

*La Vue*  
BY MAAIA

NAD AL SHEBA  
GARDENS

## ABOUT

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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

Direct access to a lush green park



SEE  
THINGS  
ANEW





FROM  
DESERT DUNES TO  
GLOBAL GLORY



Experience the dazzling  
lights of the world's tallest  
buildings or lose yourself in  
the enchanting souks. This  
is Dubai, where tradition  
and innovation intertwine.







## WHY INVEST IN DUBAI

- Safety
- Golden Visa
- Strategic Location
- Tax-Free Economy
- Sustainability Focus\*
- Cultural Diversity\*\*
- Investor-Friendly Policies
- Outstanding Quality of Life
- Cutting-Edge Infrastructure
- World-Class Education & Healthcare

\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

\*\* Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'



The *first*  
*impression* is  
just a prologue  
to the *real story*.





# NAD AL SHEBA

G A R D E N S

Promise,  
prestige  
and *comfort*

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.

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.





A place where the pulse of  
worldclass racing meets  
the tranquility of tree-  
lined promenades and  
meandering cycling paths.

Here, every moment is an  
invitation to indulge in  
life's finest pleasures.



Savour impeccable cuisine in  
refined dining establishments,  
surrender to the serenity of an  
exclusive spa, or refine your game  
at The Track golf course, where  
lush fairways stretch beneath an  
endless sky.



## DISTANCES TO KEY LOCATIONS



### Under 10 Mins

- Meydan Racetrack
- Nad Al Sheba Park

### 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
- Dubai Design District
- Dubai Mall
- Burj Khalifa
- DIFC
- Festival City
- Kite Beach
- Jumeirah Bay

### Within 20–25 Mins

- Dubai International Airport
- Burj Al Arab
- Palm Jumeirah
- Dubai Marina
- Emirates Golf Club
- Jebel Ali Freezone

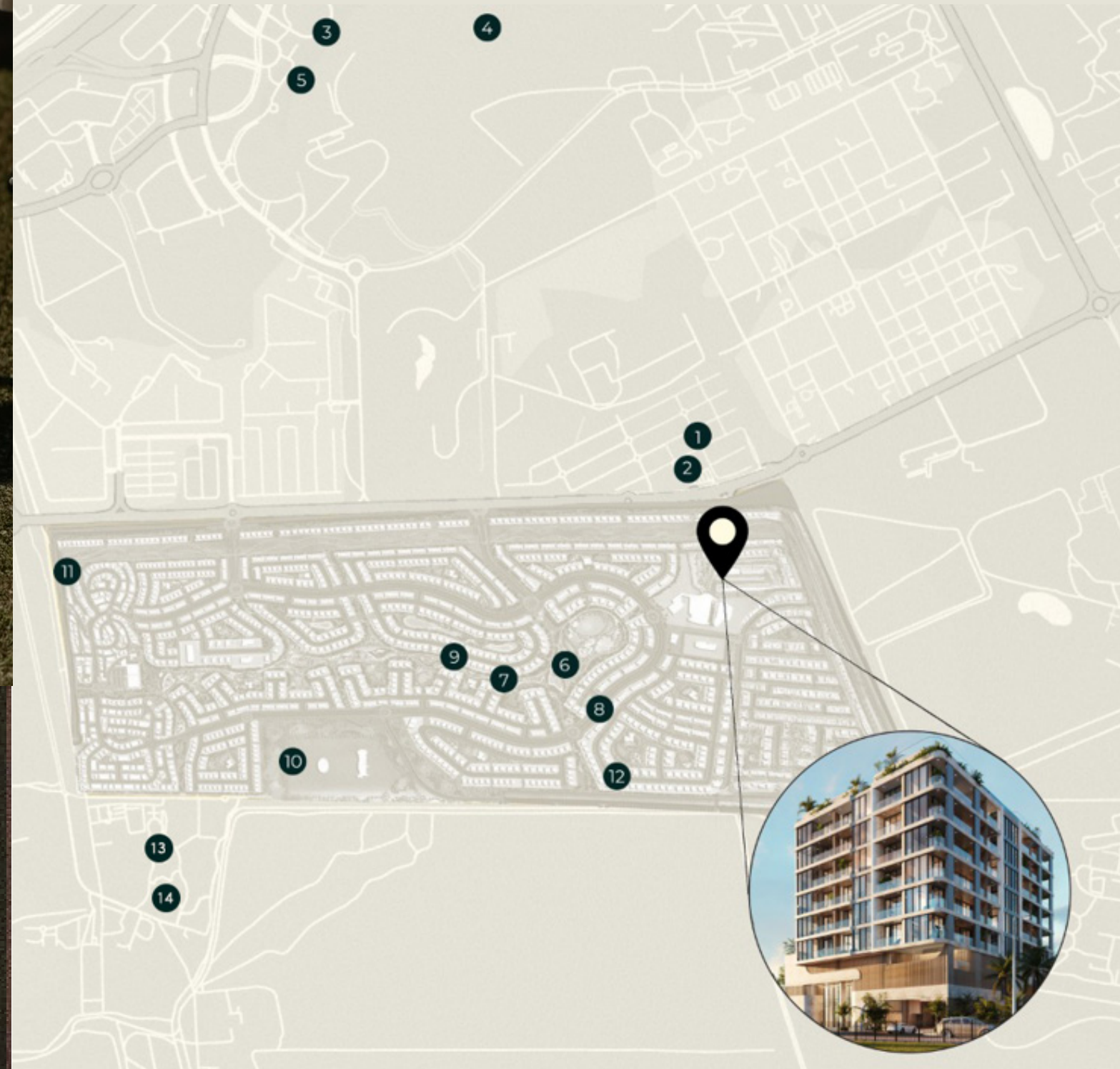


## COMMUNITY HIGHLIGHTS

1. Retail
2. Fun Zone
3. Spinneys
4. The Meydan Hotel
5. Nad Al Sheba Health Centre
6. Meydan Golf (9-hole course)
7. The Track, Meydan Racecourse



8. School
9. Mosque
10. Neighbourhood Park
11. Community Park
12. Meditation Zone
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.

A map of the Dubai Metro expansion route, showing the connection between Nad Al Sheba and the city center. The route is highlighted in yellow and red, with stations marked by circles. Key stations include Union Al Sheba, Al Sufra, Business Bay, Burj Khalifa/Dubai Mall, Financial Centre, Emirates Towers, World Trade Centre, Al Juffaya, and Dubai Maritime City. The map also shows the existing green line connecting Al Ras, Al Ghubaiba, and Sharjah. A large, stylized white logo is visible in the background of the map.



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





A LIFESTYLE THAT  
GOES BEYOND  
THE SURFACE

At La Vue, every detail is a whisper of sophistication, weaving a tale of effortless refinement and timeless allure.

Ideally positioned at the confluence of Al Ain Road and Al Khail Road, La Vue offers privileged access to Dubai's most illustrious landmarks, from the grandeur of Meydan and the verdant Nad Al Sheba Gardens to the regal Royal Palace and the prestigious Dubai Hills.

Seamlessly intertwined with Nad Al Sheba Gardens, this sanctuary embraces the spirit of "Vivre au Vert" – an ode to lush landscapes and exclusive amenities that redefine luxury.





## ELEGANCE FROM THE OUTSIDE IN

La Vue rises gracefully amidst lush surroundings, its contemporary façade embodying refined elegance.

Expansive balconies and floor-to-ceiling windows capture sweeping views of Dubai's iconic landmarks and the evolving skyline.



Inspired by the effortless elegance of Cannes, La Vue redefines elevated urban living, where architectural brilliance meets panoramic vistas, making every residence a statement of timeless style.



*Every moment* has  
its depth  
—sometimes, *all*  
*it takes* is a little  
more *curiosity*



Where *nature*  
meets everyday  
*living*

Verdant green spaces envelop  
you in an atmosphere of  
serenity, where nature  
effortlessly weaves itself into  
the fabric of everyday life.



Stroll through exquisitely  
manicured gardens and  
meandering pathways, each  
turn guiding you toward  
La Vue's grand entrance—a  
gateway to timeless  
elegance and refined living.





## A M B I E N C E

Designed to provide  
a perfect balance of  
comfort and luxury,  
La Vue offers  
something for  
everything.

Step into a world of understated  
elegance, where modern  
European interiors blend  
seamlessly with timeless  
sophistication. Every detail,  
from the sophisticated lighting  
to the carefully curated layout,  
strikes the perfect balance of  
luxury and functionality.











The lobby offers a first impression of refined calm, with a palette that exudes warmth and grace, highlighted by the natural richness of wood paneling. Subtle copper and bronze accents add an element of understated luxury, while thoughtfully curated spaces invite you to relax and unwind.



Monaco-inspired accents and premium materials throughout radiate refined finesse, making each space a testament to exceptional craftsmanship and effortless living.





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Designed for both style and functionality, each residence features an open-plan layout that enhances the sense of space and light.



With 3.1m high ceilings, the interiors feel even more expansive and airy. A fully fitted kitchen, complete with top-of-the-line Siemens appliances, ensures effortless sophistication.

Generous covered balconies offer a seamless indoor-outdoor experience, while floor-to-ceiling windows frame breathtaking views, flooding the interiors with natural light.







Natural light pours through large windows, filling the interiors with warmth and radiance.



The elegant design, rooted in timeless European influences, ensures every detail exudes refined sophistication.















OPEN SPACES,  
OPEN VIEWS.

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Each room exudes a serene,  
sophisticated ambiance, highlighted by  
expansive windows and balconies that  
effortlessly extend the living space.





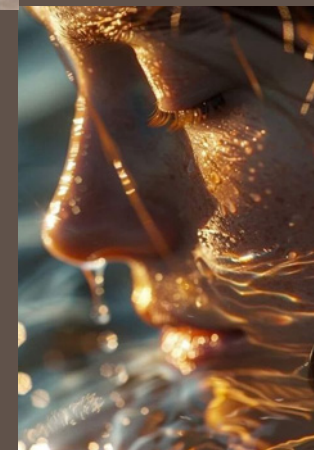
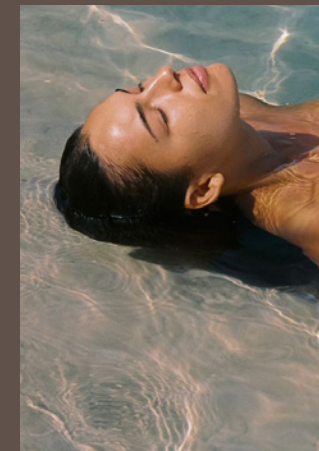
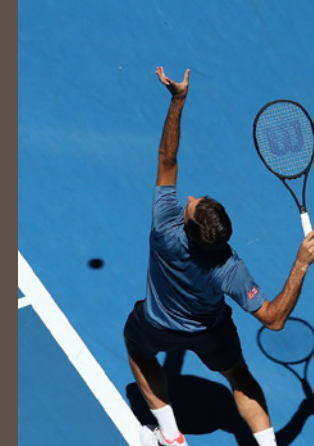
This serene atmosphere sets the tone for a journey through a residence where elegance flows seamlessly through every room, making every moment feel as extraordinary as the surroundings.



## WORLD-CLASS AMENITIES

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Whether you seek peaceful relaxation, an active lifestyle, or the perfect balance of work and leisure, La Vue's exceptional range of premium amenities offers something to cater to every desire.











## LEISURE & RELAXATION

- Swimming Pool
- Paddle Court





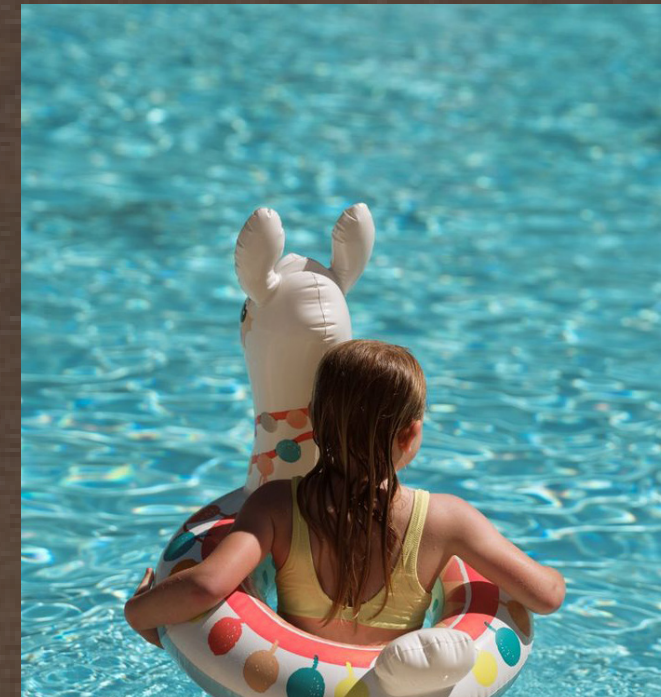




## SPORTS & FITNESS

- Yoga & Training Area
- Gym





## FAMILY & KIDS

- Kids' Play Area
- Kids' Pool

## WELLNESS

- Steam & Sauna
- Zen Garden

## WORK & PRODUCTIVITY

- Business Center





It's not about  
what's in *plain sight*  
—*it's about* what's  
waiting to be  
*uncovered.*





La Vue  
by MAAIA





PROJECT  
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





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



*What you see is  
just the surface —  
dive deeper,  
and you'll find  
treasure.*



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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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