



NAD AL SHEBA  
GARDENS



L I V E  
Y O U R  
L E G A C Y



# 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**



# 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 11



# PHASE 11 MASTERPLAN

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

PHASE 11 TYPOLOGIES		
TYPOLOGIES	NO. OF FLOORS	NO. OF UNITS
4-BEDROOM VILLA	G+2	27
5-BEDROOM VILLA	G+2	73
3-BEDROOM TH END UNIT	G+2	42
3-BEDROOM TH MID UNIT	G+2	68
TOTAL NO. OF UNITS		210





Semi-aerial view showcasing Phase 11 community, featuring premium villas arranged around parks and open spaces, offering open park views, easy access to amenities, and city views with close proximity to Dubai's key attractions.



Lagoon-style beach pool surrounded by luxury villas with panoramic water and garden views. The cluster also includes one of the three Nad Al Sheba Gardens community gyms, further enhancing its exclusivity.





Expansive landscaped areas offer diverse amenities, including play zones, family spaces, celebration areas, and a dedicated children's water play area.







3 - BEDROOM  
TOWNHOUSE



# 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)

## 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



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.

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# 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

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**MERAAS**

**NAD AL SHEBA  
GARDENS**

# 3 - BEDROOM TOWNHOUSE

TH2 - END 1 - 3 BEDROOM - 6PLEX

TH2 - G2 - END - 3BD - UNIT 1

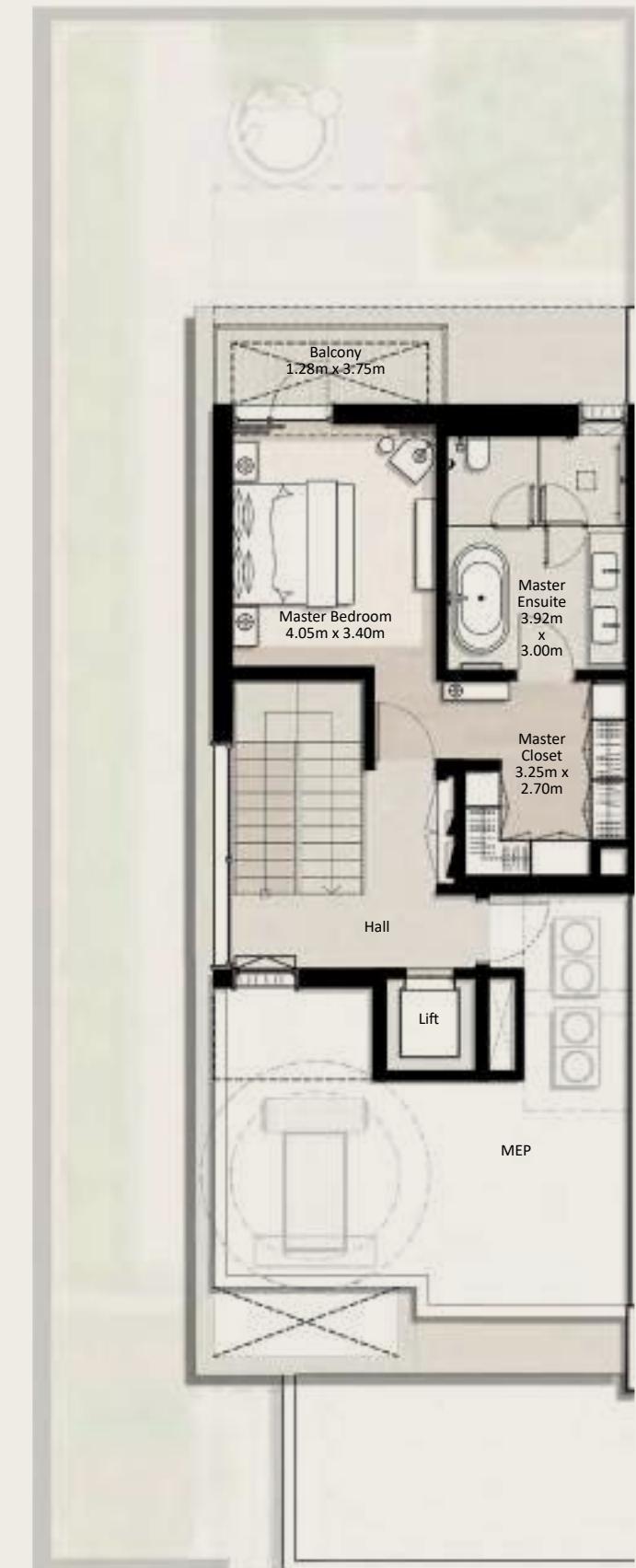
TOTAL AREA: 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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**NAD AL SHEBA  
GARDENS**

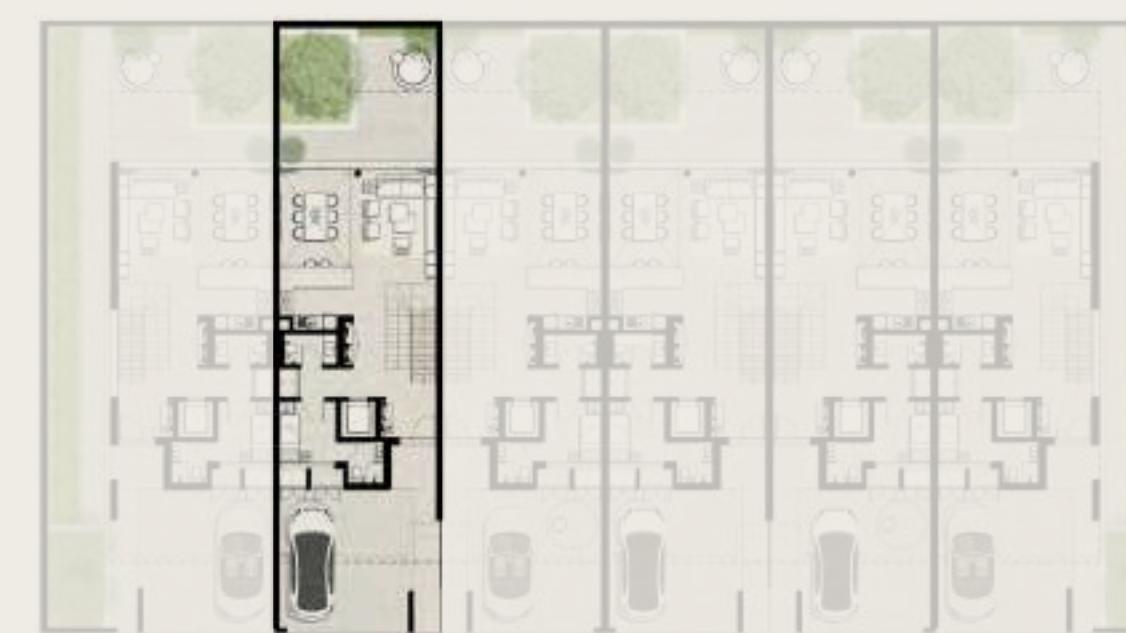
**MERAAS**

# 3 - BEDROOM TOWNHOUSE

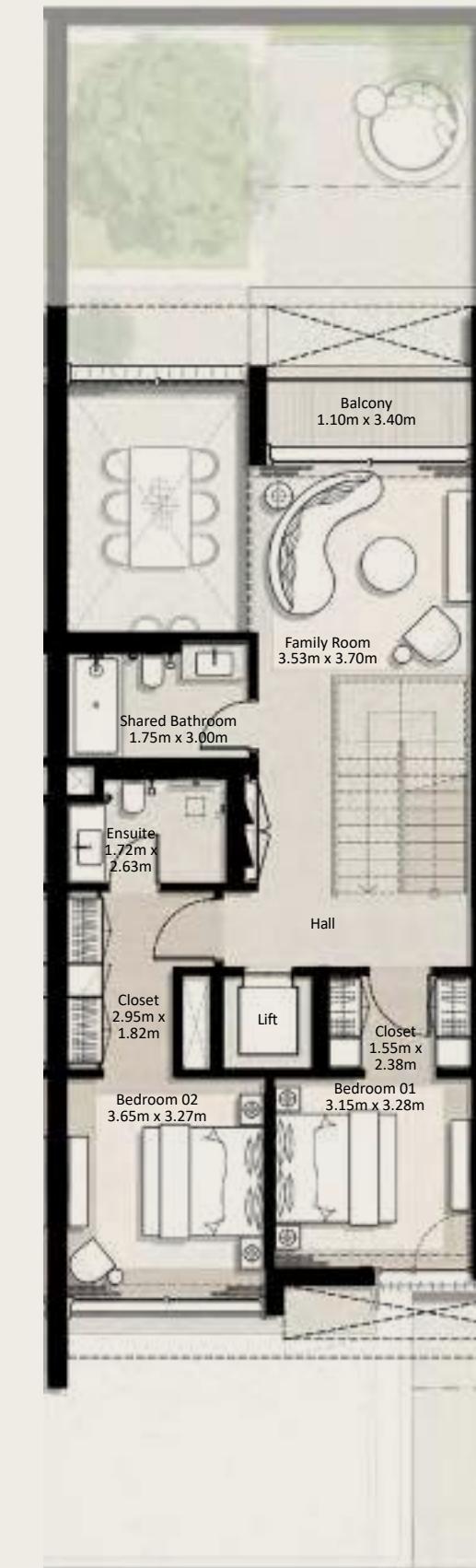
TH1 - MID 2 - 3 BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

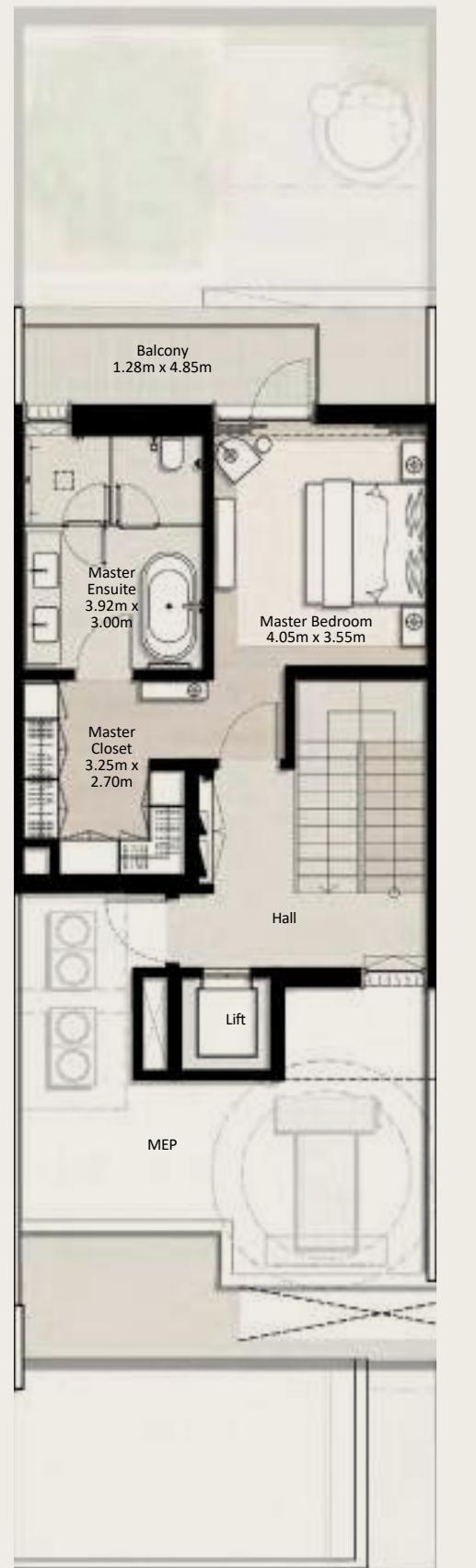
TOTAL AREA: 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



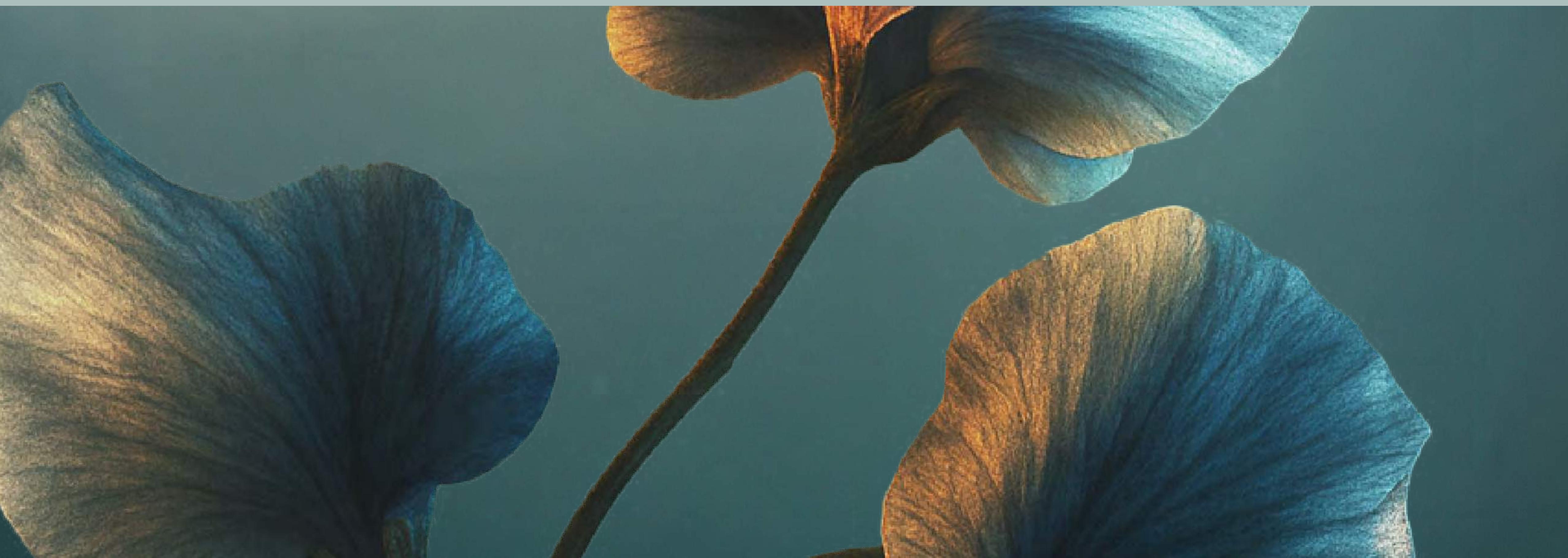
SECOND FLOOR

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NAD AL SHEBA  
GARDENS

**MERAAS**

4 - BEDROOM  
VILLA



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

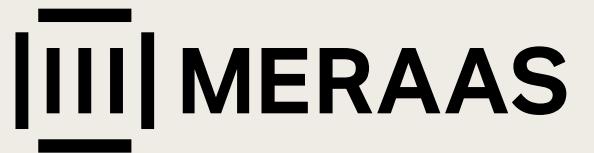


# 4-BEDROOM VILLA + FAMILY (G+2)

## BEDROOM



# 4 - BEDROOM VILLA



TOTAL AREA: 445.50 SQM (4,795.31 SQFT)



GROUND FLOOR



FIRST FLOOR



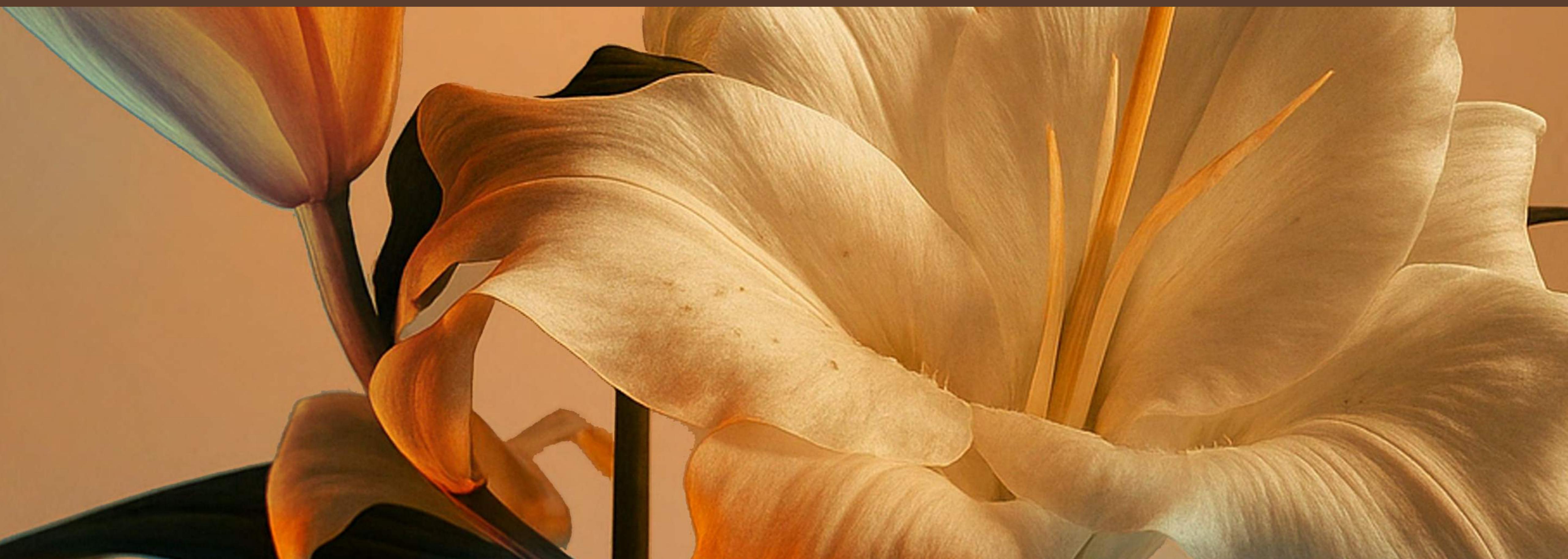
SECOND FLOOR

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5 - BEDROOM  
VILLA

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



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

## STREET VIEW



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

## LIVING ROOM



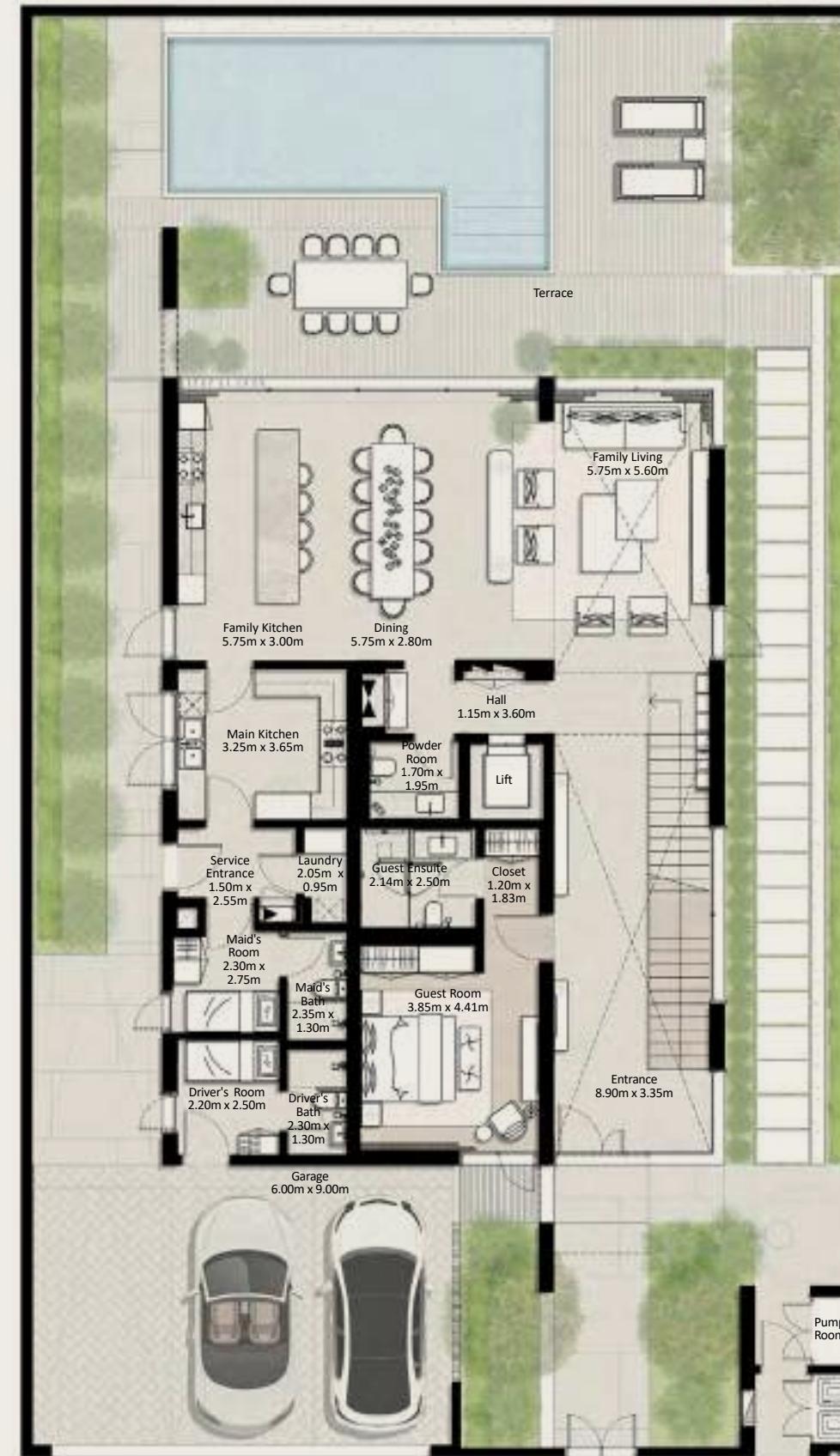
# 5-BEDROOM VILLA+FAMILY (G+2)

## LIVING ROOM



# 5 - B E D R O O M V I L L A

TOTAL AREA: 524.93 SQM (5,650.30 SQFT)



## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR

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# NAD AL SHEBA GARDENS

# PAYMENT PLAN

20%

DOWN PAYMENT  
ON BOOKING

10%

1ST INSTALMENT  
APRIL 2026

5%

2ND INSTALMENT  
OCTOBER 2026

10%

3RD INSTALMENT  
MARCH 2027

10%

4TH INSTALMENT  
AUGUST 2027

10%

5TH INSTALMENT  
JANUARY 2028

10%

6TH INSTALMENT  
JUNE 2028

5%

7TH INSTALMENT  
OCTOBER 2028

20%

8TH INSTALMENT  
JUNE 2029  
(HANDOVER)



