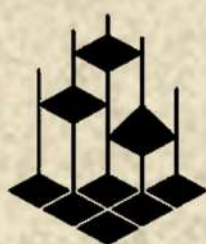




**NAS II**  
RESIDENCES

AL BARSHAA SOUTH THIRD, DUBAI



**RABDAN**

PROPERTY  
DEVELOPMENT



 **NAS II**  
RESIDENCES  
AL BARSHAA SOUTH THIRD, DUBAI

*Welcome to...*

**DESIGNED TO  
INDULGE**

**A LIFE  
STYLE**

*Next Evolution...*



# THE CITY

Dubai has undergone incredible transformations over the last three decades, becoming a sought-after investment destination, with its low-tax environment, world-class infrastructure, stable political and economic environment, and its leisure and retail offerings.

Dubai enjoys a strategic location and serves as a bridge between the Far East, Europe, the CIS and Africa. Activities such as trade, transport, tourism, industry and finance have shown a steady growth and helped the economy achieve a high degree of expansion and diversification.

Committed to a progressive vision, Dubai has placed itself at the forefront of smart cities worldwide and continues to innovate in cutting-edge technologies in healthcare, transportation, renewable energy, sustainability, education, security and urban planning.

- ◆ Currency pegged to USD
- ◆ Safe Haven
- ◆ Political stability
- ◆ Global financial hub
- ◆ World class infrastructure
- ◆ Tax Free property investment
- ◆ Regulated & Transparent Market





# NESTLED AT THE ICONIC AL BARSHA SOUTH

NAS2 ARJAN has an excellent exposure being at a walking distance from Dubai Miracle Gardens, a world GUINNESS record holder tourist hotspot, which attracts a recorded 1.5 millions tourists.

The development is also at a 7 minutes drive from two major tourists attractions and globally famous landmarks, The GLOBAL VILLAGE & IMG WORLDS OF ADVENTURES .. both having a combined 7.8 million visitors recorded per year.

These landmarks are major key factors that would certainly drive the demand and grant a higher exposure to your property!



## THE NEIGHBORHOOD

NAS2 RESIDENCES is located at Arjan, an investor's hotspot that's well served and self contained. The community is family oriented with world famous international school in vicinity that are already operational, a wide range of retails options and healthcare facilities, as well as parks and kids play.

- ◆ Up & running International Schools : SAFA COMMUNITY SCHOOL, NORD ANGLIA INT. SCHOOL ( NAS ), GEMS FOUNDERS SCHOOL, AUSTRALIAN INT. SCHOOL ( AIS ), KINGS' SCHOOL AL-BARSHA.
- ◆ Home to PARKVIEW MEDICLINIC, the middle east's largest MEDICLINIC with ove 800 staff .
- ◆ Wide array of retails within the vicinity, including MY CITY CENTRE , DUBAI HILLS MALL, MALL OF THE EMIRATES.



NAS2 ARJAN offers a mix of One, Two and Three apartments with generous sizes that are 30% larger than the average size in the neighborhood!

All apartments are coming with kitchen fully equipped and smart home systems installed!

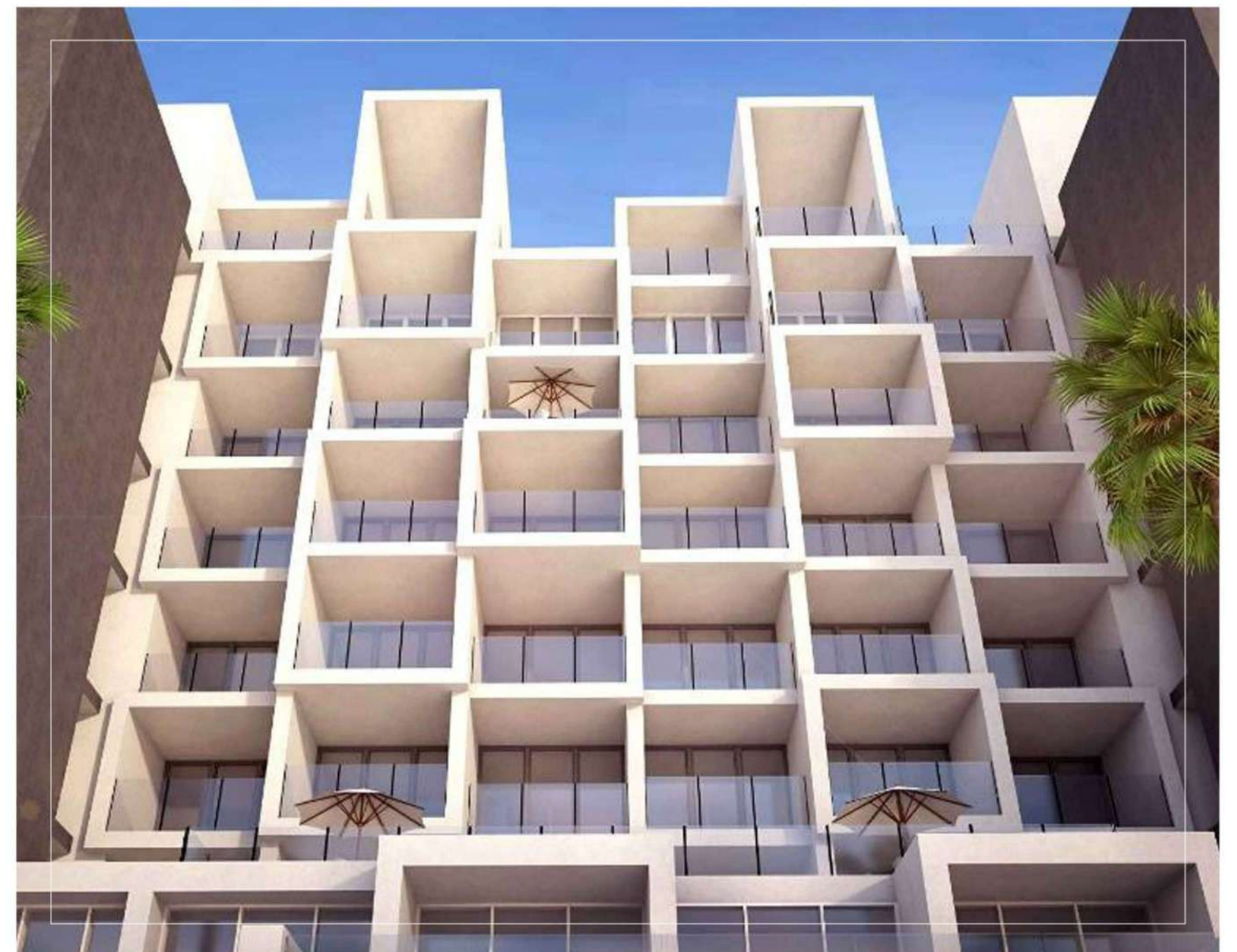
All the bedrooms are full ensuite, with extra wardrobe spaces for storage.

## THE DEVELOPMENT

B + G + 6 Floors + Roof

Offering 78 Premium Residences

BEDROOM	SIZE
1	979 sqft - 1,130 sqft
2	1,463 sqft - 1,797 sqft
3	3,004 sqft







# THE PROGRESS

The development is already at 90% of its super structure built, and the completion date is set for APRIL 2023.

Unlike most of its competitors in the market, RABDAN developer have already invested heavily into the construction and achieved a way advanced milestone!

In other words, your next payment is always behind the construction progress, which makes this a rock solid and safe property investment.

1 Bedroom  
Show Apartment



2 Bedroom  
Show Apartment



# SMART HOME AUTOMATION



**DOOR LOCK  
WITH FINGER PRINT**



**FACE  
RECOGNITION**

# THE PAYMENT PLAN

3 YEARS POST HANDOVER

**5%**

BOOKING DATE

**10%**

30 DAYS FROM  
BOOKING DATE

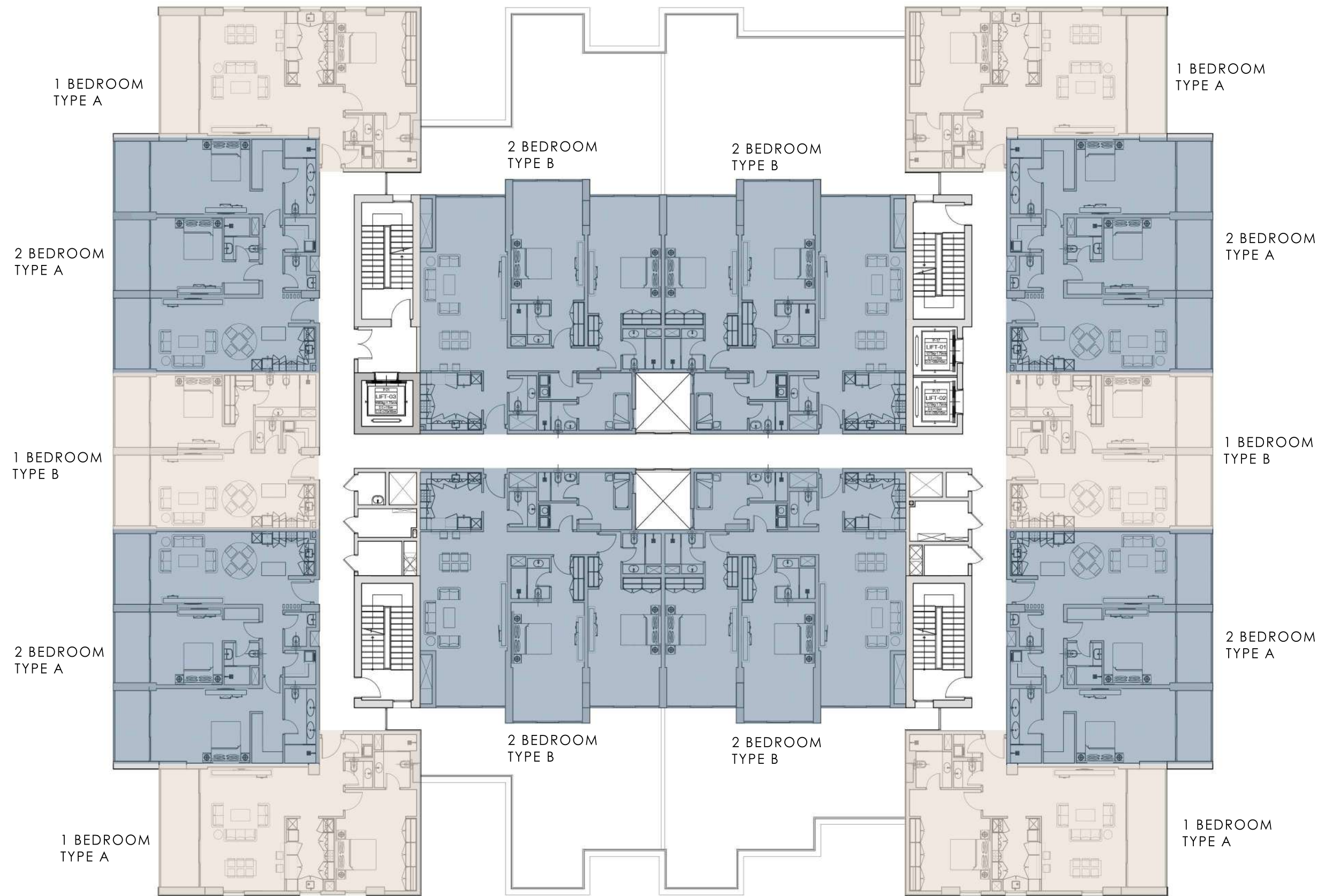
**15%**

COMPLETION DATE  
( APRIL 2023 )

**70%**

POST HANDOVER  
( 36 MONTHS )

# LEVEL-1 FLOOR PLAN

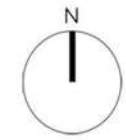


FIRST FLOOR PLAN

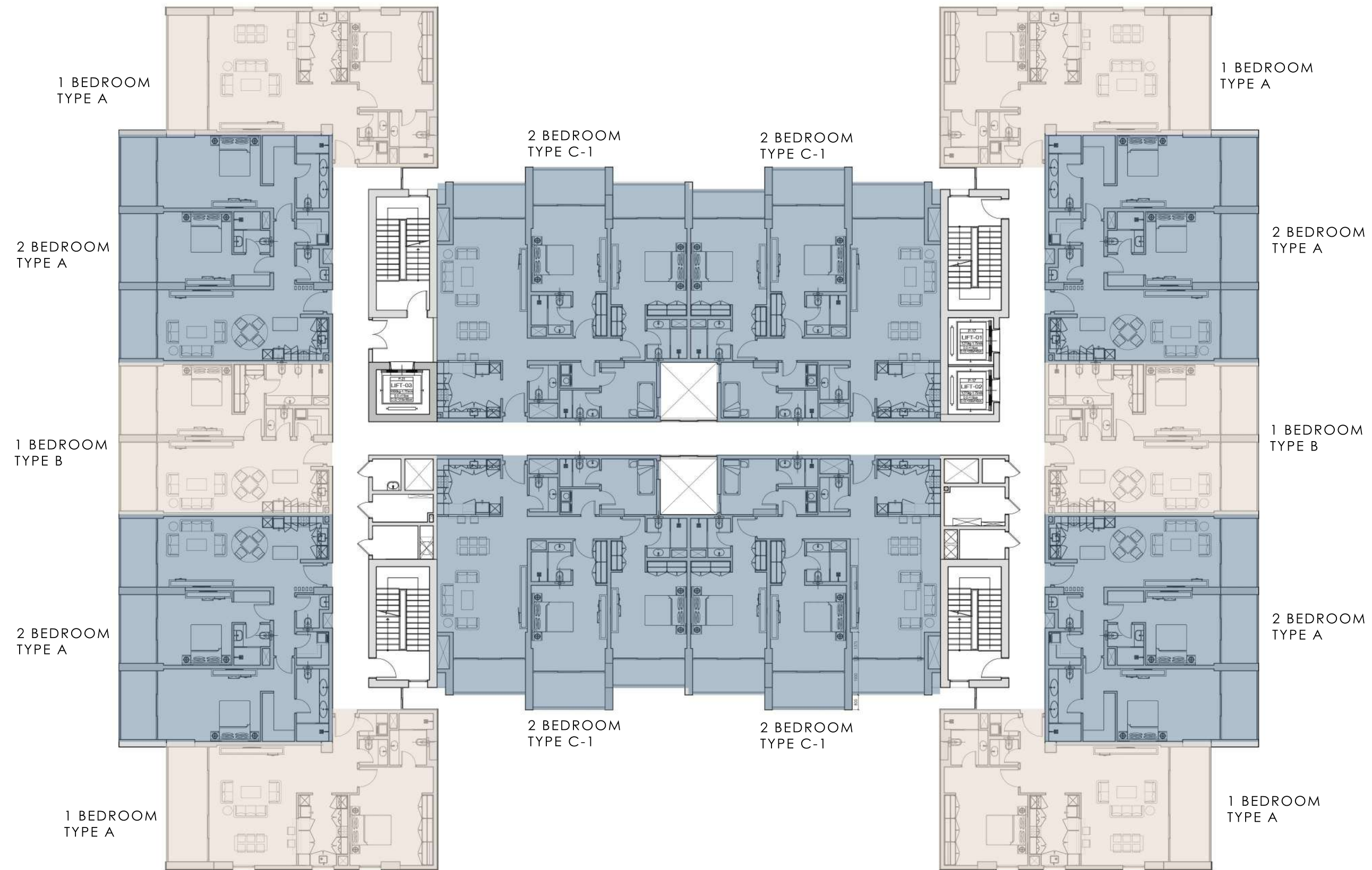
1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT



# LEVEL-2 FLOOR PLAN



SECOND FLOOR PLAN

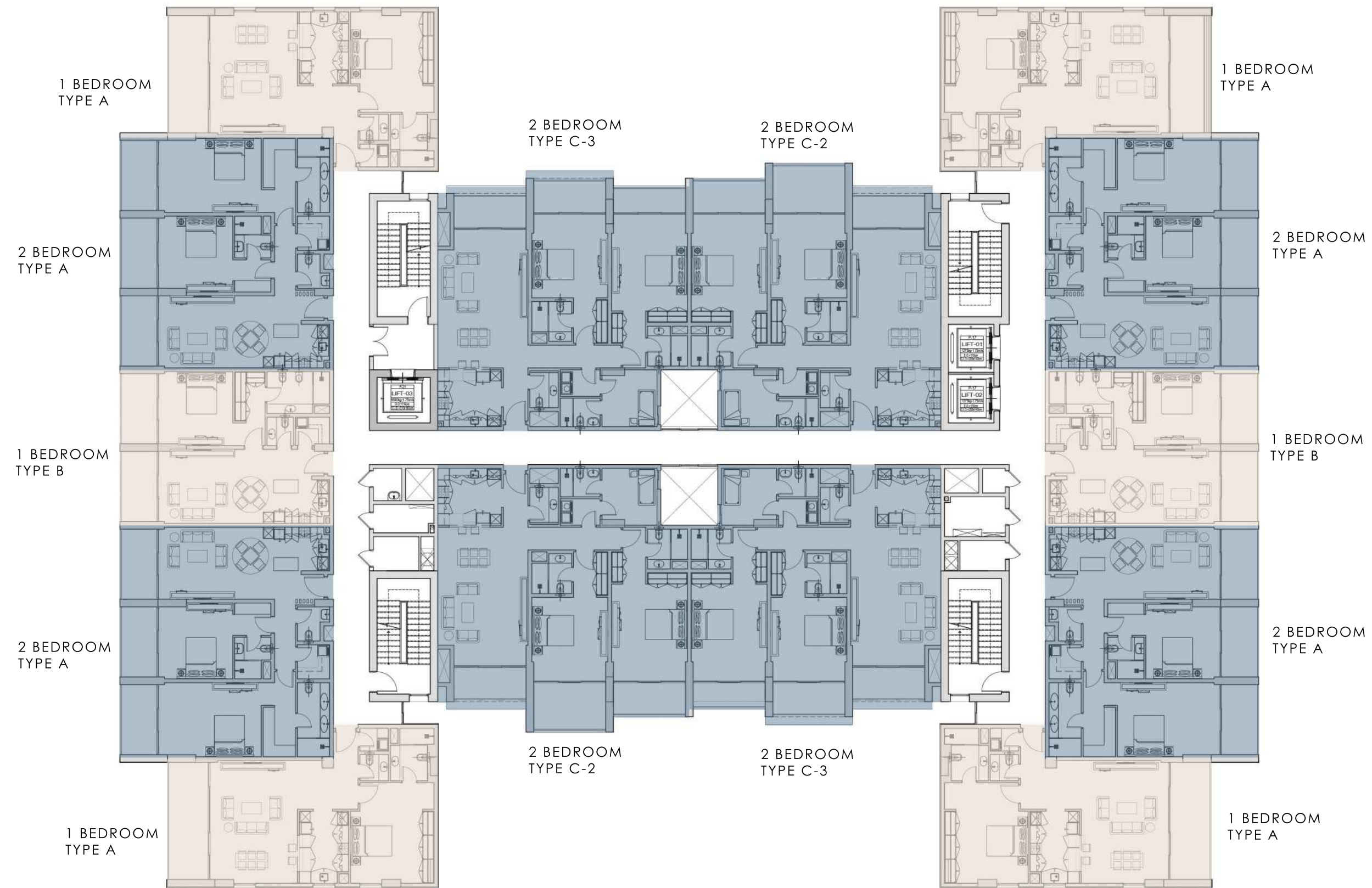
1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT



# LEVEL-3 FLOOR PLAN



THIRD FLOOR PLAN

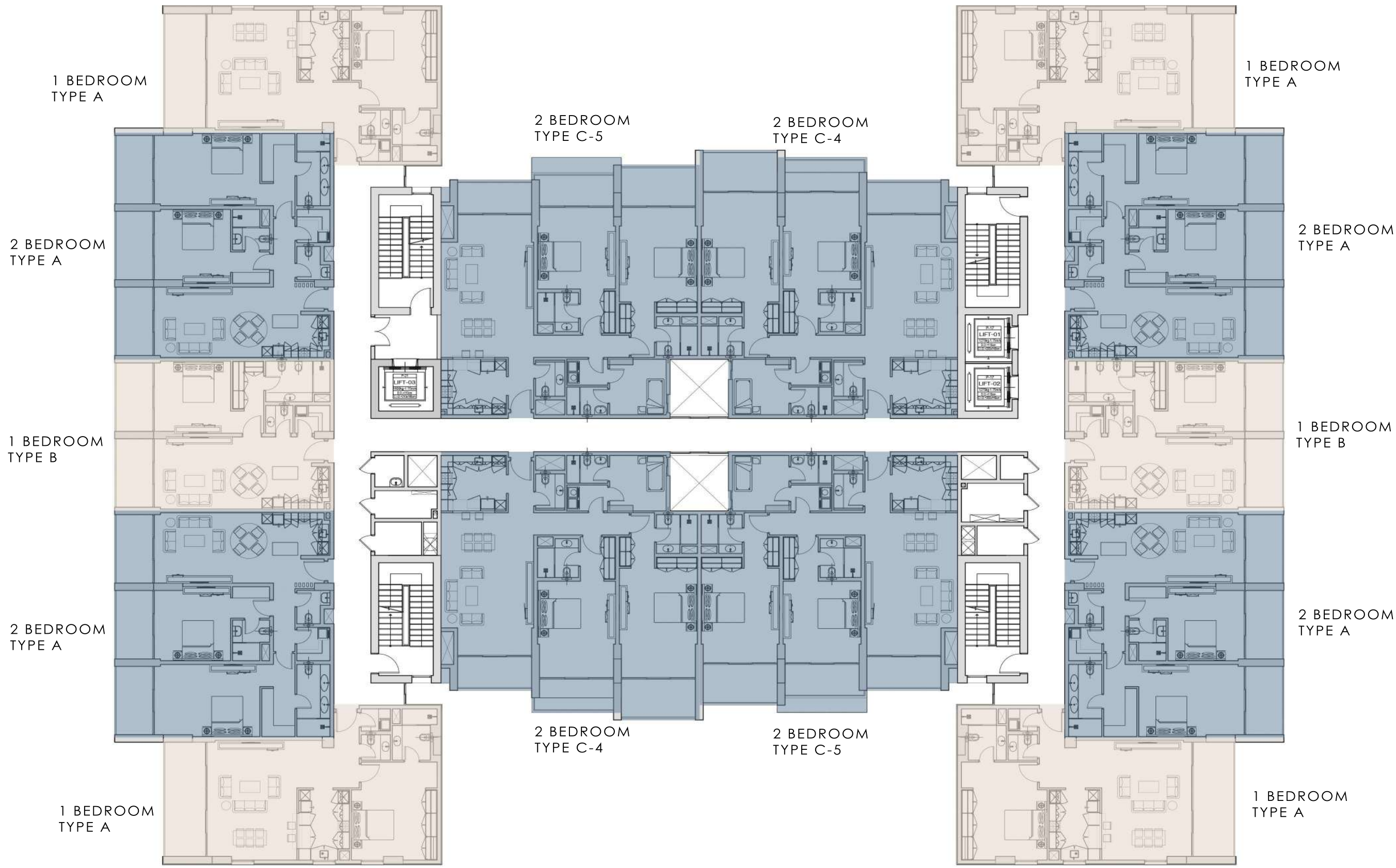
1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

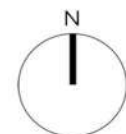


# LEVEL-4 FLOOR PLAN

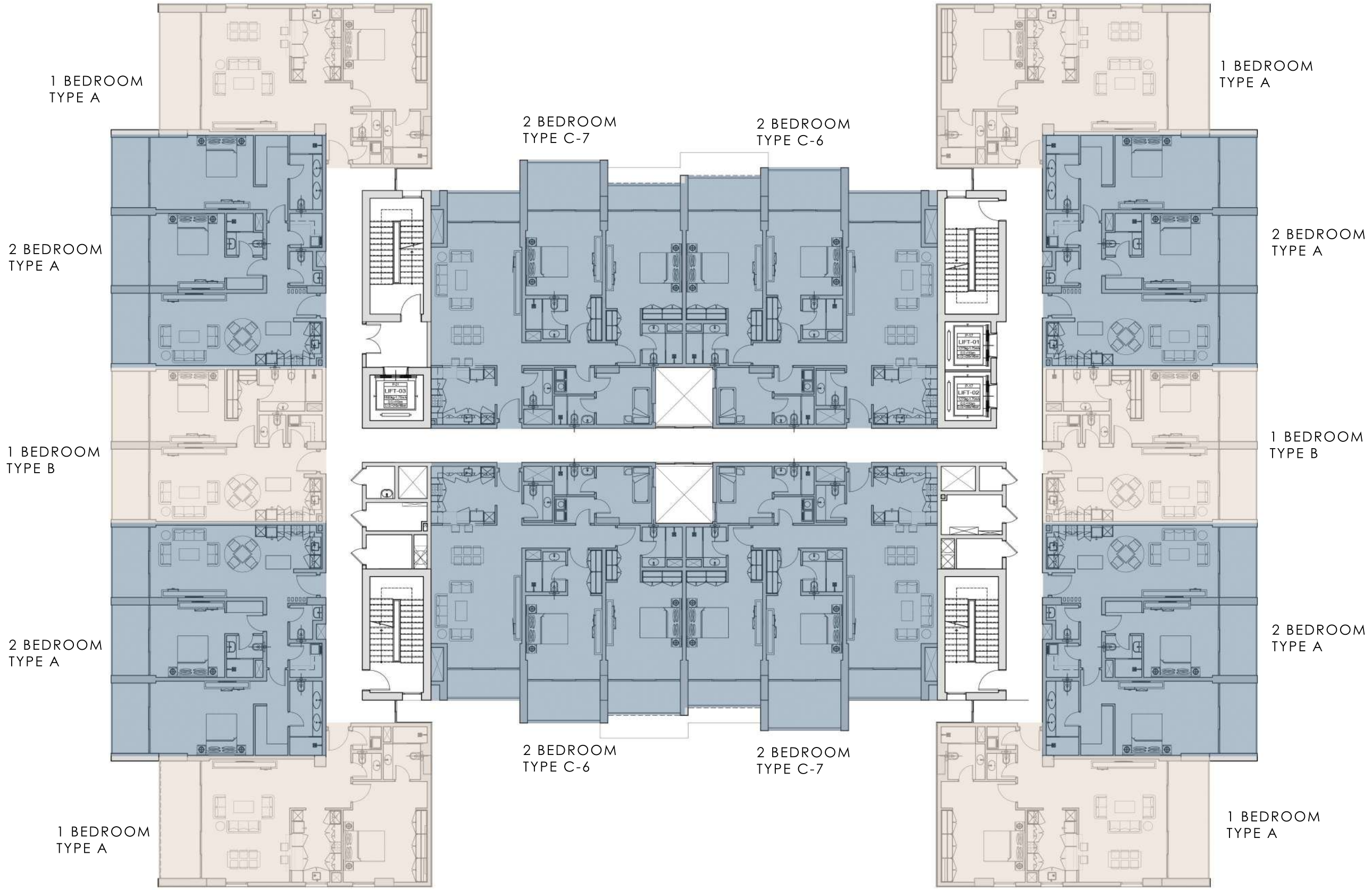


FOURTH FLOOR PLAN

	1 BEDROOM APARTMNT		2 BEDROOM APARTMNT		3 BEDROOM APARTMNT
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# LEVEL-5 FLOOR PLAN



FIFTH FLOOR PLAN



1 BEDROOM APARTMNT



2 BEDROOM APARTMNT

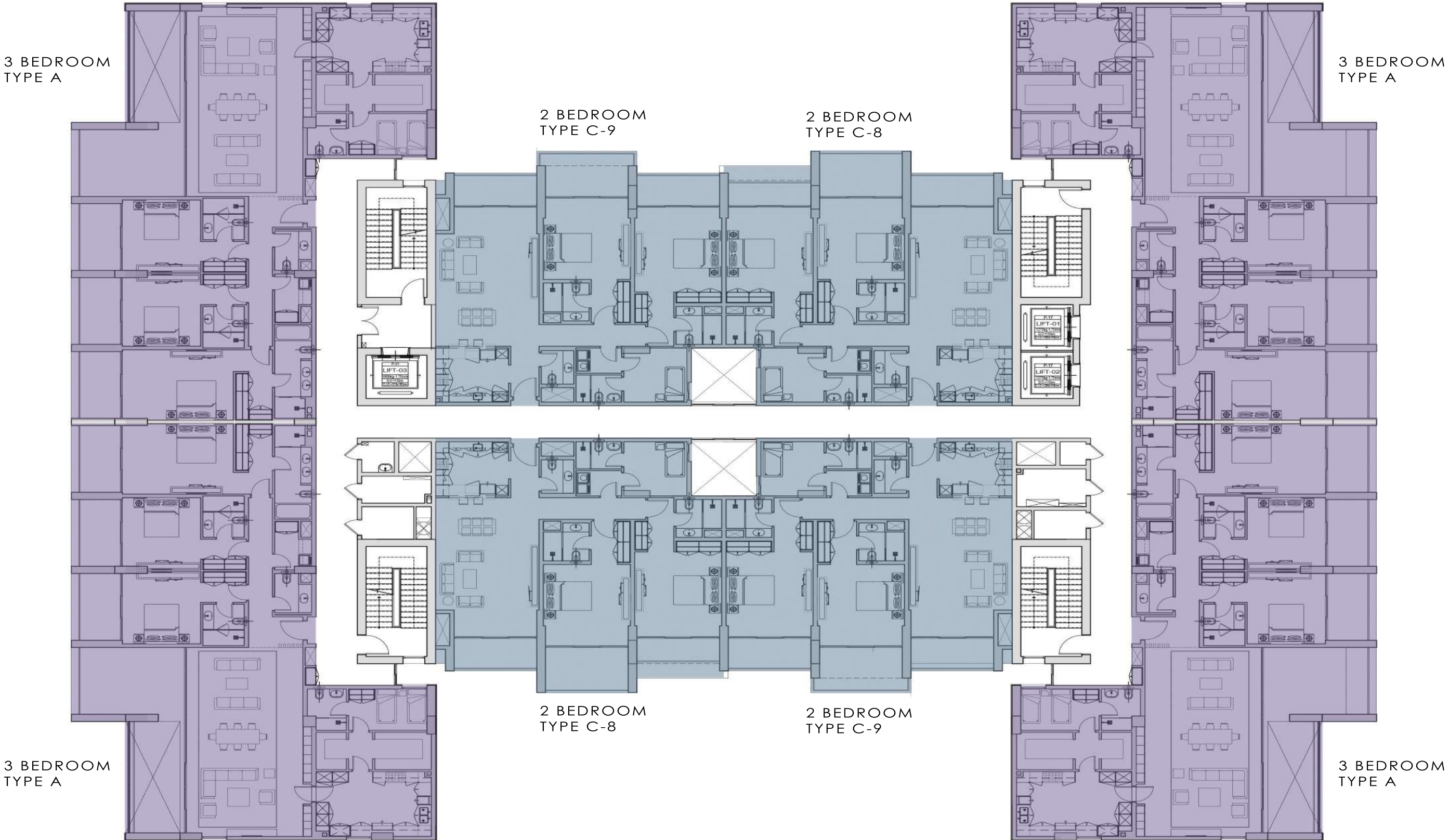


3 BEDROOM APARTMNT





# LEVEL-6 FLOOR PLAN



SIXTH FLOOR PLAN



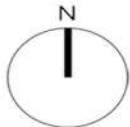
1 BEDROOM APARTMNT



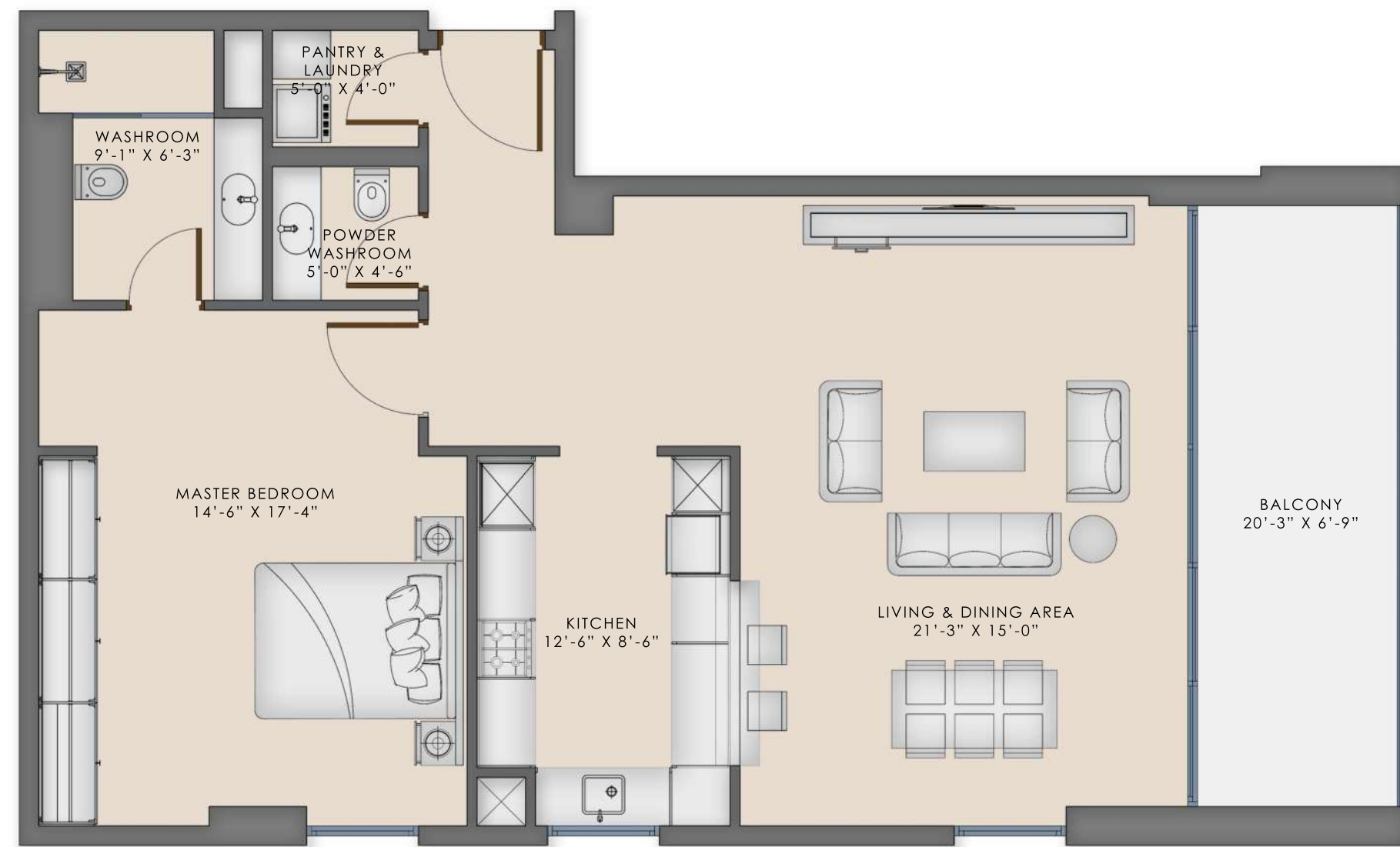
2 BEDROOM APARTMNT



3 BEDROOM APARTMNT



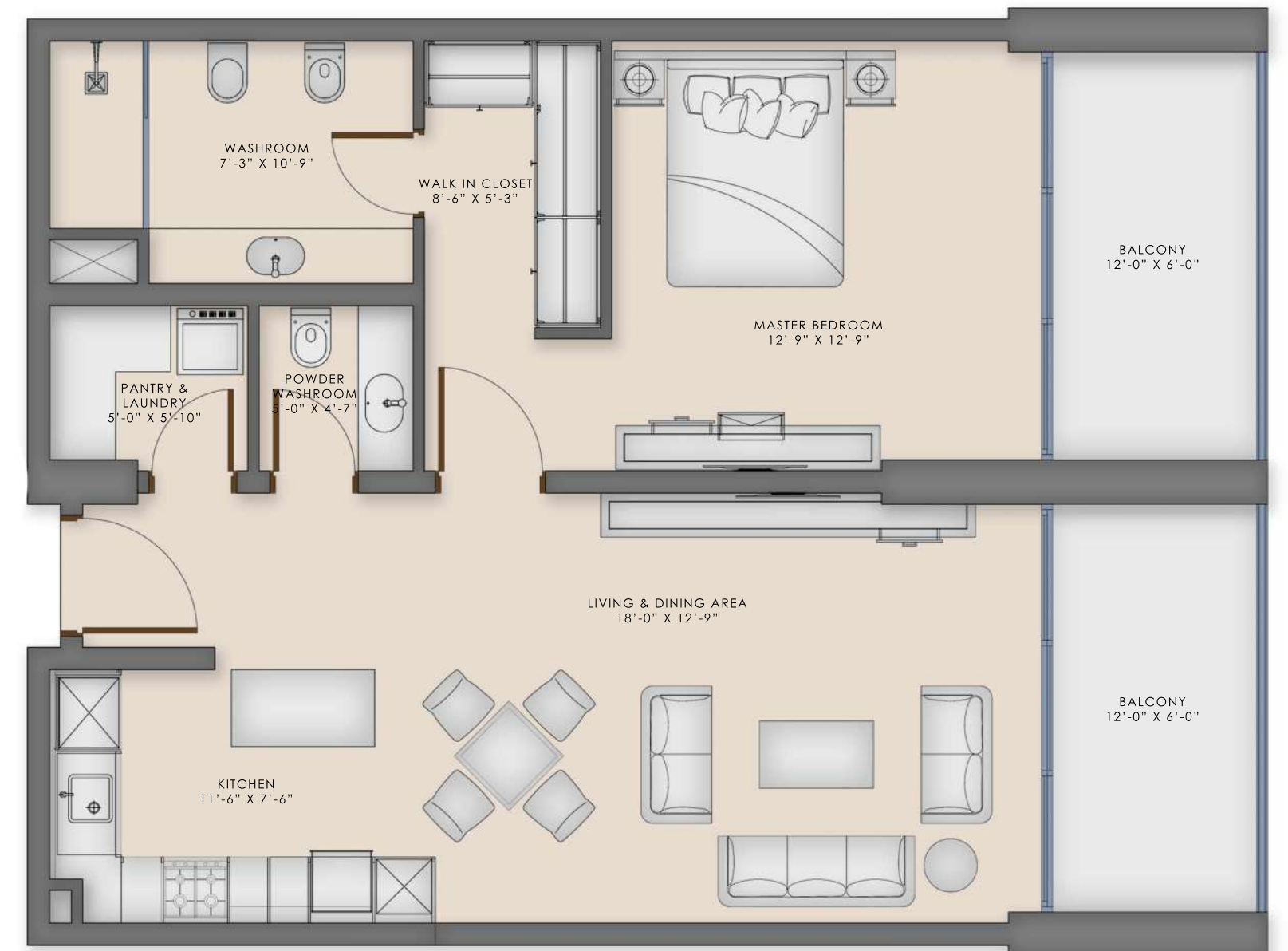
# 1 Bedroom, Type A



1 BEDROOM  
1134.3 SQ. FT.  
Type A  
FIRST FLOOR-FIFTH FLOOR



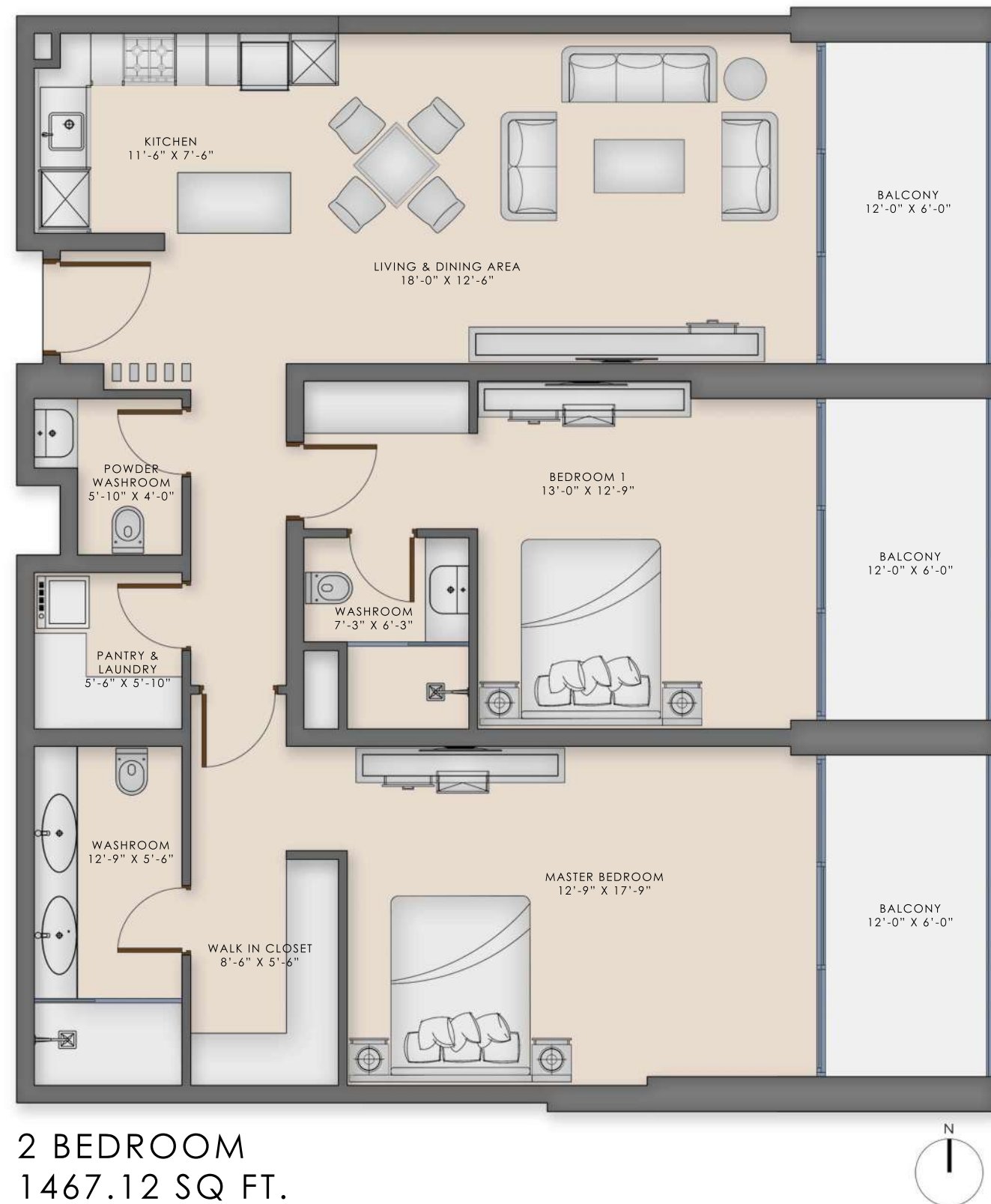
# 1 Bedroom, Type B



1 BEDROOM  
979.51 SQ. FT.  
Type B  
FIRST FLOOR-FIFTH FLOOR

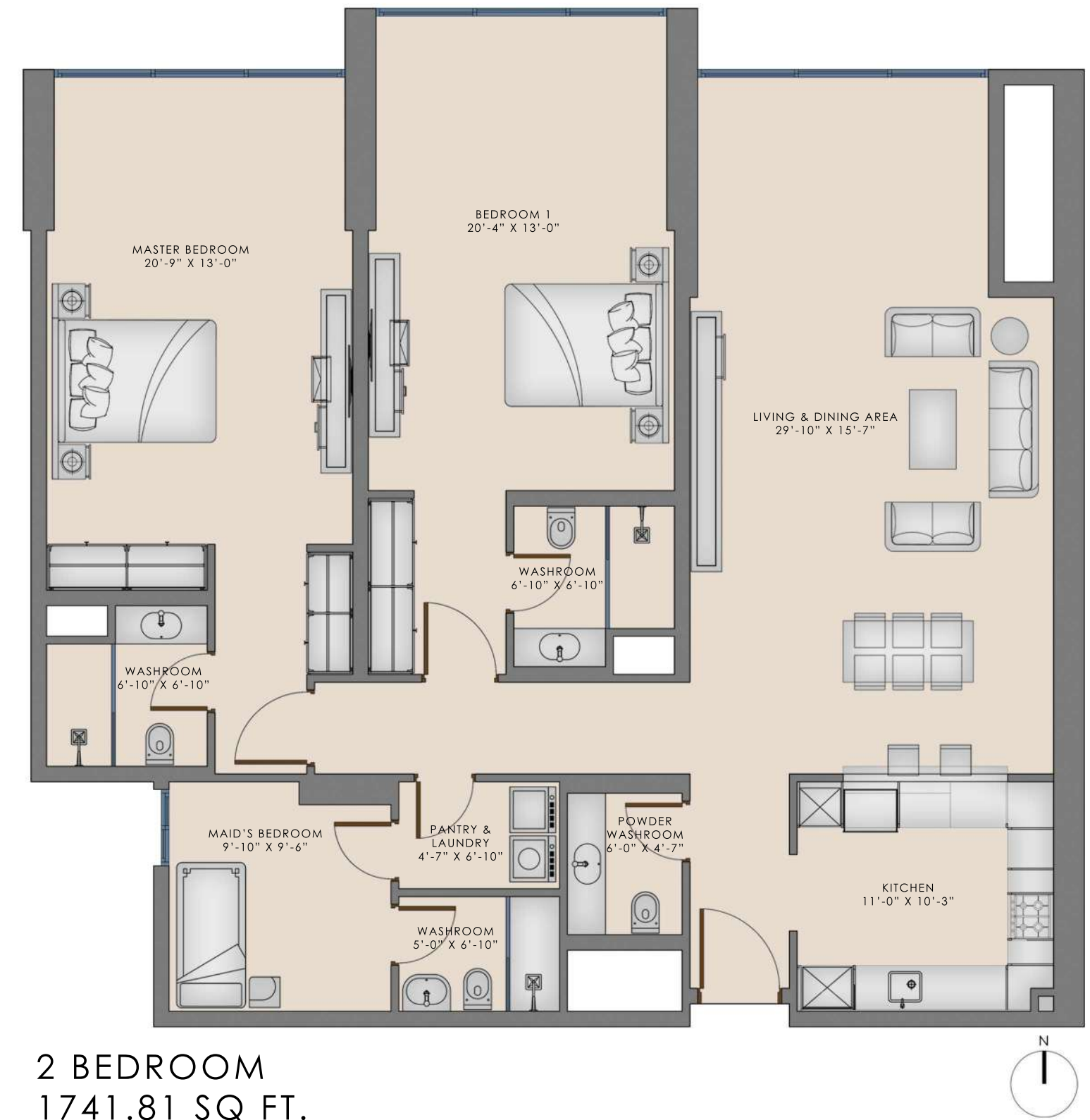


## 2 Bedroom, Type A



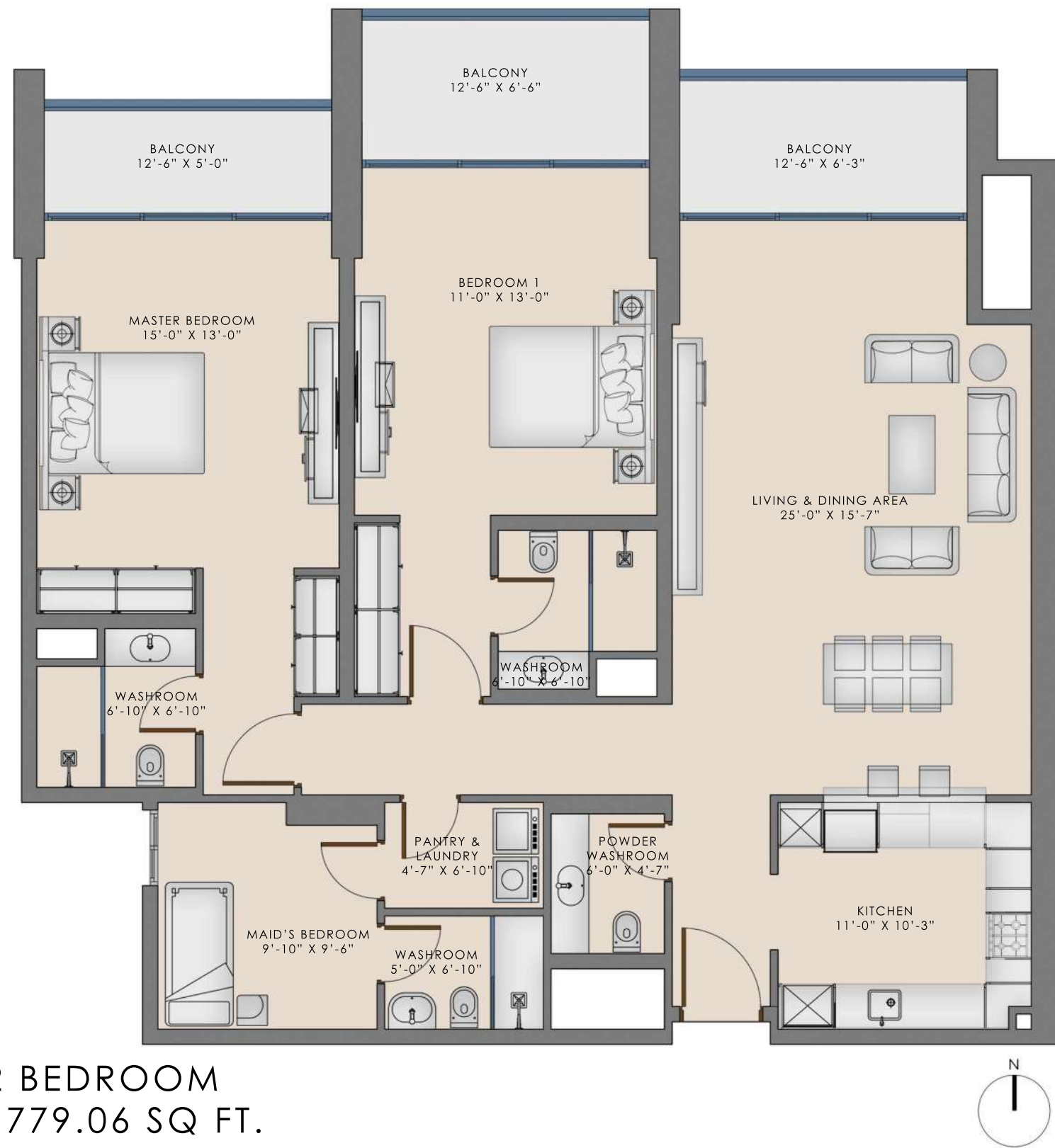
2 BEDROOM  
1467.12 SQ FT.  
Type A  
FIRST FLOOR-FIFTH FLOOR

## 2 Bedroom, Type B



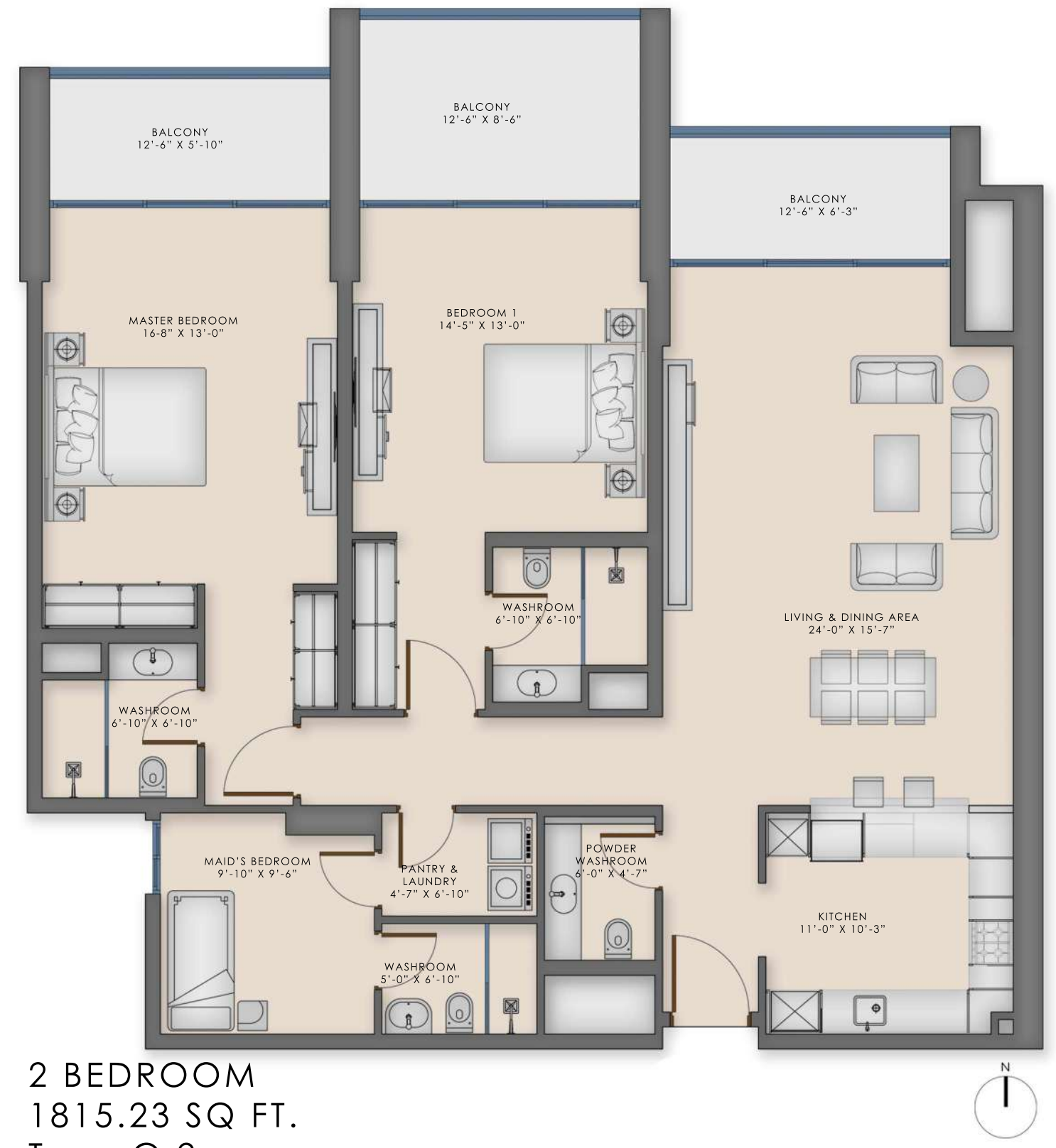
2 BEDROOM  
1741.81 SQ FT.  
Type B  
FIRST FLOOR

## 2 Bedroom, Type C-1



2 BEDROOM  
1779.06 SQ FT.  
Type C-1  
SECOND FLOOR

## 2 Bedroom, Type C-2

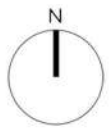


2 BEDROOM  
1815.23 SQ FT.  
Type C-2  
THIRD FLOOR

# 2 Bedroom, Type C-3



2 BEDROOM  
1749.03 SQ FT.  
Type C-3  
THIRD FLOOR



# 2 Bedroom, Type C-4



2 BEDROOM  
1881.64 SQ FT.  
Type C-4  
FOURTH FLOOR



## 2 Bedroom, Type C-5



2 BEDROOM  
1798.22 SQ FT.  
Type C-5  
FOURTH FLOOR

## 2 Bedroom, Type C-6



2 BEDROOM  
1790.36 SQ FT.  
Type C-6  
FIFTH FLOOR

## 2 Bedroom, Type C-7



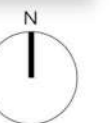
2 BEDROOM  
1783.58 SQ. FT.  
Type C-7  
FIFTH FLOOR



## 2 Bedroom, Type C-8



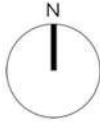
2 BEDROOM  
1798.86 SQ. FT.  
Type C-8  
SIXTH FLOOR



# 2 Bedroom, Type C-9



2 BEDROOM  
1806.72 SQ FT.  
Type C-9  
SIXTH FLOOR



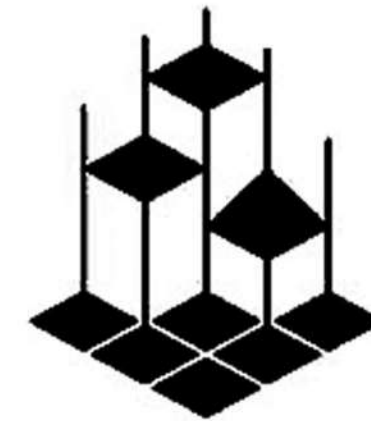
# 3 Bedroom, Type A



3 BEDROOM  
3010.45 SQ FT.  
Type A  
SIXTH FLOOR







**RABDAN**

PROPERTY  
DEVELOPMENT

### **THE DEVELOPER**

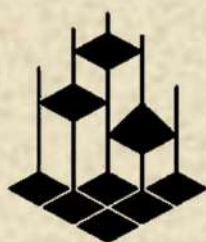
RABDAN developments is well established family-owned company with a solid track record of timely delivered projects in Dubai. NAS 2 residences is their second development in Arjan, after the successful handover of NAS1 back in 2020.

## **CONTACT US**

3405, Marina Plaza, Al Marsa Street,  
Dubai Marina, UAE.

Email : [info@rabdanddevelopments.ae](mailto:info@rabdanddevelopments.ae)

Call us : +971 00000 0000



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DEVELOPMENT