

The background of the image is a dense, close-up photograph of dark green leaves, likely from a plant like Philodendron or similar. The leaves are covered in numerous small, glistening water droplets, giving them a fresh and vibrant appearance. The lighting is soft, highlighting the texture of the leaf veins and the reflective surfaces of the droplets.

VERDANA

EIGHT

The image is a full-frame background of lush, dark green tropical foliage. The leaves are primarily palm fronds, showing a variety of textures and patterns. Some fronds are long and feathery, while others are more compact and pointed. The lighting is dramatic, with deep shadows and bright highlights that emphasize the glossy, waxy surfaces of the leaves. The overall composition is dense and layered, creating a sense of being deep within a jungle.

LIVE BEYOND

ABOUT **Reportage.**

Reportage Group is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Turkey, Morocco, KSA, Uganda, Azerbaijan, Pakistan and upcoming international projects.

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



Why Invest in Dubai?

Dubai offers tax-free income, exceptional safety, world-class infrastructure, and a lifestyle that blends opportunity with a premium lifestyle, making it one of the most sought-after destinations globally.

In Dubai, every home is an opportunity, delivering high ROI, state-of-the-art design, access to Golden Visa, and world-class education and healthcare.





Dubai Investment Park: A Smart Urban Hub

Here, life finds its balance, slowing down just enough to feel authentic, without ever losing touch with the city. Ideally located near Expo City and Al Maktoum International Airport, with seamless access to major highways, DIP is a community where homes, schools, retail, and business coexist in perfect harmony.

Situated in Dubai Investment Park, Verdana 8 stands as a calm retreat with the city always within reach. It's where stillness has structure, and every direction leads to possibility.



VERDANA

Where the city fades



VERDANA

In the heart of tomorrow, where Dubai stretches forward, Verdana rises. A bold step beyond the expected. Here, you don't just move, but you evolve beyond the rush, the noise, the limits, into space, into stillness, into freedom.

At Verdana, you don't just own a home, you claim a sanctuary. A symbol of independence, a first breath of something truly yours. This is where the city fades, and you find room to walk, to wander and to reconnect not just with nature, but with the truest version of yourself.

Verdana is for those who live beyond convention, beyond boundaries, beyond just "now". A home made for tomorrow's dreamers, today's pioneers, and the quiet confidence of those who know life is more than just living.



CONNECTED LIVING AT VERDANA

Nestled in the heart of Dubai Investments Park, Verdana 8 offers seamless access to the city's most iconic destinations. From the buzzing Dubai Marina and thrilling Dubai Parks to the iconic Palm Jumeirah, Burj Khalifa, and Mall of the Emirates, everything is just moments away. Here, urban vibrancy meets peaceful green surroundings, striking the perfect balance between connection and calm.







YOUR GATEWAY TO DUBAI'S VIBRANT LIFESTYLE

- 11 minutes driving to Expo City
- 18 minutes driving to Dubai Marina
- 18 minutes driving to Dubai Park and Resorts
- 20 minutes driving to Palm Jumeirah
- 21 minutes driving to Al Barsha Mall
- 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

PROJECT DETAILS

A perfect blend of townhouses and apartments, built to elevate your lifestyle.

- Type: Townhouses & Apartments
- Plot Area: 25,466.10 sq.m.

Total Units:

- 154 Townhouses
- 210 Apartments





LIFESTYLE SERVICES

Secure private parkings for each unit

Stunning resort-style swimming pool

Safe kids' Swimming Pool

Fully equipped fitness gym

Welcoming clubhouse

Comfortable shaded seating areas

Lush landscaped green spaces

Fun-filled kids' play area

PROJECT DETAILS

Find your ideal home at Verdana, designed to match your lifestyle and family size.

Verdana 8 Townhouses:

- 2 Bedroom: 59
- 3 Bedroom: 23
- 4 Bedroom: 72

Total No. of Units: 154

Verdana 8 Residences:

- Studios: 62
- One Bedrooms: 62
- Two Bedrooms: 86

Total No. of Units: 210





UNIT FEATURES

Spacious private balconies & terraces

Modern kitchen cabinets and countertops

Fully tiled bathrooms

Vanity units & mirrors

Central air conditioning

Built-in wardrobes

Laundry & Maids Room in select townhouses

Double height living room in select townhouses

Exclusive sky roofs in select townhouses

Private internal elevators in select townhouses







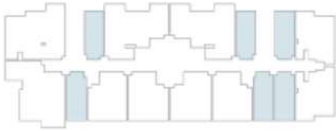
VERDANA 8 sales offer	
Plot + Unit No.	VHR1102
Bedrooms	ST
Type	A
View	Pool
Location	-
Internal (SQ.FT)	336
External (SQFT)	49
Total (SQFT)	385
Original Price	518,578
PARKING	40,000
Installment in months	42
DLD	4% + AED1194
Completion	2029 Q2
Property Status	Usufruct/Leasehold

Payment plan	PAYMENT PLAN					
	Plan 1	PLAN 2	Plan 3	Plan 4	Plan 5-	Plan 7
	10% Dp, 1% monthly	15% Dp, 1% monthly	20% Dp, 1% monthly	30% Dp, 1% monthly	30% dp, 70% HO	20% dp, 10% FOR 1 YEAR, REMAINING 70% HO
Down payment	10%	15%	20%	30%	30%	20%
Monthly	1% for 42months	1% for 42months	1% for 42months	1% for 42months	0%	10% FOR 12 MONTHS
During construction	52.00%	57.00%	62%	72%	X	20%
Handover	48%	43%	38%	28%	70%	70%
Discount	5%	7.5%	10%	15%	5%	2%
Final Price (AED)	532,649	519,685	506,721	480,792	532,649	548,207
DP	53,265	77,953	101,344	144,237	159,795	109,641
Monthly	5,326	5,197	5,067	4,808		4,568
1% for 42months	223,713	218,268	212,823	201,932		54,821
Handover	255,672	223,465	192,554	134,622	372,855	383,745
Total	532,649	519,685	506,721	480,792	532,649	548,207
Additional Charges						
DLD+ Oqood	22,500	21,981	21,463	20,426	22,500	23,122
Utility Connections (Approx Charges) At Handover	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00

Payment Plan Figures (GDP)	4.94	Aed				
Final Price with parking (GDP)	107,823.78	105,199.39	102,575.01	97,326.24	107,823.78	110,973.04
DP	10,782.38	15,779.91	20,515.00	29,197.87	32,347.13	22,194.61
Monthly	1,078.24	1,051.99	1,025.75	973.26	-	924.78
Total of all (42) months	45,285.99	44,183.74	43,081.50	40,877.02	-	11,097.30
Handover	51,755.41	45,235.74	38,978.50	27,251.35	75,476.64	77,681.13
Total	107,823.78	105,199.39	102,575.01	97,326.24	107,823.78	110,973.04
Additional Charges						
DLD+ Oqood	4,554.65	4,449.68	4,344.70	4,134.75	4,554.65	4,680.62
Utility Connections (Approx Charges) At Handover	4,453.44	4,453.44	4,453.44	4,453.44	4,453.44	4,453.44

STUDIO TYPE A

Floors I - 15



VERDANA
EIGHT

Internal Area	323.89 - 336.48 sq.ft.
Outdoor Area	46.28 - 171.68 sq.ft.
Total Area	378.89 - 508.16 sq.ft.