
MERAAS
NAD AL SHEBA
GARDENS
LIVE YOUR LEGACY

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 exceptional living environments. Each development has a signature setting where sophistication, serenity, and vibrant communities thrive.



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
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.

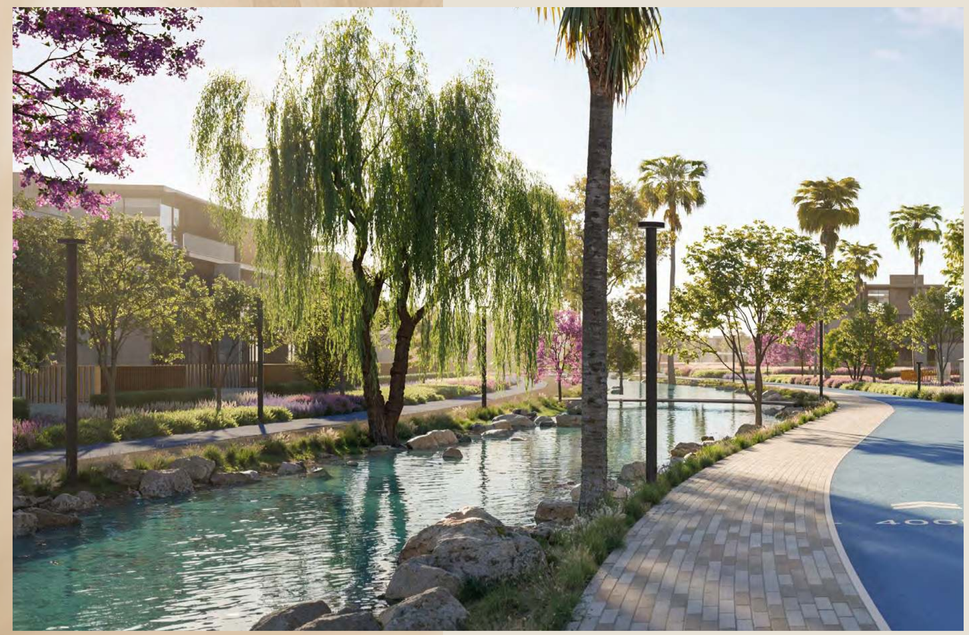


WAVE POOL

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

LAGOON

Flowing through the community, 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 courts for every interest—whether it's basketball, padel, or tennis—a sparkling swimming pool, a skate park, an outdoor gym, and a state-of-the-art indoor gymnasium equipped with cutting-edge equipment.





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.

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 THE NEW PHASE

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 its proximity to Central Park. The park itself is an oasis that offers a thoughtfully landscaped retreat. It creates a natural sanctuary where residents can unwind, connect, and recharge, fostering a deeper sense of balance and harmony in everyday life.





PHASE 9
MASTERPLAN



- 4-BEDROOM VILLAS
- 4-BEDROOM VILLAS G+1
- 5-BEDROOM VILLAS
- 5-BEDROOM VILLAS G+1
- 6-BEDROOM VILLAS
- 7-BEDROOM VILLAS



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, equipped with a convenient lift. In the G+1 layout, the first floor includes two ensuite bedrooms and a master suite overlooking the rear garden. In the G+2 layout, the first floor offers two bedrooms and a family room with garden views, while the second floor is dedicated entirely to the master suite, complete with a spacious walk-in closet, a luxurious ensuite bathroom, and a generous terrace.





4-BEDROOM VILLA | G+1



4-BEDROOM VILLA | G+1



4-BEDROOM VILLA | G+2



4-BEDROOM VILLA | G+2



4-BEDROOM VILLA | LIVING & DINING



4-BEDROOM VILLA | LIVING ROOM



4-BEDROOM VILLA | STAIRCASE



4-BEDROOM VILLA | BEDROOM



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 | G+1



5-BEDROOM VILLA | G+1



5-BEDROOM VILLA | G+2



5-BEDROOM VILLA | G+2



5-BEDROOM VILLA | LIVING ROOM



5-BEDROOM VILLA | LIVING ROOM

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. Their contemporary architecture is a masterpiece of refined design, seamlessly blending the rich textures of stone with the sleek sophistication of metallic 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.





6-BEDROOM VILLA | G+2



6-BEDROOM VILLA | G+2



6-BEDROOM VILLA | LIVING & DINING



6-BEDROOM VILLA | LIVING & DINING



6-BEDROOM VILLA | LIVING & DINING



7-BEDROOM VILLAS

The villas' contemporary architecture, defined by the use of stone and screens, conveys a sense of luxury and sophistication while enhancing their overall aesthetic. Large windows, metallic 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.



7-BEDROOM VILLA | G+2



7-BEDROOM VILLA | G+2



7-BEDROOM VILLA | G+2



7-BEDROOM VILLA | LIVING & DINING



7-BEDROOM VILLA | KITCHEN & DINING



7-BEDROOM VILLA | STAIRCASE



7-BEDROOM VILLA | OFFICE



7-BEDROOM VILLA | MASTER BATHROOM


MERAAS