VENTANA
Residences

THE WINDOW OF OPPORTUNITIES

WHERE DREAMS RISE



Here, towers reach for sunlight with intent, reflecting a collective pursuit of possibility carved from sand and precision.

ZEDOR

DEVELOPMENTS

INVEST IN VISION

Investing in ZEDOR DEVELOPMENTS is choosing permanence over impulse.
Their project rises with intent, carrying the weight of vision, precision, and trust that transform architecture into lasting value and enduring return.

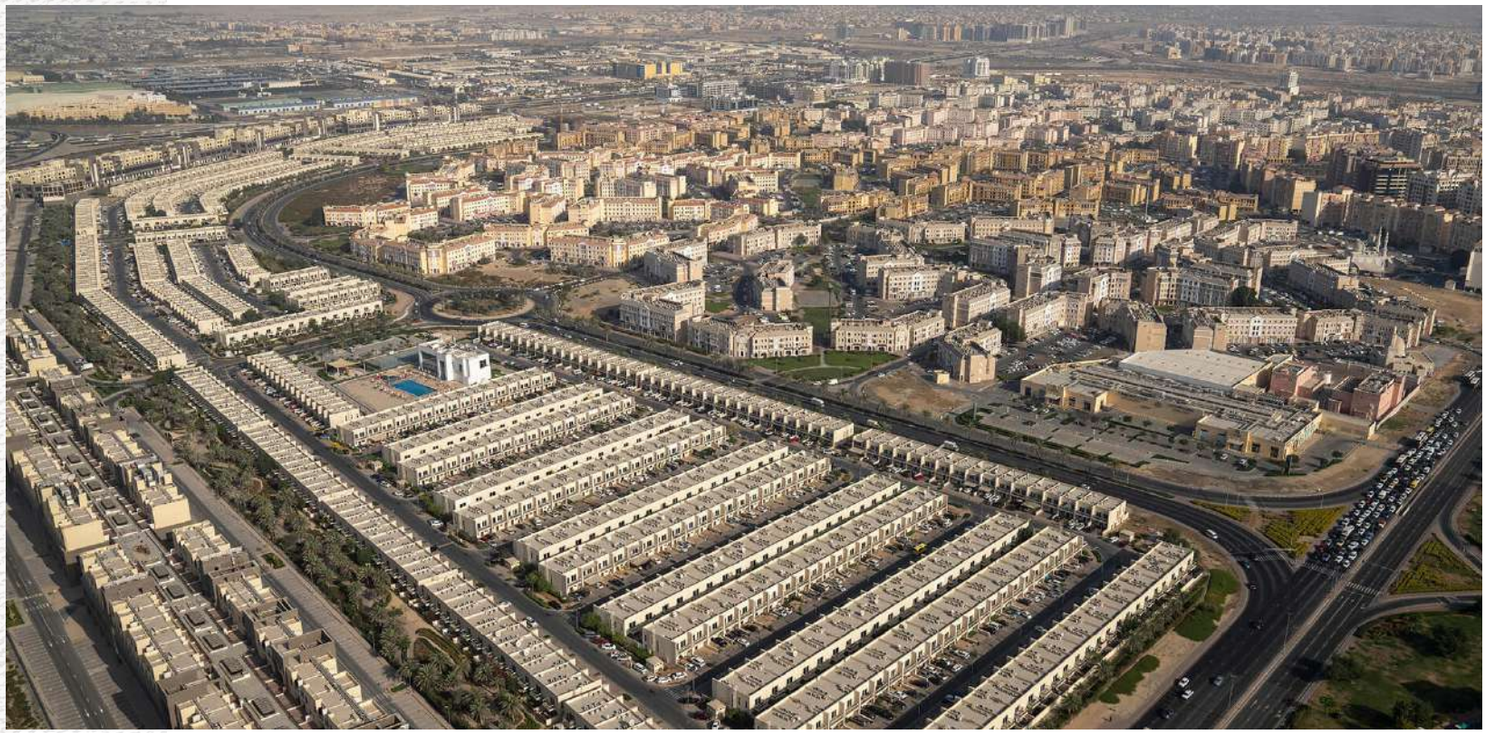
WHY INVEST IN DUBAI ?

Dubai's real estate market stands on enduring vision, global trust, and constant innovation. From steady returns to resilient infrastructure, investors find tangible growth supported by strong governance, strategic connectivity, and timeless appeal.



THE GROUND OF PROMISE... WARSAN 4

Warsan 4 offers investors a strategic address near Dubai's key arteries and thriving communities. With growing demand, modern developments, and excellent rental prospects, it represents stability, accessibility, and sustained long-term potential.



CITY WITHIN REACH

Dubai's essential destinations connect directly. Close to Deira Mall, Metro station access, retail, markets and services. This is a place rooted in movement, not stillness. Like a compass pointing to convenience, Ventana Residences stands at the crossroads of city life.




Dubai International Airport
Stadium Metro Station
Centrepoint (Dubai Metro)
The Dubai Mall
Burj Khalifa
Ras Al Khor Road
Al Manama St.
Al Manama St.
Dragon Mart
Desert Palm Polo Club
Warsan Lake
Al Ain-Dubai Road
Sheikh Mohammed Bin Zayed Road
Sheikh Zayed Bin Hamdan Al Nahyan St.
Warsan 4
Blue Line Metro Station
IMG Worlds of Adventure
Global Village Dubai
VENTANA
Residences
E66
D89
E44
E311
D54
E611
E69
25 MINS. BURJ KHALIFA
20 MINS. BUSINESS BAY
15 MINS. DUBAI INTERNATIONAL AIRPORT
40 MINS. AL MAKTOUM INTERNATIONAL AIRPORT
20 MINS. GLOBAL VILLAGE
15 MINS. IMG WORLDS OF ADVENTURE
10 MINS. DRAGON MART
30 MINS. MALL OF EMIRATES.

VENTANA
Residences

GROUNDED IN MOTION

Ventana Residences is a structured rise that begins below ground. From the basement parking comes the reception, foyer and the lift lobby… preparing residents and visitors for upward traverses through thoughtfully spaced daily transitions.



PROJECT HIGHLIGHTS

BASEMENT
PARKING & LIFT LOBBY

1ST FLOOR
STUDIO, 1-BED APARTMENTS &
1-BED + (MULTIPURPOSE STORE)
APARTMENT + PODIUM AMENITIES

ROOFTOP
OPEN-AIR CINEMA, BBQ AREA
& SEATING AREA

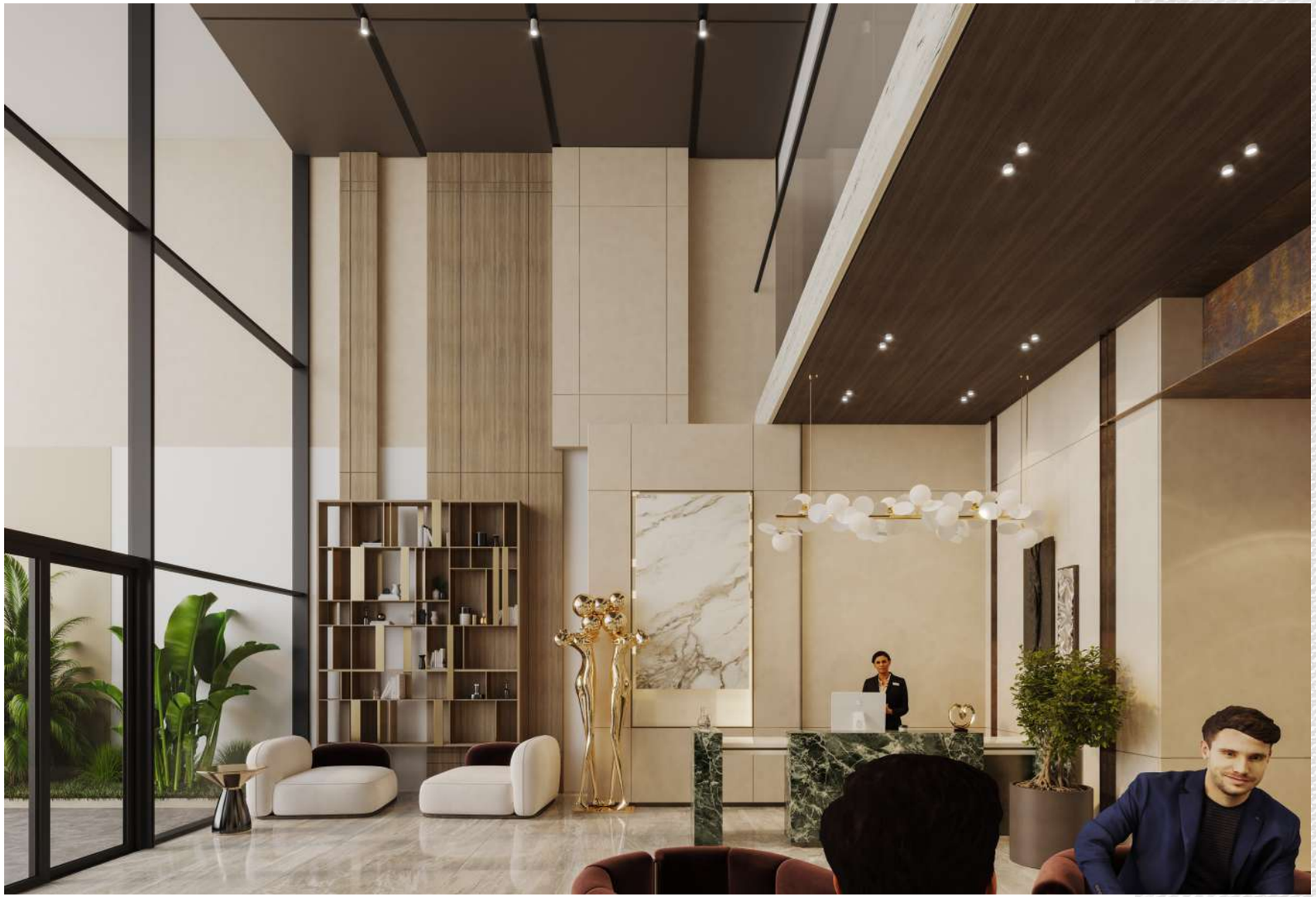
GROUND FLOOR
RETAIL OUTLET, ENTRANCE LOBBY,
RECEPTION, LIFT LOBBY & PARKING

2ND TO 5TH FLOOR
STUDIO, 1-BED & 1-BED + (MULTIPURPOSE
STORE) APARTMENT

LUXURY FOR YOU AND THE GENERATIONS TO COME



ECHO OF WELCOME



The reception area sets the tone for refined living. It welcomes residents and guests with a quiet sense of elegance and ease.

TRANSIT WITH GRACE



Defined by clean lines and calm light, the lift lobby with foyer guides transitions with understated precision and an assured sense of order.

WONDERFUL SPACES FOR TRADE



Retail and trade breathe life into the ground floor. Reception, lift lobby and entrance balance movement with welcome. It is like a window of opportunity for those who want to invest.

PODIUM BREATHES CALM

The swimming pool, kids' swimming pool, sunken seating space, yoga and gym areas, water body for kids form a shared exterior space.
Amenities remain open, simple, and grounded in practical beauty.

A PODIUM FULL OF EXCITEMENT

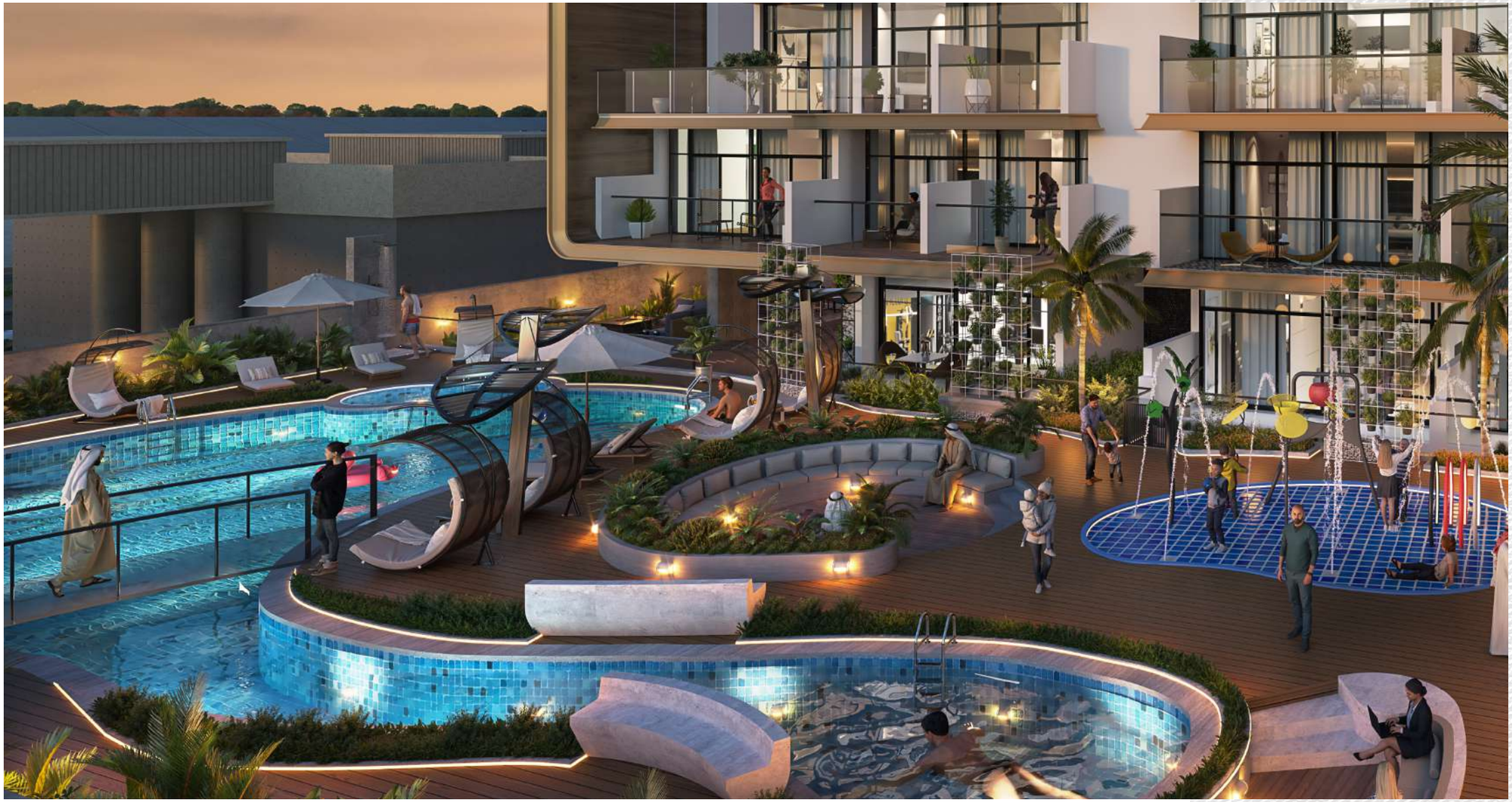


FLOAT THE STRESS AWAY



The swimming pool offers refreshing leisure, where residents reconnect under the clarity of open skies.

RIPPLES OF JOY



Amid cheerful echoes and gentle splashes, the kids' pool becomes a space of laughter and play, where childhood finds rhythm in every ripple and reflection.

SUBTLE SOCIAL DEPTH



Placed within the podium, the sunken area creates a secluded retreat. Encircled by greenery and calm, it invites relaxed conversations and unhurried moments beneath the open air.

STRENGTH IN MOTION



The gym inspires daily discipline and energy, with modern equipment and open spaces designed for focused workouts.

OPEN-AIR LEISURE SPACES

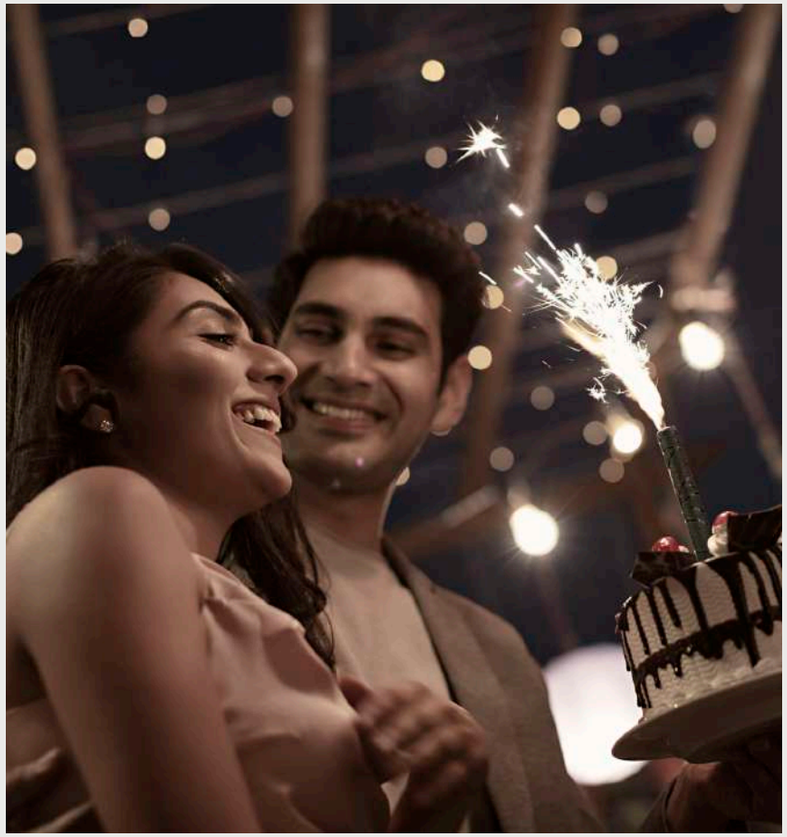
Above the city's rhythm, the rooftop invites active mornings and relaxing evenings. From refreshing swims to lively BBQ gatherings, every space encourages shared moments, wellness, and open-air enjoyment with loved ones.



ROOFTOP
THE CROWN OF THE BUILDING

Rooftop activity shifts the focus. The cinema, BBQ area, Kids' play area and seating area bring leisure under open skies with no distractions.

AN ENJOYABLE LIFE UNDER THE CLOUDS







CINEMA UNDER STARS



Above the city's hum, an open-air cinema invites quiet leisure.
Screens glow beneath the stars, turning each rooftop evening into a shared story of light.

GRILLED GATHERED MOMENTS



Amid glowing embers and city lights, the rooftop BBQ area gathers people together. The aroma, warmth, and laughter create a timeless connection above the skyline.

MOMENTS TOGETHER BLOOM



The family seating area encourages shared time and gentle conversations, forming a natural gathering point for relaxation and connection.

VENTANA
Residences

ELEVATED
LUXURIOUS LIVING


ZEDOR
Retail 03
Retail 04

YOUR PERMANENT NEW ADDRESS



STUDIO

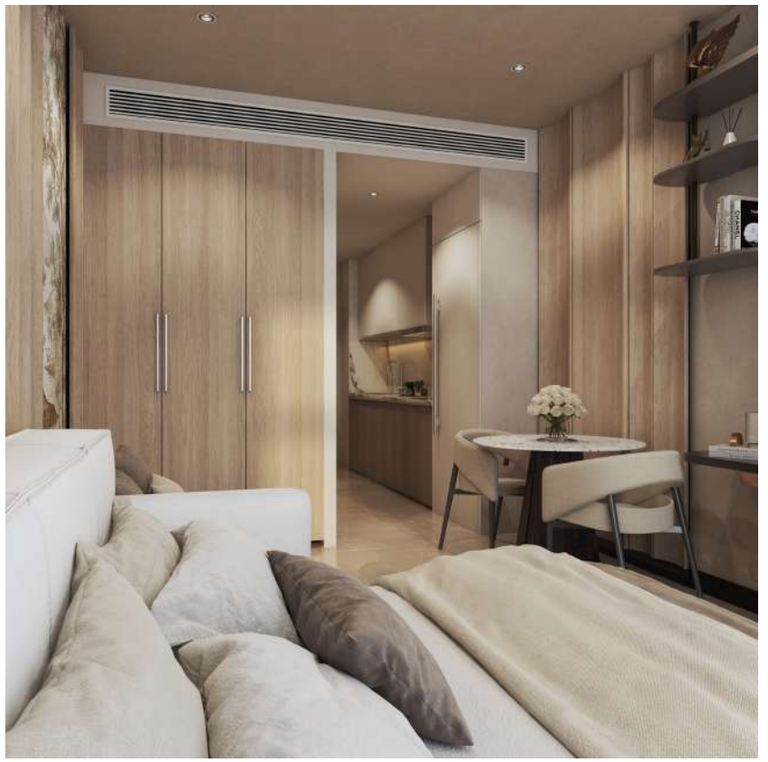
APARTMENT

ESSENTIAL CITY LIVING

Every corner of this studio apartment serves a purpose. Light, proportion, and clarity shape an environment built for calm, connected daily living.

COMPACT URBAN LIVING

A well-proportioned studio apartment designed for a purpose. Light, calm, and clarity define its living, sleeping, dining, and cooking spaces, creating a connected home that supports both rest and everyday motion.



1-BED

APARTMENT

DESIGNED FOR LIVING

A smartly planned residence where every inch serves a purpose, creating a practical, comfortable, and inviting environment for modern lifestyles.

REST
RENEW REPEAT

A quiet retreat for reflection and rest, where soft light, texture, and comfort come together to encourage peaceful sleep.



COMPACT COMFORT SPACE

The 1-BHK lounge offers a calm setting for daily living. Soft lighting with contemporary textures creates an inviting environment where relaxation, conversation, and comfort naturally come together.



SPACE
FOR CONNECTION

A place where stories are shared,
comfort takes form, and daily life finds
its rhythm in ease and openness.



WHERE FLAVOUR STARTS

Smart storage, efficient space, and modern fittings come together to make daily cooking practical, organised, and enjoyable.



TABLE OF STORIES

A warm, inviting corner that celebrates food and companionship, turning every dining experience into an occasion worth savouring.



1-BED

+

(MULTIPURPOSE STORE)

SPACE BEYOND MEASURE

More than a typical residence, it introduces adaptability through an extra room suited for growing families or focused personal pursuits.

COMFORT WITHIN REACH



A private retreat offering relaxation and repose, designed to support restorative rest and quiet personal moments.

EVERYDAY GATHERING POINT



The lounge becomes the home's centre, encouraging conversation, connection, and shared time within a comfortable, open environment.

HEART OF CREATION



A well-equipped kitchen where functionality meets warmth, allowing cooking to become both routine and expression.

ROOM FOR GROWTH



Adaptable by design, this smaller room suits focused work or playful energy,
adding meaningful function to everyday living.

SPACE BEYOND MEASURE



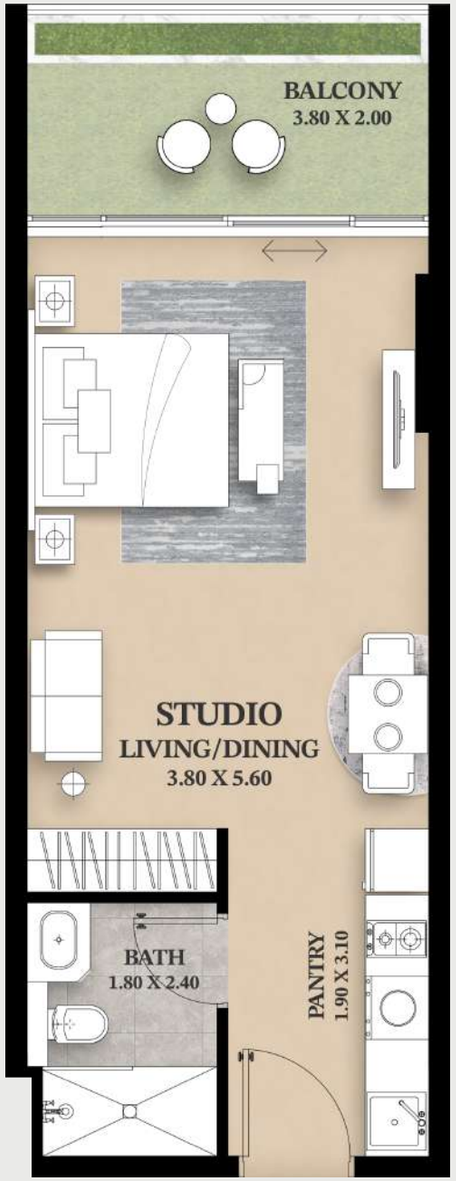
More than a typical residence, it introduces adaptability through an extra room suited for growing families or focused personal pursuits.

INDIVIDUAL

FLOOR PLANS

VENTANA
Residences

STUDIO APARTMENT



1- BEDROOM
LIVING & DINING
KITCHEN
1 FULL BATHROOM
BALCONY

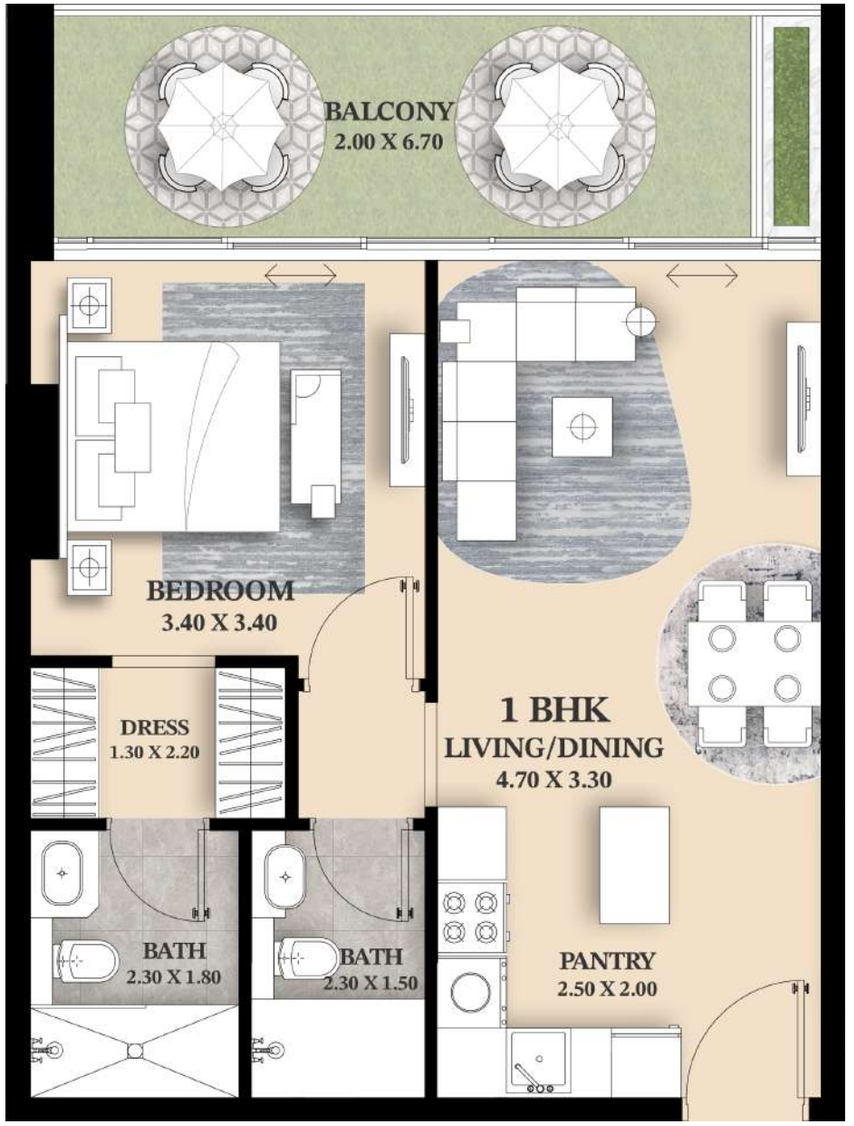
Suite Area: **382** Sq. Ft. (Approx)
Balcony Area: **85** Sq. Ft. (Approx)
Total Area: **467** Sq. Ft. (Approx)



1- BEDROOM
LIVING & DINING
KITCHEN
1 FULL BATHROOM
BALCONY

Suite Area: **348** Sq. Ft. (Approx)
Balcony Area: **85** Sq. Ft. (Approx)
Total Area: **433** Sq. Ft. (Approx)

1-BED APARTMENT

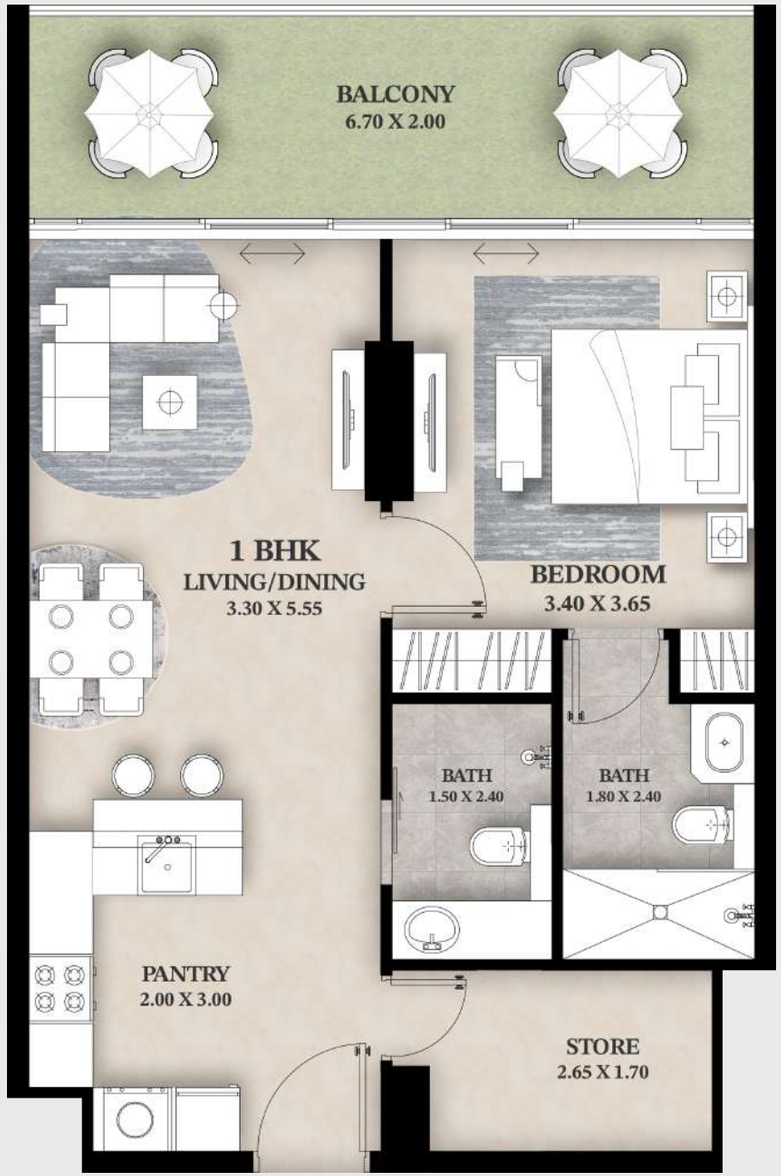


1- BEDROOM
2- BATHROOMS
LIVING & DINING
KITCHEN
BALCONY

Suite Area: **553** Sq. Ft. (Approx)
Balcony Area: **146** Sq. Ft. (Approx)
Total Area: **700** Sq. Ft. (Approx)

VENTANA
Residences

1-BED + (MULTIPURPOSE STORE)



1- BEDROOM
2- BATHROOMS
LIVING & DINING
KITCHEN
MULTIPURPOSE STORE
BALCONY

Suite Area: **659** Sq. Ft. (Approx)
Balcony Area: **148** Sq. Ft. (Approx)
Total Area: **808** Sq. Ft. (Approx)

VENTANA
Residences

ANCHOR INVESTMENTS IN VENTANA RESIDENCES

Venture into a life of distinction at Ventana Residences. With refined spaces, contemporary design, and a prime address, where living inspires growth and investment finds enduring meaning.


ZEDOR
Retail 01
Retail 02
Retail 03

ANCHOR YOUR INVESTMENTS IN VENTANA

Investment in Ventana means investing in accessibility and progress. With direct city connections, metro proximity, and vital amenities nearby, it offers enduring value shaped by Dubai's ever-evolving movement and growth.




VENTANA
Residences
ZEDOR
Retail 01
Retail 02
LIVE
BEYOND
LUXURY

A PROJECT OF

ZEDOR

DEVELOPMENTS

www.zedor.ae

Office No.: 312, Pinnacle Building, Sheikh Zayed Road, Al Barsha 1, Dubai, UAE.

Disclaimer:
All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status as per final designs of the project, regulatory approvals and planning permissions.