



# NAD AL SHEBA

GARDENS

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## Just Between Us



Introducing Nad Al Sheba Gardens, a neighbourhood coveted by a nostalgic design philosophy, creating a unique place within the effervescent city of Dubai. With narrow lanes and open lawns within a gated private community, Nad Al Sheba Gardens welcomes distinguished families who seek beautifully designed homes, crafted from the finest materials to live alongside likeminded people who appreciate privacy, style and a unique way of life.









## A Home That Values Your Values

Nad Al Sheba Gardens – the neighbourhood that deserves you.





## Where Light & Day Meet

Light, bright and airy design, with glass and heighten ceilings to absorb the daylight throughout.







## For The Change-Makers & Game-Changers

The difference between Nad Al Sheba Gardens and all the other luxury developments lies in the people who live there.







## Nostalgia Meets Modernity

Designed to flow freely throughout the winding lanes of Nad Al Sheba Gardens yet designed with your modern lifestyle in mind.































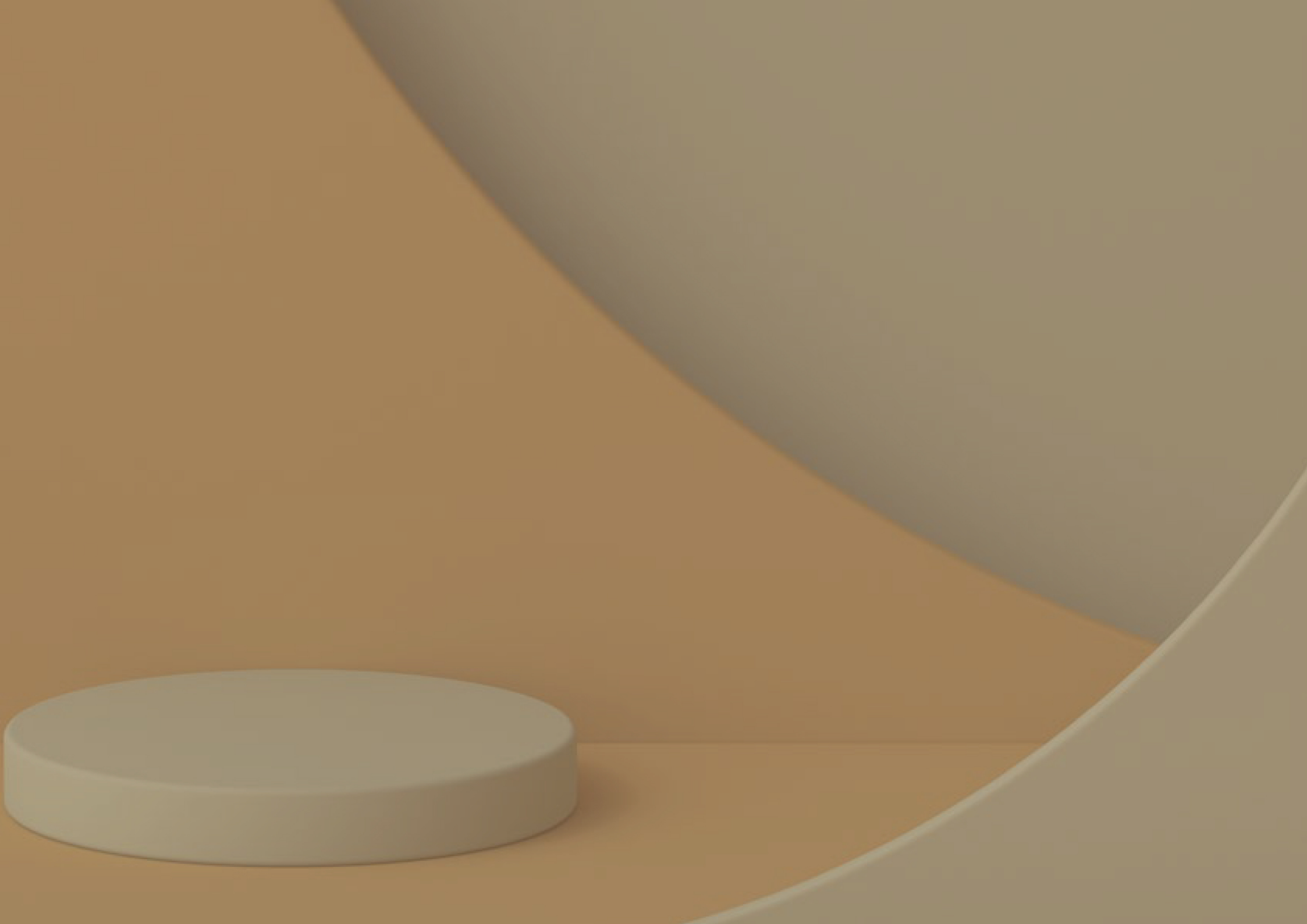












Masterplan





6-PLEX TOWNHOUSE 4-PLEX TOWNHOUSE SEMIDETACHED DETACHED VILLAS





Floor plans

Three & Two Level - Townhouse





3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS + FAMILY)

END UNIT BUA: 350.67 SQM (3775 SQFT)  
MID UNIT BUA: 342.93 SQM (3691 SQFT)



ground floor



first floor

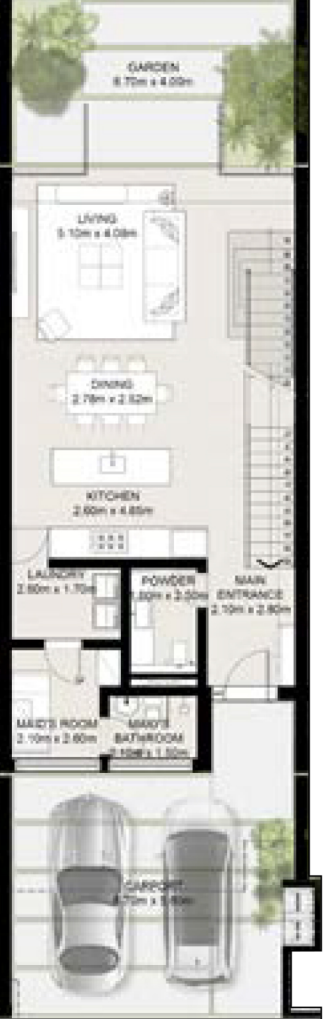


second floor

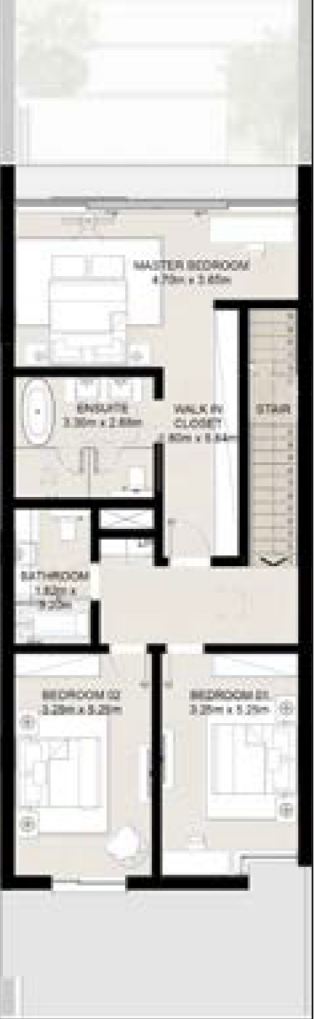
### Three Level Townhouse

3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS)

END UNIT BUA : 248.63 SQM (2676 SQFT)  
MID UNIT BUA: 243.22 SQM (2618 SQFT)



ground floor



first floor

### Two Level Townhouse





Floor plans

Three & Two Level Semi-Detached Townhouse





3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS + FAMILY)

BUA : 415.61 SQM (4474 SQFT)



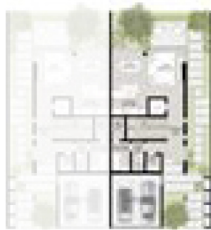
ground floor



first floor



second floor



3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS)

BUA: 287.24 SQM (3092 SQFT)



ground floor



first floor











# NAD AL SHEBA

GARDENS

## PAYMENT PLAN

10%

ON BOOKING

10%

SEPTEMBER 2022

5%

FEBRUARY 2023

5%

JUNE 2023

5%

OCTOBER 2023

5%

FEBRUARY 2024

5%

JUNE 2024

5%

OCTOBER 2024

50%

JUNE 2025  
(ON HANDOVER)





# SIKANDAR

a RERA-certified Dubai realtor



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