



## Corner | Central Location | Easy Access | Private



### 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 1,992,283.12

### Location

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

Description:

**Direct Specialist: Fadi Elfares 52316**

**Reference no: AP-S-28030**

**RERA Permit No: 65184059143**

### Property Details:

- Nad Al Shiba Garden freehold to build your dream home.
- Extreme privacy ( Away from Roads ) quiet + Peace
- Away from noisy of rising buildings so your privacy is not overlooked
- Easy and quick access
- Secondary market resale
- Plot Size is 5.346Sqft
- G+1 Plot you can apply for permission to add
- GFA 87% from the Plot Size
- Permitted: One Villa G+1 , Residential villa
- Freehold ownership forever
- Fully paid cash, no payment plan
- No time limit to construct
- No service charges
- Development follows DDA rules and regulations for design and construction

The hottest freehold villa plot location by the best master developer, MERAAS, is the best offer for an



excellent opportunity!

Regarding building your villa, location is everything, and NAS Gardens is very well-positioned and connected. The opportunity is also brought to you by a very well-known developer with a legacy of creating excellent places to live.

RERA ORN: 44671

**PROPERTY FEATURES:**

- BBQ area
- Community View
- Gazebo and outdoor entertaining area
- Pets allowed
- View of golf course
- View of parkland
- Bus services
- Children's play area
- Mosque
- Public park
- Public parking
- Recreational Facilities
- School
- Shops
- Tennis courts
- Walking Trails

**Common**

Finished sq. ft.: 496.6434 sq m

**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/MBJL-T7452/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MBJL-T7452/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: apr-ap-s-28030



# IMLIX

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