





الحياة بلونها الأخضر  
WHERE LIFE IS EVERGREEN

## ABOUT REPORTAGE

Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Turkey, Morocco, and upcoming international projects.

We are focused and consistent in our objective to provide innovative, modern, and affordable housing solutions that not only offer our investors an outstanding value but also provide the home buyers a safe place to live in.

Our mission is to be amongst the most trusted real estate companies in the UAE by developing and providing homes that are equally elegant and affordable and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.

WE BUILD HOMES WITH  
UNPARALLELED ELEGANCE  
AND COMFORT.



## ريپورتاج العقارية

تمثل شركة ريبورتاج العقارية واحدةً من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة بمشروعات قائمة في أبوظبي ودبي و مصر و تركيا و المغرب، و مشاريع دولية أخرى ضمن الخطة.

وتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة وبأسعار في المتناول، وهي حلول من شأنها أن توفر قيمة متميزة.

تتمثل مهمة ريبورتاج العقارية في أن تكون أولى شركات العقارات الأكثر ثقة في دولة الإمارات العربية المتحدة، وذلك من خلال تطوير و توفير منازل تجمع بين الأناقة و العملية و متاحة للجميع، و تمنح ساكنيها الشعور بالانتماء. نتطلع بثقة إلى الأعوام القادمة ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم.

منازل تحظى بمزايا  
و راحة لا تضاهي



## في قلب دبي - مجمع دبي للاستثمار

حيث يمكن للسكان الاستفادة من الأنشطة المتنوعة و الموقع الاستراتيجي للمنطقة، بالإضافة إلى عائد استثماري متميز. علاوة على ذلك، فهو متصل جيدًا بالمراكز الاقتصادية الأساسية في المدينة مع سهولة الوصول إلى الطرق الرئيسية مثل شارع الشيخ زايد وشارع الإمارات، و على مقربة من أشهر معالم دبي.

## IN THE HEART OF DUBAI NEXT TO GREEN COMMUNITY

Where residents can benefit from the area's strategic location and the community activities, in addition to a remarkable return on investment. Furthermore, it is well connected to the city's core economic centres and provides quick access to major routes such as Sheikh Zayed Road and Emirates Road, with close proximity to Dubai's attractions.





في مجتمع حضري مزدهر وعلى بعد خطوات من أكبر مدينة ثقافية و تجارية و سكنية في دبي.

## مدينة إكسبو دبي

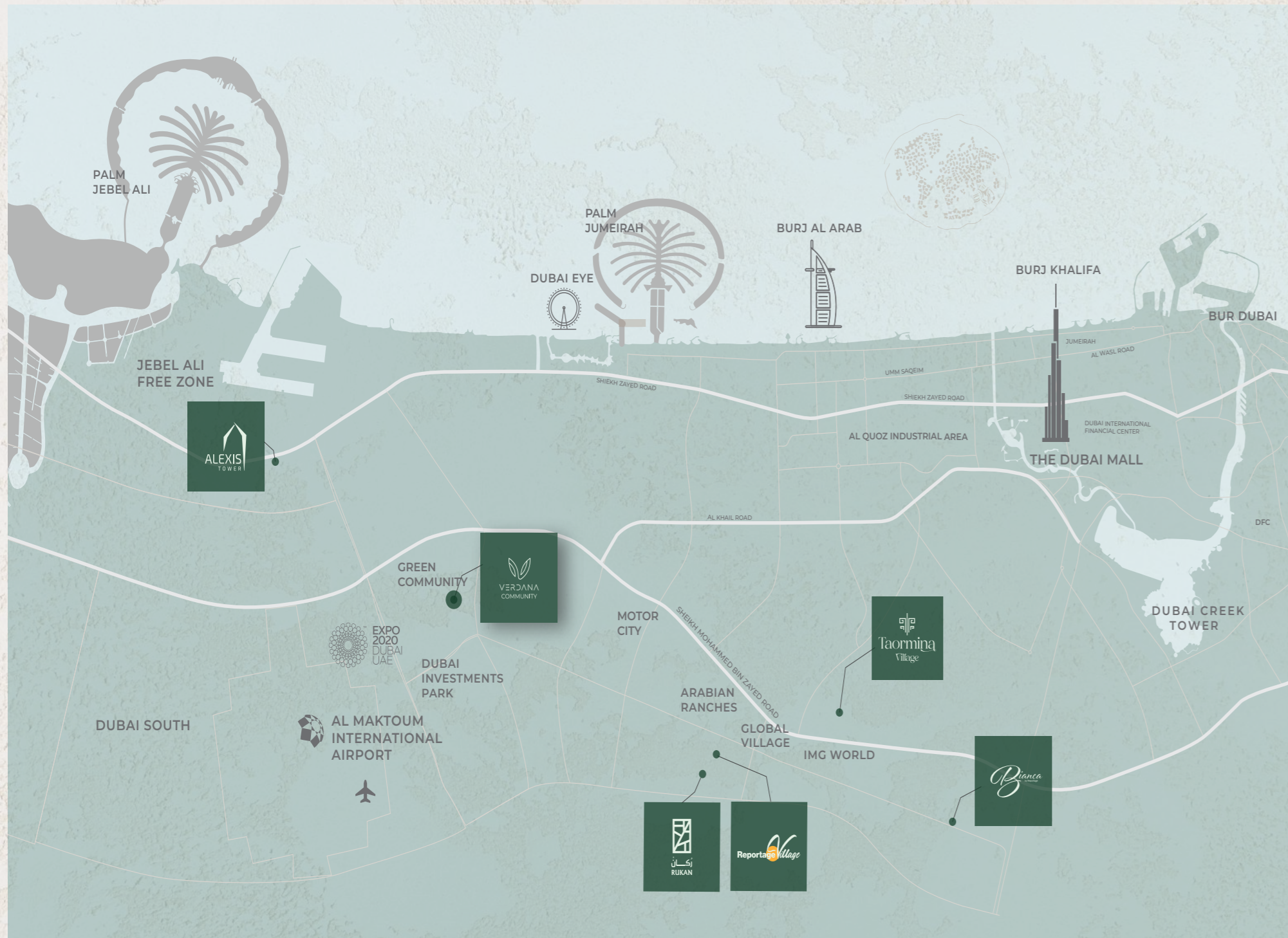
مدينة مستقبلية محورها الإنسان - و جزء لا يتجزأ من خطة دبي الحضرية 2040  
اختبر عالم لا حصر له من الخيارات و ابق على اتصال بالعالم، حيث لا وجود للحدود و المستقبل هو اللحظة الراهنة

## EXPO CITY DUBAI

The Human-Centric City of the Future – and part of Dubai Urban Plan 2040  
Experience and endless spectrum of possibilities and stay connected to the world, where boundaries are nothing and the future is now.

IN A THRIVING URBAN COMMUNITY AND A FEW STEPS AWAY FROM DUBAI'S BIGGEST CULTURAL, BUSINESS, AND RESIDENTIAL CITY.





- 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



## ڤيردانا IV

بعد النجاح الكبير الذي حققه في مراحلہ السابقة، يكمل مشروع ڤيردانا 4 الصورة الخضراء للرفاهية والخصوصية، بمجموعة من 306 تاون هاوس و 392 شقة جميعها مصممة وفقاً لأعلى المعايير.

ارتق إلى عالم تلتقي فيه الأناقة العصرية مع لمسة من الطبيعة، وينطق الفن ببلاغة التعبير.

ڤيردانا IV – مجتمع متكامل من الشقق و وحدات التاون هاوس . مع مرافق استثنائية وموقع في قلب المدينة و بعيداً عن الصخب، لا يمكن أن يفوتك أي جانب من جوانب الحياة.

## VERDANA IV

After the huge success of its previous phases, Verdana IV complements the green picture of luxury and privacy, with 306 Townhouses and 392 Apartments built to the highest standards.

Step into a world where modern elegance meets nature's touch, and art freely expresses itself. Verdana IV – An integrated community of Townhouses and Apartments that has much to offer. With exceptional facilities and a location in the heart of the city, yet away from the hustle, life can never be missed on.





A LUCID EXPRESSION  
OF NATURE, SPELT IN  
MODERNITY



صيغة عصرية لتعبير  
بليغ من وحي الطبيعة





AN INTEGRATED  
COMMUNITY AND A  
WHOLE SPECTRUM OF  
OPTIONS



مجتمع متكامل من أرقى الخيارات





A LUXURY COLLECTION  
OF TOWNHOUSES AND  
APARTMENTS

مجموعة فاخرة من الشقق  
و وحدات التاون هاوس





## كل شيء لكل فرد

حمامات سباحة، صالات ألعاب رياضية،  
مناطق للعب، و أكثر..

## EVERYTHING FOR EVERYONE

SWIMMING POOLS, GYMNASIUMS,  
PLAY AREAS, AND MORE.



A FINGERPRINT OF  
OPULENCE AND  
REFINED TASTE



بصمة خاصة من الرقي  
و الذوق الرفيع



حيث الإلهام دائم  
التجدد

WHERE  
INSPIRATION IS  
EVERGREEN





جماليات متقنة و  
جودة لا تضاهى

FINE AESTHETICS  
AND UNMATCHED  
QUALITY

# وسائل راحة بمستوى عالمي

WORLD-CLASS AMENITIES

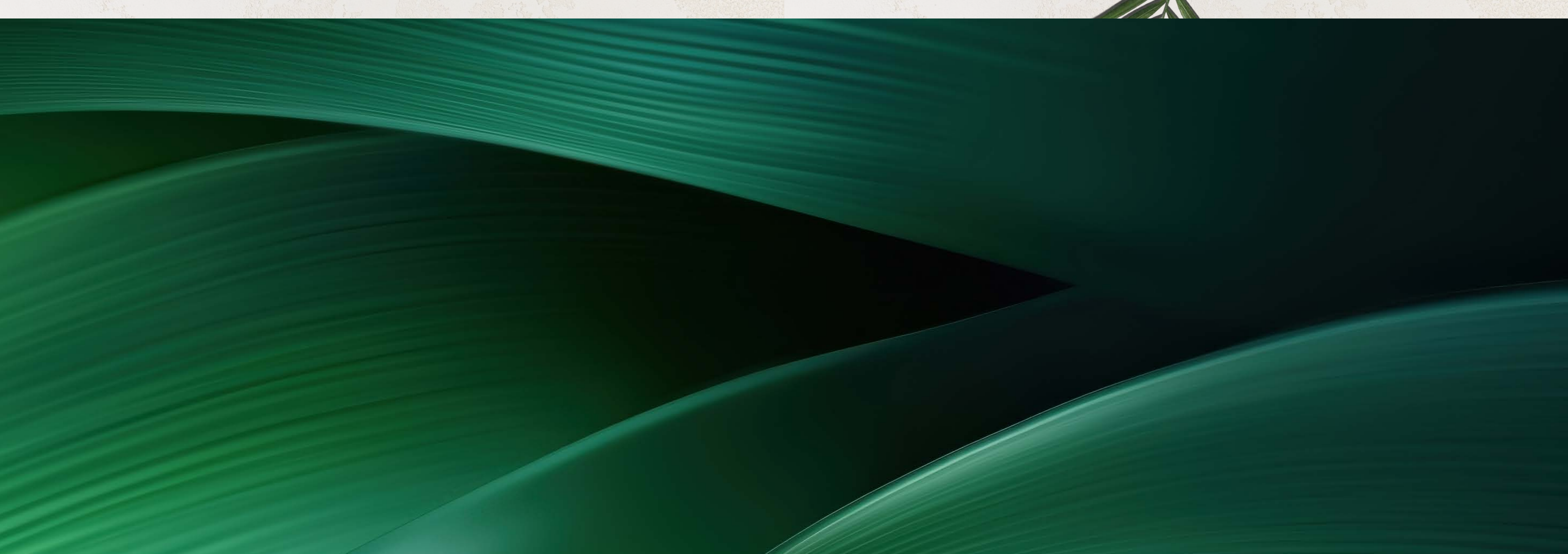
- Private Parking slots for each unit
  - Large Swimming Pool
  - Kids' Swimming Pool
  - Gymnasium
  - Clubhouse
  - Shaded Seating Areas
  - Landscape Areas
  - 6 Large Elevators
  - Kids Play Area
  - BBQ stations
- مواقف سيارات خاصة لكل وحدة
  - حمام سباحة كبير
  - حمام سباحة للأطفال
  - صالة ألعاب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





## مميزات الوحدة UNIT FEATURES

- 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
- بلكنات/ تراسات وفقاً لمخطط الوحدة
  - خزانات مطبخ و كونترتوب
  - حمامات مكسوة بالكامل
  - وحدات تخزين و مرايا
  - تكييف هواء
  - وحدات تخزين داخلية بغرف النوم
  - حمام خاص في بعض الغرف
  - غرفة غسيل و خادمة
  - غرفة معيشة مزدوجة الارتفاع ببعض وحدات التاون هاوس
  - سكاى روف ببعض وحدات التاون هاوس
  - بعض وحدات التاون هاوس مزودة بمصعد داخلي





# 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

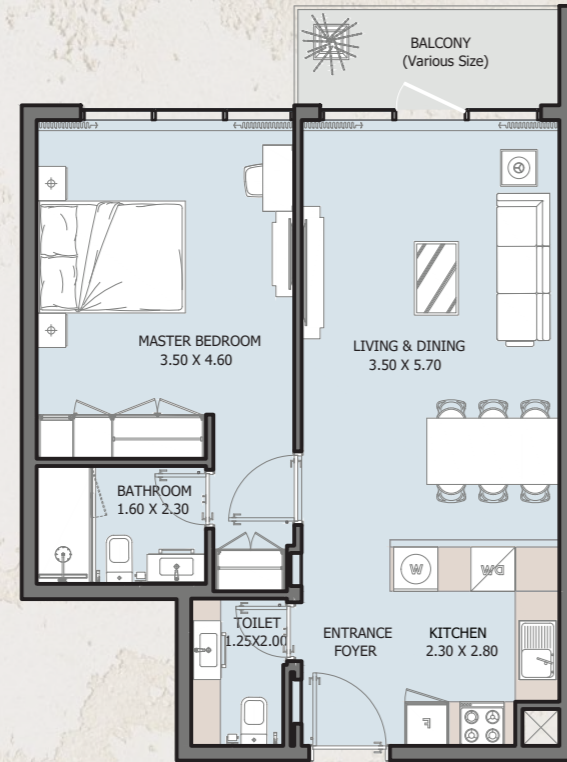
FROM 1<sup>st</sup> TO 15<sup>th</sup> FLOOR



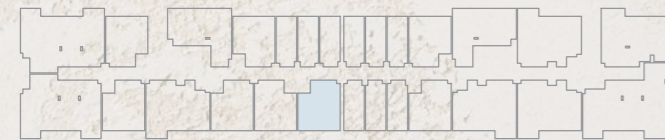
Internal Area	336.59 sq.ft
Outdoor Area	26.59 to 154.14 sq.ft
Total Area	363.17 to 490.73 sq.ft

# 1B | Type A

FROM 1<sup>st</sup> TO 15<sup>th</sup> FLOOR

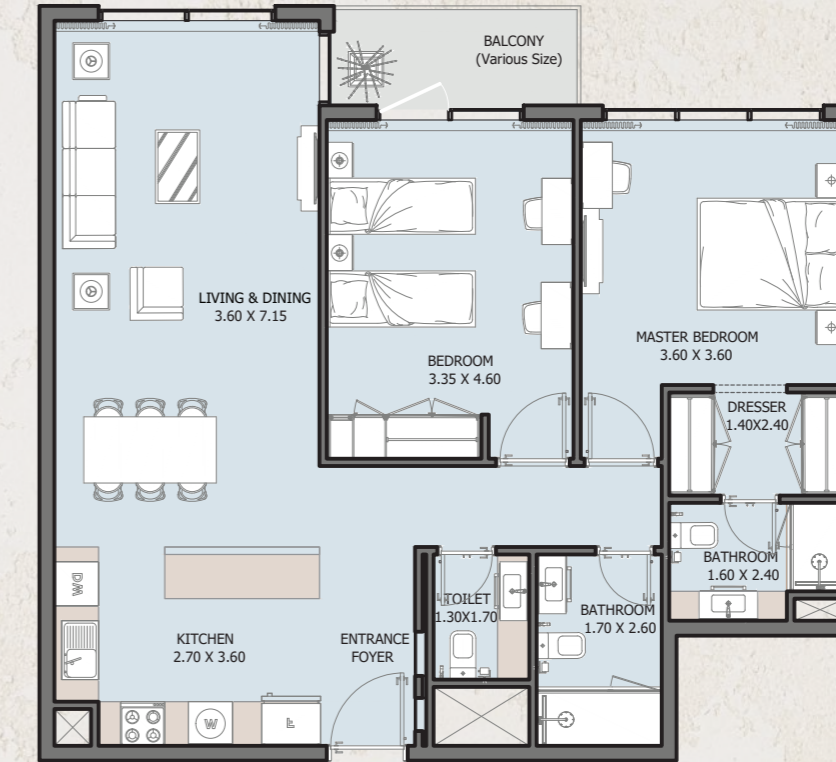


Internal Area	637.22 sq.ft
Outdoor Area	47.58 to 317.21 sq.ft
Total Area	684.80 to 954.44 sq.ft

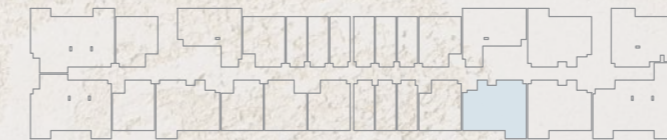


# 2B | Type A

FROM 1<sup>st</sup> TO 15<sup>th</sup> FLOOR

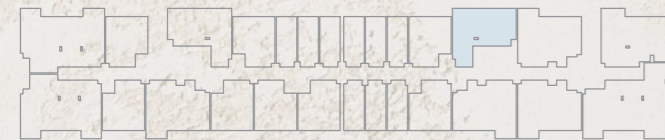


Internal Area	1025.15 sq.ft
Outdoor Area	44.13 to 425.50 sq.ft
Total Area	1069.29 to 1450.65 sq.ft



## 2B | Type B

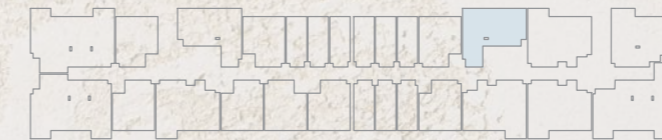
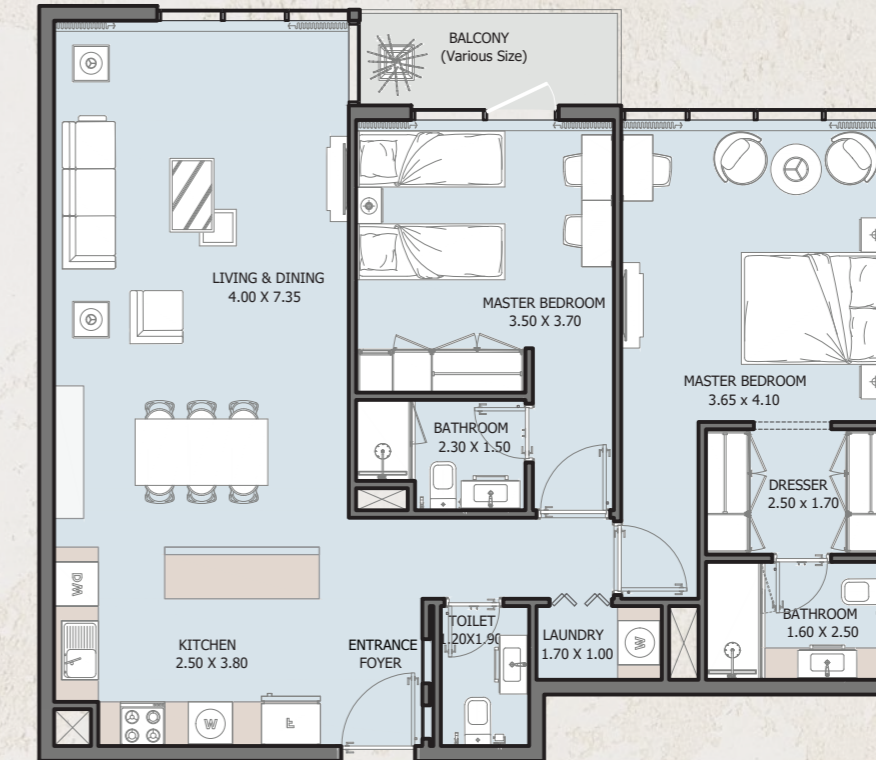
FROM 11<sup>th</sup> TO 15<sup>th</sup> FLOOR



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

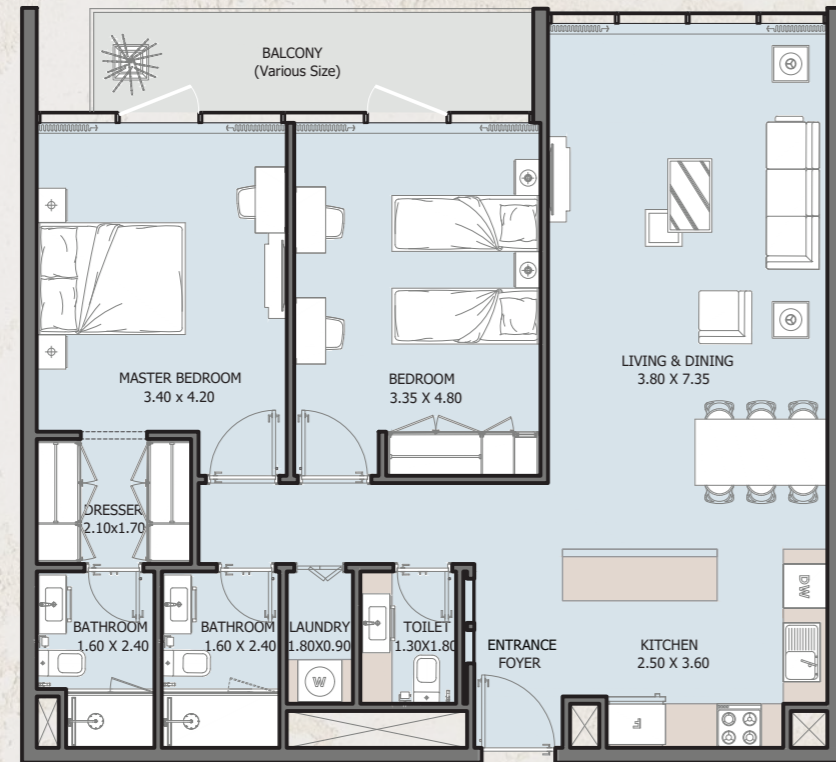
FROM 1<sup>st</sup> TO 15<sup>th</sup> FLOOR



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 1<sup>st</sup> TO 4<sup>th</sup> 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

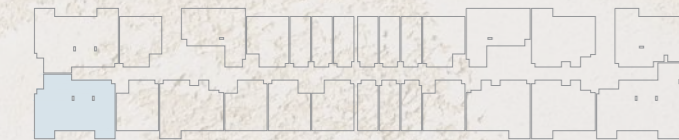
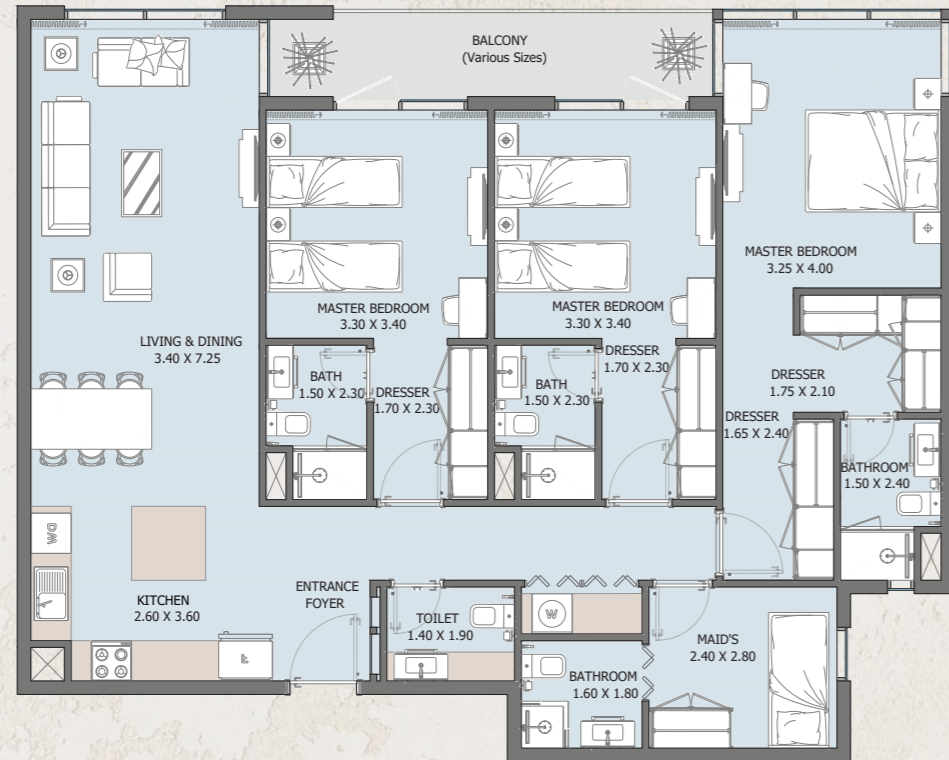
FROM 2<sup>nd</sup> TO 15<sup>th</sup> FLOOR



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

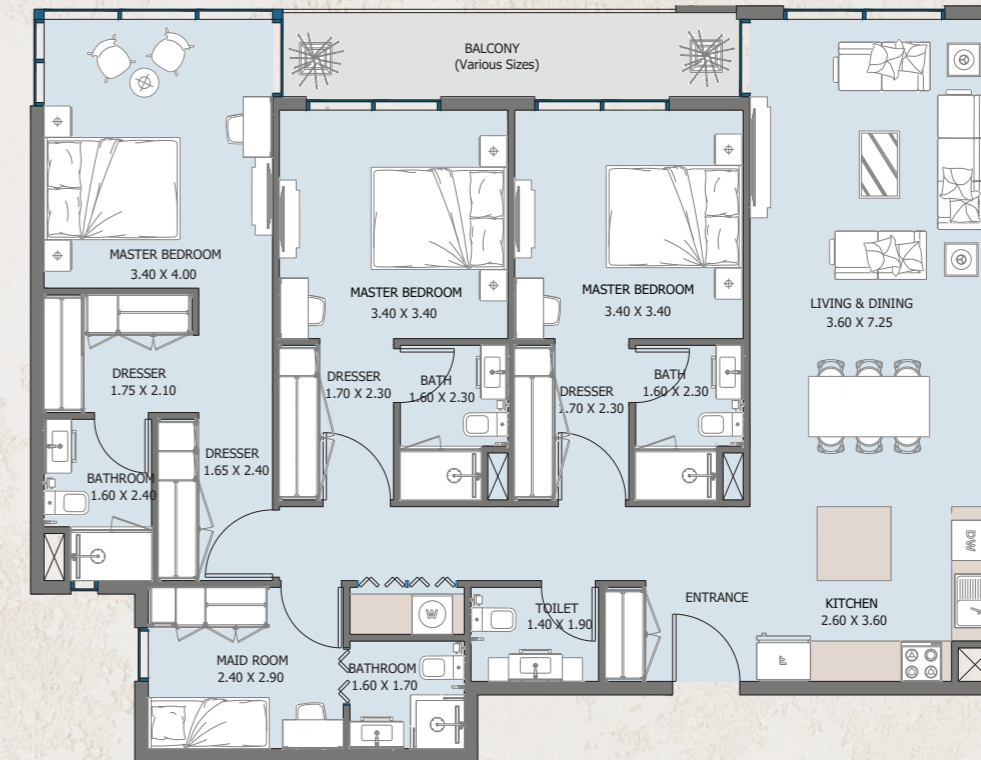
FROM 1<sup>st</sup> TO 15<sup>th</sup> FLOOR



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

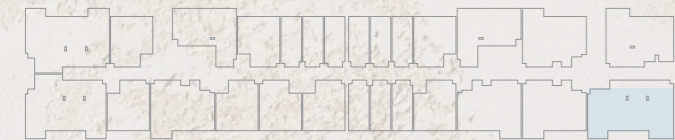
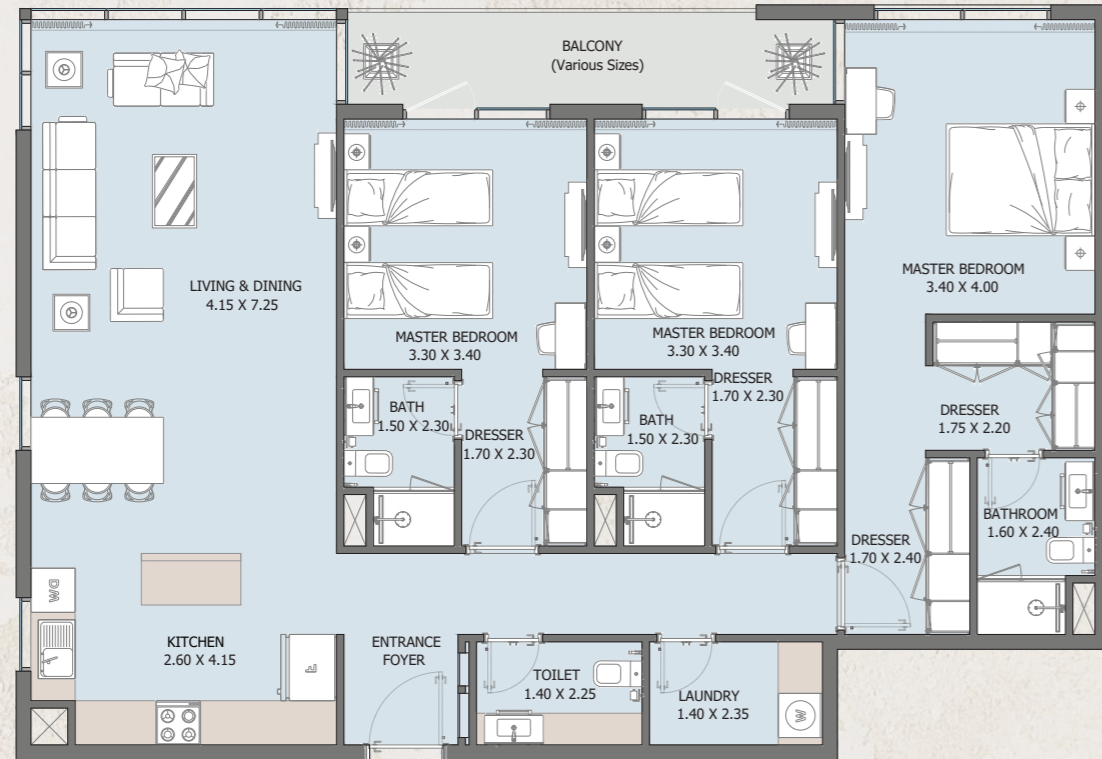
FROM 1<sup>st</sup> TO 15<sup>th</sup> FLOOR



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

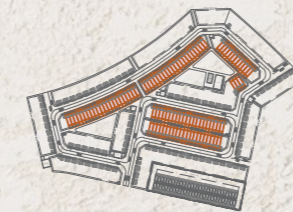
9<sup>th</sup> FLOOR



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

# 2B | TOWNHOUSE

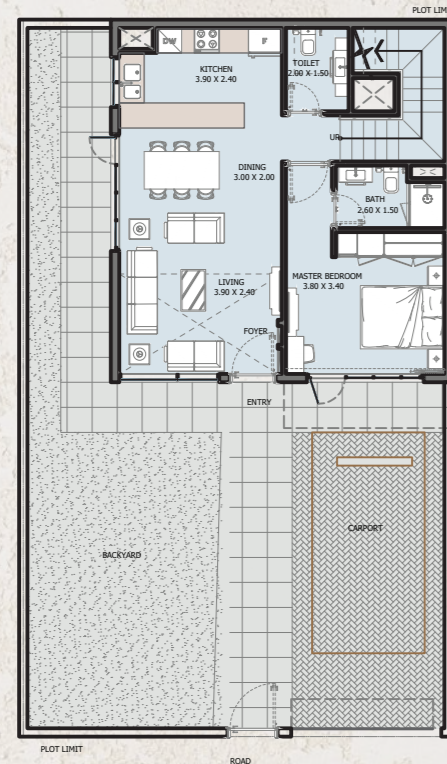
Type A



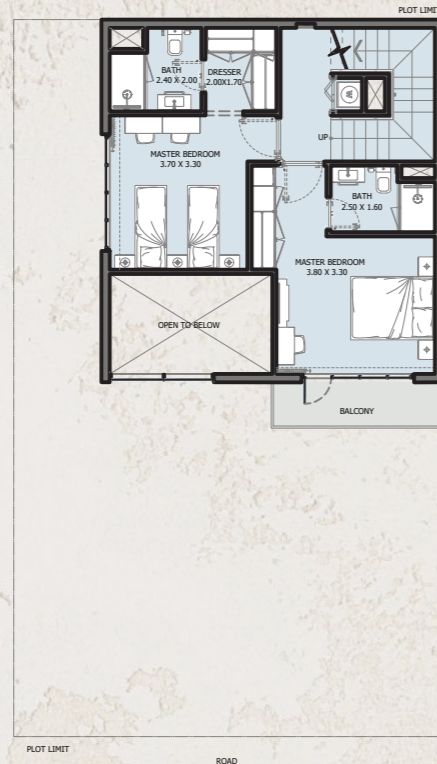
Internal Area	1126.12 sq.ft
Outdoor Area	527.97 to 1429.88 sq.ft
Total Area	1654.08 to 2555.99 sq.ft

# 3B | TOWNHOUSE

Taype A



GROUND FLOOR



1ST FLOOR



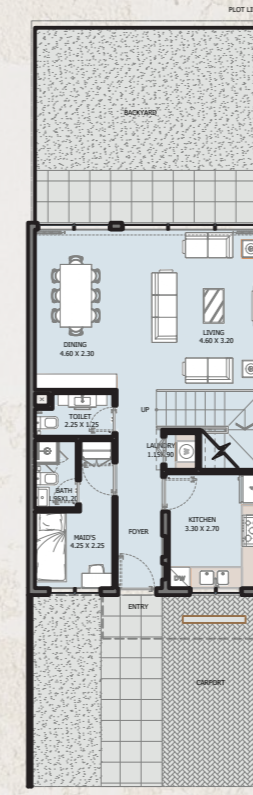
2ND FLOOR



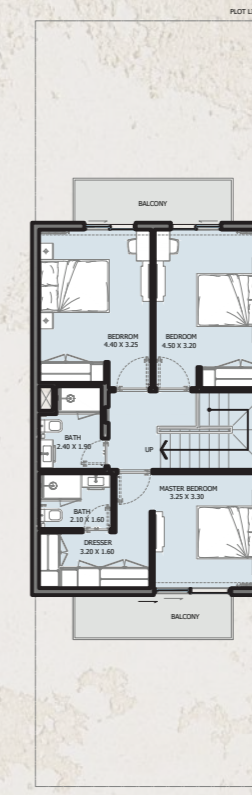
Internal Area	1646.55 sq.ft
Outdoor Area	1221.06 to 2069.36 sq.ft
Total Area	2867.61 to 3715.91 sq.ft

# 3B | TOWNHOUSE

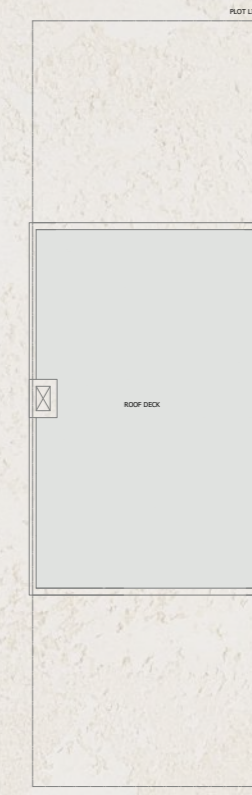
Taype B



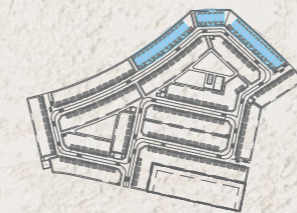
GROUND FLOOR



1ST FLOOR



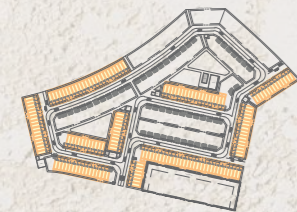
ROOF FLOOR



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

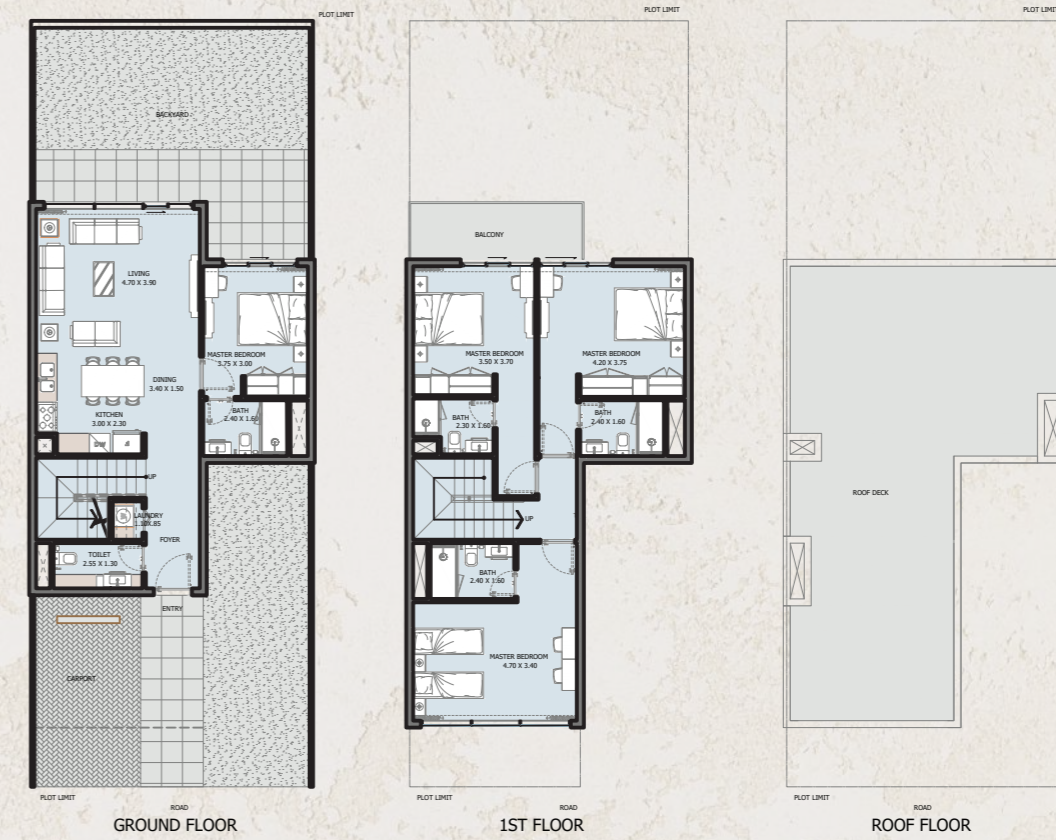
Taype A



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



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# ريپورتاج العقارية

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