www.merdanresidence.ae

MERDAN
RESIDENCE
by EVERA

Where Comfort
Finds Its Place...

DUBAI SPORTS CITY



EVERA DEVELOPMENT

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	NUMBER OF APARTMENTS 95
TYPE Residential Building	UNIT MIX Studios, 1BHK, 2BHK, 3BHK
DEVELOPER Evera Development	COMPLETION DATE Q4-2027





STUDIO, 1,2,3
BEDROOM APARTMENTS

BOOKING FROM
AED 10K

ESTIMATED
COMPLETION
Q4-2027



UNIT DETAILS

UNIT TYPE	STARTING PRICE	TOTAL UNITS	PAYMENT PLAN
STUDIO	620K	24	50/50
1BHK	1.00M	29	40/60
2BHK	1.40M	38	30/70
3BHK	1.80M	04	30/70

LIFESTYLE AMENITIES

- SWIMMING POOL
- PODIUM SEATING AREA
- BASKETBALL COURT
- OUTDOOR CINEMA
- YOGA & MEDITATION
- KIDS PLAY-AREA
- GYM
- BARBECUE AREA
- GREEN OASIS
- SAUNA & STEAM ZONE

Sales Offer

MERDAN RESIDENCE by EVERA

UNIT NUMBER
1104
(2 Bedroom)

DATE
13 November 2026

EST. COMPLETION
October 2027

OFFER NO
1104-2BR-EVR-MRD-OFR-2026-1061

PROJECT LOCATION
Merdan Residences, Sports City

UNIT DETAILS

Suite area	1,030.81 sq.ft	Bathrooms	3
Balcony area	209.17 sq.ft	Bedrooms	2
Total area	1,239.98 sq.ft	Floor	11
Price per sq.ft	AED 1,431	Entrance	1
		Finishing	Unfinished

UNIT PRICE **AED 1,774,411**

PAYMENT PLAN

Instalment	Milestone	%	Amount (AED)
Booking fee	At the time of booking	10%	177,441
SPA	30 days from booking	10%	177,441
3rd instalment	6 months from booking	10%	177,441
Final payment	On handover	70%	1,242,088

TOTAL **AED 1,774,411**

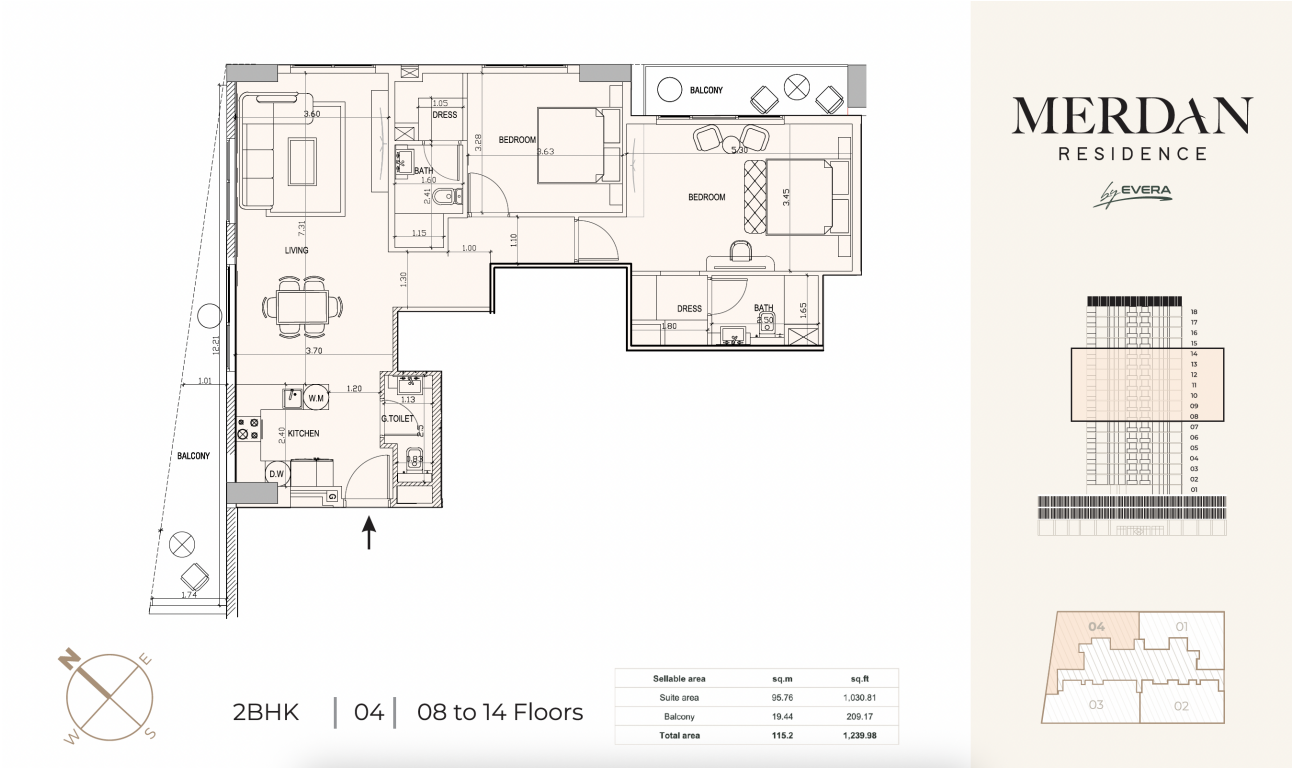
GOVERNMENT FEES

DLD fee (4%)	Immediate	70,976
Oqood fee	Immediate	5,000
Total fees		**75,976**

Initial payment upon unit reservation (10% downpayment + DLD & Oqood fees) **AED 253,418**

Sales department · +971 54 211 1143 · info@everadevelopment.ae

Prices and availability are subject to change without notice. This offer is indicative and not a contractual document.



Sellable area	sq.m	sq.ft
Suite area	95.76	1,030.81
Balcony	19.44	209.17
Total area	**115.2**	**1,239.98**

Purchaser's Initials: _____

Seller's Initials: _____

All drawings and dimensions are approximate. Drawings not to scale are subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations.