



# 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 Level - Medium Villa



BUA : 476.46 SQM (5129 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 features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

Three Level Medium Villa

4BR-TYPE-4-G2-V-A (4  
BEDROOMS)

BUA : 457.56 SQM (4925 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Three Level Medium Villa

4BR-S-Type-4-G2-V-A  
(4 BEDROOMS + Study)



Floor plans

Three Level - Large Villa



BUA : 523.96 SQM (5640 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Three Level Large Villa

4BR-F-TYPE-4-G2-V-A  
(4 BEDROOMS + FAMILY)

BUA : 602.69 SQM (6847 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Three Level Large Villa

5BR-F-TYPE-5-G2-V-A  
(5 BEDROOMS + FAMILY)





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