

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



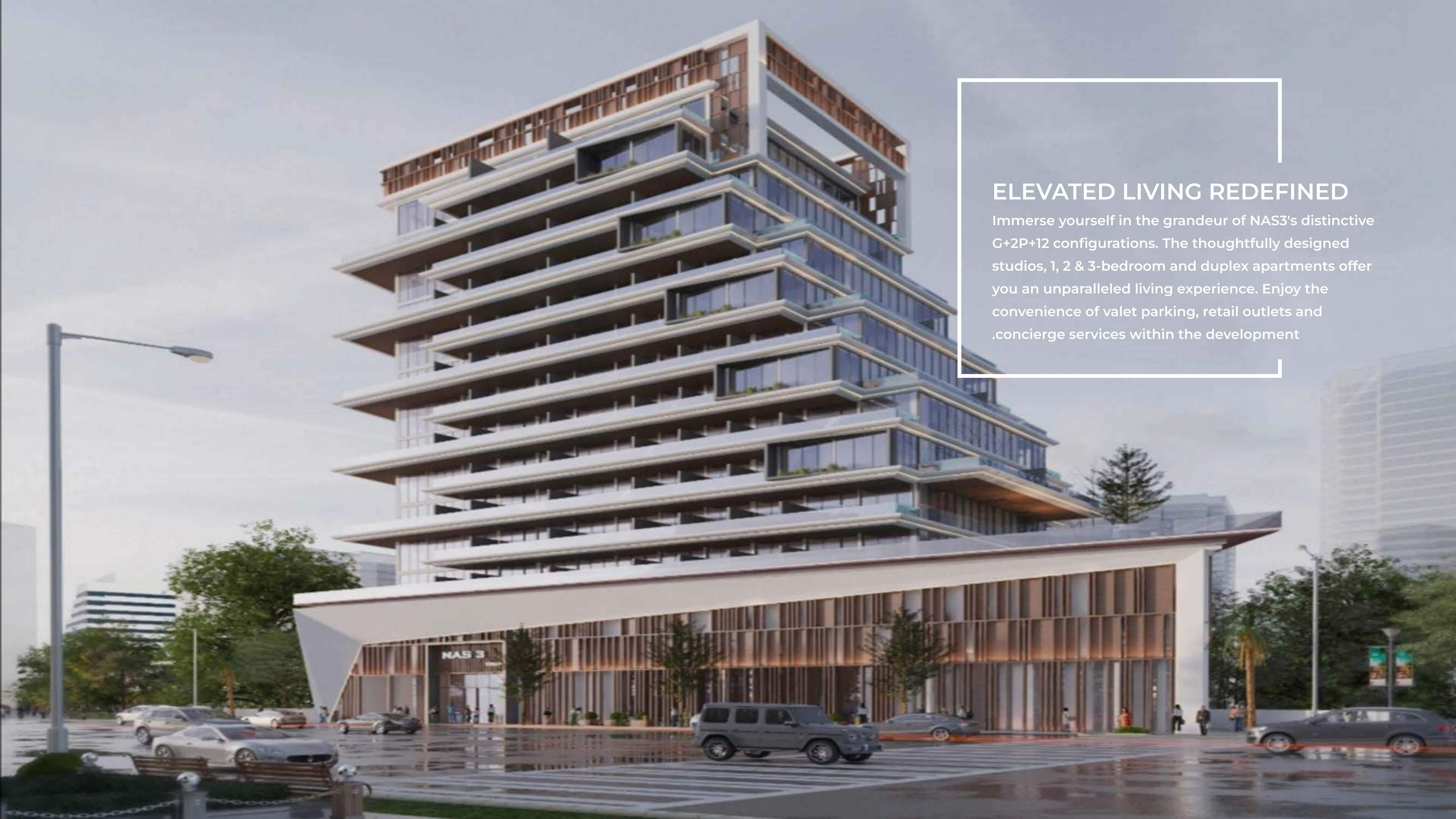
NAS3

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 | |



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

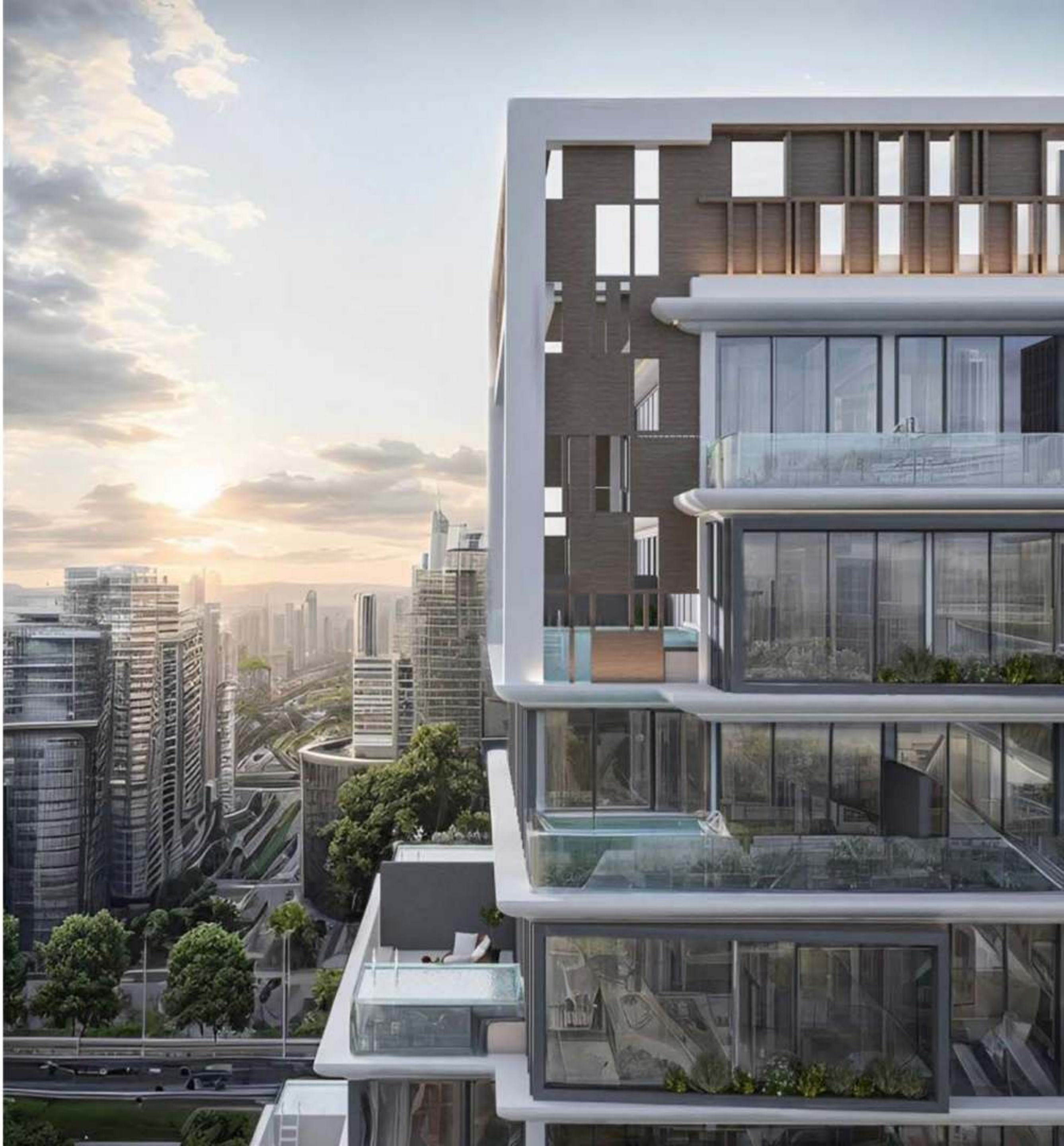
284 Units

138
STUDIOS

112
1 BEDROOM

30
2 BEDROOM

4
3 BEDROOM





PAYMENT PLAN
70/30

Down Payment	15%
During Construction	45% 1% MONTHLY
Handover	10%
Post Handover	30% 2% MONTHLY

COMPLETION DATE - Q2 2026

FLOOR PLANS



- 1 Jogging Track
- 2 Indoor Gym
- 3 Outdoor Gym
- 4 Kids Play Area
- 5 Shallow Pool
- 6 Lounge Area
- 7 Family Seating Area
- 8 Adult Swimming Pool
- 9 Kid's Pool
- 10 Yoga Area



STUDIO + BALCONY

TYPE 1

UNITS

1st Floor

103, 106, 107, 108, 109, 117, 118, 119, 120, 123, 124, 125

2nd Floor

204, 205, 206, 207, 210, 211, 212, 213, 214, 220, 221, 222, 225, 226

3rd Floor

304, 305, 306, 307, 310, 311, 312, 313, 314, 321, 322, 323, 326, 327

4th Floor

404, 405, 406, 407, 410, 411, 412, 413, 414, 420, 421, 422, 425, 426

5th Floor

504, 505, 506, 507, 510, 511, 512, 513, 514, 521, 522, 523, 526, 527

6th Floor

604, 605, 606, 607, 610, 611, 612, 613, 614, 620, 621, 622, 625, 626

7th Floor

704, 705, 706, 709, 710, 711, 712, 719, 720, 723, 724

8th Floor

804, 805, 806, 809, 810, 811, 812, 818, 819, 822

9th Floor

904, 905, 908, 909, 910, 917

10th Floor

1004, 1005, 1008, 1009, 1010, 1016

11th Floor

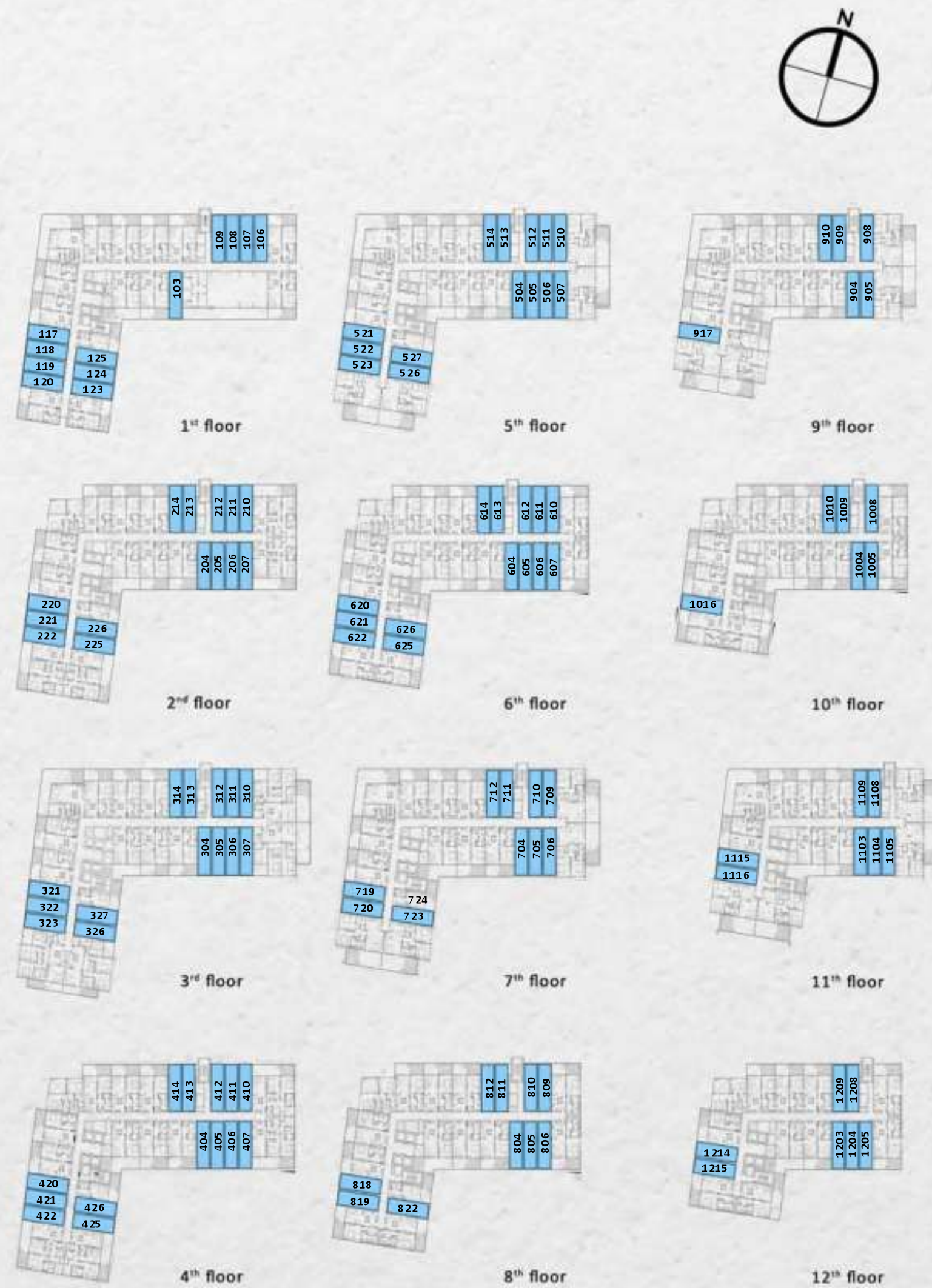
1103, 1104, 1105, 1108, 1109, 1115, 1116

12th Floor

1203, 1204, 1205, 1208, 1209, 1214, 1215



Internal Living Area	Outdoor Living Area	Total Living Area
326 sq.ft.	106 sq.ft.	432 sq.ft.
326 sq.ft.	107 sq.ft.	433 sq.ft.
328 sq.ft.	109 sq.ft.	437 sq.ft.
328 sq.ft.	110 sq.ft.	438 sq.ft.
326 sq.ft.	126 sq.ft.	452 sq.ft.
326 sq.ft.	127 sq.ft.	453 sq.ft.
326 sq.ft.	128 sq.ft.	454 sq.ft.



STUDIO+BALCONY +POOL TYPE 2

UNITS

1st Floor

126

2nd Floor

227

3rd Floor

328

4th Floor

427

5th Floor

528

6th Floor

627

8th Floor

823

9th Floor

920

10th Floor

1019



Internal Living Area

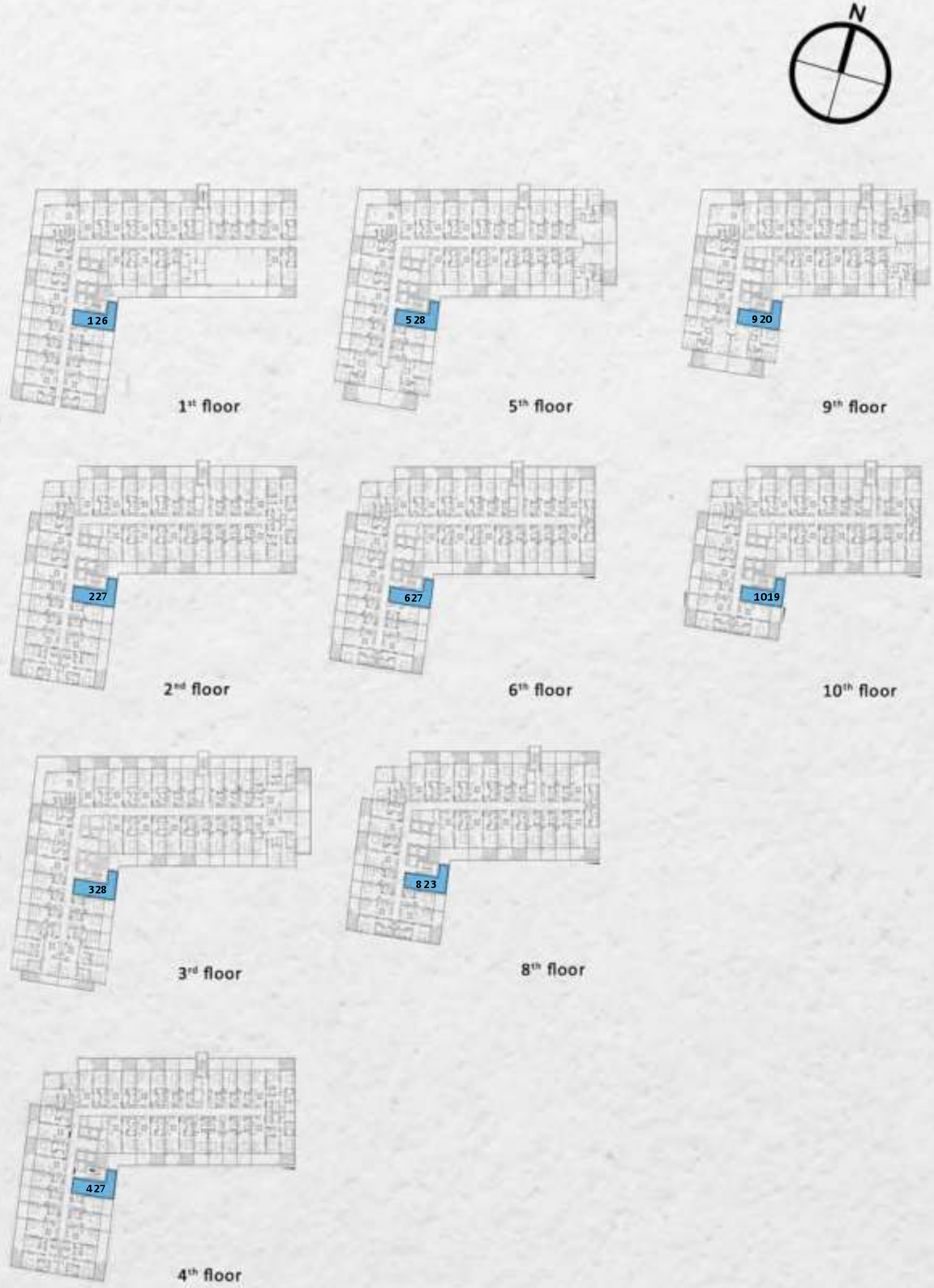
332 sq.ft.

Outdoor Living Area

201 sq.ft.

Total Living Area

533 sq.ft.





1 BEDROOM+BALCONY +POOL TYPE 1

UNITS

1st Floor

102, 104, 105, 110, 111, 112, 113, 115, 116, 121, 122

2nd Floor

202, 203, 215, 216, 217, 218, 219

3rd Floor

302, 303, 315, 316, 317, 319, 320

4th Floor

402, 403, 415, 416, 417, 418, 419

5th Floor

502, 503, 515, 516, 517, 519, 520

6th Floor

602, 603, 615, 616, 617, 618, 619

7th Floor

702, 703, 713, 714, 715, 717, 718

8th Floor

802, 803, 813, 814, 815, 816, 817

9th Floor

902, 903, 911, 912, 913, 915, 916

10th Floor

1002, 1003, 1011, 1012, 1013, 1014, 1015

11th Floor

1102, 1110, 1111, 1112, 1114

12th Floor

1202, 1210, 1211, 1212, 1213



Internal Living Area	Outdoor Living Area	Total Living Area
658 sq.ft.	212 sq.ft.	870 sq.ft.
658 sq.ft.	214 sq.ft.	872 sq.ft.
659 sq.ft.	214 sq.ft.	873 sq.ft.
657 sq.ft.	217 sq.ft.	874 sq.ft.
657 sq.ft.	218 sq.ft.	875 sq.ft.
660 sq.ft.	216 sq.ft.	876 sq.ft.
658 sq.ft.	234 sq.ft.	892 sq.ft.

1 BEDROOM+BALCONY +POOL TYPE 2



Internal Living Area

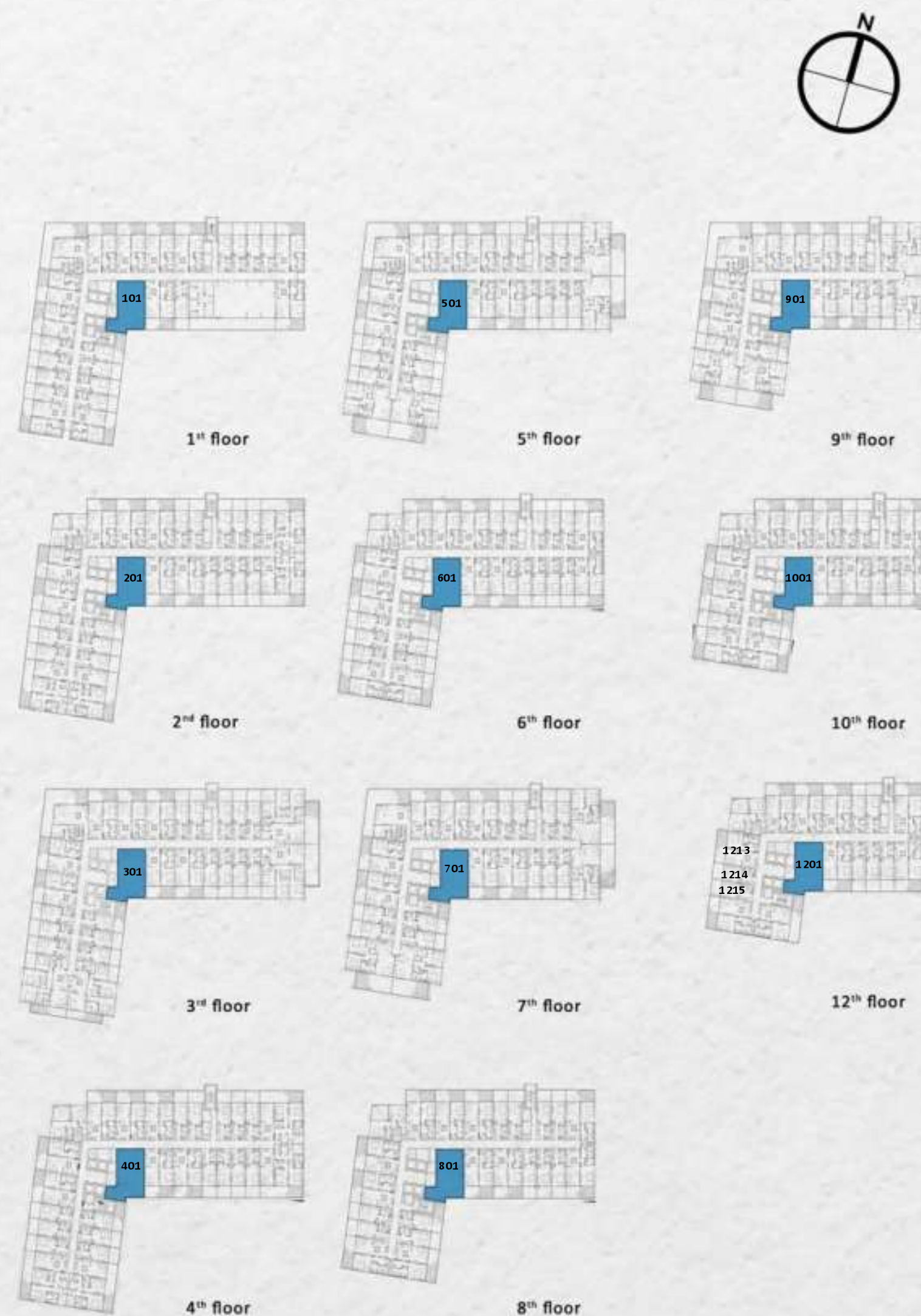
665 sq.ft.

Outdoor Living Area

346 sq.ft.

Total Living Area

1001 sq.ft.



UNITS

1st Floor

101

2nd Floor

201

3rd Floor

301

4th Floor

401

5th Floor

501

6th Floor

601

7th Floor

701

8th Floor

801

9th Floor

901

10th Floor

1001

12th Floor

1201

1 BEDROOM+BALCONY
+POOL TYPE 3



UNITS

6th Floor

608, 609, 623, 624

8th Floor

807, 808, 820, 821

— 10th Floor —

1006, 1007, 1017, 1018

— **12th Floor** —

1206, 1207, 1216

Internal Living Area	Outdoor Living Area	Total Living Area
699 sq.ft.	216 sq.ft.	915 sq.ft.
700 sq.ft.	216 sq.ft.	916 sq.ft.
701 sq.ft.	216 sq.ft.	917 sq.ft.
701 sq.ft.	218 sq.ft.	919 sq.ft.

1 BEDROOM +BALCONY +POOL TYPE 4



UNITS

12th Floor

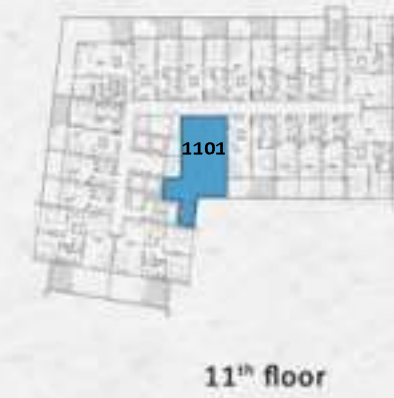
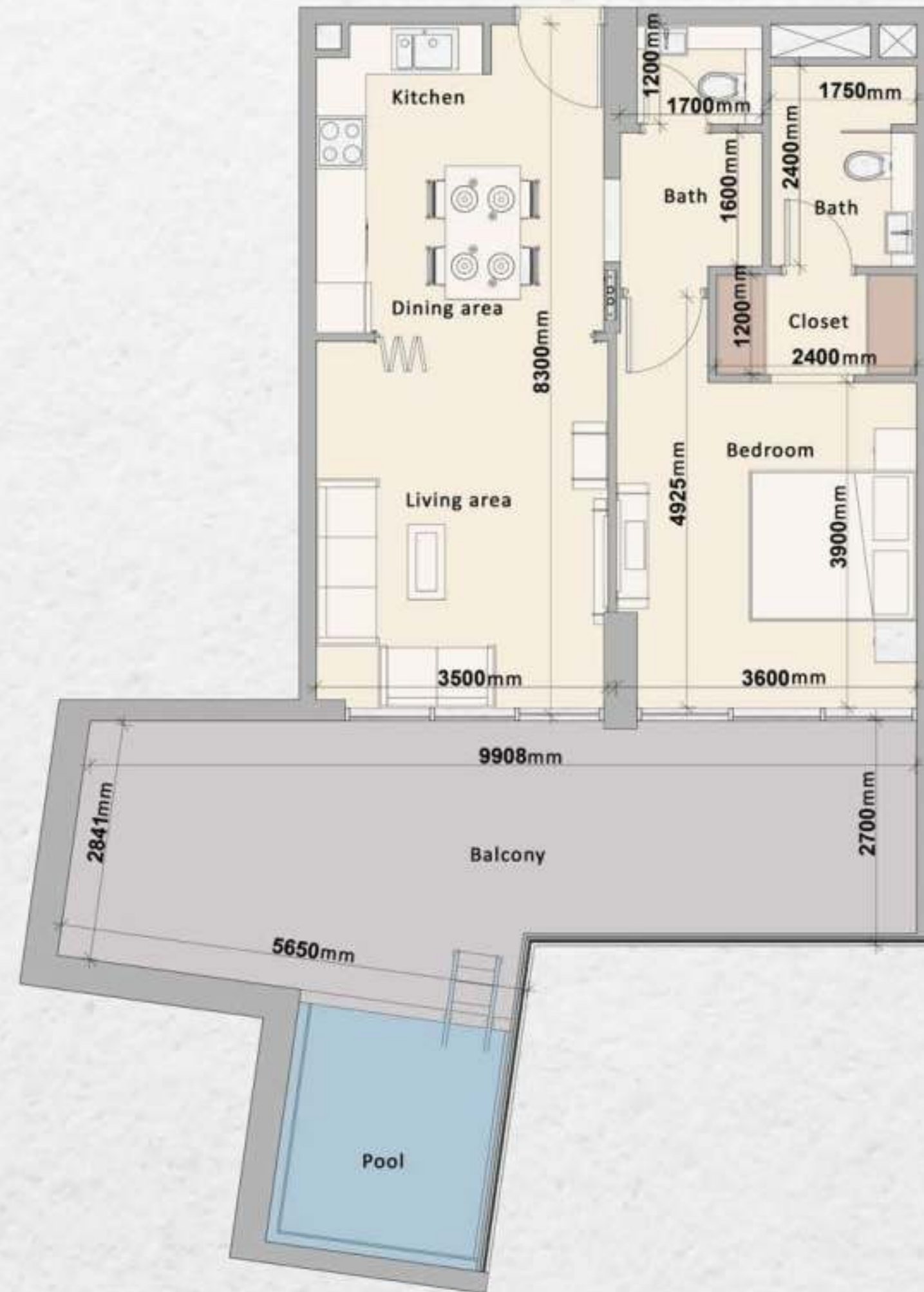
1217

1 BEDROOM + BALCONY + POOL TYPE 5

UNITS

11th Floor

1101



Internal Living Area

655 sq.ft.

Outdoor Living Area

346 sq.ft.

Total Living Area

1001 sq.ft.



2 BEDROOM +BALCONY

+ POOL

+ MAID’S ROOM TYPE 1

UNITS

2nd Floor

208, 209, 223, 224

4th Floor

408, 409, 423, 424



Internal Living Area	Outdoor Living Area	Total Living Area
1078 sq.ft.	323 sq.ft.	1401 sq.ft.
1079 sq.ft.	323 sq.ft.	1402 sq.ft.
1081 sq.ft.	323 sq.ft.	1404 sq.ft.

2 BEDROOM +BALCONY

+POOL TYPE 2

UNITS

5th Floor

508, 509, 524, 525

7th Floor

707, 708, 721, 722

9th Floor

906, 907, 918, 919

11th Floor

1106, 1107, 1117, 1118



DUPLEX 2 BEDROOM

+ BALCONY + POOL

+ MAID’S ROOM TYPE 3

UNITS

1st Floor

114

3rd Floor

318

5th Floor

518

7th Floor

716

9th Floor

914

11th Floor

1113

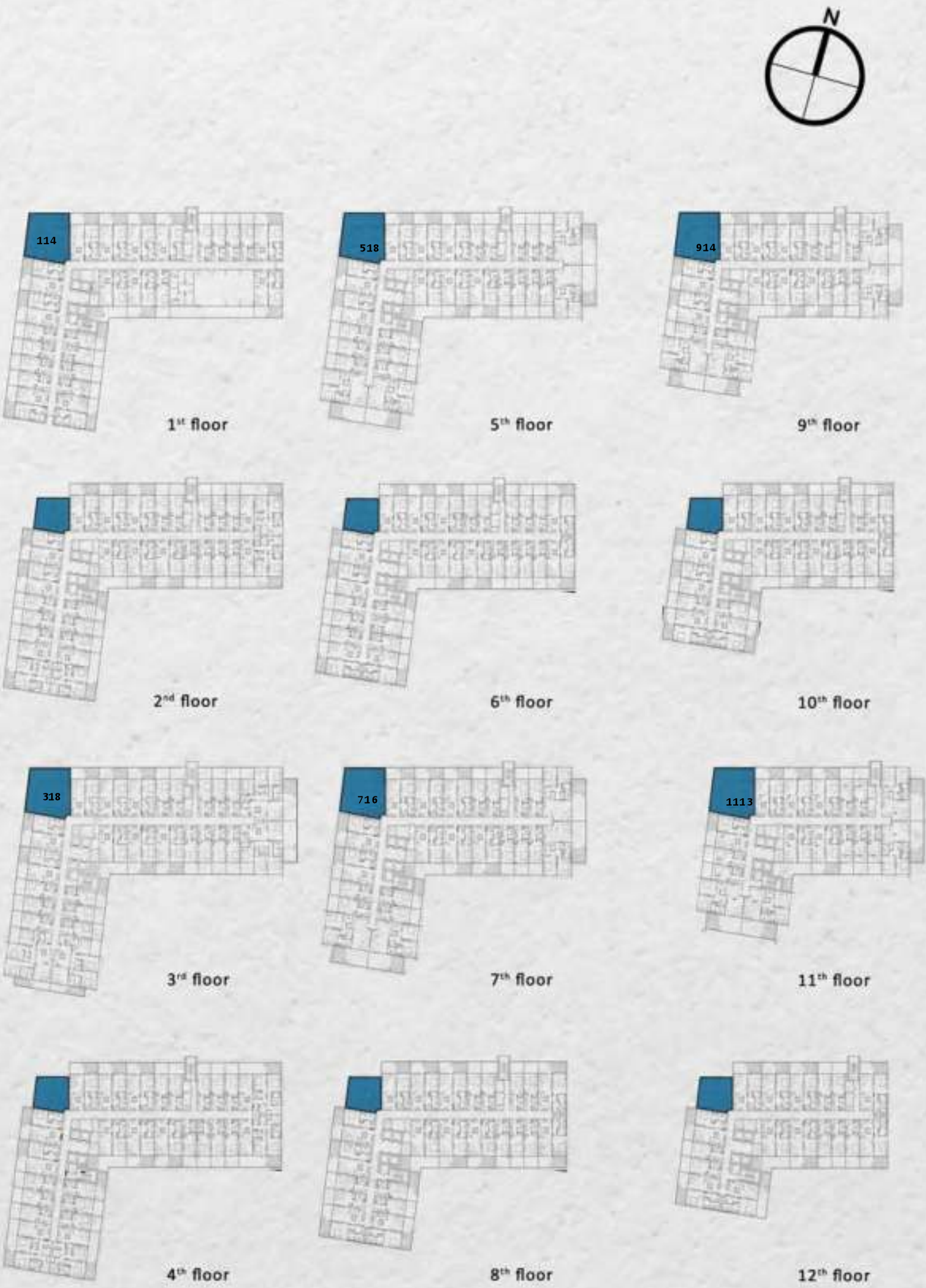


Lower Floor



Upper Floor

Internal Living Area	Outdoor Living Area	Total Living Area
1346 sq.ft.	609 sq.ft.	1955 sq.ft.
1346 sq.ft.	610 sq.ft.	1956 sq.ft.
1347 sq.ft.	610 sq.ft.	1957 sq.ft.
1348 sq.ft.	610 sq.ft.	1958 sq.ft.
1349 sq.ft.	610 sq.ft.	1959 sq.ft.





3 BEDROOM + BALCONY
+ POOL
+ MAID'S ROOM

UNITS

3rd Floor

308, 309, 324, 325



Internal Living Area	Outdoor Living Area	Total Living Area
1311 sq.ft.	448 sq.ft.	1795 sq.ft.
1303 sq.ft.	486 sq.ft.	1789 sq.ft.
1303 sq.ft.	300 sq.ft.	1603 sq.ft.
1308 sq.ft.	301 sq.ft.	1609 sq.ft.



