



NAD AL SHEBA

GARDENS



 MERAAS

LIVE
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 MASTER PLAN



MASTER PLAN *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 HOUSE
- 3. SCHOOL
- 4. NEIGHBOURHOOD PARK
- 5. MOSQUE
- 6. COMMUNITY PARK
- 7. CLUB HOUSE



INTRODUCING PHASE 7





- 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



BRONZE PALETTE
GREY PALETTE























VILLAS



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)

LIVING ROOM/DINING/KITCHEN



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

KITCHEN/DINING/LIVING ROOM



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

BEDROOM



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

FAMILY LIVING



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

MASTER BATHROOM



7-BEDROOM+FAMILY+STUDY
VILLA

NAD AL SHEBA
GARDENS

7BR

TOTAL AREA = 808.81 SQM (8,705.96 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



6-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



6-BEDROOM VILLA+FAMILY (G+2)

STREET VIEW



6-BEDROOM VILLA+FAMILY (G+2)

LIVING ROOM/DINING/KITCHEN



6-BEDROOM VILLA+FAMILY (G+2)

LIVING ROOM



6-BEDROOM VILLA+FAMILY (G+2)

KITCHEN/DINING/LIVING ROOM



6 - BEDROOM + FAMILY VILLA

NAD AL SHEBA
GARDENS

6BR

TOTAL AREA = 638.43 SQM (6,872.00 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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/DINING/KITCHEN



5-BEDROOM VILLA+FAMILY (G+2)

ENTRY/LIVING ROOM



5 - BEDROOM + FAMILY VILLA

NAD AL SHEBA
GARDENS

5BR

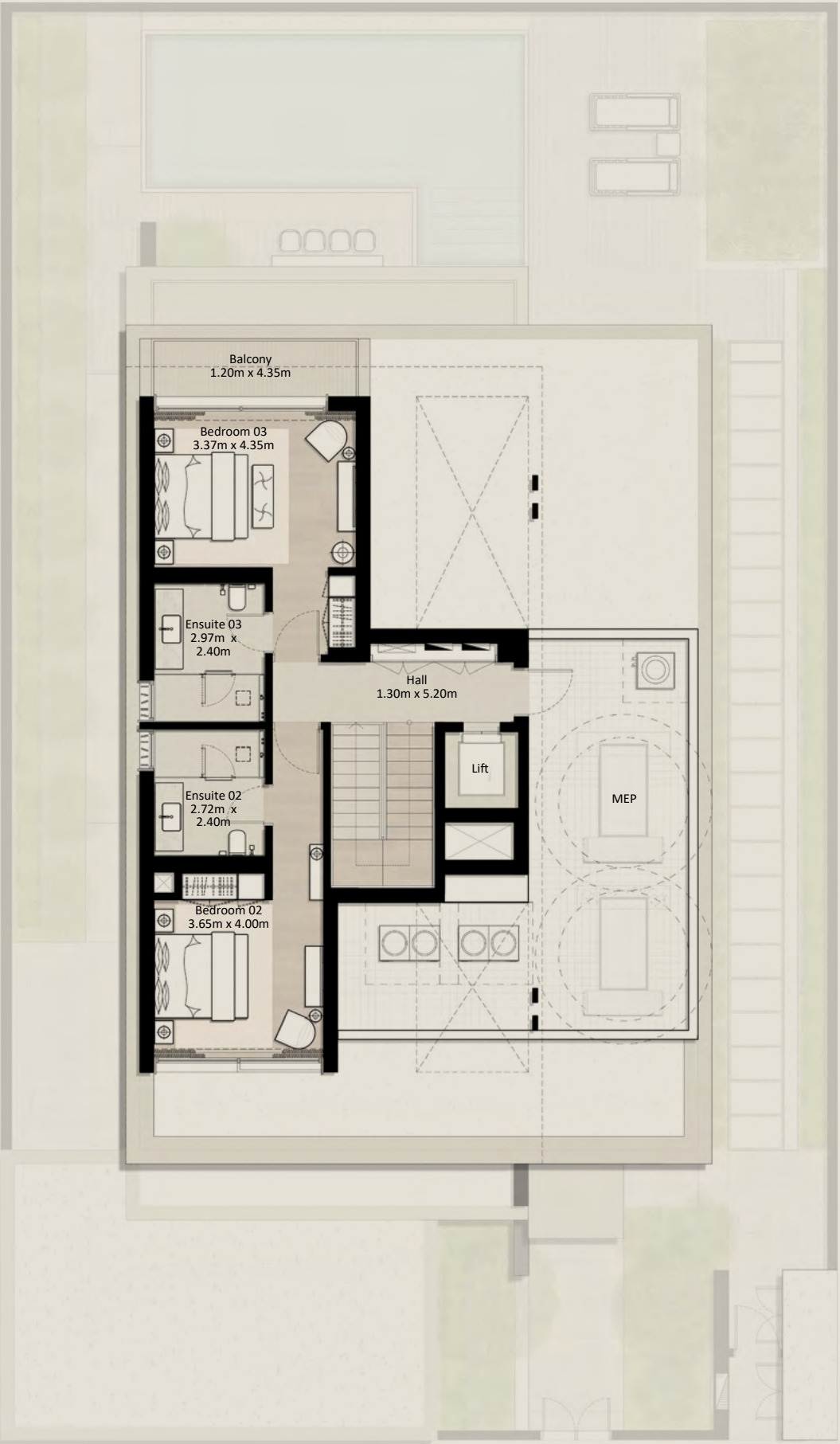
TOTAL AREA = 524.93 SQM (5,650.30 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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)

DINING/LIVING ROOM



4-BEDROOM VILLA+FAMILY (G+2)

DINING/KITCHEN



4 - BEDROOM + FAMILY VILLA

NAD AL SHEBA
GARDENS

4BR

TOTAL AREA = 445.50 SQM (4,795.32 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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TOWNHOUSES



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

GARDEN VIEW



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



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

LIVING ROOM/DINING/KITCHEN



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

DINING/KITCHEN/LIVING ROOM



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

MASTER BEDROOM



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

BATHROOM



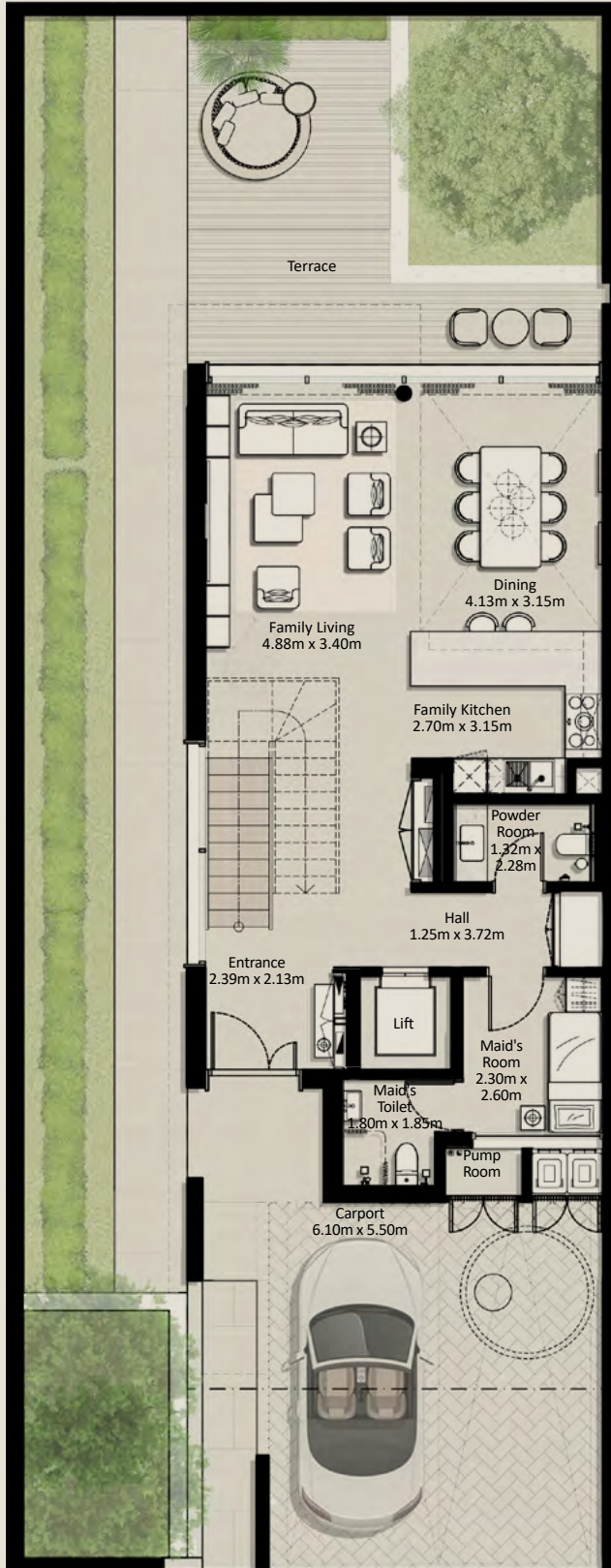
3 - BEDROOM + FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

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

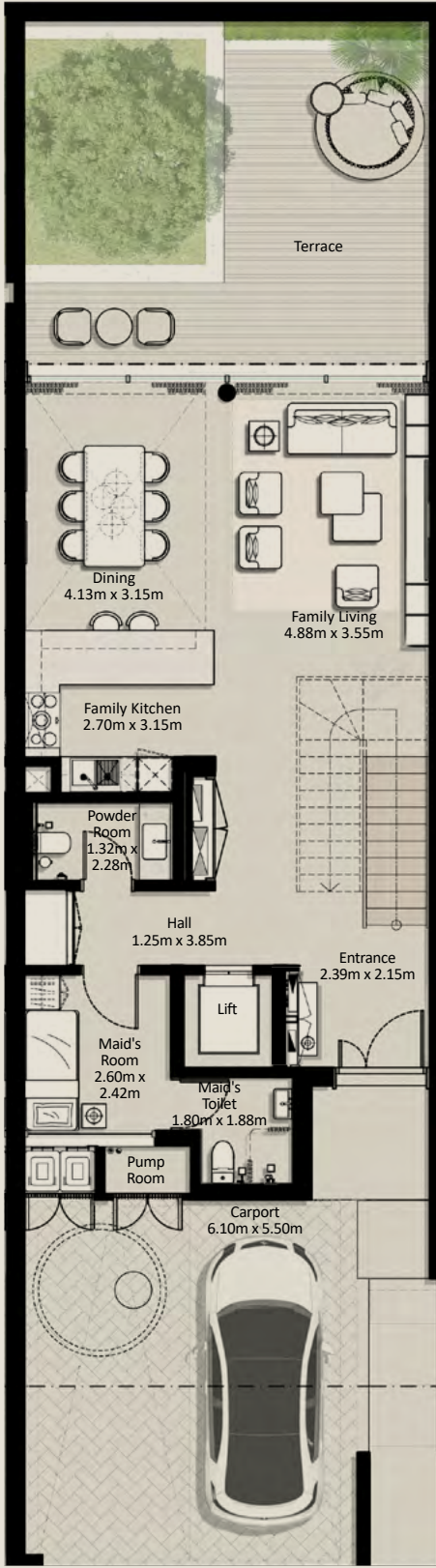
3 - BEDROOM + FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

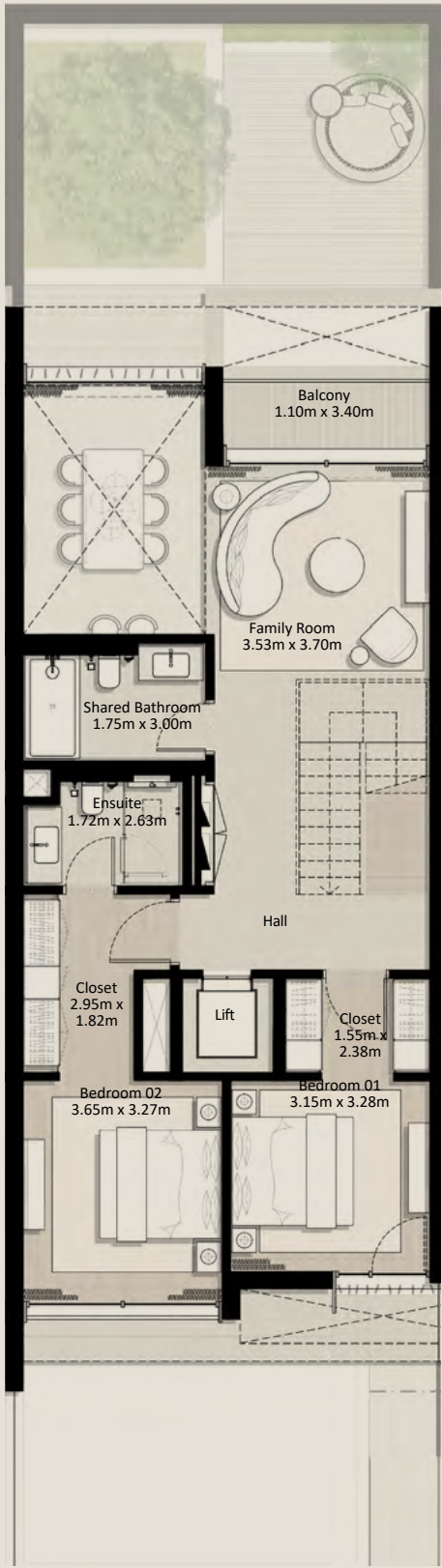
TH1 - MID 2 - 3-BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

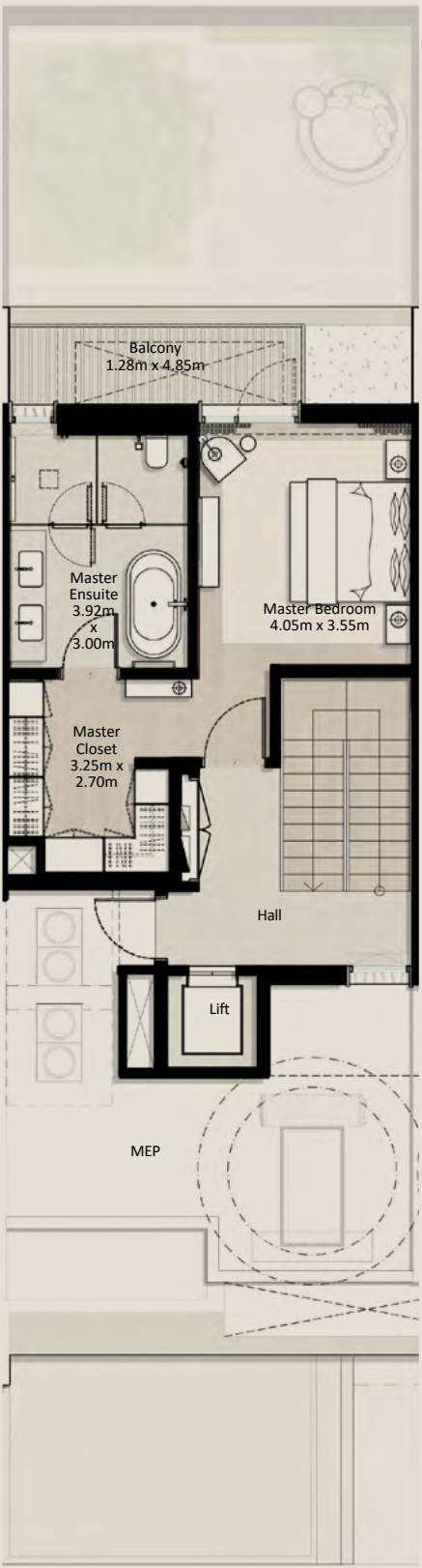
TOTAL AREA = 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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3-BEDROOM TOWNHOUSE+FAMILY (G+1)

GARDEN VIEW



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



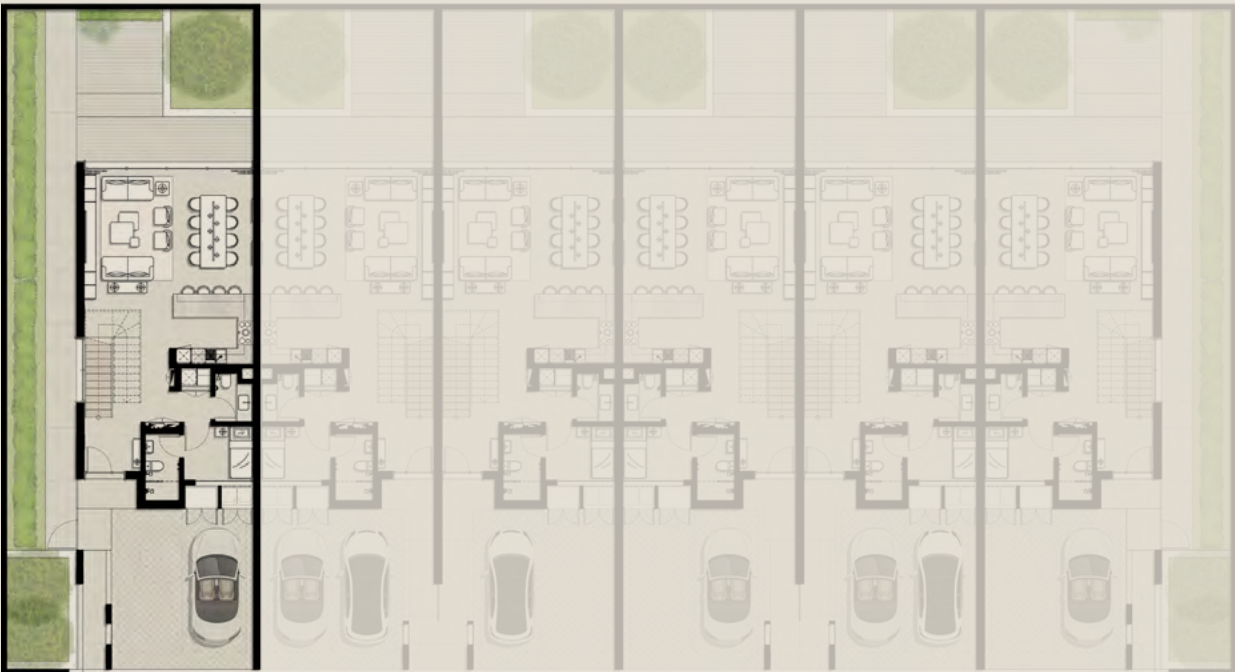
3 - BEDROOM + FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

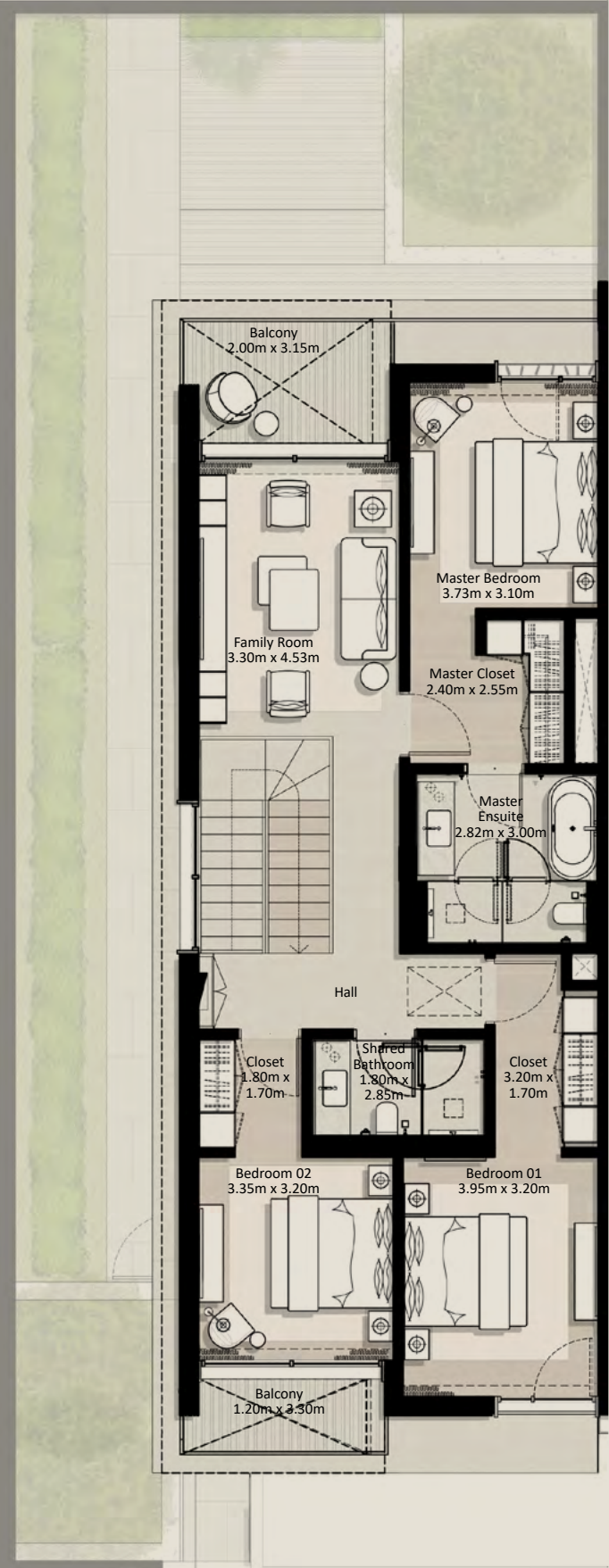
TH3 - END 1 - 3-BEDROOM - 6PLEX

TH3 - G1 - END - 3BD - UNIT 1

TOTAL AREA = 251.34 SQM (2,705.40 SQFT)



GROUND FLOOR



FIRST FLOOR

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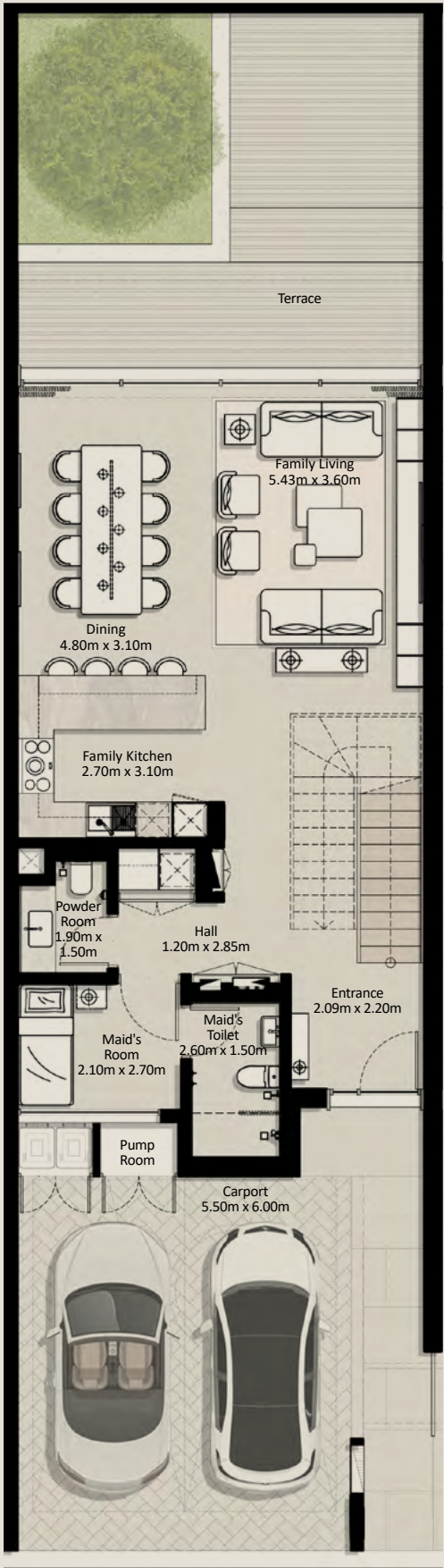
3 - BEDROOM + FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

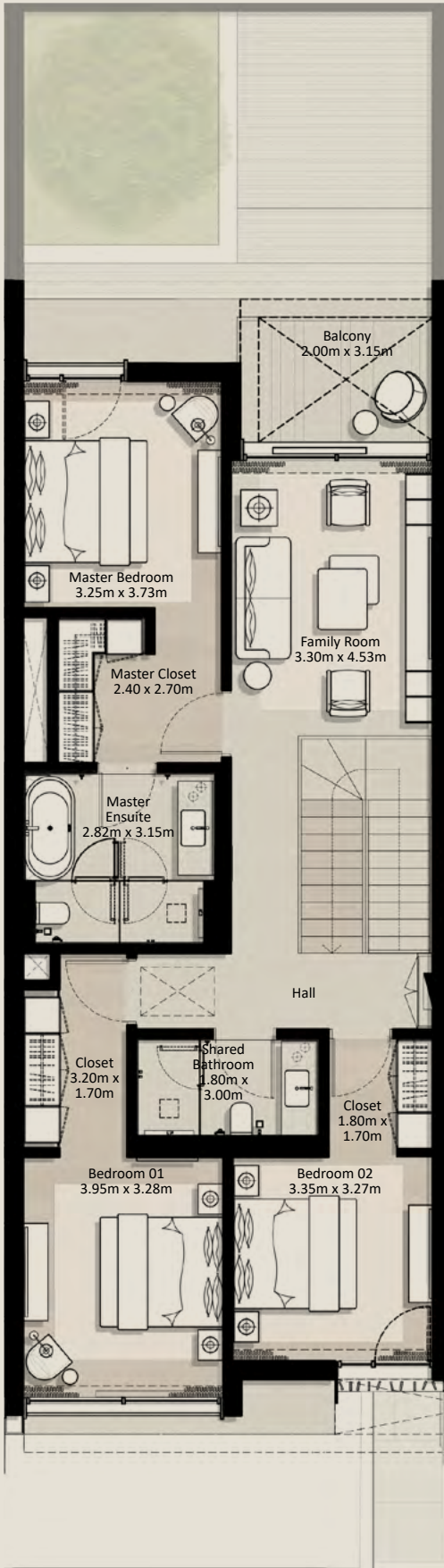
TH3 - MID 2 - 3-BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 2

TOTAL AREA = 262.18 SQM (2,822.08 SQFT)



GROUND FLOOR



FIRST FLOOR

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PRICES

3-BEDROOM TOWNHOUSE

Starting from AED 4.43 million

4-BEDROOM VILLA

Starting from AED 10.78 million

5-BEDROOM VILLA

Starting from AED 12.66 million

6-BEDROOM VILLA

Starting from AED 16.12 million

7-BEDROOM VILLA

Starting from AED 20.90 million

PAYMENT *PLAN*

20%
DOWN PAYMENT

On Booking

10%
1ST INSTALMENT

May 2025

5%
2ND INSTALMENT

November 2025

10%
3RD INSTALMENT

April 2026

5%
4TH INSTALMENT

September 2026

5%
5TH INSTALMENT

February 2027

5%
6TH INSTALMENT

July 2027

40%
7TH INSTALMENT
(ON HANDOVER)

August 2028

