

# 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**

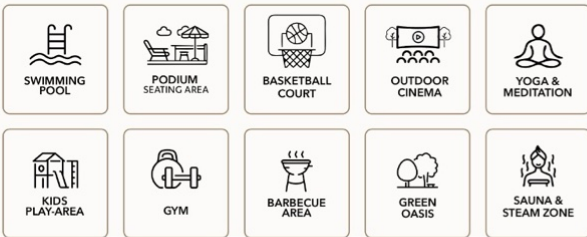
ESTIMATED  
COMPLETION  
**Q4-2027**



## 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

**903**

(2 Bedroom)

DATE

29 September 2026

EST. COMPLETION

**October 2027**

OFFER NO

**903-2BR-EVR-MRD-OFR-2026-0242**

PROJECT LOCATION

**Merdan Residences, Sports City**

## UNIT DETAILS

|                                                                                                   |                |                                                                                             |            |
|---------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------|------------|
|  Suite area      | 1,059.32 sq.ft |  Bathrooms | 3          |
|  Balcony area    | 240.49 sq.ft   |  Bedrooms  | 2          |
|  Total area      | 1,299.81 sq.ft |  Floor     | 9          |
|  Price per sq.ft | AED 1,431      |  Entrance  | 1          |
|                                                                                                   |                |  Finishing | Unfinished |

UNIT PRICE

**AED 1,860,028**

## PAYMENT PLAN

| Instalment     | Milestone              | %   | Amount (AED) |
|----------------|------------------------|-----|--------------|
| Booking fee    | At the time of booking | 10% | 186,003      |
| SPA            | 30 days from booking   | 10% | 186,003      |
| 3rd instalment | 6 months from booking  | 5%  | 93,001       |
| 4th instalment | 12 months from booking | 5%  | 93,001       |
| Final payment  | On handover            | 70% | 1,302,020    |

**TOTAL**

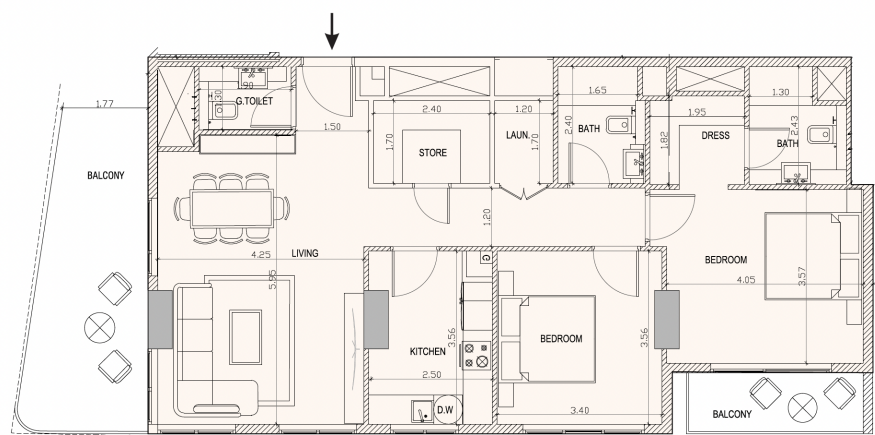
**AED 1,860,028**

## GOVERNMENT FEES

|                   |           |               |
|-------------------|-----------|---------------|
| DLD fee (4%)      | Immediate | 74,401        |
| Oqood fee         | Immediate | 5,000         |
| <b>Total fees</b> |           | <b>79,401</b> |

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

**AED 265,404**

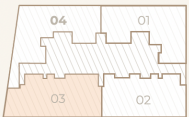
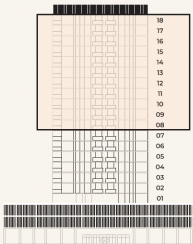


2BHK | 03 | 08 to 18 Floors

| Sellable area | sq.m   | sq.ft    |
|---------------|--------|----------|
| Suite area    | 98.41  | 1,059.32 |
| Balcony       | 22.35  | 240.49   |
| Total area    | 120.76 | 1,299.81 |

MERDAN  
RESIDENCE

by EVERA



| Sellable area | sq.m   | sq.ft    |
|---------------|--------|----------|
| Suite area    | 98.41  | 1,059.32 |
| Balcony       | 22.35  | 240.49   |
| Total area    | 120.76 | 1,299.81 |

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.