



NAD AL SHEBA GARDENS

LIVE YOUR LEGACY



A LEADING MASTER DEVELOPER

Meraas is the developer behind some of Dubai's most iconic addresses from Bluewaters Residences to BVLGARI Residences. Known for exclusive, limited-edition homes in exceptional locations, Meraas blends innovation with artistic mastery to create exceptional living environments. Each development has a signature setting where sophistication, serenity, and vibrant communities thrive.



CRAFTED
WITH A FOCUS
ON LIFE'S
GENUINE WEALTH -
YOUR LEGACY.



The villas, detached villas and townhouses within Nad Al Sheba Gardens each draw inspiration from comfort, nature, and community. Nestled on lush, verdant land, the neighbourhood showcases distinctive architectural designs, various styles, and hues, culminating in a roofscape that's truly one of a kind. Clean design makes it easy to immerse yourself in your own future as you bring your dreams to life and live your legacy to its fullest.

A RICH LEGACY AWAITS

The serene greenery of Nad Al Sheba is one of the city's most covetable locations. A mere ten minutes from Downtown Dubai, this luxurious community has easy access to the Meydan Racetrack and many other premium leisure and lifestyle experiences. The Dubai International Airport and all major highways also lie within arm's reach of Nad Al Sheba's enviable location.

Nad Al Sheba Gardens is strategically located to give you the utmost in a privacy-focused lifestyle while connecting you to the best of Dubai's city life. It's a space built around carefully curated amenities. All this and more makes Nad Al Sheba Gardens a community tailored to truly nurture your inner and outer growth for today and future generations to come.





EXPLORE THE COMMUNITY

Nestled within the private, secure confines of Nad Al Sheba Gardens — a neighbourhood defined by its winding pathways and meticulously landscaped lawns, you'll discover the perfect place to experience life in Dubai on your own terms.



WHERE EVERYTHING RESIDES

The private gated community of Nad Al Sheba Gardens welcomes you to live in Dubai at your own pace, in a space carefully designed to offer a lifestyle that truly transcends the ordinary.

- 1. RETAIL
- 2. POOL
- 3. SCHOOL
- 4. NEIGHBOURHOOD PARK
- 5. MOSQUE
- 6. COMMUNITY PARK
- 7. CLUB HOUSE







GET CLOSER TO THE MOMENTS
WHICH MAKE LIFE BEAUTIFUL



Embrace your legacy in Nad Al Sheba Gardens, where luxury experiences and elevated amenities offer space for precious family moments and a sanctuary for development and growth.



YOGA LAWN

An oasis of rejuvenation and serenity, the yoga lawn is surrounded by lush, meticulously manicured gardens, shaded by towering trees, creating a harmonious blend of nature and luxury.





RUNNING TRACKS

Vibrant flora and majestic scenery create an escape suitable for avid sprinters and leisurely joggers alike. The path's smooth surface ensures a comfortable stride, while the scents of blooming flowers and earthy woods will motivate you to reach a triumphant finish.



WAVE POOL

A mesmerising aquatic playground that promises immersive fun and adventure as waters surge and swirl to mimic the vitality of ocean tides.

LAGOON

Flowing through the community, this tranquil water feature weaves between lush greenery, creating a naturally cooling environment and a peaceful, nature-inspired escape. Glinting under the sun by day and shimmering at night, it offers a perfect blend of relaxation and quiet recreation.



SPORTS FACILITIES

Our sports and leisure facilities are meticulously designed to offer a wide range of opportunities for active pursuits. They include courts for every interest—whether it's basketball, padel, or tennis—a sparkling swimming pool, a skate park, an outdoor gym, and a state-of-the-art indoor gymnasium equipped with cutting-edge equipment.





KIDS' PLAYING AREAS

A magical realm awaits our youngest adventurers. Bursting with creativity, these carefully crafted spaces offer a delightful escape for children to explore, learn, and forge friendships. Soft, cushioned surfaces ensure safety grounds the boundless energy for games and make-believe.

EVENTS LAWN & AMPHITHEATRE

A lively open-air canvas for the arts. Everything from live music and stage performances to weddings, presentations, and social galas can be brought to life here.



DOG PARK

Equipped with water and waste disposal stations for your convenience, we make sure that every member of the family, including our furry friends, is always well taken care of.



INTRODUCING THE NEW PHASE

Nad Al Sheba Gardens is a sanctuary of ambition and purpose, thoughtfully designed to cater to contemporary lifestyles and passions. Its captivating districts reflect a commitment to delivering a luxurious living experience. The modern villas, distinguished by signature bronze and grey screens, are carefully crafted to provide premium views of pocket parks while maintaining a sense of privacy.

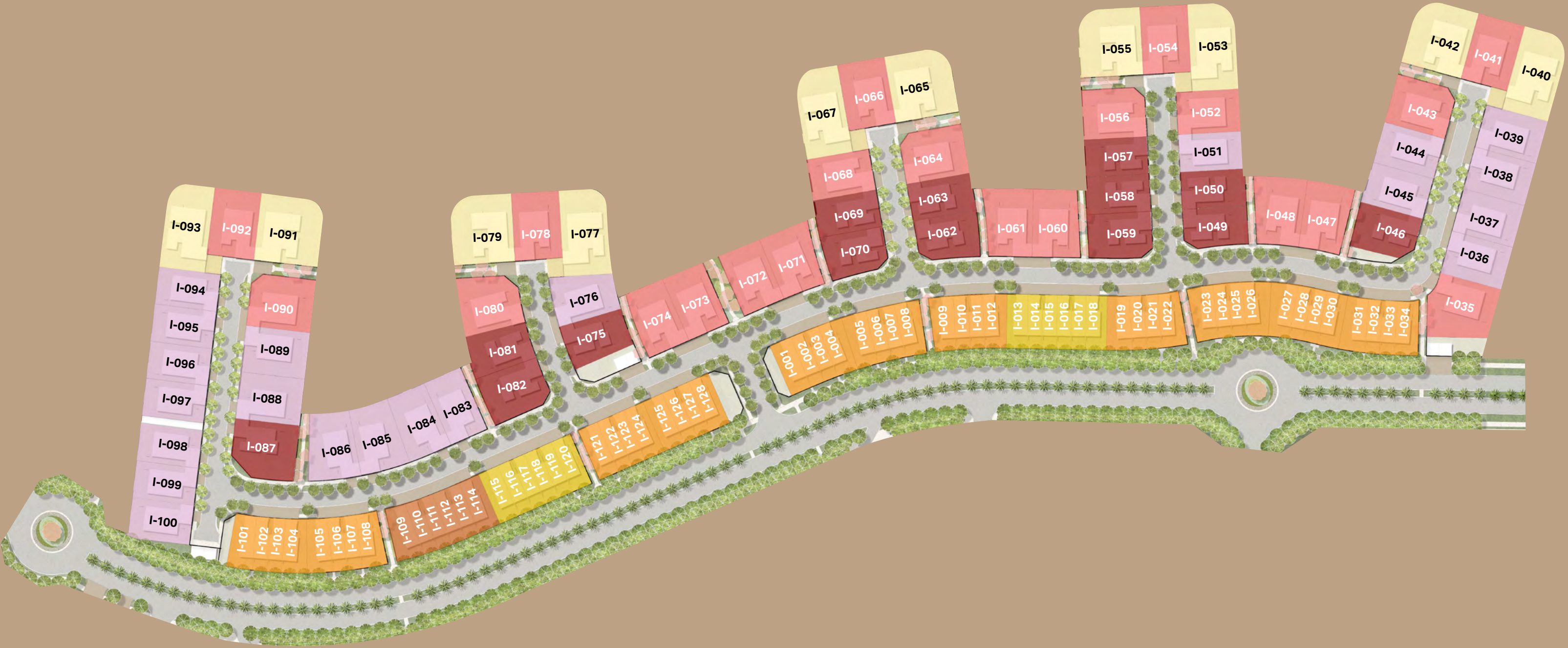
A standout feature of this phase is its proximity to Central Park. The park itself is an oasis that offers a thoughtfully landscaped retreat. It creates a natural sanctuary where residents can unwind, connect, and recharge, fostering a deeper sense of balance and harmony in everyday life.





PHASE 8 MASTERPLAN

- TH-1 - 3-BEDROOM - 4PLEX
- TH-2 - 3-BEDROOM - 6PLEX
- TH-3 - 3-BEDROOM - 6PLEX
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS
- 6-BEDROOM VILLAS
- 7-BEDROOM VILLAS







3 - BEDROOM TOWNHOUSES

These luxurious townhouses, available in G+1 or G+2 layouts, epitomise modern architecture and the signature style of Nad Al Sheba Gardens. With sleek exteriors featuring clean lines, articulated masses, bronze-coloured metallic screens, and wide glass windows, they offer a sophisticated aesthetic while ensuring bright, inviting interiors with expansive double-height ceilings. The design enhances outdoor living with airy, open second floors that expand into balcony space.



3-BEDROOM TOWNHOUSE | G+1 | 6PLEX



3-BEDROOM TOWNHOUSE | G+2 | 4PLEX



3-BEDROOM TOWNHOUSE | G+2 | 6PLEX



3-BEDROOM TOWNHOUSE | LIVING & DINING



3-BEDROOM TOWNHOUSE | LIVING & DINING



3-BEDROOM TOWNHOUSE | FAMILY ROOM



3-BEDROOM TOWNHOUSE | BATHROOM

4 - BED ROOM VILLAS

The front façade of the 4-bedroom villas captivates with its timeless aesthetic, while the rear design highlights expansive glass windows and stone accents — a true testament to refined craftsmanship.

Inside, the villas feature an open-plan layout anchored by a striking double-height living and dining area, spread across G+2 levels and equipped with a convenient lift. The first floor is designed for comfort and privacy, with two bedrooms and a family room overlooking the rear garden. The second floor is dedicated entirely to the master suite, which features a spacious walk-in closet, a luxurious ensuite bathroom, and a generous terrace.





4-BEDROOM VILLA | G+2



01

4-BEDROOM VILLA | G+2



4-BEDROOM VILLA | LIVING & DINING



4-BEDROOM VILLA | LIVING ROOM



4-BEDROOM VILLA | STAIRCASE



4-BEDROOM VILLA | BEDROOM



5 - BEDROOM VILLAS

Amid scenic surroundings, these distinguished 5-bedroom villas feature a contemporary design with a light-beige base that rises gracefully to an elegant roof. The dynamic exterior, adorned with grey tones and brushed bronze accents, exudes sophistication and timeless appeal.

Inside, the villas are thoughtfully designed with a welcoming open-plan layout. The expansive living and dining area is centred around a striking double-height space that seamlessly connects the entryway to the backyard.



5-BEDROOM VILLA | G+2



5-BEDROOM VILLA | G+2



5-BEDROOM VILLA | LIVING ROOM



5-BEDROOM VILLA | LIVING ROOM

6 - BED ROOM VILLAS

The 6-bedroom villas, set across a G+2 layout with an integrated lift, embody the perfect balance of elegance and convenience. Their contemporary architecture is a masterpiece of refined design, seamlessly blending the rich textures of stone with the sleek sophistication of metallic screens.

Inside, the ground floor offers a seamless flow of thoughtfully curated spaces, including formal and family living areas, a dining room, a show kitchen, and a guest bedroom. Upstairs, a spacious family room opens onto an expansive terrace, creating a private sanctuary of comfort and leisure for residents.





6-BEDROOM VILLA | G+2



6-BEDROOM VILLA | G+2



6-BEDROOM VILLA | LIVING & DINING



6-BEDROOM VILLA | LIVING & DINING



6-BEDROOM VILLA | LIVING & DINING



7 - BED ROOM VILLAS

The villas' contemporary architecture, defined by the use of stone and screens, conveys a sense of luxury and sophistication while enhancing their overall aesthetic. Large windows, metallic louvers, and stone accents flood the interiors with natural light, creating bright, airy spaces that feel intimately connected to the outdoors.

At the heart of the home, a double-height living area offers panoramic views of the expansive back and side yards. The bedrooms are tranquil retreats, thoughtfully designed with warm timber-effect tiles and calming tones on the walls to integrate the serenity of nature into daily living.



7-BEDROOM VILLA | G+2



7-BEDROOM VILLA | G+2



7-BEDROOM VILLA | G+2



7-BEDROOM VILLA | LIVING & DINING



7-BEDROOM VILLA | KITCHEN & DINING



7-BEDROOM VILLA | STAIRCASE



7-BEDROOM VILLA | OFFICE



7-BEDROOM VILLA | MASTER BATHROOM



MERAAS



NAD AL SHEBA GARDENS

PHASE 8

FLOOR PLANS

3 - BEDROOM
TOWNHOUSE



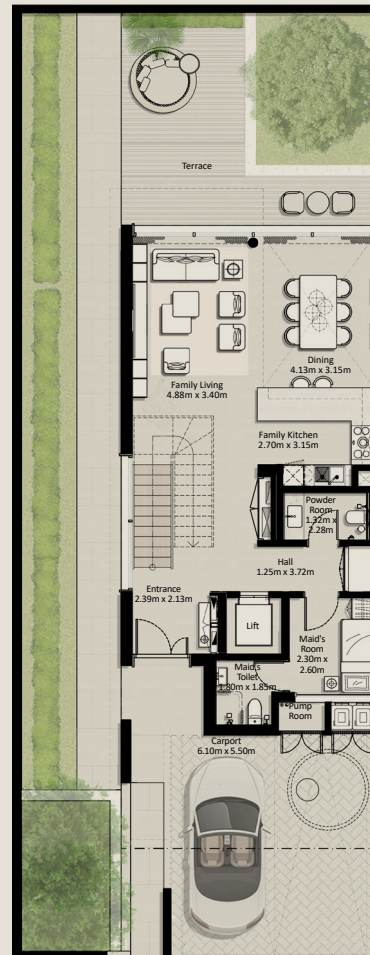
3 - BED ROOM TOWNHOUSE



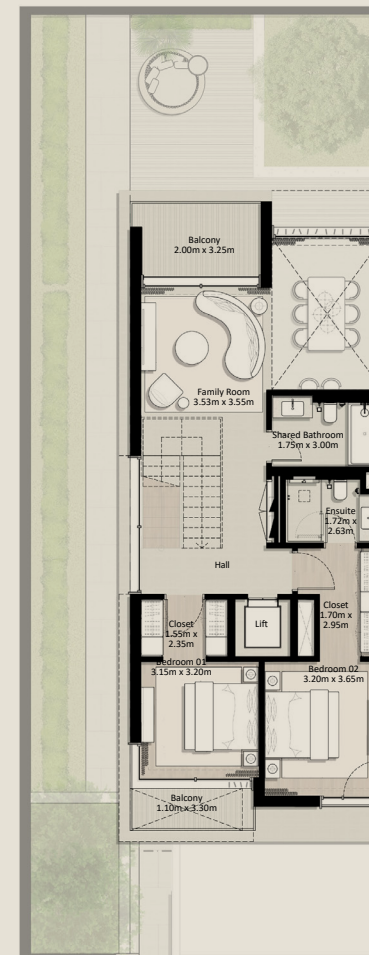
TH1 - END 1 - 3 BEDROOM - 4PLEX

TH1 - G2 - END - 3BD - UNIT 1

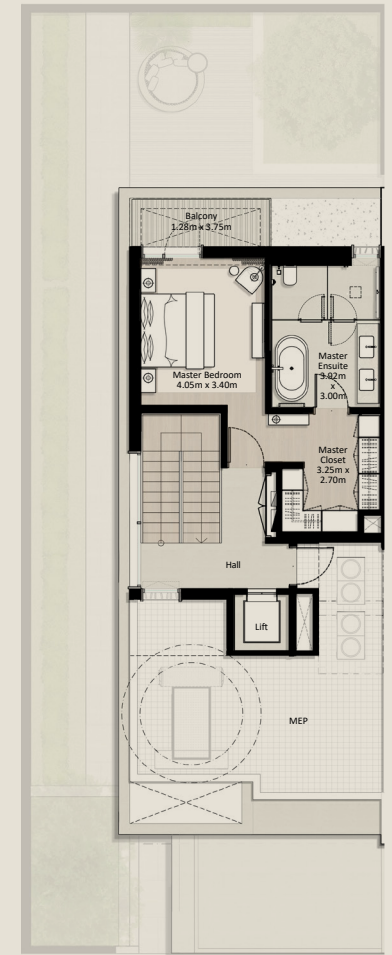
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

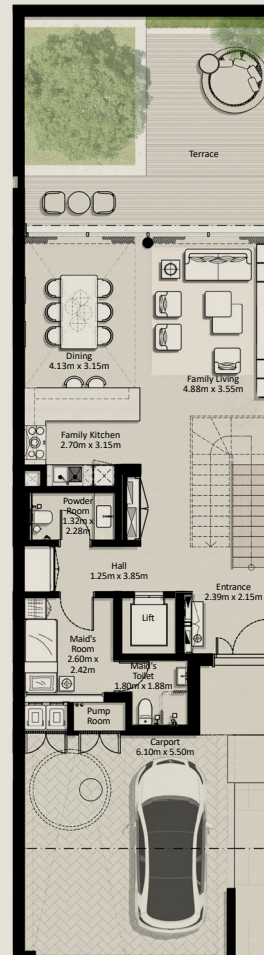
3 - BED ROOM TOWNHOUSE



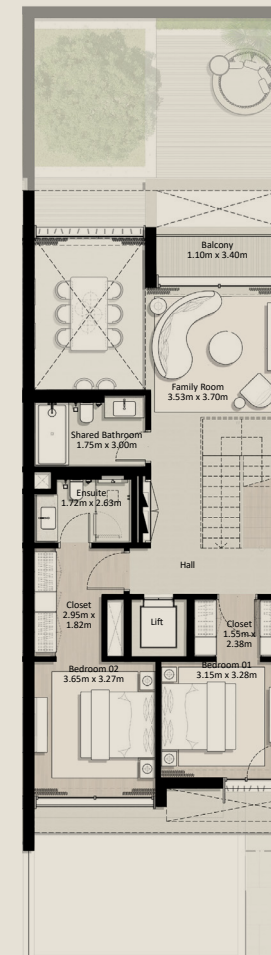
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

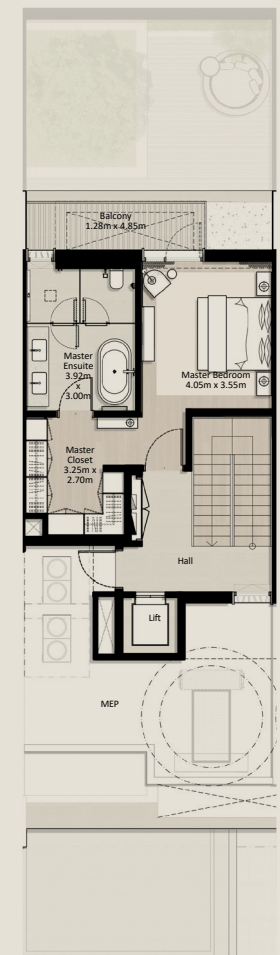
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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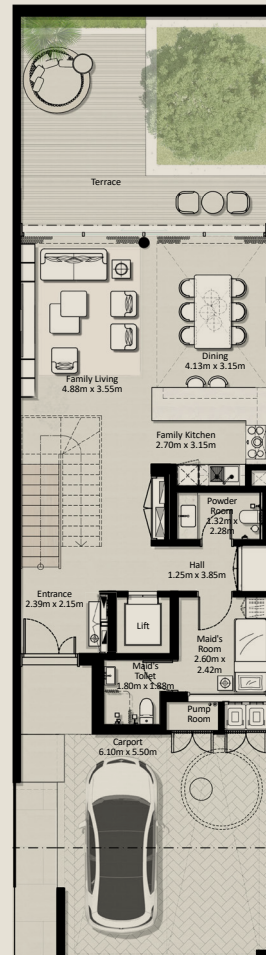
3 - BED ROOM TOWNHOUSE



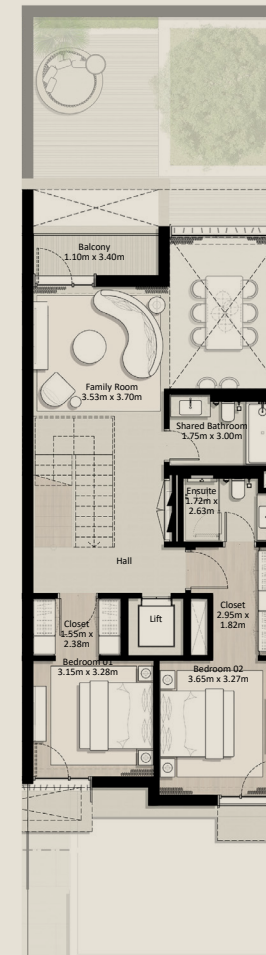
TH1 - MID 3 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 3

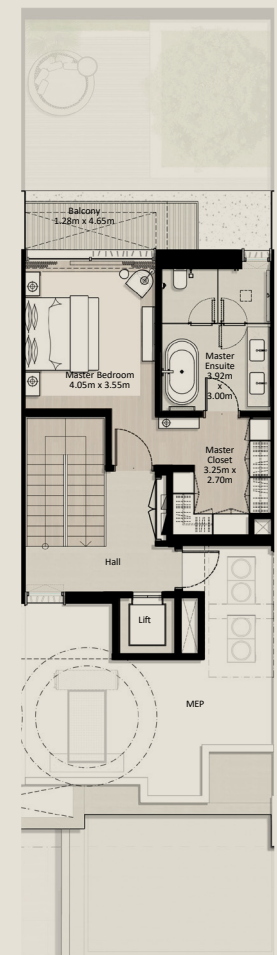
TOTAL AREA: 301.78 SQM (3,248.33 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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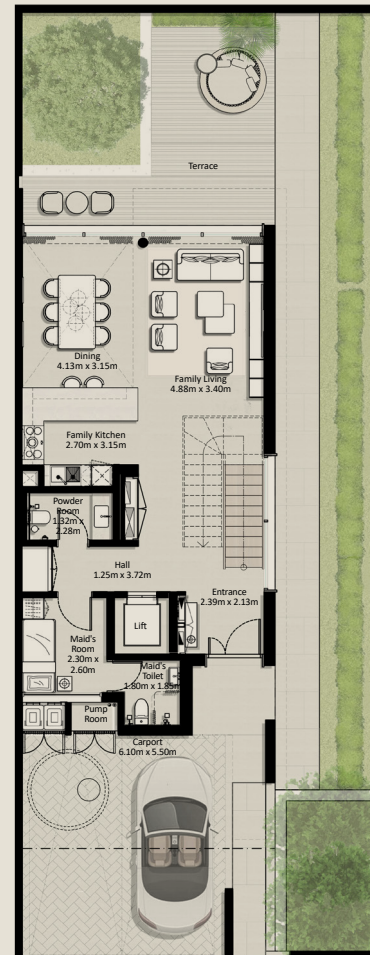
3 - BEDROOM TOWNHOUSE



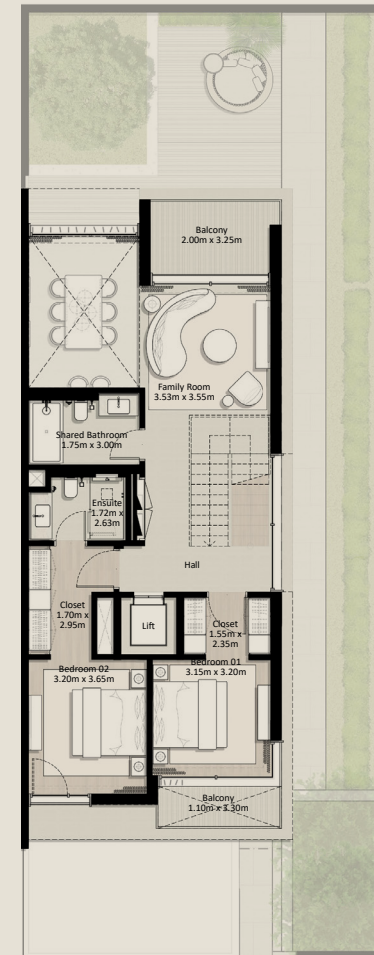
TH1 - END 4 - 3 BEDROOM - 4PLEX

TH1 - G2 - END - 3BD - UNIT 4

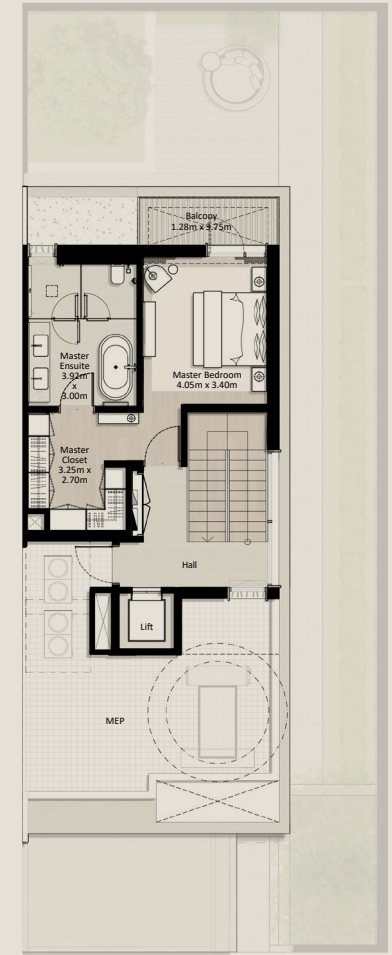
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE



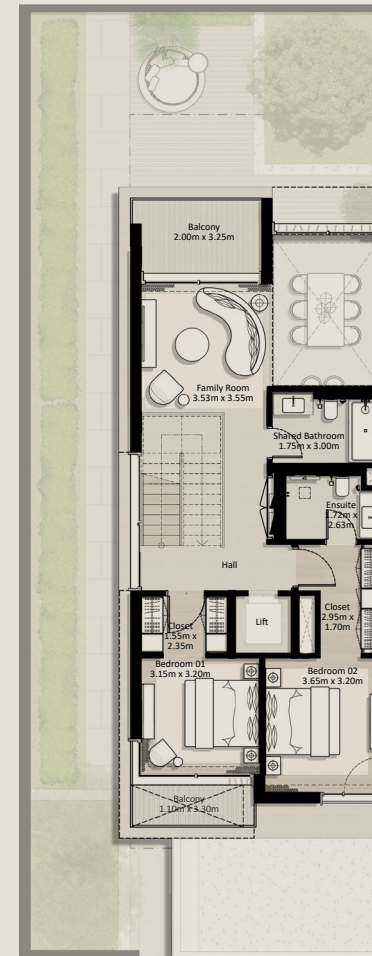
TH2 - END 1 - 3 BEDROOM - 6PLEX

TH2 - G2 - END - 3BD - UNIT 1

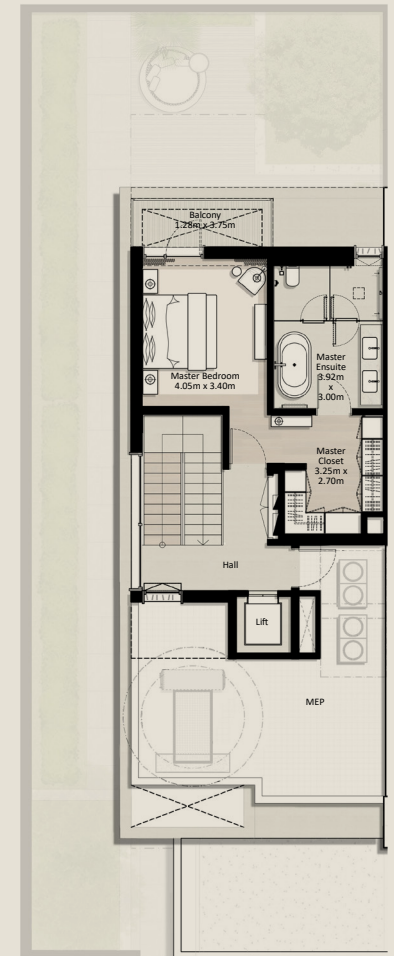
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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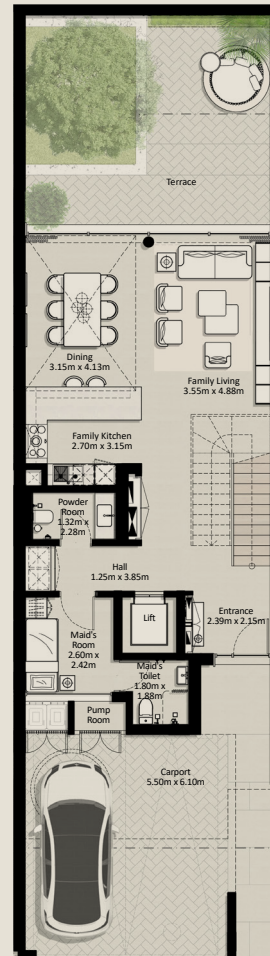
3 - BED ROOM TOWNHOUSE



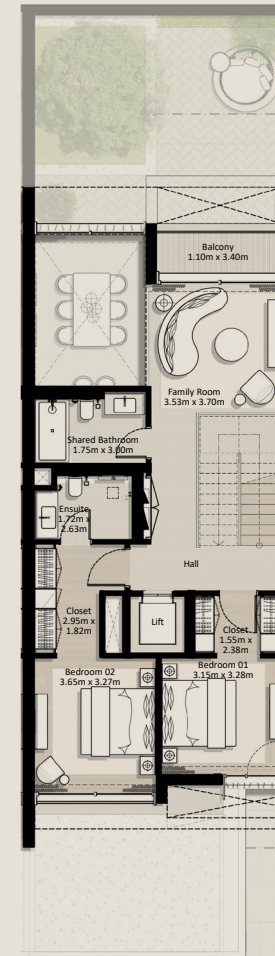
TH2 - MID 2 - 3 BEDROOM - 6PLEX

TH2 - G2 - MIDDLE - 3BD - UNIT 2

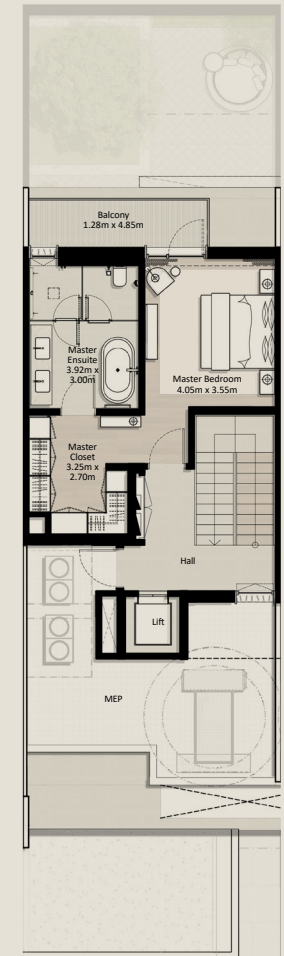
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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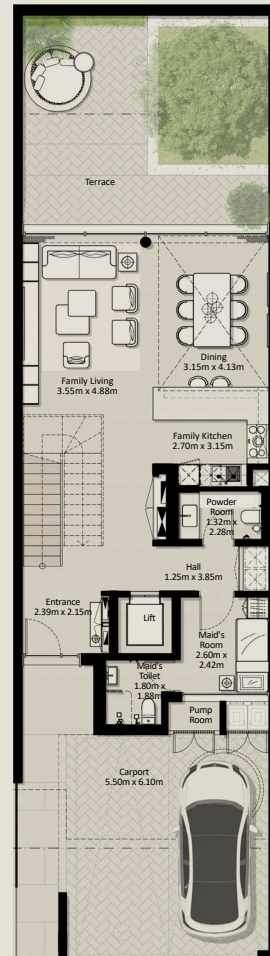
3 - BED ROOM TOWNHOUSE



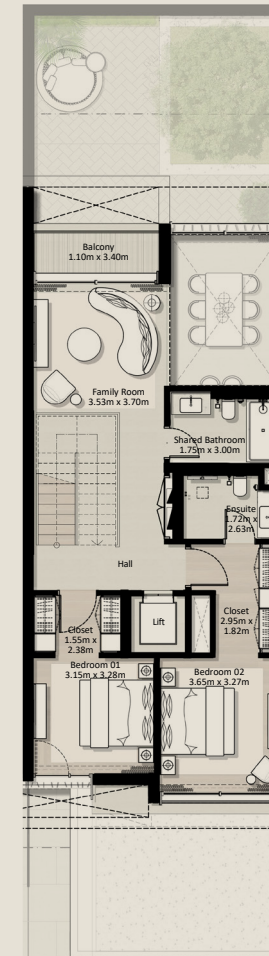
TH2 - MID 3 - 3 BEDROOM - 6PLEX

TH2 - G2 - MIDDLE - 3BD - UNIT 3

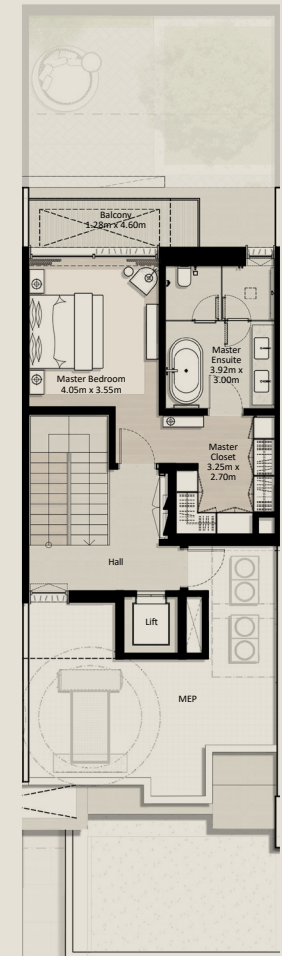
TOTAL AREA: 301.71 SQM (3,247.58 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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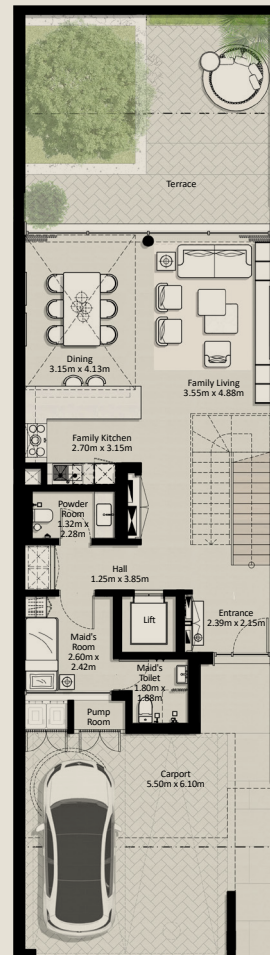
3 - BED ROOM TOWNHOUSE



TH2 - MID 4 - 3 BEDROOM - 6PLEX

TH2 - G2 - MIDDLE - 3BD - UNIT 4

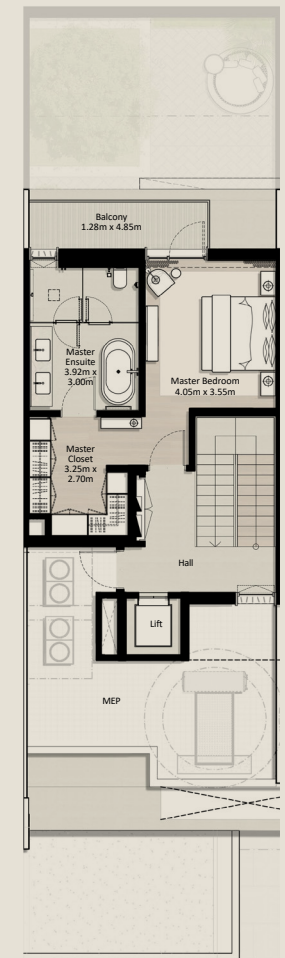
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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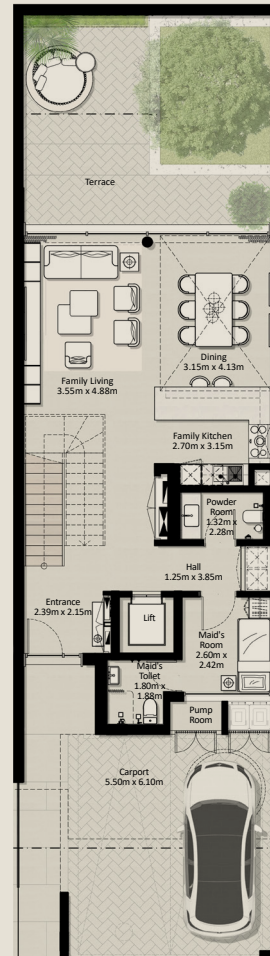
3 - BED ROOM TOWNHOUSE



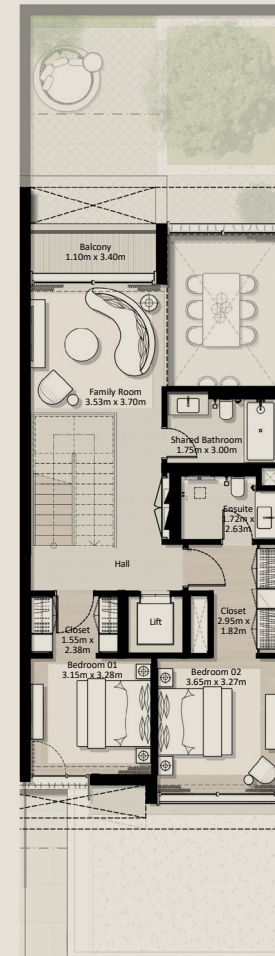
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TH2 - G2 - MIDDLE - 3BD - UNIT 5

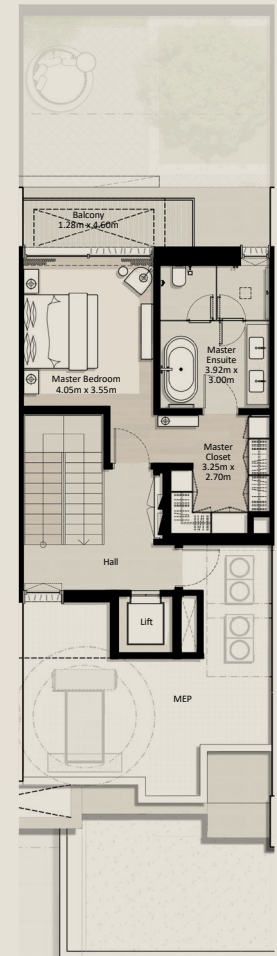
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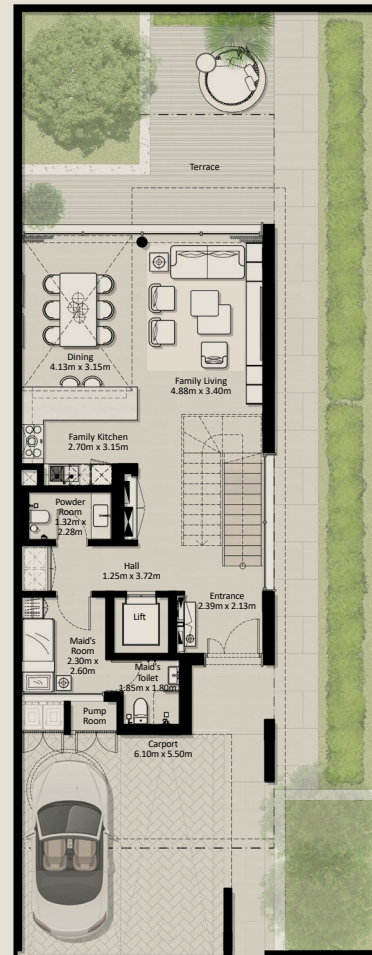
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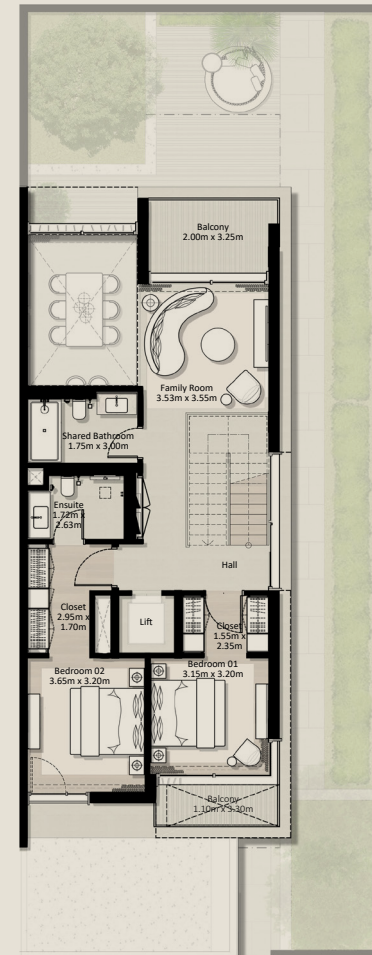
TH2 - END 6 - 3 BEDROOM - 6PLEX

TH2 - G2 - END - 3BD - UNIT 6

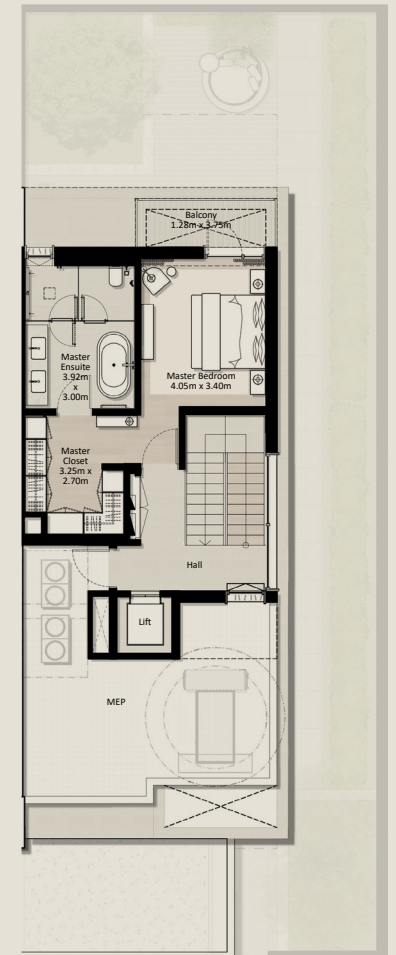
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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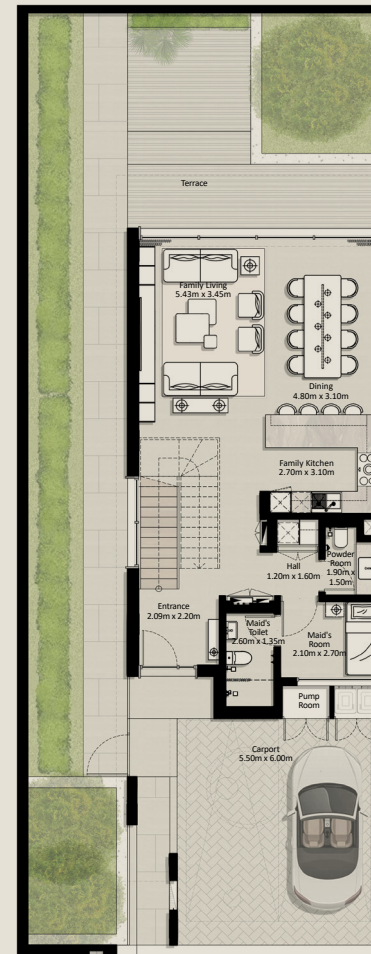
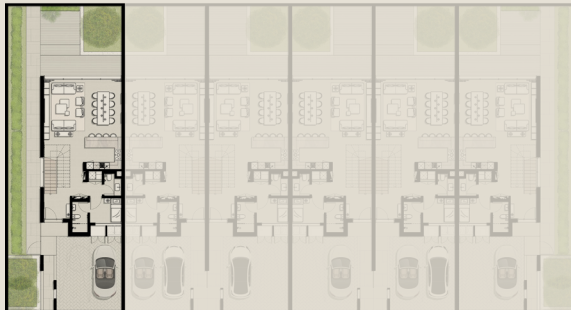
3 - BED ROOM TOWNHOUSE



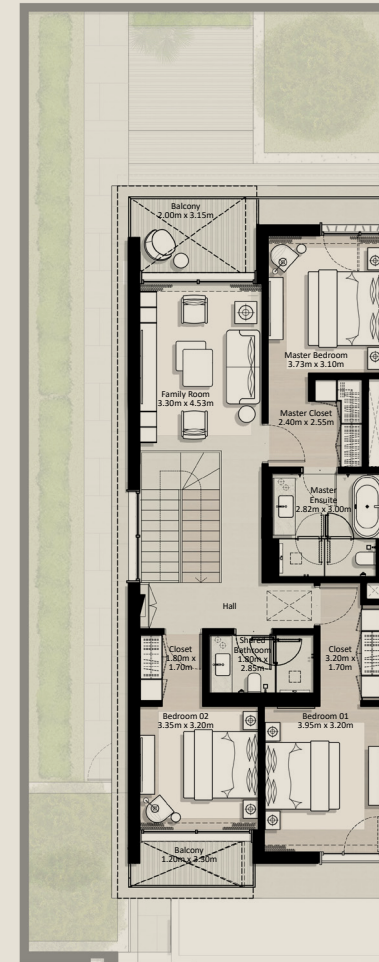
TH3 - END 1 - 3 BEDROOM - 6PLEX

TH3 - G1 - END - 3BD - UNIT 1

TOTAL AREA: 251.34 SQM (2,705.40 SQFT)



GROUND FLOOR



FIRST FLOOR

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GARDENS

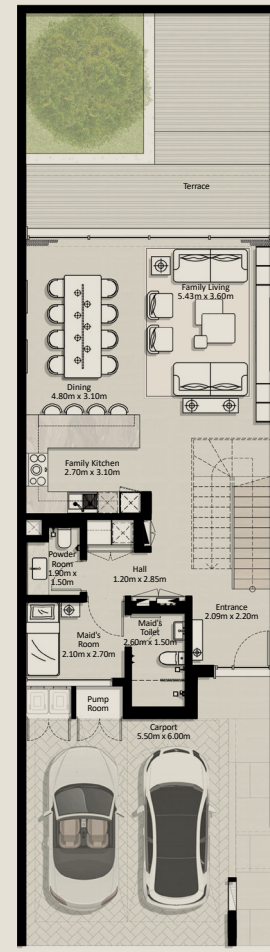
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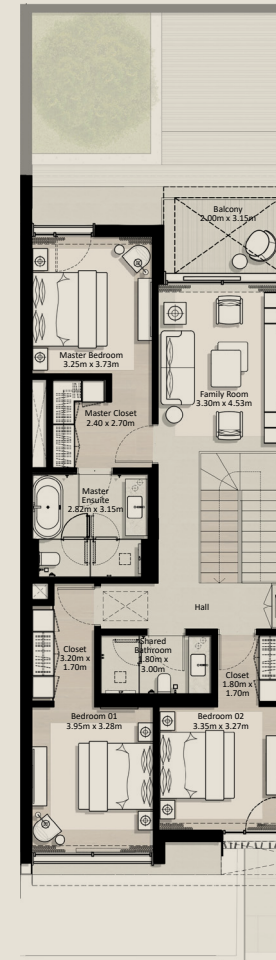
TH3 - MID 2 - 3 BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 2

TOTAL AREA: 262.18 SQM (2,822.08 SQFT)



GROUND FLOOR



FIRST FLOOR

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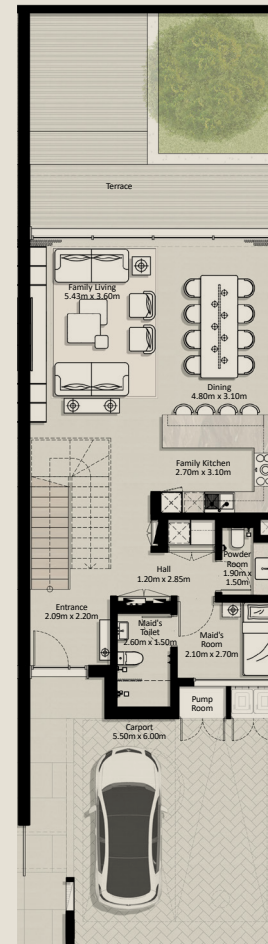
3 - BED ROOM TOWNHOUSE



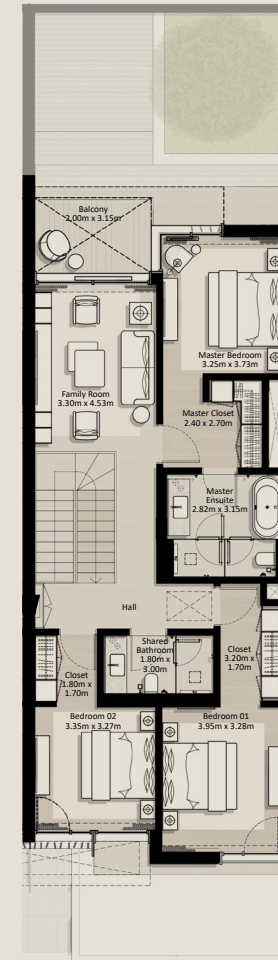
TH3 - MID 3 - 3 BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 3

TOTAL AREA: 261.47 SQM (2,814.44 SQFT)



GROUND FLOOR



FIRST FLOOR

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GARDENS

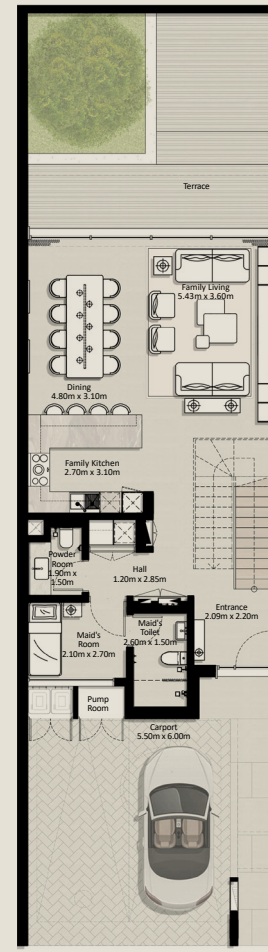
3 - BED ROOM TOWNHOUSE



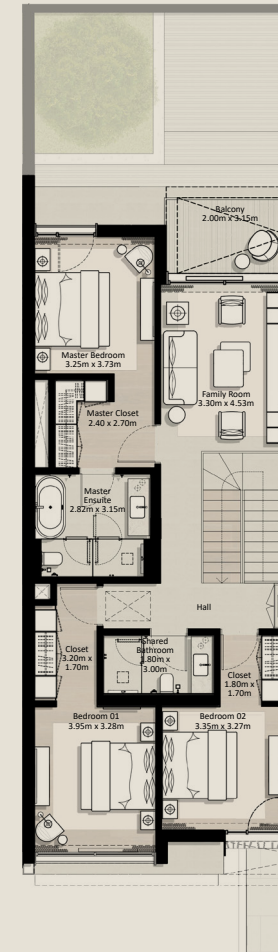
TH3 - MID 4 - 3 BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 4

TOTAL AREA: 262.13 SQM (2,821.54 SQFT)



GROUND FLOOR



FIRST FLOOR

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NAD AL SHEBA
GARDENS

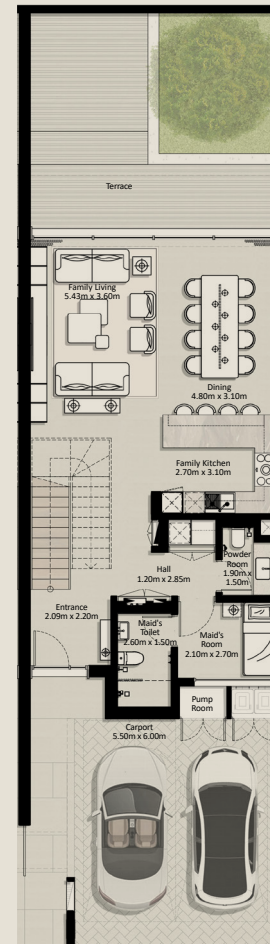
3 - BED ROOM TOWNHOUSE



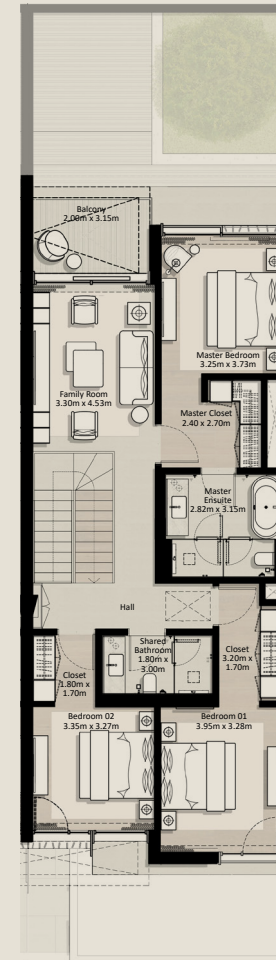
TH3 - MID 5 - 3 BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 5

TOTAL AREA: 261.57 SQM (2,815.52 SQFT)



GROUND FLOOR



FIRST FLOOR

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NAD AL SHEBA
GARDENS

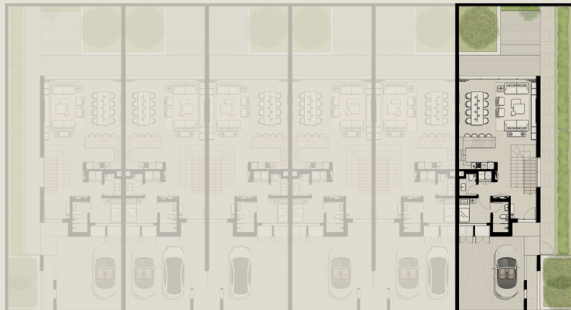
3 - BED ROOM TOWNHOUSE



TH3 - END 6 - 3 BEDROOM - 6PLEX

TH3 - G1 - END - 3BD - UNIT 6

TOTAL AREA: 251.34 SQM (2,705.40 SQFT)



GROUND FLOOR



FIRST FLOOR

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NAD AL SHEBA
GARDENS

4 - B E D R O O M V I L L A



4 - BED ROOM VILLA



TOTAL AREA: 445.52 SQM (4,795.54 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

4 - BEDROOM VILLA (M)



TOTAL AREA: 445.52 SQM (4,795.54 SQFT)



GROUND FLOOR



FIRST FLOOR

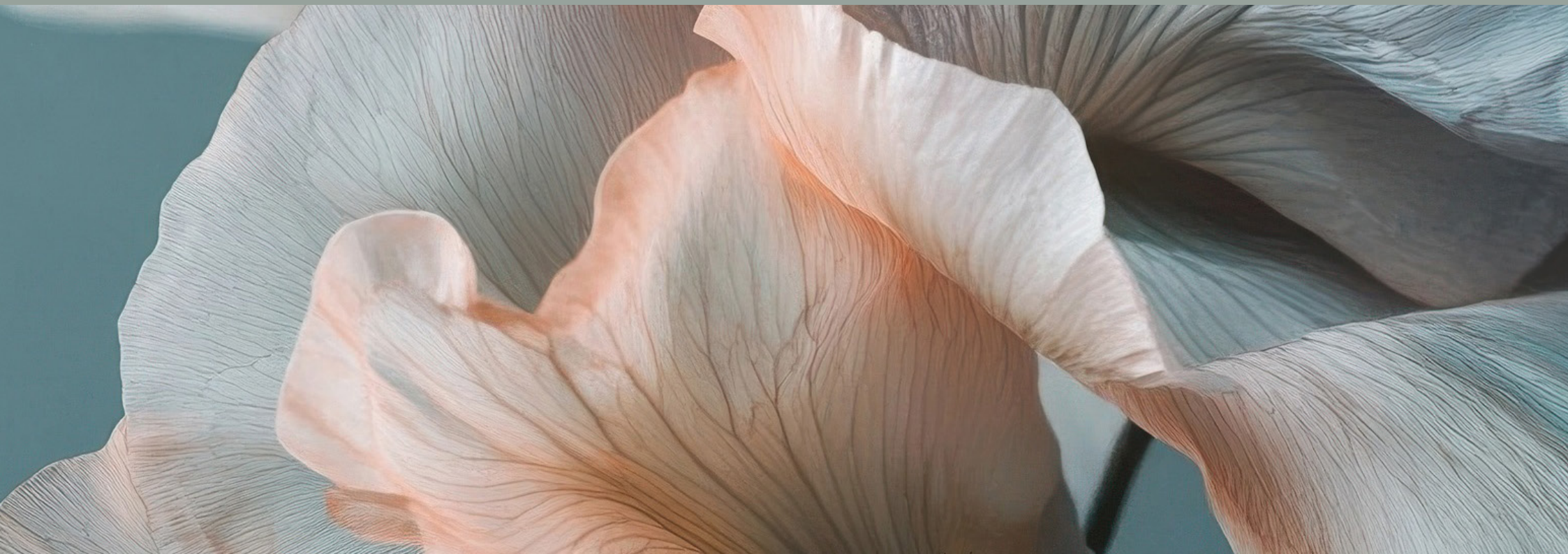


SECOND FLOOR

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NAD AL SHEBA
GARDENS

5 - BEDROOM
VILLA



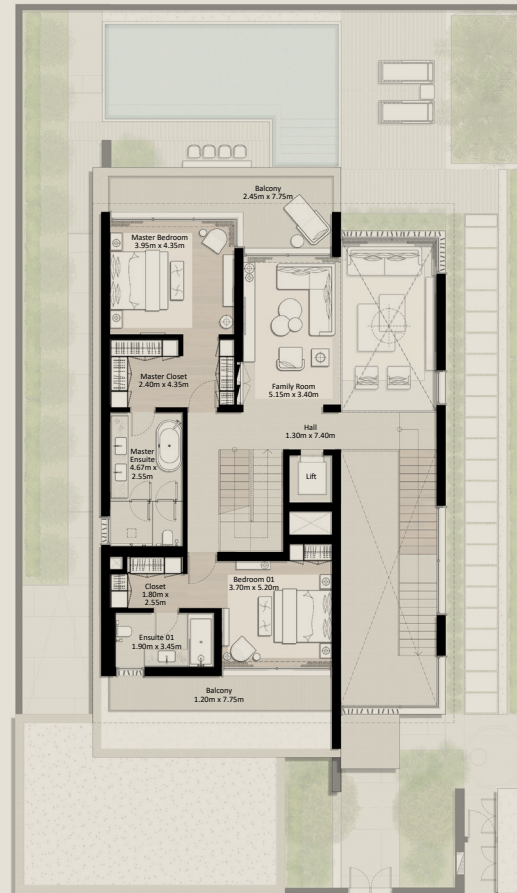
5 - BED ROOM VILLA



TOTAL AREA: 525.01 SQM (5,651.16 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

5 - BEDROOM VILLA (M)



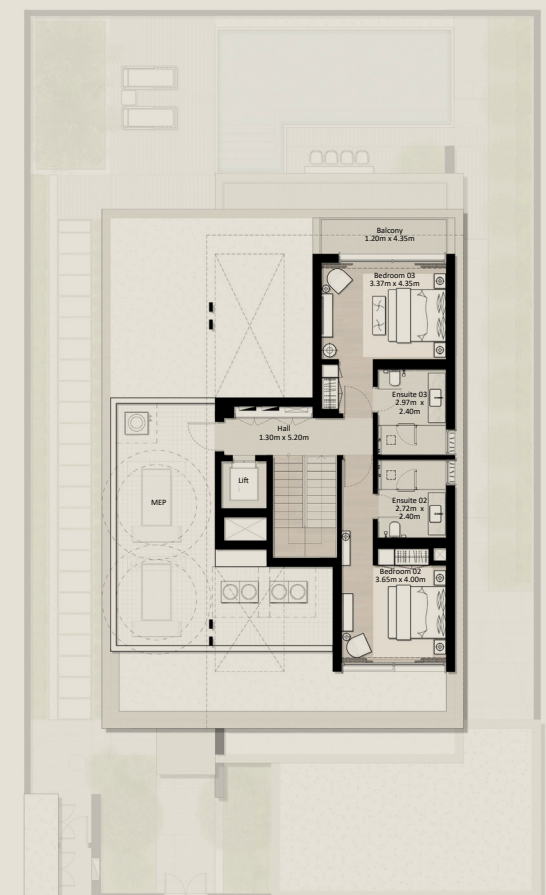
TOTAL AREA: 525.01 SQM (5,651.16 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

6 - B E D R O O M
V I L L A



6 - BEDROOM VILLA



TOTAL AREA: 638.51 SQM (6,872.86 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

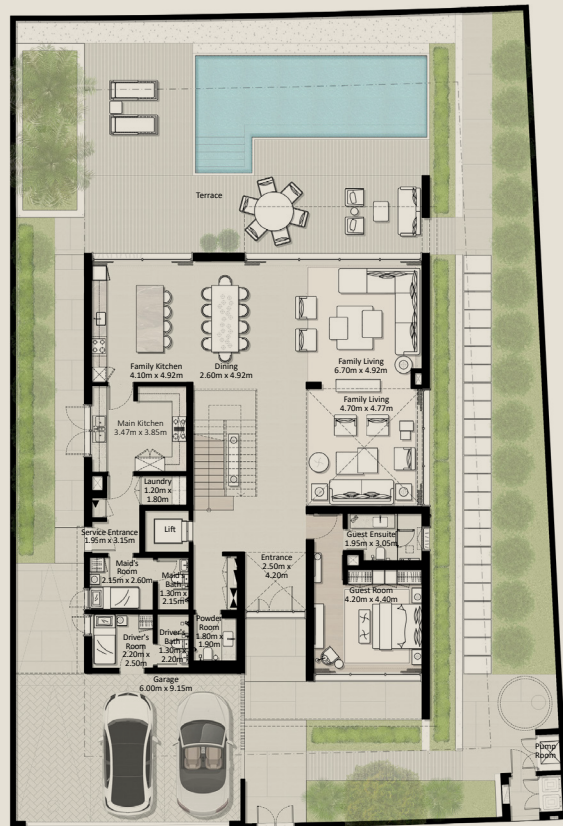
Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

NAD AL SHEBA
GARDENS

6 - BEDROOM VILLA (M)



TOTAL AREA: 638.51 SQM (6,872.86 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

7 - B E D R O O M
V I L L A



7 - BEDROOM VILLA



TOTAL AREA: 808.81 SQM (8,705.96 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

7 - BED ROOM VILLA (M)



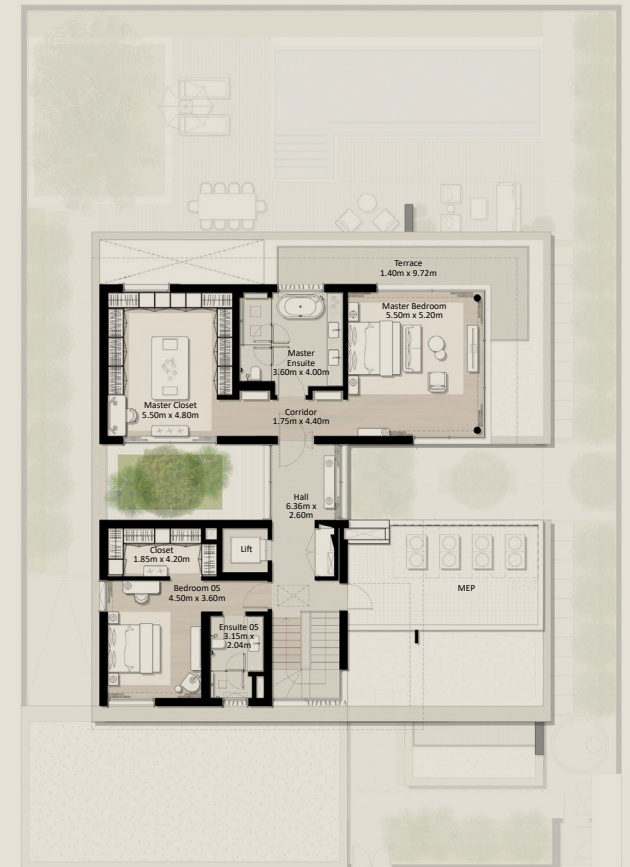
TOTAL AREA: 808.81 SQM (8,705.96 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS



MERAAS

MASTERPLAN



NAD AL SHEBA
GARDENS

PHASE 8 MASTERPLAN



- TH-1 - 3-BEDROOM - 4PLEX
- TH-2 - 3-BEDROOM - 6PLEX
- TH-3 - 3-BEDROOM - 6PLEX
- 4BR - 4-BEDROOM VILLA
- 5BR - 5-BEDROOM VILLA
- 6BR - 6-BEDROOM VILLA
- 7BR - 7-BEDROOM VILLA

NAD AL SHEBA
GARDENS



MERAAS

NAD AL SHEBA GARDENS

CRAFTED
WITH A FOCUS
ON LIFE'S
GENUINE WEALTH -
YOUR LEGACY.



A RICH LEGACY AWAITS

2-MINUTE DRIVE TO AL AIN ROAD

5-MINUTE DRIVE TO MEYDAN RACETRACK

10-MINUTE DRIVE TO DOWNTOWN DUBAI

10-MINUTE DRIVE TO DUBAI HILLS ESTATE MALL

15-MINUTE DRIVE TO DUBAI INTERNATIONAL AIRPORT



NAD AL SHEBA GARDENS MASTERPLAN



MASTERPLAN PHASES

TOTAL PROJECT AREA: 244.2HA

TOTAL NUMBER OF UNITS: 1,817

TOTAL POPULATION DENSITY:
LOW DENSITY 35 PERSON/HA

TOTAL RESIDENT POPULATION: 8,550



COMMUNITY FACILITIES

- 1. RETAIL
- 2. POOL
- 3. SCHOOL
- 4. NEIGHBOURHOOD PARK
- 5. MOSQUE
- 6. COMMUNITY PARK
- 7. CLUB HOUSE



INTRODUCING PHASE 8



MASTERPLAN



- TH-1 - 3-BEDROOM - 4PLEX
- TH-2 - 3-BEDROOM - 6PLEX
- TH-3 - 3-BEDROOM - 6PLEX
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS
- 6-BEDROOM VILLAS
- 7-BEDROOM VILLAS

| PHASE 8 TYPOLOGIES | | |
|-----------------------|---------------|--------------|
| TYPOTOLOGIES | NO. OF FLOORS | NO. OF UNITS |
| 4-BEDROOM VILLA | G+2 | 14 |
| 5-BEDROOM VILLA | G+2 | 21 |
| 6-BEDROOM VILLA | G+2 | 21 |
| 7-BEDROOM VILLA | G+2 | 10 |
| 3-BEDROOM TH END UNIT | G+2 | 24 |
| 3-BEDROOM TH MID UNIT | G+2 | 21 |
| 3-BEDROOM TH END UNIT | G+1 | 4 |
| 3-BEDROOM TH MID UNIT | G+1 | 8 |
| TOTAL NO. OF UNITS | | 128 |



Unit layout highlighting garden and pool views, with luxury villas surrounding Central Park and extending through Spine Park.







This view showcases the most premium units in Phase 8, set in the heart of Central Park with uninterrupted garden views and direct access to key amenities.



An expansive open garden space with a serene lagoon and lush greenery, designed to create a naturally cooling environment while offering a peaceful, nature-inspired atmosphere.





Stunning view of the lagoon-style beach pool, framed by luxury villas and lush landscaping that enhance the elegant, premium ambiance of the community.





A thoughtfully designed landscape featuring a children's play zone, family gathering areas, a jogging track, and scenic lagoon views connected by charming bridges.



TOWNHOUSES



3-BEDROOM TOWNHOUSE+FAMILY (G+1)
GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+1)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+1)
STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
LIVING/DINING



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
LIVING/DINING/KITCHEN



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
FAMILY ROOM



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
BATHROOM



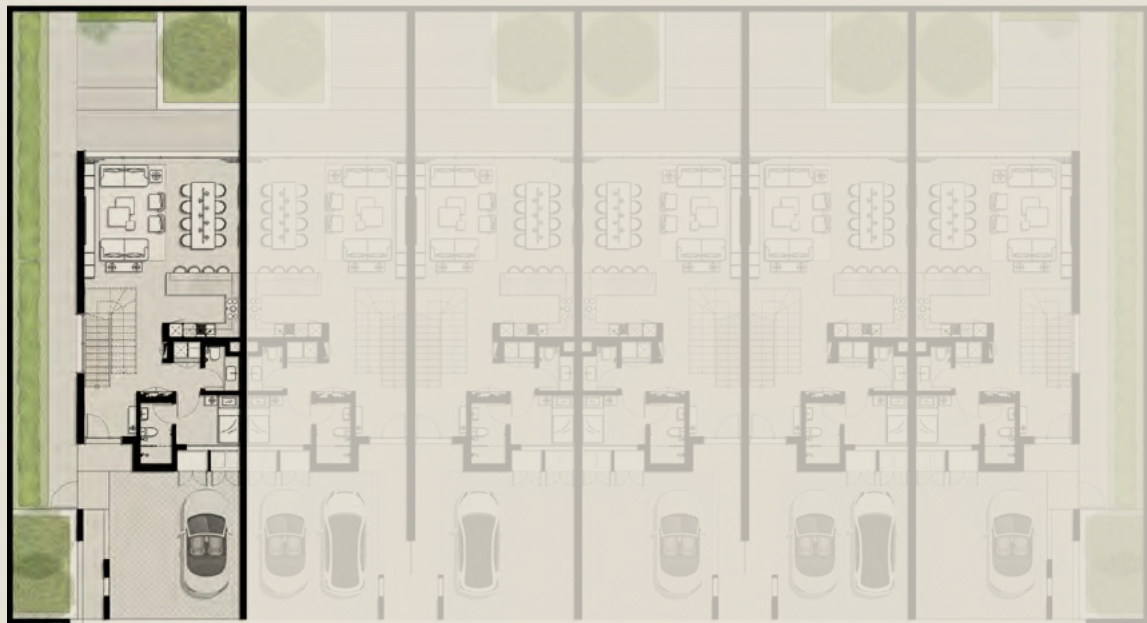
3 - BED ROOM TOWNHOUSE



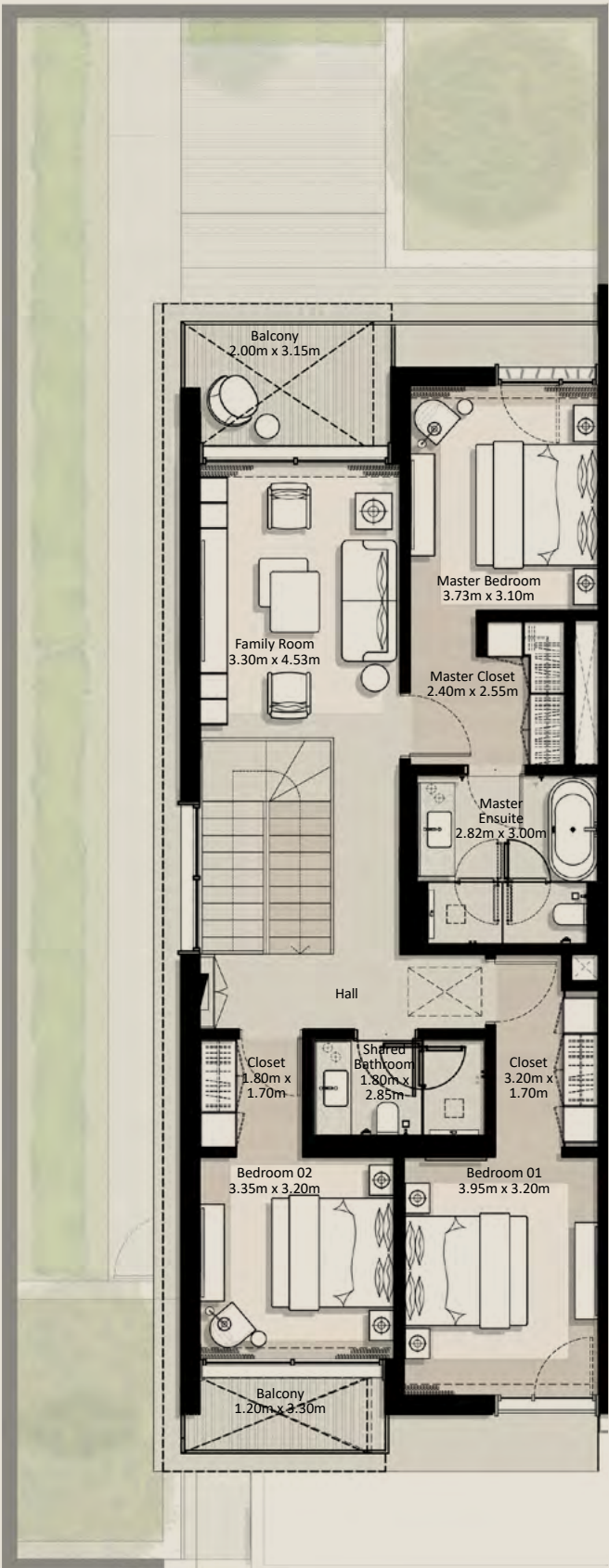
TH3 - END 1 - 3 BEDROOM - 6PLEX

TH3 - G1 - END - 3BD - UNIT 1

TOTAL AREA: 251.34 SQM (2,705.40 SQFT)



GROUND FLOOR



FIRST FLOOR

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NAD AL SHEBA
GARDENS

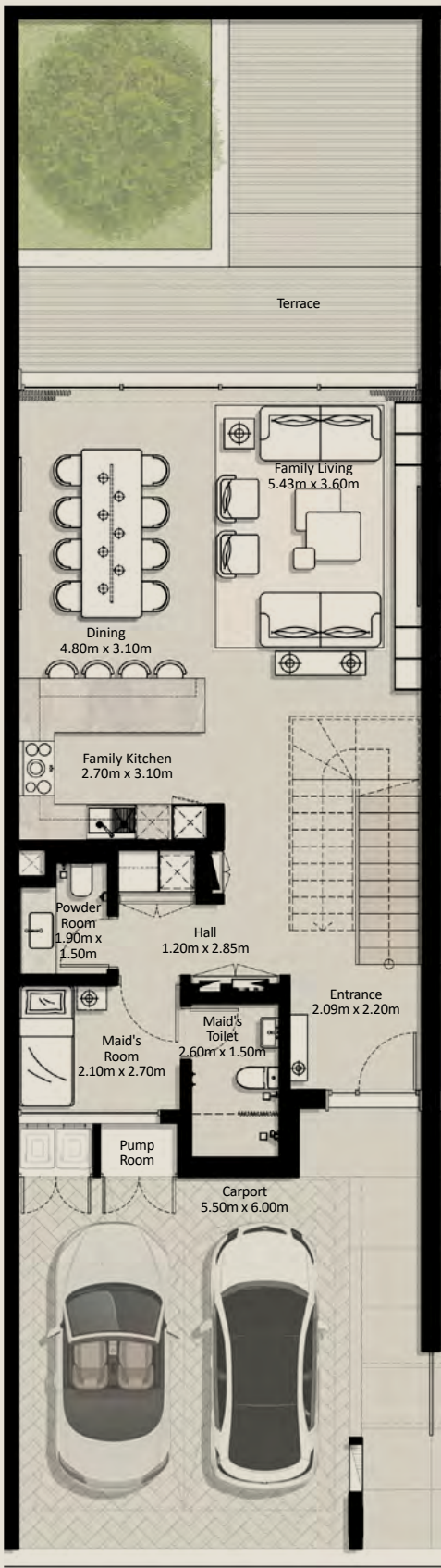
3 - BED ROOM TOWNHOUSE



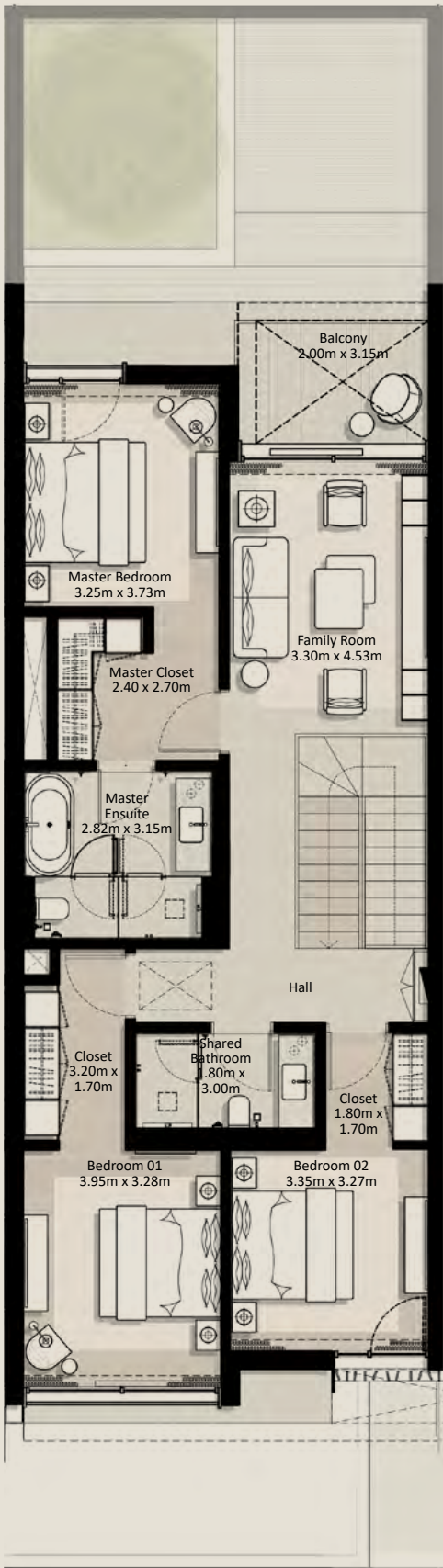
TH3 - MID 2 - 3 BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 2

TOTAL AREA: 262.18 SQM (2,822.08 SQFT)



GROUND FLOOR



FIRST FLOOR

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NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

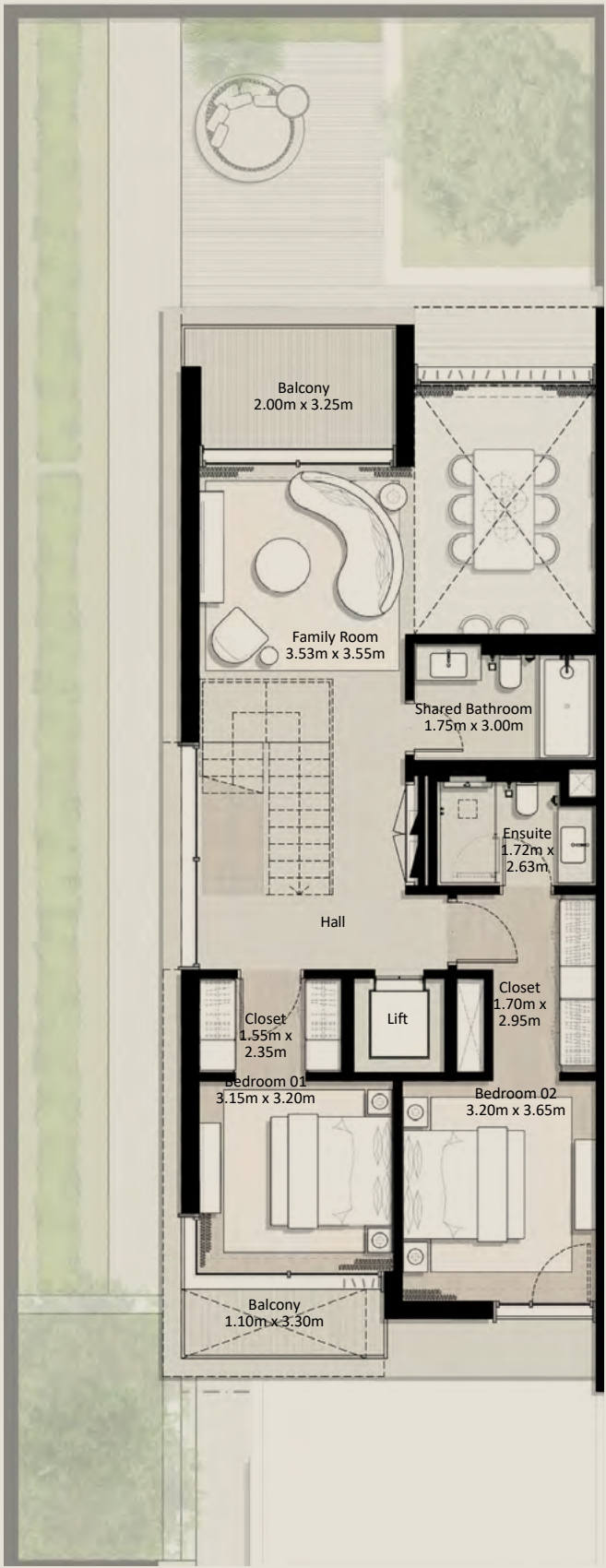
TH1 - END 1 - 3 BEDROOM - 4PLEX

TH1 - G2 - END - 3BD - UNIT 1

TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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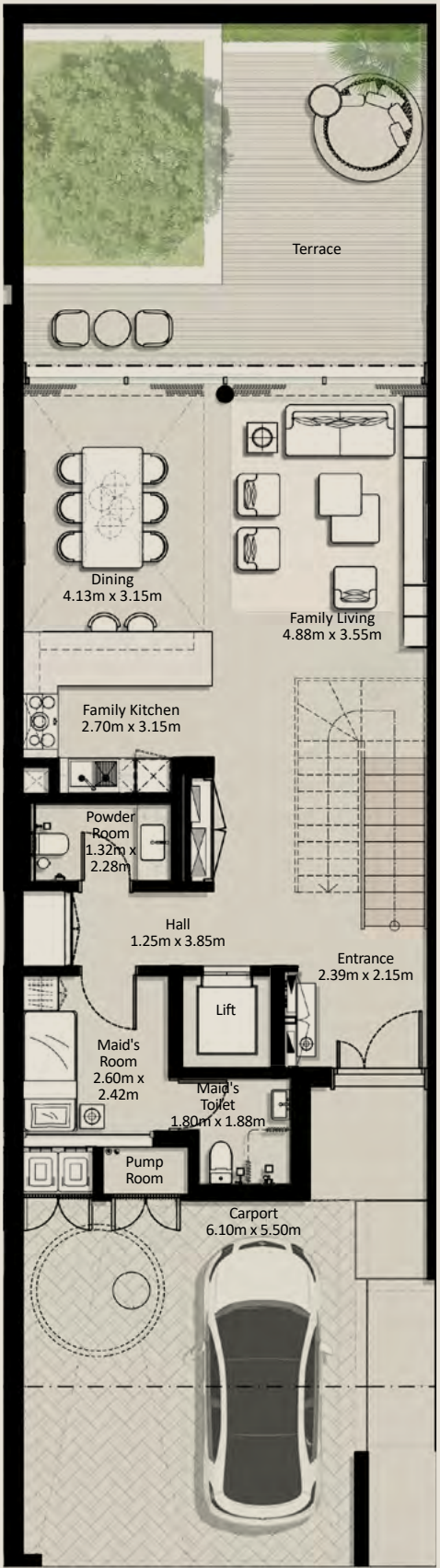
NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

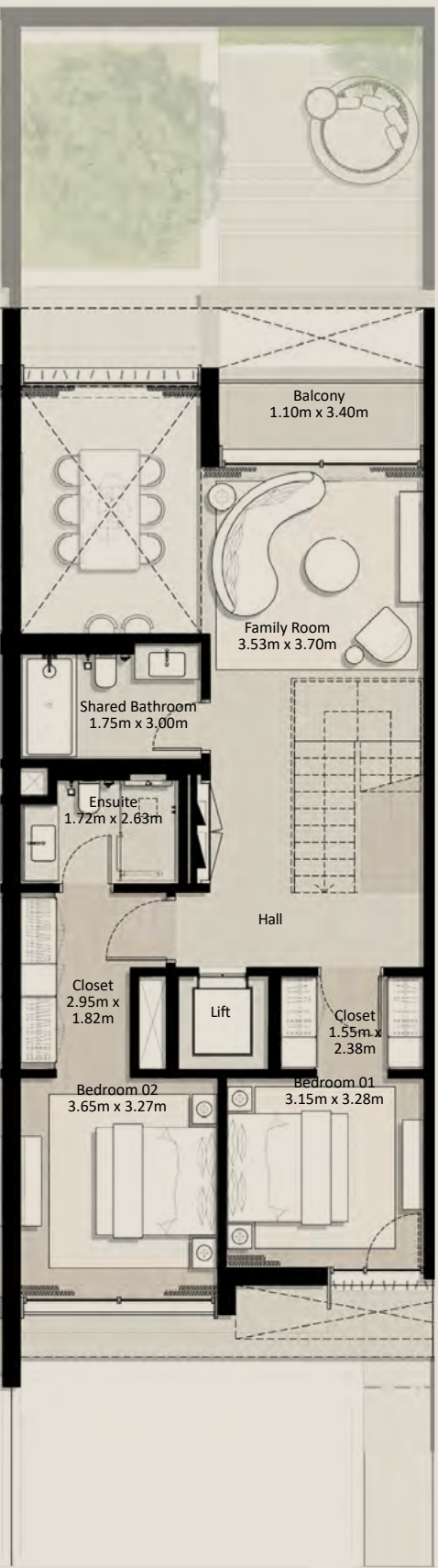
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

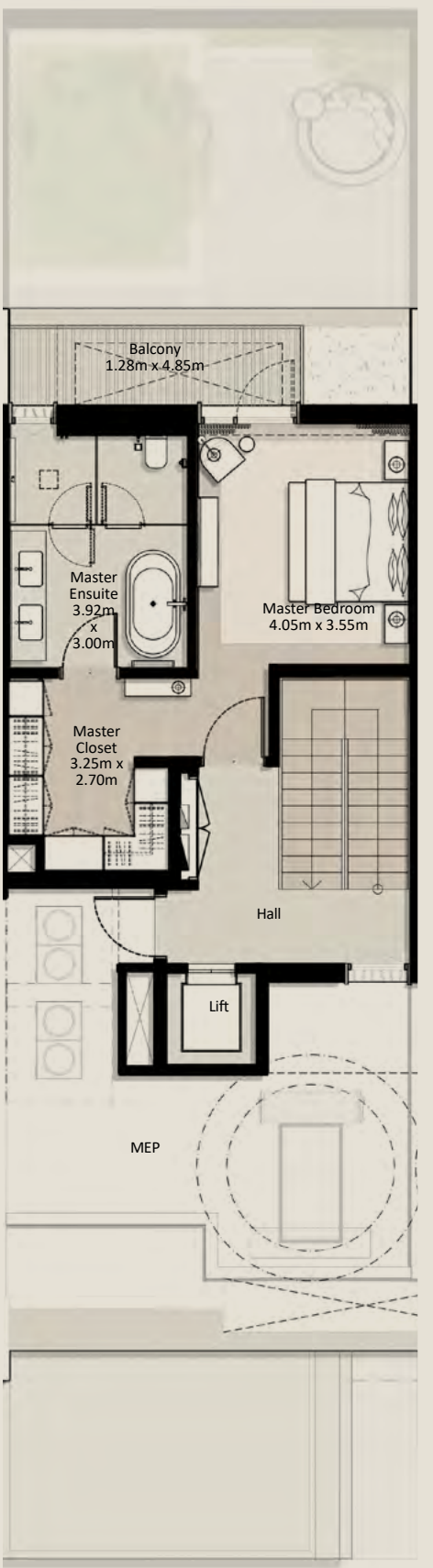
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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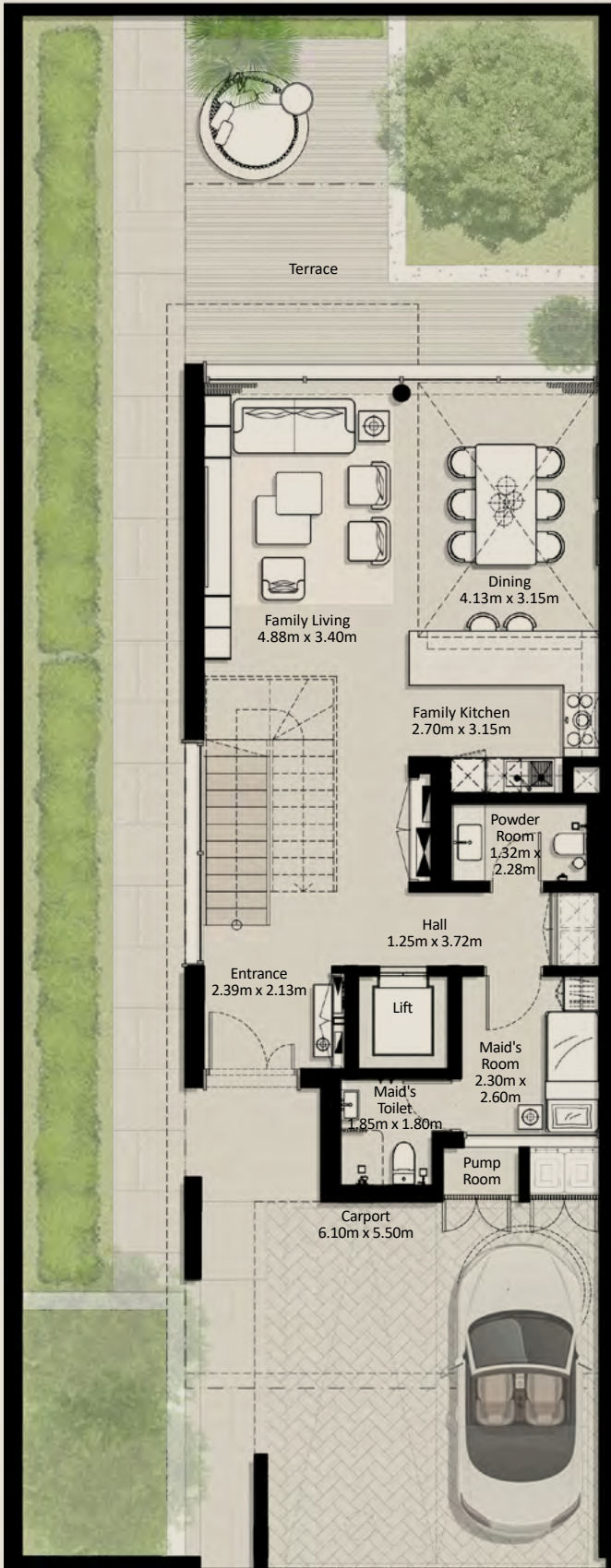
NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

TH2 - END 1 - 3 BEDROOM - 6PLEX

TH2 - G2 - END - 3BD - UNIT 1

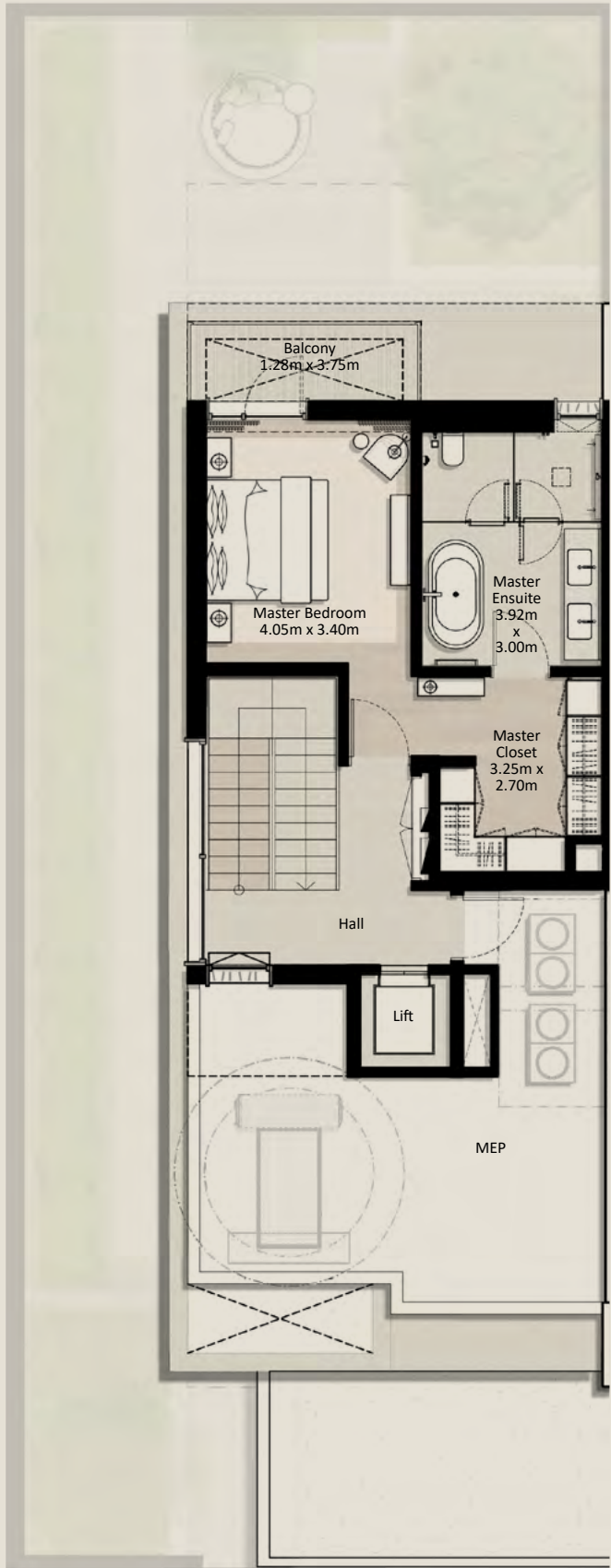
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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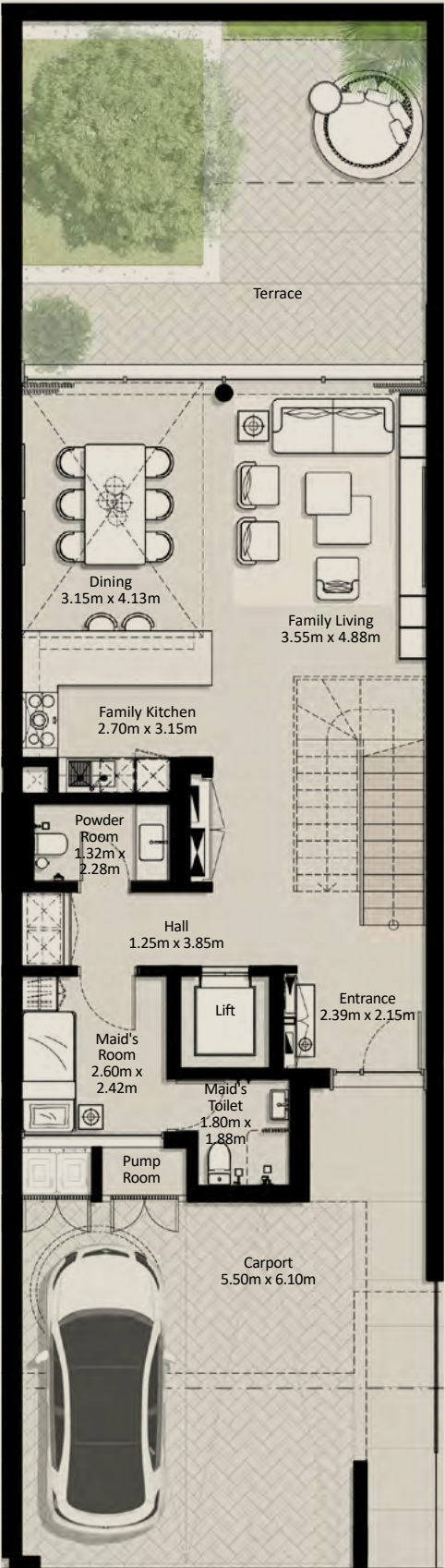
NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

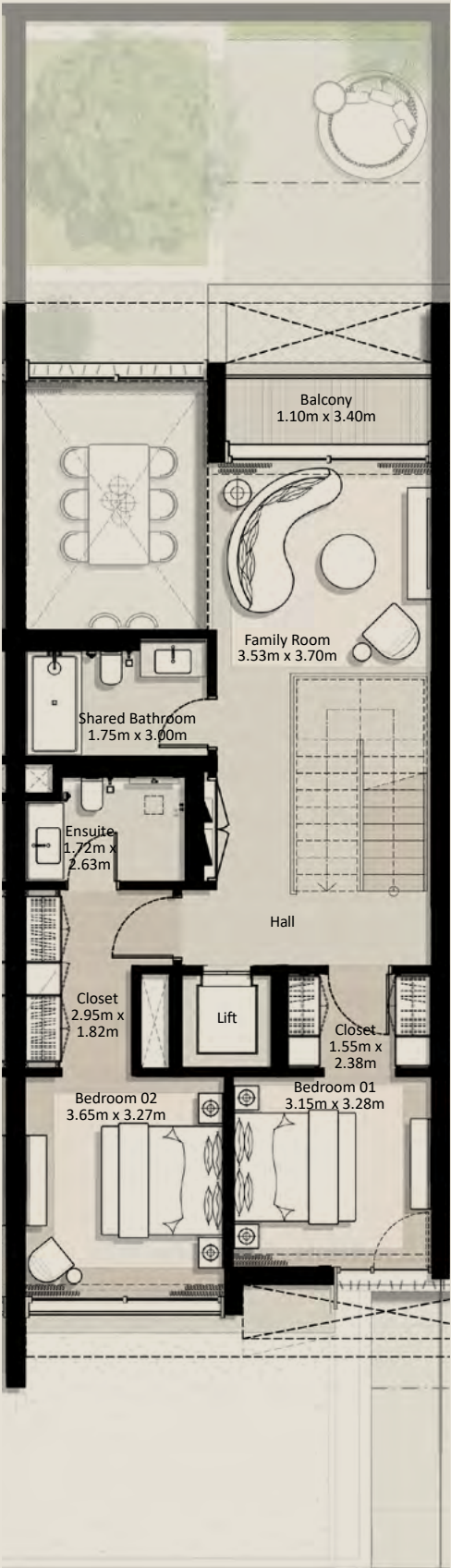
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

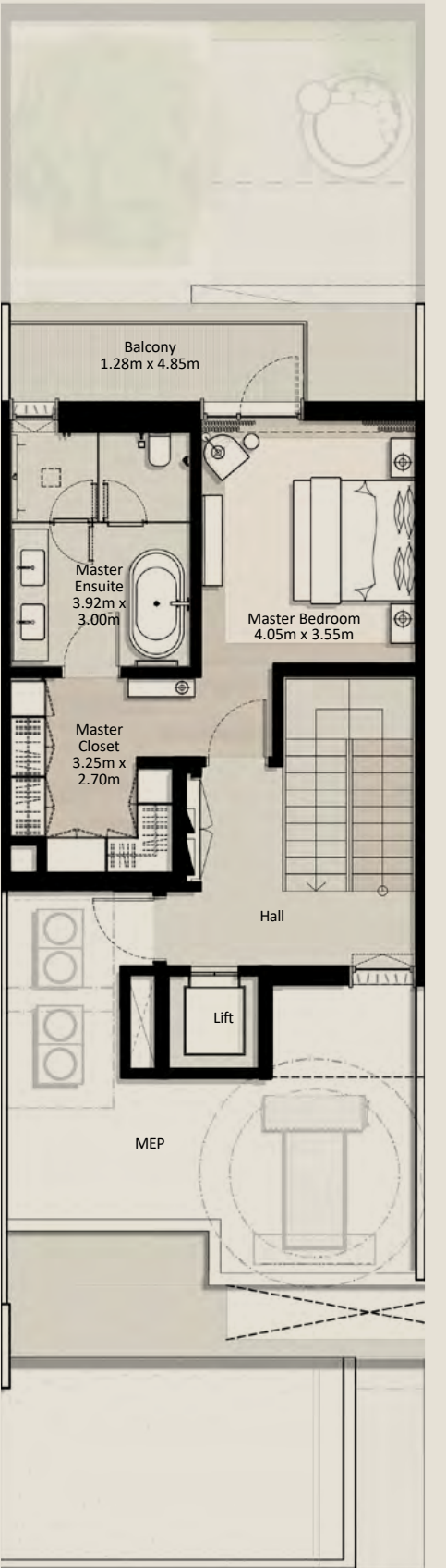
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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VILLAS



4-BEDROOM VILLA+FAMILY (G+2)
GARDEN VIEW



4-BEDROOM VILLA+FAMILY (G+2)
GARDEN VIEW



4-BEDROOM VILLA+FAMILY (G+2)
STREET VIEW



4-BEDROOM VILLA+FAMILY (G+2)
LIVING ROOM



4-BEDROOM VILLA+FAMILY (G+2)
LIVING/DINING



4-BEDROOM VILLA+FAMILY (G+2)
STAIRCASE



4-BEDROOM VILLA+FAMILY (G+2)
BEDROOM



4 - BED ROOM VILLA



TOTAL AREA: 445.52 SQM (4,795.54 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

5-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



5-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



5-BEDROOM VILLA+FAMILY (G+2)

STREET VIEW



5-BEDROOM VILLA+FAMILY (G+2)
LIVING ROOM



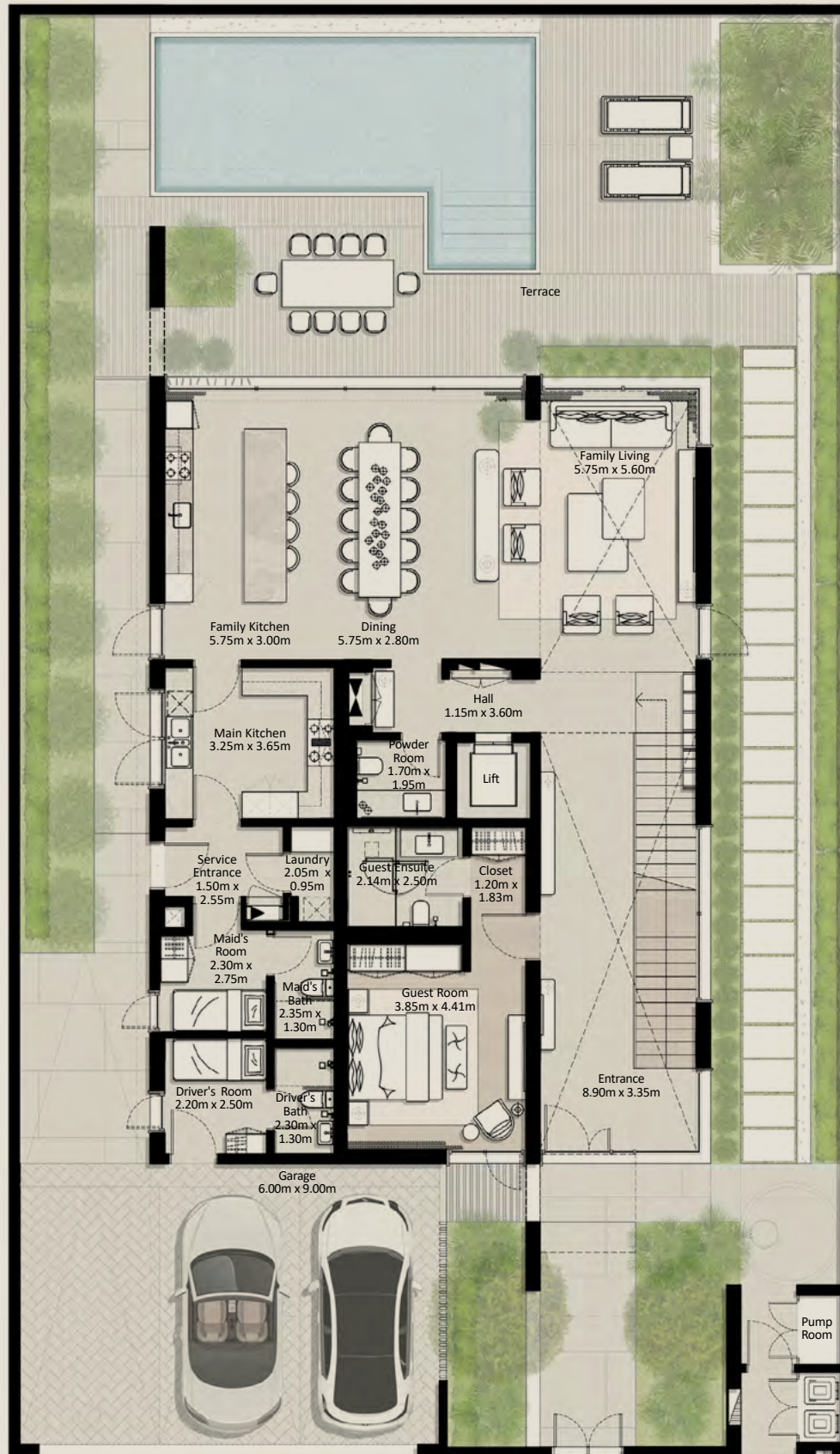
5-BEDROOM VILLA+FAMILY (G+2)
LIVING ROOM



5 - BED ROOM VILLA



TOTAL AREA: 525.01 SQM (5,651.16 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

6-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



6-BEDROOM VILLA+FAMILY (G+2)
STREET VIEW



6-BEDROOM VILLA+FAMILY (G+2)
LIVING/DINING/KITCHEN



6-BEDROOM VILLA+FAMILY (G+2)

LIVING/DINING/KITCHEN



6-BEDROOM VILLA+FAMILY (G+2)

LIVING/DINING/KITCHEN



6 - BED ROOM VILLA



TOTAL AREA: 638.51 SQM (6,872.86 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

7-BEDROOM VILLA+FAMILY+STUDY (G+2)
GARDEN VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
GARDEN VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
GARDEN VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
STREET VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
DINING/LIVING



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
DINING/KITCHEN



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
OFFICE



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
STAIRCASE



7-BEDROOM VILLA+FAMILY+STUDY (G+2)
MASTER BATHROOM



7 - BED ROOM VILLA



TOTAL AREA: 808.81 SQM (8,705.96 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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NAD AL SHEBA
GARDENS

PRICES

STARTING PRICE

5.0M

3-BEDROOM
TOWNHOUSE

11.9M

4-BEDROOM
VILLA

15.1M

5-BEDROOM
VILLA

*ALL PRICES ARE IN AED

PAYMENT PLAN

3, 4 & 5-BEDROOM

20%

DOWN PAYMENT
ON BOOKING

10%

1ST INSTALMENT
JANUARY 2026

5%

2ND INSTALMENT
JULY 2026

10%

3RD INSTALMENT
DECEMBER 2026

10%

4TH INSTALMENT
MAY 2027

10%

5TH INSTALMENT
OCTOBER 2027

10%

6TH INSTALMENT
MARCH 2028

5%

7TH INSTALMENT
JULY 2028

20%

8TH INSTALMENT
APRIL 2029
(HANDOVER)

PRICES

STARTING PRICE

18.3M

6-BEDROOM
VILLA

24.2M

7-BEDROOM
VILLA

*ALL PRICES ARE IN AED

PAYMENT PLAN

6 & 7-BEDROOM

20%

DOWN PAYMENT
ON BOOKING

10%

1ST INSTALMENT
JANUARY 2026

5%

2ND INSTALMENT
JULY 2026

10%

3RD INSTALMENT
DECEMBER 2026

5%

4TH INSTALMENT
MAY 2027

5%

5TH INSTALMENT
OCTOBER 2027

5%

6TH INSTALMENT
MARCH 2028

40%

7TH INSTALMENT
APRIL 2029
(HANDOVER)

The background is a monochromatic teal image featuring a large, detailed flower, possibly a peony, with many layers of petals. The petals have a visible vein pattern. The center of the flower shows the reproductive parts, including stamens and a pistil.

||| MERAAS