

MASTER PLAN

NAD AL SHEBA GARDENS

- TH1- 3 BEDROOM - 4FLEX
- TH2- 3 BEDROOM - 4FLEX
- TH3- 3 BEDROOM - 4FLEX
- 4BR-S- 4 BEDROOM VILLA - SMALL (MIRRORRED)
- 4BR-S- 4 BEDROOM VILLA - LARGE (MIRRORRED)
- 4BR-S- 4 BEDROOM VILLA - LARGE (MIRRORRED)
- 5BR-M- 5 BEDROOM VILLA - MEDIUM
- 5BR-M- 5 BEDROOM VILLA - MEDIUM (MIRRORRED)
- 5BR-L- 5 BEDROOM VILLA - LARGE
- 5BR-L- 5 BEDROOM VILLA - LARGE (MIRRORRED)
- 6BR-M- 6 BEDROOM VILLA - MEDIUM
- 6BR-M- 6 BEDROOM VILLA - MEDIUM (MIRRORRED)
- 6BR-L- 6 BEDROOM VILLA - LARGE
- 6BR-L- 6 BEDROOM VILLA - LARGE (MIRRORRED)



MERAAS



Reference No. PLS00027

DEVELOPER **MERAAS**

Luxury Homes | Nad Al Sheba Gardens | Phase 4

Starting from **₹ 3,900,000**

Nad Al Sheba Gardens Phase 4 - Nad Al Sheba - Dubai - United Arab Emirates [VIEW IN MAP](#)

Payment Plan 5/55/40	Handover From Q3 2026	Location Nad Al Sheba Gard...	Property Type Townhouse Villa	DLD Fee 4 %
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Description:

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 4-, 5-, and 6–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

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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	Smart Home Integration	Supermarket / Store

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	5
1	After Booking	31-12-2023	5
2	After Booking	30-04-2024	10
3	After Booking	31-08-2024	5
4	After Booking	30-11-2024	5
5	After Booking	28-02-2025	5
6	After Booking	31-05-2025	5

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
7	After Booking	31-08-2025	5
8	After Booking	30-11-2025	5
9	After Booking	28-02-2026	5
10	After Booking	31-05-2026	5
11	On Completion	-	40

Regulatory Information

Permit Number: **1291129808**

DED: **771800**

RERA: **143033**

BRN: **40659**

Trakheesi Permit:



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Unit Types

View units which comes under this project.

Townhouse

TYPE	BEDROOM	AREA (SQFT)	PRICE	
3 BEDROOM - 6PLEX - END (2 LEVEL TH)	3	Built Up: 2750 - 3382	₹ 3,900,000	
3 BEDROOM - 6PLEX - MIDDLE	3	Built Up: 2750 - 3382	₹ 3,900,000	
3 BEDROOM - 4PLEX - END	3	Built Up: 2750 - 3382	₹ 3,900,000	
3 BEDROOM - 4PLEX - MIDDLE	3	Built Up: 2750 - 3382	₹ 3,900,000	

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Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
4 BEDROOM VILLA - SMALL	4	Built Up: 3807 - 4950 Plot: 6801 - 7050	₹ 8,500,000	
4 BEDROOM VILLA - LARGE	4	Built Up: 3807 - 4950 Plot: 6801 - 7050	₹ 8,500,000	
5 BEDROOM VILLA - MEDIUM	5	Built Up: 5384 - 5846 Plot: 6664 - 6700	₹ 11,600,000	
5 BEDROOM VILLA - LARGE	5	Built Up: 5384 - 5846 Plot: 6664 - 6700	₹ 11,600,000	
6 BEDROOM VILLA - MEDIUM	6	Built Up: 6543 - 7125 Plot: 7007 - 7200	₹ 14,800,000	
6 BEDROOM VILLA - LARGE	6	Built Up: 6543 - 7125 Plot: 7007 - 7200	₹ 14,800,000	

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