



VERANO

by PRESCOTT

DUBAI STUDIO CITY

THE ULTIMATE RESORT LIVING EXPERIENCE

Capturing the vibrant energy of summer, Verano by Prescott sets a new standard in resort-style living. Verano stands apart with its unique style – a blend of understated luxury and the cool, energy of nature, embodying timeless modernist appeal.



PERFECTLY PLACED IN DUBAI STUDIO CITY

Verano by Prescott is located in the heart of Dubai Studio City, a low-rise, family-friendly community known for its green spaces and well-planned layout. Adjacent to Motor City and Dubai Sports City, it strikes the perfect balance between comfortable living and business potential.

This prime location offers excellent connectivity to key areas of Dubai, including quick access to Hessa Street, Umm Sugeim, and major highways, all just minutes away. With two future metro stations only 5 minutes away, convenience and accessibility are unmatched.

Studio City is home to everything you need within the community, including supermarkets, pharmacies, fitness centers, salons, and restaurants, making it an ideal location for both residents and investors.



DUBAI STUDIO CITY

A PRIME LOCATION | SURROUNDED BY LANDMARKS

Motor City & Dubai Autodrome	01 Mins
Equestrian Club	03 Mins
Dubai Sports City	04 Mins
Ranches Souq	08 Mins
Dubai Hills	09 Mins
Expo City Dubai	16 Mins
Dubai Marina & JBR	20 Mins
Burj Khalifa	22 Mins
Al Maktoum International Airport	24 Mins
The Palm Jumeirah	25 Mins



EVERY ARRIVAL FEELS EXCEPTIONAL



From the moment you arrive, the beautifully designed lobby welcomes you with timeless sophistication. Thoughtfully curated details, including premium finishes and modern design elements, create an atmosphere of warmth and refinement. Beyond the elegance, enjoy a suite of premium services, including 24-hour concierge, valet parking, and round-the-clock security.

RAISE YOUR EXPECTATIONS



Our premium apartments rise above expectations, offering an optional upgrade to a signature, bespoke living experience. Designed with modern families in mind, each apartment is equipped with smart home systems and fully fitted with the finest finishes. These homes provide everything a modern family desires - comfort, convenience, and a lifestyle that meets your highest standards.

ELEGANCE AND QUALITY, PERFECTED



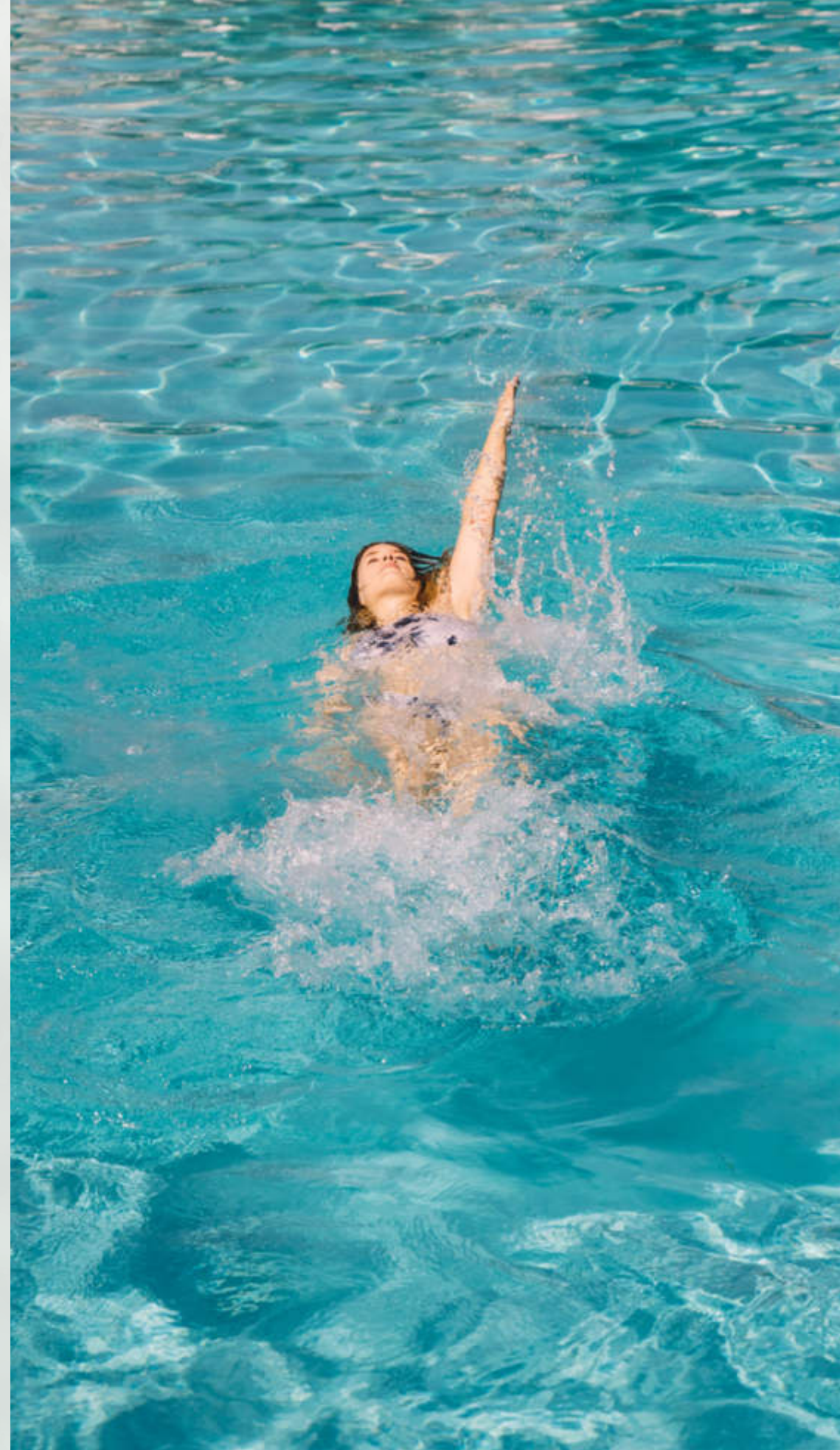
Kitchens are fully equipped with premium Bosch appliances, high-quality cabinetry, and elegant countertops. Thoughtfully designed for both style and functionality, these kitchens provide the perfect setting for modern living.

Bathrooms feature sleek Kohler fixtures, paired with clean lines and luxurious finishes for a contemporary look. Thoughtfully designed with ample storage, soft lighting, and high-end details, creating a spa-like experience at home.

WHERE EVERY DAY FEELS LIKE A VACATION

Where every moment by the water feels like a vacation—perfectly crafted to offer the best in luxury, leisure, and resort-inspired living.

- ◆ Resort Pool With Pool Bar Sitting
- ◆ Kid's Pool
- ◆ Lazy River
- ◆ Splash Park



UNWIND, CONNECT, AND EXPERIENCE LIFE

Relax and connect in spaces designed for comfort and socializing, offering the perfect setting to unwind and enjoy life.

- ◆ Family Lounge
- ◆ Shaded Lounge
- ◆ Sunken Lounge
- ◆ BBQ Area
- ◆ Firepit Lounge
- ◆ Co-working Hub
- ◆ Outdoor Sauna



SPACE THAT BRINGS CHILDHOOD TO LIFE

A world of adventure and imagination awaits children in our thoughtfully designed spaces to explore, play, and learn.

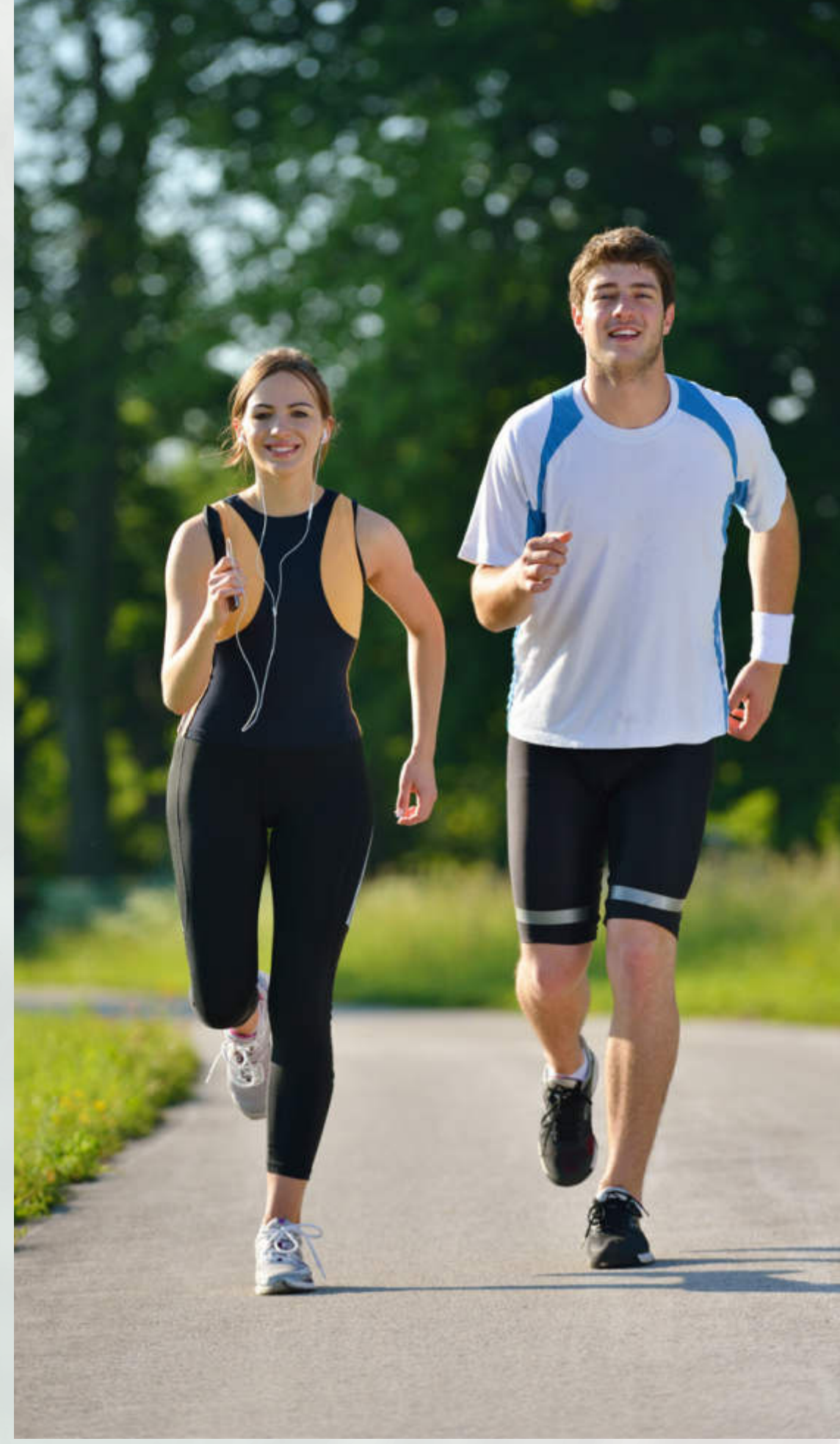
- ◆ Outdoor Kids Play Area
- ◆ Indoor Kids Play Area
- ◆ Trampoline Area
- ◆ Skate Park



YOUR BEST SELF STARTS HERE

Achieve your fitness goals with our cutting-edge gym and outdoor spaces, designed for an active lifestyle and every fitness need.

- ◆ Fitness Studio
- ◆ Outdoor Gym
- ◆ Yoga Sanctuary
- ◆ Jogging Track



A WORLD OF ENTERTAINMENT, JUST FOR YOU

Designed to engage and entertain, these spaces offer the perfect balance of fun and relaxation ensuring something for all.

- ◆ Cinema
- ◆ Gaming Zone
- ◆ Clubhouse
- ◆ Billiards Table
- ◆ Table Tennis



BEAUTY, AND NATURE ALL IN ONE PLACE

A serene escape designed for relaxation, offering the perfect environment to unwind and embrace moments of peace.

- ◆ Zen Garden
- ◆ Serenity Lawn
- ◆ Leisure Lawn
- ◆ Hammock Garden



PRESCOTT DEVELOPMENT – BEYOND THE ORDINARY

Prescott Development is an award-winning residential developer in Dubai, setting the standard for luxury living since 2006. We are renowned for delivering exquisite, innovative, and high-quality homes across Dubai's prime locations. Our commitment to excellence, premium finishes, and exceptional construction standards has established us as a trusted name in the real estate market.

Delivered

1200+

Commercial +
Residential Units

Under Construction

1400

Residential
Units

Planned

1000

Residential
Units in 2025



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