



VERANO
by PRESCOTT

FACTSHEET



AN ICON OF RESORT-STYLE LIVING

Introducing Verano by Prescott, an iconic development inspired by resort-style living in the vibrant Dubai Studio City. This remarkable project features a premium collection of apartments, boasting modern architecture and sleek, contemporary aesthetics. Designed for ultimate luxury, it presents breathtaking views of the community, establishing itself as a spectacular landmark. Residents are welcomed into thoughtfully curated spaces, enhanced by ultra-luxurious amenities and the vibrant energy of summer. Located in one of Dubai's most family-friendly communities, it offers excellent connectivity to major transport routes and popular landmarks.

PROJECT FACTS

PROPERTY TYPE RESIDENTIAL & RETAIL	BUILDING CONFIGURATION B + G + 7 FLOORS	TOTAL UNITS RESIDENTIAL - 258 & RETAIL
RESIDENTIAL UNIT MIX	96 Studio	116 1 Bedroom
	38 2 Bedroom	8 3 Bedroom

WHY DUBAI STUDIO CITY?

- Convenient access to Hessa Street, Umm Suqeim, and major highways.
- A low-rise, family-friendly community known for its green spaces and well-planned layout.
- Only 5 minutes away from two future metro stations for easy connectivity.
- Proximity to Al Maktoum International Airport and Dubai International Airport.
- Adjacent to Motor City and Sports City, with easy access to sports attractions like the Dubai Polo & Equestrian Club and the Els Golf Club.
- Ideally situated near top schools, supermarkets, pharmacies, fitness centers, salons, and restaurants.
- A fast-growing hub for film, television production, and media-related industries, offering promising returns on investment.

NEARBY LANDMARKS

Motor City & Dubai Autodrome	01 Min
Equestrian Club	03 Mins
Dubai Sports City	04 Mins
Ranches Souq	08 Mins
Dubai Hills	09 Mins
Expo City Dubai	16 Mins
Dubai Marina & JBR	20 Mins
Burj Khalifa	22 Mins
Al Maktoum International Airport(DWC)	24 Mins
The Palm Jumeirah	25 Mins

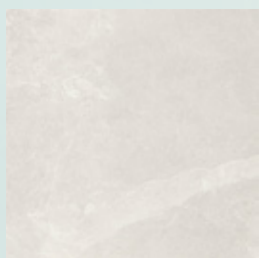


KEY HIGHLIGHTS & DETAILS

BRAND PARTNERS



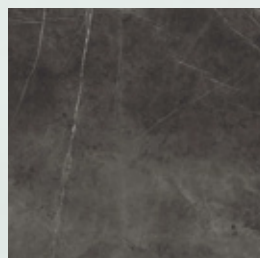
MATERIAL LIST



Eureka Bianco
Natural



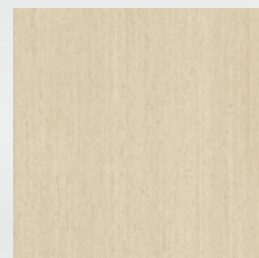
Sensi Roma
White Natural



Pietra Grey
Satin Natural



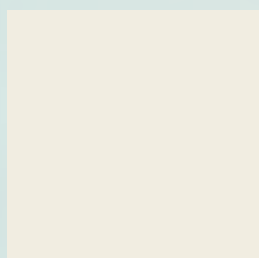
White Fluted
Lacquered Wood



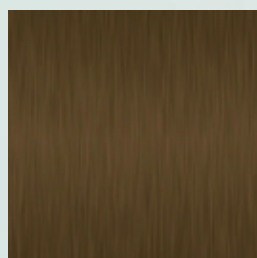
Wood Veneer



RAL900 Metal
Works



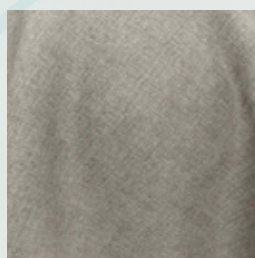
RAL9010 Paint
Wall



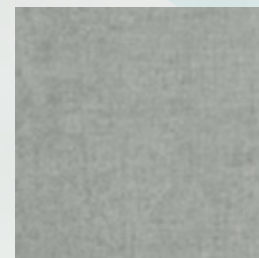
Brushed Bronze
Finish



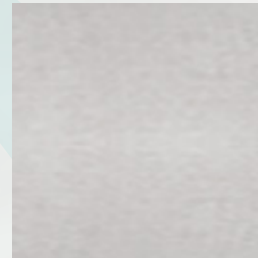
Warwick Gianna
Vanilla Curtain



Collection Deluxe
Feather Texture



Collection Deluxe
Wallpaper



MJ Tessuti Naoki
IN-FR

KEY FEATURES

 Prime Location

 Fully Furnished and Fitted Apartment Options

 Smart Home Technology

 Ultra-Luxurious Amenities

 Stunning Views

 Family-Friendly Community

 24/7 Security

 Nature-Inspired Design



SPECIFICATIONS & PAYMENT STRUCTURE

STARTING PRICE

AED 650K

UNIT TYPE	UNIT SIZE	PRICE RANGE
Studio	417 sq.ft - 432 sq.ft	AED 650K - AED 700k
One Bedroom	675 sq.ft - 856 sq.ft	AED 950K - AED 1.15M
Two Bedroom	997 sq.ft - 1347 sq.ft	AED 1.45M - AED 1.75M
Three Bedroom	1871 sq.ft	AED 2.4M

PAYMENT PLAN

INSTALMENT	PAYMENT %	DUE DATE
Down Payment	20%	On Booking
1st Instalment	10%	June 2025
2nd Instalment	10%	on 20% completion OR October 2025 (whichever is later)
3rd Instalment	10%	on 40% completion OR March 2026 (whichever is later)
4th Instalment	10%	on 60% completion OR July 2026 (whichever is later)
5th Instalment	40%	On Handover Q3 2027*



ULTRA-LUXURIOUS AMENITIES

GROUND FLOOR



Business Lounge



Elegant Lobby



Valet



Concierge



Retail Managed By Developer

FIRST FLOOR



Resort Pool With Pool Bar Sitting



Lazy River



Kid's Pool



Splash Park



BBQ Area



Zen Garden



Family Lounge



Outdoor Kids Play Area



Jogging Track



Outdoor Sauna



Trampoline Area



Skate Park



Sunken Lounge



Serenity Lawn



Shaded Lounge

ROOF FLOOR



Clubhouse



Co-working Hub



Fitness Studio



Outdoor Gym



Cinema



Table Tennis



Billiards Table



Firepit Lounge



Leisure Lawn



Hammock Garden



Indoor Kids Play Area



Yoga Sanctuary



Gaming Zone