

NAD AL SHEBA GARDENS

III MERAAS



NAD AL SHEBA GARDENS – PHASE 3

LOCATION: NAD AL SHEBA COMPLETED: DEC 2025

Nad Al Sheba Gardens Phase 3 is the newest collection of modern, spacious townhouses, large villas, medium villas and semi-detached villas that all come with a garden and a garage. This unique project comprises 3, 4 & 5-bedroom units, where elegantly finished interiors and natural colours offer a beautiful canvas to turn your house into whatever you want it to be. Townhouses come in 2 or 3 storey's with a carport, and villas have 3 levels with a 2-car garage, in either medium or large configurations.

FACILITIES



SIZES & PRICES

3 BR TH	FROM AED 3,430,000
3 BR TH SEMI DETACHED	FROM AED 4,400,000
4 BR MEDIUM VILLA	FROM AED 9,100,000
5 BR LARGE VILLA	FROM AED 14,600,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Nad Al Sheba, Allday Fresh, Spinneys Meydan

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Kido International Nursery D1, Rashid School for Boys, Latifa School for Girls, ICE School IB

MEDICAL FACILITIES: Nad Al Sheba Health Center, Multi Care Medical Center, Clemenceau Medical Center DHCC

RETAIL/F&B: Meydan Heights Clubhouse, Meydan Heights

PETROL STATION: ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse

LOCATION FACTORS

- LOCATED BETWEEN MEYDAN AND DUBAI HILLS DEVELOPMENTS
- AWAY FROM THE BUSY CITY CENTER BUT CLOSE TO GOOD ROAD NETWORKS
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE
- 15 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- CLOSE TO MEYDAN HEIGHTS WHICH HAS PLENTY OF AMENITIES
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 10 MINUTES FROM AL KHALIL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET



+7 969 179 97 79



The Nad Al Sheba Gardens community houses a beautiful collection of townhouses and villas with modern, clean line architecture and natural interiors with wooden elements. Each unit includes floor-to-ceiling sliding doors, and kitchens and bathrooms will have white marble countertops, with all homes either having a garden at the back or a wrap-around garden.

PITCH POINTS / WHY BUY?

- NAD AL SHEBA GARDENS IS A PHASED ROLLOUT – THIS IS THE NEWEST PHASE
- NAD AL SHEBA GARDENS IS LOCATED BETWEEN TWO VERY ESTABLISHED COMMUNITY DEVELOPMENTS AND AREAS
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- LOCAL AMENITIES AVAILABLE IN LESS THAN 5 MINUTES BY CAR
- GOOD ROI POTENTIAL
- MORE TRADITIONAL AREA OF DUBAI BUT BIG EXPAT COMMUNITY IN MEYDAN AND DUBAI HILLS
- DIFFERENT UNIT VARIATIONS TO CHOOSE FROM

PAYMENT PLAN: 50/50 upon completion (10% booking fee)

ROI: Nearby areas at 5.3%

DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

THINGS TO KNOW

SERVICE CHARGE:	AED 5 PER SQFT
ALLOCATED PARKING:	YES (X2 PER UNIT, CARPORT OR GARAGE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 2.3km PETROL STATION
- 3.1km SPINNEYS MARKET
- 3.5km MEYDAN HEIGHTS CLUBHOUSE
- 3.6km RASHID SCHOOL FOR BOYS
- 4.8km NAD AL SHEBA HEALTH CENTER
- 4.8km BUS STATION
- 15.4km THE DUBAI MALL



KEY FEATURES

- ALL UNITS FEATURE EITHER A CARPORT OR GARAGE FOR 2 CARS
- FLOOR-TO-CEILING SLIDING DOORS
- TOWNHOUSES COME WITH EITHER 2 OR 3 FLOORS
- VILLAS HAVE 3 STOREY'S AND ALL BEDROOMS COME WITH AN EN-SUITE BATHROOM
- ALL UNITS COME WITH A GARDEN, LAUNDRY ROOM AND POWDER ROOM AND A MAID'S ROOM WITH EN-SUITE
- WALK-IN-CLOSETS IN MASTER BEDROOMS