

MERAAS



NAD AL SHEBA GARDENS

LOCATION: NAD AL SHEBA COMPLETED: Q1 2025

Nad Al Sheba Gardens is a collection of modern, spacious townhouses and standalone villas with gardens and garages. This unique project comprises of 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

- PRIVATE GARDEN
- BALCONIES
- PRIVATE GARAGE/ CARPORT
- FLOOR-TO-CEILING SLIDING DOORS

SIZES & PRICES

3 BR TH (2 FLRS) - FROM 2,672 SQFT	FROM AED 3,500,000
3 BR TH (3 FLOORS) - FROM 3,691 SQFT	FROM AED 4,600,000
4 BR VILLA (3 FLOORS) - FROM 4,952 SQFT	FROM AED 9,500,000
5 BR VILLA (3 FLOORS) - FROM 6,487 SQFT	FROM AED 13,500,000

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

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

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

PETROL STATION: ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse

NAD AL SHEBA GARDENS

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 KHAIL 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?

- HIGH END INTERIORS / HIGH END PORCELAIN
- 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

PAYMENT PLAN: 50/50 upon completion

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 3.5 PER SQFT (*TBC)
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
- 3 METER CEILING / ONE SIDE 5.8M CEILING WITH GLASS
- TOWNHOUSES COME WITH EITHER 2 OR 3 FLOORS
- VILLAS HAVE 3 STOREY'S
- ALL UNITS COME WITH A GARDEN
- 4 & 5 BR VILLAS INCLUDE A BALCONY
- OPEN PLAN LIVING