



MAJARA LUXURY REAL ESTATE LLC

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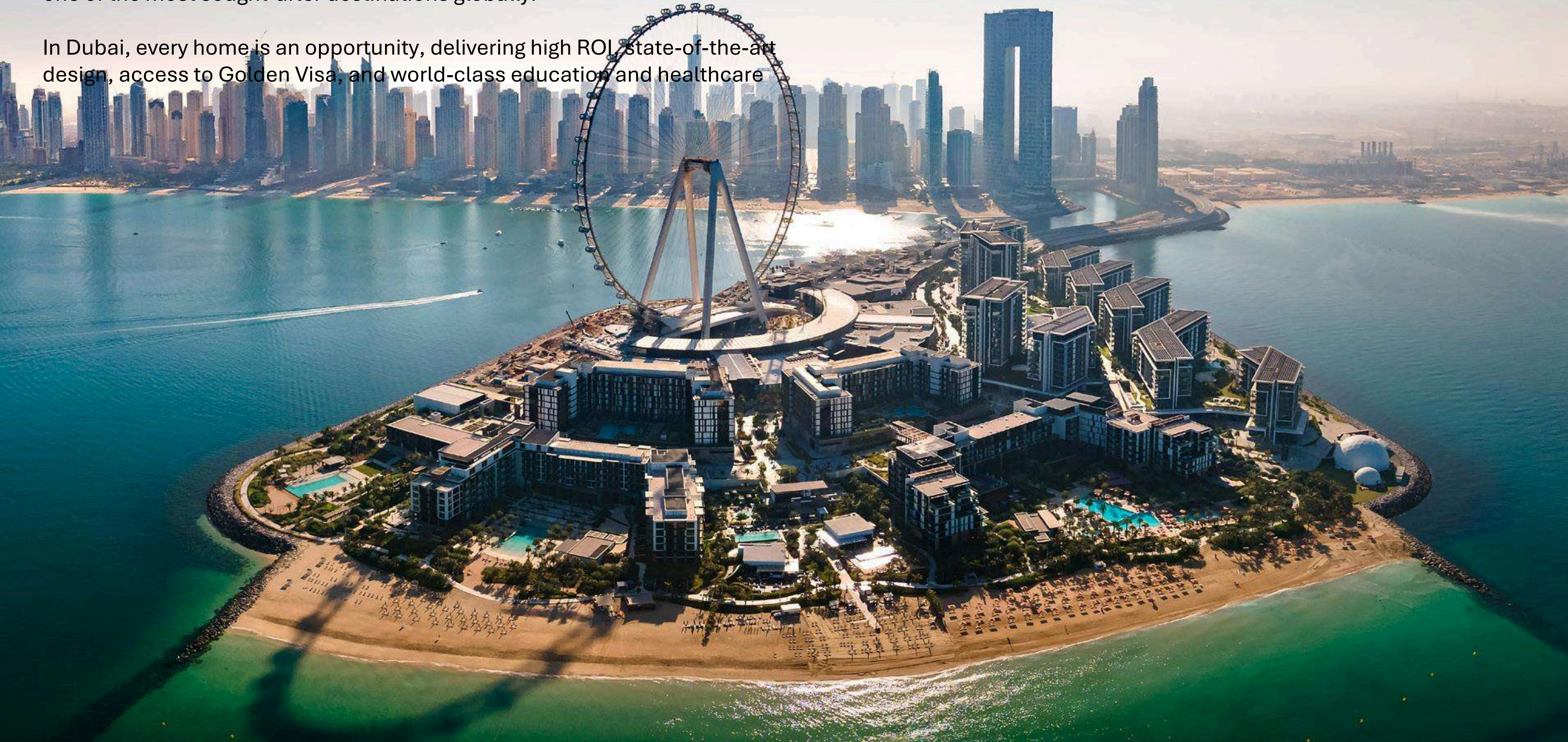


Majara Presents Verdana VII: Redefining Luxury in Dubai Investment Park

Why Invest in Dubai?

Dubai offers tax-free income, exceptional safety, world-class infrastructure, and 07 a lifestyle that blends opportunity with a premium lifestyle, making it one of the most sought-after destinations globally.

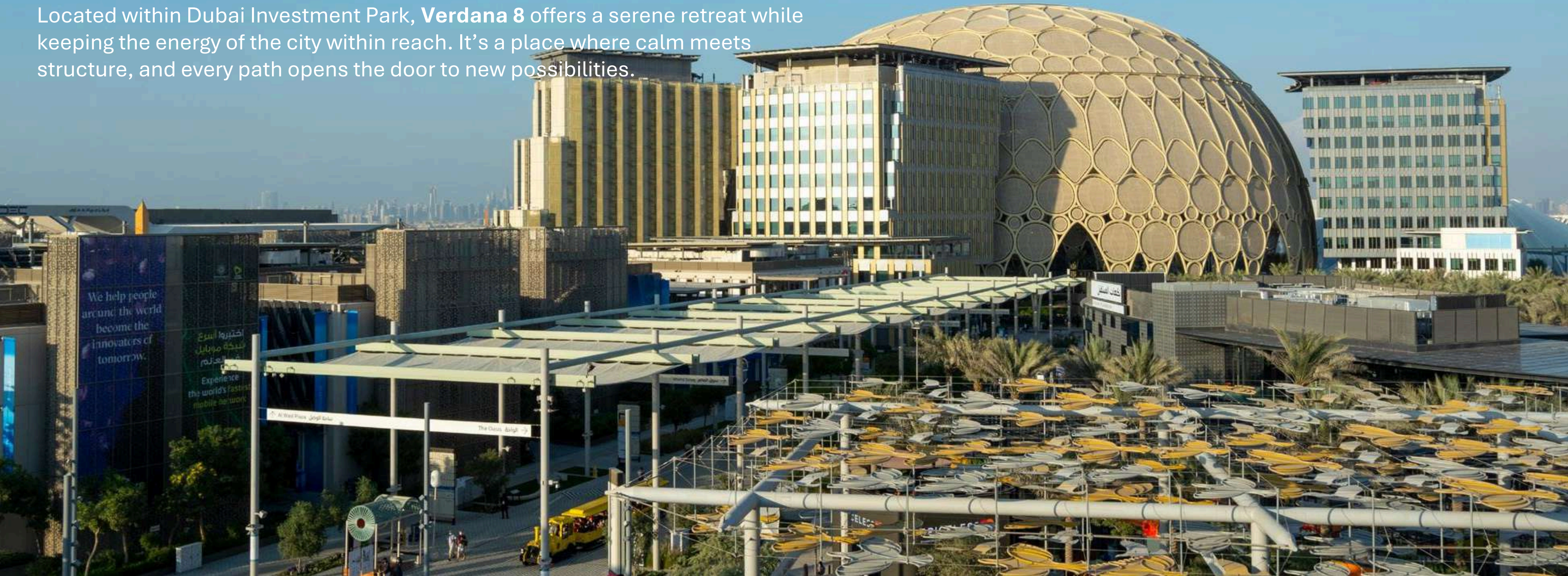
In Dubai, every home is an opportunity, delivering high ROI, state-of-the-art design, access to Golden Visa, and world-class education and healthcare



Dubai Investment Park: Your Gateway to Smart Development

Here, life strikes the perfect balance—slowing down just enough to savor authenticity, yet always staying connected to the city. Ideally positioned near Expo City and Al Maktoum International Airport, with effortless access to major highways, Dubai Investment Park is a community where homes, schools, retail, and business coexist in seamless harmony.

Located within Dubai Investment Park, **Verdana 8** offers a serene retreat while keeping the energy of the city within reach. It's a place where calm meets structure, and every path opens the door to new possibilities.









In the heart of tomorrow, where Dubai reaches forward, **Verdana** rises—a bold step beyond the expected. Here, you don't just move; you evolve—beyond the rush, beyond the noise, beyond 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, leaving 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 the “now.” A home designed for tomorrow's dreamers, today's pioneers, and the quiet confidence of those who understand that life is more than just living.

An aerial architectural rendering of the Verdana 8 residential development. The image shows a large-scale urban plan with multiple high-rise apartment buildings and long, curved rows of townhouses. The development is integrated with extensive green spaces, including parks, walking paths, and landscaped areas with palm trees. A network of roads and a transit line are visible, showing the project's connectivity to the surrounding city. The overall design emphasizes a balance between modern urban living and natural greenery.

CONNECTED LIVING AT VERDANA

Nestled in the heart of Dubai Investment Park, Verdana 8 offers effortless access to Dubai's most iconic destinations—from Dubai Marina and Dubai Parks to Palm Jumeirah, Burj Khalifa, and Mall of the Emirates. Here, vibrant city life meets serene green surroundings, perfectly balancing connection and calm.





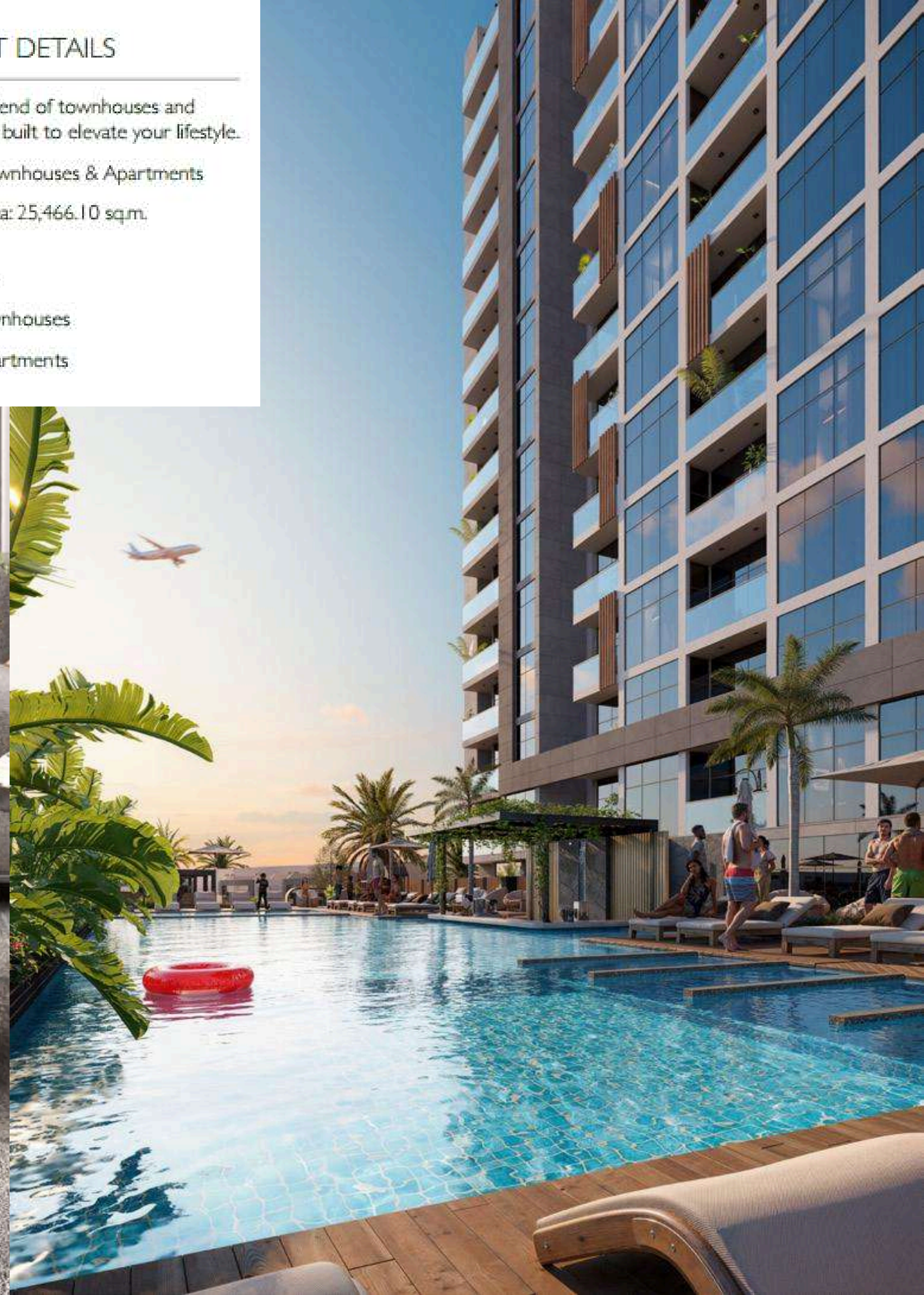
PROJECT DETAILS

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

- Type: Townhouses & Apartments
- Plot Area: 25,466.10 sq.m.

Total Units:

- 154 Townhouses
- 210 Apartments





LIFESTYLE SERVICES

Secure private parkings for each unit

Stunning resort-style swimming pool

Safe kids' Swimming Pool

Fully equipped fitness gym

Welcoming clubhouse

Comfortable shaded seating areas

Lush landscaped green spaces

Fun-filled kids' play area

PROJECT DETAILS

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

Verdana 8 Townhouses:

- 2 Bedroom: 59
- 3 Bedroom: 23
- 4 Bedroom: 72

Total No. of Units: 154

Verdana 8 Residences:

- Studios: 62
- One Bedrooms: 62
- Two Bedrooms: 86

Total No. of Units: 210





UNIT FEATURES

Spacious private balconies & terraces

Modern kitchen cabinets and countertops

Fully tiled bathrooms

Vanity units & mirrors

Central air conditioning

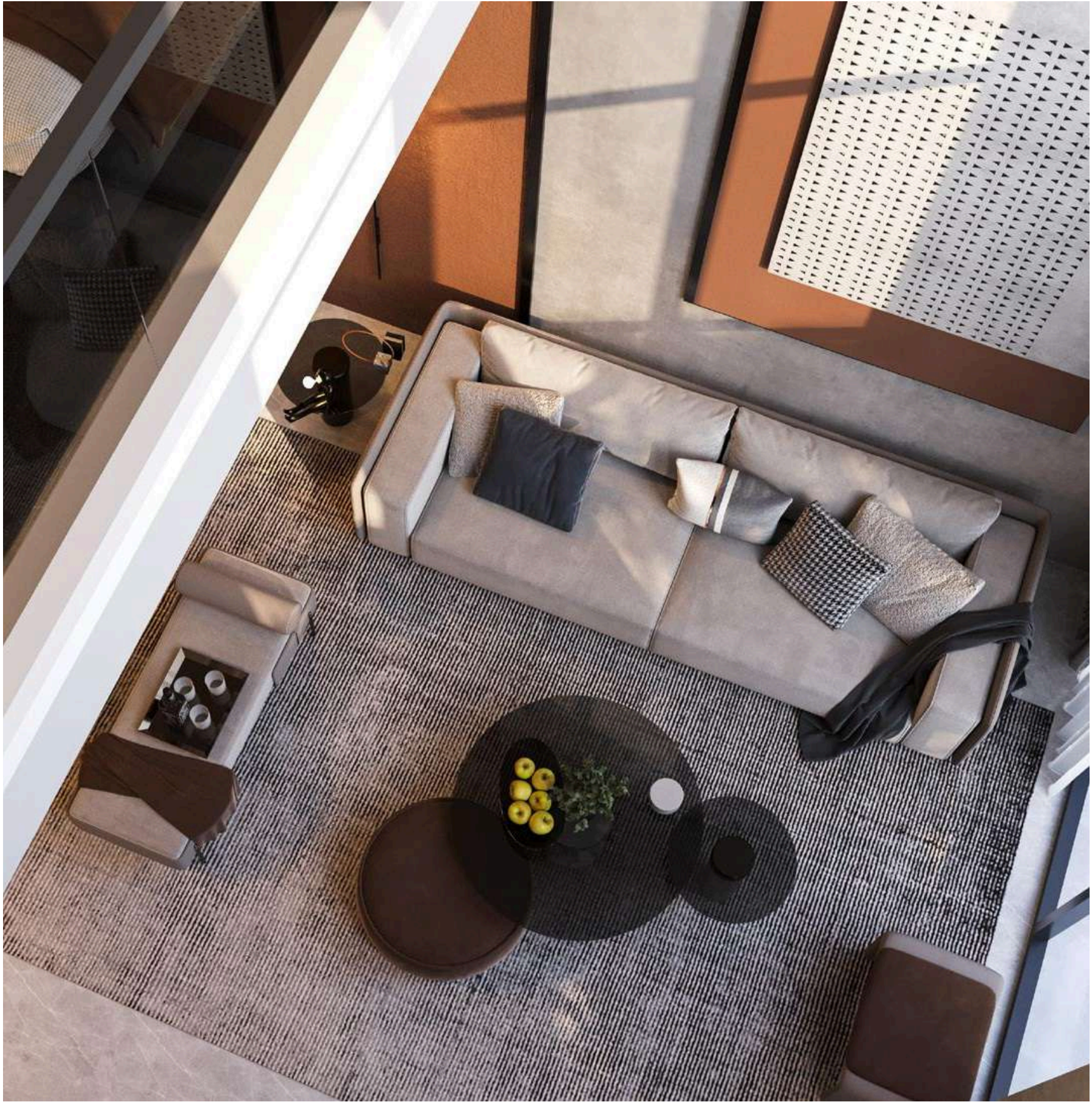
Built-in wardrobes

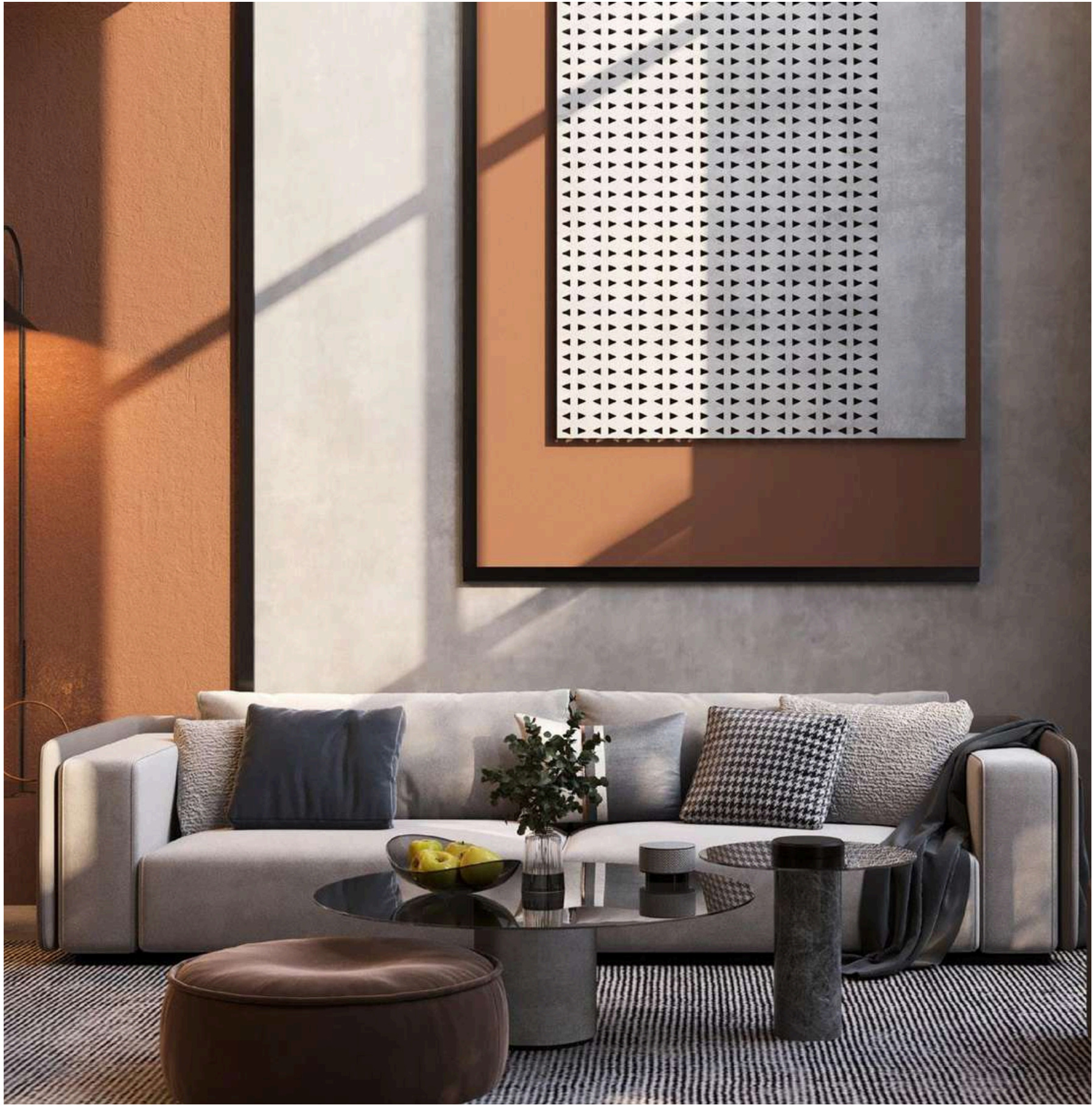
Laundry & Maids Room in select townhouses

Double height living room in select townhouses

Exclusive sky roofs in select townhouses

Private internal elevators in select townhouses









YOUR GATEWAY TO DUBAI'S
VIBRANT LIFESTYLE

- 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 Al Barsha Mall
- 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

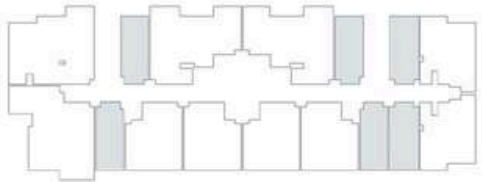
UNIT TYPES

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

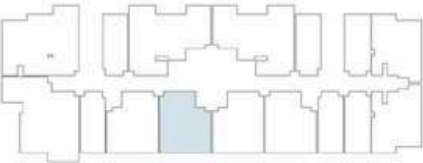
Floors 1 - 15



Internal Area	323.89 - 336.48 sq.ft.
Outdoor Area	46.28 - 171.68 sq.ft.
Total Area	378.89 - 508.16 sq.ft.

1 BEDROOM
TYPE A

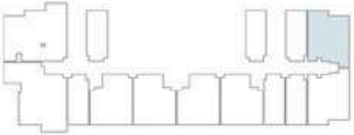
Floors 1 - 15



Internal Area	623.98 - 624.20 sq.ft.
Outdoor Area	91.24 - 163.40 sq.ft.
Total Area	715.48 - 787.38 sq.ft.

1 BEDROOM
TYPE B

Floor 1



Internal Area	661.98 - 665.42 sq.ft.
Outdoor Area	715.91 - 846.26 sq.ft.
Total Area	1381.33 - 1508.24 sq.ft.

1 BEDROOM
TYPE C

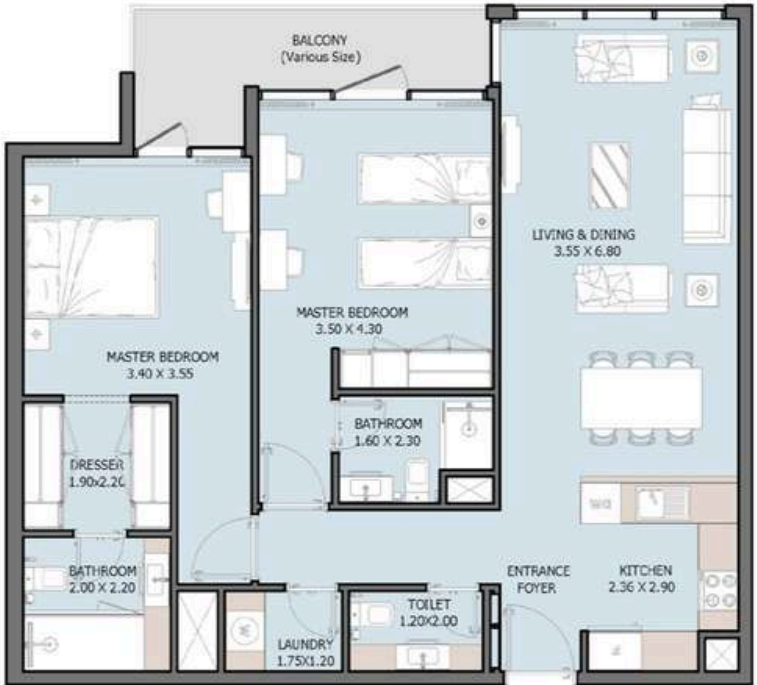
Floor 9



VERDANA
EIGHT

2 BEDROOM
TYPE A

FloorS 1 - 15



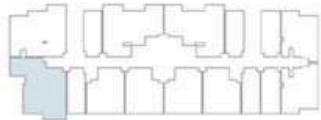
VERDANA
EIGHT

Internal Area	616.45 sq.ft.
Outdoor Area	45.53 sq.ft.
Total Area	661.98 sq.ft.

Internal Area	1038.07 sq.ft.
Outdoor Area	90.95 - 974.35 sq.ft.
Total Area	1129.03 - 2012.42 sq.ft.

2 BEDROOM
TYPE B

Floors 1 - 15

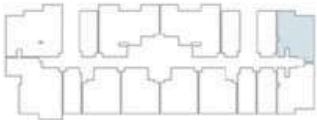


Internal Area	1021.71 - 1023.54 sq.ft.
Outdoor Area	194.29 - 836.14 sq.ft.
Total Area	1217.83 - 1857.85 sq.ft.

VERDANA
EIGHT

2 BEDROOM
TYPE C

Floors 1 - 15

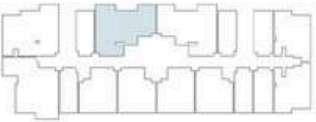


Internal Area	1026.88 - 1048.51 sq.ft.
Outdoor Area	87.62 - 137.56 sq.ft.
Total Area	1136.13 - 1164.33 sq.ft.

VERDANA
EIGHT

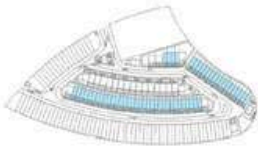
2 BEDROOM
TYPE D

Floors 2 - 15

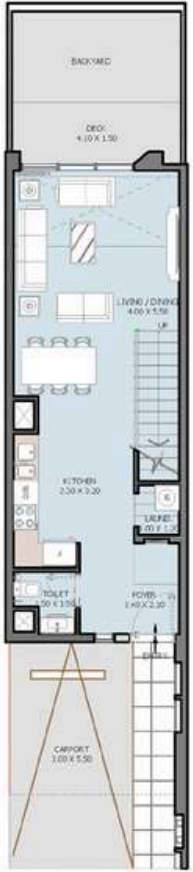


VERDANA
EIGHT

2 BR TOWNHOUSE
TYPE A



VERDANA
EIGHT



GROUND FLOOR



1ST FLOOR

Internal Area	1074.13 - 1101.79 sq.ft.
Outdoor Area	515.46 - 1102.47 sq.ft.
Total Area	1589.6 - 2075.29 sq.ft.

3 BR TOWNHOUSE
TYPE A



GROUND FLOOR



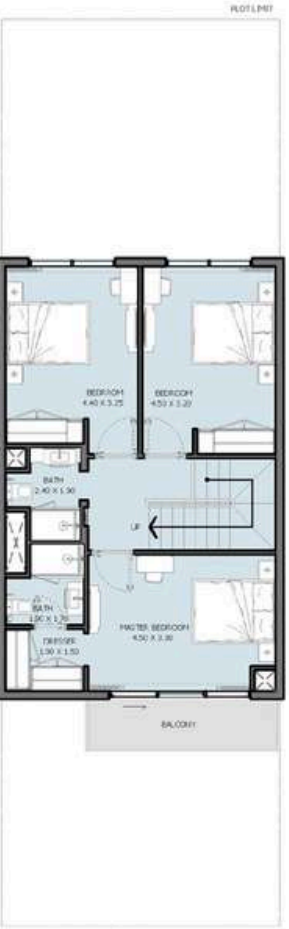
FIRST FLOOR

VERDANA
EIGHT

3 BR TOWNHOUSE
TYPE B



GROUND FLOOR



1ST FLOOR

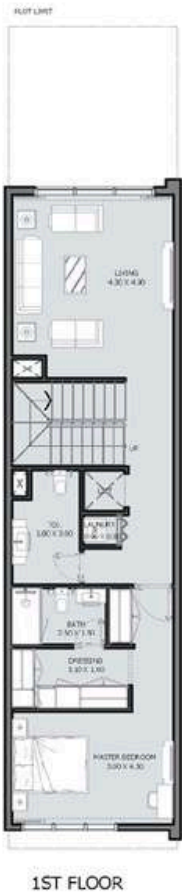
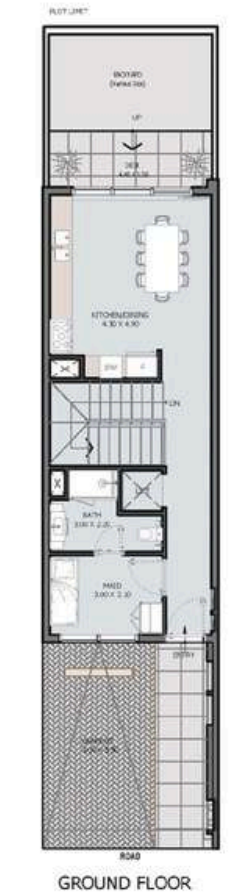
VERDANA
EIGHT

Internal Area	1494.24 sq.ft.
Outdoor Area	1435.12 - 3512.37 sq.ft.
Total Area	2929.37 - 5006.61 sq.ft.

Internal Area	1527.94 sq.ft.
Outdoor Area	846.94 - 847.08 sq.ft.
Total Area	2374.87 - 2409.42 sq.ft.

4 BR TOWNHOUSE TYPE A

046



VERDANA
EIGHT

Internal Area	2563.96 - 2621.55 sq.ft.
Outdoor Area	947.72 - 2204.98 sq.ft.
Total Area	3511.68 - 4826.53 sq.ft.





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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