

VIERA
RESIDENCES



ESCAPE TO UNPARALLELED SERENITY



DISTANCE FROM THE CITY

- 20 Minutes — Dubai Marina
- 20 Minutes — JBR
- 25 Minutes — Palm Jumeirah
- 20 Minutes — Mall of the Emirates
- 30 Minutes — Dubai International Airport
- 30 Minutes — Al Maktoum International Airport
- 20 Minutes — Business Bay
- 20 Minutes — Downtown Dubai & Burj Khalifa



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VANTAGE VENTURES



We are a boutique and quality-driven real estate developer in Dubai and Singapore. The driving force behind Vantage Ventures is Evan Lim-Penta, a leading contractor and developer. They prioritize building strong, trust-based relationships with their clients, ensuring reliability and satisfaction with every investment.

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REDEFINING MODERN LIVING

Viera Residences is a distinctive new development in Dubai Production City, offering a curated selection of studio, one, and two-bedroom apartments with superior finishes and serene views. Designed for those who value style, space, and sophistication, it features exceptional amenities, including a pool, two landscaped outdoor lounges, a children's play area, a multipurpose hall, a gym, and a sauna. Viera combines modern design with thoughtful details, redefining contemporary living in a tranquil setting.



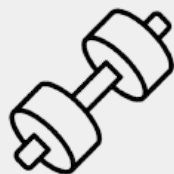
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VIERA RESIDENCES AMENITIES



Swimming Pool



Fitness Club



Multi-Purpose Hall



Sauna



Outdoor Kids Area



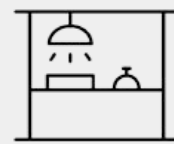
Residents Lounge



Rooftop Garden
& Lounge Area



24/7 Security



Lobby &
Reception

INTERIOR SPACE





LIVING AREA - PERSPECTIVE 1



LIVING AREA - PERSPECTIVE 2



KITCHEN & DINING AREA



KITCHEN - PERSPECTIVE 2



BEDROOM

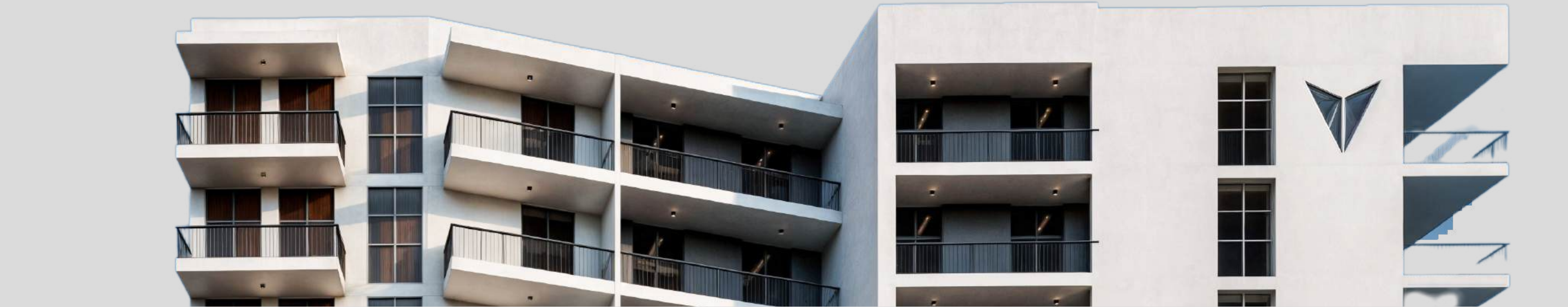


WARDROBE



BATHROOM

UNIT SIZE & TYPES



APARTMENTS

NUMBER OF UNITS

SIZE RANGE

Studios

16 Units

390 - 460 sq.ft

1 Bedrooms

74 Units

775 - 900 sq.ft

2 Bedrooms

54 Units

950 - 1770 sq.ft

144 TOTAL UNITS



THE LOBBY

The lobby is a masterpiece of modern design, blending sleek lines with rich materials like warm wood and dark marble. This sophisticated space exudes elegance and luxury, creating an immediate sense of refinement for residents and guests upon arrival. Its contemporary aesthetic is both striking and inviting, setting the perfect tone for the elevated living experience within.

RESIDENTS LOUNGE

The outdoor residents lounge is a serene retreat designed with a chic boho aesthetic, offering ample seating that overlooks the pool and kids' play area. Perfect for relaxing or socializing with friends, it provides a tranquil escape where residents can unwind in style.



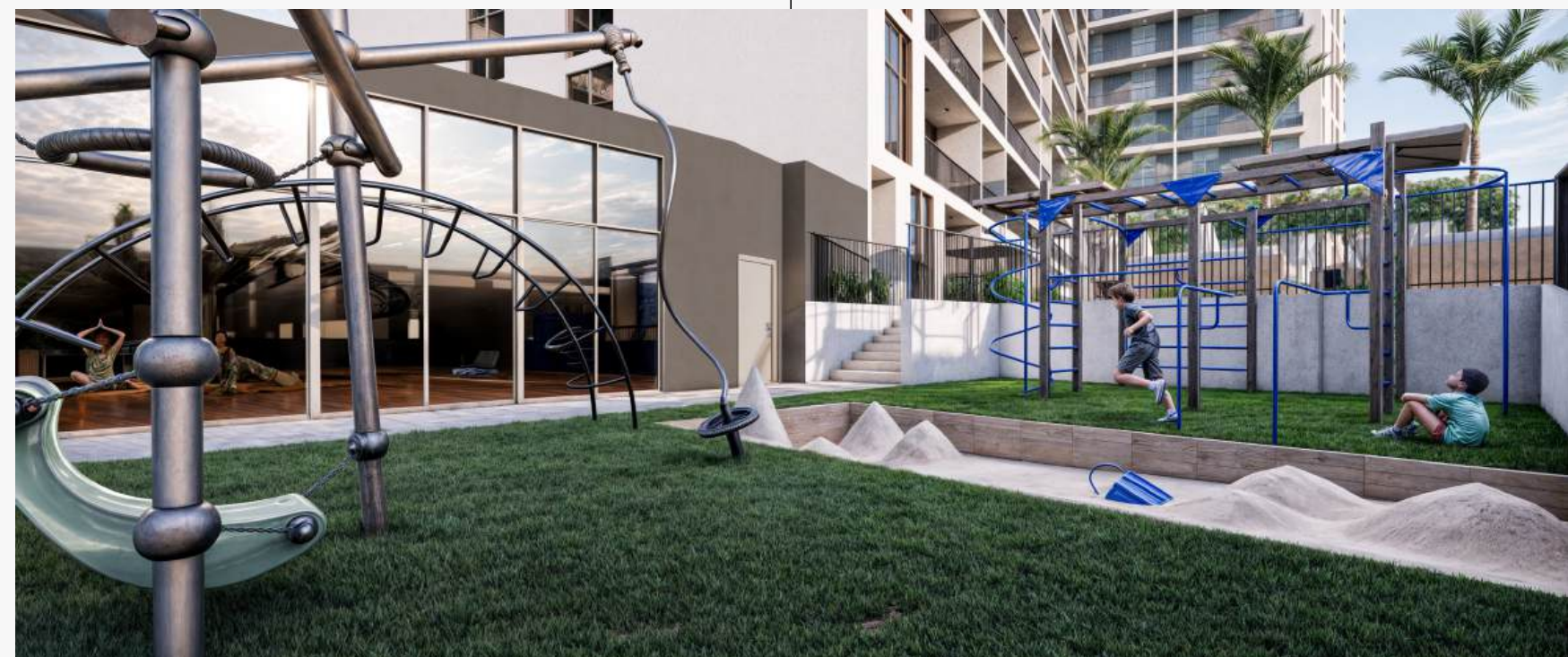


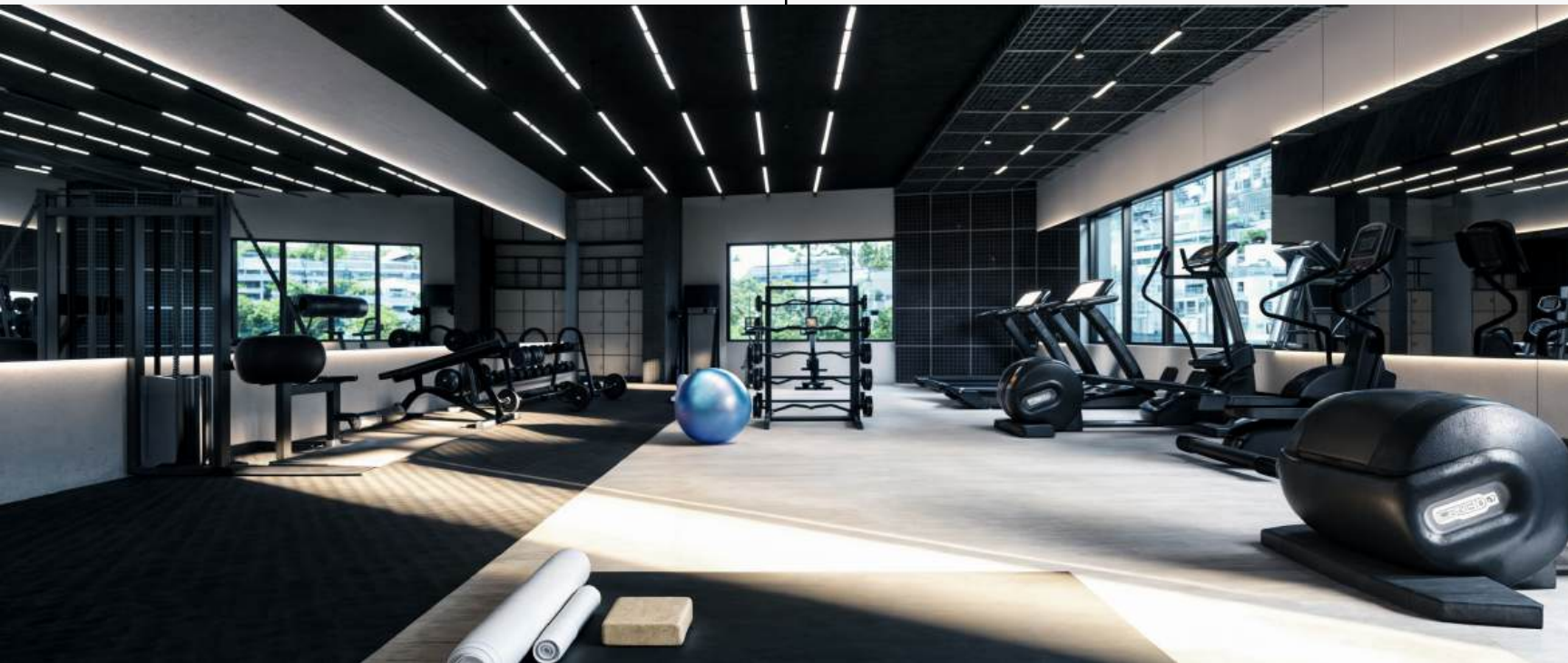
SWIMMING POOL

The swimming pool is a spacious, resort-inspired oasis designed to impress. Surrounded by a lush garden structure, it offers a tranquil escape that feels like a luxury getaway. The pool features an elegant waterfall and in-water sun loungers, creating the perfect blend of relaxation and style.

OUTDOOR KIDS AREA

The outdoor kids' area is thoughtfully designed to cater to children of all ages, featuring monkey bars, climbing structures, a sandpit, a slide, and more. Located conveniently next to the residents' lounge, it allows parents to relax while keeping an eye on their little ones.





FITNESS CLUB

Our Fitness Club offers a spacious, state-of-the-art gym equipped with premium-quality machines for strength training and cardio workouts. Designed with a sleek, dark ambiance reminiscent of high-end boutique gyms, it provides residents with an inspiring and modern environment to stay active and achieve their fitness goals.

MULTI-PURPOSE HALL

The multi-purpose hall is a versatile space available to all residents, easily bookable through building management. Designed to adapt to various needs, it's perfect for hosting gatherings, fitness classes such as yoga or Pilates, kids' activities, and more. This flexible area enhances community living by providing a convenient venue for both social and recreational events.

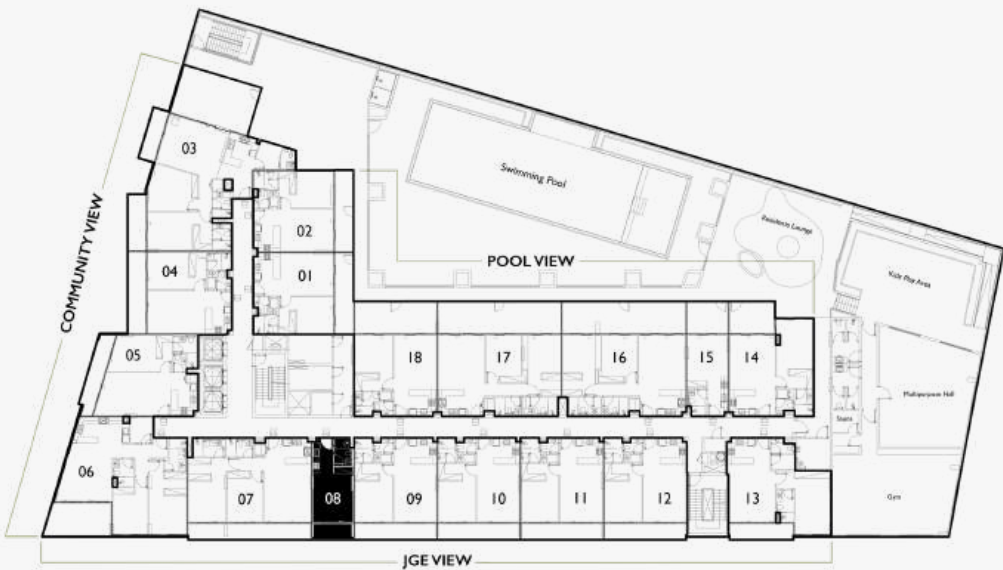




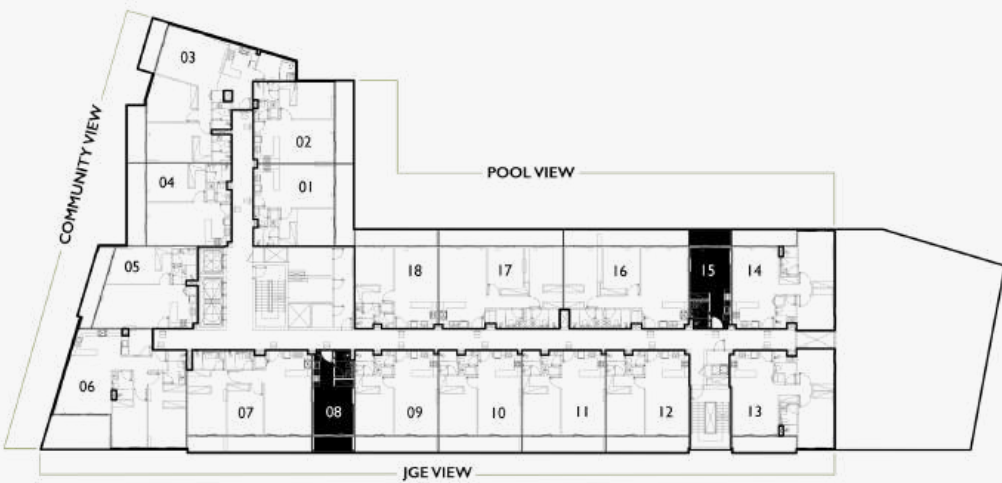
ROOFTOP GARDEN & LOUNGE

STUDIO

STUDIO - TYPE A



FIRST FLOOR - 08 SERIES



TYPICAL FLOOR - 08, 15 SERIES

UNIT AREA	324 - 334 SQ.FT
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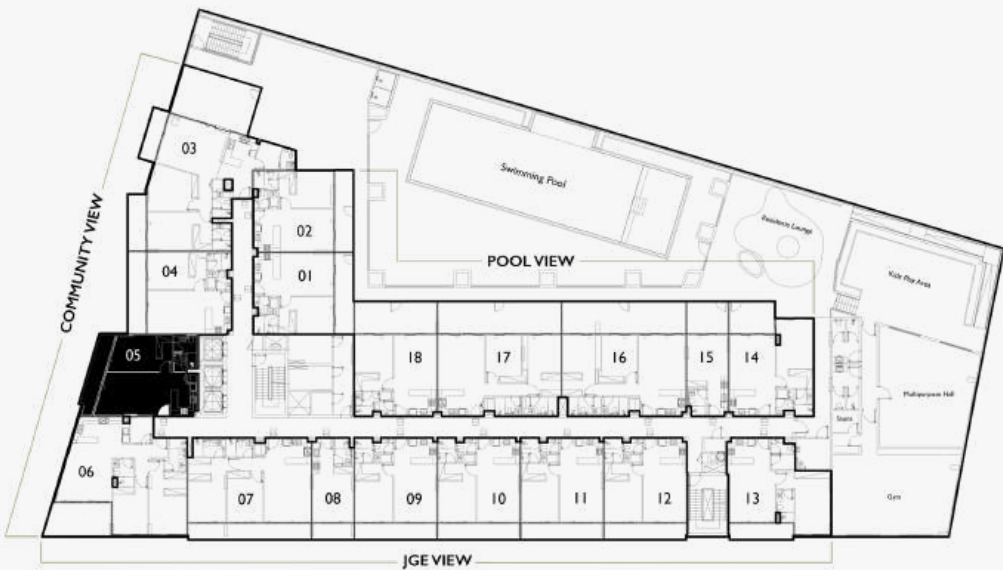
BALCONY AREA	67 SQ.FT
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TOTAL AREA	391 - 401 SQ.FT
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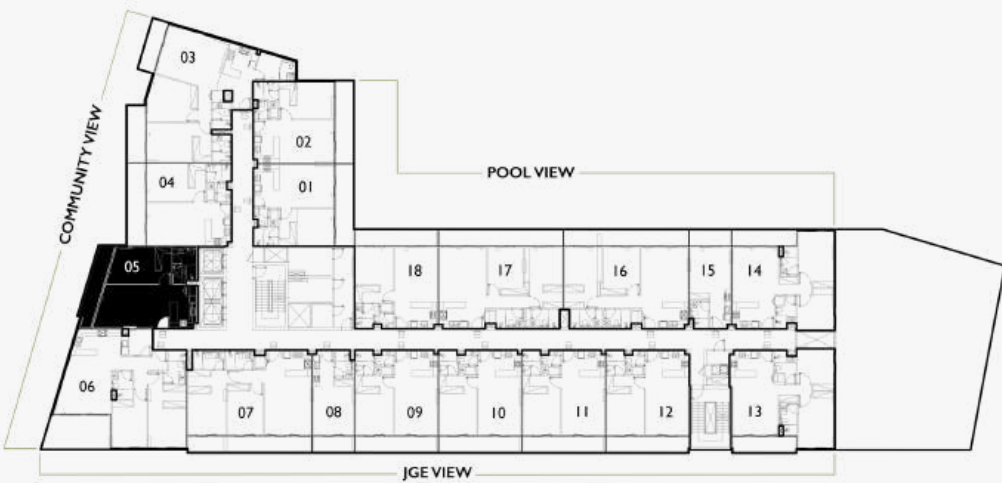


1 BEDROOM

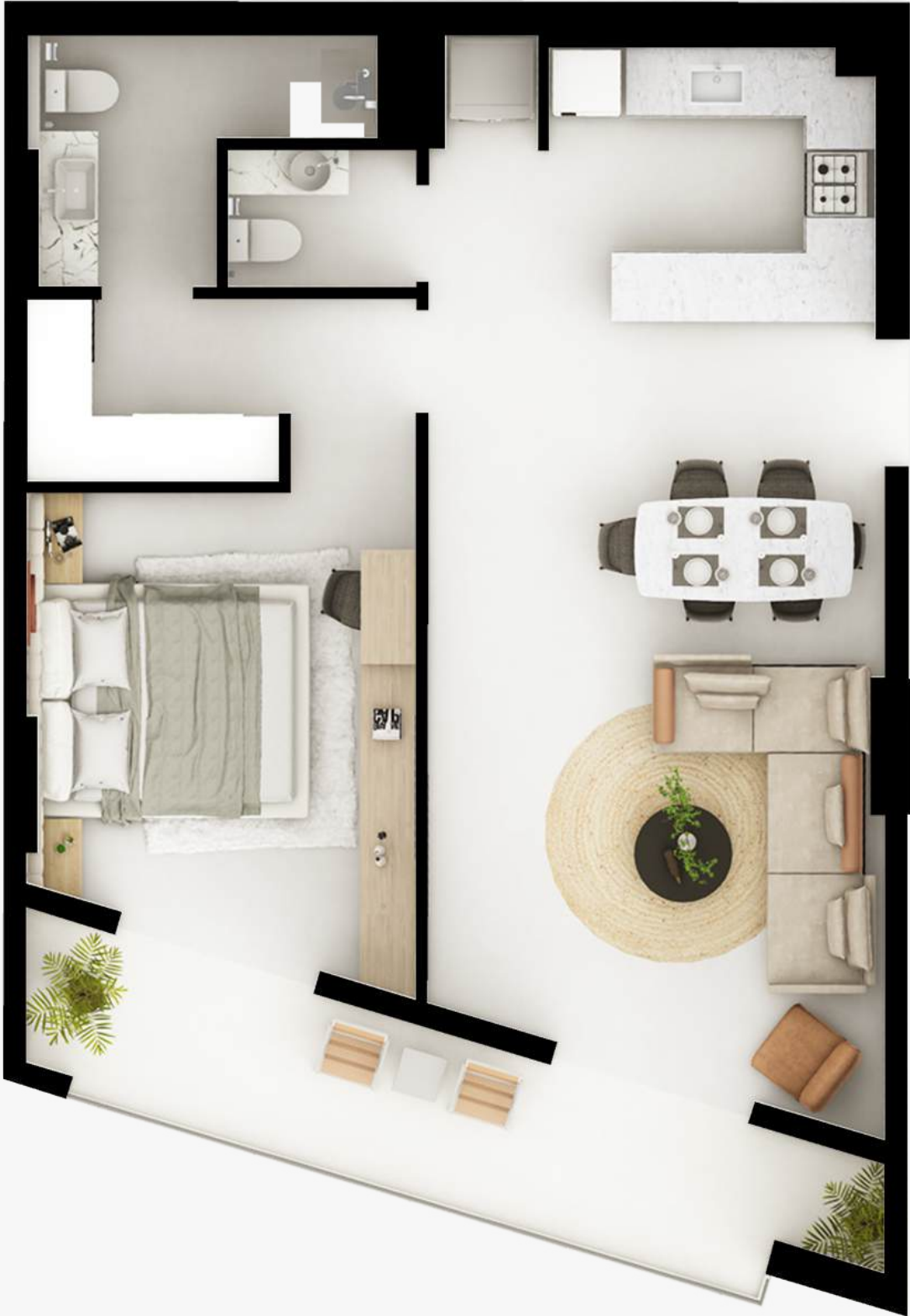
1 BEDROOM - TYPE A



FIRST FLOOR - 05 SERIES



TYPICAL FLOOR - 05 SERIES



UNIT AREA	719 SQ.FT
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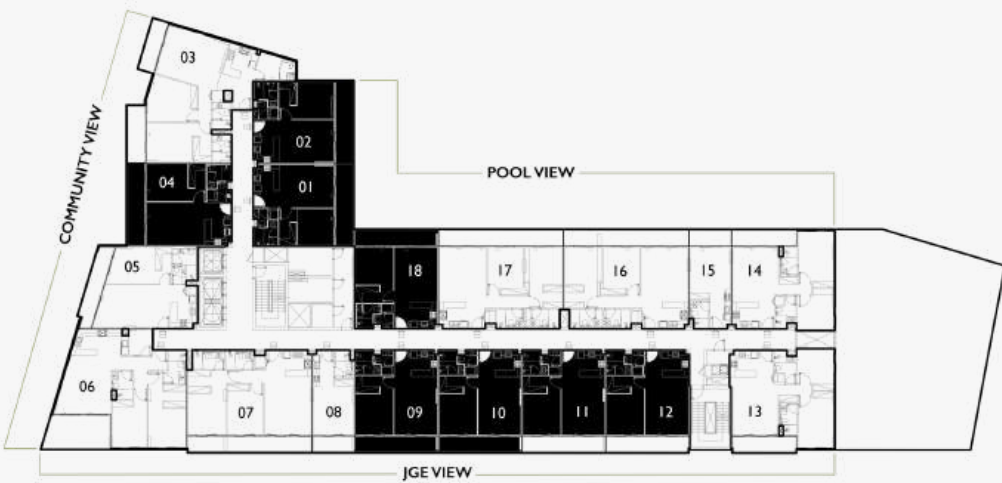
BALCONY AREA	131 SQ.FT
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TOTAL AREA	850 SQ.FT
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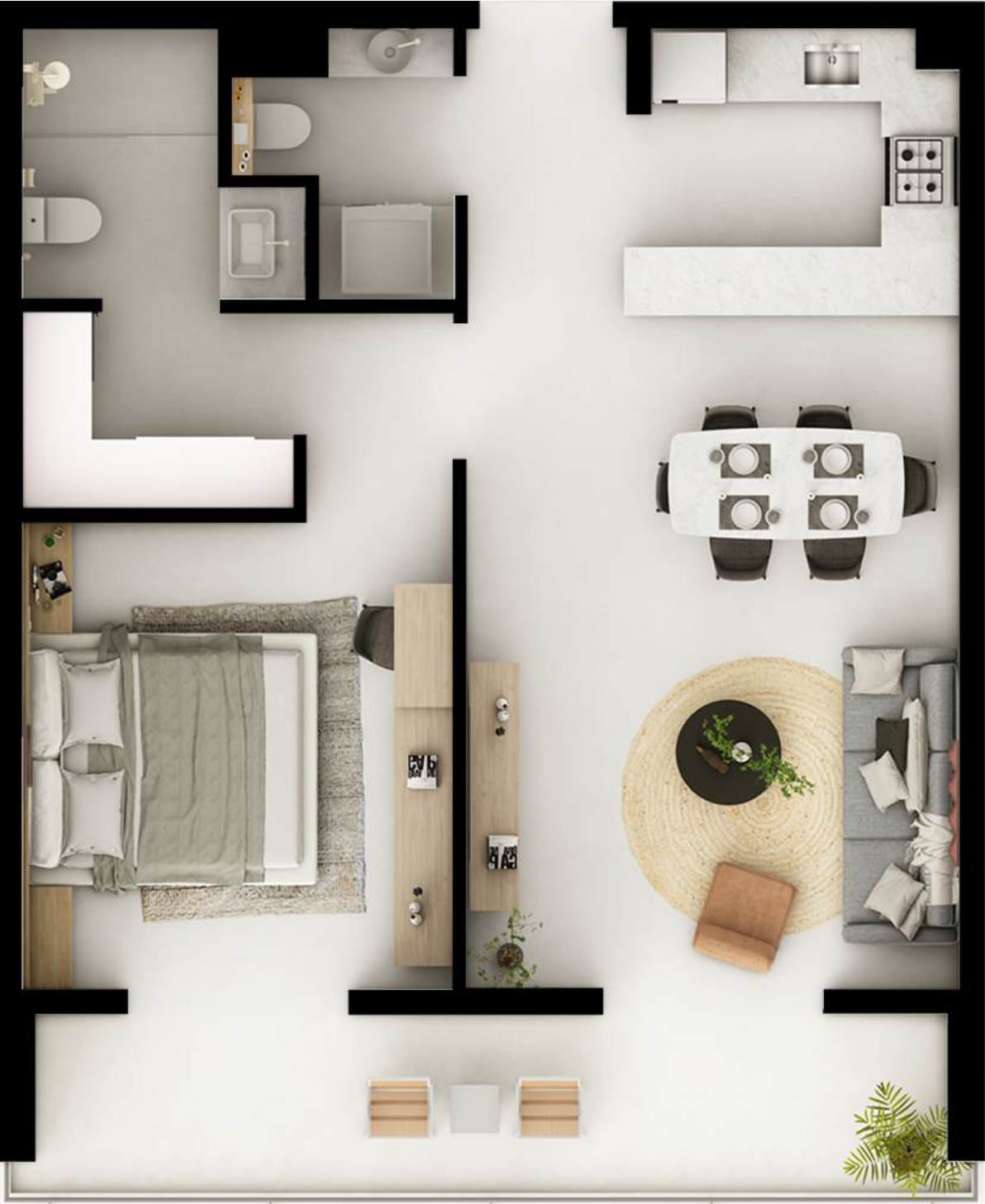
1 BEDROOM - TYPE B



FIRST FLOOR
01, 02, 04, 09, 10, 11, 12 SERIES



TYPICAL FLOOR
01, 02, 04, 09, 10, 11, 12, 18 SERIES



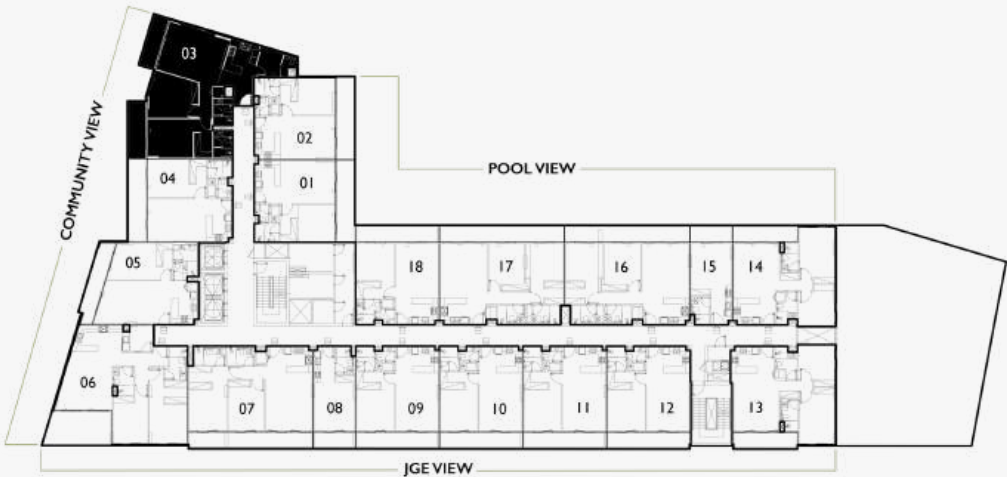
UNIT AREA	624 - 669 SQ.FT
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BALCONY AREA	132 - 151 SQ.FT
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TOTAL AREA	773 - 817 SQ.FT
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2 BEDROOM

2 BEDROOM - TYPE A



TYPICAL FLOOR - 03 SERIES

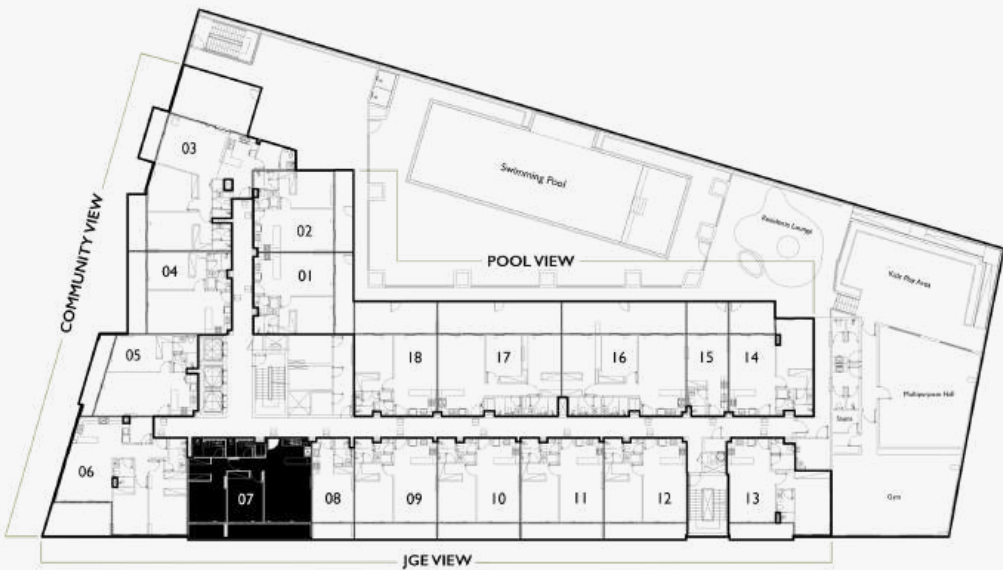


UNIT AREA	1,197 SQ.FT
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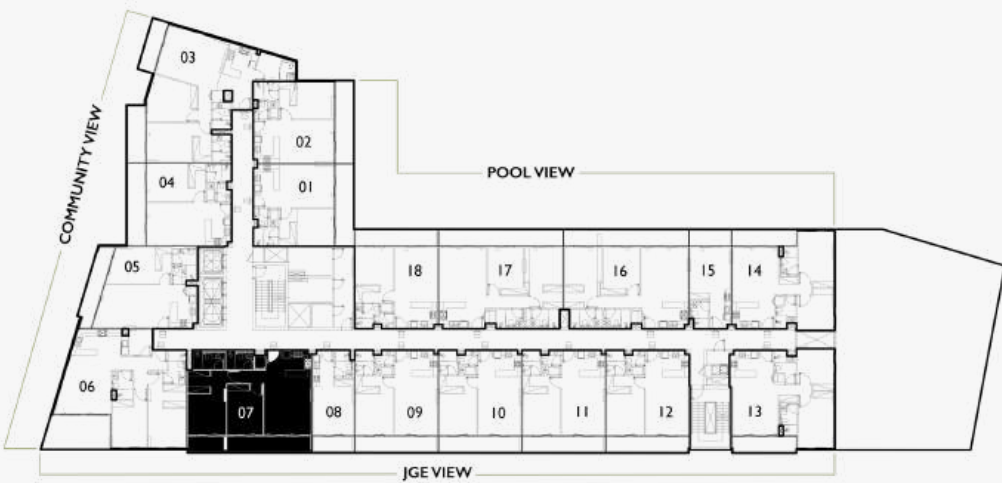
BALCONY AREA	187 SQ.FT
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TOTAL AREA	1,384 SQ.FT
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2 BEDROOM - TYPE B



FIRST FLOOR - 07 SERIES



TYPICAL FLOOR - 07 SERIES

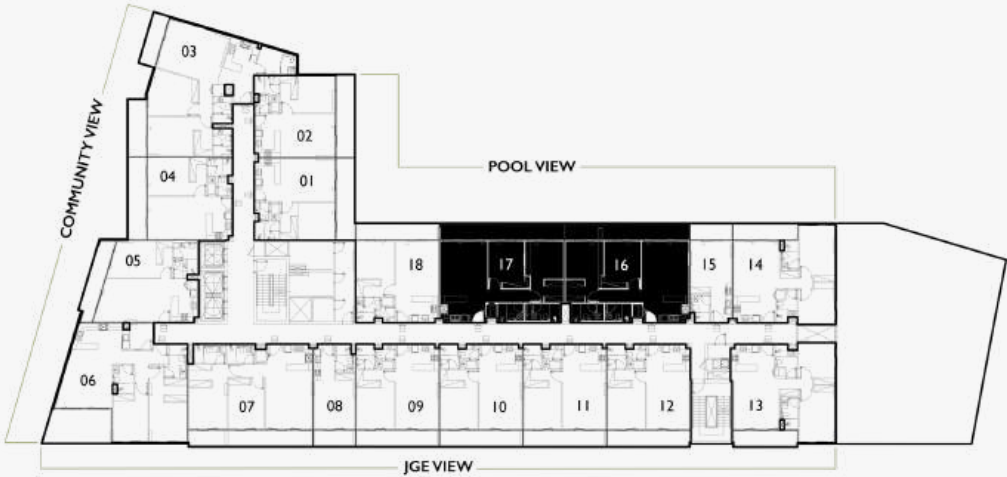


UNIT AREA	988 SQ.FT
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BALCONY AREA	198 SQ.FT
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TOTAL AREA	1,186 SQ.FT
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2 BEDROOM - TYPE C



TYPICAL FLOOR - 16, 17 SERIES

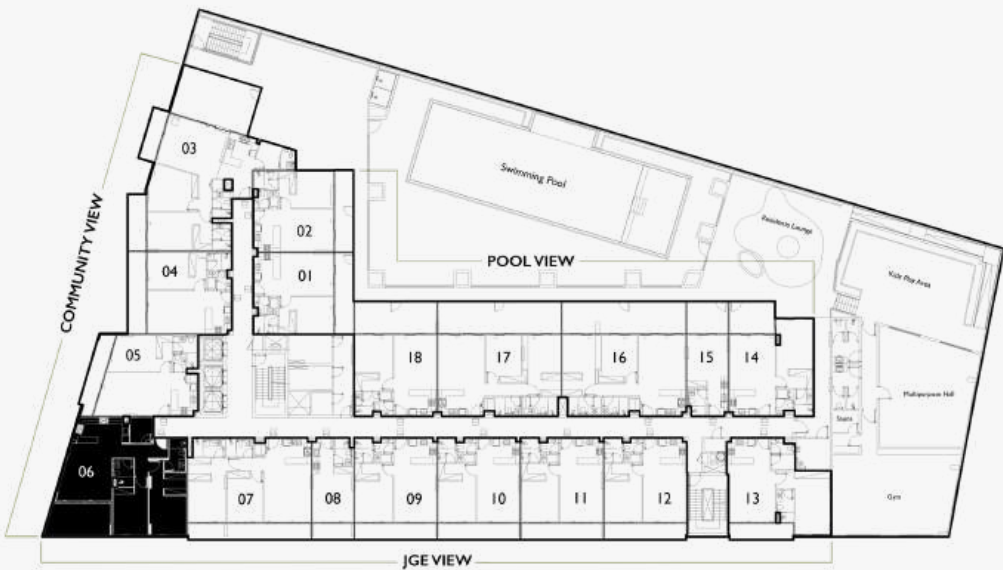


UNIT AREA	950 - 954 SQ.FT
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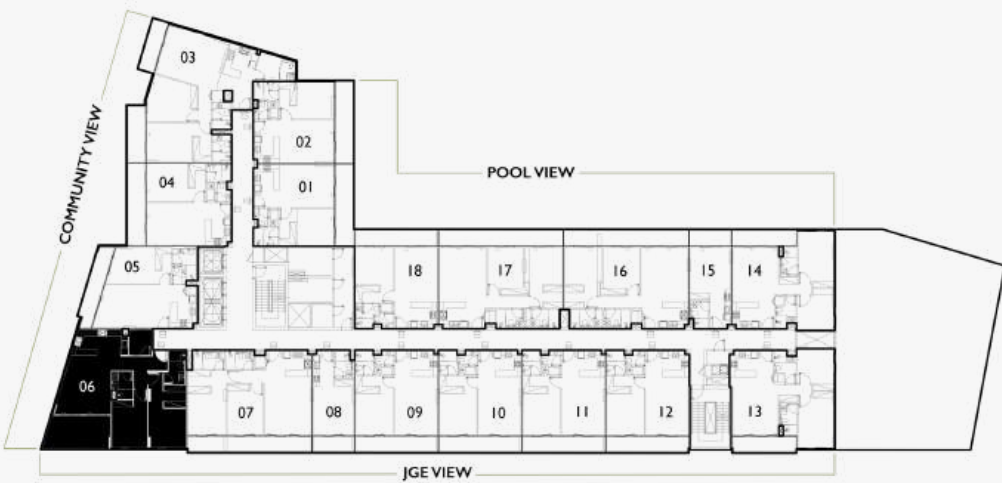
BALCONY AREA	198 SQ.FT
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TOTAL AREA	1,148 - 1,152 SQ.FT
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2 BEDROOM - TYPE E



FIRST FLOOR - 06 SERIES



TYPICAL FLOOR - 06 SERIES

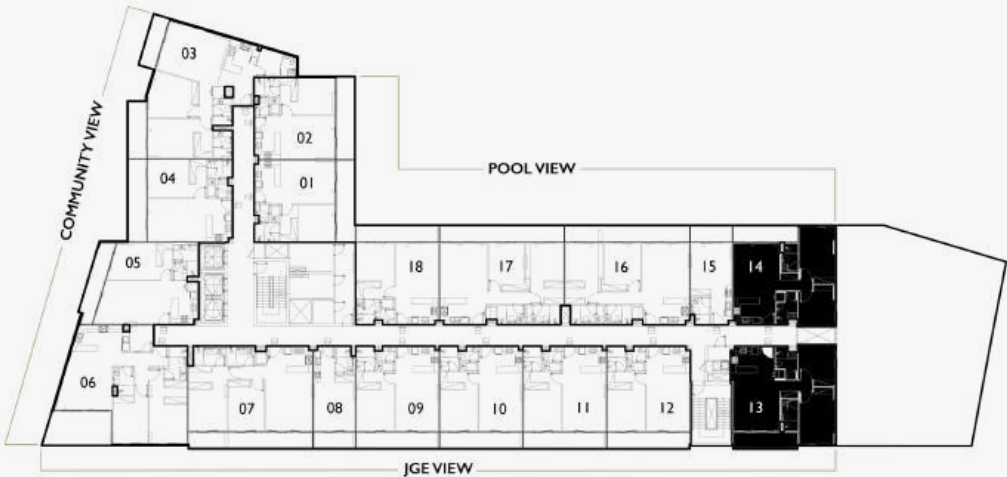


UNIT AREA	1,147 SQ.FT
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BALCONY AREA	210 SQ.FT
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TOTAL AREA	1,357 SQ.FT
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2 BEDROOM - TYPE F



TYPICAL FLOOR - 13, 14 SERIES

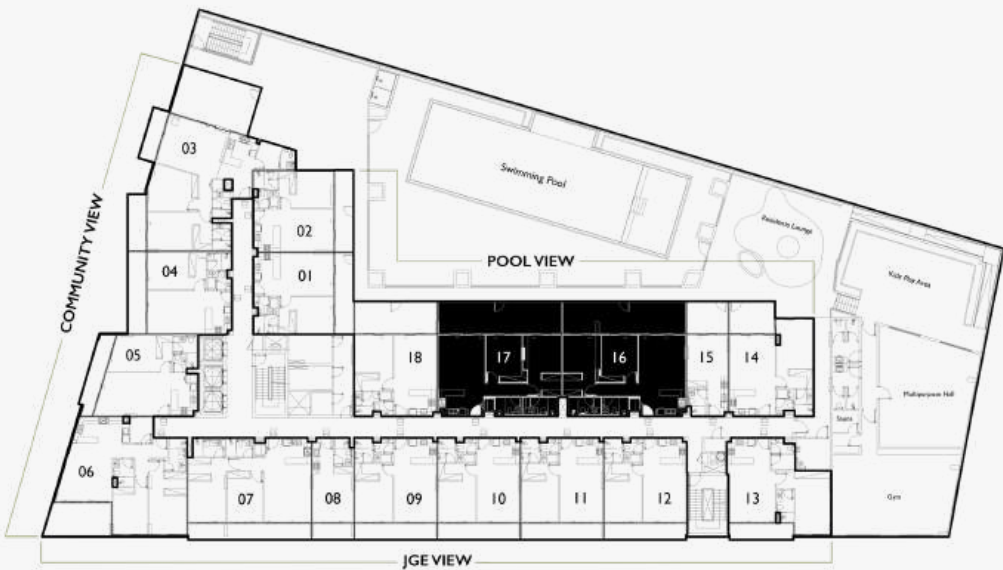


UNIT AREA	848 - 877 SQ.FT
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BALCONY AREA	103 SQ.FT
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TOTAL AREA	951 - 980 SQ.FT
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2 BEDROOM - TYPE G



FIRST FLOOR - 16, 17 SERIES



UNIT AREA	950 - 954 SQ.FT
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BALCONY AREA	389 SQ.FT
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TOTAL AREA	1,339 - 1,343 SQ.FT
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