

ABOU EID
REAL ESTATE DEVELOPMENT



Celia Gardens

Celia Gardens

Where your **Home**
defines your **Lifestyle**

Welcome to
Celia Gardens
by ABOU EID REAL ESTATE DEVELOPMENT

At Celia Gardens, we offer a lifestyle of unmatched luxury, seamlessly blended with tranquility and lush greenery which is designed to create a sense of belonging.

This meticulously planned development offers an exquisite selection of 1- and 2-bedroom residences, complemented by exclusive rooftop spaces. Every unit is thoughtfully designed to deliver expansive, tranquil living areas, providing a serene sanctuary amidst the vibrant energy of the urban landscape.



BUILDING CONFIGURATION

Ground Floor
2 Podium
1 Floor of Amenities
5 Residential Floors
Roof Top

CLASSIFICATION OF THE UNITS

1 Bedroom (Type A, B, and C)
2 Bedroom (Type A and B)

NUMBER OF UNITS PER TYPE

1 Bedroom	- 25 units
2 Bedroom	- 20 units
Total	45 units

ROOF TOP

Padel court
Rest area

RESIDENCES

1 BHK (Type A, B, C)
2 BHK (Type A, B)

AMENITIES

1 Floor of Amenities

PODIUM FLOORS

Car park 1
Car park 2

GROUND FLOOR

Luxury Entrance
and Reception



LOCATION MAP

13

minutes away
DOWNTOWN

15

minutes away
BURJ KHALIFA

18

minutes away
DIFC

20

minutes away
JUMEIRAH BEACH

20

minutes away
AIRPORT



The Epitome of elegant Living

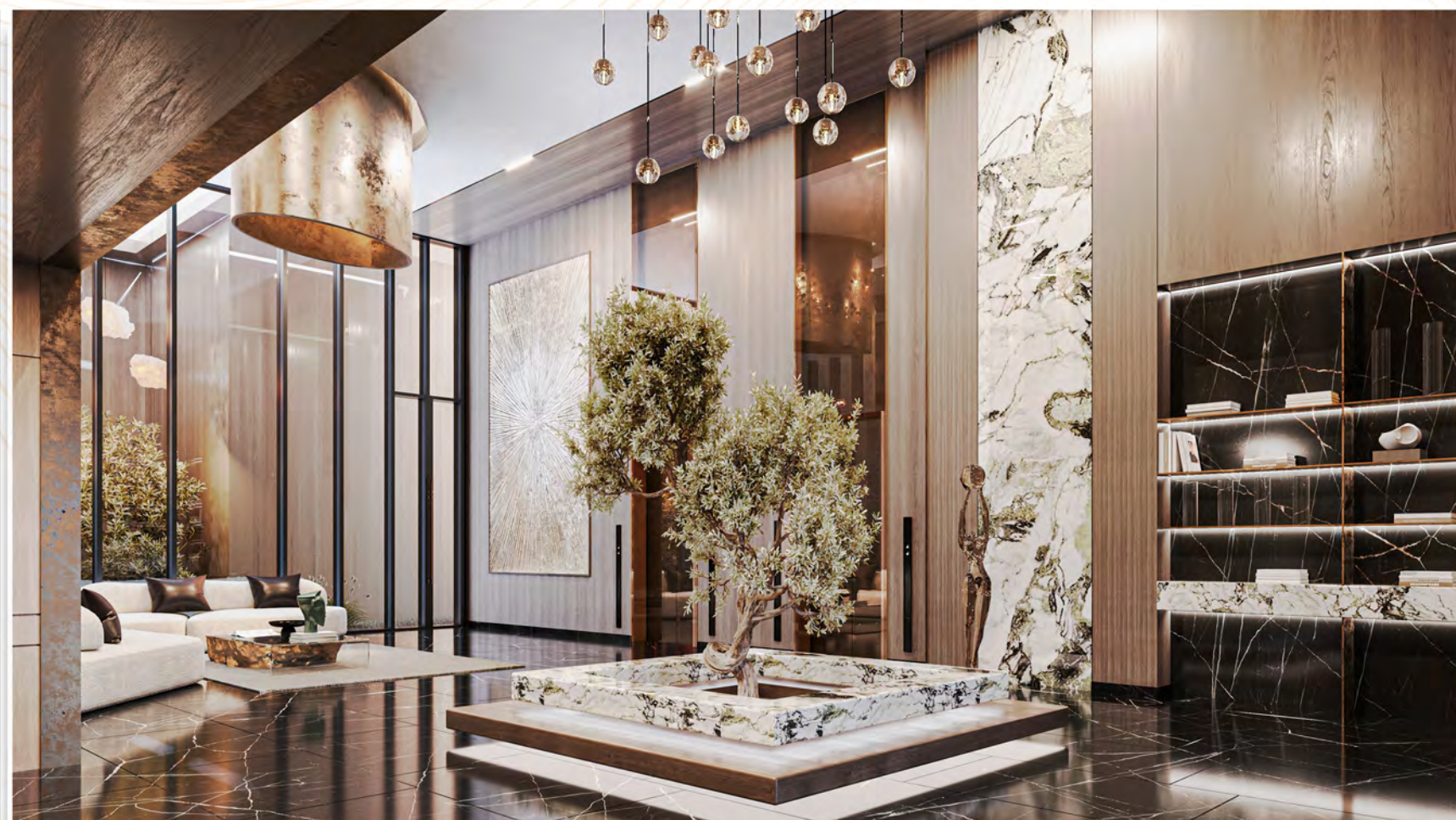




THE LOBBY

The Lobby at **Celia Gardens** sets the tone for the luxury and elegance that awaits you within. Designed to impress, this spacious and sophisticated entryway offers a warm, inviting atmosphere that reflects the high standards of the entire development.

Whether you're returning home or welcoming guests, the lobby serves as the perfect introduction to your residential experience.



A Grand welcome Home



ABOU EID





A seamless Introduction
to Luxury Living



Nature's Harmony designed for You





SWIMMING POOL AND KIDS' POOL

The swimming pool and kids' pool at **Celia Gardens** offer something for every family member, whether it's for fitness, fun, or simply enjoying the beauty of the outdoors.

BBQ AREA

Celia Gardens' BBQ area enhances outdoor dining by providing a space for creating memories, sharing delicious food, and enjoying company with loved ones.



Contributes to a Life
that's Active
and Fulfilling



OUTDOOR KIDS' PLAY AREA

The Outdoor Kids' Play Area at **Celia Gardens** is a thoughtfully designed space where children can play, explore, and grow in a safe and stimulating environment. Surrounded by greenery and equipped with modern, child-friendly amenities.



INDOOR KIDS' PLAY AREA

The Indoor Kids' Play Area at **Celia Gardens** is a haven for creativity, exploration, and joy. Designed to provide endless entertainment in a safe, climate-controlled environment, this space ensures that children have the freedom to play and learn, no matter the weather outside.

Aspire for Excellence
Achieve Success

A professional Space
for modern Living



OUTDOOR CINEMA

At **Celia Gardens**, we've redefined movie nights with our Outdoor Cinema, a unique outdoor theater that combines the magic of cinema with the beauty of nature. Imagine a warm evening under the twinkling Dubai sky, a cool breeze, and your favorite film projected on a high-definition screen.

INDOOR GYM AND OUTDOOR GYM

The Indoor Gym and Outdoor Gym at **Celia Gardens** is a state-of-the-art fitness facility designed to support every aspect of your health and wellness. With cutting-edge equipment and an inviting environment, it offers a versatile space for residents to engage in workouts regardless of the weather, ensuring your fitness goals are always within reach.



A perfect Blend of Recreation and Relaxation

BUT
FIRST,
COFFEE.

LUCKY
8 BALL



YOGA ROOM

At **Celia Gardens**, we believe in holistic living, where wellness and tranquility are part of everyday life. The Yoga Room provides the perfect setting for deepening your practice and achieving a sense of calm and balance.



SAUNA AND STEAM

At **Celia Gardens**, well-being is a priority, and the Sauna and Steam rooms are designed to be the perfect place to rejuvenate and recharge, helping you achieve a balanced and healthy lifestyle.



Elevating Your
fitness Journey



BUSINESS CENTER

At **Celia Gardens**, the Business Center offers a harmonious blend of productivity and leisure. Whether you need a quiet space to focus on work or a relaxed atmosphere to unwind after a busy day.

ENTERTAINMENT LOUNGE AND CAFE

The Entertainment Lounge and Café create a dynamic yet relaxing environment where residents can balance play and downtime. It's a space that encourages social interaction, relaxation, and a sense of community, making it a standout feature of **Celia Gardens**.



Ultimate Relaxation
and Detoxification

SAUNA



STEAM

PADEL COURT

The Rooftop Padel Court at **Celia Gardens** redefine leisure and recreation with stunning views and a serene atmosphere.



JOGGING TRACK

Jogging Track at **Celia Gardens** is more than just a place to jog—it's a thoughtfully designed space that inspires fitness, mindfulness, and a connection to nature.

A Splash of Luxury and Fun



More than a Home
it's your Haven





LIVING AREA

The living area at **Celia Gardens** is thoughtfully designed to be the centerpiece of your home, where style meets comfort.

Every detail, from the layout to the finishes, reflects sophistication and functionality, ensuring it feels as welcoming as it is elegant.

DINING AREA

With its perfect blend of elegance and practicality, the dining area reflects the lifestyle of those who value comfort, beauty, and shared moments.



The Heart of every Home



KITCHEN

Experience the joy of modern culinary living with a kitchen that perfectly balances elegance and efficiency, designed to elevate your lifestyle at **Celia Gardens**.



BATHROOMS

Every bathroom at **Celia Gardens** is a testament to modern luxury, guaranteeing that comfort and style surround even your private moments.

A haven of Comfort and Elegance





BEDROOMS

With its perfect blend of style and comfort, the bedrooms at **Celia Gardens** redefine modern living, creating spaces where dreams are made.

These spaces provide a perfect balance between luxurious aesthetics and everyday functionality, ensuring restful nights and inspiring mornings.

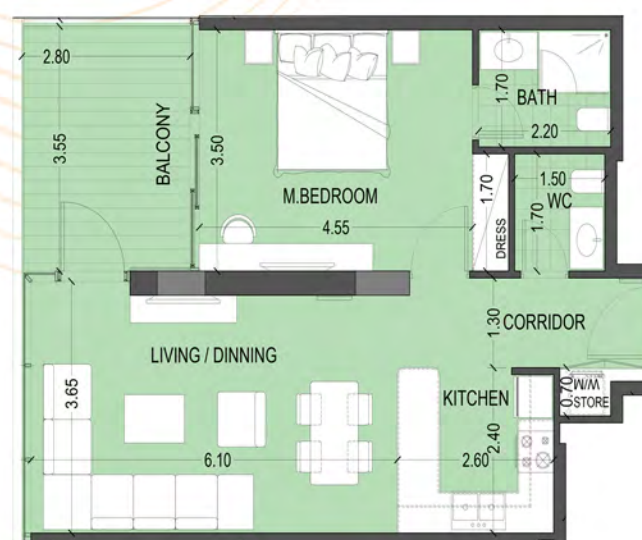


Where Sophistication
meets Serenity



1 BEDROOM

1 BEDROOM (Type A)



Suite area	675.22 FT ²
Balcony area	113.02 FT ²
Total area	788.24 FT ²

A haven of Comfort and Elegance



1 BEDROOM (Type B)



Suite area	664.56 FT ²
Balcony area	197.63 FT ²
Total area	862.19 FT ²

A spacious Retreat with expansive outdoor Living



1 BEDROOM (Type C)



Suite area	664.49 FT ²
Balcony area	175.77 FT ²
Total area	839.26 FT ²

A Harmonious living Space



2 BEDROOM



2 BEDROOM (Type A)



Suite area	1170.14 FT²
Balcony area	314.52 FT²
Total area	1484.67 FT²

A spacious Living with unmatched Elegance



2 BEDROOM (Type B)



Suite area	1125.26 FT ²
Balcony area	243.05 FT ²
Total area	1368.31FT ²

The perfect Balance of Comfort and Luxury



AMENITIES AND FEATURES

30+



Nad Al Sheba Gardens



Rooftop Padel Court



1 floor of Amenities



Business Center



Luxury Lobby



Jacuzzi



Smart Home Technology



Jogging Track



15 minutes from
Top Destinations



Waterbeds



Swimming pool



Kids' pool



Indoor Kids' play area
Outdoor Kids' play area



Greenery Areas



BBQ area



Outdoor Cinema



Indoor Gym
Outdoor Gym



Yoga room



Podium Floors



Sauna and Steam rooms



Entertainment Lounge
and Cafe



Rooftop rest area

ASSOCIATED BRANDS





PAYMENT PLAN

36 MONTHS

70/30 POST HANDOVER

10%

DOWNPAYMENT

10%

AFTER 3 MONTHS

5%

EVERY 6 MONTHS

1%

MONTHLY

20%

ON HANDOVER
Q4 2026

30%

1 YEAR
POST HANDOVER



PAYMENT PLAN

24 MONTHS

40/60 ON HANDOVER

20%

DOWNPAYMENT

5%

EVERY 4 MONTHS

60%

ON HANDOVER
Q4 2026

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