NAD AL SHEBA

GARDENS

MERAAS





LIVE YOUR *LEGACY*



Crafted with a focus on life’s genuine wealth - your legacy.

The villas, detached 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. The Dubai International Airport and all major highways also lie within arm's reach of Nad Al Sheba's enviable location.

Nad Al Sheba Gardens is strategically located to give you the utmost in a privacy-focused lifestyle 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 HOUSE
3. SCHOOL
4. NEIGHBOURHOOD PARK
5. MOSQUE
6. COMMUNITY PARK
7. CLUB HOUSE




GET CLOSER TO THE MOMENTS WHICH *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 surrounded by lush, meticulously manicured gardens, 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

A serene oasis nestled in verdant greenery. With waters glinting under the sun’s rays, the lagoon offers an enchanting blend of relaxation and recreation, while at twilight, the lagoon transforms into a picture of moonlit serenity.

WAVE POOL

A mesmerising aquatic playground that promises immersive fun and adventure as waters surge and swirl to mimic the vitality of ocean tides.





KIDS' PLAYING AREAS

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 grounds the boundless energy for games and make-believe.

SPORTS FACILITIES

Our sports and leisure facilities are meticulously designed with a range of opportunities for active pursuits. They include courts that cater to every interest, a sparkling swimming pool and state-of-the-art gymnasium furnished with cutting-edge equipment.



EVENTS LAWN & AMPHITHEATRE

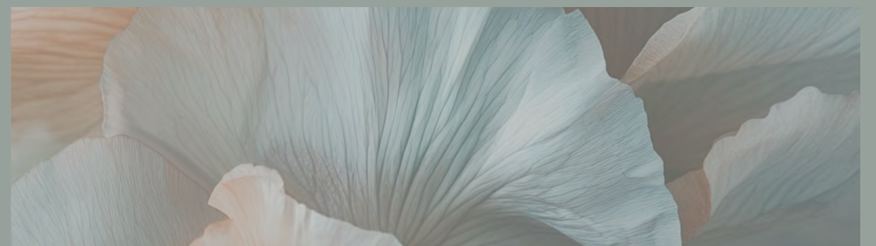
A lively open-air canvas for the arts. Everything from live music and stage performances to weddings, presentations, and social galas can be brought to life here.





DOG PARK

Equipped with water and waste disposal stations for your convenience, we make sure that every member of the family, including our furry friends, is always well taken care of.





INTRODUCING PHASE 7

Nad Al Sheba Gardens is a sanctuary of ambition and purpose, thoughtfully designed to cater to contemporary lifestyles and passions. Its captivating districts reflect a commitment to delivering a luxurious living experience. The modern villas, distinguished by signature bronze and grey screens, are carefully crafted to provide premium views of pocket parks while maintaining a sense of privacy.

A standout feature of this phase is the swimmable lagoon, bringing the tranquillity of the shore to residents' doorsteps and seamlessly blending leisure with everyday life. This serene oasis is perfectly positioned adjacent to the spine park, enhancing connectivity and outdoor living.







PHASE 7
MASTER PLAN

Whether you need a luxurious three-storey townhouse or a splendid seven-bedroom villa, your dreams and desires are set to blossom into reality under the double-height ceilings of light-flooded living space.



- TH-1 - 3-BEDROOM - 4PLEX
- TH-3 - 3-BEDROOM - 6PLEX
- TH-2 - 3-BEDROOM - 6PLEX
- 4-BEDROOM VILLAS
- 5-BEDROOM VILLAS
- 6-BEDROOM VILLAS
- 7-BEDROOM VILLAS





3-BEDROOM
TOWNHOUSES

These luxurious townhouses, available in G+1 or G+2 layouts, epitomise modern architecture and the signature style of Nad Al Sheba Gardens. With sleek exteriors featuring clean lines, articulated masses, bronze aluminum screens, and wide glass windows, they offer a sophisticated aesthetic while ensuring bright, inviting interiors with expansive double-height ceilings. The design enhances outdoor living with airy, open second floors that expand balcony space.




02
03


NADAL SHEBA
GARDENS
STILL
AT HOME
The Interior Design Handbook


NAD AL SHEBA
GARDENS





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 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 terrace.




01









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 cubic exterior, adorned with honeycomb 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.




01


THE KINOFOLK TABLE
Great Masters of French Impressionism
CHANEL



6-BEDROOM VILLAS

The 6-bedroom villas, set across a G+2 layout with an integrated lift, embody the perfect balance of elegance and convenience. Its contemporary architecture is a masterpiece of refined design, seamlessly blending the rich textures of stone with the sleek sophistication of aluminum screens.

Inside, the ground floor offers a seamless flow of thoughtfully curated spaces, including formal and family living areas, a dining room, a show kitchen, and a guest bedroom. Upstairs, a spacious family room opens onto an expansive terrace, creating a private sanctuary of comfort and leisure for residents.






01




QUNTI
TOM FORD





7-BEDROOM
VILLAS

The villas' contemporary architecture, defined by the use of stone and aluminum screens, conveys a sense of luxury and sophistication while enhancing its overall aesthetic. Large windows, aluminum louvers, and stone accents flood the interiors with natural light, creating bright, airy spaces that feel intimately connected to the outdoors.

At the heart of the home, a double-height living area offers panoramic views of the expansive back and side yards. The bedrooms are tranquil retreats, thoughtfully designed with warm timber-effect tiles and calming tones on the walls to integrate the serenity of nature into daily living.






01











MERAAS, A LEADING *MASTER DEVELOPER*

Meraas is dedicated to enhancing Dubai's global real estate position through a diverse portfolio of master developments, land and properties, including iconic destinations such as Port de La Mer, Bluewaters Residences, City Walk Residences, Nikki Beach Residences, and BVLGARI Residences, to name a few. Meraas values sophistication and innovation to deliver exceptional residential experiences for a global clientele.

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MERAAS


HOMELAND