RABDAN
DEVELOPMENTS

NAS 3

FACTSHEET

NAS 3

Elevate your lifestyle with a contemporary luxury living at NAS 3, by Rabdan developments located at Arjan community, Dubai. The **G+2P+12 storey** development stands as a true testament to modern elegance.

With stunning architectural design, meticulous attention to detail and an array of exceptional recreational facilities, the project invites residents to explore a personalized journey. Envisioned across 12 floors with a curated selection of limited 284 residences.

BUILDING CONFIGURATION

284 UNITS

138
STUDIO

112
1 BEDROOM

30
2 BEDROOM

4
3 BEDROOM

G + 2 PODIUM + 12

AMENITIES

- Pool
- Yoga Space
- 24/7 Security
- Indoor Gym
- Rooftop Cinema
- Barbecue Area
- Kids Playground
- Jogging Track
- Sauna & Steam Room
- 24/7 Concierge & Valet Service

UNIT TYPES

Indulge in the epitome of sophistication within our meticulously designed apartments. Each unit reflects a commitment to quality, with hand-picked materials adorning every corner. From the carefully selected floor tiles to the exquisite wallpapers and sumptuous headboard fabrics the attention to detail is paramount. The expansive floor-to-ceiling height of 3.2 meters creates an airy, spacious ambiance that complements the luxurious atmosphere. Our kitchens boast German appliances, synonymous with precision and functionality, ensuring a seamless culinary experience. Step into a world of opulence with our thoughtfully curated luxury fit-out, where every element harmonizes to create a truly exceptional living space.

UNIT TYPE	SIZE RANGE SQ.FT.	STARTING PRICE
Studio	432 To 533 sq.ft	616,154 AED
1 BHK + POOL	870 To 1,014 sq.ft	1,139,944 AED
2 BHK + POOL	1,308 To 1,325 sq.ft	1,707,990 AED
2 BHK DUPLEX + MAID + POOL	1,955 To 1,959 sqft	2,579,746 AED
2 BHK + MAID + POOL	1,401 To 1,404 sqft	1,884,110 AED
3 BHK + POOL	1,603 To 1,795 sqft	2,256,212 AED

LOCATION

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

PROXIMITIES

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

PAYMENT PLAN

70% / 30% POST HANDOVER

15%
DOWN PAYMENT

10%
HANDOVER

45%
DURING CONSTRUCTION

30%
POST HANDOVER

1% MONTHLY

COMPLETION DATE
Q2 - 2026

About RABDAN

At Rabdan Developments, we exceed the ordinary and redefine wthe essence of affordable luxury living in Dubai. Our commitment to excellence is reflected in every project we undertake, where high-end luxury seamlessly intertwines with sophisticated design, setting a new standard in comfort and leisure. As a prominent Emirati developer based in Dubai, we take immense pride in our innovative approach to construction and development seamlessly blending comfort with leisure to create architectural marvels in premium locations.

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