

NAS 3

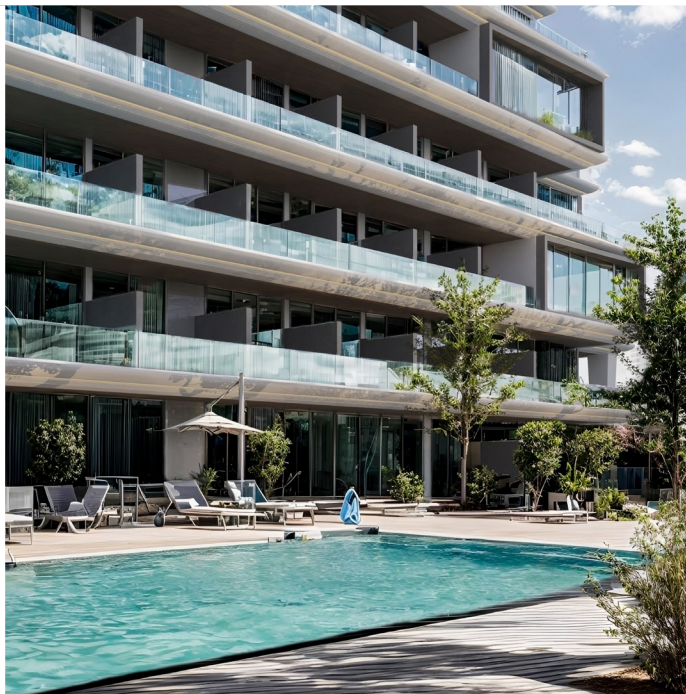
ABOUT THE FACILITY

Indulge in the epitome of contemporary luxury living with NAS 3 located at Arjan, Dubai. Enveloped in the beautiful landscape, this G2+P-12+storey development stands as a true testament to contemporary elegance and refined living.

With stunning architectural design, meticulous attention to detail, and an array of exceptional recreational facilities, the project invites residents to explore the zenith of luxury living.

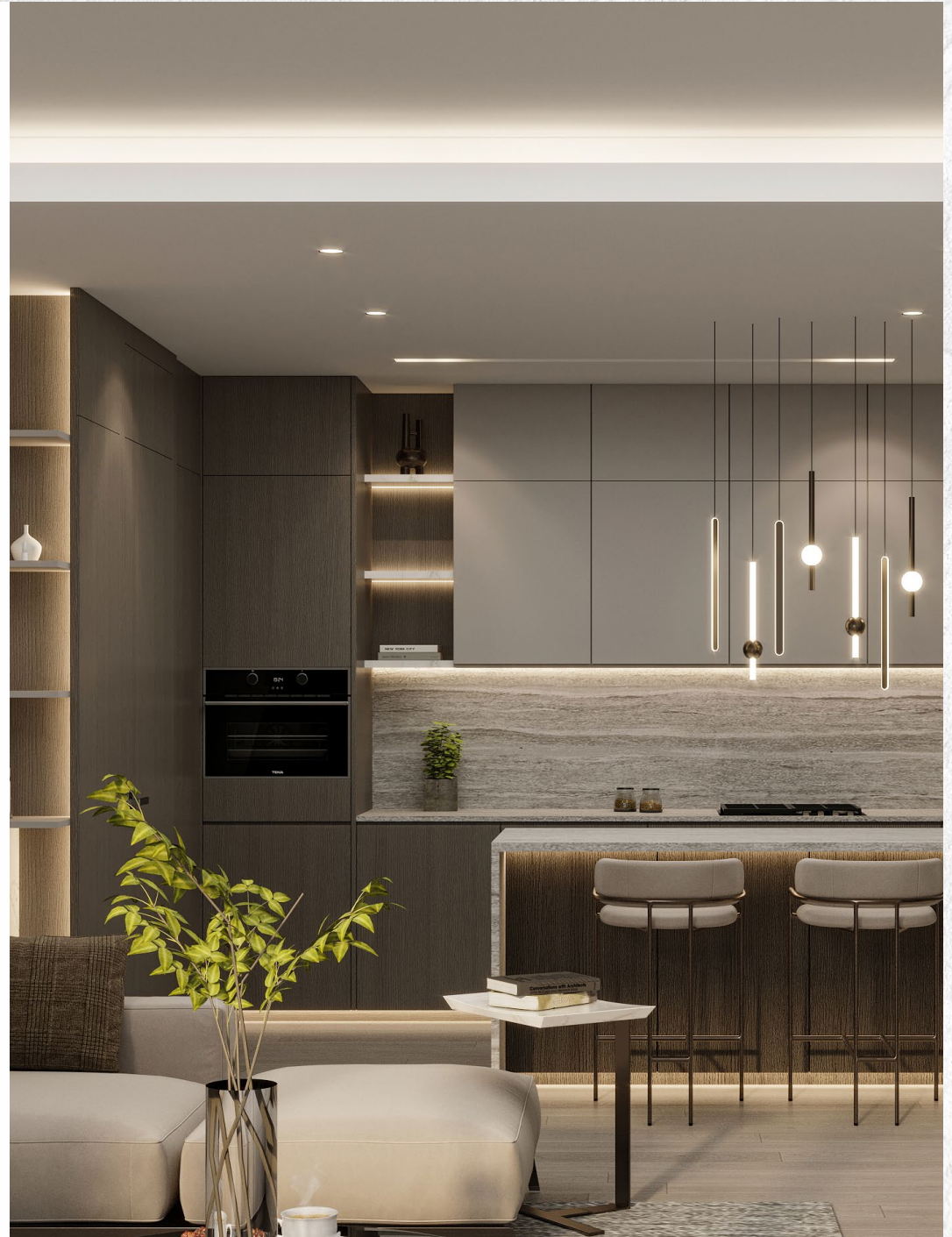
Envisioned across 12 floors with a curated selection of limited 284 residences ranging from studio to 3bedroom apartments. Each residence is thoughtfully adorned with balconies that invite the outdoors in, creating a seamless fusion of indoor comfort and outdoor serenity.





EXPERIENCE HARMONIOUS LIVING

NAS 3 is a remarkable and contemporary creation with a wide array of residences located in the blooming community of Arjan. It is a family-oriented environment where everyone can sense the utmost comfort, fitness, and leisure experience all around.



PERFECTLY CONNECTED

NAS 3 in Arjan, Dubai, offers a prime location that seamlessly blends urban convenience with tranquility. Surrounded by prestigious schools like Nord Anglia International School Dubai, GEMS Al Barsha and top hospitals like Mediclinic Parkview and Aster Clinic, it's the ideal balance of city life and a peaceful retreat.

LANDMARKS NEARBY

- **02 min** from Dubai Miracle Garden
- **15 min** to Mall of The Emirates
- **20 min** to Downtown & Dubai Mall
- **15 min** to Dubai Marina
- **15mins** to Dubai Hills Mall
- **25 min** to Dubai International Airport



BUILDING CONFIGURATION

NAS 3 IS MODERN AND HIGH TECH
RESIDENTIAL BUILDING

138

Studio

112

1 Bedroom

30

2 Bedroom

4

3 Bedroom

G + 2 PODIUM + 12

284 UNITS



AMENITIES

TAILORED TO PERFECTION: A RESIDENCE FOR EVERY LIFESTYLE



- 284 total unit within the development
- 138 Studios with Balconies
- 112 apartments of 1 Bedroom + Pool
- 16 apartments of 2 Bedroom + Pool
- 8 apartments of 2 Bedroom + Maid + Pool
- 6 apartments of 2 Bedroom Duplex + Pool
- 4 Units of 3 Bedroom



Pool



Yoga Space



7/24 Security



Indoor Gym



Rooftop cinema



Barbecue Area



Kids Playground



Tracks for Jogging



Sauna & Steam
Room



7/24 Doorkeeper &
Car Valet



ELEVATED LIVING REDEFINED

Immerse yourself in the grandeur of NAS3 distinctive G2+ P12+ configurations. The thoughtfully designed studios, 3 & 2 ,1bedroom and duplex apartments offer you an unparalleled living experience. Enjoy the convenience of valet parking, retail outlets and concierge services within the development.





BRILLIANTLY CURATED INTERIORS

It contains premium and extravagant designs in the residence with state-of-the-art fittings and fixtures. Residents can become a part of the amazing futuristic building and feel leisurely living with the availability of multiple convenient resources including switchable open and close kitchen.







UNITS



STYPE	STUDIO	1 BHK + POOL	2 BHK + POOL	2 BHK DUPLEX + MAID + POOL	2 BHK + MAID + POOL	3 BHK + POOL
SIZE	432 To 533 sq.ft	870 To 1,014 sq.ft	1,308 To 1,325 sq.ft	1,955 To 1,959 sqft	1,401 To 1,404 sqft	1,603 To 1,795 sqft
STARTING PRICE	From 609,826 AED To 799,587 AED	From 1,139,944 To 1,397,223 AED	From 1,702,903 To 1,774,970 AED	From 2,578,212 To 2,581,982 AED	From 1,851,395 To 1,922,603 AED	From 2,060,043 To 2,354,651 AED

PAYMENT PLAN

%70 / %30 POST HANDOVER

%15

DOWN PAYMENT

%45

DURING
CONSTRUCTION

%10

HANDOVER

%30

POST HANDOVER

%1 MONTHLY

DURING CONSTRUCTION

%2 MONTHLY

AFTER HANDOVER

COMPLETION DATE - Q2 2026

