



# NAS 3

Crafting Dreams, Building Legacies

BY RABDAN DEVELOPMENTS



# ABOUT RABDAN

At Rabdan Developments, we exceed the ordinary and redefine the essence of affordable luxury living in Dubai. Our commitment to excellence is reflected in every project we undertake, where high-end luxury seamlessly intertwines with sophisticated design, setting a new standard in comfort and leisure.

As a prominent Emirati developer based in Dubai, we take immense pride in our innovative approach to construction and development seamlessly blending comfort with leisure to create architectural marvels in premium locations.



# OUR PHILOSOPHY

To be at the forefront of Dubai's real estate evolution, recognized for our sustainable building, innovation, integrity, and enduring impact on the built environment.

We envision a future where our developments stand as symbols of architectural brilliance and where our communities flourish others.

Our relentless pursuit of innovation, coupled with a deep-rooted sense of responsibility, drives us to create spaces that elevate the quality of life for residents and Investors and add value to the city's urban fabric.

# NAS 3

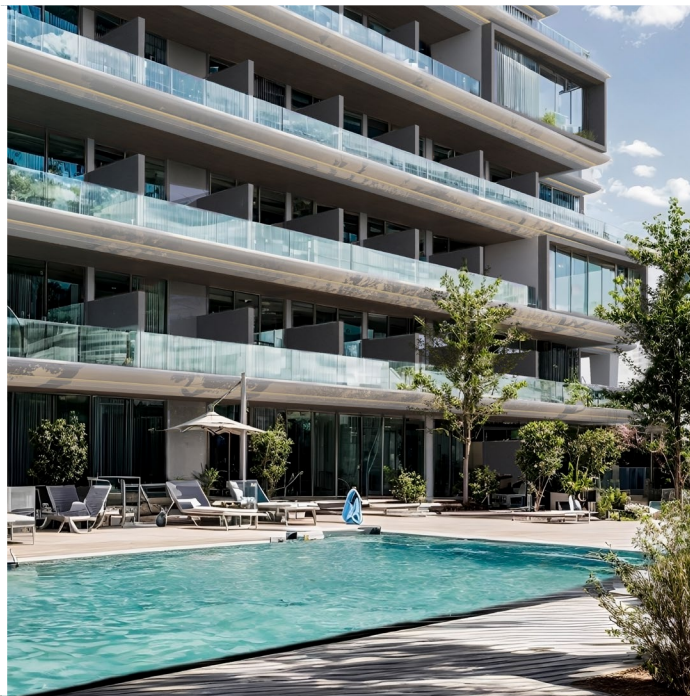
## ABOUT THE FACILITY

Indulge in the epitome of contemporary luxury living with NAS 3 located at Arjan, Dubai. Enveloped in the beautiful landscape, this G2+P-12+storey development stands as a true testament to contemporary elegance and refined living.

With stunning architectural design, meticulous attention to detail, and an array of exceptional recreational facilities, the project invites residents to explore the zenith of luxury living.

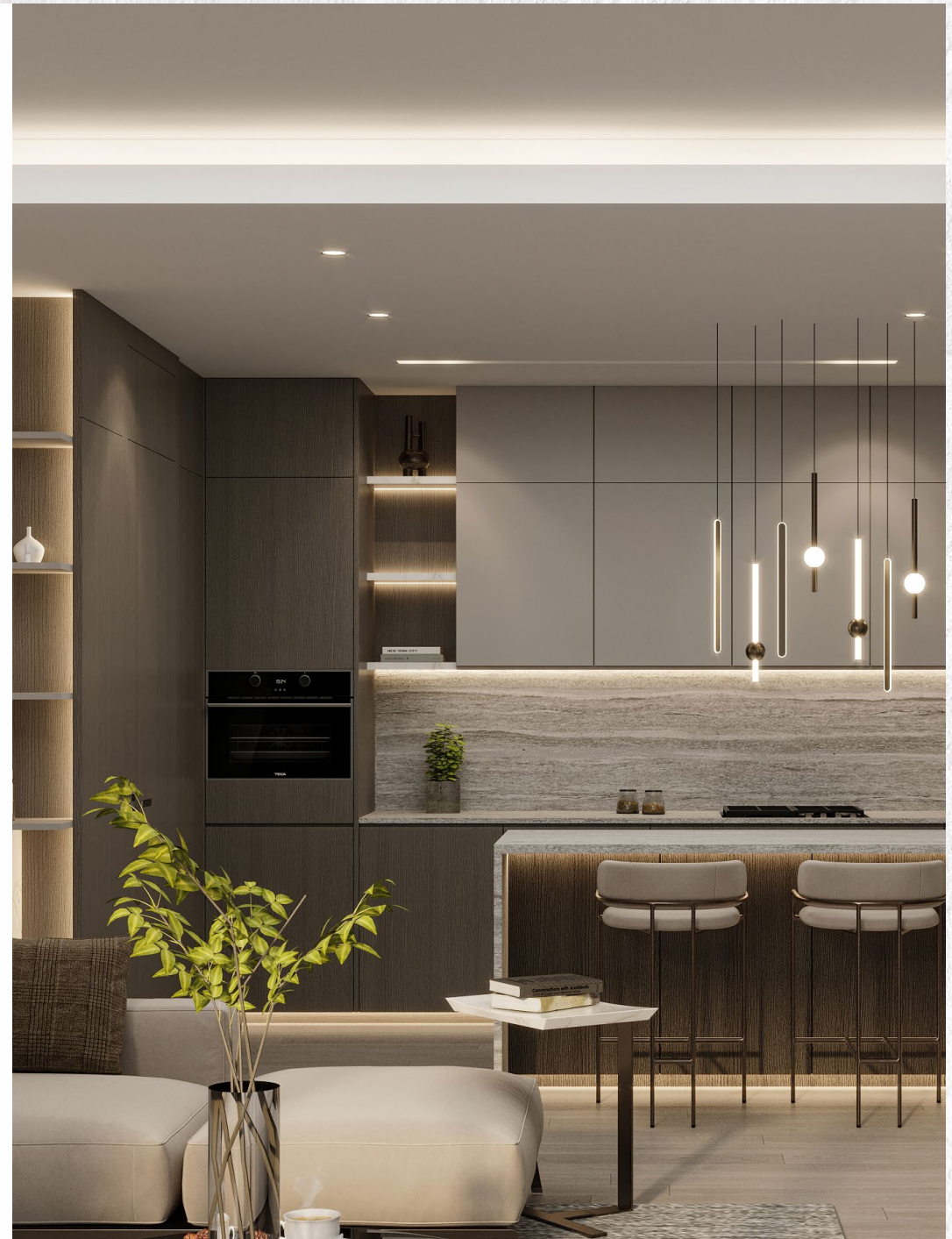
Envisioned across 12 floors with a curated selection of limited 284 residences ranging from studio to 3bedroom apartments. Each residence is thoughtfully adorned with balconies that invite the outdoors in, creating a seamless fusion of indoor comfort and outdoor serenity.





# EXPERIENCE HARMONIOUS LIVING

NAS 3 is a remarkable and contemporary creation with a wide array of residences located in the blooming community of Arjan. It is a family-oriented environment where everyone can sense the utmost comfort, fitness, and leisure experience all around.



# PERFECTLY CONNECTED

NAS 3 in Arjan, Dubai, offers a prime location that seamlessly blends urban convenience with tranquility. Surrounded by prestigious schools like Nord Anglia International School Dubai, GEMS Al Barsha and top hospitals like Mediclinic Parkview and Aster Clinic, it's the ideal balance of city life and a peaceful retreat.

## LANDMARKS NEARBY

- **02 min** from Dubai Miracle Garden
- **15 min** to Mall of The Emirates
- **20 min** to Downtown & Dubai Mall
- **15 min** to Dubai Marina
- **15mins** to Dubai Hills Mall
- **25 min** to Dubai International Airport



# BUILDING CONFIGURATION

NAS 3 IS MODERN AND HIGH TECH  
RESIDENTIAL BUILDING

138

Studio

112

1 Bedroom

30

2 Bedroom

4

3 Bedroom

G + 2 PODIUM + 12

284 UNITS





# AMENITIES

TAILORED TO PERFECTION: A RESIDENCE FOR EVERY LIFESTYLE



- 284 total unit within the development
- 138 Studios with Balconies
- 112 apartments of 1 Bedroom + Pool
- 16 apartments of 2 Bedroom + Pool
- 8 apartments of 2 Bedroom + Maid + Pool
- 6 apartments of 2 Bedroom Duplex + Pool
- 6 Units of 3 Bedroom



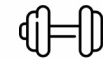
Pool



Yoga Space



7/24 Security



Indoor Gym



Rooftop cinema



Barbecue Area



Kids Playground



Tracks for Jogging



Sauna & Steam Room



7/24 Doorkeeper & Car Valet



# ELEVATED LIVING REDEFINED

Immerse yourself in the grandeur of NAS3 distinctive G2+ P12+ configurations. The thoughtfully designed studios, 3 & 2 ,1bedroom and duplex apartments offer you an unparalleled living experience. Enjoy the convenience of valet parking, retail outlets and concierge services within the development.





# BRILLIANTLY CURATED INTERIORS

It contains premium and extravagant designs in the residence with state-of-the-art fittings and fixtures. Residents can become a part of the amazing futuristic building and feel leisurely living with the availability of multiple convenient resources including switchable open and close kitchen.



# UNITS



STYPE	STUDIO	1 BHK + POOL	2 BHK + POOL	2 BHK DUPLEX + MAID + POOL	2 BHK + MAID + POOL	3 BHK + POOL
SIZE	432 To 533 sq.ft	870 To 1,014 sq.ft	1,308 To 1,325 sq.ft	1,955 To 1,959 sqft	1,401 To 1,404 sqft	1,603 To 1,795 sqft
STARTING PRICE	From 609,826 AED To 799,587 AED	From 1,139,944 To 1,397,223 AED	From 1,702,903 To 1,774,970 AED	From 2,578,212 To 2,581,982 AED	From 1,851,395 To 1,922,603 AED	From 2,060,043 To 2,354,651 AED

# PAYMENT PLAN

**%30 / %70 POST HANDOVER**

**%15**

DOWN PAYMENT

**%45**

DURING  
CONSTRUCTION

**%10**

HANDOVER

**%30**

POST HANDOVER

**%1 MONTHLY**

DURING CONSTRUCTION

**%2 MONTHLY**

AFTER HANDOVER

COMPLETION DATE - **Q2 2026**





NAS 3

ربدان

FLOOR PLANS

BUILDING DREAMS SINCE 1995

STUDIO - 1 BR - 2 BR - 3 BR



# STUDIO & BALCONY

## TYPE 1

1ST FLOOR	103, 106, 107, 108, 109, 117, 118, 119, 120, 123, 124, 125
2ND FLOOR	204, 205, 206, 207, 210, 211, 212, 213, 214, 220, 221, 222, 225, 226
3RD FLOOR	304, 305, 306, 307, 310, 311, 312, 313, 314, 321, 322, 323, 326, 327
4TH FLOOR	404, 405, 406, 407, 410, 411, 412, 413, 414, 420, 421, 422, 425, 426
5TH FLOOR	504, 505, 506, 507, 510, 511, 512, 513, 514, 521, 522, 526, 527
6TH FLOOR	604, 605, 606, 607, 610, 611, 612, 613, 614, 620, 621, 622, 625, 626
7TH FLOOR	704, 705, 706, 709, 710, 711, 712, 719, 720, 723
8TH FLOOR	804, 805, 806, 809, 810, 811, 812, 818, 819, 822
9TH FLOOR	904, 905, 908, 909, 910, 917
10TH FLOOR	1004, 1005, 1008, 1009, 1010, 1016
11TH FLOOR	1103, 1104, 1105, 1108, 1109, 1115, 1116
12TH FLOOR	1203, 1204, 1205, 1208, 1209, 1214, 1215



Internal Living Area	327 sq.ft
Outdoor Living Area	127 sq.ft
Total Living Area	454 sq.ft

# STUDIO & BALCONY + POOL

## TYPE 2

1ST FLOOR	126
2ND FLOOR	227
3RD FLOOR	328
4TH FLOOR	427
5TH FLOOR	528
6TH FLOOR	627
7TH FLOOR	724
8TH FLOOR	823
9TH FLOOR	920
10TH FLOOR	1019



Internal Living Area	332 sq.ft
Outdoor Living Area	201 sq.ft
Total Living Area	533 sq.ft



# 1 BEDROOM & BALCONY + POOL

## TYPE 1

1ST FLOOR	102, 104, 105, 110, 111, 112, 113, 115, 116, 121, 122
2ND FLOOR	202, 203, 215, 216, 217, 218, 219
3RD FLOOR	302, 303, 315, 316, 317, 319, 320
4TH FLOOR	402, 403, 415, 416, 417, 418, 419
5TH FLOOR	502, 503, 515, 516, 517, 519, 520
6TH FLOOR	602, 603, 615, 616, 617, 618, 619
7TH FLOOR	702, 703, 713, 714, 715, 717, 718
8TH FLOOR	802, 803, 813, 814, 815, 816, 817
9TH FLOOR	902, 903, 911, 912, 913, 915, 916
10TH FLOOR	1002, 1003, 1011, 1012, 1013, 1014m 1015
11TH FLOOR	1102, 1110, 1111, 1112, 1114
12TH FLOOR	1202, 1210, 1211, 1212, 1213



Internal Living Area	660 sq.ft
Outdoor Living Area	218 sq.ft
Total Living Area	878 sq.ft



# 1 BEDROOM & BALCONY + POOL

## TYPE 2

6TH FLOOR 608, 609, 623, 624

8TH FLOOR 807, 808, 820, 821

10TH FLOOR 1006, 1007, 1017, 1018

12TH FLOOR 1206, 1207



Internal Living Area	700 sq.ft
Outdoor Living Area	217 sq.ft
Total Living Area	917 sq.ft



# 1 BEDROOM & BALCONY + POOL

## TYPE 3

1ST FLOOR	201
2ND FLOOR	201
3RD FLOOR	301
4TH FLOOR	401
5TH FLOOR	501
6TH FLOOR	601
7TH FLOOR	701
8TH FLOOR	801
9TH FLOOR	901
10TH FLOOR	1001
12TH FLOOR	1201



Internal Living Area	655 sq.ft
Outdoor Living Area	346 sq.ft
Total Living Area	1,001 sq.ft



# 1 BEDROOM & BALCONY + POOL

TYPE 4

11TH FLOOR 1101



Internal Living Area	655 sq.ft
Outdoor Living Area	346 sq.ft
Total Living Area	1,001 sq.ft

# 2 BEDROOM & BALCONY + POOL

## TYPE 1

5TH FLOOR 508, 509, 524, 525

7TH FLOOR 707, 708, 721, 722

9TH FLOOR 906, 907, 918, 919

11TH FLOOR 1106, 1107, 1117, 1118



01 2 BHK + BALCONY + POOL FURNITURE PLAN 1:100(BA1)

Internal Living Area	941 sq.ft
Outdoor Living Area	380 sq.ft
Total Living Area	1,321 sq.ft



# 2 BEDROOM & BALCONY + POOL

TYPE 2

2ND FLOOR 208, 209, 223, 224

4TH FLOOR 408, 409, 423, 424

+MAID'S ROOM



3 BHK + BALCONY + POOL + PRIVATE TERRACE FURNITURE PLAN  
SCALE 1:100 @A1

Internal Living Area	1,079 sq.ft
Outdoor Living Area	323 sq.ft
Total Living Area	1,402 sq.ft

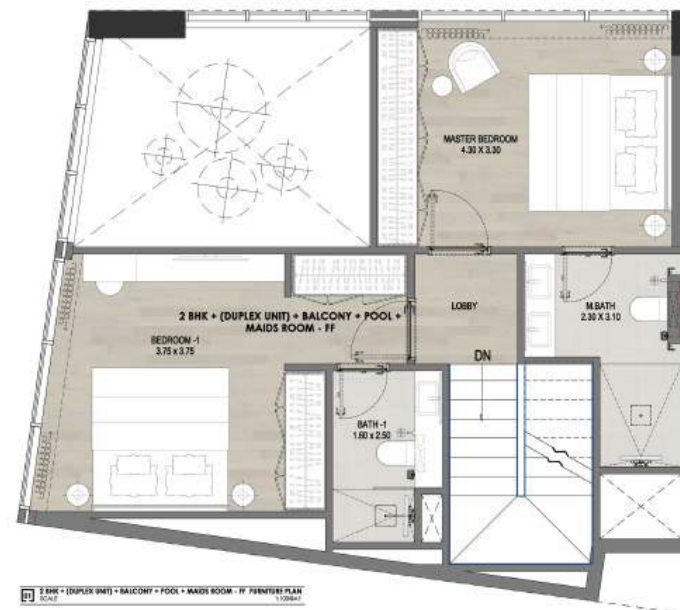


# DUPLEX 2 BEDROOM & BALCONY + POOL

TYPE 3

1ST FLOOR	114
3RD FLOOR	318
5TH FLOOR	518
7TH FLOOR	716
9TH FLOOR	914
11TH FLOOR	1113

+MAID'S ROOM



Internal Living Area	1,347 sq.ft
Outdoor Living Area	610 sq.ft
Total Living Area	1,957 sq.ft

# 3 BEDROOM & BALCONY + POOL

3RD FLOOR 308, 309, 324, 325



01 3 BHK + BALCONY + POOL + PRIVATE TERRACE FURNITURE PLAN  
SCALE 1:150/8A1

Internal Living Area	1,311 sq.ft
Outdoor Living Area	484 sq.ft
Total Living Area	1,795 sq.ft

Discover the Perfect  
Harmony of Tranquility  
and Luxury, Where  
Serenity and Sunlight  
Deamlessly Converge  
with Exceptional Value.

+971 43 217 267

Info@Rabdanddevelopments.ae

Rabdan Developments L.L.C

Office 101, MSM1 Building Al Safa 1,  
Dubai, UAE

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[www.rabdanddevelopments.ae](http://www.rabdanddevelopments.ae)

