## The Elysian



JUMEIRAH GARDENS

## Urban pulse.

Set in Jumeirah Gardens, The Elysian by MFOUR Development is where urban energy meets effortless coastal living. A home designed for movement, connection, and style – modern spaces with a beach club spirit, just minutes from the shore. Elevated amenities, a rooftop lounge, and a seamless city-to-sea flow create a place that's alive with possibility.

BUILDING STRUCTURE	G + 8 floors + roof	
UNIT MIX	Studio (Up to 506 sq ft)  1 Bedroom (Up to 1,006 sq ft)  2 Bedroom (Up to 2,289 sq ft)  3 Bedroom (Up to 3,146 sq ft)	
TOTAL UNITS	79 residences	
PAYMENT PLAN	50/50	
HANDOVER	October 2027	





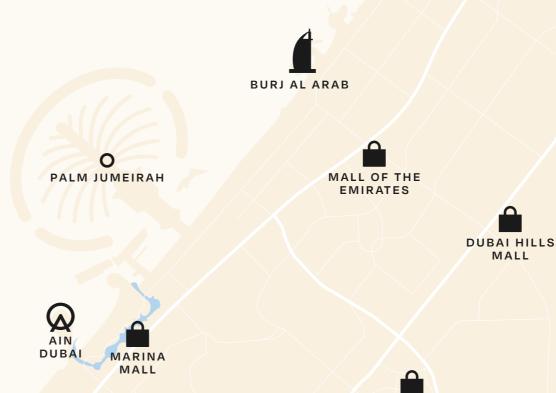


## Seamlessly connected. Effortlessly cool.

Jumeirah Gardens places you right within the flow of Dubai – seamlessly connected to the city's commercial, cultural, and coastal highlights. Just minutes from the beach and moments from Downtown Dubai, DIFC, and beyond, this is a location that moves with you. With easy access to Sheikh Zayed Road, convenience is built in, whether you're heading out or staying close.

Here, you're perfectly placed, effortlessly connected.

	DUBAI FRAME	7	MINUTES
¥	DXB INT. AIRPORT	10	MINUTES
0	DOWNTOWN DUBAI	10	MINUTES
0	JUMEIRAH BEACH	12	MINUTES
	DUBAI HILLS MALL	20	MINUTES
0	PALM JUMEIRAH	25	MINUTES
$\bigcirc$	AIN DUBAI	25	MINUTES



CIRCLE



## Your day, your flow.

Every space is designed to keep up with you. From early mornings by the pool to evenings on the rooftop, our amenities are built for those who live with purpose, style, and ease. Whether you're moving, relaxing, or connecting, each moment here is yours to shape.



Aquatic pool with sun deck

Kids pool

Indoor & outdoor gym

Steam & sauna room

Table tennis court

Outdoor cinema

Cabana area

BBQ area

Rooftop lounge





