

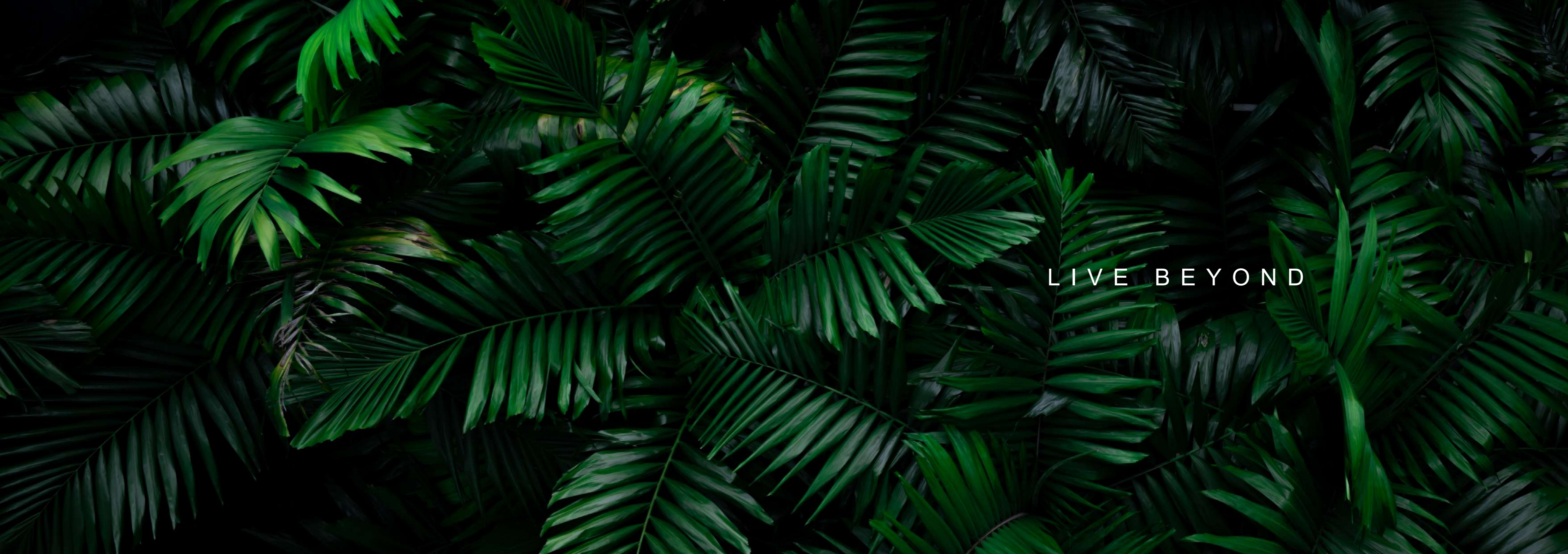


MAJARA
LUXURY REAL ESTATE L.L.C

VERDANA

EIGHT

www.majara-realestate.com



L I V E B E Y O N D

ABOUT **Reportage.**

Reportage Group is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Turkey, Morocco, KSA, Uganda, Azerbaijan, Pakistan and upcoming international projects.

We are focused and consistent in our objective to provide innovative, accessible modern 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 world, by developing and providing homes that are equally elegant and accessible, and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.



Why Invest in Dubai?

Dubai offers tax-free income, exceptional safety, world-class infrastructure, and 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: A Smart Urban Hub

Here, life finds its balance, slowing down just enough to feel authentic, without ever losing touch with the city. Ideally located near Expo City and Al Maktoum International Airport, with seamless access to major highways, DIP is a community where homes, schools, retail, and business coexist in perfect harmony.

Situated in Dubai Investment Park, Verdana 8 stands as a calm retreat with the city always within reach. It's where stillness has structure, and every direction leads to possibility.



VERDANA

Where the city fades



VERDANA

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 8 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.







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

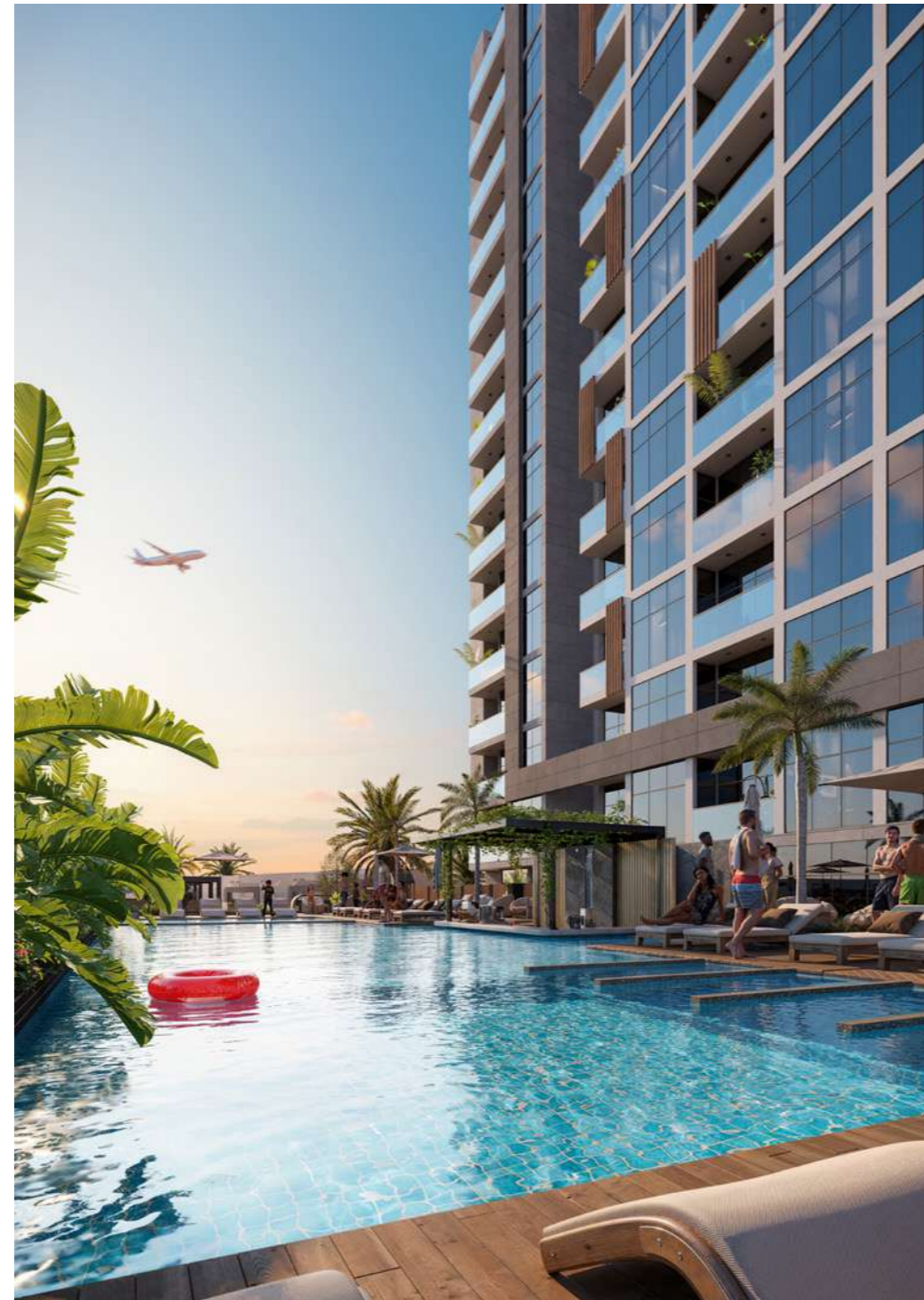
PROJECT DETAILS

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





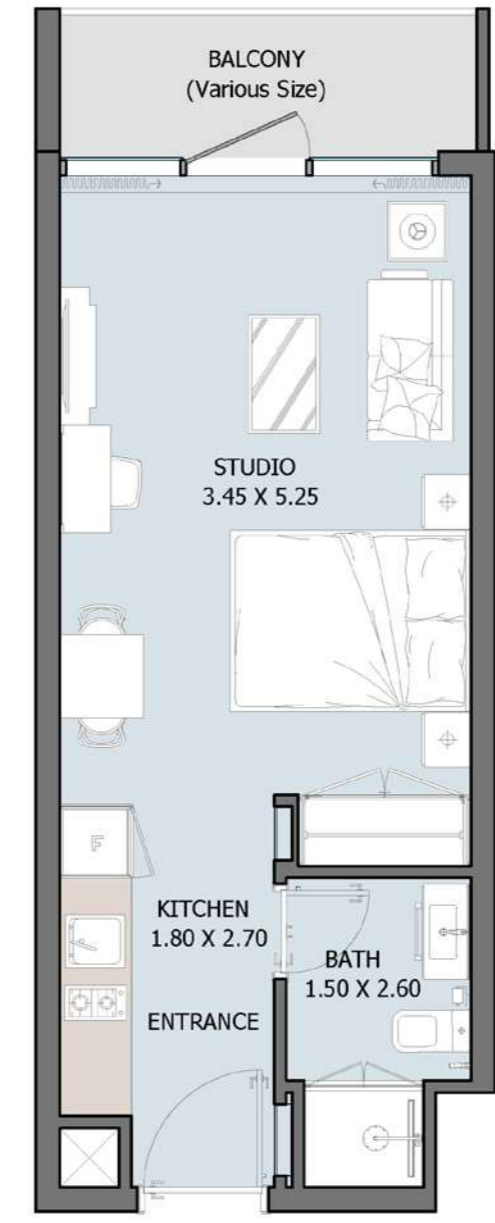
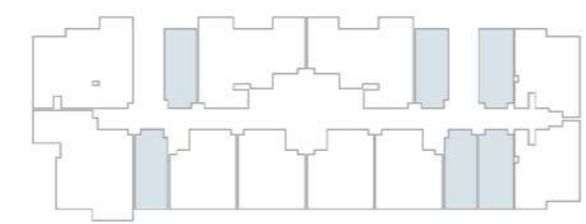
STUDIO TYPE A

Floors 1 - 15

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.

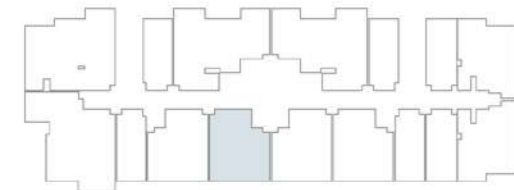
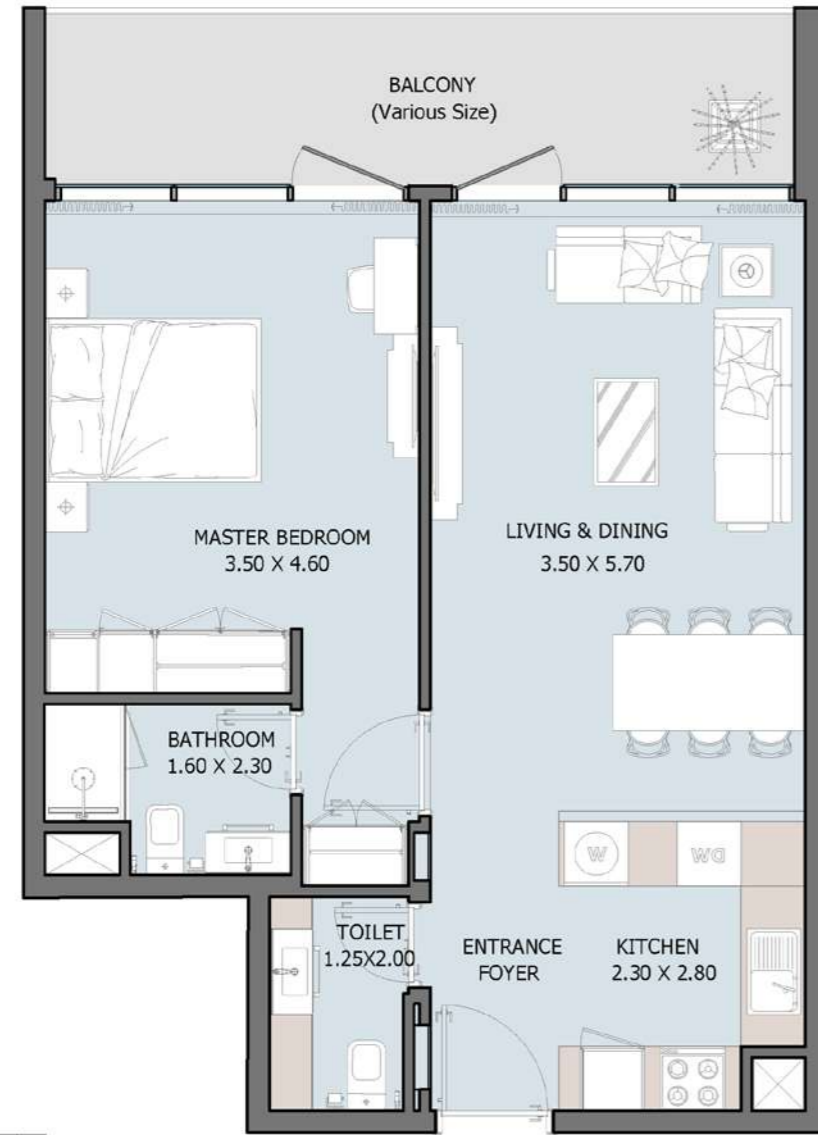
The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



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

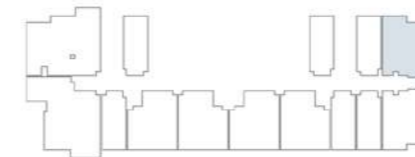
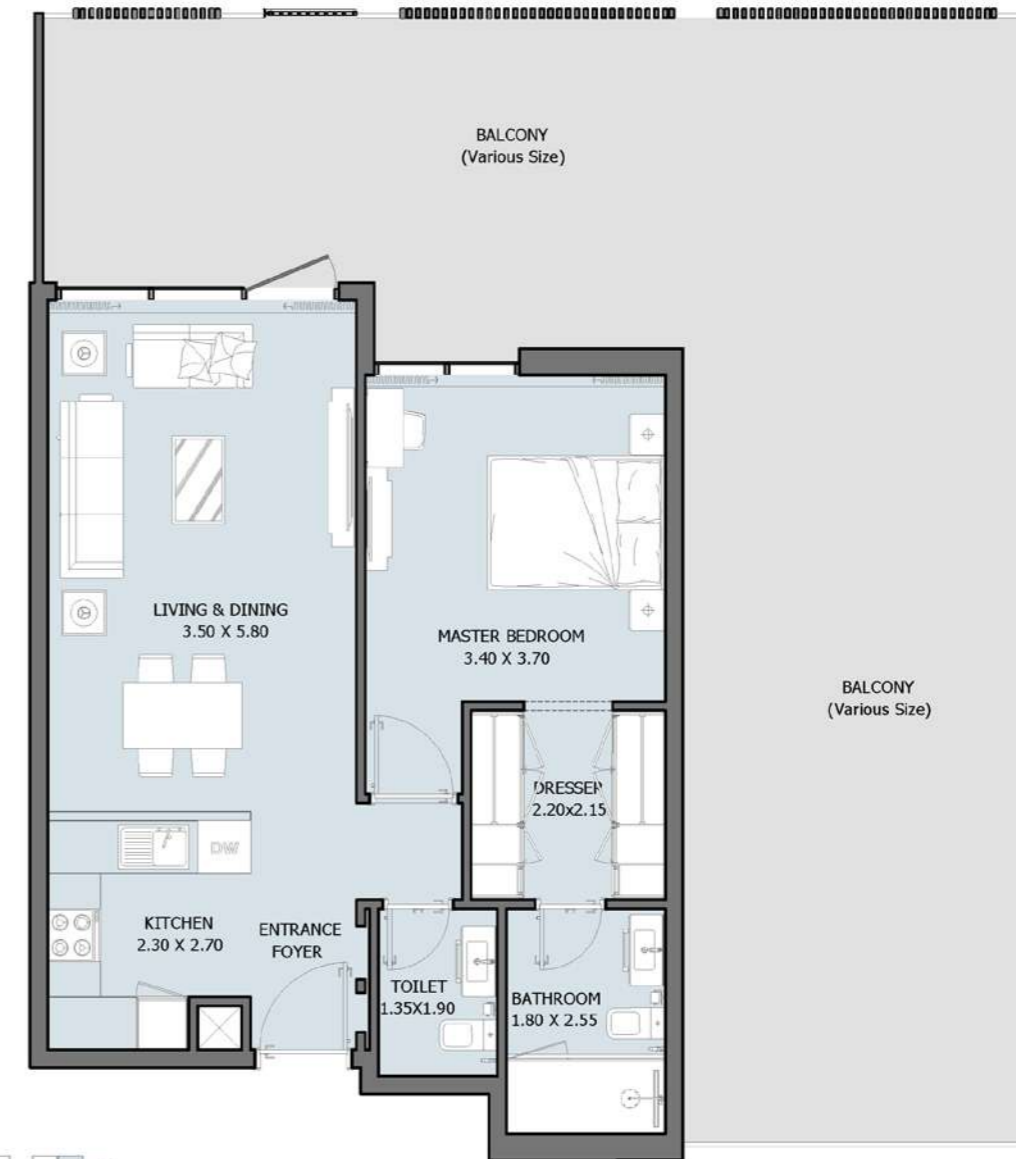


036

VERDANA
EIGHT

1 BEDROOM TYPE B

Floor 1



037

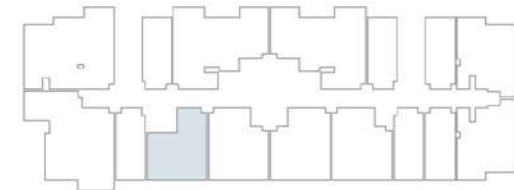
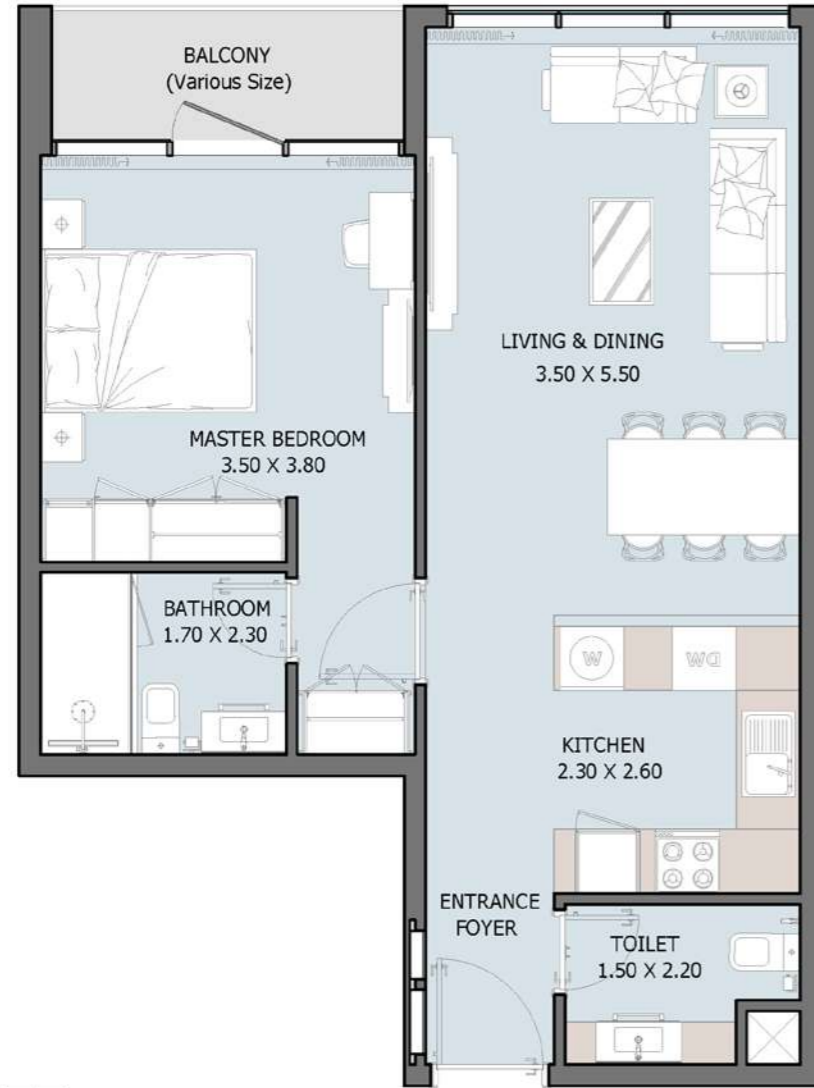
VERDANA
EIGHT

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

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

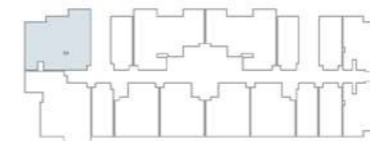


038

VERDANA
EIGHT

2 BEDROOM TYPE A

FloorS 1 - 15



039

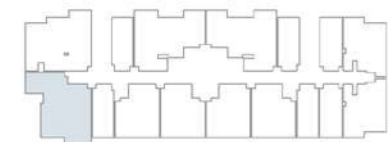
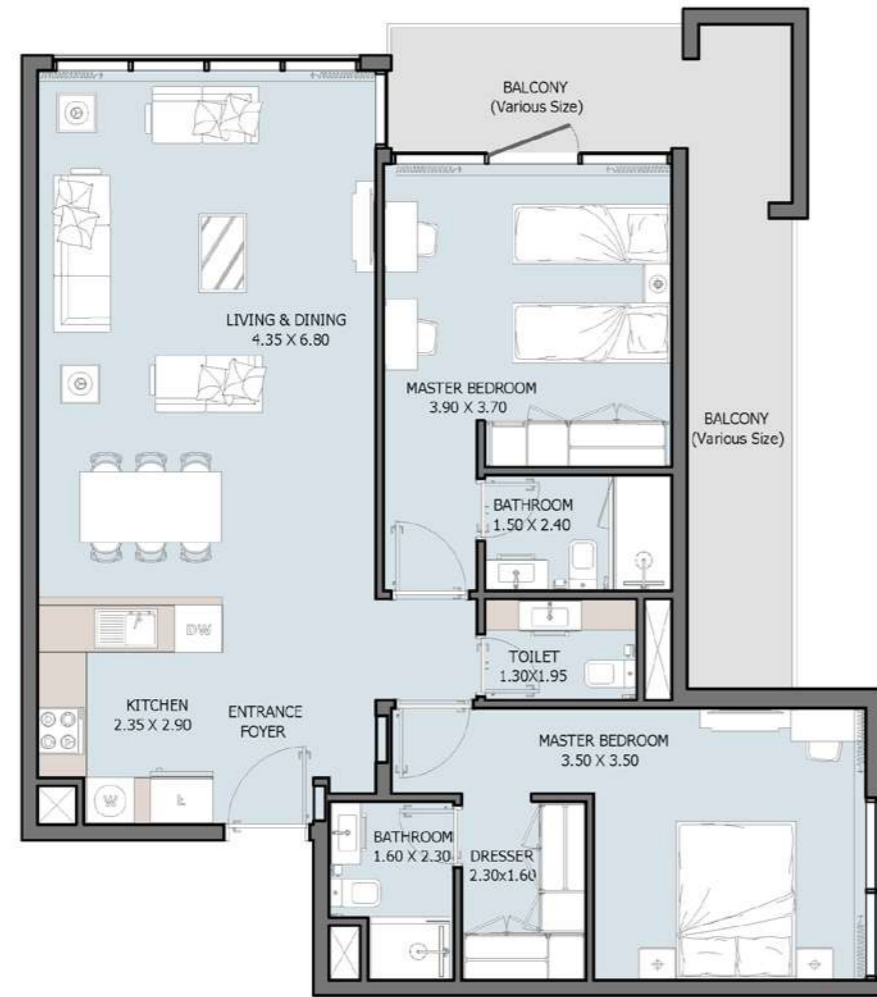
VERDANA
EIGHT

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

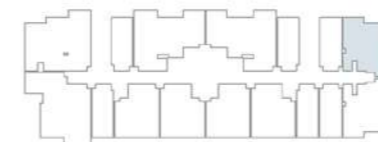
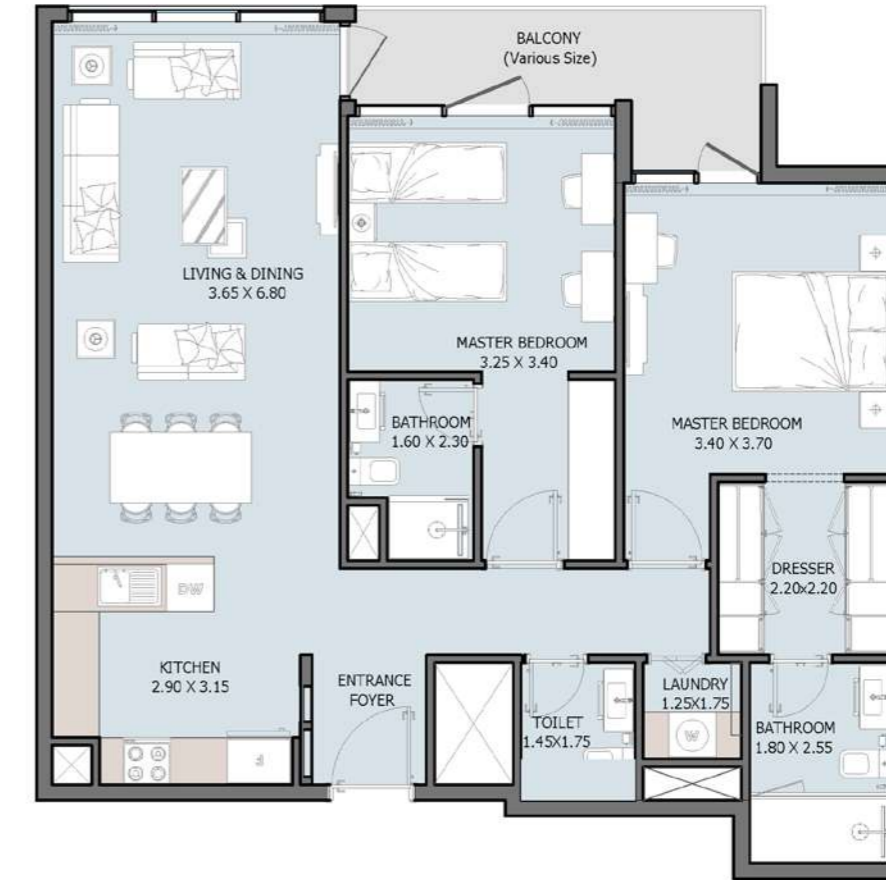
Floors 1 - 15



VERDANA
EIGHT

2 BEDROOM TYPE C

Floors 1 - 15



VERDANA
EIGHT

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

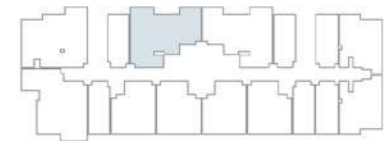
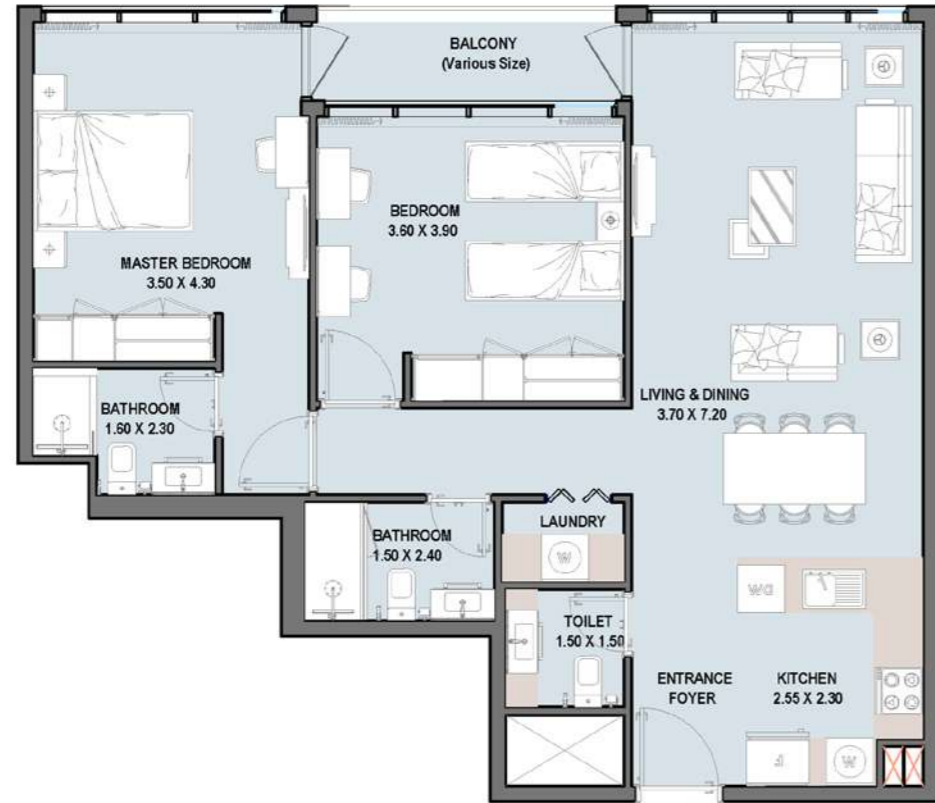
Internal Area	1026.88 - 1048.51 sq.ft.
Outdoor Area	87.62 - 137.56 sq.ft.
Total Area	1136.13 - 1164.33 sq.ft.

040

041

2 BEDROOM TYPE D

Floors 2 - 15



042



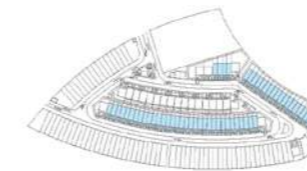
2 BR TOWNHOUSE TYPE A



GROUND FLOOR



1ST FLOOR



043

Internal Area	957.13 sq.ft.
Outdoor Area	53.60 sq.ft.
Total Area	1010.73 sq.ft.

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



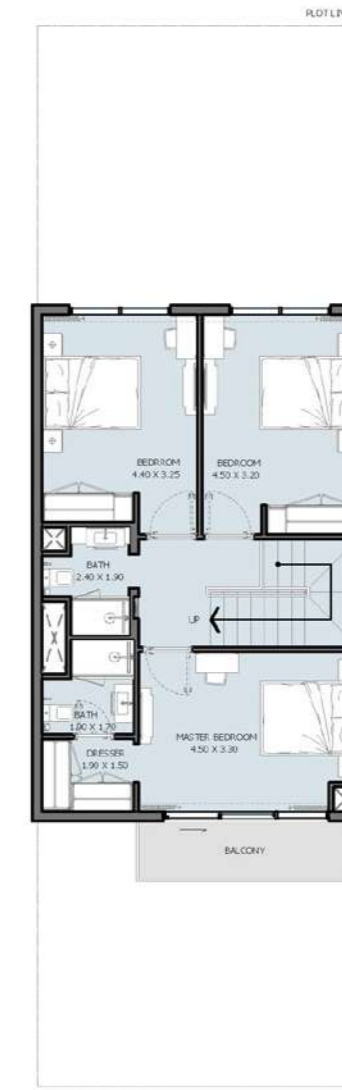
FIRST FLOOR

VERDANA
EIGHT

3 BR TOWNHOUSE TYPE B



GROUND FLOOR



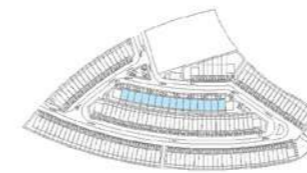
1ST FLOOR

VERDANA
EIGHT

044



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

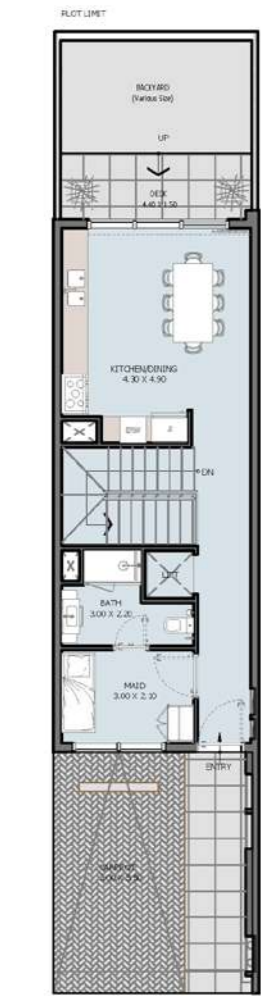


045

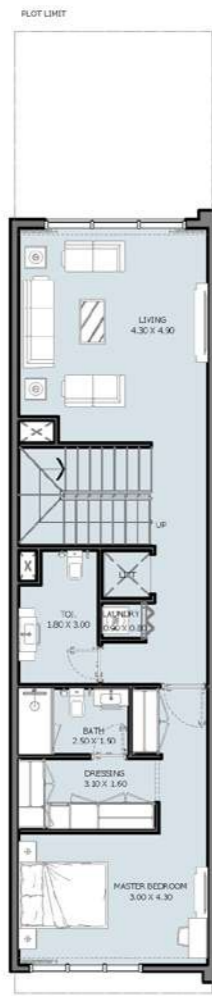
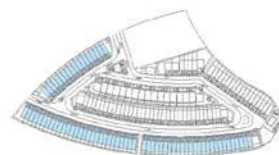
Internal Area	1527.94 sq.ft.
Outdoor Area	846.94 - 847.08 sq.ft.
Total Area	2374.87 - 2409.42 sq.ft.

4 BR TOWNHOUSE TYPE A

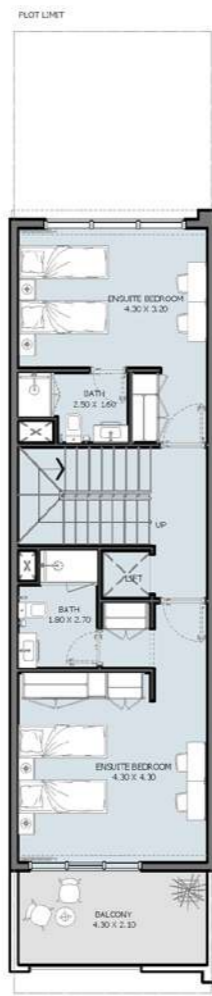
046



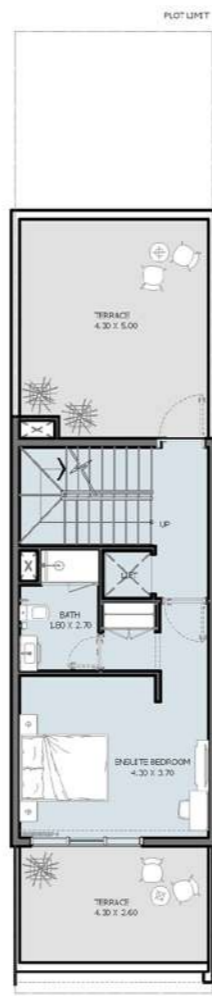
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ROOF PLAN

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

VERDANA
EIGHT



Reportage.

Abu Dhabi-UAE | Head Office

Tamouh Tower
28th Floor, Al Reem Island
P.O. Box: 111949
Tollfree: +971 800 77 55 2
info@reportageuae.com

Dubai-UAE

Anantara Business Tower
3rd Floor, Business Bay
P.O. Box: 27446
Tollfree: +971 800 77 55 2
info@reportageuae.com

Cairo-Egypt

Building 217
North Teseen St.
New Cairo
T: +20 12 0008 1190
info@reportageeg.com

Istanbul-Türkiye

Maslak Mh. Sümer Sk.
No:4, İç Kapı No:3, Bodrum Kat,
Maslak Office Building (MOB) Sanyer
T: +90 530 774 9595
info@reportage.com.tr

Riyadh-KSA

Building No. 3230
Al Aflaj St., Al Suwaidi
P.O. Box 12791
T: +966 11 215 1110
info@reportageuae.com

Moscow-Russia

Yefremova Street 10s1, k4/4
bld sadovye kvartaly
P.O. Box 119048
info@reportagerussia.com

For more information, visit reportageuae.com
or call 800 77 55 2 | +971 50 244 1078

Kampala, Uganda

Plot 4, Philip Road
Near German Embassy
Kololo, Kampala, Uganda
+256 756 111 434 | +256 763 331 572
info@reportageug.com

Lahore - Pakistan

Plaza No. 185, Broadway
Commercial phase 8, DHA Lahore
+923309991111
Info@reportageempire.com

Kigali, Rwanda

KG 334 ST 10, Nyarutarama,
Kigali, Rwanda
+250738532168 | +250794100607
info@reportagerw.com



Legal Disclaimer:

The information contained in this brochure is confidential and is for the exclusive use of the recipient. This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Reportage Properties. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be construed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project and regulatory approvals and planning permissions.



KONTAKT:

UAE: +971 58 586 4405

CH: +41 79 777 3773

info@majara-realestate.com

www.majara-realestate.com

MAJARA REAL ESTATE L.L.C
Burj Al Salam Tower, 36th floor
Sheikh Zayed Road
Dubai, U.A.E.

