MERAAS

NAD AL SHEBA GARDENS

PHASE 12

MERAAS

A LEADING MASTER DEVELOPER

Meraas is the developer behind some of Dubai's most iconic addresses, from Bluewaters Residences to BVLGARI Residences. Known for exclusive, limited-edition homes in exceptional locations, Meraas blends innovation with artistic mastery to create distinctive living environments. Each development has a signature setting where sophistication, serenity, and vibrant communities thrive.



LIVE YOUR LEGACY

CRAFTED WITH A FOCUS ON LIFE'S GENUINE WEALTH - YOUR LEGACY.

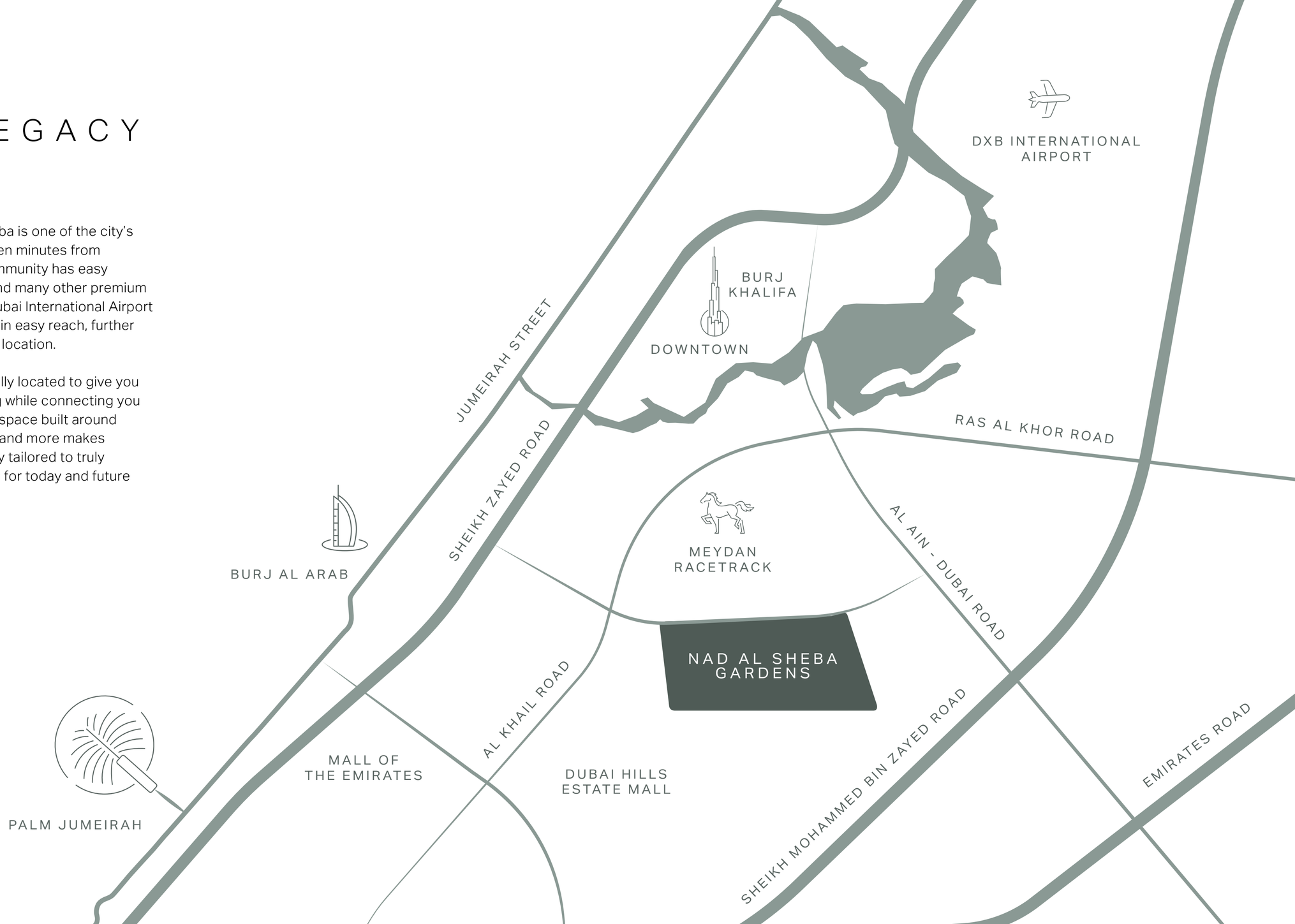
The villas and townhouses within Nad Al Sheba Gardens each draw inspiration from comfort, nature, and community. Nestled on lush, verdant land, the neighbourhood showcases distinctive architectural designs, various styles, and hues, culminating in a roofscape that's truly one of a kind. Clean design makes it easy to immerse yourself in your own future as you bring your dreams to life and live your legacy to its fullest.



A RICH LEGACY AWAITS

The serene greenery of Nad Al Sheba is one of the city's most covetable locations. A mere ten minutes from Downtown Dubai, this luxurious community has easy access to the Meydan Racetrack and many other premium leisure and lifestyle experiences. Dubai International Airport and all major highways are also within easy reach, further enhancing Nad Al Sheba's enviable location.

Nad Al Sheba Gardens is strategically located to give you the utmost in privacy-focused living while connecting you to the best of Dubai's city life. It's a space built around carefully curated amenities. All this and more makes Nad Al Sheba Gardens a community tailored to truly nurture your inner and outer growth for today and future generations to come.





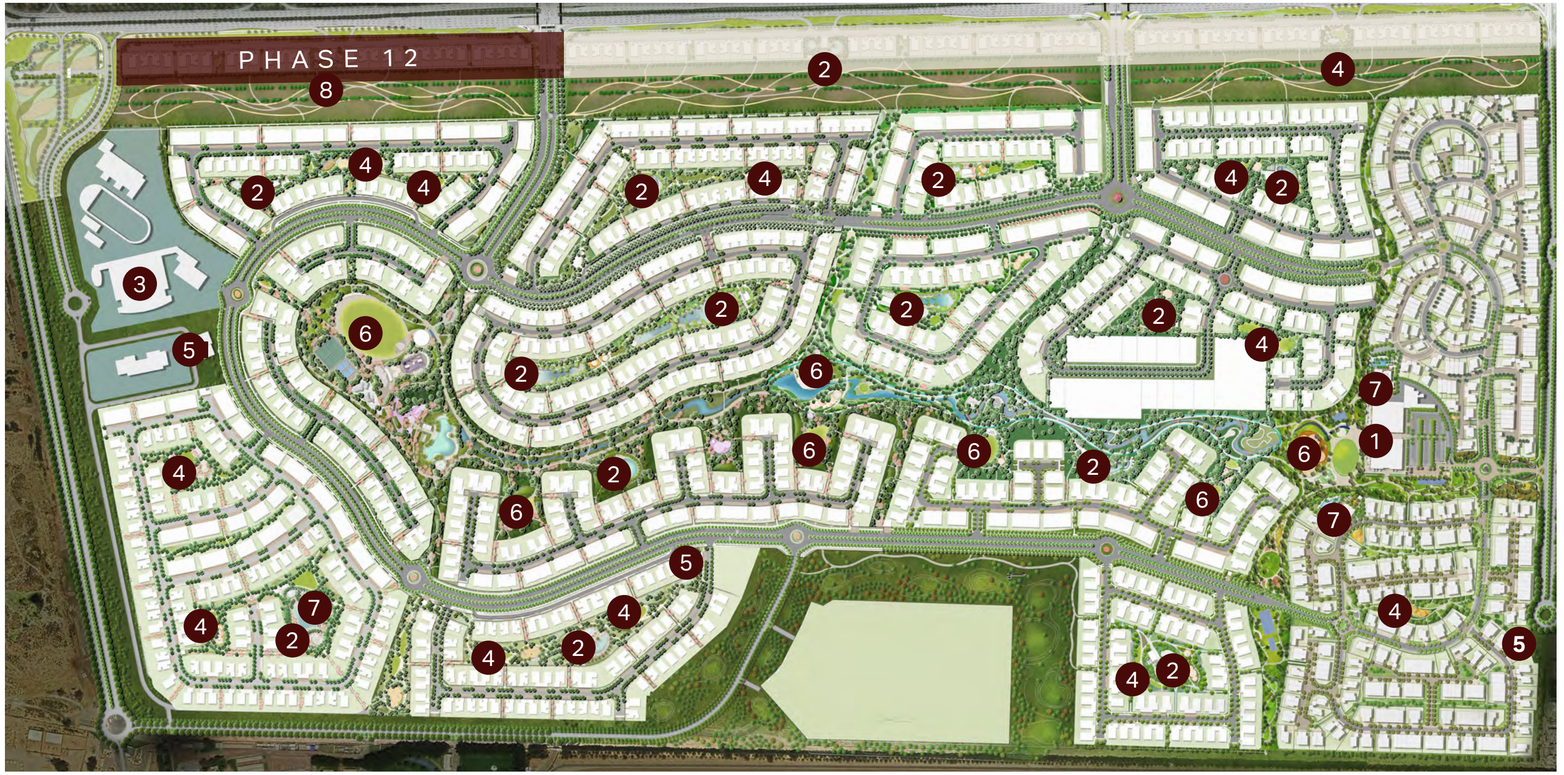
EXPLORE THE COMMUNITY



Nestled within the private, secure confines of Nad Al Sheba Gardens, a neighbourhood defined by its winding pathways and meticulously landscaped lawns, you'll discover the perfect place to experience life in Dubai on your own terms.

WHERE EVERYTHING RESIDES

The private gated community of Nad Al Sheba Gardens welcomes you to live in Dubai at your own pace, in a space carefully designed to offer a lifestyle that truly transcends the ordinary.



1. Retail
2. Pool
3. School
4. Neighbourhood Park
5. Mosque
6. Community Park
7. Clubhouse
8. Gym


GET CLOSER TO THE MOMENTS
THAT MAKE LIFE BEAUTIFUL





Embrace your legacy in Nad Al Sheba Gardens, where luxury experiences and elevated amenities offer space for precious family moments and a sanctuary for development and growth.

YOGA LAWN

An oasis of rejuvenation and serenity, the yoga lawn is located in the community's central park, surrounded by lush, meticulously manicured gardens and shaded by towering trees, creating a harmonious blend of nature and luxury.





RUNNING TRACKS

Vibrant flora and majestic scenery create an escape suitable for avid sprinters and leisurely joggers alike. The path's smooth surface ensures a comfortable stride, while the scents of blooming flowers and earthy woods will motivate you to reach a triumphant finish.

LAGOON

Flowing through the community's central park, this tranquil water feature weaves between lush greenery, creating a naturally cooling environment and a peaceful, nature-inspired escape. Glinting under the sun by day and shimmering at night, it offers a perfect blend of relaxation and quiet recreation.





SPORTS FACILITIES

Our sports and leisure facilities are meticulously designed to offer a wide range of opportunities for active pursuits. They include basketball, padel and tennis courts, a sparkling swimming pool, a skate park, and an outdoor gym.

KIDS' PLAYING AREA

A magical realm awaits our youngest adventurers. Bursting with creativity, these carefully crafted spaces offer a delightful escape for children to explore, learn, and forge friendships. Soft, cushioned surfaces ensure safety while grounding the boundless energy for games and make-believe.







EVENTS LAWN & AMPHITHEATRE

A lively open-air canvas for the arts, where everything from live music and stage performances to weddings, presentations, and social galas comes to life in the heart of the community's central park.

DOG PARK

Located in the community's central park and equipped with water and waste disposal stations for your convenience, the pet area ensures that every member of the family, including our furry friends, is always well taken care of.





WAVE POOL

A mesmerising aquatic playground located in the community's central park, promising immersive fun and adventure as waters surge and swirl to mimic the vitality of ocean tides.

INTRODUCING THE FINAL PHASE

Phase 12 presents a collection of villas defined by contemporary architectural expression and disciplined detailing.

Thoughtfully designed to reflect ambition and purpose, it embraces modern living with a refined sense of space, privacy and enduring character.

DESIGN & ARCHITECTURE

DISTINCTLY DIFFERENT




14

4-BEDROOM VILLAS



The front façade of the 4-bedroom villas captivates with its timeless aesthetic, while the rear design highlights expansive glass windows and stone-finish accents — a true testament to refined craftsmanship.



Inside, the villas feature an open-plan layout anchored by a striking double-height living and dining area, spread across G+2 levels and equipped with a convenient lift. The first floor is designed for comfort and privacy, with two bedrooms and a family room overlooking the rear garden.
The second floor is dedicated entirely to the master suite, which features a spacious walk-in closet, a luxurious ensuite bathroom, and a generous balcony.



4-BEDROOM VILLA



4-BEDROOM VILLA



4-BEDROOM VILLA | LIVING ROOM



4-BEDROOM VILLA | LIVING & DINING



4-BEDROOM VILLA | STAIRCASE

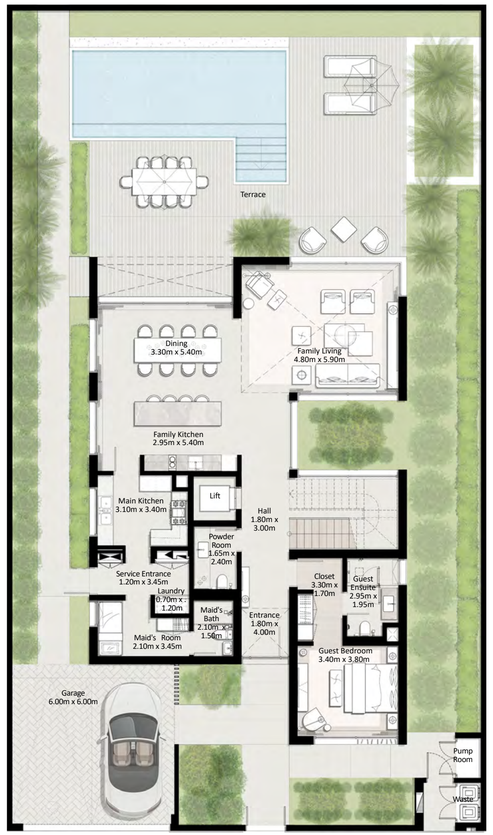


4-BEDROOM VILLA | BEDROOM

4-BEDROOM VILLA

TOTAL AREA: 445.50 SQM (4,795.32 SQFT)

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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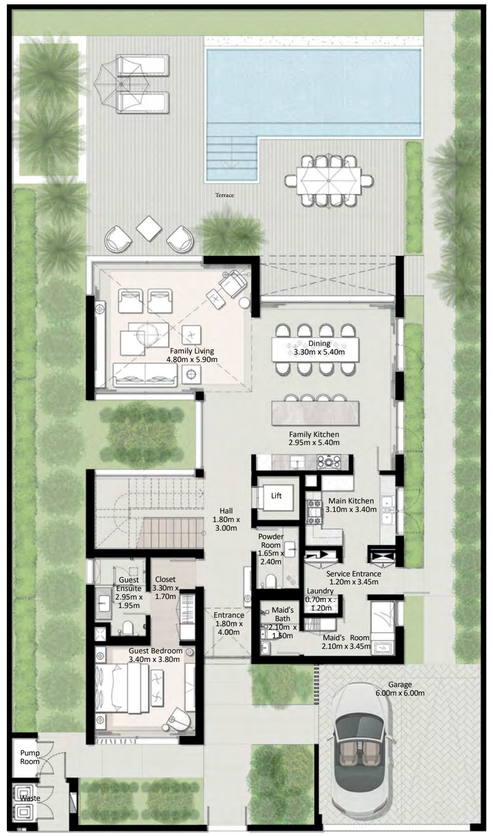
Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

NAD AL SHEBA GARDENS

4-BEDROOM VILLA (M)

TOTAL AREA: 445.50 SQM (4,795.32 SQFT)

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MERAAS

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NAD AL SHEBA GARDENS

5-BEDROOM VILLAS



Amid scenic surroundings, these distinguished 5-bedroom villas feature a contemporary design with a light-beige base that rises gracefully to an elegant roof. The dynamic exterior, adorned with grey tones and brushed bronze accents, exudes sophistication and timeless appeal.



Inside, the villas are thoughtfully designed with a welcoming open-plan layout. The expansive living and dining area is centred around a striking double-height space that seamlessly connects the entryway to the backyard.



5-BEDROOM VILLA



5-BEDROOM VILLA



5-BEDROOM VILLA | LIVING ROOM

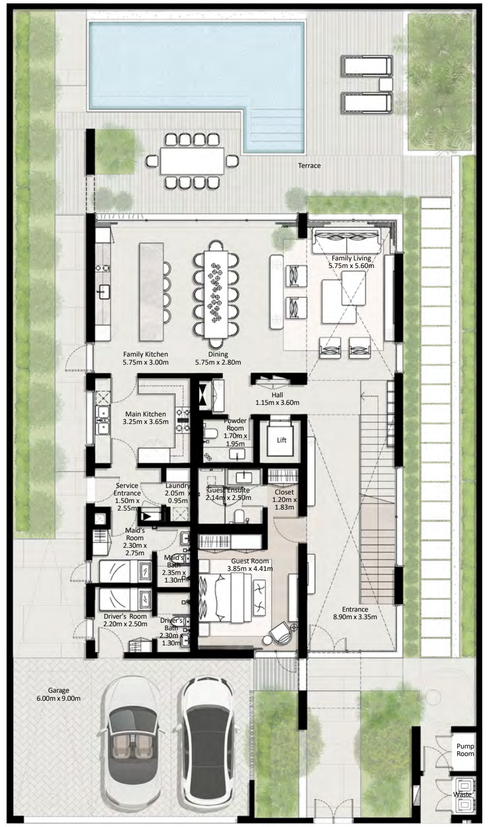


5-BEDROOM VILLA | LIVING ROOM

5-BEDROOM VILLA

TOTAL AREA: 524.93 SQM (5,650.30 SQFT)

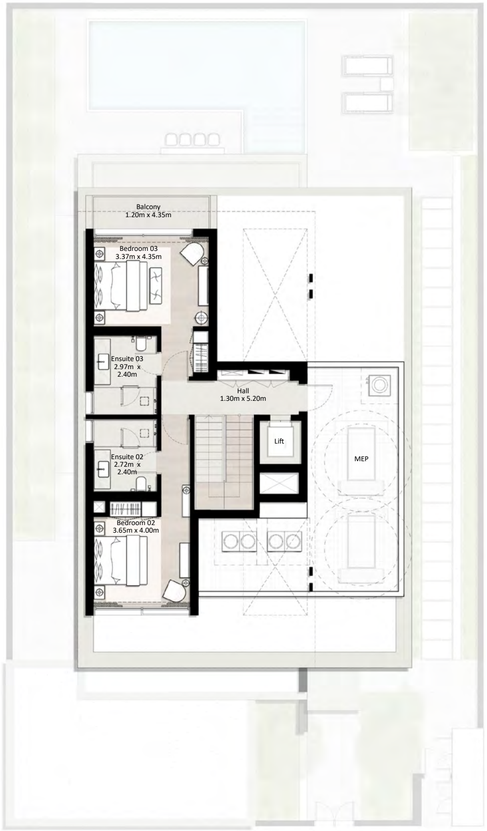
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MERAAS

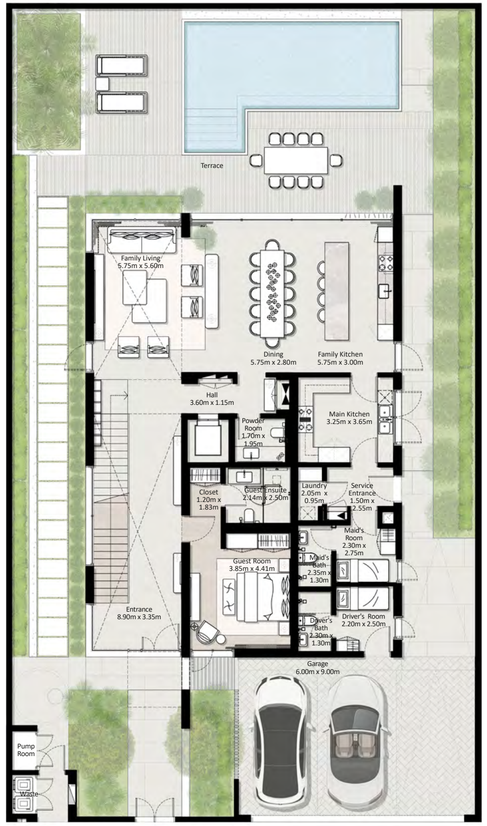
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NAD AL SHEBA GARDENS

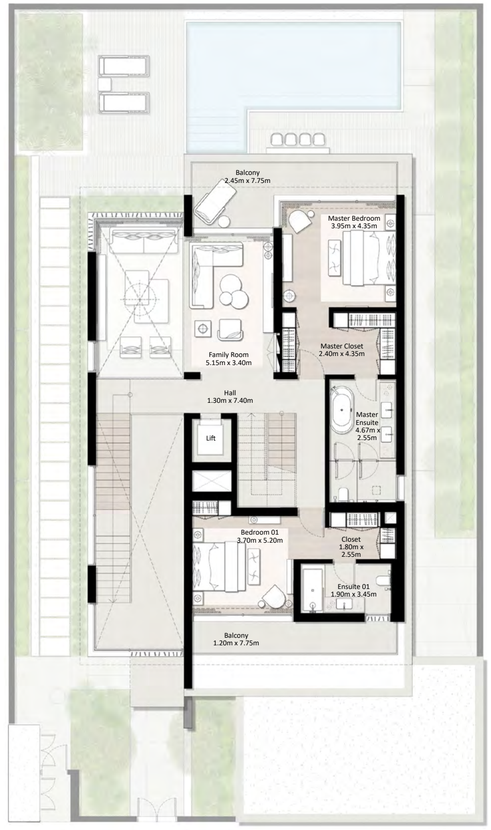
5-BEDROOM VILLA (M)

TOTAL AREA: 524.93 SQM (5,650.30 SQFT)

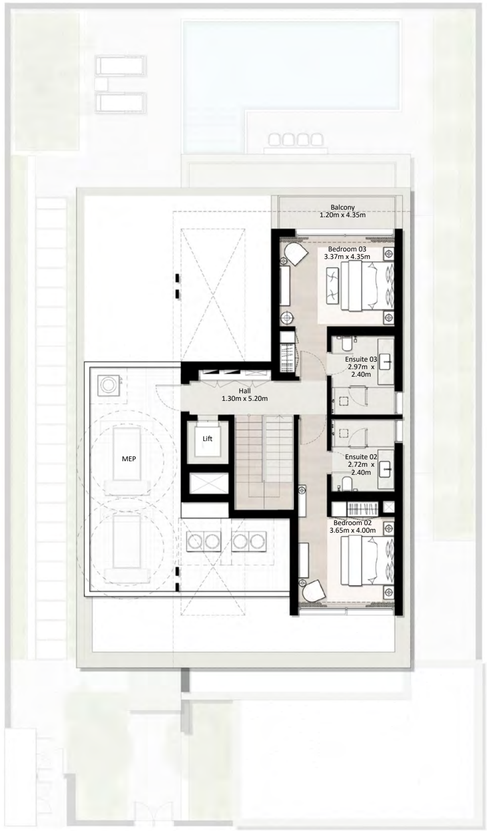
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MERAAS

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