

VERDAN1A 3

**Object 1**

A Green  
Sanctuary for  
Modern Living

# Where Tranquility Meets Connectivity

Dubai Land Residence Complex (DLRC) is a vibrant and dynamic community nestled in the heart of Dubai, offering a perfect blend of urban convenience and suburban tranquility. Located just minutes away from major highways, shopping centers, and world-class entertainment destinations, this area is designed for modern living with easy access to everything you need.

Surrounded by lush greenery and thoughtfully planned infrastructure with schools, healthcare facilities, and recreational spaces nearby, it caters to families, professionals, and everyone in between.

Explore the perfect balance of connectivity, comfort, and community in one of Dubai's most sought-after residential destinations.



# Connected To The City

VERDANIA 3

Dubai Land Residence Complex is strategically located just minutes away from major highways such as Al Ain Road (E66) and Emirates Road (E611), and key destinations across Dubai, residents can enjoy swift access to Downtown Dubai, Dubai International Airport, and other iconic landmarks.



## Leisure

12  
MINUTES

IMG Worlds of Adventure

15  
MINUTES

Global Village

20  
MINUTES

Dubai Miracle Garden

25  
MINUTES

Burj Khalifa

30  
MINUTES

Dubai Frame



## Education

9  
MINUTES

Lycée Français International

9  
MINUTES

German International School Dubai

10  
MINUTES

Zayed University UAE

11  
MINUTES

University of Dubai

14  
MINUTES

American University in the Emirates

12  
MINUTES

GEMS Wellington Academy



## Sport

10  
MINUTES

Al Habtoor Polo Resort

10  
MINUTES

HM EQUESTRIAN CLUB

18  
MINUTES

Fazza Square Shooting Alskton



## Shopping

10  
MINUTES

Silicon Central Mall

12  
MINUTES

Dubai Outlet Mall

19  
MINUTES

Dragon Mart

25  
MINUTES

Dubai Mall



## Healthcare

12  
MINUTES

Medicure Polyclinic

18  
MINUTES

Aster Clinic

# VERDANIA 3

WADI AL SAFA 5 — DUBAI LAND RESIDENCE COMPLEX, DUBAI

**VERDANIA 3** is more than just a residential development — it's a philosophy, a way of life deeply rooted in respect for nature and a vision for a sustainable future. The name Verdania originates from the word 'verde', meaning green in many languages, symbolizing growth, renewal, and vitality.

**Building Description** B+G+10+ROOF

**Anticipated Handover** Q3 2027

| STUDIO | 1 BEDROOM | 1,5 BEDROOM | 2,5 BEDROOM | TOTAL |
|--------|-----------|-------------|-------------|-------|
| 28     | 94        | 10          | 10          | 142   |



VERDANIA 3





**VERDAN1A 3**, we aim to redefine urban living by creating a seamless balance between modern comforts and natural beauty. Our community thrives on sustainability and respect for the environment, offering residents a lifestyle that nurtures the body, mind, and soul. Inspired by the verdant landscapes of the natural world, Verdania is a celebration of life, growth, and the enduring connection between humanity and the earth.

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# Amenities



LOBBY



SWIMMING  
POOL



POOL DECK WITH  
SUN LOUNGERS



BAJA SHELF



KIDS POOL



KIDS PLAY  
ROOM



YOGA & DANCE  
ROOM



CLUBHOUSE



DEDICATED  
GENTS & LADIES  
GYM



DEDICATED  
GENTS & LADIES SAUNA

# VERDANIA 3

VERDANIA 3

Lobby



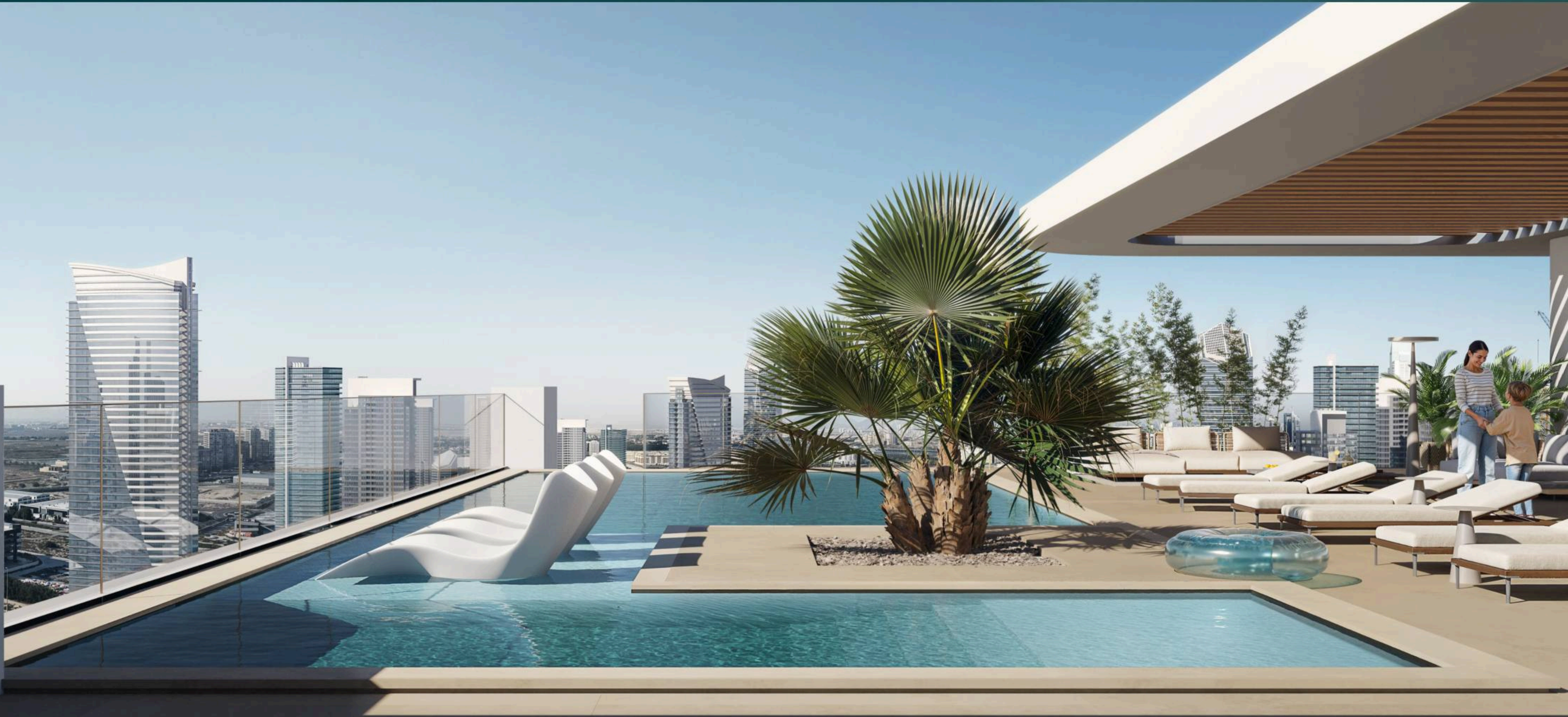


Swimming Pool

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Kids Pool

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Kids Play Room

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Gents Gym



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Ladies Gym



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Yoga & Dance  
Room



Clubhouse

VERDANIA 3



# Dubai Land Residence Complex: Key Advantages

VERDANIA 3



## STRATEGIC LOCATION

- Centrally located in Dubai with seamless connectivity to major landmarks
- Close to Sheikh Mohammed Bin Zayed Road for hassle-free commuting



## FUTURE METRO LINE DEVELOPMENT

- Planned Dubai Metro Blue Line will pass near Dubai Land Residence Complex, enhancing accessibility
- Connects residents to business hubs and attractions



## PROMISING AREA DEVELOPMENT

- Part of Dubai's fastest-growing areas with new retail, dining, and entertainment options
- Key focus in Dubai 2040 Urban Master Plan



## STRONG INVESTMENT POTENTIAL

- Competitive pricing with strong rental yields
- Anticipated property value appreciation due to future developments and enhanced infrastructure



## IDEAL FOR END USERS

- Family-friendly environment with nearby schools, clinics, and recreational facilities
- Suburban tranquility with urban connectivity



## LIFESTYLE AND AMENITIES

- Features green spaces, parks, and walking tracks
- Close to attractions like Global Village and Dubai Outlet Mall for entertainment and leisure

VERDAN1A 3 ——— Object 1