



# NAD AL SHEBA

GARDENS



# OPULENT LIVING BROUGHT TOGETHER BY MERAAS

ELEGANT

DISTINGUISHED

CRAFTED

Meraas is committed to creating and consistently delivering developments that strengthen Dubai's position as a global real estate investment destination of choice. Offering an extensive range of master developments, land, and property, Meraas continues its legacy of developing well-known destinations and prominent landmarks, creating well-designed and coveted lifestyle experiences.

Its cutting-edge portfolio comprises leading developments across waterfront, urban, and suburban locations in Dubai, such as Port de La Mer, City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences, and Cherrywoods, to name a few. Meraas emphasises sophistication and innovation to offer best in class residential developments that appeal to a diverse customer base globally.



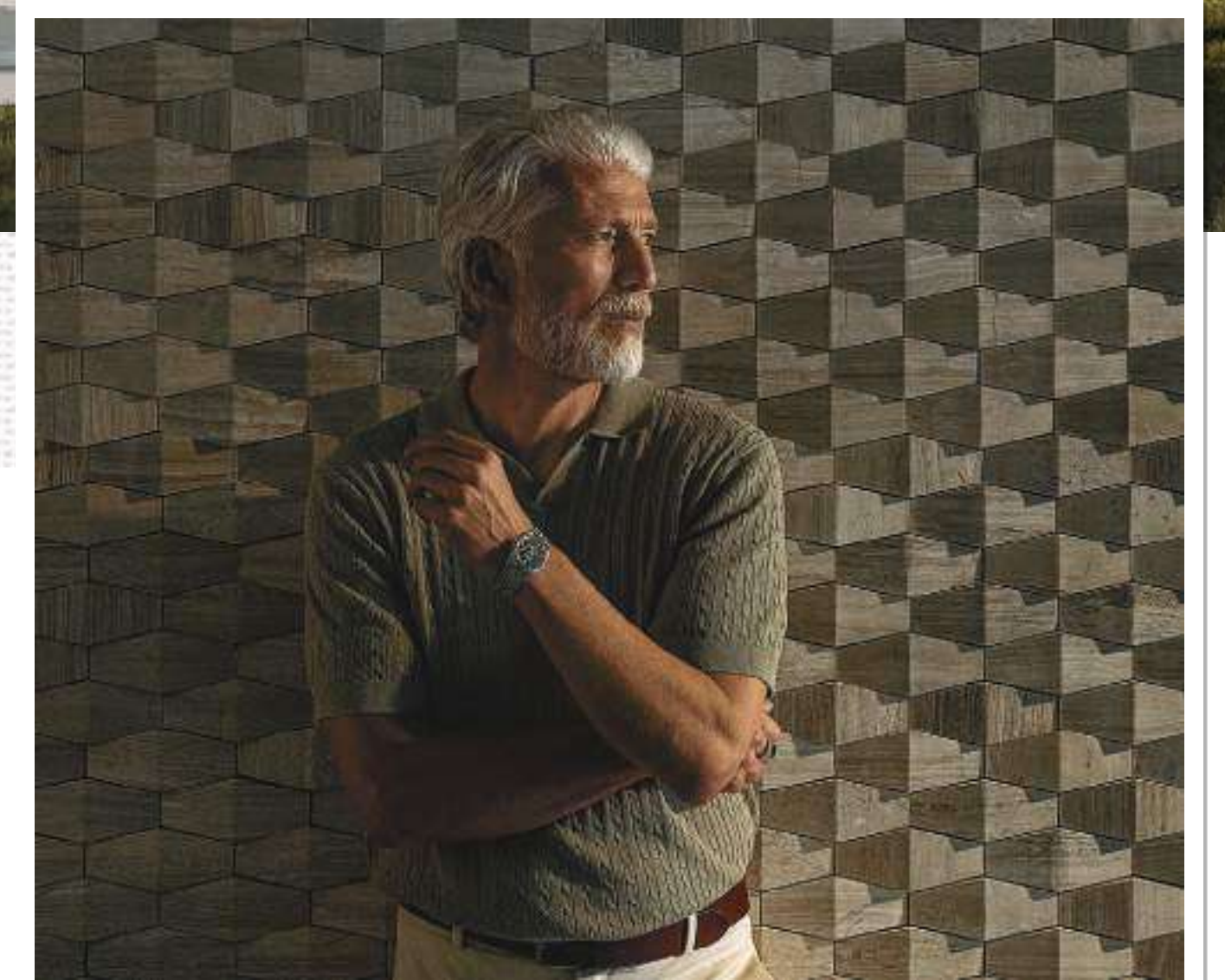


# LIVE YOUR LEGACY



Crafted with a focus on life's genuine wealth - your legacy.

The villas, detached villas and townhouses within Nad Al Sheba Gardens each draw inspiration from comfort, nature, and community. Nestled on lush, verdant land, the neighbourhood showcases distinctive architectural designs, various styles, and hues, culminating in a roofscape that's truly one of a kind. Clean design makes it easy to immerse yourself in your own future as you bring your dreams to life and live your legacy to its fullest.





# COVETABLE LOCATION

A rich legacy awaits in a setting that resonates with all those who know the area. The serene greenery of Nad Al Sheba is one of the city's most covetable locations. A mere ten minutes from Downtown Dubai, this luxurious community has easy access to the Meydan Racetrack and many other premium leisure and lifestyle experiences. The Dubai International Airport and all major highways also lie within arm's reach of Nad Al Sheba's enviable location.

Nad Al Sheba Gardens is strategically located to give you the utmost in a privacy-focused lifestyle while connecting you to the best of Dubai's city life. It's a space designed around carefully curated amenities. All this and more makes Nad Al Sheba Gardens a space designed to truly nurture your inner and outer growth for today and future generations to come.





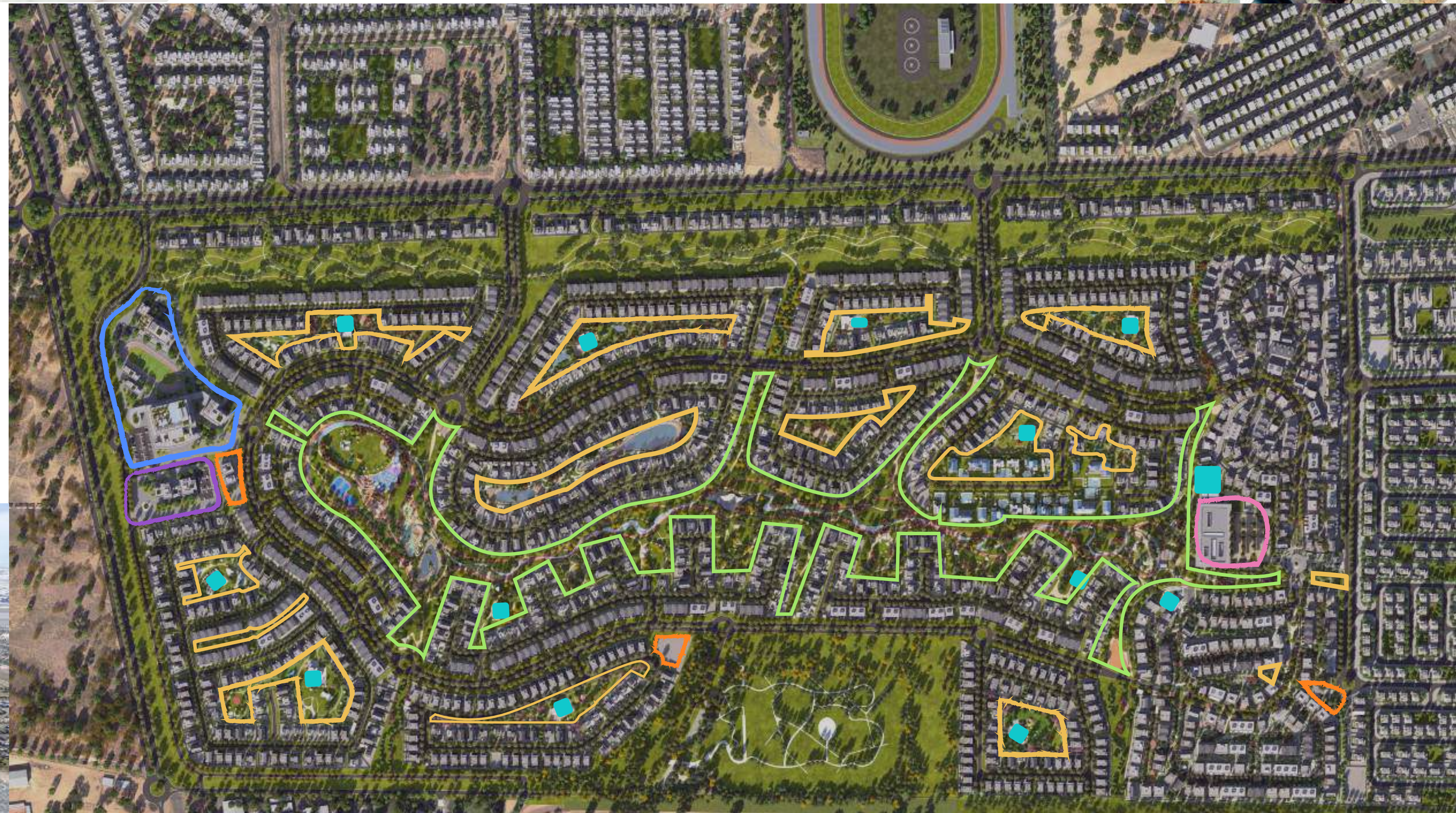
# CULTIVATED MASTERPLAN

## COMMUNITY FACILITIES

- RETAIL
- COMMUNITY PARK
- MOSQUE
- POOL CLUBS
- NEIGHBOURHOOD PARK
- SCHOOL
- UTILITIES

Nestled within the private, secure confines of Nad Al Sheba Gardens – a neighbourhood defined by its winding pathways and meticulously landscaped lawns, you'll discover the perfect place to experience life in Dubai on your own terms.

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 offer a lifestyle that truly transcends the ordinary.



PHASE 4



# EXPERIENCE A SANCTUARY OF POSSIBILITIES



Here, you'll find amenities that have your every interest covered - from a range of active fitness facilities to more relaxed and spiritual spaces.

For the explorers, the thinkers and for the playful ones - there's always something for every one.

This awaits you at Nad Al Sheba Gardens.





## YOGA LAWN

An oasis of rejuvenation and serenity, the yoga lawn is surrounded by lush, meticulously manicured gardens, shaded by towering trees, creating a harmonious blend of nature and luxury.

## RUNNING TRACKS

Vibrant flora and majestic scenery create an escape suitable for avid sprinters and leisurely joggers alike. The path's smooth surface ensures a comfortable stride, while the scents of blooming flowers and earthy woods will motivate you to reach a triumphant finish.





## KIDS PLAYING AREAS

A magical realm awaits our youngest adventurers. Bursting with creativity, these carefully crafted spaces offer a delightful escape for children to explore, learn, and forge friendships. Soft, cushioned surfaces ensure safety grounds the boundless energy for games and make-believe.

## SPORTS FACILITIES

Our sports and leisure facilities are meticulously designed with a range of opportunities for active pursuits. They include courts that cater to every interest, a sparkling swimming pool and state-of-the-art gymnasium furnished with cutting-edge equipment.





# LAGOON

A serene oasis nestled in verdant greenery. With waters glinting under the sun's rays, the lagoon offers an enchanting blend of relaxation and recreation, while at twilight the lagoon transforms into a picture of moonlit serenity.



# WAVE POOL

A mesmerising aquatic playground that promises immersive fun and adventure as waters surge and swirl to mimic the vitality of ocean tides.







## EVENTS LAWN & AMPHITHEATRE

A lively open-air canvas for the arts. Everything from live music and stage performances to weddings, presentations, and social galas can be brought to life here.



## DOG PARK

Equipped with water and waste disposal stations for your convenience, we make sure that every member of the family, including our furry friends, is always well taken care of.





# INTRODUCING PHASE 4



Nad Al Sheba Gardens, offers a splendid canvas to seamlessly weave all facets of your life, enabling you to make a home that harmonises with your present and future lifestyle.





Whether you need a luxurious three-storey townhouse or a splendid six-bed villa, your dreams and desires are set to blossom into reality under the double-height ceilings of light-flooded living space.



- 3-BEDROOM TOWNHOUSES
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS
- 6-BEDROOM VILLAS



# 5 & 6 - BEDROOM VILLAS



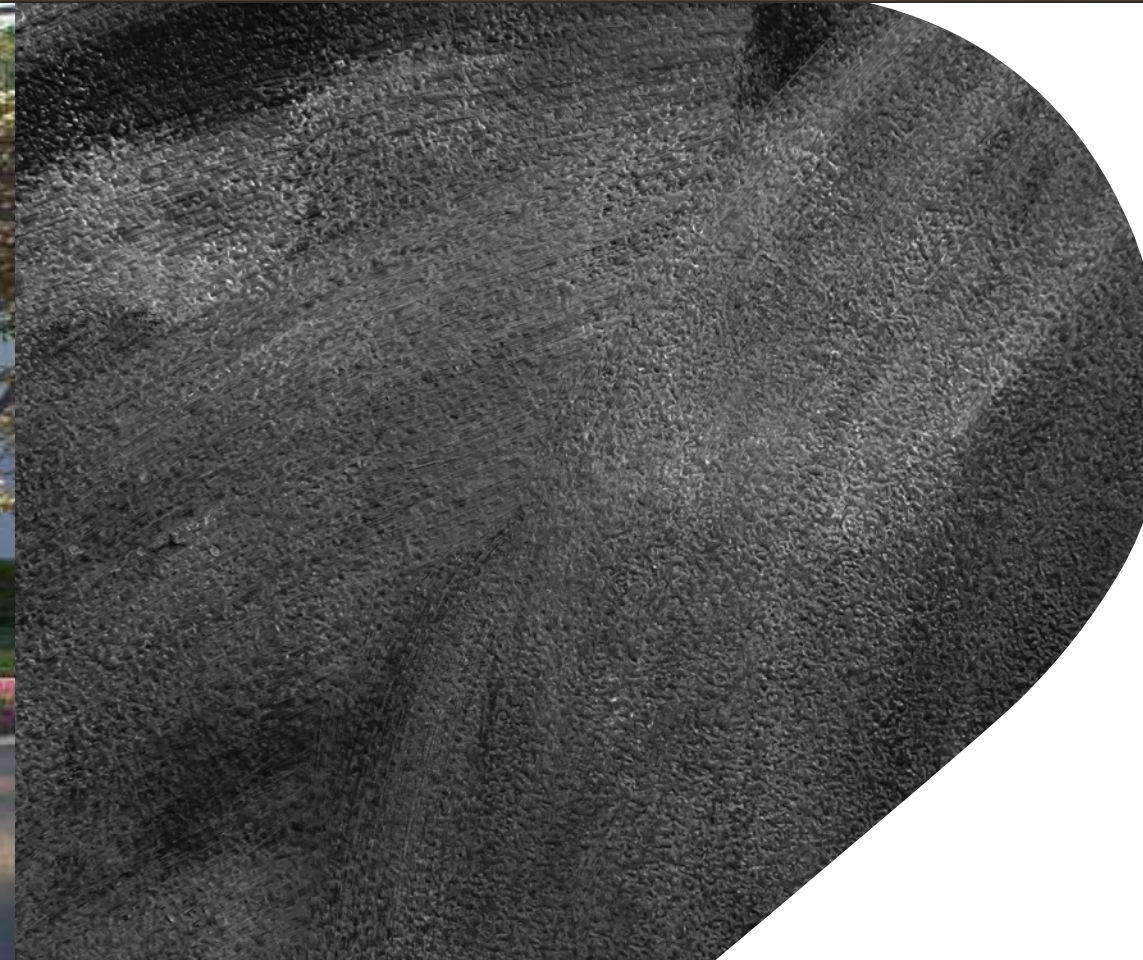
Amid scenic surroundings, this distinguished villa boasts an elegant smoke-grey roof above a contemporary light-beige base. Spacious second-floor balconies provide inviting views of the garden and the street. Inside, the villa features a welcoming open-plan design, with an expansive living room under double-height ceilings and ensuite bathrooms in all five and six bedrooms.



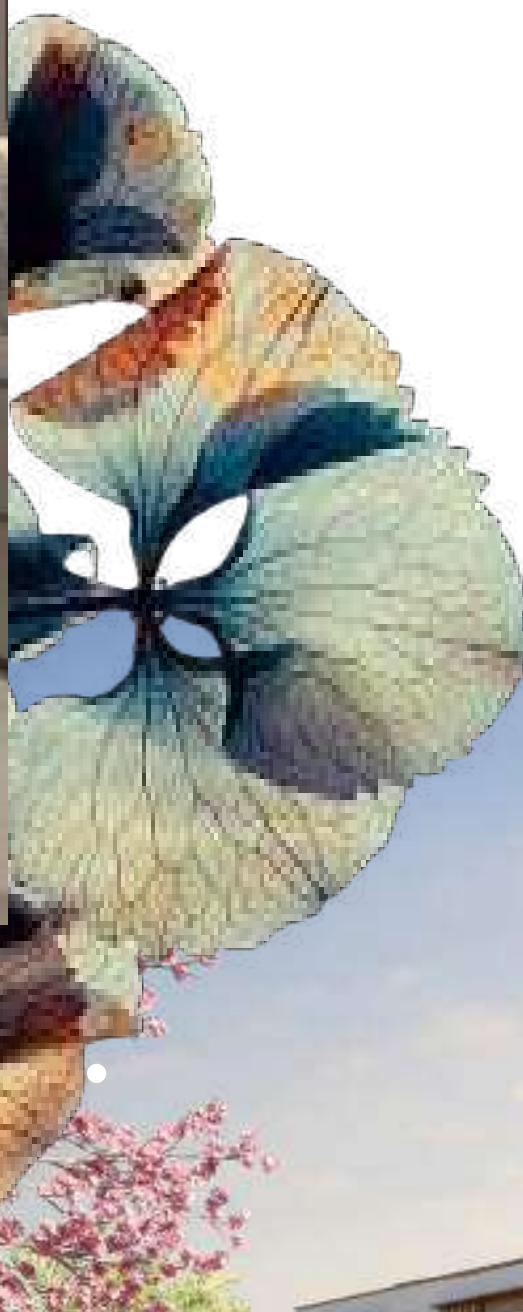


# 4 - BEDROOM VILLAS

The villa features a dynamic cubic exterior adorned with honeycomb tones, with brushed bronze accents augmenting an esteemed finish. Inside, you'll find a luxurious living and dining space with high ceilings and three landscaped balconies adding to the allure. Each carefully laid-out bedroom is made complete with an elegant ensuite bathroom.







## 3 - BEDROOM TOWNHOUSES

An exemplar of contemporary design, the townhouse boasts a sleek exterior with clean lines that guide the eye to an elegant smoke-grey pitched roof, creating expansive double-height ceilings within. Sunlight generously suffuses the living and dining areas, forging a seamless connection with verdant garden spaces. At both the rear and front, the townhouse incorporates an airy, open second floor, generously expanding the balcony space.





# FLOOR PLANS





# 2-LEVEL TOWNHOUSES

NAD AL SHEBA  
GARDENS

PHASE 4

2 - LEVEL TOWNHOUSES  
+ FAMILY SMALL (G+1)

BUA 2,777.84 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 FEATURES, FINISHES, FURNISHINGS, VIEW, AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT, AND MATERIALS MAY DIFFER FROM THOSE STATED.



# 2-LEVEL TOWNHOUSES

PHASE 4

2 - LEVEL TOWNHOUSES  
+ FAMILY SMALL (G+1)

BUA 2,750.07 SQFT



GROUND FLOOR



FIRST FLOOR

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# 3 - LEVEL TOWNHOUSES

PHASE 4

3 - LEVEL TOWNHOUSES  
+ FAMILY SMALL (G+2)

BUA 3,381.69 SQFT



GROUND FLOOR    FIRST FLOOR    SECOND FLOOR

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# 3 - LEVEL TOWNHOUSES

PHASE 4

3 - LEVEL TOWNHOUSES  
+ FAMILY LARGE (G+2)

BUA 3,326.69 SQFT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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# 4 - BEDROOM VILLAS

PHASE 4

4 - BEDROOMS VILLA +  
FAMILY SMALL (G+1)

BUA 3,806.55 SQFT



GROUND FLOOR



FIRST FLOOR

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# 4 - BEDROOM VILLAS

NAD AL SHEBA  
GARDENS

PHASE 4

4 - BEDROOMS VILLA +  
FAMILY LARGE (G+2)

BUA 4,950.21 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# 5 - BEDROOM VILLAS

PHASE 4

5 - BEDROOMS VILLA +  
FAMILY MEDIUM (G+2)

BUA 5,384.21 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# 5 - BEDROOM VILLAS

PHASE 4

5 - BEDROOMS VILLA +  
FAMILY LARGE (G+2)

BUA 5,846.30 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# 6 - BEDROOM VILLAS

NAD AL SHEBA  
GARDENS

PHASE 4

6 - BEDROOMS VILLA +  
FAMILY MEDIUM (G+2)

BUA 6,542.84 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# 6 - BEDROOM VILLAS

NAD AL SHEBA  
GARDENS

PHASE 4

6 - BEDROOMS VILLA +  
FAMILY LARGE (G+2)

BUA 7,125.06 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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