

## Discover the ultimate blend of modern elegance and natural serenity









## 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.

### EVERGRINN House 2

## Connected to the city



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.



HOUSE 2

# BURJ KHALIFA



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 FRAME



### CITY WALK

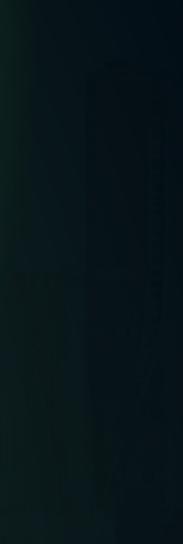
## Key Attractions

### DUBAI WORLD TRADE CENTER

THE DUBAI MALL

DUBAI MALL







### DUBAI FRAME

# EVERGR1N HOUSE 2

CITY WALK



### LA MER BEACH

# EVERGR1N HOUSE 2

### WORLD TRADE CENTRE





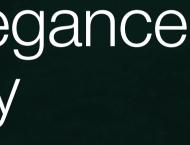


# A Sanctuary of Modern Elegance and Natural Harmony

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.

<b>Building Description</b>	G+2P+8F+R	
Anticipated Handover	Q3 2026	

STUDIO	1 BEDROOM	1.5 BEDROOM	2 BEDROOM
140	21	17	15



TOTAL

193









### POOL DECK WITH SUN LOUNGERS

KIDS PLAY ROOM



ADULT SWIMMING POOL WITH TERRACE (7TH FLOOR)





SWIMMING

POOL

LOBBY

**KIDS POOL** 



### CINEMA



OUTDOOR KIDS PLAYGROUND



BBQ AREA

뎹 OUTDOOR CROSSFIT







#### EVERGRIN HOUSE 2

### Clubhouse







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### Outdoor Crossfit





Outdoor Yoga · Reflexology Area · Jogging Track

1000

Swimming Pool

RRRRR

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Kids Pool





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## 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

### legrand

HOUSE 2

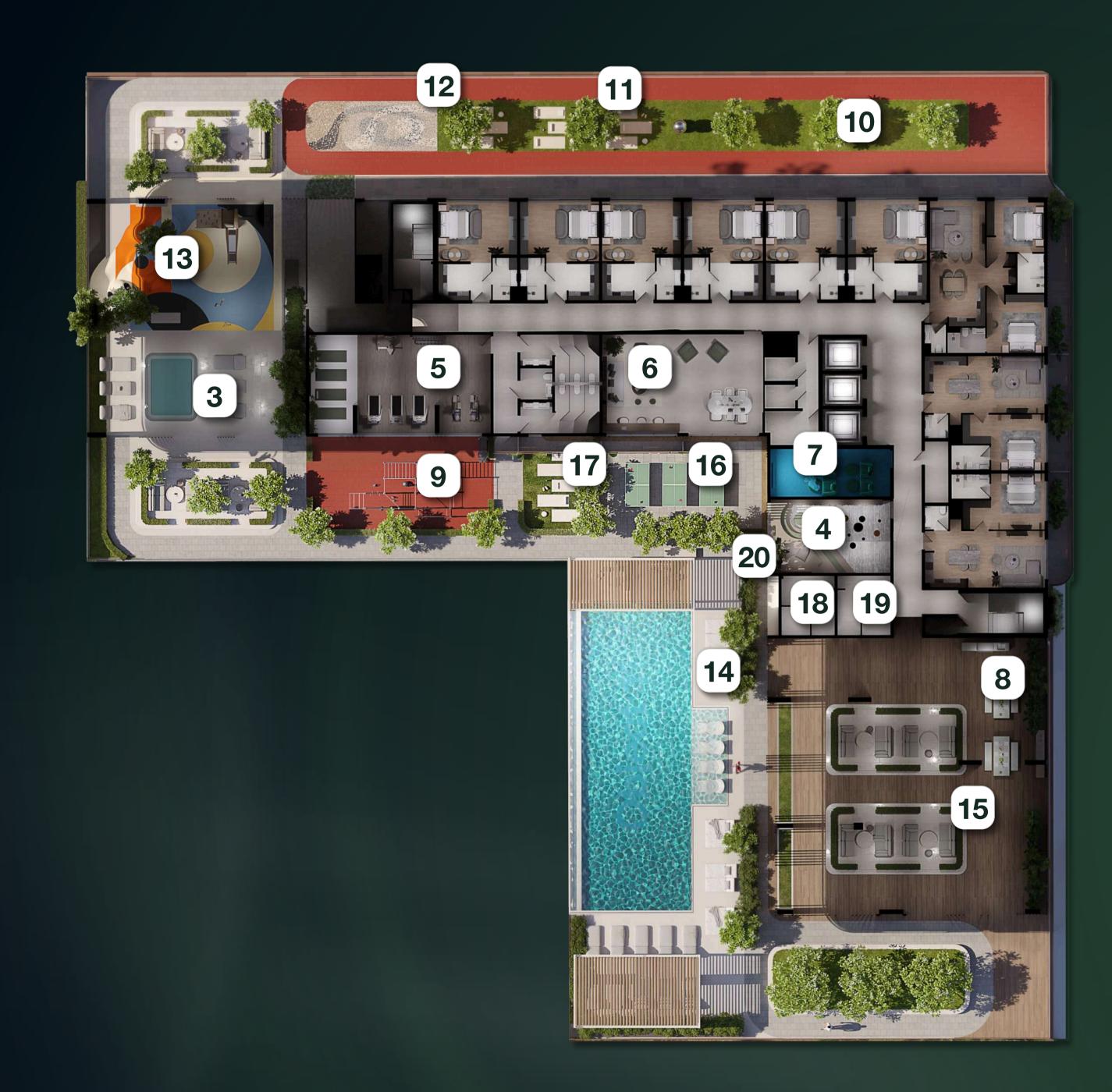
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## Ground Floor Plan

LOBBY 1



## 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 LO		
15	OUTDOOR LOUNGE		
16	TABLE FOOTBALL		
17	TABLE TENNIS		
18	LADIES SAUNA & STEAM A		
19	GENTS SAUNA & STEAM A		

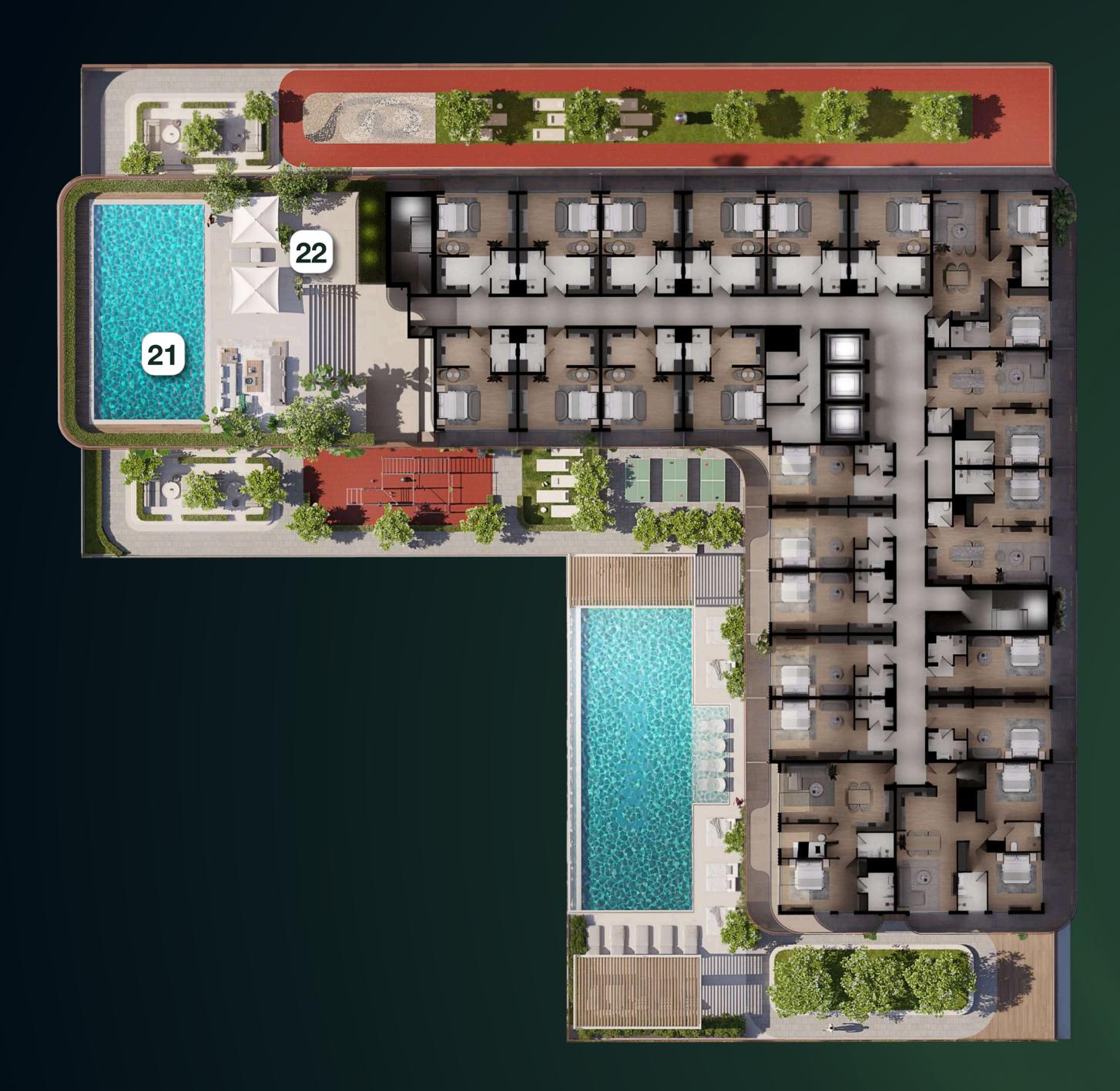
20 OUTDOOR SHOWERS

### AND CHANGING ROOM

AND CHANGING ROOM

DUNGERS



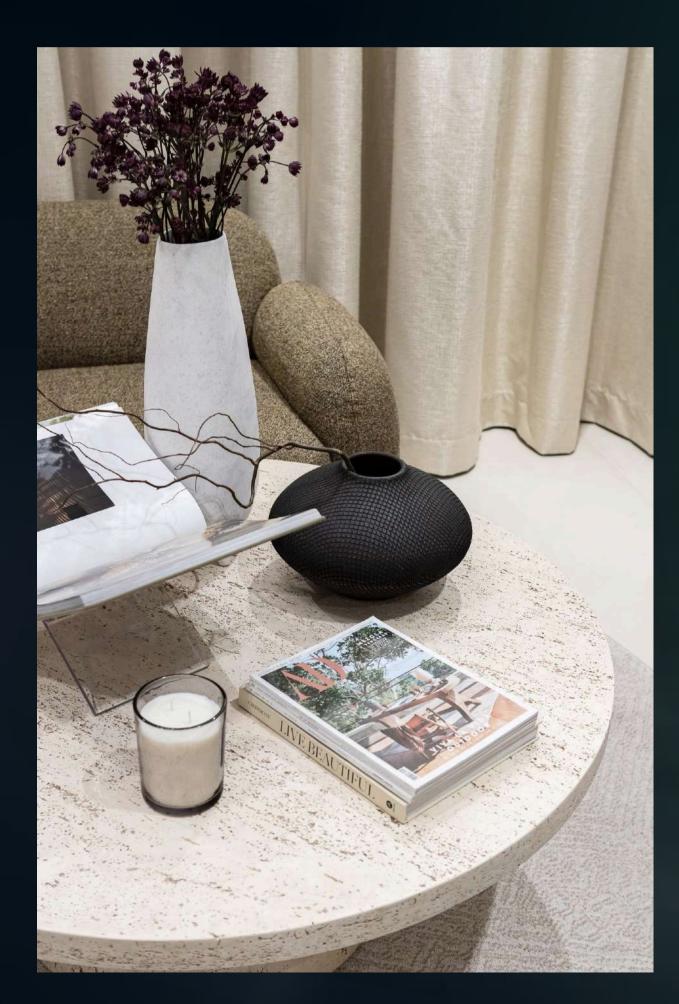


## 7th Floor Plan

21	ADULT	SWIMMING	POOL

22 POOL DECK WITH SUN LOUNGERS

### Apartments LIVING





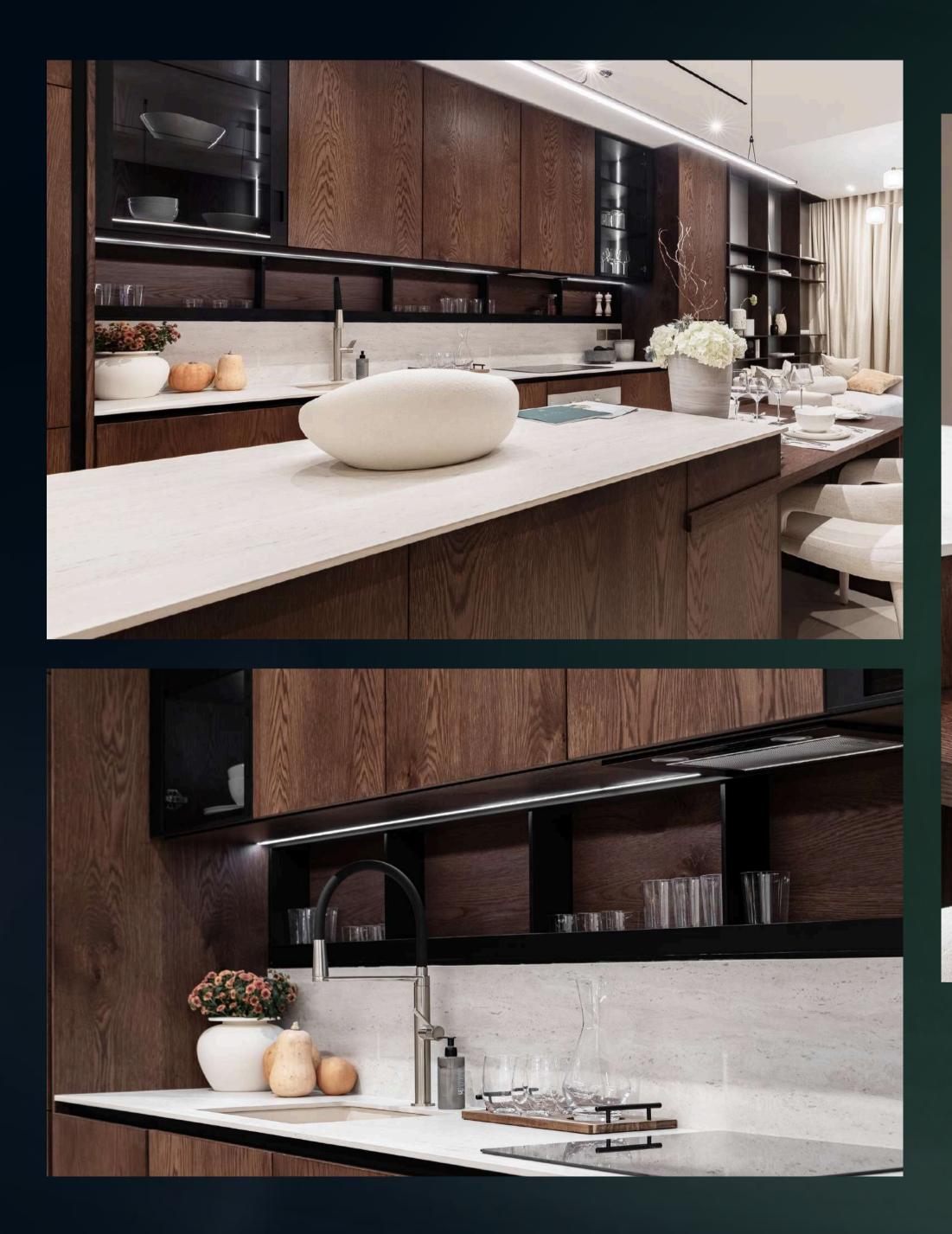
### E V E R G R 1 N House 2

HOUSE 2





# Apartments LIVING





#### EVERGRIN HOUSE 2

# Apartments KITCHEN

HOUSE 2



HOUSE 2



### Why Dubai



- Dubai was ranked among the "Top 1 5 Most Visited Cities in the World" amid the growing popularity of short-term rentals
- 3 Possibility of obtaining a residence permit in the UAE, when buying real estate for an amount of \$205,000
- 5 Safe investments protected by the UAE government

- Comfortable environment for 2 business development: most companies are tax-exempt, the VAT rate is only 5%
- For 25 years, the dirham exchange 4 rate has been stable against the dollar at the level of 1\$ = 3.65 AED
- Strong and stable economy 6 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

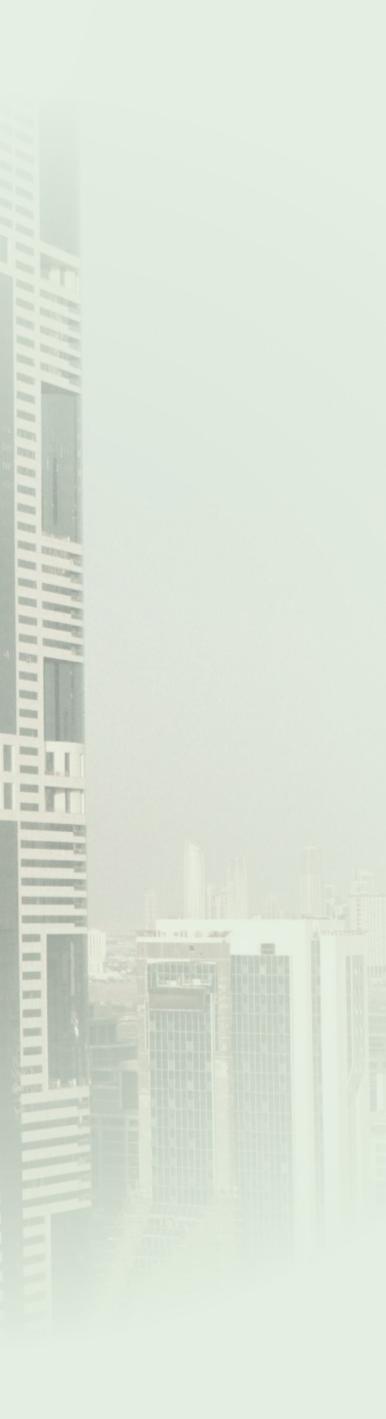


Obtaining a local driving license, which is an international license





Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



## PROPERTIES

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