



Nad Al Sheba Phase 10 | Luxury Villas 10 Mins Downtown #AS

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 3,111,338.04

Location

Country: United Arab Emirates
State/Region/Province: Dubai
Posted: Nov 23, 2025

Description:

LOCATION: Nad Al Sheba Gardens Phase 10, Nad Al Sheba 1, Dubai

TYPE: 4-Bedroom Luxury Villa by Meraas

VIEW: Community & Garden

BUA: 4,795 sq.ft

PLOT SIZE: Approx. 5,0006,000 sq ft

USP: Modern Meraas design, open layouts, lush private garden, premium finishes, and resort-style amenities.

Live moments from Downtown Dubai in the exclusive Nad Al Sheba Gardens Phase 10 a serene, freehold community crafted by Meraas. This 4-bedroom villa seamlessly blends elegant contemporary design with bright, spacious interiors and indoor-outdoor living spaces. Enjoy a landscaped garden, a maids room, and spacious living areas perfect for family life. The gated neighborhood offers pools, a clubhouse, parks, and sports facilities, with easy access to Al Ain & Al Khail Roads.

CAPRI REALTY is a 15-year-old boutique real estate firm specialising in the sales of villas and townhouses

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PROPERTY FEATURES:



- Balcony
- Basement parking
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes
- Central air conditioning
- Community View
- Covered parking
- Fully fitted kitchen
- Kitchen white goods
- Landscaped Garden
- Laundry/washing room
- Maid's room
- Pets allowed
- Private garage
- Private garden
- Private swimming pool
- Satellite/Cable TV
- Storage room
- Study
- View of gardens
- View of parkland
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Bus services
- Business Center
- Children's nursery
- Children's play area
- Communal gardens
- Concierge service
- Cycling tracks
- Fitness Center
- Laundry Service
- Metro station
- Mosque
- Public park
- Public parking
- Public transport
- Recreational Facilities
- Restaurants
- School
- Shopping mall
- Shops



- Sports academies
- Squash courts
- Tennis courts
- Valet Service
- Walking Trails

Common

Bathrooms:	4
Finished sq. ft.:	445.4701 sq m
Lot Size:	464.5152 sq m

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Parking:	Yes
Number of Garages:	1
Outdoor Amenities:	Pool

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/BRIN-T21631/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	cr-s-34883
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