

**SELLING @ AED22.46M**  
DLD Wavier | 0% Commission | HO Q4 2027



*\*This property is subject to availability and the price is subject to change. Size may be approximate and images may be generic.*


### RESIDENTIAL FOR SALE

Type	Villa	Built-up Area	8,615 sqft
Location	Nad Al Sheba	Bedrooms	7 Bed
Property	Nad Al Sheba 1, Nad Al Sheba Gardens - Phase 3	Bathrooms	7 Bath
RERA Permit	0038850023	Parking	-
Agency Fee	-	Transfer Fee	-
Entered Date	Aug 23, 2024 12:33 pm	Updated Date	Aug 23, 2024 01:31 pm

Ref#:GMR-17342



**RAJESH GUPTA**  
Senior Client Manager  
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Gold Mark Real Estate is thrilled to offer an exceptional opportunity to own a luxury villa in the prestigious Nad Al Sheba Gardens community, developed by Meraas.

#### Villa Features:

- **High-End Interiors:** Elegant and luxurious finishes throughout.
- **Private Garden:** Ideal for relaxation and entertaining.
- **Provision for Elevator:** For added convenience and accessibility.
- **Additional Room Upstairs:** Flexible space for various uses.
- **Service Quarters:** Includes Maids Room and Drivers Room.
- **Kitchen Options:** Show kitchen and a closed preparation kitchen.
- **Spacious Layout:** Designed for comfort and luxury.

#### Community Features:

- **Parks and Play Areas:** Multiple options for recreation.
- **24/7 Security:** Ensuring safety and peace of mind.
- **Gyms:** Both outdoor and indoor facilities.
- **Cycling Tracks and Pedestrian Walkways:** Promoting an active lifestyle.
- **Skate Park:** For leisure and fun.
- **Clubhouse:** A central gathering place.
- **BBQ Areas:** Perfect for outdoor dining.
- **Retail Outlets:** A variety of shops within the community.

#### Location Access:

- **2 minutes to Al Ain Road**
- **5 minutes to Meydan Racecourse**
- **10 minutes to Downtown Dubai**
- **10 minutes to Dubai Hills Mall**
- **15 minutes to Dubai International Airport**

Nad Al Sheba Gardens offers a unique living experience with its nostalgic design, blending narrow lanes and open lawns within a gated community. It's a perfect choice for families seeking privacy, style, and a distinct lifestyle.

For more information or to schedule a viewing, please contact Rajesh Gupta at +971 56 403 0338 or email [gr@goldmark.ae](mailto:gr@goldmark.ae).

With extensive experience in Dubai's real estate market, Gold Mark Real Estate is your trusted partner



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in buying, selling, and renting properties across the city.



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