



EVORA
RESIDENCES
A NEW ERA IN AL FURJAN



OVERVIEW

Overview



A Multi-billion Dollar
Conglomerate



The Developer

Past-

VENTO
TOWER
BUSINESS BAY

Present-

EVORA
RESIDENCES

Future-

Meydan
Dubai Island
Warsan
Bu Kadra



THE GROUP

The Group



ANAX Development is part of ANAX Holding, a multi-billion dollar conglomerate started over 24 years ago.

Industry segments include:

- Asset Management
- Media
- Hospitality
- Real Estate
- Trading
- Technology
- Venture Capital

Operating in:

- UK
- Europe
- South Asia
- Middle East (since 2014)

- 10 years in the region with multiple businesses
- Started ANAX Developments to elevate neighbourhoods



THE DEVELOPER

The Developer



Top Districts

We focus on prime and upcoming areas across Dubai's residential landscape.

Proven Developer

ANAX Developments has already launched VENTO, its first project in Business Bay, where work is already underway at break-neck speed.

Liveable Spaces

ANAX focuses on the needs of its end-users and provides highly liveable, spacious sanctuaries which also act as great investment opportunities.

The Developer



Future Plans

Upcoming launches in:

- Al Furjan
- Warsan
- Dubai Islands
- Meydan
- Bu Kadra

Plus many other premium locations boasting of almost **2000 units over the next 12 months.**

Flexible Payment

With a sincere commitment to deliver, and its financial strength through its parent company,

ANAX proudly offers

30:70 payment plans

in line with end-user demands and mortgage requirements.

The Developer



THE PHILOSOPHY OF

‘LIVING LARGE’

Living Holistically

Living to Create Impact

Living a Full Life

ANAX Developments focus on elevating the lifestyle of its residents and giving them a reason to live large.

LIVE LARGE

The pipeline symbol of what we stand for.

Our Existing Portfolio

- 3 buildings in the UK
- Vento in Business Bay

Our Upcoming Launch

- Evora in Al Furjan

Our Future Projects

- Meydan
- Bu Kadra
- Dubai Island
- Warsan

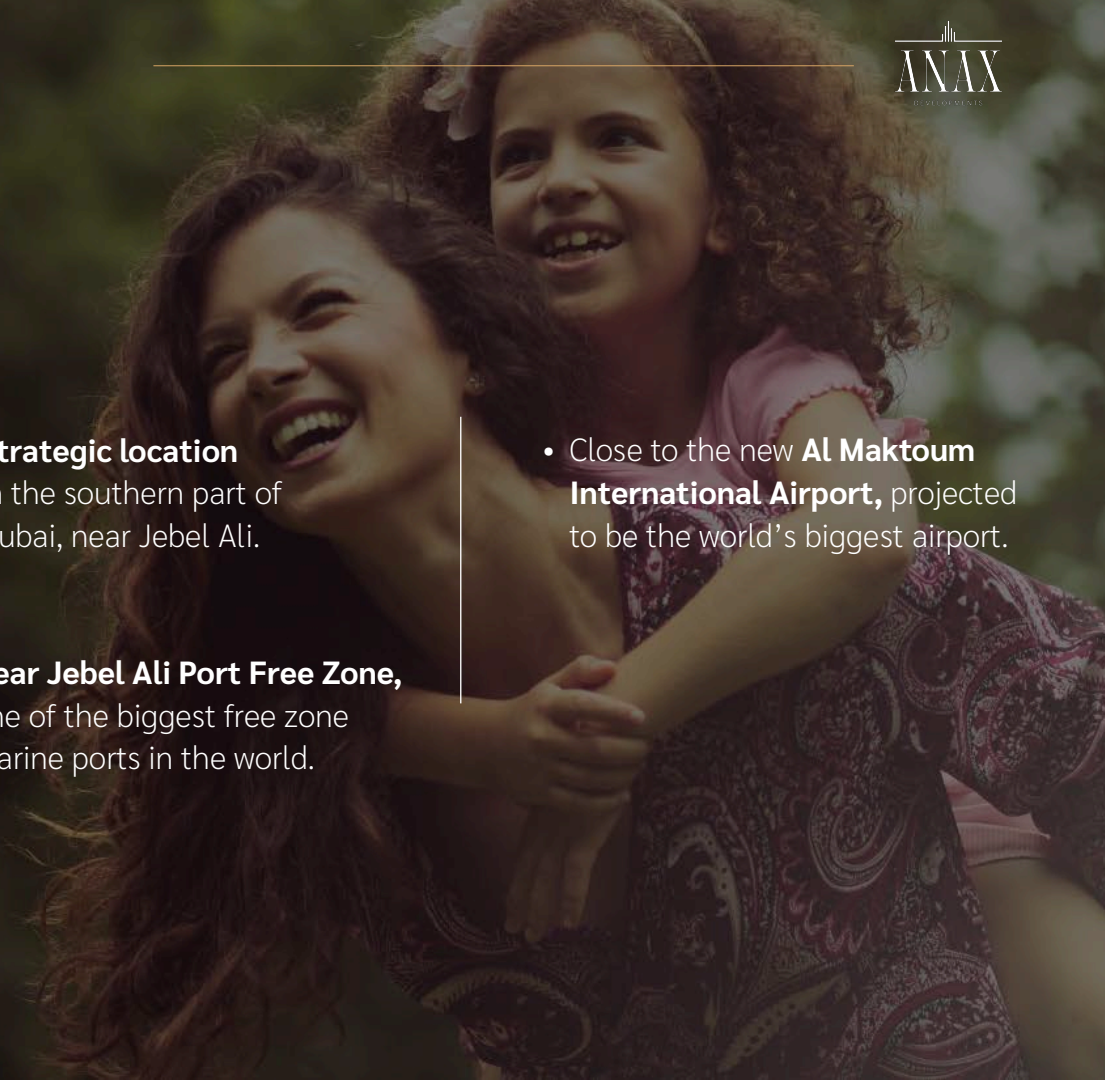


AL FURJAN

Al Furjan

The New Centre of Dubai

- **Major commercial districts**
like Jumeirah Lake Towers (JLT), Dubai Marina and Jebel Ali Free Zone within just 15 minutes.
- **Strategic location**
in the southern part of Dubai, near Jebel Ali.
- **Close to the new Al Maktoum International Airport**, projected to be the world's biggest airport.
- Part of **Dubai Green Spine initiative**, including **Expo City** and **Etihad Rail**
- **Near Jebel Ali Port Free Zone**, one of the biggest free zone marine ports in the world.



Connectivity Advantage

- **Jebel Ali Port & Freezone:**
10,000+ companies
- **JBR, Dubai Marina & Blue Waters:** 150+ hotels, waterside retail outlets and malls
- **Media City, Internet City & Knowledge Village:** 11,000+ companies, 124,000+ professionals / 27+ academic institutions, 28,000+ students
- **Jumeirah Lakes Towers:**
world's fastest growing economic zone; 24,000+ companies, 100,000+ professionals



Lifestyle Advantage

Driving proximities to key destinations:

Metro Station ————— less than 1 min

Ibn Battuta Mall ————— 8 mins

Dubai Marina ————— 12 mins

Expo City ————— 12 mins

JBR Beach ————— 14 mins

Al Maktoum Airport ————— 20 mins

Legoland ————— 22 mins

Palm Jumeirah ————— 30 mins



Community Advantage

Great School District.
Great for Community Living.

- 2 Community Centres
- 2 Schools
- 3 Nurseries
- 1 Hospital
- 9 Clinics



Residential Appeal



- Low-density area
- Limited high-rise buildings (Max G+15)
- Easy entry/exit



- High ROI
- High Capital Appreciation



- Al Furjan Pavilion
- Al Furjan Clubhouse



- Close to the tolerance corridor
- Attractive for all faiths and nationalities.



- 4 Schools
- 5 Nurseries
- 15 Pharmacies
- 5 Clinics
- 2 Hospitals



- A developed community:
- Public Parks
 - Sports Facilities
 - Entertainment and F&B
 - 2 Shopping Malls
 - 2 Community Centres

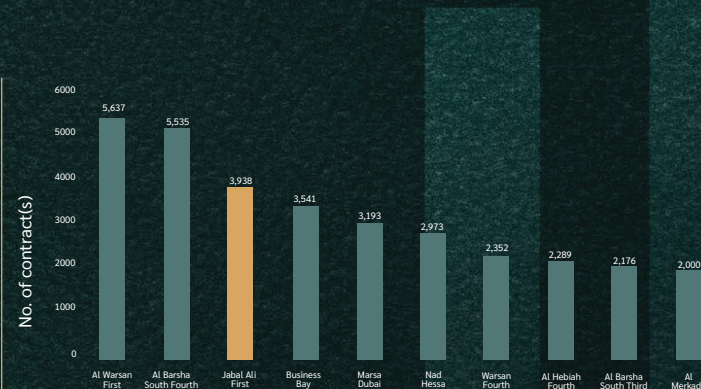
Investment Appeal

High rental yields and occupancy rates due to premium finishes and a well-planned masterplan*.

YEAR	ROI (%)
2018	6.5
2019	7.2
2020	8.0
2021	7.8
2022	7.5
2023	8.3

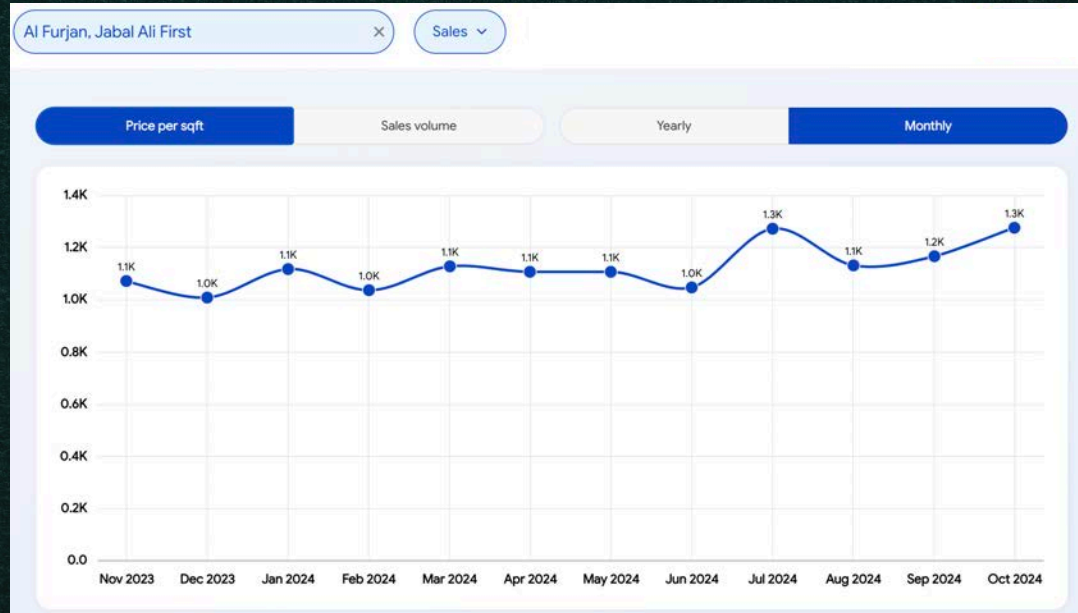
16% Increase
IN MEDIAN PRICE PER
SQFT IN THE LAST YEAR

+33% Increase
IN # OF TRANSACTIONS
IN THE LAST YEAR



Al Furan #3 in top performing areas in Dubai

Investment Appeal



Consistent increase in Price per Sq. Ft with October 2024 crossing AED 1300/sq.ft

*Source: DXB Interact

Future Outlook

Upcoming infrastructure developments in Al Furjan.

Etihad Railway

Jabel Ali Freezone expansion
with commercial towers

Green Spine Connectivity

via Dubai Tram & community amenities including parks, play areas, retail and sports activities

THE PROJECT

The Project

A New Era

We believe:

- it's time for Al Furjan to have a landmark residential project

A project that:

- brings the seamless design aesthetic of Palm Jumeirah
- is synonymous with high-end luxury now in Al Furjan

We believe:

- Al Furjan caters to an upwardly mobile demographic
- it's time a project that caters to their refined taste

A project for:

- the discerning homeowner
- people who care about health and wellness
- families that need private space for their help

Introducing

EVORA

RESIDENCES

A NEW ERA IN AL FURJAN

A landmark for passersby
to look up to and residents
to soak in.



Overview

Units

1, 2 and 3 Bedroom
Apartments

Location

Park views
4 mins. walk
to the Metro
On the Boulevard
Near Al Furjan Park

Features

Luxury finishes
& Amenities

Floors

G + P + 10

No. of Units

77

Starting Price

AED 1,068,777

Payment Plan

30/70

Anticipated Completion

Q3 2026

A New Era

Evora is designed to further elevate living in Al Furjan.

Sets a higher benchmark in design, quality, and living experience. It's something beyond what the existing players offer.

A shift towards better living, a new chapter that offers more than what's currently available.

Living in this development offers an experience that isn't available to just anyone.



A New Dawn in Design

Palm Jumeirah Style Living in Al Furan

- Design by EDMAC — the architect of PG Upper House and Studio One Hotel.
- Elegant metal filigree combined with brushed aluminium and exterior mood lighting.
- Big floor to ceiling windows with multiple dual aspect units.



A New Benchmark in Amenities

-  Infinity Pool
-  Pool Sunken Lounge
-  Outdoor BBQ Area
-  Equipped Gym
-  Tranquil Yoga Room
-  Jogging Track
-  Kids' Pool
-  Kids' Play Area
-  Sun Loungers



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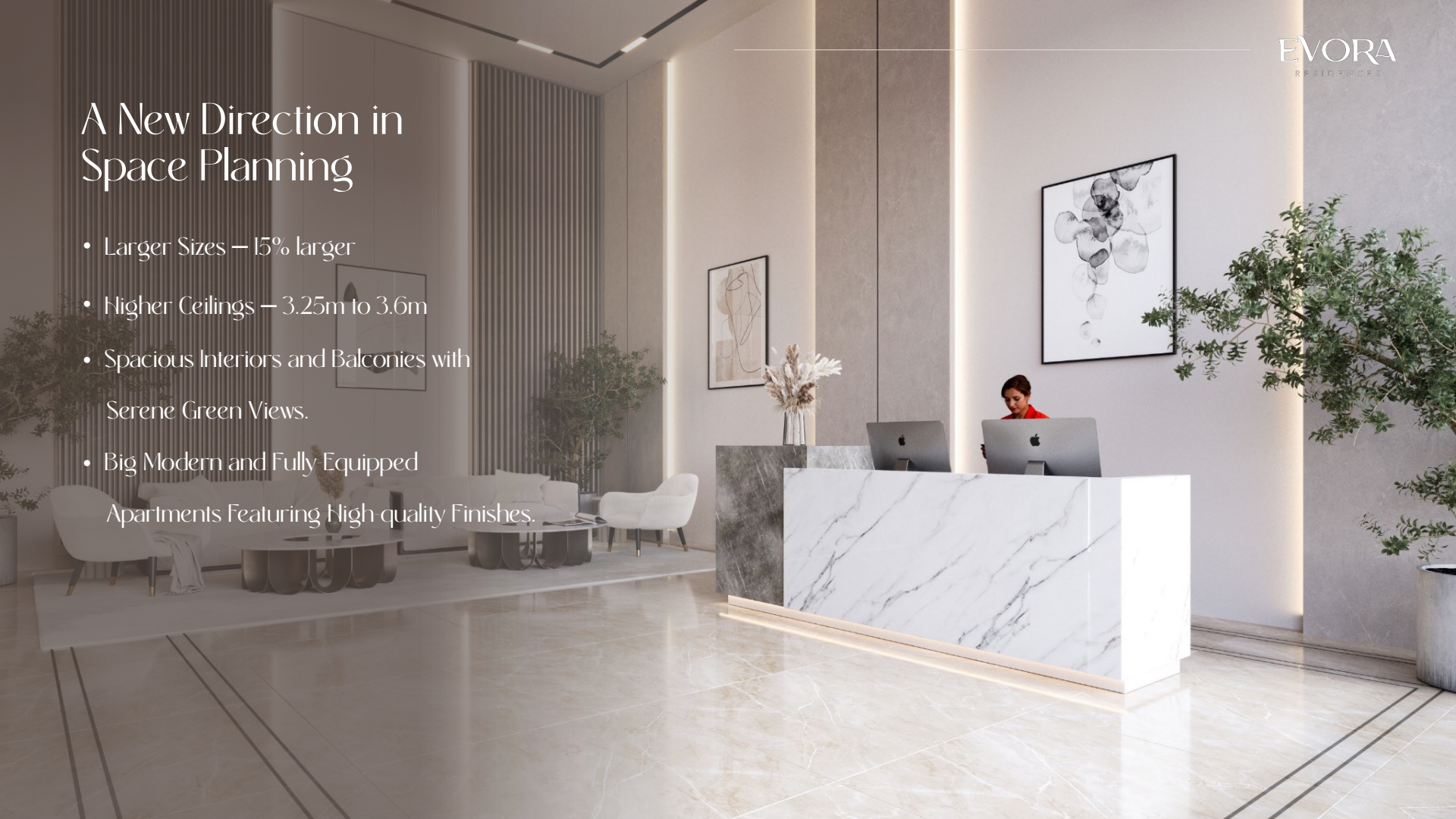
A New Level of Smart Living Solutions

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RESIDENCES



A New Direction in Space Planning

- Larger Sizes — 15% larger
- Higher Ceilings — 3.25m to 3.6m
- Spacious Interiors and Balconies with
Serene Green Views.
- Big Modern and Fully Equipped
Apartments Featuring High-quality Finishes.



Living & Dining

- Open Plan living
- Sleek Designs
- Modern Finishing



Kitchen

- Marble Countertop Finishing
- Integrated Siemens Appliances
- Feature Backsplash
- Concealed Lighting



Bedrooms

- Built-in Wardrobes
- En suite Bathrooms
- Floor-to ceiling Windows
- Large Sizes



Bathrooms

- Feature Walls
- Modern Designs
- Rain Shower & Handheld Showers
- Floating Wall mounted Fixtures
- Ledge with Concealed Lighting

EVORA
PERFORMANCE



Units Mix

	1-Bed	2-Bed	2-Bed + M	3-Bed + M
No. of Units	10	39	18	10
Size Ranges	767 - 1,013	1,227 - 2,239	1,230 - 1,512	1,750 - 2,599
Floor Ranges	1 to 10	1 to 10	2 to 10	1 to 10
Starting Price (AED)	1,068,777	1,485,777	1,715,777	2,325,777
Special Features	Double balconies	Amenities views Corner boulevard views available	Maids room Corner park views	Maids room Marina views JLT views

Fast Facts

<p>The Developer</p> <p>ANAX DEVELOPMENTS</p>	<p>Project Name</p> <p>EVORA RESIDENCES</p>	<p>Prime Location</p> <p>AL FURJAN</p>	<p>Integrated Appliances</p> <p>SIEMENS</p>	<p>The Architecture</p> <p>EDMAC</p>
<p>Units per Floor</p> <p>1st Floor = 5 2-10 Floors = 8</p>	<p>Starting Price</p> <p>AED 1,068,777</p>	<p>Estimated Service Charge</p> <p>AED 14.5</p>	<p>Payment Plan</p> <p>30/70</p>	<p>Anticipated Completion</p> <p>Q3 2026</p>
<p>Key Amenities</p>	<p>Infinity Pool Pool Sunken Lounge Outdoor BBQ Area</p>	<p>Equipped Gym Tranquil Yoga Room Jogging Track</p>	<p>Kids' Pool Kids' Play Area Sun Loungers</p>	

THANK YOU