



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



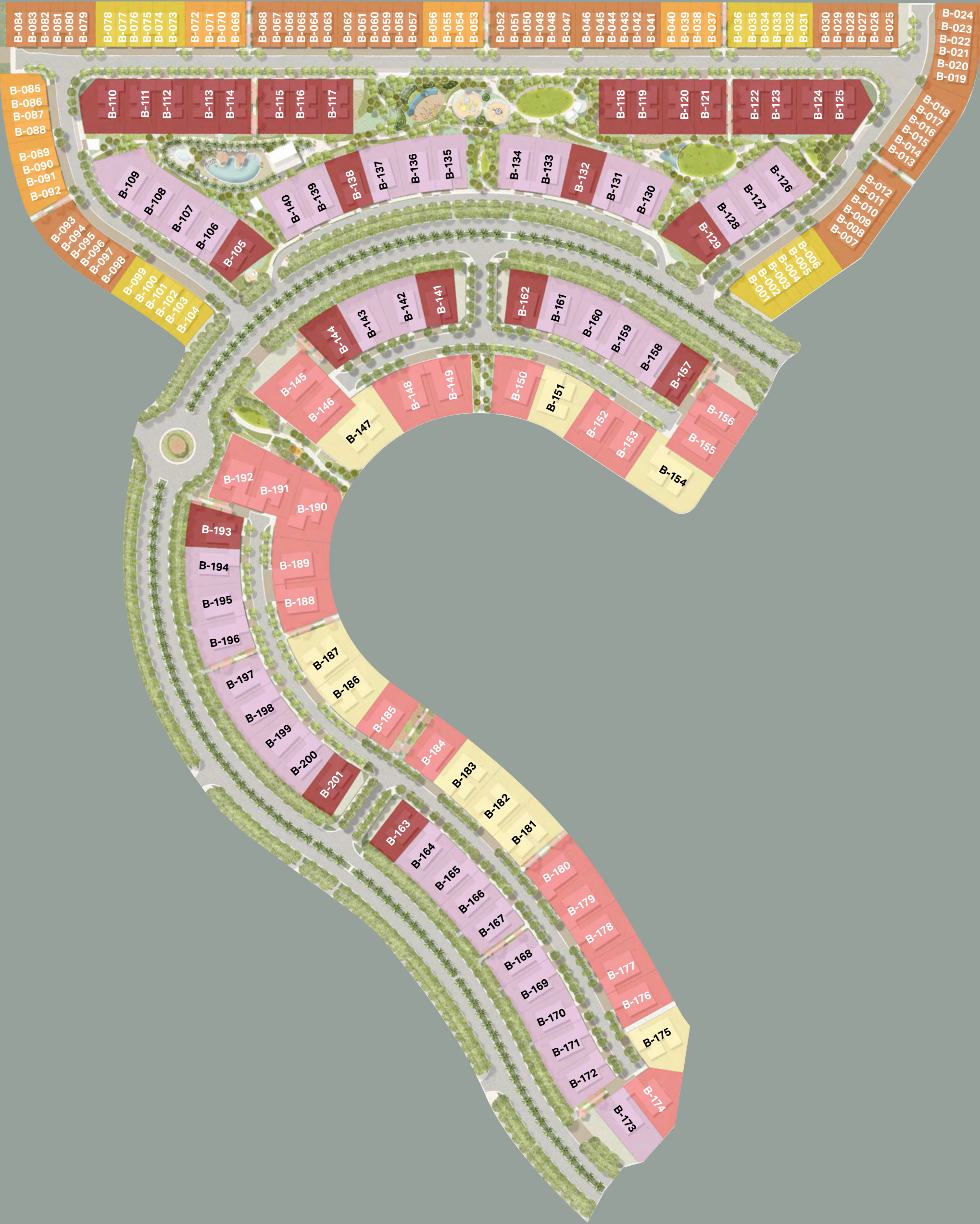
INTRODUCING PHASE 10



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 10 TYPOLOGIES		
TYOLOGIES	NO. OF FLOORS	NO. OF UNITS
4-BEDROOM VILLA	G+2	27
5-BEDROOM VILLA	G+2	39
6-BEDROOM VILLA	G+2	22
7-BEDROOM VILLA	G+2	9
3-BEDROOM TH END UNIT	G+2	30
3-BEDROOM TH MID UNIT	G+2	50
3-BEDROOM TH END UNIT	G+1	8
3-BEDROOM TH MID UNIT	G+1	16
TOTAL NO. OF UNITS		201







Semi-aerial view capturing Phase 10 from the Spine Park, showcasing premium villas surrounding Central Park and lining the park's edge. The 7-bedroom villas are prominently placed for direct access to key amenities and green spaces.



Lagoon-style swimmable beach pool, surrounded by luxury villas that offer stunning views of the water.





The community features water elements and seating areas that cool the space and create welcoming spots for family gatherings.



Vibrant children's play area, set within open landscaped spaces that welcome families. Spacious backyards offer views of nearby villas, blending play, relaxation, and community in a safe, accessible setting.





Stunning nighttime view of the lagoons and park, framed by surrounding villas. Lagoon pools and landscaped areas create serene, picturesque views enjoyed directly from backyard gardens.





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



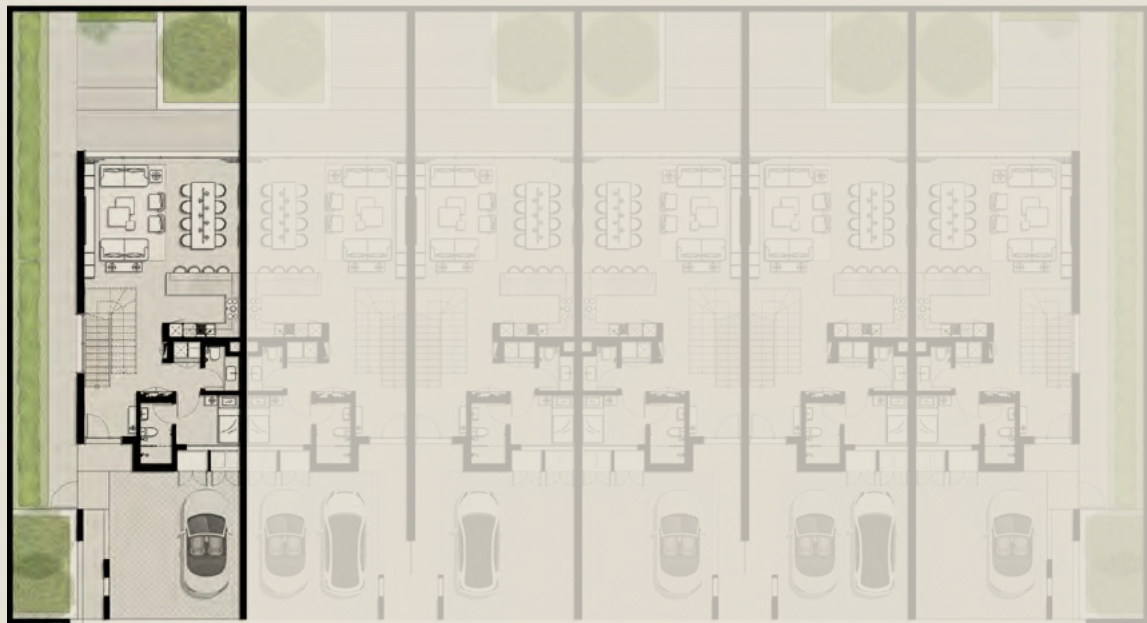
3 - BED ROOM TOWNHOUSE



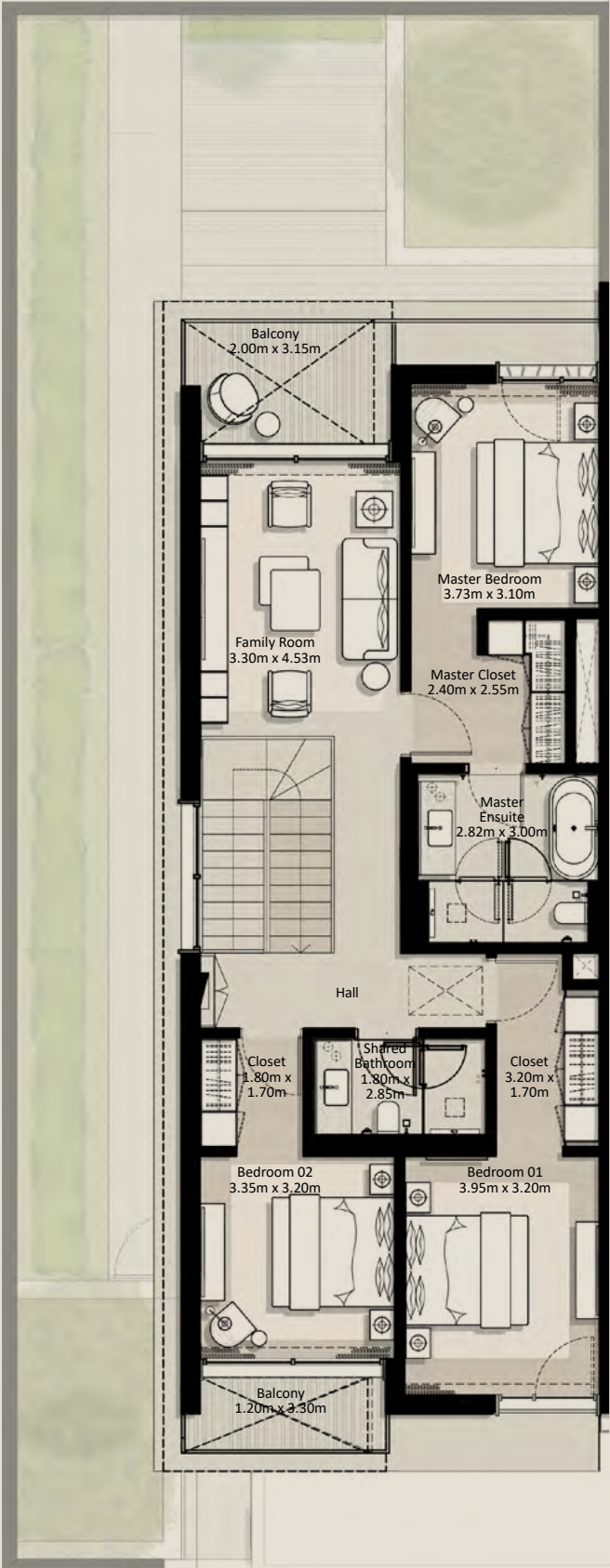
TH3 - END 1 - 3 BEDROOM - 6PLEX

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

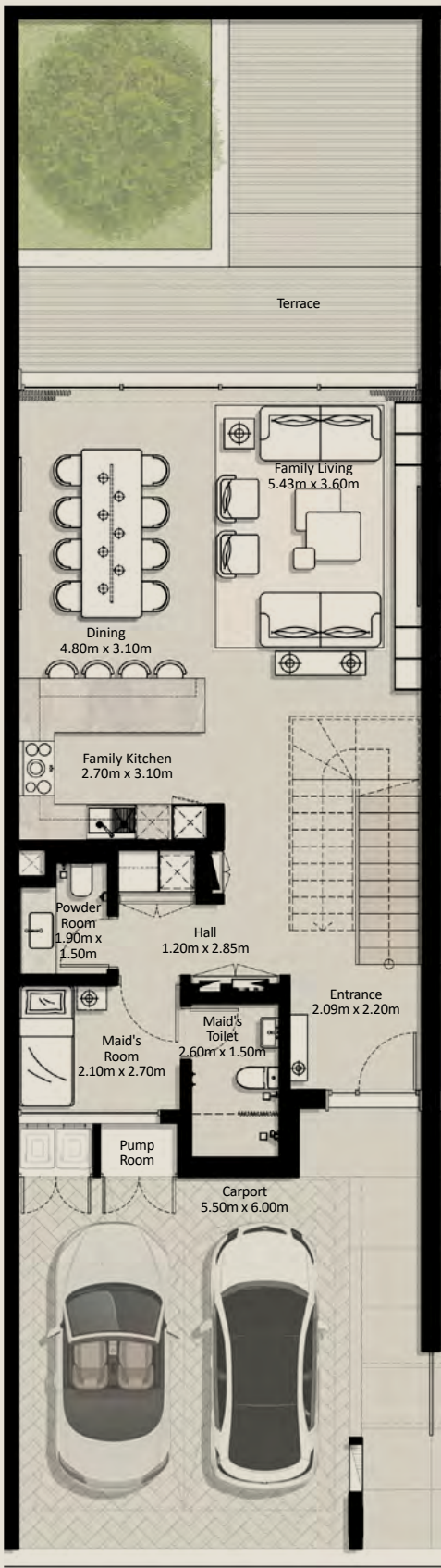
3 - BED ROOM TOWNHOUSE



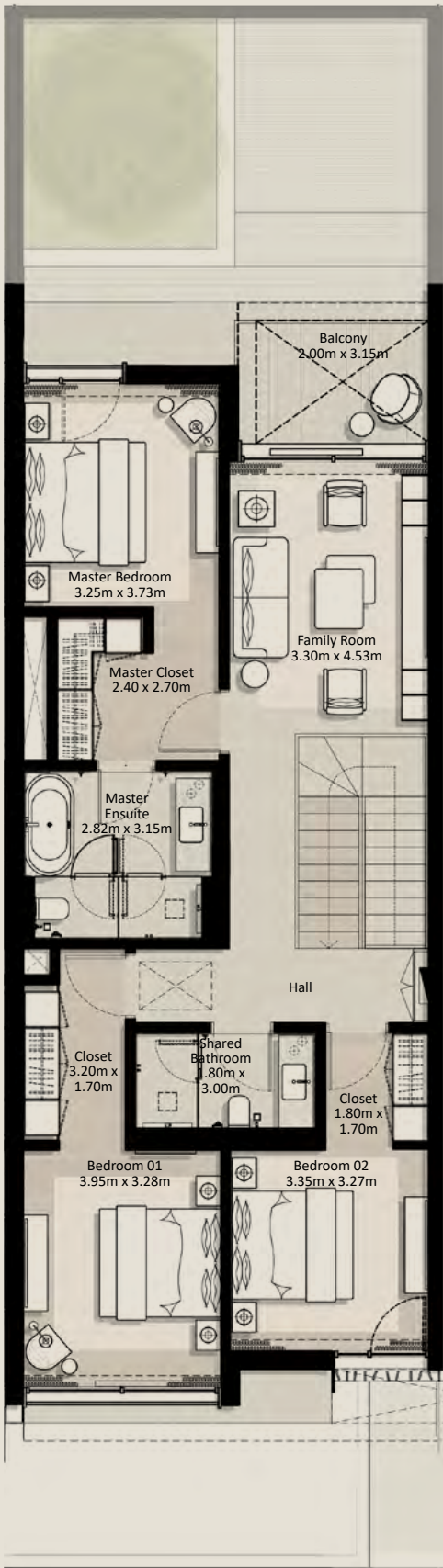
TH3 - MID 2 - 3 BEDROOM - 6PLEX

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

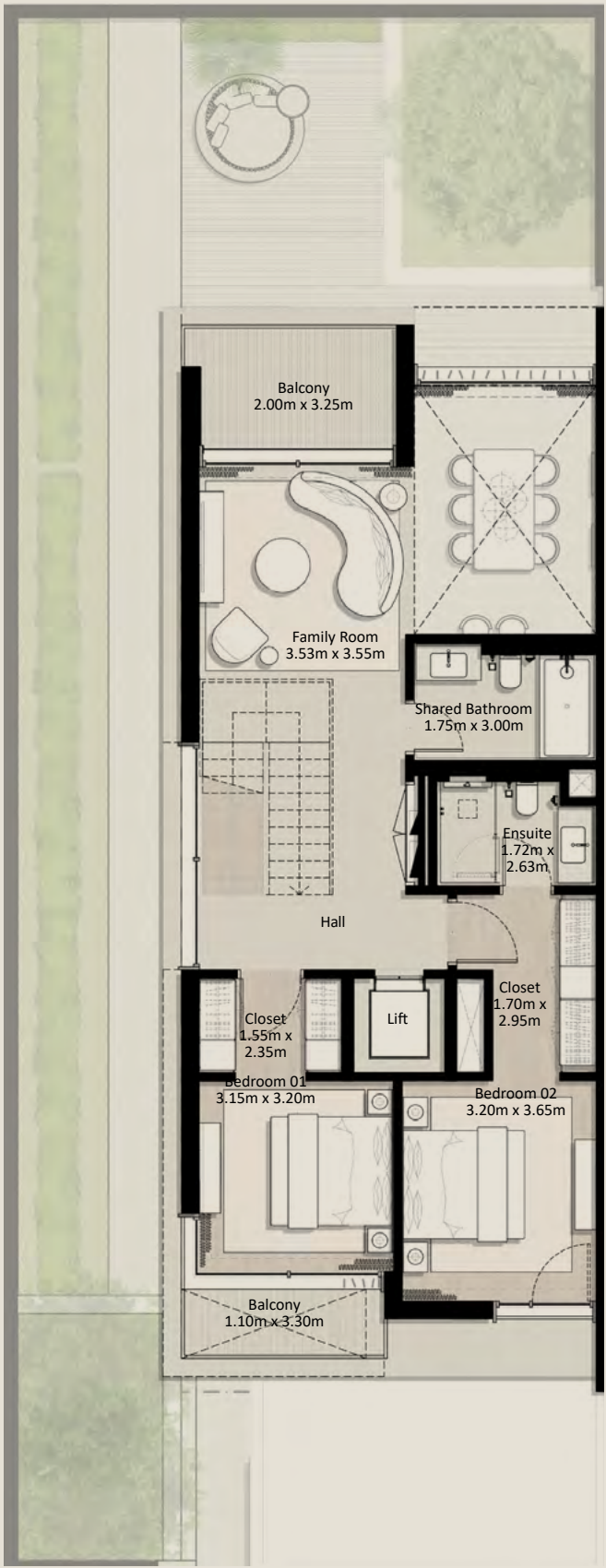
TH1 - END 1 - 3 BEDROOM - 4PLEX

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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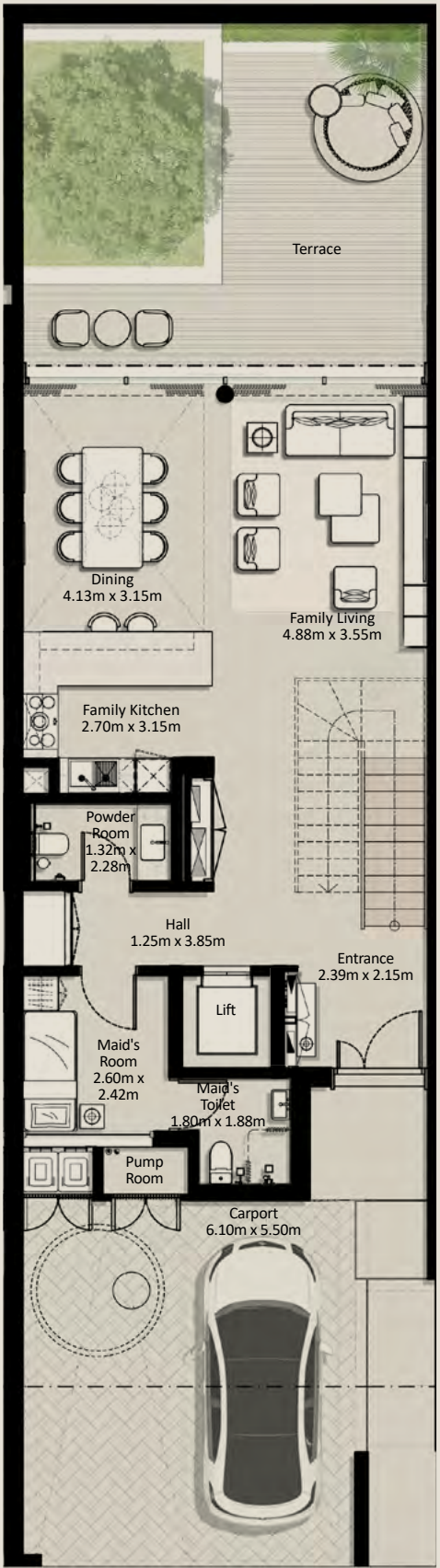
NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

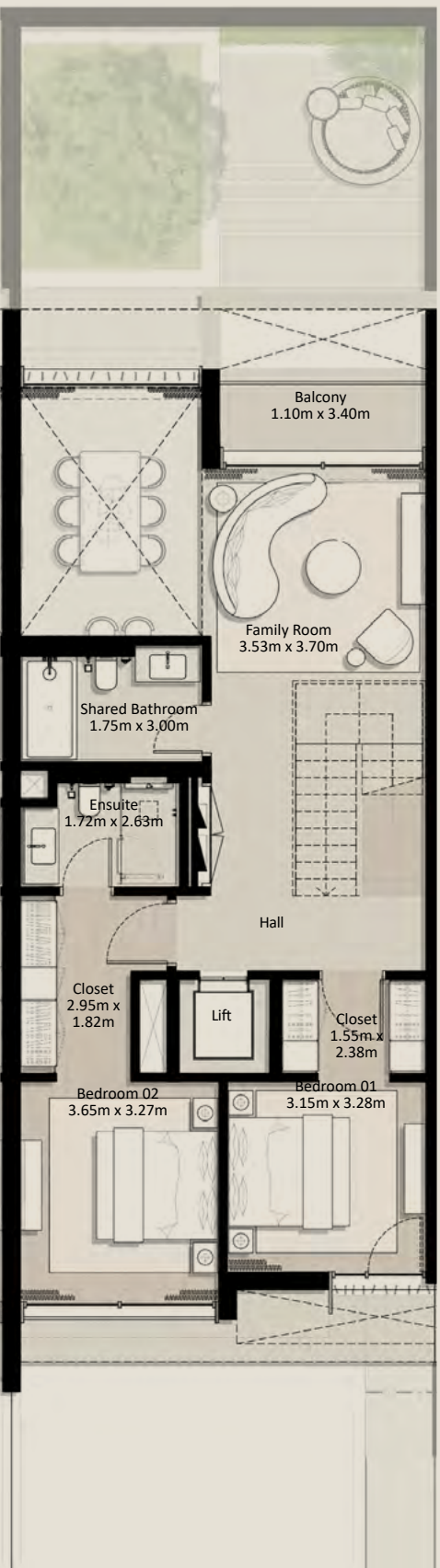
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

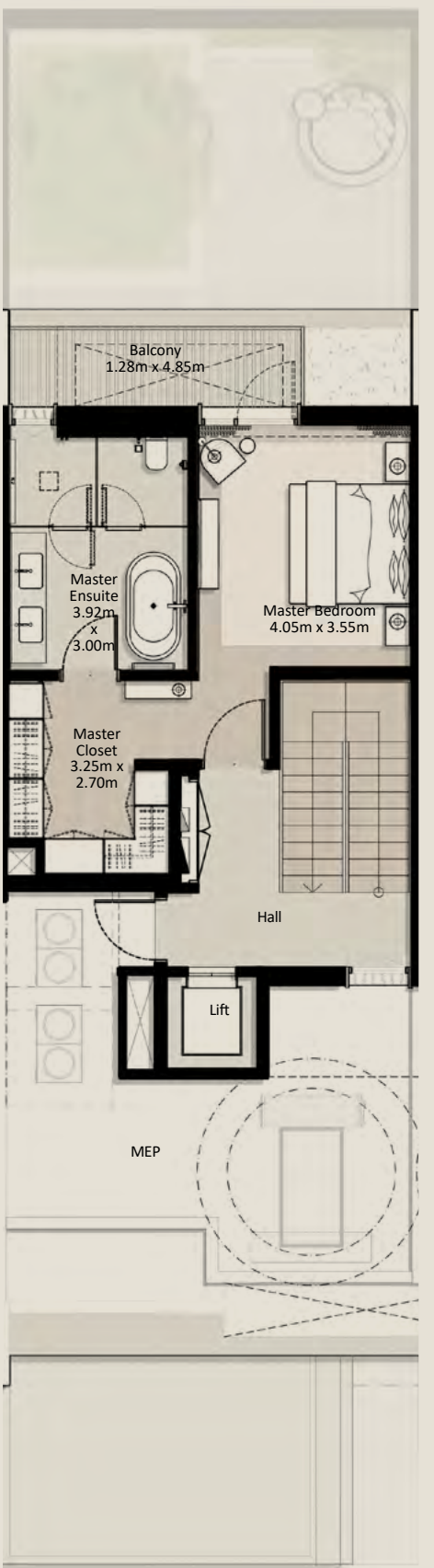
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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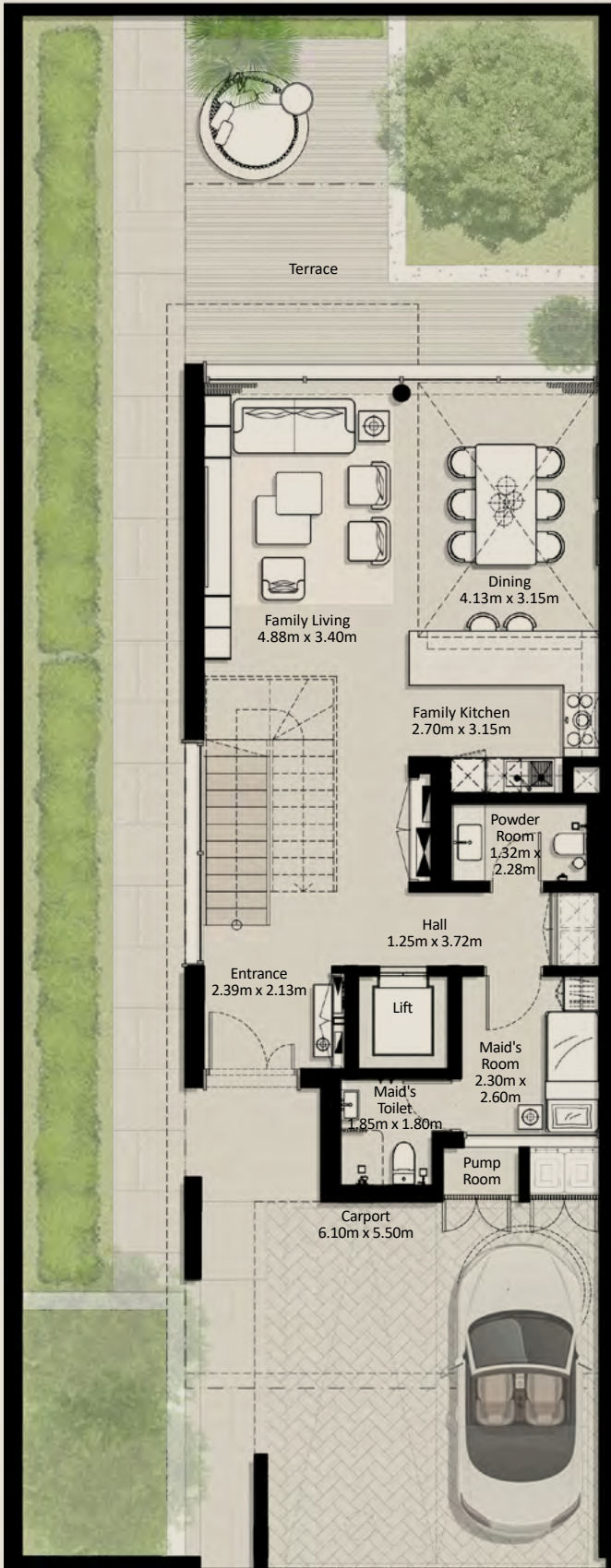
NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

TH2 - END 1 - 3 BEDROOM - 6PLEX

TH2 - G2 - END - 3BD - UNIT 1

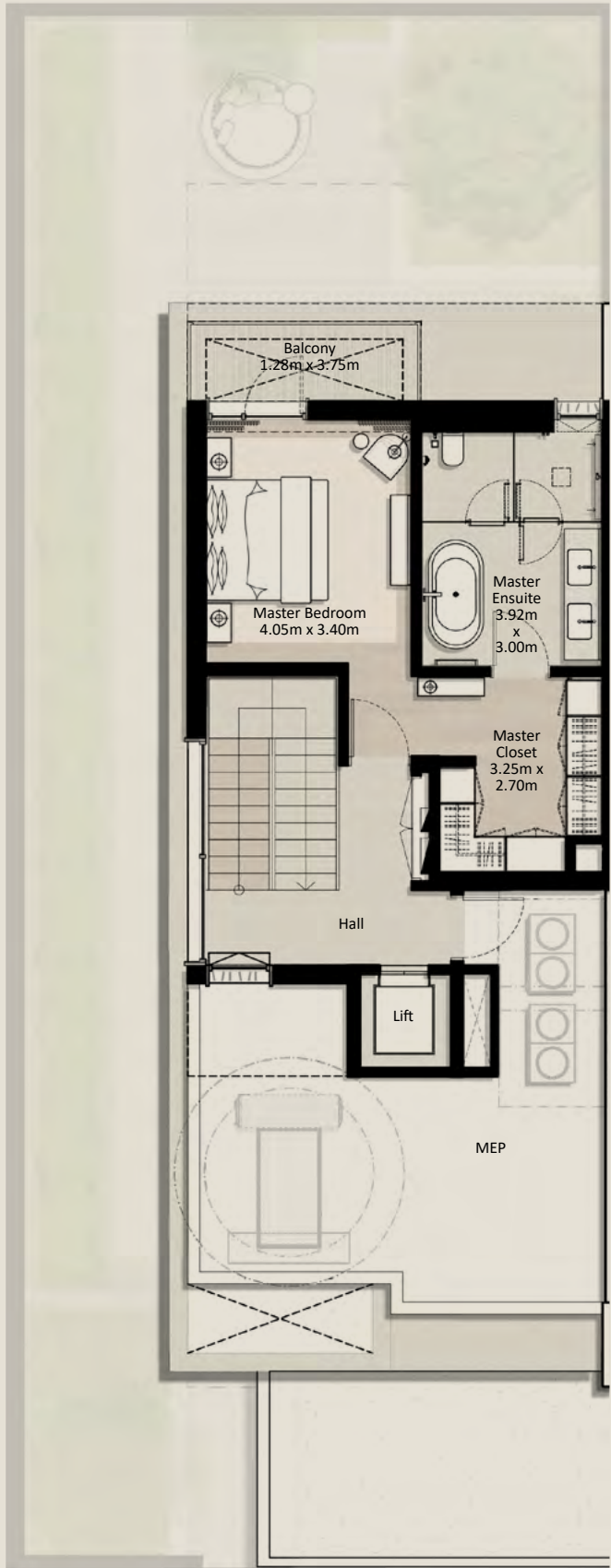
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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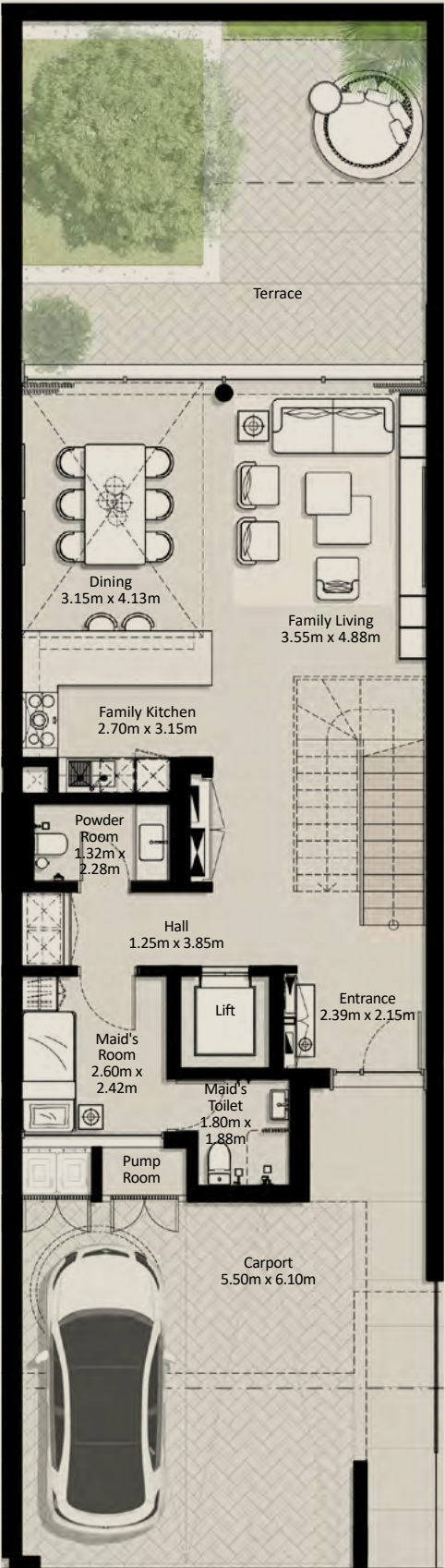
NAD AL SHEBA
GARDENS

3 - BED ROOM TOWNHOUSE

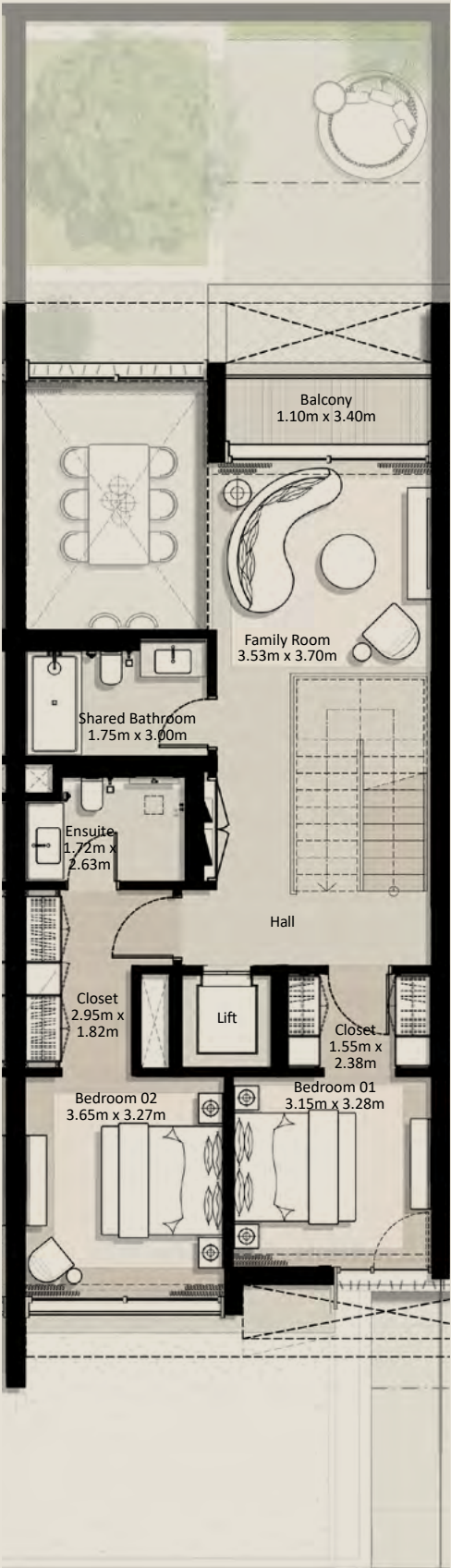
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

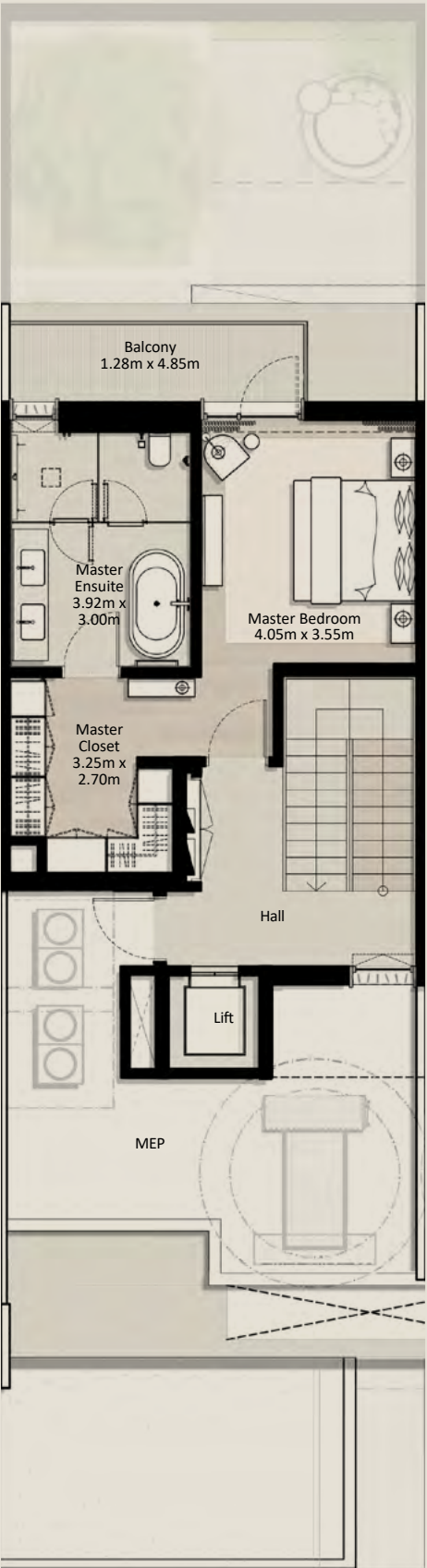
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



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

5.1M

3-BEDROOM
TOWNHOUSE

11.4M

4-BEDROOM
VILLA

13.9M

5-BEDROOM
VILLA

*ALL PRICES ARE IN AED

PAYMENT PLAN

20%

DOWN PAYMENT
ON BOOKING

10%

1ST INSTALMENT
DECEMBER 2025

5%

2ND INSTALMENT
JUNE 2026

10%

3RD INSTALMENT
NOVEMBER 2026

10%

4TH INSTALMENT
APRIL 2027

10%

5TH INSTALMENT
SEPTEMBER 2027

10%

6TH INSTALMENT
FEBRUARY 2028

5%

7TH INSTALMENT
JUNE 2028

20%

8TH INSTALMENT
FEBRUARY 2029
(HANDOVER)

PRICES

STARTING PRICE

17.7M

6-BEDROOM
VILLA

24.8M

7-BEDROOM
VILLA

*ALL PRICES ARE IN AED

PAYMENT PLAN

20%

DOWN PAYMENT
ON BOOKING

10%

1ST INSTALMENT
DECEMBER 2025

5%

2ND INSTALMENT
JUNE 2026

10%

3RD INSTALMENT
NOVEMBER 2026

5%

4TH INSTALMENT
APRIL 2027

5%

5TH INSTALMENT
SEPTEMBER 2027

5%

6TH INSTALMENT
FEBRUARY 2028

40%

7TH INSTALMENT
FEBRUARY 2029
(HANDOVER)



||| MERAAS