

NAD AL SHEBA

GARDENS



INTRODUCING THE NEW PHASES

The private gated community of Nad Al Sheba Gardens welcomes you to live in Dubai at your own pace with a new selection of bespoke residences ranging from 3-bedroom townhouses to 4 to 7-bedroom villas. Each draws inspiration from comfort and nature, providing tranquil living amid winding paths and meticulously landscaped lawns. These elegant homes feature sleek modern architecture and inviting open-plan interiors, offering residents premium views of pocket parks while ensuring ample privacy.

COVETABLE LOCATION

- 2-minute drive to Al Ain Road
- 5-minute drive to Meydan Racetrack
- 10-minute drive to Downtown Dubai
- 10-minute drive to Dubai Hills Estate Mall
- 15-minute drive to Dubai International Airport

AMENITIES

- Yoga Lawn
- Running Tracks
- Sports Facilities
- Kids Playing Areas
- Lagoon
- Wave Pool
- Events Lawn
- Amphitheatre
- Primary and Secondary Schools
- Dog Park
- Community Farms

UNIT SIZE

UNIT TYPE	MIN TOTAL AREA		MAX TOTAL AREA	
	sq.m.	sq.ft.	sq.m.	sq.ft.
3-Bedroom Townhouse	258.35	2,780.86	310.08	3,337.67
4-Bedroom Villa	458.49	4,935.15	458.49	4,935.15
5-Bedroom Villa	510.30	5,492.82	550.82	5,928.98
6-Bedroom Villa	612.90	6,597.20	661.50	7,120.33
7-Bedroom Villa	800.35	8,614.90	800.35	8,614.90

PAYMENT PLAN

INSTALMENT	PAYMENT %	DUE DATE
On Booking	20%	-
1 st Instalment	10%	October 2024
2 nd Instalment	5%	April 2025
3 rd Instalment	10%	September 2025
4 th Instalment	10%	February 2026
5 th Instalment	10%	July 2026
6 th Instalment	10%	December 2026
7 th Instalment	5%	April 2027
8 th Instalment	20%	September 2027 (On Handover)

*Estimated Construction Completion: September 2027

