





Where Innovation meets Luxury in the heart of the desert

A global hub where innovation meets opportunity, and where investment meets unmatched lifestyle.

Stable Economy, Strong Governance

With a diversified economy, investor-friendly policies, and world-class infrastructure, Dubai has proven to be one of the most resilient markets in the region. The UAE's long-term visa programs, zero income tax, and business-forward regulations continue to attract global capital and talent.

High ROI & Rental Yields

Dubai consistently offers rental yields between 6% to 8% per annum, among the highest globally. In emerging communities like International City, investors benefit from strong demand, affordable entry prices, and excellent long-term appreciation potential.

Unmatched Connectivity

Strategically located between East and West, Dubai is home to one of the world's busiest airports, a hyper-connected road network, and ever-growing public transport options — making it ideal for both residents and global investors.

Growing Population & Demand

With a rapidly expanding population driven by international migration, business expansion, and tourism growth, Dubai's demand



for quality, affordable housing continues to rise. This positions projects like Linden Residences at the intersection of lifestyle and smart investment.

100% Foreign Ownership – Freehold Zones

Dubai's forward-thinking freehold laws allow expatriates to own property outright, ensuring security, flexibility, and global appeal.

Dubai At a Glance:

- 0% Income Tax for individuals
- 100% Foreign Property Ownership in freehold zones
- High rental demand across mid-market segments
- Investor residency visa options for property owners
- Ranked among the top cities for safety, innovation, and quality of life

Invest in Dubai.

Own a part of the future.



LINDEN
RESIDENCES

Modern Living.
Lasting Value.

by

Black Soil
Real Estate Development LLC

Rera Registered
Project No **3075**



20 min



DUBAI
International Airport

20 min



Burj Khalifa
DownTown



Warsan 4,
Dubai International City

Nearby schools, healthcare, retail, and more

5 min



Dragon Mart

10 min



Dubai Silicon Oasis



World-Class Amenities Your Family Deserves

At Linden Residences, we've created spaces that go beyond four walls places where your family can relax, play, and grow.



Swimming pool



Fully equipped fitness center



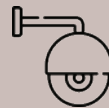
Yoga and wellness area



Children's play area



Covered parking



24/7 security and CCTV monitoring



Smart home features



Electric vehicle (EV) charging stations



Pet-friendly community



At Linden Residences, everyday living is elevated by a thoughtfully integrated set of amenities designed to bring comfort, convenience, and community to your doorstep.

Residents are welcomed by an elegant, hotel-style lobby that sets the tone for the sophisticated lifestyle. A fully equipped fitness center and a dedicated yoga and wellness area provide spaces to stay active and balanced, while the serene swimming pool and landscaped gardens offer moments of relaxation and leisure. Families will appreciate the secure children's play area and the pet-friendly environment that embraces every member of the household. Smart home features—ranging from lighting and climate control to secure access—enhance day-to-day convenience, and electric vehicle charging stations reflect a commitment to sustainable living. With covered parking, 24/7 security, and CCTV monitoring,

Linden Residences is not only future-ready but also family-ready—crafted to support a vibrant lifestyle in every sense.





Modern Design for Comfort and Style

Each apartment at Linden Residences has been meticulously crafted to deliver a perfect balance of functionality, elegance, and comfort.

The homes feature contemporary open-plan layouts that maximize natural light and space, with high-quality finishes that reflect modern sophistication. Living areas are spacious and inviting, ideal for both relaxing and entertaining.

The kitchens come fully fitted with sleek, high-end cabinetry and built-in appliances, including an oven, cooker, and hood — making them as practical as they are stylish. Bedrooms are generously sized, designed to offer a serene and restful retreat with built-in wardrobes and soft ambient lighting.



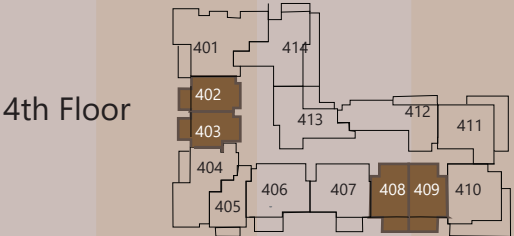
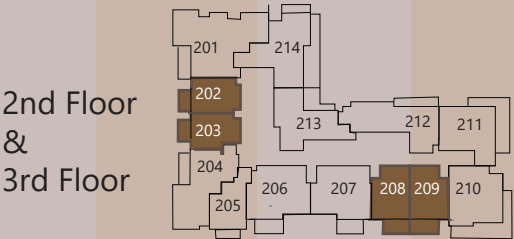
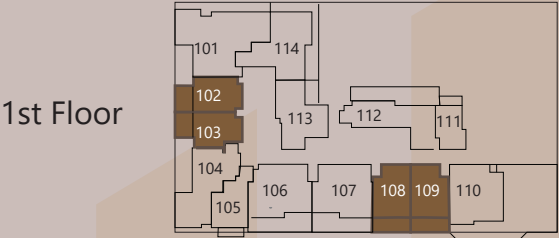
Bathrooms feature premium fittings, designer accessories, and tasteful tiling that add a touch of luxury to your daily routine. Smart home capabilities are seamlessly integrated, allowing control over lighting, climate, and access with the touch of a button. From thoughtful layouts to future-ready features, every detail in your home at Linden Residences is designed to elevate the way you live.



Studio Type A



	Total Sq.Mtr : 39,01 - 48.87 Sq. Ft. : 419.90 - 526.03
	Suit Sq.Mtr : 33.83 - 38.55 Sq. Ft. : 364.14 - 414,95
	Balcony Sq.Mtr : 5.00 - 10.48 Sq. Ft. : 53.82 - 112.81

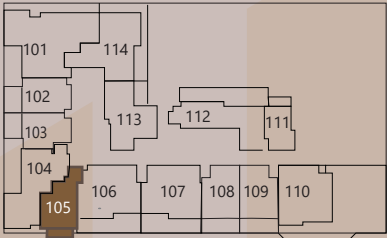


Studio Type B

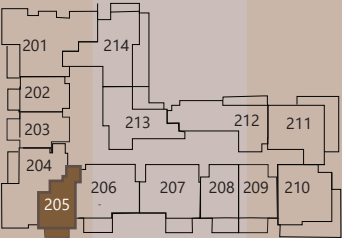


-  **Total**
Sq.Mtr : 42,76 - 42.82 | Sq. Ft. : 460.26 - 460.91
-  **Suit**
Sq.Mtr : 37.15 - 37.21 | Sq. Ft. : 399.88 - 400,53
-  **Balcony**
Sq.Mtr : 5.61 | Sq. Ft. : 60.39

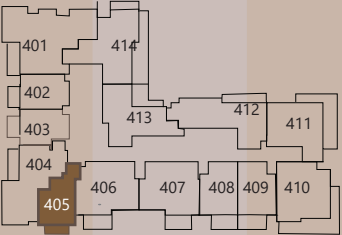
1st Floor



2nd Floor
&
3rd Floor



4th Floor



Studio Type C



Total
Sq.Mtr : 62,67 - 66.75 | Sq. Ft. : 674.57 - 718.49

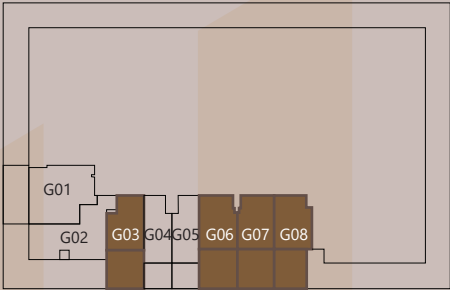


Suit
Sq.Mtr : 36.18 - 38.25 | Sq. Ft. : 389.44 - 411,72



Balcony
Sq.Mtr : 24.42 - 28.83 | Sq. Ft. : 262.85 - 310.32

Ground Floor



Studio Type D



Total
Sq.Mtr : 48,11 - 48.55 | Sq. Ft. : 517.85 - 522.59

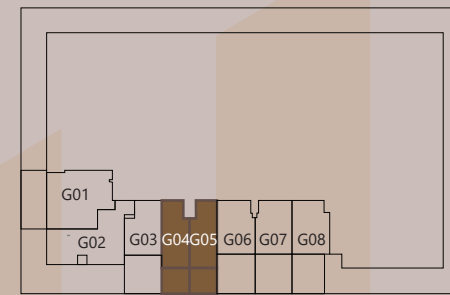


Suit
Sq.Mtr : 34.58 - 34.88 | Sq. Ft. : 372.22 - 375,45



Balcony
Sq.Mtr : 13.53 - 13.67 | Sq. Ft. : 145.64 - 147.14

Ground Floor



Studio Type E



Total
Sq.Mtr : 29,61 | Sq. Ft. : 318.72

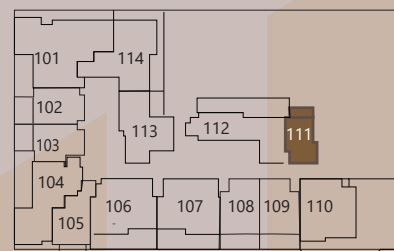


Suit
Sq.Mtr : 25.86 | Sq. Ft. : 278.35



Balcony
Sq.Mtr : 3.75 | Sq. Ft. : 40.36

1st Floor



1 Bedroom Type A



Total
Sq.Mtr : 69,29 - 83.54 | Sq. Ft. : 745.83 - 899.22

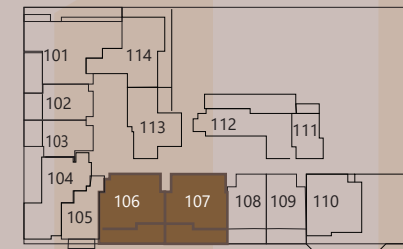


Suit
Sq.Mtr : 62.90 - 63.28 | Sq. Ft. : 677.05 - 681.14

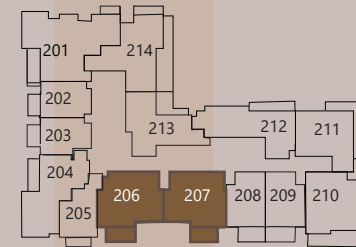


Balcony
Sq.Mtr : 6.36 - 20.56 | Sq. Ft. : 68.46 - 221.31

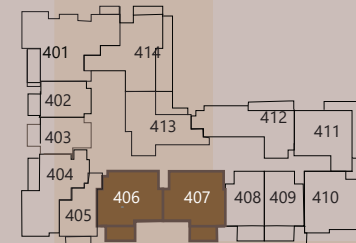
1st Floor



2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type B



 **Total**
Sq.Mtr : 76,49 - 86.47 | Sq. Ft. : 823.33 - 930.76

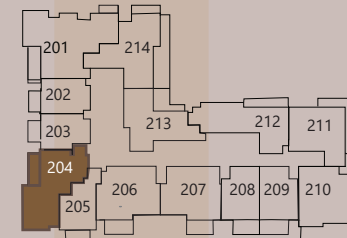
 **Suit**
Sq.Mtr : 64.90 - 68.84 | Sq. Ft. : 698.58 - 740.99

 **Balcony**
Sq.Mtr : 7.67 - 21.57 | Sq. Ft. : 82.56 - 232.18

1st Floor



2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type C



 **Total**
Sq.Mtr : 88,19 - 156.86 | Sq. Ft. : 949.27 - 1688.43

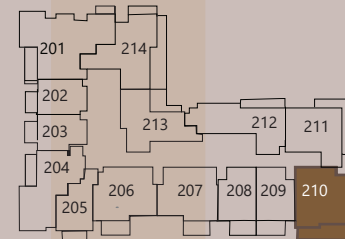
 **Suit**
Sq.Mtr : 65.01 - 65.09 | Sq. Ft. : 699.76 - 700.62

 **Balcony**
Sq.Mtr : 23.10 - 91.85 | Sq. Ft. : 248.65 - 988.67

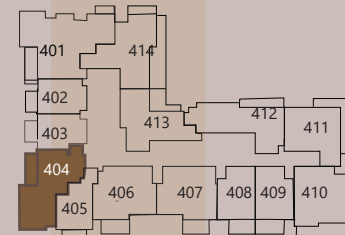
1st Floor



2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type D

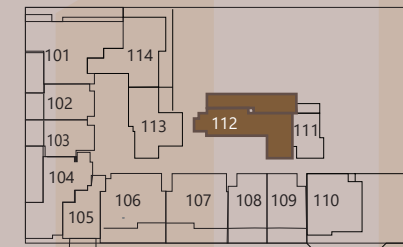


 **Total**
Sq.Mtr : 73,91 - 91.61 | Sq. Ft. : 795.56 - 986.08

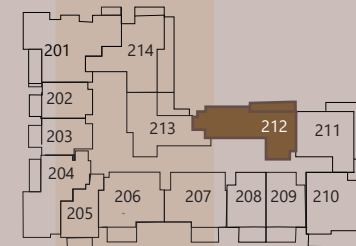
 **Suit**
Sq.Mtr : 60.05 - 63.93 | Sq. Ft. : 646.37 - 688.14

 **Balcony**
Sq.Mtr : 9.98 - 31.56 | Sq. Ft. : 107.42 - 339.71

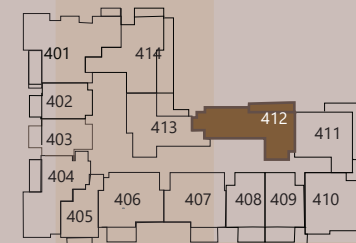
1st Floor



2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type E



Total
Sq.Mtr : 75,59 | Sq. Ft. : 813.64



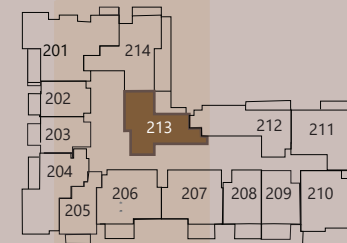
Suit
Sq.Mtr : 64.02 | Sq. Ft. : 689.11



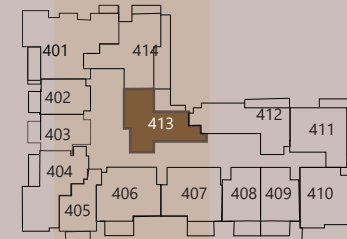
Balcony
Sq.Mtr : 11.57 | Sq. Ft. : 124.54



2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type F



Total
Sq.Mtr : 90.59 - 90.67 | Sq. Ft. : 975.10 - 975.96

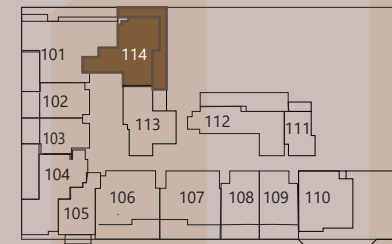


Suit
Sq.Mtr : 62.55 - 63.98 | Sq. Ft. : 673.28 - 688.67

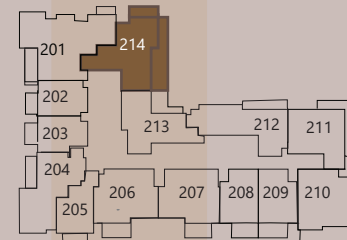


Balcony
Sq.Mtr : 26.69 - 28.04 | Sq. Ft. : 287.29 - 301.82

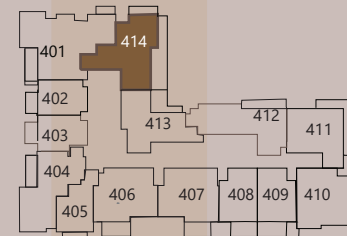
1st Floor



2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type G



Total
Sq.Mtr : 82.49 | Sq. Ft. : 887.91

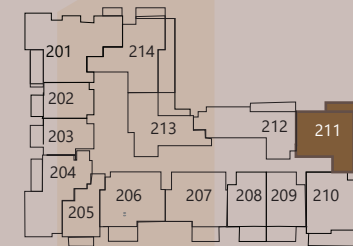


Suit
Sq.Mtr : 58.78 | Sq. Ft. : 632.70

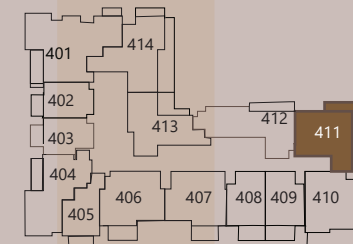


Balcony
Sq.Mtr : 23.71 | Sq. Ft. : 887.91

2nd Floor
&
3rd Floor



4th Floor



1 Bedroom Type H

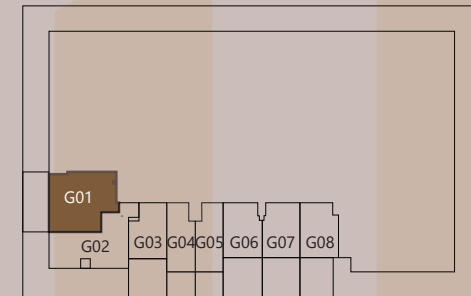


 **Total**
Sq.Mtr : 95,69 | Sq. Ft. : 1030.00

 **Suit**
Sq.Mtr : 67.71 | Sq. Ft. : 728.82

 **Balcony**
Sq.Mtr : 27.98 | Sq. Ft. : 301.17

Ground Floor



1 Bedroom Type I

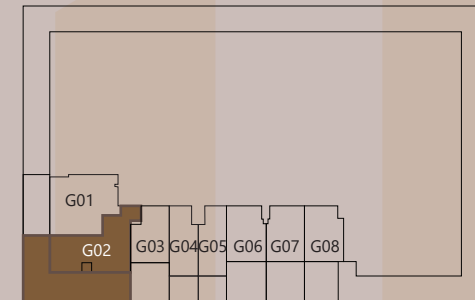
 **Total**
Sq.Mtr : 140,20 | Sq. Ft. : 1509.10

 **Suit**
Sq.Mtr : 65.95 | Sq. Ft. : 720.64

 **Balcony**
Sq.Mtr : 73.25 | Sq. Ft. : 788.46



Ground Floor



1 Bedroom Type J

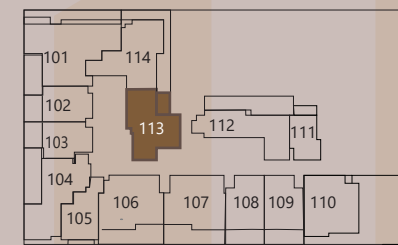


 **Total**
Sq.Mtr : 61,29 | Sq. Ft. : 659.72

 **Suit**
Sq.Mtr : 53.81 | Sq. Ft. : 579.21

 **Balcony**
Sq.Mtr : 7.48 | Sq. Ft. : 80.51

1st Floor



1 Bedroom Type K



Total
Sq.Mtr : 89,77 | Sq. Ft. : 966.28



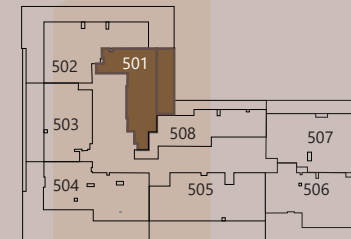
Suit
Sq.Mtr : 66.11 | Sq. Ft. : 711.60



Balcony
Sq.Mtr : 23.66 | Sq. Ft. : 254.67



5th Floor



1 Bedroom Type L



Total
Sq.Mtr : 98,62 | Sq. Ft. : 1061.54



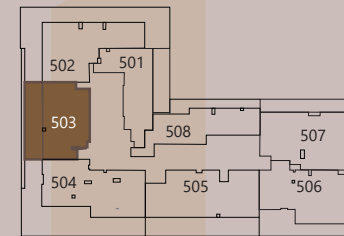
Suit
Sq.Mtr : 69.81 | Sq. Ft. : 751.43



Balcony
Sq.Mtr : 28.81 | Sq. Ft. : 310.11



5th Floor



1 Bedroom Type M

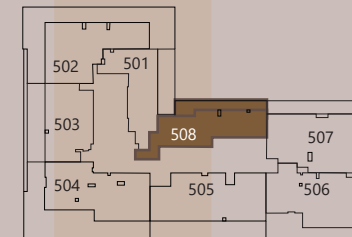
 **Total**
Sq.Mtr : 90,48 | Sq. Ft. : 973.92

 **Suit**
Sq.Mtr : 72.85 | Sq. Ft. : 784.15

 **Balcony**
Sq.Mtr : 17.63 | Sq. Ft. : 189.77



5th Floor



2 Bedroom Type A



Total

Sq.Mtr : 109,95 - 133.69 | Sq. Ft. : 1183.49 - 1439.03



Suit

Sq.Mtr : 98.39 - 98.53 | Sq. Ft. : 1059.06 - 1060,57



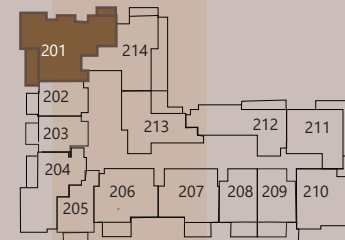
Balcony

Sq.Mtr : 11.42 - 35.30 | Sq. Ft. : 122.92 - 379.79

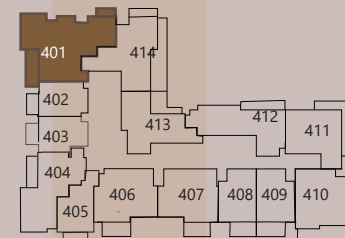
1st Floor



2nd Floor
&
3rd Floor



4th Floor



2 Bedroom Type B



Total
Sq.Mtr : 172,35 | Sq. Ft. : 1855.16



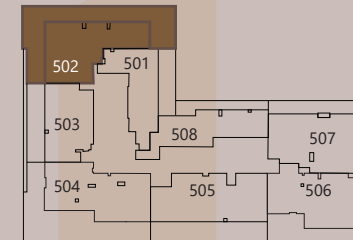
Suit
Sq.Mtr : 89.38 | Sq. Ft. : 962.08



Balcony
Sq.Mtr : 82.97 | Sq. Ft. : 893.08



5th Floor



2 Bedroom Type C



Total
Sq.Mtr : 183,56 | Sq. Ft. : 1975.82



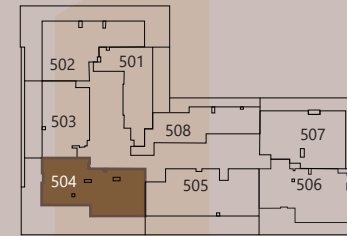
Suit
Sq.Mtr : 99.07 | Sq. Ft. : 1066.38



Balcony
Sq.Mtr : 84.49 | Sq. Ft. : 909.44



5th Floor



2 Bedroom Type D



Total
Sq.Mtr : 148,54 | Sq. Ft. : 1598.87



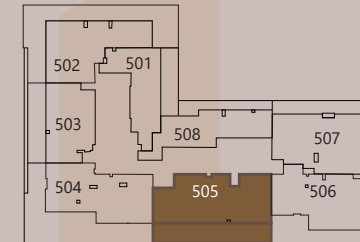
Suit
Sq.Mtr : 103.02 | Sq. Ft. : 1108.90



Balcony
Sq.Mtr : 45.52 | Sq. Ft. : 489.97



5th Floor



2 Bedroom Type E

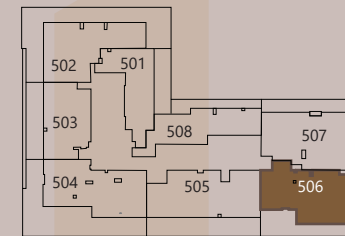


 **Total**
Sq.Mtr : 138,11 | Sq. Ft. : 1489.60

 **Suit**
Sq.Mtr : 94.72 | Sq. Ft. : 1019.56

 **Balcony**
Sq.Mtr : 43.39 | Sq. Ft. : 467.05

5th Floor



2 Bedroom Type F

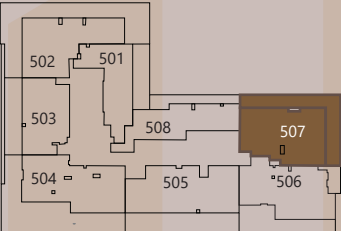


 **Total**
Sq.Mtr : 137,31 | Sq. Ft. : 1477.99

 **Suit**
Sq.Mtr : 93.04 | Sq. Ft. : 1001.47

 **Balcony**
Sq.Mtr : 44.27 | Sq. Ft. : 476.52

5th Floor



Why Invest in Linden Residences ?

Strategic Location

Located in Warsan 4, Dubai International City – with easy access to Downtown, Silicon Oasis, and DXB Airport.

Proximity to Future Metro Connectivity

The upcoming Dubai Metro Blue Line, scheduled to be operational by 2029, will include stations in International City, enhancing accessibility and potentially increasing property values in the area.

Freehold Ownership

100% ownership rights for expatriates in a fast-growing residential zone.

High Rental Yield Potential

Strong demand in the mid-market segment with yields ranging from 7% to 9% per annum.

Affordable Pricing

Competitively priced to attract both end-users and investors, with flexible payment plans.

Future-Ready Homes

Smart home features, energy-efficient fittings, and EV charging stations built into the infrastructure.

World-Class Amenities

Includes fitness center, yoga space, pool, children's play area, landscaped gardens, and more.

Premium Finishes & Layouts

Modern design with built-in appliances, spacious layouts, and quality interiors.

Family-Friendly Community

Pet-friendly environment and secure surroundings, ideal for residents and long-term tenants.

Developer Reliability

Backed by Black Soil Real Estate Development's strong commitment to quality and timely delivery.

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Real Estate Development LLC

Rera Registered
Project No **3075**