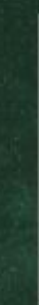




EVERGRIN

HOUSE 2



Object 1



Discover the ultimate blend of modern
elegance and natural serenity

EVERGRIN

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



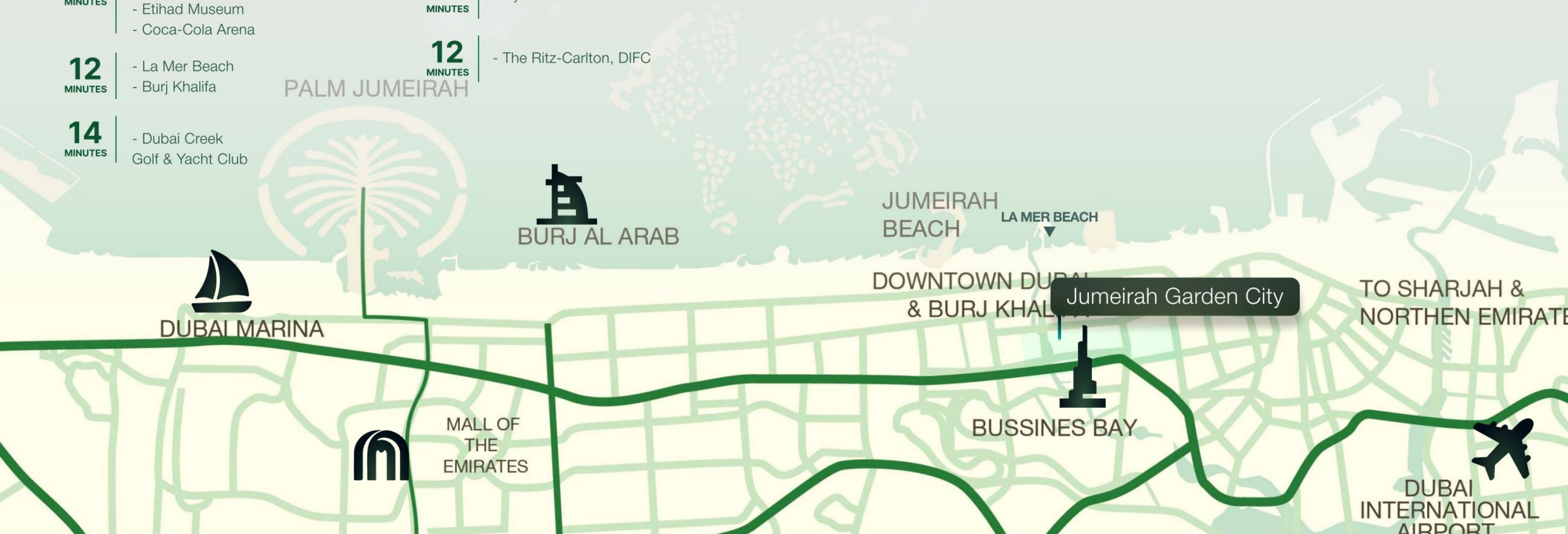
Transport

5
MINUTES

- World Trade Centre Metro Station

20
MINUTES

- Dubai International Airport (DXB)



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.





BURJ KHALIFA



CITY WALK

Key Attractions



MUSEUM
OF THE FUTURE

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.



DUBAI WORLD
TRADE CENTER



DUBAI FRAME

THE
DUBAI
MALL

DUBAI MALL



LA MER BEACH



MUSEUM OF
THE FUTURE



DUBAI FRAME



CITY WALK



EVERGRIN

HOUSE 2



EVERGRIN

HOUSE 2

LA MER BEACH



WORLD TRADE
CENTRE



BURJ KHALIFA /
DUBAI MALL





EVERGRIN

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





EVERGRIN

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



KIDS POOL



OUTDOOR KIDS
PLAYGROUND



CINEMA



BBQ AREA



OUTDOOR
CROSSFIT



OUTDOOR
YOGA



JOGGING TRACK



REFLEXOLOGY
AREA



2-STOREY PARKING

Unparalleled Amenities

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



GYM



TABLE FOOTBALL



CLUBHOUSE



DISABLED
PARKING





EVERGRIN
HOUSE 2



Outdoor Kids Playground



Kids Play Room

EVERGRIN
HOUSE 2



Cinema



Gym

EVERGRIN
HOUSE 2

Outdoor Crossfit





Outdoor Yoga • Reflexology Area • Jogging Track

Swimming Pool



Kids Pool



EVERGRIN
HOUSE 2



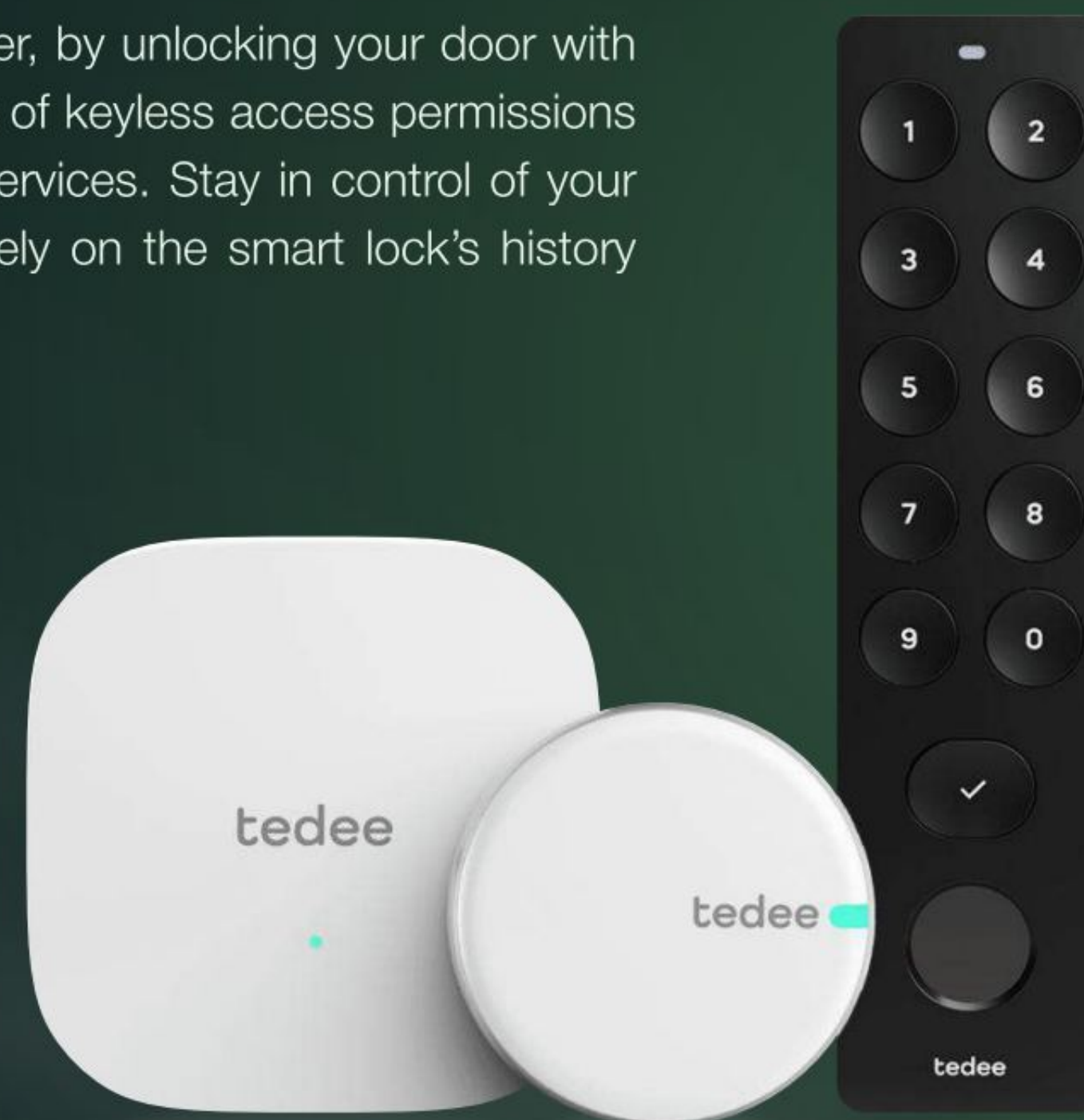
Outdoor Lounge • Adult Swimming Pool with Terrace

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.



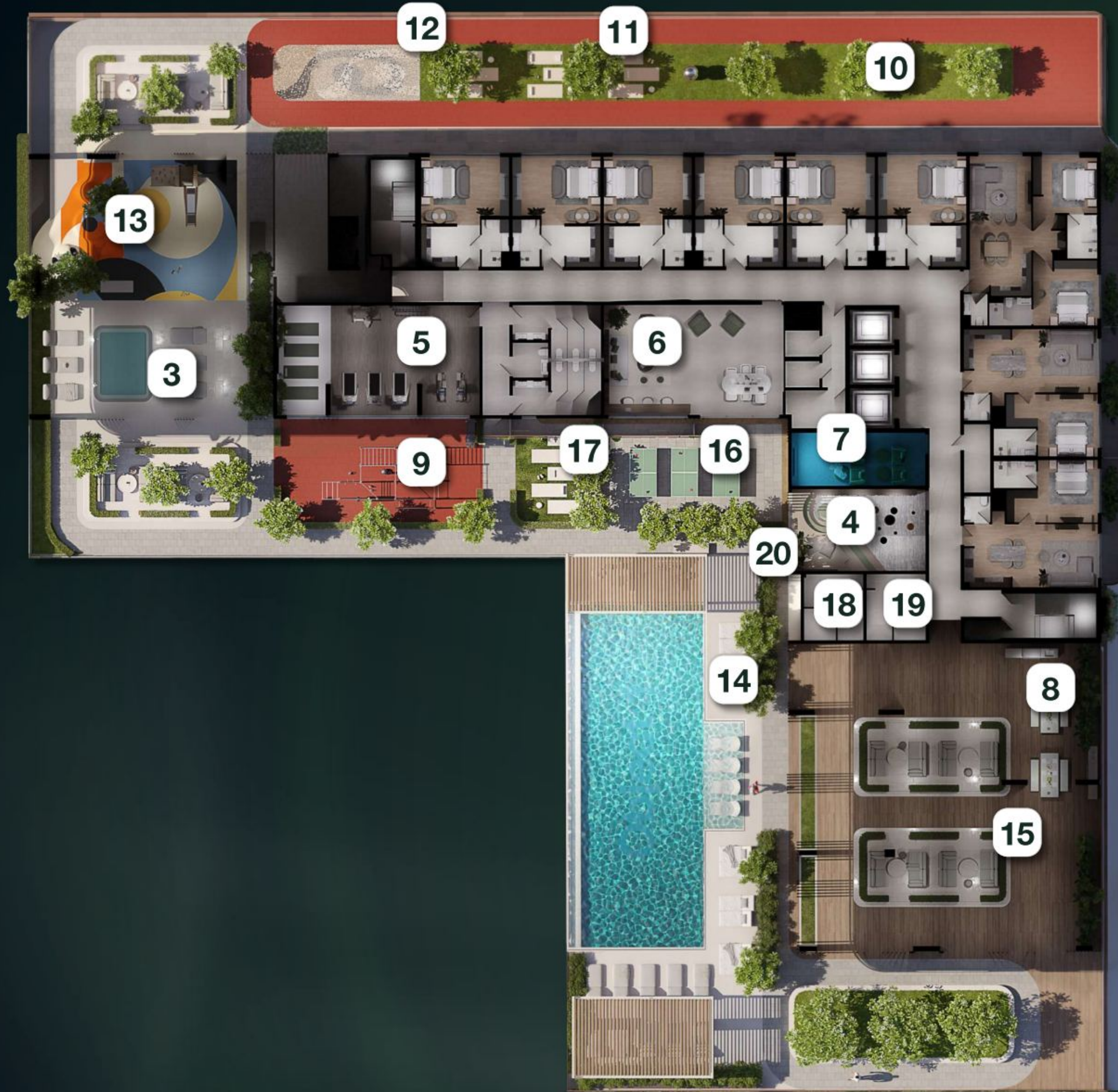
EVERGRIN
HOUSE 2





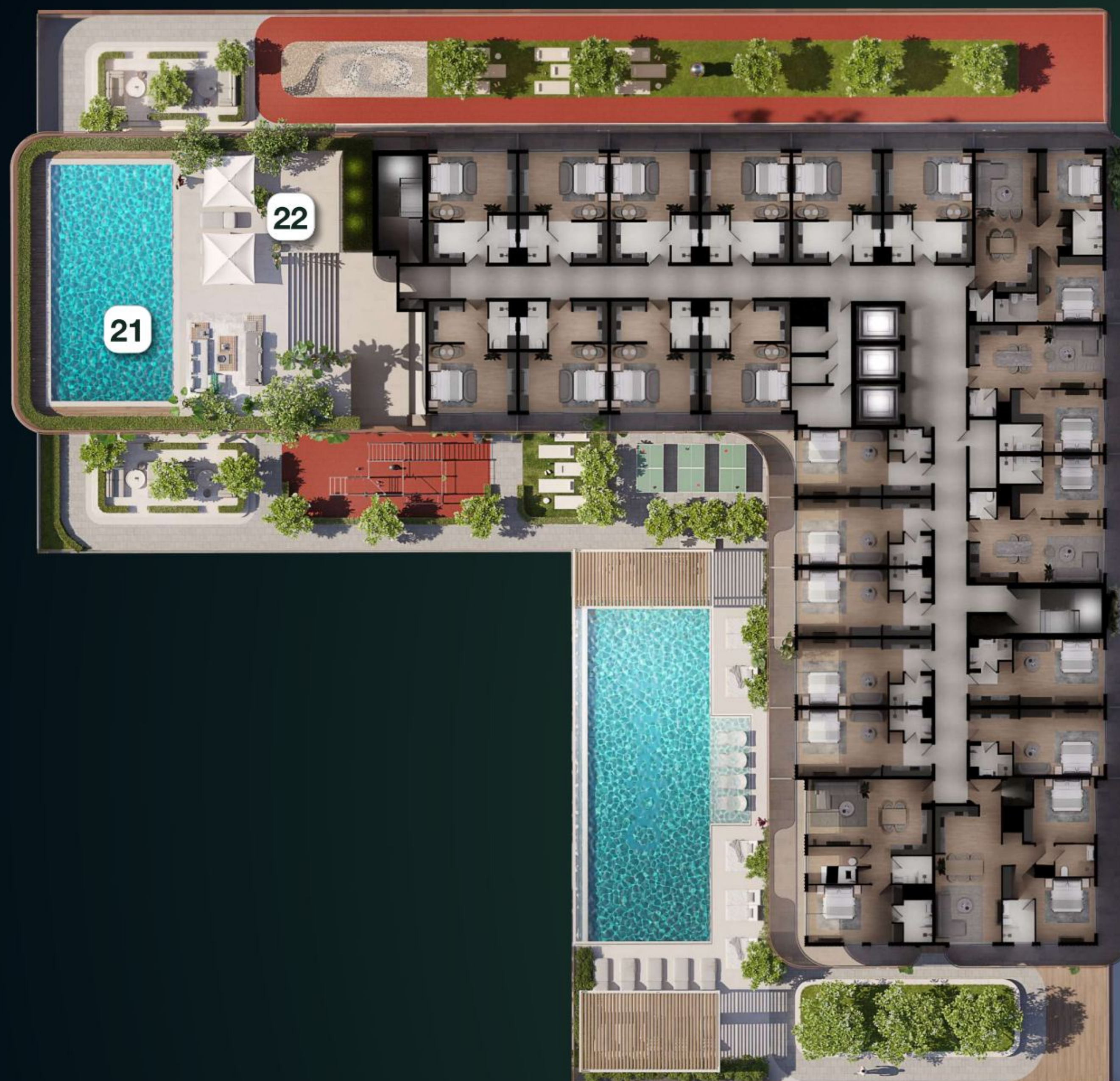
Ground Floor Plan

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











Why Dubai

EVERGRIN

HOUSE 2

- 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

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



EVERGRIN

HOUSE 2

Object 1

www.object-1.com