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Obj.1

Discover the ultimate blend of modern elegance and natural serenity

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# About Jumeirah Garden City

Jumeirah Garden City nestled in the heart of the city, making it easily accessible and convenient. This vibrant locale is infused with an atmosphere of opulence and relaxation. Positioned strategically, it promises a dynamic lifestyle, with an array of dining options, cultural experiences, and social hotspots within easy reach.

Residing along Sheikh Zayed Road means embracing Dubai's dynamic energy, breathtaking skyline vistas, and proximity to key attractions, including Dubai Downtown, Jumeirah Beach, City Walk, and Bur Dubai. Within Jumeirah Garden City lies Al Satwa Park, renowned as one of Dubai's premier family parks, boasting dedicated play areas for children, a basketball court, and jogging tracks.

Jumeirah Garden City presents numerous lucrative real estate investment opportunities, with its affordable rental rates attracting tenants to the area.

# Connected to the city

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## Attractions

**5 MINUTES**
- Dubai World Trade Center

**8 MINUTES**
- Dubai Garden Glow
- Dubai Frame

**10 MINUTES**
- Museum of The Future
- Dubai Fountain
- Green Planet
- Etihad Museum
- Coca-Cola Arena

**12 MINUTES**
- La Mer Beach
- Burj Khalifa

**14 MINUTES**
- Dubai Creek Golf & Yacht Club

## 5★ Hotels

**6 MINUTES**
- Fairmont Dubai
- Conrad Dubai
- The H Dubai
- Millennium Plaza Downtown
- Voco Dubai

**7 MINUTES**
- Sheraton Grand Hotel

**10 MINUTES**
- Hyatt Centric Jumeirah

**12 MINUTES**
- The Ritz-Carlton, DIFC

## Shopping

**8 MINUTES**
- City Walk

**10 MINUTES**
- Dubai Mall
- Mercato Mall

**17 MINUTES**
- Dubai Gold Souk

## Mosques

**3 MINUTES**
- Al Satwa Big Mosque
- Khadri Mosque

**10 MINUTES**
- Jumeirah Mosque

## Transport

**5 MINUTES**
- World Trade Centre Metro Station

**20 MINUTES**
- Dubai International Airport (DXB)



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# Prime Location

Jumeirah Garden City is nestled between the picturesque beaches of Jumeirah and the towering skyscrapers of Sheikh Zayed Road (E11) on 2nd December Street, bordering southwest of Bur Dubai. Consisting of low-rise buildings, is one of Dubai’s most vibrant areas.

Benefitting from its prime location the area offers seamless connectivity to Dubai's key attractions, including Dubai Downtown, Jumeirah Beach, City Walk, and Bur Dubai. The project is within walking distance of the World Trade Centre Metro Station, providing easy access to the city's iconic landmarks, all reachable within a 10-minute radius.



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BURJ KHALIFA

CITY WALK

# Key Attractions

Jumeirah Garden City epitomizes a vibrant community, representing innovation and ambition. Famous for its strategic location and accessibility, this iconic artery has transformed into a center for dining, cultural experiences, and social gatherings. Boasting stunning skyline views and proximity to major attractions. Its dynamic energy and connectivity make it the perfect choice for those desiring a lively living experience in the city's heart.

MUSEUM
OF THE FUTURE

DUBAI WORLD
TRADE CENTER

DUBAI FRAME

THE
DUBAI
MALL

DUBAI MALL

LA MER BEACH



MUSEUM OF
THE FUTURE



DUBAI FRAME



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LA MER BEACH





WORLD TRADE CENTRE



BURJ KHALIFA / DUBAI MALL

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# A Sanctuary of Modern Elegance and Natural Harmony

Nestled in the vibrant heart of Jumeirah Garden City in Dubai, EVERGR1N HOUSE embodies the perfect fusion of modern design and the serene beauty of nature. Imagine a lifestyle where urban sophistication meets the tranquility of green living, all within the dynamic surroundings of one of the world's most iconic cities.

| | |
|---|---|
| Building Description | G+2P+8 |
| Anticipated Handover | Q2 2026 |

| STUDIO | 1 BEDROOM | 2 BEDROOM | TOTAL |
|---|---|---|---|
| 175 | 36 | 8 | 219 |



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# Embrace Green Living

At EVERGR1N, we believe in creating a harmonious balance between urban life and nature. Our design integrates an abundance of green plants throughout the building. This transforms the building into a living, breathing oasis. Enjoy the soothing presence of nature with every step you take, from the verdant lobbies to the serene gardens.

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# Living Spaces

EVERGR1N HOUSE offers an exquisite collection of contemporary apartments, each meticulously designed to provide unparalleled comfort. Our spacious units feature floor-to-ceiling windows, bringing abundant natural light into your home while offering breathtaking views of the cityscape and lush greenery.



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# Finishes and Interiors

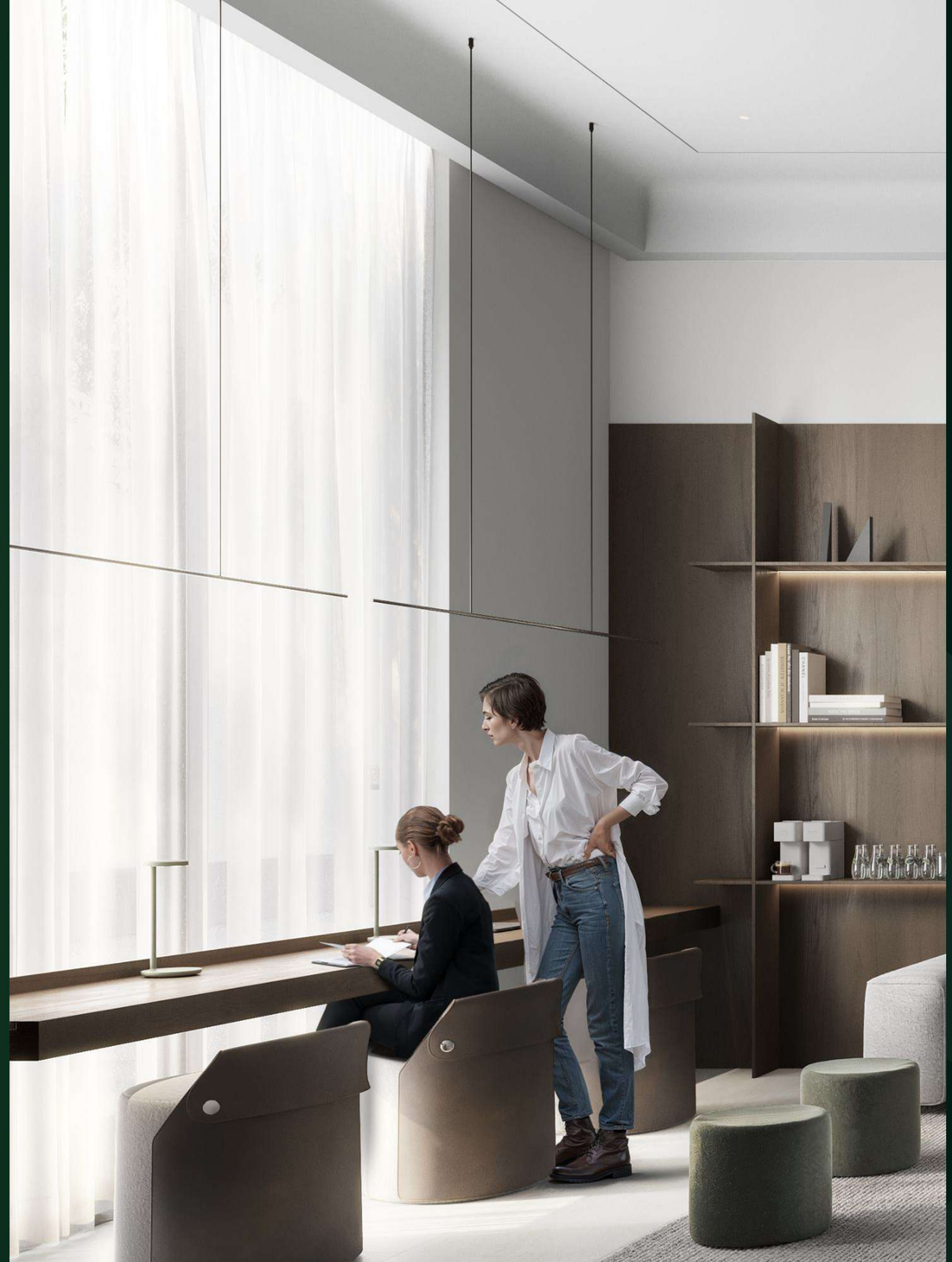
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# Unparalleled Amenities

- LOBBY
- OUTDOOR LOUNGE
- BBQ AREA
- OUTDOOR KIDS PLAYGROUND
- KIDS PLAY ROOM
- TABLE TENNIS
- CLUBHOUSE
- 2-STOREY PARKING
- DISABLED PARKING



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# Lobby

Step into our lobby and be immediately embraced by a warm, inviting atmosphere. The lobby serves as a perfect introduction to the elegance and serenity that defines EVERGR1N. Lush greenery and stylish seating areas provide a welcoming environment for residents and guests alike.




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# Clubhouse

Designed for both relaxation and entertainment. With its stylish interiors, comfortable seating, and a variety of recreational facilities, the Clubhouse is the perfect place to meet friends, or simply unwind after a busy day.

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# Kids Play Room

An indoor haven for youngest residents which is designed to stimulate creativity and development. With colorful decor and child-friendly furniture, this space provides a fun and safe environment for children to play, learn, and make new friends.



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# BBQ Area

Equipped with modern grilling stations and ample seating, the BBQ Area is perfect for hosting social gatherings. Enjoy the fresh air and scenic views with the joy of communal dining, creating unforgettable moments under the open sky.

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# Outdoor Lounge

Experience the ultimate in outdoor relaxation surrounded by lush greenery, the Outdoor Lounge provides a serene setting to enjoy a morning coffee, read a book, or gather with friends for a sunset.



# Outdoor Kids Playground

Designed for both relaxation and entertainment. With its stylish interiors, comfortable seating, and a variety of recreational facilities, the Clubhouse is the perfect place to meet friends, or simply unwind after a busy day.




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# Health Club Features

SWIMMING POOL

POOL DECK WITH SUN LOUNGERS

KIDS POOL

OUTDOOR SPORT

GYM

SAUNA

SHOWERS AND CHANGING ROOMS

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# Swimming Pool

Dive into our pristine pool with sun loungers where azure waters meet sun-kissed serenity, perfect for laps or leisurely swims.

# Kids Pool

A safe and fun space for the little ones to splash and play.

# Outdoor Sport

A cozy outdoor space for the fitness & yoga experience, allowing you to find inner peace.

# Gym

Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead.

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# Sauna

Dive into our pristine pool with sun loungers where azure waters meet sun-kissed serenity, perfect for laps or leisurely swims.



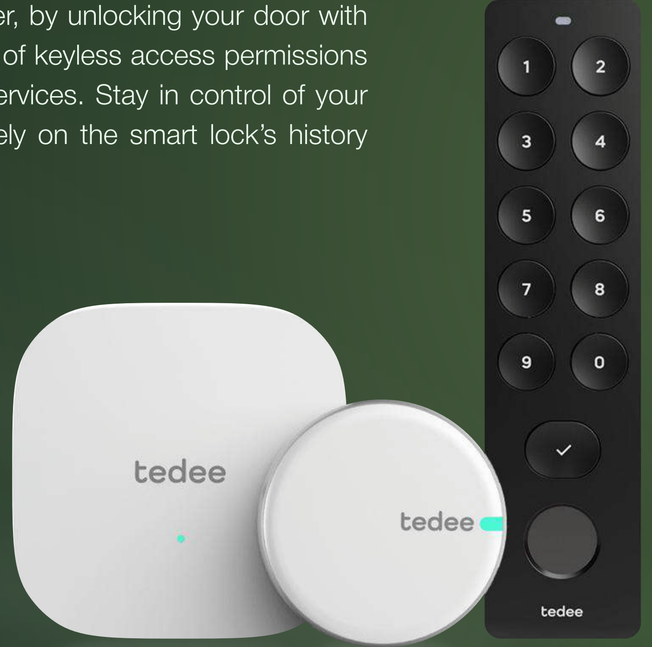
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# Smart Home System

With the growth of digital technology, our daily lives and constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

## SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.




## HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.




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# Ground Floor Plan

1 MAIN ENTRANCE 1

2 MAIN ENTRANCE 2

3 MAIN LOBBY

4 LIFT LOBBY

5 PARKING ENTRANCE

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# 1st Floor Plan




1 OUTDOOR LOUNGE
2 CLUBHOUSE
3 SAUNA
4 GENTS TOILET & SHOWER
5 P.O.D
6 LADIES TOILET & SHOWER
7 TABLE TENNIS
8 OUTDOOR SPORT
9 GYM
10 SWIMMING POOL
11 POOL DECK WITH SUN LOUNGERS
12 KIDS PLAY ROOM
13 OUTDOOR KIDS PLAYGROUND
14 KIDS POOL
15 BBQ AREA
16 OUTDOOR LOUNGE






# Apartments

LIVING ROOM

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# Apartments

KITCHEN







# Apartments

BEDROOM

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# Why Dubai



1. Dubai was ranked among the "Top 5 Most Visited Cities in the World" amid the growing popularity of short-term rentals

2. Comfortable environment for business development: most companies are tax-exempt, the VAT rate is only 5%

3. Possibility of obtaining a residence permit in the UAE, when buying real estate for an amount of $205,000

4. For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1$ = 3.65 AED

5. Safe investments protected by the UAE government

6. Strong and stable economy of the UAE

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# Dubai Is a Reliable City for Investment

Dubai is among the top cities with the lowest percentage of real estate bubble risk

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# GOLDEN VISA

Investing in real estate over $545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



- Being in the country without restrictions
- Opening a local bank account for international transactions
- Medical care in the UAE's world clinics under insurance programs
- Free to open and conduct business in the UAE
- Free to open and conduct business in the UAE
- Obtaining a local driving license, which is an international license
- Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries