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<br>Merdan Residence | NUMBER OF APARTMENTS<br>95 |
| TYPE<br>Residential Building | UNIT MIX<br>Studios, 1BHK, 2BHK, 3BHK |
| DEVELOPER<br>Evera Development | COMPLETION DATE<br>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-2026-1080**

**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**

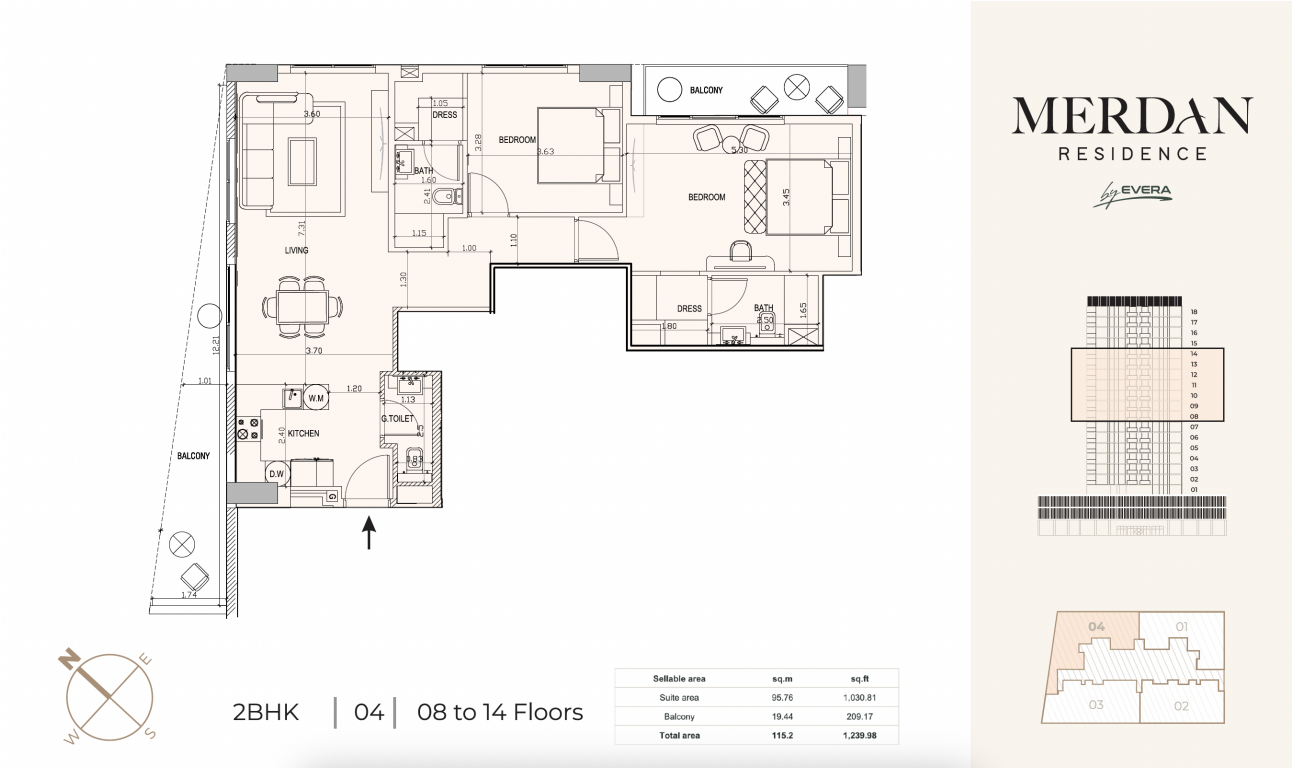
## GOVERNMENT FEES

| | | |
|---|---|---|
| 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.