

Sales Offer



Thank you for your interest in Meraas Properties. Please find the details of property options.

Project	Unit	No of Bedrooms	Saleable Area (Sq ft)	Selling Price (AED)
Nad Al Sheba Gardens.	NASG-P8-I-064	6	6,87	18,736,00
Nad Al Sheba Gardens.	NASG-P10-B-154	7	3	0
Nad Al Sheba Gardens.	NASG-P10-B-174	6	8,70	25,992,00
			6	0
* Applicable fees to Dubai Land Department of the property net price + AED 3,150 Oqood fee			6,87	18,429,00
* Prices and availability are subject to change without notice			3	0

Nad Al Sheba Gardens.	Bedrooms	6	Saleable Area (Sq ft)	6,873	
NASG-P8-I-064	Selling Price (AED)	18,736,000	Internal Area (Sq ft)		Plot Area (Sq ft) 7,925
	Unit Type	6BR	Balcony Area (Sq ft)		

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	20 Oct 2025	3,747,200
2	Not Applicable	10.00%	15 Mar 2026	1,873,600
3	Not Applicable	5.00%	15 Sep 2026	936,800
4	Not Applicable	10.00%	15 Feb 2027	1,873,600
5	Not Applicable	5.00%	15 Jul 2027	936,800
6	Not Applicable	5.00%	15 Dec 2027	936,800
7	Not Applicable	5.00%	15 May 2028	936,800
8	One Hundred (100%) percent of construction	40.00%	15 Apr 2029	7,494,400
			Purchase Price	18,736,000

6 - BED ROOM VILLA

TOTAL AREA: 638.51 SQM (6,872.86 SQFT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NAD AL SHEBA GARDENS

Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.

Nad Al Sheba Gardens. NASG-P10-B-154	Bedrooms	7	Saleable Area (Sq ft)	8,706	
	Selling Price (AED)	25,992,000	Internal Area (Sq ft)		Plot Area (Sq ft) 12,967
	Unit Type	7BR (M)	Balcony Area (Sq ft)		

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	20 Oct 2025	5,198,400
2	Not Applicable	10.00%	15 Mar 2026	2,599,200
3	Not Applicable	5.00%	15 Sep 2026	1,299,600
4	Not Applicable	10.00%	15 Feb 2027	2,599,200
5	Not Applicable	5.00%	15 Jul 2027	1,299,600
6	Not Applicable	5.00%	15 Dec 2027	1,299,600
7	Not Applicable	5.00%	15 May 2028	1,299,600
8	One Hundred (100%) percent of construction	40.00%	15 Mar 2029	10,396,800
			Purchase Price	25,992,000

Nad Al Sheba Gardens. NASG-P10-B-174	Bedrooms	6	Saleable Area (Sq ft)	6,873	
	Selling Price (AED)	18,429,000	Internal Area (Sq ft)		Plot Area (Sq ft) 8,589
	Unit Type	6BR	Balcony Area (Sq ft)		

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	20 Oct 2025	3,685,800
2	Not Applicable	10.00%	15 Mar 2026	1,842,900
3	Not Applicable	5.00%	15 Sep 2026	921,450
4	Not Applicable	10.00%	15 Feb 2027	1,842,900
5	Not Applicable	5.00%	15 Jul 2027	921,450
6	Not Applicable	5.00%	15 Dec 2027	921,450
7	Not Applicable	5.00%	15 May 2028	921,450
8	One Hundred (100%) percent of construction	40.00%	15 Mar 2029	7,371,600
			Purchase Price	18,429,000

6 - BED ROOM VILLA

TOTAL AREA: 638.51 SQM (6,872.86 SQFT)



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MAISON EDGE REALTY
REAL ESTATE BROKERAGE COMPANY

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