

# VERDANIA 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

<b>12</b> MINUTES	IMG Worlds of Adventure
<b>15</b> MINUTES	Global Village
<b>20</b> MINUTES	Dubai Miracle Garden
<b>25</b> MINUTES	Burj Khalifa
<b>30</b> MINUTES	Dubai Frame



## Education

<b>9</b> MINUTES	Lycée Français International
<b>9</b> MINUTES	German International School Dubai
<b>10</b> MINUTES	Zayed University UAE
<b>11</b> MINUTES	University of Dubai
<b>14</b> MINUTES	American University in the Emirates
<b>12</b> MINUTES	GEMS Wellington Academy



## Sport

<b>10</b> MINUTES	Al Habtoor Polo Resort
<b>10</b> MINUTES	HM EQUESTRIAN CLUB
<b>18</b> MINUTES	Fazza Square Shooting Alskton



## Shopping

<b>10</b> MINUTES	Silicon Central Mall
<b>12</b> MINUTES	Dubai Outlet Mall
<b>19</b> MINUTES	Dragon Mart
<b>25</b> MINUTES	Dubai Mall



## Healthcare

<b>12</b> MINUTES	Medicure Polyclinic
<b>18</b> 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



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**VERDANIA 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.

**VERDANIA 3**

# 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

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Lobby



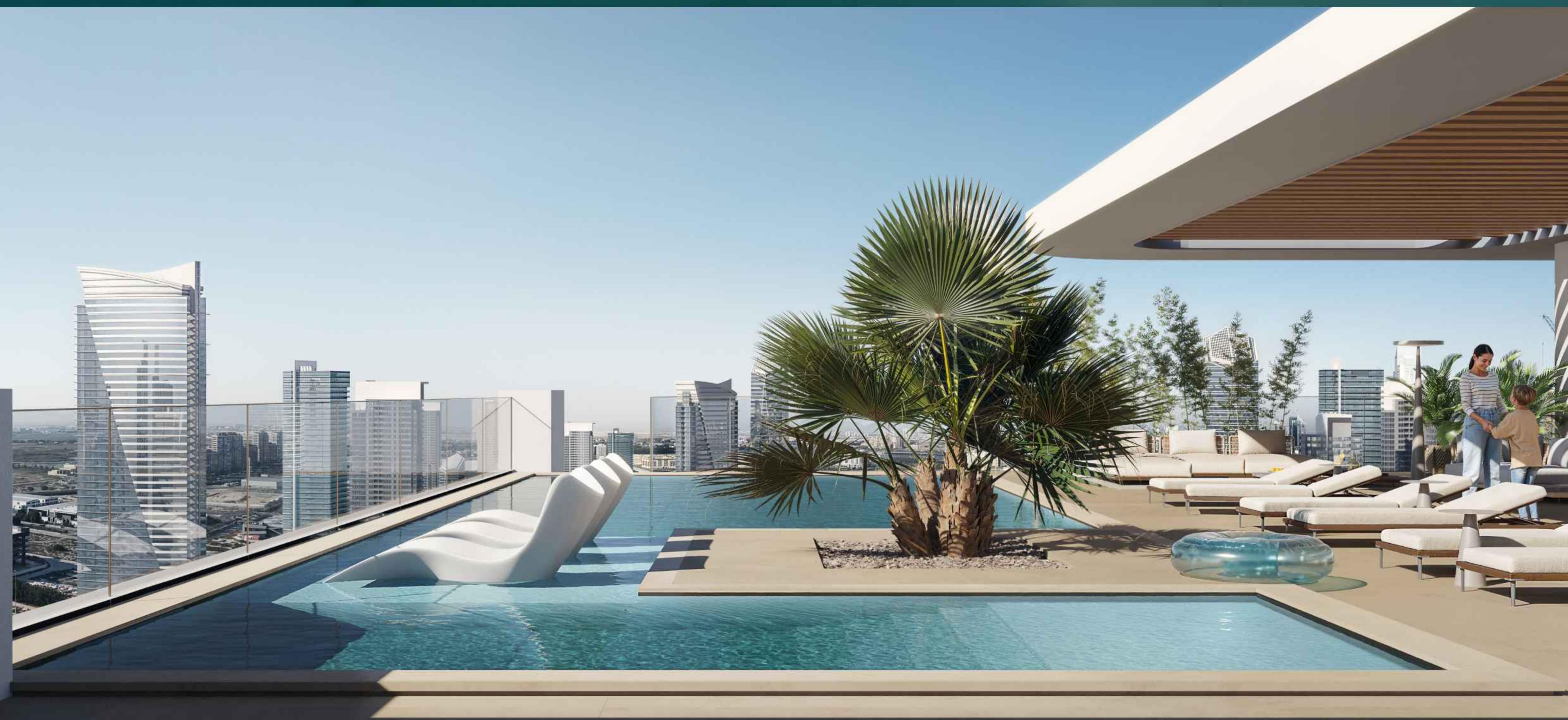


Swimming Pool

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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

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## Ground Floor Plan

1 LOBBY



## Amenities Floor

- 2 SWIMMING POOL
- 3 KIDS POOL
- 4 POOL DECK WITH SUN LOUNGERS
- 5 BAJA SHELF
- 6 OUTDOOR LOUNGE
- 7 GENTS GYM
- 8 GENTS WASHROOM & SAUNA
- 9 LADIES GYM
- 10 LADIES WASHROOM & SAUNA
- 11 KIDS PLAY ROOM
- 12 YOGA & DANCE ROOM
- 13 CLUBHOUSE

# 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

# Why Dubai

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## EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

## RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

## SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

## EDUCATION

School education in the UAE is one of the most progressive in the world

## HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

## DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

## REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency

# Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license

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