

VERDAN1A 4

Object 1

A Green
Sanctuary for
Modern Living

VERDAN1A 4

WADI AL SAFA 5 — DUBAI LAND RESIDENCE COMPLEX, DUBAI

VERDAN1A 4 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+P+17+R

Anticipated Handover Q2 2028

STUDIO	1 BEDROOM	2 BEDROOM	2.5 BEDROOM	3.5 BEDROOM	TOTAL
67	273	14	34	6	394





VERDANIA 4

VERDANIA 4, 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.

Amenities



LOBBY



SWIMMING POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY ROOM



CLUBHOUSE



GYM



TERRACE GARDEN



BBQ AREA

VERDANIA 4





1st Floor

- 1 TERRACE GARDEN
- 2 CLUBHOUSE
- 3 KIDS PLAY ROOM



Amenities Roof Floor

- 1 POOL DECK WITH SUN LOUNGERS
- 2 SWIMMING POOL
- 3 KIDS POOL
- 4 BBQ AREA
- 5 GYM

Dubai Land Residence Complex: Key Advantages

VERDANIA 4



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



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