



 Dubai, United Arab Emirates



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

Verano by Prescott is an exclusive residential project located in the unique location of Dubai Studio City and is the perfect combination of modern design, luxury and strategic location. This project is designed to provide residents with not only stylish living, but also an ideal location for an active and quality lifestyle. This low-rise, family-friendly complex is known for its expansive green spaces and thoughtful urban layout. The project combines comfortable living with excellent investment potential.

Here, every detail has been carefully designed with an emphasis on high quality and modern design. Exclusive services are available, including 24-hour reception and security to ensure your maximum comfort and safety.

The apartments are equipped with smart home systems, fully equipped kitchens with premium Bosch appliances, elegant worktops, quality furniture and luxurious bathrooms with Kohler sanitary ware. Also included are spacious storage areas to ensure maximum convenience. Apartments can be customized to your desires. The apartment comes with a parking space with the possibility of purchasing additional ones.

Verano by Prescott brings a unique concept of living where you can enjoy a relaxing atmosphere every day. The complex offers a resort-style pool with bar, children's pool, lazy river, splash park, and a variety of relaxation areas such as a family lounge, BBQ area, coworking hub or outdoor sauna.

For children there is a safe and fun environment full of opportunities for play and exploration - outdoor and indoor playgrounds, trampoline zone or skate park. Active lifestyle enthusiasts will appreciate the fitness studio, outdoor gym, yoga zone and

jogging track.

Families and those looking for a connection to the city centre will find their place here. Located in close proximity to Motor City and Dubai Sports City, Dubai Studio City offers easy access to major thoroughfares such as Hessa Street and Umm Suqeim Road. The metro station is just five minutes away. The area offers a full range of amenities - supermarkets, pharmacies, fitness centres, salons and restaurants. The Dubai Studio City location is an ideal choice for living and profitable investments.

Prices may vary depending on the specific location and other parameters. We will be happy to show you the full range on request. You will be guided through Dubai by an English-speaking broker who will help you not only with the purchase but also with the rental of your new home.

The project is scheduled for completion in 3Q 2027.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
N7285	1 + kitchenette	ground floor	39 m <sup>2</sup>	No / Yes / No	No	4 260 000 CZK
N7286	2 + kitchenette	1st floor	63 m <sup>2</sup>	No / Yes / No	No	6 230 000 CZK
N7287	3 + kitchenette	2nd floor	93 m <sup>2</sup>	No / Yes / No	No	9 500 000 CZK
N7288	4 + kitchenette	3rd floor	173 m <sup>2</sup>	No / Yes / No	No	15 700 000 CZK