

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

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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



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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.

VERDAN1A 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

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Lobby

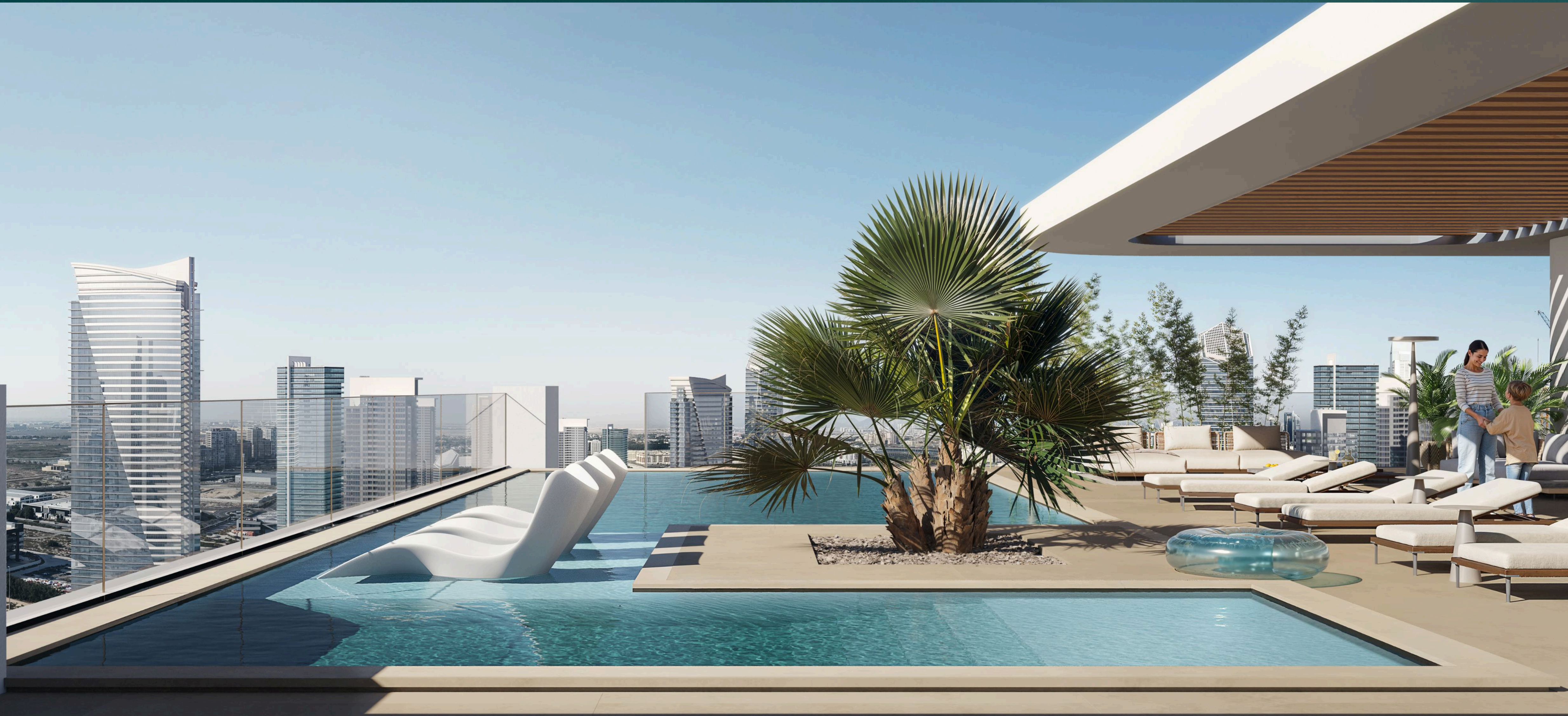


Swimming Pool

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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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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

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