

THE **roof** RESIDENCE

NAD AL SHEBA GARDENS

YOUR KEY TO COMFORT

THE COMMUNITY

In the heart of Nad Al Sheba 1, The Roof Residence offers a vibrant community for your journey to greatness. It's the biggest of its kind - A grand estate among residential areas.

These residence embody achievement and ambition, where success is a daily commitment.

Enjoy elegant living surrounded by lush greenery and convenient amenities like supermarkets, schools, and a 9-hole golf course. Positioned just off Al Meydan Road and Nad Al Sheba Road, this neighbourhood bears luxurious apartments and villas designed for comfortable living.



WHY THE ROOF RESIDENCE?

Apart from its royal details and modern living, The Roof Residence offers 2 types of floor plans and 5 types of units with balconies. All units offer breathtaking views of the iconic Burj Khalifa and Meydan Race Course. The Roof Residence's kitchen is fully equipped with smart appliances to reduce effort and improve quality.

The architectural design of The Roof Residence consists of distinctive expressions. Downtown, Dubai Airport, and Dubai Marina are all just minutes away.

ACCESSIBILITY

- 05 Min. To Meydan Race Course
- 13 Min. To Burj Khalifa
- 17 Min. To Palm Jumeirah
- 19 Min. To Dubai Airport
- 19 Min. To Dubai Marina

KEY FACTS

- Total No. of Units: 58 Apartments
- Building Type: Low-Rise Residential
- Location: Nad Al Sheba Garden
- Handover Date: Q4 / 2025

Available Units	No. of Units	Area Sq. ft.		Starting Price (in AED)
		Min	Max	
1 Bedroom	24	854	1339	1.6 M
2 Bedrooms	12	1274	1973	2.5 M
2 Bedrooms with maid room / Store	22	1341	1476	2.9 M



Prominent Features



Spacious Layouts



Exquisite Design



High-end Materials



Affordable Luxury

Amenities



Infinity-edge Pool



Wellness Centre



Gaming Center



Outdoor Cinema

PAYMENT PLAN

20%
On Booking

5%
After 3 Months From Booking

5%
After 6 Months From Booking

5%
After 9 Months From Booking

5%
After 12 Months From Booking

5%
After 15 Months From Booking

5%
After 18 Months From Booking

20%
Handover Date

30%
After 12 Months From Handover