



# 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		
TYPOLOGIES	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



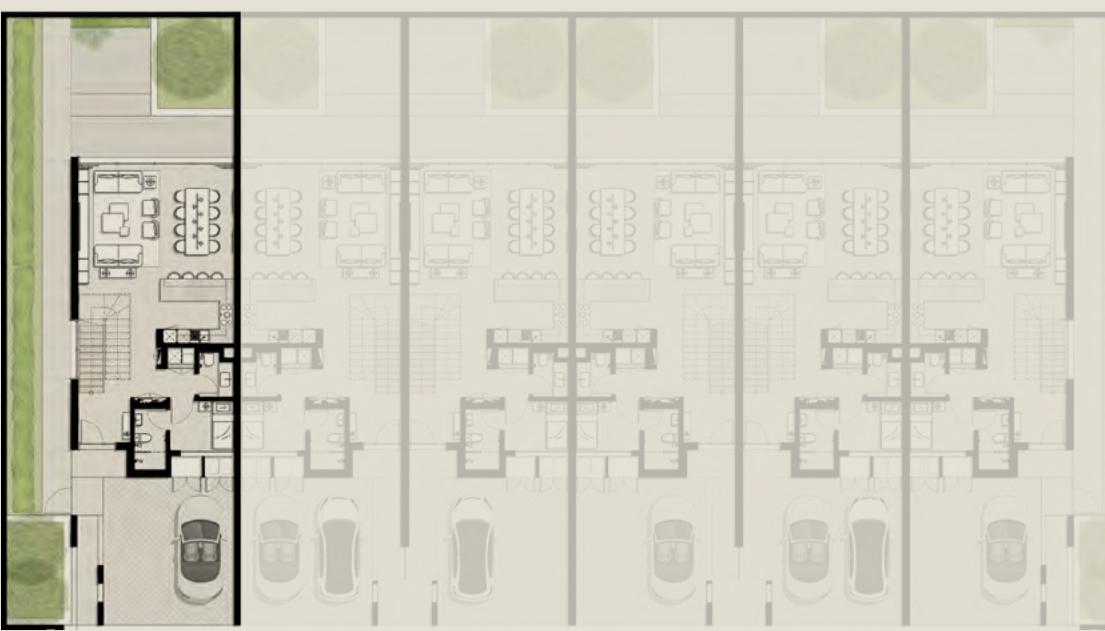
# 3 - BEDROOM TOWNHOUSE



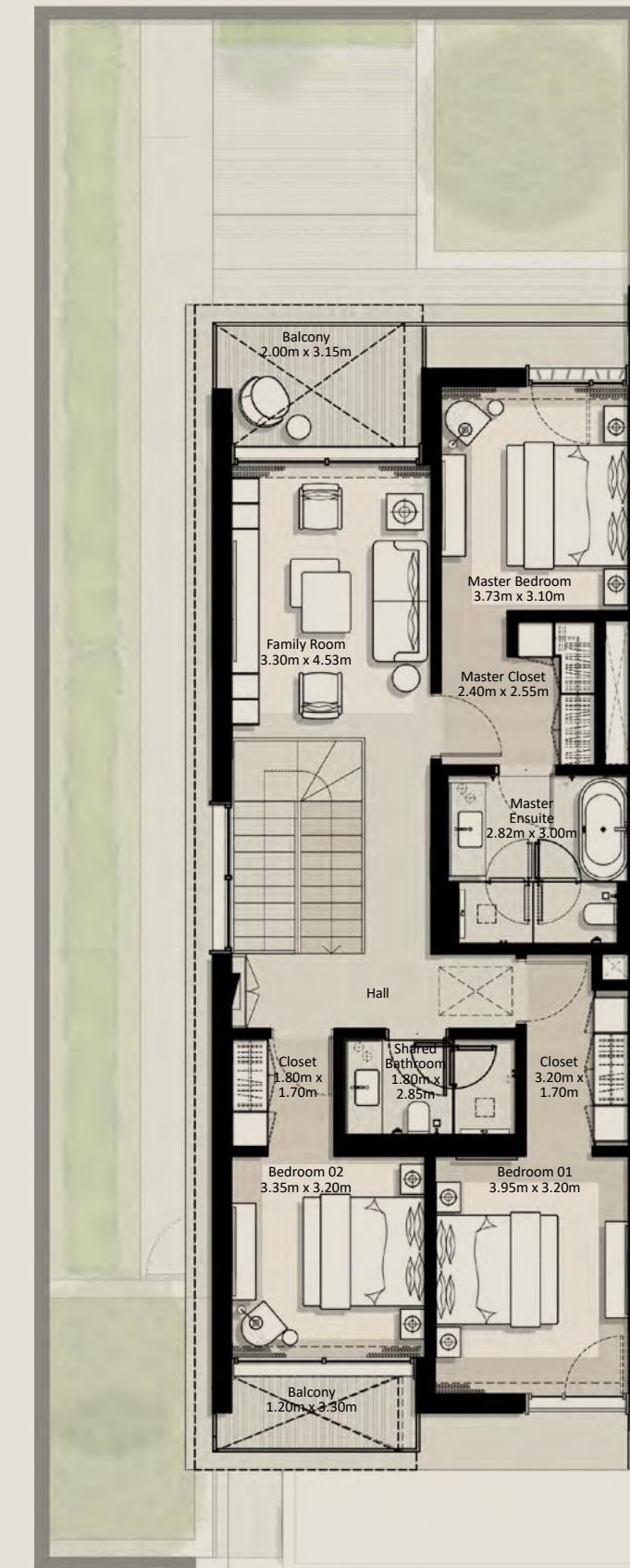
TH3 - END 1 - 3 BEDROOM - 6PLEX

TH3 - G1 - END - 3BD - UNIT 1

TOTAL AREA: 251.34 SQM (2,705.40 SQFT)



GROUND FLOOR



FIRST FLOOR

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

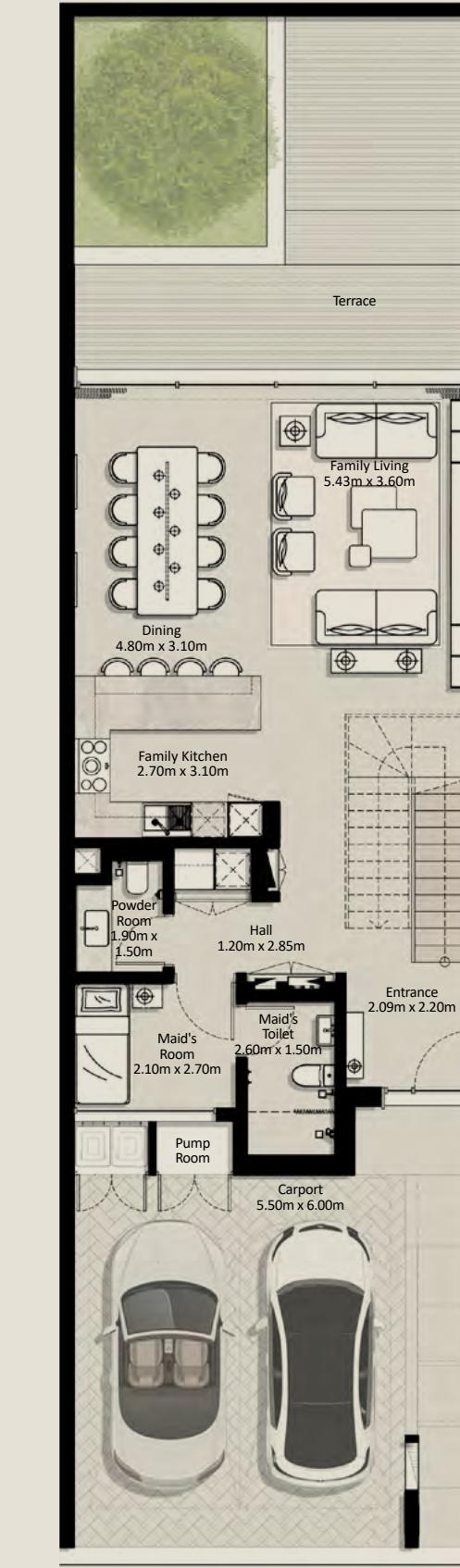
# 3 - BEDROOM TOWNHOUSE



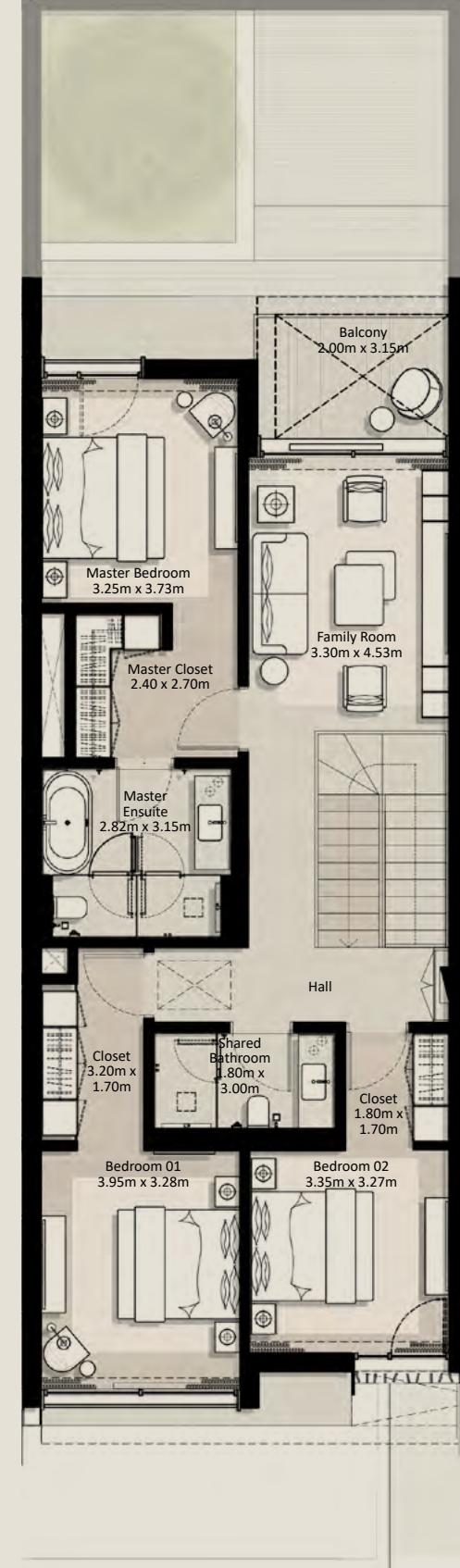
TH3 - MID 2 - 3 BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 2

TOTAL AREA: 262.18 SQM (2,822.08 SQFT)



GROUND FLOOR



FIRST FLOOR

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

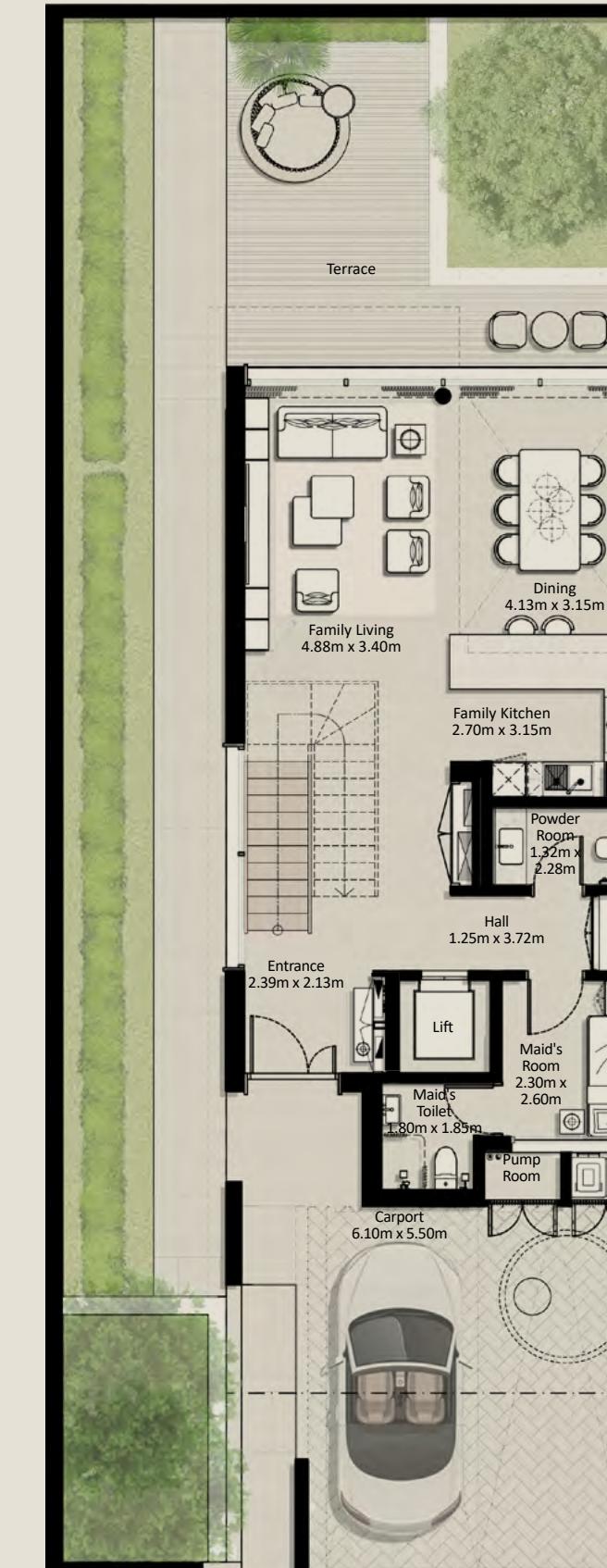
# 3 - BEDROOM TOWNHOUSE



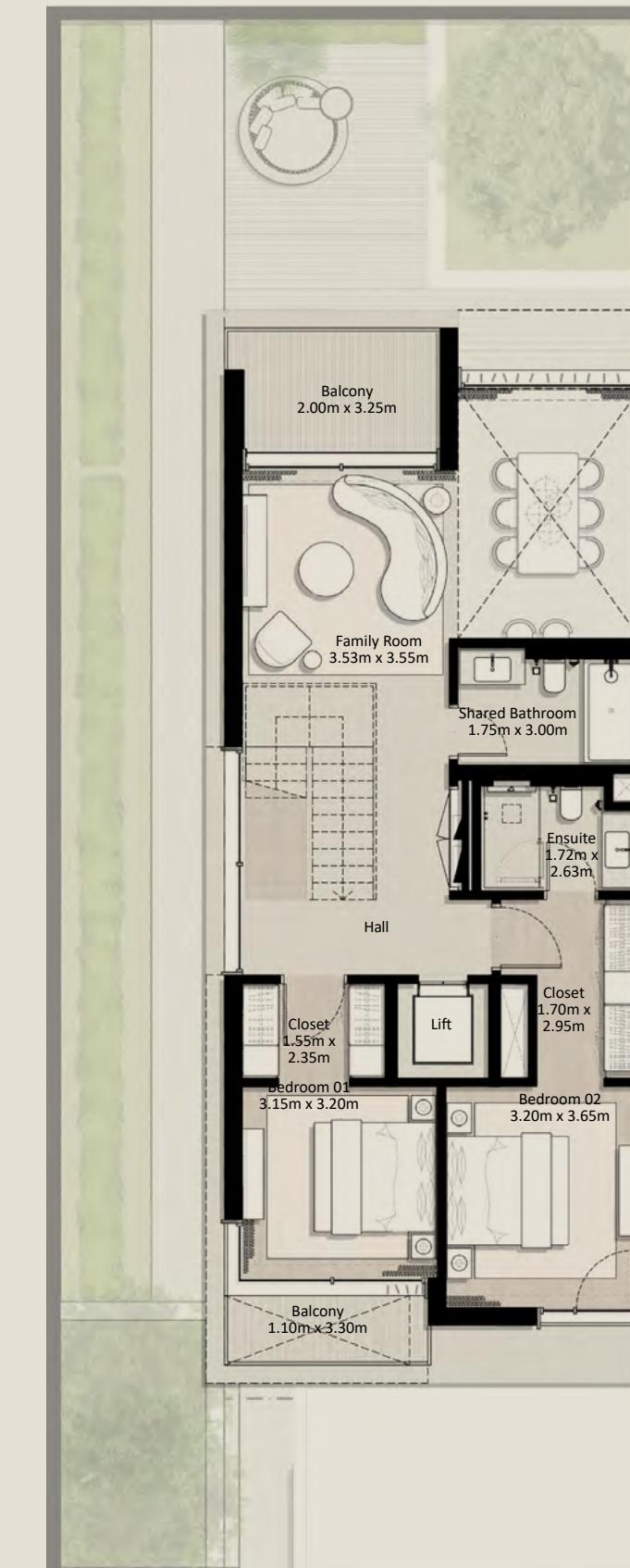
TH1 - END 1 - 3 BEDROOM - 4PLEX

TH1 - G2 - END - 3BD - UNIT 1

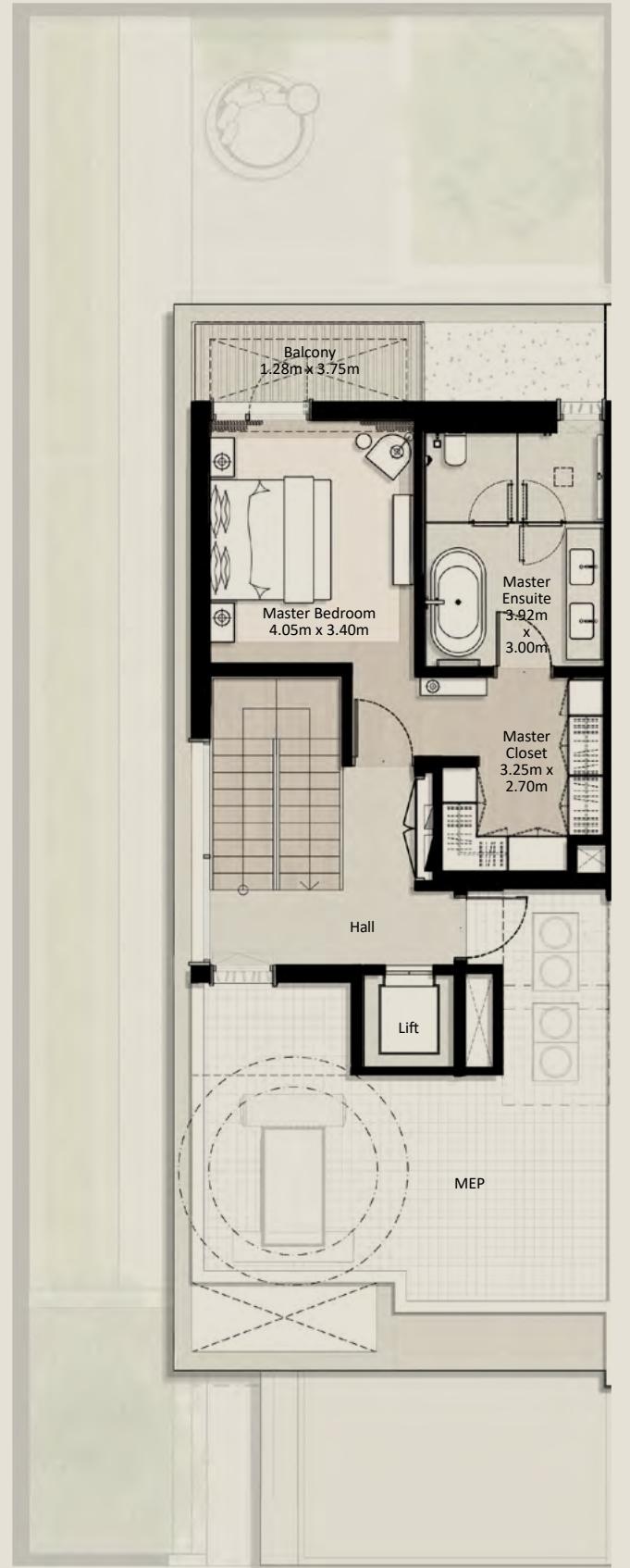
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

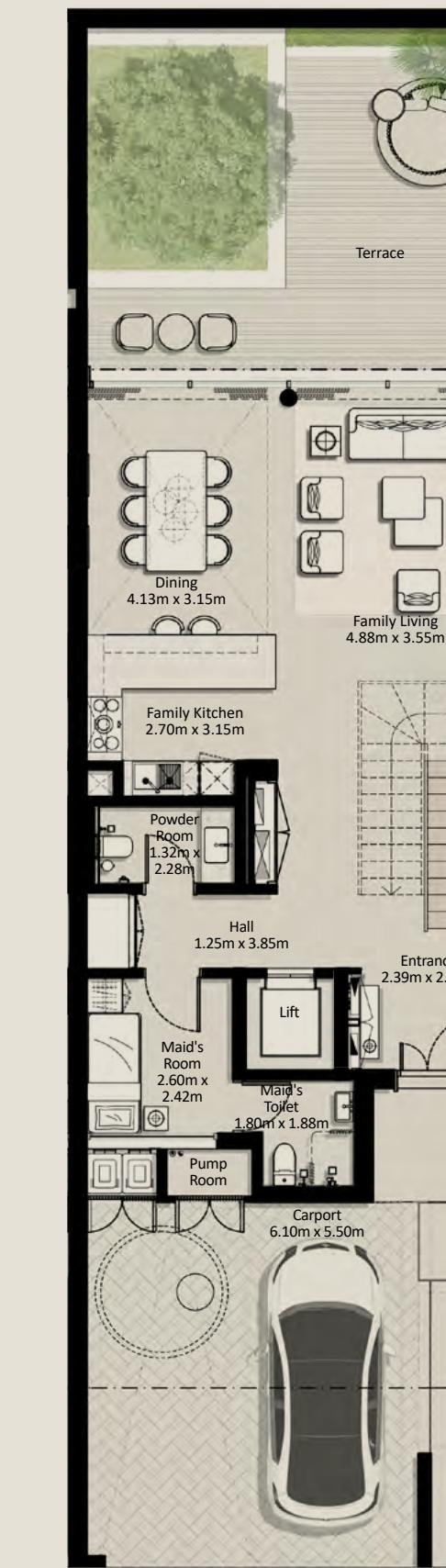
# 3 - BEDROOM TOWNHOUSE



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

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

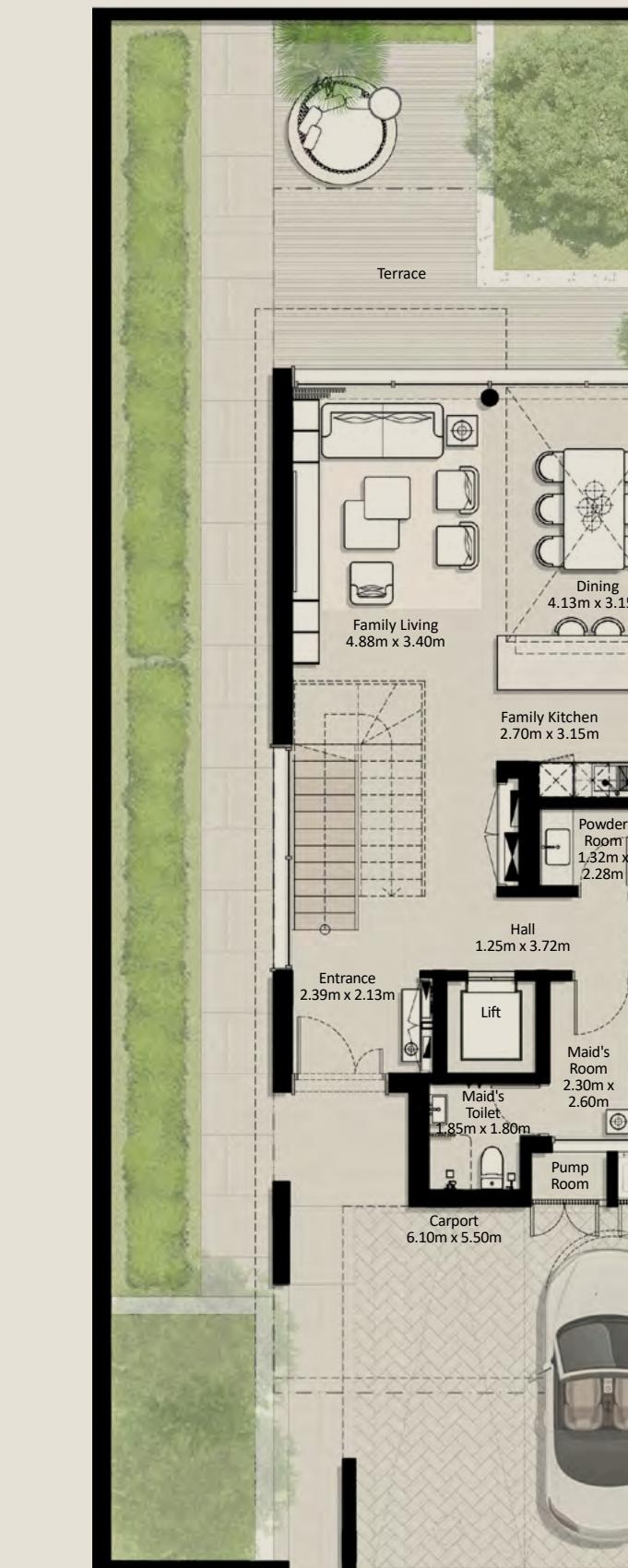
# 3 - BEDROOM TOWNHOUSE



TH2 - END 1 - 3 BEDROOM - 6PLEX

TH2 - G2 - END - 3BD - UNIT 1

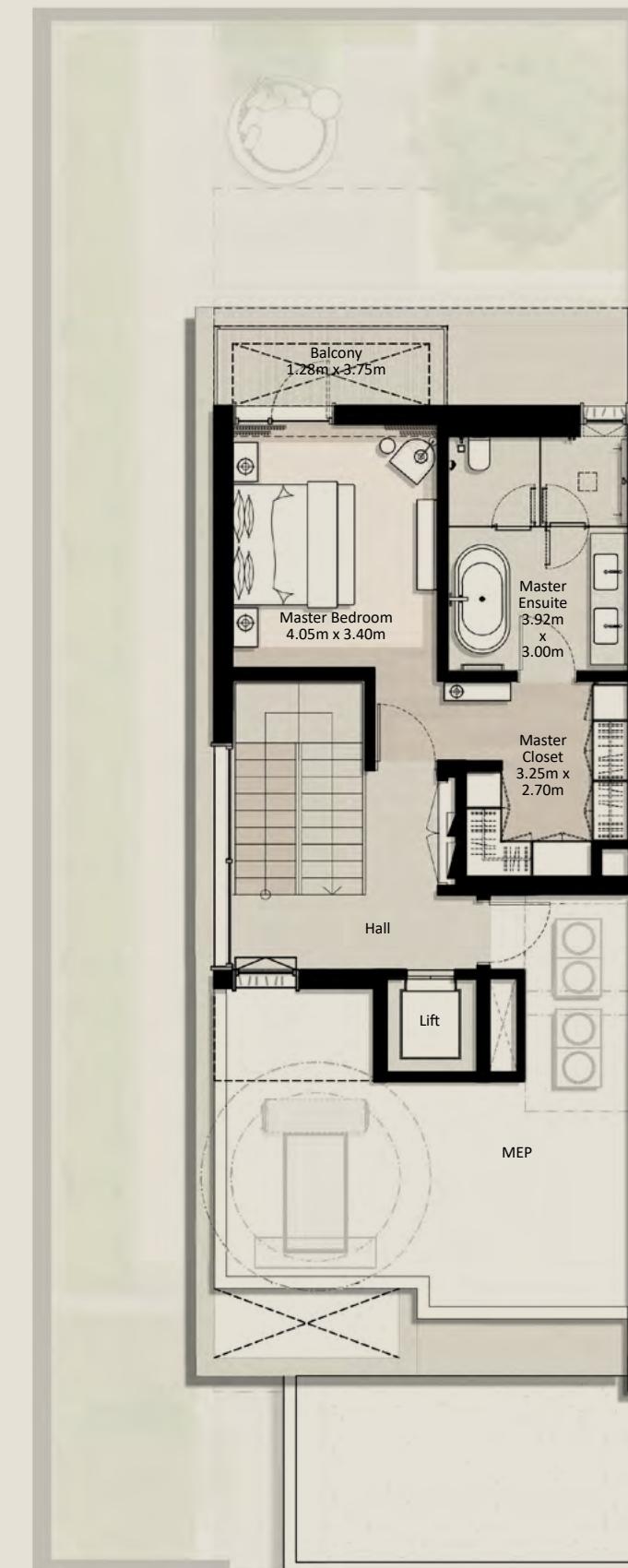
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

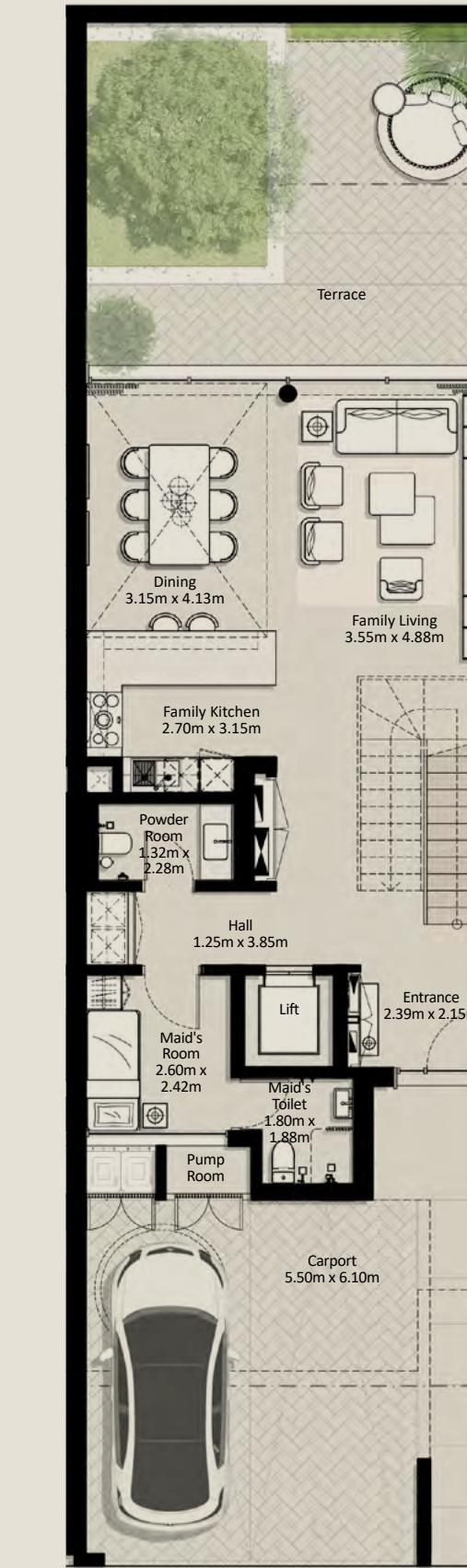
# 3 - BEDROOM TOWNHOUSE



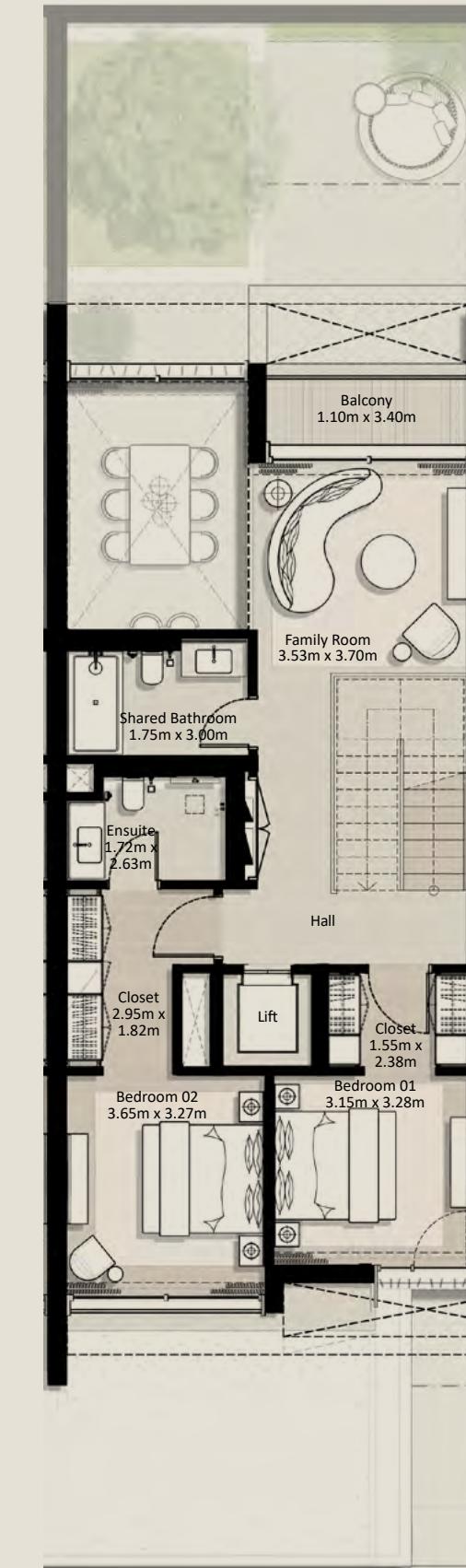
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

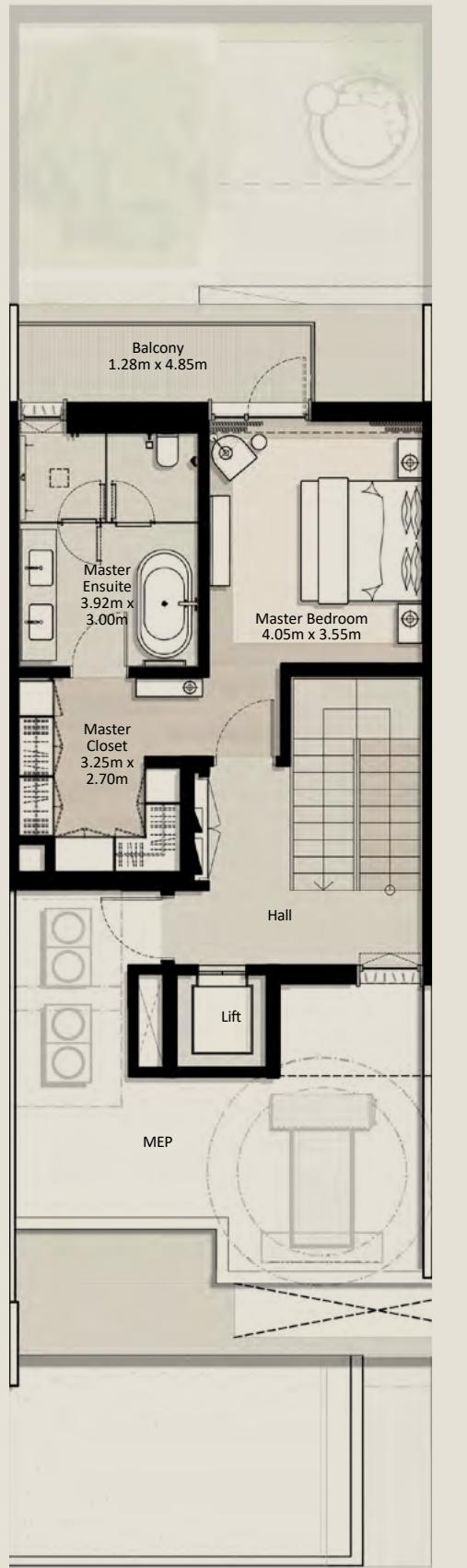
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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)



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

## STAIRCASE



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

## BEDROOM



# 4 - BEDROOM VILLA



TOTAL AREA: 445.52 SQM (4,795.54 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

# 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



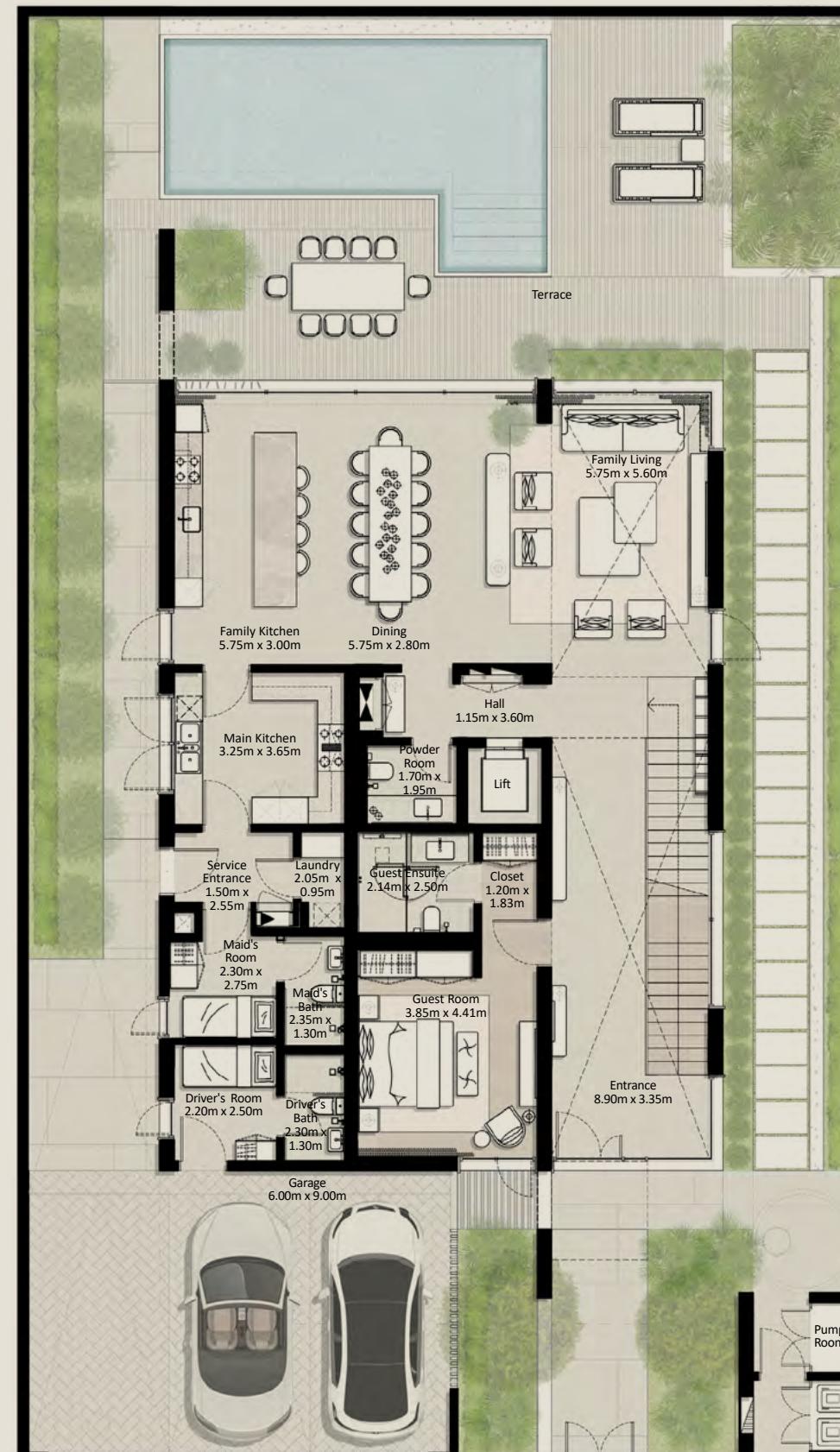
# 5-BEDROOM VILLA+FAMILY (G+2)

## LIVING ROOM



# 5 - BEDROOM VILLA

TOTAL AREA: 525.01 SQM (5,651.16 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+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 - 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

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 - BEDROOM VILLA



TOTAL AREA: 808.81 SQM (8,705.96 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

# 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  
MARCH 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  
MARCH 2029  
(HANDOVER)

