

MASTER PLAN

NAD
AL SHEBA
GARDENS

- TH-1 - 3 BEDROOM - 6FLEX
- TH-2 - 3 BEDROOM - 6FLEX
- TH-3 - 3 BEDROOM - 4FLEX
- 4BR-S - 4 BEDROOM VILLA - SMALL (MIRRORRED)
- 4BR-S - 4 BEDROOM VILLA - LARGE
- 4BR-S - 4 BEDROOM VILLA - LARGE (MIRRORRED)
- 5BRM-S - 5 BEDROOM VILLA - MEDIUM
- 5BRM-M - 5 BEDROOM VILLA - MEDIUM (MIRRORRED)
- 5BR-L - 5 BEDROOM VILLA - LARGE
- 5BR-L - 5 BEDROOM VILLA - LARGE (MIRRORRED)
- 6BRM-M - 6 BEDROOM VILLA - MEDIUM
- 6BRM-M - 6 BEDROOM VILLA - MEDIUM (MIRRORRED)
- 6BR-L - 6 BEDROOM VILLA - LARGE
- 6BR-L - 6 BEDROOM VILLA - LARGE (MIRRORRED)



MERAAS



Luxury Homes | Nad Al Sheba Gardens | Phase 4

Nad Al Sheba Gardens Phase 4 - Nad Al Sheba - Dubai - United Arab Emirates

[View in Map](#)

Reference No. **PLS00027**



Developer
MERAAS

Starting From
3,900,000 AED

Payment Plan
5/55/40

Handover From
Q2 2027

Location
Nad Al Shiba Fourth

Property Type
Townhouse | Villa

DLD Fee
4 %

Description



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





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Nad Al Sheba Gardens Phase 4 is a premium residential community developed by Meraas Holding, located in the serene Nad Al Sheba area of Dubai. The project offers a mix of spacious townhouses and villas, ranging from 3-bedroom townhouses of approximately 2,750–3,382sqft to 4x5x and 6x bedroom villas measuring up to 7,125sqft. Designed as a gated, family-friendly neighborhood, it features resort-style amenities including landscaped gardens, walking and cycling tracks, a lagoon-style wave pool, amphitheater, sports courts, children’s play areas, and dog parks, creating a balanced lifestyle environment.

Conveniently connected to major roads and only minutes away from Downtown Dubai and Dubai International Airport, the community offers the tranquility of suburban living while maintaining city accessibility. Units are available under freehold ownership with attractive off-plan payment plans, typically structured around a small down payment, installments during construction, and final payment on handover. Phase 4 is currently under construction, with an expected completion in 2027. Combining a premium location, high-quality design, and comprehensive lifestyle amenities, Nad Al Sheba Gardens Phase 4 caters to families seeking spacious homes as well as investors looking for off-plan villa opportunities in Dubai.

Amenities

-  Swimming Pool
-  Gym | Fitness Center
-  Kids Play Area
-  BBQ Area
-  24/7 Security & CCTV
-  High-speed Elevators
-  Pet-friendly Zones
-  Jogging | Cycling Track
-  Restaurants | Cafés
-  Gardens | Parks
-  Sports Courts
-  Parking
-  Yoga | Pilates Studio

Payment Plan

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Particulars	Period	Booking Amount %
Down Payment	Immediate	5

Particulars	Period	Date	Booking Amount %
1st	After Booking	31-12-2023	5

Particulars	Period	Date	Booking Amount %
2nd	After Booking	30-04-2024	10

Particulars	Period	Date	Booking Amount %
3rd	After Booking	31-08-2024	5

Particulars	Period	Date	Booking Amount %
4th	After Booking	30-11-2024	5

Particulars	Period	Date	Booking Amount %
5th	After Booking	28-02-2025	5

Particulars	Period	Date	Booking Amount %
6th	After Booking	31-05-2025	5

Particulars	Period	Date	Booking Amount %
7th	After Booking	31-08-2025	5

Particulars	Period	Date	Booking Amount %
8th	After Booking	30-11-2025	5



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Particulars	Period	Date	Booking Amount %
9th	After Booking	28-02-2026	5
10th	After Booking	31-05-2026	5
11th	On Completion	40	

Regulatory Information

Permit Number	1291129808
DED	771800
RERA	143033
BRN	40659

Trakheesi Permit



Images

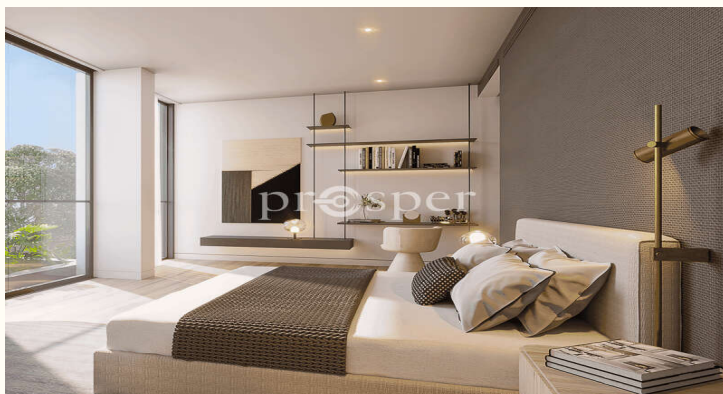
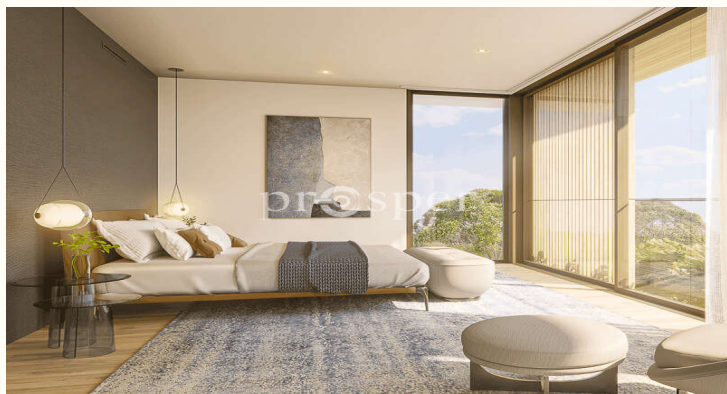
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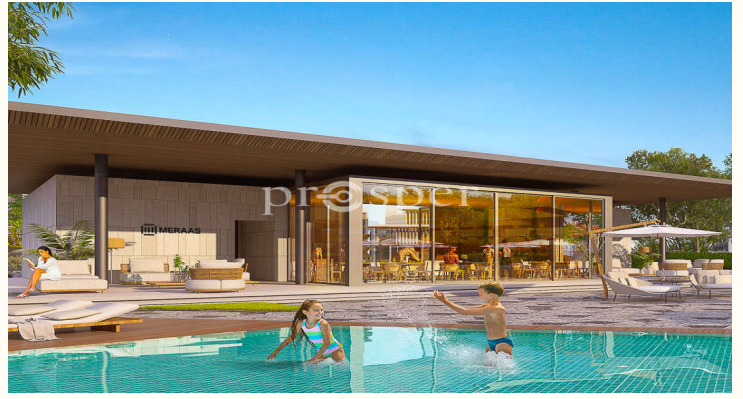
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Unit Types

View units which comes under this project.

Townhouse

Type	Bedroom	Area (sqft)	Price (AED)	Floor Plan
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3 BEDROOM -6PLEX - END (2 LEVEL TH) 3

Built Up: 2750 - 3382 3,900,000 AED



3 BEDROOM -6PLEX - MIDDLE 3

Built Up: 2750 - 3382 3,900,000 AED



3 BEDROOM -4PLEX - END 3

Built Up: 2750 - 3382 3,900,000 AED



3 BEDROOM -4PLEX - MIDDLE 3

Built Up: 2750 - 3382 3,900,000 AED



Villa

Type	Bedroom	Area (sqft)	Price (AED)	Floor Plan
4 BEDROOM VILLA - SMALL	4	Built Up: 3807 - 4950 Plot: 6801 - 7050	8,500,000 AED	



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4 BEDROOM VILLA - LARGE

4

Built Up: 3807 - 4950
Plot: 6801 - 7050

8,500,000 AED



5 BEDROOM VILLA - MEDIUM

5

Built Up: 5384 - 5846
Plot: 6664 - 6700

11,600,000 AED



5 BEDROOM VILLA - LARGE

5

Built Up: 5384 - 5846
Plot: 6664 - 6700

11,600,000 AED



6 BEDROOM VILLA - MEDIUM

6

Built Up: 6543 - 7125
Plot: 7007 - 7200

14,800,000 AED



6 BEDROOM VILLA - LARGE

6

Built Up: 6543 - 7125
Plot: 7007 - 7200

14,800,000 AED



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