



# 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



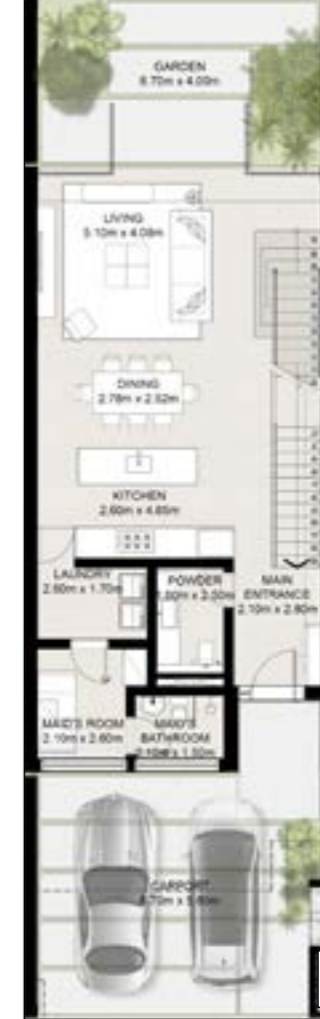
second floor



### 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 + FAMILY)

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



ground floor



first floor







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