

GARDENIA
LIVINGS

**MAKE A TRULY EXCLUSIVE
LIFESTYLE STATEMENT WITH**

GARDENIA
LIVINGS





GROUP & THE DEVELOPER

Safe Developers is a property development company established by Silgo Group of Companies to build not just property but to build dream Homes.

Even though, Safe Developers is a new company launching its first project, the actual picture is much bigger. Safe Developers is next stage in a natural progression that has been in the making for 35 years. This progression was set in motion by Silgo group, a construction-based group that started with a building maintenance company in UAE in the early 1980s and since been built piece by piece to span several sectors across UAE and India. The promoters are involved in construction, Interior, Manufacturing, Trading, Events and Logistics and offer highly specialized services such as project design advisory, value engineering and Turnkey project solution across UAE and India. Silgo Group has worked with some of the biggest names in the GCC in delivering projects in every sector from industrial, residential, commercial, hospitality and everything in between.

This is the experience that Safe Developers draws from and that is why Safe Developers can confidently claim that it knows what their customers want and deliver it to them with the best quality at the most affordable price.





DUBAI

LIVING THE DREAM

Dubai is the undisputed business hub of the Middle East with a progressive economy and a futuristic vision.

It is home to more than 100 nationalities living in one of the most peaceful and secure environment.

The city is home to the world's most iconic landmarks, tourist attractions and fantastic infrastructure.

Once in Dubai, always in Dubai !



Higher Rental Yields
Between 7% to 10% annually on an average.



Capital Appreciation
Averages above 10% per annum over the last decade and even more for prime real estate.



Growing Economy
Stable growth delivering on its promises with continuously improving infrastructure.



100% Ownership Tax Free
Free zone development offering full ownership without any taxes.



City of Happiness & Safety
Ranked amongst the top safest cities of the world.



Ease of doing Business
Ranks on the top in the region for ease of doing business and attracting global business.

DUBAI IS AN INVESTOR'S PARADISE. THE ONLY BUSINESS HUB OF THE MIDDLE EAST REGION.



THE MASTER DEVELOPMENT ARJAN @ DUBAILAND

- A billion dollar master development plan.
- Mixed use community having residential, commercial, hospitality, educational and healthcare zones.
- Launched by the world famous Dubai Properties.
- Sustained by a community realm, rich in cultural and recreational attractions.
- Strategically positioned to be the center of New Dubai with close proximity to all major business and recreational centers.



DUBAI INTERNATIONAL AIRPORT
25 MINS

AL MAKTUUM INTERNATIONAL AIRPORT
30 MIN

ABU DHABI INTERNATIONAL AIRPORT
40 MINS

SHARJAH INTERNATIONAL AIRPORT
30 MINS



THE PALM JUMEIRAH
15 MINS



MALL OF THE EMIRATES
10 MINS



DUBAI MALL BURJ KHALIFA
15 MINS



MOTOR CITY
05 MINS



DUBAI HILLS
05 MINS



GLOBAL VILLAGE
08 MINS

CONNECTED TO THE CITY



BUS STATION ON THE SIDE OF THE BUILDING

PUBLIC GARDEN BEHIND THE BUILDING

GROCERY STORES
2-5 MINUTES

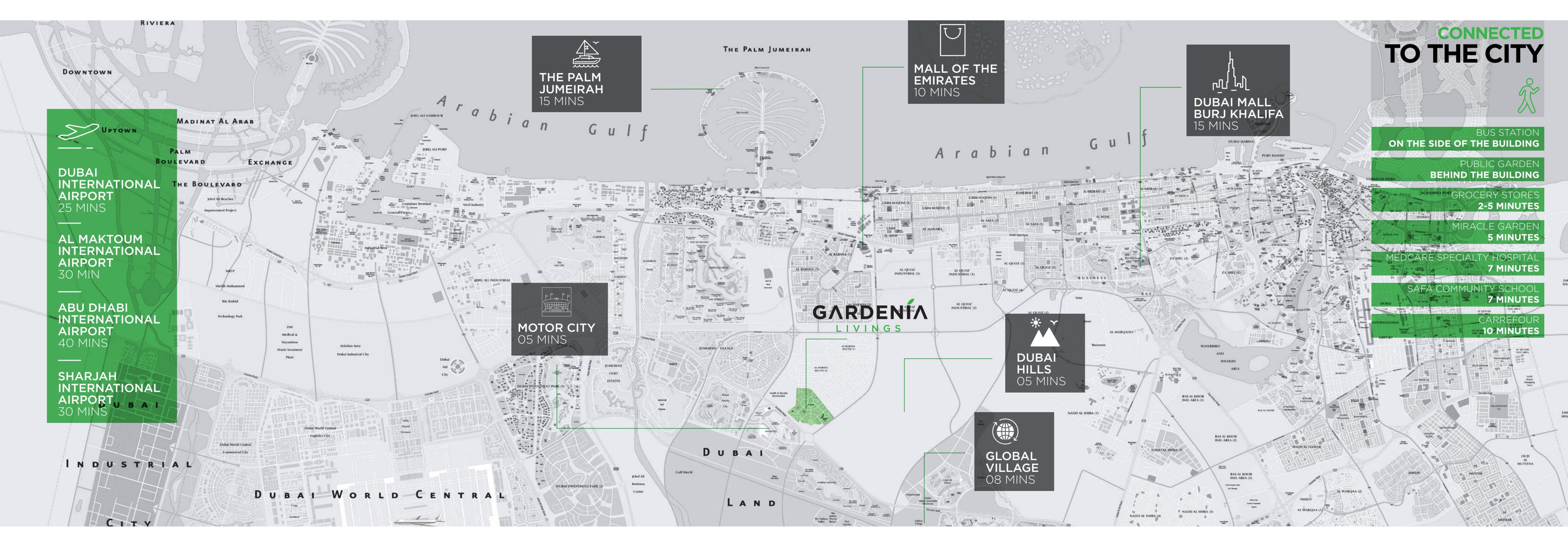
MIRACLE GARDEN
5 MINUTES

MEDCARE SPECIALTY HOSPITAL
7 MINUTES

SAFA COMMUNITY SCHOOL
7 MINUTES

CARREFOUR
10 MINUTES

GARDENIA
LIVINGS



**RECREATION
IS NEXT DOOR
WITHIN 5 TO 15
MINUTE DRIVE**



PALM JUMEIRAH



BURJ AL ARAB JUMEIRAH



DOWNTOWN DUBAI



FOUR GOLF COURSES

- TRUMP INTERNATIONAL GOLF CLUB, DUBAI
- GOLF SUPERSTORE
- DUBAI HILLS GOLF CLUB
- THE ELS CLUB



**DUBAI POLO &
EQUESTRIAN CLUB**



**GLOBAL VILLAGE
DUBAI**



**WORLDS BIGGEST
INDOOR THEME PARK**

**HUSTLING
NEIGHBOURHOOD/
COMMUNITY**



**DUBAI
MIRACLE GARDEN**



HOSPITALS



CARREFOUR



**RESTAURANTS
AND CAFES**



HOTELS



SCHOOLS



OFFICES



GARDENIA
LIVINGS

THE DEVELOPMENT

Welcome to an extraordinary exquisite lifestyle. Located at the one corner of the lush green Garden, close to the main entrance of Arjan and adjacent to the main highway, Gardenia Livings is unique in many aspects. You can wake up to a beautiful Garden view from two out of three sides of the development or you may choose to have a thriving community view as well.

BUILDING

Ground + 6 + Roof
Residential

BUILT UP AREA

196,000 SFT

APARTMENTS

One Bedroom
Two Bedroom

PLOT NUMBER

6731258 - Arjan

SALEABLE AREA

139,000 SFT

VIEWS

Garden view
Community view





AMENITIES CONVENIENCE & COMFORT

Little details makes all the difference. Gardenia Livings has been designed keeping your convenience as a deciding factor.

- Dedicated parking for residents and for the people of determination.
- Secured access to the building.
- 24/7 security provided by security cameras at all the common areas.
- Carefully planned lifts to serve all residents hassle free.
- Two designated lobby areas with concierge service and comfortable seating with designated waiting area.

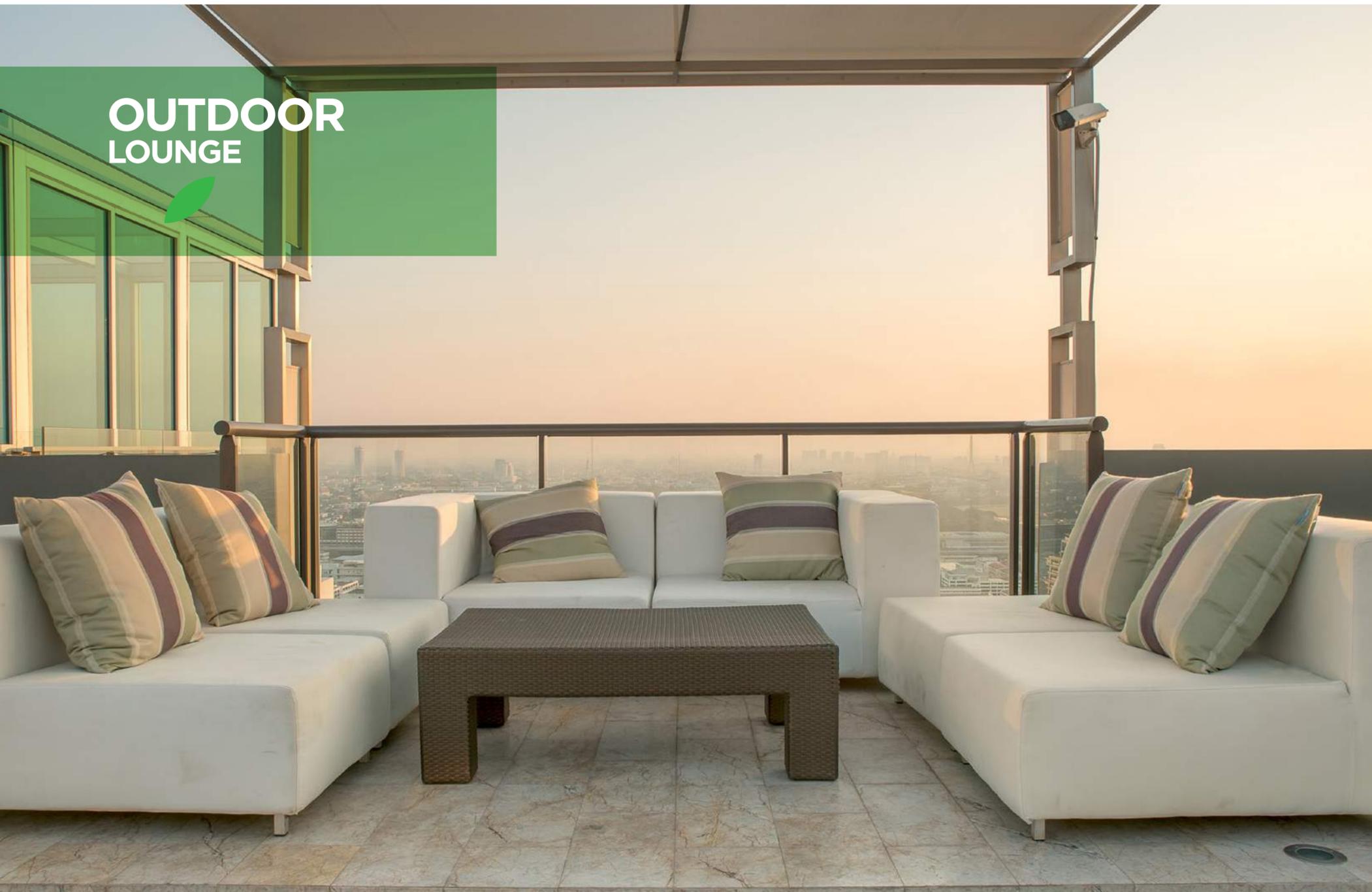


DIVE INTO INFINITY

- Gardenia Livings has a stunning Infinity Pool at it's rooftop.
- The pool overlooks the garden and the world famous Dubai skyline.
- Temperature controlled and safe for all age groups as per the standards of Dubai law.



**OUTDOOR
LOUNGE**



**BBQ AND
GRILLING SPACE**





KID'S WORLD

- Dedicated space on the roof top for kids play area.
- Equipped with multiple modern activities for kids up to the age of 14.
- An assistant is available during opening hours to assist and pamper your children.

**OUTDOOR
GYM**



**ROOFTOP
YOGA**



200 PEOPLE ROOFTOP
EVENT SPACE







BEYOND THE WINDOWS

- Open your window to a lush green view from your bedroom and living room everyday.
- Gardenia Livings is the only residential development adjacent to the central park of Arjan.
- The mesmerizing park boasts a running track, activities for children and dedicated areas for outdoor sports.
- As a resident of Gardenia Livings, you will always have access to the park at your doorstep.

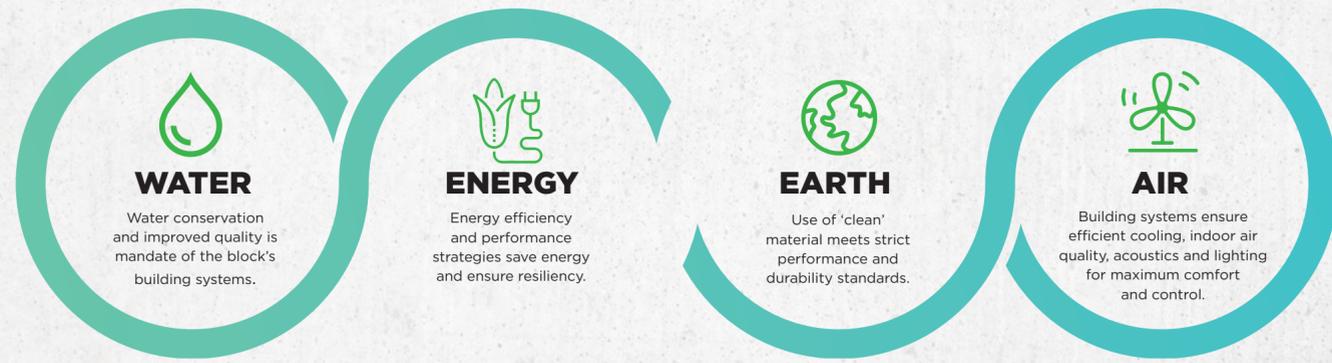




EYE TO DETAIL

MINIMALISTIC MODERN FINISHES

The apartments at Gardenia Livings come furnished with high quality flooring, imported European sanitary ware and fully fitted modern kitchens with stone countertops.





SAFE

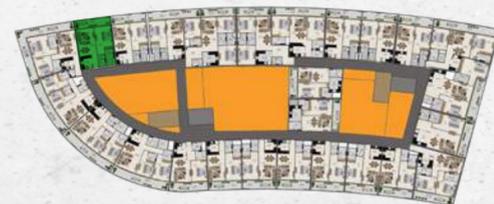
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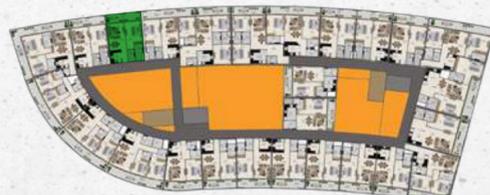
UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	102 to 602	762.95 Sq.Ft	Garden side



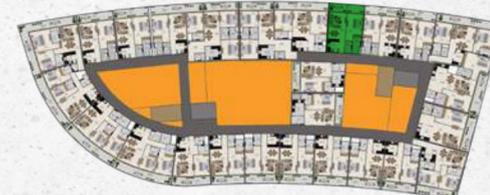
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	103 to 603	762.95 Sq.Ft	Garden side



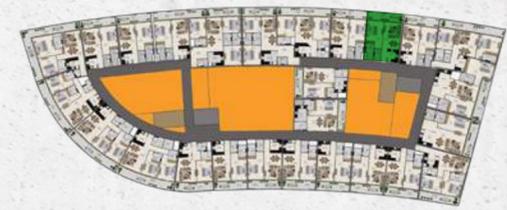
UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	108 to 608	762.95 Sq.Ft	Garden side



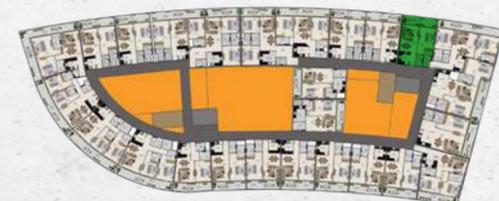
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	109 to 609	762.95 Sq.Ft	Garden side



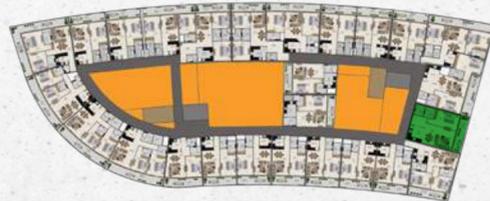
UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	110 to 610	762.95 Sq.Ft	Garden side



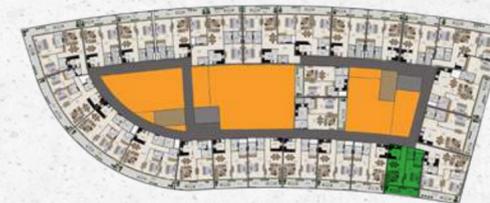
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	113 to 613	823.77 Sq.Ft	Garden side



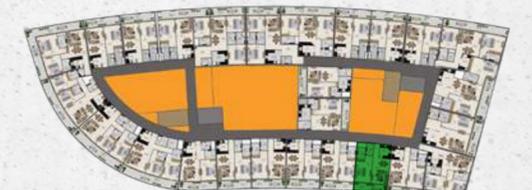
UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	115 to 615	740.24 Sq.Ft	community side



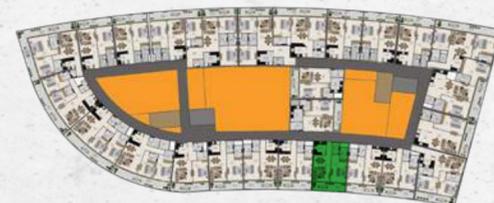
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	116 to 616	742.61 Sq.Ft	community side



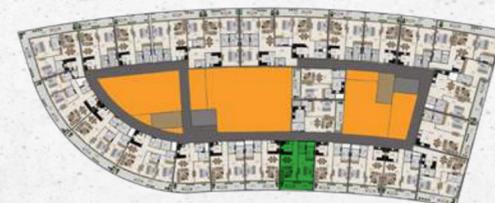
UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	117 to 617	742.61 Sq.Ft	community side



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	118 to 618	742.61 Sq.Ft	community side



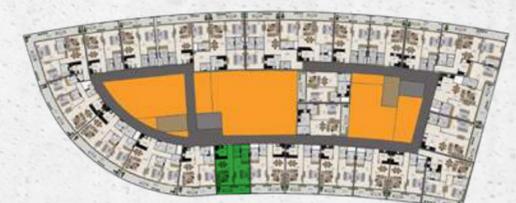
UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	119 to 619	742.61 Sq.Ft	community side



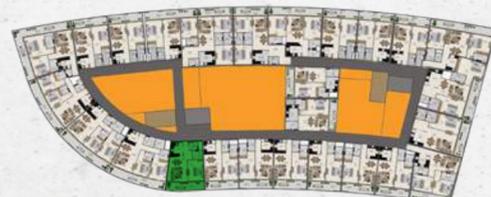
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	120 to 620	742.61 Sq.Ft	community side



UNIT TYPE
ONE BEDROOM



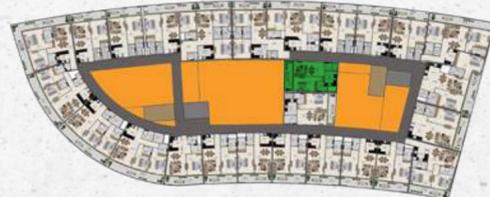
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	121 to 621	771.13 Sq.Ft	community side



UNIT TYPE
ONE BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	125 to 625	717.64 Sq.Ft	community side



UNIT TYPE
ONE BEDROOM



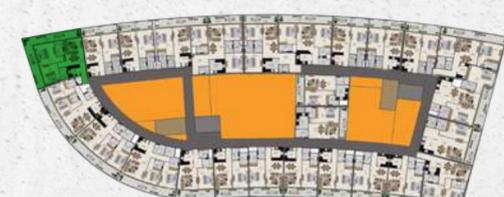
UNIT TYPE	FLAT NO	AREA	VIEW
1 BEDROOM	126 to 626	752.08 Sq.Ft	community side



UNIT TYPE
TWO BEDROOM



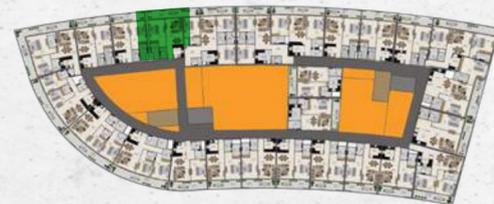
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	101 to 601	1258.63 Sq.Ft	Garden side



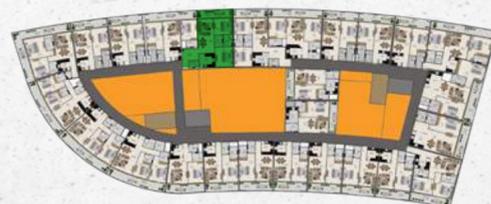
UNIT TYPE
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	104 to 604	1051.64 Sq.Ft	Garden side



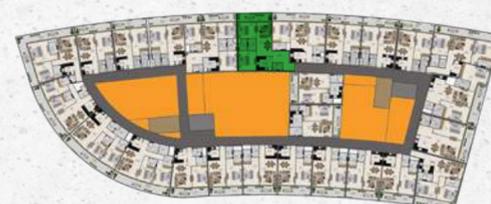
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	105 to 605	1058.21 Sq.Ft	Garden side



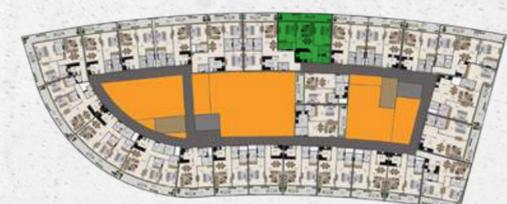
UNIT TYPE
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	106 to 606	1123.87 Sq.Ft	Garden side



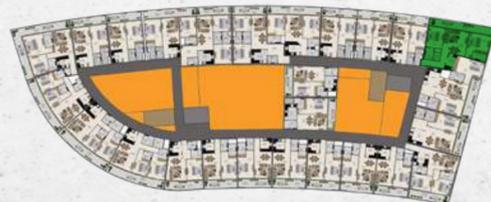
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	107 to 607	1056.81 Sq.Ft	Garden side



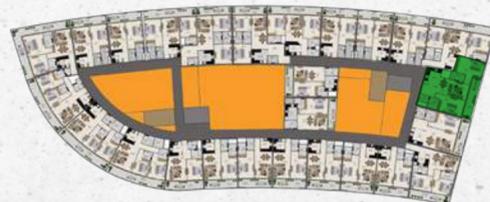
UNIT TYPE
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	111 to 611	1067.90 Sq.Ft	Garden side



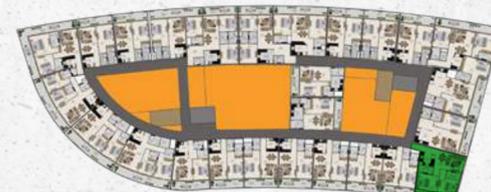
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	112 to 612	1015.80 Sq.Ft	Garden side



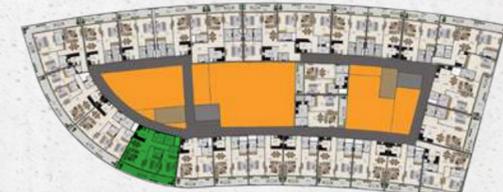
UNIT TYPE
TWO BEDROOM



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	114 to 614	853.05 Sq.Ft	Garden side



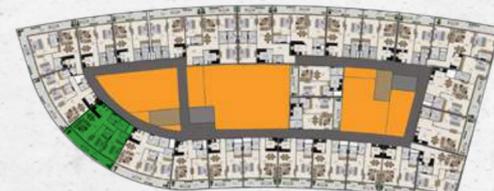
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	122 to 622	1130.76 Sq.Ft	community side



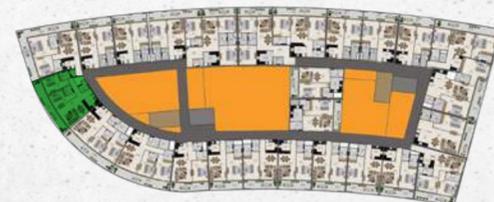
UNIT TYPE
TWO BEDROOM



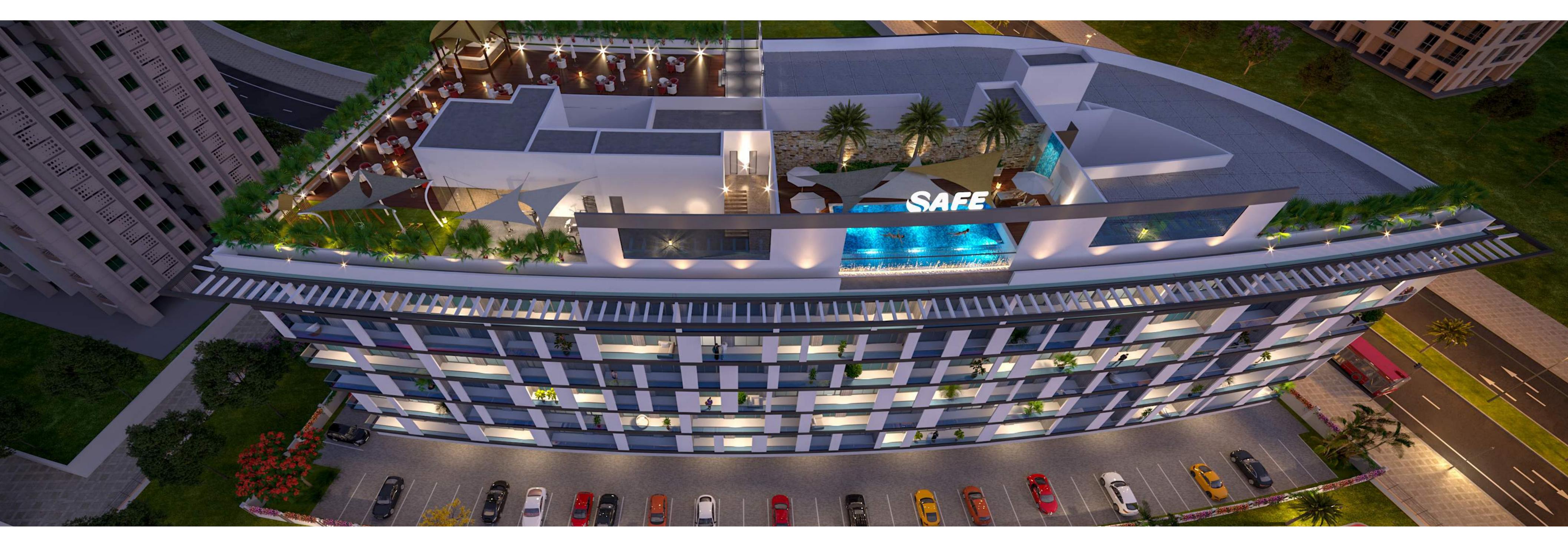
UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	123 to 623	1130.76 Sq.Ft	community side



UNIT TYPE	FLAT NO	AREA	VIEW
2 BEDROOM	124 to 624	1070.37 Sq.Ft	community side



CHOOSE FROM OUR 15 TYPES OF 1BHK AND 11 TYPES OF 2BHK APARTMENTS PER FLOOR, METICULOUSLY DESIGNED TO MAXIMIZE SPACE, COMFORT AND FUNCTIONALITY





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