

VERDANA II

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Where Life is Evergreen

## ABOUT REPORTAGE

Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in Abu Dhabi, Dubai, Egypt, and upcoming international projects.

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

We build homes with unparalleled elegance and comfort

## ريپورتاج العقارية

تمثل شركة ريبورتاج العقارية واحدة من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة بمشروعات قائمة في أبوظبي ودبي و مصر، و مشاريع دولية أخرى ضمن الخطة. وتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة وبأسعار في المتناول، وهي حلول من شأنها أن توفر قيمة متميزة.

تتمثل مهمة ريبورتاج العقارية في أن تكون أولى شركات العقارات الأكثر

ثقة في دولة الإمارات العربية المتحدة، وذلك من خال تطوير وتوفير منازل تجمع بين الأناقة و العملية و متاحة للجميع، و تمنح ساكنيها الشعور بالانتماء. نتطلع بثقة إلى الأعوام القادمة ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم من خلال عقد شراكات مع مؤسسات الأعمال الدولية.

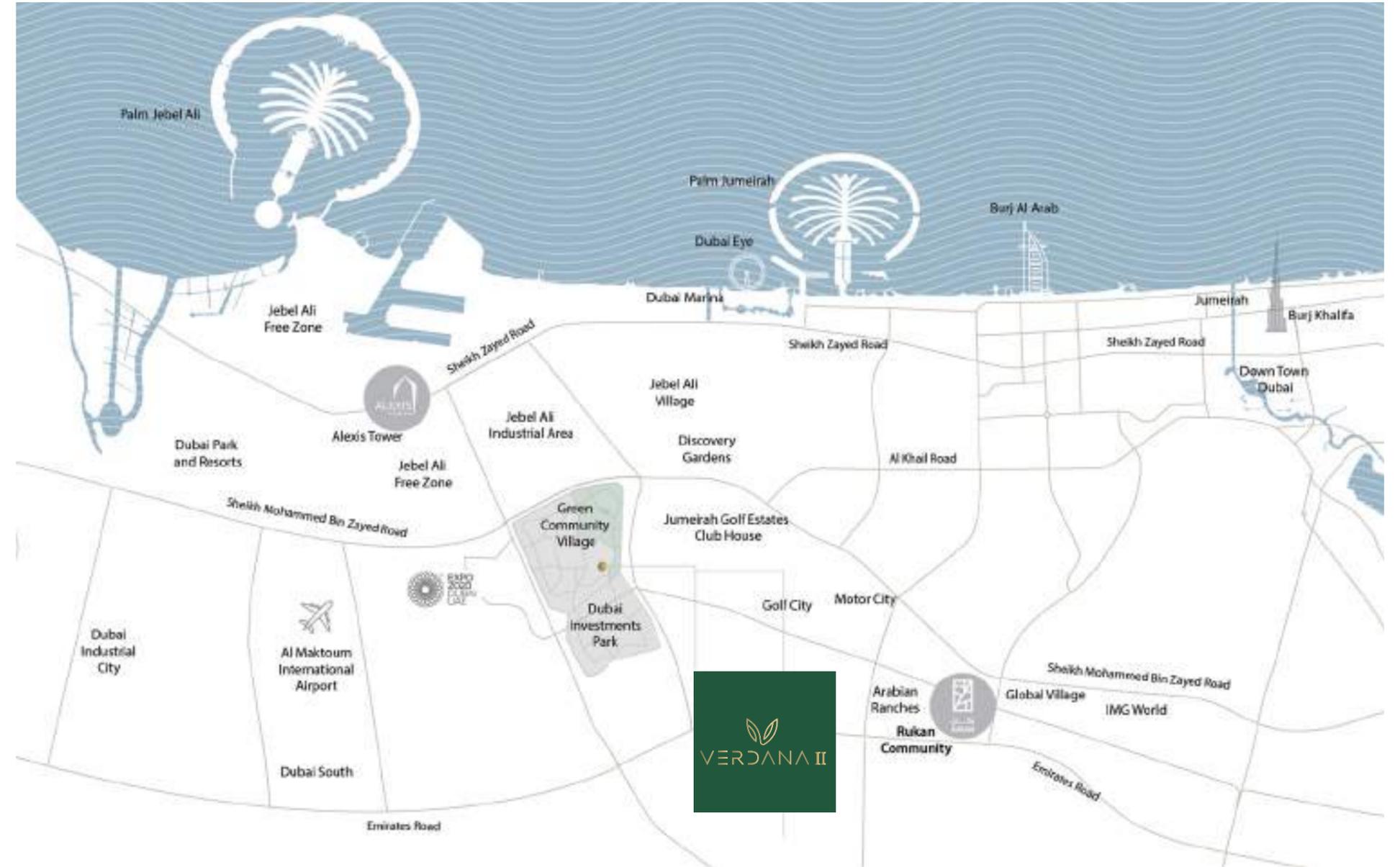
منازل تحظى بمزايا  
وراحة لا تضاهي



كن جزءا من الصورة.. كن على اتصال بالعالم من حولك

Stay a part of the bigger picture.. Stay Connected to the world

- 18 minutes driving to Dubai Marina
- 20 minutes driving to Palm Jumeirah
- 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
- 18 minutes driving to Dubai Park and Resorts



## In the Heart of Dubai – Next to Green Community

Where residents can benefit from the area's strategic location in addition to the community activities. Furthermore, it is well connected to the city's core economic centres and provides quick access to major routes such as Sheikh Zayed Road and Emirates Road, with close proximity to Dubai's attractions.

## في قلب دبي – بجوار جرين كومونيتي

حيث يمكن للسكان الاستفادة من الأنشطة المتنوعة و الموقع الاستراتيجي للمنطقة. علاوة على ذلك، فهو متصل جيدًا بالمراكز الاقتصادية الأساسية في المدينة مع سهولة الوصول إلى الطرق الرئيسية مثل شارع الشيخ زايد وشارع الإمارات، و على مقربة من أشهر معالم دبي.





After the huge success of Verdana townhouses, and the great demand on the project, Reportage Properties introduces Verdana II.

## VERDANA II

A contemporary art and nature fusion manifested in well-designed spacious townhouses and a community within a community. With an unparalleled location in the very heart of Dubai and spanning over an area of 34,743.69 sq.m., Verdana is created to cater to both fast-paced and slow-paced lifestyles and a large oasis of both vibrancy and tranquillity in the midst of Dubai's bustling life. While maintaining a sense of privacy and the serenity of lush greens, Verdana beautifully echoes the spirit of the city, with close proximity to Dubai's attractions, to live the best of both worlds and enjoy a life where the world is your backdrop.

بعد النجاح الكبير الذي حققته وحدات تاون هاوس فيردانا وارتفاع الطلب على المشروع، ريبورتاج العقارية تقدم لكم فيردانا II.

## فِيرْدَانَا II

اندماج للطبيعة و الفن المعاصر يتمثل في منازل واسعة مصممة بعناية ومجتمع داخل مجتمع. مع موقع لا مثيل له في قلب دبي ويمتد على مساحة 34,743.69 مترًا مربعًا، تم إنشاء فيردانا 2 لتلبية كل من أنماط الحياة السريعة والهادئة وواحة كبيرة من الحيوية والهدوء في ضم الحياة الصاخبة في دبي. مع الحفاظ على الإحساس بالخصوصية و صفاء الخضرة و الطبيعة، تعكس فيردانا 2 روح المدينة بشكل استثنائي، مع قربها من أشهر معالم دبي، لتعيش أفضل ما يمكن أن تقدمه حياة المدينة المتنوعة وتستمتع بحياة كصورة تذكارية يكون فيها العالم بأسره خلفية لك.



## Design Philosophy

With man-made contemporary art and a green touch of nature, Verdana 2 townhouses are perfectly crafted to echo the spirit of the city and blend in the surrounding atmosphere. The spacious townhouses are designed to meet the needs of residents and families seeking a high-end lifestyle within a resort-like community. Modernity can be sensed in every aspect of the design, along with the smart choice of the earth colour palette and the smartly added thematic touch of wood, within a natural work of art that fluently speaks of itself.



## فلسفة التصميم

في مزيج من الفن المعاصر و لمسة خضراء من الطبيعة ، تم تصميم منازل فيردانا ٢ بشكل مثالي لتردد صدى روح المدينة وتنسجم مع الأجواء المحيطة. صممت منازل التاون هاوس الواسعة لتلبية احتياجات السكان والعائلات الذين يبحثون عن نمط حياة راقى داخل مجمع يشبه المنتجعات. الحدائق و الرقي عنصران من العناصر الملموسة بشكل واضح في كل جانب من جوانب التصميم، إلى جانب الاختيار الذكي للوحة الألوان الترابية ولمسة من الخشب غالبية على التصميم، ضمن عمل فني من صنع الطبيعة يتحدث بطلاقة عن نفسه.



اختصار للعصرية و الذوق الرفيع

Contemporariness in a nutshell



وحدات متنوعة من التاون هاوس: غرفة واحدة و غرفتين و ثلاث و أربع غرف  
لتجربة معيشية صنعت خصيصاً لأجلك

Various Units of 1B, 2B, 3B and 4B Tonwhouses  
For a custom-made living experience



استيقظ على جمال المساحات الخضراء و جدد نشاطك  
في حمامات السباحة بلونها الفيروزي

Wake up to the views of greenery and  
rejuvenate at the turquoise swimming pools



حمام سباحة خاص متوفر في بعض الوحدات وفقاً لمخطط الوحدة  
Private Swimming Pool is available in some units as per unit plan





أبعد ما تحتاجه فقط على بعد خطوات

حدائق و مدارس و مساجد و محلات تجارية  
بالمنطقة

One step away is the farthest you  
need to go

Parks, schools, mosques, and community  
retails



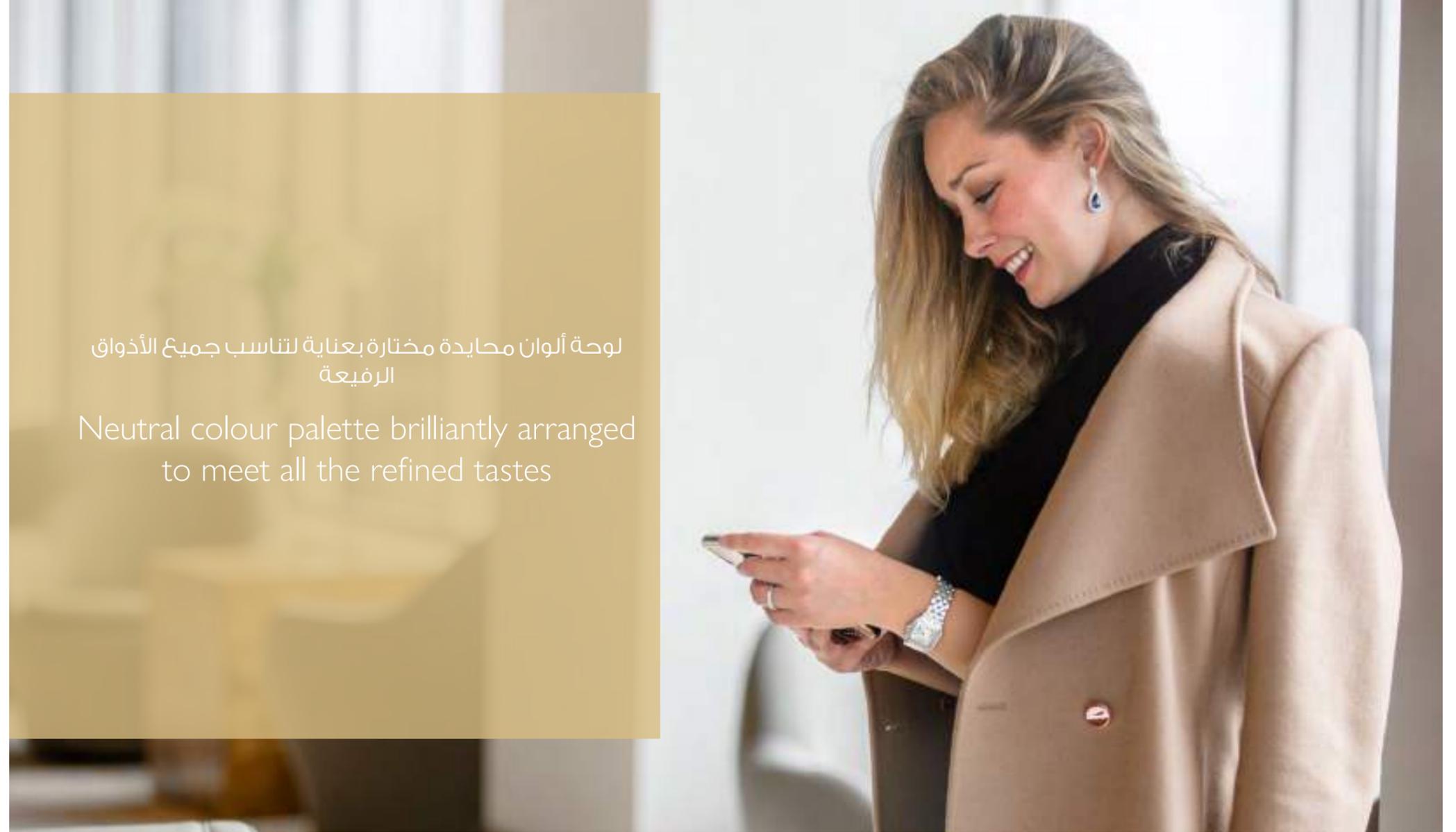


تشطيبات إيطالية عصرية و أناقة في جميع التفاصيل  
Modern Italian finishing and elegance in  
every detail



لوحة ألوان محايدة مختارة بعناية لتناسب جميع الأذواق  
الرفيعة

Neutral colour palette brilliantly arranged  
to meet all the refined tastes







## Amenities & Services

## المرافق و الخدمات

Private Parking for each unit  
Landscaped Areas  
Shaded Seating Areas

مواقف خاصة لكل وحدة  
مساحات خضراء  
مناطق جلوس مظلة

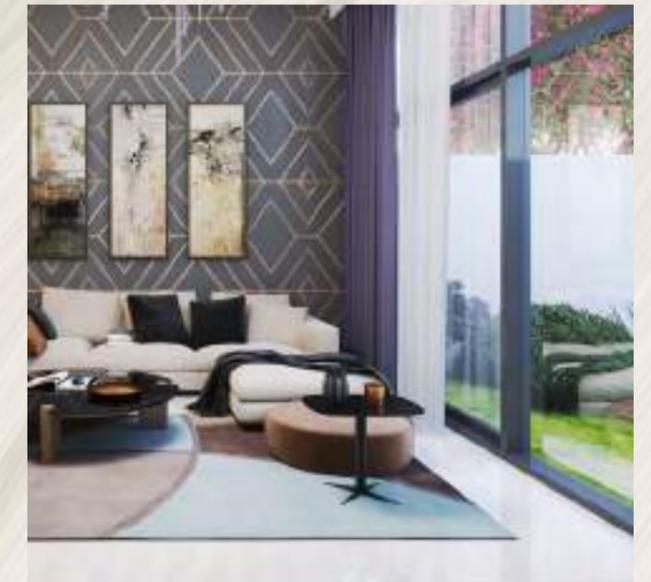


## Unit Features

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms, in-suites and guest toilets wherever applicable
- Double glazed windows
- Air conditioning
- Vanity units & Mirrors
- Shower in each bathroom
- Built-in wardrobes in bedrooms
- Some bedrooms with private bathroom
- Laundry & Maid Room in some townhouses
- Double Height Living room in some townhouses
- Sky roof in some townhouses
- Private Swimming pool in some townhouses
- Some townhouses with internal elevator

## مميزات الوحدة

- شرفات / تراسات حسب مخطط الوحدة
- خزائن مطبخ وكونترتوب
- حمامات مكسوة بالكامل وأجنحة ومراحيض للضيوف حيثما كان ذلك متاحاً
- نوافذ زجاجية مزدوجة
- تكييف هواء
- وحدات تخزين و مرايا
- حوض استحمام في كل حمام
- خزانات ملابس في غرف النوم
- بعض الغرف مزودة بحمام خاص
- بعض الوحدات مزودة بغرفة خادمة و غرفة غسيل
- غرفة معيشة مزدوجة الارتفاع في بعض الوحدات
- سكاى روف في بعض الوحدات
- بعض الوحدات مزودة بحمام سباحة خاص
- بعض الوحدات مزودة بمصعد داخلي



## Unit Mix

One Bedroom: 67 Townhouses

Two Bedrooms: 64 Townhouses

Three Bedrooms: 3 Townhouses

Four Bedrooms: 71 Townhouses

Five Bedrooms: 1 Townhouse

Height: 7.10 m (G + 1st)

Height: 7.10 m (G + 1st)

Height: 10.15 m (G + 1st + Roof)

Height: 10.20 m (G + 1st + 2nd)

Height: 13.60 m (G + 1st + 2nd + Roof)

TOTAL NO. OF Units : 209



## مزيج الوحدات

الارتفاع: ٧,١٠ متر (طابق أرضي + ١ طابق علوي)  
الارتفاع: ٧,١٠ متر (طابق أرضي + ١ طابق علوي)  
الارتفاع: ١٠,١٥ متر (طابق أرضي + ١ طابق علوي + روف)  
الارتفاع: ١٠,٢٠ متر (طابق أرضي + طابق أول + طابق ثان)  
الارتفاع: ١٣,٦٠ متر (طابق أرضي + طابق أول + طابق ثان + روف)

غرفة واحدة: ٦٧ تاون هاوس  
غرفتين: ٦٤ تاون هاوس  
ثلاث غرف: ٣ تاون هاوس  
أربع غرف: ٧١ تاون هاوس  
خمس غرف: ١ تاون هاوس

إجمالي عدد الوحدات: ٢٠٩

# UNIT TYPES



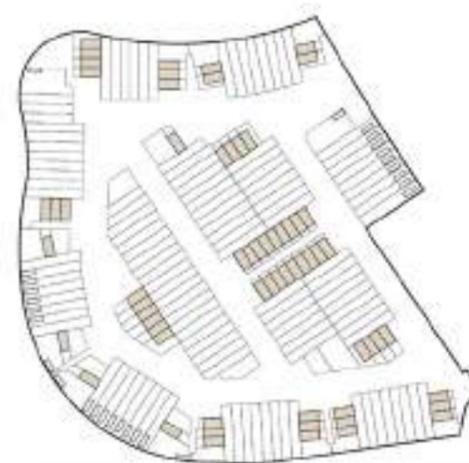
## 1B

### Type A

First Level



Ground Level



### 1B TOWNHOUSE | Type A

Internal Area	690 sq. ft
Outdoor Area	155 to 884 sq. ft
<b>Total Area</b>	<b>845 to 1,574 sq. ft</b>

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.



# 1B

## Type B



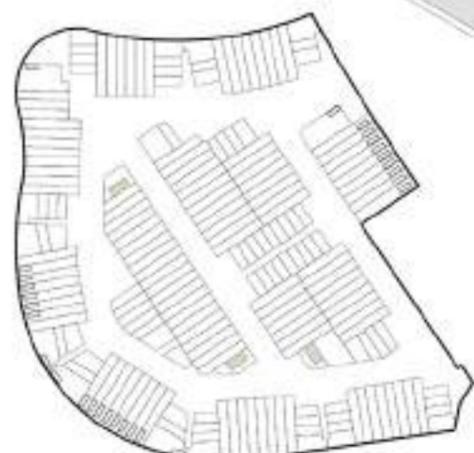
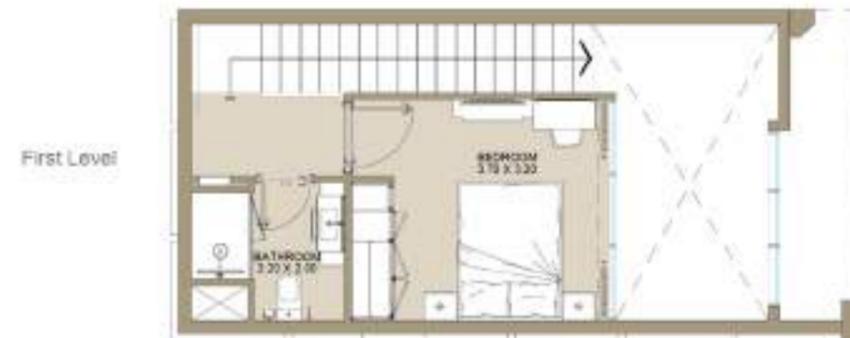
### 1B TOWNHOUSE | Type B

Internal Area	698 sq.ft
Outdoor Area	552 sq.ft
<b>Total Area</b>	<b>1,250 sq.ft</b>

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# 1B

## Type C



### 1B TOWNHOUSE | Type C

Internal Area	690 to 698 sq.ft
Outdoor Area	646 to 1,218 sq.ft
<b>Total Area</b>	<b>1,336 to 1,917 sq.ft</b>

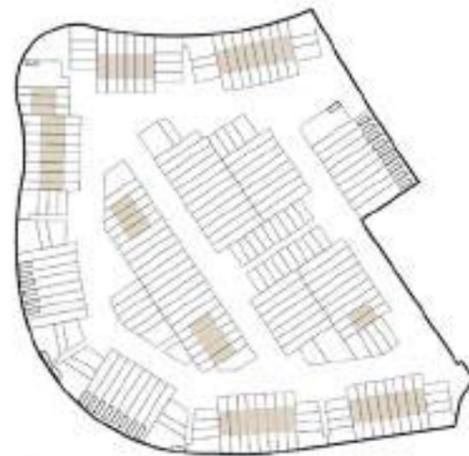
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First Level



Ground Level



# 2B

Type A

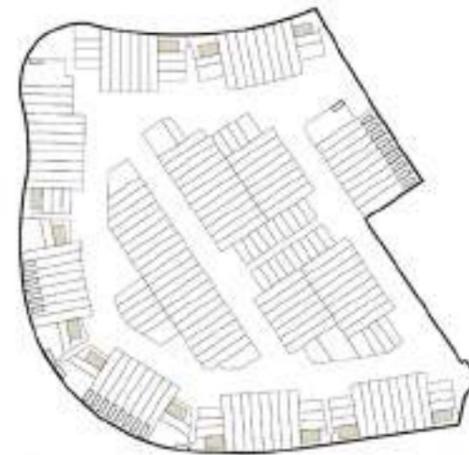
## 2B TOWNHOUSE | Type A

Internal Area	1,113 sq.ft
Outdoor Area	627 to 1,012 sq.ft
Total Area	1,740 to 2,125 sq.ft

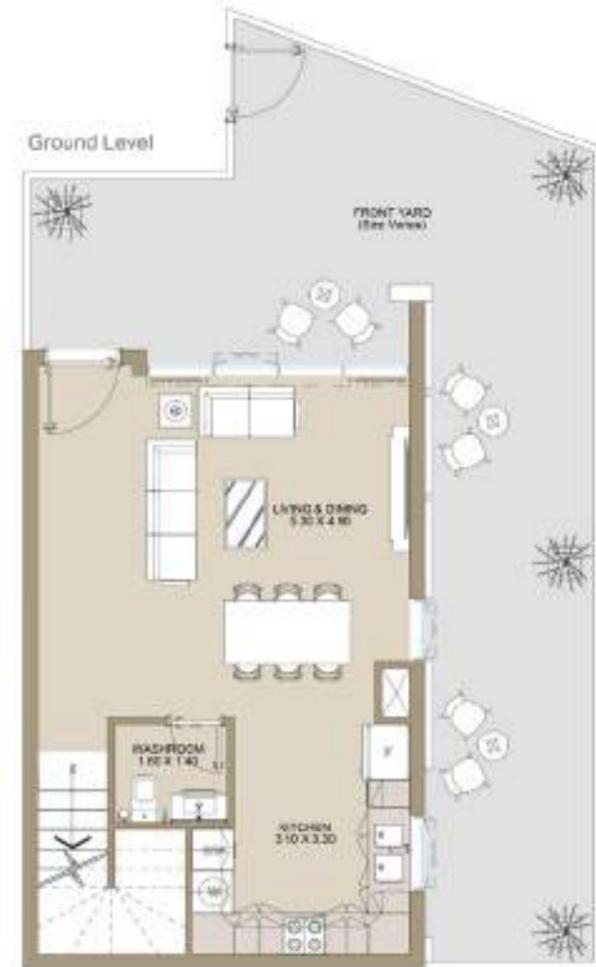
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# 2B

Type B



First Level



Ground Level

## 2B TOWNHOUSE | Type B

Internal Area	1,023 sq.ft
Outdoor Area	493 to 1,040 sq.ft
Total Area	1,516 to 2,063 sq.ft

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## 3B Type A

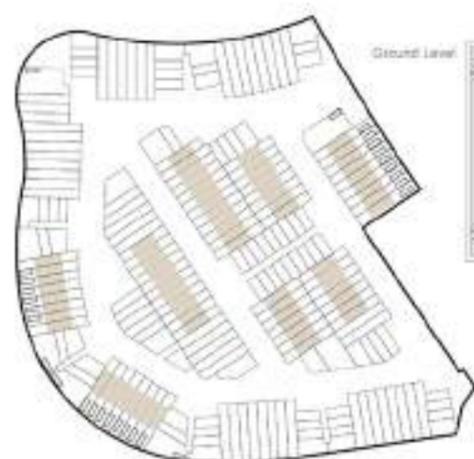


### 3B TOWNHOUSE | Type A

Internal Area	1,578 sq. ft
Outdoor Area	1,578 to 2,032 sq. ft
Total Area	3,154 to 3,608 sq. ft

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## 4B Type A



### 4B TOWNHOUSE | Type A

Internal Area	2,368 sq. ft
Outdoor Area	1,084 to 2,087 sq. ft
Total Area	3,452 to 4,455 sq. ft

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# 4B

## Type B



### 4B TOWNHOUSE | Type B

Internal Area	2,144 sq. ft
Outdoor Area	3,370 sq. ft
Total Area	5,514 sq. ft

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# 5B

## Type A



### 5B TOWNHOUSE | Type A

Internal Area	2,818 sq. ft
Outdoor Area	3,018 sq. ft
Total Area	5,836 sq. ft

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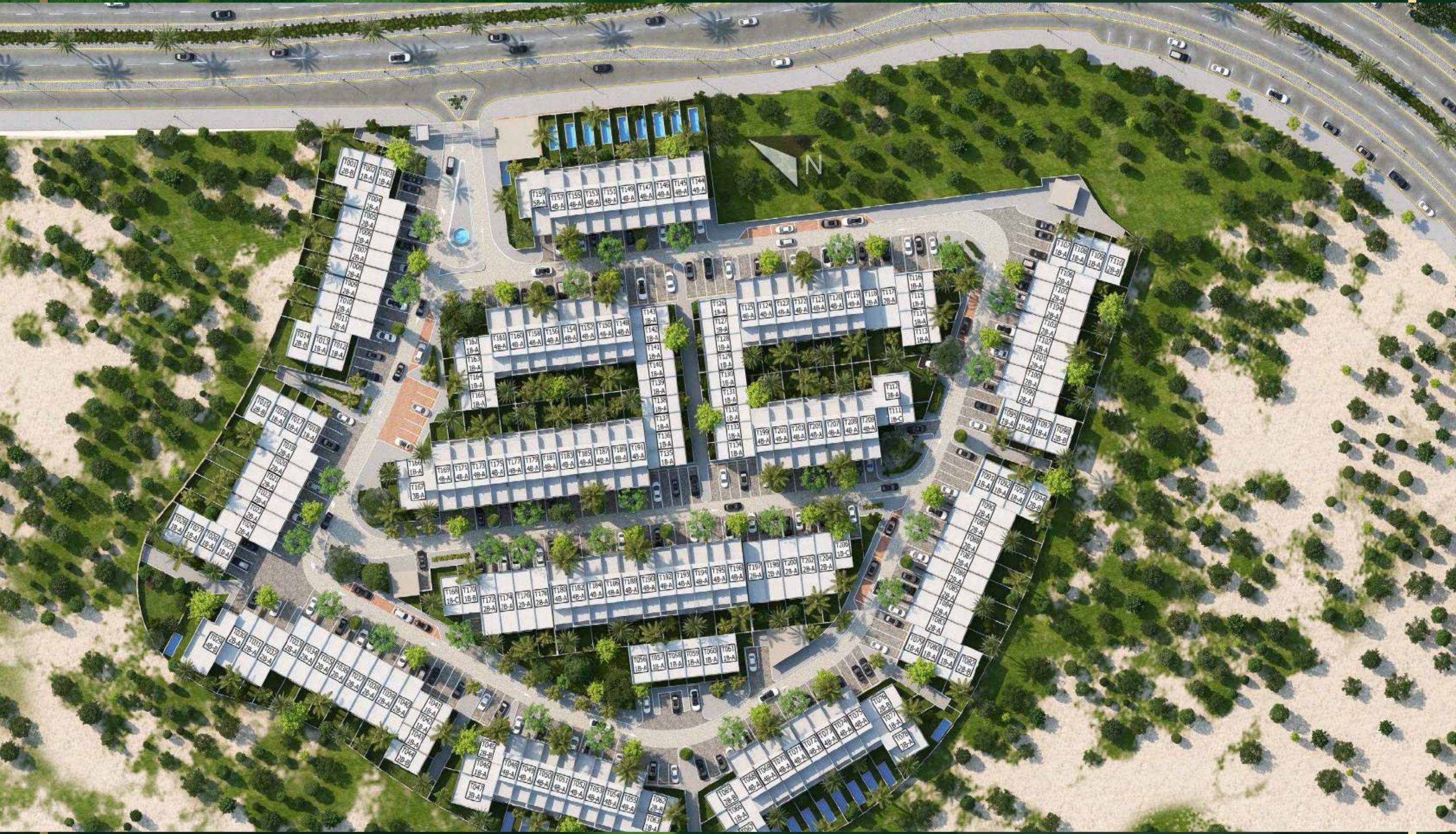
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Where Life is Evergreen

**MASTER PLAN**



الحياة بلونها الأخضر  
WHERE LIFE IS EVERGREEN



VERDANA II