Composed Around Comfort

VENTANA Residences

Warsan 4, Dubai

Fact Sheet 2026



Intuitive by Design

Ventana's architecture connects every moment of your day. The experience starts the moment you arrive, with a smooth layout that leads from the basement parking straight through the foyer and main lobbies. Every area is intentionally designed to make coming home feel completely fluid and natural.

127 Units	Commercial Shops	Studio	1-Bed	1-Bed+ Multipurpose
	03	63	32	29
	Range from 1500 to 1900 sq.ft	Range from 407 to 675 sq.ft	Range from 673 to 908 sq.ft	Range from 780 to 1560 sq.ft

Connected to the city. Calm at heart.

Positioned where Dubai's most connected corridors meet.

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)



An Arrival That Sets the Tone

The lobby is designed to feel welcoming from the first step in. A refined, unhurried space that balances openness with warmth.



Studio Apartment

Smart Spaces for Modern Living

The studios are compact without feeling cramped. Clean layouts and integrated storage create a sense of openness, so every square foot works harder.



One-Bedroom Apartments

Comfortable Living with Room to Grow

Generous proportions and considered detailing make these apartments easy to live in. Nothing is overdone; everything has a place.



One-Bedroom + Multipurpose Space

Extra Space for Your Lifestyle

These apartments include a dedicated multipurpose room that adapts to your needs, whether that is a home office, a creative space, or extra room for family.





Designed Around Well-Being

More than a collection of amenities, it's a destination that encourages relaxation, meaningful moments, and a lifestyle centered on comfort.

Swimming Pool | Kids Pool | Jacuzzi | Indoor GYM | Sunken Lounge | Splash Pad



The Signature Rooftop

A rooftop for every generation, offering spaces to unwind, connect, celebrate, and create lasting memories against the backdrop of the city skyline.

Barbeque Corner | Kids Play Area | Family Gaming Area | Mini Cinema



A Developer with a Clear Vision

ZEDOR DEVELOPMENTS

Zedor Development creates homes that balance thoughtful design with everyday practicality. Ventana Residences reflects this philosophy through well-planned layouts, quality craftsmanship, and comfortable living spaces designed for modern lifestyles.