VERDANIA 5

Object 1

A Green Sanctuary for Modern Living

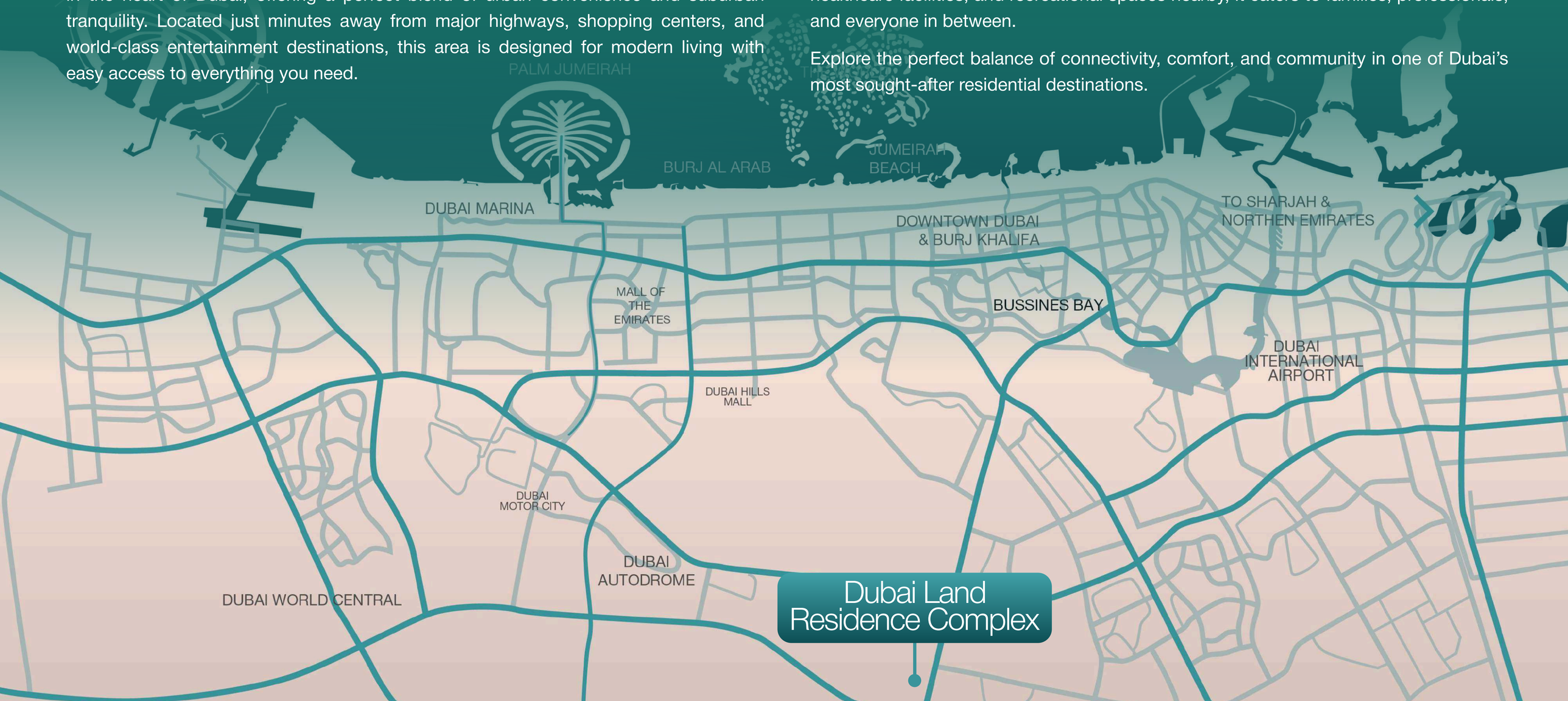
Where Tranquility Meets Connectivity

VERDANIA 5

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 5

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 5

WADI AL SAFA 5 — DUBAI LAND RESIDENCE COMPLEX, DUBAI

VERDAN1A 5 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+10+R

Anticipated Completion Q4 2027

STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
90	80	10	180




Object 1
VERDANIA 5



Amenities

- LOBBY
- SWIMMING POOL
- POOL DECK WITH SUN LOUNGERS
- KIDS POOL
- KIDS PLAY ROOM
- OUTDOOR KIDS AREA
- GYM
- CLUBHOUSE
- BBQ AREA
- OUTDOOR SPORT
- GENTS & LADIES SHOWER & SAUNA

VERDANIA 5



Lobby

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Swimming Pool

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Kids Pool

VERDANIA 5



Outdoor Kids Area

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Kids Play Room

VERDANIA 5



Clubhouse

VERDANIA 5



Gym

VERDANIA 5



Outdoor Sport

VERDANIA 5



BBQ Area

VERDANIA 5

VERDANIA 5



Floor 11 – Amenities

1 OUTDOOR KIDS AREA
2 OUTDOOR SPORT
3 BBQ AREA
4 GYM
5 KIDS PLAY ROOM
6 CLUBHOUSE
7 SWIMMING POOL
8 KIDS POOL
9 POOL DECK WITH SUN LOUNGERS
10 LADIES SHOWER & SAUNA
11 GENTS SHOWER & SAUNA

Dubai Land Residence Complex: Key Advantages

VERDANIA 5

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

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 5

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