EVERGR1N

HOUSE 4

Object 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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Residents of the Jumeirah Garden City community can easily commute to the following destinations:

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. 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.

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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

CITY WALK

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LA MER BEACH

WORLD TRADE CENTRE

BURJ KHALIFA / DUBAI MALL

Target Market – Jumeirah Garden City Buyers

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	YOUNG URBAN PROFESSIONALS (YUPS)	FIRST-TIME INVESTORS	BUY-TO-LET LANDLORDS	DIGITAL NOMADS & REMOTE WORKERS	SMALL FAMILIES & YOUNG COUPLES
PROFILE	Mid-career expats working in DIFC, Downtown Dubai, Business Bay, and Sheikh Zayed Road.	Regional and international buyers seeking a foothold in Dubai real estate with modest capital.	Portfolio investors looking to generate passive rental income.	High-income location-independent professionals relocating to Dubai for tax benefits and lifestyle.	Couples and small families looking for urban living with access to schools, parks, and healthcare.
WHAT	Central location, fast commute, modern amenities, and vibrant lifestyle.	Affordable entry price, freehold ownership, high rental demand, and long-term ROI.	Properties in high-demand rental zones, minimal vacancy, and easy property management.	Central but quiet base, access to co-working spaces, short-term rental flexibility.	Balance between city life and family comfort, nearby schools, and medical services.
WHY	Walking distance to work hubs, cafes, gyms, and nightlife. Ideal for short commutes and high-convenience living.	Competitive property prices for a central location, freehold availability, and strong rental yield potential due to tenant demand from city workers.	Proximity to employment zones ensures consistent demand.	Close to co-working hubs, affordable urban apartments, short-term leasing options, and great internet connectivity.	Compact community feel with essential services nearby, access to Zabeel Park and central healthcare facilities.

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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 4** 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+R
Anticipated Completion	Q2 2026

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
30	39	8	2	79

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HOUSE 4

Unparalleled Amenities

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

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- LOBBY
- SWIMMING POOL
- POOL DECK WITH SUN LOUNGERS
- KIDS POOL
- KIDS PLAY ROOM
- GYM
- CLUBHOUSE
- OUTDOOR LOUNGE
- 2-STOREY PARKING
- DISABLED PARKING

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Swimming Pool

Kids Pool

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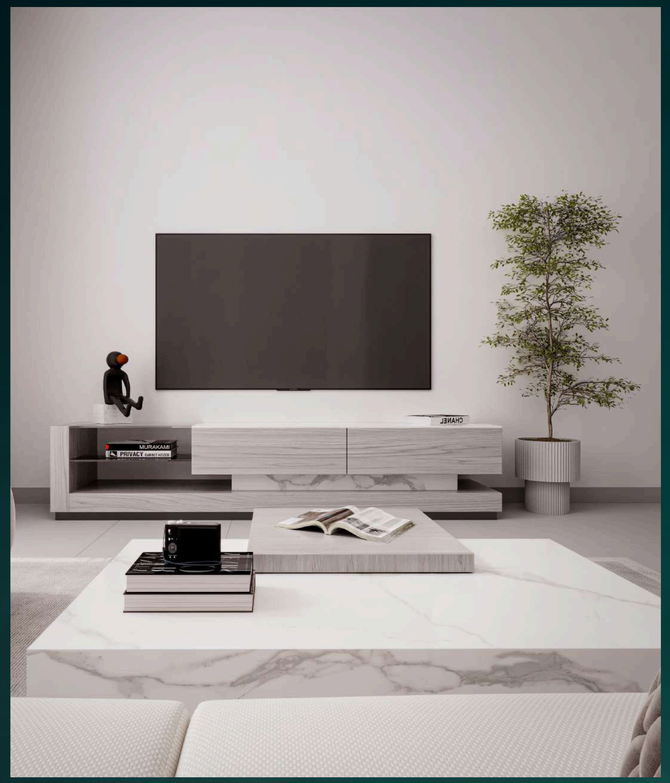
Outdoor Kids Playground

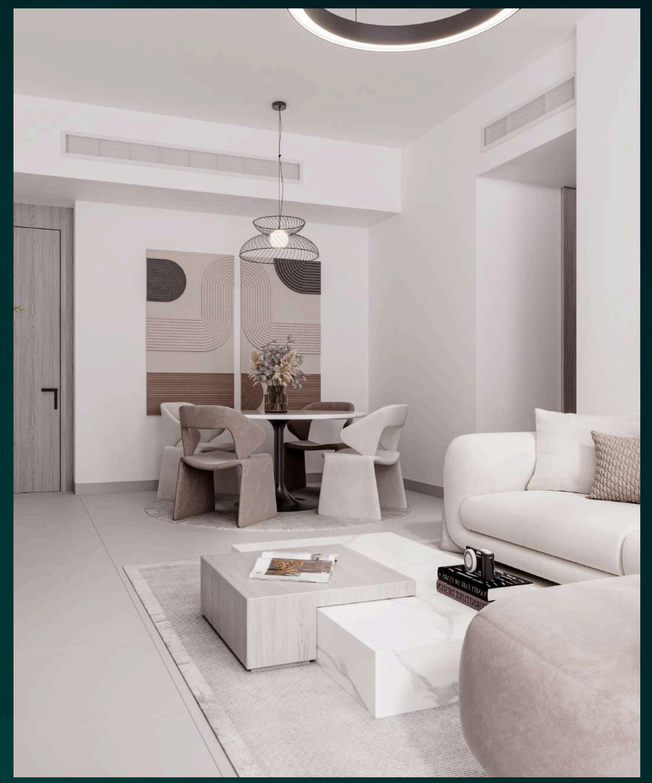
Outdoor Crossfit

Gym

1 Bedroom Apartment

LIVING





1 Bedroom Apartment

KITCHEN, BATHROOM

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Roof Apartment Living

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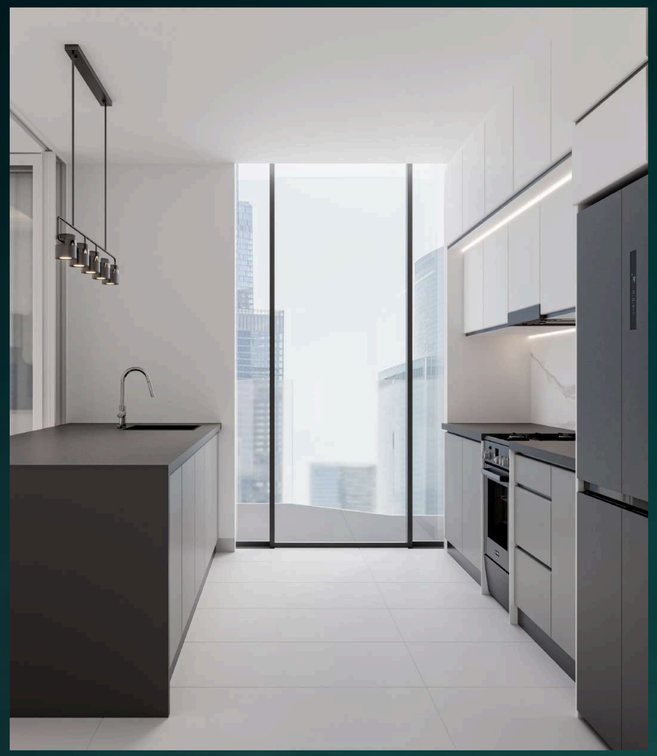
Roof Apartment Living

KITCHEN



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

Why Invest in Jumeirah Garden City?

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CENTRAL URBAN LOCATION

Located just minutes from Downtown, DIFC, and Sheikh Zayed Road

VIBRANT CITY LIVING

Enjoy the pulse of Dubai — cafés, boutiques, and cultural hotspots all around

EXCELLENT CONNECTIVITY

Close to Metro stations, bus routes, and key highways. Walkable access to major landmarks

IDEAL FOR PROFESSIONALS

High demand for rentals from business and finance professionals working nearby

MODERN DEVELOPMENTS

Contemporary buildings, high-quality finishing, and new infrastructure upgrades

SAFE & REGULATED

Secure community with government oversight and high standards of urban planning

RETAIL & DINING AT YOUR DOORSTEP

Surrounded by top restaurants, supermarkets, and shopping streets

AFFORDABLE FREEHOLD OPTIONS

One of the few central Dubai areas offering competitively priced freehold units

TAX-FREE INVESTMENT

No capital gains or property tax. AED is pegged to the US dollar (1 USD = 3.65 AED)

RESIDENT VISA ADVANTAGE

Invest $205,000+ and qualify for a family UAE residency visa

GROWTH POTENTIAL

Part of Dubai’s strategic urban regeneration plan — future price appreciation expected

DIGITAL & CRYPTO-FRIENDLY

Remote transaction support and options for cryptocurrency payments available