

The image features decorative leaf patterns in the corners, rendered in a light beige color. The top-left and bottom-right corners have larger, more detailed leaf clusters, while the top-right and bottom-left corners have smaller, more delicate sprigs.

NAD AL SHEBA

GARDENS

The MERAAS logo consists of a stylized icon of four vertical bars of varying heights, followed by the word "MERAAS" in a bold, sans-serif font.

MERAAS

LIVE
YOUR
LEGACY



A RICH LEGACY AWAITS

2-MINUTE DRIVE TO AL AIN ROAD

5-MINUTE DRIVE TO MEYDAN RACETRACK

10-MINUTE DRIVE TO DOWNTOWN DUBAI

10-MINUTE DRIVE TO DUBAI HILLS ESTATE MALL

15-MINUTE DRIVE TO DUBAI INTERNATIONAL AIRPORT



NAD AL SHEBA GARDENS
MASTER PLAN



MASTER PLAN *PHASES*

TOTAL PROJECT AREA: 244.2HA
TOTAL NUMBER OF UNITS: 1,817
TOTAL POPULATION DENSITY:
LOW DENSITY 35 PERSON/HA
TOTAL RESIDENT POPULATION:
8,550



COMMUNITY FACILITIES

1. RETAIL
2. POOL HOUSE
3. SCHOOL
4. NEIGHBOURHOOD PARK
5. MOSQUE
6. COMMUNITY PARK
7. CLUB HOUSE



INTRODUCING PHASE 7



PHASE 7



- TH-1 - 3-BEDROOM - 4PLEX
- TH-2 - 3-BEDROOM - 6PLEX
- TH-3 - 3-BEDROOM - 6PLEX
- 4BR 4-BEDROOM VILLA
- 5BR 5-BEDROOM VILLA
- 6BR 6-BEDROOM VILLA
- 7BR 7-BEDROOM VILLA



- BRONZE PALETTE
- GREY PALETTE















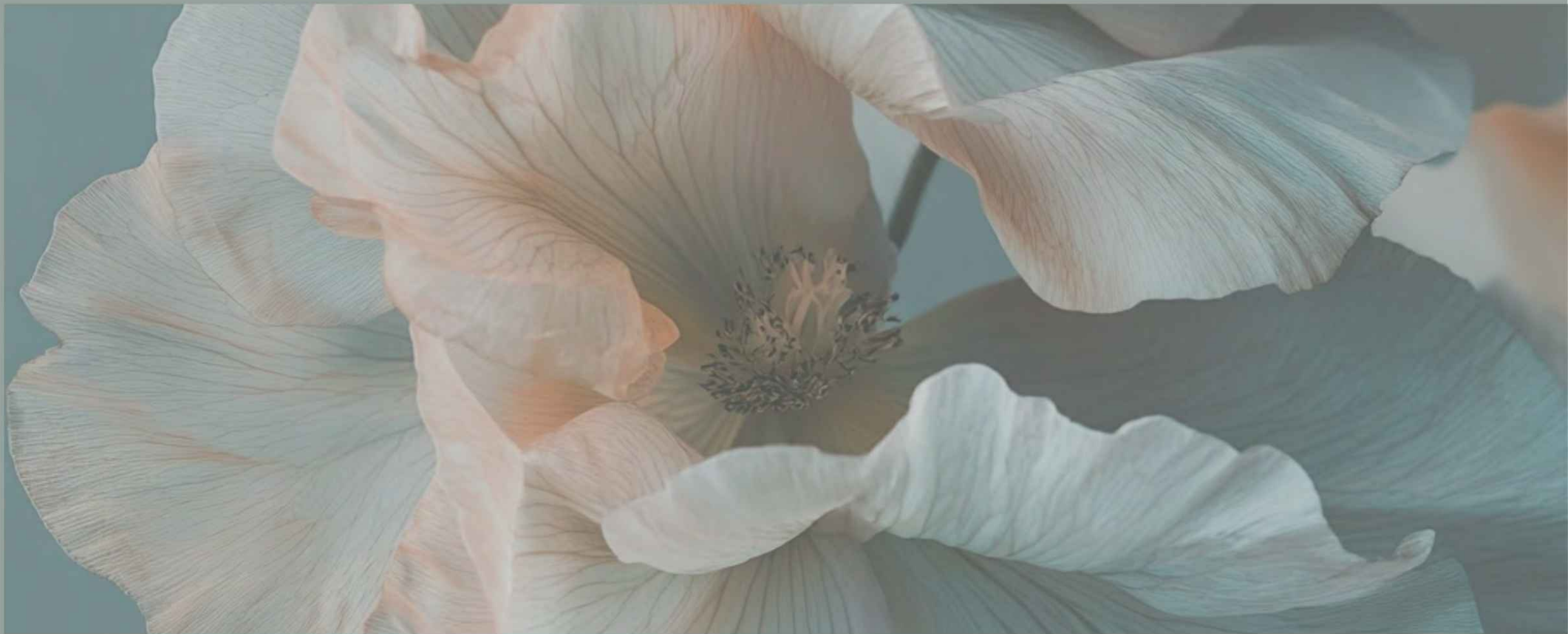








VILLAS



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

GARDEN VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

GARDEN VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

STREET VIEW



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

LIVING ROOM/DINING/KITCHEN



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

KITCHEN/DINING/LIVING ROOM



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

BEDROOM



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

FAMILY LIVING



7-BEDROOM VILLA+FAMILY+STUDY (G+2)

MASTER BATHROOM



7-BEDROOM+FAMILY+STUDY VILLA

NAD AL SHEBA
GARDENS

7BR

TOTAL AREA = 808.81 SQM (8,705.96 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

6-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



6-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



6-BEDROOM VILLA+FAMILY (G+2)

STREET VIEW



6-BEDROOM VILLA+FAMILY (G+2)

LIVING ROOM/DINING/KITCHEN



6-BEDROOM VILLA+FAMILY (G+2)

LIVING ROOM



6-BEDROOM VILLA+FAMILY (G+2)

KITCHEN/DINING/LIVING ROOM



6-BEDROOM+FAMILY VILLA

NAD AL SHEBA
GARDENS

6BR

TOTAL AREA = 638.43 SQM (6,872.00 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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5-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



5-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



5-BEDROOM VILLA+FAMILY (G+2)

STREET VIEW



5-BEDROOM VILLA+FAMILY (G+2)

LIVING ROOM/DINING/KITCHEN



5-BEDROOM VILLA+FAMILY (G+2)

ENTRY/LIVING ROOM

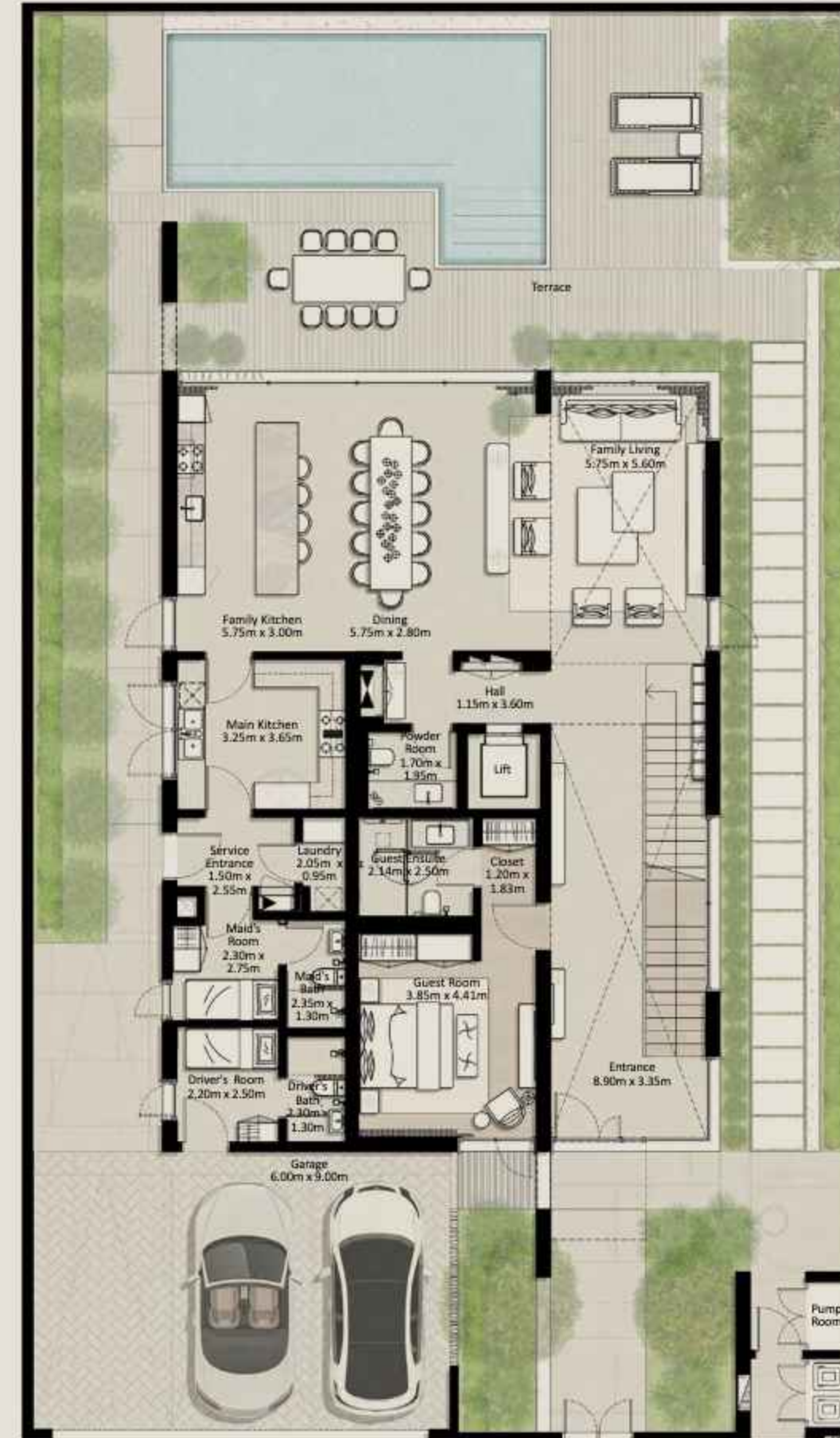


5-BEDROOM+ FAMILY VILLA

NAD AL SHEBA
GARDENS

5BR

TOTAL AREA = 524.93 SQM (5,650.30 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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4-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



4-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



4-BEDROOM VILLA+FAMILY (G+2)

STREET VIEW



4-BEDROOM VILLA+FAMILY (G+2)

LIVING ROOM



4-BEDROOM VILLA+FAMILY (G+2)

DINING/LIVING ROOM



4-BEDROOM VILLA+FAMILY (G+2)

DINING/KITCHEN



4-BEDROOM+FAMILY VILLA

NAD AL SHEBA
GARDENS

4BR

TOTAL AREA = 445.50 SQM (4,795.32 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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TOWNHOUSES



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

LIVING ROOM/DINING/KITCHEN



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

DINING/KITCHEN/LIVING ROOM



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

MASTER BEDROOM



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

BATHROOM



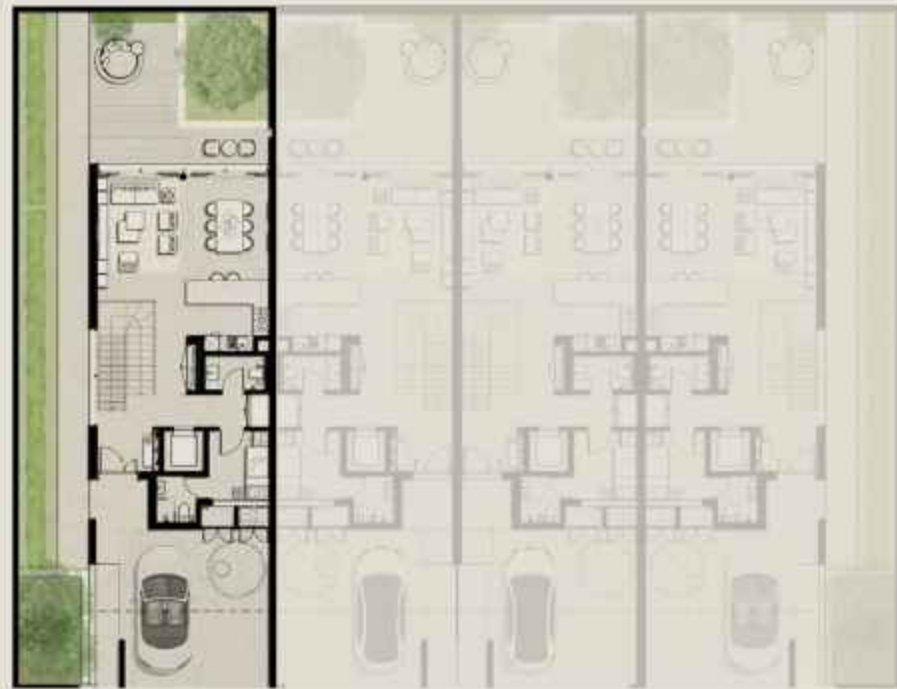
3-BEDROOM+ FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

TH1 - END 1 - 3-BEDROOM - 4PLEX

TH1 - G2 - END - 3BD - UNIT 1

TOTAL AREA = 305.81 SQM (3,291.71 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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3-BEDROOM+ FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

TH1 - MID 2 - 3-BEDROOM - 4PLEX

TH1 - G2 - MIDDLE - 3BD - UNIT 2

TOTAL AREA = 302.19 SQM (3,252.75 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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3-BEDROOM TOWNHOUSE+FAMILY (G+1)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+1)

STREET VIEW



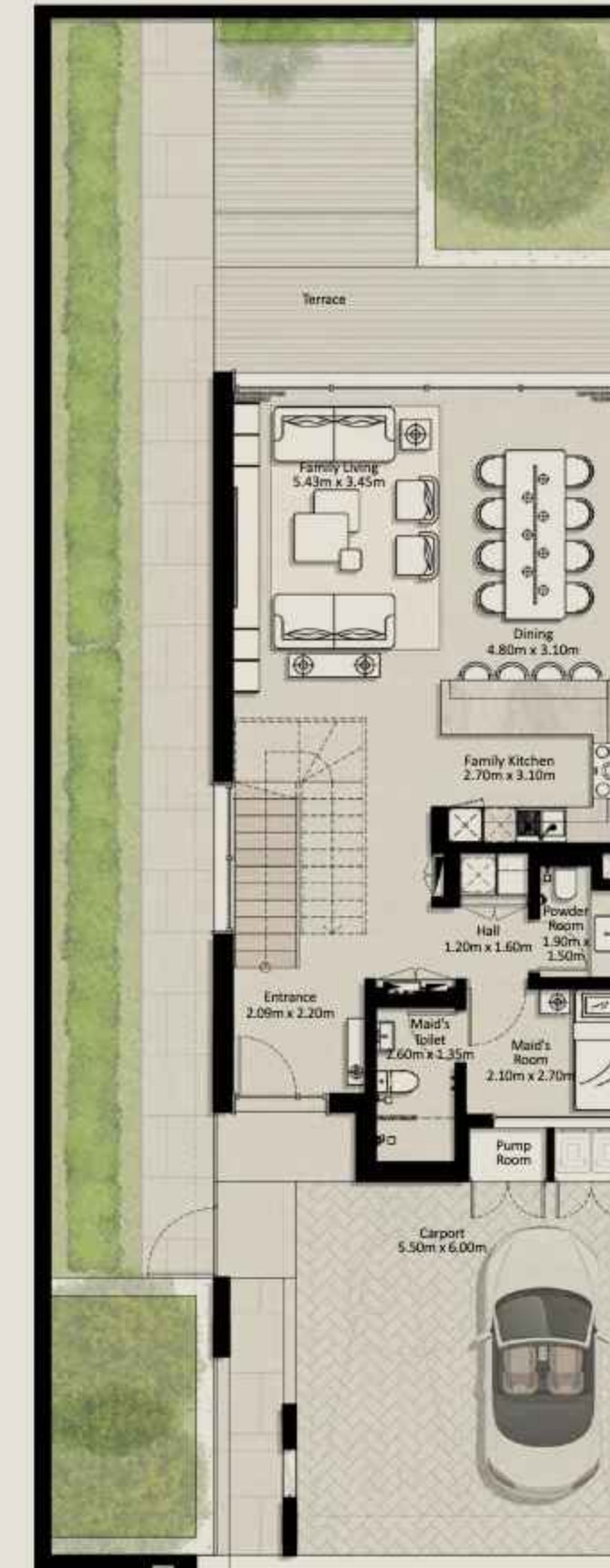
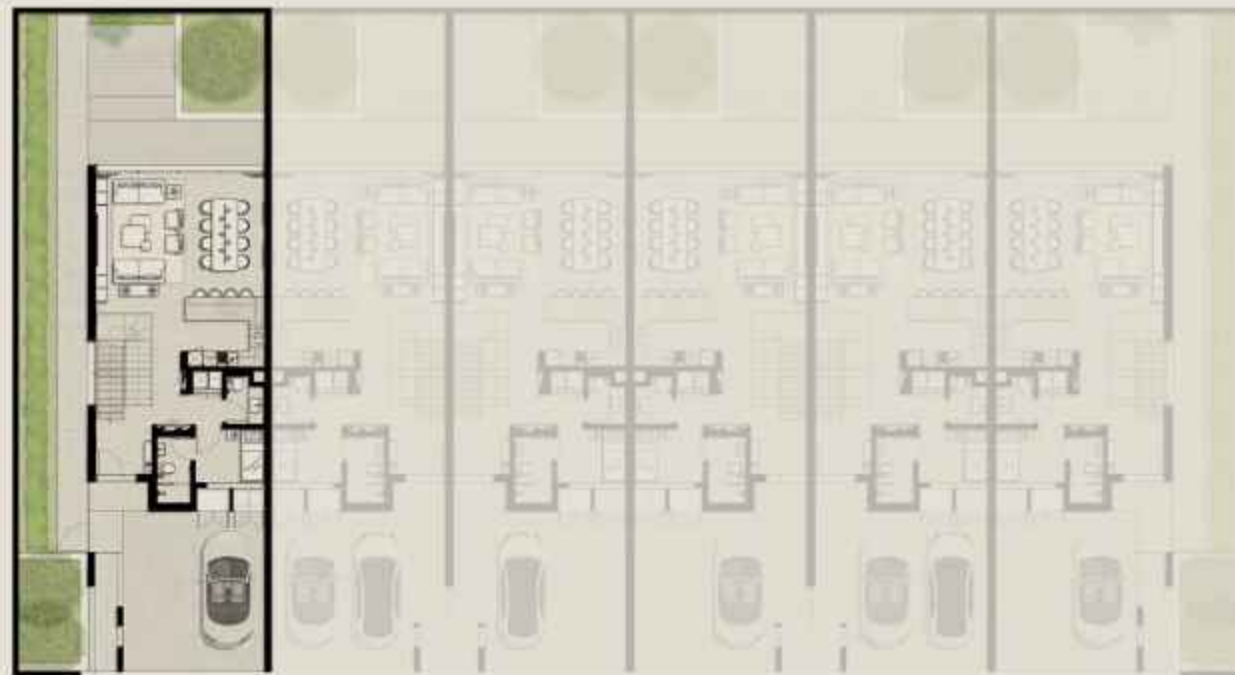
3-BEDROOM+ FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

TH3 - END 1 - 3-BEDROOM - 6PLEX

TH3 - G1 - END - 3BD - UNIT 1

TOTAL AREA = 251.34 SQM (2,705.40 SQFT)



GROUND FLOOR



FIRST FLOOR

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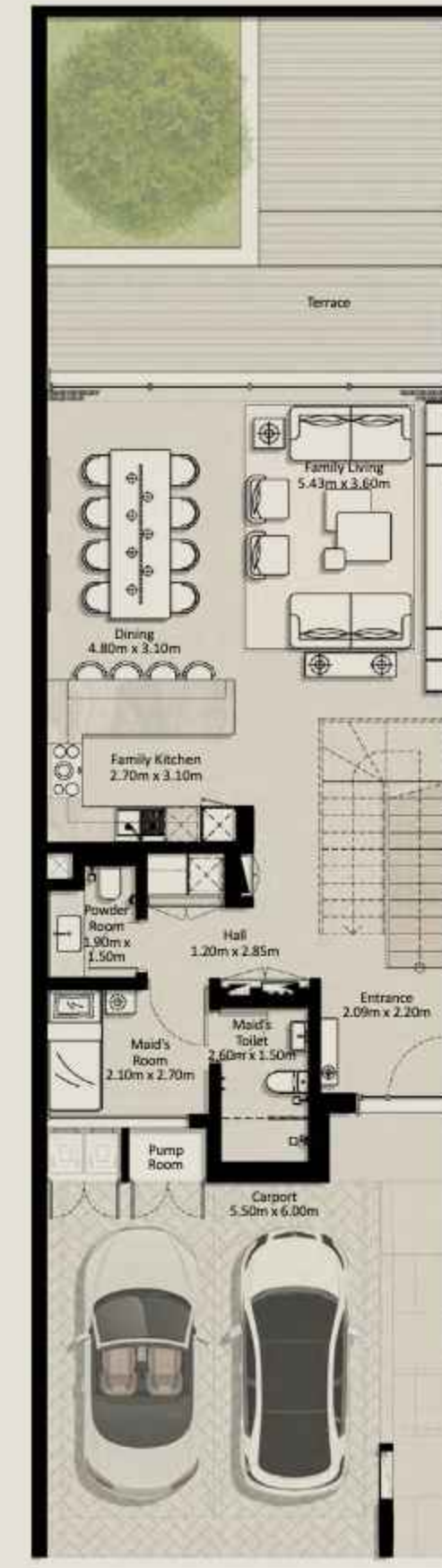
3-BEDROOM+ FAMILY TOWNHOUSE

NAD AL SHEBA
GARDENS

TH3 - MID 2 - 3-BEDROOM - 6PLEX

TH3 - G1 - MIDDLE - 3BD - UNIT 2

TOTAL AREA = 262.18 SQM (2,822.08 SQFT)



GROUND FLOOR



FIRST FLOOR

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PRICES

3-BEDROOM TOWNHOUSE

Starting from AED 4.43 million

4-BEDROOM VILLA

Starting from AED 10.78 million

5-BEDROOM VILLA

Starting from AED 12.66 million

6-BEDROOM VILLA

Starting from AED 16.12 million

7-BEDROOM VILLA

Starting from AED 20.90 million

3, 4 & 5 BEDROOM PAYMENT *PLAN*

20%
DOWN PAYMENT
On Booking

10%
1ST INSTALMENT
May 2025

5%
2ND INSTALMENT
November 2025

10%
3RD INSTALMENT
April 2026

10%
4TH INSTALMENT
September 2026

10%
5TH INSTALMENT
February 2027

10%
6TH INSTALMENT
July 2027

5%
7TH INSTALMENT
November 2027

20%
8TH INSTALMENT
(ON HANDOVER)
August 2028

6 & 7 BEDROOM PAYMENT *PLAN*

20%
DOWN PAYMENT
On Booking

10%
1ST INSTALMENT
May 2025

5%
2ND INSTALMENT
November 2025

10%
3RD INSTALMENT
April 2026

5%
4TH INSTALMENT
September 2026

5%
5TH INSTALMENT
February 2027

5%
6TH INSTALMENT
July 2027

40%
7TH INSTALMENT
(ON HANDOVER)
August 2028

