



# 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 & Two Level - Townhouse





### Three Level Townhouse

3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS + FAMILY)

END UNIT BUA: 350.67 SQM (3775 SQFT)

MID UNIT BUA: 342.93 SQM (3691 SQFT)



ground floor



first floor



second floor

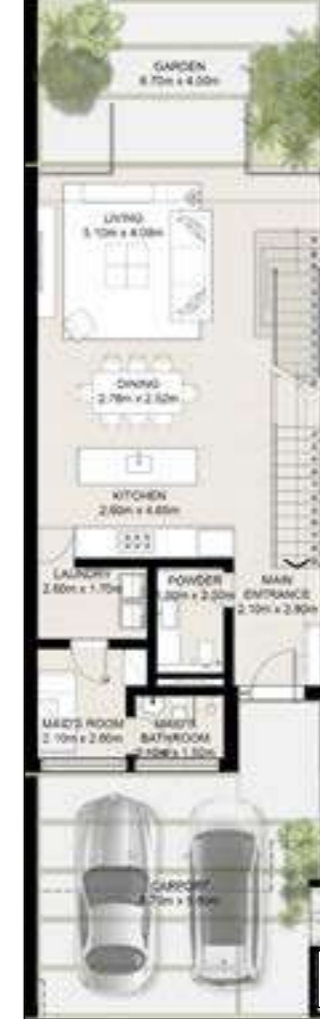


### Two Level Townhouse

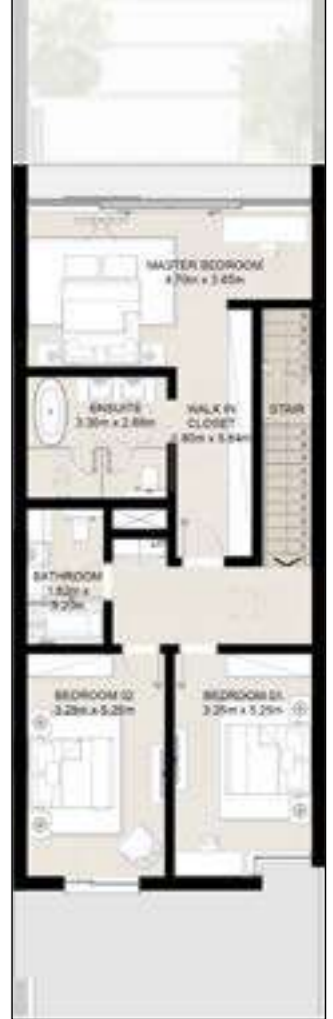
3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS)

END UNIT BUA : 248.63 SQM (2676 SQFT)

MID UNIT BUA: 243.22 SQM (2618 SQFT)



ground floor



first floor







Floor plans

Three & Two Level Semi-Detached Townhouse





### Three Level Semi-Detached Townhouse

3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS + FAMILY)

**BUA : 415.61 SQM (4474 SQFT)**



ground floor



first floor



second floor



### Two Level Semi-Detached Townhouse

3BR-TYPE-3E-G1-TH+  
(3 BEDROOMS)

**BUA: 287.24 SQM (3092 SQFT)**



ground floor



first floor













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Masterplan





Floor plans

Three Level - Medium Villa





BUA : 476.46 SQM (5129 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Three Level Medium Villa

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

BUA : 457.56 SQM (4925 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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