



الأنصاري للعقارات
AL ANSARI PROPERTIES
L.L.C.

NOVA

TOWER

DUBAI SCIENCE PARK

Where
heritage
meets
modern
living



From the chairman

"At Al Ansari Properties, we are redefining luxury living in Dubai. Built on over six decades of trust through Al Ansari Exchange, our heritage inspires us to create residences where sophistication and comfort meet, and communities thrive.

With flagship with many developments like Gardenia Residence, Al Noor Tower and new projects on the horizon, we remain committed to delivering quality, innovation, and lifestyles that endure.

Mohamed Al Ansari
Chairman



Legacy *shapes* future excellence

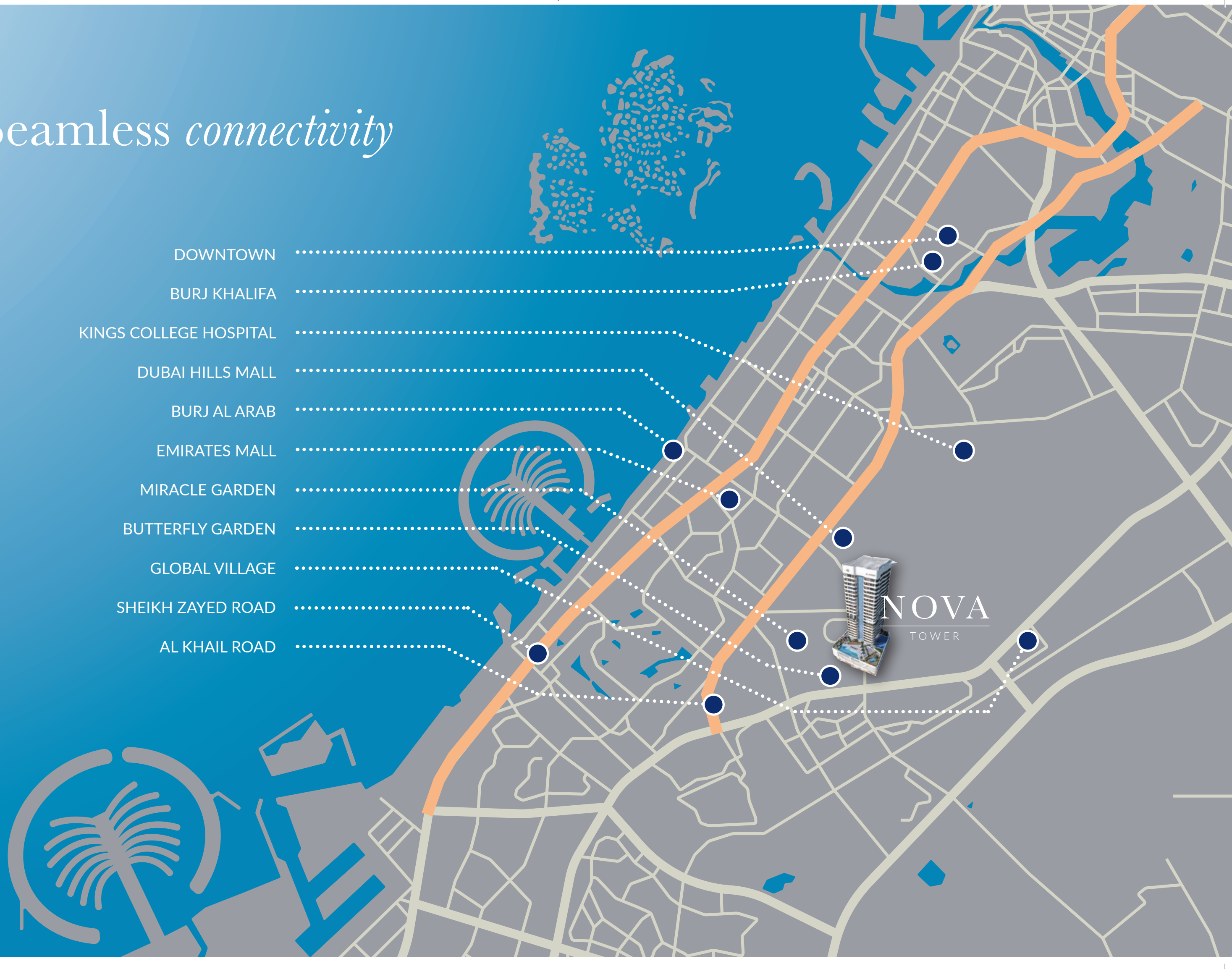
With residences crafted for every stage of life, Nova Tower offers a lifestyle that exceeds expectations. Thoughtfully designed for families and future growth, it is a place where comfort, community, and sophistication come together.

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

first step

Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Zen garden

Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



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.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 01
2ND TO 8TH FLOOR

SUITE AREA	67.44 SQ.M	726 SQ.FT
BALCONY AREA	11 SQ.M	119 SQ.FT
TOTAL AREA	78.44 SQ.M	845 SQ.FT



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

NOVA TOWER

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	158.1 SQ.M	1708 SQ.FT



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 03 2ND TO 8TH FLOOR

SUITE AREA	77.66 SQ.M	836 SQ.FT
BALCONY AREA	40 SQ.M	430 SQ.FT
TOTAL AREA	117.66 SQ.M	1266 SQ.FT



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the standards. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the standards. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

NOVA TOWER BY AL ANSARI PROPERTIES

1 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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the standards. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

NOVA TOWER BY AL ANSARI PROPERTIES

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the standards. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



NOVA TOWER

BY AL ANSARI PROPERTIES

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



NOVA TOWER

BY AL ANSARI PROPERTIES

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



Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.

