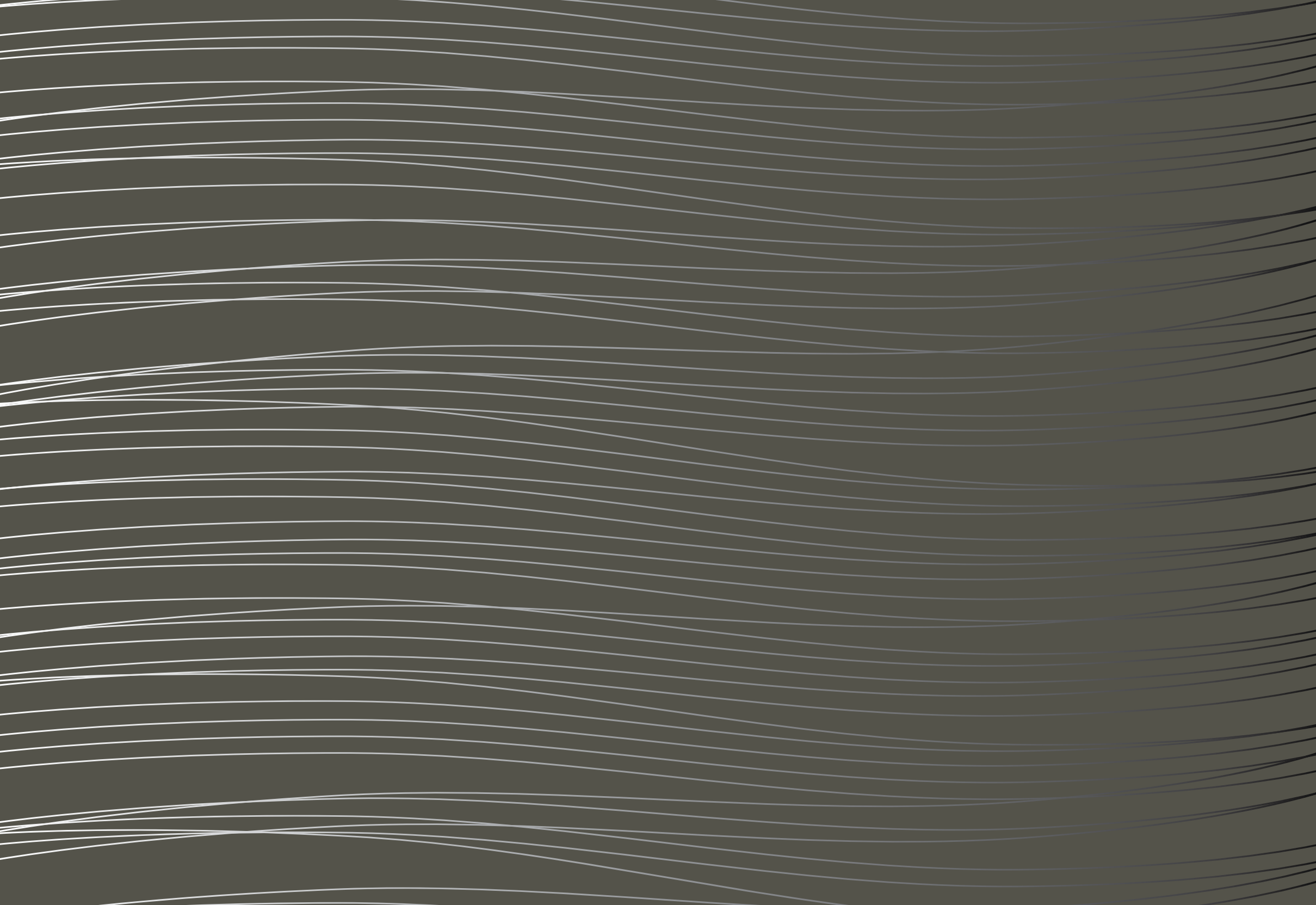


A community by Nakheel



VENETO

LIFE IN STYLE

WATERFRONT



WELCOME TO DUBAI'S EXCITING NEW METROPOLIS

From 130 million square metres of empty desert and sea to an international community twice the size of Hong Kong, Waterfront is a magnificent new metropolis, the largest masterplanned waterfront development in the world and future home of over 1.5 million people.

Positioned between Dubai to the east and Abu Dhabi to the west, Waterfront's strategic location is just minutes from the prime international commerce and industry hubs; Jebel Ali Port, Dubai World Central and the Jebel Ali Free Zone.

Part of Waterfront's distinctive districts, Veneto is an exclusive and thoroughly upscale enclave with every amenity and convenience close at hand.

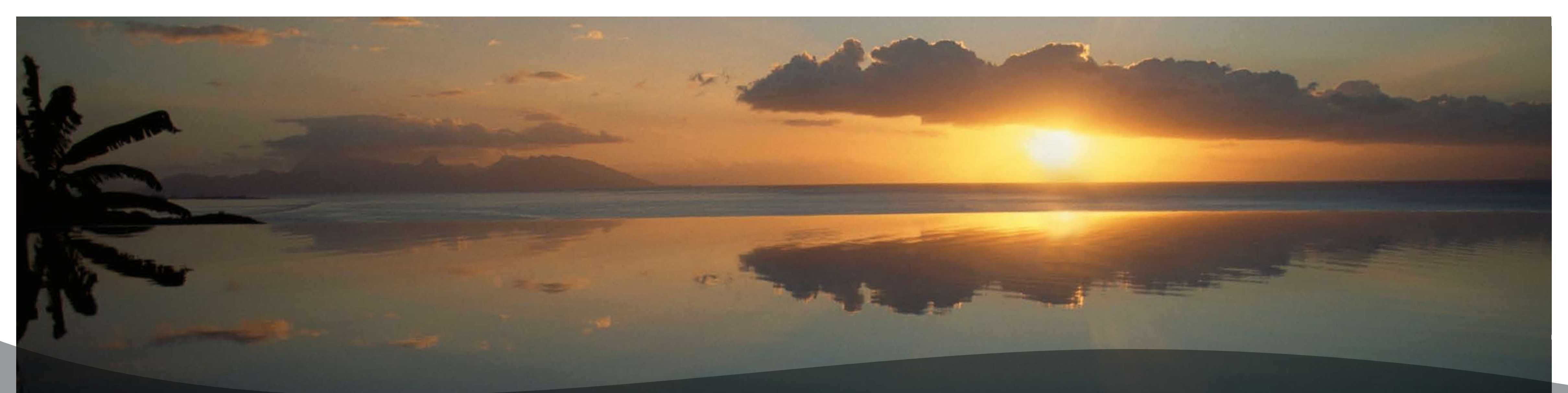


A NEW LEVEL OF EXCLUSIVITY

Bel-Air, The Hamptons, Sloane Square, St. Tropez – legendary names that are the very definition of exclusivity and prestige, places where many aspire to live but only a select few can call home. Now taking its place alongside the world's premier addresses is Veneto. As the ultra-chic enclave within Waterfront, Veneto is a private escape from the hustle and bustle of Dubai offering a distinctive quality of life that is simply

unequaled within the city. Uncrowded and expansive, Veneto's amenities are also designed to delight the senses and create a new standard of sophistication. The limited number of contemporary villas and low-rise townhouses make Veneto a true status address in Dubai, and the most sought-after place to live in Waterfront.



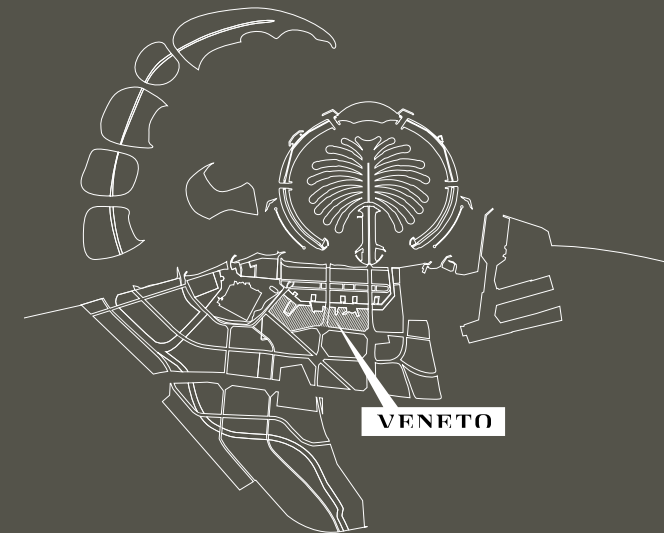


INSPIRATION IN STYLE

MASTERPLAN



AN INSPIRED PLAN FOR A DISTINCTIVE QUALITY OF LIFE



The vision of the Veneto masterplan is to create neighbourhoods of timeless elegance. Designed around the needs of individuals, Veneto is where the most innovative principles of community design produce a thoroughly comfortable and sophisticated environment.

Exquisite properties with water views or direct access to Palm Cove Canal; a low density of homes affording an ample sense of space; short walking distances between shopping centres, schools and other amenities; convenient marina access; beautiful tree-lined streets and an abundance of parks and green spaces together lend an air of refinement and calm.



FEATURES AND AMENITIES

ENGAGING PIAZZAS

To enhance the livability and attractiveness of the district, Veneto is structured as a series of neighbourhoods, each centred around a piazza. These piazzas are community gathering places with shops, cafés and restaurants to meet residents' daily needs. As the focal point of each neighborhood, the piazzas add convenience to daily life in Veneto while creating a vibrant and interactive environment for residents to engage with one another.

CONVENIENT COMMERCIAL SPACE

Veneto is a mixed-use district with commercial office spaces located in and around the neighbourhood piazzas. These commercial spaces allow residents to live and work in close proximity, minimising carbon footprint and affording more family time.



FEATURES AND AMENITIES

ENJOYABLE PARKS

Veneto includes a variety of open spaces, providing a range of environments for residents of different ages and with varying recreational preferences. Community parks and play areas are located throughout Veneto, no more than a five-minute walk from any home, for informal play and recreation.

A SCENIC WATERWAY

As the northern border of Veneto, the Palm Cove Canal affords residents direct access to the Arabian Gulf and beyond. Making its way across the community, the Canal branches off at several locations within the district, terminating in the neighborhood piazzas and creating water squares. These serve as convenient locations for ferry stops and water taxi pick up and drop off points, as well as enjoyable places to relax by

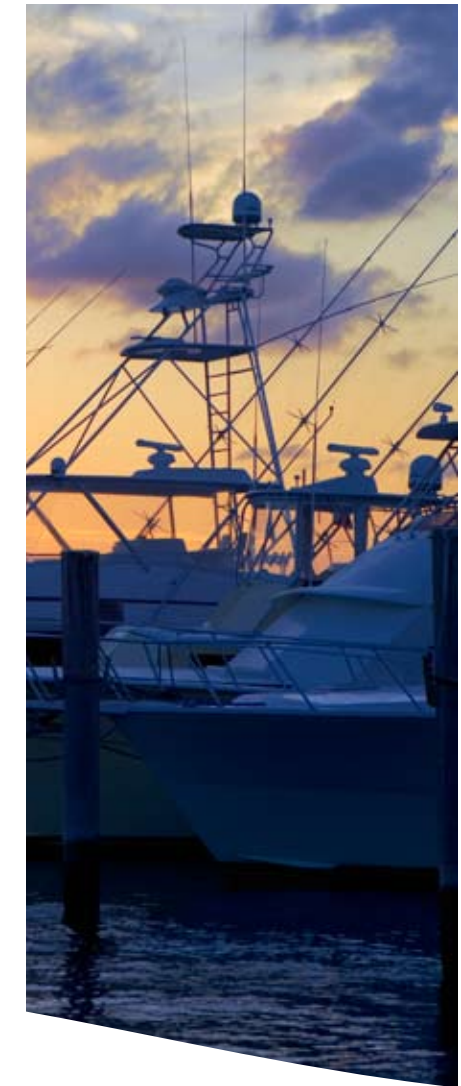
the water's edge. All along the Canal's scenic banks are boardwalks, which are perfect for walking, cycling or just taking in the view. Together with the parks and other green spaces, the Palm Cove Canal enhances the sophisticated look and feel of Veneto.



A NEW STANDARD IN MARINA LIVING

With walkable public and private marina access offering direct canal passage to the Arabian Gulf, Veneto is a true Waterfront community. Designed to make possible a uniquely elegant marina lifestyle, Veneto enables residents to moor their boats either close to or directly at their homes.

Only in Veneto, after a day boating around Dubai seeing the sights, can you walk to the Marina Club for dinner, take in the inspiring vistas from the boardwalk along the Palm Cove Canal, and walk home. It is this kind of comfort and ease that sets the marina lifestyle apart at Veneto.





RELAX IN STYLE

LIFESTYLE

ROOM TO BREATHE

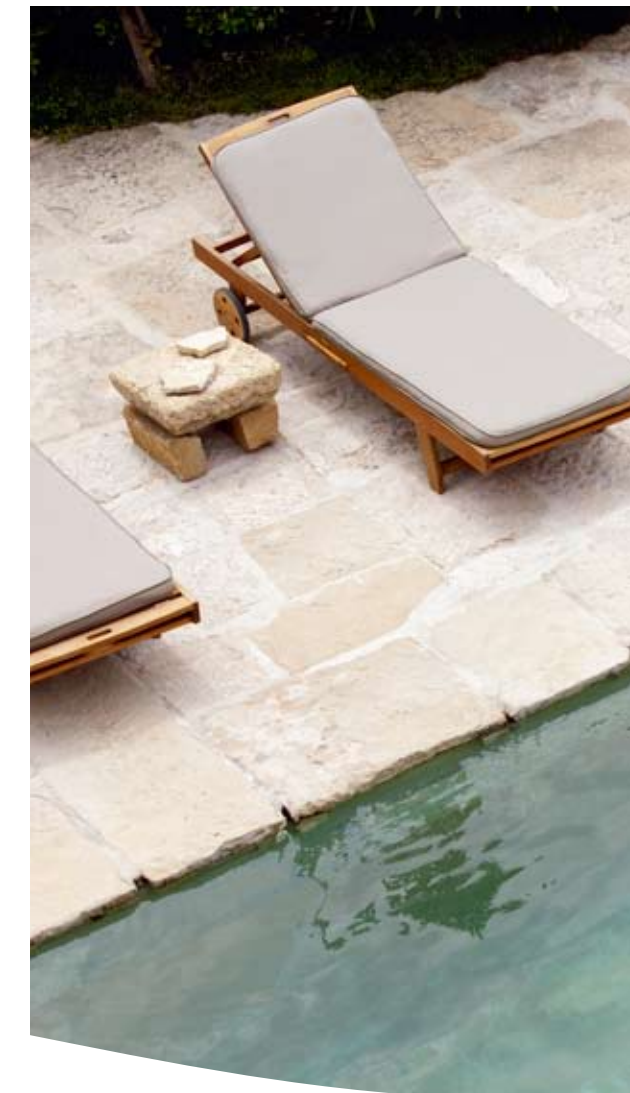
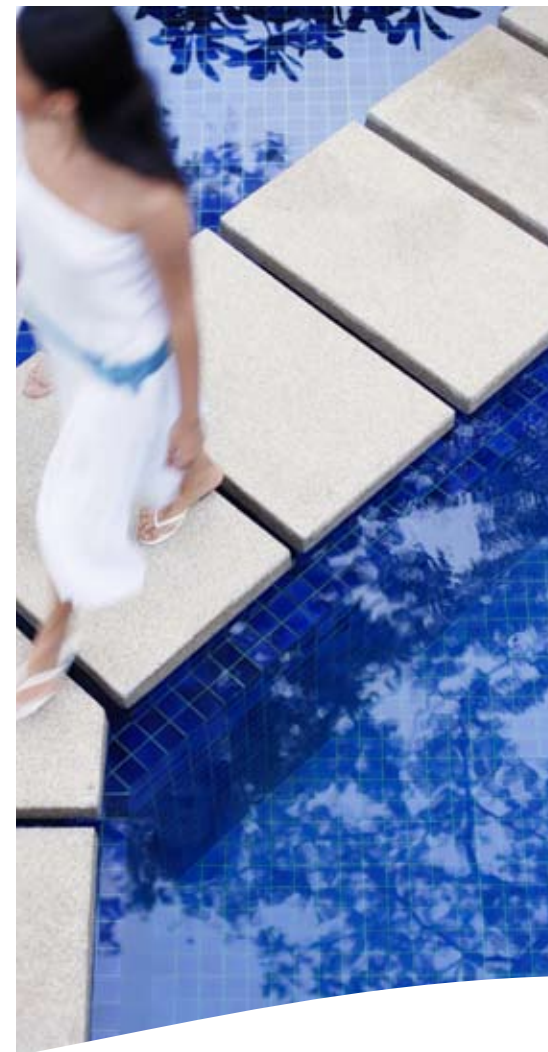
The Veneto lifestyle is all about a relaxed sense of sophistication. Here, couples and families have an incredible environment in which to play, to enjoy the company of neighbours and to grow and prosper. This sense is further enhanced by the fact that Veneto includes low-rise townhouses and villas, many of which have doors that fully open out into a courtyard,

extending living space to the outdoors and bringing the outdoors in. Indoor/outdoor living is one of the hallmarks of modern home design and a sought-after feature due to its ability to make living spaces expansive and more functional. Taken together, these amenities enable Veneto's residents to achieve an enviable quality of life.



AN OPPORTUNITY TO OWN A CONTEMPORARY CLASSIC

Veneto's stunning architecture has a look that is unavailable anywhere else in Dubai. Further, these beautiful, contemporary homes are focused on functionality, with large rooms and spacious living areas designed to create free-flowing and seamless indoor/outdoor space. The rooftop terraces are great places to relax, to entertain guests, or to simply enjoy community and waterfront views.



STUNNING LIVING SPACES

The sleek, understated lines of Veneto's residences are echoed in the modern elegance of their interiors. Great rooms and entrance halls with high ceilings, along with open floor plans, create a sense of generous space. At the same time, bedrooms and other private areas lend an intimate and comforting feel. In keeping with the modern design of the architecture, the interiors

feature materials and finishes that are clean-lined, contemporary and completely sophisticated in style. Everything is of the finest quality, as befitting the status of this community.





EXPLORE IN STYLE

MASTER DEVELOPER



WHERE VISION INSPIRES HUMANITY

Nakheel was formed to mirror, expand and deliver Dubai's own vision. We are helping to improve the quality of life for people, wherever we operate, and to ensure that progress is sustainable.

We are an integrated company, which provides the resources and capabilities for all of our ambitions, while creating the focus for our specialist interests.

We are the first company of our kind to have its own in-house Environment Team, and with the recent launch of our Blue Communities initiative, we constantly add dimensions to Nakheel as the company where vision inspires reality.

Nakheel's interests include:

Developments – breathtaking projects such as The Palm Jumeirah and The World

International – forming partnership and joint venture agreements globally

Hotels – investing in and managing a portfolio of leading brands, such as W and Atlantis

Retail – designing, developing and managing malls and individual retail opportunities

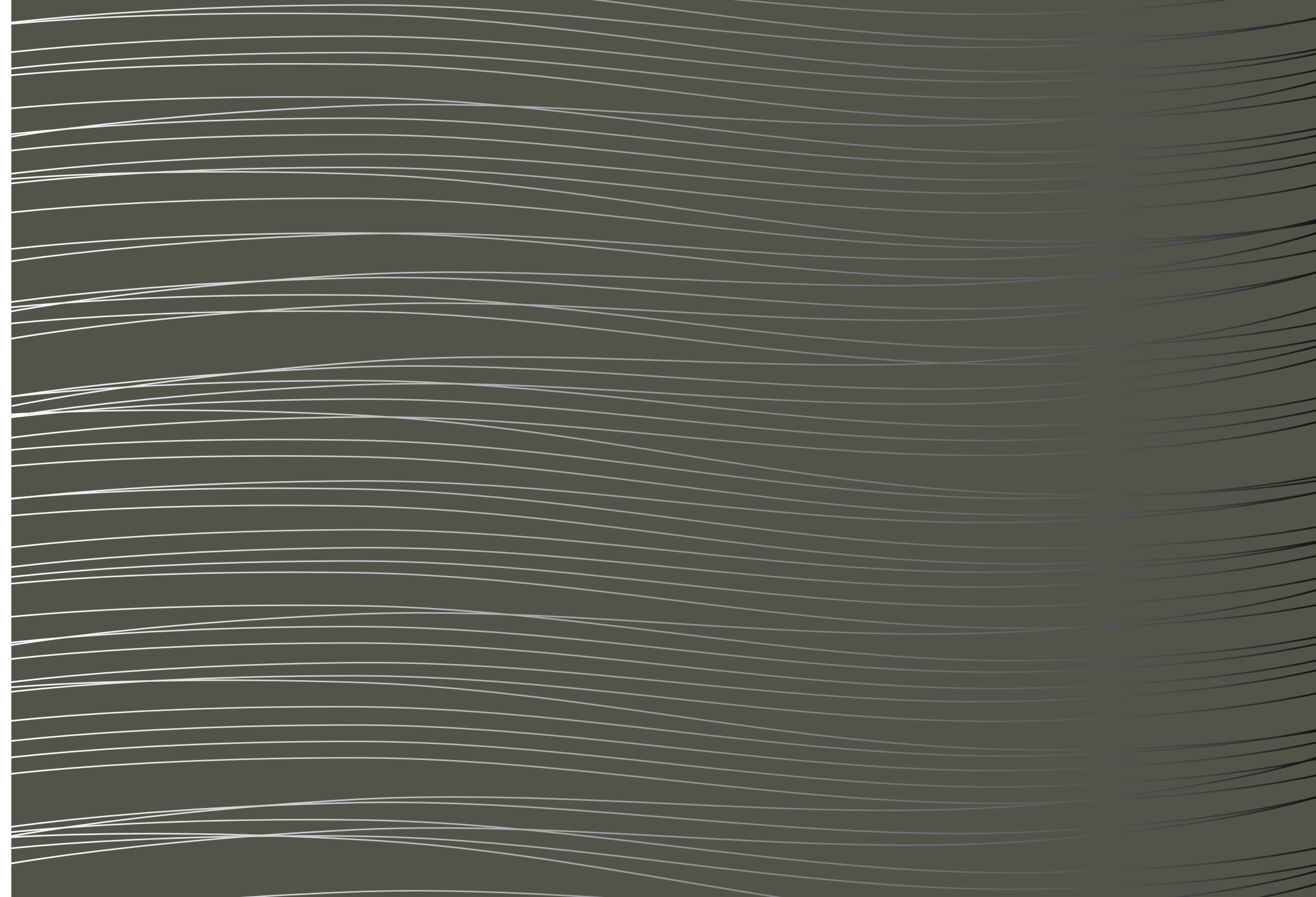
Marinas – designing and running mooring and boat-care facilities, and the Dubai waterway infrastructure

Asset Management – ensuring that the communities within each of our developments enjoy the ultimate in their lifestyle choices



VENETO

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