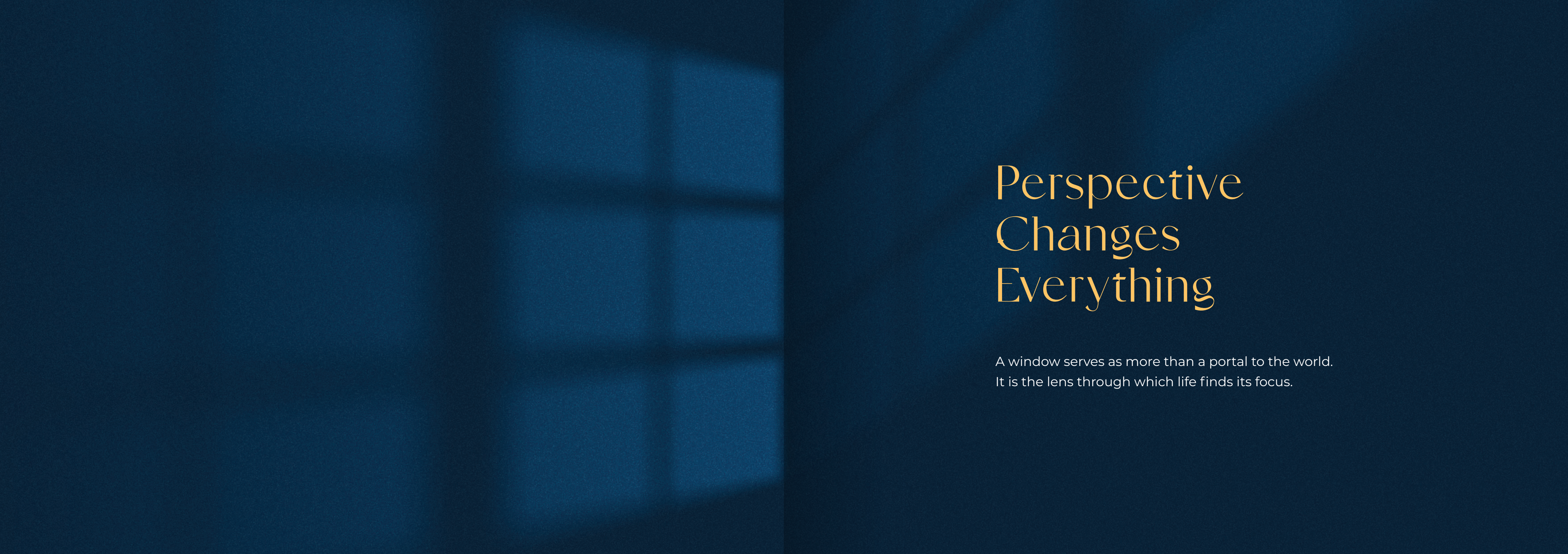


Composed Around Comfort



VENTANA
Residences

📍 Warsan 4, Dubai



Perspective Changes Everything

A window serves as more than a portal to the world.
It is the lens through which life finds its focus.



Where
the City Softens
into Stillness

The Vision Behind Ventana

Architecture with Breathing Space

Named for the Spanish word for window, Ventana is an architectural study in transparency and breath. Our design philosophy discards the cluttered and the complex. Instead, we prioritize the movement of air and the purity of natural luminescence.



Connected to the Future in Warsan 4

Located in the rapidly evolving district of Warsan 4, Ventana Residences places investors at the center of one of Dubai's most promising growth corridors. The area's future outlook is further strengthened by the upcoming Dubai Metro Blue Line, with planned stations serving the wider International City and Warsan corridor.

As infrastructure investment continues and the community matures, Warsan 4 is emerging as a destination for both end-users and investors seeking strong rental potential and capital growth development.



VENTANA
Residences
Warsan 4



Connected to the city Calm at heart

A strategic enclave positioned at the crossroads of Dubai's future.

Minutes from Dubai's Everyday Landmarks

- 10 Mins** to Dubai Silicon Oasis
- 20 Mins** to Creek Harbour
- 20 Mins** to Global Village
- 15 Mins** to IMG World of Adventure
- 10 Mins** to International City
- 15 Mins** to Dragon Mart
- 20 Mins** to Mirdif City

The Urban Reach:

- 15 Mins** to Dubai International Airport (DXB)
- 18 Mins** to Downtown Dubai & Burj Khalifa
- 20 Mins** to Dubai Design District (d3)





A Contemporary Urban Statement

Ventana's exterior combines clean geometry, layered textures, and sculpted balconies to create a façade that feels refined yet approachable. Glass, stone, and shadow work together to give the building a timeless architectural identity.

The Art of the First Impression

As you step away from the vibrant energy of the city, you are greeted by a space designed to lower the pulse.





The Perfect Place to Showcase

A thoughtfully designed retail space that brings convenience, visibility,
and opportunity together.



Where Minimalist Design Meets Maximalist Living

True luxury is not measured by area but by
the effortless flow of daily life.

Where the Outside Inhabits the Inside

Each layout is planned to feel open, practical, and naturally bright, with every square foot serving a clear purpose.





Studio Apartments

Smart Living, Beautifully Planned

Designed for modern urban lifestyles, the studios maximize openness and functionality through efficient layouts and integrated design.

One-Bedroom Apartments

Space That Flows Naturally

Balanced proportions and clean detailing create homes that feel practical, calm, and sophisticated.



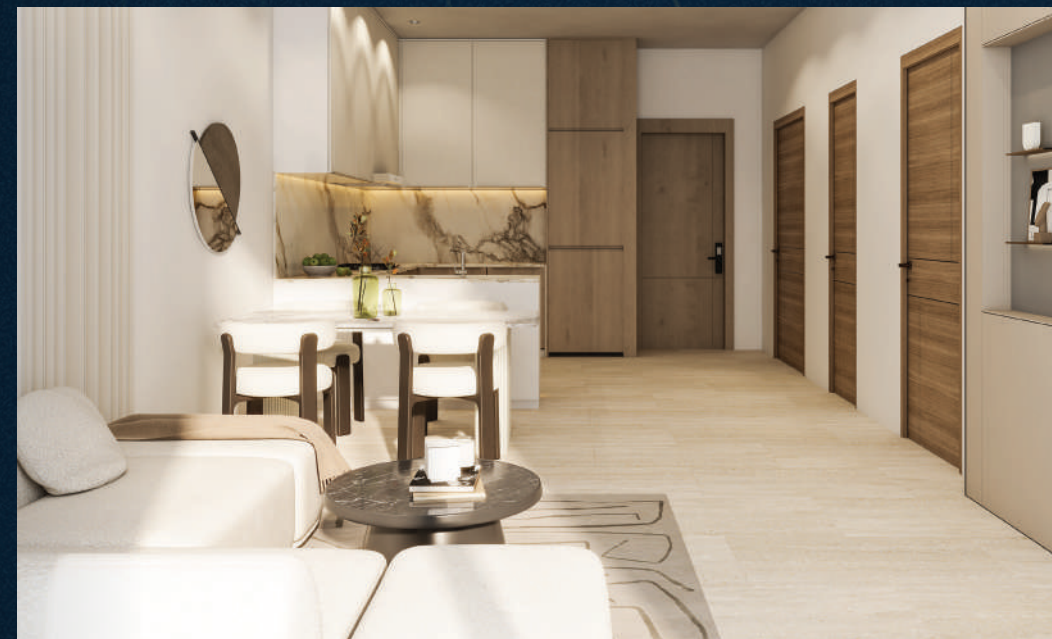




One-Bedroom + Multipurpose Space

Flexible Living for Modern Routines

Created for residents who need adaptability within the home, these residences introduce dedicated space for work, creativity, or extended living.





Podium Breathes Calm

A sanctuary of practical beauty, where every open-air space is designed for serenity at ground level.



Swimming Pool



Kids Pool



Jacuzzi



Indoor GYM



Sunken Lounge



Splash Pad

A Private Water Retreat

The pool is designed as a calm escape to cool the body, clear the mind, and enjoy the slower side of city living.





The Health & Wellness Club

Carefully arranged greenery, shaded corners, and calm outdoor paths create moments of pause throughout the day.

Where Relaxation Meets Luxury

Immerse yourself in soothing warmth and tranquil surroundings. Our premium jacuzzi offers the perfect setting to recharge, refresh, and embrace a lifestyle of everyday indulgence.





Where Leisure Finds Its Flow

From the Sunken Lounge to the Splash Pad, every amenity is thoughtfully designed to blend relaxation, recreation, and family-friendly experiences into one inviting destination.

The Crown of the Building

High above the city's hum, open-air leisure unfolds beneath the stars — cinema, gatherings, play, and quiet all in one place.



Barbeque
Corner



Kids
Play Area



Family
Sitting Area



Mini
Cinema





Savor the Moment

Flavors rise as the sun sets. The BBQ lounge brings people together over glowing embers and city lights, turning every meal into a celebration.

Safe, Engaging, Thoughtfully Designed

A dedicated environment where children can play, explore,
and interact within a secure setting.





Where Conversations Bloom

The family seating area is a natural gathering point for relaxation. Designed for gentle conversations and shared time, it offers a peaceful retreat to unwind together.

Screens Glow Beneath the Stars

An open-air cinema invites quiet leisure, turning every evening into a shared story of light and shadow high above the city.



The Project at a Glance

A sophisticated mix of Studios and
One-Bedroom Residences designed
for the modern urbanist.



RETAIL

Range from 1500 to 1900 sq. ft.



STUDIO APARTMENT

Range from 407 to 679 sq. ft.



1 BEDROOM APARTMENT

Range from 673 to 906 sq. ft.



1 BEDROOM + STUDY

Range from 760 to 1560 sq. ft.



A Developer with a Clear Sense of Place

Zedor Development is guided by a simple belief. A residence should feel considered from the first impression to the smallest detail. With Ventana Residences, the brand introduces a design-led approach to modern living in Warsan 4, shaped by light, comfort, and intelligent planning.

