



EVERGRIN

HOUSE 4

**Object 1**



Discover the ultimate blend of modern  
elegance and natural serenity

**E V E R G R I N**

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



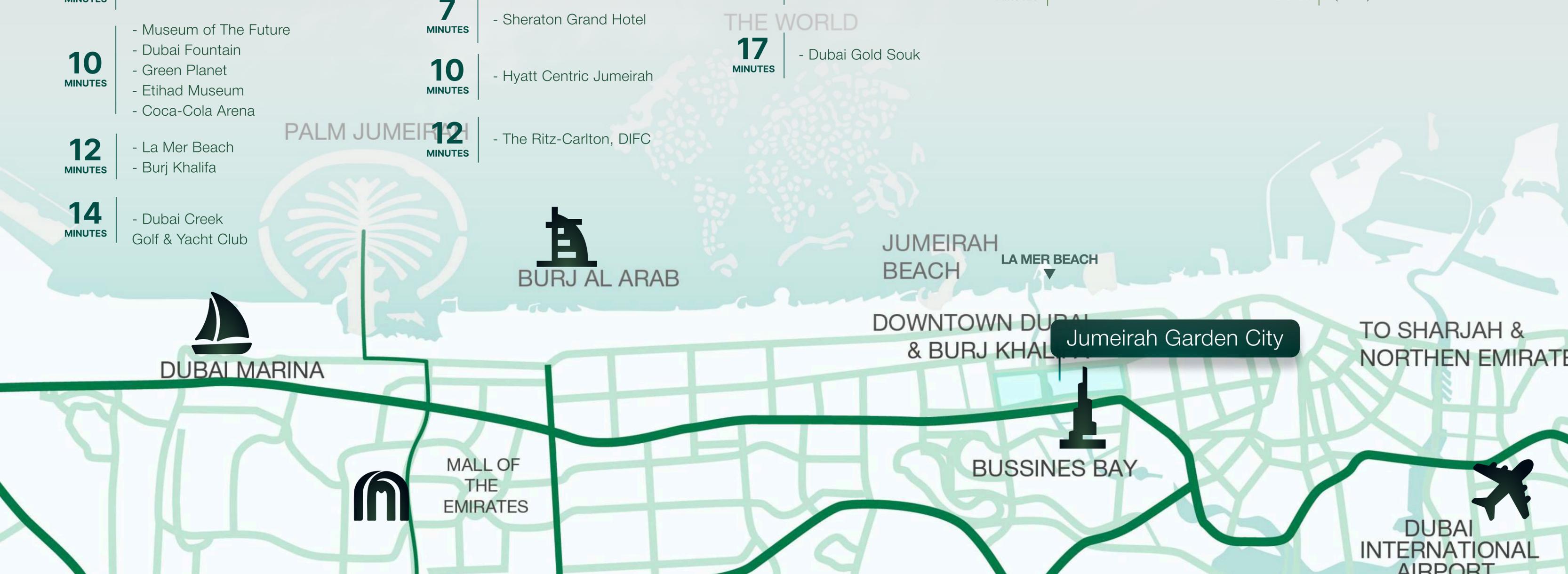
## Mosques

- 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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## 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

## PROFILE

### YOUNG URBAN PROFESSIONALS (YUPS)

Mid-career expats working in DIFC, Downtown Dubai, Business Bay, and Sheikh Zayed Road.

### FIRST-TIME INVESTORS

Regional and international buyers seeking a foothold in Dubai real estate with modest capital.

### BUY-TO-LET LANDLORDS

Portfolio investors looking to generate passive rental income.

### DIGITAL NOMADS & REMOTE WORKERS

High-income location-independent professionals relocating to Dubai for tax benefits and lifestyle.

### SMALL FAMILIES & YOUNG COUPLES

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, **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  
Anticipated Completion Q2 2026

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

# 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

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Outdoor Crossfit



# 1 Bedroom Apartment

LIVING



# 1 Bedroom Apartment

KITCHEN, BATHROOM



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# Roof Apartment Living

LIVING

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HOUSE 4



# Roof Apartment Living

KITCHEN

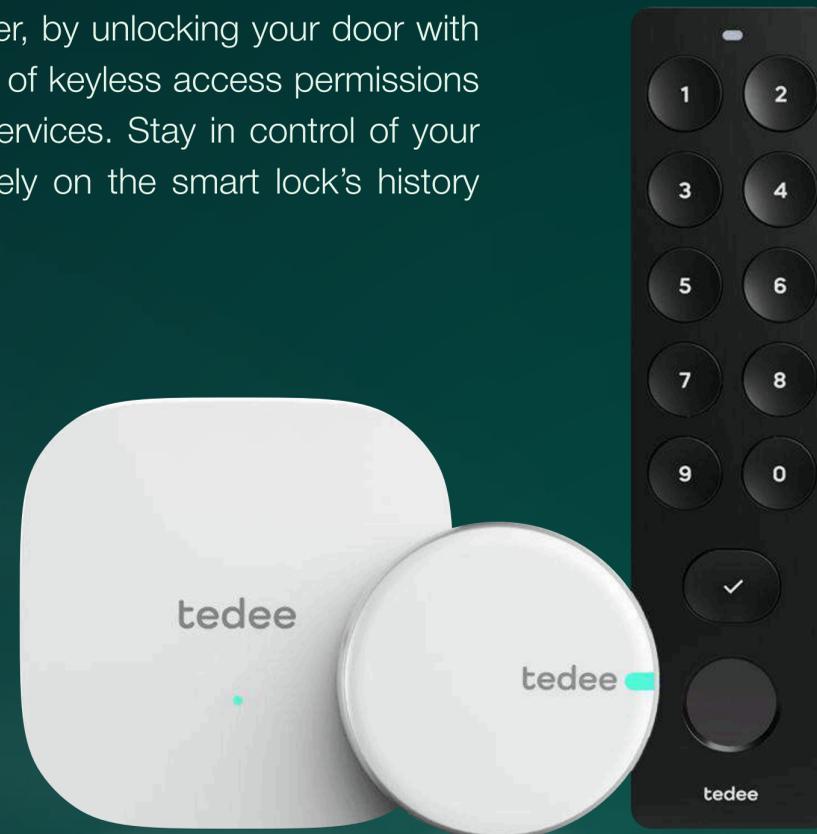


# Smart Home System

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.



# 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

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[www.object-1.com](http://www.object-1.com)