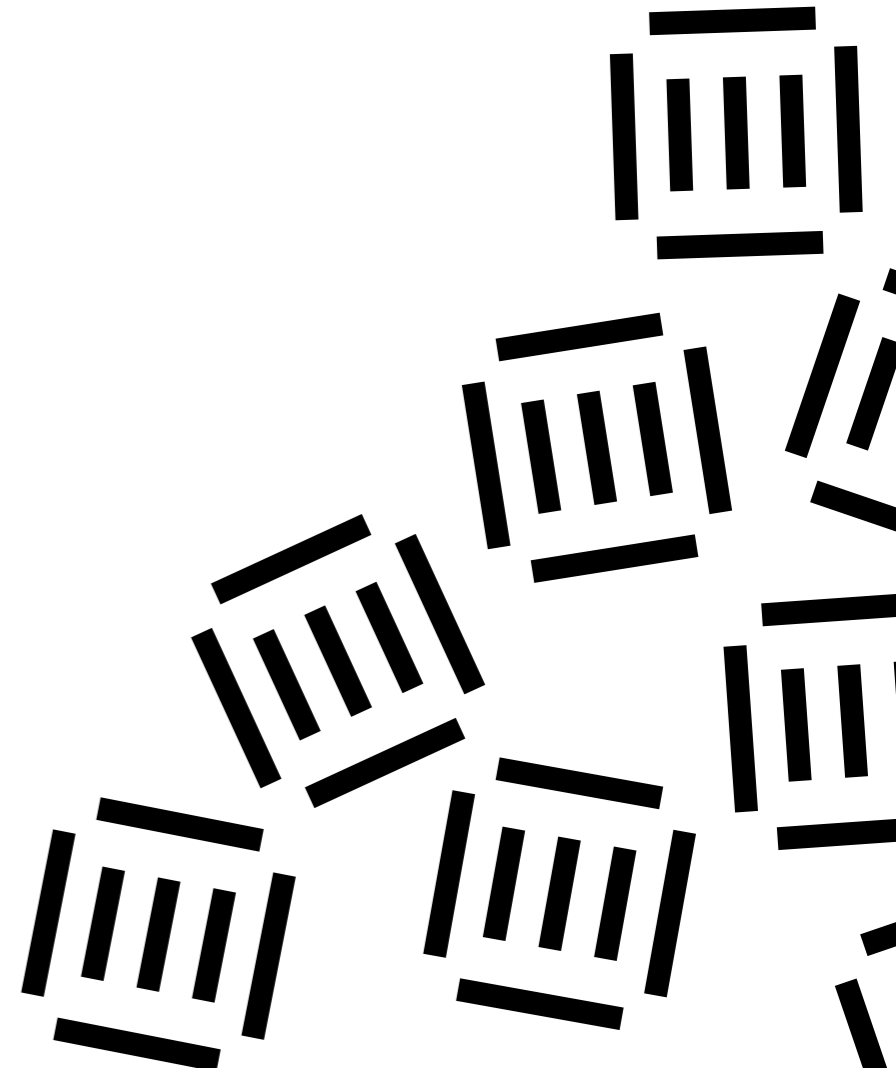


Nad Al Sheba Gardens



Nad Al Sheba Gardens is a land development project by Meraas, sixteen kilometres from City Walk and close to the Al Ain Road (E-66). Freehold plots are now available on a flexible payment plan; with the option to build Ground Plus One (G+1) and Ground Plus Six (G+6) residential buildings and villas. Proposed land uses also include retail, community facilities (a masjid, school, and hospital), district and neighbourhood parks and open recreation spaces for active and passive recreation.

Nad Al Sheba Gardens is strategically located adjacent to Meydan development and Mohammed Bin Rashid City.



Nad Al Sheba Gardens



Nad Al Sheba Gardens



The site is located strategically adjacent to Meydan development and Mohammed Bin Rashid City.

- **Usage:** Buildings
(Residential-Commercial/Residential)
> Permitted Height: G+6
- **Usage:** Villa Plots
> Type 1: 10,000 sq.ft.
• Permitted Height G+1
> Type 2: 5,000 sq.ft.
- Permitted 2 villas per plot
> Type 2: 5,000 sq.ft.
- Permitted Height: G+1
- Permitted 1 villa per plot
- **Ownership:** Freehold
- **Payment Method:**
> Payment Plan
- **No service charge**
- **No time limit to construct**
- **The development follows Dubai Development Authority (DDA) rules and regulations in terms of design & construction**
<https://dda.gov.ae/dda-services/zoning-services/>

LAND USE	PLOT TYPE
MIXED-USE / RESIDENTIAL	
RESIDENTIAL VILLA LARGE (10,000 Sq.ft)	
RESIDENTIAL VILLA SMALL (5,000 Sq.ft)	
RESIDENTIAL APARTMENTS	
RETAIL	
PUBLIC FACILITY	
UTILITY PLOTS	
UTILITY CORRIDOR	
PLOT ACCESS	
OPEN SPACE / BUFFER / UTILITY CORRIDOR	
PARK	
RIGHT OF WAY	



SHEIKH MOHAMMED BIN ZAYED