EVERGR1N

HOUSE 2

Object 1

Discover the ultimate blend of modern elegance and natural serenity

EVERGR1N

HOUSE 2

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

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)

EVERGR1N

HOUSE 2

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. The project is within walking distance of the World Trade Centre Metro Station, providing easy access to the city's iconic landmarks. Live at the epicenter of culture, entertainment, and commerce, all while enjoying the peace and serenity of your green sanctuary.

EVERGR1N
HOUSE 2

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

CITY WALK

EVERGR1N

HOUSE 2

LA MER BEACH

EVERGR1N

HOUSE 2

WORLD TRADE
CENTRE

BURJ KHALIFA /
DUBAI MALL

EVERGR1N

HOUSE 2

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+8F+R
Anticipated Handover	Q3 2026

STUDIO	1 BEDROOM	1.5 BEDROOM	2 BEDROOM	TOTAL
140	21	17	15	193

EVERGRIN

HOUSE 2

EVERGR1N

HOUSE 2

EVERGR1N

HOUSE 2

LOBBY

POOL DECK WITH SUN LOUNGERS

ADULT SWIMMING POOL WITH TERRACE (7TH FLOOR)

OUTDOOR SHOWERS

OUTDOOR LOUNGE

SAUNA

TABLE TENNIS

SWIMMING POOL

KIDS PLAY ROOM

Unparalleled Amenities

Experience unparalleled wellness at our Health Club, designed to cater to all your fitness and relaxation needs

GYM

TABLE FOOTBALL

KIDS POOL

OUTDOOR KIDS PLAYGROUND

CLUBHOUSE

DISABLED PARKING

CINEMA

BBQ AREA

OUTDOOR CROSSFIT

OUTDOOR YOGA

JOGGING TRACK

REFLEXOLOGY AREA

2-STOREY PARKING

Lobby

Clubhouse

Outdoor Kids Playground

Kids Play Room

Cinema

Gym

EVERGR1N

HOUSE 2

Outdoor Crossfit

Outdoor Yoga • Reflexology Area • Jogging Track

Swimming Pool

Kids Pool

EVERGR1N

HOUSE 2

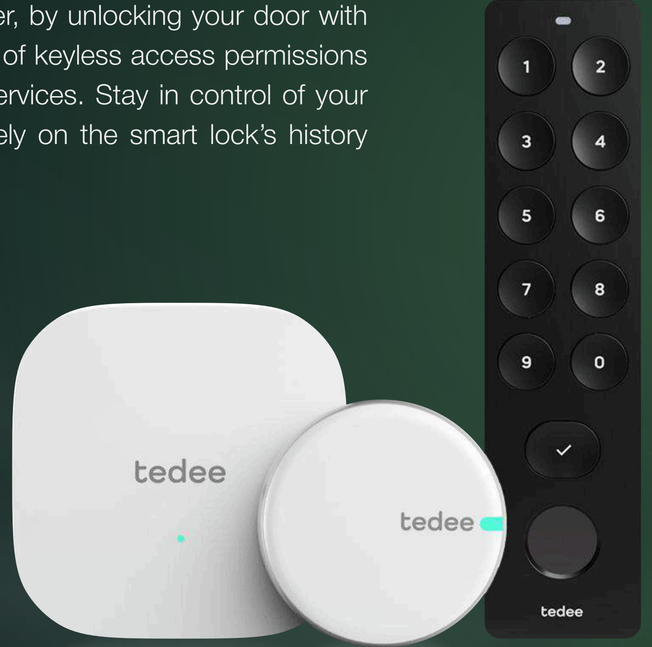
Outdoor Lounge • Adult Swimming Pool with Terrace

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.



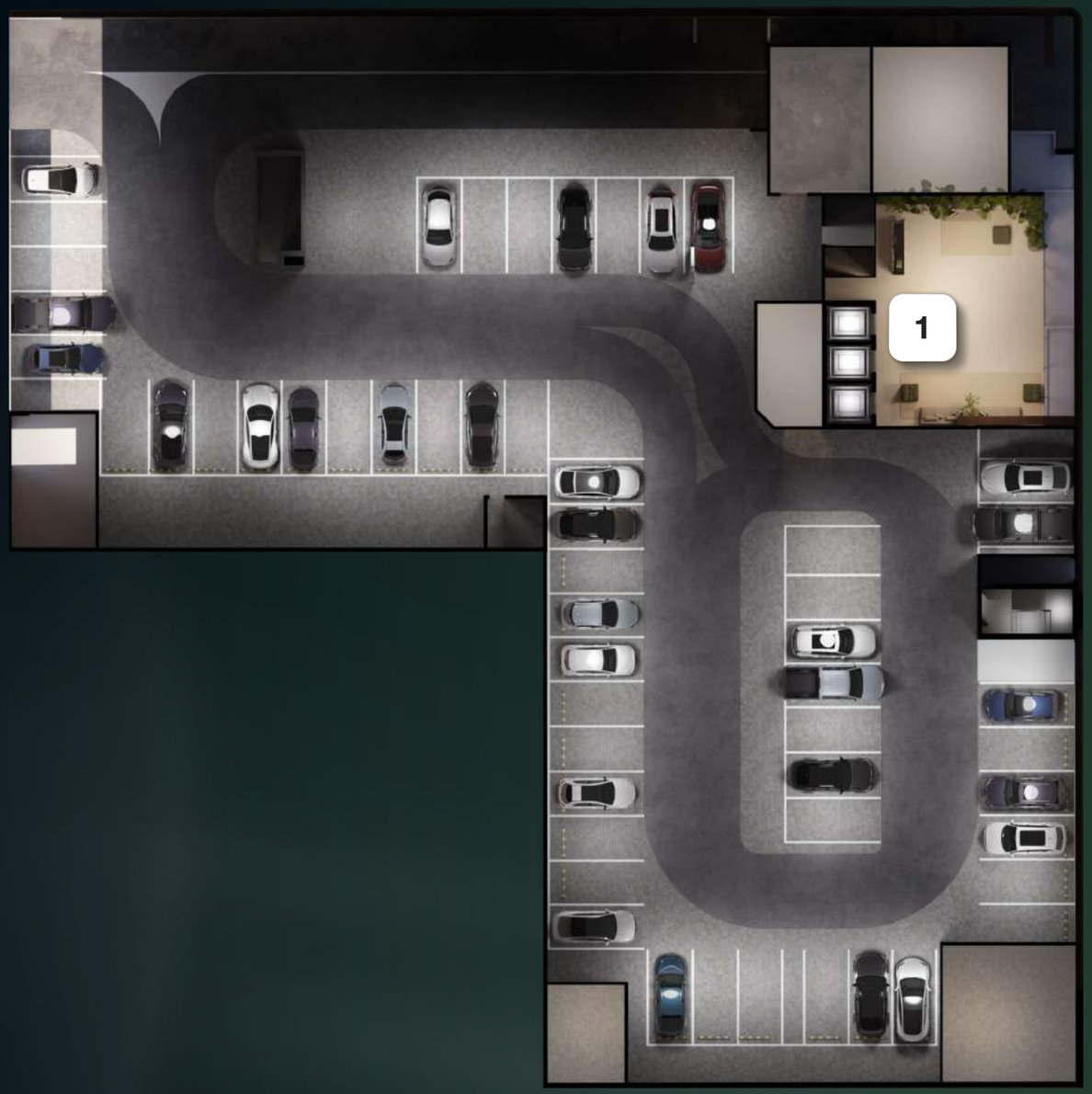
HOME AUTOMATION CONTROLS

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

legrand

EVERGR1N

HOUSE 2

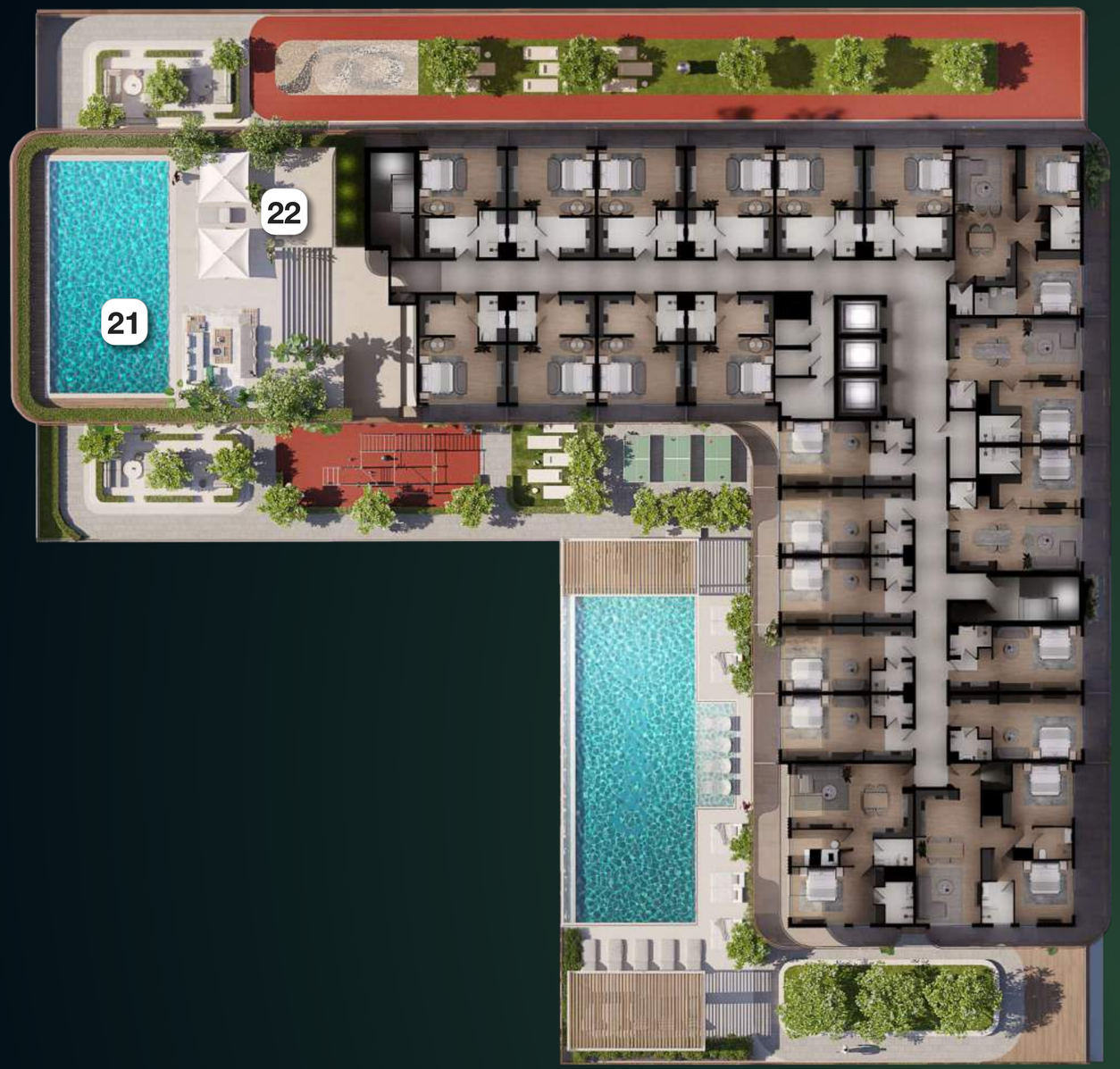


Ground Floor Plan

1 LOBBY

1st Floor Plan

2 SWIMMING POOL
3 KIDS POOL
4 KIDS PLAY ROOM
5 GYM
6 CLUBHOUSE
7 CINEMA
8 BBQ AREA
9 OUTDOOR CROSSFIT
10 OUTDOOR YOGA
11 JOGGING TRACK
12 REFLEXOLOGY AREA
13 OUTDOOR KIDS PLAY
14 POOL DECK WITH SUN LOUNGERS
15 OUTDOOR LOUNGE
16 TABLE FOOTBALL
17 TABLE TENNIS
18 LADIES SAUNA & STEAM AND CHANGING ROOM
19 GENTS SAUNA & STEAM AND CHANGING ROOM
20 OUTDOOR SHOWERS



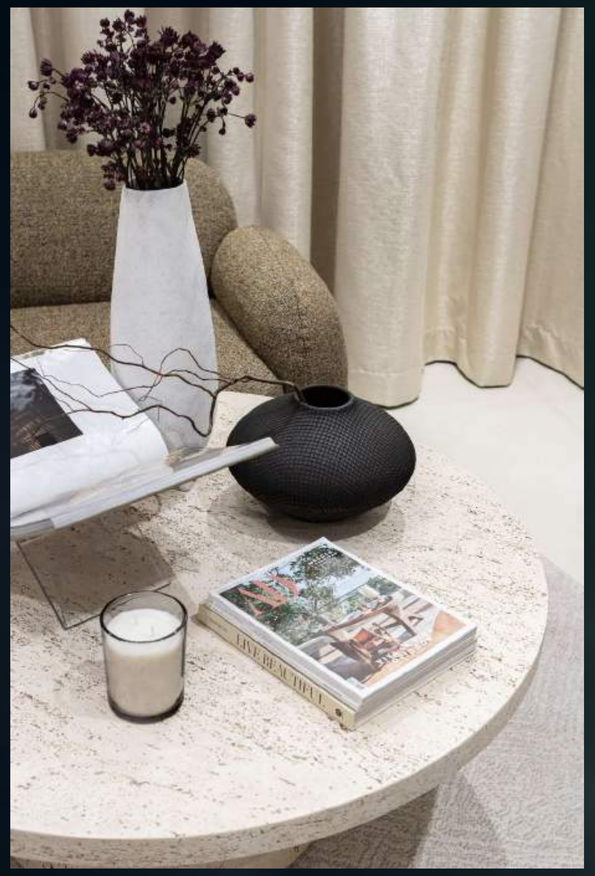
7th Floor Plan

21 ADULT SWIMMING POOL

22 POOL DECK WITH SUN LOUNGERS

Apartments

LIVING



EVERGR1N

HOUSE 2

Apartments

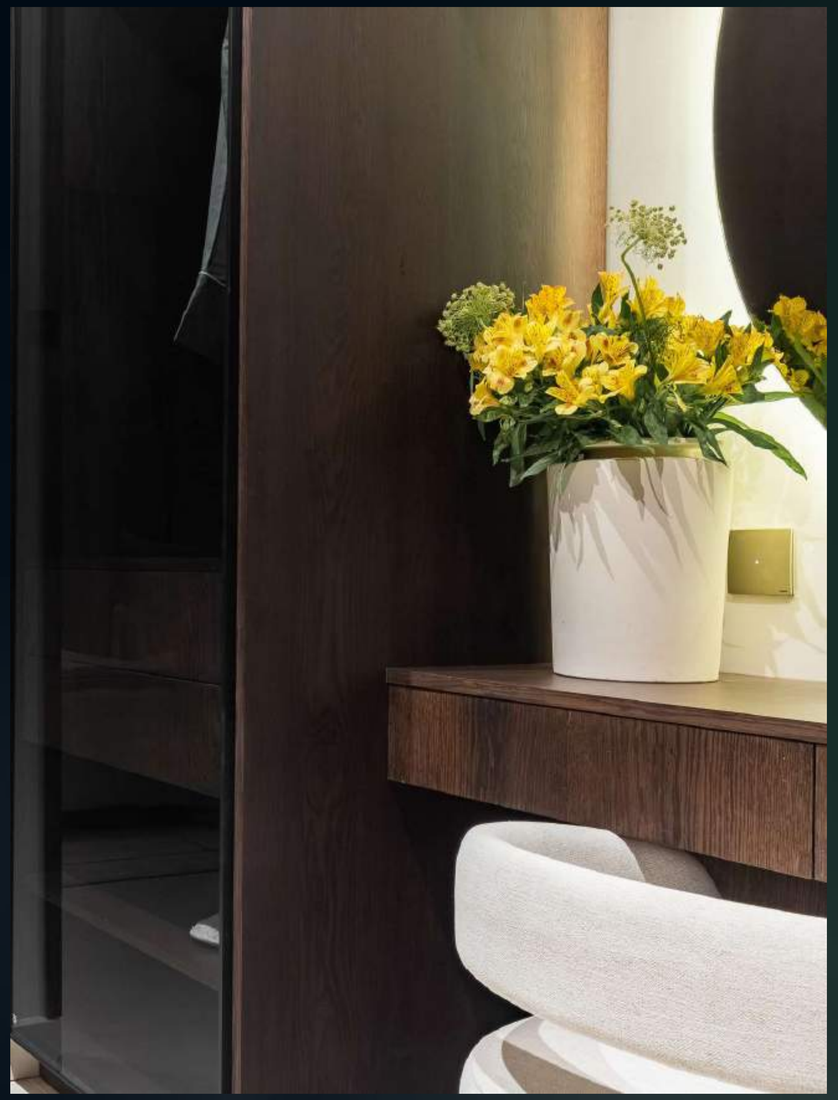
LIVING

Apartments

KITCHEN

Apartments

BEDROOM



Apartments

BEDROOM

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

EVERGR1N

HOUSE 2

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
- Ability to apply for a Schengen visa and a U.S. visa
- 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