

*La Vue*  
BY MAAIA

NAD AL SHEBA  
GARDENS

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## ABOUT



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 Riviera

Elegantly crafted interiors

Connected to a lush green park

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# 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.

Promise,  
prestige  
and *comfort*

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.



## DISTANCES TO KEY LOCATIONS

Under

### 10 Mins

- Meydan Racetrack
- Nad Al Sheba Park

Within

### 20–25 Mins

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

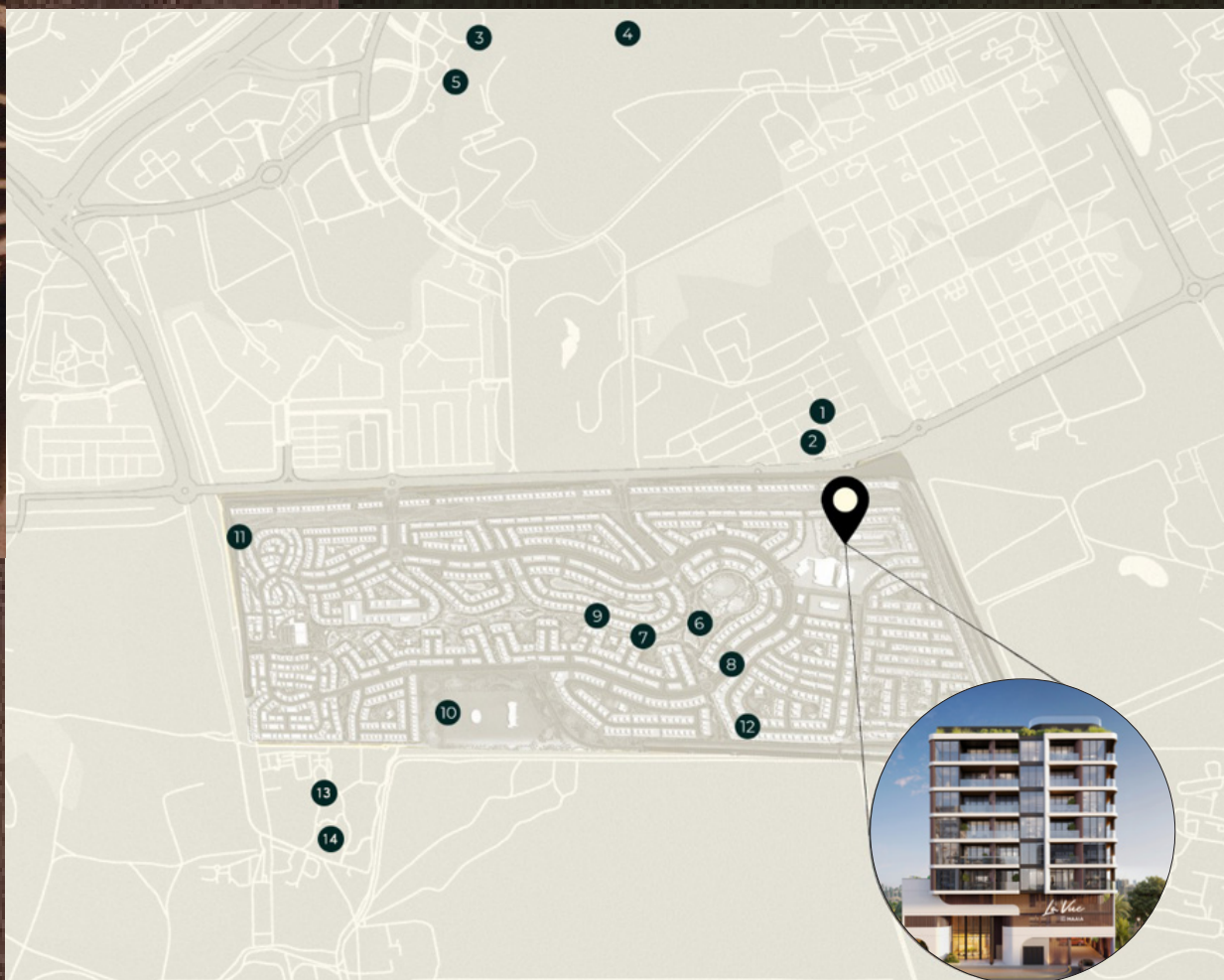
Within

### 10–15 Mins

- Meydan Race track
- Meydan Golf Academy
- Nad Al Sheba Park
- Nad Al Sheba Sports Complex
- Deep Dive Dubai
- Nad Al Sheba Gardens Mall (ready in Jan 26)
- Dubai Design District
- Dubai Mall
- Burj Khalifa
- DIFC
- Festival City
- Kite Beach
- Jumeirah Bay (Four Seasons & Bvlgari Hotel)



# COMMUNITY HIGHLIGHTS



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

8. Neighbourhood Park
9. Community Park
10. Meditation Zone
11. School
12. Mosque
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.



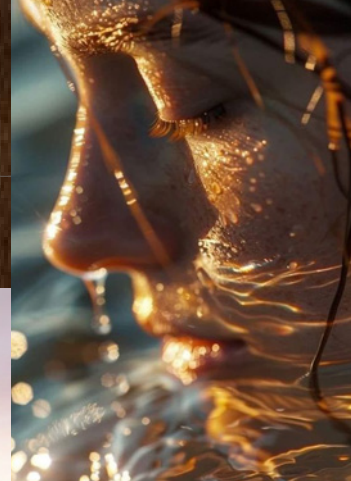
This enhanced accessibility will not only attract new residents, but also boost property values, ensuring capital appreciation.

# WORLD-CLASS AMENITIES



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

# WORLD-CLASS AMENITIES



## LEISURE & RELAXATION

- Rooftop Swimming Pool
- Paddle Court



## SPORTS & FITNESS

- Yoga & Training Area
- Gym

# WORLD-CLASS AMENITIES



## WELLNESS

- Steam & Sauna
- Zen Garden

## WORK & PRODUCTIVITY

- Business Center



## FAMILY & KIDS

- Kids' Play Area
- Kids' Pool



## 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              |



## UNIT DETAILS

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



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THE DEVELOPER



**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.

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[www.maaia.ae](http://www.maaia.ae)