

MERDAN

RESIDENCE

by EVERA

Where Comfort
Finds Its Place...



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

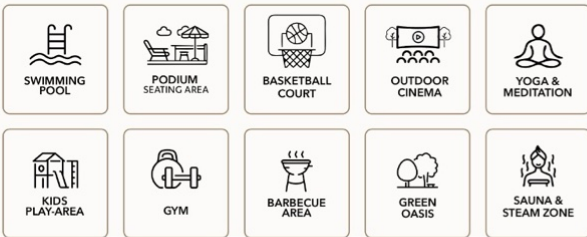
ESTIMATED
COMPLETION
Q4-2027



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



Sales Offer

UNIT NUMBER

1104

(2 Bedroom)

DATE

29 September 2026

EST. COMPLETION

October 2027

OFFER NO

1104-2BR-EVR-MRD-OFR-2026-0241

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	5%	88,721
4th instalment	12 months from booking	5%	88,721
Final payment	On handover	70%	1,242,088

TOTAL

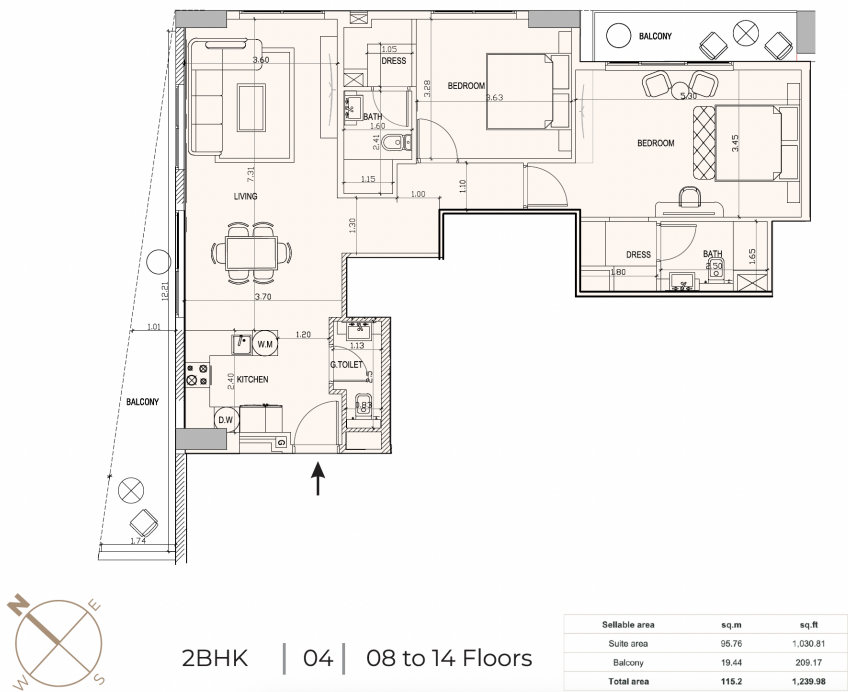
AED 1,774,411

GOVERNMENT FEES

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

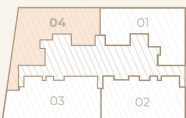
Initial payment upon unit reservation (10% downpayment + DLD & Oqood fees)

AED 253,418



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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.