

La Vue
BY MAAIA

NAD AL SHEBA
GARDENS

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

SEE
THINGS
ANEW



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

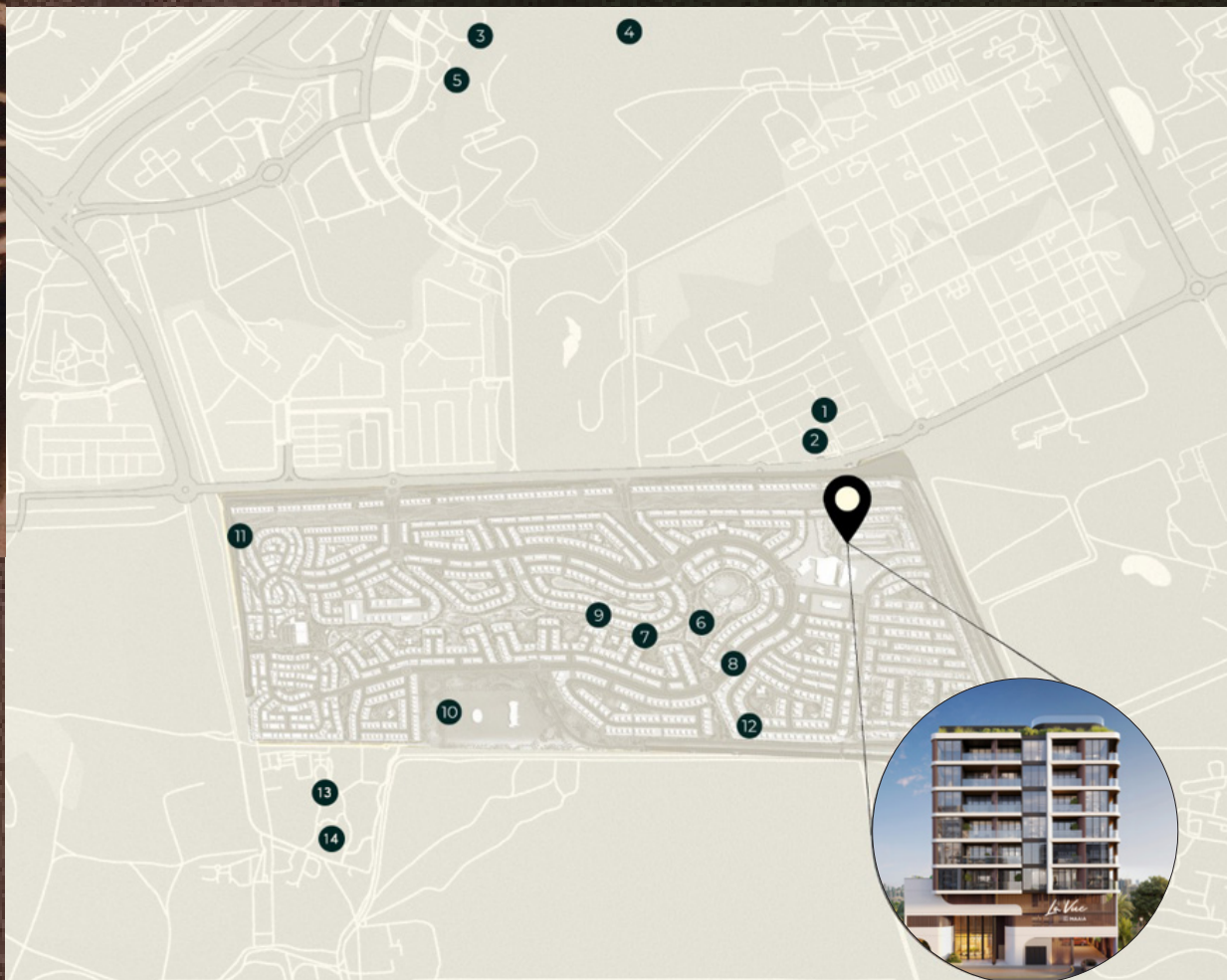
Within

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.



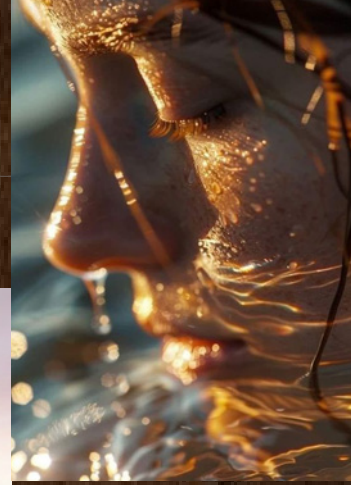
This enhanced accessibility will not only attract new residents, but also boost property values, ensuring capital appreciation.

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 (+ 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



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