



VIO
RESIDENCES

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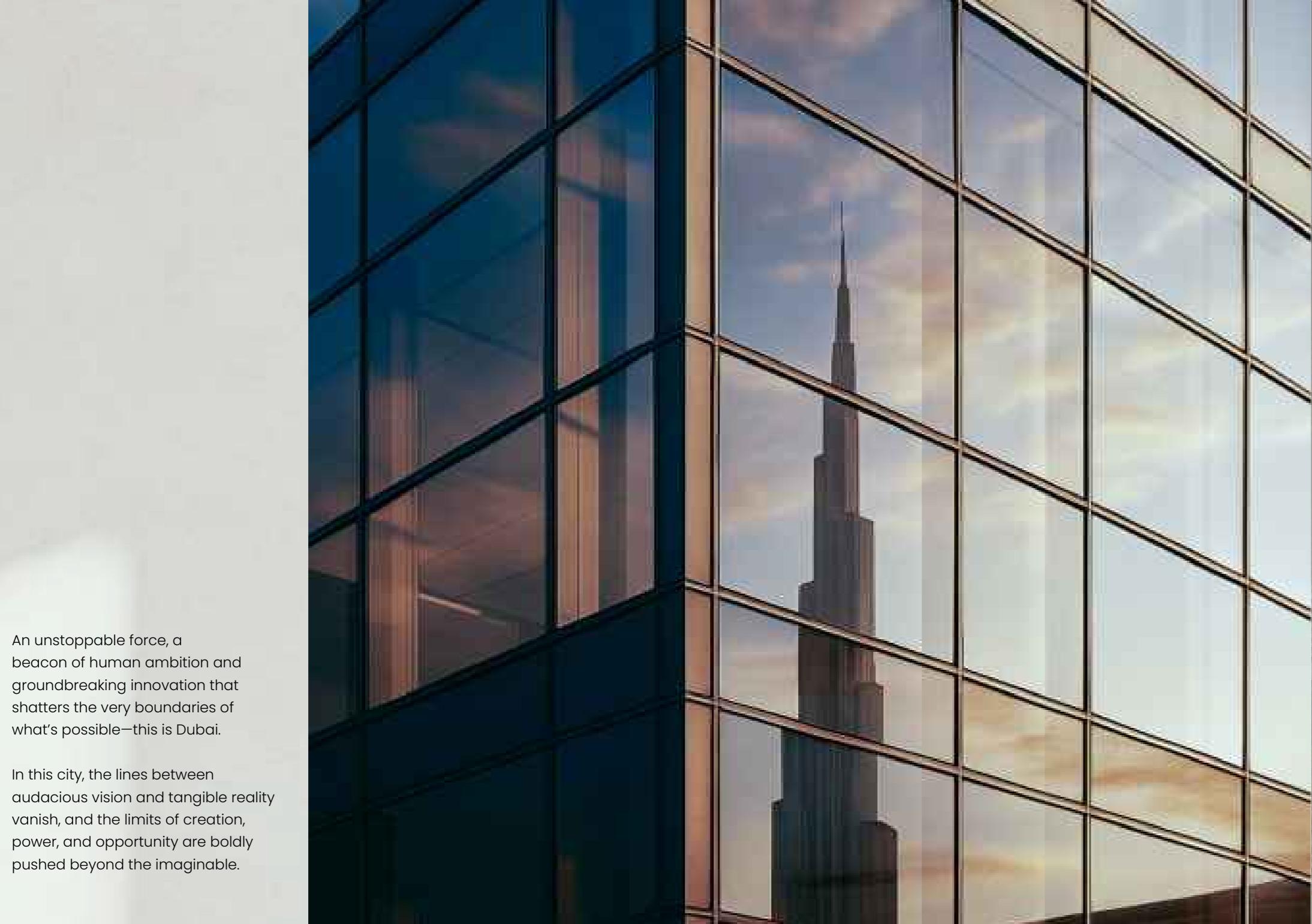
VIO

Pron: Vee-Oh

From "Vibrance" and "Omnipotence", capturing the essence of life and vigor, where energy flows freely and the potential of every space is limitless.



FORGED BY DREAMS,
FUELED BY
OPPORTUNITY



An unstoppable force, a beacon of human ambition and groundbreaking innovation that shatters the very boundaries of what's possible—this is Dubai.

In this city, the lines between audacious vision and tangible reality vanish, and the limits of creation, power, and opportunity are boldly pushed beyond the imaginable.



LANDMARKS THAT DEFINE THE CITY



- An icon in motion. Rising from the city's heart **Burj Khalifa**
- A vast ever-changing stage. For fashion, food and wonder **The Dubai Mall**
- A bold design. Where sea embraces land **Palm Jumeirah**
- A sculpted dream. Of what's next, today **Museum of the Future**



WHY INVEST IN DUBAI

Dubai's relentless progress means your bold investments today will reap monumental rewards tomorrow. Here are more reasons why this city is the premier destination for forward-thinking investors.

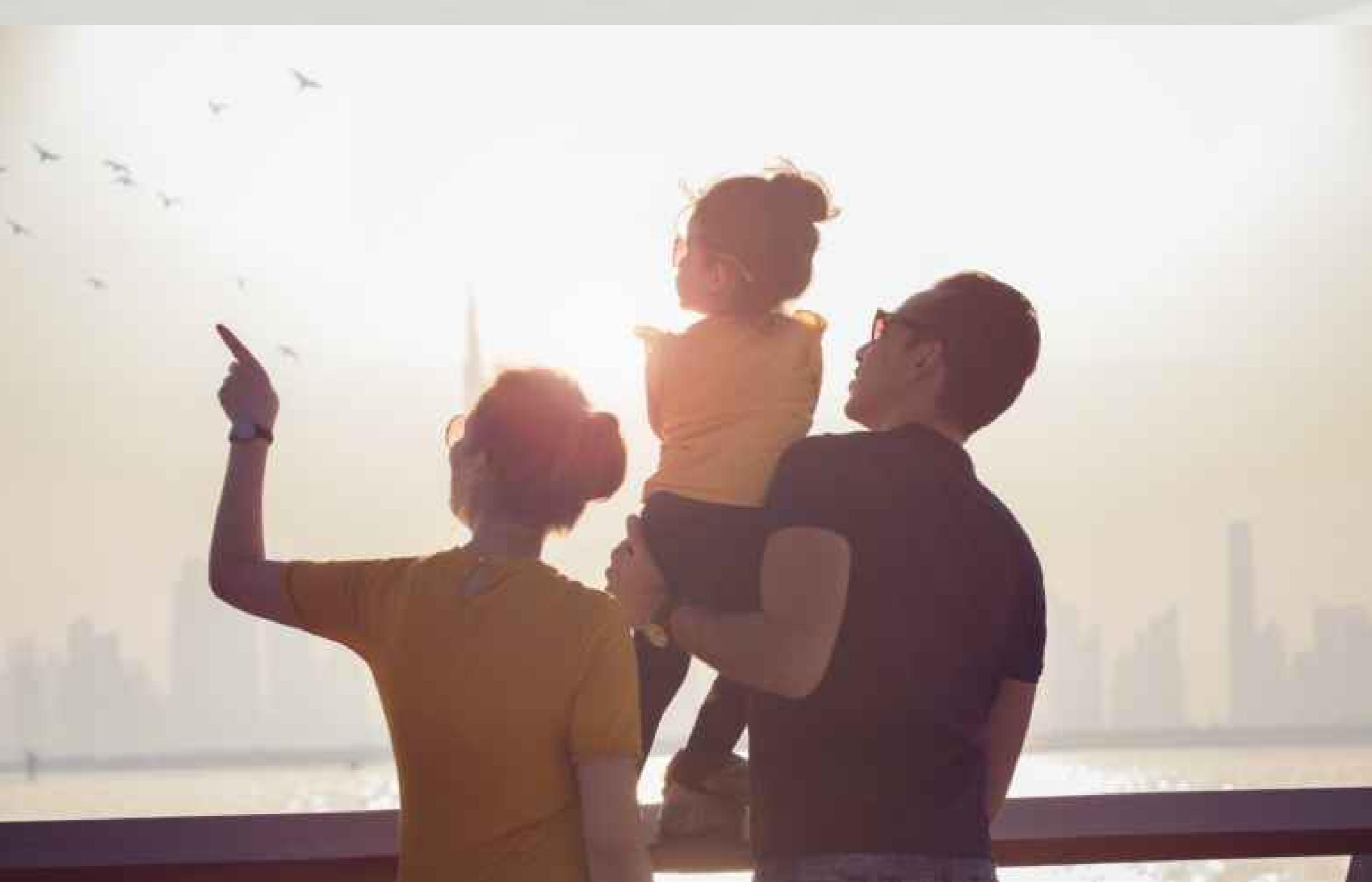
- Golden Visa
- Global Safety
- Strategic Location
- World-Class Education & Healthcare
- Investor-Friendly Policies
- Outstanding Quality of Life
- Cutting-Edge Infrastructure
- Tax-Free Economy

Sustainability Focus*

Cultural Diversity*

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

*Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'





VIBRATING WITH LIFE,
POWERED BY PURPOSE



WARSAN 4

Strategically poised at the connection of E311 and Manama Street, Warsan 4 brims with accessibility, offering seamless passage throughout the city—and with the imminent arrival of the Dubai Metro Blue Line, connectivity will go on to unparalleled heights.

Whether you're powering towards Academic City, diving into the neighbourhoods of International City and Silicon Oasis, or indulging in the pulse of shopping and dining, whatever you desire is within effortless reach.



EFFORTLESSLY ABUNDANT

Daily Essentials

Multiple supermarkets and hypermarkets are just minutes away.

Retail & Leisure

Enjoy proximity to popular malls like Dragon Mart, Midif City Centre, and Dubai Festival City.

Education

Warsan 4 is well-connected to quality educational institutions across all levels.

Health & Wellness

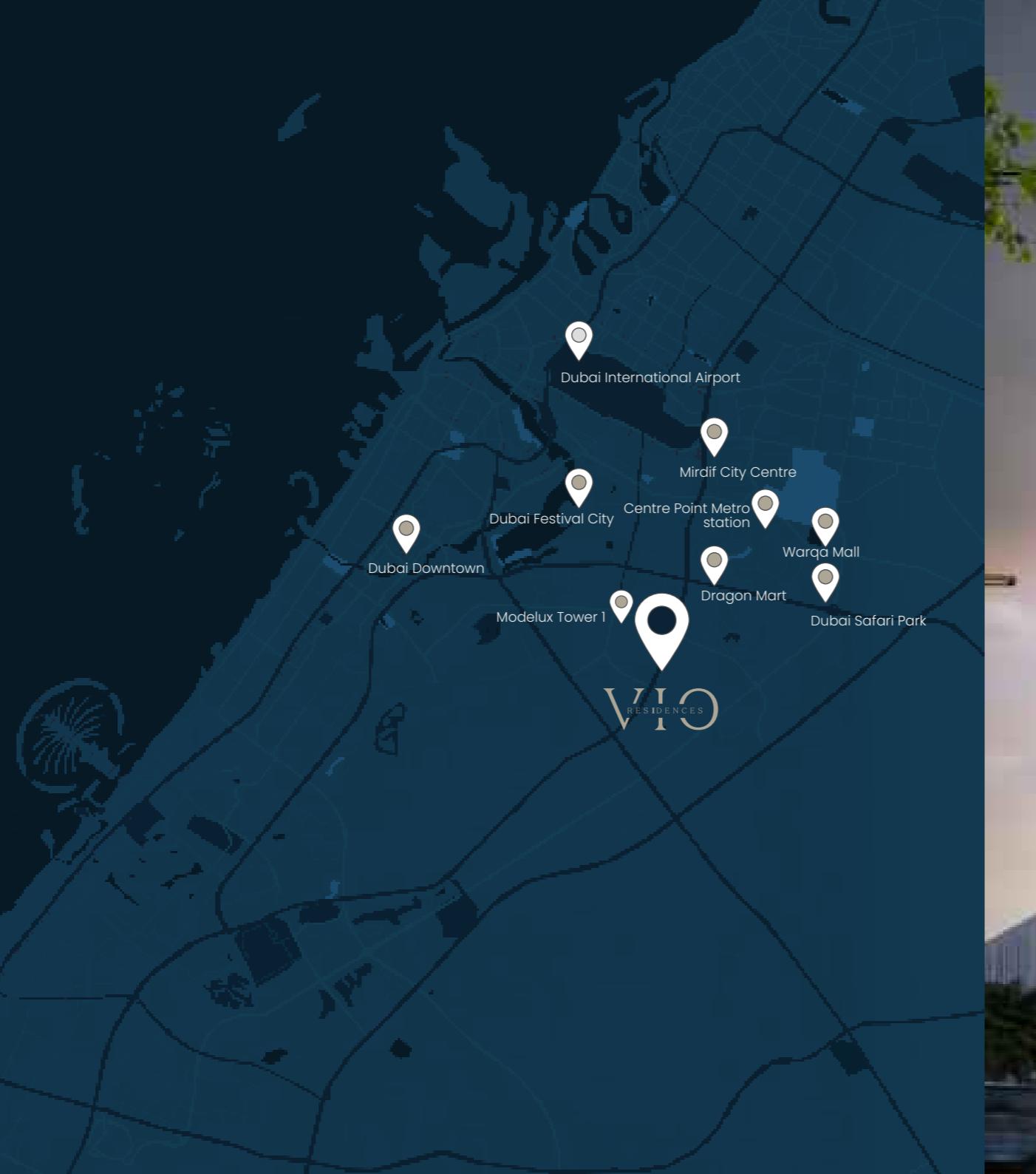
Easy access to a range of medical centers including Life Medical Center, Aster Pharmacy and HealthHub Clinic.



MINUTES FROM EVERYWHERE

VIO Residences are surrounded by the most happening spots, offering a pulse of excitement and action just minutes away.

Modelux Tower 1	01 min
Blue Line Metro Station	04 min
Mirdif City Centre	10 min
Dragon Mart	11 min
Dubai Safari Park	14 min
Warqa Mall	15 min
Centre Point Metro Station	15 Min
Dubai Festival City	17 min
Global Village	18 min
Dubai International Airport	21 min
Downtown Dubai	25 min



A woman with long dark hair, wearing a white, flowing dress, is shown in profile, looking upwards with her eyes closed. The background is a soft, out-of-focus green and white.

A LIVING EXPERIENCE,
CRAFTED WITH CARE

EXPERIENCE
THE PULSE OF
MODERN LUXURY

VIO Residences is designed for the way you live—modern, intuitive, and always in motion.

From its sleek, contemporary architecture to its seamlessly integrated amenities, every element is built to move life forward.

The result is a living experience that pulses with dynamism, brims with abundance, and feels undeniably, vibrantly alive.





ARCHITECTURE THAT CONNECTS

The building is shaped by a quiet confidence—its architecture pared back to what matters.

Inside, homes open out to private balconies, inviting in air, light, and stillness.

Each space is designed to offer connection—a subtle rhythm of daily life that feels calm, grounded, and fully alive.







W H E R E D E S I G N ,
E N H A N C E S C O M F O R T



The apartments, crafted with deliberate precision, feature sharp, clean lines, luxurious textures, and state-of-the-art modern amenities—including fully fitted kitchens—curating a living space that effortlessly aligns with the flow of your daily life.

STUDIO

Blending style and practicality, the bedrooms offer thoughtful layouts and premium built-ins, including spacious glass-fronted wardrobes with integrated lighting for ample storage.

A cozy workspace, entertainment area, and elegant display shelving make these rooms both inviting and versatile, perfect for relaxation and productivity.





BEDROOM



BATHROOM





BEDROOM

The expansive living rooms feature chic tray ceilings with integrated lighting and premium flooring.

Natural light pours in through wall-to-wall windows, opening to outdoor spaces.

A sleek built-in media console with storage anchors the room, defining areas for comfortable living and dining.





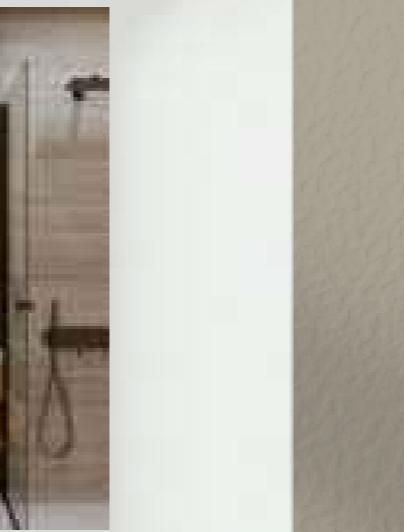
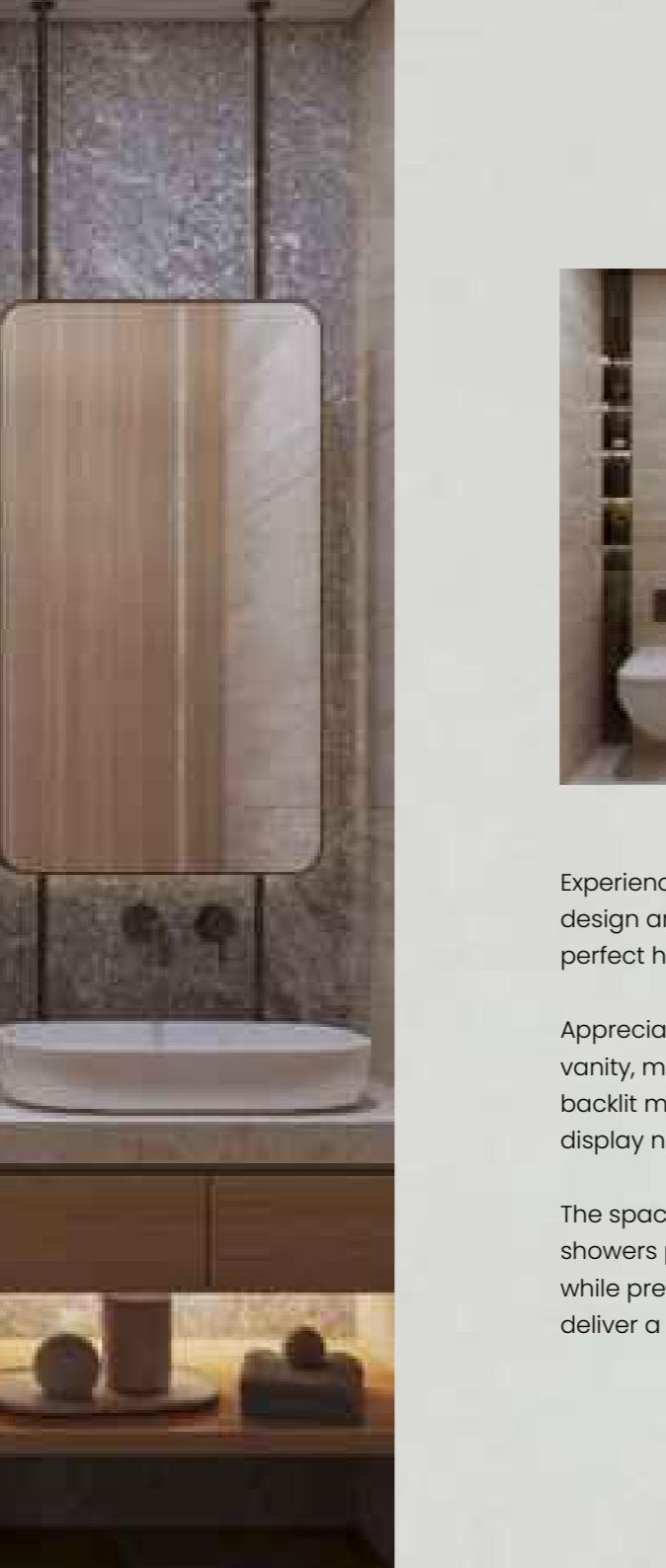
LIVING ROOM



LIVING ROOM + KITCHEN



POWDER ROOM



T W O B E D R O O M

Experience spaces where design and function work in perfect harmony.

Appreciate the floating marble vanity, modern vessel sinks, inviting backlit mirrors, and illuminated display niches.

The spacious glass-enclosed rainfall showers provide refreshing retreats, while premium stone and tile finishes deliver a sophisticated, relaxing feel.



BEDROOM



LIVING ROOM



LIVING ROOM



DINING ROOM + KITCHEN



BATHROOM



BATHROOM



THE ESSENTIALS,
MADE EFFORTLESS

VIO Residences is engineered for effortless living, fueling a lifestyle that's dynamic and flawlessly streamlined.

With guaranteed parking, breathtaking panoramic elevators, and unwavering 24/7 security, unparalleled comfort is seamlessly integrated into the fabric of your daily life.





MOVE. RECHARGE.
CONNECT

AMENITIES

OUTDOOR POOL

Designed for both serene relaxation and exhilarating fun, the pools beckon with effortless enjoyment for everyone—from adults seeking tranquility to children bursting with energy.



AMENITIES

FITNESS & GYM

Whether it's an invigorating morning workout or a rapid-fire reset between power meetings, the dynamic fitness spaces at VIO fuel lifestyles that are perpetually, vibrantly in motion.



AMENITIES**OUTDOOR
CINEMA & TERRACE**

From tranquil evenings under the stars to vibrant, impromptu celebrations, the outdoor cinema and terrace ignite a powerful reminder: life at VIO is lived fully, deeply felt, and joyously shared.

**AMENITIES****PANORAMIC
ELEVATORS**

The only building in Vero Beach with panoramic elevators, this remarkable feature blends seamless function with striking form. Glide effortlessly between floors while taking in sweeping views—an experience that adds a touch of elegance to your everyday.



Whether you're heading home or welcoming guests, the panoramic elevators offer a uniquely uplifting journey.

ROOFTOP GARDEN & BBQ AREA

From weekend grills to twilight gatherings surrounded by greenery, this elevated retreat is where connection blooms, laughter lingers, and every moment tastes like home.



KID'S PLAY AREA

From giggles to quiet triumph, climbing frames to the quiet triumph of a first slide, the Kid's Play Area is where imagination runs free, friendships blossom, and childhood memories are joyfully made.



PROJECT DETAILS

PROJECT NAME	PROJECT TYPE	LOCATION	COMPLETION	LEVELS
VIO Residences	Residential Apartments	Warsan 4	Q1 2027	B+G+5+R

UNITS	NO. OF UNITS	SIZE	STARTING PRICE
Studios	38	400 - 460 sq. ft.	525,000 AED
One-Bedroom Standard	38	691 - 992 sq. ft.	800,000 AED
One-Bedroom Premium	3	1,172 - 1,990 sq. ft.	950,000 AED
Two-Bedroom + St	4	1,314 sq. ft.	1.35 Million AED
Two-Bedroom (Pool View)	4	1,028 sq. ft.	1.25 Million AED





MATERIAL SPECIFICATIONS

- Stucco Paint Finish
- Rammed Earth Travertine
- Polished Brass Metal
- Metallic Paint Finish
- Porcelain Terrazzo
- Black Marble
- Dark Wood

MODELUX

DEVELOPMENTS

Modelux Developments crafts thoughtfully designed, value-driven homes for those seeking more from their living spaces and investments.

With a strong foundation in brokerage, we leverage our insider knowledge to ensure every project meets the needs of both residents and investors, delivering lasting value where it matters most.





The logo for VIO Residences is centered on a dark, textured background. The word "VIO" is written in a large, serif, gold-colored font. The "V" and "I" are connected vertically, and the "O" is a separate circle. Below "VIO", the word "RESIDENCES" is written in a smaller, all-caps, serif, gold-colored font.

VIO
RESIDENCES