



NAD  
AL SHEBA  
GARDENS

# PROJECT LOCATION & ACCESSIBILITY



**2 Minutes to**  
Al Ain Road



**5 Minutes to**  
Meydan Racetrack



**10 Minutes to**  
Downtown

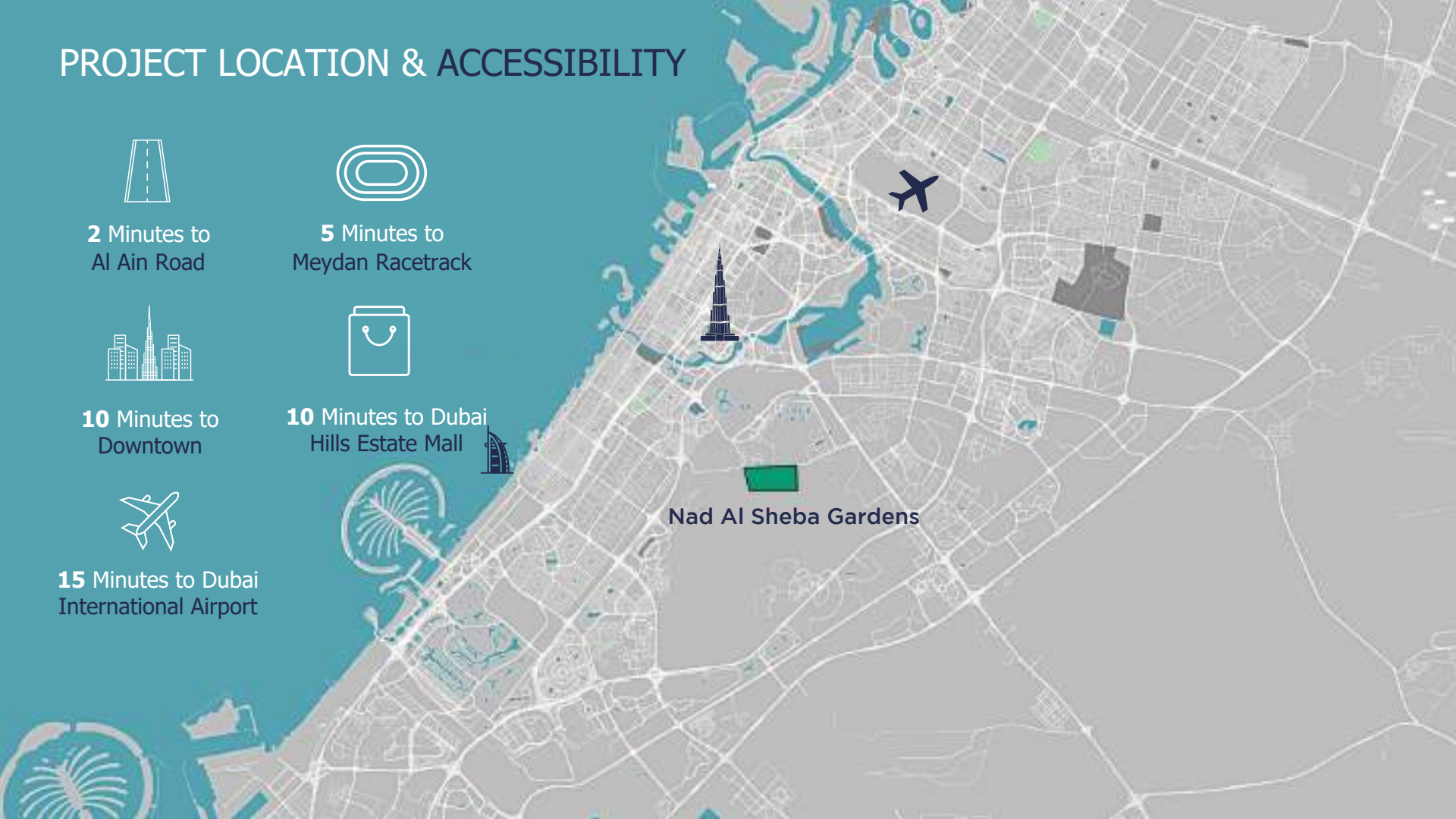


**10 Minutes to Dubai**  
Hills Estate Mall



**15 Minutes to Dubai**  
International Airport

**Nad Al Sheba Gardens**



# NAD AL SHEBA GARDENS – MASTER PLAN



# NAD AL SHEBA GARDENS – MASTER PLAN



# NAD AL SHEBA GARDENS –MASTER PLAN - PHASE 3



Phase 3



# NAD AL SHEBA GARDENS

## MASTER PLAN

### PHASE 3



Picnic area and BBQs



Adult swimming  
pools



Kids play area



Neighborhood  
parks



Children's  
Swimming pool



Clubhouse



COMMUNITY  
RENDERS



Nad Al Sheba Gardens  
View from Clubhouse





Nad Al Sheba Gardens  
Kids Play Area



Nad Al Sheba Gardens  
Street View



Nad Al Sheba Gardens  
Street View



Nad Al Sheba Gardens  
Street View



Nad Al Sheba Gardens  
Street View



**DETACHED**  
**LARGE VILLAS**



Detached Large Villas  
5br + Family -Type-4A (Street View)



Detached Large Villas  
5br + Family -Type-4A (Garden View)





Living Room - Detached  
Large Villas - Type



Master Bedroom  
Detached Large Villas -Type



Master Bathroom  
Detached Large Villas -Type

# Detached Large Villas – 5BR – Type 4A -BUA



ground floor



first floor



second floor



Detached Large Villas  
4BR + Family- Type – 4B



Detached Large Villas  
4BR + Family- Type – 4B



Living Room - Detached  
Large Villas - 4BR + Family



Master Bedroom –  
Detached Large Villas-4BR+  
Family





Master Bathroom –  
Detached Large Villas-4BR+  
Family

# Detached Large Villas – 4BR-F – Type 4B –BUA 5,610 sqft



ground floor



first floor



second floor



DETACHED  
MEDIUM VILLAS



Medium Villas –  
4BR – 3A (Street View)



Medium Villas –  
4BR – 3A (Garden View)



Living Room - Medium  
Villas - 4BR - 3A



Master Bedroom Medium  
Villas 4BR – 3A



Master Bathroom Medium  
Villas 4BR – 3A



# Medium Villas – 4BR - Type 3A – BUA 5,210 sqft



ground floor



first floor



second floor



SEMI-DETACHED



Semi Detached  
3BR+F – 2A (Street View)



Semi Detached  
3BR+F – 2A (Garden View)



Living Room- Semi  
Detached - 3BR+F - 2A



Master Bedroom- Semi  
Detached - 3BR+F – 2A



Master Bathroom- Semi  
Detached - 3BR+F - 2A

# Semi Detached 3BR+F - 2A – BUA 4,476 sqft



ground floor



first floor



second floor





# TOWNHOUSES



3BR + F Townhouse  
Type 1A G+2 (Street View)



3BR + F Townhouse  
Type 1A



Living Room - Type  
1A Townhouse 3BR



Master Bedroom - Type  
1A Townhouse 3BR



Master Bathroom - Type  
1A Townhouse 3BR

# 3BR + F Townhouse Type – 1A – BUA 3,775 sqft



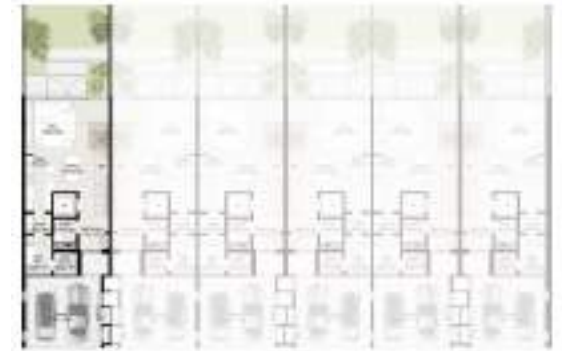
ground floor



first floor



second floor



# 3BR Townhouse Type – 1B – G+1-TH -BUA



ground floor



first floor





# PAYMENT PLAN

# PAYMENT PLAN

**10%**

ON BOOKING

**10%**

MARCH 2023

**5%**

AUGUST 2023

**5%**

DECEMBER 2023

**5%**

APRIL 2024

**5%**

AUGUST 2024

**5%**

DECEMBER 2024

**5%**

APRIL 2025

**50%**

DECEMBER 2025  
(ON HANDOVER)