

NAS3





At Rabdan Developments, we exceed the ordinary and redefine the 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 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



# NAS3

Indulge in the epitome of contemporary luxury living with NAS 3 located at Arjan, Dubai. Enveloped in the beautiful landscape, this G+2P+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 studios to 3-bedroom apartments. Each residence is thoughtfully adorned with balconies that invite the outdoors in, creating a seamless fusion of indoor comfort and outdoor serenity.



**MEMORABLE  
EXPERIENCES**





## ELEVATED LIVING REDEFINED

Immerse yourself in the grandeur of NAS3's distinctive G+2P+12 configurations. The thoughtfully designed studios, 1, 2 & 3-bedroom and duplex apartments offer you an unparalleled living experience. Enjoy the convenience of valet parking, retail outlets and concierge services within the development

# CHOOSE YOUR SANCTUARY

Tailored to Perfection: A Residence for Every Lifestyle

- ◆ 284 total no of Units within the Development
- ◆ 138 Studio Rooms with Balconies
- ◆ 112 Elegant 1BHK Units with Balconies and Private Pools
- ◆ 6 Duplex 2BHK Units with Private Pools
- ◆ 24 (2 BHK) Units with Balconies and Private Pools
- ◆ 4 (3 BHK) Units with Balconies and Private Pools
- ◆ Switchable kitchen (Open and close)



- SAUNA AND STEAM
- KIDS POOL
- TODDLER PLAY AREA
- FAMILY SEATING AREA
- LOBBY ENTRANCE CAFE
- KIDS PLAY AREA
- YOGA AREA
- ROOF CINEMA
- ROOF GARDEN
- JOGGING TRACK
- SHALLOW POOL
- RETAIL SHOPS
- INDOOR GYM
- ADULT POOL
- LOUNGE AREA
- BARBECUE AREA
- OUTDOOR GYM
- 24/7 CONCIERGE
- 24/7 VALET PARKING



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RABDAN  
DEVELOPMENTS  
NAS3

## 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:

- 📍 01 Min - Sheikh Mohammad Bin Zayed Road
- 📍 02 Min - Hessa Street
- 📍 02 Min - Dubai Miracle Garden
- 📍 10 Min - Mall of The Emirates
- 📍 20 Min - Downtown and Dubai Mall
- 📍 10 Min - Dubai Marina
- 📍 18 Min - Palm Jumeirah
- 📍 30 Min - Dubai International Airport







# 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.

# BRILLIANTLY CREATED 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.





Relax and Recharge  
Enjoy the Pool & Gym



# Building Configuration

Nas 3 is modern and high tech residential building

**G+2PODIUM+12**

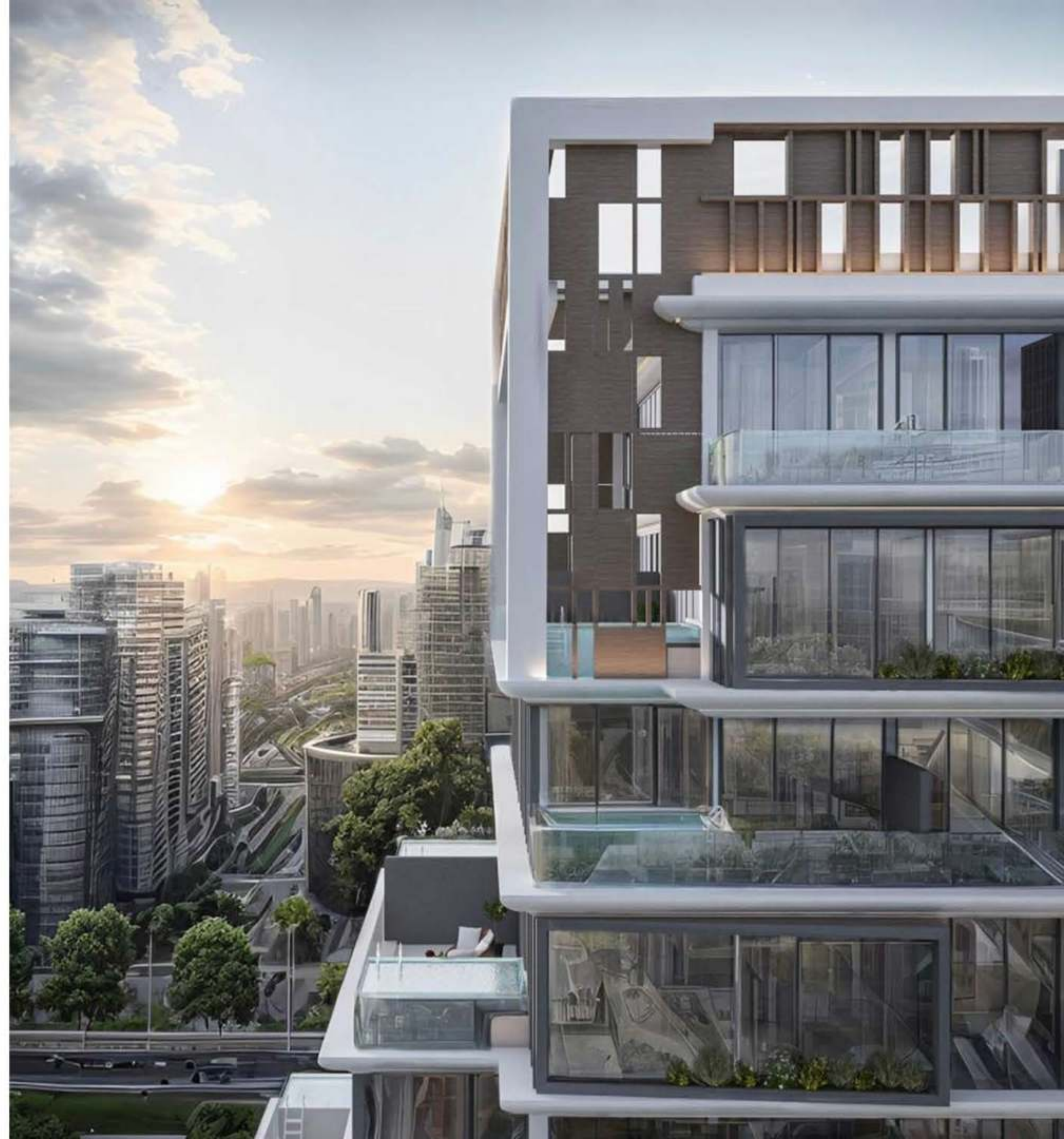
**284 Units**

**138**  
STUDIOS

**112**  
1 BEDROOM

**30**  
2 BEDROOM

**4**  
3 BEDROOM





## PAYMENT PLAN

**70/30**

Down Payment	<b>15%</b>
During Construction	<b>45%</b> 1% MONTHLY
Handover	<b>10%</b>
Post Handover	<b>30%</b> 2% MONTHLY

COMPLETION DATE - Q2 2026













