

A PROJECT BY



**SHAIKHANI**  
GROUP

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**GARDENIA**  
RESIDENCY

A panoramic night view of the Dubai skyline. In the foreground, a waterfront promenade with a fountain and a large, illuminated building with arches is visible. The middle ground shows a dense cluster of skyscrapers, many of which are brightly lit. The background features more distant buildings and a dark sky. The overall scene is vibrant and modern.

MAKE YOUR  
**LUXURY HOME**  
IN DUBAI



# WELCOME TO GARDENIA

Gardenia Residency is the latest project unveiled by Shaikhani Group in Jumeirah Village Circle which aims to make a definitive statement of Opulence and luxury by offering its residents a metropolitan sophistication coupled with Mediterranean allure. It is

immaculately designed and offers the utmost in comfort and luxury with the following features.



# THE SHAIKHANI GROUP

The Shaikhani Group of Companies (earlier known as Memon Group of Companies) is a multi-billion dollar international business conglomerate with diversified interests in real estate development, trading and manufacturing. Headquartered in Dubai, the group boasts of its presence across 90 countries in Asia, Africa, Europe and the Middle East. Armed with an experience of over 30 years in real estate development, the group has delivered over 30,000 units across the world since it first began its operations in 1978 in Pakistan. In 1993, the Shaikhani Group entered the Gulf market and has been instrumental in remodeling the property development sector in the UAE. The group has delivered 500 units in Dubai in last 2 years, & has announced Dh2 billions of project to be build up a portfolio in and around the Expo 2020 venue.



FRANKFURT SPORTS TOWER 1  
HANDLED OVER



CHAMPIONS TOWER 1  
HANDLED OVER



CHAMPIONS TOWER 2



CAMBRIDGE BUSINESS CENTER



CHAMPIONS TOWER 4



CHAMPIONS TOWER 3

# DIMENSIONS THE ARCHITECT

Dimensions Engineering Consultants is an Architectural and Engineering Consultancy firm established in 1984 in Dubai, UAE. The company has witnessed substantial and sustained growth, establishing offices in several countries across the world. They specialize in all kinds of architectural and engineering consultancy services, using international innovations in the related fields of science, architecture, engineering and technology.



# ROTANA CONTRACTING

Have an increasing number of diverse contracts being signed and new markets being explored, the company has increased revenues and improved profit margins. Rotana's proven track record of commitment to quality construction and business partnerships continues with its new projects within the UAE.

# MASTER DEVELOPMENT

Nakheel is one of the largest real estate developers in the world. Dubai's vision for the 21st century is to be a world-class destination for living, business and tourism. Nakheel forms an integral part of Dubai's landscape, and they have created a legacy built on leadership and pioneering innovation, which will undoubtedly inspire people for decades to come. Their ventures span across sectors, ranging from residential to commercial, as well as retail and leisure. A large number of their projects and developments have received global acclaim and appreciation. As the master developer of the community, Nakheel is committed & dedicated to provide residents with a perfect infrastructure setup that forms the very foundation of this opulent community.

A PLACE FOR  
EXTRA ORDINARY





## A SUMPTUOUS LIFESTYLE

At Gardenia, residents experience exceptional services and enjoy an unmatched array of distinctive amenities and features. At any moment, you can enjoy the rooftop health clubs and pool, take a stroll in the park and surround yourself with wonderful flora and fauna or enjoy a bite to eat at the cafes. You can celebrate life and make memories at the party hall or escape to a sanctuary of indulgence when visiting the spa. A plush and comfortable lifestyle awaits you at Gardenia.



## AMENITIES

- Balanced mix of 1, 2 & 3 apartments
- Majestic marble lobby
- Private gardens / terraces
- Dedicated covered parking
- Retail Arcade
- Lifestyle boutiques and cafes
- Round the clock security
- Incandescent lighting
- Spellbinding landscaping
- Duplex apartments



## ROOFTOP LUXURIES

- Spa
- Savanna
- Jacuzzi
- Juice Bar
- Gym
- Covered Car Parking

# UNITS



**1 BEDROOM**  
AREA: 917.84 SQ FT



**STUDIO**  
AREA: 533 SQ FT



**3 BEDROOM**  
AREA: 2066.25 SQ FT

**FAMILY HOME**  
AREA: 1020 SQ FT



# AWARDED

Shaikhani Group awarded and honored as one of the "Top Real Estate Companies in the Arab World 2016" by Forbes Middle East.



Shaikhani Group Received the prestigious Construction Innovation Award in the category of the "Best Residential Project" for Gardenia Residency.



Shaikhani Group honored with IAIR Awards as "Company of the Year for Leadership in Property Development" for Middle East.



Shaikhani Group honored with The 30 Most Admired companies in the GCC by Arabian Business



# PROJECT LOCATION



## NEAREST LOCATIONS

