



VERANDA

APARTMENT COMPLEX

Where Luxury Meets Nature



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Welcome Message

عميلنا العزيز

يسعدنا أن نرحب بك في فرندا، حيث يلتقي رفاهية العيش بانسجام مع الطبيعة في قلب الشيخ زايد. بخبرة تمتد لأكثر من ١٨ عامًا في مجال التطوير العقاري، نجحت شركة ديار هاني فراج في تسليم أكثر من ١,٧٣٧ وحدة سكنية في مواقع متميزة.

يمثل مشروع فارندا التزامنا بتقديم تجارب سكنية استثنائية تجمع بين روعة العمارة الحديثة وهدهوء الطبيعة المحيطة. لقد صمم كل تفصيل بعناية فائقة لجعل من منزلك ملاذًا للراحة والأناقة.

ندعوك لاكتشاف معيار جديد للحياة الفاخرة، حيث تخلق التراسات المتدرجة انسجامًا بين التصميم المعاصر والمناظر الطبيعية الخلابة.

Dear Valued Client,

Welcome to Veranda, where luxury meets nature in the heart of Sheikh Zayed. Backed by over 18 years of expertise, Deyaar for Construction & Development has proudly delivered more than 1,737 premium residential units.

Varanda reflects our vision of blending modern architectural excellence with serene natural surroundings-creating a home that is both elegant and comforting.

Discover a new level of luxury living, where stepped terraces harmonize contemporary design with lush greenery.

هَاني فَرَايج



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الموقع المتميز

The Prime Location

Located In The Heart Of Sheikh Zayed City, Surrounded By Essential Services Including Universities, Schools, Hospitals, And Malls.



- **02 min**
Zed Club
- **05 min**
AL-Ahly Club
- **05 min**
Hyper One
- **05 min**
Zayed Park
- **07 min**
Dandy Mall
- **07 min**
Smart Village
- **15 min**
Juhayna Square



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Minutes From Everything





لمسة من الكمال في كل زاوية

A Touch Of Perfection in Every Corner

Our Innovative Stepped Design Ensures That Every Unit Enjoys Unobstructed Views And Optimal Natural Lighting. The Terraced Architecture Not Only Provides Aesthetic Appeal But Also Creates Private Outdoor Spaces For Each Residence, Fostering A Sense Of Community While Maintaining Individual Privacy.





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خدمات فاخرة

Luxurious Amenities

The Project Offers A Range Of Premium Amenities For A Modern And Sophisticated Lifestyle; A Beach-Style Swimming Pool Surrounded By Comfortable Relaxation Areas, A Safe Kids Zone Designed To Inspire Creativity, And An Outdoor Gym Complemented By A 200m Jogging And Cycling Track. Residents Can Also Enjoy A Stylish Cafeteria / Snack House With Convenient Outdoor Restrooms And Changing Rooms, As Well As A Shaded Underground Parking Facility Providing A Dedicated Spot For Each Unit, Ensuring Easy Access And Security.





واحة خضراء في قلب المدينة *A Green Oasis in the Heart of the City*

At Veranda, green spaces represent more than just gardens; they embody a lifestyle philosophy that values the importance of connecting with nature in our modern world. These areas are thoughtfully designed to be a natural sanctuary, offering tranquility and serenity, while enhancing air quality and creating a refreshing, healthy microclimate.







كافيه وهاوس سناك

Cafe & Snack House

A Modern-Style Cafeteria / Snack House Offering The Perfect Spot To Relax And Enjoy Beverages And Light Snacks. Featuring Comfortable Seating With Views Of The Landscaped Gardens And Swimming Pool, It Serves As An Ideal Gathering Point For Residents To Enjoy A Unique Social Atmosphere At The Heart Of The Development.





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بوابة الكترونيه وفريق أمن *Electronic Gates & Security Team*

A Modern Access System That Ensures Only Authorized Residents And Guests Can Enter, Offering You Enhanced Privacy, Seamless Entry, And The Highest Level Of Security , Round-The-Clock Security Personnel And Advanced Electronic Gates Work Together To Provide A Safe, Controlled, And Worry-Free Environment For You And Your Family.







Clubhouse

كلوب هاوس

A Modern Clubhouse Designed As A Social And Recreational Hub, Offering Residents Exclusive Access To Premium Amenities. Featuring A Fully Equipped Gym, Indoor And Outdoor Lounges, A Swimming Pool, And Multipurpose Halls For Events And Gatherings. With Contemporary Interiors And Expansive Views Of The Surrounding Greenery, The Clubhouse Combines Comfort, Elegance, And Community Living—Creating The Perfect Space For Relaxation And Connection.





CLUBHOUSE



حمام سباحة *Swimming Pool*

A Beach-Style Swimming Pool That Brings The Relaxing Vibes Of The Seaside Right To Your Doorstep, Featuring Dedicated Lounging And Sunbathing Areas. Combining Aesthetic Appeal With Functional Comfort, It's The Perfect Spot To Unwind And Enjoy Leisure Time At The Heart Of The Development.







صالة رياضية خارجية وسار دراجات *Outdoor Gym & Cycling Track*

The 200-Meter Jogging And Cycling Track Winds Through Lush Green Landscapes, Offering Residents An Enjoyable Sporting Experience Surrounded By Refreshing Natural Scenery.

Designed To Professional Standards, The Track Features Fully Equipped Rest Areas And Stretching Zones, Adding A Healthy And Vibrant Dimension To Everyday Life At Varanda.







منطقه أطفال أمنة *Safe Kids Zone*

A Thoughtfully Designed Safe Kids Zone Providing A Fun And Inspiring Environment For Children. Featuring A Variety Of Games And Activities That Enhance Motor And Social Skills, It Adheres To The Highest Safety Standards, Ensuring Children Enjoy Playful Moments In A Secure Setting.







حمامات خارجية وغرف تغيير *Outdoor Restrooms & Changing Rooms*

Well-Designed Outdoor Restrooms And Changing Rooms Offering Comfort And Privacy For Residents And Visitors. Conveniently Located Near The Swimming Pool And Outdoor Activity Areas, They Are Built To The Highest Standards Of Hygiene And Modern Finishes.







جراج سيارات تحت الأرض

Underground Parking Garage

A Shaded Underground Parking Facility Providing Each Unit With Its Own Dedicated Space, Ensuring Convenience And Secure Vehicle Storage. Designed With Independent Entry And Exit Points For Smooth Traffic Flow, It Also Features Two Electronic Security Gates (Gate I & II) Equipped With Advanced Safety Systems To Maximize Privacy And Protection.





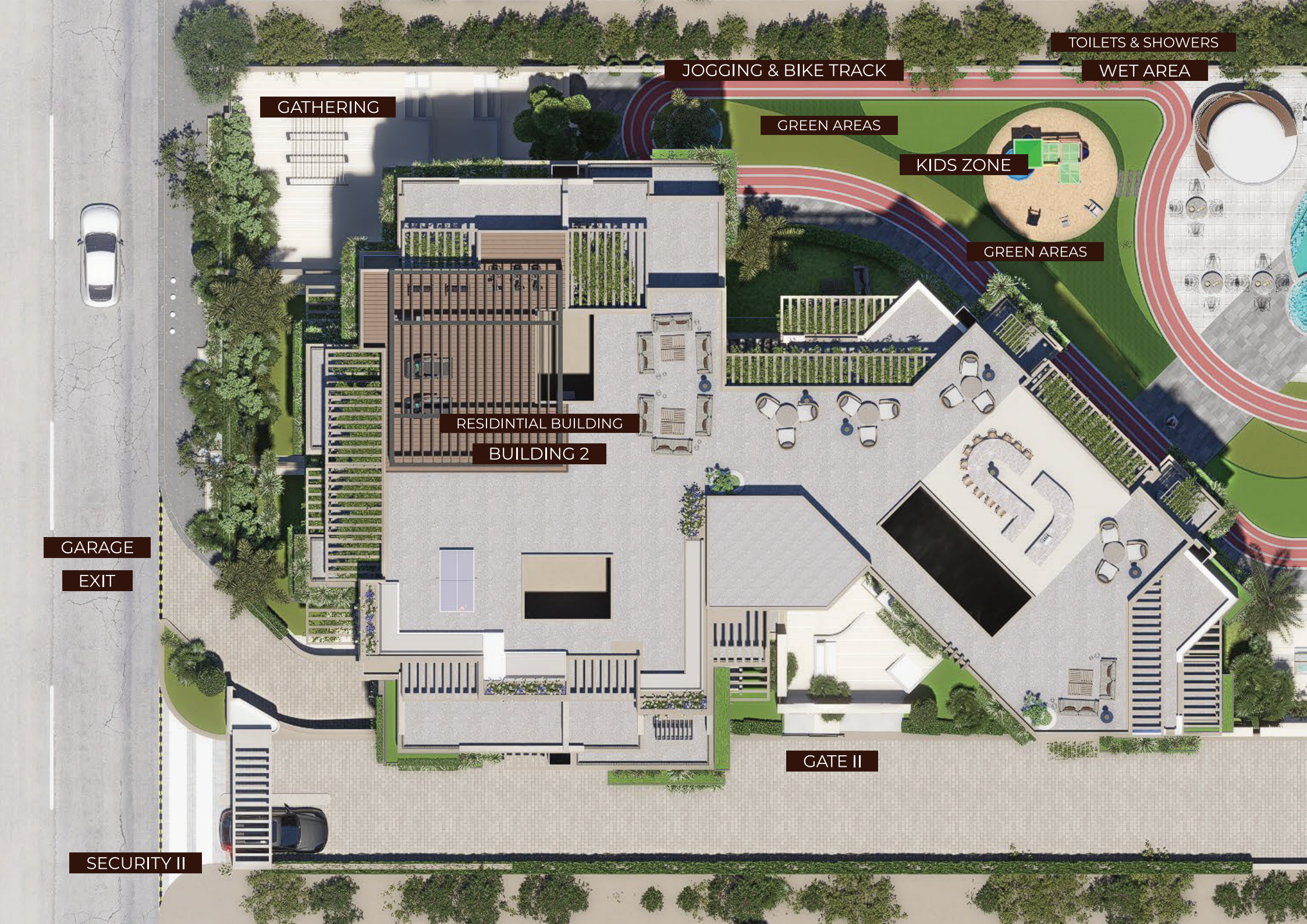


ساحات داخلية منضبطة بذكاء *Smartly Planned Interior Spaces*

An Interior Layout Designed To Maximize Every Square Meter Through Smart Space Distribution. Each Room Is Carefully Dimensioned To Provide Ease Of Movement, Functional Harmony, And Seamless Flow Between Living, Sleeping, And Service Areas, Creating A Balanced And Practical Environment For Family Life.







TOILETS & SHOWERS

WET AREA

JOGGING & BIKE TRACK

GREEN AREAS

KIDS ZONE

GREEN AREAS

GATHERING

RESIDENTIAL BUILDING

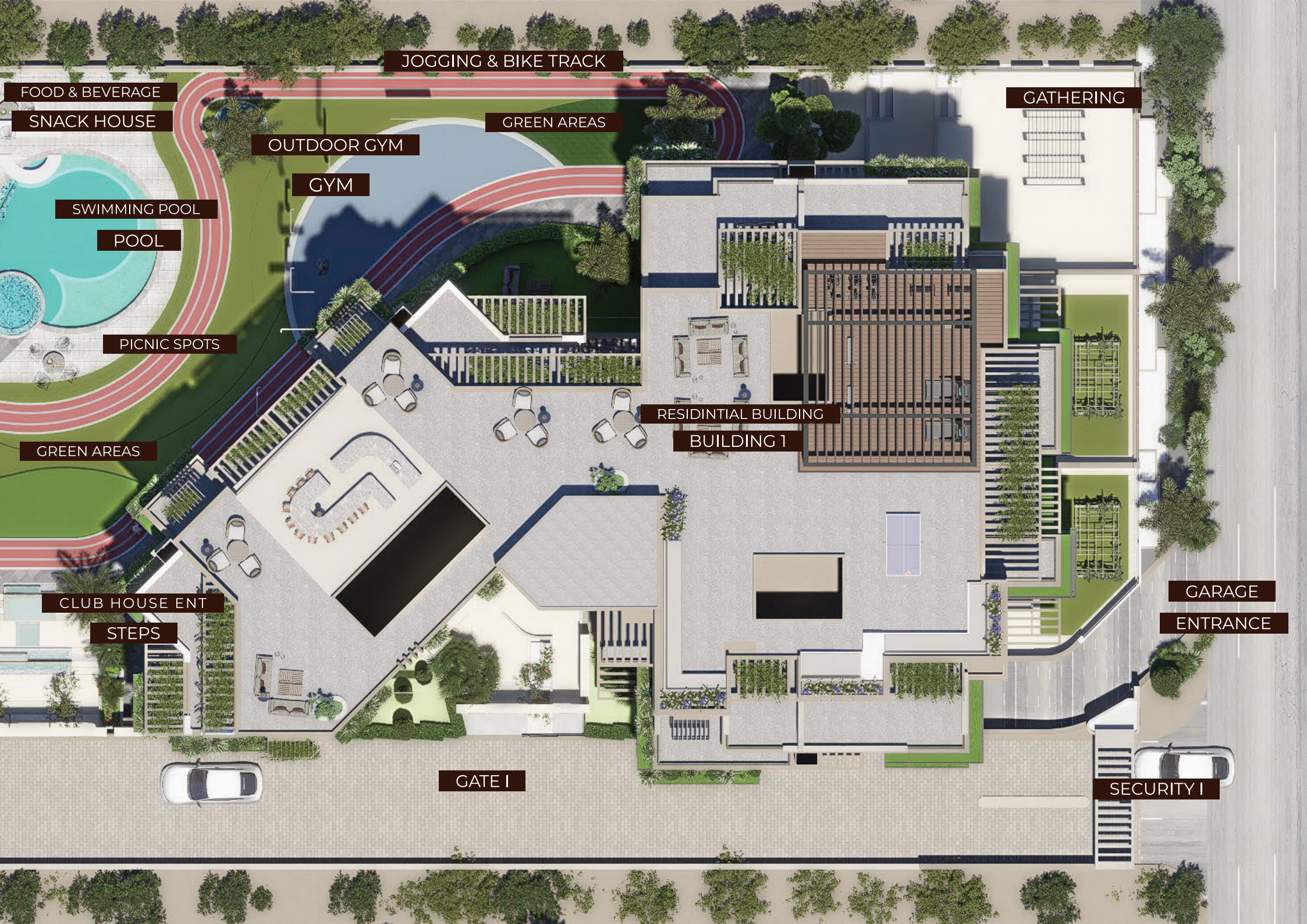
BUILDING 2

GARAGE

EXIT

GATE II

SECURITY II



JOGGING & BIKE TRACK

FOOD & BEVERAGE

SNACK HOUSE

GREEN AREAS

OUTDOOR GYM

GYM

SWIMMING POOL

POOL

PICNIC SPOTS

GREEN AREAS

CLUB HOUSE ENT

STEPS

RESIDENTIAL BUILDING

BUILDING 1

GATHERING

GARAGE

ENTRANCE

GATE I

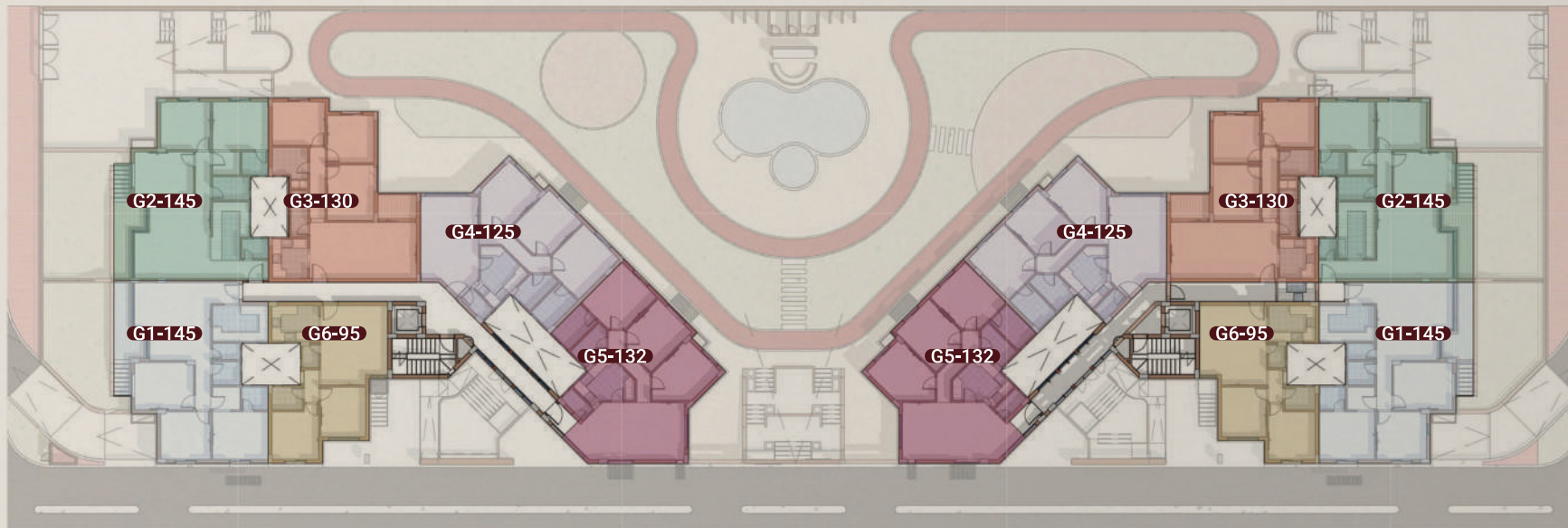
SECURITY I



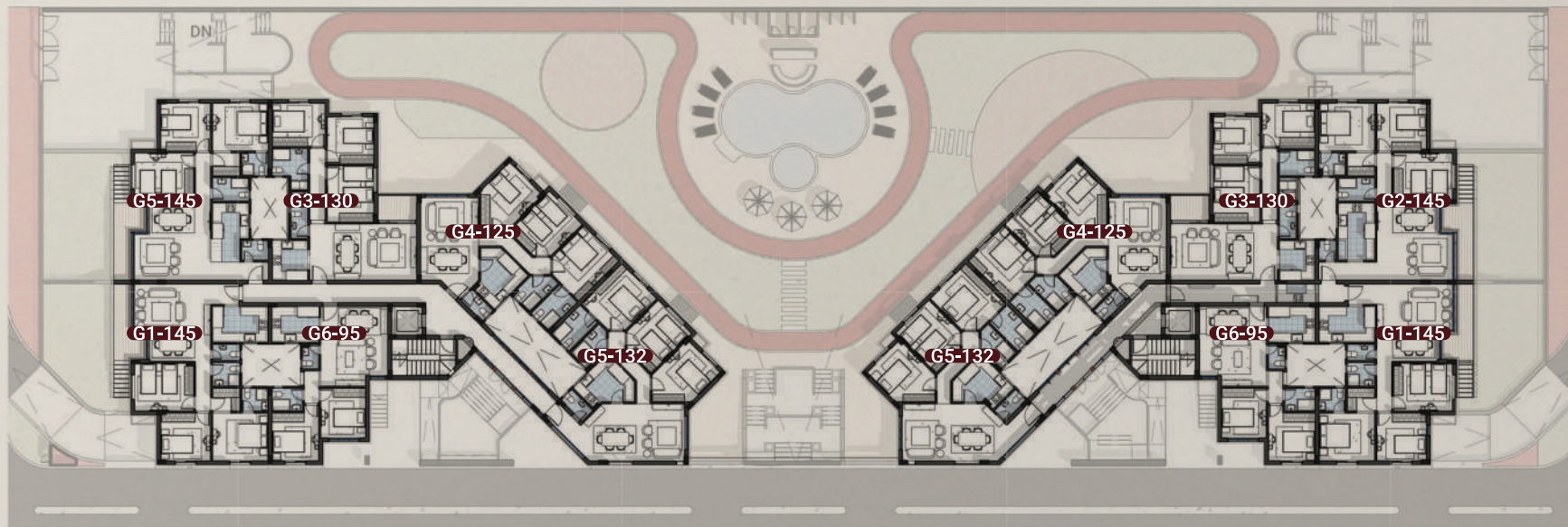
GROUND FLOOR

Building A

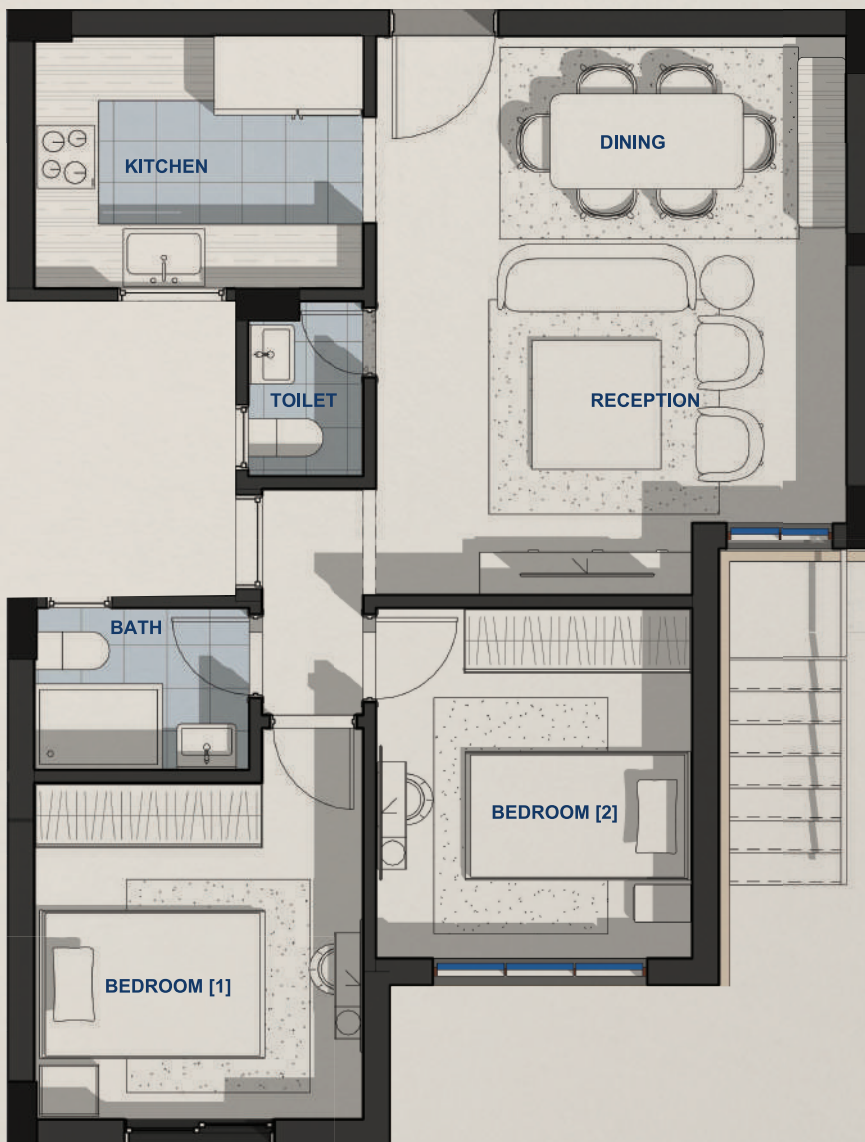
Building B



UNIT KEY PLAN

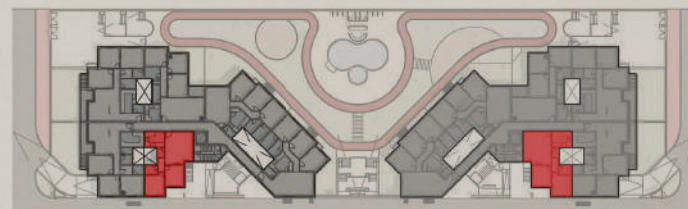


UNIT FLOOR PLAN



Upper Ground Unit G6-95

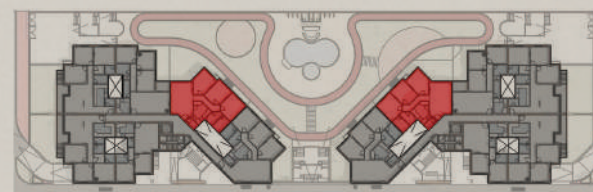
95 m ²	
AREA	SPACE
RECEPTION & DINING	4.71 × 5.54
GUEST TOILET	1.27 × 1.75
KITCHEN	2.73 × 3.27
BEDROOM-01	3.20 × 3.59
BEDROOM-02	3.46 × 3.46
BATHROOM	1.69 × 2.20
CORRIDOR	1.27 × 2.18
TERRACE	1.20 × 2.64

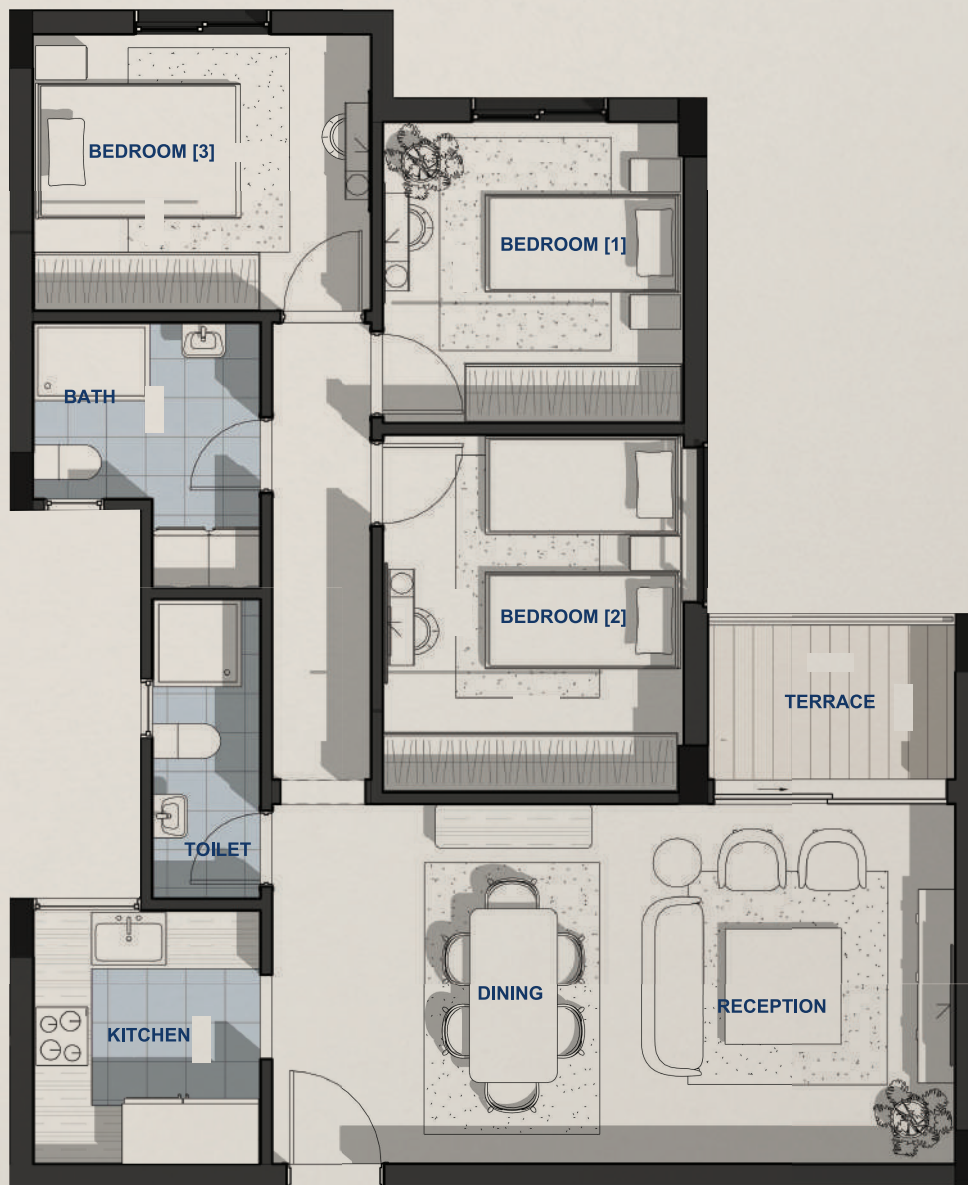




Upper Ground Unit G4-125

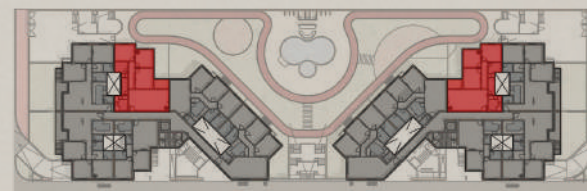
125 m ²	
AREA	SPACE
RECEPTION & DINING	5.98 × 4
GUEST TOILET	2.15 × 1.33
KITCHEN	2.70 × 3.28
BEDROOM-01	4 × 3.39
BEDROOM-02	4.05 × 3.20
MASTER BEDROOM	4.05 × 3.46
ENSUITE BATHROOM	2.85 × 1.82
BATHROOM	2.85 × 1.70
CORRIDOR	5.52 × 1.15

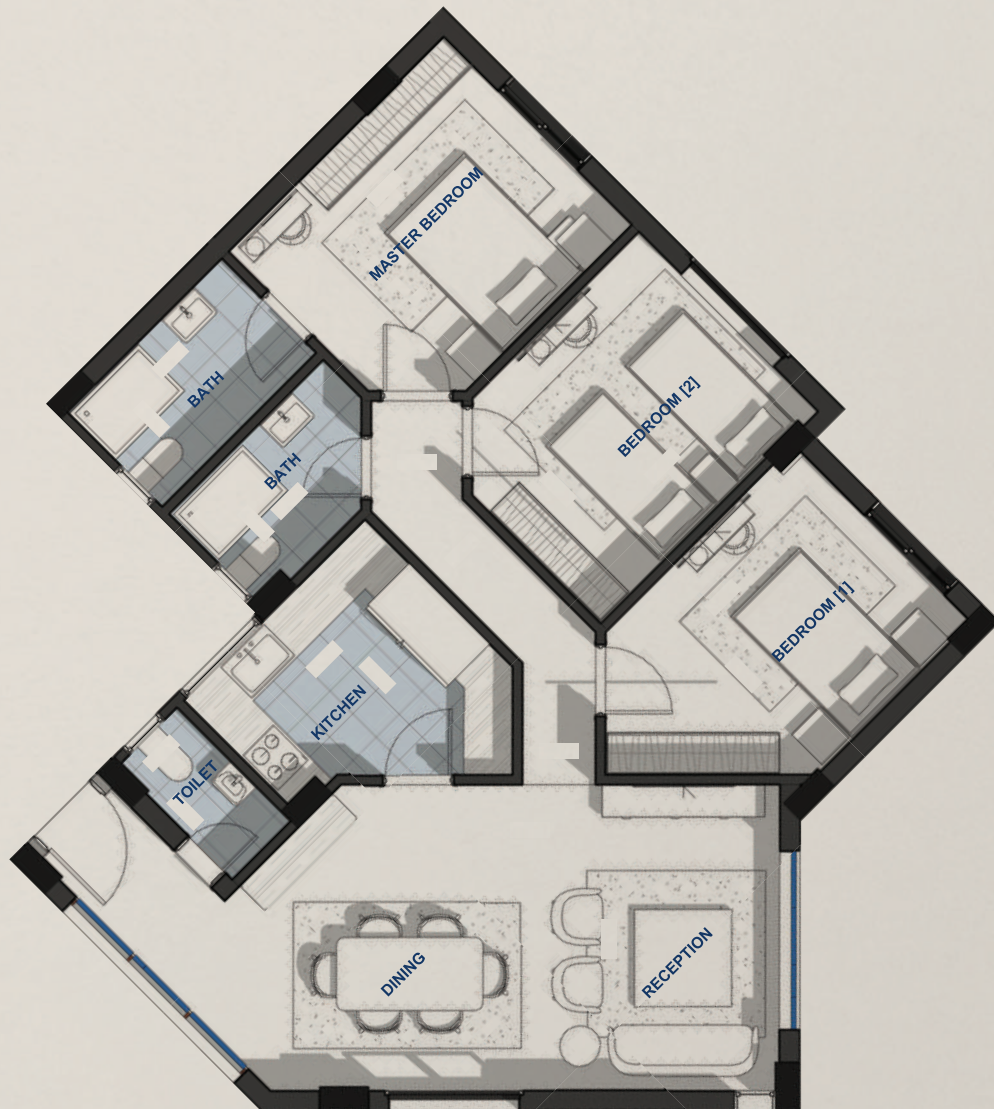




Upper Ground Unit G3-130

130 m ²	
AREA	SPACE
RECEPTION & DINING	4.01 × 7.21
GUEST TOILET	3.19 × 1.42
KITCHEN	2.93 × 2.52
BEDROOM-01	3.79 × 3.39
BEDROOM-02	3.41 × 3.39
MASTER BEDROOM	3.16 × 3.67
BATHROOM	1.87 × 2.52
BATHROOM	1.42 × 0.98
CORRIDOR	4.94 × 1.15
TERRACE	1.89 × 2.67

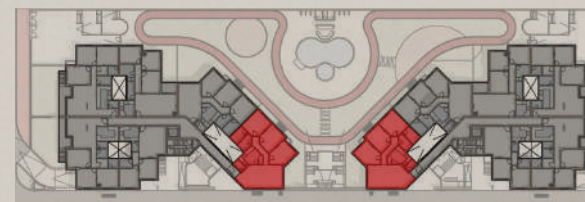




Upper Ground Unit G5-132

132 m²

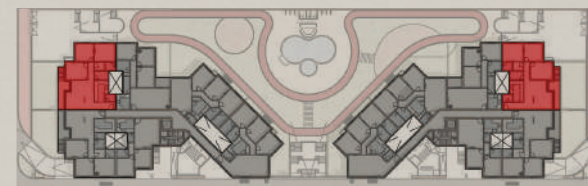
AREA	SPACE
ENTRANCE LOBBY	1.62 × 2.21
RECEPTION & DINING	4.08 × 7.59
GUEST TOILET	1.20 × 2.15
KITCHEN	3.27 × 2.70
BEDROOM-01	4.05 × 3.39
BEDROOM-02	4.05 × 3.20
MASTER BEDROOM	4.05 × 3.47
ENSUITE BATHROOM	2.85 × 1.82
BATHROOM	2.85 × 1.70
CORRIDOR	5.52 × 1.15



Upper Ground Unit G1-145



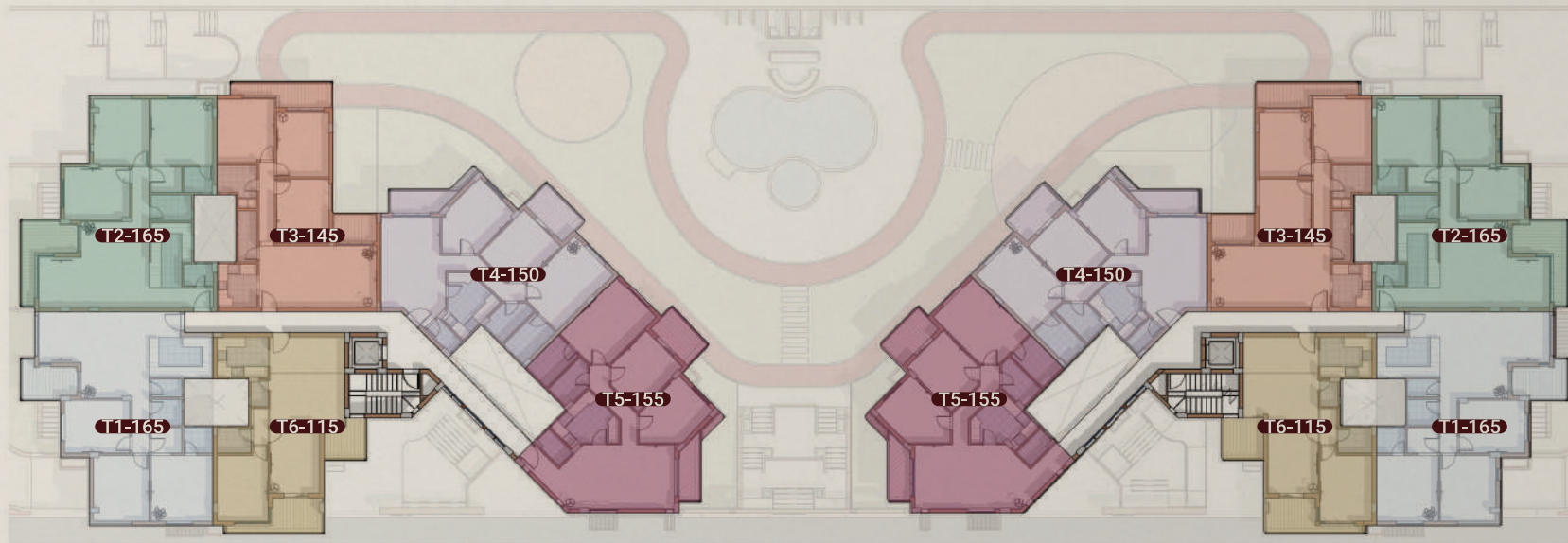
145 m ²	
AREA	SPACE
ENTRANCE LOBBY	1.51 × 3.93
RECEPTION	5.24 × 3.21
DINING	4.26 × 2.10
GUEST TOILET	1.47 × 1.94
KITCHEN	3.91 × 2.59
BEDROOM-01	3.46 × 3.59
TERRACE-01	7.57 × 1.25
BEDROOM-02	3.63 × 4.19
MASTER BEDROOM	3.46 × 3.87
DRESSING	1.63 × 1.93
ENSUITE BATHROOM	1.69 × 1.94
BATHROOM	1.67 × 2.59
CORRIDOR	3.25 × 1.12



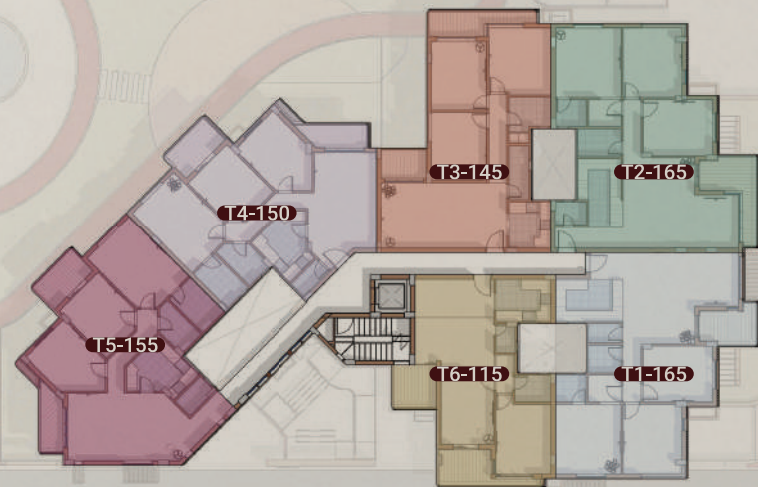


TYPICAL FLOOR

Building A



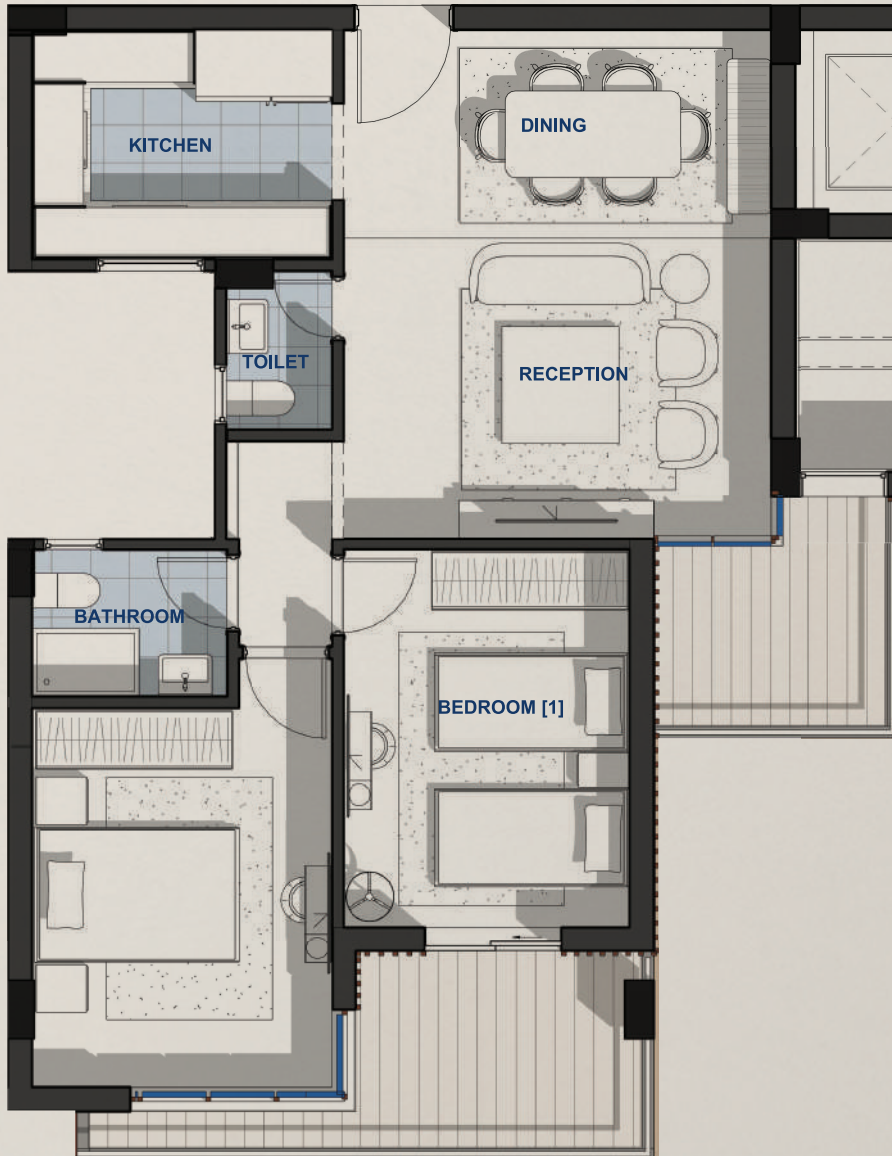
Building B



UNIT KEY PLAN

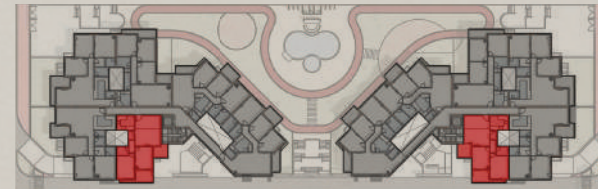


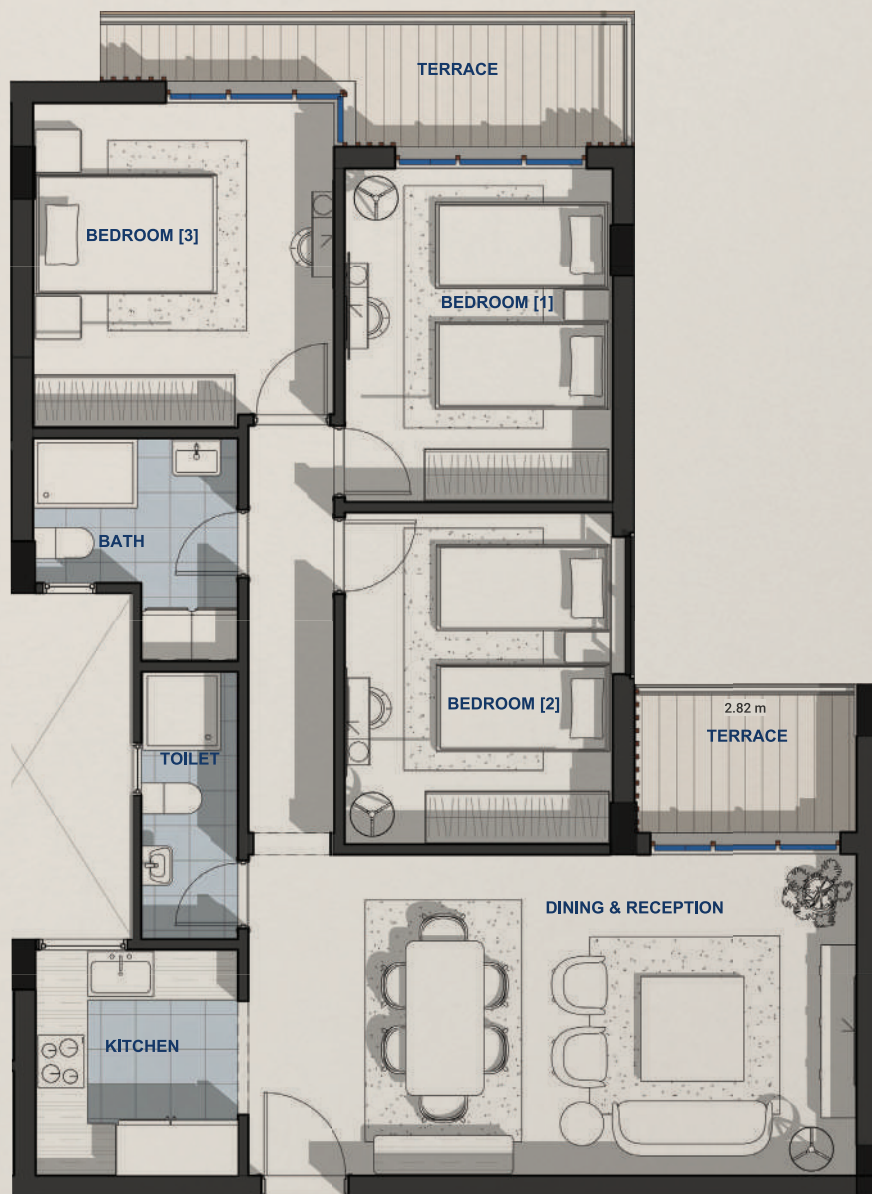
UNIT FLOOR PLAN



Typical Unit T6-115

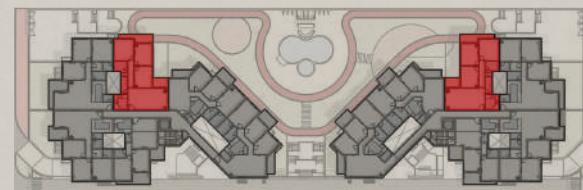
115 m ²	
AREA	SPACE
RECEPTION & DINING	5.54 × 4.71
GUEST TOILET	1.69 × 1.27
KITCHEN	2.73 × 3.27
BEDROOM-01	4.19 × 3.20
BEDROOM-02	4.18 × 3.33
TERRACE-01	2.00 × 2.52
TERRACE-02	2.15 × 4.15
BATHROOM	1.69 × 2.13
CORRIDOR	2.81 × 1.21





Typical Unit T3-145

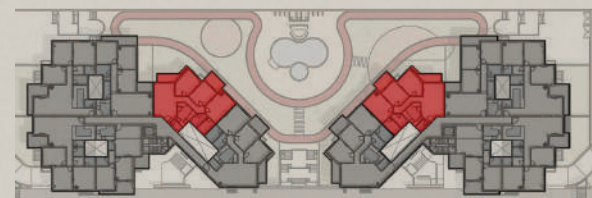
145 m ²	
AREA	SPACE
RECEPTION & DINING	4.01 × 7.21
GUEST TOILET	3.13 × 1.29
KITCHEN	2.98 × 2.52
BEDROOM-01	3.95 × 3.39
BEDROOM-02	4.03 × 3.39
TERRACE-01	2.69 × 1.89
BATHROOM	1.84 × 2.54
MASTER BEDROOM	0.98 × 1.29
TERRACE-02	4.06 × 3.67
CORRIDOR	5.00 × 1.54

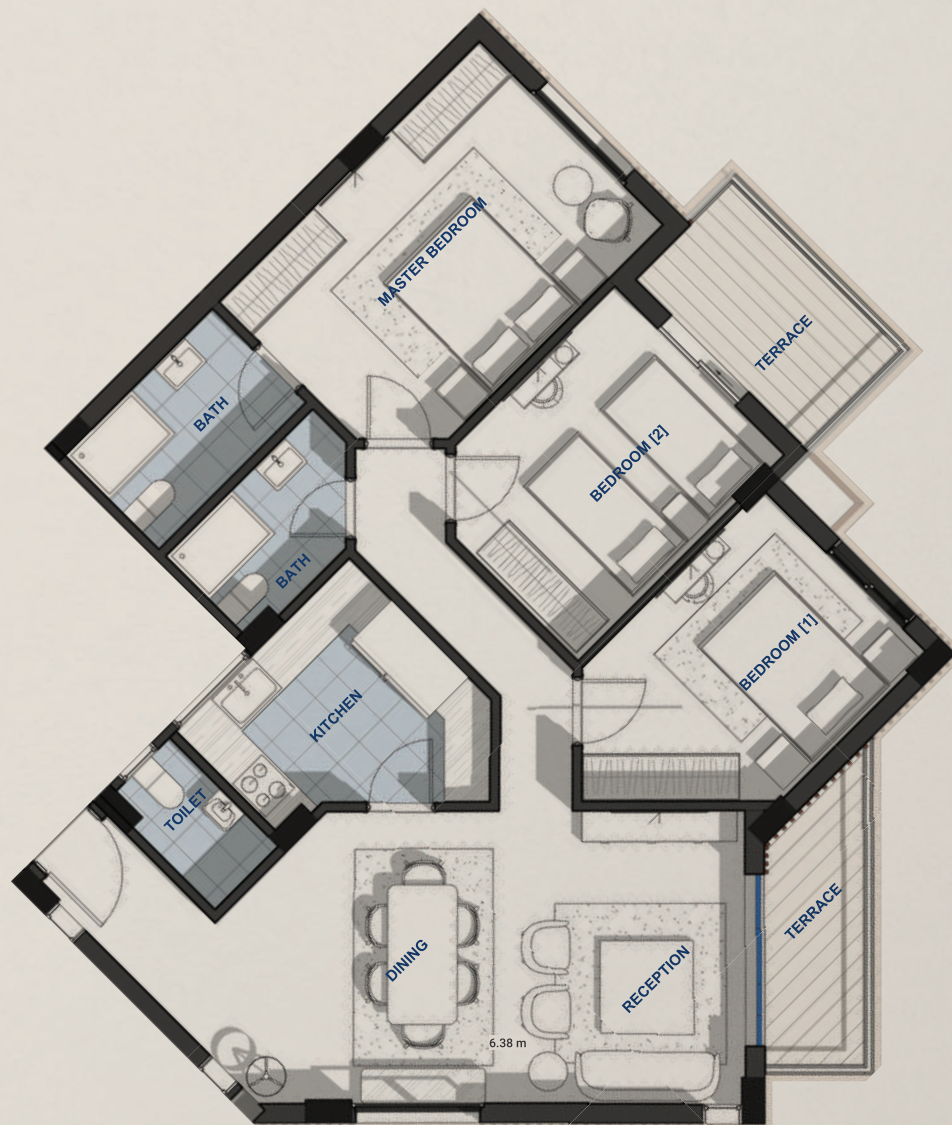




Typical Unit T4-150

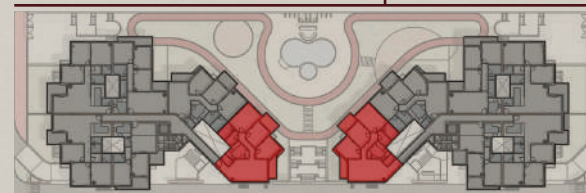
150 m ²	
AREA	SPACE
RECEPTION & DINING	6.19 × 4.01
GUEST TOILET	2.15 × 1.33
KITCHEN	3.28 × 2.85
BEDROOM-01	4.10 × 3.27
BEDROOM-02	4.05 × 3.20
TERRACE-01	3.50 × 1.40
TERRACE-02	1.87 × 3.31
BATHROOM	2.85 × 1.69
MASTER BEDROOM	5.05 × 3.46
ENSUITE BATHROOM	2.85 × 1.83
CORRIDOR	4.80 × 1.12



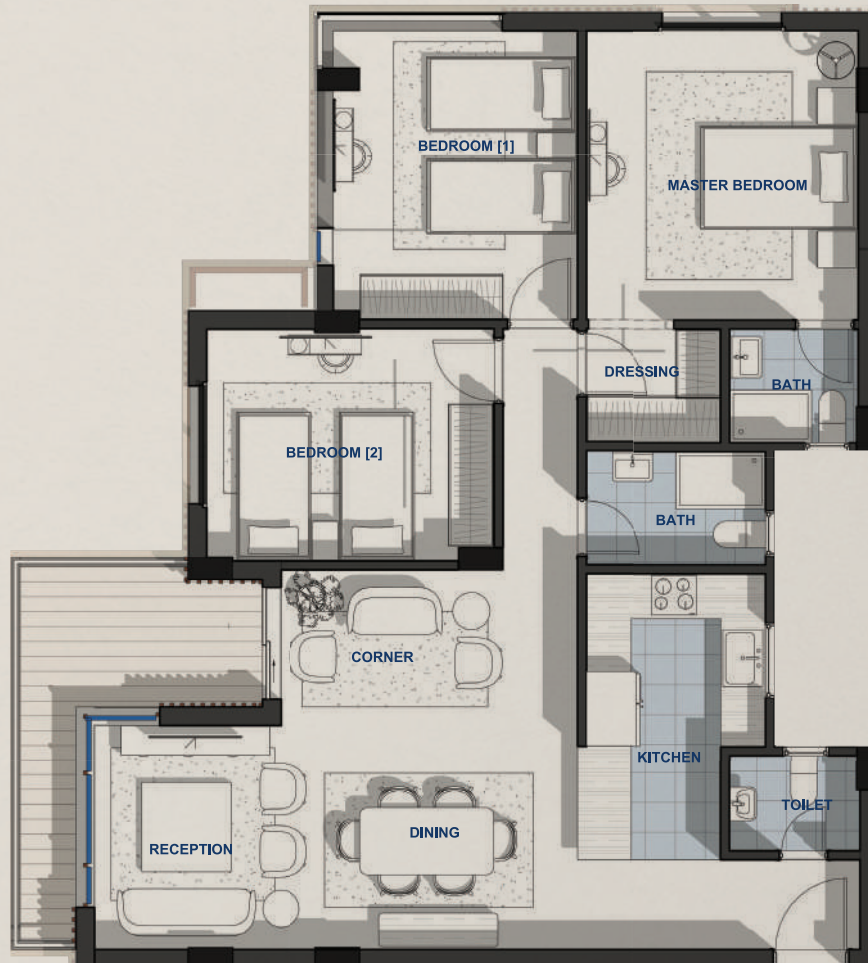


Typical Unit T5-155

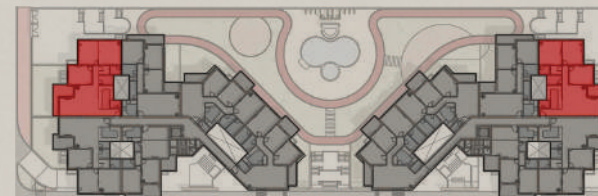
155 m ²	
AREA	SPACE
ENTRANCE LOBBY	1.56 × 2.15
RECEPTION & DINING	4.08 × 7.48
GUEST TOILET	1.27 × 2.15
KITCHEN	3.34 × 3.16
BEDROOM-01	3.91 × 3.32
BEDROOM-02	4.05 × 3.19
TERRACE-01	3.50 × 1.39
TERRACE-02	1.87 × 3.19
BATHROOM	2.85 × 1.64
MASTER BEDROOM	5.05 × 3.53
ENSUITE BATHROOM	2.85 × 1.89
CORRIDOR	5.48 × 1.12



Typical Unit T1-165



165 m ²	
AREA	SPACE
ENTRANCE LOBBY	1.51 × 3.93
RECEPTION & DINING	3.14 × 6.74
GUEST TOILET	1.47 × 2.00
KITCHEN	3.91 × 2.66
LIVING AREA	4.25 × 2.03
BEDROOM-01	3.26 × 4.19
BEDROOM-02	4.20 × 3.59
TERRACE-01	2.80 × 3.37
BATHROOM	1.73 × 2.59
MASTER BEDROOM	4.20 × 3.84
DRESSING	1.58 × 1.93
ENSUITE BATHROOM	1.70 × 1.91
CORRIDOR	3.31 × 1.12





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