

## NAD AL SHEBA

GARDENS



Townhouse & Semi-Detached Villa



#### Just Between Us



Introducing Nad AI 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 AI 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.







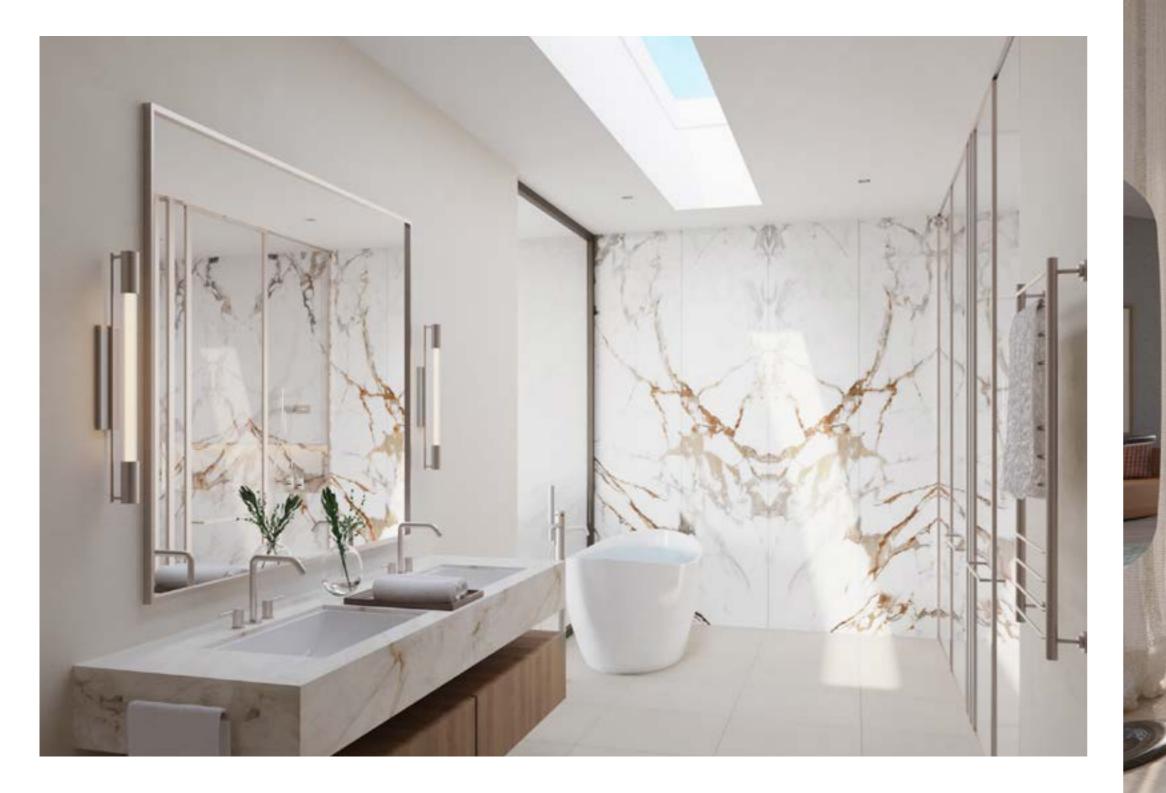








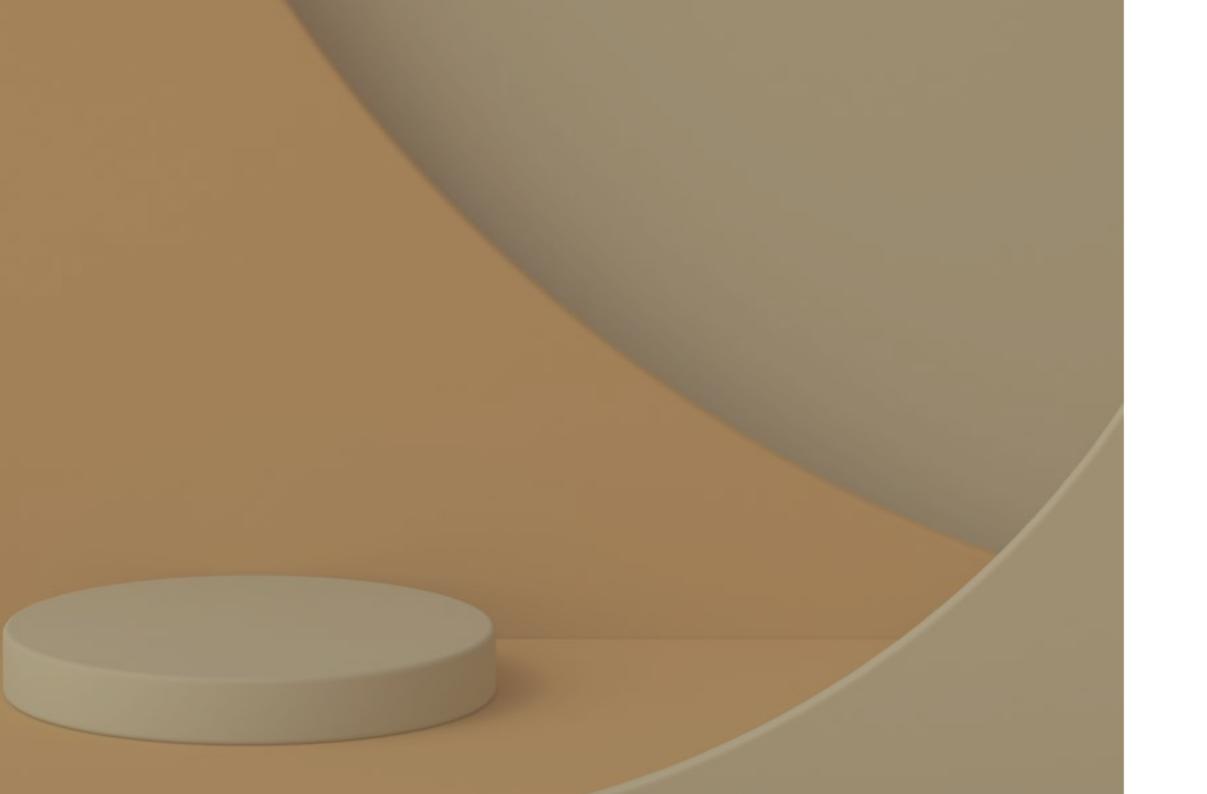




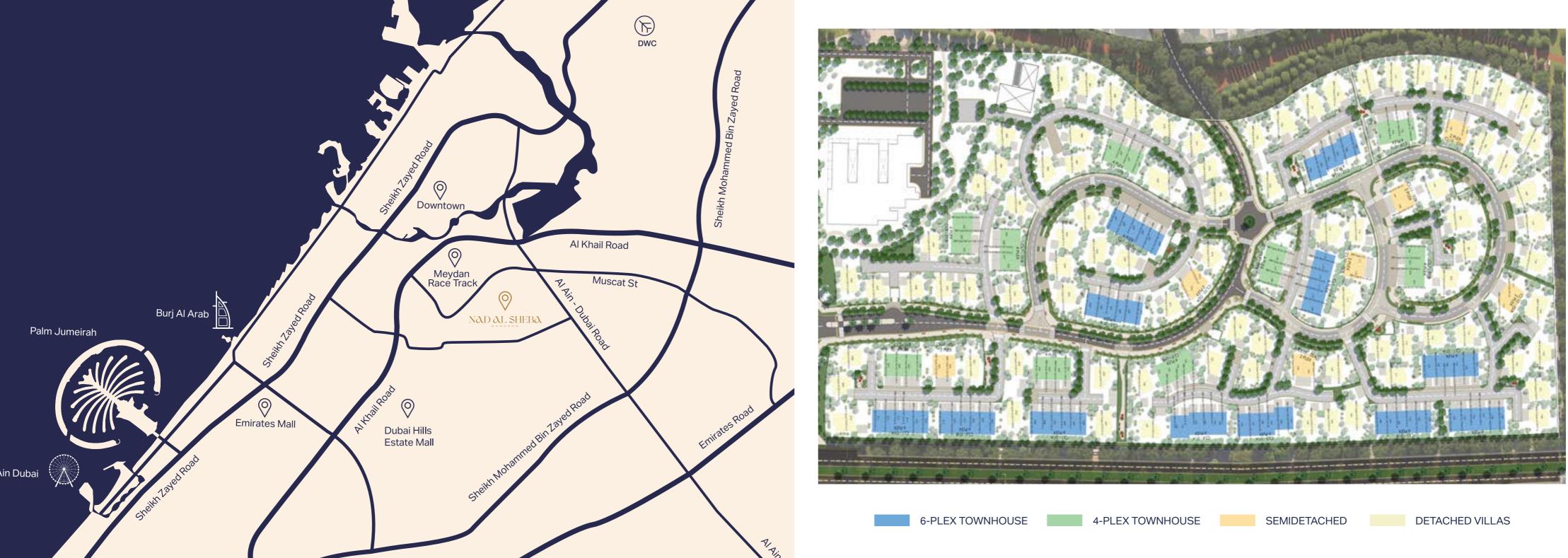








Masterplan





## Floor plans



## Three & Two Level - Townhouse



#### Three Level Townhouse

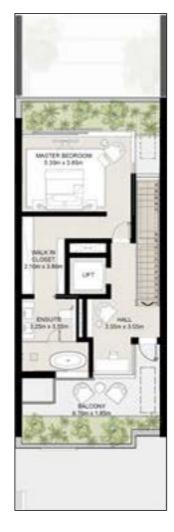
3BR-TYPE-3E-G1-TH+ (3 BEDROOMS + FAMILY)

END UNIT BUA: 350.67 SQM (3775 SQFT) MID UNIT BUA: 342.93 SQM (3691 SQFT)









second floor



田間

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 features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

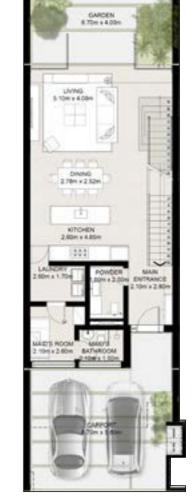




#### Two Level Townhouse

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

END UNIT BUA : 248.63 SQM (2676 SQFT) MID UNIT BUA: 243.22 SQM (2618 SQFT)

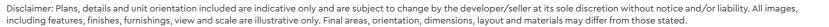




ground floor



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)





AAAB\_11 NO42NF +1.22M + 5.12m

-



ground floor

first floor



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#### Two Level Semi-Detached Townhouse

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

BUA: 287.24 SQM (3092 SQFT)



ground floor







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