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OFF PLAN

# Bianca

**Location:** Dubailand, Dubai

**Starting From:** AED 1,300,000

**Permit No:** 2

Bianca

| DEVELOPER | PROPERTY TYPE | HANDOVER | PAYMENT PLAN | STATUS |
|---|---|---|---|---|
| **Reportage** | **Townhouses** | **Q4 2026** | **52/48** | **Off Plan** |

## ABOUT THE PROJECT

**Bianca** is a large-scale townhouse development by **Reportage Properties** in **Dubailand**, designed to provide spacious family homes at a comparatively accessible entry point within Dubai's townhouse market. The community comprises approximately **653 residences** and combines contemporary architecture with landscaped communal spaces and family-focused amenities. Its low-rise format provides an alternative to apartment living for buyers who want greater privacy, multiple bedrooms and outdoor space without moving into Dubai's highest-priced villa communities.

The development offers a selection of **2, 3 and 4-bedroom townhouses**, with layouts designed around practical family living. Residences feature open-plan living and dining spaces, modern kitchens, multiple bathrooms, built-in storage and generous bedroom configurations. Depending on the unit type, homes also incorporate balconies, terraces and private outdoor areas that extend the usable living environment beyond the interiors.

Selected townhouse layouts include private gardens and rooftop or upper-level terraces, creating additional spaces for relaxation and entertaining. Contemporary façades, large windows and neutral interior palettes give the homes a modern character, while the multi-level layouts provide separation between communal living areas and private bedroom spaces. The combination is particularly relevant to families seeking more usable space than a similarly priced apartment may provide.

Bianca has been planned as a family-oriented residential environment with amenities supporting recreation and everyday convenience. Community facilities include **swimming pools, children's pools,**

**gymnasium, landscaped gardens, children's play areas, sports facilities, jogging areas and shaded outdoor spaces**. Retail and community conveniences further support residents' day-to-day requirements, while dedicated parking is incorporated into the residential concept.

The **Dubailand** location provides access to several of Dubai's growing residential and leisure districts. Residents can conveniently reach **Global Village, IMG Worlds of Adventure, Dubai Outlet Mall, Dubai Silicon Oasis and Academic City**, while major roads provide onward connectivity to **Downtown Dubai, Business Bay and Dubai International Airport**. The wider Dubailand corridor continues to attract substantial residential development, particularly among buyers seeking larger homes at more accessible prices than central Dubai.

From an investment perspective, Bianca's main proposition lies in its combination of **townhouse living, relatively accessible pricing and flexible payment structures**. The development may appeal to investors targeting families who prefer multi-bedroom homes and longer tenancy periods. However, buyers should compare the project's price per square foot, plot and built-up area, service charges and payment terms against competing townhouse communities before making an investment decision.

The wider supply pipeline across Dubailand is also important. While continued development supports infrastructure and population growth, it creates competition among new communities. Units within Bianca that offer stronger layouts, better positions within the community, larger outdoor spaces or greater privacy may therefore have an advantage in the future rental and resale markets.

Why Buy Bianca Through A1 Properties?
Purchasing **Bianca by Reportage Properties** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate the project against the wider townhouse and villa market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help compare available 2, 3 and 4-bedroom homes according to built-up area, outdoor space, location within the community, payment status and current asking price.

For investors, our advisors can benchmark Bianca against competing developments throughout **Dubailand and Dubai's emerging family communities**, considering acquisition price, expected rental positioning, future residential supply and potential resale liquidity. End-users can receive guidance focused on usable space, family requirements, privacy, outdoor areas, community amenities and connectivity.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

## PAYMENT PLAN

| | | |
|---|---|---|
| **10%** | **42%** | **48%** |
| Down Payment | During Construction | On Handover |

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