



NOVA

TOWER

DUBAI SCIENCE PARK

About Us

Building a Lifestyle Where Comfort Meets Opulence

Al Ansari Properties is the realization of a bold vision: To be the premier choice for luxurious and innovative residential living experiences in Dubai. We aim to redefine residential living by delivering exceptional experiences rooted in a rich legacy of excellence that spans over six decades.

Our philosophy is simple yet profound—to bring the luxury, service, and ambiance of resort living into the privacy and comfort of home. This guiding principle gave rise to our flagship developments, Gardenia Residence at the prestigious Dubai Hills Estate and the iconic Noor Tower overlooking the canal at the Business Bay.

Both developments are testaments to our unwavering commitment to excellence in design, craftsmanship, and lifestyle offering. Here, comfort and opulence are not opposing ideals—they are seamlessly integrated into every detail.

Driven by a growing demand for refined living, we are expanding our portfolio with new landmark developments in Dubai Science Park and Motor City. Each project will carry forward the essence of our existing flagship residential developments, offering discerning homeowners world-class living environments tailored to modern aspirations.

At Al Ansari Properties, we are not just building structures; we are creating vibrant, enduring communities. We believe a home is a sanctuary—a place for memories, for connections, and for living life to its fullest.

That is why we are dedicated to delivering innovative real estate solutions that elevate every aspect of the living experience.

Welcome to Al Ansari Properties—where extraordinary living begins.



Chairman's Message

At Al Ansari Properties, our mission is to redefine luxury living in Dubai. Rooted in a heritage of excellence, we create residential spaces where sophistication meets comfort, and communities flourish.

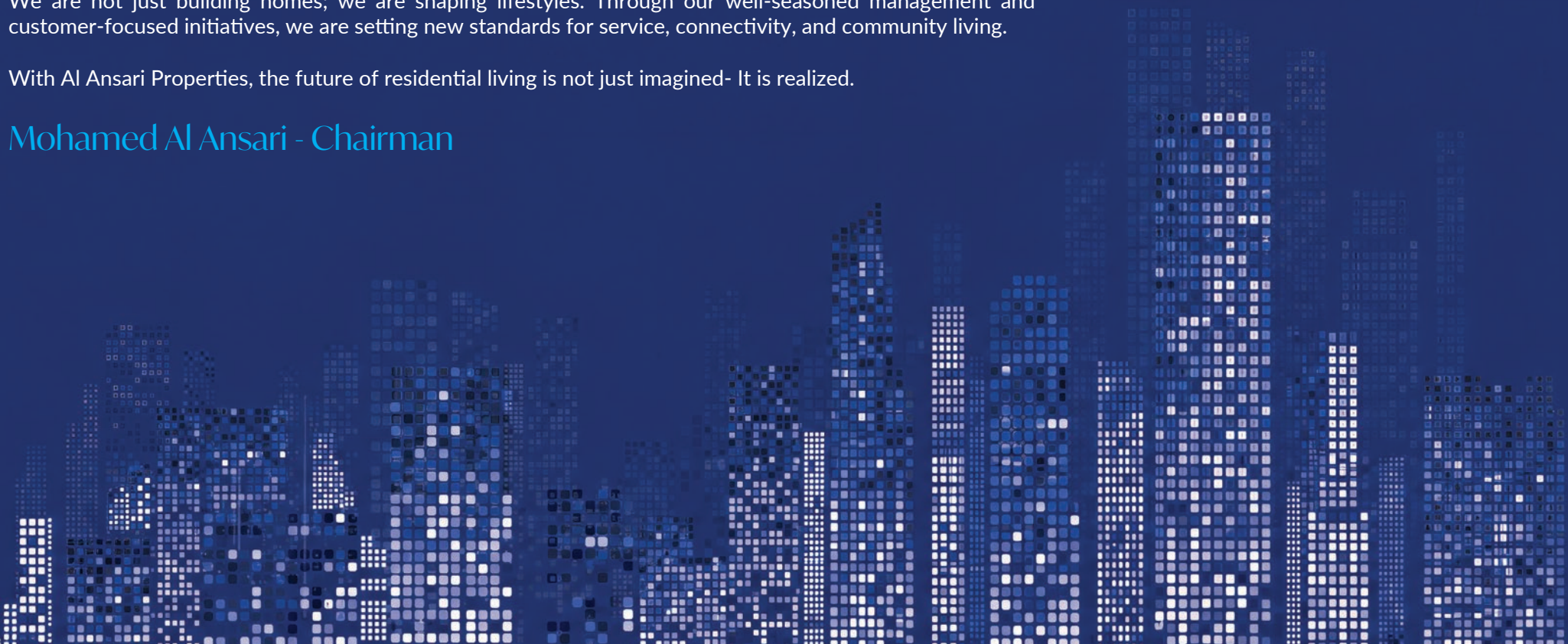
Our journey is rooted in a proud legacy of service to the UAE, built over six decades through Al Ansari Exchange, one of the nation's most trusted and respected financial institutions. This rich heritage gives us a deep understanding of our community's aspirations and the unwavering commitment needed to exceed them.

Our flagship developments, Gardenia Residence at Dubai Hills Estate and Noor Tower in Business Bay, stand as benchmarks of our vision. With more new projects under development, we continue to bring resort-style luxury to private residences—where quality, innovation, and resident experience are paramount.

We are not just building homes; we are shaping lifestyles. Through our well-seasoned management and customer-focused initiatives, we are setting new standards for service, connectivity, and community living.

With Al Ansari Properties, the future of residential living is not just imagined- It is realized.

Mohamed Al Ansari - Chairman



Where
heritage
meets
modern
living





Nova
first step



Nova Tower

Nova Tower, one of the latest developments by Al Ansari Properties, is rising in the heart of Dubai Science Park, offering a lifestyle defined by comfort, sophistication, and contemporary design. Created with both families and individuals in mind, Nova Tower blends elegant architecture offering one and two bedroom apartments with modern amenities to deliver an elevated living experience.

Overlooking a beautifully landscaped communal park, the residence features generous balconies that offer sweeping views and an abundance of natural light - creating the perfect balance between indoor comfort and outdoor serenity. Its strategic location ensures convenient access to some of Dubai's most popular shopping and leisure destinations, including Dubai Hills Mall, Mall of the Emirates, Miracle Garden, and Butterfly Garden—all just a short drive away. It also places residents close to key healthcare and educational facilities, including Mediclinic Parkview Hospital, American Hospital (DSP branch), and a number of well-regarded schools and nurseries, making it an ideal choice for families.

With its refined finishes, thoughtful layouts, and lifestyle-focused features, Nova stands as a beacon of modern living in one of Dubai's most promising communities.





A World *Of* Inspired Renewal

Nova Tower offers a collection of amenities designed to enhance every aspect of daily life, blending wellness, leisure, and community into one seamless experience. Begin your day on the yoga deck, surrounded by light and serenity, or unwind at the paddle court, perfect for both friendly matches and active lifestyles.

The expansive pool deck provides an oasis of calm, complemented by landscaped outdoor spaces where families can gather and children can play freely. Thoughtfully crafted leisure zones, from sunlit terraces to shaded seating areas, create the perfect balance of relaxation and community.

Transforming your home into a destination where well-being, leisure, and connection come together seamlessly.













FREEMOTION Reflex t 11,3





Zen garden

No. of Units

129

No. of Floors

1B + G + Retail + 2P +
21 Residential Floors

Parking Spaces

1 Per Unit

Ownership

Freehold

Price Starts

from 1.27 M

Apartments

1 Bed/ 2 Bed

Handover Date

Q2 2027

Payment Plan

30/70 TOTAL

15%
ON BOOKING

30%
ON HANDOVER

15%
DURING
CONSTRUCTION

40%
OVER 36 MONTHS
(PHPP)

Amenities



Paddle Court



Kids Play Area



Pool



Gym



Jacuzzi



Sauna



BBQ Area



Kids Pool



Podium Garden



Multipurpose Room



Exterior Chess Area



Nova Tower

Set within Dubai Science Park, Nova Tower places you minutes from the destinations that define Dubai living, shopping, healthcare, education, leisure, and the city's two international gateways, all within a short drive.



Shopping & Lifestyle

Dubai Hills Mall – 10 minutes
Mall of the Emirates – 15 minutes
Dubai Marina Mall – 20 minutes



Leisure & Attractions

Dubai Miracle Garden – 5 minutes
Dubai Butterfly Garden – 5 minutes
Global Village – 15 minutes



City & Airport Connectivity

Downtown Dubai & Burj Khalifa – 22 minutes
Dubai International Airport (DXB) – 25 minutes
Al Maktoum International Airport (DWC) – 30 minutes



Healthcare

Mediclinic Parkview Hospital – 5 minutes
NeuroSpinal Hospital – 5 minutes
Saudi German Hospital – 15 minutes



Education

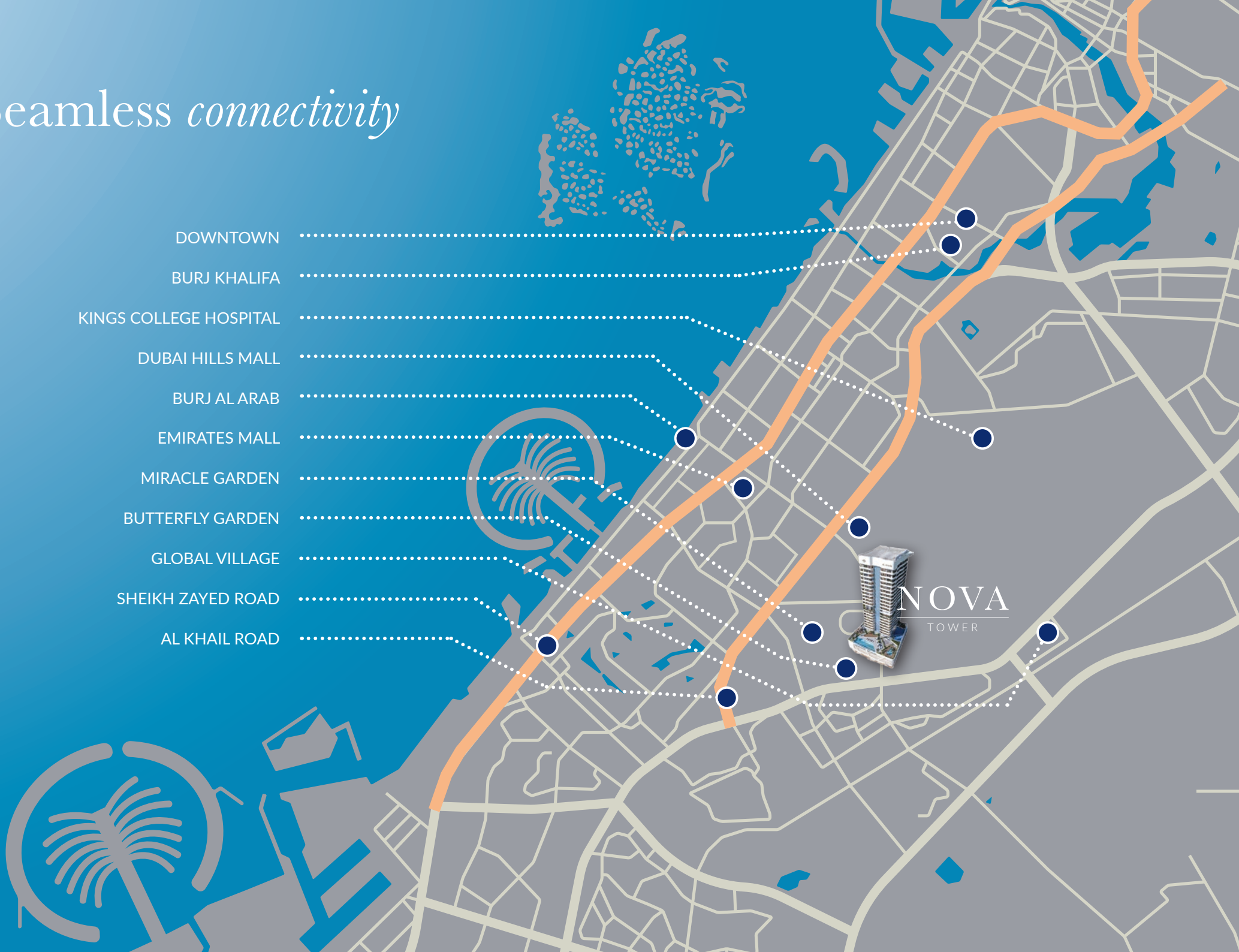
A choice of nurseries and international schools within a 10-minute drive across Al Barsha South and Arjan

Seamless *connectivity*

DOWNTOWN
BURJ KHALIFA
KINGS COLLEGE HOSPITAL
DUBAI HILLS MALL
BURJ AL ARAB
EMIRATES MALL
MIRACLE GARDEN
BUTTERFLY GARDEN
GLOBAL VILLAGE
SHEIKH ZAYED ROAD
AL KHAIL ROAD



NOVA
TOWER



NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 03 2ND TO 8TH FLOOR

SUITE AREA	77.66 SQ.M	869 SQ.FT
BALCONY AREA	40 SQ.M	430 SQ.FT
TOTAL AREA	117.66 SQ.M	1266 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 01-2 1ST FLOOR

SUITE AREA	115.76 SQ.M	1246 SQ.FT
BALCONY AREA	50 SQ.M	541 SQ.FT
TOTAL AREA	166 SQ.M	1787 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 01
2ND TO 8TH FLOOR

SUITE AREA	67.44 SQ.M	762 SQ.FT
BALCONY AREA	11 SQ.M	119 SQ.FT
TOTAL AREA	78.44 SQ.M	845 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 01

9TH - 11TH TO 21ST FLOOR

SUITE AREA	71 SQ.M	762 SQ.FT
BALCONY AREA	11 SQ.M	116 SQ.FT
TOTAL AREA	82 SQ.M	878 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 02
2ND TO 8TH FLOOR

SUITE AREA	77.29 SQ.M	832 SQ.FT
BALCONY AREA	38 SQ.M	404 SQ.FT
TOTAL AREA	115.29 SQ.M	1236 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 02

9TH - 11TH TO 21ST FLOOR

SUITE AREA	100.42 SQ.M	1081 SQ.FT
BALCONY AREA	48 SQ.M	516 SQ.FT
TOTAL AREA	148.42 SQ.M	1596 SQ.FT



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BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 02-2 1ST FLOOR

SUITE AREA	112.04 SQ.M	1206 SQ.FT
BALCONY AREA	46.06 SQ.M	502 SQ.FT
TOTAL AREA	1058.1 SQ.M	1708 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 03

9TH - 11TH TO 21ST FLOOR

SUITE AREA	101 SQ.M	1087 SQ.FT
BALCONY AREA	52.39 SQ.M	564 SQ.FT
TOTAL AREA	153.39 SQ.M	1651 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 04
2ND TO 8TH FLOOR

SUITE AREA	67.54 SQ.M	727 SQ.FT
BALCONY AREA	15 SQ.M	163 SQ.FT
TOTAL AREA	82.54 SQ.M	890 SQ.FT



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NOVA TOWER

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2 BEDROOM

UNIT 04
9TH - 11TH TO 21ST FLOOR

SUITE AREA	74.04 SQ.M	797 SQ.FT
BALCONY AREA	15 SQ.M	160 SQ.FT
TOTAL AREA	89.04 SQ.M	957 SQ.FT



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NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 05
2ND TO 8TH FLOOR

SUITE AREA	97.54 SQ.M	1050 SQ.FT
BALCONY AREA	42.8 SQ.M	461 SQ.FT
TOTAL AREA	140.34 SQ.M	1511 SQ.FT



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2 BEDROOM

UNIT 05

9TH - 11TH TO 21ST FLOOR

SUITE AREA	115.75 SQ.M	1246 SQ.FT
BALCONY AREA	45 SQ.M	482 SQ.FT
TOTAL AREA	160.75 SQ.M	1728 SQ.FT



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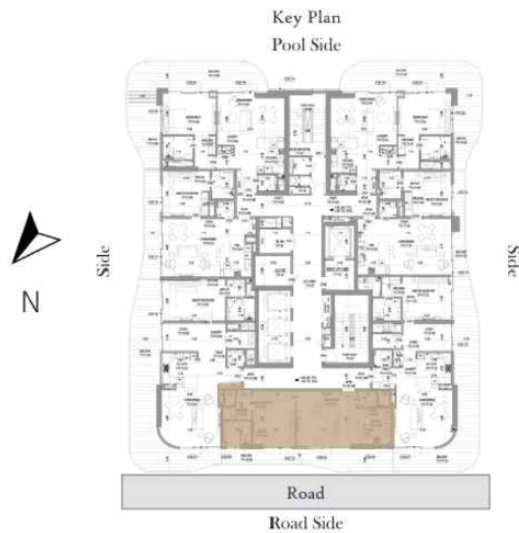
NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 06
2ND TO 8TH FLOOR

SUITE AREA	69.39 SQ.M	747 SQ.FT
BALCONY AREA	20 SQ.M	220 SQ.FT
TOTAL AREA	89.39 SQ.M	967 SQ.FT



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NOVA TOWER

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2 BEDROOM

UNIT 06

9TH - 11TH TO 21ST FLOOR

SUITE AREA	112 SQ.M	1208 SQ.FT
BALCONY AREA	41 SQ.M	443 SQ.FT
TOTAL AREA	153 SQ.M	1651 SQ.FT



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1 BEDROOM

UNIT 07
2ND TO 8TH FLOOR

SUITE AREA	90.48 SQ.M	974 SQ.FT
BALCONY AREA	38 SQ.M	410 SQ.FT
TOTAL AREA	128.48 SQ.M	1384 SQ.FT



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