



AVA REAL ESTATE

A NEIGHBOURHOOD BROUGHT TOGETHER BY MERAAS

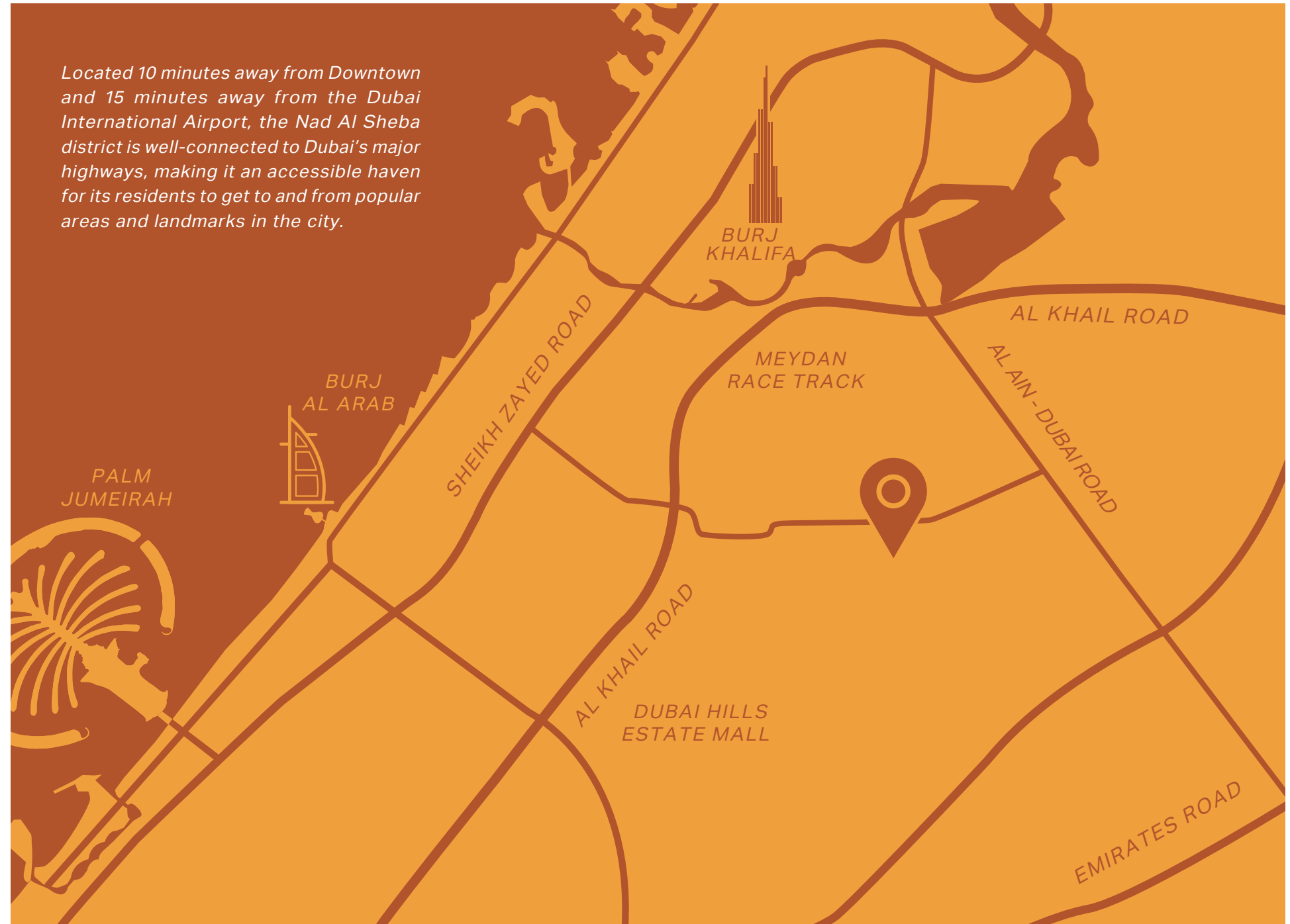
Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.

Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.



A NEIGHBOURHOOD THAT FLOWS WITH LIFE ITSELF

With its meandering lanes and open front lawns, 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 flow seamlessly with your everyday life as you nurture your inner and outer growth.



MASTER COMMUNITY PLAN





A NEIGHBOURHOOD
THAT MOVES IN TO YOU

Nad Al Sheba Gardens is more than just a place to live, it encourages a new way of living altogether. With a vast array of amenities and activities to help you discover new pastimes and passions in a community you'll wonder how you ever lived without.



OUTDOOR
GYMS



BEEKEEPING



CLUB
HOUSE



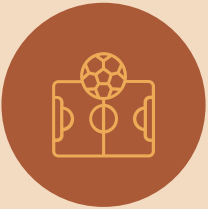
TENNIS
COURTS



MULTI-SPORT
COURTS



PRIMARY& SECONDARY
SCHOOLS



FOOTBALL
PITCHES



ADVENTURE
PLAY AREA



CYCLING
TRACKS



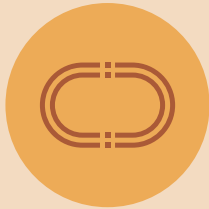
COMMUNITY
FARMS



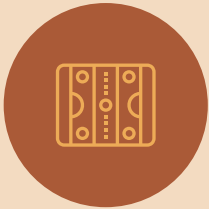
BASKETBALL
COURTS



MULTI-SPORT
ARENA



TRAINING
FIELDS



SPORTS
PITCHES



ORGANIC
MARKETS

FLOW

A neighbourhood designed to flow
around the people who live there.





NOSTALGIA

A neighbourhood built to reflect the
spirit of community we all remember.

CONNECTION

A neighbourhood that gives you
a true sense of belonging.





EXPLORATION

A neighbourhood that encourages you
to explore new passions and pastimes.

A NEIGHBOURHOOD WITH A PURPOSE

Designed with the nostalgic spirit of community in mind, Nad Al Sheba Gardens has been crafted in a way we believe neighbourhoods should be. One where neighbours are friends, and each resident is free to express their individuality through their home and hobbies.





WHERE HOME IS WHAT YOU WANT IT TO BE

Nad Al Sheba Gardens' villas, semi-detached villas and townhouses are inspired by comfort, nature and privacy. Set on open, lush, landscaped land, the community is comprised of unique architecture and tones, creating a roofscape that's as unique as the people who call the community home.

LARGE VILLAS

TYPE A

SPACIOUS | CAPTIVATING | PRESTIGIOUS

5 BEDROOM WITH
FAMILY LIVING ROOM

A pitched, elegant smoke-grey roof sits atop the villa's sleek and contemporary light beige base, with broad, second-floor balconies overlooking the garden and the street. Inside, double-height ceilings stretch over a spacious living room that serves as the centerpiece to the villa's comfortable open-plan design, with ensuite bathrooms inside all of the villa's five bedrooms.





LARGE VILLAS

TYPE B

SPACIOUS | CAPTIVATING | PRESTIGIOUS

4 BEDROOM WITH
FAMILY LIVING ROOM

Honeycomb tones and brushed bronze details line the villa's dynamic exterior, leading into a luxurious living and dining space with high ceilings and three flowing, landscaped balconies. The well laid out bedrooms all offer elegant ensuite bathrooms.





MEDIUM VILLAS

COMFORTABLE | STRIKING | DETAILED

4⁺ BEDROOM VILLA

Innovative design optimises space for comfortable and expansive areas throughout the home. Each façade opens up to the garden, with massive glazed windows in the double-height living and dining area connecting the villa's interior with its lush surroundings. Upstairs, the master bedroom leads to a spacious terrace, offering sprawling views of the garden.





SEMI-DETACHED VILLAS

MINIMAL | MODERN | STYLISH

3 BEDROOM WITH
FAMILY LIVING ROOM

The villas are designed in a contemporary architectural style utilising clean, minimal contours to achieve a modern aesthetic. Various light-toned materials used for the façade give way to a bright interior, with double height ceilings over the dining area allowing ample natural light into the space. To create more area for the balcony, the design incorporates a recessed second floor towards the street.





TOWNHOUSES

BRIGHT | CONTEMPORARY | AIRY

3 BEDROOM WITH FAMILY LIVING ROOM

Clean, contemporary contours shape the façade of the townhouse, with an elegant smoke grey pitched roof creating double height ceilings within the townhouse's interior. Rich in natural light, the living and dining areas open onto lush garden spaces, with a recessed second floor on both the back and front of the home, allowing for extensive balcony space.





FLOOR PLANS

THREE LEVEL TOWNHOUSE

Townhouse-01-A-6-End unit

3 Bedroom + Family

Total Area: 350.67 sqm (3,775 sqft)



Ground Floor



First Floor



Second Floor



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.

THREE LEVEL TOWNHOUSE

Townhouse-01-A-6- Mid unit
3 Bedroom + Family
Total Area: 342.93 sqm (3,691 sqft)



Ground Floor



First Floor



Second Floor



THREE LEVEL TOWNHOUSE

Townhouse-01-A-6-Mid unit
3 Bedroom + Family (Mirrored)
Total Area: 342.93 sqm (3,691 sqft)



Ground Floor



First Floor



Second Floor



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THREE LEVEL TOWNHOUSE

Townhouse-01-A-6-End unit
3 Bedroom + Family (Mirrored)
Total Area: 350.67 sqm (3,775 sqft)



Ground Floor



First Floor



Second Floor



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TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-End unit
3 Bedroom
Total Area: 248.63 sqm (2,676 sqft)



Ground Floor



First Floor



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TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-Mid unit

3 Bedroom

Total Area: 243.22 sqm (2,618 sqft)



Ground Floor



First Floor



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TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-Mid unit

3 Bedrooms (Mirrored)

Total Area: 243.22sqm (2,618 sqft)



Ground Floor



First Floor



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TWO LEVEL TOWNHOUSE

Townhouse-04-B-6-End unit
3 Bedroom (Mirrored)
Total Area: 248.63 sqm (2,676 sqft)



Ground Floor

First Floor

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THREE LEVEL SEMI-DETACHED

SD-01-A-2 PLEX-1
3 Bedroom + Family (Mirrored)
Total Area: 415.81 sqm (4,476 sqft)



Ground Floor

First Floor

Second Floor

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THREE LEVEL SEMI-DETACHED

SD-01-A-2 PLEX-2
3 Bedroom + Family
Total Area:415.81 sqm (4,476 sqft)



Ground Floor

First Floor

Second Floor



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THREE LEVEL SEMI-DETACHED

SD-02-A-2 PLEX-1
3 Bedroom + Family (Mirrored)
Total Area: 414.98 sqm (4,467 sqft)



Ground Floor

First Floor

Second Floor



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THREE LEVEL SEMI-DETACHED

SD-02-A-2 PLEX-2
3 Bedroom + Family
Total Area:414.99 sqm (4,467 sqft)



Ground Floor

First Floor

Second Floor



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TWO LEVEL SEMI-DETACHED

SD-02-B-2 PLEX-1
3 Bedroom (Mirrored)
Total Area: 285.60sqm (3,074 sqft)



Ground Floor

First Floor



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TWO LEVEL SEMI-DETACHED

SD-02-B-2 PLEX-2
3 Bedroom
Total Area: 285.60sqm (3,074 sqft)



Ground Floor



First Floor

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THREE LEVEL VILLA

3A-G MEDIUM VILLA
4 Bedroom
Total Area: 471.52sqm (5,075 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

3A MEDIUM VILLA
4 Bedroom
Total Area: 475.34sqm (5,117 sqft)



Ground Floor

First Floor

Second Floor

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THREE LEVEL VILLA

3A (M) MEDIUM VILLA
4 Bedroom
Total Area: 475.34 sqm (5,117 sqft)



Ground Floor

First Floor

Second Floor

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THREE LEVEL VILLA

3B-G MEDIUM VILLA
4 Bedroom + Study
Total Area: 453.49sqm (4,881 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

3B MEDIUM VILLA
4 Bedroom + Study
Total Area: 459.61sqm (4,947 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

3B(M)-G MEDIUM VILLA

4 Bedroom + Study

Total Area: 453.39sqm (4,880 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

3B(M) MEDIUM VILLA

4 Bedroom + Study

Total Area: 459.54sqm (4,946 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

4B LARGE VILLA
4 Bedroom + Family
Total Area: 521.41sqm (5,612 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

4B (M) - G LARGE VILLA
4 Bedroom + Family
Total Area: 520.11sqm (5,598 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

4B(M) LARGE VILLA
4 Bedroom + Family
Total Area: 521.41sqm (5,612 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

4A - G LARGE VILLA
5 Bedroom + Family
Total Area: 610.05 sqm (6,567 sqft)



Ground Floor



First Floor



Second Floor

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THREE LEVEL VILLA

4A LARGE VILLA
5 Bedroom + Family
Total Area:609.69sqm (6,563 sqft)



Ground Floor

First Floor

Second Floor

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THREE LEVEL VILLA

4A(M) - G LARGE VILLA
5 Bedroom + Family
Total Area: 610.06 sqm (6,567 sqft)



Ground Floor

First Floor

Second Floor

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THREE LEVEL VILLA

4A(M) LARGE VILLA
5 Bedroom + Family
Total Area:609.69sqm (6,563 sqft)



Ground Floor



First Floor



Second Floor

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