

The image features decorative floral patterns in the corners, rendered in a light beige color. These patterns consist of thin, elegant lines forming stems with several small, five-petaled flowers and buds. The flowers are scattered across the corners, with some appearing as clusters and others as single blossoms. The overall style is reminiscent of traditional Islamic or Middle Eastern architectural motifs.

# NAD AL SHEBA

GARDENS

 MERAAS

# MERAAS, A LEADING MASTER DEVELOPER

Meraas is dedicated to enhancing Dubai's global real estate position through a diverse portfolio of master developments, land and properties, including iconic destinations such as Port de La Mer, Bluewaters Residences, City Walk Residences, Nikki Beach Residences, and BVLGARI Residences, to name a few. Meraas values sophistication and innovation to deliver exceptional residential experiences for a global clientele.

ELEGANT | DISTINGUISHED | CRAFTED



# LIVE YOUR LEGACY



**Crafted with a focus on life's genuine wealth - your legacy.**

The villas, detached villas and townhouses within Nad Al Sheba Gardens each draw inspiration from comfort, nature, and community. Nestled on lush, verdant land, the neighbourhood showcases distinctive architectural designs, various styles, and hues, culminating in a roofscape that's truly one of a kind. Clean design makes it easy to immerse yourself in your own future as you bring your dreams to life and live your legacy to its fullest.

# A RICH LEGACY AWAITS

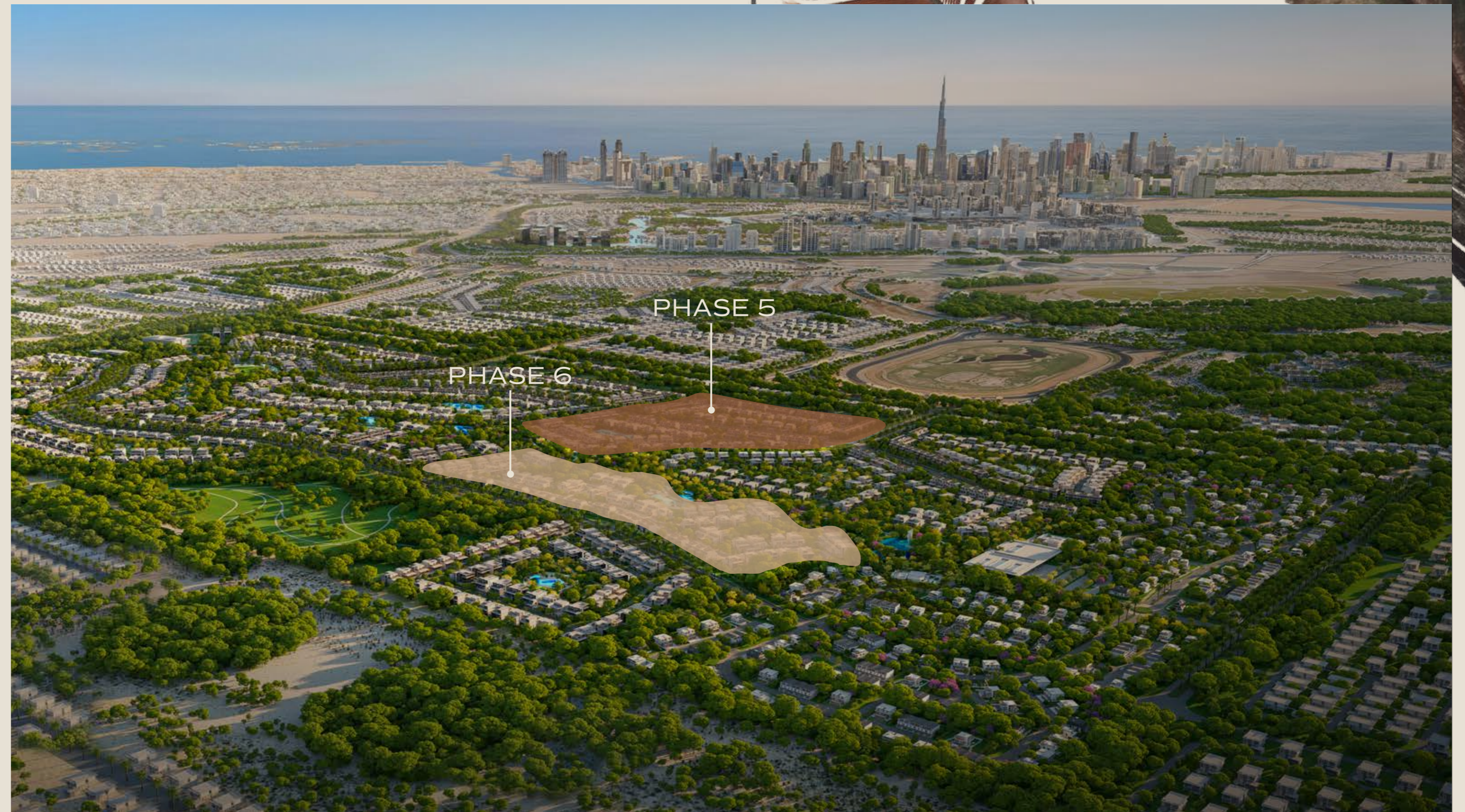
The serene greenery of Nad Al Sheba is one of the city's most covetable locations. A mere ten minutes from Downtown Dubai, this luxurious community has easy access to the Meydan Racetrack and many other premium leisure and lifestyle experiences. The Dubai International Airport and all major highways also lie within arm's reach of Nad Al Sheba's enviable location.

Nad Al Sheba Gardens is strategically located to give you the utmost in a privacy-focused lifestyle while connecting you to the best of Dubai's city life. It's a space built around carefully curated amenities. All this and more makes Nad Al Sheba Gardens a community tailored to truly nurture your inner and outer growth for today and future generations to come.



# EXPLORE THE COMMUNITY

Nestled within the private, secure confines of Nad Al Sheba Gardens – a neighbourhood defined by its winding pathways and meticulously landscaped lawns, you'll discover the perfect place to experience life in Dubai on your own terms.



# WHERE EVERYTHING RESIDES

The private gated community of Nad Al Sheba Gardens welcomes you to live in Dubai at your own pace. In a space carefully designed to offer a lifestyle that truly transcends the ordinary.

- RETAIL
- POOL CLUBS
- SCHOOL
- NEIGHBOURHOOD PARK
- MOSQUE
- COMMUNITY PARK





EXPERIENCE A SANCTUARY *OF POSSIBILITIES*

Embrace your legacy in Nad Al Sheba Gardens, where luxury experiences and elevated amenities offer space for precious family moments and a sanctuary for development and growth.







## YOGA LAWN

An oasis of rejuvenation and serenity, the yoga lawn is surrounded by lush, meticulously manicured gardens, shaded by towering trees, creating a harmonious blend of nature and luxury.

## RUNNING TRACKS

Vibrant flora and majestic scenery create an escape suitable for avid sprinters and leisurely joggers alike. The path's smooth surface ensures a comfortable stride, while the scents of blooming flowers and earthy woods will motivate you to reach a triumphant finish.





## LAGOON

A serene oasis nestled in verdant greenery. With waters glinting under the sun's rays, the lagoon offers an enchanting blend of relaxation and recreation, while at twilight, the lagoon transforms into a picture of moonlit serenity.

## WAVE POOL

A mesmerising aquatic playground that promises immersive fun and adventure as waters surge and swirl to mimic the vitality of ocean tides.

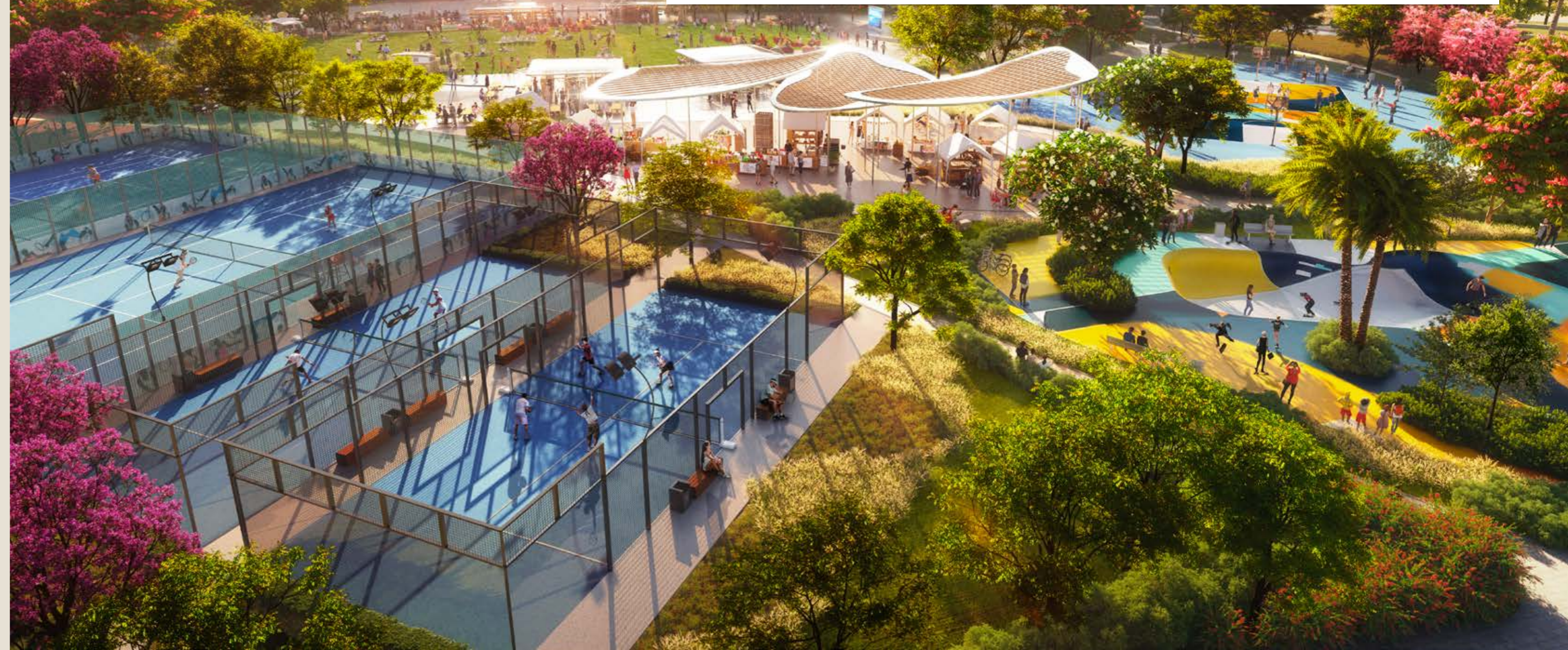
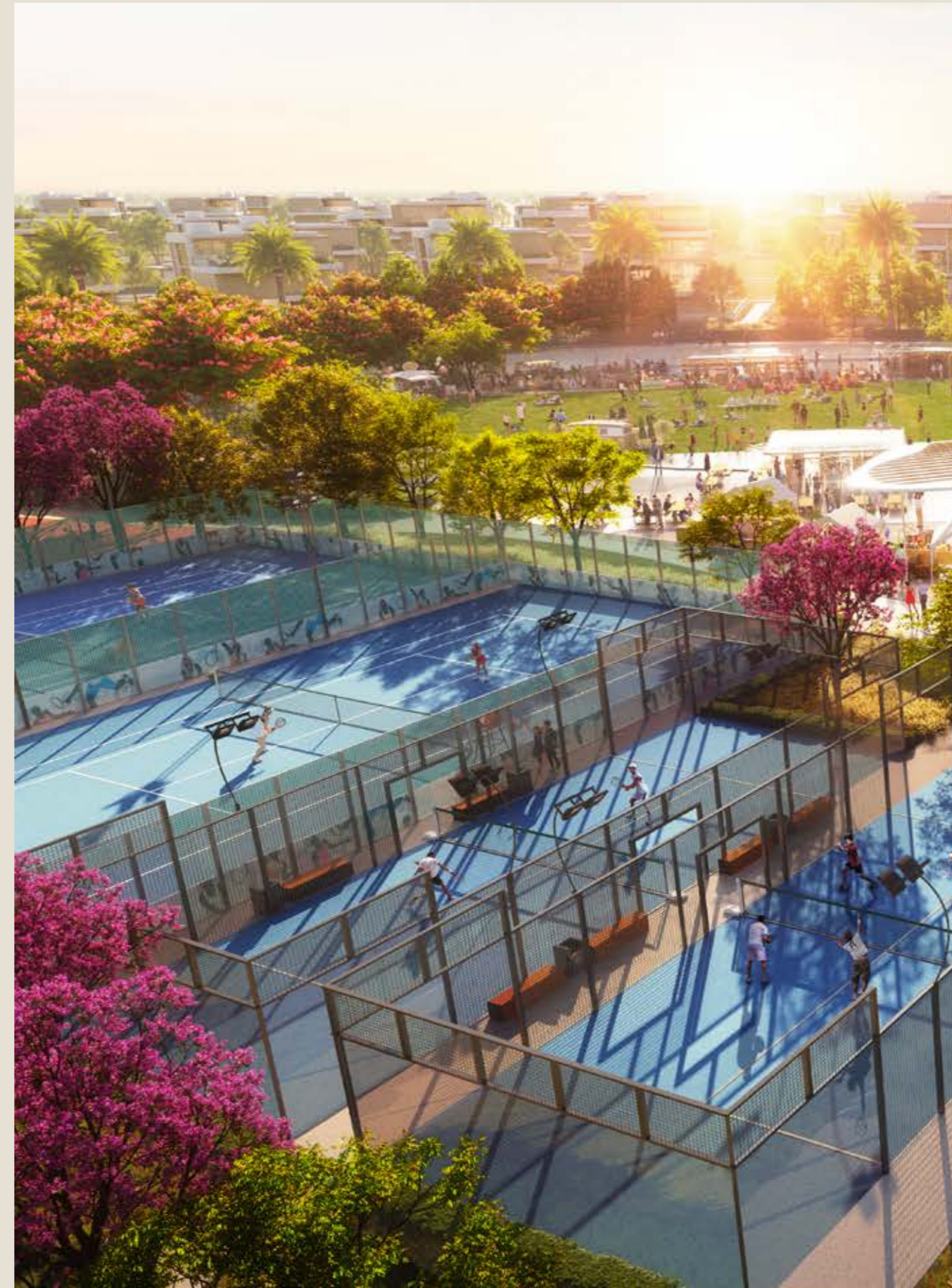


## SPORTS FACILITIES

Our sports and leisure facilities are meticulously designed with a range of opportunities for active pursuits. They include courts that cater to every interest, a sparkling swimming pool and state-of-the-art gymnasium furnished with cutting-edge equipment.

## KIDS PLAYING AREAS

A magical realm awaits our youngest adventurers. Bursting with creativity, these carefully crafted spaces offer a delightful escape for children to explore, learn, and forge friendships. Soft, cushioned surfaces ensure safety grounds the boundless energy for games and make-believe.





#### EVENTS LAWN & AMPHITHEATRE

A lively open-air canvas for the arts. Everything from live music and stage performances to weddings, presentations, and social galas can be brought to life here.

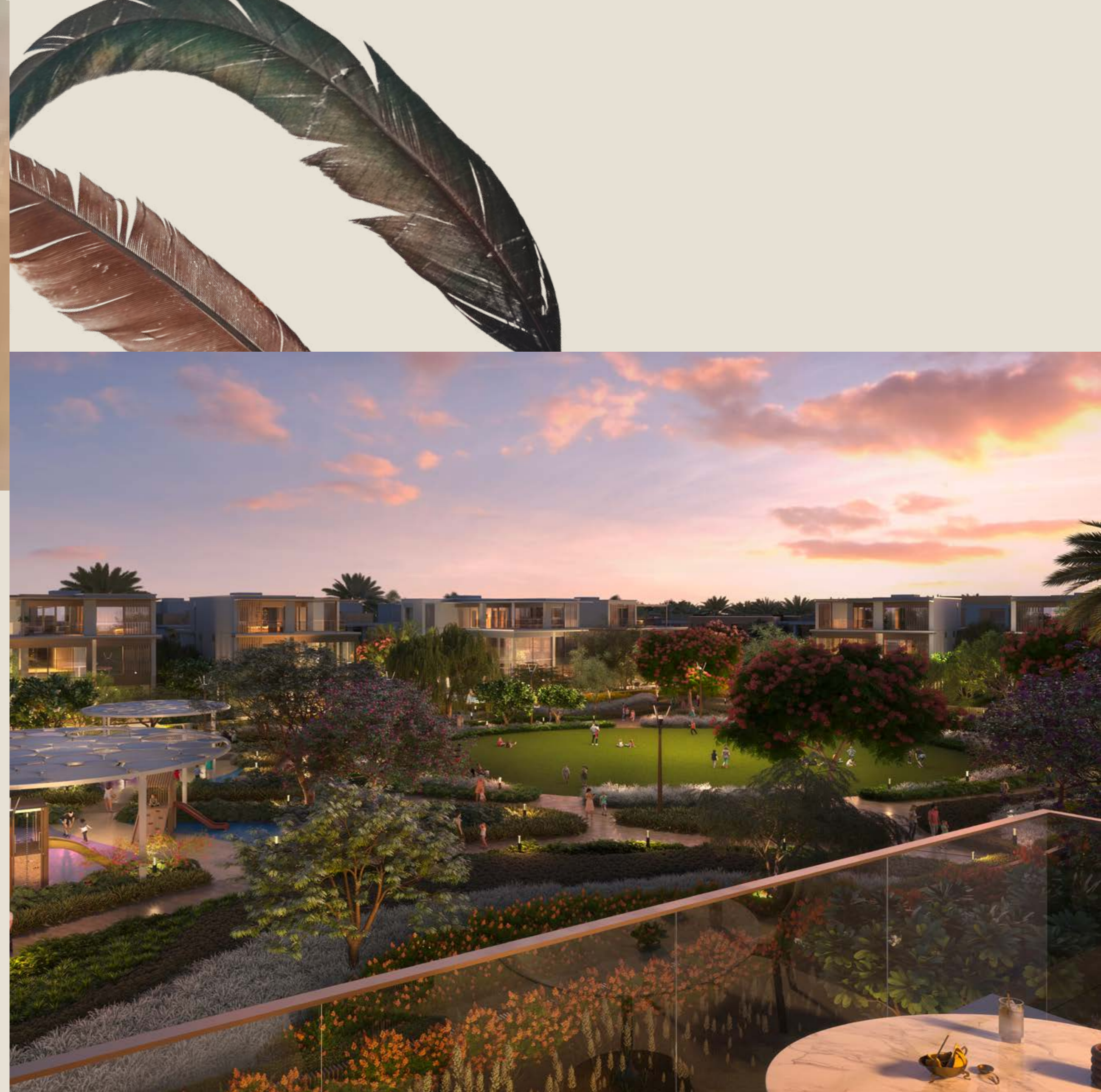
#### DOG PARK

Equipped with water and waste disposal stations for your convenience, we make sure that every member of the family, including our furry friends, is always well taken care of.



# INTRODUCING THE NEW PHASES

Nad Al Sheba Gardens is a sanctuary for ambition and purpose uniquely attuned to contemporary passions across diverse lifestyles. Its captivating new districts embody a dedication to delivering a luxurious living environment. The allure of its modern villas, distinguished by trademark bronze and grey screens, is matched only by their thoughtful design, offering residents premium views of pocket parks while ensuring ample privacy.



*PHASE 5*



Whether you need a luxurious three-storey townhouse or a splendid seven-bedroom villa, your dreams and desires are set to blossom into reality under the double-height ceilings of light-flooded living space.

- 3-BEDROOM TOWNHOUSES
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS
- 6-BEDROOM VILLAS
- 7-BEDROOM VILLAS

# PHASE 6



- 3-BEDROOM TOWNHOUSES
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS
- 6-BEDROOM VILLAS
- 7-BEDROOM VILLAS




## 3-BEDROOM TOWNHOUSES

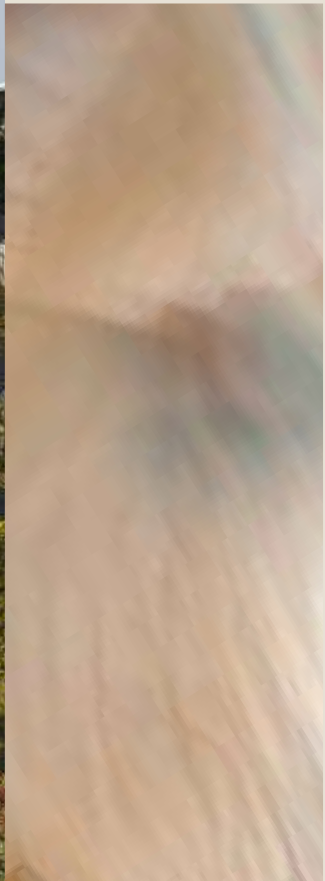
Exuding contemporary elegance, the townhouses boast a sleek exterior with clean lines and a refined smoke-grey pitched roof. Inside, high ceilings and abundant natural light create a seamless connection to lush garden spaces. With airy, open second floors and expanded balcony areas, these residences offer ample room for relaxation and enjoyment.







## 4, 5 & 6-BEDROOM VILLAS



Amid scenic surroundings, these distinguished villas boast a contemporary light-beige base that rises to an elegant smoke-grey roof. A dynamic cubic exterior adorned with honeycomb tones and brushed bronze accents, exudes an esteemed finish. Inside, the villas feature a welcoming open-plan design, with an expansive living room under double-height ceilings, complemented by ensuite bathrooms in all bedrooms and spacious second-floor balconies offering inviting views of the garden and street.



## *7-BEDROOM VILLAS*

Contemporary modern architecture, characterised by the use of stone and aluminium screens carefully integrate to convey luxury and sophistication, enhancing the overall aesthetic of the villa. Large windows, along with aluminium louvers, screens, and stone accents maximise natural lighting throughout the interior. Inside, a double-height living area provides panoramic views of the expansive back and side yards, forging a seamless connection with nature. The bedrooms are tranquil sanctuaries featuring warm timber-effect tiles and light grey walls, elegantly integrating nature into daily living.





 **MERAAS**