

www.nhd.ae

EDEN GARDEN

DUBAI SPORTS CITY





DUBAI SPORTS CITY

Dubai is a destination where millions of people come every month, thousands pack their bags to settle down in Dubai. This city offers them a sense of security and belongingness. The world class infrastructure makes the city beautiful destination to live and work, the high class buildings makes them feel like home. The communities provide them with the sense of togetherness. Sports City - in Dubai is known for all, the infrastructure is impeccable, it has a cricket ground where all international cricket tournaments are hosted, Motor City which hosts Dubai Autodrome is in the vicinity. This area provides world class amenities, like Motor Sports, Go Kart Academy, Cricket Training Academy, Tennis Academy and lot more. Apart from this it's a destination for food lovers, it has best restaurants and pubs in the area. Motor city and Sports city is surrounded by villa communities like Damac Hills and Victory Heights, one can feel the openness of the area. Schools like GEMS, Renaissance, Dwight are in the vicinity.

EDEN GARDEN

Dubai Sports City

With high quality, stylish apartments combining contemporary design and quality workmanship, the Eden Garden also incorporates a variety of on-site recreational, retail facilities as well as an array of amenities.



STUDIO, 1, 2, 3 & 4 BEDROOM APARTMENT

The units comprising of Studios, 1, 2, 3 & 4 beds, the size of the studios starts from 473 sqft which is a big size compared to all other options available in the market. The 4 Bedrooms are designed elegantly and luxuriously. The payment plan is unparalleled to any other developer – on booking 20%, second instalment of 20% on the handover, rest 60% has to be paid in 60 months (1% each month). This is a very easy payment plan, and one can opt to buy rather than rent. The finishing is world class and all the material used are certified, the construction quality is flawless. All the apartments have balconies, building has unparalleled views of the canal and golf course. Sports arena and Dubai Cricket stadium is next door. Auto drome is just a minute away.



AMENITIES

EDEN GARDEN has a variety of amenities and features that are sure to please the whole family. These include a swimming pool for adults and kid's, a fully-equipped gym that will help you maintain your healthy lifestyle, the sauna that encourages detoxifying perspiration and deep relaxation, grand entrance lobby, covered parking and more.



SWIMMING POOL



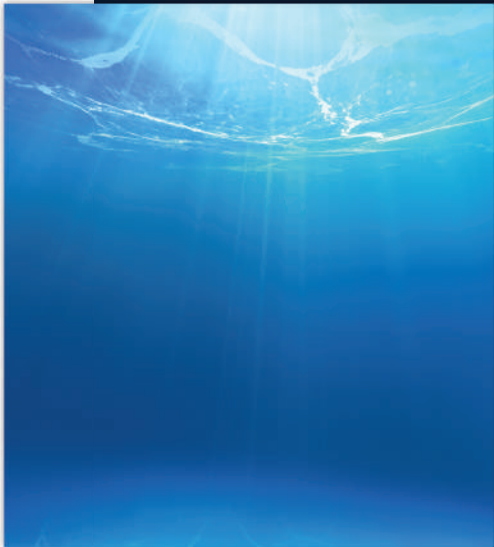
FULLY-EQUIPPED
GYM



SAUNA



COVERED PARKING



DUBAI AUTODROME



DUBAI KARTDROME



PERFECTLY CONNECTED

Perfectly located at the centre of Dubai Sports City, EDEN GARDEN benefits from a fully-integrated transport system so you can get around Dubai with ease.

15

MINUTES FROM
PALM JUMEIRAH

15

MINUTES FROM
MALL OF THE EMIRATES

20

MINUTES FROM
MARINA BEACH

20

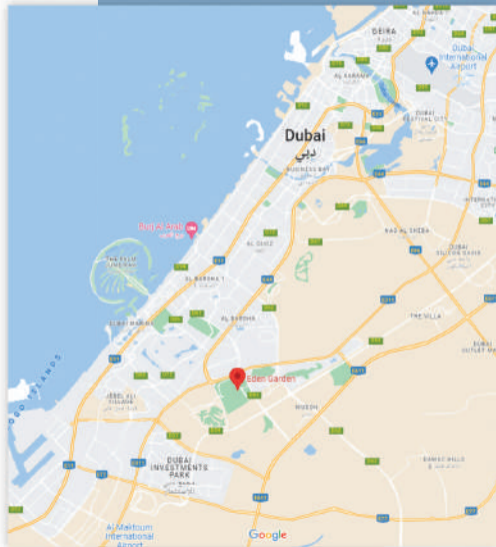
MINUTES FROM
DOWNTOWN DUBAI

25

MINUTES FROM
DUBAI INTERNATIONAL
AIRPORT

25

MINUTES FROM
AL MAKTOUM
INTERNATIONAL AIRPORT



PAYMENT PLAN

20% + 4%

Down Payment

20%

On Handover

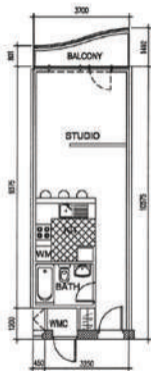
1%

Every Month till
60th Month Post
Handover

FLOOR PLAN

Studio

APT-501
Studio

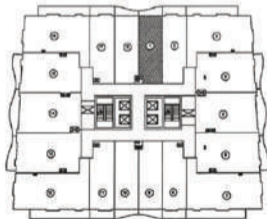


5TH FLOOR PLAN
R3A - 25 EDEN GARDENS

FLOOR AREA UNIT CALCULATION

501 STUDIO APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	473.24 SQFT.
COMMON AREAS	91.76 SQFT.
TOTAL	565.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 5% ON THE ACTUAL AREA.

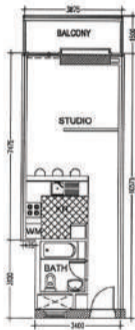


KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-517
Studio

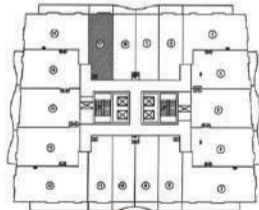


5TH FLOOR PLAN
RGA - 25 ESEM GARDENS

FLOOR AREA UNIT CALCULATION

517 STUDIO APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	483.45 SQFT.
COMMON AREAS	105.55 SQFT.
TOTAL	589.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

NOTE:

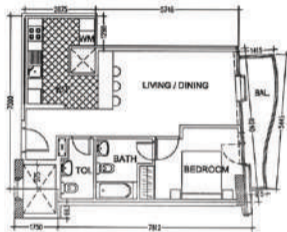
1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR PLAN

1 Bedroom

APT-1903
1 Bed

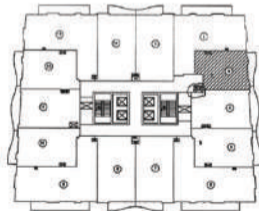
FLOOR AREA UNIT CALCULATION



19TH FLOOR PLAN
10K - 25' EIGH SHADING

1903 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	626.24 SQFT.
COMMON AREAS	129.76 SQFT.
TOTAL	756.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 2% ON THE ACTUAL AREA.



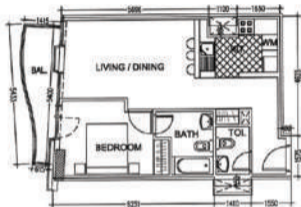
KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-1912

1 Bed

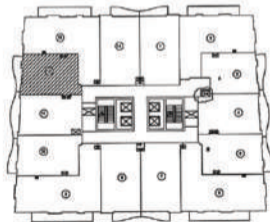


18TH FLOOR PLAN
 10A - 25 EIGHT GARAGE

FLOOR AREA UNIT CALCULATION

1912 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	656.82 SQFT.
COMMON AREAS	143.18 SQFT.
TOTAL	800.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



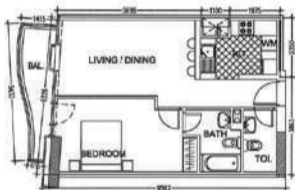
KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR AREA UNIT CALCULATION

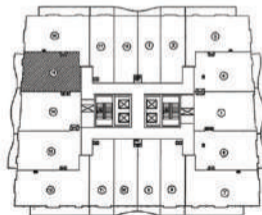
APT-415
1 Bed



4TH FLOOR PLAN
KSA - 25 EDDY PARKS

415 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	670.89 SQFT.
COMMON AREAS	146.11 SQFT.
TOTAL	817.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED $\pm 3\%$ ON THE ACTUAL AREA.



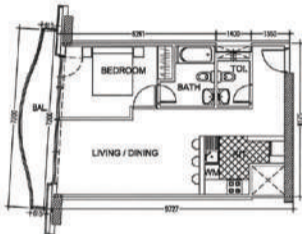
KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-1911

1 Bed



19TH FLOOR PLAN
 804 - 25 DEER GARDENS

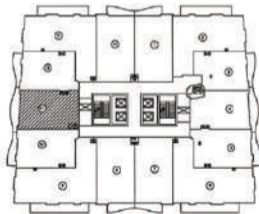
NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR AREA UNIT CALCULATION

1911 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	716.75 SQFT.
COMMON AREAS	161.25 SQFT.
TOTAL	878.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 2% ON THE ACTUAL AREA.



KEY PLAN

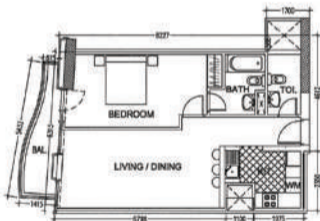
APT-213
1 Bed



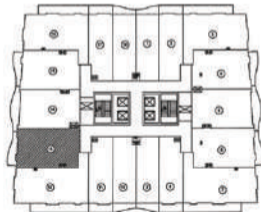
FLOOR AREA UNIT CALCULATION

213 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	721.89 SQFT.
COMMON AREAS	163.11 SQFT.
TOTAL	885.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED $\pm 3\%$ ON THE ACTUAL AREA.



2ND FLOOR PLAN
83A - 25' DEEP GARAGE



KEY PLAN

NOTE:

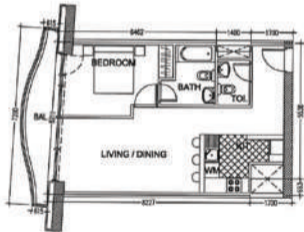
1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-214

1 Bed



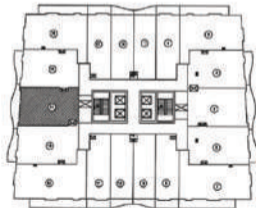
FLOOR AREA UNIT CALCULATION



2ND FLOOR PLAN
R5A - 25 0204 SHOWN

214 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	727.60 SQFT.
COMMON AREAS	157.40 SQFT.
TOTAL	885.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED $\pm 3\%$ ON THE ACTUAL AREA.



KEY PLAN

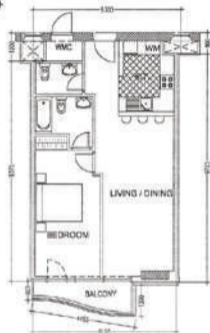
NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR AREA UNIT CALCULATION

APT-2107

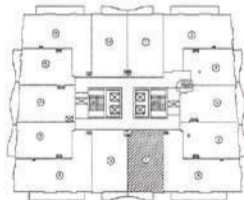
1 Bed



21ST FLOOR PLAN
45m - 25 ECU + GARAGE

2107 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	744.39 SQFT.
COMMON AREAS	158.61 SQFT.
TOTAL	903.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

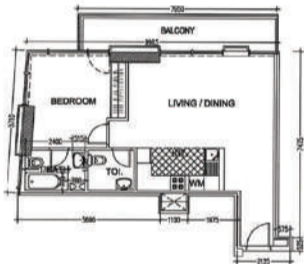
NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR AREA UNIT CALCULATION

APT-1116

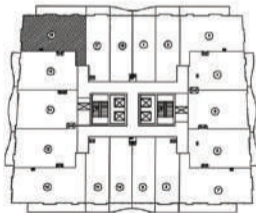
1 Bed



11TH FLOOR PLAN
RJA - 35 (3RD) GARAGE

1116 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	792.48 SQFT.
COMMON AREAS	173.52 SQFT.
TOTAL	966.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

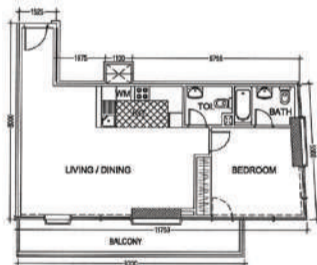
NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-207
1 Bed



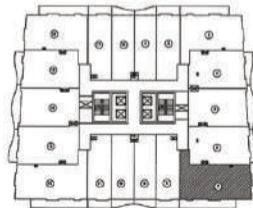
FLOOR AREA UNIT CALCULATION



2ND FLOOR PLAN
K3A - 20' SIDE GARDEN

207 ONE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	894.92 SQFT.
COMMON AREAS	197.08 SQFT.
TOTAL	1,092.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

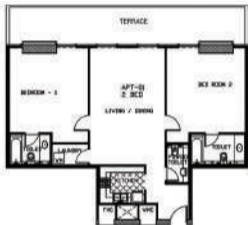
NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR PLAN

2 Bedroom

APT-01
2 BED



1ST FLOOR PLAN
APART - 01 (2 BED)

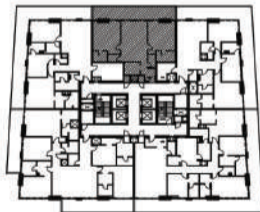
NOTE

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR AREA UNIT CALCULATION

① TWO BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	1,573.52 SQFT.
COMMON AREAS	346.97 SQFT.
TOTAL	1,920.49 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 2% ON THE ACTUAL AREA.



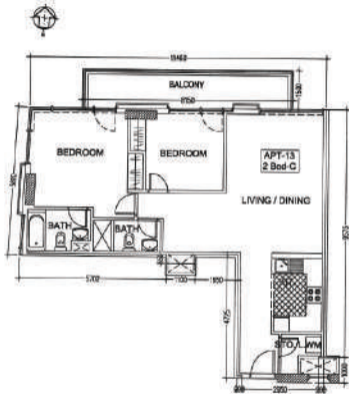
KEY PLAN

NOTE : THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION

APT-1813

2 Bed

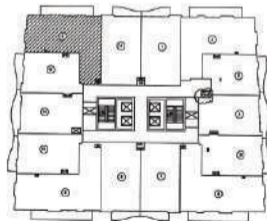
FLOOR AREA UNIT CALCULATION



18TH FLOOR PLAN
 13A - 25 CHER GARDENS

1813 TWO BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	1,018.74 SQFT.
COMMON AREAS	229.26 SQFT.
TOTAL	1,248.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



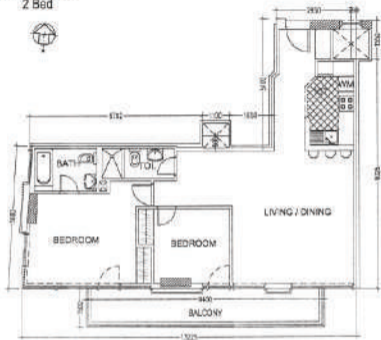
KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-2109

2 Bed



21ST FLOOR PLAN

25' - 25' IDEA GRADING

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR AREA UNIT CALCULATION

(2109) TWO BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	1,130.87 SQFT.
COMMON AREAS	249.33 SQFT.
TOTAL	1,380.20 SQFT.

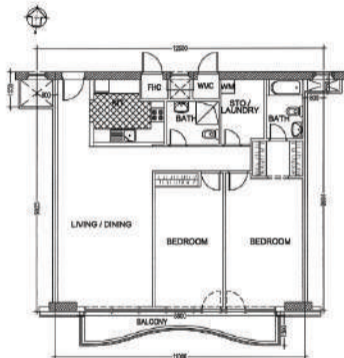
NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

APT-2204
2 Bed

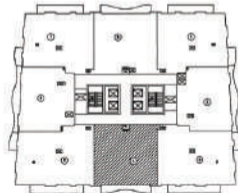
FLOOR AREA UNIT CALCULATION



22ND FLOOR PLAN
FOR 2 BED UNITS

2204 TWO BEDROOM APARTMENT	
DESCRIPTION	AREA SQFT.
APARTMENT + BALCONY AREA	1,357.09 SQFT.
COMMON AREAS	292.91 SQFT.
TOTAL	1,650.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR PLAN

3 Bedroom

APT-02
3 BED



FLOOR AREA UNIT CALCULATION



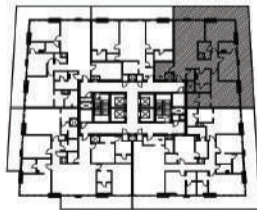
1ST FLOOR PLAN
4200 - 21 000 0000

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

② THREE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT AREA	1,723.28 SQFT.
BALCONY AREA	688.54 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

NOTE : THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION

APT-05
3 BED



FLOOR AREA UNIT CALCULATION



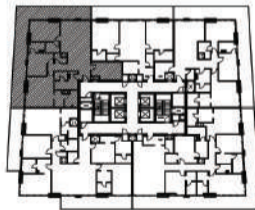
1ST FLOOR PLAN
4200 - 32 UNIT BUILDING

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

⑤ THREE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	2,523.60 SQFT.
COMMON AREAS	565.33 SQFT.
TOTAL	3,088.93 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.

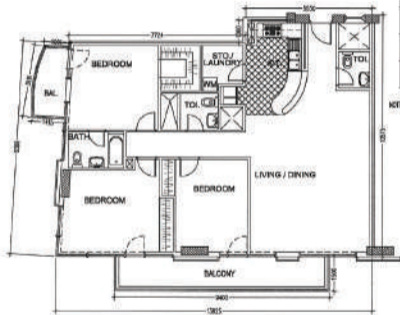


KEY PLAN

NOTE : THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION

APT-2305
3 Bed

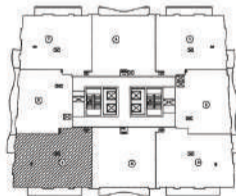
FLOOR AREA UNIT CALCULATION



23RD FLOOR PLAN
S.M. = 20' 0" X 6" SARKIS

2305 THREE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	1,526.49 SQFT.
COMMON AREAS	368.51 SQFT.
TOTAL	1,895.00 SQFT.

NOTE: AREA STATES ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



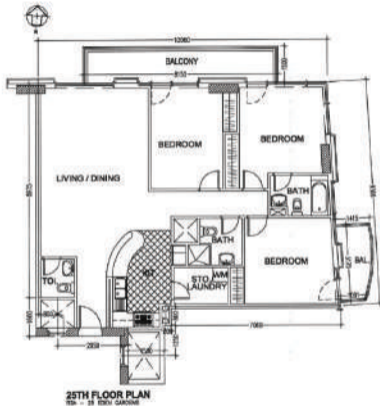
KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APT-2501
3 Bed

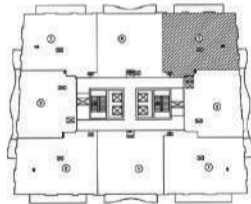
FLOOR AREA UNIT CALCULATION



25TH FLOOR PLAN
RSM - 25' ELEV GARDENS

(2501) THREE BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT + BALCONY AREA	1,470.79 SQFT.
COMMON AREAS	334.21 SQFT.
TOTAL	1,805.00 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED $\pm 3\%$ ON THE ACTUAL AREA.



KEY PLAN

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FLOOR PLAN

4 Bedroom

APT-04
4 BED



FLOOR PLAN

FLOOR AREA UNIT CALCULATION



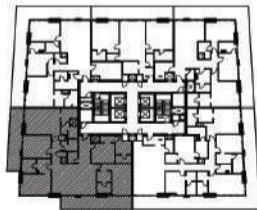
1ST FLOOR PLAN
4000 - 01000 0000

NOTE:

1. THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION.
2. ALL APPLIANCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

④ FOUR BEDROOM APARTMENT	
DESCRIPTION	AREA
	SQFT.
APARTMENT AREA	2,529.08 SQFT.
BALCONY AREA	576.44 SQFT.

NOTE: AREAS STATED ARE APPROXIMATE ONLY. THIS CAN BE CONSIDERED ± 3% ON THE ACTUAL AREA.



KEY PLAN

NOTE : THE FLOOR PLAN IS INDICATIVE ONLY SUBJECT TO CHANGE AS PER REGULATION

FOR MORE INFORMATION




Please call +971 (0) 56 422 3161 / +971 (0) 52 516 4578

Visit our website www.nhd.ae or email us on hello@nhd.ae

Office 2302, XL Tower, Business Bay, Dubai, UAE

EDEN GARDEN

DUBAI SPORTS CITY

 @nhdrealestate  nhdrealestate  nhdrealestate

