

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

A modern, multi-story apartment building with a light-colored facade and dark window frames. The building features large glass windows and balconies with glass railings. Some balconies have potted plants. The building is set against a clear blue sky. In the background, there is a lush green golf course with winding paths and trees. In the distance, a city skyline with various buildings is visible under a hazy sky. The overall scene is bright and airy, suggesting a high-quality, modern living environment.

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

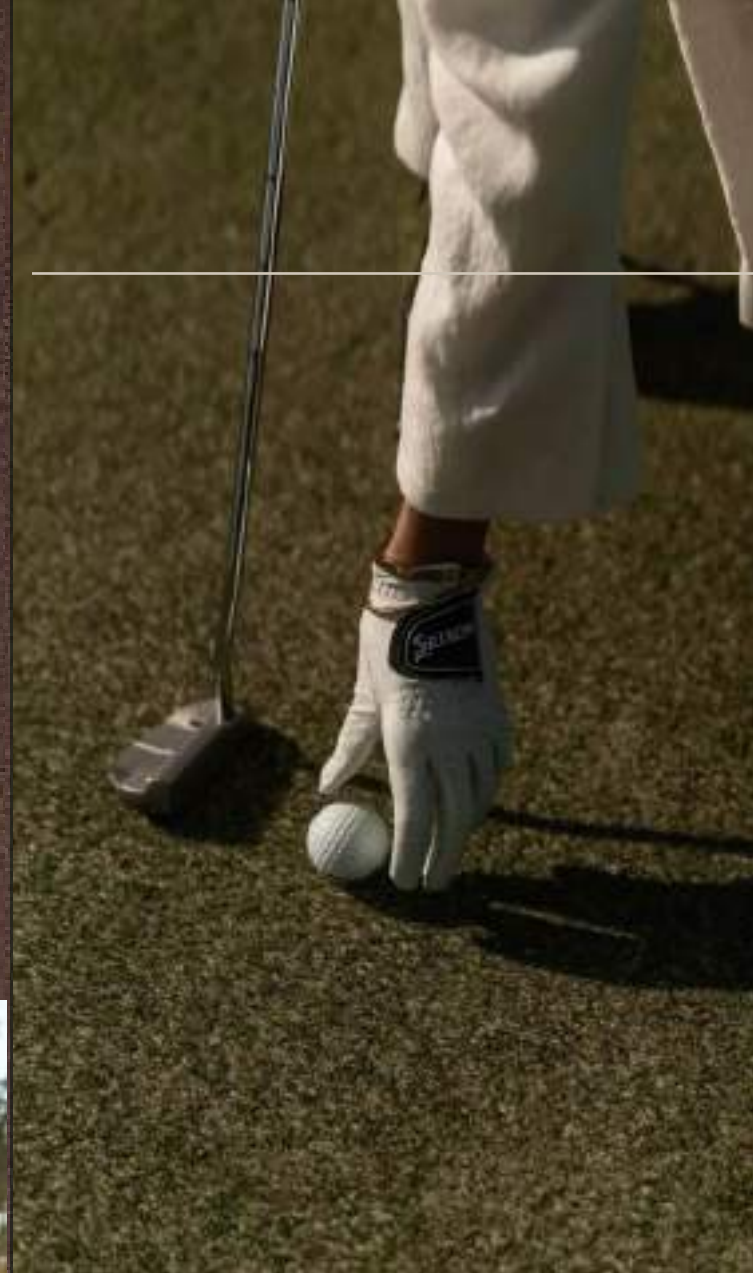
- Meydan Race track
- Meydan Golf Academy
- Nad Al Sheba Park
- Nad Al Sheba Sports Complex
- Deep Dive Dubai
- Nad Al Sheba Gardens Mall
- Dubai Design District
- Dubai Mall
- Burj Khalifa
- DIFC
- Festival City
- Kite Beach
- Jumeirah Bay

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.



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.

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

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.



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PROJECT
DETAILS

UNIT TYPES	UNIT MIX	SIZE RANGE
1-Bedroom Apartments (+ Study)	34	760 SQ. FT - 962 SQ.FT
2-Bedroom Apartments (+ Study)	9	1,340 SQ. FT - 1,456 SQ.FT
3-Bedroom + Maid Apartments (with Pool)	3	1,458 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.*

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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www.maaia.ae