



## 10 minutes Downtown Prime Location | Freehold villas

#OM



### 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: EUR 2,712,083

#### Location

Country: United Arab Emirates  
 State/Region/Province: Dubai  
 Posted: Jan 18, 2025

Description:  
**4 BEDROOMS + MAIDROOM**  
 payment plan  
**FREEHOLD**  
**10 MINUTES TO DUBAI MALL**

Nad Al Sheba Gardens features bespoke villas, semi-detached townhouses and independent villas for sale in Dubais neighbourhood covered by a nostalgic design philosophy, creating a unique place within this effervescent city. Narrow lanes and open lawns welcome distinguished families and like-minded people who appreciate privacy, style and a unique way of life.

#### Features

- Security 24/7
- Connected cycle tracks
- Sports courts and fields
- Speed sports corridors
- Multi-sport arena
- Skate park
- Club house
- Pedestrian trails
- Retail and leisure hub
- Community farms



Education campus

Completion year 2027

CAPRI REALTY is a 13 years old boutique real estate firm specialising in sales of villas and townhouses in secondary and primary market

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**PROPERTY FEATURES:**

- Balcony
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes
- Central air conditioning
- Central heating
- Community View
- Covered parking
- Fully fitted kitchen
- Intercom
- Kitchen white goods
- Laundry/washing room
- Maid's room
- Pets allowed
- Private garage
- Private garden
- Private swimming pool
- Shared swimming pool
- Storage room
- View of gardens
- View of parkland
- Bank/ATM Facility
- Basketball Court
- Bus services
- Business Center
- Children's nursery
- Children's play area
- Clubhouse
- Communal gardens
- Cycling tracks



- Fitness Center
- Mosque
- Public park
- Public parking
- Public transport
- Recreational Facilities
- Restaurants
- School
- Shops
- Squash courts
- Tennis courts
- Walking Trails

### Common

Bathrooms: 4  
Finished sq. ft.: 445.4701 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

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/BRIN-T13654/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIN-T13654/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: cr-s-26742



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