DUBAI SPORTS CITY

MERDAN

RESIDENCE

by EVERA



EVERA DEVELOPMENT

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.

EVERA

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




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MERDAN RESIDENCE


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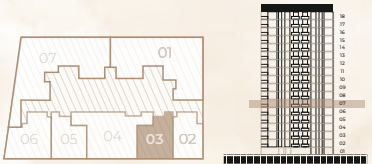
MERDAN

RESIDENCE

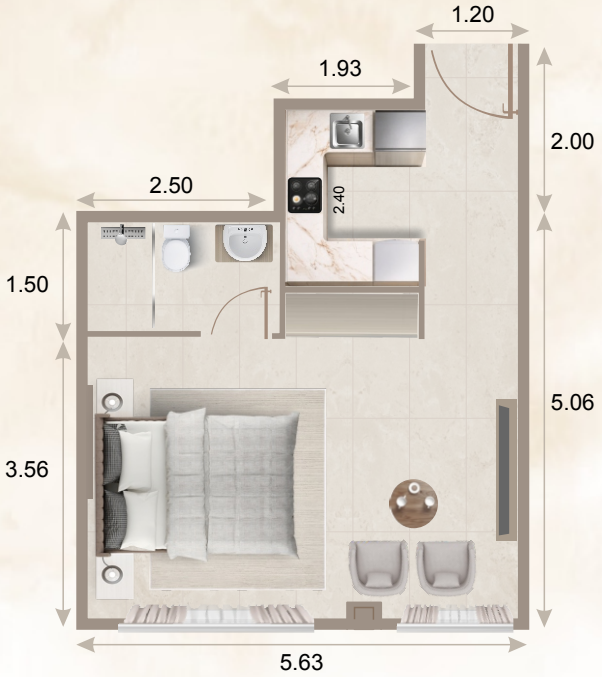
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7th Floor

703 Studio



SELLABLE AREA	sq.m	sq.ft
Suite Area	36.50	392.74
Balcony Area	0	0
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.

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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



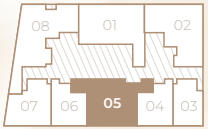
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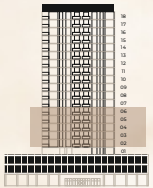
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2nd To 6th TYPICAL FLOORS

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



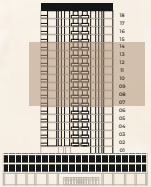
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7th to 14th TYPICAL FLOORS

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



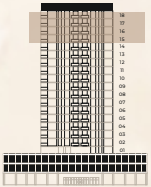
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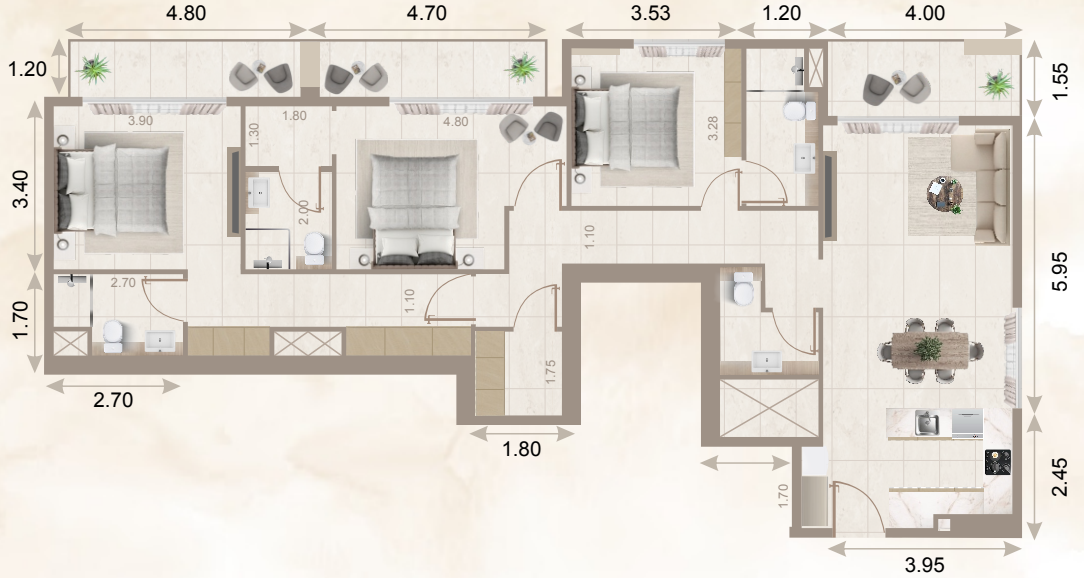
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15th to 18th TYPICAL FLOORS

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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