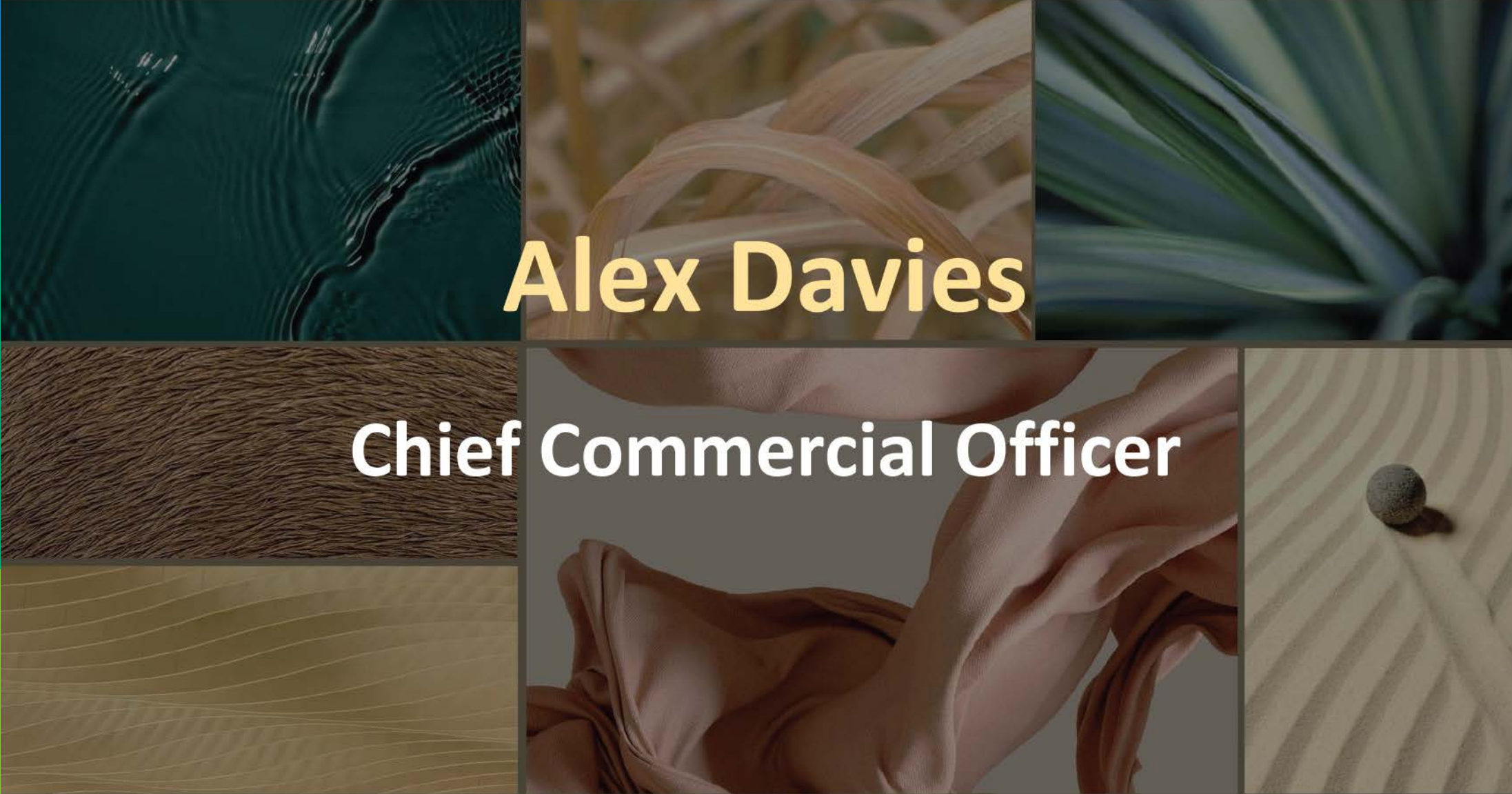




NAD AL SHEBA

GARDENS





Alex Davies

Chief Commercial Officer











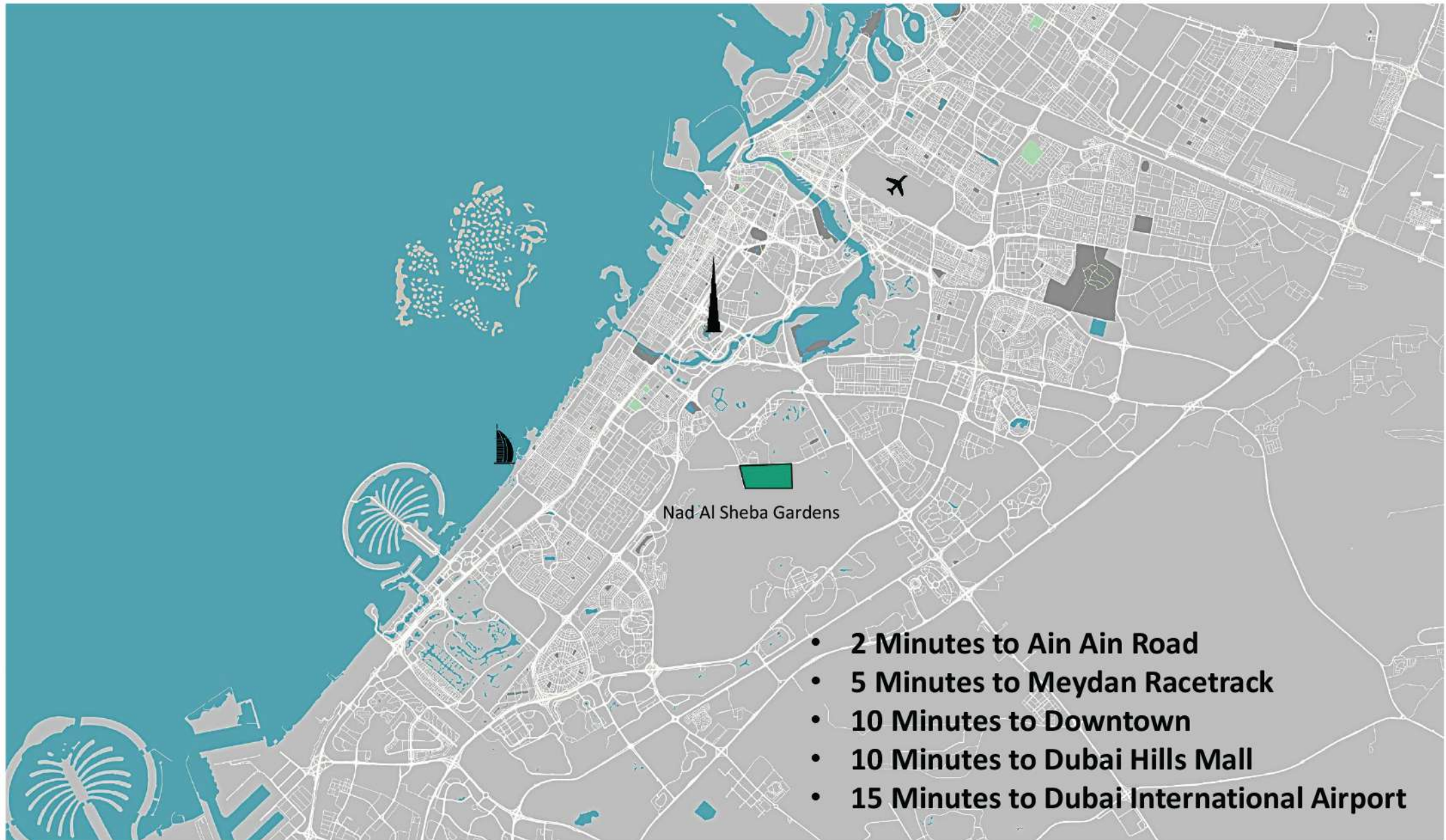
Tom Crute

Executive Director | Development

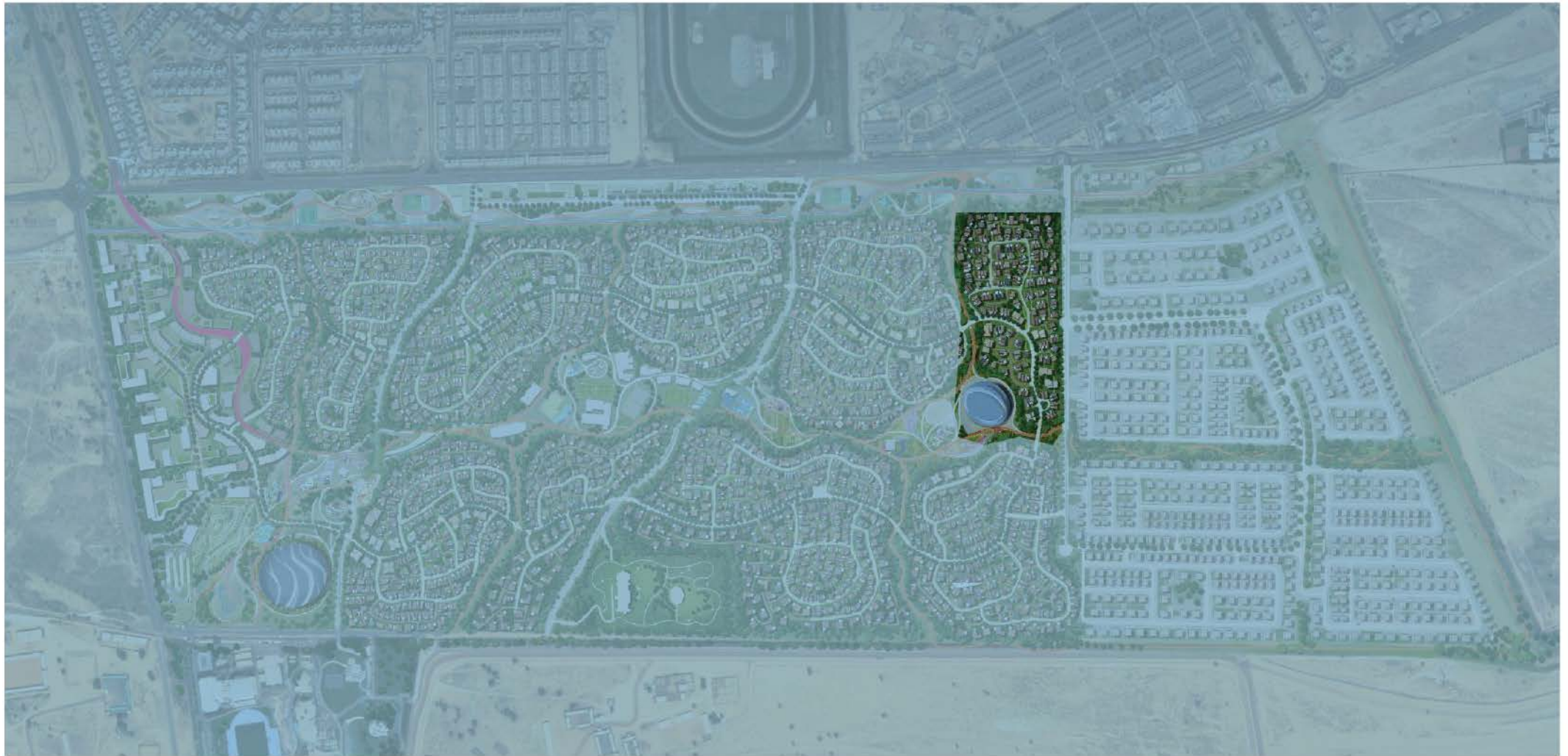
1. Location
2. Concept
3. Layouts

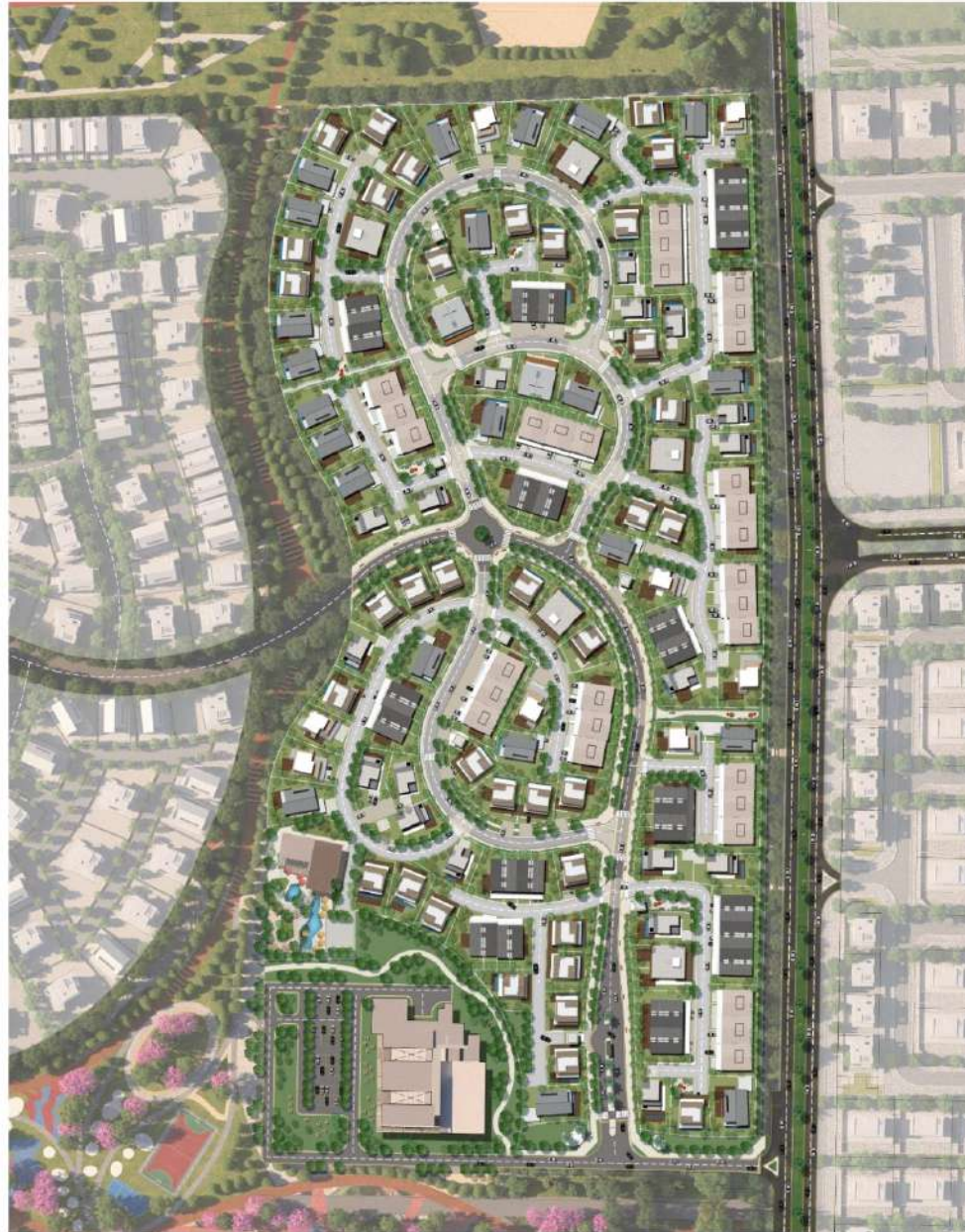












- Picnic Area and BBQs
- Neighborhood parks

- Adult Swimming Pools
- Children's Swimming Pools

- Kids Play Areas
- Community Retail



-  Townhouses (6plex)
-  Townhouses (4 plex)
-  Semi Detached
-  Medium & Large Villas

Community Renders



Nad Al Sheba Gardens – View towards North



Nad Al Sheba Gardens – View from Club House





Townhouses | 108 units

Nad Al Sheba Gardens - 3br Townhouse Type 1a G+2 – (Street View)



Nad Al Sheba Gardens - 3br Townhouse Type 1a G+2 - (Garden View)



Nad Al Sheba Gardens - Living Room - Type 1a Townhouse 3 Br + Family



Nad Al Sheba - (Interiors) – Master Bedroom - Type 1a Townhouse 3 Br + Family



Nad Al Sheba Gardens -Master Bathroom - Type 1a Townhouse 3 Br + Family

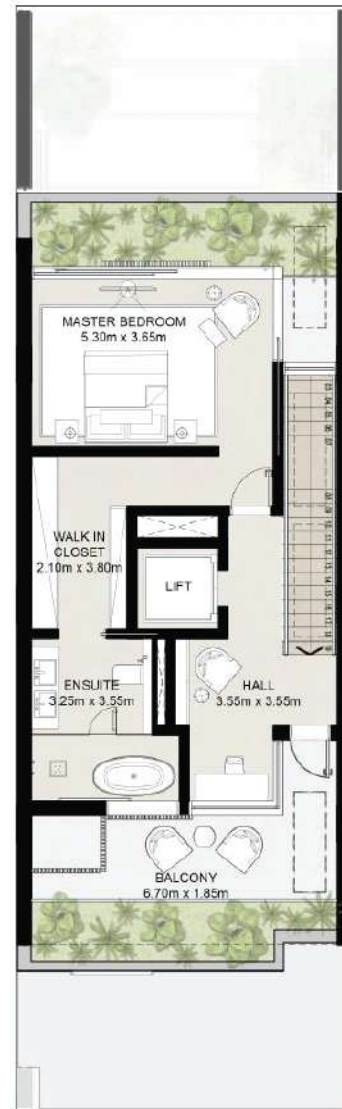




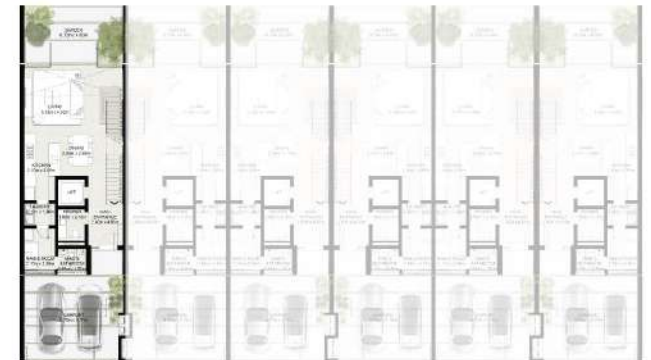
ground floor



first floor



second floor



Semi-Detached | 14 Units

Nad Al Sheba Gardens - Semi Detached -Type 3-G2-SD-a (Street View)





Nad Al Sheba Gardens - Living Room- Semi Detached Type 3-G2-SD-a- 3br + Family



Nad Al Sheba Gardens - Master Bedroom - Semi Detached Type 3-G2-SD-a -3br + Family



Nad Al Sheba Gardens - Master Bathroom - Semi Detached Type 3-G2-SD-a-3br + Family





ground floor



first floor



second floor





ground floor



first floor



Detached Villas | 54 Units

(Medium)

Nad Al Sheba Gardens – Medium Villas - 4BR-S-Type-4-G2-V-a (Street View)



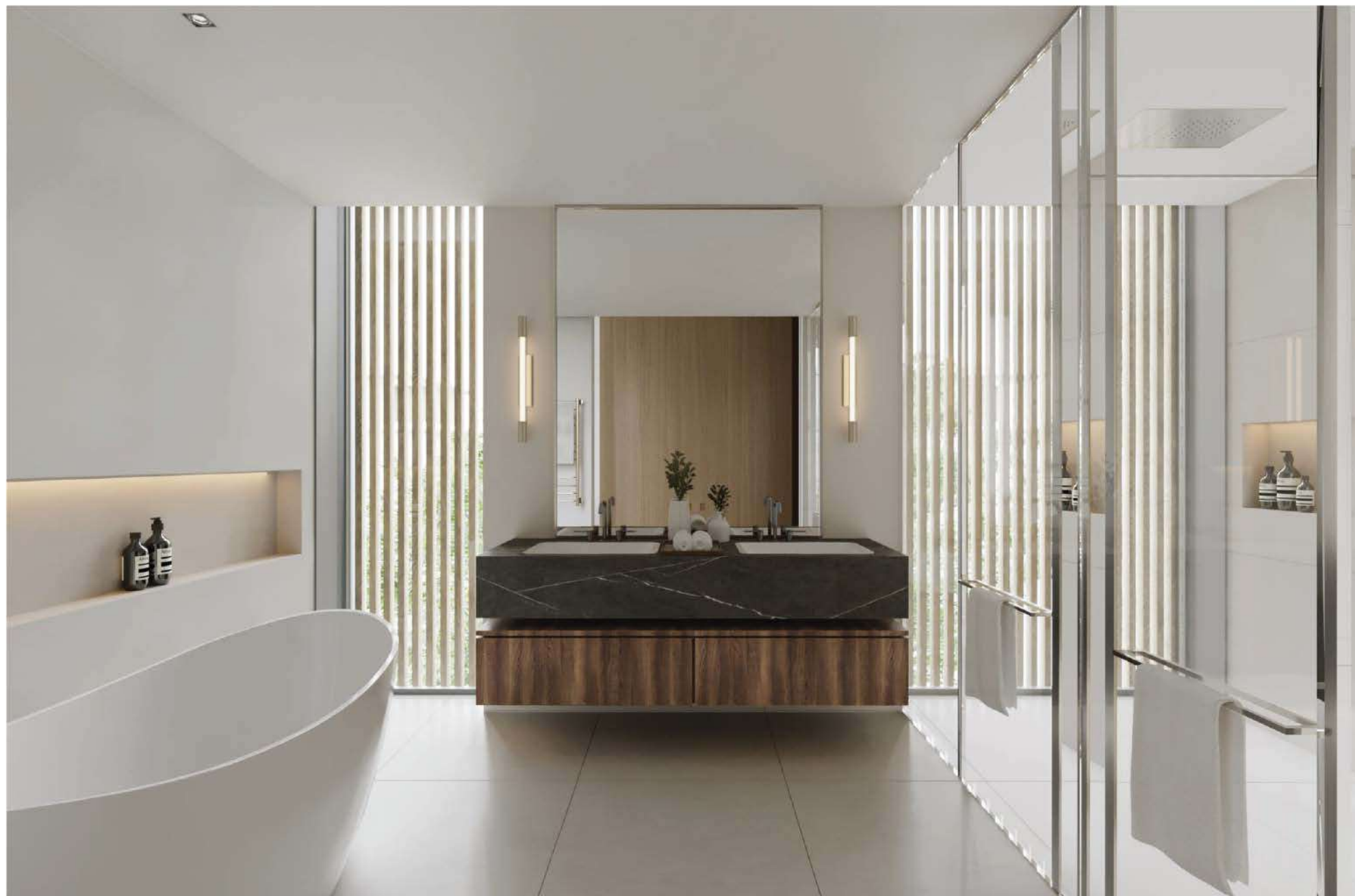
Nad Al Sheba Gardens - Medium Villas- 4BR-S-Type-4-G2-V-a (Garden View)





Nad Al Sheba Gardens -- Master Bedroom - Medium Villas- 4BR-S-Type-4-G2-V-a







ground floor



first floor



second floor



ground floor



first floor



second floor

Detached Villas | 30 Units

(Large)

Nad Al Sheba Gardens –Detached Large Villas - 4br + Family -Type-4-G2-V-a (Street view)



Nad Al Sheba Gardens –Detached Large Villas - 4br + Family -Type-4-G2-V-a (Garden View)







Nad Al Sheba Gardens – Master Bedroom - Detached Large Villas -Type 4br + Family -4-G2-V-a





ground floor



first floor



second floor

Nad Al Sheba Gardens -Detached Large Villas- 5br + Family -Type-5-G2-V-a (Street View)



Nad Al Sheba Gardens -Detached Large Villas- 5br + Family -Type-5-G2-V-a (Street View)



Nad Al Sheba Gardens – Living Room - Detached Large 5 Br + Family -Type-5-G2-V-a



Nad Al Sheba Gardens - Master Bathroom - Detached Large 5 Br + Family- Type-5-G2-V-a





ground floor



first floor



second floor



Marwan Al Kindi

Executive Director | Sales

Starting Prices

Townhouses from AED 3.2m

Semi-Detached Villas from AED 4.1m

Detached Villas from AED 8.7m

Detached Villas (Large) from AED 12m

Sizes From

Townhouses from 2,618 sq ft

Semi-Detached Villas from 3,092 sq ft

Detached Villas from 4,925 sq ft

Detached Villas (Large) from 5,640 sq ft



Booking Fee Applicable

Townhouse	AED 300,000
Semi-Detached Villa	AED 400,000
Detached Villa	AED 500,000
Detached Villa (Large)	AED 600,000

SPA Signing

Completing 10% Down Payment
2% DLD | 50% DLD Waiver

Inventory to be released soon



NAD AL SHEBA

GARDENS

10%

ON BOOKING

10%

SEPTEMBER 2022

5%

FEBRUARY 2023

5%

JUNE 2023

5%

OCTOBER 2023

5%

FEBRUARY 2024

5%

JUNE 2024

5%

OCTOBER 2024

50%

JUNE 2025
(ON HANDOVER)



NAD AL SHEBA

GARDENS



FOR MORE INFORMATION PLEASE CONTACT



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