La Vue

By MAAIA

NAD AL SHEBA

GARDENS

ABOUT

La Vue
BY MAAIA

La Vue effortlessly combines refined French design, exceptional amenities, and a sense of calm, promising an extraordinary living experience.

Designed for those who appreciate elegance and comfort, it features:

46 elegant residences

Modern architecture inspired by the French Rivera

Elegantly crafted interiors

Direct access to a lush green park

SEE THINGS ANEW

FROM
DESERT DUNES TO
GLOBAL GLORY







Experience the dazzling lights of the world's tallest buildings or lose yourself in the enchanting souks. This is Dubai, where tradition and innovation intertwine.



WHY INVEST IN DUBAI

- Safety
- Golden Visa
- Strategic Location
- Tax-Free Economy
- Sustainability Focus*
- Cultural Diversity**
- Investor-Friendly Policies
- Outstanding Quality of Life
- Cutting-Edge Infrastructure
- World-Class Education & Healthcare

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'

The *first*
impression is
just a prologue
to the *real story*.



NAD AL SHEBA
GARDENS

Nad Al Sheba Gardens offers a perfect balance of energy and serenity, offering residents;

Fine dining, luxury spas, and golfing at The Track.

Top-tier schools for quality education.

Shopping and entertainment options at the upcoming Nad Al Sheba Mall

Excellent connectivity to Al Ain and Al Khail Road.

Lush parks and scenic cycling paths.



A place where the pulse of worldclass racing meets the tranquility of tree-lined promenades and meandering cycling paths.

Here, every moment is an invitation to indulge in life's finest pleasures.





Savour impeccable cuisine in refined dining establishments, surrender to the serenity of an exclusive spa, or refine your game at The Track golf course, where lush fairways stretch beneath an endless sky.

DISTANCES TO KEY LOCATIONS



Under
10 Mins

- Meydan Racetrack
- Nad Al Sheba Park

Within
10–15 Mins

- Meydan Race track
- Meydan Golf Academy
- Nad Al Sheba Park
- Nad Al Sheba Sports Complex
- Deep Dive Dubai
- Nad Al Sheeba Gardens Mall
- Dubai Design District
- Dubai Mall
- Burj Khalifa
- DIFC
- Festival City
- Kite Beach
- Jumeirah Bay

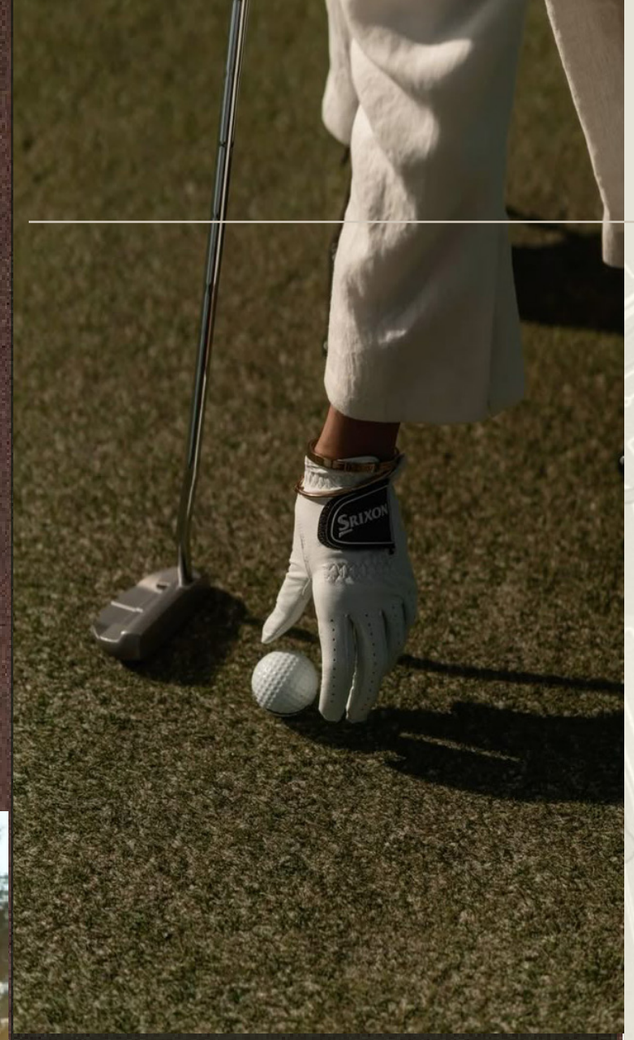
Within
20–25 Mins

- Dubai International Airport
- Burj Al Arab
- Palm Jumeirah
- Dubai Marina
- Emirates Golf Club
- Jebel Ali Freezone

COMMUNITY HIGHLIGHTS

1. Retail
2. Fun Zone
3. Spinneys
4. The Meydan Hotel
5. Nad Al Sheba Health Centre
6. Meydan Golf (9-hole course)
7. The Track, Meydan Racecourse





8. School
9. Mosque
10. Neighbourhood Park
11. Community Park
12. Meditation Zone
13. Deep Dive Dubai
14. NAS Sports Complex



COMMUNITY HIGHLIGHTS



The upcoming metro line expansion promises to elevate Nad Al Sheba's allure, seamlessly connecting it to the heart of the city.







This enhanced accessibility will not only attract new residents, but also boost property values, ensuring capital appreciation.



A LIFESTYLE THAT GOES BEYOND THE SURFACE

At La Vue, every detail is a whisper of sophistication, weaving a tale of effortless refinement and timeless allure.

Ideally positioned at the confluence of Al Ain Road and Al Khail Road, La Vue offers privileged access to Dubai's most illustrious landmarks, from the grandeur of Meydan and the verdant Nad Al Sheba Gardens to the regal Royal Palace and the prestigious Dubai Hills.

Seamlessly intertwined with Nad Al Sheba Gardens, this sanctuary embraces the spirit of "Vivre au Vert" – an ode to lush landscapes and exclusive amenities that redefine luxury.

ELEGANCE FROM THE OUTSIDE IN

La Vue rises gracefully amidst lush surroundings, its contemporary façade embodying refined elegance.

Expansive balconies and floor-to-ceiling windows capture sweeping views of Dubai's iconic landmarks and the evolving skyline.



Inspired by the effortless elegance of Cannes, La Vue redefines elevated urban living, where architectural brilliance meets panoramic vistas, making every residence a statement of timeless style.

Every moment has
its depth
—sometimes, *all*
it takes is a little
more *curiosity*

Where *nature* meets everyday *living*

Verdant green spaces envelop you in an atmosphere of serenity, where nature effortlessly weaves itself into the fabric of everyday life.



Stroll through exquisitely manicured gardens and meandering pathways, each turn guiding you toward La Vue's grand entrance—a gateway to timeless elegance and refined living.



AMBIENCE

Designed to provide a perfect balance of comfort and luxury, La Vue offers something for everything.

Step into a world of understated elegance, where modern European interiors blend seamlessly with timeless sophistication. Every detail, from the sophisticated lighting to the carefully curated layout, strikes the perfect balance of luxury and functionality.







The lobby offers a first impression of refined calm, with a palette that exudes warmth and grace, highlighted by the natural richness of wood paneling. Subtle copper and bronze accents add an element of understated luxury, while thoughtfully curated spaces invite you to relax and unwind.



Monaco-inspired accents and premium materials throughout radiate refined finesse, making each space a testament to exceptional craftsmanship and effortless living.

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Designed for both style and functionality, each residence features an open-plan layout that enhances the sense of space and light.

With 3.1m high ceilings, the interiors feel even more expansive and airy. A fully fitted kitchen, complete with top-of-the-line Siemens appliances, ensures effortless sophistication.

Generous covered balconies offer a seamless indoor-outdoor experience, while floor-to-ceiling windows frame breathtaking views, flooding the interiors with natural light.

Natural light pours through large windows, filling the interiors with warmth and radiance.

The elegant design, rooted in timeless European influences, ensures every detail exudes refined sophistication.









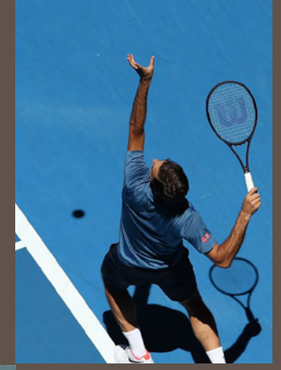
OPEN SPACES,
OPEN VIEWS.

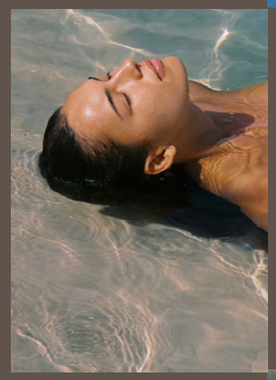
Each room exudes a serene, sophisticated ambiance, highlighted by expansive windows and balconies that effortlessly extend the living space.

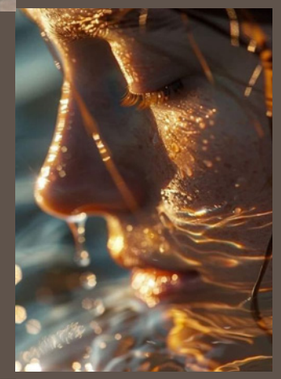


This serene atmosphere sets the tone for a journey through a residence where elegance flows seamlessly through every room, making every moment feel as extraordinary as the surroundings.

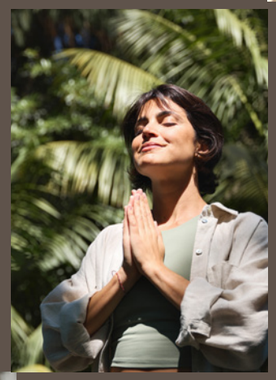
WORLD-CLASS AMENITIES

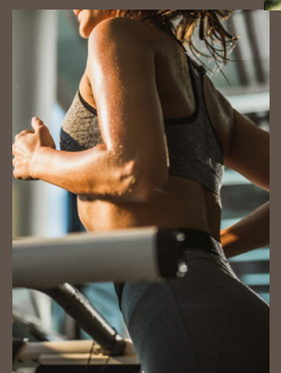






Whether you seek peaceful relaxation, an active lifestyle, or the perfect balance of work and leisure, La Vue's exceptional range of premium amenities offers something to cater to every desire.







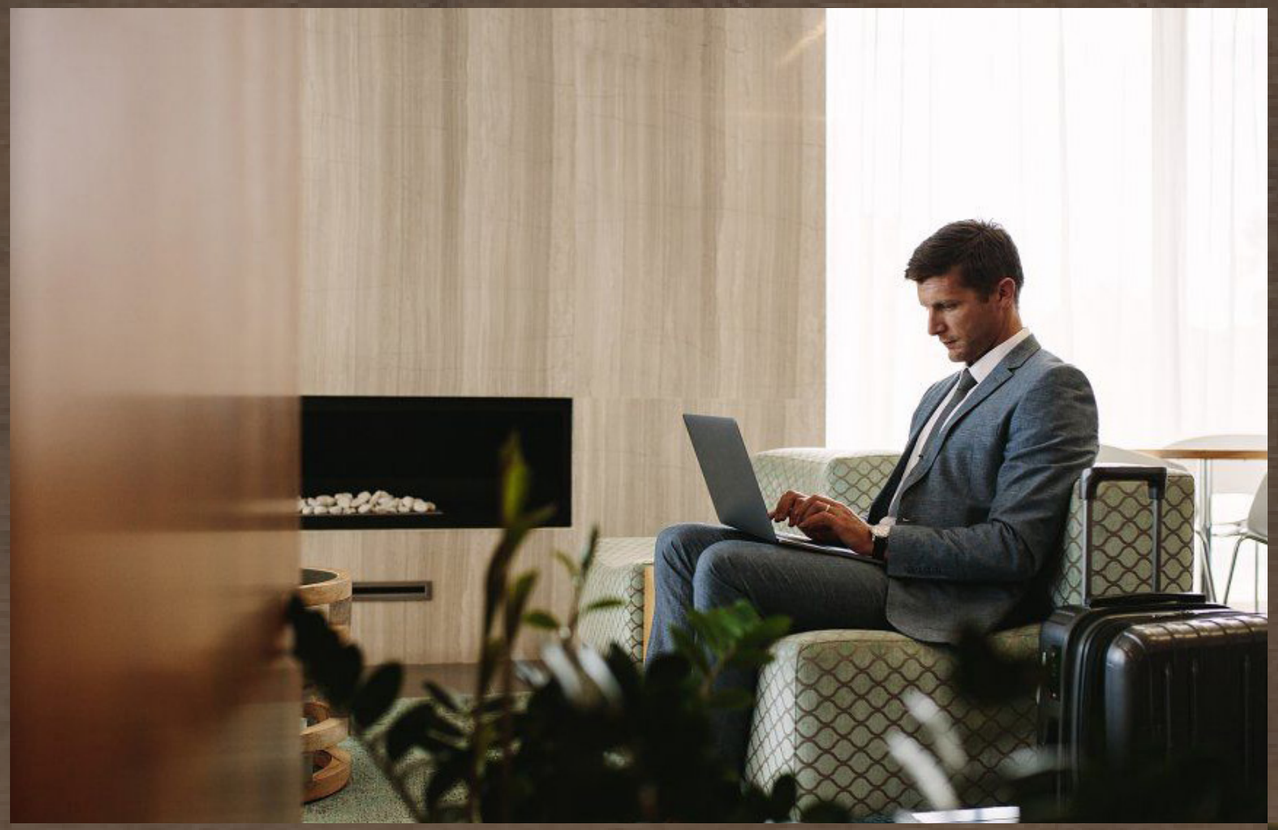
LEISURE & RELAXATION

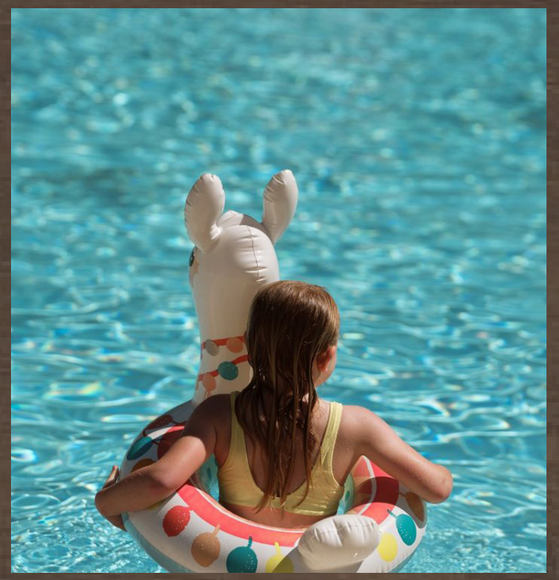
- Swimming Pool
- Paddle Court



SPORTS & FITNESS

- Yoga & Training Area
- Gym





FAMILY & KIDS
- Kids' Play Area
- Kids' Pool

WELLNESS
- Steam & Sauna
- Zen Garden

WORK & PRODUCTIVITY
- Business Center





It's not about
what's in *plain sight*
—*it's about* what's
waiting to be
uncovered.


La Vue
BY MAAIA



PROJECT DETAILS

UNIT TYPES	UNIT MIX	SIZE RANGE
1-Bedroom Apartments (+ Study)	31	760 SQ. FT - 962 SQ.FT
2-Bedroom Apartments (+ Study)	14	1,340 SQ. FT - 1,456 SQ.FT
3-Bedroom + Maid Apartments (with Pool)	1	2,168 SQ.FT



PROJECT DETAILS

Project Name	La Vue
Project Type	Luxury Residences
Location	Nad Al Sheba Gardens
Total Units	46
Levels	G + 2P + 06
Handover	Q2 2027
Payment Plan	50 | 50

What you see is
just the *surface* —
dive deeper,
and you'll *find*
treasure.

THE DEVELOPER

MAAIA

A NEW PERSPECTIVE

We are Maaia, a distinguished real estate developer and curator of exceptional living experiences. Our inspiration stems from our European experience and an unwavering pursuit of excellence.

By crafting properties that foster growth and opportunity, our developments are of exceptional value for investors while fostering a strong sense of community.

Our focus is clear: to create homes that people love, feel proud of, and recommend to others. That's the Maaia experience.

La Vue

By MAAIA

www.maaia.ae