Floor

- 2 SWIMMING POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 KIDS POOL
- 5 KIDS PLAY ROOM
- 6 OUTDOOR KIDS PLAY
- 7 GYM
- 8 OUTDOOR CROSSFIT
- 9 YOGA AREA
- 10 SAUNA
- 11 CINEMA
- 12 CLUBHOUSE
- 13 OUTDOOR LOUNGE
- 14 OUTDOOR SHOWERS

Apartments

| Studio

| Living Room

VERDANIA 1



Apartments

| Studio

| Kitchen, Bathroom

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Apartments

| 1 Bedroom

| Living Room, Kitchen

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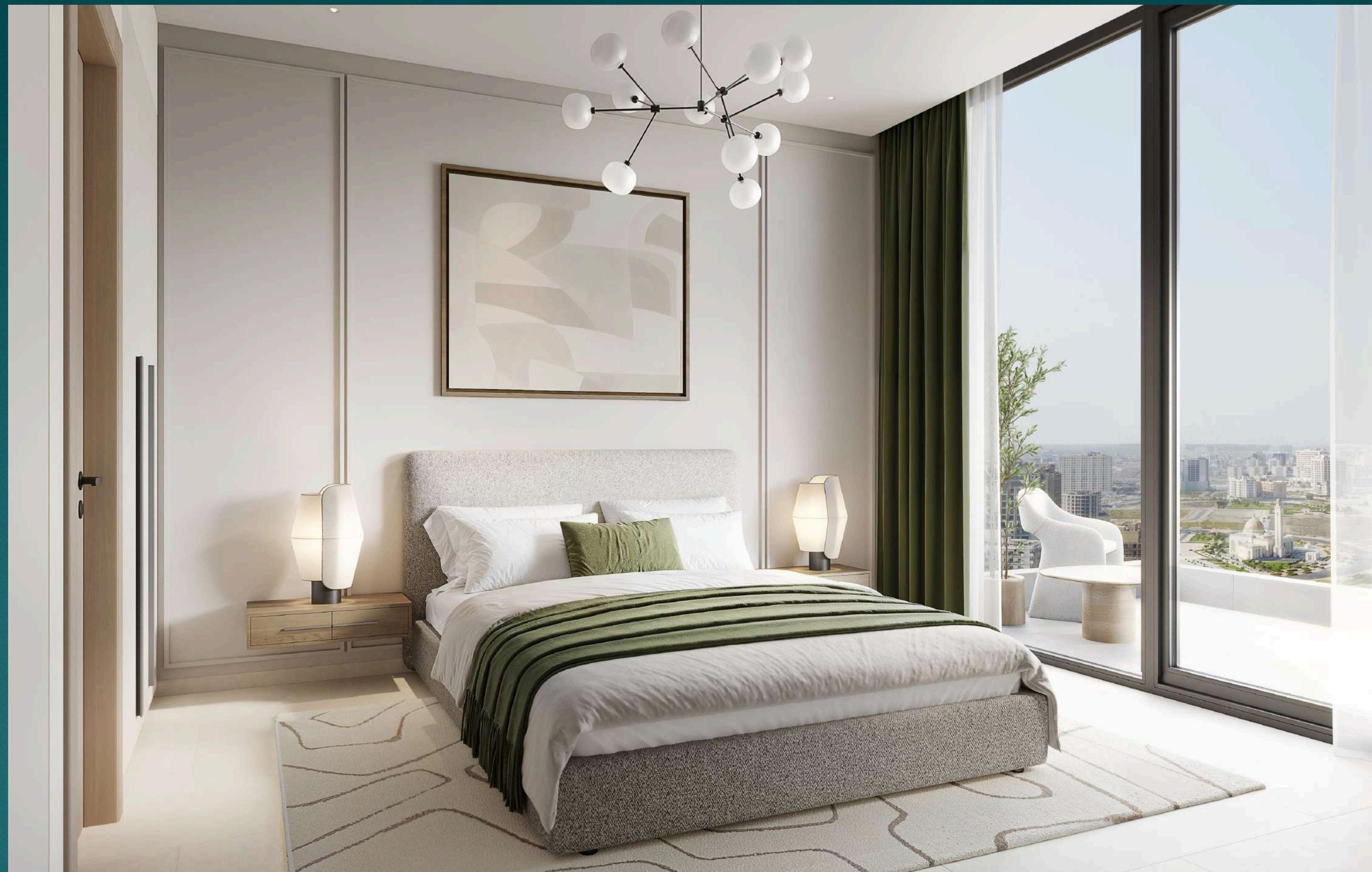


Apartments

| 1 Bedroom

| Bedroom, Bathroom

VERDANIA 1



# Dubai Land Residence Complex: Key Advantages

VERDANIA 1



## 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

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## 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

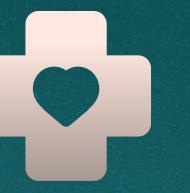
Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



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

VERDANIA 1 — Object 1