

MERDAN

RESIDENCE

by **EVERA**





AN EXPRESSION OF ELEGANCE

Spanning over 50 million square feet of master-planned development, Dubai Sports City is thoughtfully designed as a vibrant destination where sport is a way of life and champions are shaped every day. From the world-class Els Club golf course, designed by legendary golfer Ernie Els, to the Butch Harmon School of Golf and professional academies dedicated to rugby, football, and cricket, the community celebrates excellence in athletics and lifestyle. Beyond sport, this purpose-built city offers international schools, healthcare centres, hotels, community hubs, retail destinations, and entertainment venues creating a complete environment for modern, active living.



Elevated Views
with open perspectives across
Villas & Verdant Golf Landscapes







INSPIRED LIVING

Where Comfort Finds Its Place

Welcome to Merdan Residence, a contemporary residential address by Evera Development in the heart of Dubai Sports City.

Designed as a refined urban sanctuary, the residence brings together efficient layouts, quality construction, and family-oriented amenities to support effortless daily living in a calm and connected environment. Set within Dubai Sports City, residents benefit from proximity to schools, retail, sports venues, and major road networks, ensuring seamless connectivity while maintaining a peaceful neighborhood atmosphere.

MERDAN RESIDENCE



Evera Real Estate Development, a proud member of the IKHLAS Group, is redefining modern living through innovative and sustainable residential and commercial projects in Dubai. Building on the success of its flagship project, Olivo at Jumeirah Village Circle (JVC) now nearing handover, Evera is setting another milestone with the launch of The Galleria in Dubai South, a development that embodies the company's vision of smart, sustainable, and community-driven living. Backed by the multinational strength of the IKHLAS Group, with operations across the UAE, Kyrgyzstan, Kazakhstan, the USA, and Russia, and supported locally by IKHLAS Building Contracting Co. LLC, Evera blends visionary design, craftsmanship, and environmental responsibility to shape the future of modern urban life in Dubai.



WORLDWIDE PRESENCE

15+ million sq.ft. developed across Central Asia, US, and UAE



DEVELOPMENT FOCUS

Real Estate Development,
Lifestyle Communities



COMMUNITIES IN DUBAI

JVC , Dubai South, Sports City,
Jebel Ali, Meydan &
Dubai Islands



BUSINESS PORTFOLIO

Real Estate, Heavy Machinery,
Stone Cutting, Healthcare,
Logistics, F&B, Education & Textile.

Project Overview

Evera Development proudly presents Merdan Residence, a contemporary residential tower located in the heart of Dubai Sports City, one of Dubai's most established lifestyle and sports-focused communities. The project is designed to offer modern urban living with a strong emphasis on comfort, functionality, and community-focused amenities.

PROJECT NAME

Merdan Residence

TYPE

Residential Building

DEVELOPER

Evera Development

NUMBER OF APARTMENTS

95

UNIT MIX

Studios, 1BHK, 2BHK, 3BHK

LIFESTYLE AMENITIES



**SWIMMING
POOL**



**PODIUM
SEATING AREA**



**BASKETBALL
COURT**



**OUTDOOR
CINEMA**



**YOGA &
MEDITATION**



**KIDS
PLAY-AREA**



GYM



**BARBECUE
AREA**



**GREEN
OASIS**



**SAUNA &
STEAM ZONE**

LOCATION MAP



Within 5 to 10 Minutes

- Motor City
- Jumeirah Village Circle
- Dubai Production City
- Dubai Studio City
- Dubai Polo Club
- Miracle Gardens



Within 10 to 15 Minutes

- Dubai Internet City
- Mall of the Emirates
- Ibn Battuta Mall
- Global Village
- IMG Worlds of Adventure



Within 15 to 20 Minutes

- Dubai South
- Dubai Downtown
- Jebel Ali Free Zone
- Palm Jumeirah
- Al Maktoum International Airport
- EXPO 2020 Area







MERDAN RESIDENCE
by EVERA



MERDAN RESIDENCE
by **ALFARO**



MERDAN RESIDENCE

MERDAN

RESIDENCE

by EVERA

7th Floor

703

Studio



SELLABLE AREA

sq.m

sq.ft

Suite Area

36.50

392.74

Balcony Area

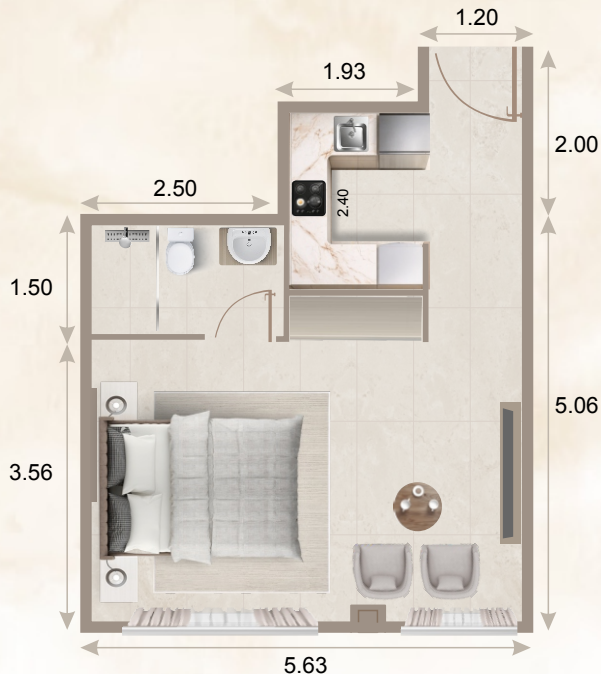
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Total Area

36.50

392.74



DISCLAIMER

All dimensions are in millimeters and measured from finish to finish, excluding construction tolerances. Materials, dimensions, and drawings are approximate, and information may change without notice at the developer's discretion. Actual areas may differ from those stated, and drawings are not to scale. Images are for illustrative purposes only and may not reflect the actual size, features, specifications, fittings, or furnishing. The developer reserves the right to make revisions or alterations at its discretion without liability.



MERDAN

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by EVERA

2nd To 6th TYPICAL FLOORS

01

1BHK



SELLABLE AREA

sq.m

sq.ft

Suite Area

65.67

706.61

Balcony Area

13.00

139.88

Total Area

78.67

846.49



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MERDAN

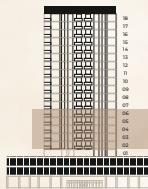
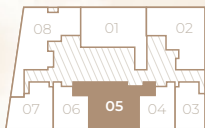
RESIDENCE

by EVERA

2nd To 6th TYPICAL FLOORS

05

1BHK



SELLABLE AREA

sq.m

sq.ft

Suite Area

60.00

645.60

Balcony Area

10.20

109.75

Total Area

70.20

755.35



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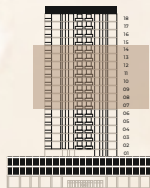
RESIDENCE

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7th to 14th TYPICAL FLOORS

01

2BHK



SELLABLE AREA

sq.m

sq.ft

Suite Area

93.55

1006.60

Balcony Area

13.45

144.72

Total Area

107.00

1151.32



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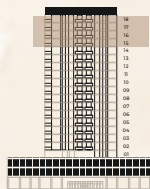
RESIDENCE

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15th to 18th TYPICAL FLOORS

01

3BHK



SELLABLE AREA

sq.m

sq.ft

Suite Area

126.17

1357.59

Balcony Area

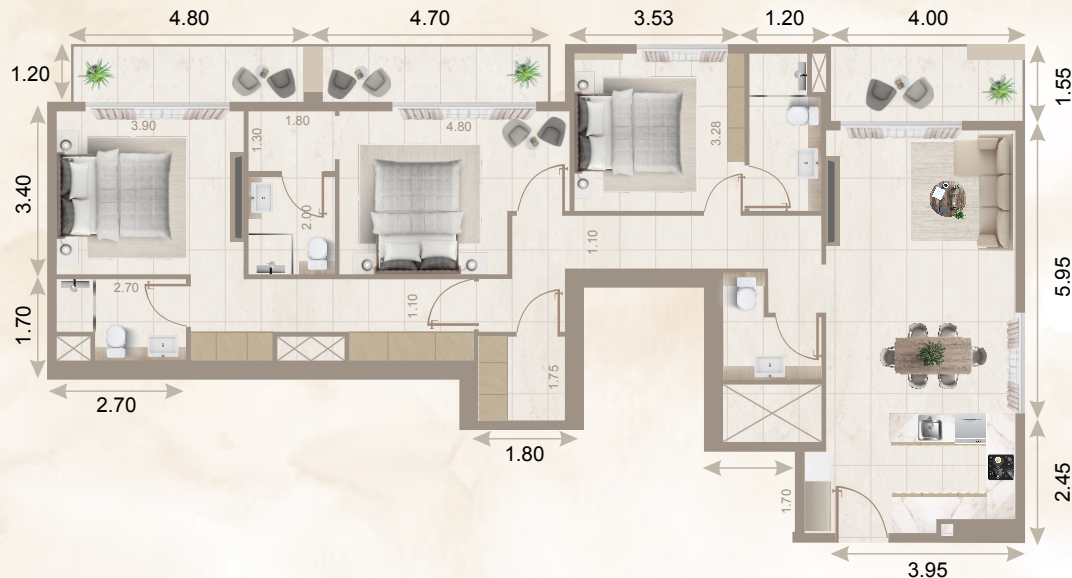
20.00

215.20

Total Area

164.17

1572.79



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