

NAS3





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 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



NAS3

Indulge in the epitome of contemporary luxury living with NAS 3 located at Arjan, Dubai. Enveloped in the beautiful landscape, this G+2P+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 studios to 3-bedroom apartments. Each residence is thoughtfully adorned with balconies that invite the outdoors in, creating a seamless fusion of indoor comfort and outdoor serenity.



**MEMORABLE
EXPERIENCES**



An architectural rendering of a modern high-rise building. The building features a distinctive stepped facade with multiple levels of cantilevered balconies and terraces. The ground floor is a wide podium with a facade of vertical wooden slats. The building is set in an urban environment with a wet street, cars, and other buildings in the background. A white text box is overlaid on the right side of the image.

ELEVATED LIVING REDEFINED

Immerse yourself in the grandeur of NAS3's distinctive G+2P+12 configurations. The thoughtfully designed studios, 1, 2 & 3-bedroom and duplex apartments offer you an unparalleled living experience. Enjoy the convenience of valet parking, retail outlets and .concierge services within the development

CHOOSE YOUR SANCTUARY

Tailored to Perfection: A Residence for Every Lifestyle

- ◆ 284 total no of Units within the Development
- ◆ 138 Studio Rooms with Balconies
- ◆ 112 Elegant 1BHK Units with Balconies and Private Pools
- ◆ 6 Duplex 2BHK Units with Private Pools
- ◆ 24 (2 BHK) Units with Balconies and Private Pools
- ◆ 4 (3 BHK) Units with Balconies and Private Pools
- ◆ Switchable kitchen (Open and close)



- SAUNA AND STEAM
- LOBBY ENTRANCE CAFE
- ROOF GARDEN
- INDOOR GYM
- OUTDOOR GYM
- KIDS POOL
- KIDS PLAY AREA
- JOGGING TRACK
- ADULT POOL
- 24/7 CONCIERGE
- TODDLER PLAY AREA
- YOGA AREA
- SHALLOW POOL
- LOUNGE AREA
- 24/7 VALET PARKING
- FAMILY SEATING AREA
- ROOF CINEMA
- RETAIL SHOPS
- BARBECUE AREA



ربدان
RABDAN
DEVELOPMENTS
NAS3

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:

- 📍 01 Min - Sheikh Mohammad Bin Zayed Road Exit
- 📍 02 Min - Hessa Street Exit
- 📍 02 Min - Dubai Miracle Garden
- 📍 10 Min - Mall of The Emirates
- 📍 20 Min - Downtown and Dubai Mall
- 📍 10 Min - Dubai Marina
- 📍 18 Min - Palm Jumeirah
- 📍 30 Min - Dubai International Airport





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.

BRILLIANTLY CREATED 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.





Relax and Recharge
Enjoy the Pool & Gym



Building Configuration

Nas 3 is modern and high tech residential building

G+2PODIUM+12

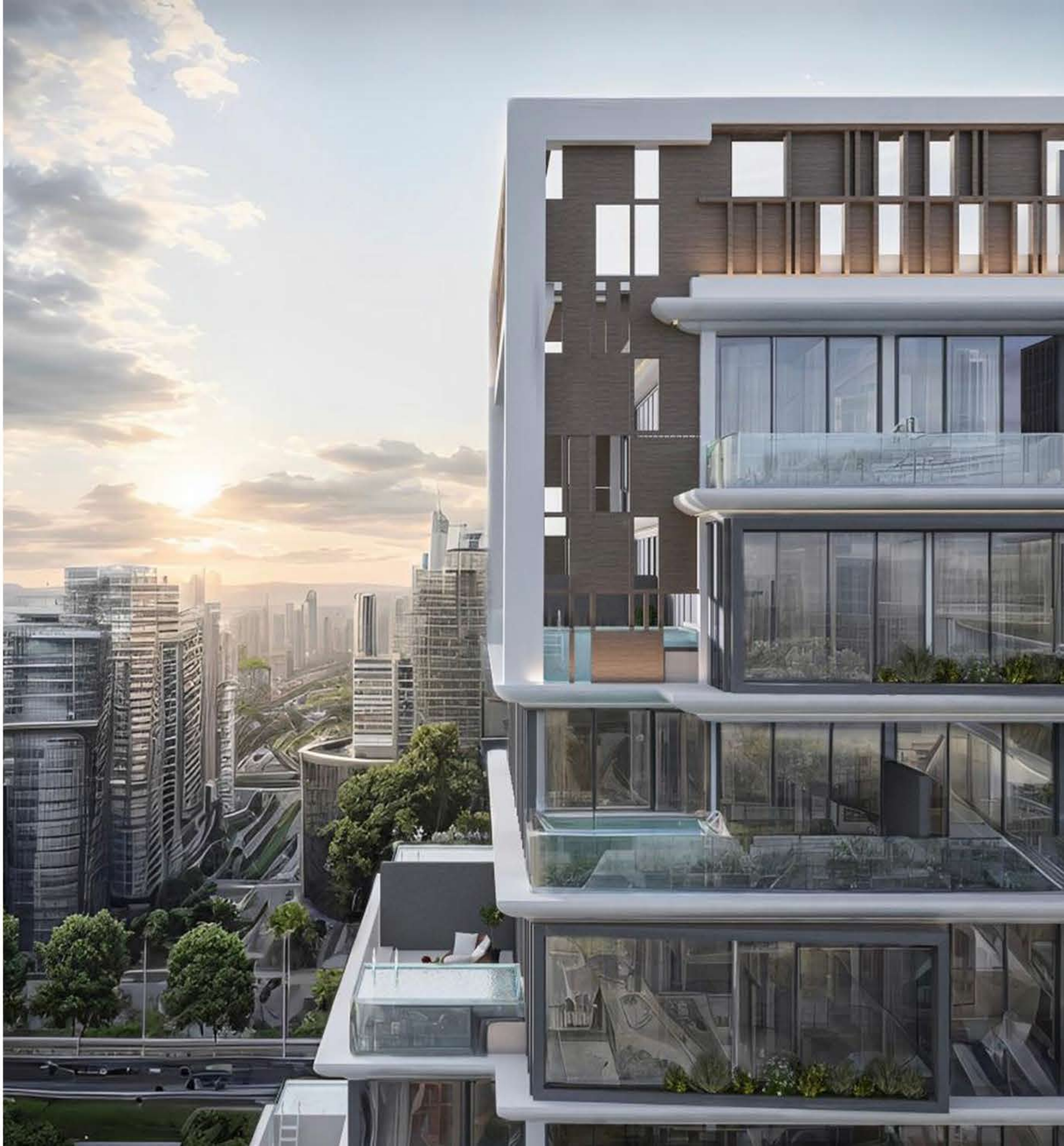
284 Units

138
STUDIOS

112
1 BEDROOM

30
2 BEDROOM

4
3 BEDROOM





PAYMENT PLAN

70%/30%

Down Payment	15%
During Construction	45%
Handover	10%
Post Handover	30%

DURING CONSTRUCTION
1% MONTHLY

POST HANDOVER
2% MONTHLY

COMPLETION DATE - Q2 2026

FLOOR PLANS



FLOOR PLAN AMENITIES

- ① Jogging Track
- ② Indoor Gym
- ③ Outdoor Gym
- ④ Kids Play Area / Toddler Play Area
- ⑤ Shallow Pool
- ⑥ Lounge Area
- ⑦ Family Seating Area
- ⑧ Adult Swimming Pool
- ⑨ Kid's Pool
- ⑩ Yoga Area
- ⑪ Sauna and Steam



STUDIO + BALCONY TYPE 1

UNITS

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, 523, 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

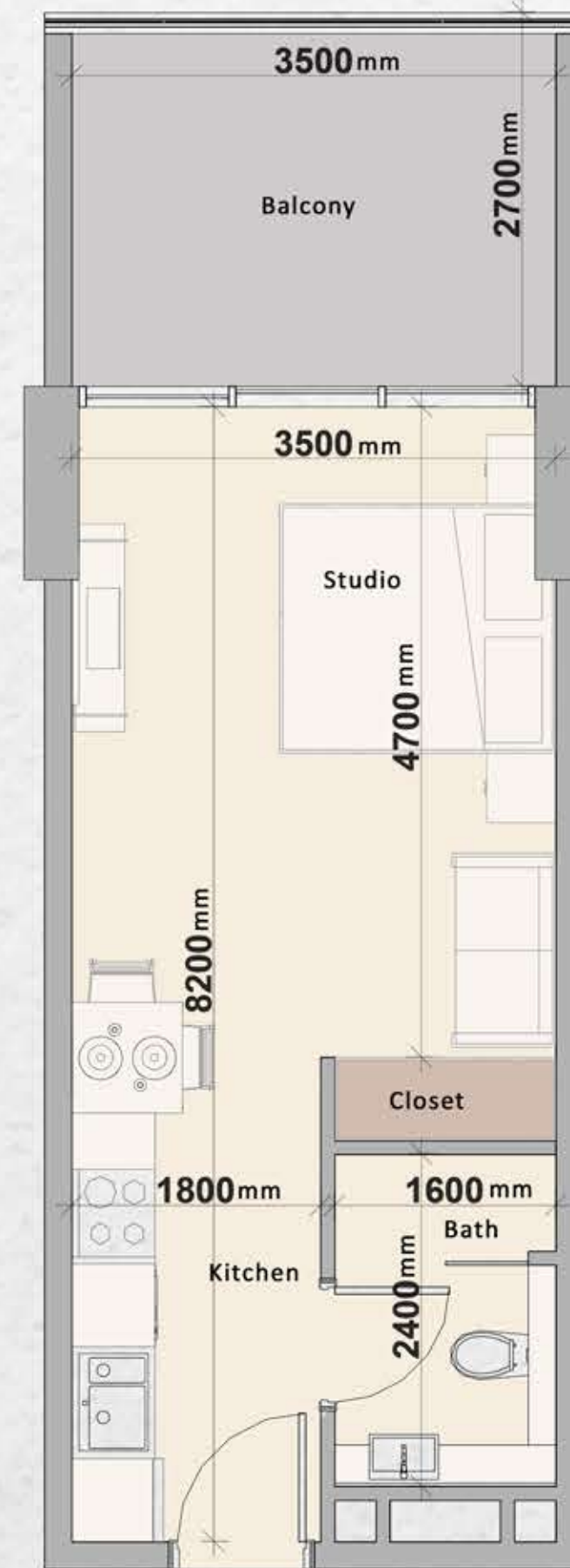
1004, 1005, 1008, 1009, 1010, 1016

11th Floor

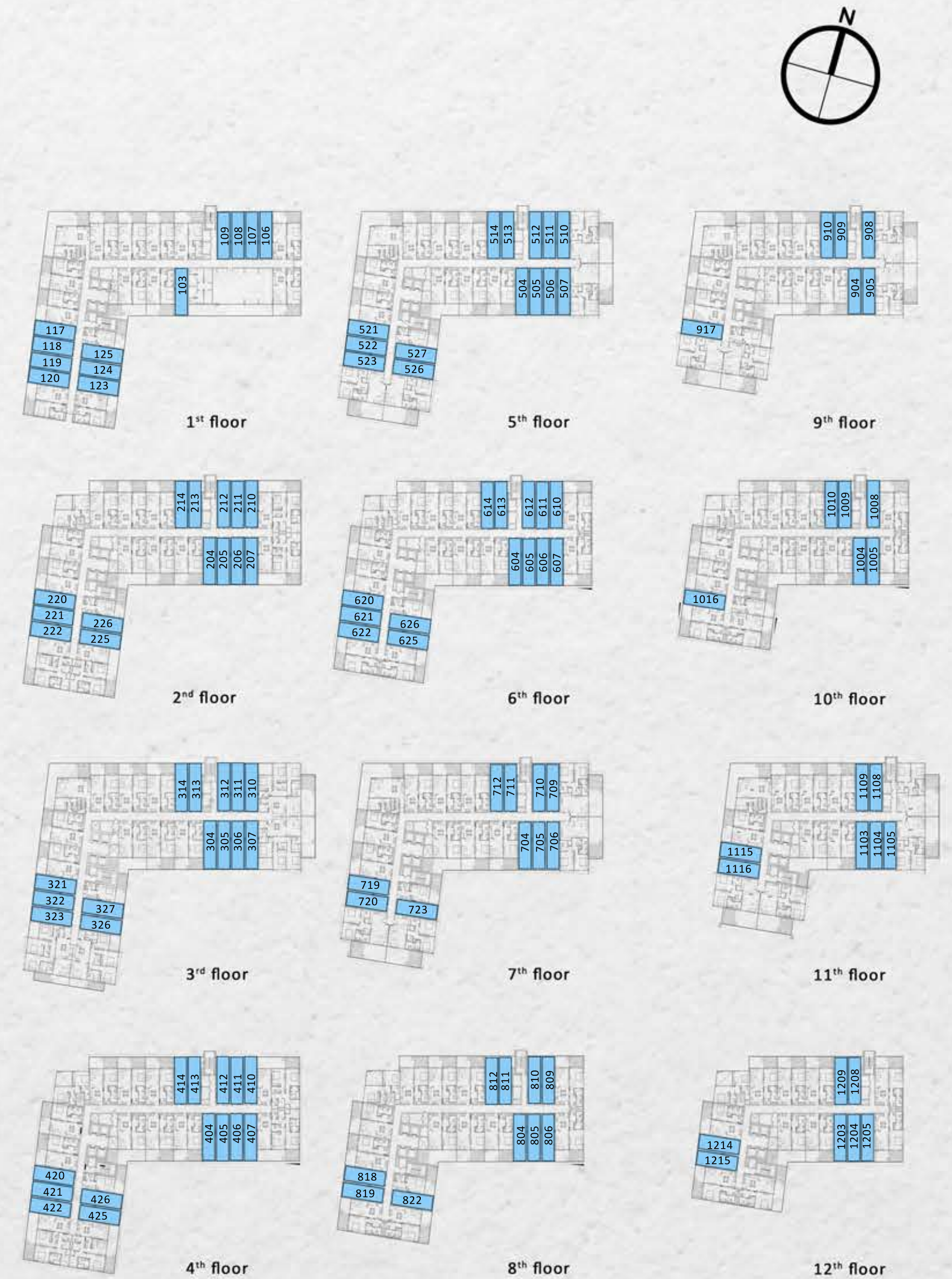
1103, 1104, 1105, 1108, 1109, 1115, 1116

12th Floor

1203, 1204, 1205, 1208, 1209, 1214, 1215



Internal Living Area	Outdoor Living Area	Total Living Area
326 sq.ft.	106 sq.ft.	432 sq.ft.
326 sq.ft.	107 sq.ft.	433 sq.ft.
328 sq.ft.	109 sq.ft.	437 sq.ft.
328 sq.ft.	110 sq.ft.	438 sq.ft.
326 sq.ft.	126 sq.ft.	452 sq.ft.
326 sq.ft.	127 sq.ft.	453 sq.ft.
326 sq.ft.	128 sq.ft.	454 sq.ft.



STUDIO+BALCONY +POOL TYPE 2

UNITS

1st Floor

126

2nd Floor

227

3rd Floor

328

4th Floor

427

5th Floor

528

6th Floor

627

7th Floor

724

8th Floor

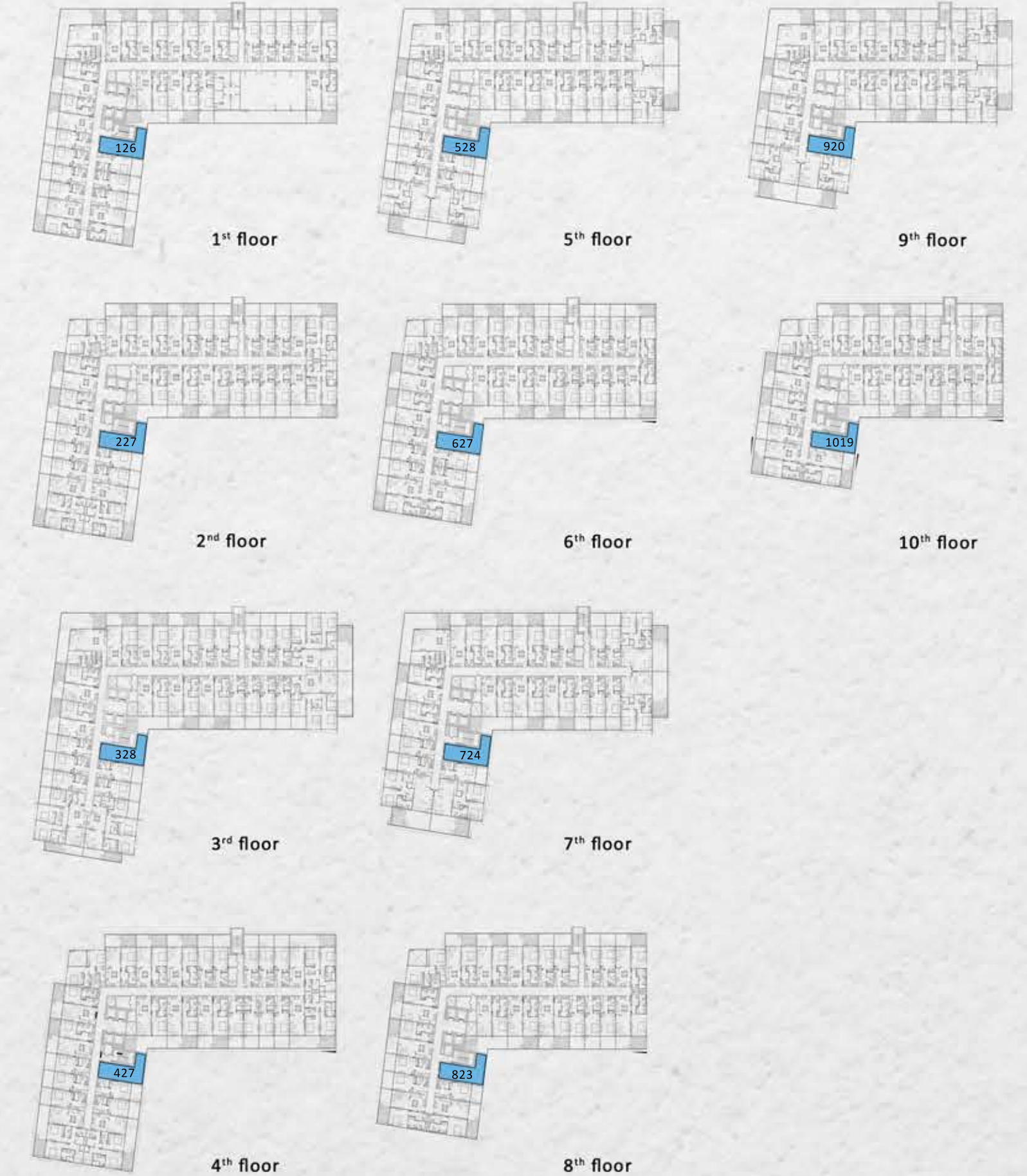
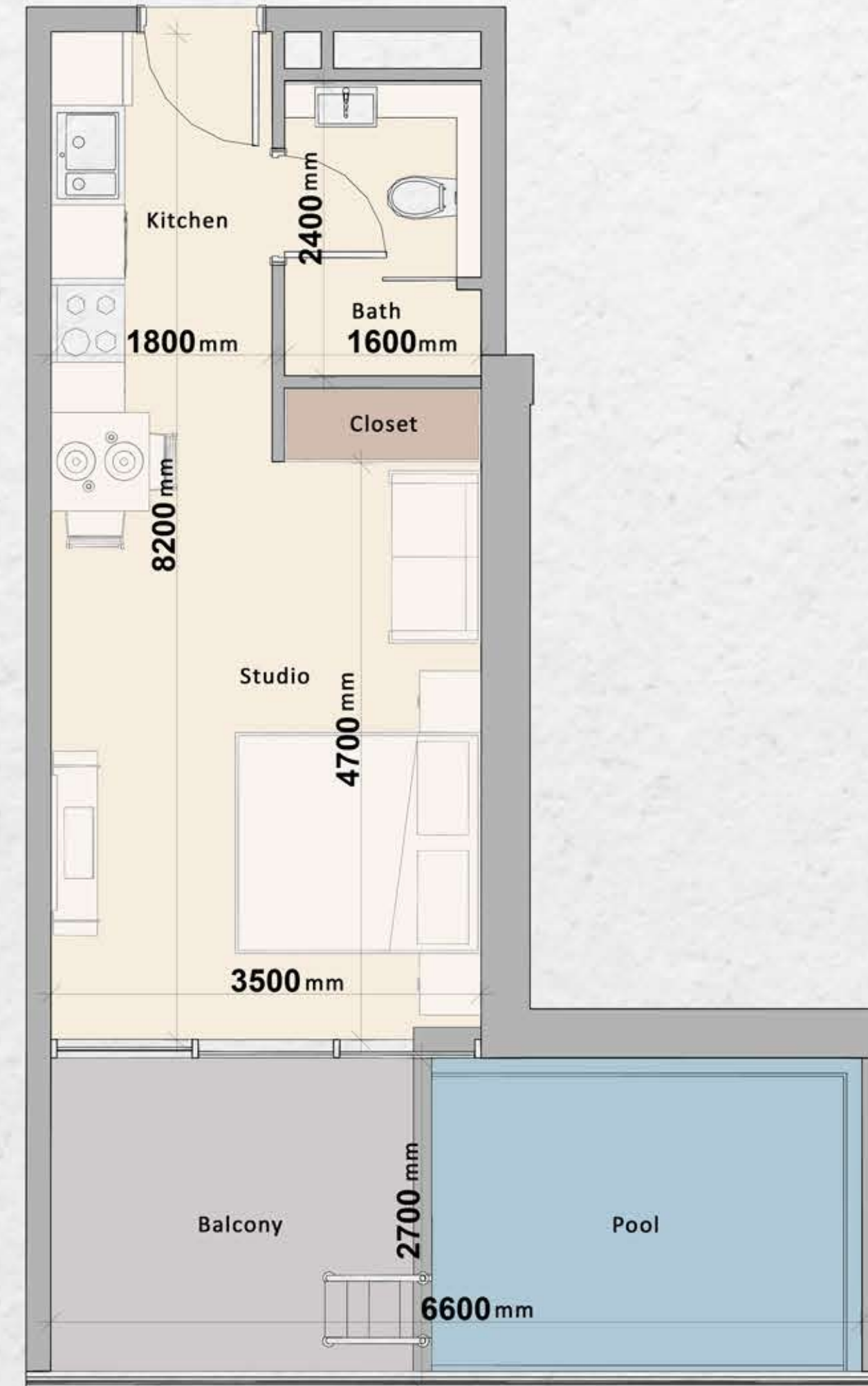
823

9th Floor

920

10th Floor

1019



Internal Living Area

332 sq.ft.

Outdoor Living Area

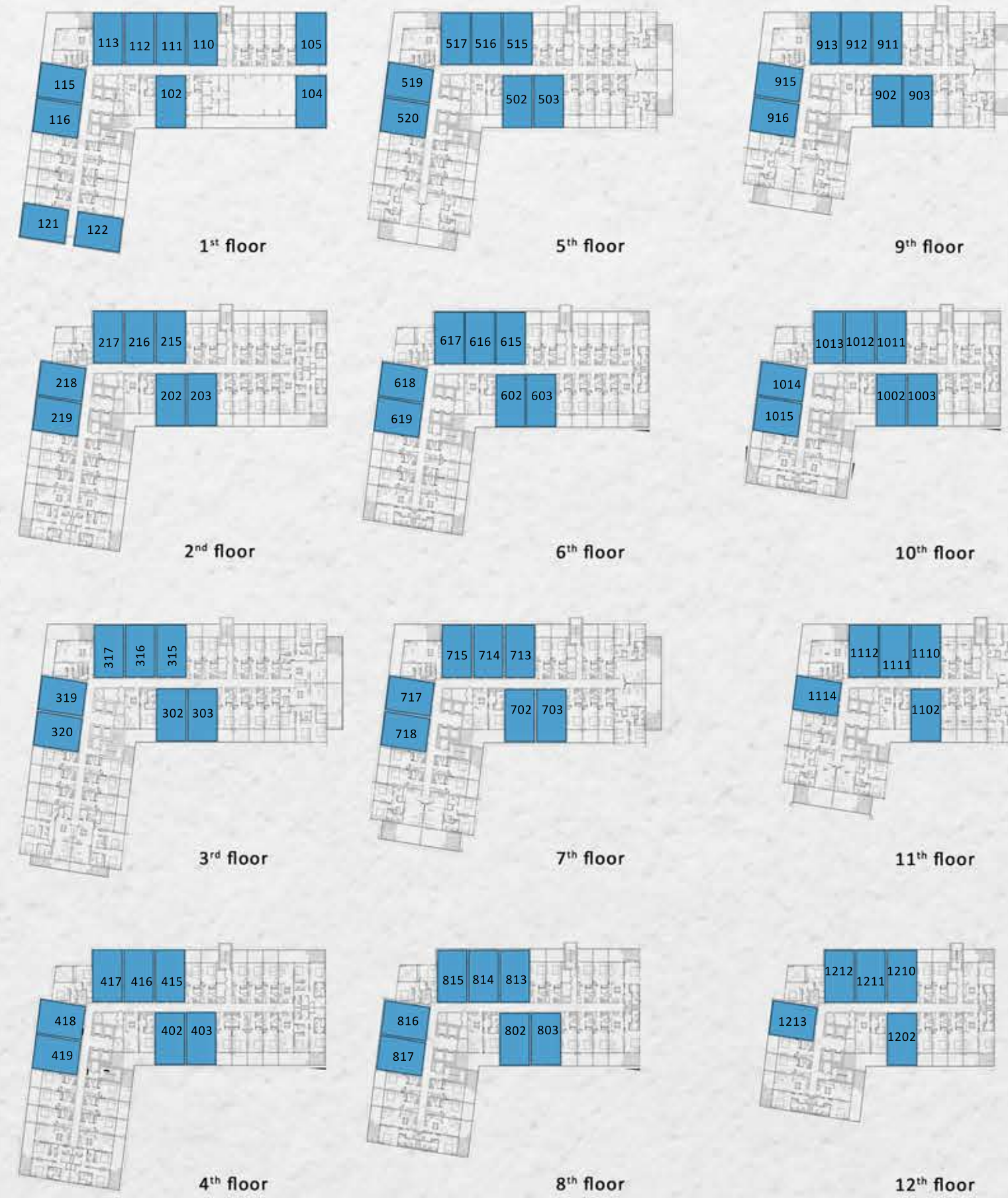
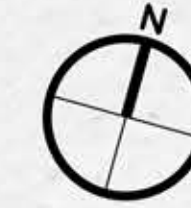
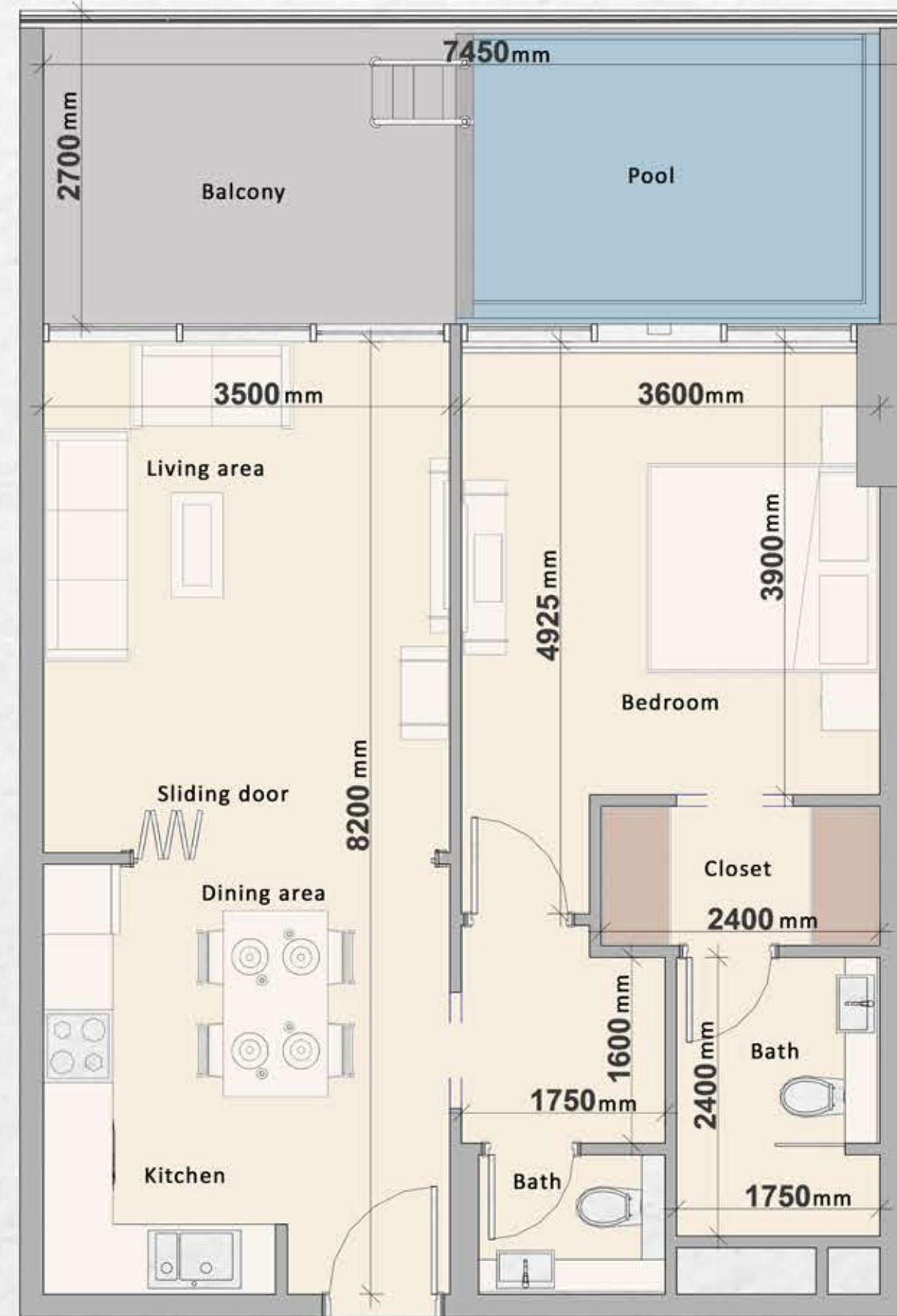
201 sq.ft.

Total Living Area

533 sq.ft.



1 BEDROOM+BALCONY +POOL TYPE 1



Internal Living Area	Outdoor Living Area	Total Living Area
658 sq.ft.	212 sq.ft.	870 sq.ft.
658 sq.ft.	214 sq.ft.	872 sq.ft.
659 sq.ft.	214 sq.ft.	873 sq.ft.
657 sq.ft.	217 sq.ft.	874 sq.ft.
657 sq.ft.	218 sq.ft.	875 sq.ft.
660 sq.ft.	216 sq.ft.	876 sq.ft.
658 sq.ft.	234 sq.ft.	892 sq.ft.

UNITS

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, 1014, 1015

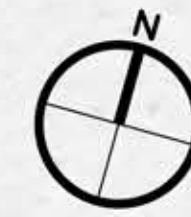
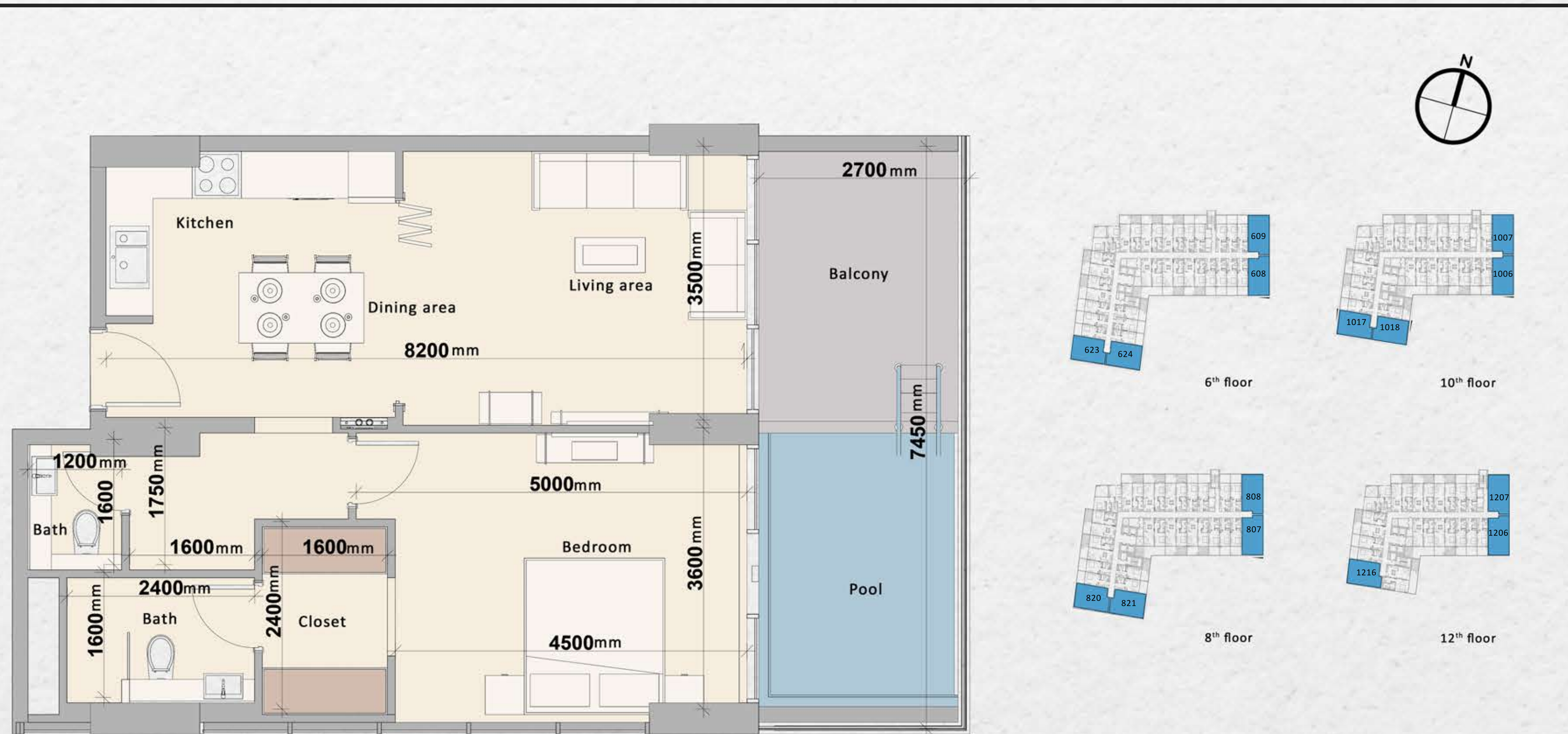
11th Floor

1102, 1110, 1111, 1112, 1114

12th Floor

1202, 1210, 1211, 1212, 1213

1 BEDROOM+BALCONY +POOL TYPE 2



UNITS

6th Floor

608, 609, 623, 624

8th Floor

807, 808, 820, 821

10th Floor

1006, 1007, 1017, 1018

12th Floor

1206, 1207, 1216

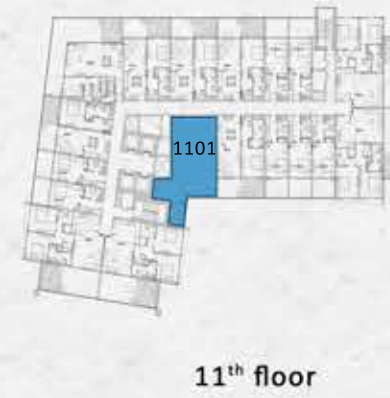
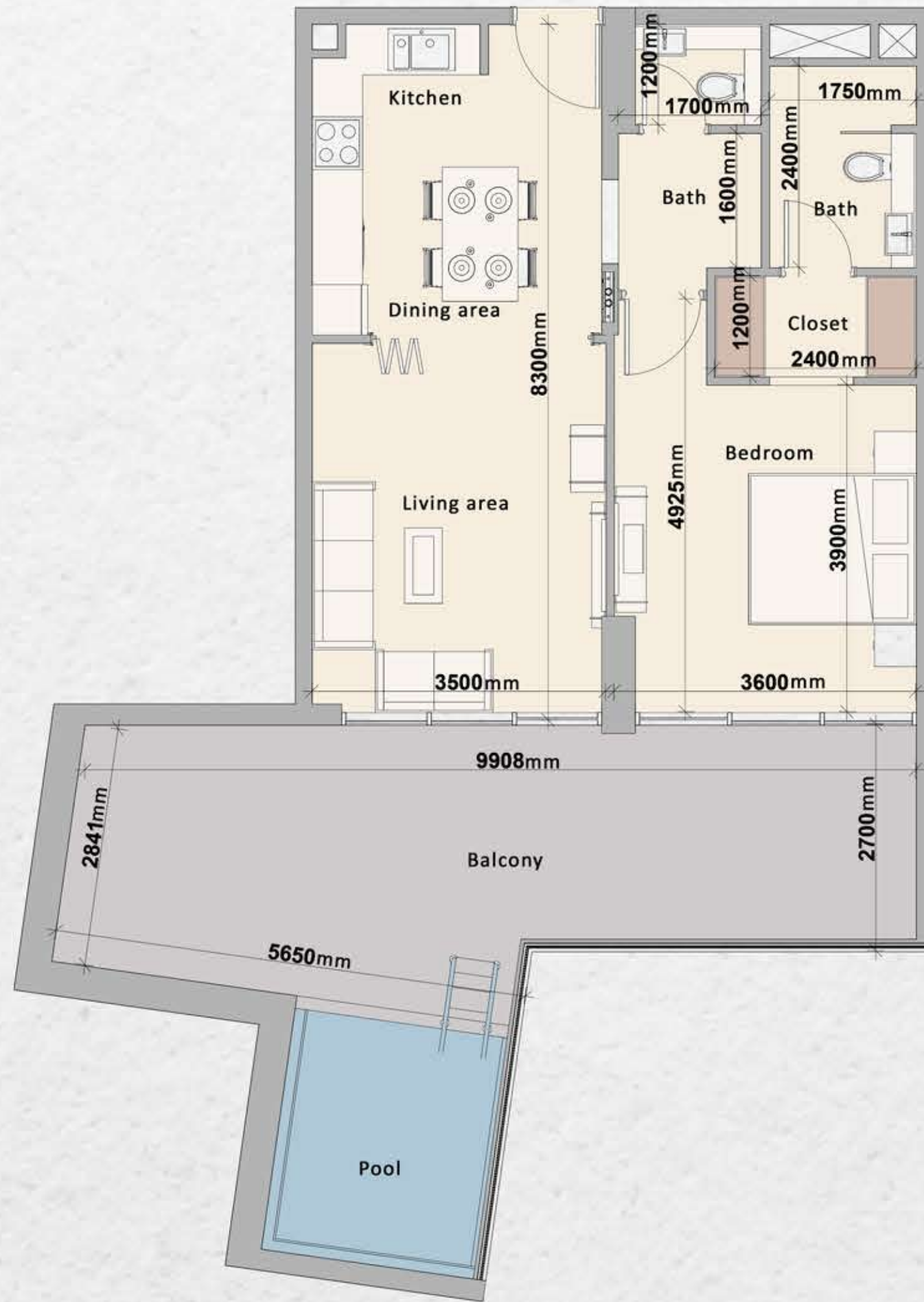
Internal Living Area	Outdoor Living Area	Total Living Area
699 sq.ft.	216 sq.ft.	915 sq.ft.
700 sq.ft.	216 sq.ft.	916 sq.ft.
701 sq.ft.	216 sq.ft.	917 sq.ft.
701 sq.ft.	218 sq.ft.	919 sq.ft.

1 BEDROOM+BALCONY +POOL TYPE 3



UNITS	
1 st Floor	101
2 nd Floor	201
3 rd Floor	301
4 th Floor	401
5 th Floor	501
6 th Floor	601
7 th Floor	701
8 th Floor	801
9 th Floor	901
10 th Floor	1001
12 th Floor	1201

1 BEDROOM + BALCONY + POOL TYPE 4



UNITS

11th Floor

1101

Internal Living Area

655 sq.ft.

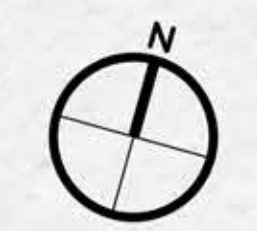
Outdoor Living Area

346 sq.ft.

Total Living Area

1001 sq.ft.

1 BEDROOM + BALCONY + POOL TYPE 5



12th floor

UNITS

12th Floor

1217



2 BEDROOM +BALCONY +POOL TYPE 1

UNITS

5th Floor

508, 509, 524, 525

7th Floor

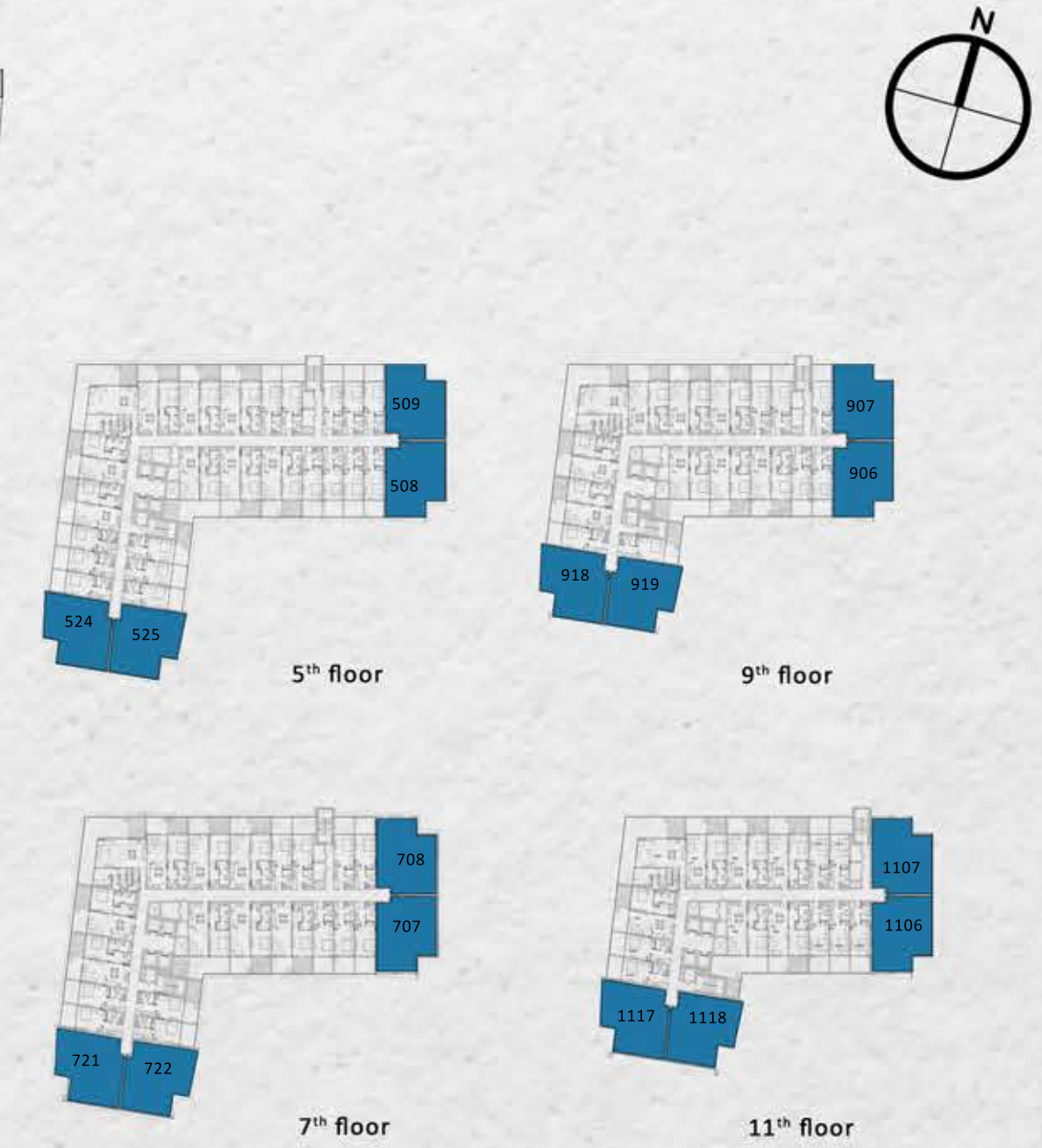
707, 708, 721, 722

9th Floor

906, 907, 918, 919

11th Floor

1106, 1107, 1117, 1118



Internal Living Area	Outdoor Living Area	Total Living Area
932 sq.ft.	376 sq.ft.	1308 sq.ft.
932 sq.ft.	380 sq.ft.	1312 sq.ft.
938 sq.ft.	376 sq.ft.	1314 sq.ft.
941 sq.ft.	376 sq.ft.	1317 sq.ft.
941 sq.ft.	380 sq.ft.	1321 sq.ft.
945 sq.ft.	380 sq.ft.	1325 sq.ft.

2 BEDROOM + BALCONY

+ POOL

+ MAID'S ROOM TYPE 2

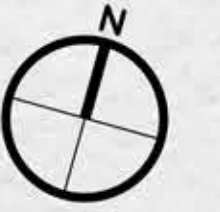
UNITS

2nd Floor

208, 209, 223, 224

4th Floor

408, 409, 423, 424



Internal Living Area	Outdoor Living Area	Total Living Area
1078 sq.ft.	323 sq.ft.	1401 sq.ft.
1079 sq.ft.	323 sq.ft.	1402 sq.ft.
1081 sq.ft.	323 sq.ft.	1404 sq.ft.

DUPLEX 2 BEDROOM + BALCONY + POOL + MAID'S ROOM TYPE 3

UNITS

1st Floor

114

3rd Floor

318

5th Floor

518

7th Floor

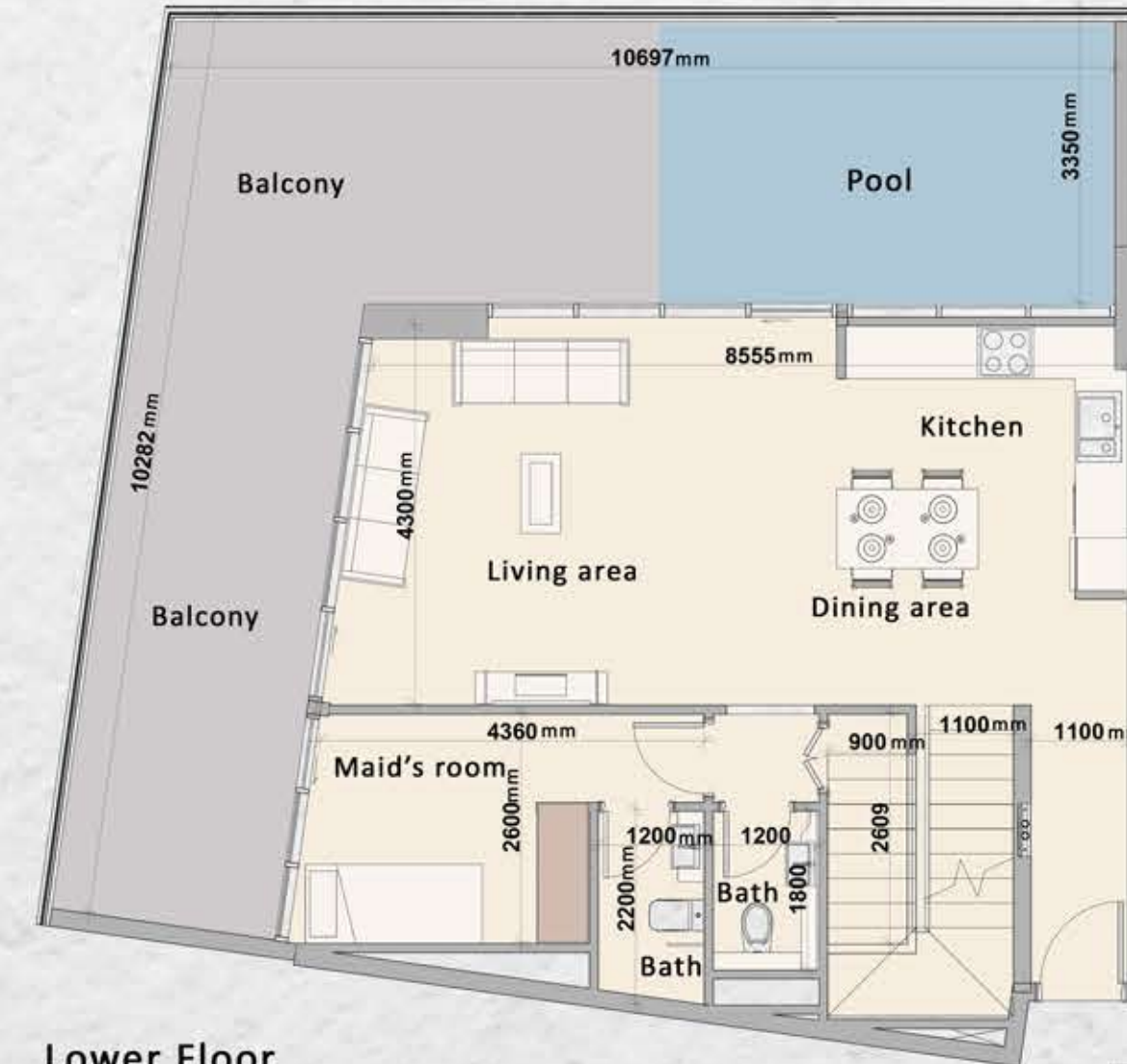
716

9th Floor

914

11th Floor

1113

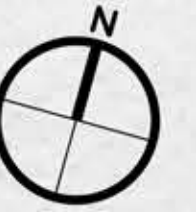


Internal Living Area

Outdoor Living Area

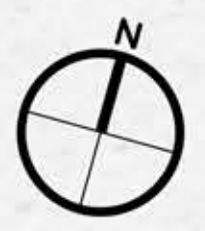
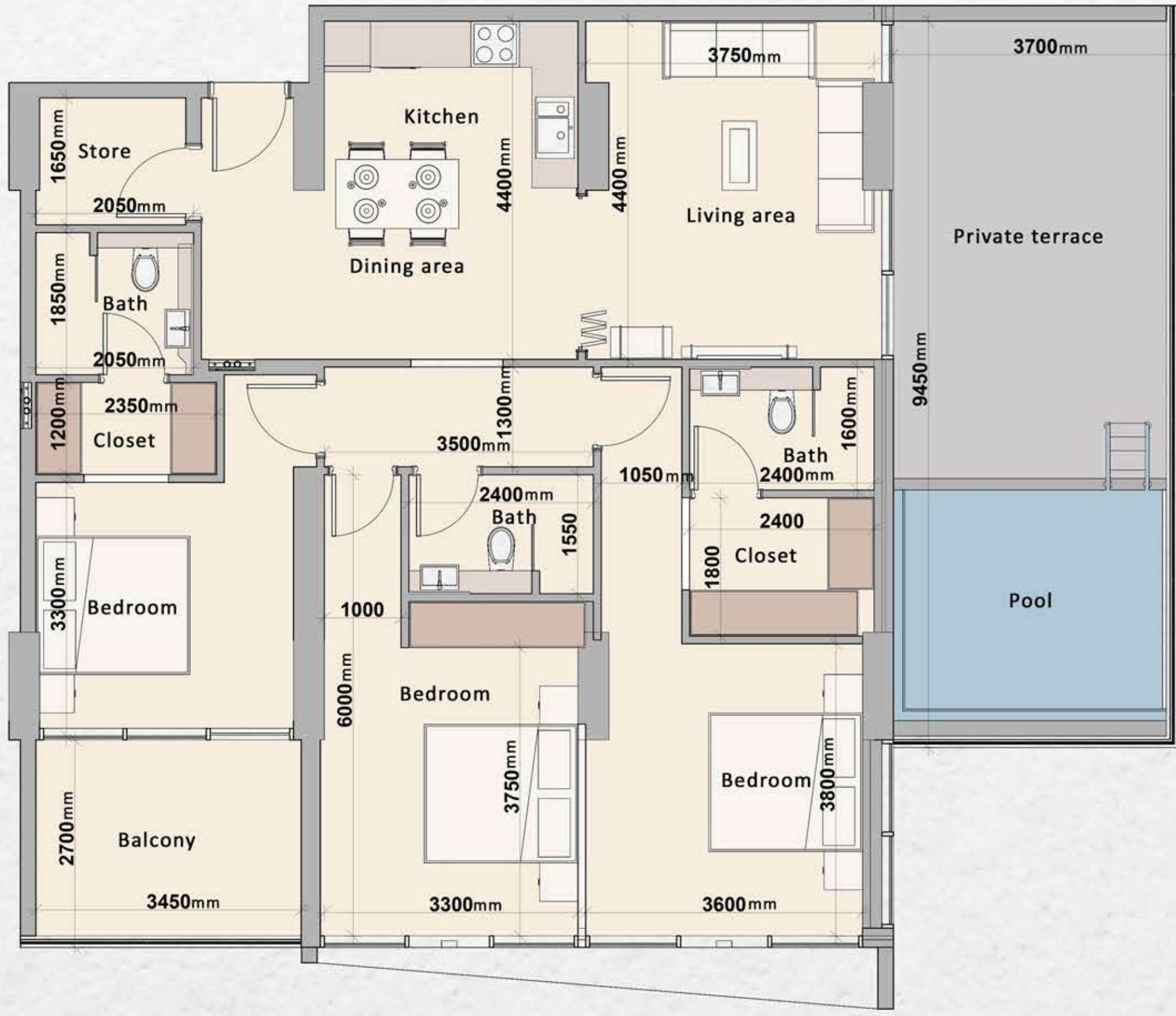
Total Living Area

1346 sq.ft.	609 sq.ft.	1955 sq.ft.
1346 sq.ft.	610 sq.ft.	1956 sq.ft.
1347 sq.ft.	610 sq.ft.	1957 sq.ft.
1348 sq.ft.	610 sq.ft.	1958 sq.ft.
1349 sq.ft.	610 sq.ft.	1959 sq.ft.





**3 BEDROOM + BALCONY
+ POOL
+ MAID'S ROOM**



UNITS

3rd Floor

308, 309, 324, 325

Internal Living Area	Outdoor Living Area	Total Living Area
1311 sq.ft.	484 sq.ft.	1795 sq.ft.
1303 sq.ft.	486 sq.ft.	1789 sq.ft.
1303 sq.ft.	300 sq.ft.	1603 sq.ft.
1308 sq.ft.	301 sq.ft.	1609 sq.ft.







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