



NAS 3

Crafting Dreams, Building Legacies

BY RABDAN DEVELOPMENTS



ABOUT RABDAN

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 Emirati 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.



OUR PHILOSOPHY

To be at the forefront of Dubai's real estate evolution, recognized for our sustainable building, innovation, integrity, and enduring impact on the built environment.

We envision a future where our developments stand as symbols of architectural brilliance and where our communities flourish others.

Our relentless pursuit of innovation, coupled with a deep-rooted sense of responsibility, drives us to create spaces that elevate the quality of life for residents and Investors and add value to the city's urban fabric.

NAS 3

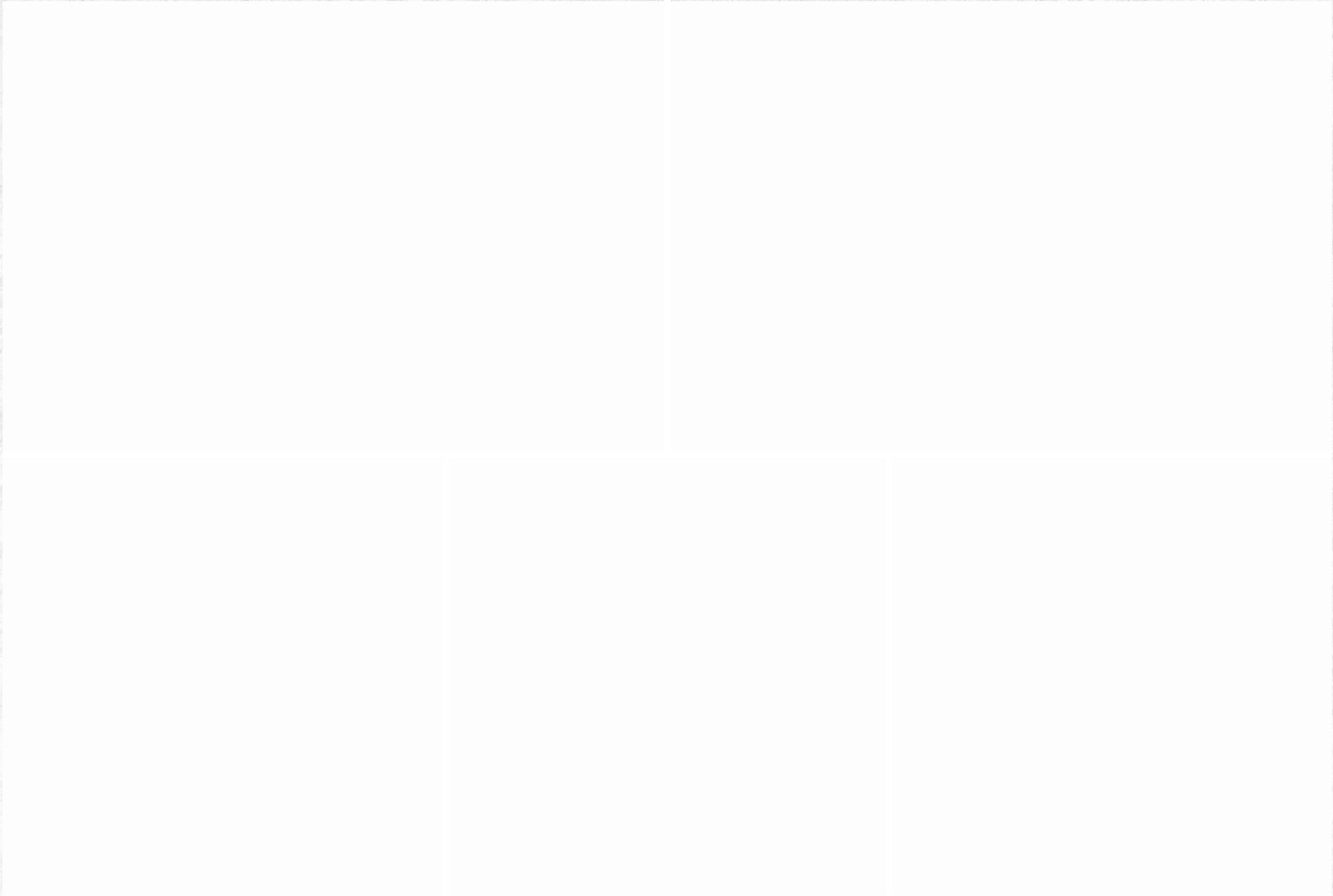
ABOUT THE FACILITY

Indulge in the epitome of contemporary luxury living with NAS 3 located at Arjan, Dubai. Enveloped in the beautiful landscape, this G2+P-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.

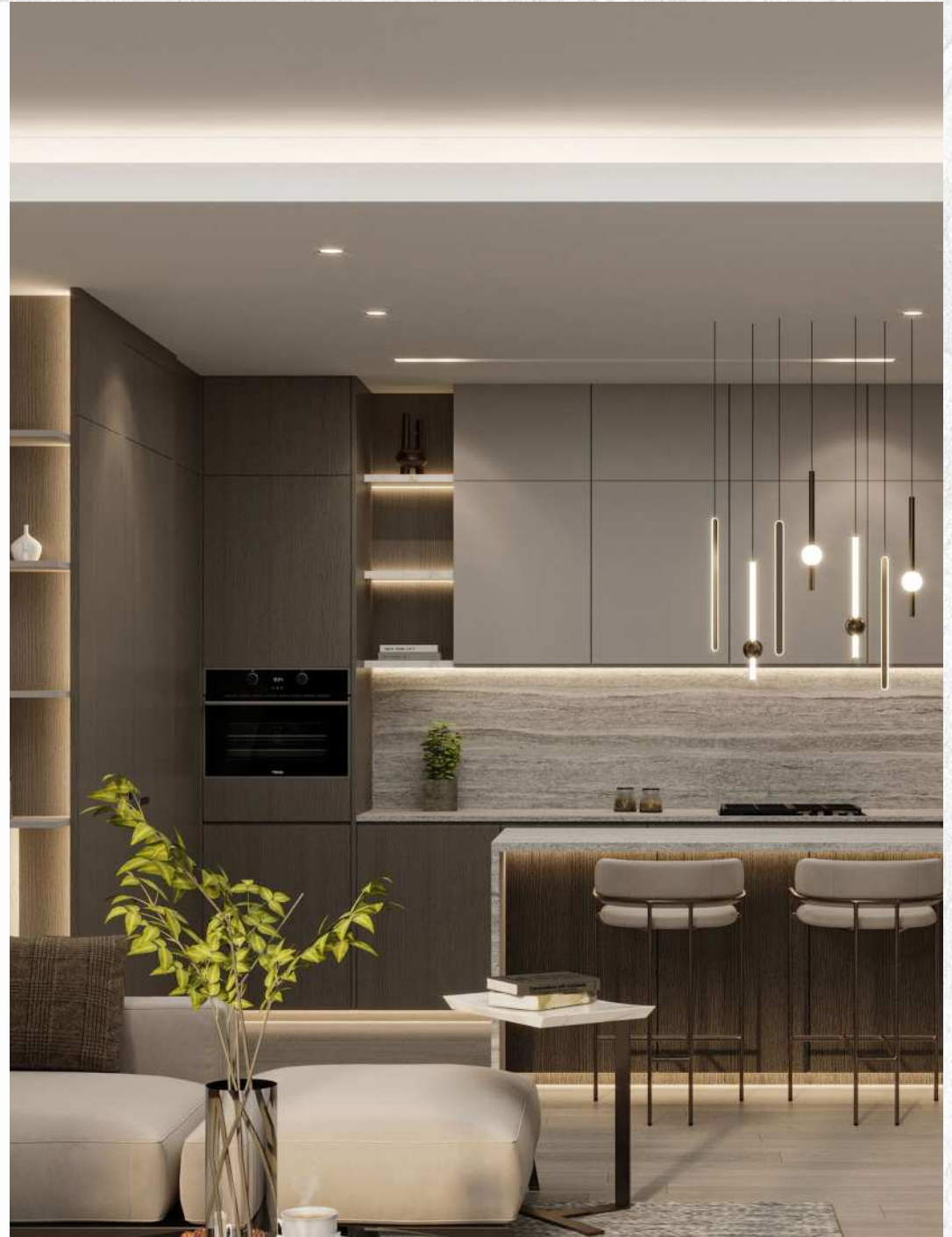
Envisioned across 12 floors with a curated selection of limited 284 residences ranging from studio to 3bedroom apartments. Each residence is thoughtfully adorned with balconies that invite the outdoors in, creating a seamless fusion of indoor comfort and outdoor serenity.





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.



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

- **02 min** from Dubai Miracle Garden
- **15 min** to Mall of The Emirates
- **20 min** to Downtown & Dubai Mall
- **15 min** to Dubai Marina
- **15mins** to Dubai Hills Mall
- **25 min** to Dubai International Airport



BUILDING CONFIGURATION

NAS 3 IS MODERN AND HIGH TECH
RESIDENTIAL BUILDING

138

Studio

112

1 Bedroom

30

2 Bedroom

4

3 Bedroom

G + 2 PODIUM + 12

284 UNITS



AMENITIES

TAILORED TO PERFECTION: A RESIDENCE FOR EVERY LIFESTYLE



- 284 total unit within the development
- 138 Studios with Balconies
- 112 apartments of 1 Bedroom + Pool
- 16 apartments of 2 Bedroom + Pool
- 8 apartments of 2 Bedroom + Maid + Pool
- 6 apartments of 2 Bedroom Duplex + Pool
- 4 Units of 3 Bedroom



Pool



Yoga Space



7/24 Security



Indoor Gym



Rooftop cinema



Barbecue Area



Kids Playground



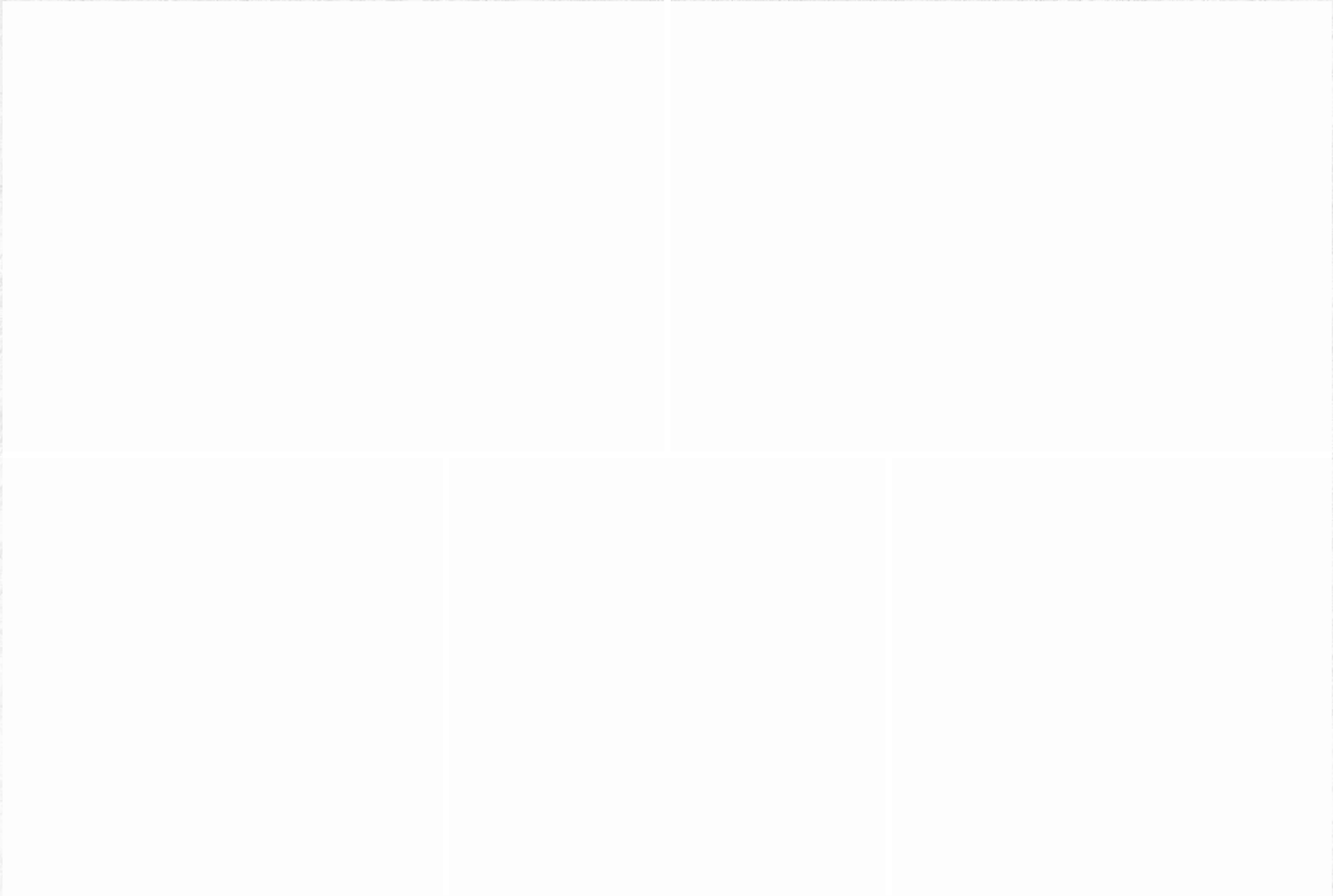
Tracks for Jogging



Sauna & Steam
Room



7/24 Doorkeeper &
Car Valet



ELEVATED LIVING REDEFINED

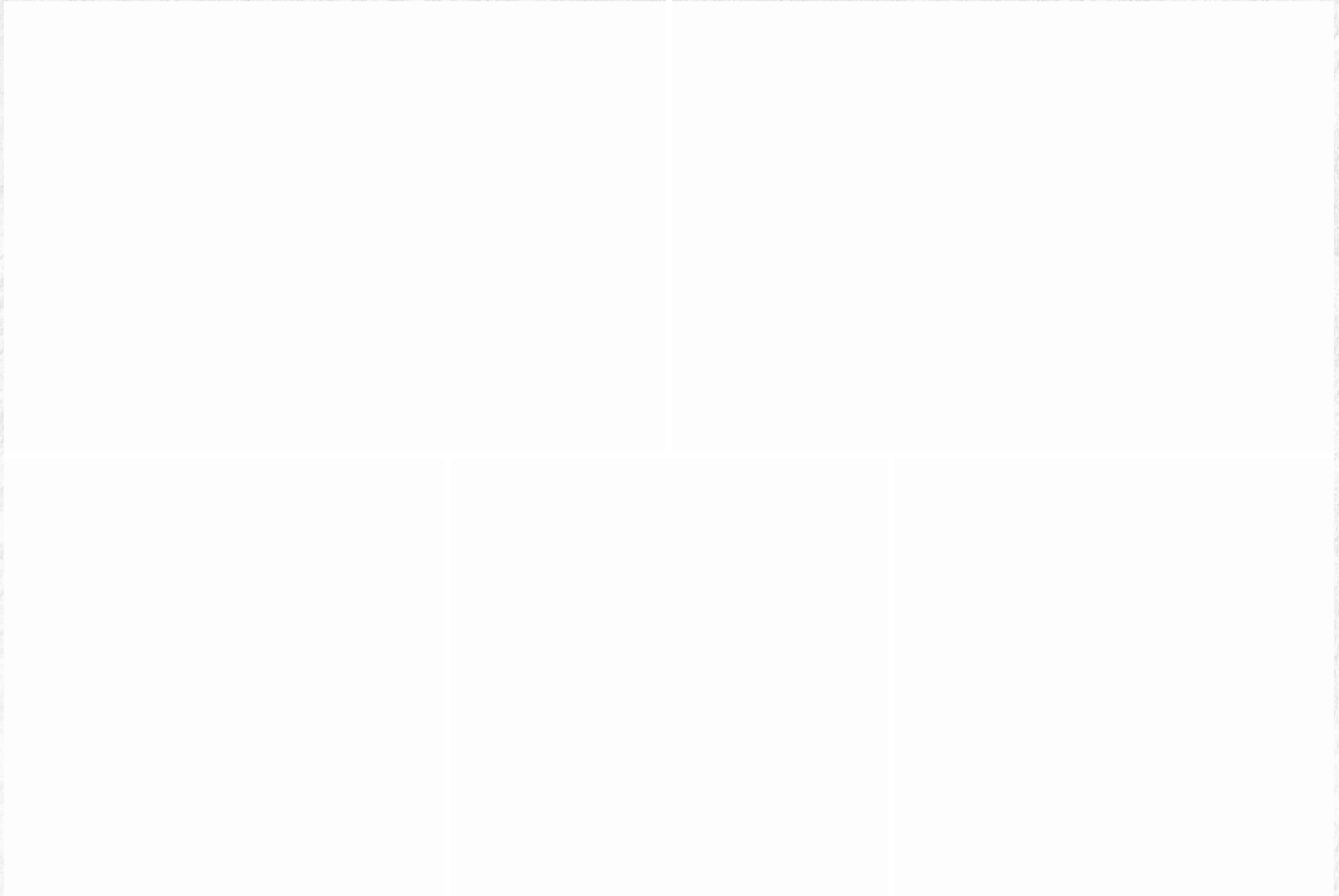
Immerse yourself in the grandeur of NAS3 distinctive G2+ P12+ configurations. The thoughtfully designed studios, 3 & 2 ,1bedroom and duplex apartments offer you an unparalleled living experience. Enjoy the convenience of valet parking, retail outlets and concierge services within the development.

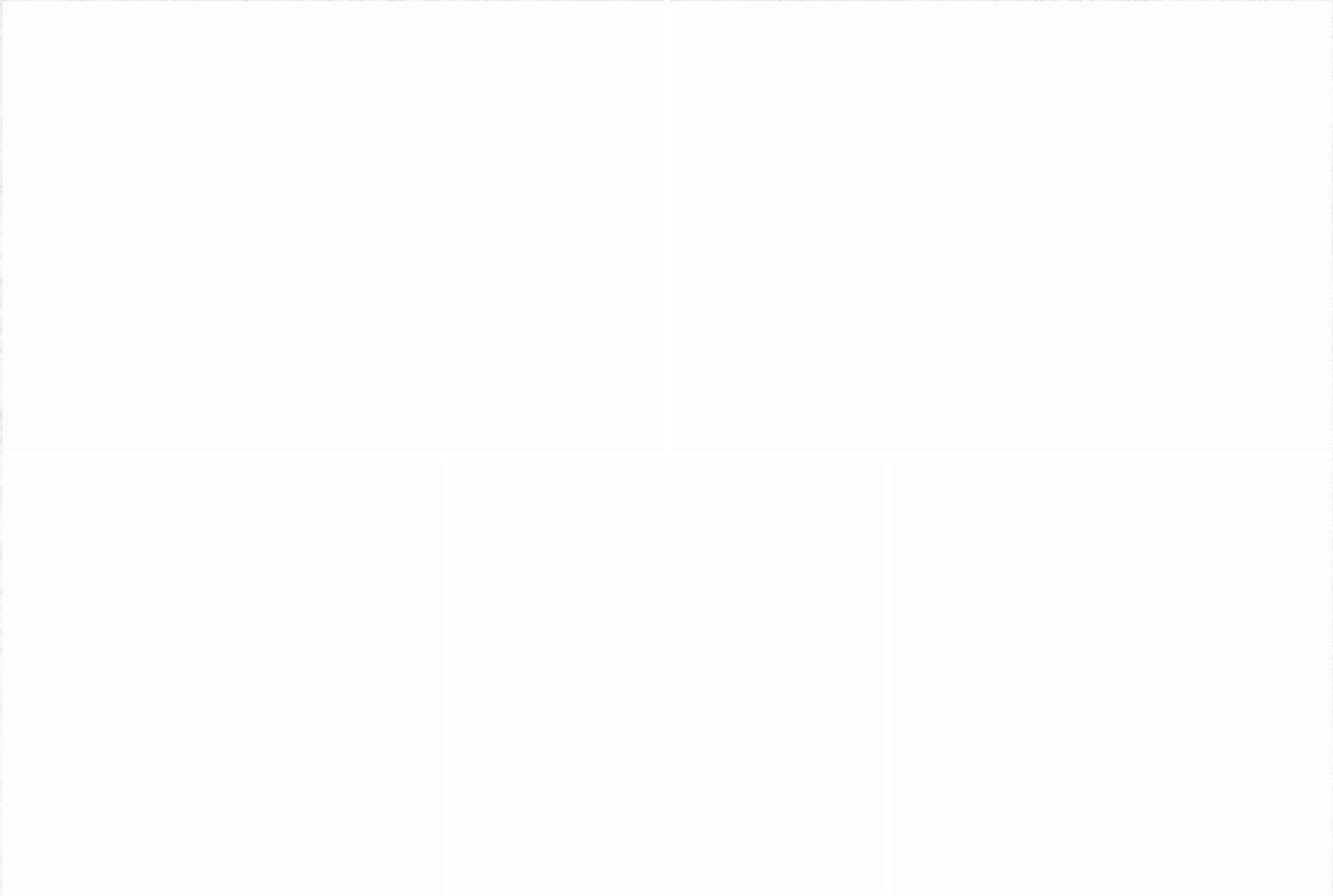


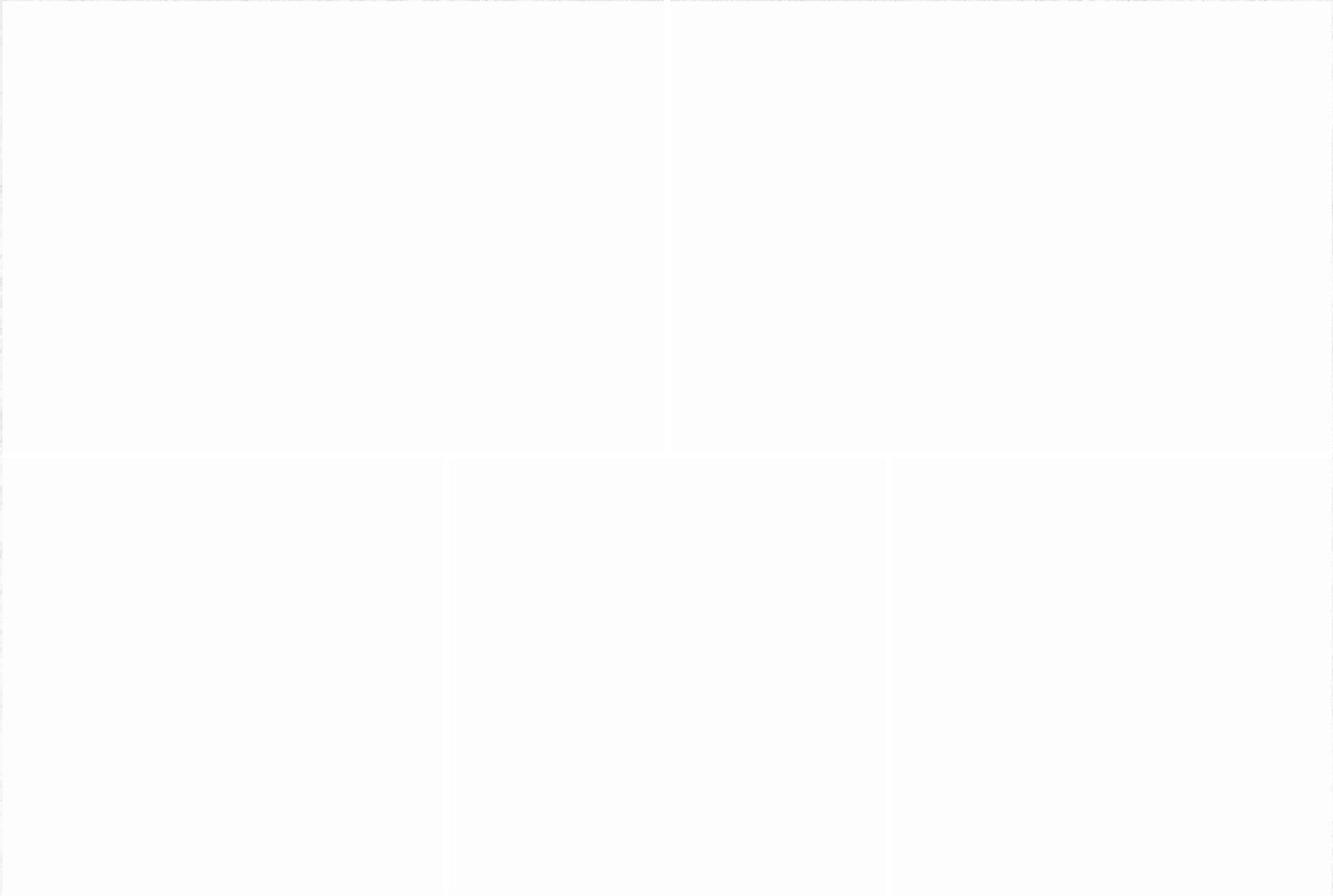


BRILLIANTLY CURATED INTERIORS

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.







UNITS



STYPE	STUDIO	1 BHK + POOL	2 BHK + POOL	2 BHK DUPLEX + MAID + POOL	2 BHK + MAID + POOL	3 BHK + POOL
SIZE	432 To 533 sq.ft	870 To 1,014 sq.ft	1,308 To 1,325 sq.ft	1,955 To 1,959 sqft	1,401 To 1,404 sqft	1,603 To 1,795 sqft
STARTING PRICE	From 609,826 AED To 799,587 AED	From 1,139,944 To 1,397,223 AED	From 1,702,903 To 1,774,970 AED	From 2,578,212 To 2,581,982 AED	From 1,851,395 To 1,922,603 AED	From 2,060,043 To 2,354,651 AED

PAYMENT PLAN

%70 / %30 POST HANDOVER

%15

DOWN PAYMENT

%45

DURING
CONSTRUCTION

%10

HANDOVER

%30

POST HANDOVER

%1 MONTHLY

DURING CONSTRUCTION

%2 MONTHLY

AFTER HANDOVER

COMPLETION DATE - Q2 2026





NAS 3

رَبْدَان
RABDAN
DEVELOPMENTS

FLOOR PLANS

BUILDING DREAMS SINCE 1995

STUDIO - 1 BR - 2 BR - 3 BR

STUDIO + BALCONY

TYPE 1



Internal Living Area	327 sq.ft
Outdoor Living Area	127 sq.ft
Total Living Area	454 sq.ft

STUDIO + BALCONY + POOL

TYPE 2



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	660 sq.ft
Outdoor Living Area	218 sq.ft
Total Living Area	878 sq.ft

1 BEDROOM & BALCONY + POOL

TYPE 2



Internal Living Area	700 sq.ft
Outdoor Living Area	217 sq.ft
Total Living Area	917 sq.ft

1 BEDROOM 8 BALCONY - POOL

TYPE 3



Internal Living Area	655 sq.ft
Outdoor Living Area	346 sq.ft
Total Living Area	1,001 sq.ft

1 BEDROOM + BALCONY + POOL

TYPE 4



Internal Living Area	655 sq.ft
Outdoor Living Area	346 sq.ft
Total Living Area	1,001 sq.ft

1 BEDROOM 8 BALCONY + POOL

TYPE 5



Internal Living Area	655 sq.ft
Outdoor Living Area	346 sq.ft
Total Living Area	1,001 sq.ft

2 BEDROOM 8 BALCONY + POOL

TYPE 1



Internal Living Area	941 sq.ft
Outdoor Living Area	380 sq.ft
Total Living Area	1,321 sq.ft

2 BEDROOM 8 BALCONY - POOL

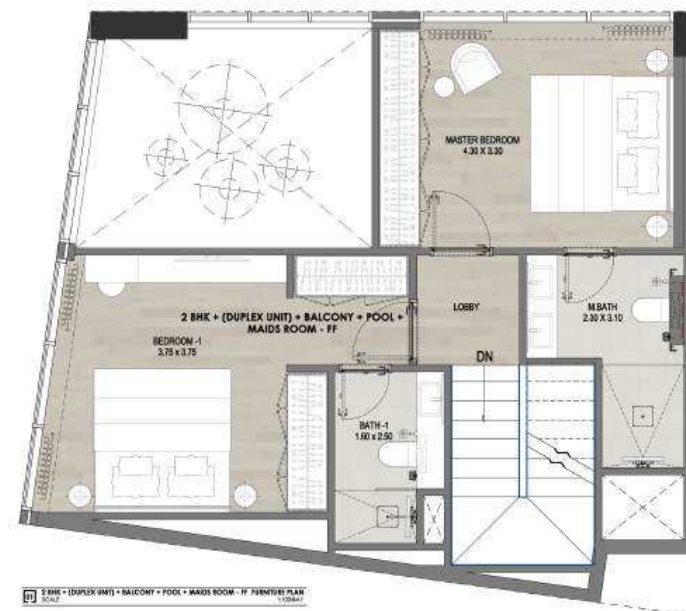
TYPE 2



Internal Living Area	1,079 sq.ft
Outdoor Living Area	323 sq.ft
Total Living Area	1,402 sq.ft

DUPLEX 2 BEDROOM 8 BALCONY + POOL

TYPE 3



Internal Living Area	1,347 sq.ft
Outdoor Living Area	610 sq.ft
Total Living Area	1,957 sq.ft

3 BEDROOM 8 BALCONY - POOL



Internal Living Area	1,311 sq.ft
Outdoor Living Area	484 sq.ft
Total Living Area	1,795 sq.ft

Discover the Perfect
Harmony of Tranquility
and Luxury, Where
Serenity and Sunlight
Deamlessly Converge
with Exceptional Value.

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