

NAD AL SHEBA VILLAS

On request

PARAMETERS

City	Dubai
District	Nadd Al Sheba
Type	Development
Completion date	III quarter, 2019

NAD AL SHEBA VILLAS IN NAD AL SHEBA DISTRICT, DUBAI

Nad Al Sheba Villas, a gated residential development under security surveillance, is a subcommunity in the eponymous developing district of Dubai to the south of the Gulf.

VILLAS IN NAD AL SHEBA

This new development features the most premium specimen of Dubai real estate: large four or five-bedroom family villas with various floor areas and indoor floor plans. Every bedroom has an en suite bathroom. There is a kitchen, a large living room, and a dining room on the ground floor. Houses also feature maid’s rooms, laundry rooms, outdoor terraces with decks for outdoor furniture, cozy back yards, and double garages with automatic doors.

Key amenities in Nad Al Sheba Villas

The villa estate is a part of a large community with all the necessary infrastructure for comfortable life and recreation. There is a sizable park nearby with pleasant recreation areas and paths perfect for walks with children and daily jogging. The district also has a separate park area to walk pets.

District residents have access to:

- Supermarkets and convenience stores
- Clothing and household goods shops
- Car repair shop
- Equipped recreation areas
- Several schools
- Hospital
- Gym
- Outdoor sports courts
- Swimming pool
- Restaurants and cafes

- 5-kilometer jogging route and cycling track

Transport accessibility of Nad Al Sheba Villas community

This residential project is situated near a main Dubai motorway. The convenient transport connection enables easy access to nearby districts and the downtown area. The nearest bus stops are six kilometers away from the project.

- Downtown and Burj Khalifa skyscraper are only a 20-minute drive away from the community
- The beach is about 25 minutes away
- The Dubai International Airport is 45 minutes away

Nearest shopping malls

The community itself and the nearby districts have a multitude of different retail outlets. Spinney's supermarket is a three-minute drive away from the project and there is also a fresh produce market, 11 minutes away.

A trip to the following shopping malls takes 13 – 15 minutes:

- Marhaba Mall
- Dragon Mart
- Nesto Hypermarket
- We Mart

Nearest educational establishments

The quiet Nad Al Sheba District is perfect for family living. Several schools (with a good rating by the city's state inspection authorities) are located two kilometers away from the villas.

- Kings' School Nad Al Sheba
- GEMS Modern Academy school (which includes a stadium and a swimming pool)

INVESTMENT IN NAD AL SHEBA VILLAS, DUBAI

Nad Al Sheba District is currently experiencing rapid development. A series of diverse infrastructure facilities are planned to be built here, which will make this place even more attractive for tourists and city dwellers.

You should consider investing in property in Nad Al Sheba Villas today, while villas in this district are not yet overpriced. Investing your money in real estate can protect it from inflation and if you wish to receive passive income, you could purchase a villa for future leasing.

Please contact our staff for any details regarding floor plans, price, potential payment plans, and documentation.

PROPERTY FEATURES

LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to the airport
- Environmentally pristine area
- City view
- Park/garden view
- Beautiful view

FEATURES

- Balcony
- Terrace
- TV
- Internet
- Air Conditioners
- Built-in closet
- Finished
- Premium class
- Completed project
- Low-rise buildings

INDOOR FACILITIES

- Restaurant
- Healthcare facilities
- Laundry
- Fitness room
- Shopping centre
- Covered parking

OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- Landscaped green area
- Garden
- Swimming pool
- Running track
- Sports ground
- Tennis court
- Shop

PHOTO GALLERY








