



Object 1



Discover the ultimate blend of modern
elegance and natural serenity

EVERGRIN

HOUSE 4

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

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



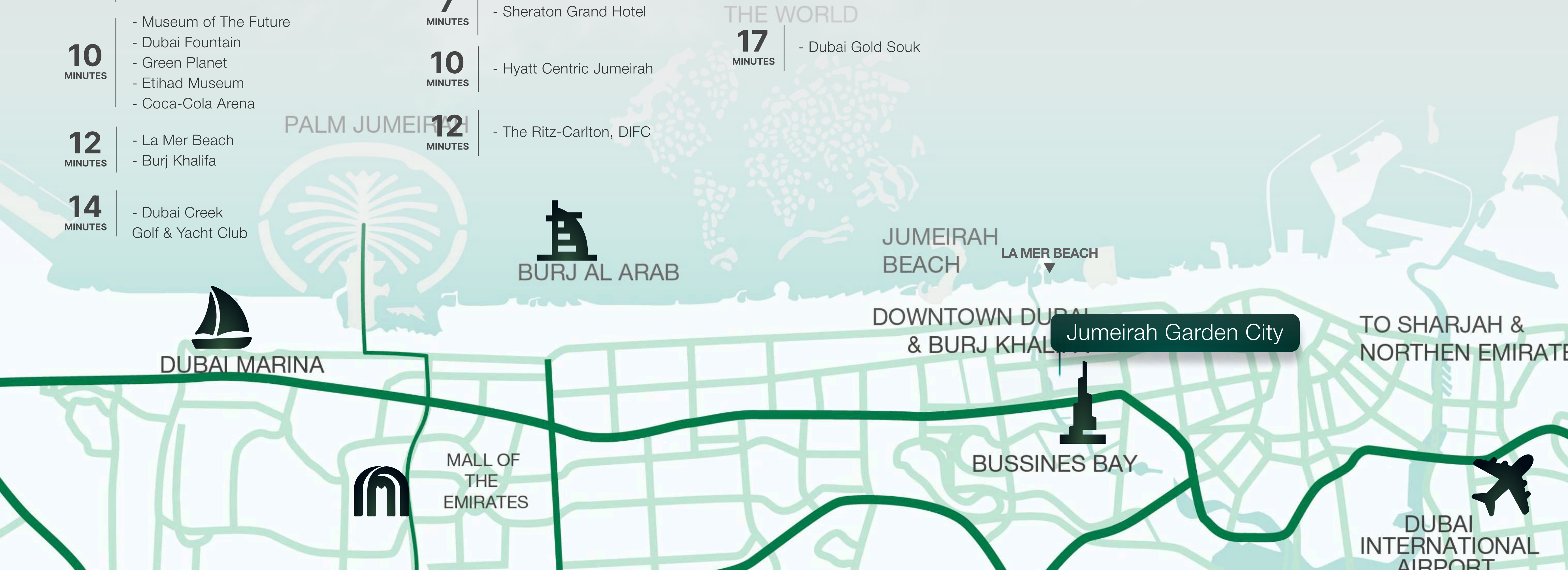
Transport

5
MINUTES

- World Trade Centre Metro Station

20
MINUTES

- Dubai International Airport (DXB)



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HOUSE 4

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



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LA MER BEACH



WORLD TRADE
CENTRE



BURJ KHALIFA /
DUBAI MALL



Target Market – Jumeirah Garden City Buyers

	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.



EVERGRIN

HOUSE 4

A Sanctuary of Modern Elegance and Natural Harmony

Nestled in the vibrant heart of Jumeirah Garden City in Dubai, **EVERGRIN 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
RETAIL 1-10

Anticipated Completion Q2 2026

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

EVERGRIN
HOUSE 4



Unparalleled Amenities

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



EVERGRIN

HOUSE 4



LOBBY



SWIMMING
POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY
ROOM



OUTDOOR KIDS
PLAYGROUND



CLUBHOUSE



GYM



OUTDOOR
SPORT



OUTDOOR
LOUNGE



2-STOREY
PARKING



DISABLED
PARKING

EVERGRIN
HOUSE 4



Swimming Pool

Kids Pool



EVERGRIN
HOUSE 4



HOUSE 4

This architectural rendering depicts a luxurious rooftop playground for children, situated next to a modern high-rise building. The play area includes a large wooden climbing structure with colorful handholds, two bright red slides, and a small rectangular swimming pool with a glass safety fence. In the foreground, there are several round stone tables and matching stools. Four children are shown enjoying the space: two boys near the climbing frame, one boy with a soccer ball, and two girls by the pool. The background features a clear blue sky and a dense urban skyline with various skyscrapers. The overall atmosphere is bright and inviting.

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Outdoor Kids Playground

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HOUSE 4



Kids Play Room





Outdoor Crossfit

Gym



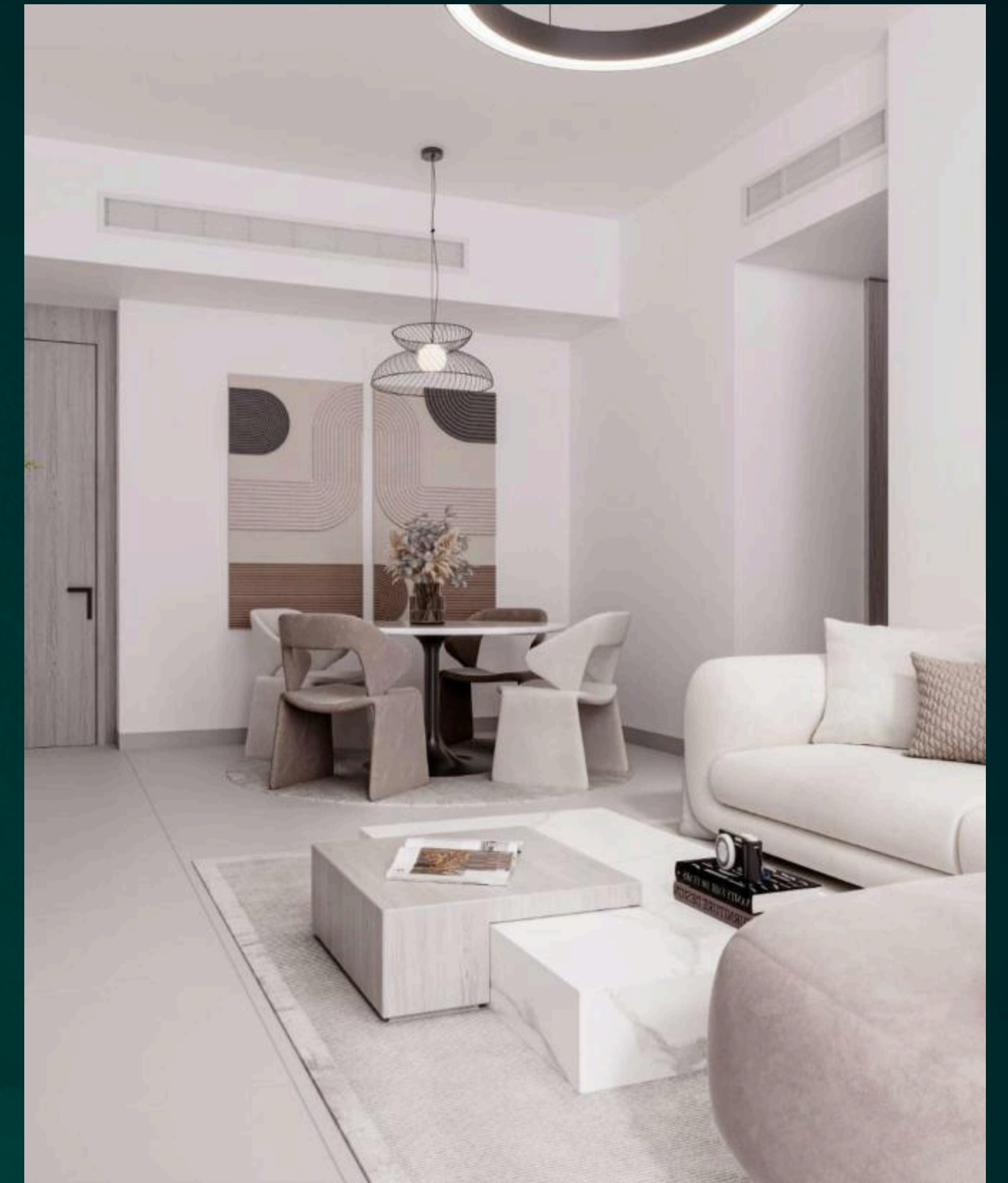


Podium 1st Floor

- 1 OUTDOOR CROSSFIT
- 2 OUTDOOR LOUNGE
- 3 SWIMMING POOL
- 4 POOL DECK WITH SUN LOUNGERS
- 5 KIDS POOL
- 6 OUTDOOR KIDS PLAY
- 7 CLUBHOUSE
- 8 GYM
- 9 KIDS PLAY ROOM

1 Bedroom Apartment

LIVING



1 Bedroom Apartment

KITCHEN, BATHROOM



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HOUSE 4

Roof Apartment Living

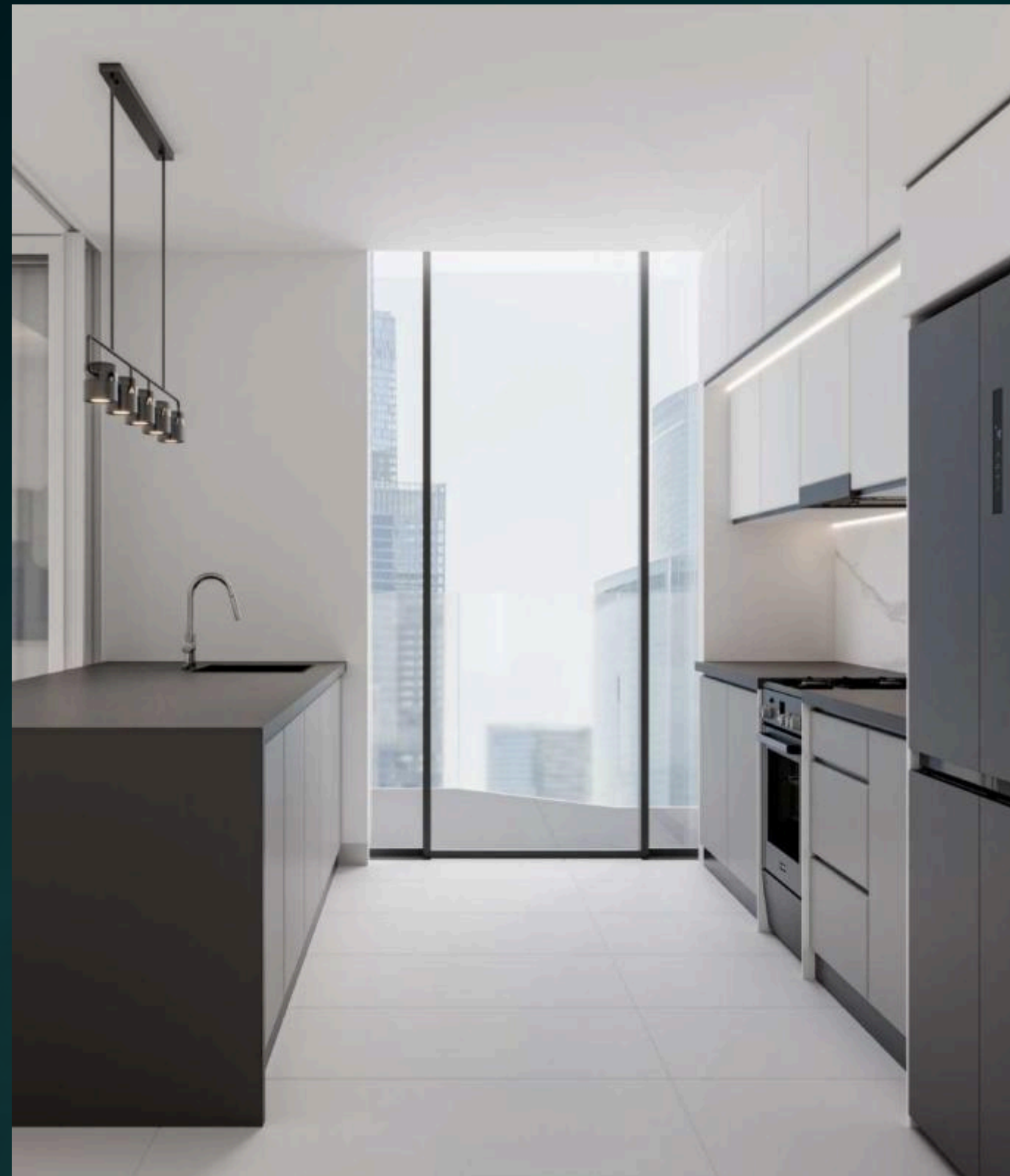
LIVING

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Roof Apartment Living

KITCHEN



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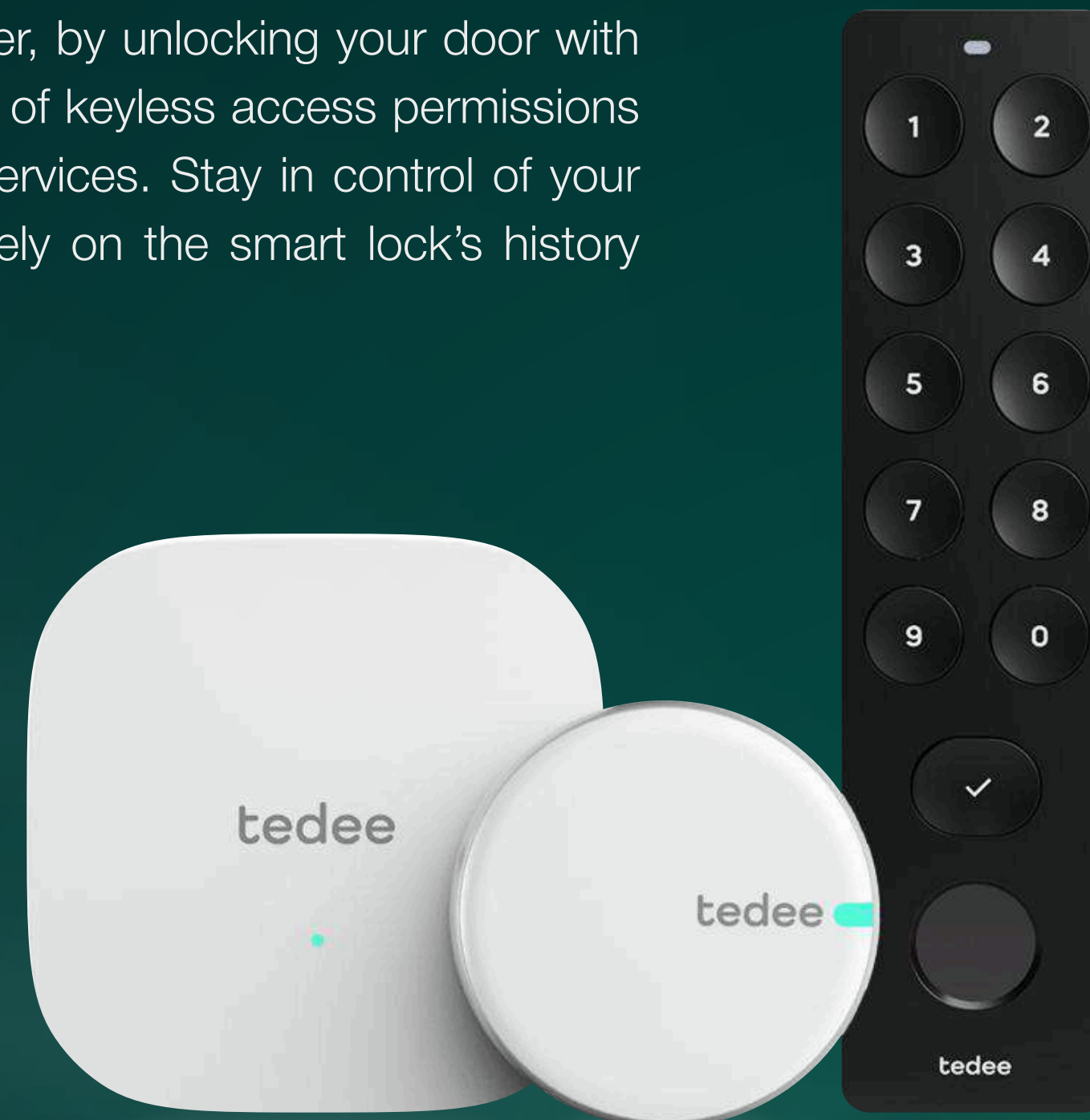
Smart Home System

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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 4

Perfecting the Air with Daikin

Daikin is a world-leading air conditioning manufacturer with a noble mission: Perfecting the Air.

Dakine air conditioning system offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. It utilizes Daikin technology for lower costs and environmental impact.

Daikin ventilation system is designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

HEAT PUMP

Absorbing and moves heat from the air

1

INVERTER

Contributes to greater energy savings and comfort

2

REFRIGERANT CONTROL

Efficient heat transport

3



Why Invest in Jumeirah Garden City?

EVERGRIN
HOUSE 4



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



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www.object-1.com



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