

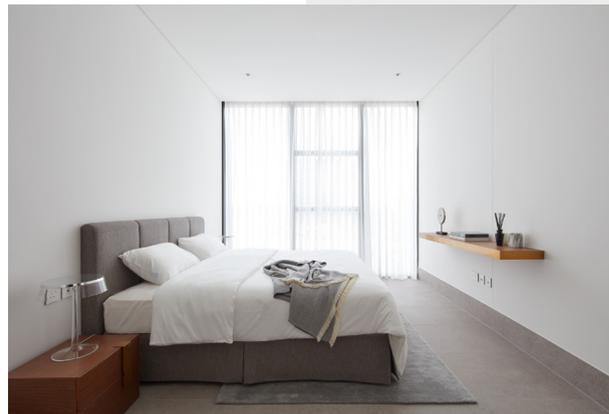


THE NADD RESIDENCE

NADD AL HAMAR, DUBAI



صديقي للعقارات
SEDDIQI PROPERTIES



The Nadd Residence- A luxury proposition located on the outskirts of urban Dubai.

The Nadd Residence is a contemporary mixed use building, designed with the luxury connoisseur in mind. The building hosts an exclusive selection of 1, 2, 3 and 4 bedroom apartments, along with two retail units located on the ground floor.

The refined elegance of The Nadd Residence is a unique addition to the Nadd Al Hamar neighbourhood. The rapidly developing area is in close proximity to well established malls, large retail outlets, the central business district and public amenities. The building hosts ample surrounding parking, making the retail outlets easily accessible for visitors from the wider community.



OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Building Amenities

- Shared temperature controlled swimming pool
- Shared gym with state-of-the-art gym equipment
- Courtyard
- Central air conditioning
- Fully fitted kitchen
- Basement parking
- Concierge front desk
- 24/7 on-site security
- On-site maintenance team
- Pet friendly property*

*T&Cs Apply

Included in the rent

- Maintenance
- Gas
- Chiller
- Managed by Seddiqi Properties

Proximity to Landmarks

- Easy access to Mirdif City Center, Shopping Avenue, Dragon Mart, Public Hospitals, Schools, Public Parks
- Conveniently located with close proximity to Al Kabayel Thrift Shop, Belhasa Driving Center, Aswaaq Supermarket, Life Pharmacy, Emarat Petrol Stations, Al Warqa Parks Football Ground, Gems English School



FLOOR PLANS

ONE BEDROOM (TYPE 1A)

1 bedroom apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 1A

- 1 bedroom
- Size: 02 Series - 872 sqft, 06 & 07 Series - 883 sqft
- Floor: 1 - 10
- Series: 02, 06 & 07

Overview of unit

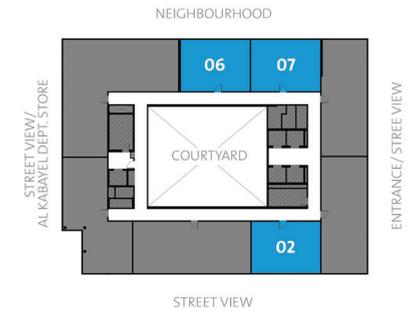
- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Additional wardrobe space included
- 1 basement parking space

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer



1ST TO 10TH FLOOR



TWO BEDROOM (TYPE 2A)

2 bedrooms corner apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 2A

- 2 bedrooms
- Size: 1,302 sqft
- Floor: 1 - 10
- Series: 01 & 08

Overview of unit

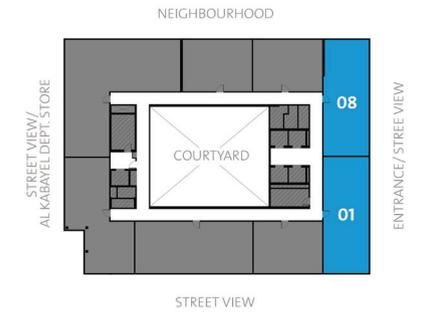
- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom & 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Additional wardrobe space included
- 1 basement parking space

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer



1ST TO 10TH FLOOR



TWO BEDROOM (TYPE 2B)

2 bedrooms corner apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 2B

- 2 bedrooms
- Size: 1,367 sqft
- Floor: 1 - 10
- Series: 04

Overview of unit

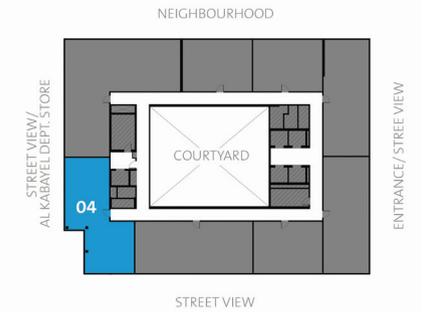
- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with built-in walk-in closet and lounge area
- En suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Additional wardrobe space included
- 1 basement parking space

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer



1ST TO 10TH FLOOR



TWO BEDROOM (TYPE 2C)

2 bedrooms apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 2C

- 2 bedrooms
- Size: 1,507 sqft
- Floor: 1 - 10
- Series: 034

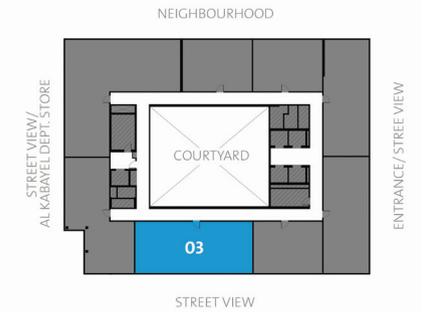
Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with built-in walk-in closet
- En suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Additional wardrobe space
- 1 basement parking space

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer

1ST TO 10TH FLOOR



THREE BEDROOM (TYPE 3A)

3 bedrooms + maid's room corner apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 3A

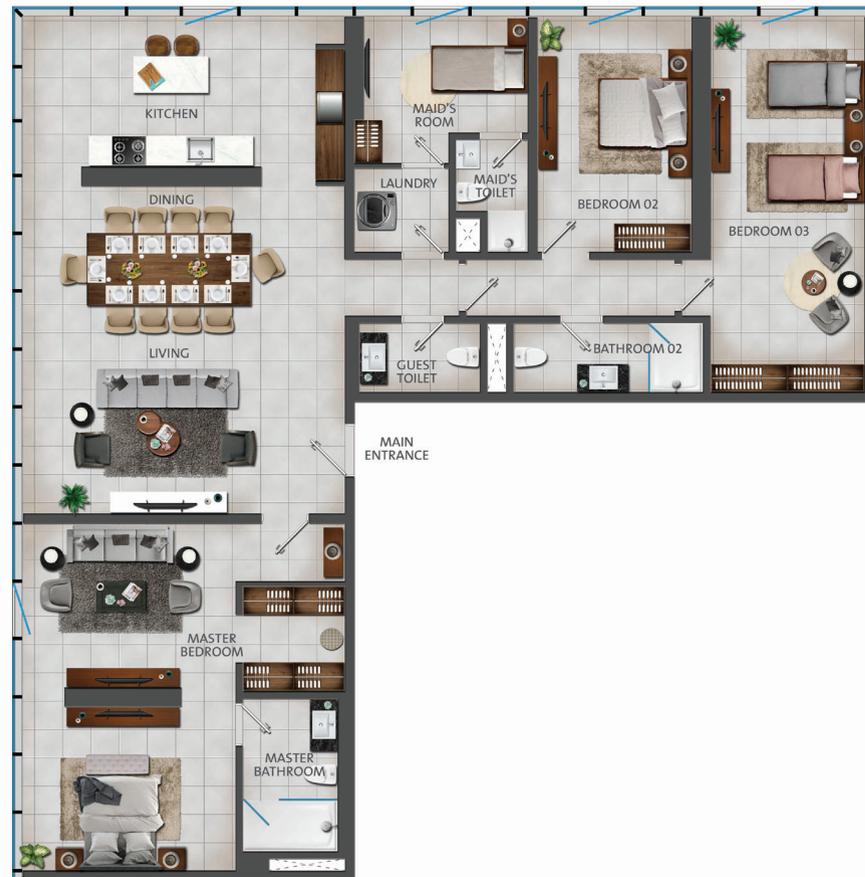
- 3 bedrooms + maid's room
- Size: 2,196 sqft
- Floor : 1-10
- Series: 05

Overview of unit

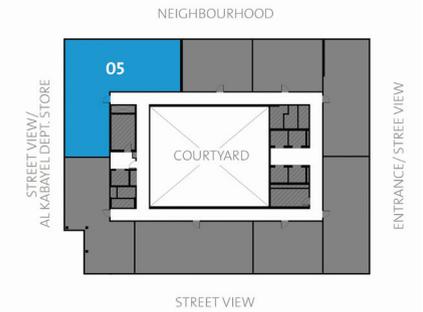
- 3 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in walk-in closet and lounge area
- 2nd bedroom with built-in wardrobe
- Large 3rd bedroom with built-in wardrobe and lounge area
- Large living and dining area
- Large open plan kitchen
- En suite maid's room with built-in wardrobe
- Laundry room
- 2 basement parking spaces

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer



1ST TO 10TH FLOOR



THREE BEDROOM (TYPE 3B)

3 bedrooms + maid's room corner apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 3B

- 3 bedrooms + maid's room
- Size: 2,530 sqft
- Floor : 11 & 12
- Series: 01 & 04

Overview of unit

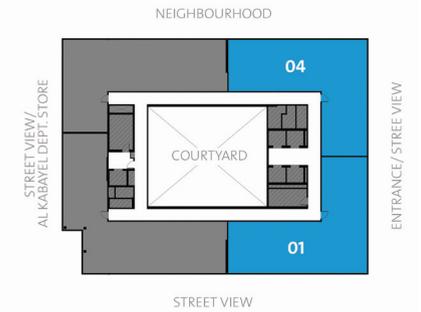
- 3 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in walk-in closet and lounge area
- 2nd and 3rd bedroom with built-in wardrobe
- Large living and dining area
- Large open plan kitchen
- En suite maid's room with built-in wardrobe
- Large storage room
- Large laundry room
- 2 basement parking spaces

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer



11TH TO 12TH FLOOR



THREE BEDROOM (TYPE 3C)

3 bedrooms + maid's room corner apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 3C

- 3 bedrooms + maid's room
- Size: 2,637 sqft
- Floor : 11 & 12
- Series: 03

Overview of unit

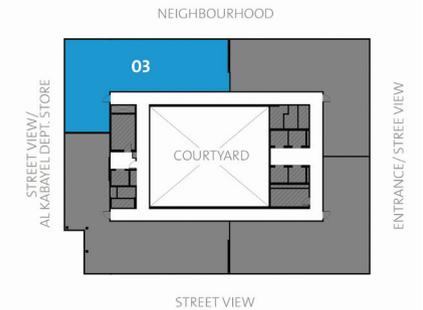
- 3 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in walk-in closet and lounge area
- 2nd and 3rd bedroom with built-in wardrobe
- Large living and dining area
- Large open plan kitchen
- En suite maid's room with built-in wardrobe
- Large storage room
- Laundry room
- 2 basement parking spaces

Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer



11TH TO 12TH FLOOR



FOUR BEDROOM (TYPE 4A)

4 bedrooms + maid's room corner apartment in The Nadd Residence with a community view of Nadd al Hammar

Floor Plan Type 4A

- 4 Bedrooms + maid's room
- Size: 2,874 sqft
- Floor: 11 & 12
- Series: 02

Overview of unit

- 4 bedrooms
- 4.5 bathrooms
- Large en suite master bedroom with built-in walk-in closet and lounge area
- 2nd, 3rd, 4th bedrooms with built-in wardrobe
- Large living and dining area
- Large open plan kitchen
- En suite maid's room with built-in wardrobe
- Storage room
- Large laundry room
- Additional wardrobe space included
- 2 basement parking spaces

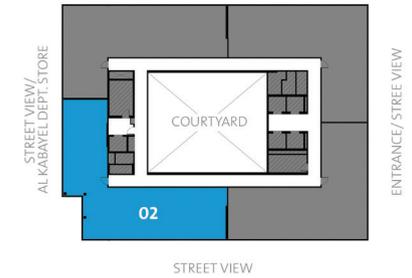
Built in appliances

- Fridge
- Gas Cooker and Cooker Hood
- Oven
- Dishwasher
- Washing Machine
- Dryer

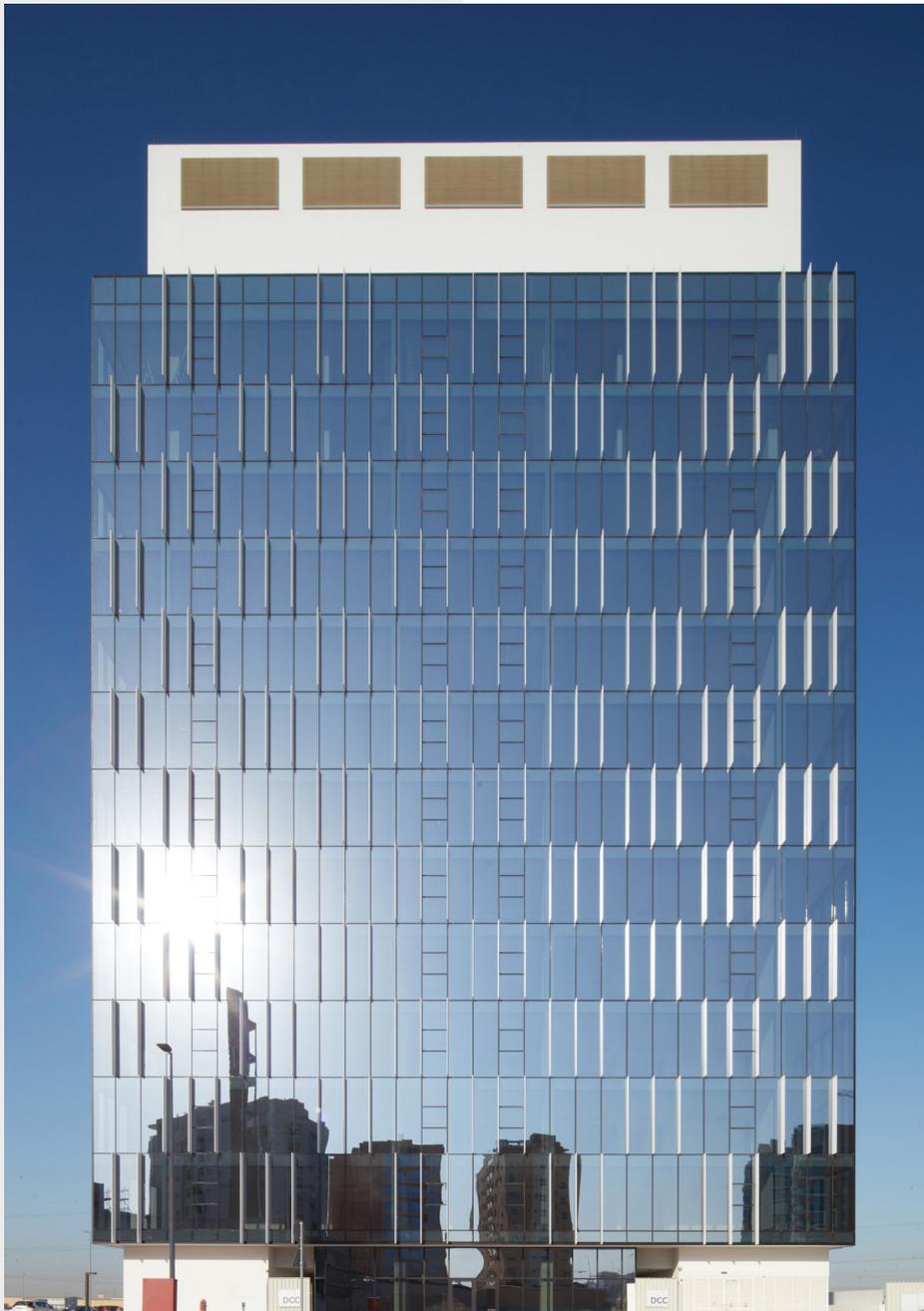


11TH TO 12TH FLOOR

NEIGHBOURHOOD



STREET VIEW



DOCUMENTS & PAYMENT INFORMATION

Leasing Documents and Payment Details:

- Payable up to 12 Cheques*
- Booking Form
- Passport, Visa & EID of all occupants
- Salary Certificate
- Marriage Certificate (for couples)

* T&Cs apply

Fee:

- Rental amount (divided equally into number of cheques)
- Security Deposit - 5% of annual rent or /minimum AED 3,000 for 1-2BR
- Security Deposit - 5% of annual rent or /minimum AED 5,000 for 3-4BR
- Ejari Fee – AED 210

Contact Information:

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