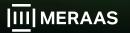


# NAD AL SHEBA





## Just Between Us



Introducing Nad AI Sheba Gardens, a neighbourhood coveted by a nostalgic design philosophy, creating a unique place within the effervescent city of Dubai. With narrow lanes and open lawns within a gated private community, Nad AI Sheba Gardens welcomes distinguished families who seek beautifully designed homes, crafted from the finest materials to live alongside likeminded people who appreciate privacy, style and a unique way of life.





## A Home That Values Your Values

Nad Al Sheba Gardens – the neighbourhood that deserves you.

## Where Light & Day Meet

Light, bright and airy design, with glass and heighten ceilings to absorb the daylight throughout.





## For The Change-Makers & Game-Changers

The difference between Nad Al Sheba Gardens and all the other luxury developments lies in the people who live there.



## Nostalgia Meets Modernity

Designed to flow freely throughout the winding lanes of Nad Al Sheba Gardens yet designed with your modern lifestyle in mind.

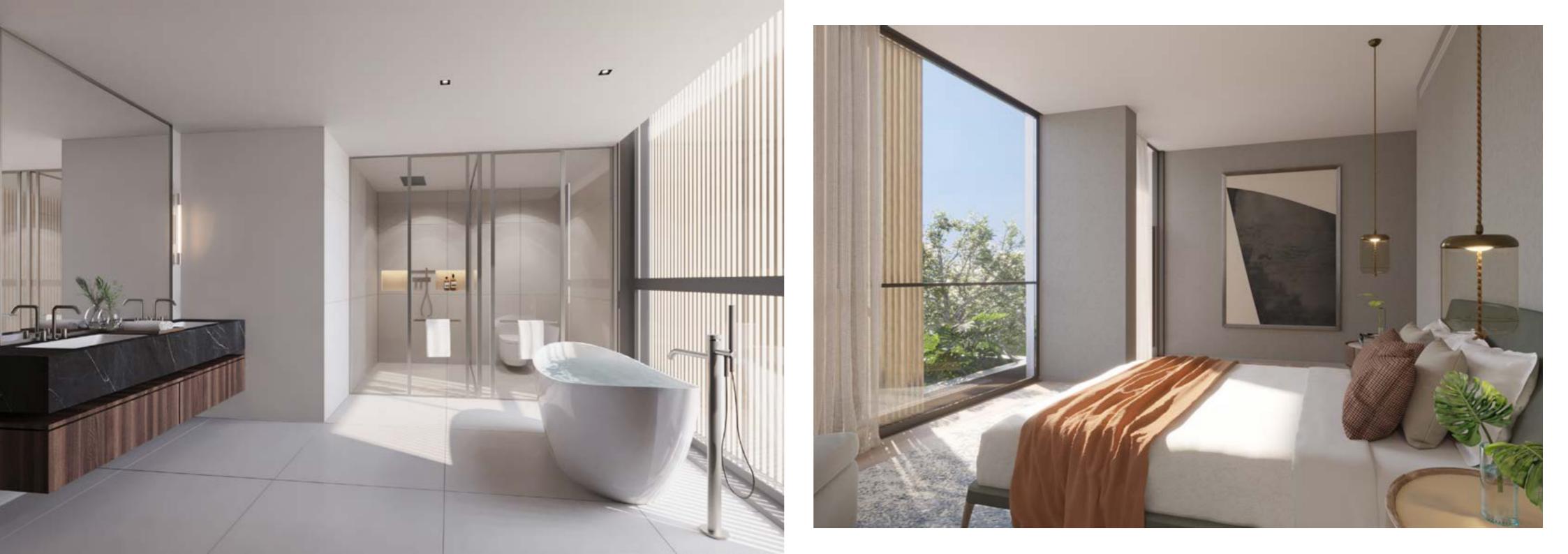




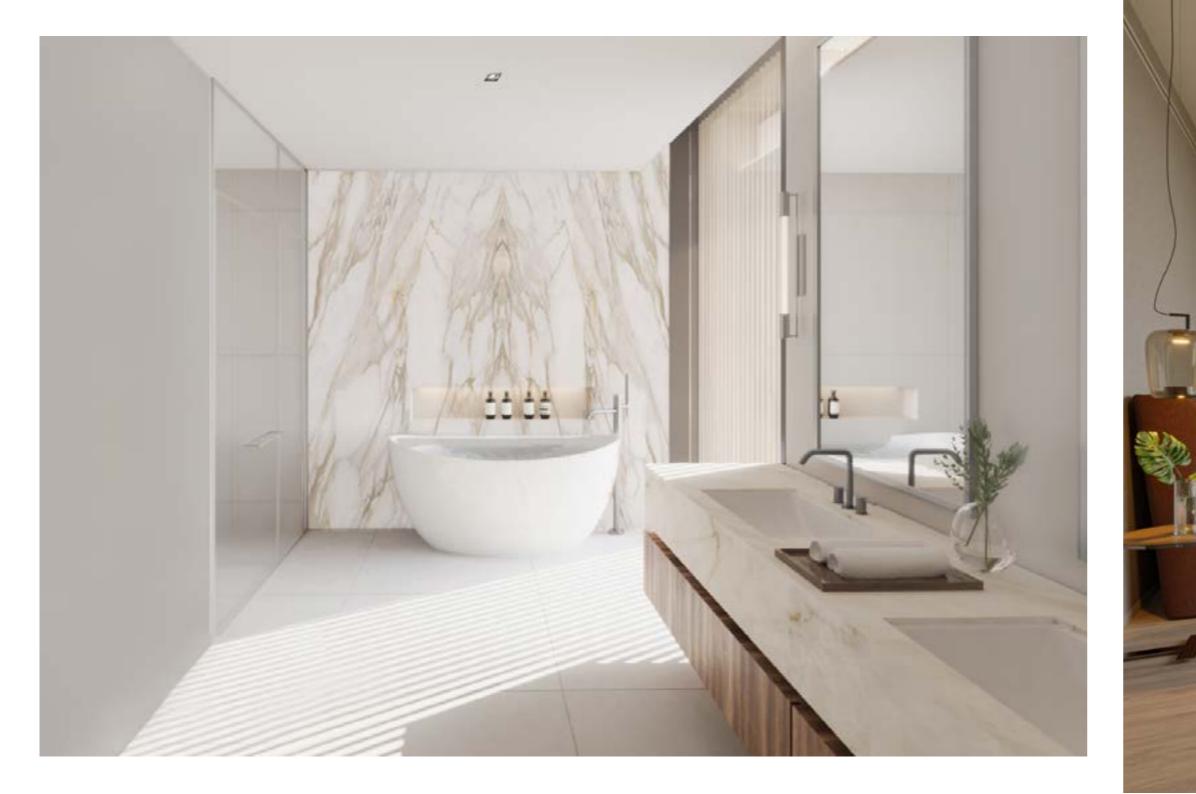




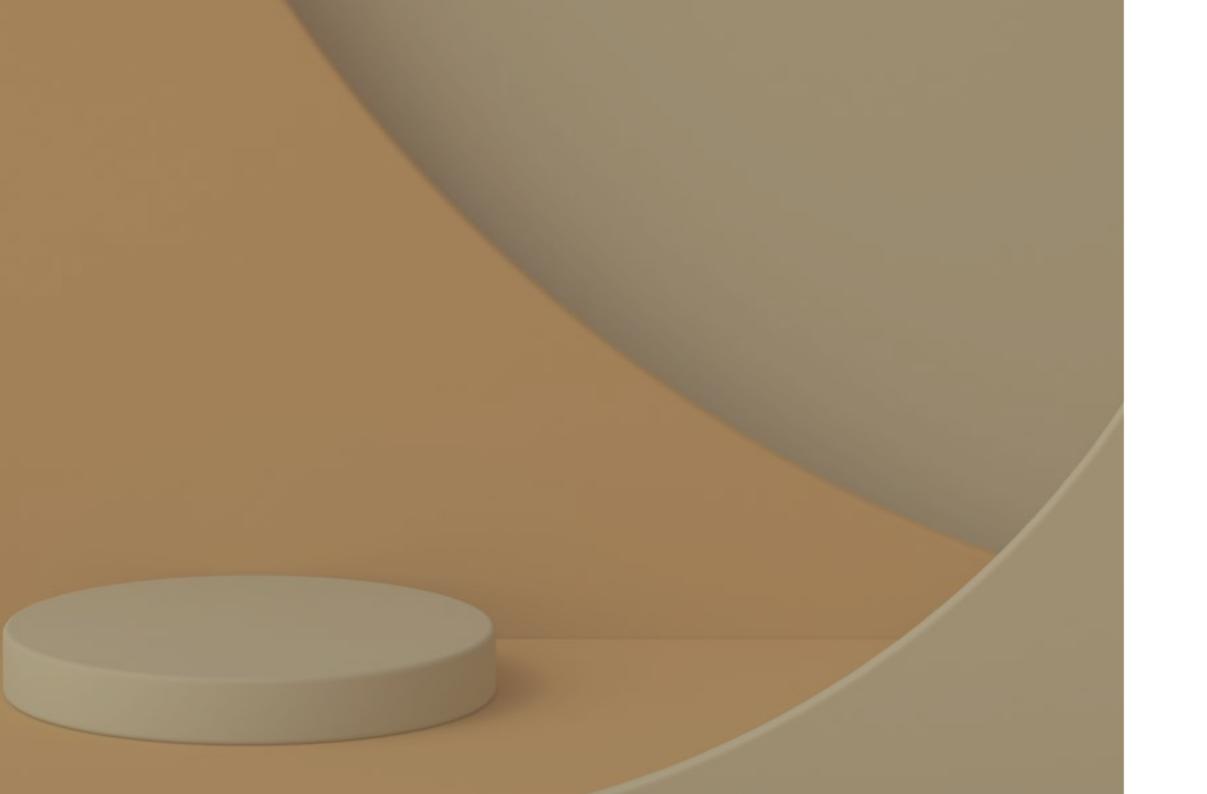




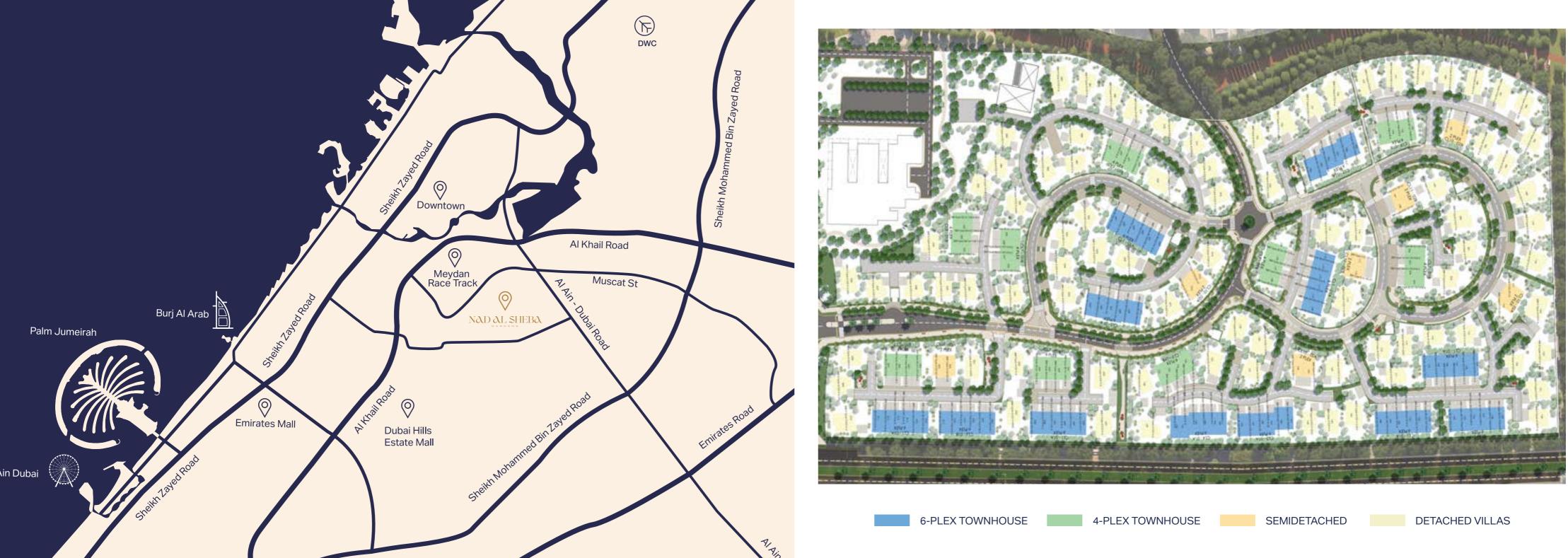








Masterplan





# Floor plans



## Three Level – Medium Villa



#### BUA : 476.467 SQM (5129 SQFT)

4BR-S-TYPE-4-G2-V-A (4 BEDROOMS)





GROUND 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.





#### BUA : 457.56 SQM (4925 SQFT)

### Three Level Medium Villa

4BR-S-Type-4-G2-V-A (4 BEDROOMS + Study)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





# Floor plans



## Three Level – Large Villa



#### BUA : 523.96 SQM (5640 SQFT)

4BR-F-TYPE-4-G2-V-A (4 BEDROOMS + FAMILY)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR







#### BUA : 602.69 SQM (6847 SQFT)

### Three Level Large Villa

5BR-F-TYPE-5-G2-V-A (5 BEDROOMS + FAMILY)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





# NAD AL SHEBA

