

VERDANA  
NINE

The background features a series of overlapping, wavy, diagonal bands in various shades of dark green and black, creating a sense of depth and movement. The bands are most prominent on the left side and fade into the dark background towards the right.

LIVE BEYOND

## ABOUT REPORTAGE

At Reportage Group, we're proud to be one of the largest private real estate developers in the United Arab Emirates, with projects spanning the UAE, Egypt, Turkey, Saudi Arabia, Uganda, Azerbaijan, Pakistan, and more international markets on the way.

Our focus is clear and consistent: to deliver innovative, sustainable and accessible modern housing solutions that provide outstanding value for investors and a safe, welcoming home for everyone.

Our mission is to be among the most trusted real estate companies in the world, developing homes that are both modern and attainable, while fostering a true sense of belonging. We're excited for what the future holds and remain committed to expanding our footprint across the globe.





# Why Invest in Dubai?

Dubai combines tax-free income with high ROI, making it one of the world's most rewarding investment destinations.

Known for its safety, world-class infrastructure, and luxurious lifestyle, the city offers Golden Visa residency to property investors.

With world-class education and healthcare, every home in Dubai is a gateway to prosperity, security, and quality living.

# Dubai Investment Park: A Smart Urban Hub

Life here finds its balance, slowing down just enough to feel authentic, without losing touch with the city. Ideally located near Expo City and Al Maktoum International Airport, with seamless highway access, DIP is where homes, schools, retail, and business coexist in harmony.

In the heart of it, Verdana 9 is a calm retreat with the city always within reach.



# VERDANA

Live Beyond

In the heart of tomorrow, where Dubai stretches forward, Verdana rises. A bold step beyond the expected. Here, you don't just move, but you evolve beyond the rush, the noise, the limits, into space, into stillness, into freedom.

At Verdana, you don't just own a home, you claim a sanctuary. A symbol of independence, a first breath of something truly yours. This is where the city fades, and you find room to walk, to wander and to reconnect not just with nature, but with the truest version of yourself.

Verdana is for those who live beyond convention, beyond boundaries, beyond just "now". A home made for tomorrow's dreamers, today's pioneers, and the quiet confidence of those who know life is more than just living.







## CONNECTED LIVING AT VERDANA

Nestled in the heart of Dubai Investments Park, Verdana 9 offers seamless access to the city's most iconic destinations. From the buzzing Dubai Marina and thrilling Dubai Parks to the iconic Palm Jumeirah, Burj Khalifa, and Mall of the Emirates, everything is just moments away. Here, urban vibrancy meets peaceful green surroundings, striking the perfect balance between connection and calm.



## CENTERED LOCATION IN DUBAI

- 11 minutes driving to Expo City Dubai
- 18 minutes driving to Dubai Marina
- 18 minutes driving to Dubai Park and Resorts
- 20 minutes driving to Palm Jumeirah
- 21 minutes driving to Global Village
- 21 minutes driving to Al Barsha Mall
- 23 minutes driving to Mall of the Emirates
- 24 minutes driving to IMG World
- 26 minutes driving to Burj Khalifa/Dubai Mall





## Project Details

A perfect blend of townhouses and apartments, built to elevate your lifestyle.

- **Type:** Townhouses & Apartments
- **Plot Area:** 36,627.42 sq.m.

### Total Units:

- 204 Townhouses
- 256 Apartments





## Lifestyle services

Private Parkings for each unit

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Large Swimming Pool

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Kids' Swimming Pool

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Gymnasium

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Clubhouse

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Shaded Seating Areas

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Landscape Areas

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Large Elevators

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Kids' Play Area



## Unit Mix

Find your ideal home at Verdana, designed to match your lifestyle and family size.

### Verdana 9 Townhouses:

- Two Bedrooms: 53
- Three Bedrooms: 37
- Four Bedrooms: 114

**Total No. of Units : 204**

### Verdana 9 Residences:

- Studios: 78
- One Bedroom: 78
- Two Bedrooms: 100

**Total No. of Units : 256**







## Unit Features

Private Balconies / Terraces as per unit plan

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Kitchen cabinets and countertops

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Built-in wardrobes in bedrooms

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Master bedrooms in some townhouses

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Laundry & Maid Room in some townhouses

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Double Height Living room in some townhouses

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Sky roof in some townhouses



# UNIT TYPES

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.

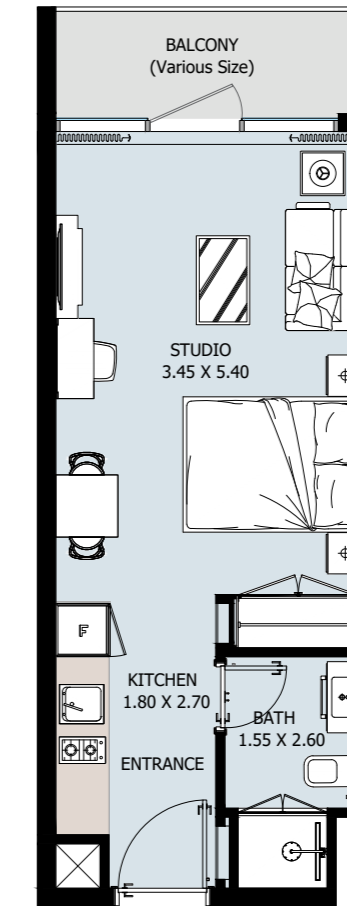
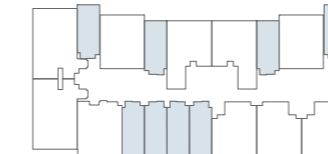
## STUDIO Type A

From 1<sup>st</sup> to 15<sup>th</sup> Floor

From 2<sup>nd</sup> to 15<sup>th</sup> Floor



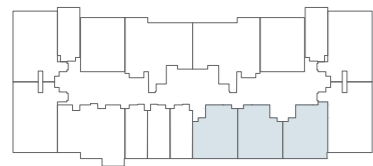
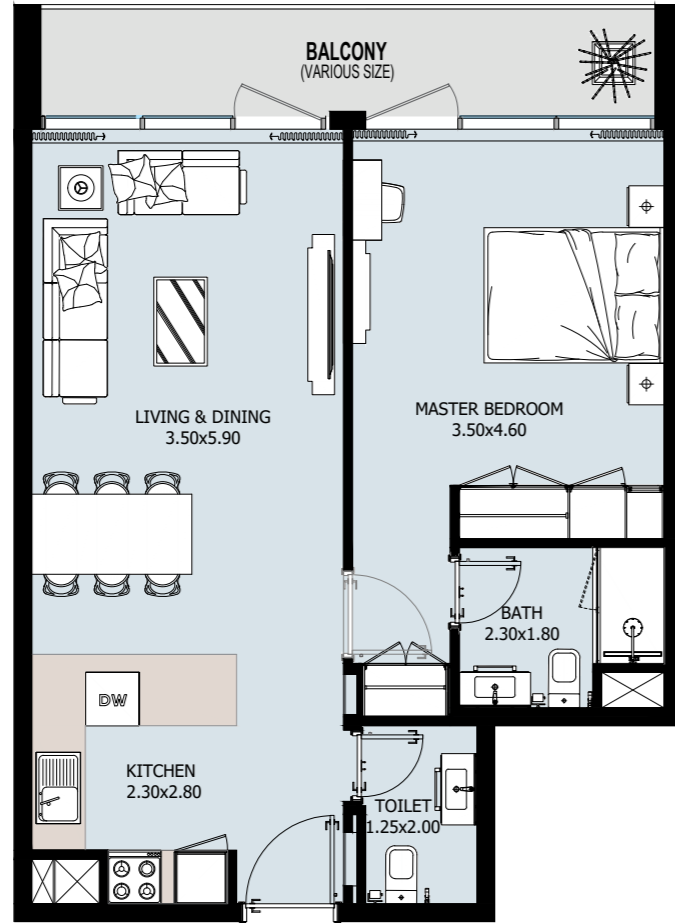
First Floor



Internal Area	344.44 sq.ft
Outdoor Area	45.85 to 123.46 sq.ft
Total Area	390.30 to 467.91 sq.ft

# 1 BEDROOM Type A

From 1<sup>st</sup> to 15<sup>th</sup> Floor

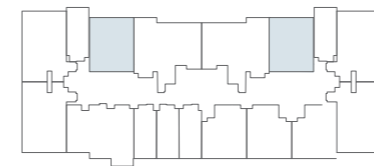
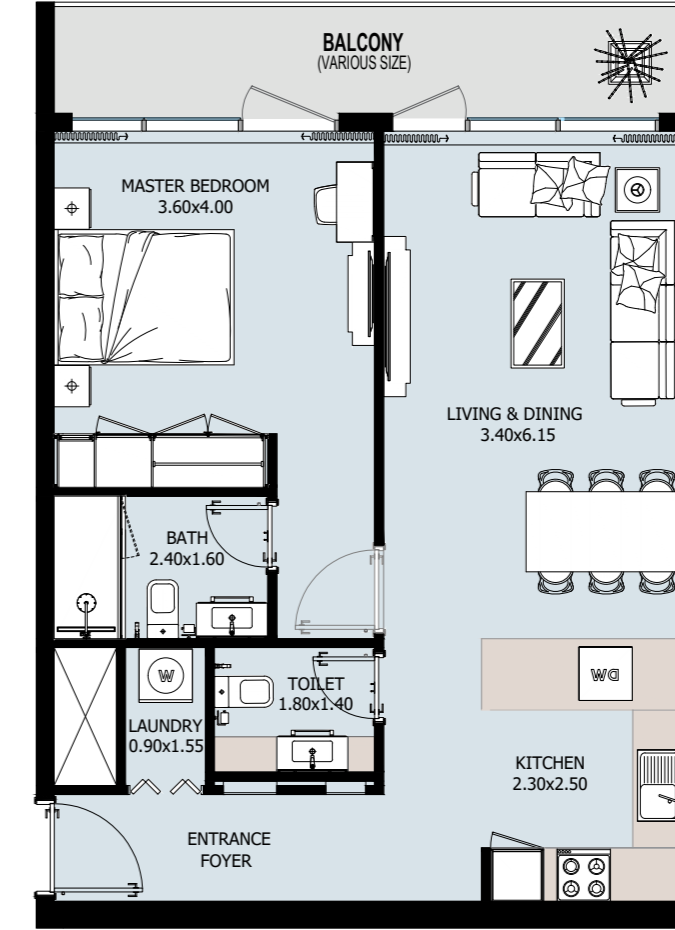


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Internal Area	647.88 sq.ft
Outdoor Area	94.29 to 228.19 sq.ft
Total Area	742.17 to 876.07 sq.ft

# 1 BEDROOM Type B

From 1<sup>st</sup> to 15<sup>th</sup> Floor

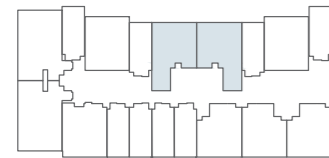
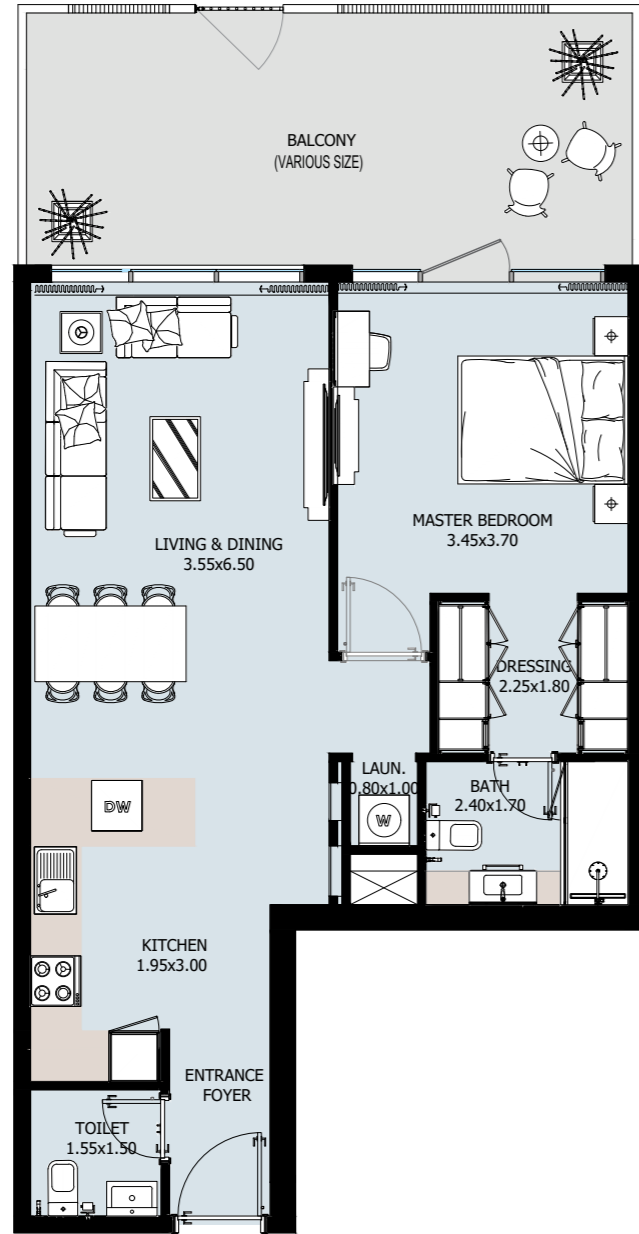


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Internal Area	694.59 sq.ft
Outdoor Area	96.88 to 175.88 sq.ft
Total Area	791.47 to 870.48 sq.ft

# 1 BEDROOM Type C

1st Floor

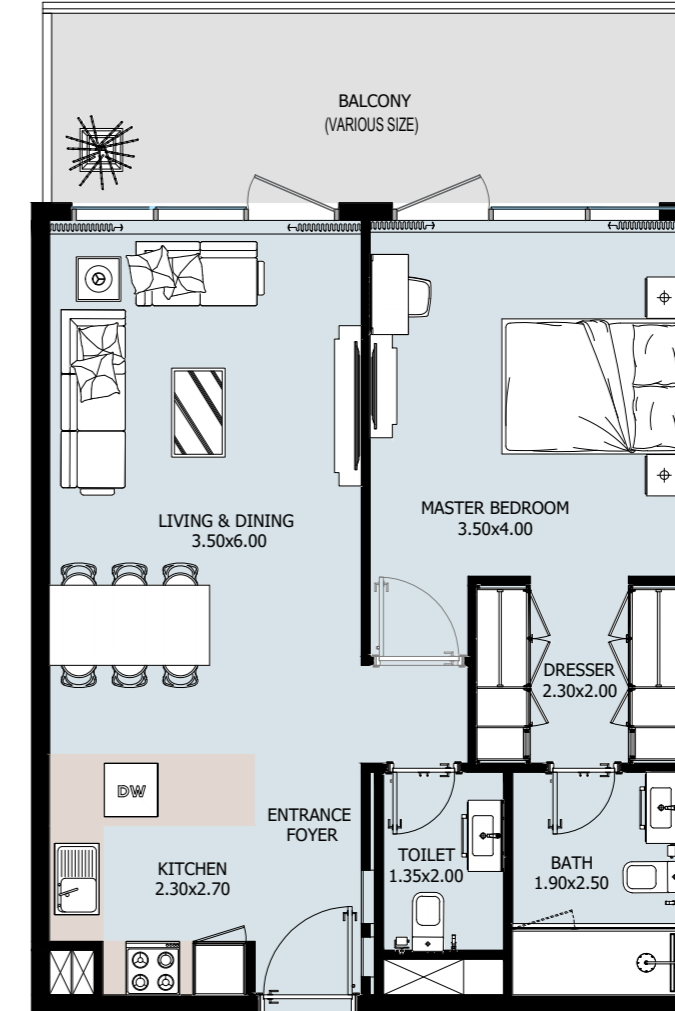


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Internal Area	717.52 sq.ft
Outdoor Area	251.44 sq.ft
<b>Total Area</b>	<b>968.97 sq.ft</b>

# 1 BEDROOM Type D

1st Floor

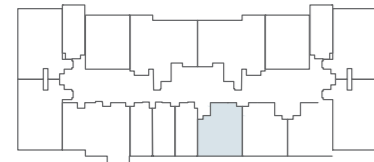
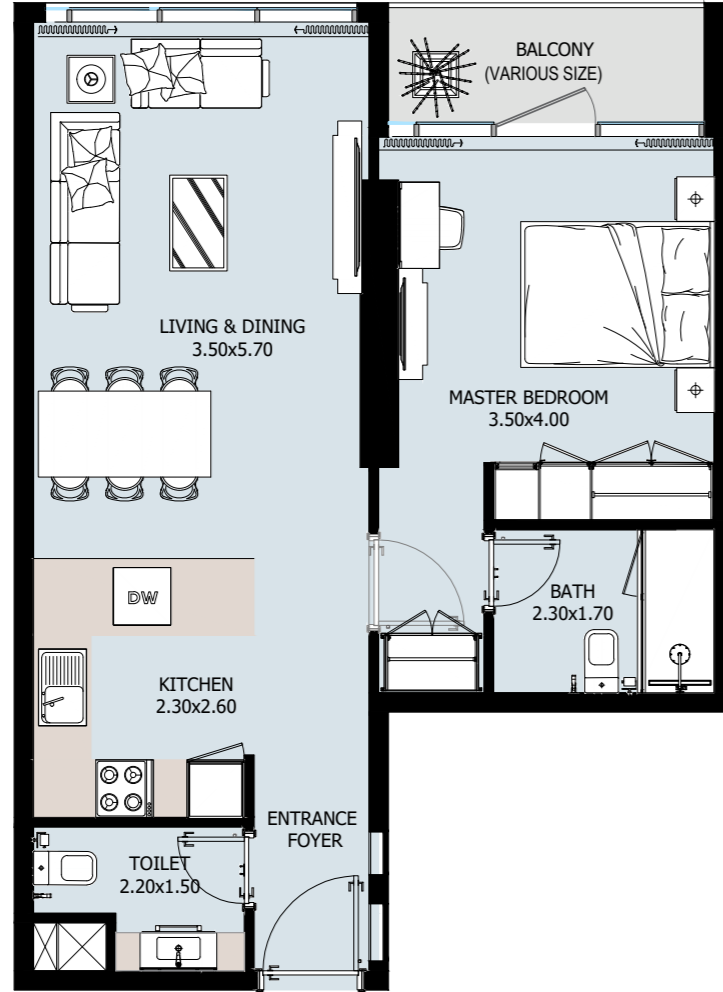


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Internal Area	695.13 sq.ft
Outdoor Area	178.03 sq.ft
<b>Total Area</b>	<b>873.17 sq.ft</b>

# 1 BEDROOM Type E

9<sup>th</sup> Floor

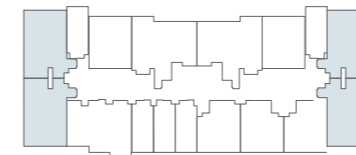
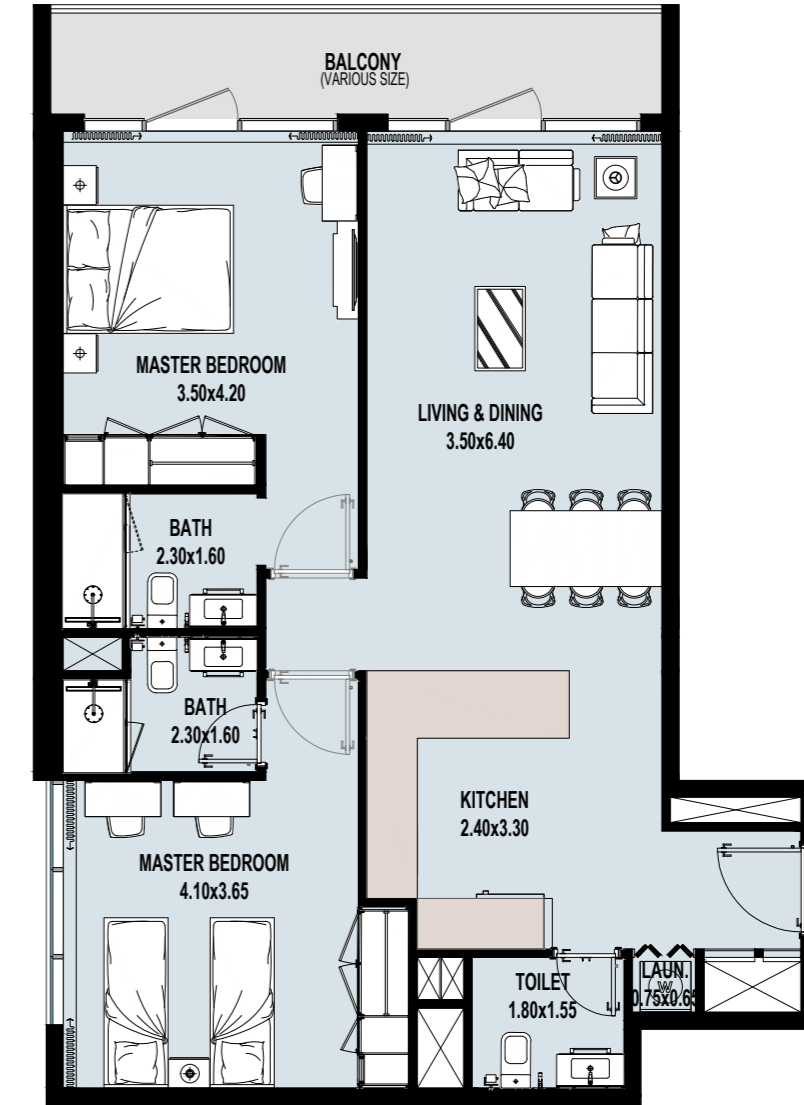


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NINE

Internal Area	638.73 sq.ft
Outdoor Area	94.29 sq.ft
<b>Total Area</b>	<b>733.02 sq.ft</b>

# 2 BEDROOM Type A

From 1<sup>st</sup> to 15<sup>th</sup> Floor

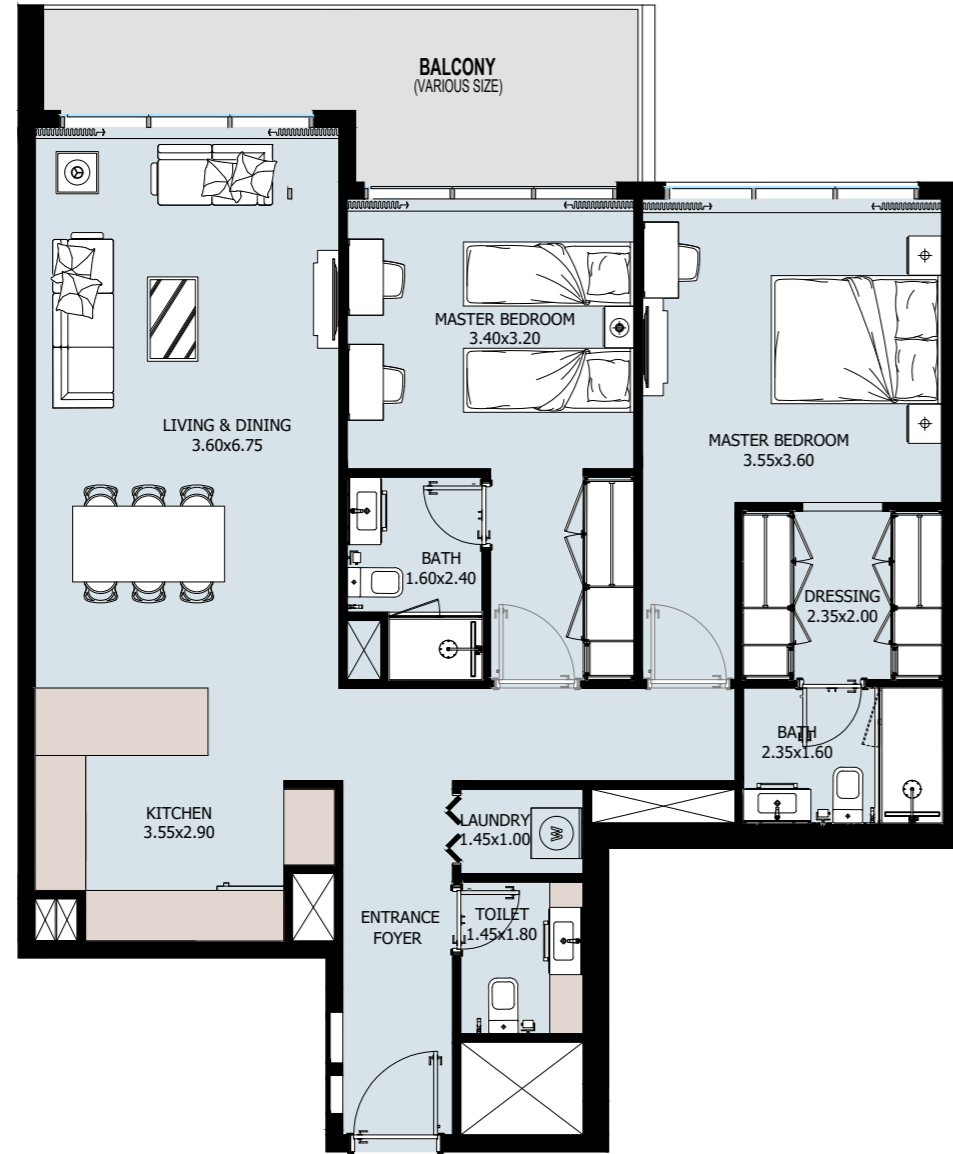


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Internal Area	937.86 sq.ft
Outdoor Area	71.58 to 1483.27 sq.ft
<b>Total Area</b>	<b>1009.44 to 2421.12 sq.ft</b>

## 2 BEDROOM Type B

From 2<sup>nd</sup> to 15<sup>th</sup> Floor

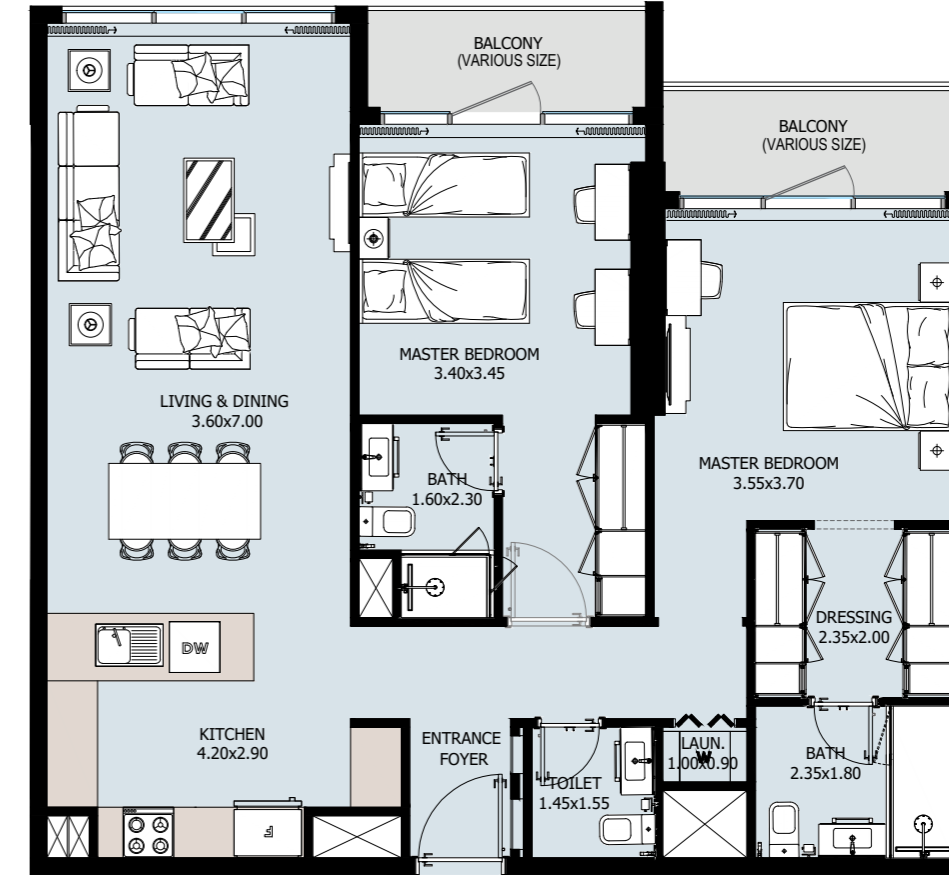


Internal Area	1075.31 sq.ft
Outdoor Area	129.27 sq.ft
<b>Total Area</b>	<b>1204.59 sq.ft</b>

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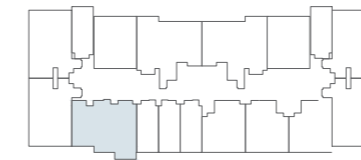
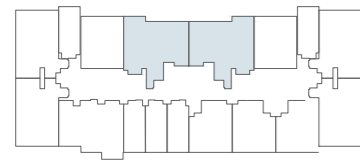
## 2 BEDROOM Type C

From 2<sup>nd</sup> to 15<sup>th</sup> Floor

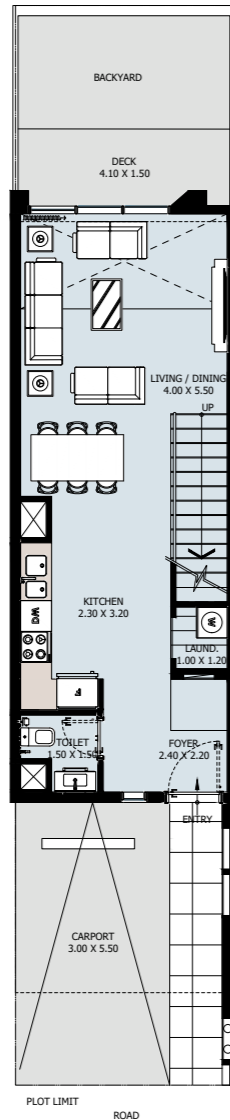


Internal Area	1050.77 sq.ft
Outdoor Area	93.00 sq.ft
<b>Total Area</b>	<b>1143.77 sq.ft</b>

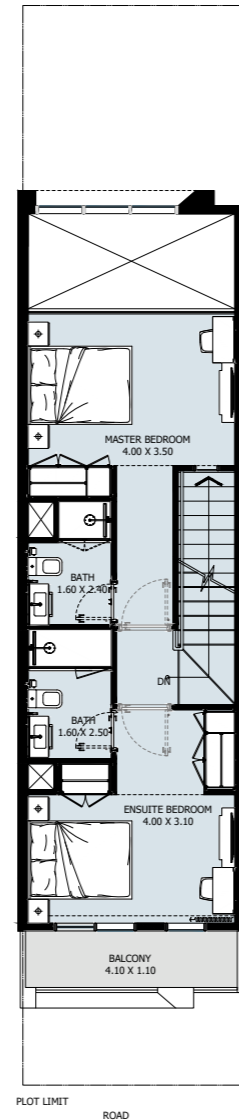
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NINE



## 2 BR TOWNHOUSE Type A



GROUND FLOOR

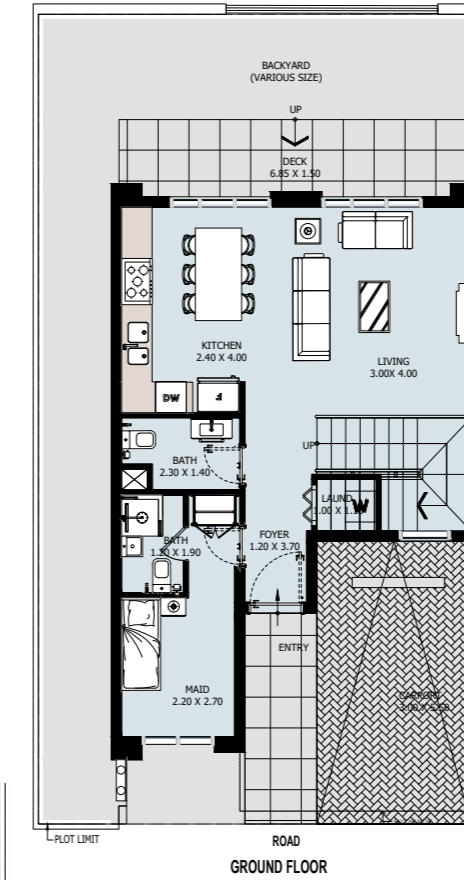


1ST FLOOR

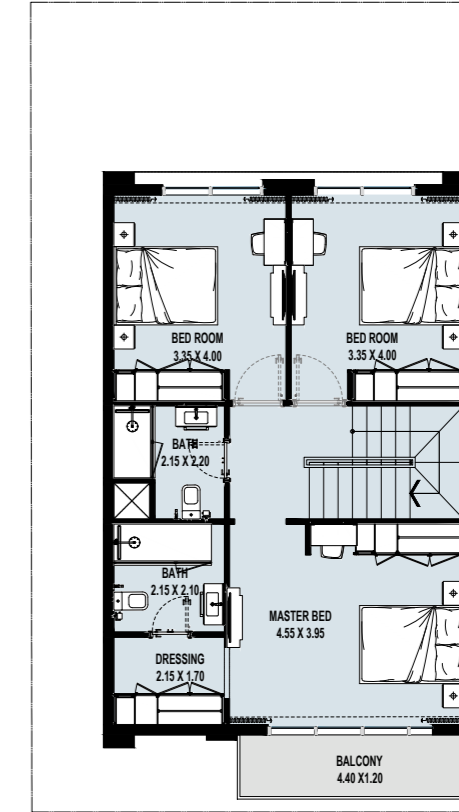
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Internal Area	1074.13 to 1101.79 sq.ft
Outdoor Area	533.1 to 2654.66 sq.ft
Total Area	1607.23 to 3756.46 sq.ft

## 3 BR TOWNHOUSE Type A



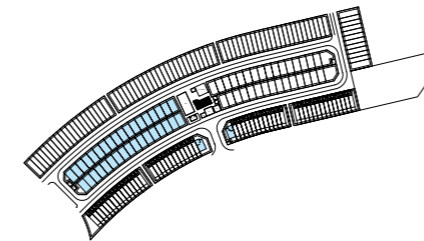
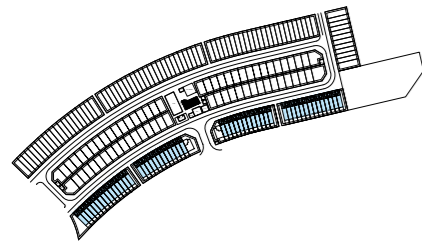
GROUND FLOOR



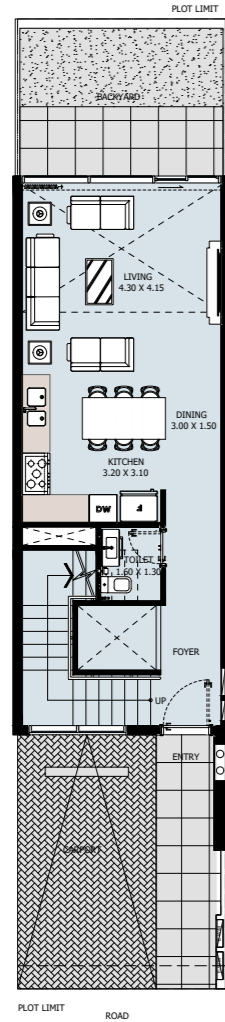
FIRST FLOOR

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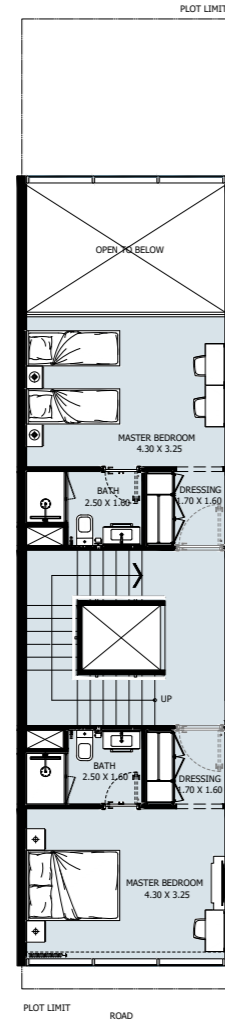
Internal Area	1543.11 sq.ft
Outdoor Area	961.32 to 2343.77 sq.ft
Total Area	2504.44 to 3886.88 sq.ft



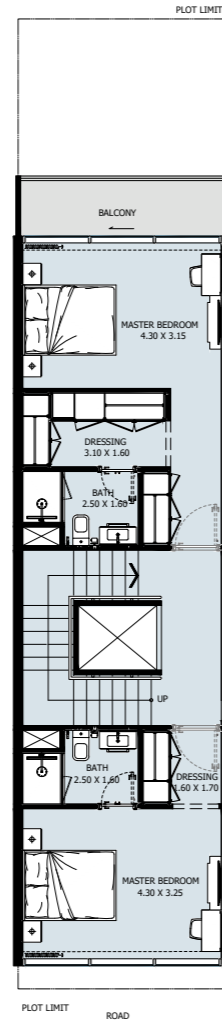
# 4 BR TOWNHOUSE Type A



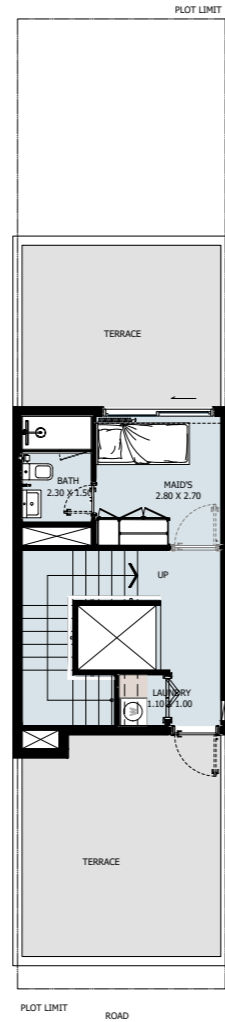
GROUND FLOOR



1ST FLOOR



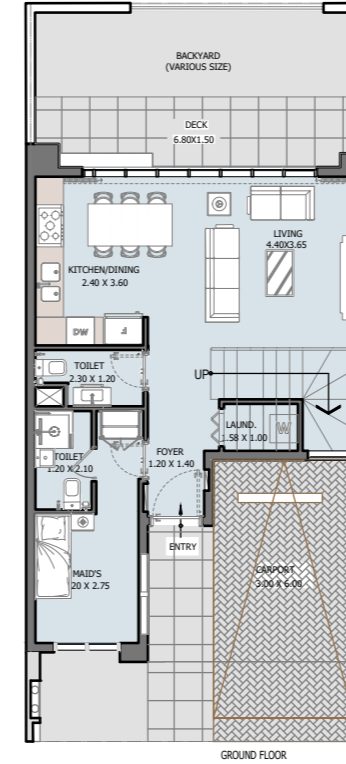
2ND FLOOR



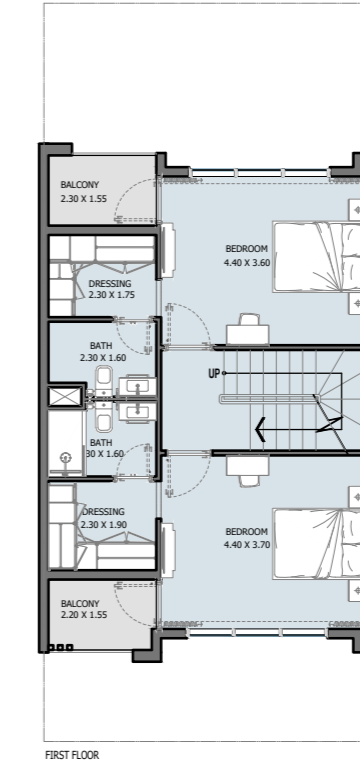
3RD FLOOR

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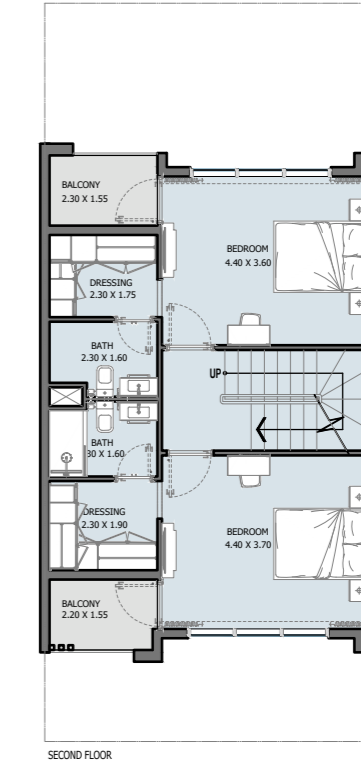
# 4 BR TOWNHOUSE Type B



GROUND FLOOR

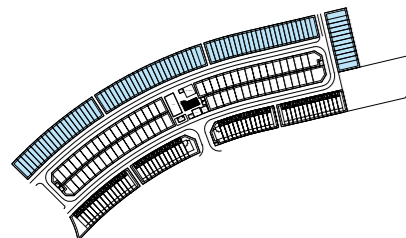


FIRST FLOOR

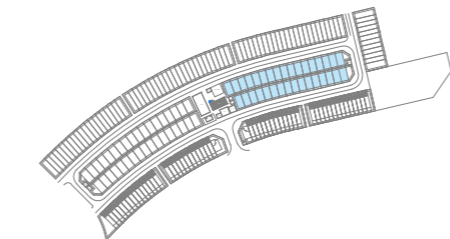


SECOND FLOOR

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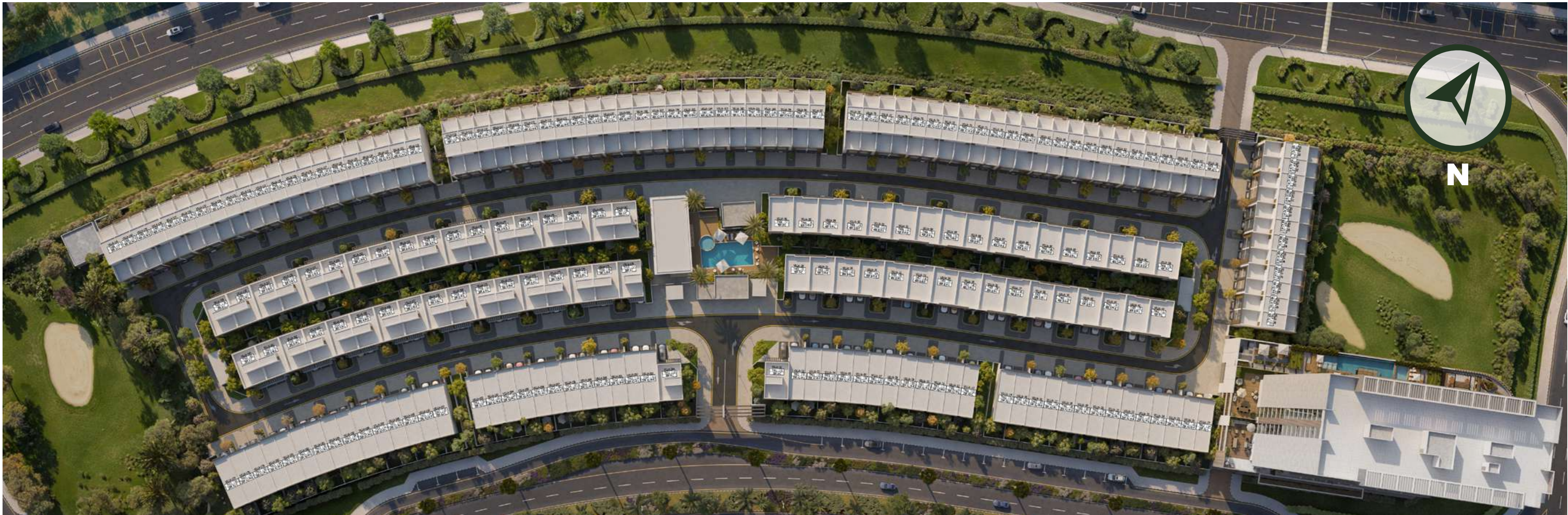
Internal Area	2292.07 to 2292.5 sq.ft
Outdoor Area	972.01 to 1706.92 sq.ft
<b>Total Area</b>	<b>3264.07 to 3999.42 sq.ft</b>



Internal Area	1981.74 sq.ft
Outdoor Area	748.63 to 1731 sq.ft
<b>Total Area</b>	<b>2730.37 to 3712.75 sq.ft</b>



VERDANA  
MASTERPLAN



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