



NAD AL SHEBA GARDENS

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





INTRODUCING PHASE 11



PHASE 11 MASTERPLAN

- TH-1 - 3-BEDROOM - 4PLEX
- TH-2 - 3-BEDROOM - 6PLEX
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS

PHASE 11 TYPOLOGIES		
TYPOTOLOGIES	NO. OF FLOORS	NO. OF UNITS
4-BEDROOM VILLA	G+2	27
5-BEDROOM VILLA	G+2	73
3-BEDROOM TH END UNIT	G+2	42
3-BEDROOM TH MID UNIT	G+2	68
TOTAL NO. OF UNITS		210





Semi-aerial view showcasing Phase 11 community, featuring premium villas arranged around parks and open spaces, offering open park views, easy access to amenities, and city views with close proximity to Dubai's key attractions.



Lagoon-style beach pool surrounded by luxury villas with panoramic water and garden views. The cluster also includes one of the three Nad Al Sheba Gardens community gyms, further enhancing its exclusivity.





Expansive landscaped areas offer diverse amenities, including play zones, family spaces, celebration areas, and a dedicated children's water play area.







3 - B E D R O O M T O W N H O U S E



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)

GARDEN VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
STREET VIEW



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
LIVING & DINING



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
LIVING,DINING & KITCHEN



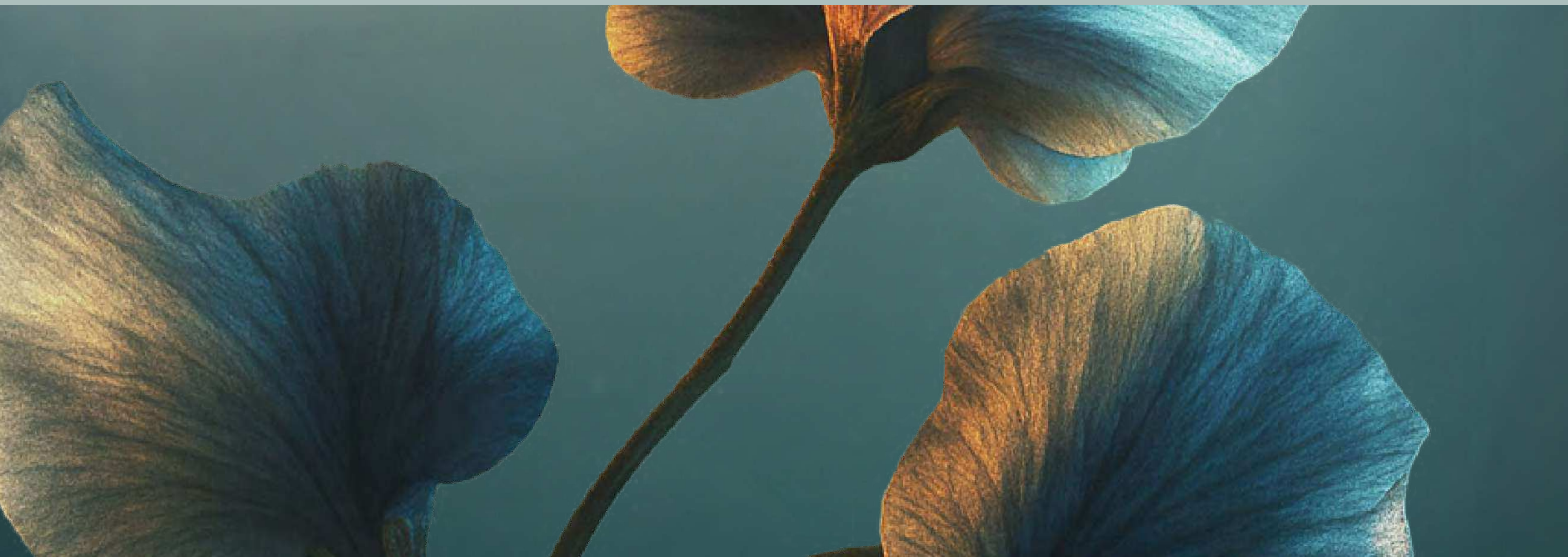
3-BEDROOM TOWNHOUSE+FAMILY (G+2)
FAMILY ROOM



3-BEDROOM TOWNHOUSE+FAMILY (G+2)
BATHROOM



4 - B E D R O O M V I L L A



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)
LIVING & DINING



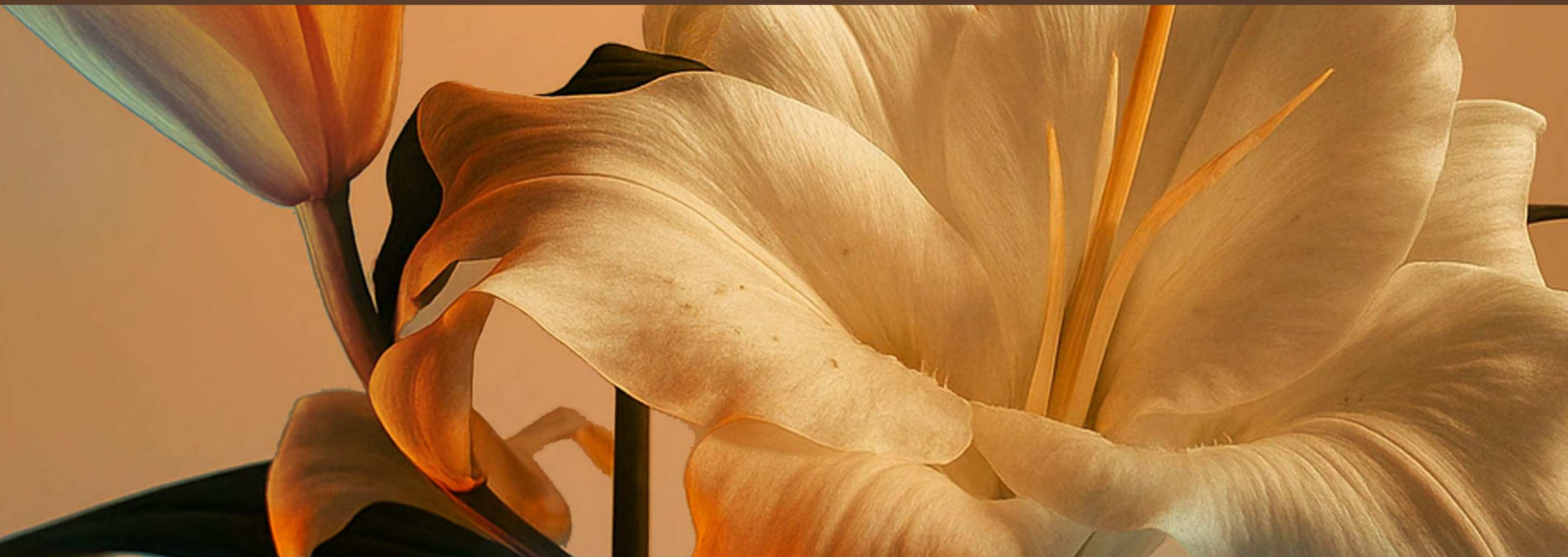
4-BEDROOM VILLA+FAMILY (G+2)
STAIRCASE



4-BEDROOM VILLA+FAMILY (G+2)
BEDROOM



5 - B E D R O O M V I L L A



5-BEDROOM VILLA+FAMILY (G+2)

GARDEN VIEW



5-BEDROOM VILLA+FAMILY (G+2)

STREET VIEW



5-BEDROOM VILLA+FAMILY (G+2)
LIVING ROOM



5-BEDROOM VILLA+FAMILY (G+2)
LIVING ROOM



