JUMEIRAH GARDENS



The Elysian

Cool. Collective.





01 THE ELYSIAN
02 LOCATION
03 LIFESTYLE

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.









Step in, settle in, and live it your way.







Coastal.









Your city.
Your move.

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.



Celebrate the city's spirit.

Jumeirah Gardens is a neighbourhood in motion. Perfectly placed between Dubai's commercial, residential, and leisure hubs, it offers a lifestyle that's both dynamic and effortless. Whether you're exploring the vibrant dining scene, enjoying a beachside escape, or navigating the city with ease, everything is within reach. With seamless access to Downtown Dubai, DIFC, and Sheikh Zayed Road, connectivity is second nature. The area's balance of energy and tranquillity makes it ideal for those who move freely, live boldly, and seek the best of both worlds.







Move freely, live boldly.





Seamlessly connected. Effortlessly cool.

DUBAI FRAME	**7 MINUTES**
DXB INT. AIRPORT	**10 MINUTES**
DOWNTOWN DUBAI	**10 MINUTES**
JUMEIRAH BEACH	**12 MINUTES**
DUBAI HILLS MALL	**20 MINUTES**
PALM JUMEIRAH	**25 MINUTES**
AIN DUBAI	**25 MINUTES**




Calm.



FIRST FLOOR AMENITIES






In blissful balance.

At The Elysian, life flows effortlessly between the city and the shore. Mornings start with skyline views, afternoons unfold by the pool, and evenings bring rooftop lounges and the buzz of Dubai's social scene. Whether it's an energising workout, a laid-back beach day, or a night out in the city, every moment is yours to define. Designed for those who move freely and live fully.



Life flows effortlessly.





ROOFTOP TERRACE AND LOUNGE AREA



Collective.

04 RESIDENCES
05 AMENITIES
06 FLOOR PLANS





Sleek and shimmering.

The Elysian is where space, style, and energy come together. Modern layouts, warm earthy tones, and seamless design create homes that move with you. Floor-to-ceiling windows pull in natural light, while smart details and sleek finishes set the tone for effortless living. With a beach club feel and room to breathe, each residence is designed for those who live boldly and embrace the city's rhythm and buzz.

Whether it's a studio or a three-bedroom, this is your space – modern, spacious, and always in sync with your lifestyle. And for those seeking the ultimate retreat, select apartments offer private pools - your personal sanctuary for relaxation and connection.

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

Natural to the touch.

The Elysian is a place designed for those who live with intention. Thoughtfully crafted, this is a place where sleek, linear lines flow seamlessly with earthy textures, creating a home that's as vibrant as it is peaceful. From kitchens finished in rich wood veneer to clever storage solutions that enhance every inch of your space, every detail is designed to complement the way you live - fluid, dynamic, and full of possibility.





STUDIO APARTMENT



TYPICAL APARTMENT BATHROOM



ONE BED APARTMENT LIVING ROOM



ONE BED APARTMENT KITCHEN



ONE BED APARTMENT BEDROOM



TWO BED APARTMENT LIVING ROOM



TWO BED APARTMENT KITCHEN



TWO BEDROOM APARTMENT MASTER BEDROOM



TWO BED APARTMENT BEDROOM 2



TWO BED APARTMENT TERRACE WITH PRIVATE PLUNGE POOL



TWO BED APARTMENT TERRACE WITH PRIVATE POOL



TWO BED APARTMENT TERRACE WITH PRIVATE PLUNGE POOL



THREE BED APARTMENT TERRACE



THREE BED APARTMENT TERRACE WITH PRIVATE PLUNGE POOL



THREE BED APARTMENT WITH PRIVATE PLUNGE POOL

Specifications

GENERAL AREAS

- Wood-effect luxury vinyl tile flooring in a herringbone pattern for a warm, elegant ambiance
- Off-white painted walls and ceilings for a bright and airy feel
- Sleek brass-finish switches and power sockets for a modern touch
- Expansive floor-to-ceiling windows offering breathtaking outdoor views
- Provision for decorative ceiling lighting to enhance the space
- Small and minimal spotlights, strategically placed to ensure effective lighting throughout the area
- Brass-finish metal skirtings for a seamless, refined look



KITCHEN

- Elm-textured laminate & off-white glossy lacquered cabinets for a contemporary feel
- Quartz countertop and backsplash with a terrazzo effect for durability and elegance

BEDROOMS

- Built-in wardrobe with an elm-textured laminate exterior with integrated LED lighting for a sophisticated finish, sleek and functional design
- Floor-to-ceiling windows offering stunning views towards the balcony or outdoor space, creating an open and airy atmosphere
- Provisional surface-mounted lights for general illumination
- Small but effective spotlights to enhance lighting in key areas

BATHROOMS

- Seamless large-format beige porcelain tiles for a sleek, spa-like look
- Moisture-resistant off-white ceiling for long-lasting durability
- Fixed wall-mounted mirror with integrated LED lighting for an elegant touch
- Vanity with marble-effect porcelain tiles & high-pressure laminate shelving for style and practicality
- Elm-textured cabinetry above the water closet with a metal laminate-finished shelf for refined storage
- Travertine-effect large-format porcelain tiles on shower walls for a natural aesthetic
- Luxurious brass-finish sanitary fixtures for a touch of opulence
- Clear glass shower partition with brass accents for a sophisticated and open feel



Elevated.



FIRST FLOOR AMENITIES



POOL AND SUN DECK



Elevated energy.

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



OUTDOOR GYM

Your day, your flow.

Start your day with an invigorating workout in the indoor or outdoor gym, where every session feels like a step towards your best self. Whether it's lifting, running, or stretching, these spaces are designed to get you moving and feeling alive. Afterward, dive into the aquatic pool, where the sun deck awaits for you to recharge. A perfect balance of activity and relaxation, here, every moment is a chance to reset and refresh.

When the pace of the day starts to slow, step into the steam and sauna rooms for a full reset. These spaces offer the perfect balance of heat and tranquillity, a moment to detox and recharge before the next adventure.





KIDS' POOL



Relish, radiate, repeat.

Break up the ordinary with a game of table tennis, where friendly competition meets pure enjoyment. Meanwhile, the kids' pool is designed for family fun, offering a safe place for your little ones to cool off and play. It's not just about activity; it's about creating moments where everyone can be in the flow.



FIRST FLOOR AMENITIES



FIRST FLOOR AMENITIES

Where life unfolds.

When it’s time to unwind, the rooftop lounge offers panoramic views of Dubai’s skyline - your perfect spot to relax, socialise, and soak in the city’s energy. Gather with friends and family around the BBQ area for a meal and let the good times roll. Or, retreat to the cabana area, your peaceful sanctuary for stillness and calm amidst the buzz below. As the evening unfolds, the outdoor cinema transforms into a unique cinematic experience under the stars. Whether you're enjoying a movie night with loved ones or losing yourself in a film.





RECEPTION AREA



RECEPTION AREA



INDOOR GYM



POOL AND SUN DECK



BBQ AREA



OUTDOOR CINEMA



POOL AND SUN DECK

DEVELOPED BY MFOUR

Founded in 2010, MFOUR Development, Mumbai's leading real estate developer, has grown from a construction contracting firm into a leading real estate development company, delivering iconic projects across Mumbai and Pune. Beyond real estate, MFOUR offers comprehensive construction services, operates luxury hotels in Dubai and Istanbul, provides tailored security solutions, and leads digital media innovation through OOH medium in Mumbai. Committed to excellence, MFOUR is guided by integrity, expertise, and client satisfaction.

M FOUR
DEVELOPMENT

PRESENTED BY EVOLUTIONS

Evolutions is the first-of-its-kind real estate intelligence hub in Dubai that combines a concept store of exclusive developments, a 360-degree consultancy that specializes in the entire real estate lifecycle, and a global network of industry experts to facilitate connections with major industry players. The company serves as a bridge connecting all stakeholders, including developers, investors, brokers, and end-users. It actively supports the interests of every stakeholder, working towards creating, developing, and delivering valuable assets.

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