



Reference No. **PLS00098**

DEVELOPER **MERAAS**

Elegant Family Villas & Townhouses | Nad Al Sheba Gardens | Phase 11

Starting from **₹ 6,150,000**

47MV+3C, Nad Al Sheba, Nadd Al Shiba First, Dubai, United Arab Emirates [VIEW IN MAP](#)

Payment Plan 20/60/20	Handover From Q2 2029	Location 47MV+3C, Nad Al S...	Property Type Townhouse Villa	DLD Fee 4 %
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Description:

Nad Al Sheba Gardens Phase 11 is a premium off-plan residential development by **Meraas** located in the well-established **Nad Al Sheba** area close to **Meydan**. As part of the larger Nad Al Sheba Gardens master community, Phase 11 introduces a limited collection of beautifully designed **3 bedroom townhouses and 4 and 5 bedroom villas** that combine modern architecture with spacious layouts tailored for family living. Each residence is thoughtfully designed with open-plan interiors, high ceilings, large windows that allow natural light to flow through the home, and private outdoor spaces such as gardens and terraces, creating a comfortable and elegant living environment.

The community is designed to offer a peaceful suburban lifestyle surrounded by lush greenery and landscaped parks while remaining close to the vibrant heart of the city. Residents will have access to a wide range of lifestyle amenities including jogging and cycling tracks, sports courts, children’s play areas, yoga lawns, community parks, and a clubhouse that encourages social interaction and wellness. The development also features pedestrian-friendly pathways, retail outlets, and community facilities that enhance everyday convenience and promote a connected neighborhood atmosphere.

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Strategically positioned, the project offers excellent connectivity to key destinations such as **Downtown Dubai**, **Meydan Racecourse**, and **Dubai International Airport**, with easy access to major highways linking residents to the rest of the city. With its blend of contemporary design, tranquil surroundings, and proximity to Dubai's major business and entertainment hubs, Nad Al Sheba Gardens Phase 11 presents an ideal opportunity for families and investors seeking a modern home within a prestigious and well-connected community in Dubai.

Amenities

Swimming Pool	Gym Fitness Center	Kids Play Area
Multipurpose Hall	Concierge Services	24/7 Security & CCTV
Smart Home Integration	Pet-friendly Zones	Supermarket / Store
Restaurants Cafés	Gardens Parks	Jogging Cycling Track
Parking	Maid's Room	Sports Courts
Clubhouse Community Center	Yoga Pilates Studio	

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	20
1	After Booking	30-04-2026	10
2	After Booking	31-10-2026	5
3	After Booking	31-03-2027	10
4	After Booking	31-08-2027	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
5	After Booking	31-01-2028	10
6	After Booking	30-06-2028	10
7	After Booking	31-10-2028	5
8	On Completion	-	20

Regulatory Information

Permit Number: **0307877510**

DED: **771800**

RERA: **143033**

BRN: **40659**

Trakheesi Permit:



more photos

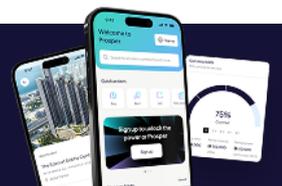


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Unit Types

View units which comes under this project.

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Townhouse

TYPE	BEDROOM	AREA (SQFT)	PRICE	
3 BEDROOM - END 1 - 4 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	
3 BEDROOM - MID 2/MID 3 - 4 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	
3 BEDROOM - END 4 - 4 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	
3 BEDROOM - END 1 - 6 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	
3 BEDROOM - MID 2/MID 3 - 6 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	
3 BEDROOM - MID 4/MID 5 - 6 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	
3 BEDROOM - END 6 - 6 PLEX	3	Built Up: 3247 - 3291	₹ 6,150,000	

Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
4 BEDROOM VILLA	4	Built Up: 4750 - 4795 Plot: 5000 - 6000	₹ 13,550,000	
5 BEDROOM VILLA	5	Built Up: 5630 - 5650 Plot: 6000 - 7500	₹ 15,030,000	

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