



MAJARA LUXURY REAL ESTATE LLC

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Majara Unveils Verdana IV – A Landmark of Elegance in Dubai Investment Park



**IN THE HEART OF DUBAI
NEXT TO GREEN COMMUNITY**

Residents of Verdana IV enjoy the advantages of a strategic location and vibrant community life, along with the potential for a remarkable return on investment. Seamlessly connected to Dubai's key economic hubs, the development offers quick access to major routes including Sheikh Zayed Road and Emirates Road, while keeping the city's premier attractions within easy reach.

Nestled in a dynamic urban community, with Dubai's major cultural, business, and residential landmarks within easy reach.

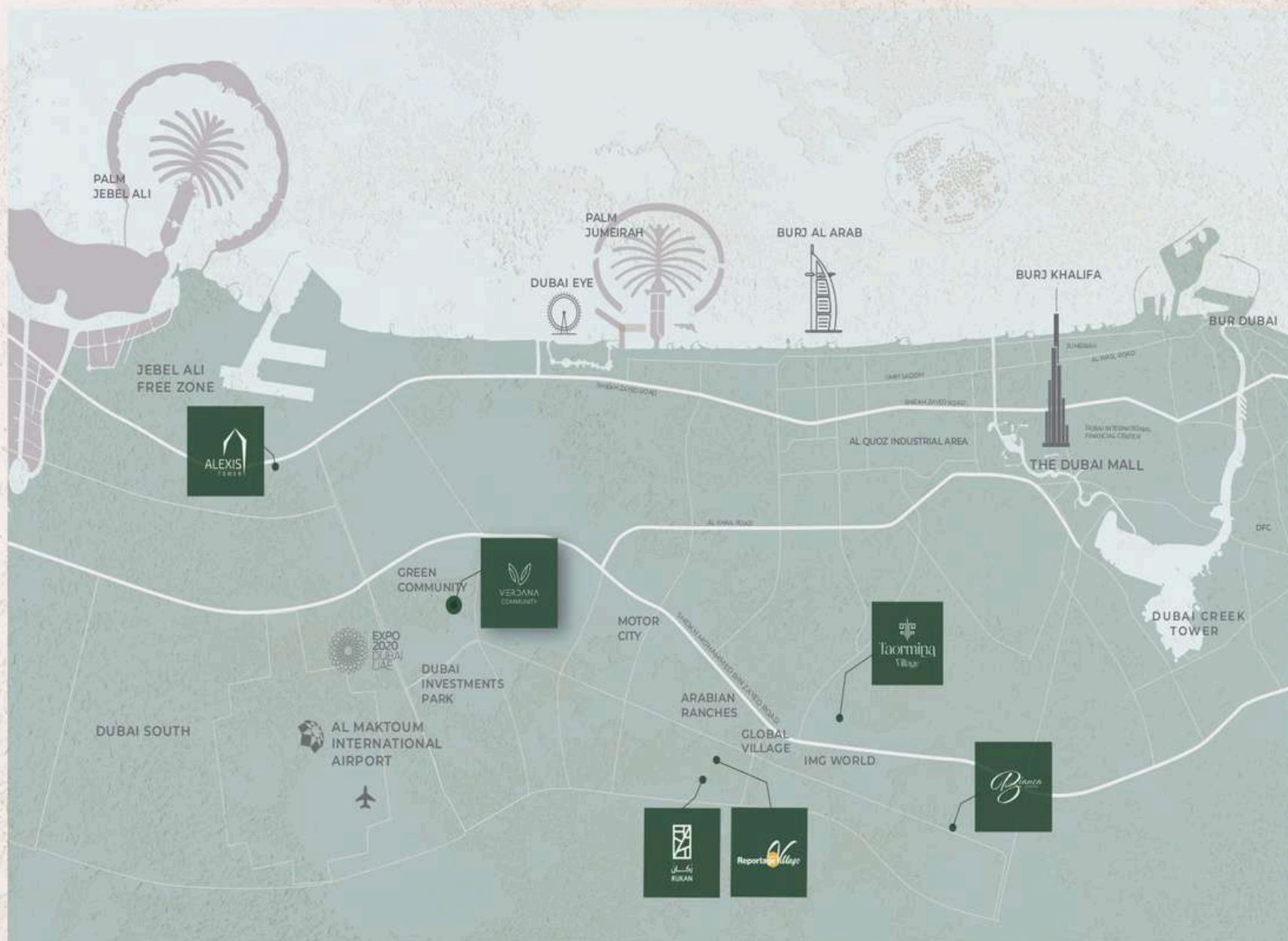
The Human-Centric City of the Future – a cornerstone of Dubai Urban Plan 2040. Experience an endless spectrum of possibilities and stay connected to the world, where boundaries disappear and the future begins today.



VERDANA IV

Building on the success of its earlier phases, Verdana IV redefines luxury living with 306 townhouses and 392 apartments, seamlessly blending modern elegance with nature. An integrated community with world-class facilities and a prime city-edge location, Verdana IV offers a lifestyle that cannot be missed.





- 11** minutes driving to Expo City
- 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
- 23** minutes driving to Mall of The Emirates
- 24** minutes driving to IMG World
- 26** minutes driving to Burj Khalifa/Dubai Mall

WHERE THE WORLD IS YOUR
BACKDROP
STRATEGICALLY LOCATED IN THE HEART OF DUBAI

حيث العالم بأكمله
خلفية من حولك
موقع متميز في قلب دبي





Nature Reimagined Through Modern Elegance

A Seamless Community with Endless Options



A Premium Ensemble of Townhouses and Apartments



Luxury Living That Offers Something for Everyone



Unmatched Amenities Including Pools, Gymsnasiums, and Play Spaces

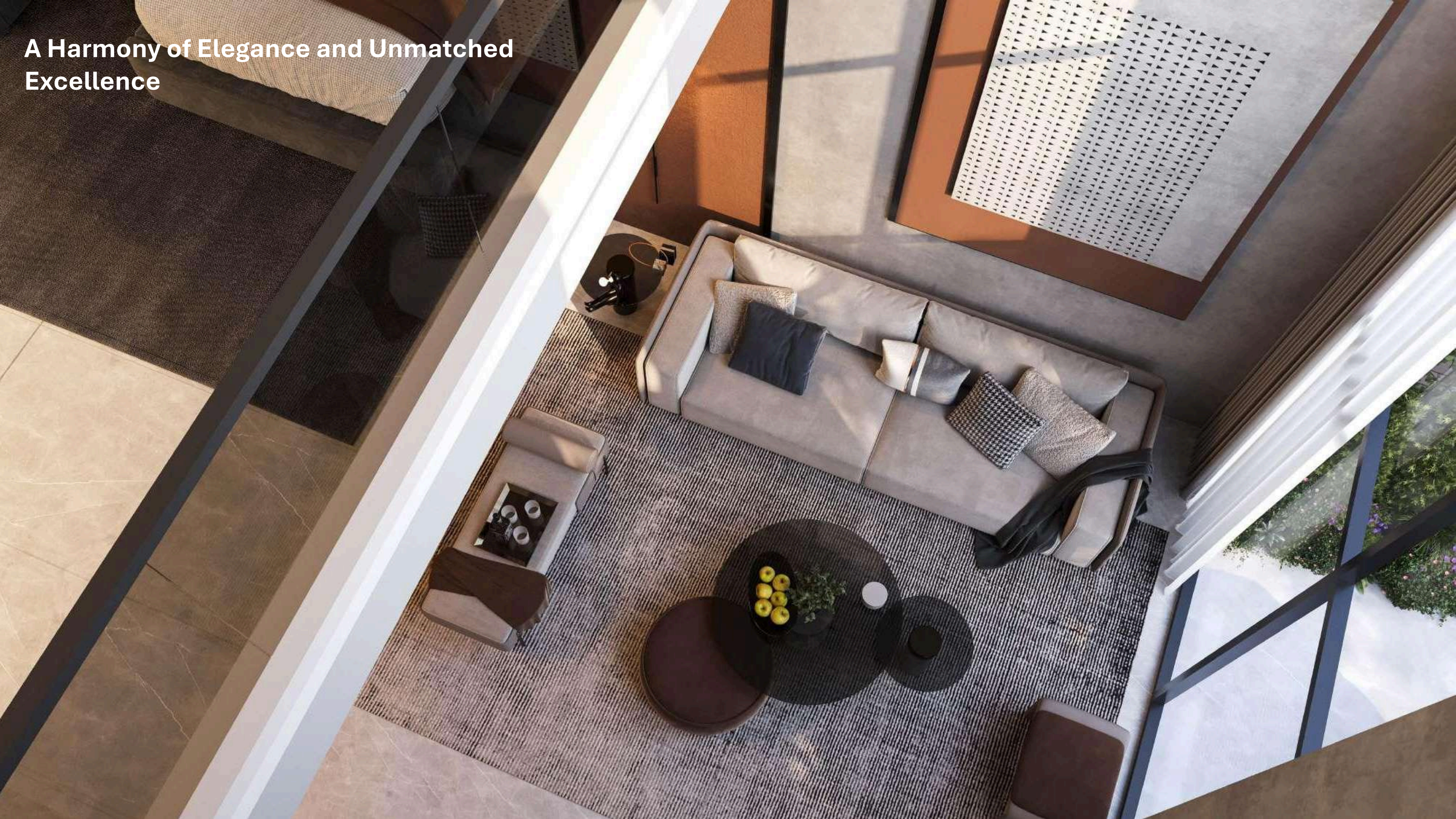
An Imprint of Elegance and Timeless Luxury



A Place Where Inspiration Never Fades



A Harmony of Elegance and Unmatched Excellence





WORLD-CLASS AMENITIES

- Private Parking slots for each unit - مواقف سيارات خاصة لكل وحدة
- Large Swimming Pool - حمام سباحة كبير
- Kids' Swimming Pool - حمام سباحة للأطفال
- Gymnasium - صالة ألعاب رياضية
- Clubhouse - كلاب هاوس
- Shaded Seating Areas - مناطق جلوس مظللة
- Landscape Areas - مساحات خضراء
- 6 Large Elevators - ٦ مصاعد كبيرة
- Kids Play Area - منطقة اللعب للأطفال
- BBQ stations - مناطق للشواء



مميزات الوحدة UNIT FEATURES

- شقق/ت/ تراسات وفقاً لخطط الوحدة
- أثاثات مطبخ و كوبرتوب
- حمامات مغطاة بالكامل
- وحدات تخزين و مرايا
- تكييف هواء
- وحدات تخزين داخلية بمرور اليوم
- حمام داخلي في بعض الشقق
- غرفة غسيل و خزانة
- غرفة معيشة مرتفعة الأرضيات ببعض وحدات التاون هاوس
- سقف زجاجي زجاجي ببعض وحدات التاون هاوس
- بعض وحدات التاون هاوس مزودة بمصعد داخلي
- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms
- Vanity units & Mirrors
- Air conditioning
- Built-in wardrobes in bedrooms
- Some bedrooms with private bathroom
- Laundry & Maid Room in some townhouses
- Double Height Living room in some townhouses
- Sky roof in some townhouses
- Some townhouses with internal elevator



تفاصيل المشروع

النوع: تاون هاوس & شقق
مساحة الأرض: 58,836.95 متر مربع
إجمالي عدد الوحدات: 306 تاون هاوس + 392 شقة

PROJECT DETAILS

Type: Townhouses & Apartments
Plot Area: 58,836.95 sq.m.
Total Units: 306 Townhouses + 392 Apartments

TOWNHOUSES

- 101 تاون هاوس غرفتين
Two Bedroom Townhouses
- 42 تاون هاوس ثلاث غرف
Three Bedroom Townhouses
- 163 تاون هاوس أربع غرف
Four Bedroom Townhouses

TOTAL UNITS 306
إجمالي عدد الوحدات: 306

RESIDENCE

- 119 شقة استوديو
Studio Apartments
- 119 شقة غرفة واحدة
One Bedroom Apartments
- 109 شقة غرفتين
Two Bedroom Apartments
- 45 شقة ثلاث غرف
Three Bedroom Apartments

TOTAL UNITS 392
إجمالي عدد الوحدات: 392

مزيج الوحدات
UNIT MIX

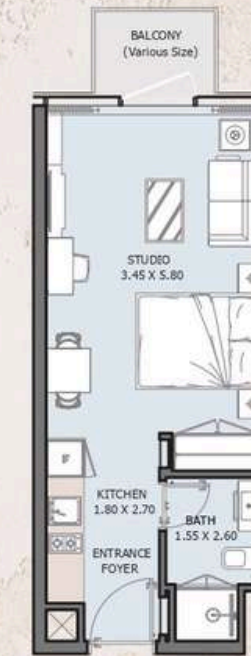


UNIT TYPES

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.

ST | Type A

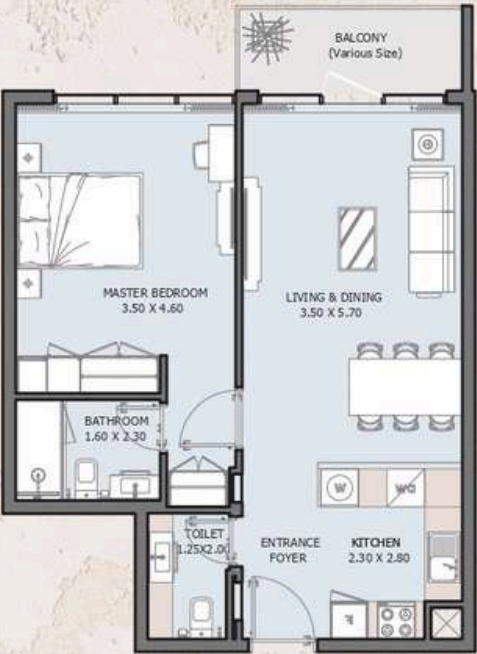
FROM 1st TO 15th FLOOR



Internal Area	336.59 sq.ft
Outdoor Area	26.59 to 154.14 sq.ft
Total Area	363.17 to 490.73 sq.ft

1B | Type A

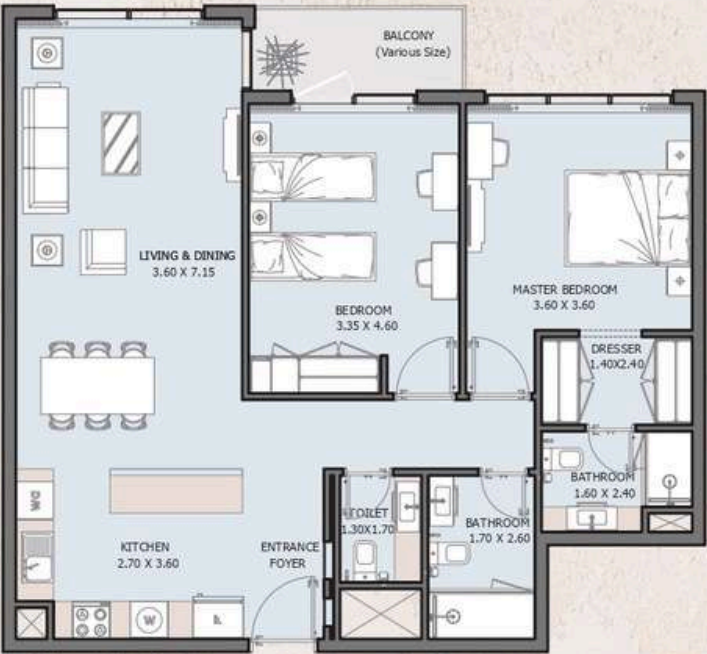
FROM 1st TO 15th FLOOR



Internal Area	637.22 sq.ft
Outdoor Area	47.58 to 317.21 sq.ft
Total Area	684.80 to 954.44 sq.ft

2B | Type A

FROM 1st TO 15th FLOOR



Internal Area	1025.15 sq.ft
Outdoor Area	44.13 to 425.50 sq.ft
Total Area	1069.29 to 1450.65 sq.ft

2B | Type B

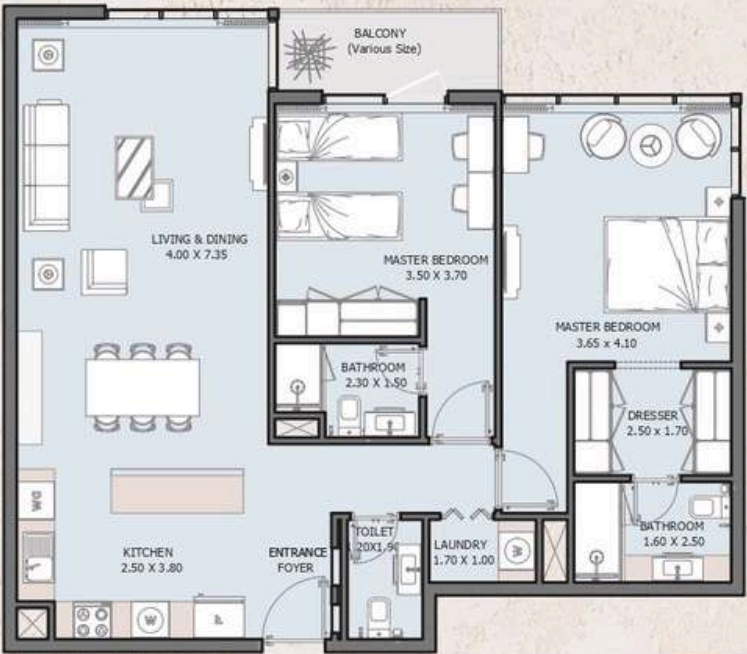
FROM 11TH TO 15TH FLOOR



Internal Area	897.60 sq.ft
Outdoor Area	53.28 to 323.99 sq.ft
Total Area	950.88 to 1221.60 sq.ft

2B | Type C

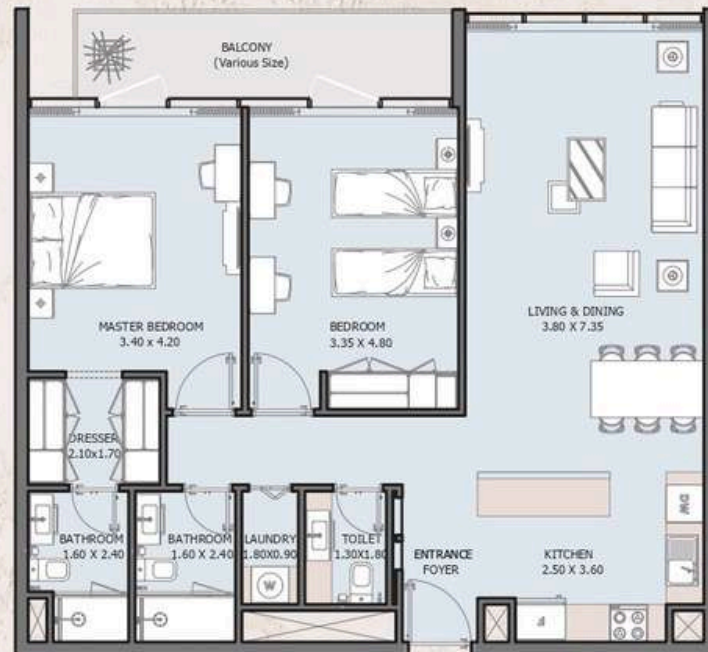
FROM 1ST TO 15TH FLOOR



Internal Area	1088.23 sq.ft
Outdoor Area	46.72 to 444.23 sq.ft
Total Area	1134.95 to 1532.46 sq.ft

2B | Type D

FROM 1st TO 4th FLOOR



Internal Area	1066.27 sq.ft
Outdoor Area	83.64 to 239.60 sq.ft
Total Area	1149.91 to 1305.88 sq.ft

3B | Type A

FROM 2nd TO 15th FLOOR



Internal Area	1552.26 sq.ft
Outdoor Area	86.76 to 306.66 sq.ft
Total Area	1639.02 to 1858.93 sq.ft

3B | Type B

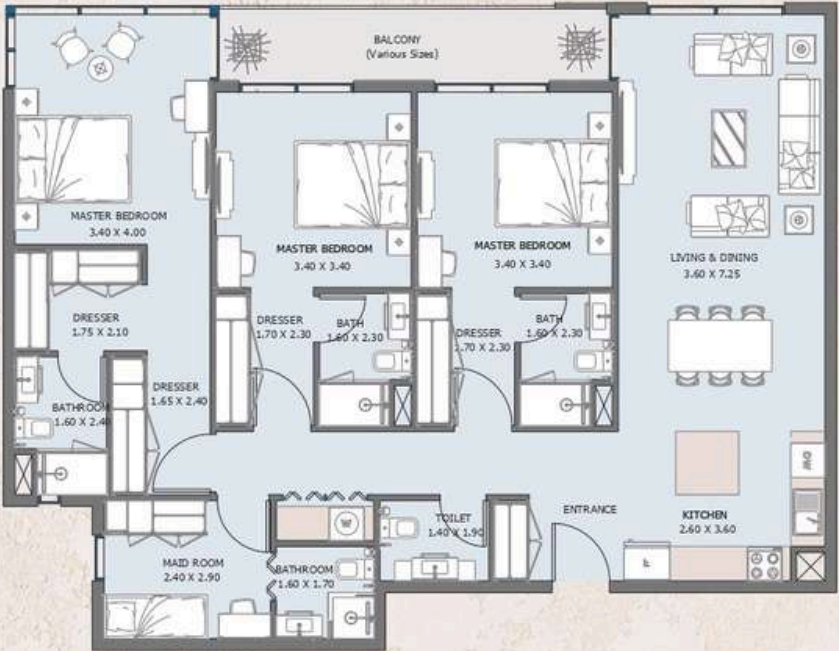
FROM 1st TO 15th FLOOR



Internal Area	1435.04 sq.ft
Outdoor Area	86.97 to 378.89 sq.ft
Total Area	1522.02 to 1813.93 sq.ft

3B | Type C

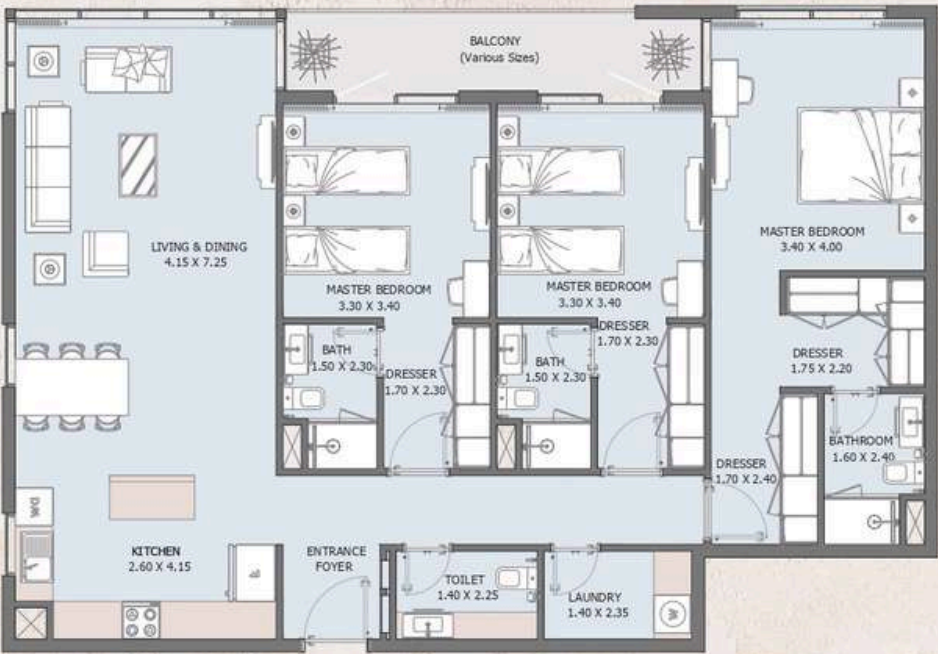
FROM 1st TO 15th FLOOR



Internal Area	1489.44 sq.ft
Outdoor Area	90.42 to 1125.48 sq.ft
Total Area	1579.86 to 2614.92 sq.ft

3B | Type D

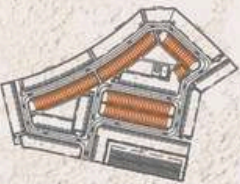
9TH FLOOR



Internal Area	1419.36 sq.ft
Outdoor Area	86.77 sq.ft
Total Area	1506.13 sq.ft

2B | TOWNHOUSE

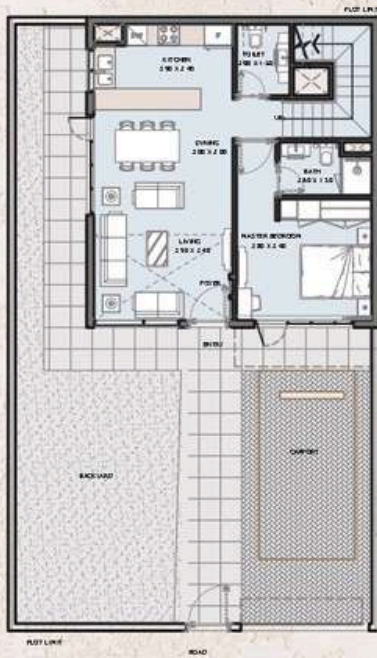
Type A



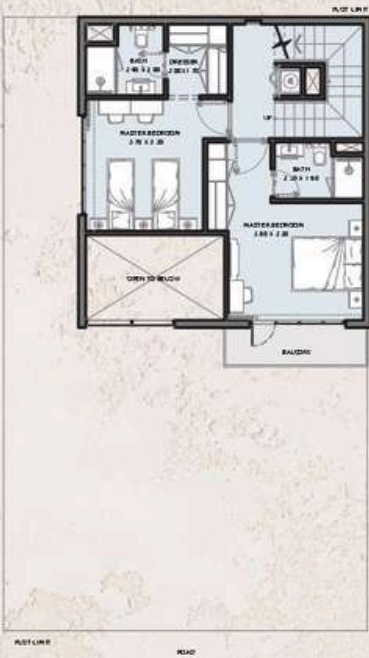
Internal Area	1126.12 sq.ft
Outdoor Area	527.97 to 1429.88 sq.ft
Total Area	1654.08 to 2555.99 sq.ft

3B | TOWNHOUSE

Taype A



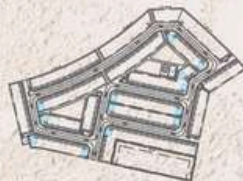
GROUND FLOOR



1ST FLOOR



2ND FLOOR



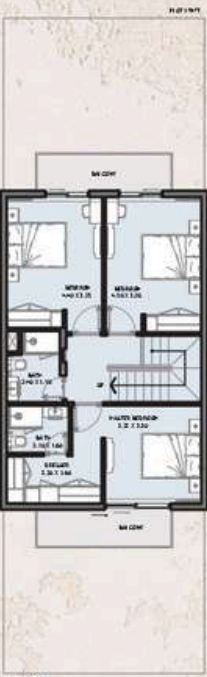
Internal Area	1646.55 sq.ft
Outdoor Area	1221.06 to 2069.36 sq.ft
Total Area	2867.61 to 3715.91 sq.ft

3B | TOWNHOUSE

Taype B



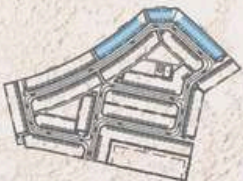
GROUND FLOOR



1ST FLOOR



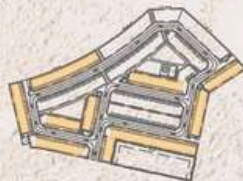
ROOF FLOOR



Internal Area	1550.32 sq.ft
Outdoor Area	874.57 to 2012.53 sq.ft
Total Area	2424.89 to 3562.85 sq.ft

4B | TOWNHOUSE

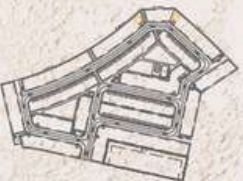
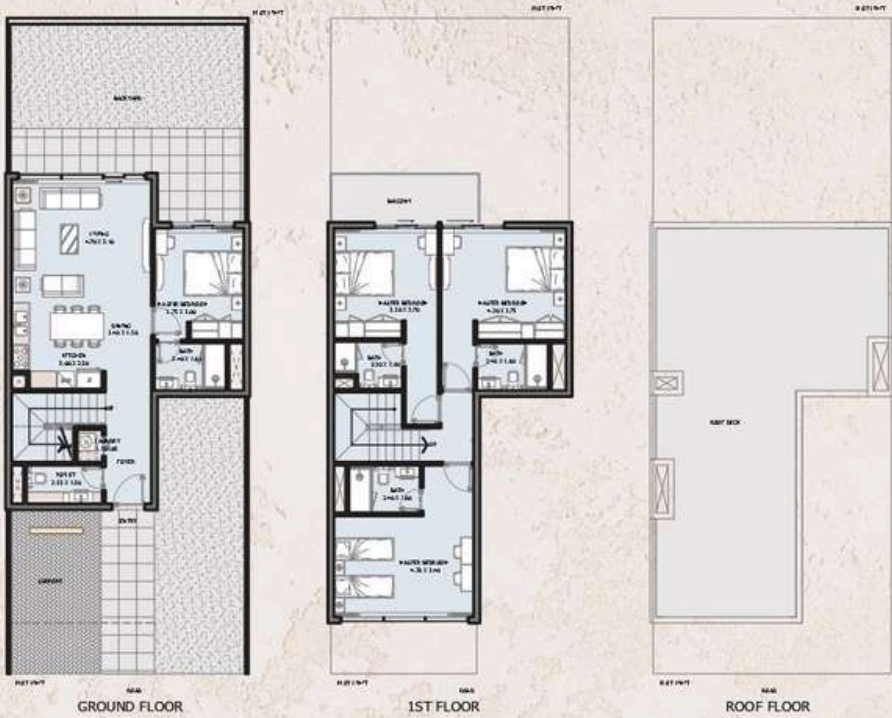
Taype A



Internal Area	2309.50 sq.ft
Outdoor Area	476.52 to 1920.06 sq.ft
Total Area	2786.02 to 4229.56 sq.ft

4B | TOWNHOUSE

Taype B



Internal Area	1655.49 sq.ft
Outdoor Area	1848.59 to 2080.12 sq.ft
Total Area	3504.08 to 3735.61 sq.ft



MASTERPLAN





Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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