







MORE THAN A HOME
A WAY FORWARD



Gutti Development is a design-forward real estate brand committed to crafting elegant, enduring spaces for the modern homeowner. With a focus on detail, proportion, and purposeful living, every Gutti project reflects a quiet sophistication, where refined aesthetics meet everyday functionality.

Veona is the latest expression of this vision.



JVC

NAD AL SHEBA

THE VILLA

DLRC

A LIFE COMPOSED WITH



BALANCE & BEAUTY



Dubai

A city of vision and vitality, Dubai blends global ambition with everyday ease where innovation, culture, and lifestyle come together seamlessly.

Dubai Land Residence Complex

Dubai Land Residence Complex (DLRC) is emerging as one of the city's most connected residential destinations. It offers connected, community-driven living with easy access to the city. A smart, emerging neighborhood designed for balance and belonging.

Positioned along major highways, it offers seamless access to Downtown Dubai, DXB Airport, and Expo City — ensuring the city's most important hubs are always within easy reach. Blending accessibility with a growing community ecosystem, DLRC delivers the perfect balance of convenience and calm.

Dubai Land Residence Complex



Well-Located. Well-Lived.

Nestled within Dubai Land Residence Complex, Veona enjoys a rare balance of tranquility and connectivity.

Positioned at the heart of Dubai's evolving residential corridor, Dubai Land Residence Complex offers seamless access to key destinations, just minutes from Downtown Dubai, Jumeirah, Dubai Silicon Oasis, and Dubai International Airport. Whether you're heading to work, school, or leisure, everything you need is always within easy reach.

7 min

Dubai Silicon
Oasis

16 min

Dubai Intl
Airport (DXB)

18 min

Museum of
the Future

18 min

Burj
Khalifa

19 min

Business
Bay

24 min

Expo City
Dubai

25 min

Jumeirah

26 min

Al Maktoum Intl
Airport (DWC)



Concept

Veona by Gutti is a calm departure from the expected. It is a residential sanctuary where design meets intention.

Thoughtfully planned and elegantly detailed, Veona is crafted for those who seek balance: between stillness and movement, simplicity and sophistication, aspiration and ease. This is living, composed & elegant.



GUTTI

veona



veona⁺

Step inside Veona and discover a world shaped by stillness, space, and thoughtful detail. From airy floor plans and refined finishes to curated amenities and serene communal spaces, every element is designed to elevate everyday living.

It's not just what's inside, it's how it makes you feel.













Step into Elegance

Enter a sanctuary where refinement greets you at the door. The lobby at Veona is more than a passage, it is a quiet statement of elegance, crafted to welcome you into a life thoughtfully composed.

Every surface, every shadow, every proportion speaks to a world where the extraordinary is simply the standard.



RECEPTION



RECEPTION



LOBBY



ELEVATOR



ELEVATOR



CORRIDOR

AMENITIES THAT HONOUR YOUR RHYTHM



SWIMMING POOL



KIDS POOL



INDOOR GYM



OUTDOOR GYM



CLUB HOUSE



ZEN GARDEN



BBQ LOUNGE



OUTDOOR YOGA AREA



KIDS PLAY AREA



ROOFTOP OUTDOOR
CINEMA AREA



24/7 SURVEILLANCE



RUNNING RACK



Comfort that Elevates

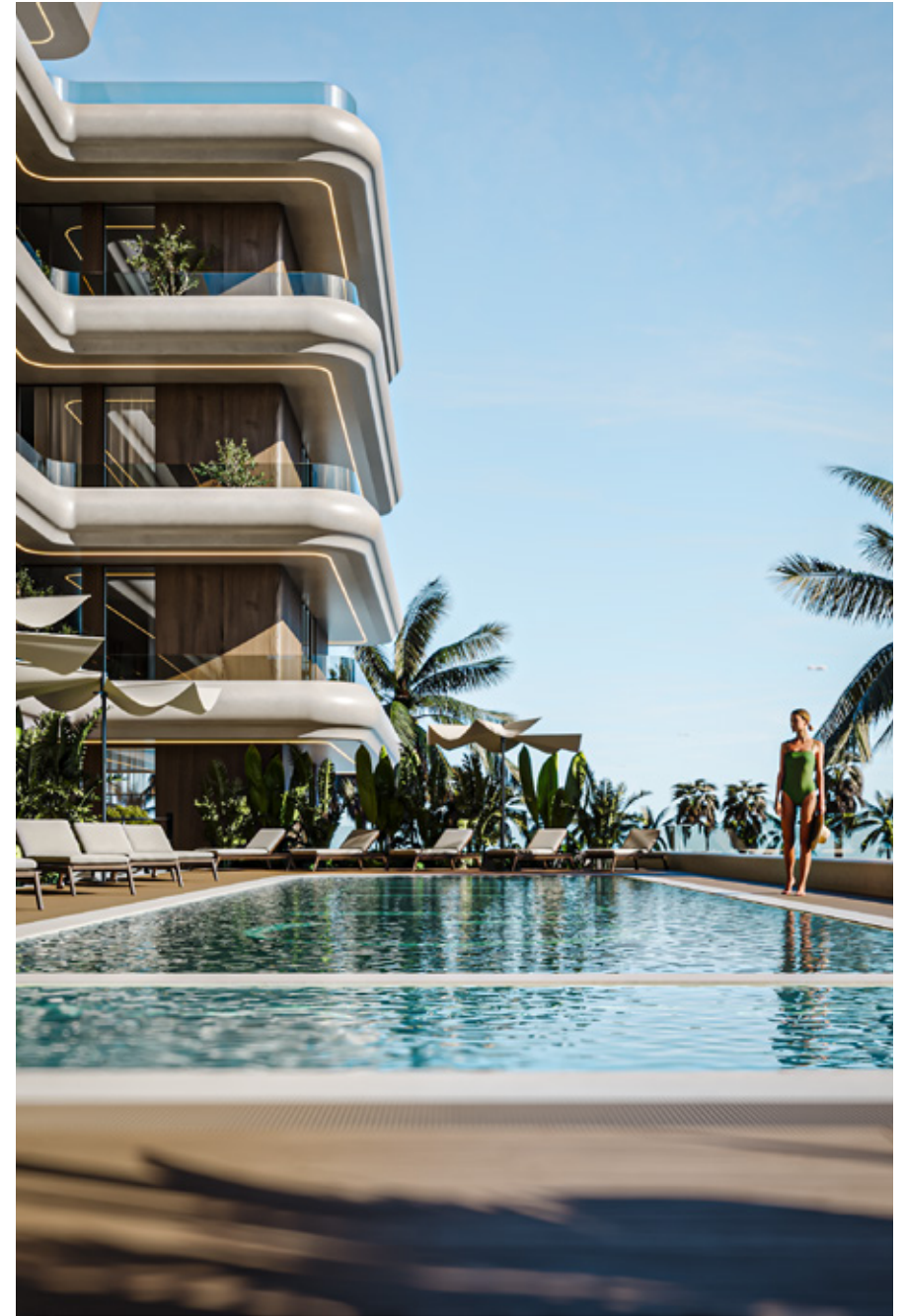
At Veona, everyday living is quietly transformed into something extraordinary. The spaces are crafted to support your rhythm, easing movement, calming the senses, and offering balance in a world that often asks too much.

From the soft hush of curated interiors to the intuitive flow of every amenity, everything is designed with intention.





OUTDOOR MULTIPORPOSE AREA





SWIMMING POOL



GYM



veona

GYM



CLUBHOUSE



CLUBHOUSE



ROOFTOP



ROOFTOP

WHERE EVERY DETAIL
FEELS INTENTIONAL

SIEMENS



Casa Milano





LIVING ROOM



LIVING ROOM



LIVING ROOM & KITCHEN



BED ROOM



BATHROOM

BUILT ON PROMISE.
EVOLVING WITH PURPOSE.



Plans with Purpose

Every home at Veona is designed with intention, balancing flow and function with quiet sophistication. The layouts are crafted to maximize natural light, create seamless transitions, and offer spaces that adapt to your rhythm.

From intimate to expansive residences, each plan reflects Gutti's commitment to thoughtful living.

Ground Floor

MAIN LOBBY
RETAIL SHOP 1
RETAIL SHOP 2
CAR PARKING
BICYCLE PARKING
JOGGING TRACK
SERVICE



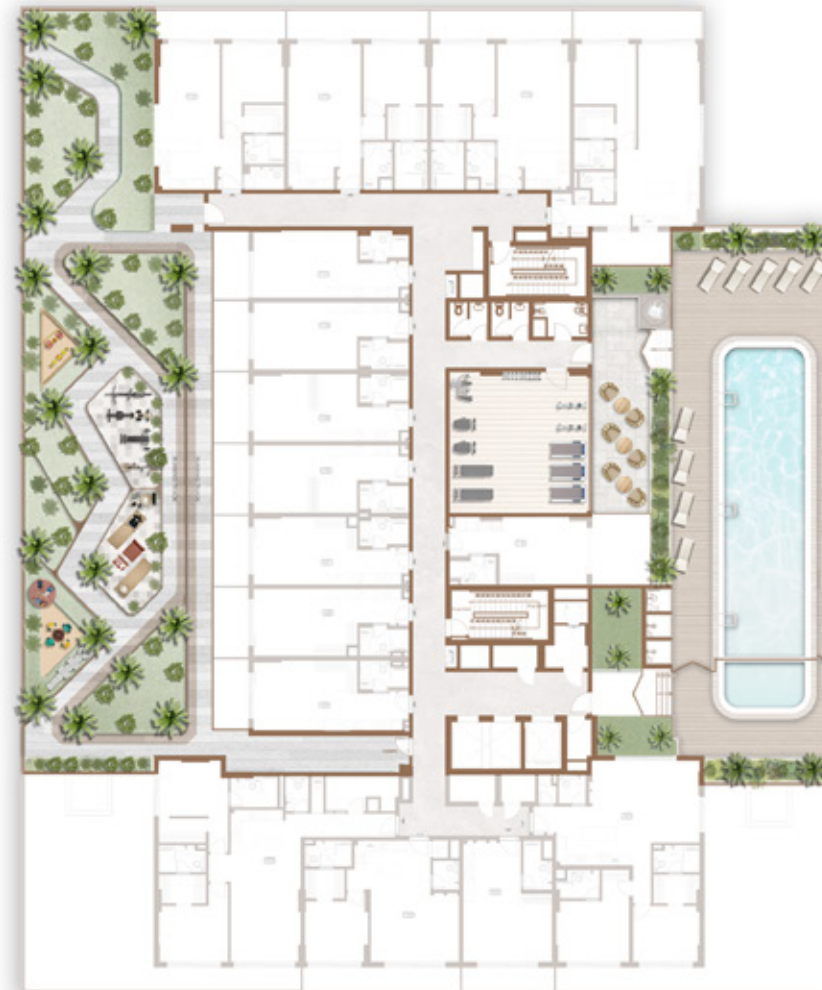
Podium Floor

LIFT LOBBY
CAR PARKING



First Floor

POOL AREA
KIDS POOL AREA
OPEN TERRACE
GYM
PLAYGROUND 1
PLAYGROUND 2
YOGA AREA
OUTDOOR GYM
GREEN AREAS



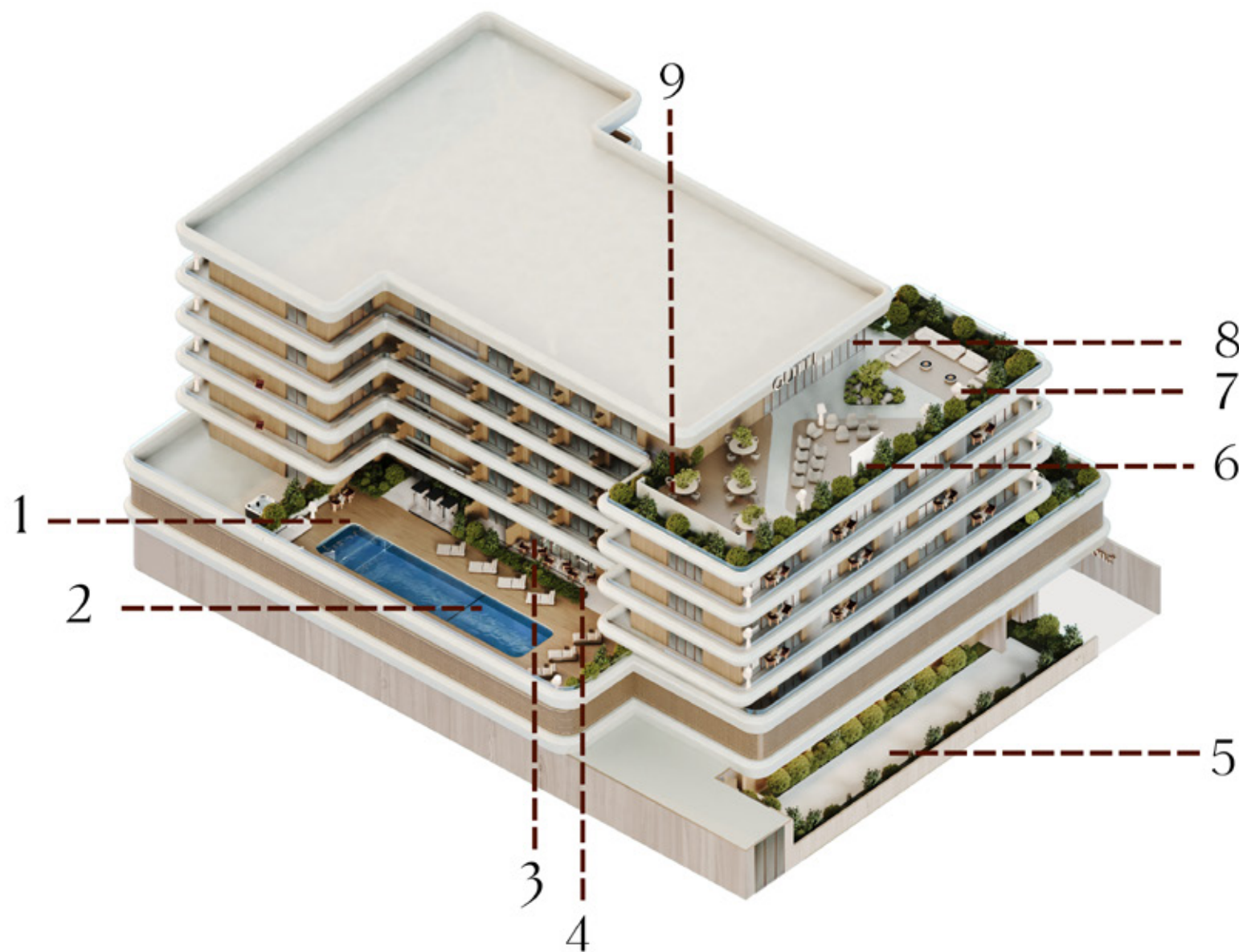
Fifth Floor

BARBECUE AREA
OUTDOOR CINEMA
CLUB HOUSE
GREEN AREAS
ROOF TERRACE



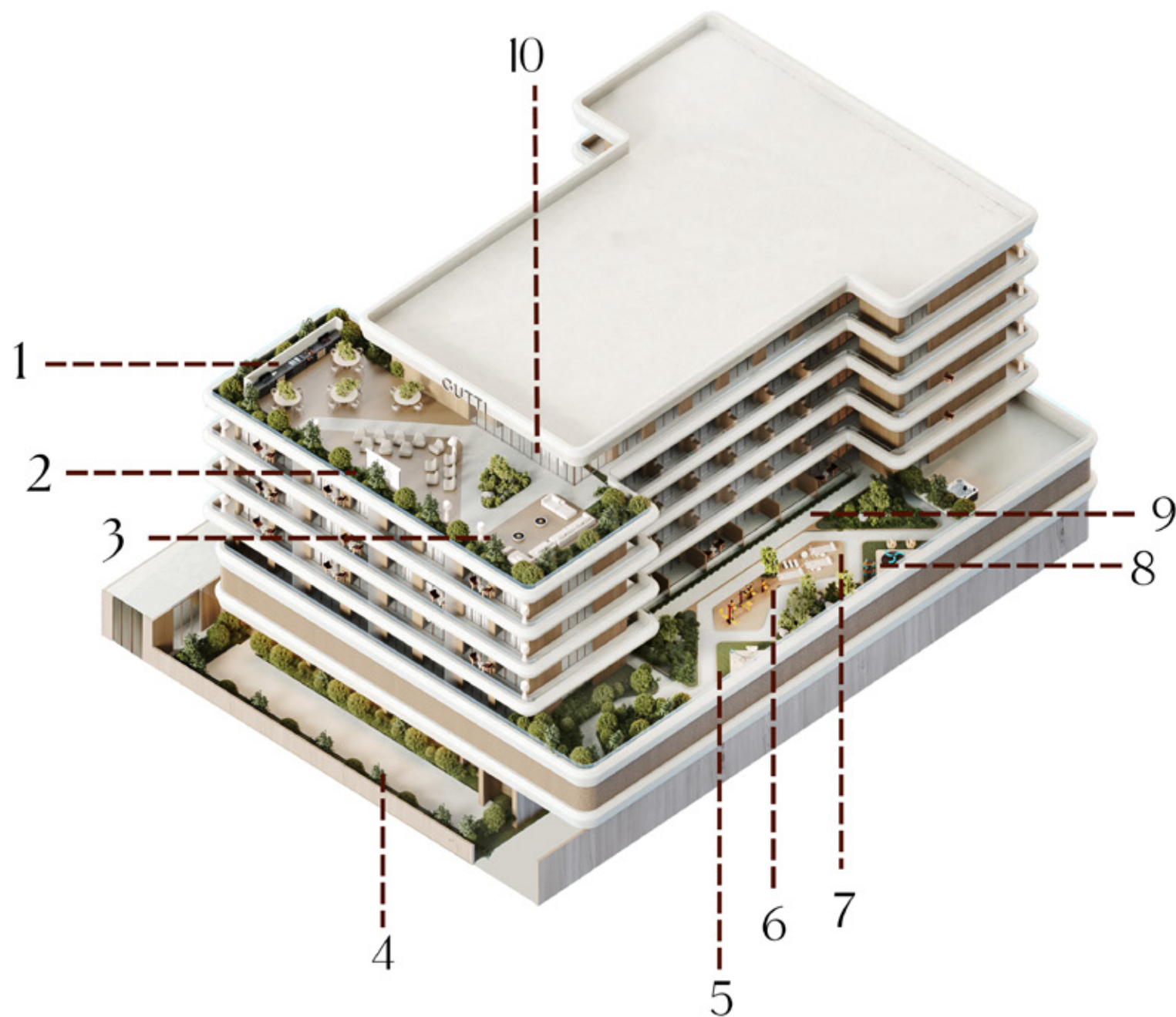
Building Isometric 01

1. KIDS POOL AREA
2. POOL AREA
3. GYM
4. OPEN TERRACE
5. JOGGING TRACK
6. OUTDOOR CINEMA
7. OUTDOOR SEATINGS
8. CLUB HOUSE
9. BARBECUE AREA



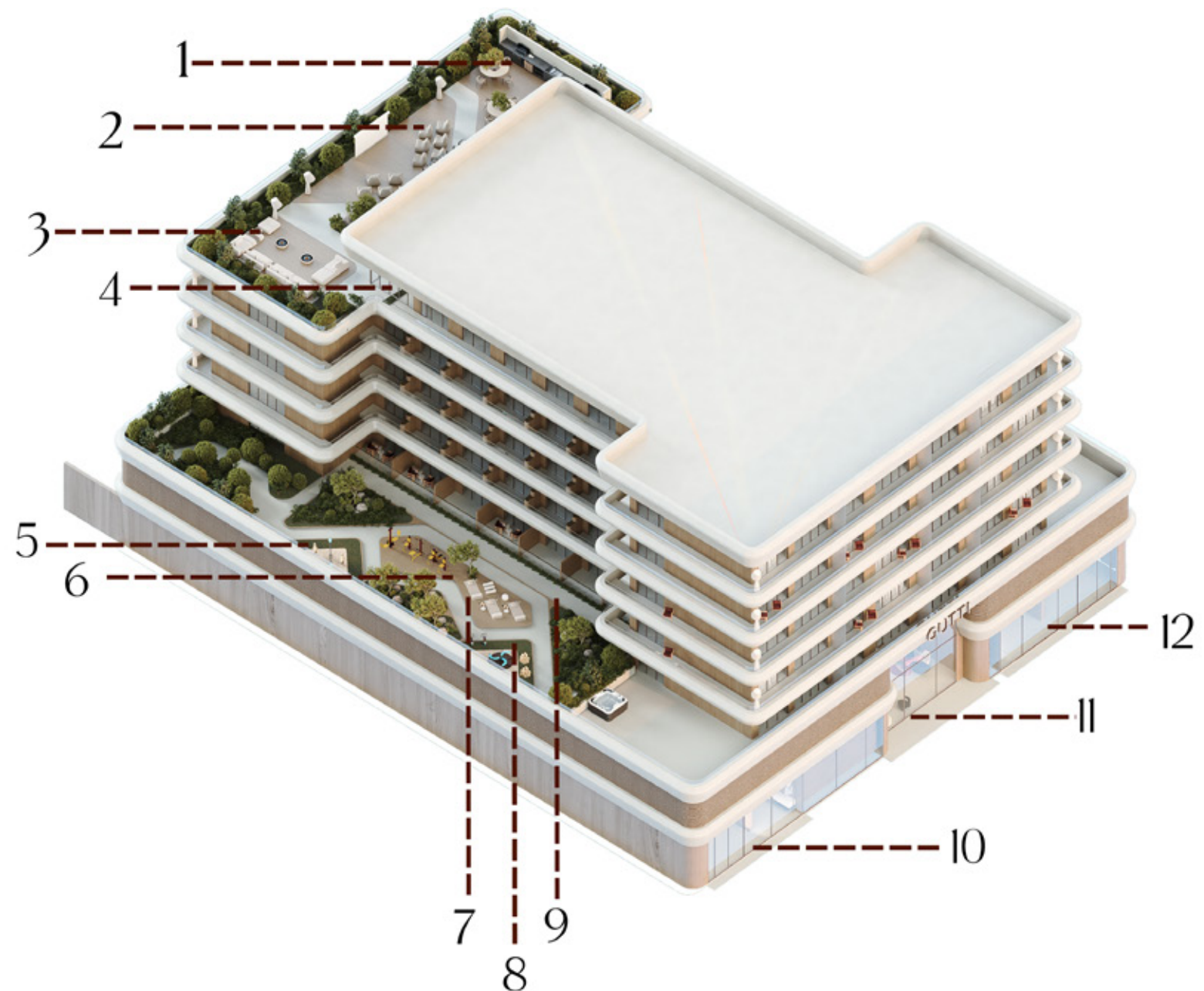
Building Isometric 02

1. BARBECUE AREA
2. OUTDOOR CINEMA
3. OUTDOOR SEATING
4. JOGGING TRACK 1
5. KIDS PLAYGROUND 1
6. OUTDOOR GYM
7. YOGA AREA
8. KIDS PLAYGROUND 2
9. JOGGING TRACK 2
10. CLUB HOUSE



Building Isometric 03

1. BARBECUE AREA
2. OUTDOOR CINEMA
3. OUTDOOR SEATINGS
4. CLUB HOUSE
5. KIDS PLAYGROUND 1
6. OUTDOOR GYM
7. YOGA AREA
8. KIDS PLAYGROUND 2
9. JOGGING TRACK
10. RETAIL SHOP 1
11. ENTRANCE & MAIN LOBBY
12. RETAIL SHOP 2







GUTTI

DEVELOPMENT

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