



EVERGRIN

HOUSE 2

Obj.1

## 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



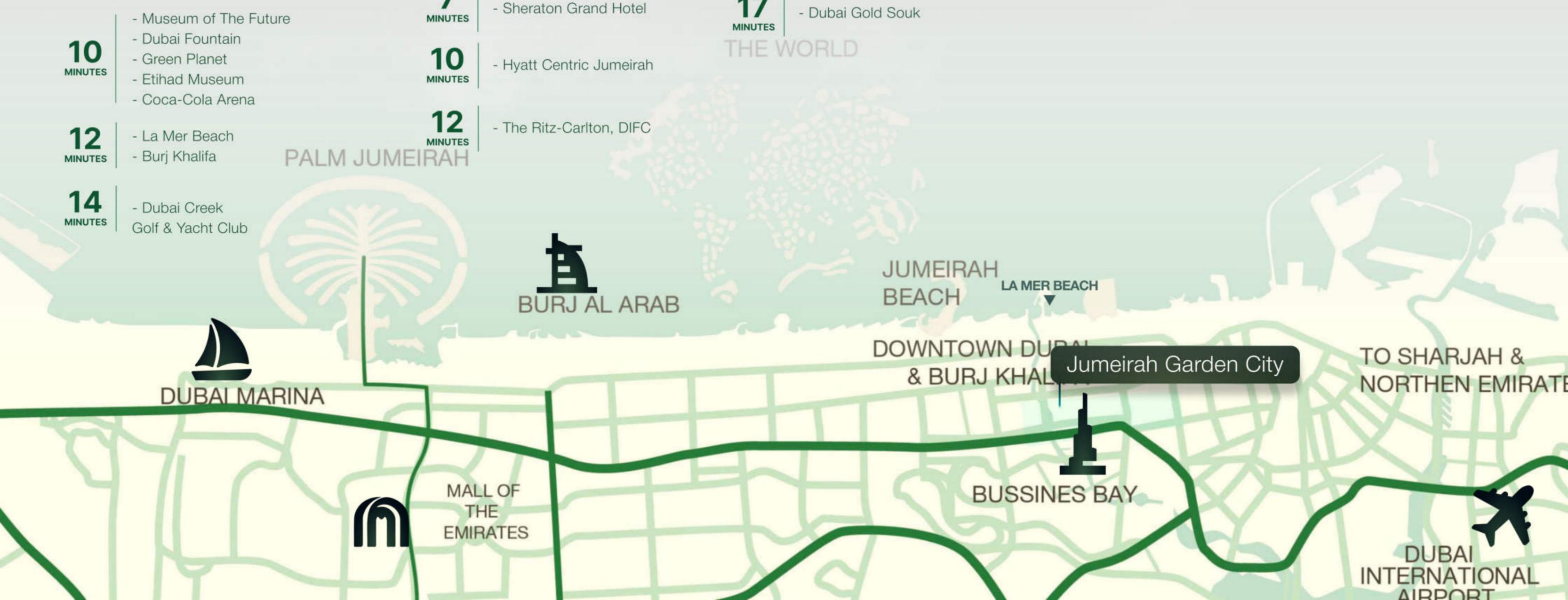
## Mosques

- 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



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	219

# 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

### Unparalleled Amenities

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



GYM



TABLE FOOTBALL



CINEMA



BBQ AREA



OUTDOOR  
CROSSFIT



OUTDOOR  
YOGA



JOGGING TRACK



REFLEXOLOGY  
AREA



2-STOREY PARKING



CLUBHOUSE



DISABLED  
PARKING

# 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

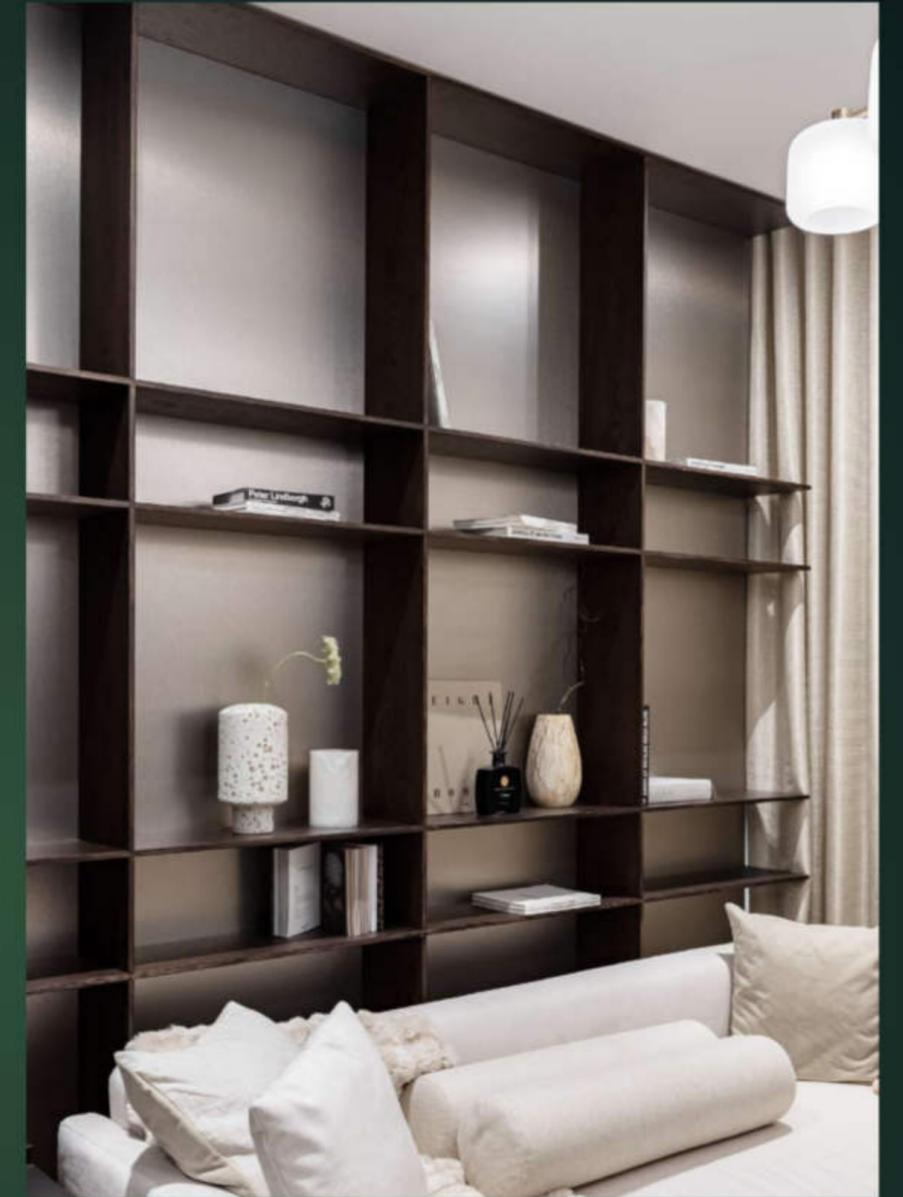
Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history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