NAD AL SHEBA

GARDENS

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NAD AL SHEBA

GARDENS

A NEIGHBOURHOOD BROUGHT TOGETHER BY MERAAS

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.

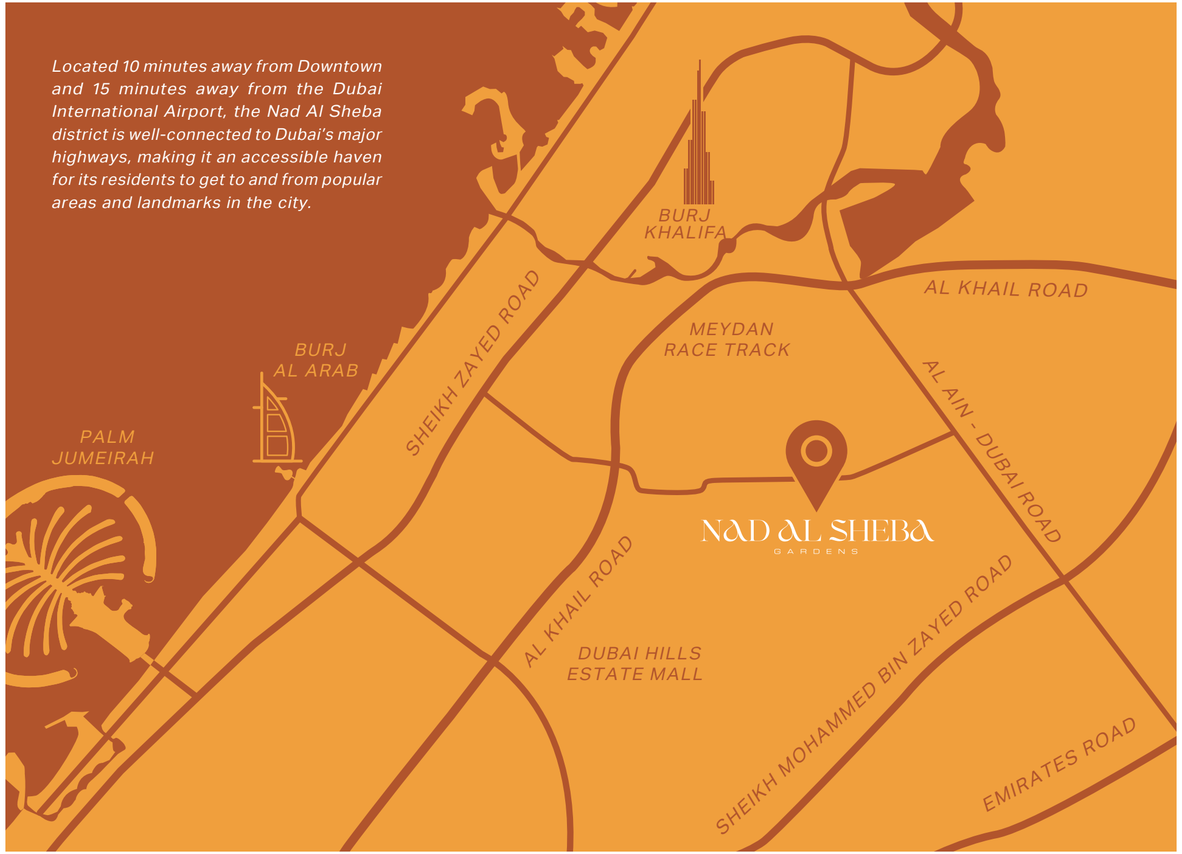
Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few.Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.



A NEIGHBOURHOOD THAT FLOWS WITH LIFE ITSELF

With its meandering lanes and open front lawns, 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 flow seamlessly with your everyday life as you nurture your inner and outer growth.

Located 10 minutes away from Downtown and 15 minutes away from the Dubai International Airport, the Nad Al Sheba district is well-connected to Dubai's major highways, making it an accessible haven for its residents to get to and from popular areas and landmarks in the city.



NAD AL SHEBA

SITE PLAN




MERAAS

A NEIGHBOURHOOD THAT MOVES IN TO YOU

Nad Al Sheba Gardens is more than just a place to live, it encourages a new way of living altogether. With a vast array of amenities and activities to help you discover new passions and pastime in a community you'll wonder how you ever lived without.



FLOW

A neighbourhood designed to flow
around the people who live there.





NOSTALGIA

A neighbourhood built to reflect the
spirit of community we all remember.

CONNECTION

A neighbourhood that gives you
a true sense of belonging.





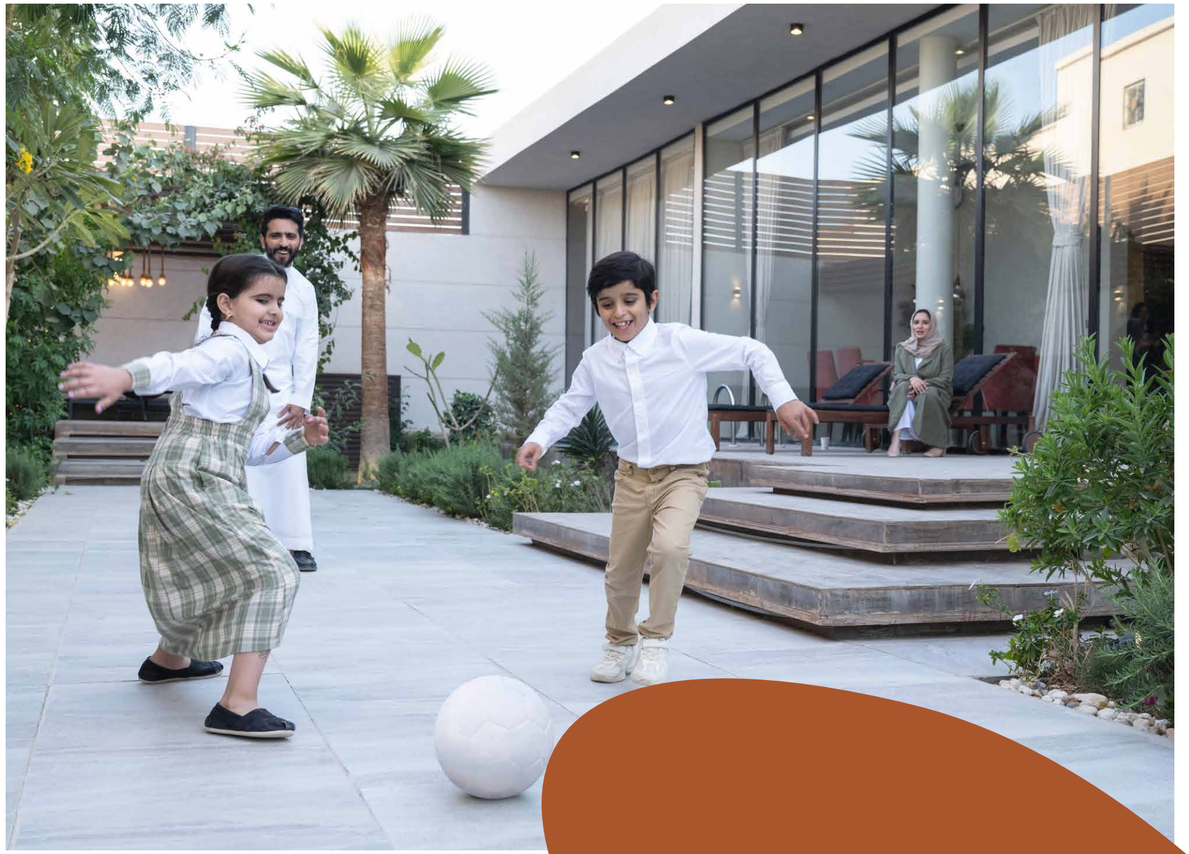
EXPLORATION

A neighbourhood that encourages you
to explore new passions and pastimes.

A NEIGHBOURHOOD WITH A PURPOSE

Designed with the nostalgic spirit of community in mind, Nad Al Sheba Gardens has been crafted in a way we believe neighbourhoods should be. One where neighbours are friends, and each resident is free to express their individuality through their home and hobbies.





WHERE HOME IS WHAT YOU WANT IT TO BE

Nad Al Sheba Gardens' villas, semi-detached villas and townhouses are inspired by comfort, nature and privacy. Set on open, lush, landscaped land, the community is comprised of unique architecture and tones, creating a roofscape that's as unique as the people who call the community home.

LARGE VILLAS

TYPE A

SPACIOUS | CAPTIVATING | PRESTIGIOUS

5 **BEDROOM WITH FAMILY LIVING ROOM**

A pitched, elegant smoke-grey roof sits atop the villa's sleek and contemporary light beige base, with broad, second-floor balconies overlooking the garden and the street. Inside, double height ceilings stretch over a spacious living room that serves as the centerpiece to the villa's comfortable open-plan design, with ensuite bathrooms inside all of the villa's five bedrooms.




MUSEUMS
GADO

LARGE VILLAS

TYPE B

SPACIOUS | CAPTIVATING | PRESTIGIOUS

4 **BEDROOM WITH FAMILY LIVING ROOM**

Honeycomb tones and brushed bronze details line the villa's dynamic exterior, leading into a luxurious living and dining space with high ceilings and three flowing, landscaped balconies. The well laid out bedrooms all offer elegant ensuite bathrooms.





MEDIUM VILLAS

COMFORTABLE | STRIKING | DETAILED

4 BEDROOM VILLA

Innovative design optimises space for comfortable and expansive areas throughout the home. Each façade opens up to the garden, with massive glazed windows in the double height living and dining area connecting the villa's interior with its lush surroundings. Upstairs, the master bedroom leads to a spacious terrace, offering sprawling views of the garden.





SEMI-DETACHED VILLAS

MINIMAL | MODERN | STYLISH

3 **BEDROOM WITH FAMILY LIVING ROOM**

The villas are designed in a contemporary architectural style utilising clean, minimal contours to achieve a modern aesthetic. Various light-toned materials used for the façade give way to a bright interior, with double height ceilings over the dining area allowing ample natural light into the space. To create more area for the balcony, the design incorporates a recessed second floor towards the street.





TOWNHOUSES

BRIGHT | CONTEMPORARY | AIRY

3 **BEDROOM WITH FAMILY LIVING ROOM**

Clean, contemporary contours shape the façade of the townhouse, with an elegant smoke grey pitched roof creating double height ceilings within the townhouse's interior. Rich in natural light, the living and dining areas open onto lush garden spaces, with a recessed second floor on both the back and front of the home, allowing for extensive balcony space.



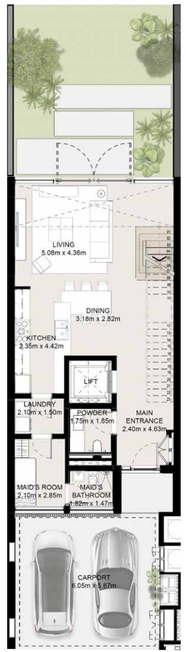


FLOOR PLANS

THREE LEVEL TOWNHOUSE

Townhouse-01-A-6-End unit
3 Bedroom + Family
Total Area: 350.67 sqm (3,775 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor



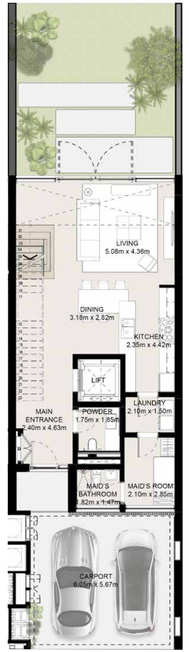
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MERAAS

THREE LEVEL TOWNHOUSE

Townhouse-01-A-6- Mid unit
3 Bedroom + Family
Total Area: 342.93 sqm (3,691 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor



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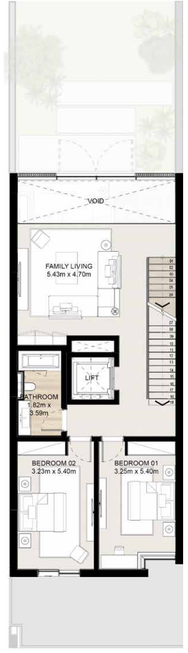
THREE LEVEL TOWNHOUSE

Townhouse-01-A-6-Mid unit
3 Bedroom + Family (Mirrored)
Total Area: 342.93 sqm (3,691 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor



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Townhouse-01-A-6-End unit
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NAD AL SHEBA GARDENS



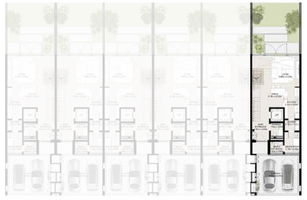
Ground Floor



First Floor



Second Floor



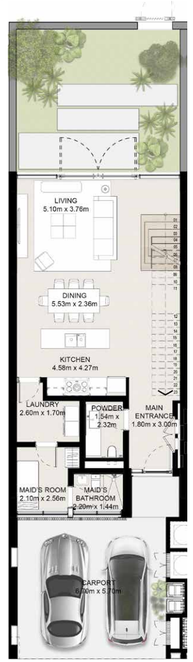
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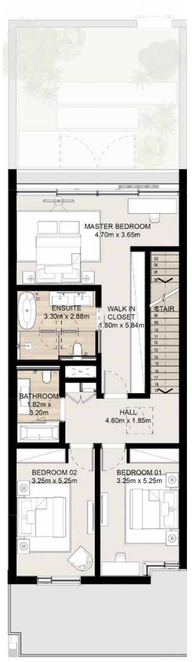
TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-End unit
3 Bedroom
Total Area: 248.63 sqm (2,676 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



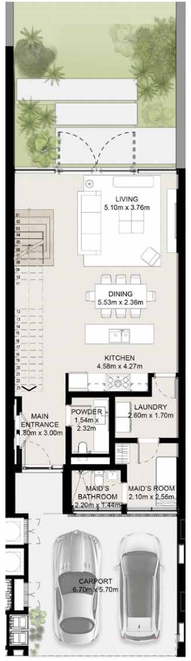
MERAAS

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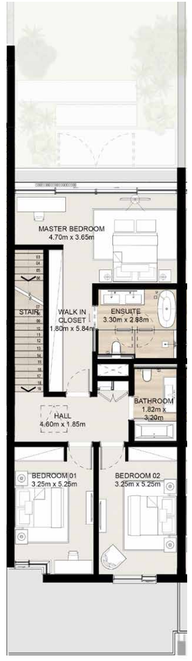
TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-Mid unit
3 Bedroom
Total Area: 243.22 sqm (2,618 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



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MERAAS

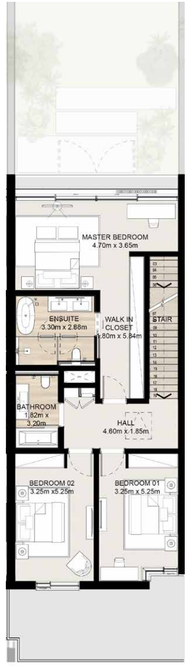
TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-Mid unit
3 Bedrooms (Mirrored)
Total Area: 243.22sqm (2,618 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



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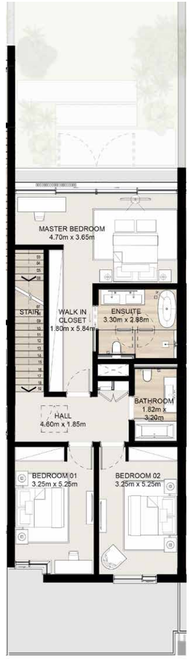
TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-End unit
3 Bedroom (Mirrored)
Total Area: 248.63 sqm (2,676 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



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MERAAS

THREE LEVEL SEMI-DETACHED

SD-01-A-2 PLEX-1
3 Bedroom + Family (Mirrored)
Total Area: 415.81 sqm (4,476 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor



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MERAAS

THREE LEVEL SEMI-DETACHED

SD-01-A-2 PLEX-2

3 Bedroom + Family

Total Area:415.81 sqm (4,476 sqft)

NAD AL SHEBA GARDENS



Ground Floor First Floor Second Floor

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MERAAS

THREE LEVEL SEMI-DETACHED

SD-02-A-2 PLEX-1

3 Bedroom + Family (Mirrored)

Total Area: 414.98 sqm (4,467 sqft)

NAD AL SHEBA GARDENS



Ground Floor First Floor Second Floor



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MERAAS

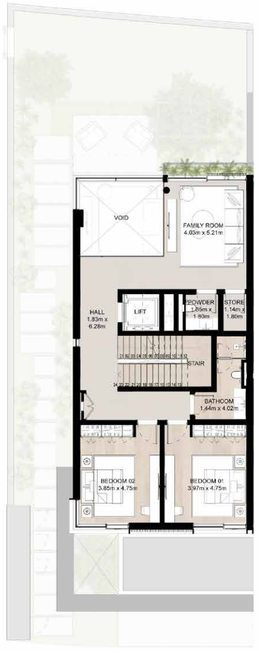
THREE LEVEL SEMI-DETACHED

SD-02-A-2 PLEX-2
3 Bedroom + Family
Total Area:414.99 sqm (4,467 sqft)

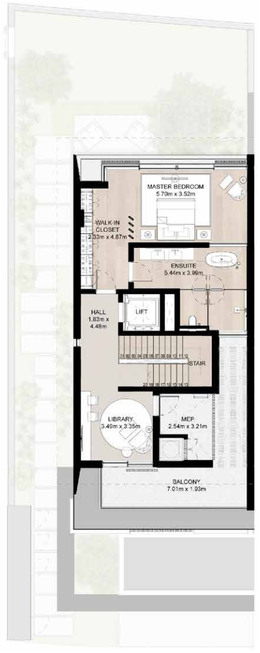
NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor



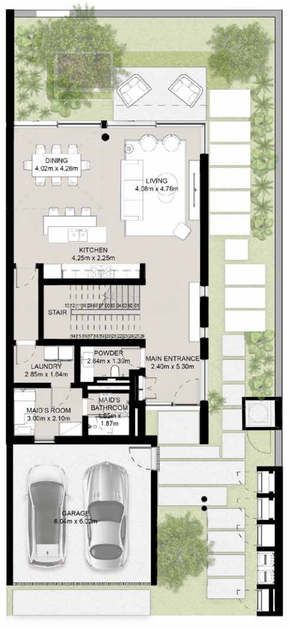
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TWO LEVEL SEMI-DETACHED

SD-02-B-2 PLEX-1
3 Bedroom (Mirrored)
Total Area: 285.60sqm (3,074 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



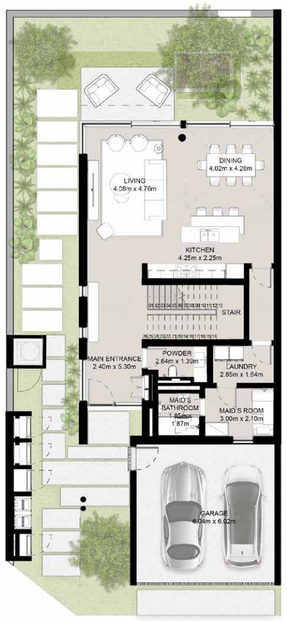
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TWO LEVEL SEMI-DETACHED

SD-02-B-2 PLEX-2
3 Bedroom
Total Area: 285.60sqm (3,074 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



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MERAAS

THREE LEVEL VILLA

3A-G MEDIUM VILLA
4 Bedroom
Total Area: 471.52sqm (5,075 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

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MERAAS

THREE LEVEL VILLA

3A MEDIUM VILLA
4 Bedroom
Total Area: 475.34sqm (5,117 sqft)

NAD AL SHEBA GARDENS



Ground Floor | First Floor | Second Floor

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MERAAS

THREE LEVEL VILLA

3A (M) MEDIUM VILLA
4 Bedroom
Total Area: 475.34 sqm (5,117 sqft)

NAD AL SHEBA GARDENS



Ground Floor | First Floor | Second Floor

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MERAAS

THREE LEVEL VILLA

3B-G MEDIUM VILLA
4 Bedroom + Study
Total Area: 453.49sqm (4,881 sqft)

NAD AL SHEBA GARDENS



Ground Floor | First Floor | Second Floor

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MERAAS

THREE LEVEL VILLA

3B MEDIUM VILLA
4 Bedroom + Study
Total Area: 459.61sqm (4,947 sqft)

NAD AL SHEBA GARDENS



Ground Floor | First Floor | Second Floor

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MERAAS

THREE LEVEL VILLA

3B(M)-G MEDIUM VILLA
4 Bedroom + Study
Total Area: 453.39sqm (4,880 sqft)

NAD AL SHEBA GARDENS



Ground Floor | First Floor | Second Floor

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MERAAS

THREE LEVEL VILLA

3B(M) MEDIUM VILLA
4 Bedroom + Study
Total Area: 459.54sqm (4,946 sqft)

NAD AL SHEBA GARDENS



Ground Floor | First Floor | Second Floor

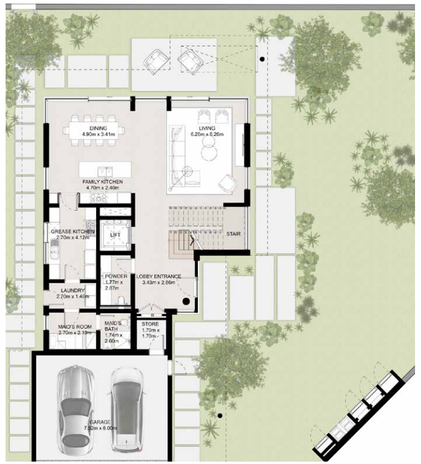
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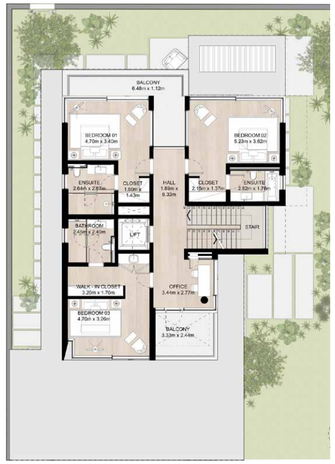
THREE LEVEL VILLA

4B LARGE VILLA
4 Bedroom + Family
Total Area: 521.41sqm (5,612 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

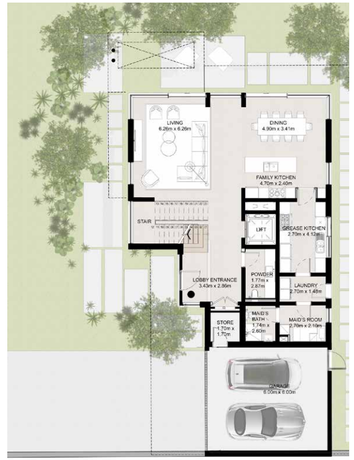
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MERAAS

THREE LEVEL VILLA

4B (M) - G LARGE VILLA
4 Bedroom + Family
Total Area: 520.11sqm (5,598 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

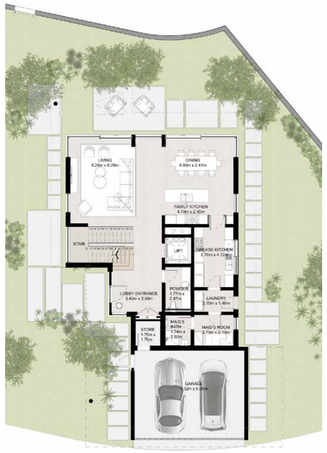
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MERAAS

THREE LEVEL VILLA

4B(M) LARGE VILLA
4 Bedroom + Family
Total Area: 521.41sqm (5,612 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

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MERAAS

THREE LEVEL VILLA

4A - G LARGE VILLA
5 Bedroom + Family
Total Area: 610.05 sqm (6,567 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

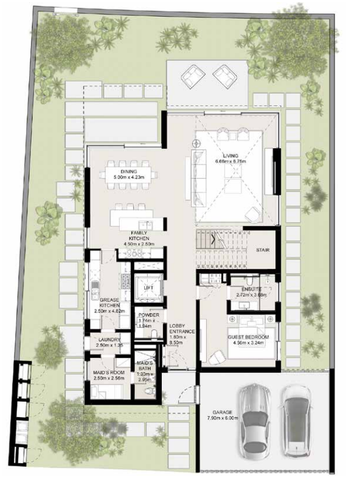
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MERAAS

THREE LEVEL VILLA

4A LARGE VILLA
5 Bedroom + Family
Total Area:609.69sqm (6,563 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

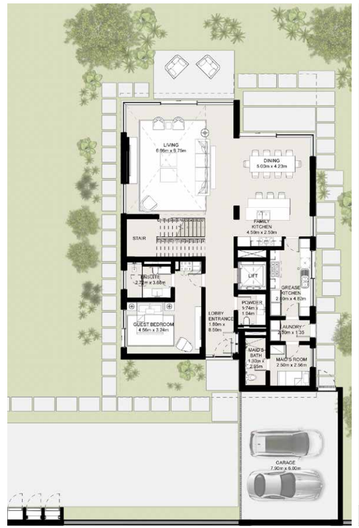
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MERAAS

THREE LEVEL VILLA

4A(M) - G LARGE VILLA
5 Bedroom + Family
Total Area: 610.06 sqm (6,567 sqft)

NAD AL SHEBA GARDENS



Ground Floor



First Floor



Second Floor

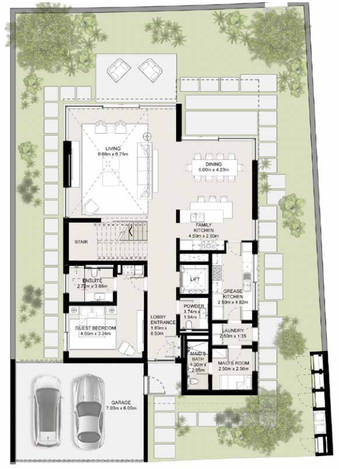
Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

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THREE LEVEL VILLA

4A(M) LARGE VILLA
5 Bedroom + Family
Total Area:609.69sqm (6,563 sqft)

NAD AL SHEBA
GARDENS



Ground Floor



First Floor



Second Floor



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