

## Fact Sheet

### GROUNDING IN MOTION

Ventana Residences is a structured rise that begins below ground. From the basement parking comes the reception, foyer and the lift lobby... preparing residents and visitors for upward traverses through thoughtfully spaced daily transitions.



**127**  
Units

**03**  
Commercial Shops

Starting Price from:  
3.3 Million AED

**69**  
Studio

Starting Price from:  
525,000 AED

**32**  
1-Bed

Starting Price from:  
840,000 AED

**23**  
1 Bed+ (Multipurpose Store)

Starting Price from:  
940,000 AED



### City WITHIN REACH

Dubai's essential destinations connect directly. Close to Deira Mall, Metro station access, retail, markets and services. This is a place rooted in movement, not stillness. Like a compass pointing to convenience, Ventana Residences stands at the crossroads of city life.

25 MINS.	BURJ KHALIFA
20 MINS.	BUSINESS BAY
15 MINS.	DUBAI INTERNATIONAL AIRPORT
40 MINS.	AL MAKTUM INTERNATIONAL AIRPORT
20 MINS.	GLOBAL VILLAGE
15 MINS.	IMG WORLDS OF ADVENTURE
10 MINS.	DRAGON MART
30 MINS.	MALL OF EMIRATES



## STUDIO

### APARTMENT

#### ESSENTIAL CITY LIVING

Every corner of this studio apartment serves a purpose. Light, proportion, and clarity shape an environment built for calm, connected daily living.



## 1-BED

### APARTMENT

#### DESIGNED FOR LIVING

A smartly planned residence where every inch serves a purpose, creating a practical, comfortable, and inviting environment for modern lifestyles.



## 1-BED

+

### (MULTIPURPOSE STORE) APARTMENT

#### SPACE BEYOND MEASURE

More than a typical residence, it introduces adaptability through an extra room suited for growing families or focused personal pursuits.



## THE CROWN OF THE BUILDING



SWIMMING POOL



KIDS' POOL



KIDS' PLAY AREA



KIDS' SPLASH PAD



GYM



YOGA AND MEDITATION



POOL SUNKEN AREA



JACUZZI



PARKING AREA



OPEN-AIR CINEMA



BBQ AREA



FAMILY SEATING AREA



**ZEDOR**  
DEVELOPMENTS

### INVEST IN VISION

Investing in ZEDOR DEVELOPMENTS is choosing performance over impulse. Their project rises with intent, carrying the weight of vision, precision, and trust that transform architecture into lasting value and enduring return.