

VERDANA
NINE

MAJARA LUXURY REAL ESTATE LLC

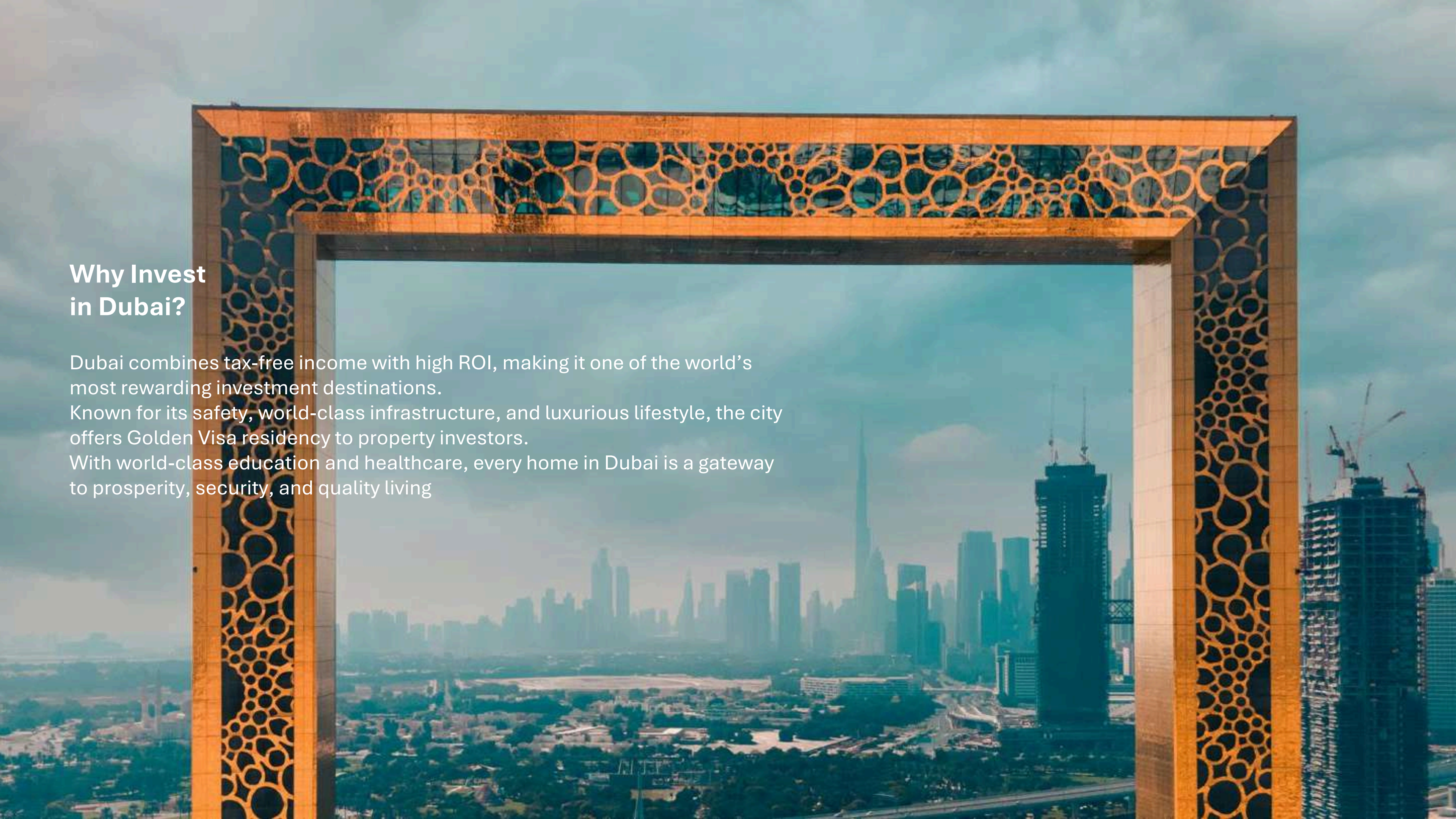
Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE



Majara Presents Verdana IX — A New Expression of Refined Living at Dubai Investment Park

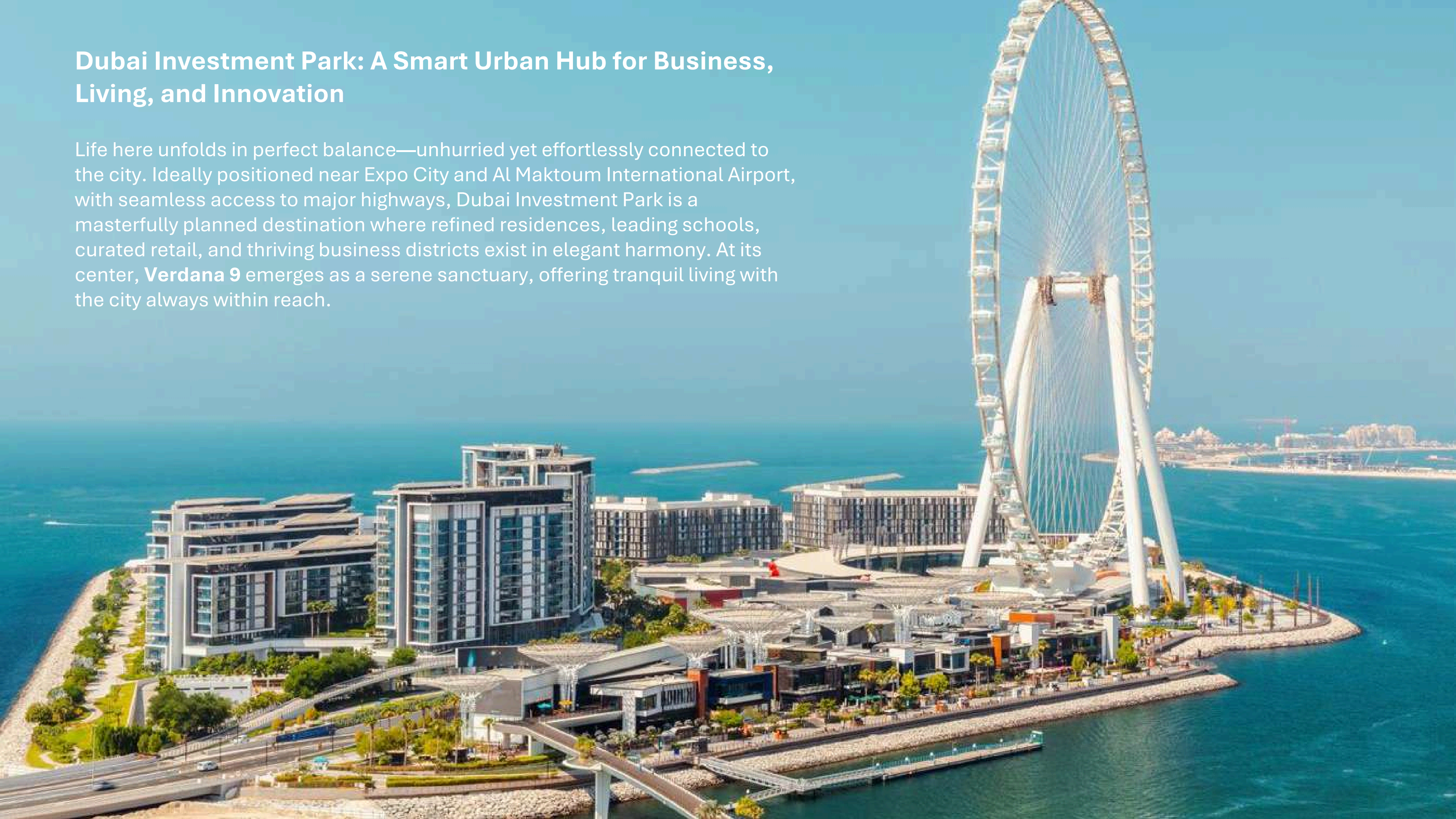
Why Invest in Dubai?

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 for Business, Living, and Innovation

Life here unfolds in perfect balance—unhurried yet effortlessly connected to the city. Ideally positioned near Expo City and Al Maktoum International Airport, with seamless access to major highways, Dubai Investment Park is a masterfully planned destination where refined residences, leading schools, curated retail, and thriving business districts exist in elegant harmony. At its center, **Verdana 9** emerges as a serene sanctuary, offering tranquil living with the city always within reach.



A wide-angle photograph of a modern residential development's entrance. A large, dark grey stone archway frames the view. The word 'VERDANA' is mounted on the arch in large, white, stylized letters. In the background, modern multi-story buildings with large windows and balconies are visible. Two palm trees stand prominently on either side of the arch. In the foreground, there's a road with a yellow and black striped crosswalk, some greenery, and a few people walking. The sky is blue with light clouds.

VERDANA

VERDANA
Live Beyond

Verdana rises where tomorrow takes shape—an elegant departure from the ordinary. Crafted for those who seek more than proximity to the city, it offers a life defined by balance, calm, and intention.

Here, ownership becomes expression. A sanctuary that reflects independence, confidence, and quiet distinction. As the city recedes, space unfolds—inviting you to slow down, reconnect, and rediscover the truest version of yourself. Verdana is a home for those who live beyond convention, beyond boundaries, and beyond the present moment—designed for the future, delivered today.

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





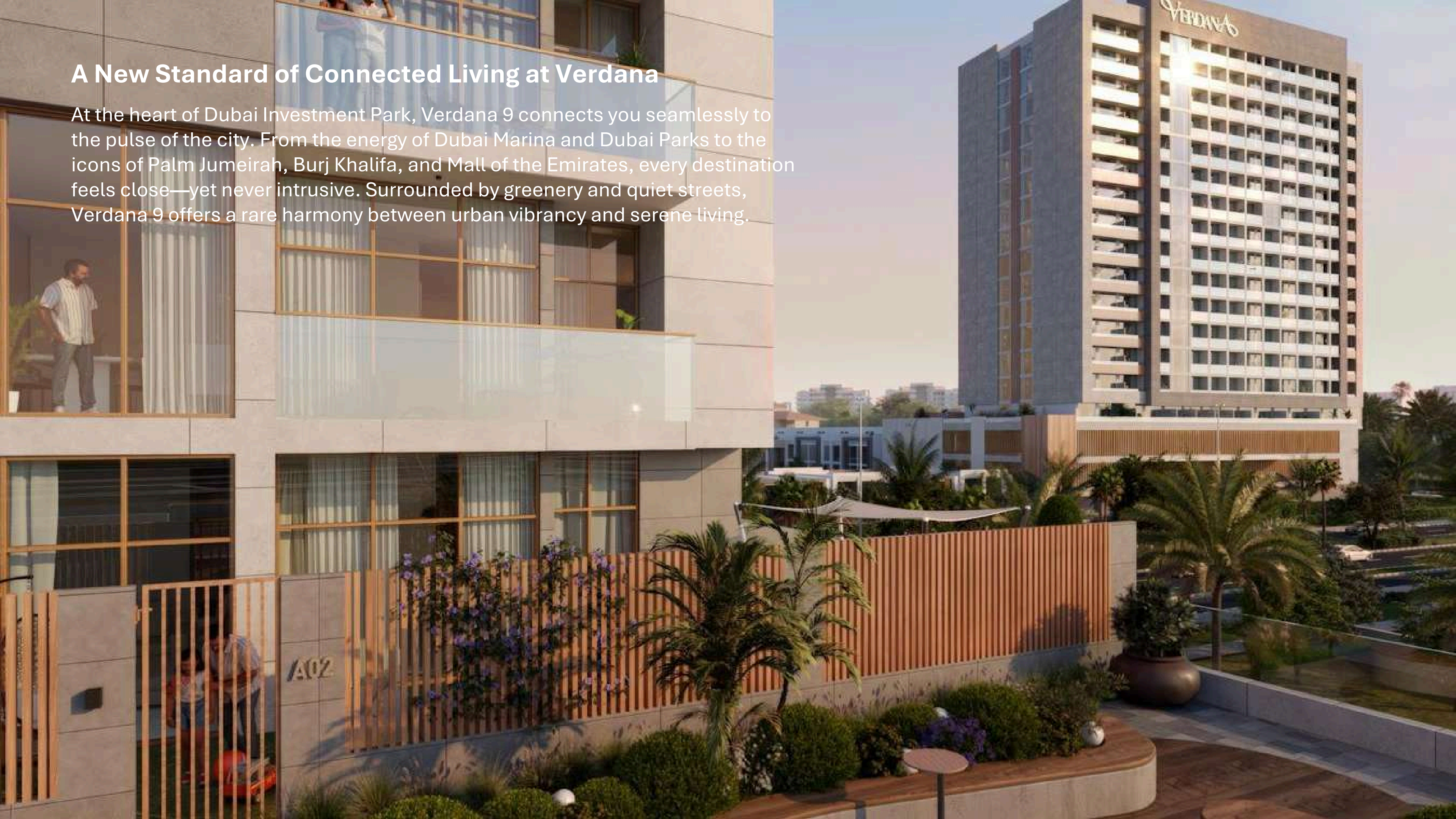


VERDANA
GYM

THE AY'S
PAIN
GESSOR

A New Standard of Connected Living at Verdana

At the heart of Dubai Investment Park, Verdana 9 connects you seamlessly to the pulse of the city. From the energy of Dubai Marina and Dubai Parks to the icons of Palm Jumeirah, Burj Khalifa, and Mall of the Emirates, every destination feels close—yet never intrusive. Surrounded by greenery and quiet streets, Verdana 9 offers a rare harmony between urban vibrancy and serene living.





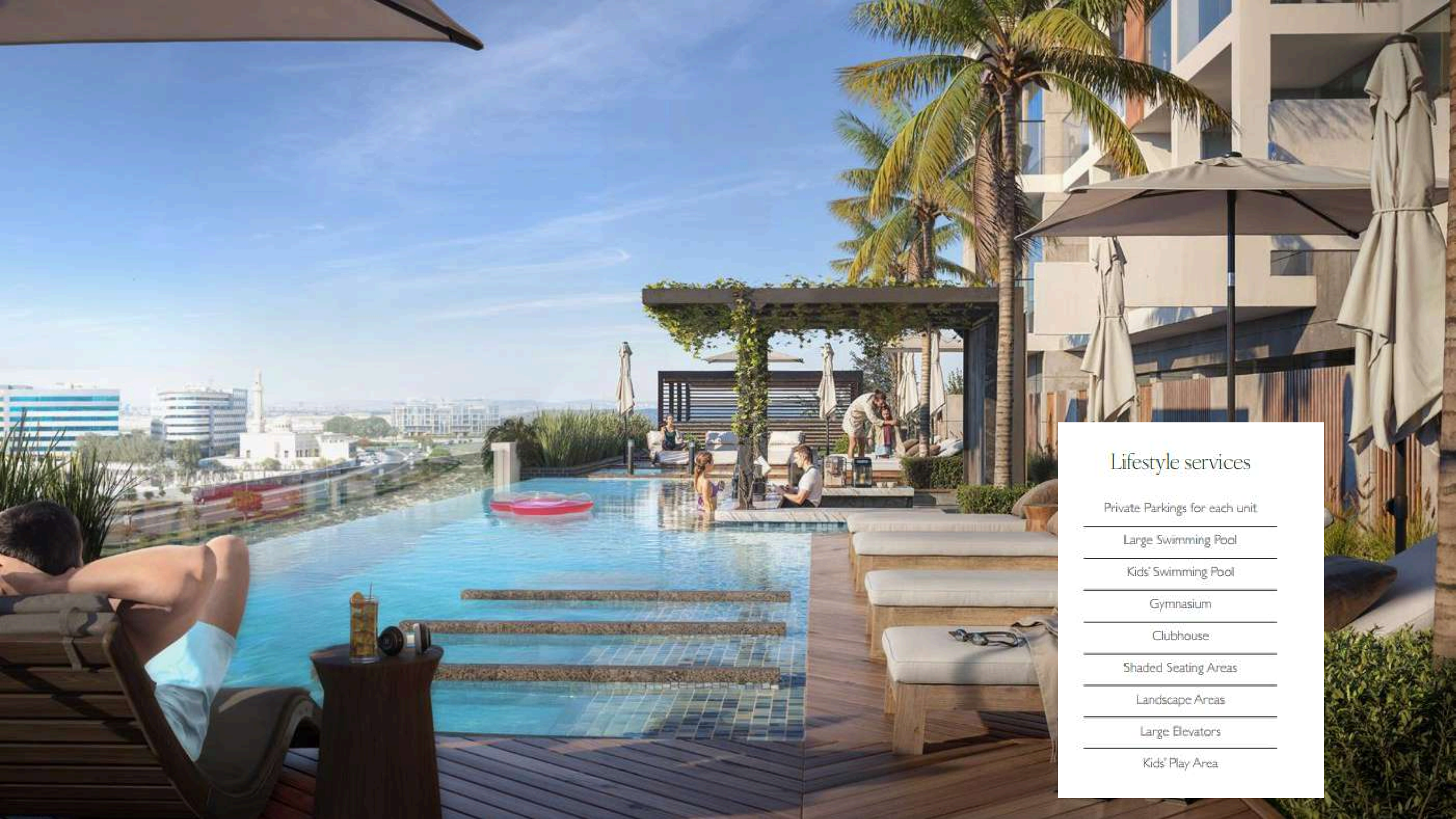
Project Details

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

Large Swimming Pool

Kids' Swimming Pool

Gymnasium

Clubhouse

Shaded Seating Areas

Landscape Areas

Large Elevators

Kids' Play Area



Unit Mix

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

Verdana 9 Townhouses:

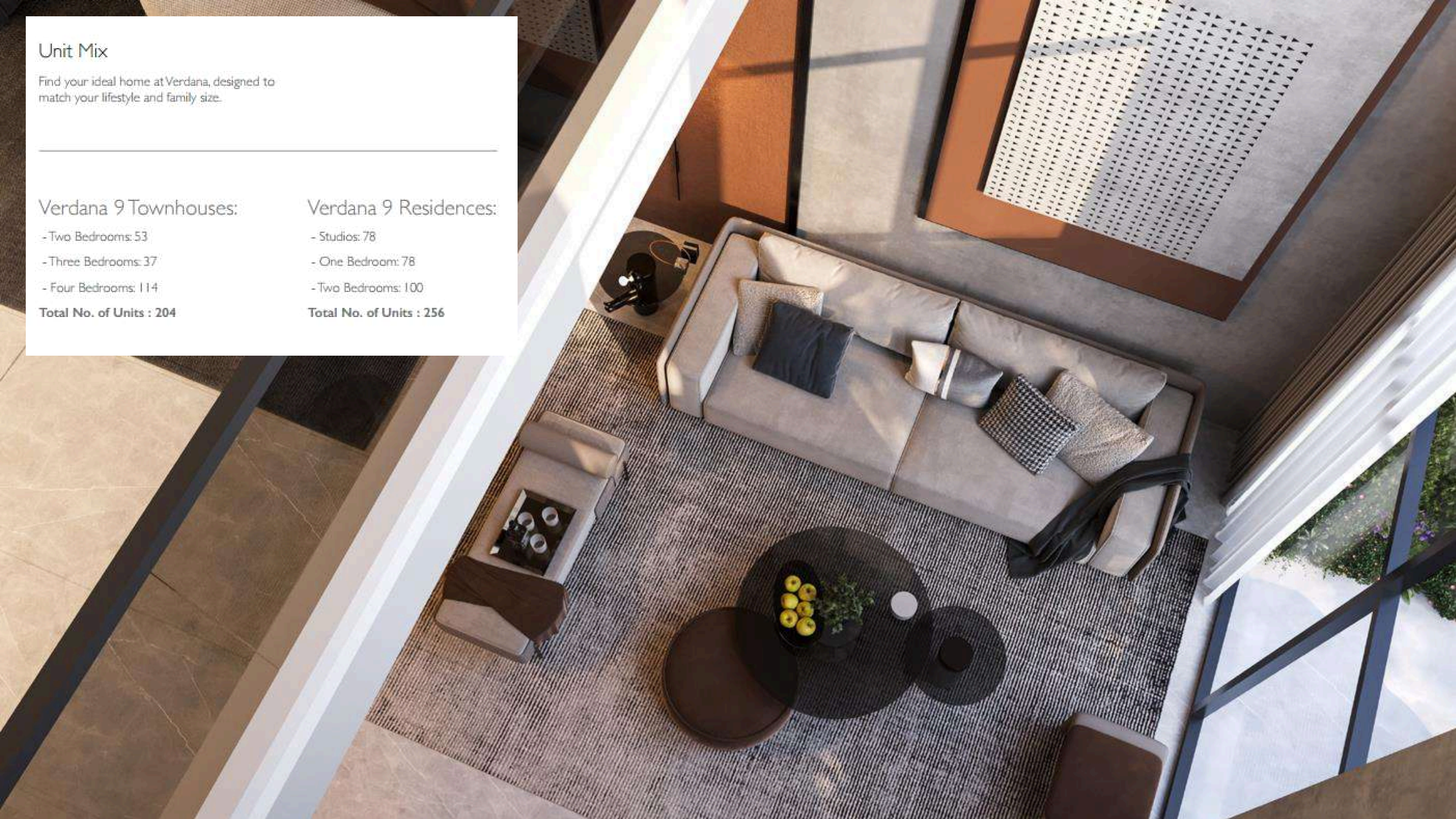
- Two Bedrooms: 53
- Three Bedrooms: 37
- Four Bedrooms: 114

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

Kitchen cabinets and countertops

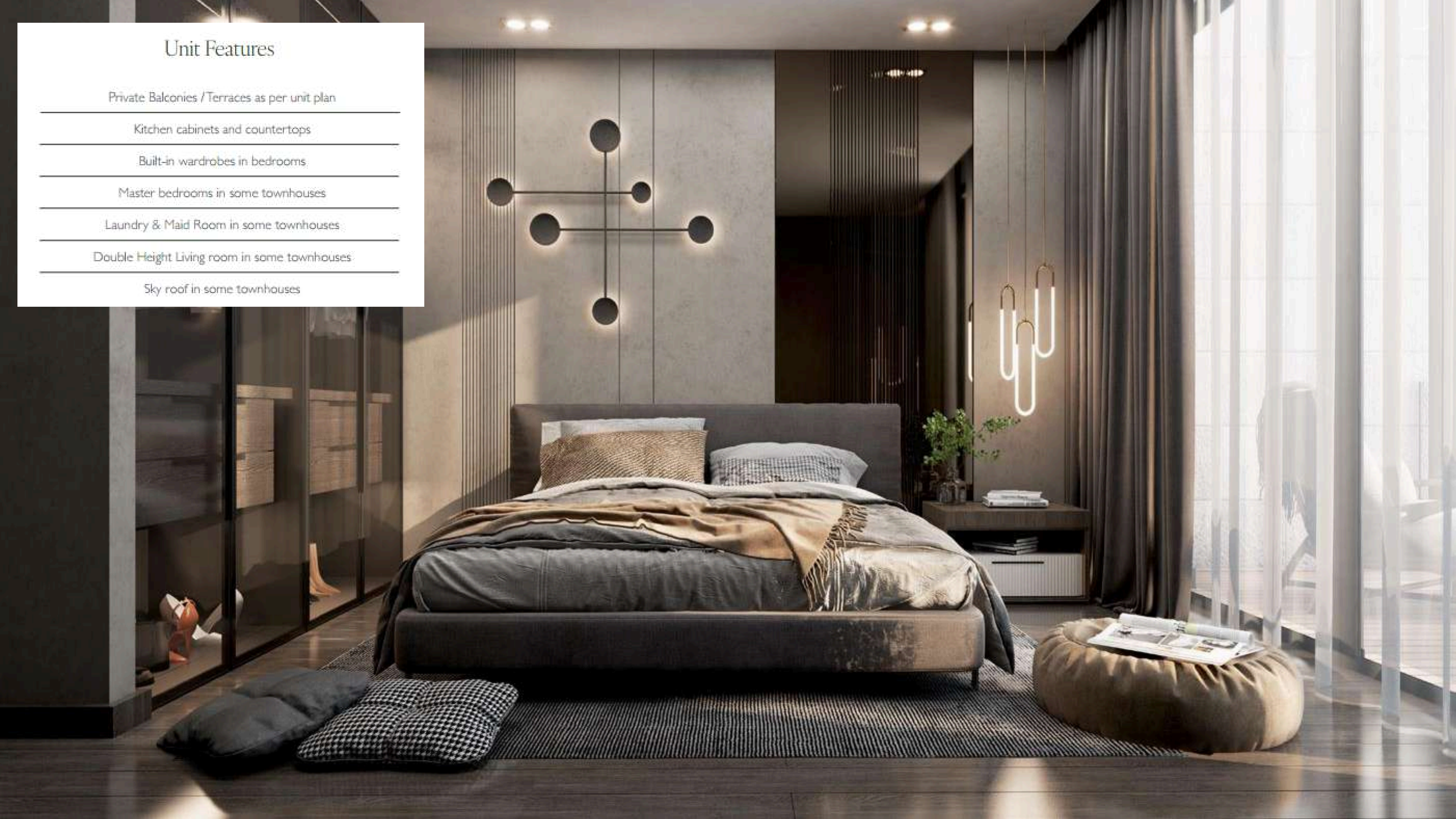
Built-in wardrobes in bedrooms

Master bedrooms in some townhouses

Laundry & Maid Room in some townhouses

Double Height Living room in some townhouses

Sky roof in some townhouses





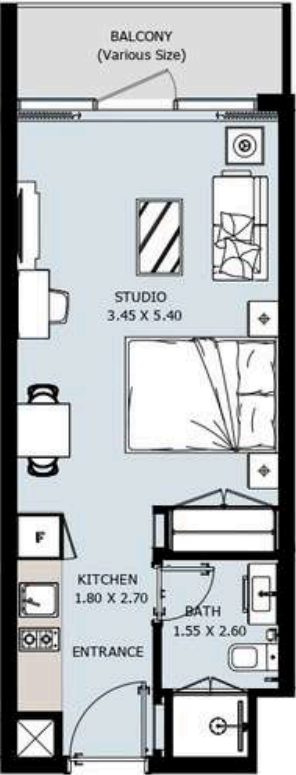
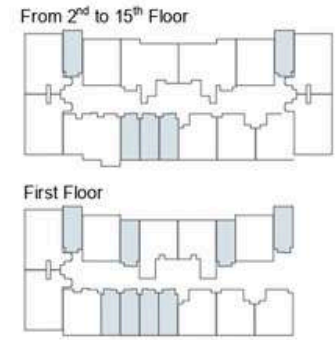
UNIT TYPES

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

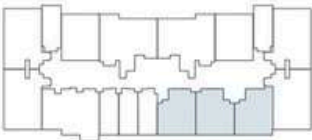
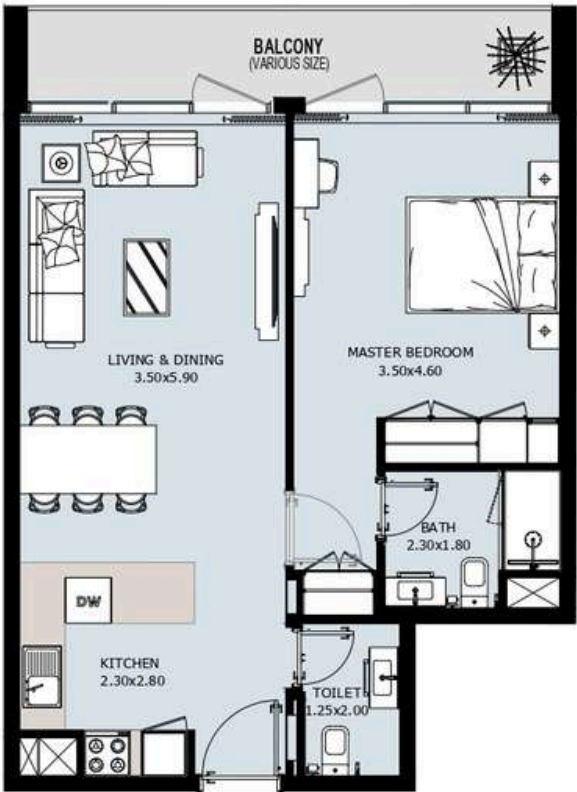
From 1st to 15th Floor



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 1st to 15th Floor

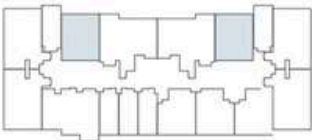
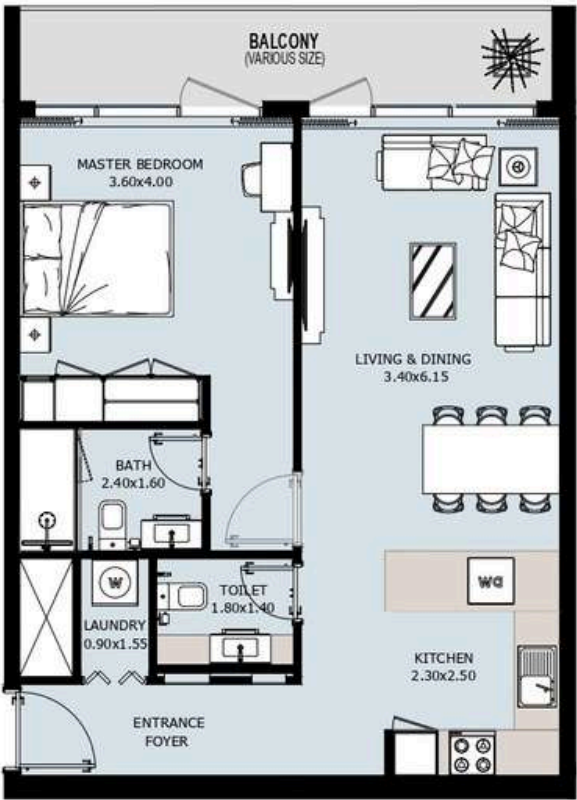


Internal Area	647.88 sq.ft
Outdoor Area	94.29 to 228.19 sq.ft
Total Area	742.17 to 876.07 sq.ft

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1 BEDROOM
Type B

From 1st to 15th Floor

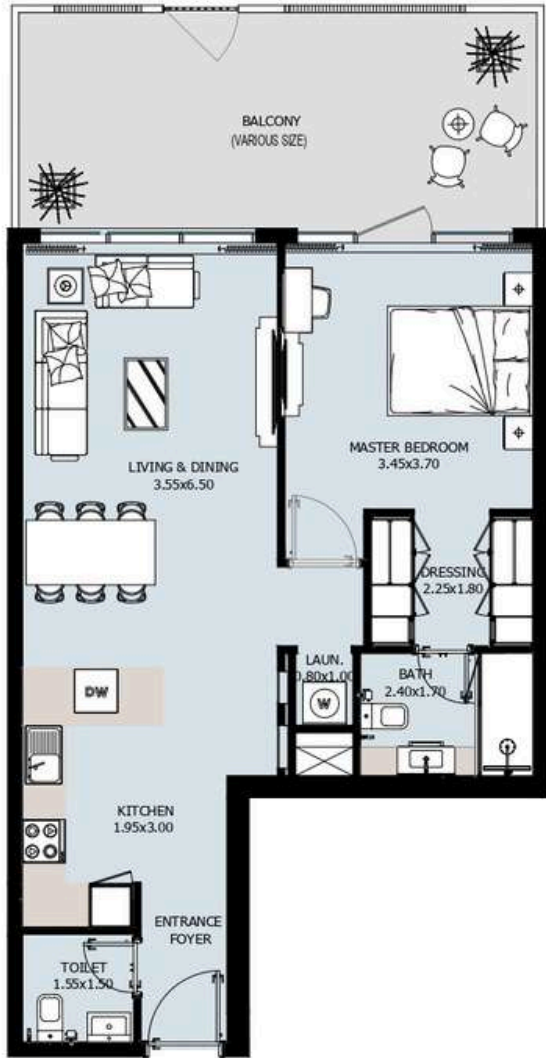
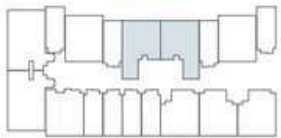


Internal Area	694.59 sq.ft
Outdoor Area	96.88 to 175.88 sq.ft
Total Area	791.47 to 870.48 sq.ft

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1 BEDROOM
Type C

1st Floor

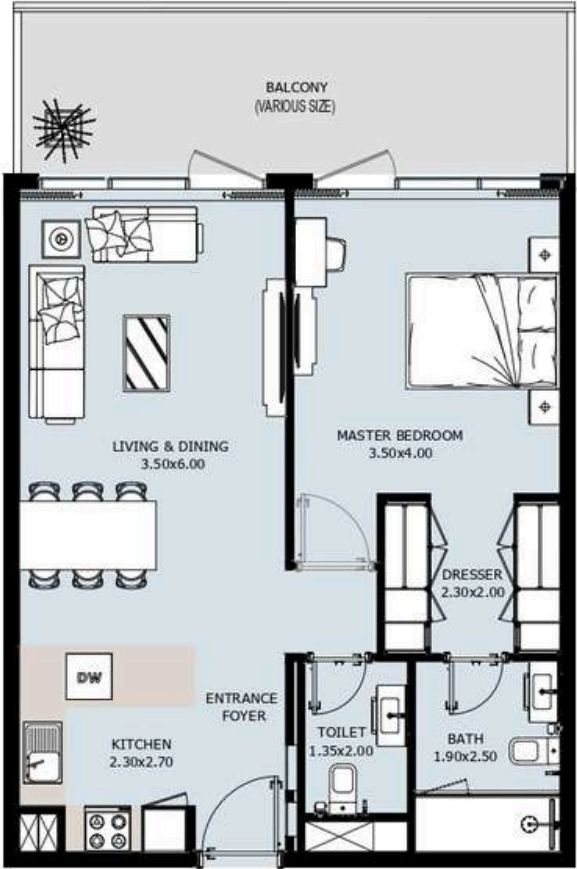
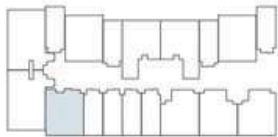


Internal Area	717.52 sq.ft
Outdoor Area	251.44 sq.ft
Total Area	968.97 sq.ft

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1 BEDROOM
Type D

1st Floor

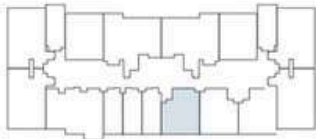
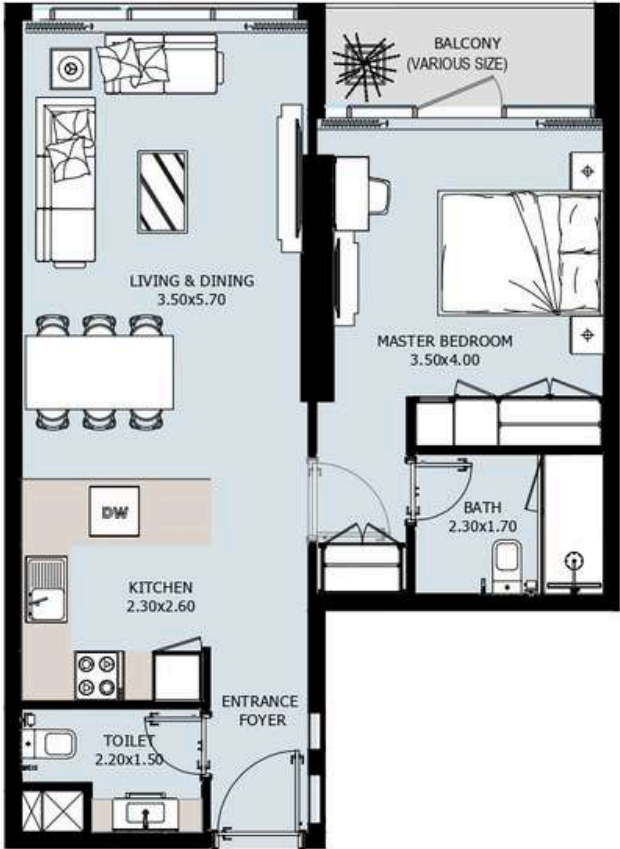


Internal Area	695.13 sq.ft
Outdoor Area	178.03 sq.ft
Total Area	873.17 sq.ft

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1 BEDROOM
Type E

9th Floor

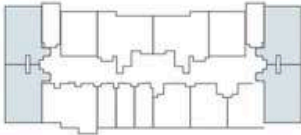
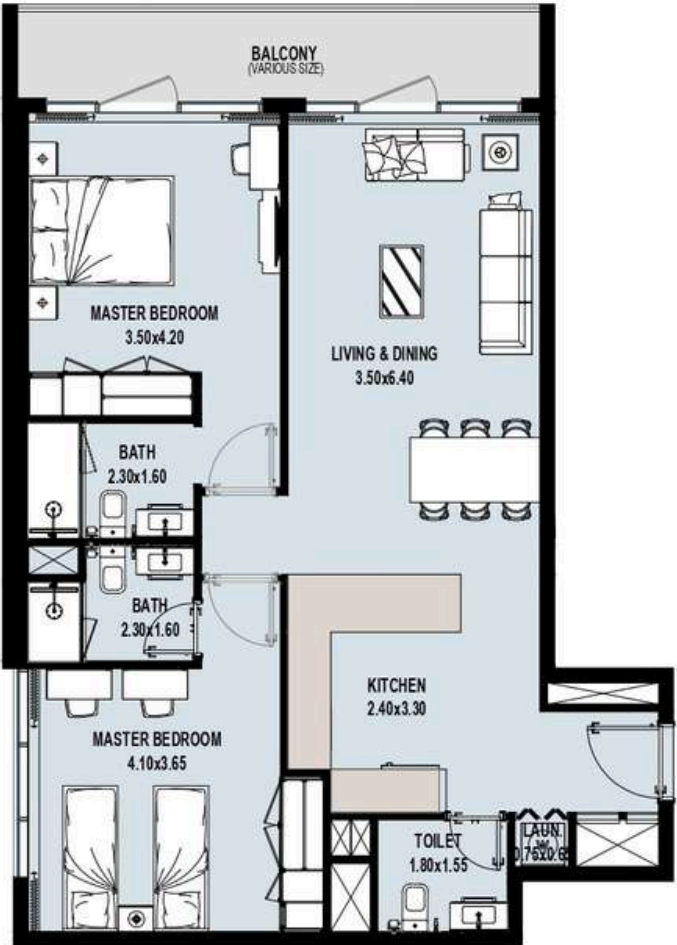


Internal Area	638.73 sq.ft
Outdoor Area	94.29 sq.ft
Total Area	733.02 sq.ft

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2 BEDROOM
Type A

From 1st to 15th Floor

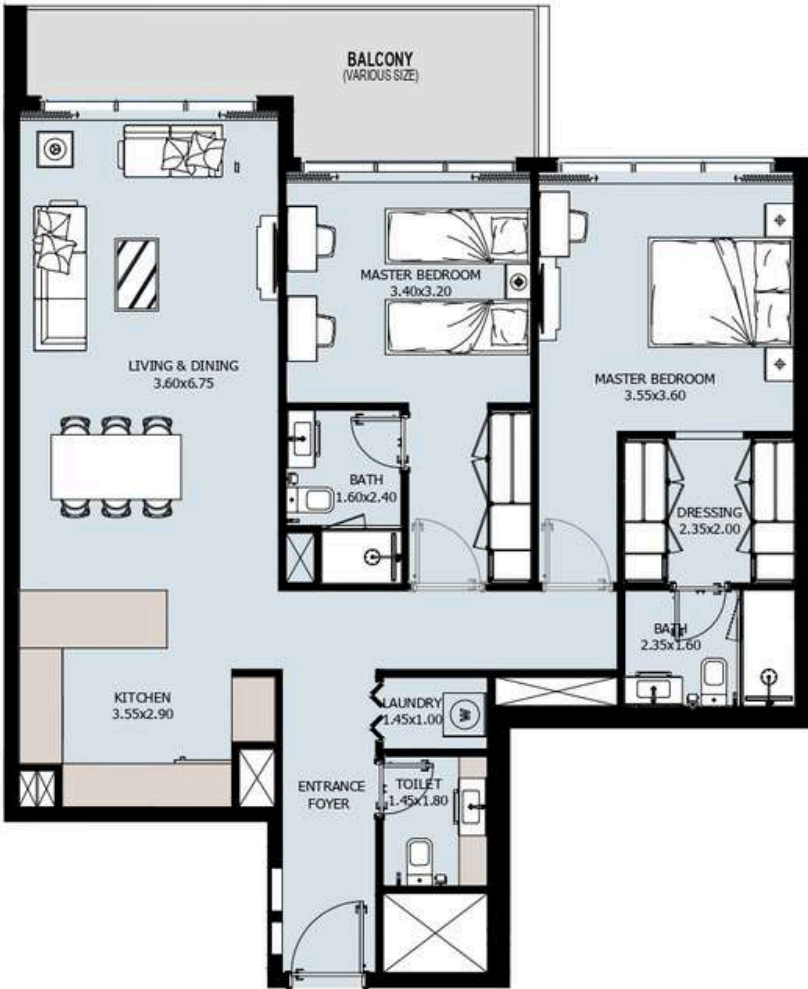


Internal Area	937.86 sq.ft
Outdoor Area	71.58 to 1483.27 sq.ft
Total Area	1009.44 to 2421.12 sq.ft

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2 BEDROOM
Type B

From 2nd to 15th Floor

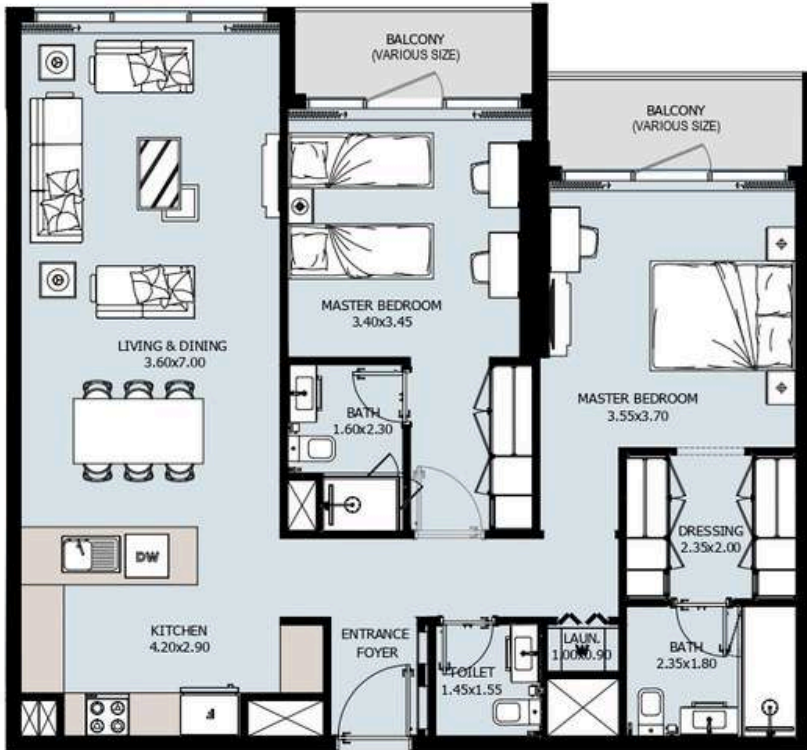


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Internal Area	1075.31 sq.ft
Outdoor Area	129.27 sq.ft
Total Area	1204.59 sq.ft

2 BEDROOM
Type C

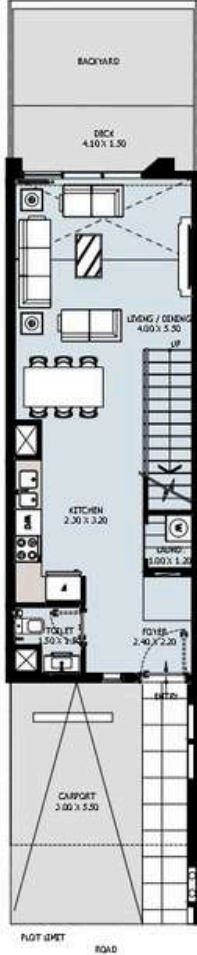
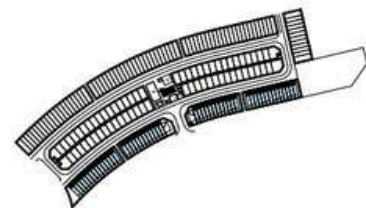
From 2nd to 15th Floor



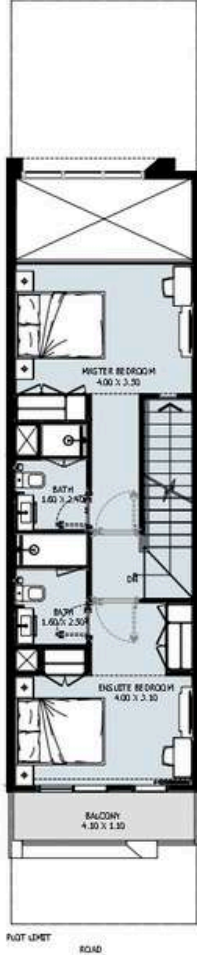
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Internal Area	1050.77 sq.ft
Outdoor Area	93.00 sq.ft
Total Area	1143.77 sq.ft

2 BR TOWNHOUSE
Type A



GROUND FLOOR

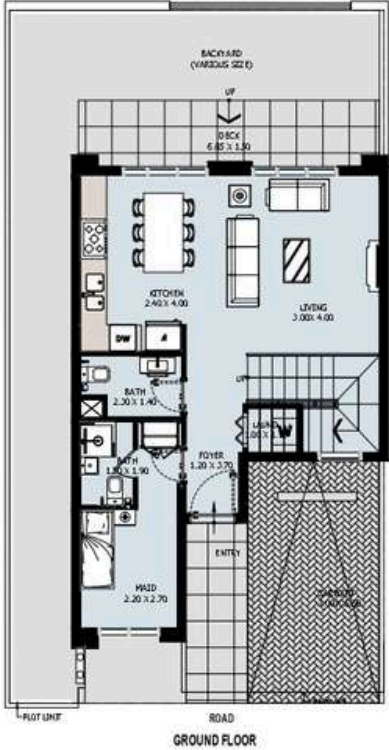


1ST FLOOR

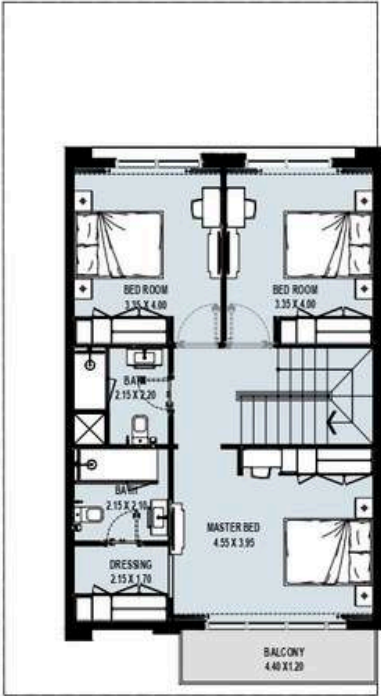
Internal Area	1074.13 to 1101.79 sq.ft
Outdoor Area	533.1 to 2654.66 sq.ft
Total Area	1607.23 to 3756.46 sq.ft

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3 BR TOWNHOUSE
Type A



GROUND FLOOR



FIRST FLOOR

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

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4 BR
TOWNHOUSE
Type A



GROUND FLOOR

1ST FLOOR

2ND FLOOR

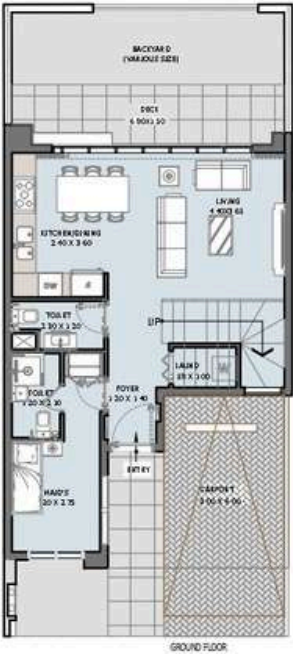
3RD FLOOR

Internal Area	2292.07 to 2292.5 sq.ft
Outdoor Area	972.01 to 1706.92 sq.ft
Total Area	3264.07 to 3999.42 sq.ft

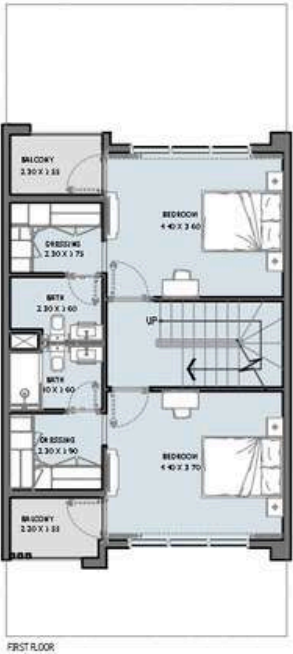


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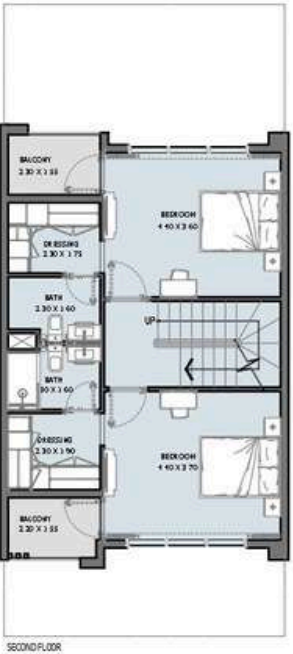
4 BR TOWNHOUSE
Type B



GROUND FLOOR

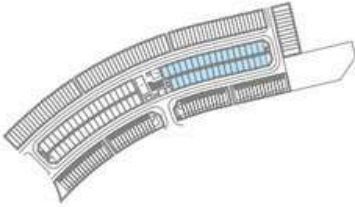


FIRST FLOOR

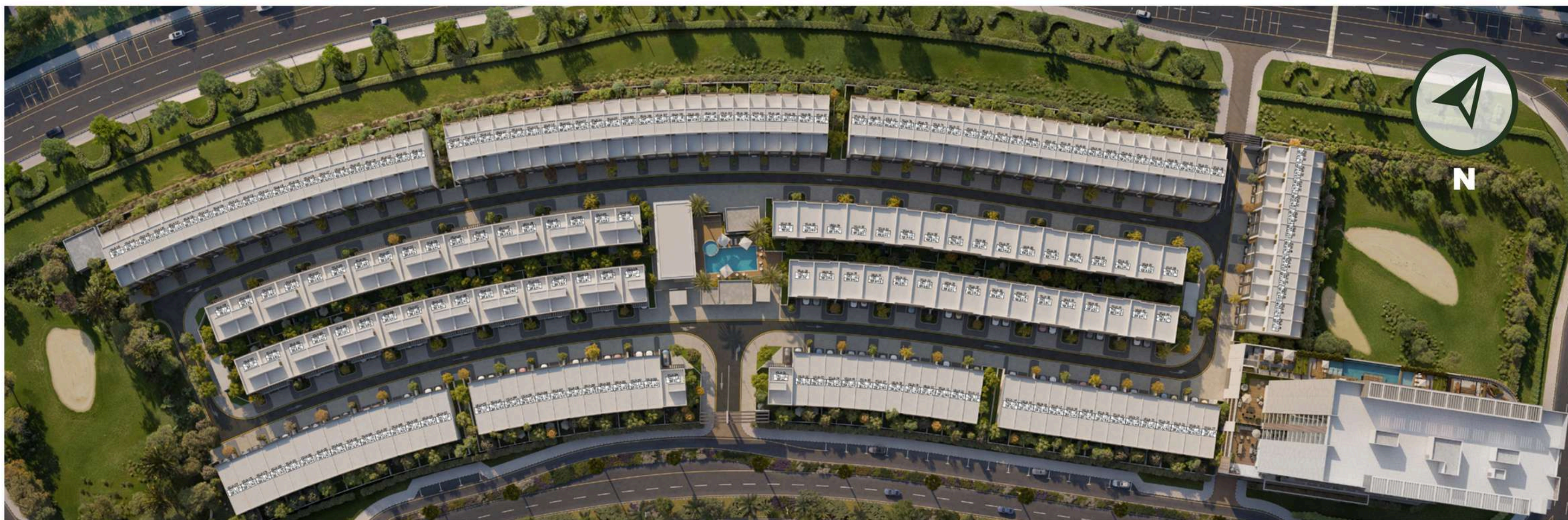


SECOND FLOOR

Internal Area	1981.74 sq.ft
Outdoor Area	748.63 to 1731 sq.ft
Total Area	2730.37 to 3712.75 sq.ft



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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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