



NAD AL SHEBA
VILLAS

OWN A BRAND NEW, READY-TO-MOVE-IN VILLA AT NAD AL SHEBA

Embrace a better lifestyle at Nad Al Sheba Villas, a gated 2.5 million sq. ft. community in Dubai with luxurious new four and five bedroom villas surrounded by green outdoor spaces.

Move in now and discover the perfect blend of privacy, convenience and connectivity. Adjacent to Sheikh Mohammed Bin Zayed Road, Nad Al Sheba Villas is strategically located with excellent amenities and top schools nearby.

A 5-kilometre cycling track and jogging route promote an active, outdoor lifestyle for the entire family, while the upcoming Nad Al Sheba Mall and Nad Al Sheba Pavilion, will offer an exciting range of shopping, dining and leisure facilities at your doorstep.

Exclusively for sale to UAE and GCC nationals. Terms and conditions apply.



FAMILY-CENTRIC COMMUNITY LIVING

NAD AL SHEBA MALL



A 1.4 million square foot shopping, dining and entertainment destination, Nad Al Sheba Mall will have 200 shops, restaurants and entertainment outlets including a supermarket, department stores, multi-screen cinema, medical clinic and fitness centre.

WORLD-CLASS INTERNATIONAL SCHOOLS ON YOUR DOORSTEP



Discover world-class international schools within easy reach, offering the highest academic standards and choice of curriculum from nursery to secondary education.



FAMILY-CENTRIC COMMUNITY LIVING

NAD AL SHEBA PAVILION



The upcoming Nad Al Sheba Pavilion will feature a Spinneys supermarket, salons, restaurant, coffee shop, pharmacy, swimming pool, gym and sports court.



CYCLING AND JOGGING TRACK

Stay active at the 5km jogging and cycling track encircling the community.



A VARIETY OF SHOPS AND SUPERMARKETS

Experience the ease of shopping for daily essentials with a variety of shops and hypermarkets conveniently located nearby.



NAD AL SHEBA VILLAS

Choose from 4 or 5 bedroom luxury villas, inspired by Mediterranean or Moroccan architectural styles, beautifully designed for families. Spacious living and dining areas, outdoor terraces and a private back garden, offer plenty of room for entertaining. Large windows let in natural light to create bright, sunlit spaces that are pleasant and inviting. Each villa also features a maid's room, high-end finishes and a double garage.



Double garage with overhead automatic door



Maid's room



Natural light



High-end finishes



High ceilings



Built-in wardrobes and storage



En-suite bathrooms



Expansive green outdoor spaces



Large terraces



Laundry room



4 BEDROOM FLOOR PLANS

Ground floor



First Floor



Plot Area	468.00 sq. m.	5037.51 sq. ft.
Villa Built-Up Area	354.40 sq. m.	3814.76 sq. ft.
Gross Floor Area	305.94 sq. m.	3293.14 sq. ft.
Terrace Area	45.05 sq. m.	484.92 sq. ft.

4-bedroom villa floor plan
Area: 3814.76 sq. ft.

The developer reserves the right to make revisions. All the measurements and drawings are approximate. This information is subject to change without notice. Do not scale drawings. Artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. October 2020.

5 BEDROOM FLOOR PLANS

Ground floor



5-bedroom villa floor plan
Area: 4114.86 sq. ft.

First Floor






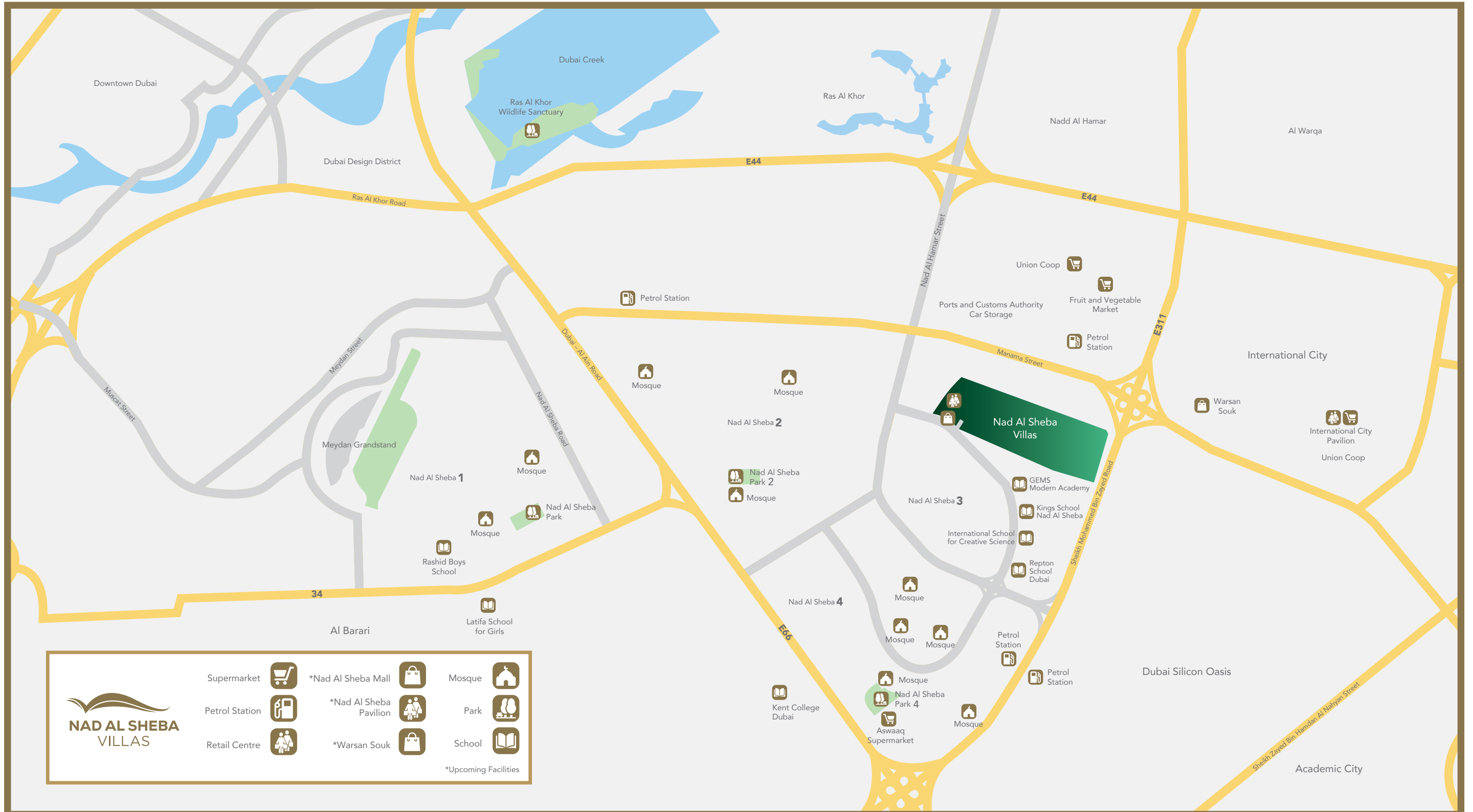
Plot Area	From 452.02 sq. m. to 619.54 sq. m.
	From 4865.50 sq. ft. to 6668.67 sq. ft.
Villa Built-Up Area	382.28 sq. m. 4114.86 sq. ft.
Gross Floor Area	333.87 sq. m. 3593.78 sq. ft.
Terrace Area	43.01 sq. m. 462.96 sq. ft.

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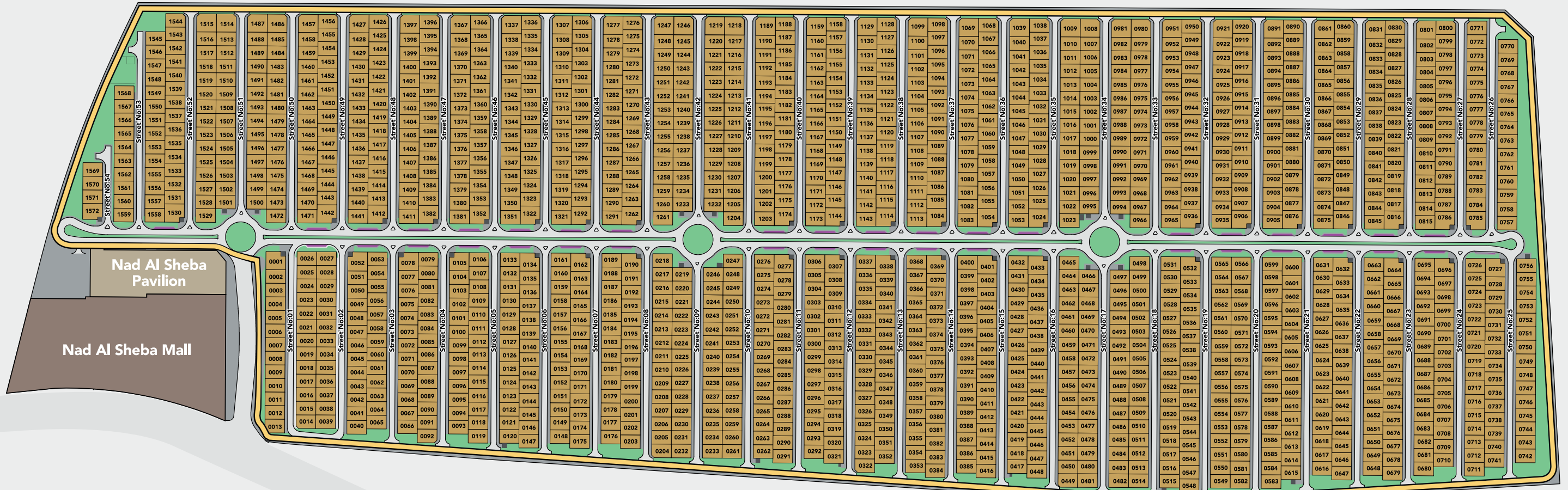
A CONNECTED ADDRESS

Explore the rest of Dubai with ease via Sheikh Mohammed Bin Zayed Road, one of Dubai's main highways, located adjacent to Nad Al Sheba Villas.

-  Dubai International Airport - 19 minutes' drive
 -  Al Maktoum International Airport - 35 minutes' drive
 -  Direct access to Sheikh Mohammed Bin Zayed Road
- *Approximate distance



NAD AL SHEBA VILLAS GENERAL PLAN



- 5km Cycling and jogging track
- Nad Al Sheba Pavilion
- Nad Al Sheba Mall



Type of Villa	Number of Villas
4 Bedroom Villa	361
5 Bedroom Villa	151
Total	512

Annual Rental Rates	
4 Bedroom Villa	AED145,000
5 Bedroom Villa	AED160,000

NAKHEEL THE MASTER DEVELOPER

Dubai-based Nakheel is a world-leading master developer whose innovative, landmark projects form an iconic portfolio of master communities and residential, retail, hospitality and leisure developments that are pivotal to realising Dubai's vision. Nakheel's waterfront projects, including the world-famous, award-winning Palm Jumeirah, have added more than 300 kilometres to Dubai's original, 70km coastline, paving the way for the development of hundreds of seafront homes, resorts, hotels and attractions.

Nakheel's master developments span 15,000 hectares, accommodate nearly 300,000 people and provide a growing range of destinations, attractions and facilities for Dubai's citizens, residents and tourists. They include Palm Jumeirah, The World, Jumeirah Islands, Jumeirah Park, Jumeirah Village, Al Furjan, The Gardens, Discovery Gardens, Jebel Ali Village, Dragon City, Nad Al Sheba Villas, Warsan Village, International City and the upcoming Deira Islands – a new destination for tourism, living and leisure at Dubai's oldest, most traditional trading hub.

Nakheel Malls owns and operates a diverse range of world-class retail experiences with a distinct portfolio of iconic lifestyle, shopping, dining and entertainment destinations across Dubai. Palm Jumeirah is home to Nakheel Mall, Golden Mile Galleria, The Pointe, Club Vista Mare and The Palm Monorail, with upcoming projects including The Palm Fountain, The View and Palm West Beach. Nakheel Malls' expanding portfolio also includes distinguished, large-scale shopping centres such as Ibn Battuta Mall and Dragon Mart, as well as a retail Pavilions at six Nakheel residential communities. Upcoming projects include Souk Warsan, Al Khail Avenue and The Circle Mall.

Nakheel Hospitality's project portfolio comprises a diverse range of hotels and resorts, including five star, luxury establishments, family-friendly resorts and stylish, modern hotels. Premier Inn Ibn Battuta Mall, Avani Ibn Battuta, ibis Styles Dragon Mart and Premier Inn Dragon Mart are operational, with the Riu Dubai – the first project to be completed at Deira Islands and the first of two international joint ventures under which Nakheel is bringing new hospitality concepts to Dubai in line with the government's tourism vision – opening in 2020. The St. Regis Dubai – The Palm, part of Nakheel's Palm Tower landmark mixed-use project at the heart of Palm Jumeirah, and Nakheel's second joint venture, the Centara Mirage Beach Resort Dubai, are scheduled to open in 2021. Nakheel Hospitality's project collection also includes a range of community clubs and restaurants across Dubai.

Nakheel Residential Leasing's portfolio currently comprises 17,000 villas and apartments at The Gardens, Discovery Gardens, Jebel Ali Village, Al Furjan, Nad Al Sheba Villas, Palm Jumeirah, Badrah, Veneto and International City.





NAD AL SHEBA VILLAS



NAKHEEL

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