

4DIRECTION RESIDENCE 1





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A HERITAGE-INSPIRED MODERN RESIDENCE

Developed by 4Direction Developments, 4Direction Residence is a distinguished residential building nestled in the vibrant Dubailand Residence Complex. Just a short drive from Downtown Dubai, this residence combines classical European elegance with modern architectural design.

Thoughtfully positioned near a variety of essential facilities and amenities, 4Direction Residence offers an ideal blend of convenience, style, and comfort for those seeking a refined living experience in the heart of Dubai.



DUBAI INTERNATIONAL AIRPORT

DOWNTOWN DUBAI & BURJ KHALIFA

ACADEMIC CITY

DUBAILAND

BURJ AL ARAB

THE PALM JUMEIRAH

MALL OF THE EMIRATES

BLUEWATERS ISLAND

DUBAI MARINA

JUMEIRAH VILLAGE CIRCLE

JUMEIRAH VILLAGE TRIANGLE

PALM JEBEL ALI

DWC AIRPORT

Al Ain Rd

Sheikh Zayed Rd

Al Khail Rd

Sheikh Mohammed Bin Zayed Rd

Emirates Rd

4DIRECTION RESIDENCE 1

Dubailand Residence Complex offers convenient access via major highways, including Sheikh Mohammed Bin Zayed Road and Al Ain Road, connecting residents to key areas of Dubai. Downtown Dubai is just a 22-minute drive, while Dubai International Airport is about 30 minutes away by car.

LOCATION MAP & DISTANCES



8 MINUTES
Academic City



12 MINUTES
IMG Worlds of Adventure



15 MINUTES
Global Village



18 MINUTES
Downtown Dubai & Burj
Khalifa



18 MINUTES
Museum of the Future



20 MINUTES
Dubai International Airport



28 MINUTES
Burj Al Arab



22 MINUTES
Jumeirah Beach



25 MINUTES
Dubai Hills Mall



35 MINUTES
The Palm Jumeirah



4DIRECTION
RESIDENCE

DUBAILAND



DUBAILAND

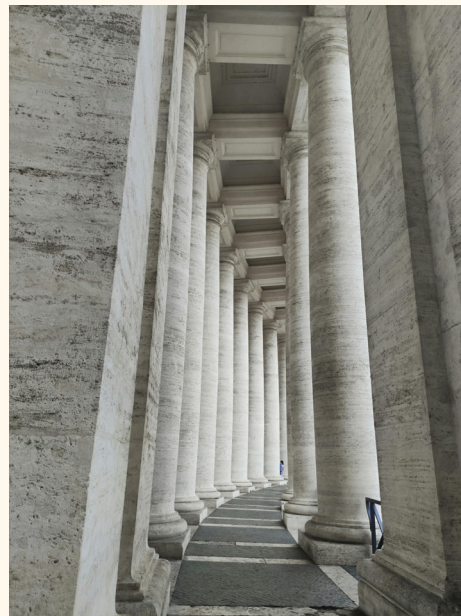
4Direction Residence 1 is set in the vibrant Dubailand community, just off Sheikh Mohammed Bin Zayed Road, allowing easy access across Dubai. Spanning three million square feet, Dubailand is a “city within a city,” with attractions ranging from theme parks and shopping centers to cultural markets and residential areas.

Residents can enjoy nearby schools, medical facilities, and popular destinations like Global Village and IMG Worlds of Adventure, making Dubailand a dynamic choice for modern living.

INSPIRED BY CLASSIC EUROPEAN ARCHITECTURE

4Direction Residence takes its inspiration from classic European architecture, blending tradition with sophistication. The building's elegant lines, warm color palette, and prominent gables evoke a sense of classical charm and stability, making it a refined addition to Dubai's skyline.

Every detail reflects a commitment to comfort and timeless beauty, creating a unique and desirable home.





CITY STYLE

4DIRECTION

CITY STYLE

CITY HALLZ



INTERIORS OF REFINED COMFORT & MODERN ELEGANCE

Step into 4Direction Residence 1, where every interior combines serene elegance with contemporary charm. Our spacious apartments welcome residents with airy layouts and large windows that fill each room with natural light.

From gourmet kitchens to thoughtfully curated living spaces, each element is designed for both style and comfort, making 4Direction Residence 1 a true sanctuary of modern living in Dubai.





LIVING ROOMS DESIGNED FOR CONNECTION

Our living rooms are the heart of each residence, where open layouts and sophisticated design create a welcoming ambiance. Generous spaces allow for comfortable seating arrangements, while expansive windows bring in natural light, adding warmth to the refined interiors. Ideal for both quiet evenings and lively gatherings, these living rooms are made for connection and comfort.





KITCHENS THAT BALANCE STYLE AND FUNCTIONALITY

Each kitchen in 4Direction Residence is designed to blend style with practicality. Outfitted with premium fixtures and sleek cabinetry, these kitchens offer an elegant yet highly functional space. Ample counter space and thoughtful layouts make cooking a pleasure, allowing residents to enjoy a seamless blend of beauty and convenience.

BEDROOMS DESIGNED FOR SERENITY & REST

The bedrooms at 4Direction Residence are crafted as tranquil retreats. Spacious and elegantly appointed, they offer a serene environment that fosters relaxation. Soft tones, expansive closets, and large windows enhance the airy, peaceful atmosphere, making these rooms a perfect escape from the city's fast pace.





A WELCOMING LOBBY OF DISTINCTION

The lobby at 4Direction Residence 1 sets the tone for an elevated living experience. Designed to exude sophistication and warmth, this welcoming space greets residents and guests with tasteful decor, refined finishes, and ample seating areas. Its serene ambiance and stylish design create a memorable first impression, making the lobby not only an entrance but a place to pause, relax, and feel at home.

AMENITIES FOR EVERY LIFESTYLE

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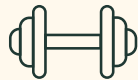


AMENITIES

Experience a thoughtfully designed environment where every element enhances daily life. With spaces crafted for relaxation, wellness, and community, these amenities provide the perfect balance of leisure and ease, allowing you to fully enjoy each day.



Swimming Pool



Fully Equipped
Gym



Kids Play
Area



Welcoming
Lobby



24-hour
Security



Private Parking



Efficient Lift
System



Retail





FLOOR PLANS



4DIRECTION RESIDENCE

PROPERTY TYPES

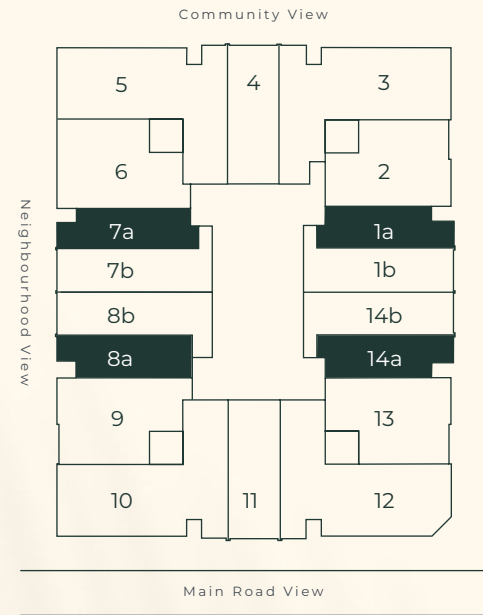
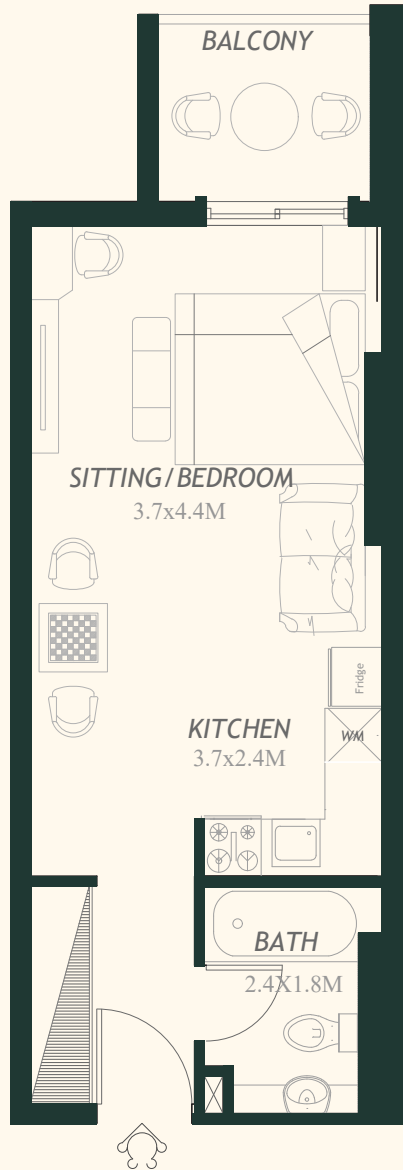
TYPES	NUMBER OF UNITS	SIZES (Sq.Ft.)
STUDIO	82	516 - 610
1 BEDROOM	47	812 - 1153
2 BEDROOMS	40	1225 - 1251
RETAIL	1	1413

STUDIO APARTMENT
TYPE A





STUDIO
TYPE A
TYPICAL UNIT
(1ST TO 9TH) FLOOR



Min Area
Max Area

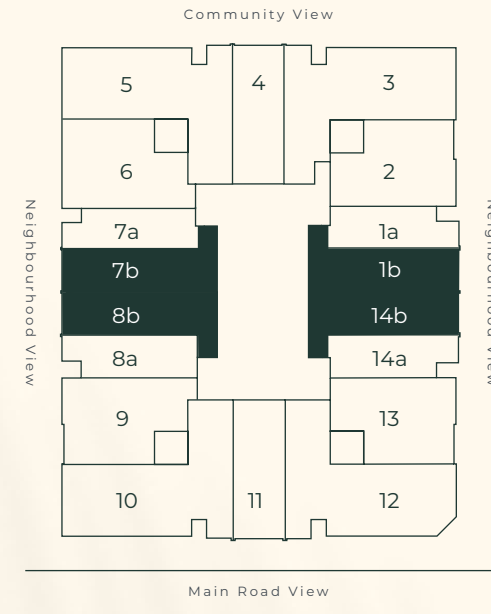
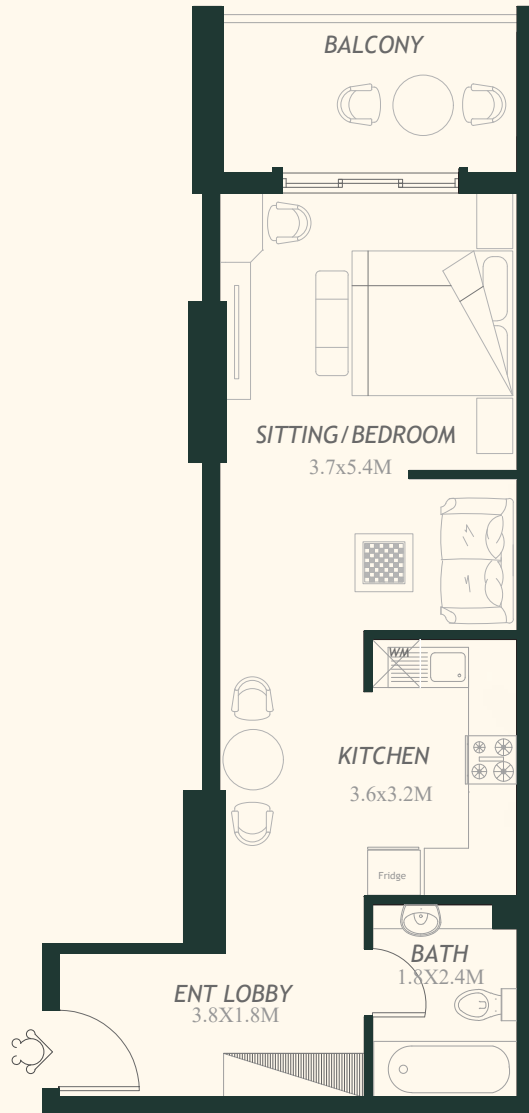
516 sqft
541 sqft

STUDIO APARTMENT
TYPE B





STUDIO
TYPE B
TYPICAL UNIT
(1ST TO 9TH) FLOOR



Min Area
Max Area

583 sqft
610 sqft

STUDIO APARTMENT
TYPE C

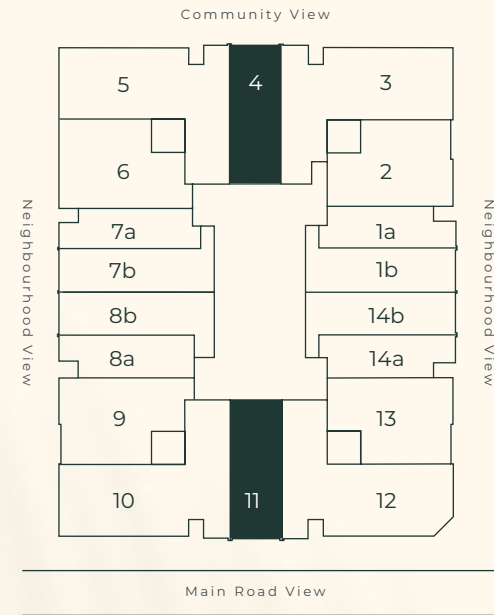
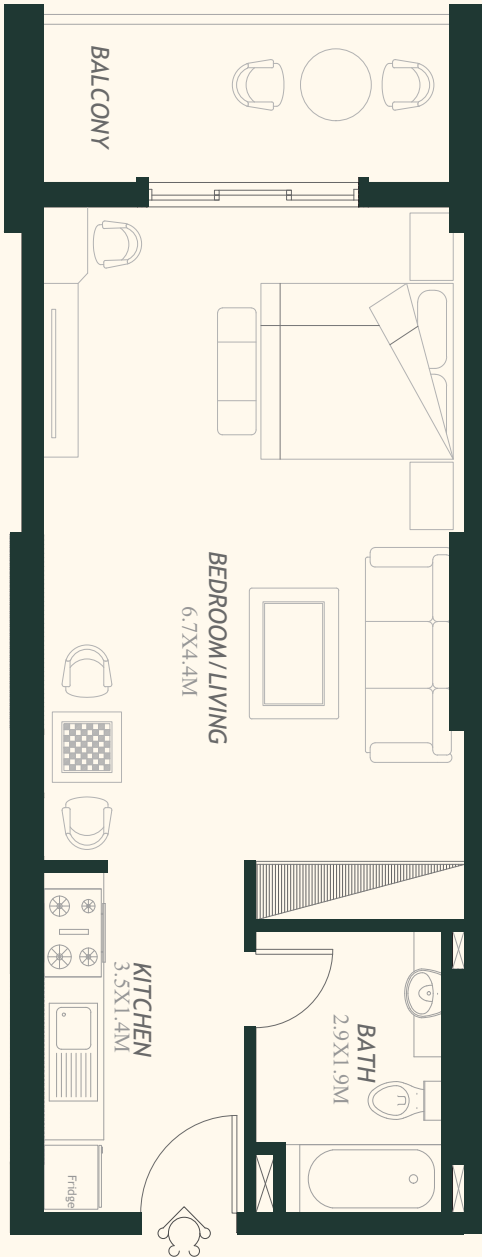




STUDIO

TYPE C

TYPICAL UNIT ALL FLOOR



Min Area
Max Area

599 sqft
607 sqft

1BEDROOM APARTMENT TYPE A

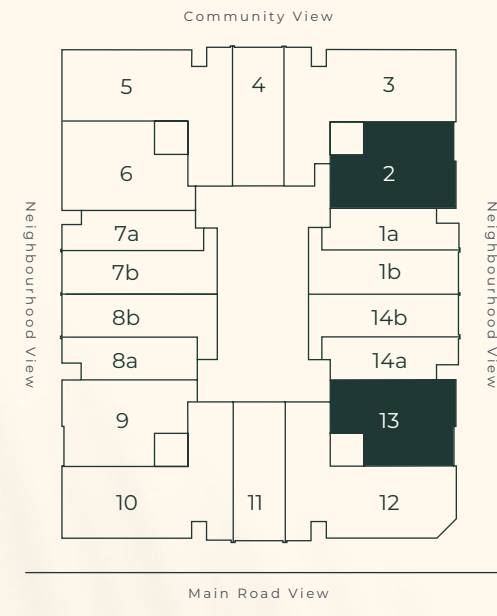
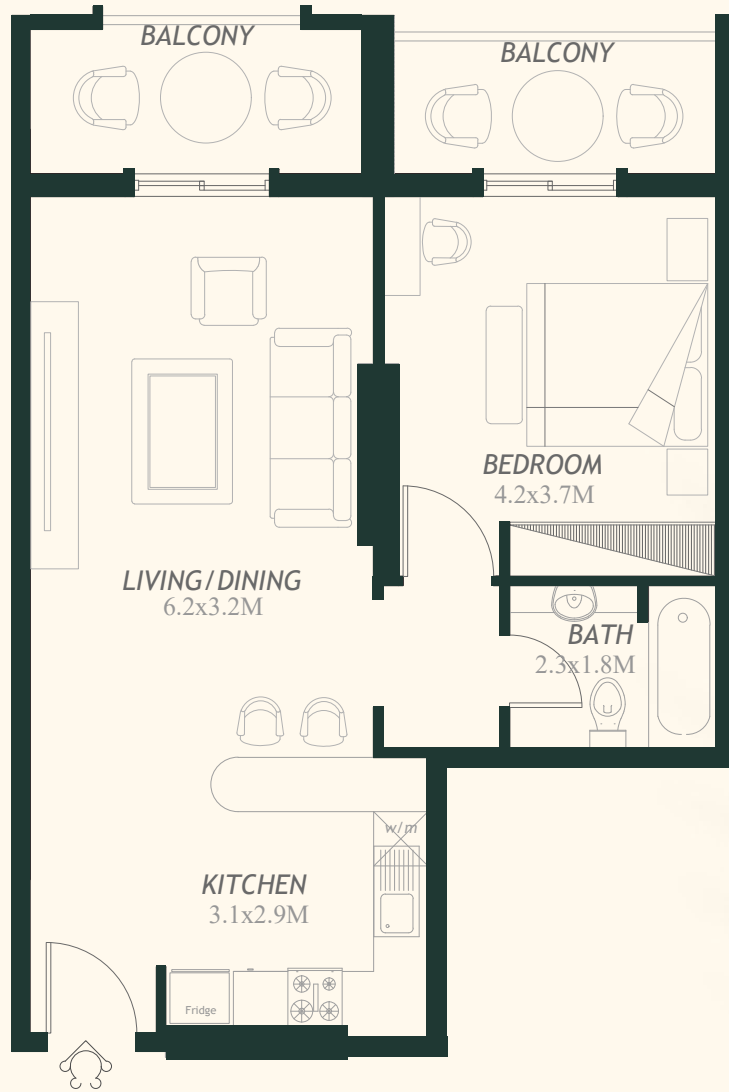




1BEDROOM

TYPE A

TYPICAL UNIT ALL FLOOR



Min Area
Max Area

812 sqft
834 sqft

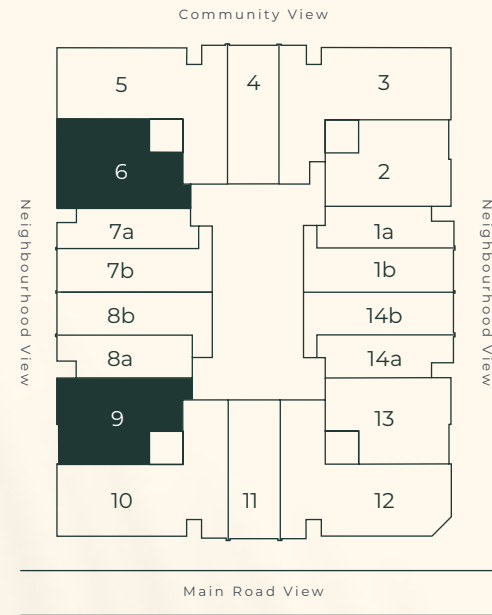
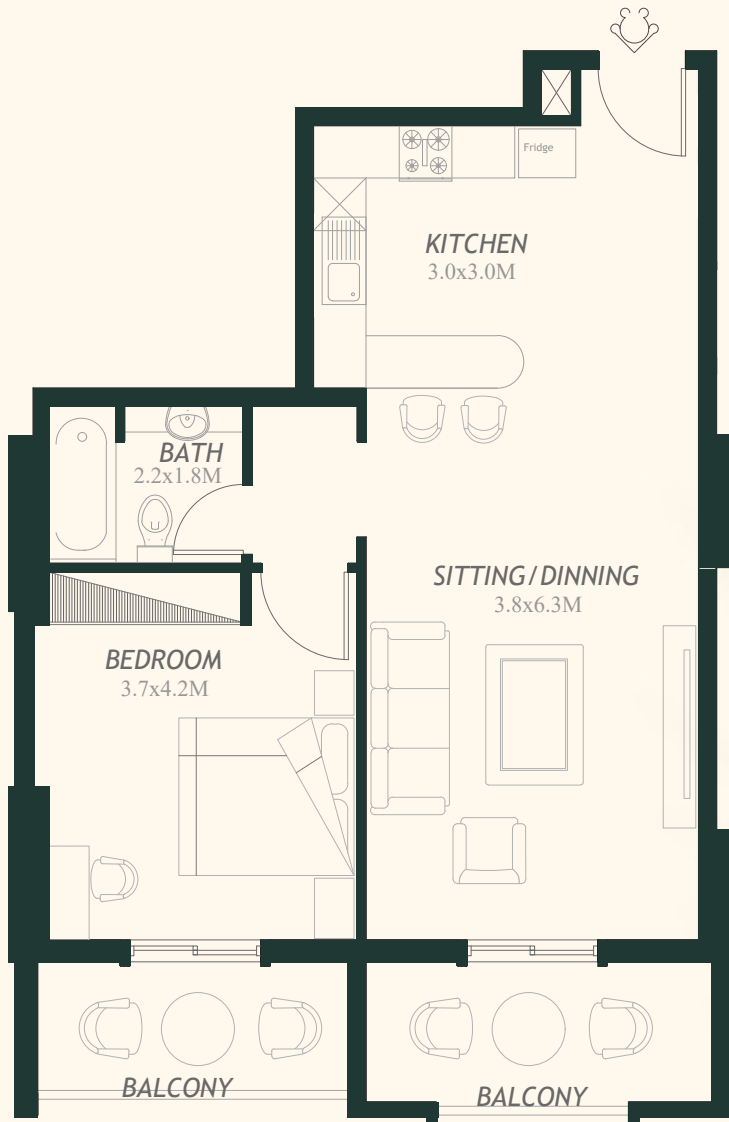
1BEDROOM APARTMENT

TYPE B





1BEDROOM TYPE B TYPICAL UNIT ALL FLOOR

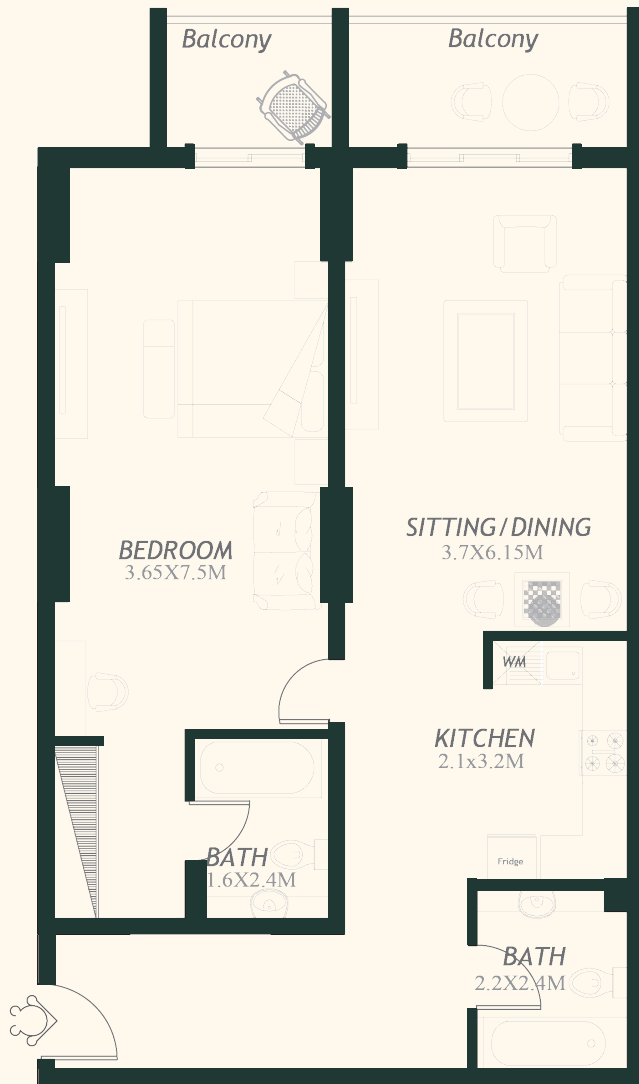


Min Area
Max Area

846 sqft
850 sqft

1BEDROOM APARTMENT TYPE C

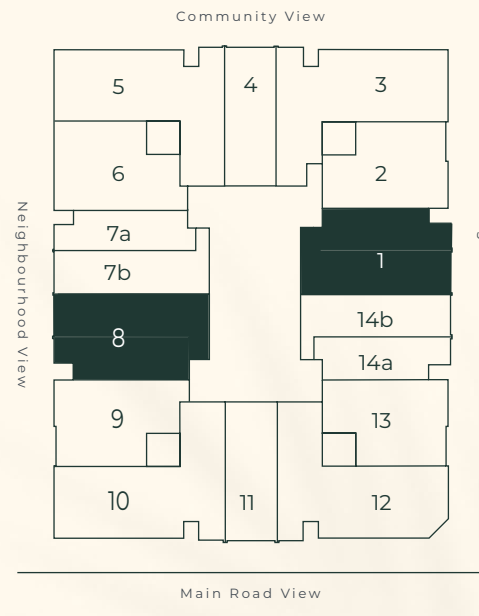




1BEDROOM

TYPE C TYPICAL UNIT

(1st, 2nd, 4th, 8th & 9th) FLOOR

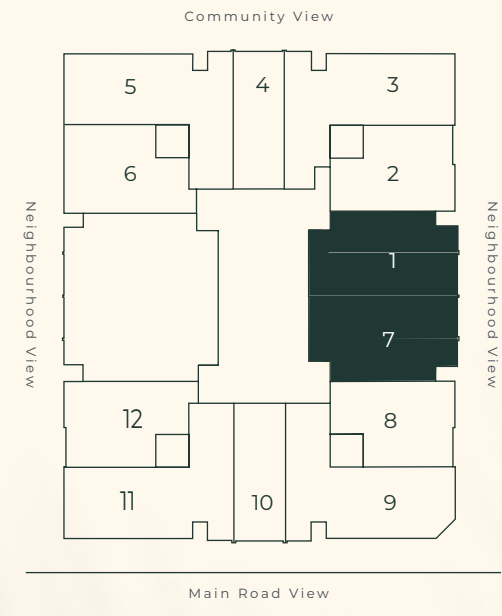


Min Area
Max Area

1BEDROOM

TYPE C TYPICAL UNIT

(HC) FLOOR



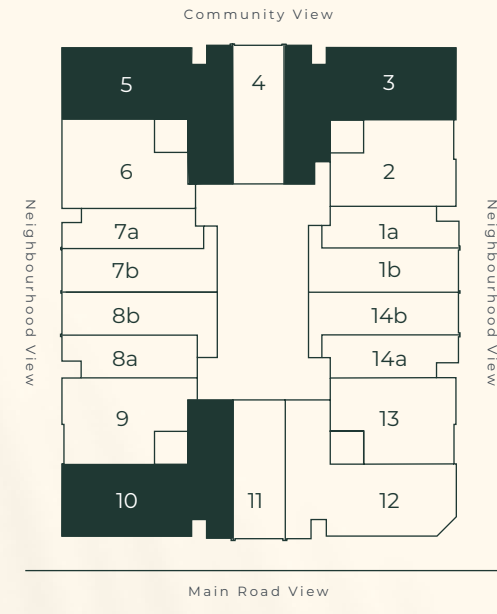
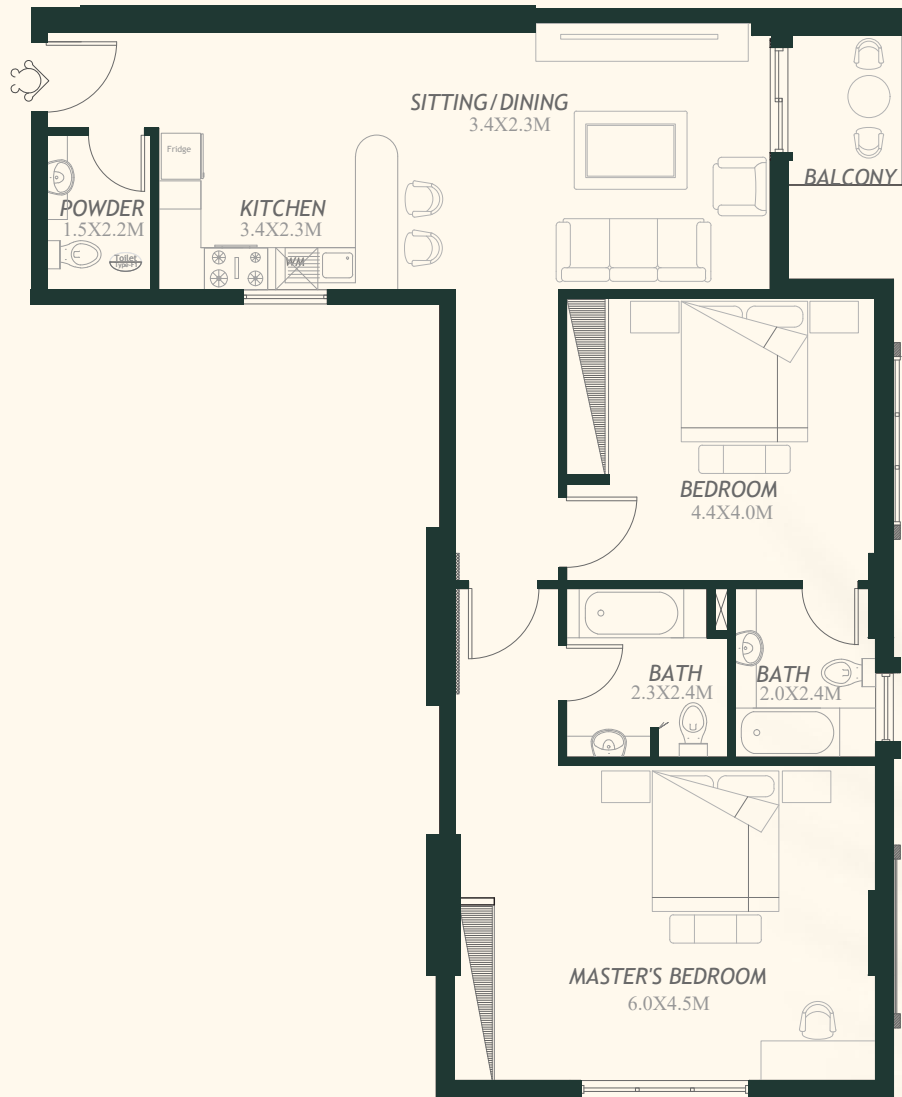
1099 sqft
1153 sqft

2BEDROOM APARTMENT TYPE A





2 BEDROOM TYPE A TYPICAL UNIT ALL FLOOR



Min Area
Max Area

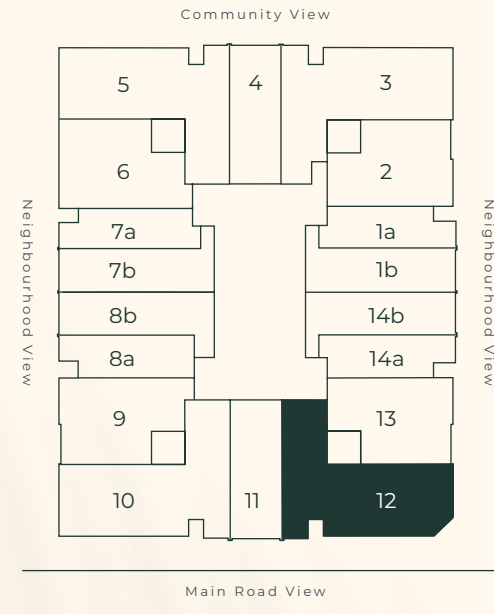
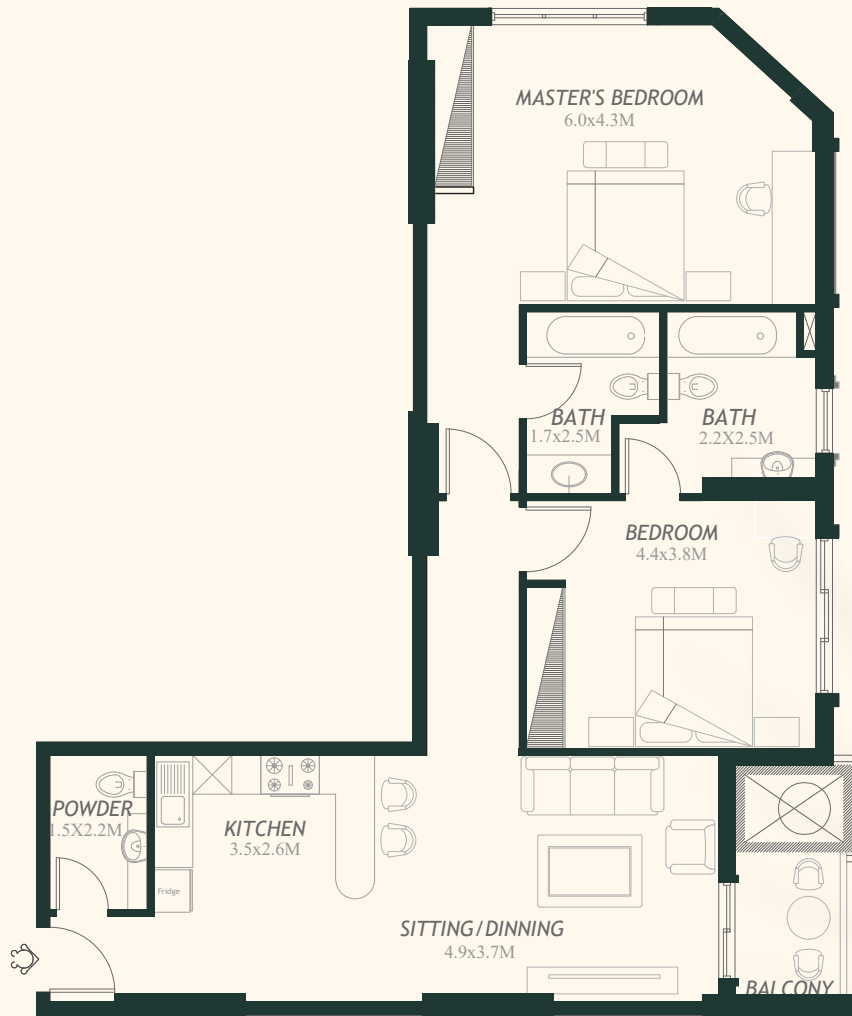
1225 sqft
1251 sqft

2BEDROOM APARTMENT
TYPE B





2 BEDROOM TYPE B TYPICAL UNIT ALL FLOOR



Min Area 1238 sqft
Max Area 1239 sqft



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