

# THE ROOF RESIDENCE

ELEGANCE WITH A ROYAL TOUCH

exclusive with **Elite by fäm**



# THE ROOF RESIDENCE

"THE FIRST RESIDENTIAL AND COMMERCIAL  
BUILDING IN NAD AL SHEBA FIRST, OFFERING AN  
EXCLUSIVE LIVING EXPERIENCE."



Nad Al Sheba Gardens by **MERAAS** at Nad Al Sheba First offers a peaceful retreat with lush greenery, premium amenities, easy access to Downtown Dubai, Meydan Racecourse and other known landmarks. It's a prestigious address where affluence meets everyday convenience.

# THE ROOF RESIDENCE

- 58 Apartments
- 10 Retail Shops
- Building Type: Low-Rise Residential
- Location: Nad Al Sheba First
- Handover Date: AUGUST 2025

## Prominent Features



Spacious  
Layouts



Exquisite  
Design



High-end  
Materials



Affordable  
Luxury

## Amenities



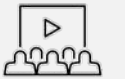
Swimming  
Pools



Wellness  
Centre



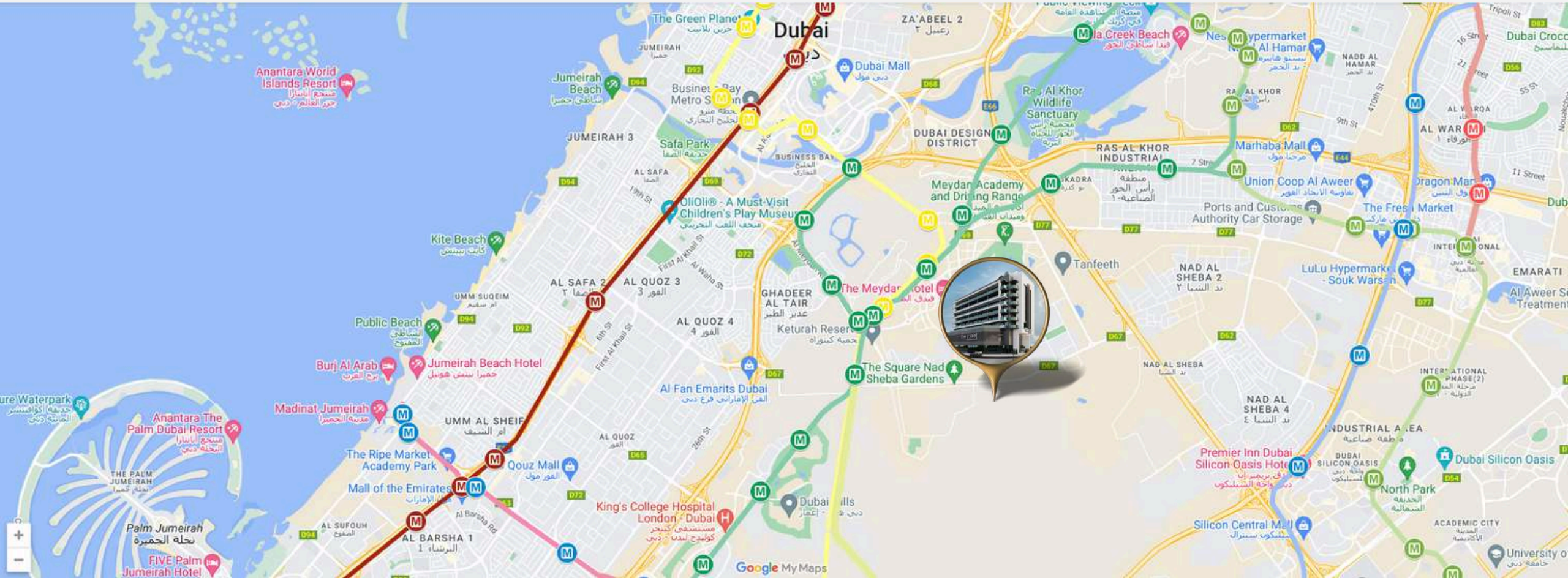
Kids Play  
Area



Outdoor  
Cinema

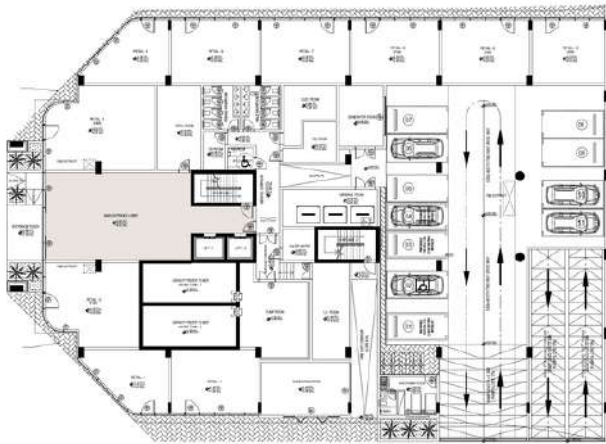
# AVAILABLE UNITS

Available Units	No. of Units	Area Sq. ft.	
		Min	Max.
1 Bedroom	24	854	1339
2 Bedrooms	12	1274	1973
2 Bedrooms maid room	22	1341	1476

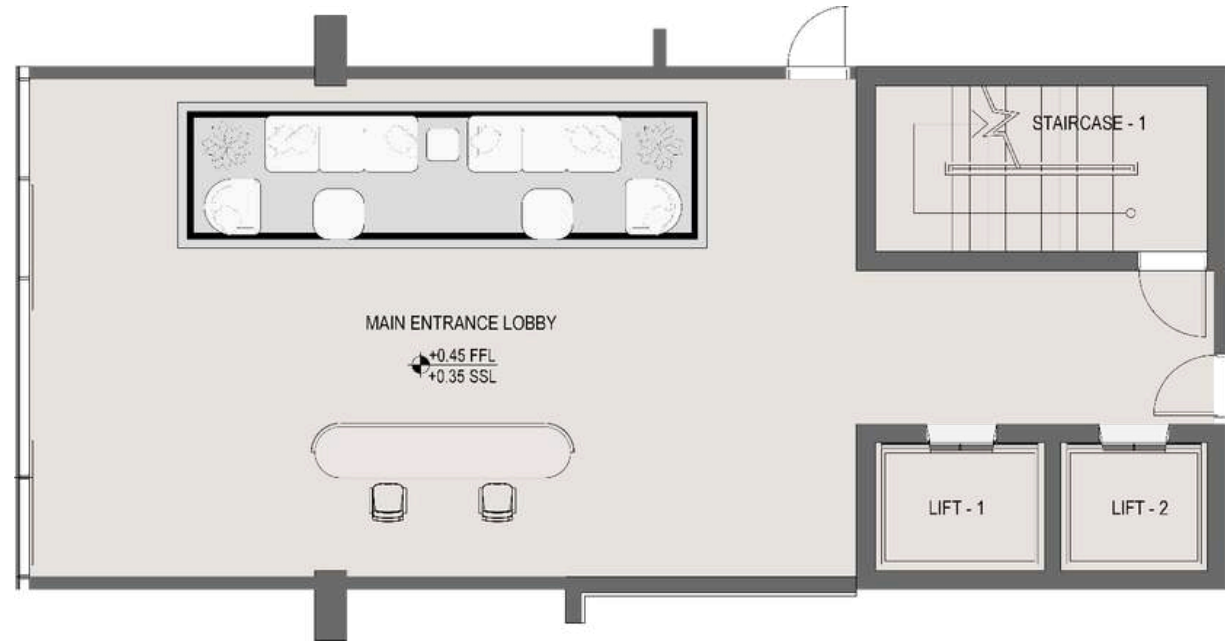


## Proximity to the Upcoming Metro Green Line.

The Roof Residence is strategically located near the planned Metro Green Line, set to open by 2030. Historical trends reveal that properties within close proximity to Metro stations have experienced an average annual value increase of 7%. This highlights the significant potential for long-term appreciation and enhanced connectivity.



GROUND FLOOR PLAN



LOBBY AREA

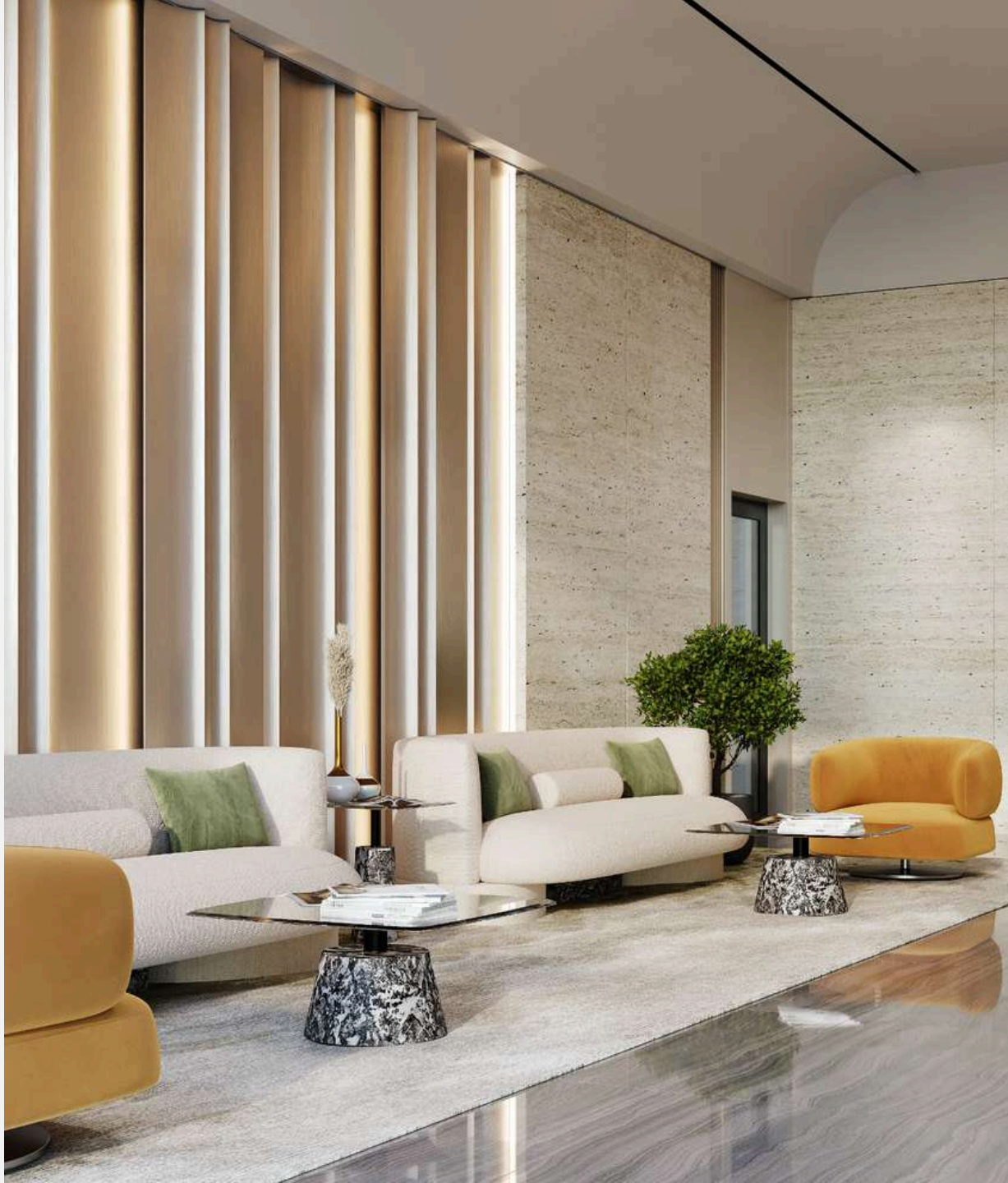




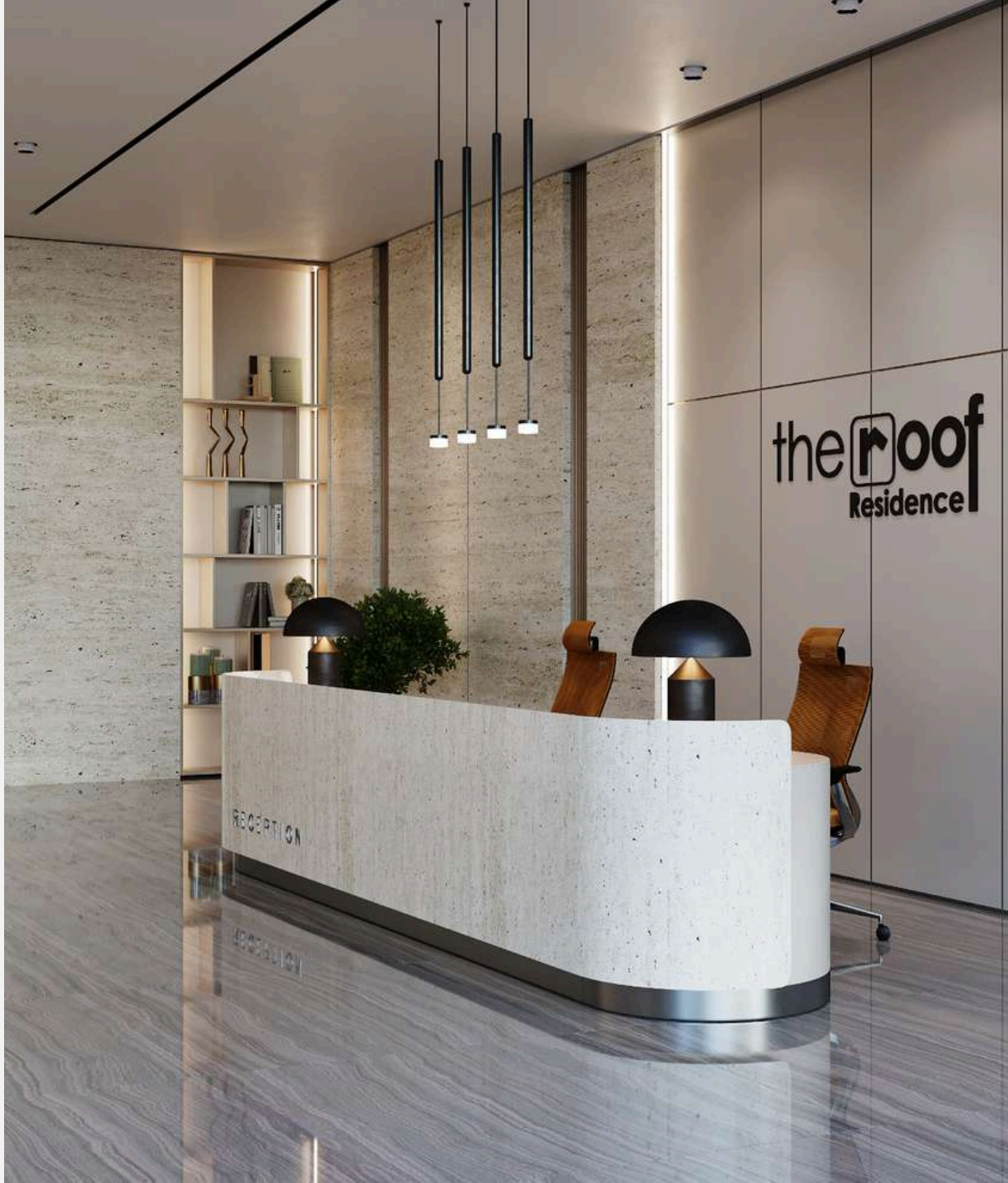




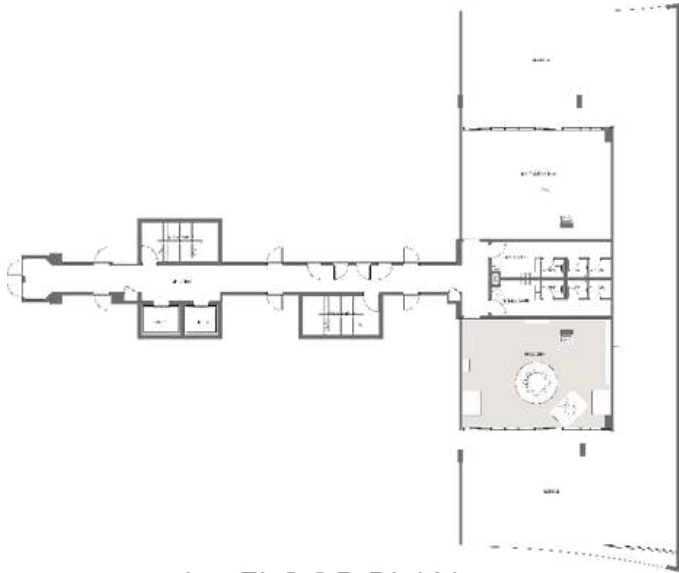




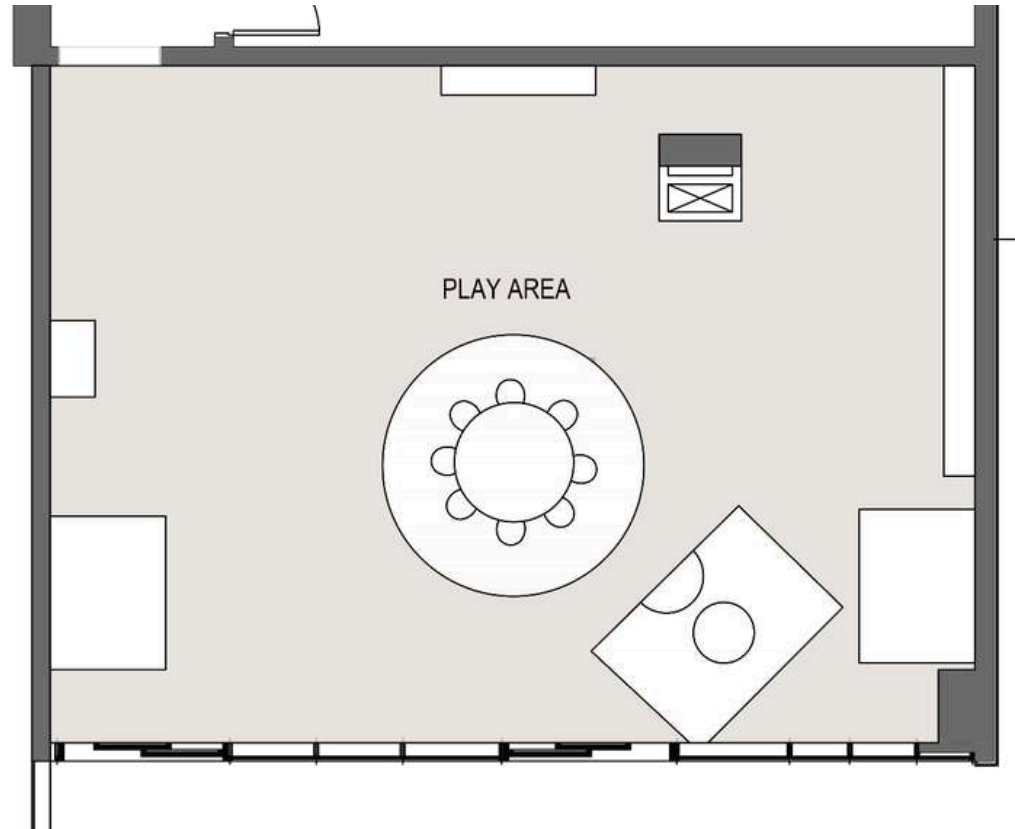




# 1st FLOOR | PLAY AREA



1st FLOOR PLAN

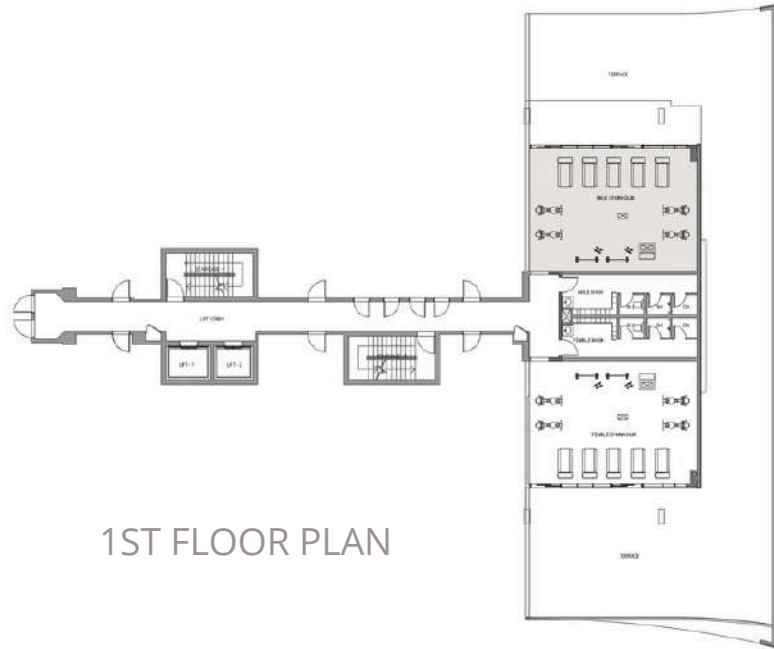


PLAY AREA PLAN

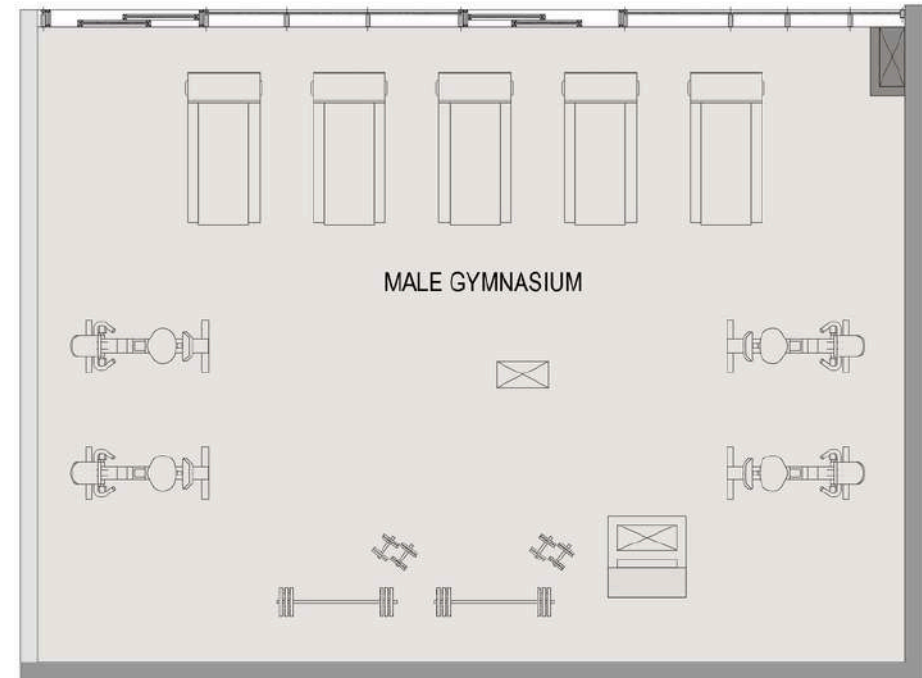




# 1<sup>ST</sup> FLOOR | GYM



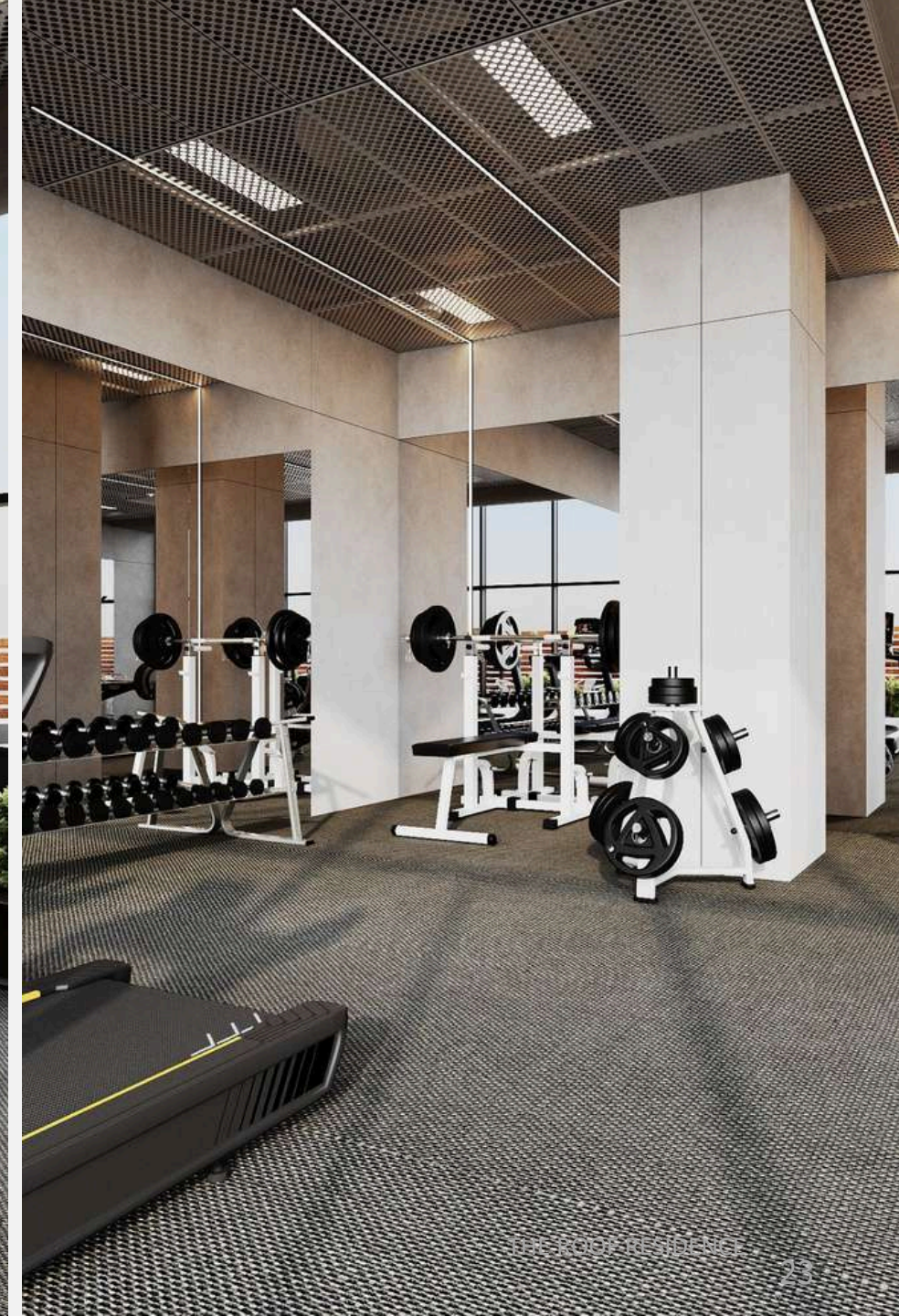
1ST FLOOR PLAN



MALE GYMNASIUM

GYM AREA





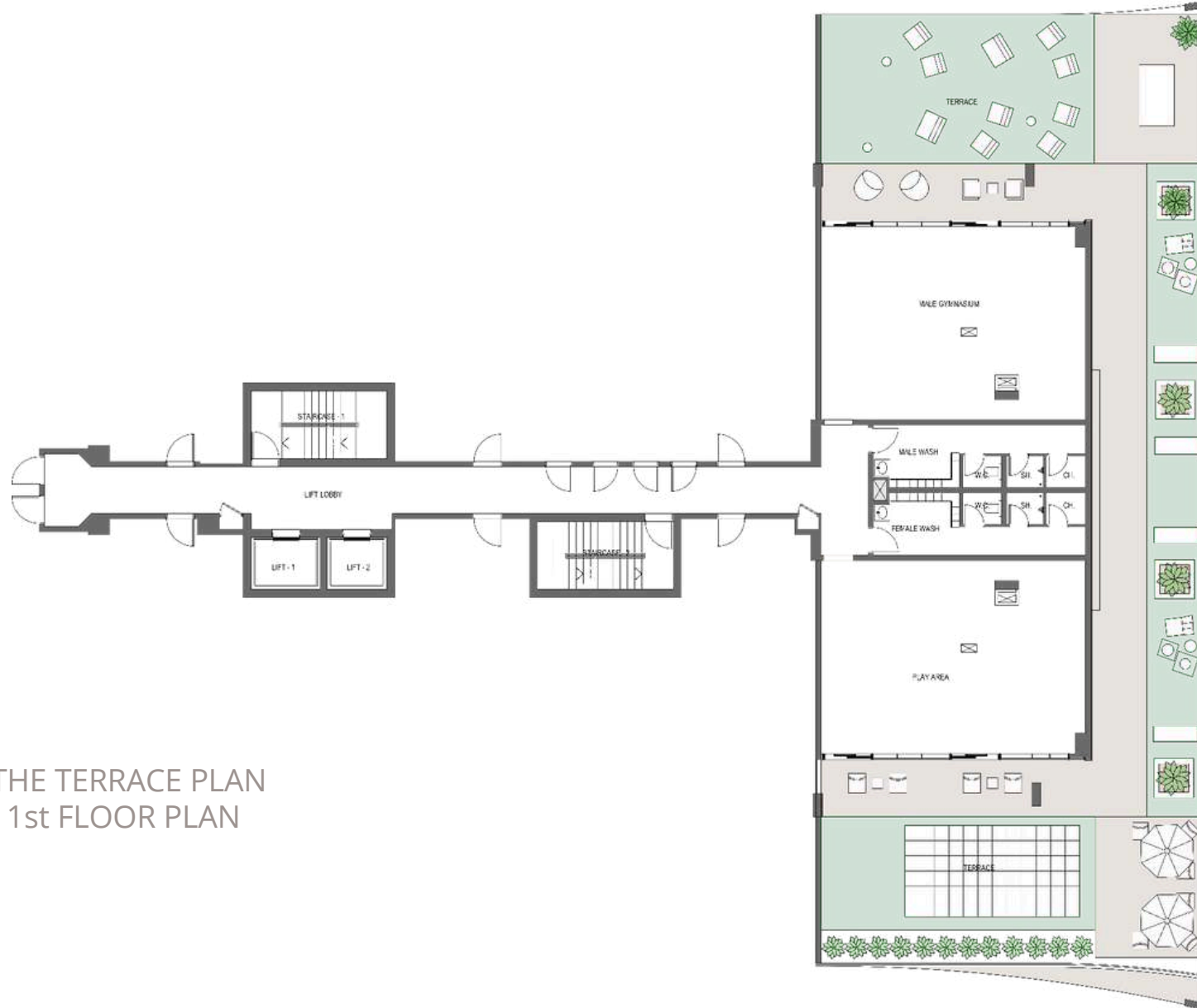




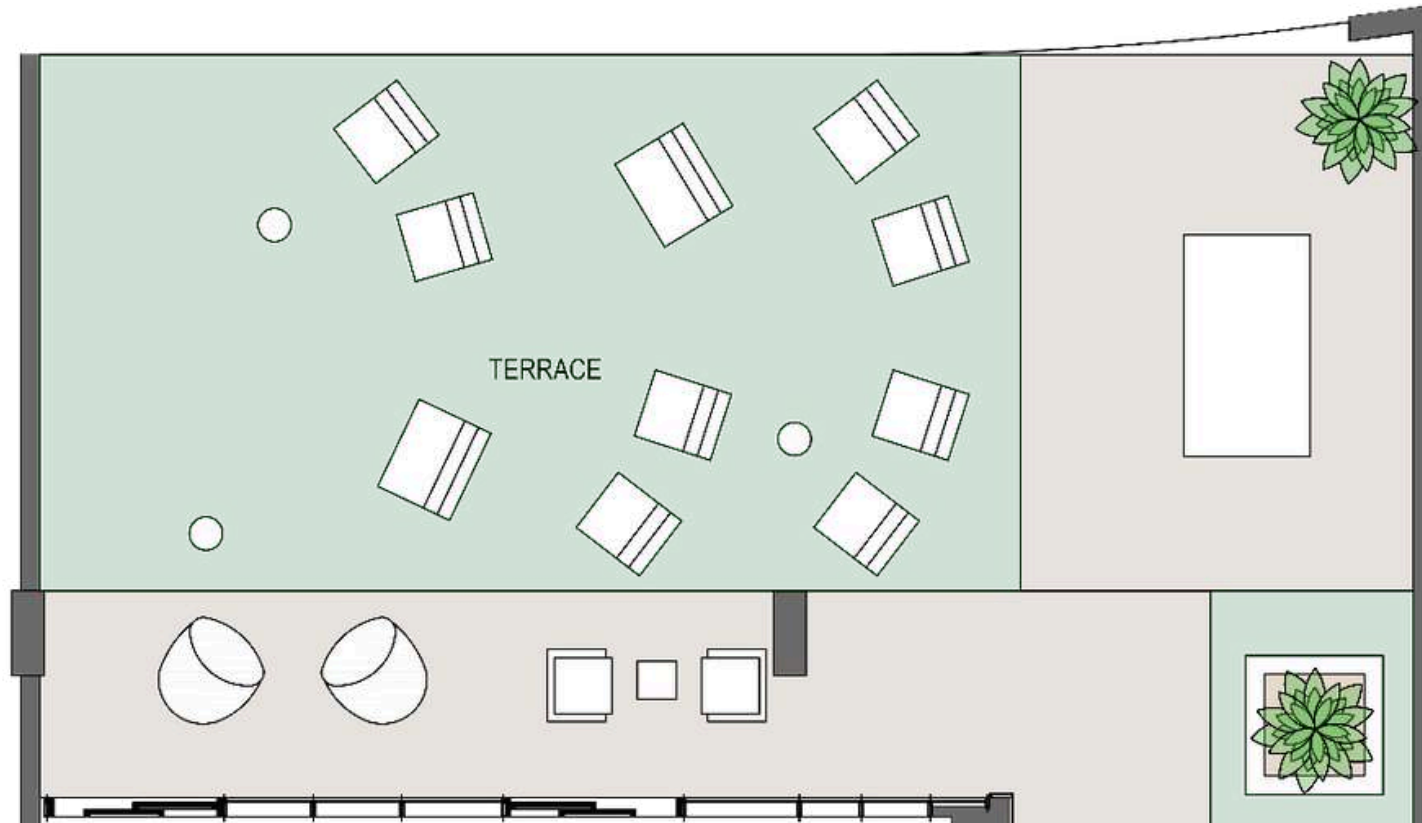




# 1st FLOOR | LANDSCAPE



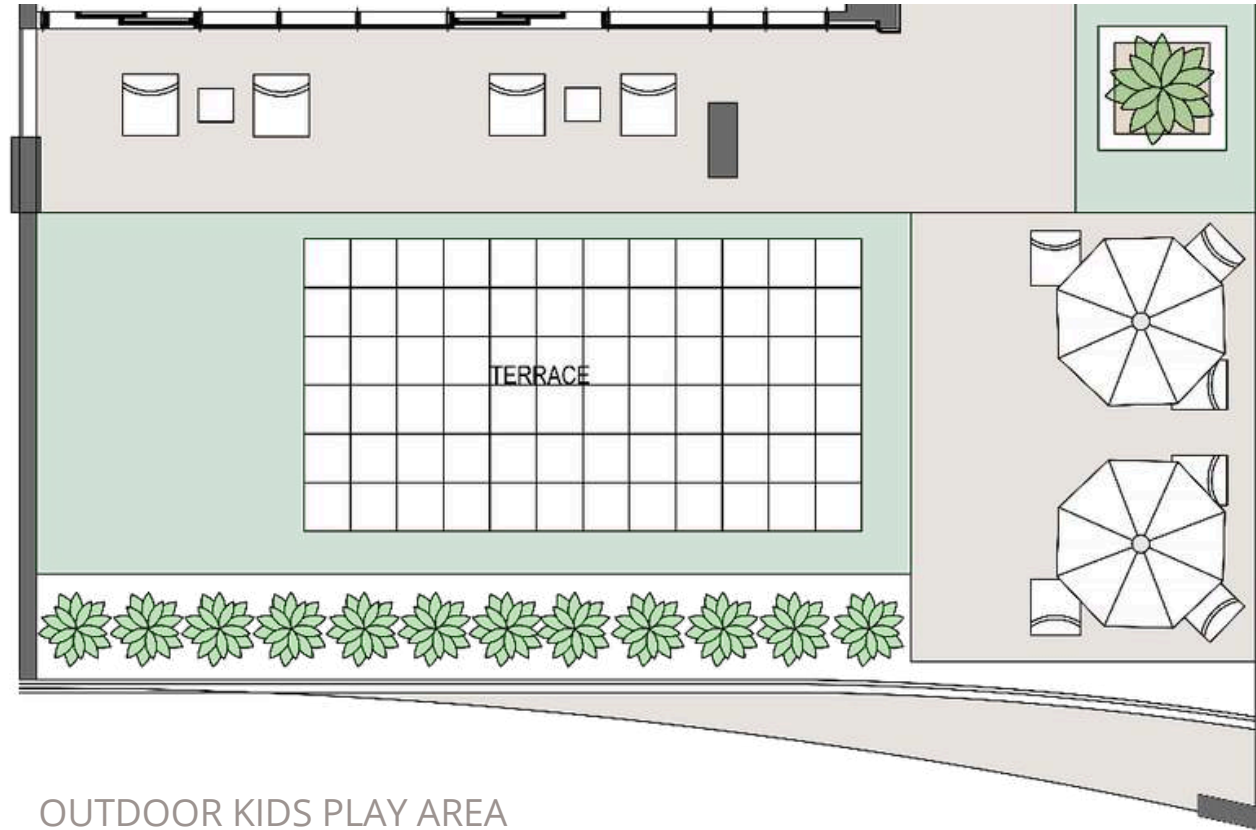
THE TERRACE PLAN  
1st FLOOR PLAN



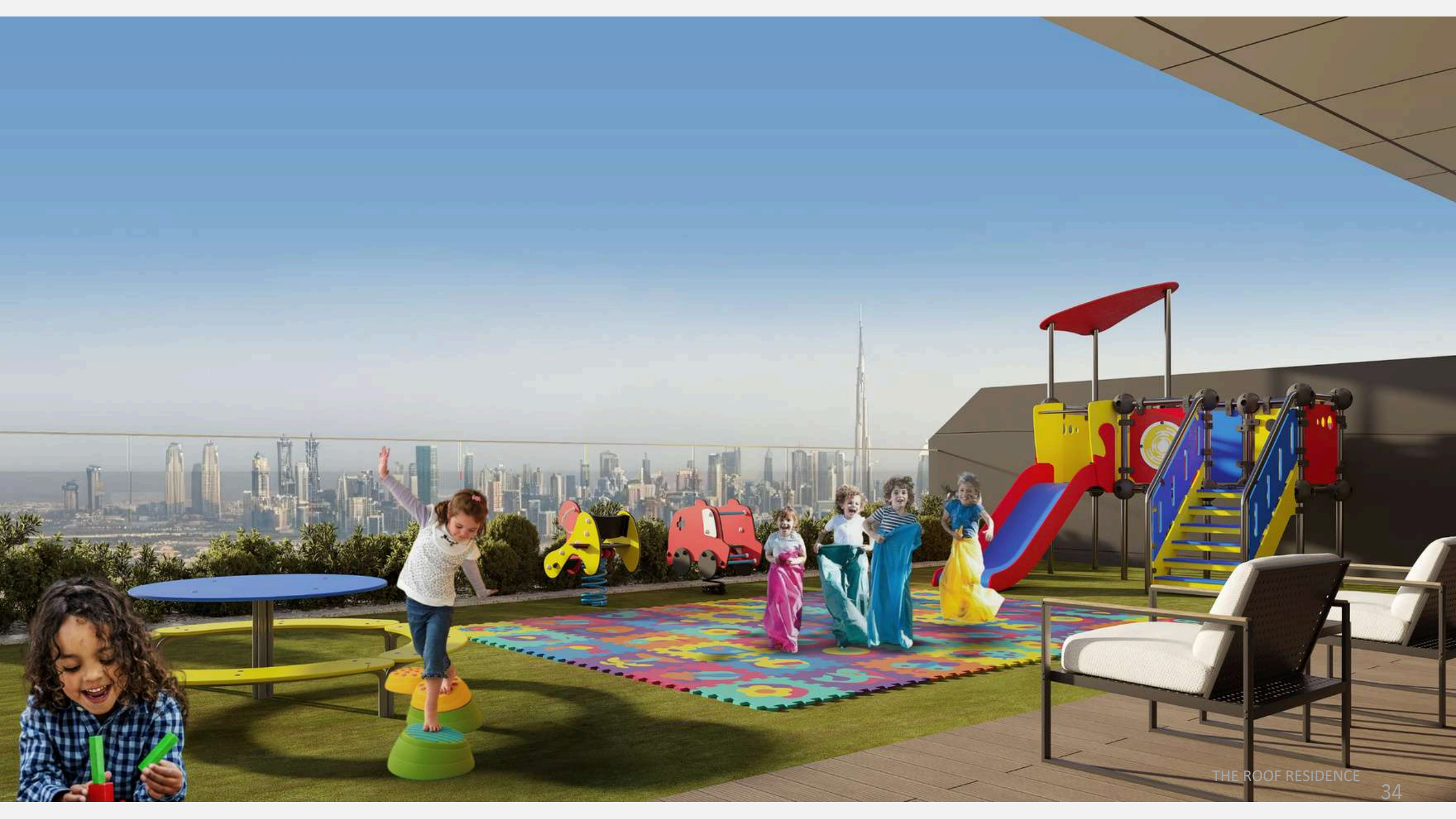
OUTDOOR CINEMA  
1st FLOOR PLAN





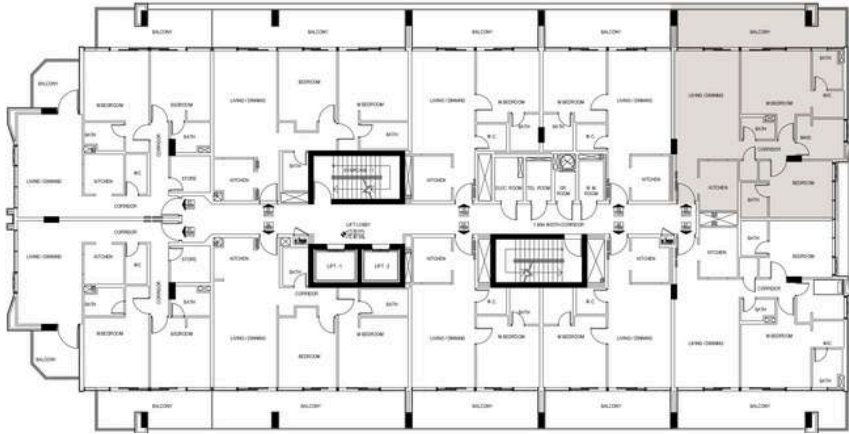


OUTDOOR KIDS PLAY AREA  
1st FLOOR PLAN

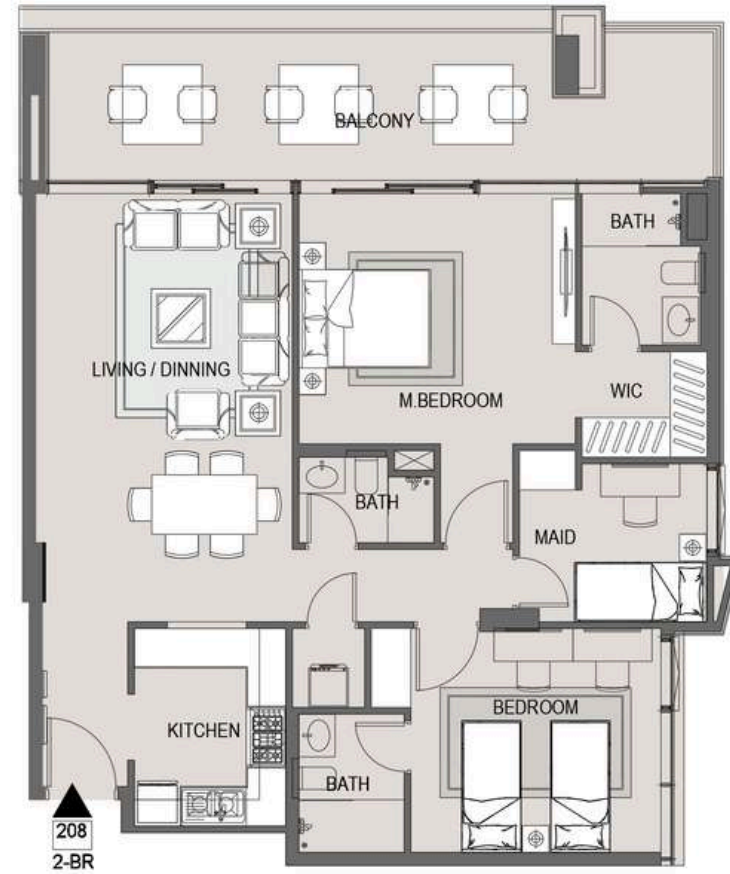




## 2<sup>ND</sup> FLOOR | FLAT208



2ND FLOOR PLAN



208 FLAT PLAN























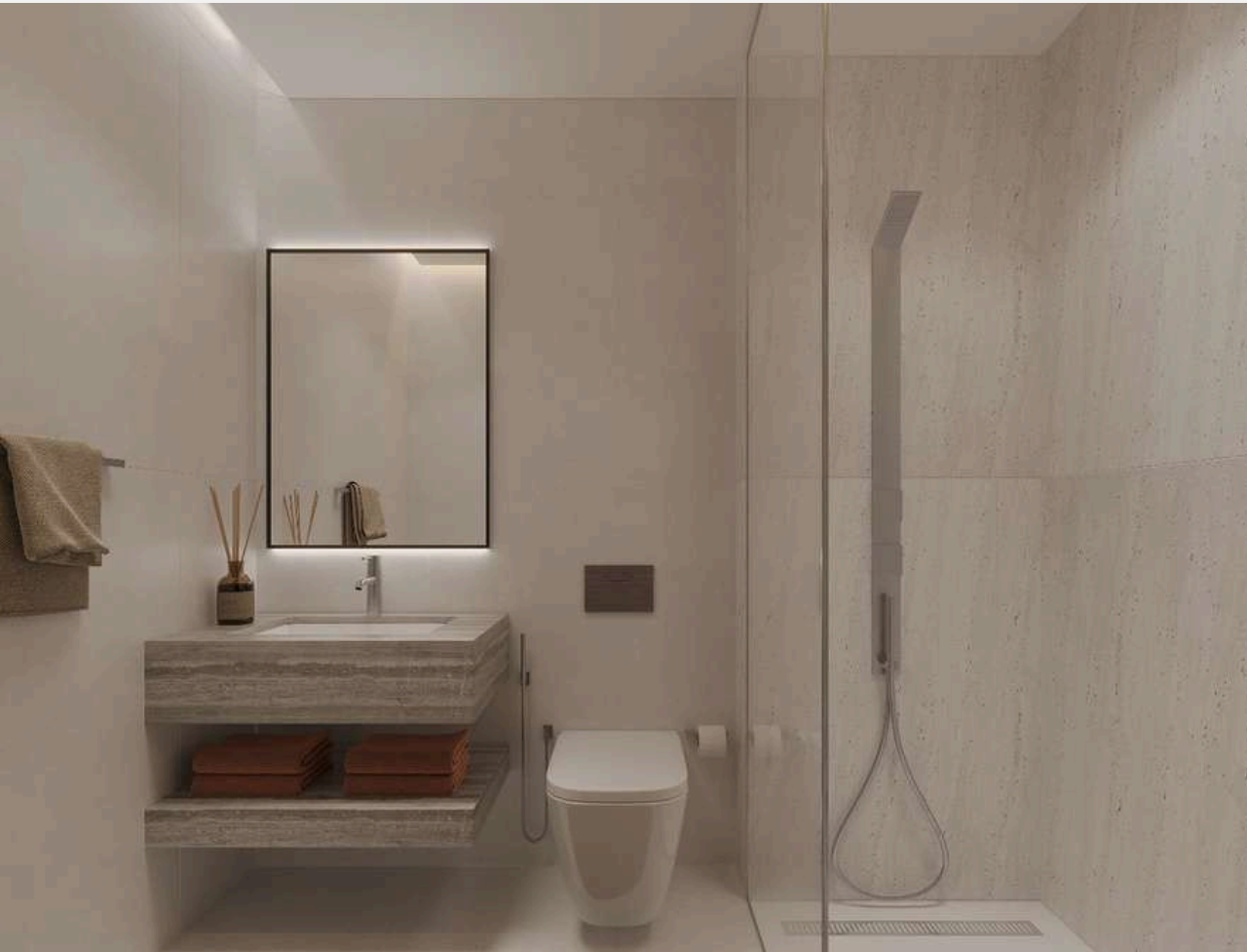




KIDS BATHROOM

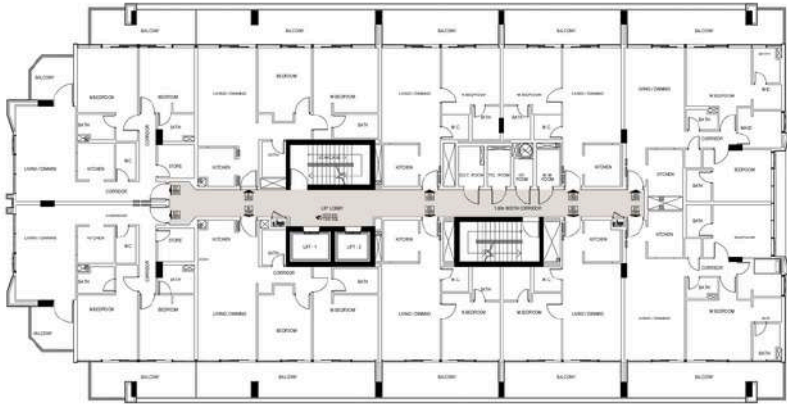


MASTER BATHROOM

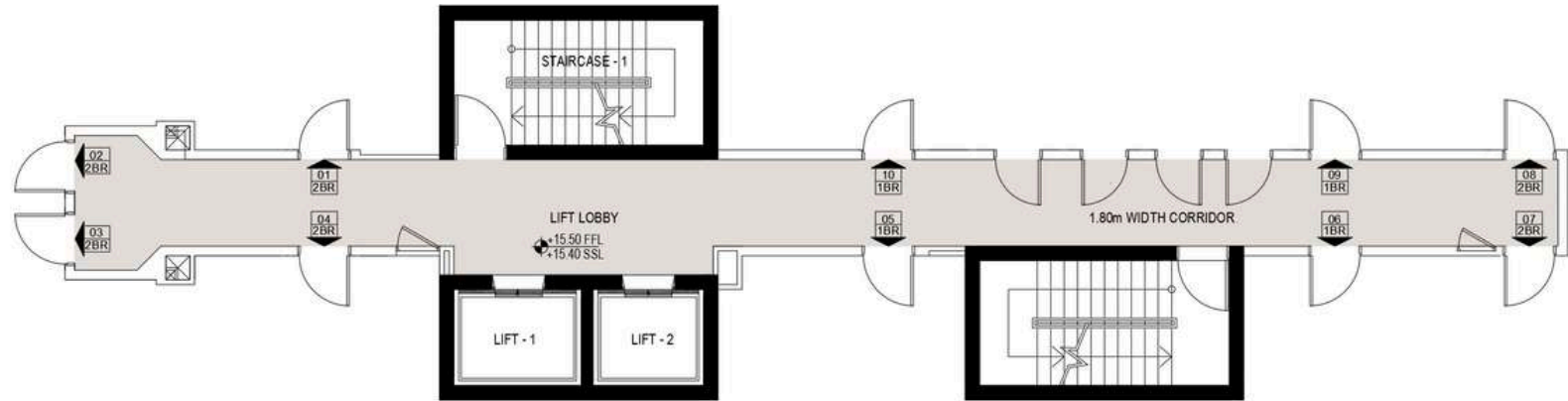


LIVING BATHROOM

## 2<sup>ND</sup> FLOOR | CORRIDOR



2ND FLOOR PLAN



CORRIDOR PLAN



EXIT





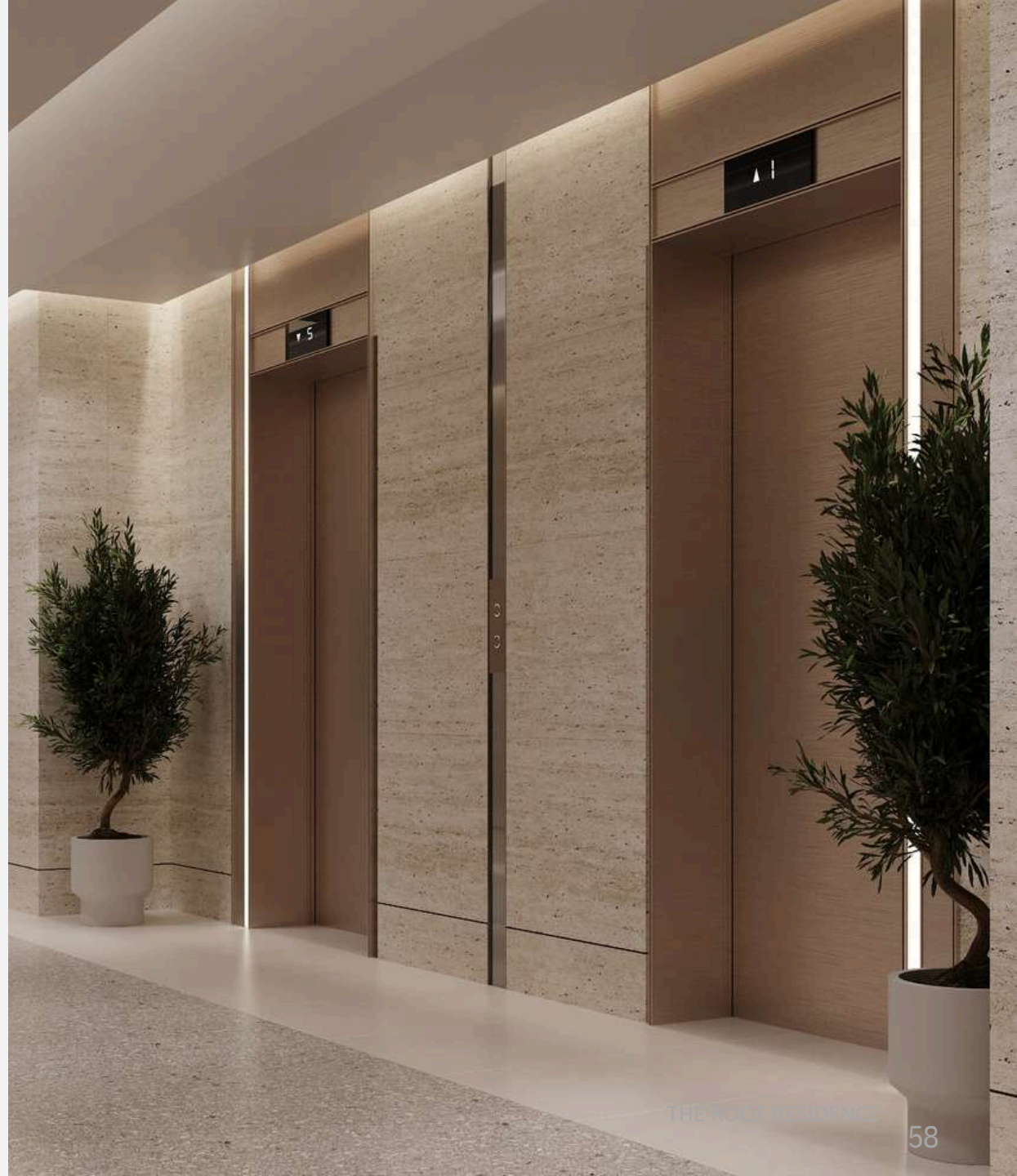
EXIT

2

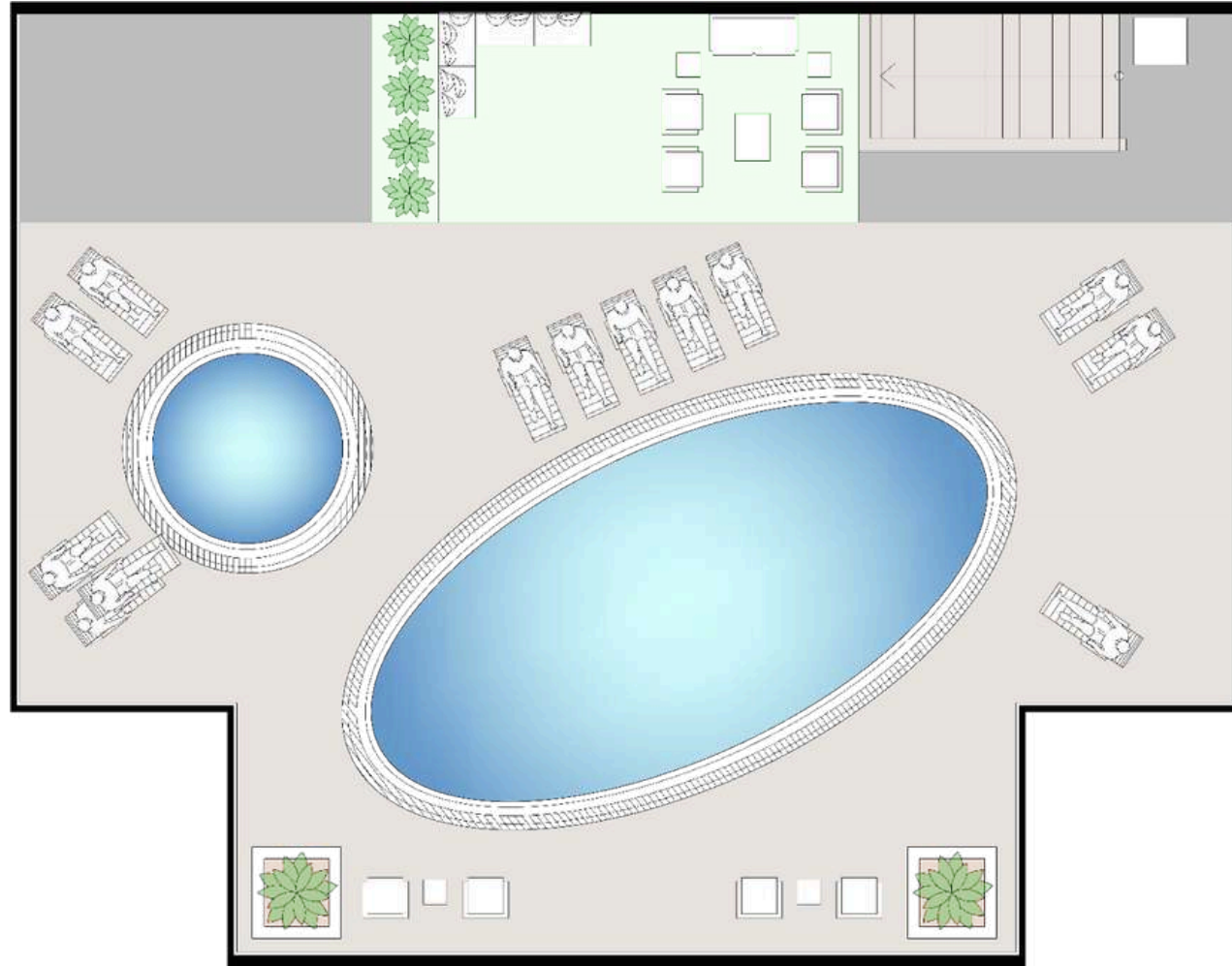
201  
204

205  
208





# ROOF | SWIMMING POOL



SWIMMING POOL  
ROOF PLAPLAN







# FLOOR PLANS

# 1 BEDROOM APARTMENT

TYPE A ( with Terrace)

## TOTAL SALEBLE AREA

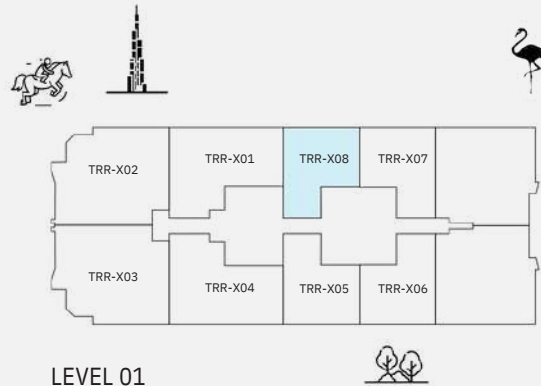
FLAT AREA -651.32 SQ.FT

BALCONY AREA -681.35 SQ.FT

TOTAL FLAT AREA -1332.68 SQ.FT

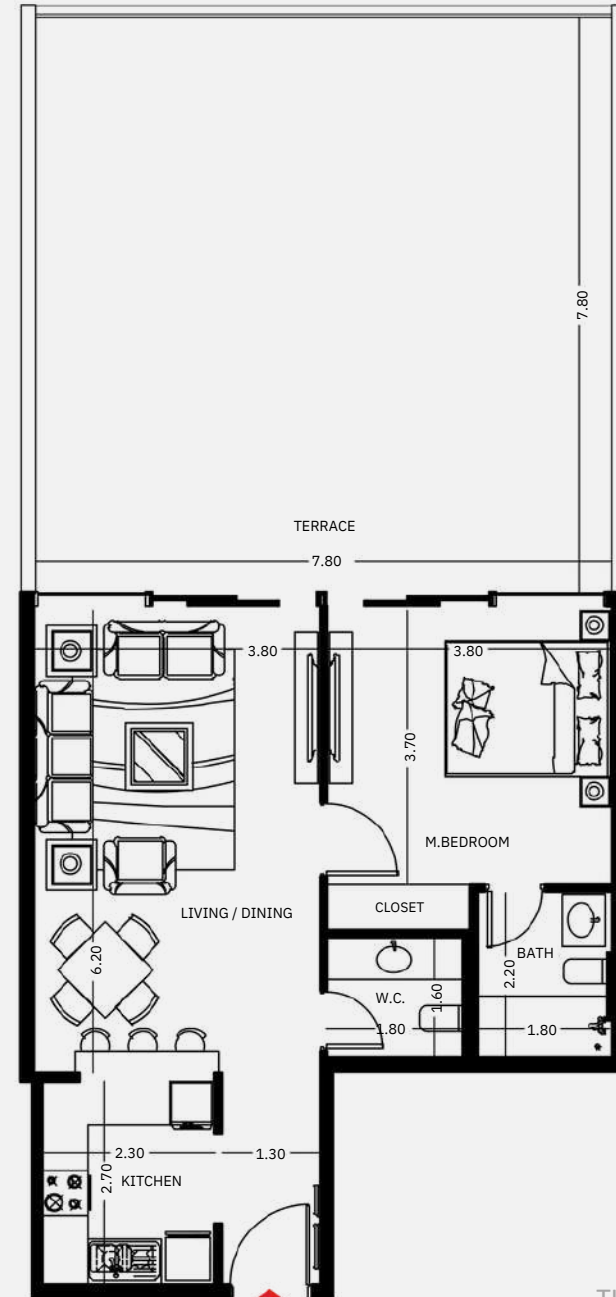
**2050 AED per sqft for Burj Khalifa view**

# AED 2,730,600.00



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-108



# 1 BEDROOM APARTMENT

TYPE A ( with Terrace)

## TOTAL SALEBLE AREA

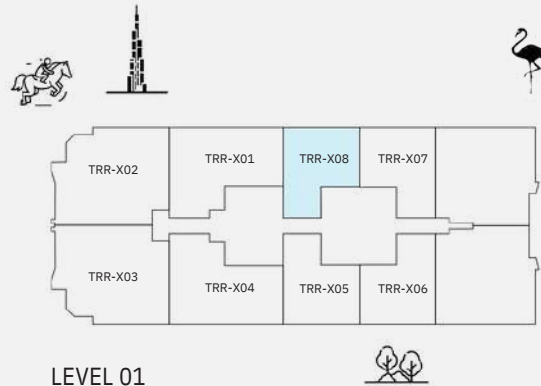
FLAT AREA -651.32 SQ.FT

BALCONY AREA -681.35 SQ.FT

TOTAL FLAT AREA -1332.68 SQ.FT

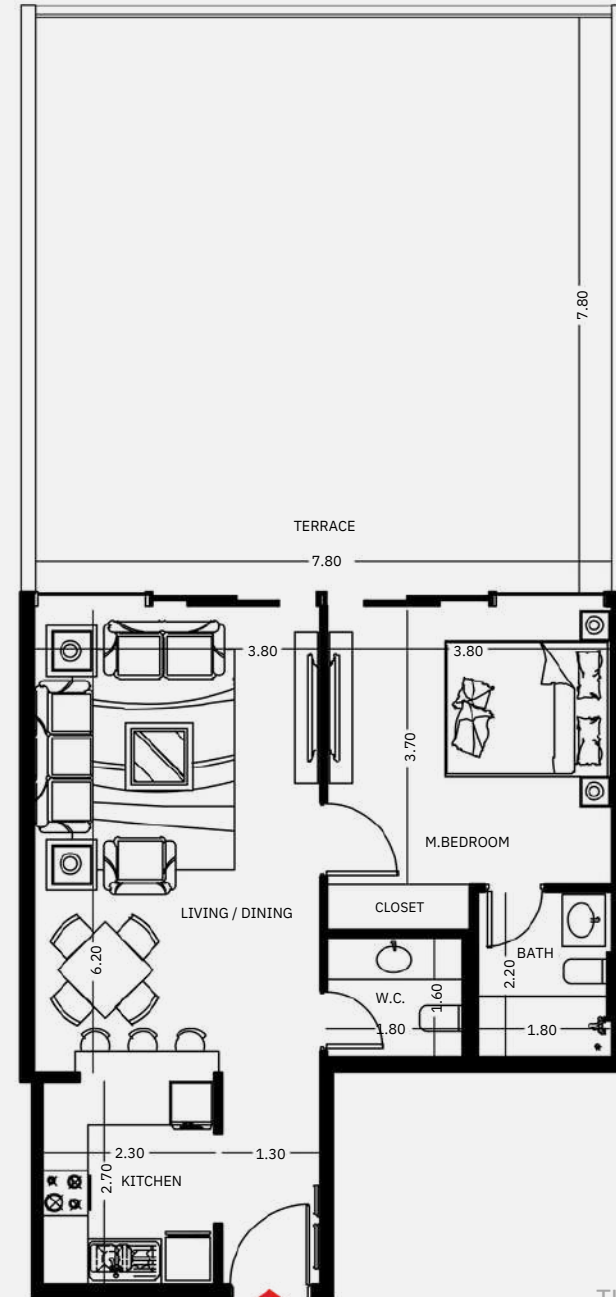
**2050 AED per sqft for Burj Khalifa view**

# AED 2,730,600.00



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-108



# 1 BEDROOM APARTMENT

TYPE A ( with Terrace)

## TOTAL SALEBLE AREA

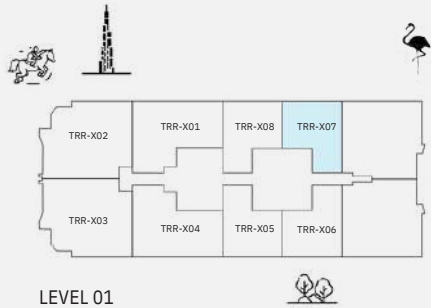
FLAT AREA -657.89 SQ.FT BALCONY

AREA -681.35 SQ.FT

TOTAL FLAT AREA -1339.24 SQ.FT

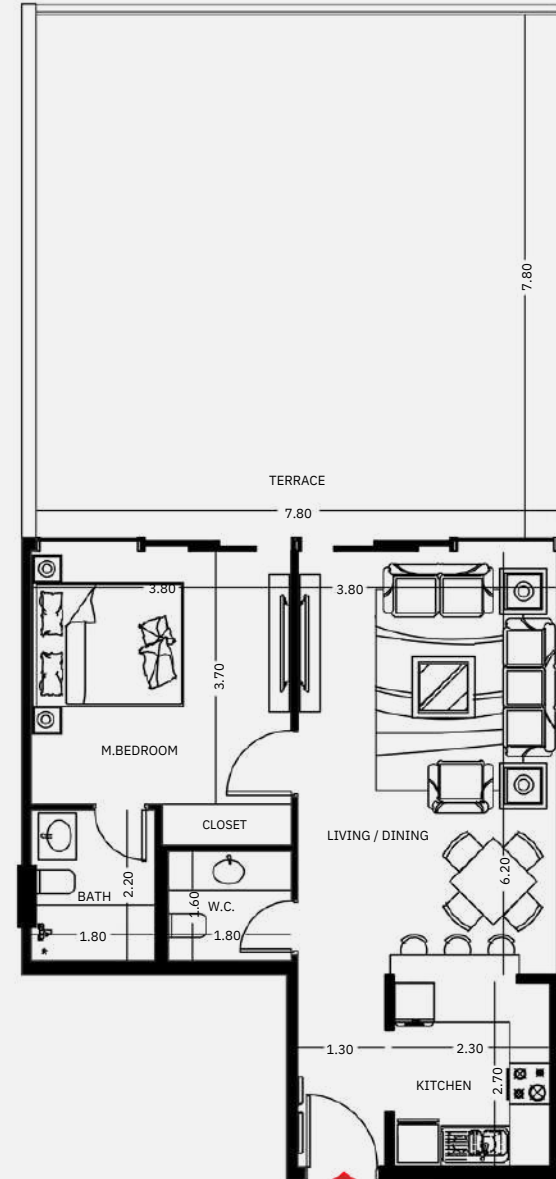
**1950 AED per sqft for Ras Al Khor view**

**AED 2,611,518.00**



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-107



# 1 BEDROOM APARTMENT

TYPE A ( with Terrace)

TOTAL SALEBLE AREA

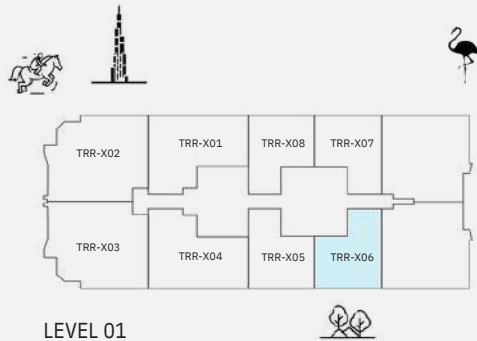
FLAT AREA - BALCONY 654.66 SQ.FT

AREA - 681.35 SQ.FT

TOTAL FLAT AREA - 1336.02 SQ.FT

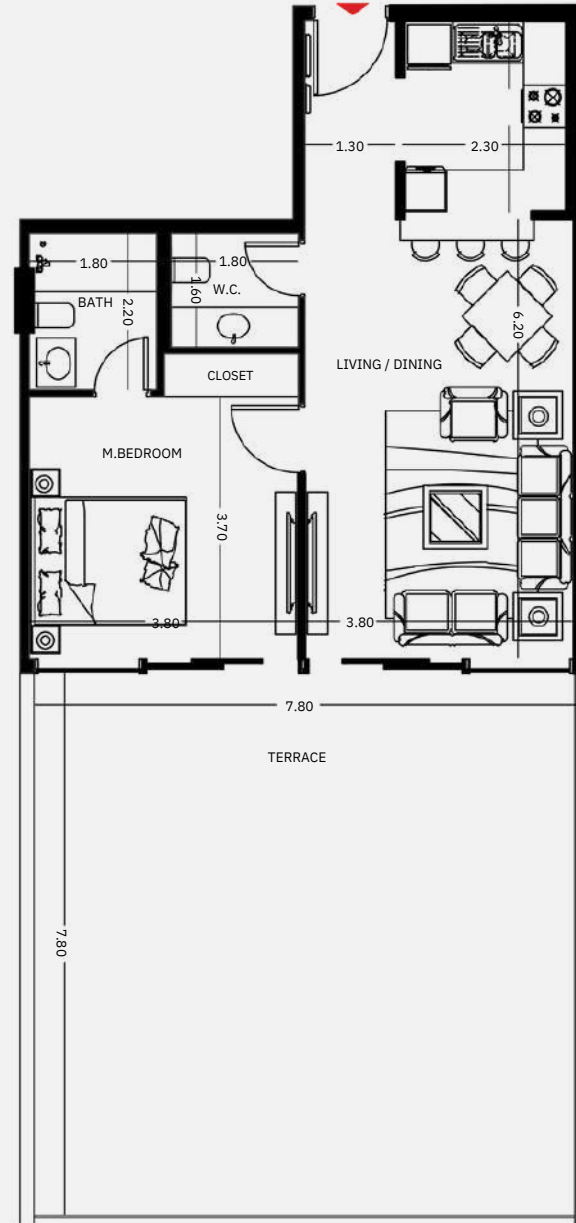
1850 AED per sqft for garden view

**AED 2,471,637.00**



VIEW : Garden

UNIT : TRR-106



## 2 BEDROOMS APARTMENT TYPE A ( with Terrace)

### TOTAL SALEBLE AREA

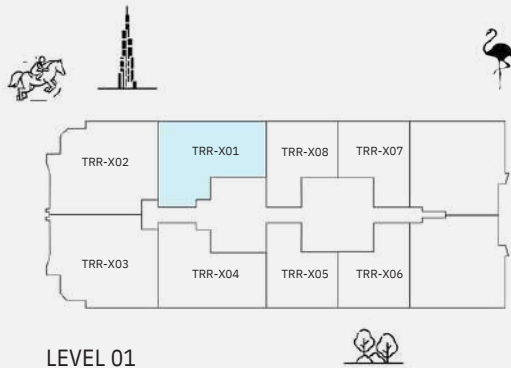
FLAT AREA -973.38 SQ.FT

BALCONY AREA -998.89 SQ.FT

TOTAL FLAT AREA -1972.27 SQ.FT

**2050 AED per sqft for Burj Khalifa view**

# AED 4,043,153.50



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-101



## 2 BEDROOMS APARTMENT

TYPE A ( with Terrace)

### TOTAL SALEBLE AREA

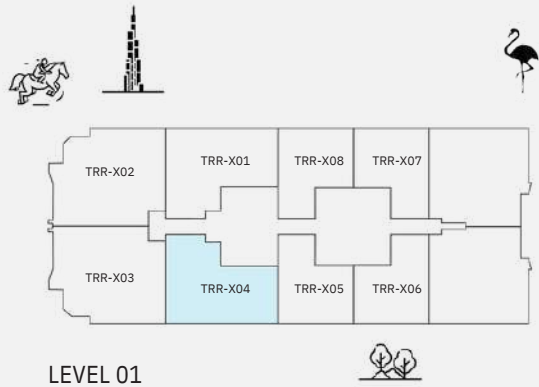
FLAT AREA -974.03 SQ.FT

BALCONY AREA -999.43 SQ.FT

TOTAL FLAT AREA -1973.45 SQ.FT

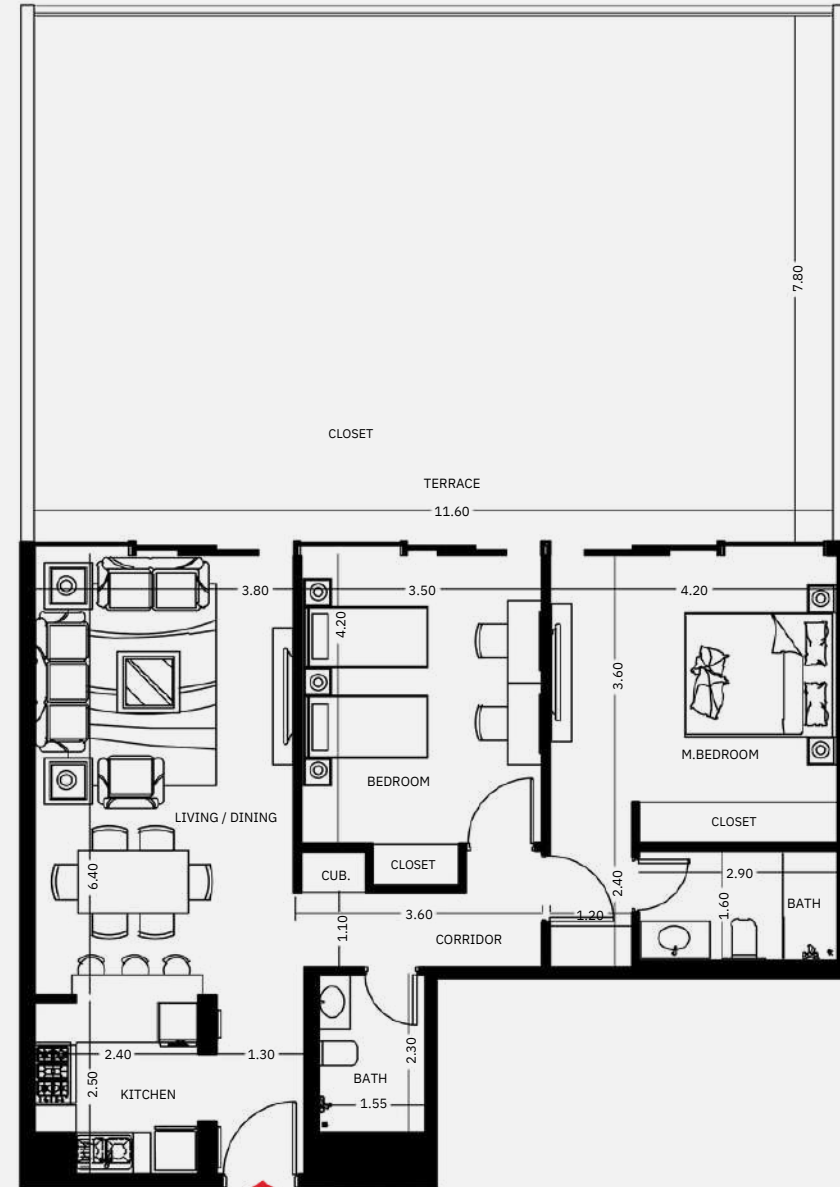
**1850 AED per sqft for Garden View**

# AED 3,650,882.50



VIEW : Garden

UNIT : TRR-104



## 2 BEDROOMS APARTMENT

TYPE B ( with Maid + Balcony + Terrace)

TOTAL SALEBLE AREA

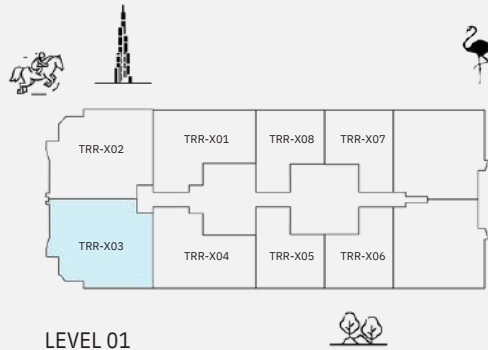
FLAT AREA -1118.76 SQ.FT

BALCONY AREA -357.50 SQ.FT

TOTAL FLAT AREA -1476.26 SQ.FT

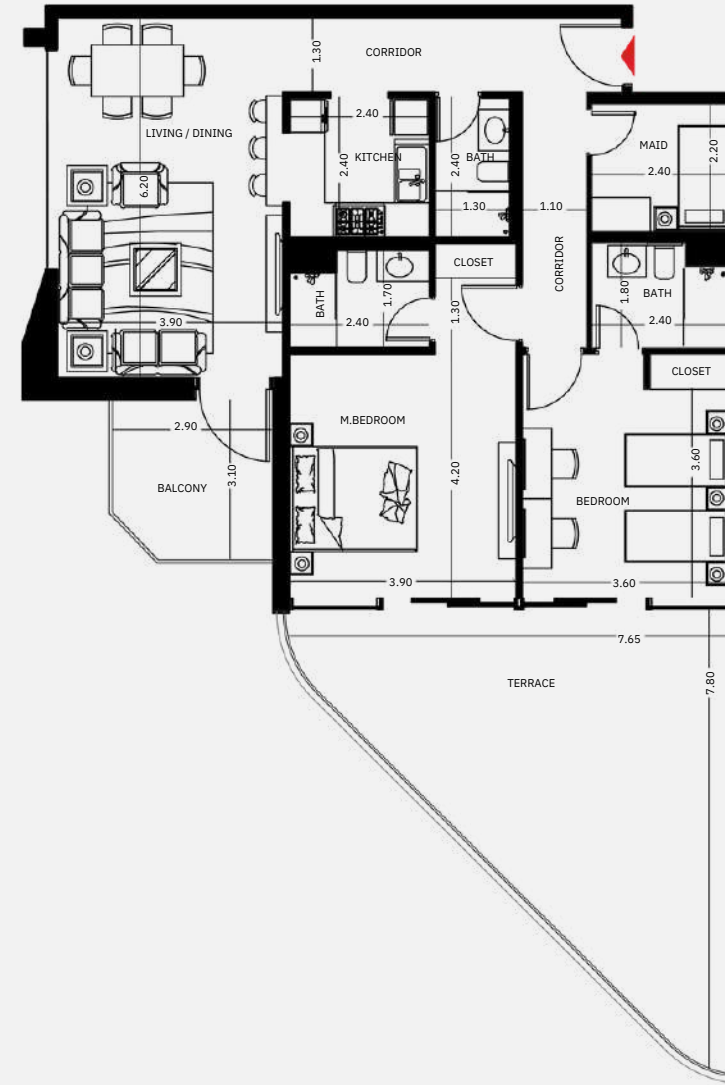
**1850 AED per sqft for Garden View**

**AED 2,731,081.00**



VIEW : Garden, Community

UNIT : TRR-103



## 2 BEDROOMS APARTMENT

TYPE B ( with Maid + Balcony + Terrace)

### TOTAL SALEBLE AREA

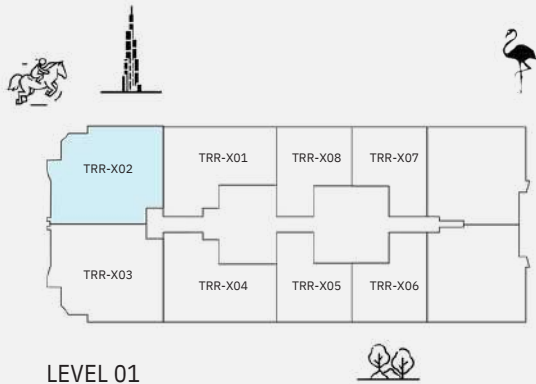
FLAT AREA - 1101.79 SQ.FT

BALCONY AREA - 374.26 SQ.FT

TOTAL FLAT AREA - 1476.26 SQ.FT

2050 AED per sqft for Burj Khalifa view

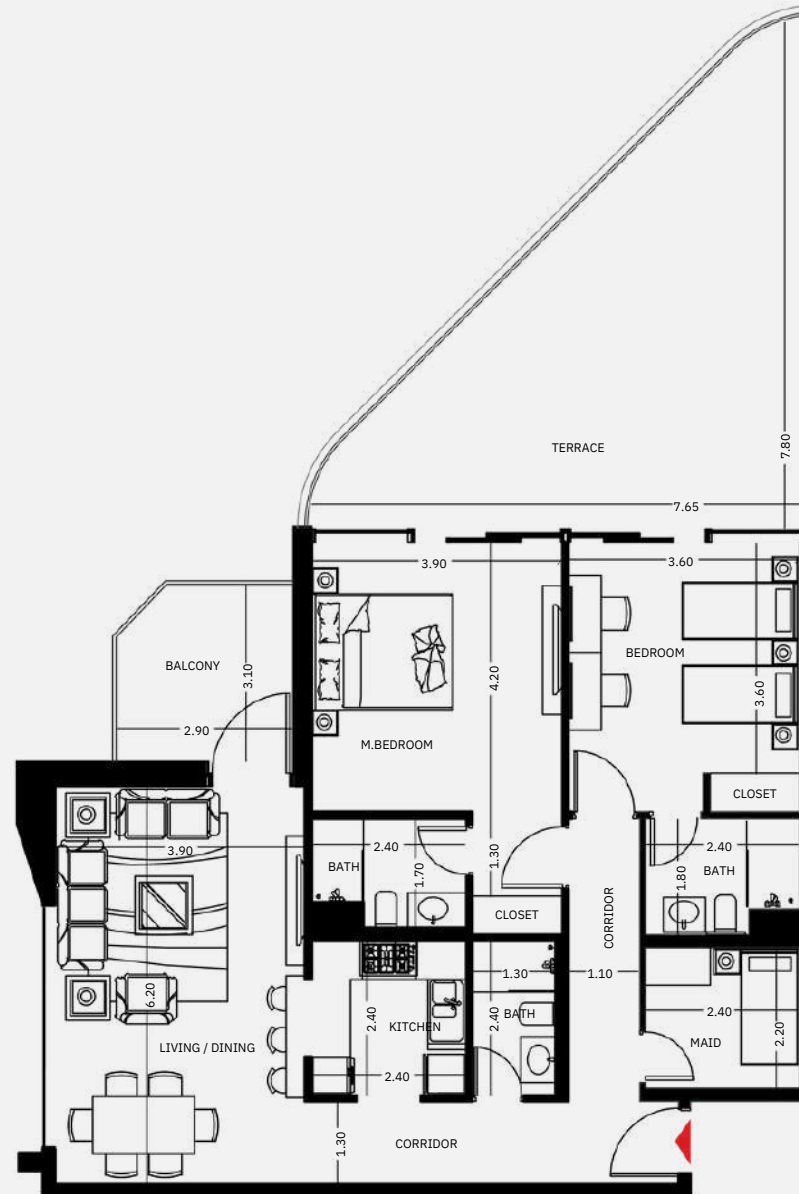
**AED 3,026,333.00**



LEVEL 01

VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-102



# 1 BEDROOM APARTMENT

TYPE B ( with Balcony)

TOTAL SALEBLE AREA

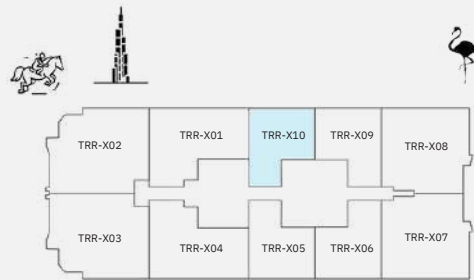
FLAT AREA - BALCONY 651.32 SQ.FT

AREA - 202.79 SQ.FT

TOTAL FLAT AREA - 854.12 SQ.FT

2050 AED per sqft for Burj Khalifa view

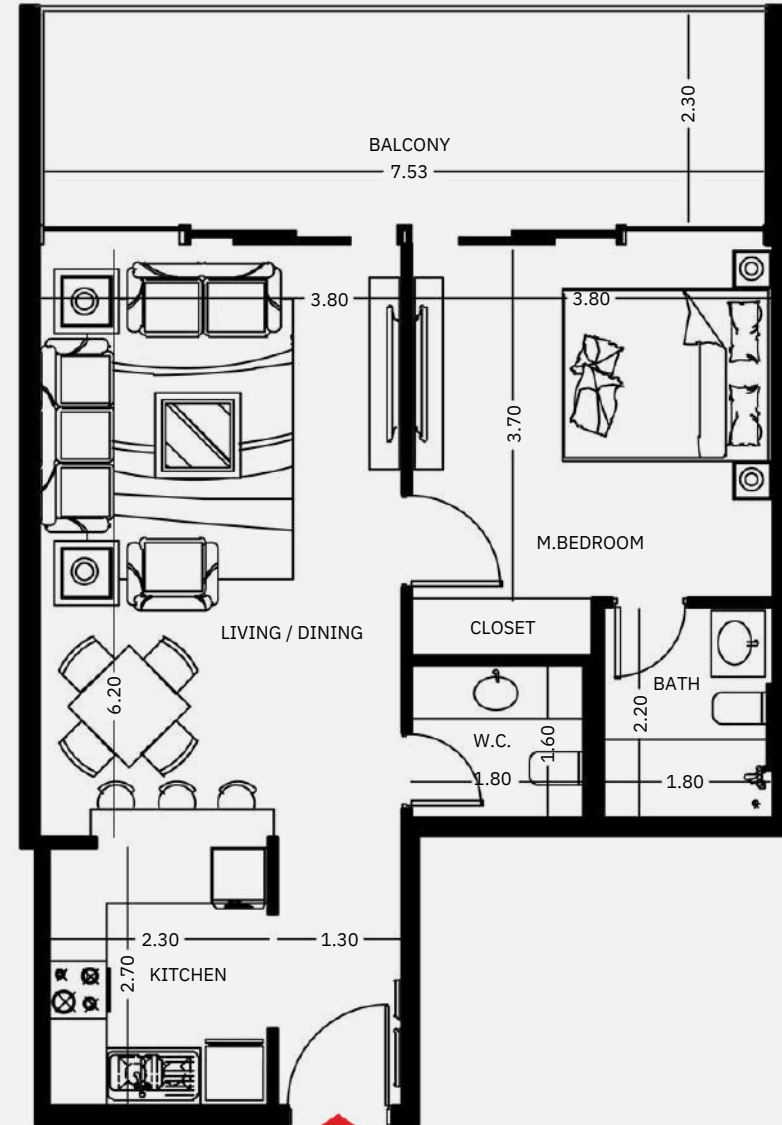
**AED 1,750,946.00**



LEVEL 02 - LEVEL 06

VIEW : Burj Khalifa, Meydan, Ras Al Khor

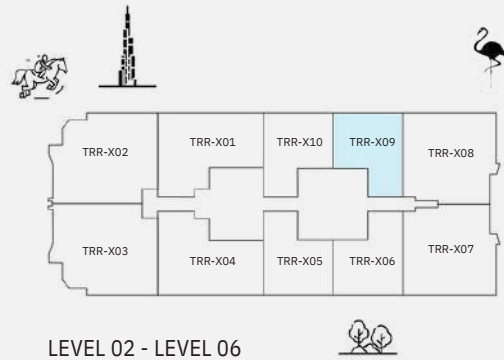
UNITS : TRR-210 , TRR-310 , TRR-410 , TRR-510 , TRR-610



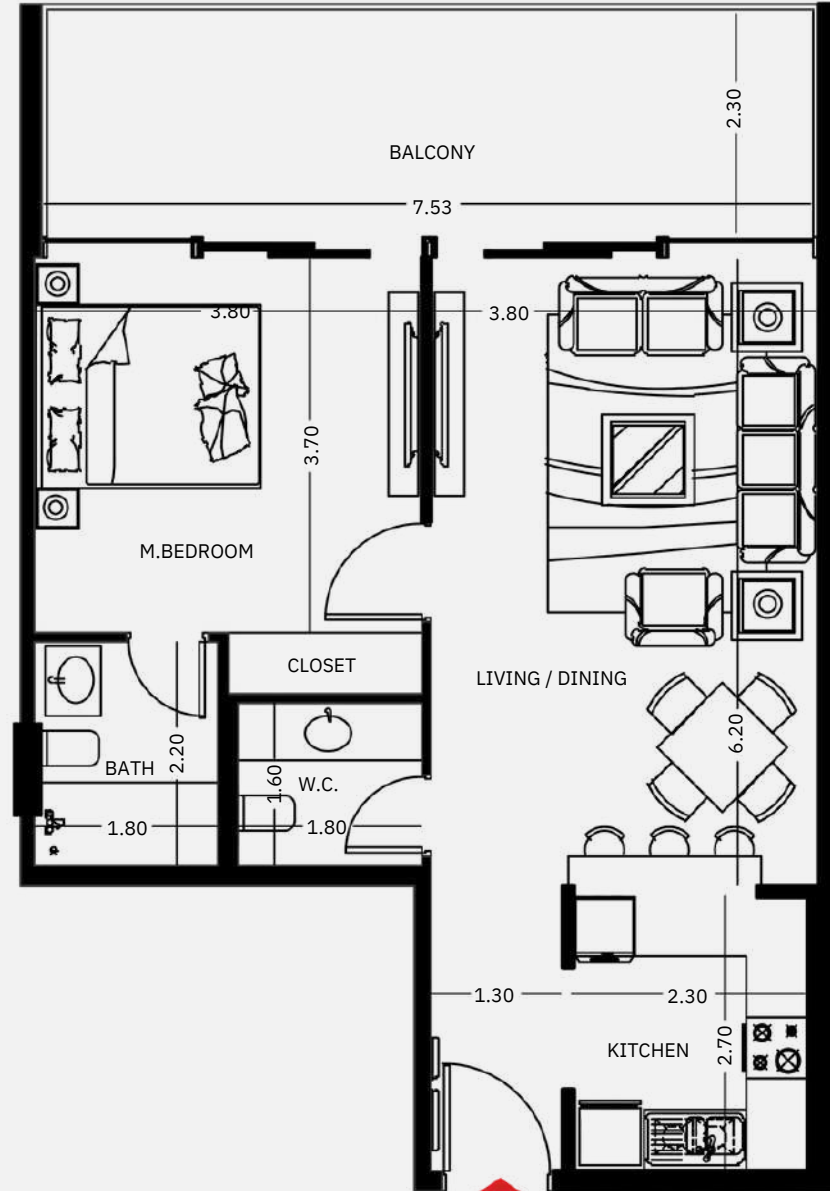
# 1 BEDROOM APARTMENT

TYPE B ( with Balcony)

TOTAL SALEBLE AREA  
 657.89 SQ.FT BALCONY  
 202.79 SQ.FT  
 860.68 SQ.FT  
**1950 AED per sqft for Ras Al Khor view**  
**AED 1,678,326.00**



VIEW : Burj Khalifa, Meydan, Ras Al Khor  
 UNITS : TRR-209 , TRR-309 , TRR-409 , TRR-509 , TRR-609



# 1 BEDROOM APARTMENT

TYPE B ( with Balcony)

## TOTAL SALEBLE AREA

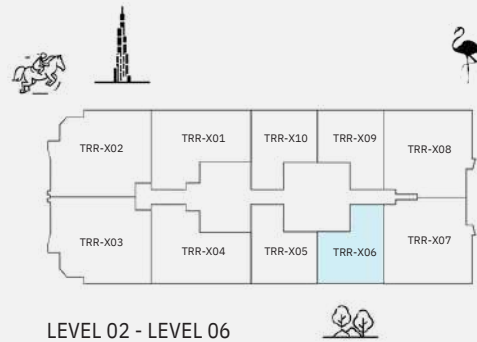
FLAT AREA - BALCONY 654.66 SQ.FT

AREA - 202.79 SQ.FT

TOTAL FLAT AREA - 857.45 SQ.FT

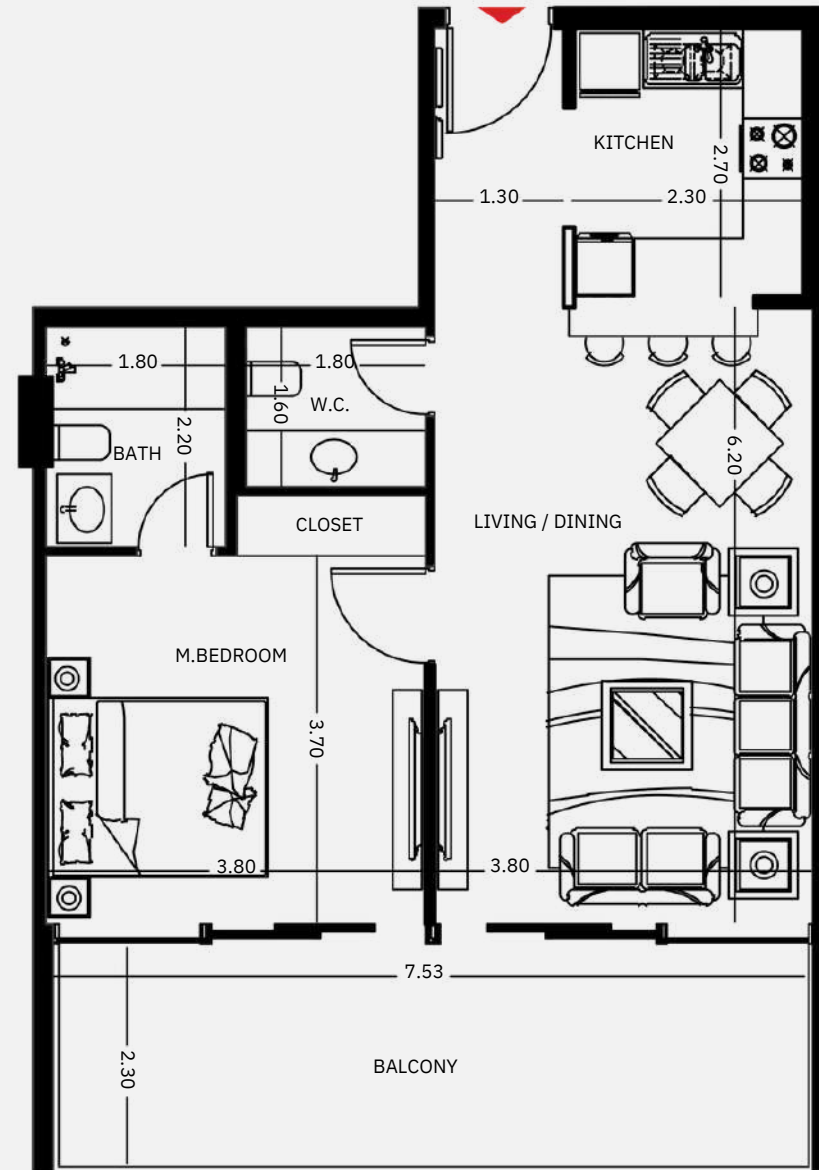
**1850 AED per sqft for Garden View**

**AED 1,586,282.50**



VIEW : Garden

UNITS : TRR-206 , TRR-306 , TRR-406 , TRR-506 , TRR-606



## 1 BEDROOM APARTMENT

TYPE B ( with Balcony)

### TOTAL SALEBLE AREA

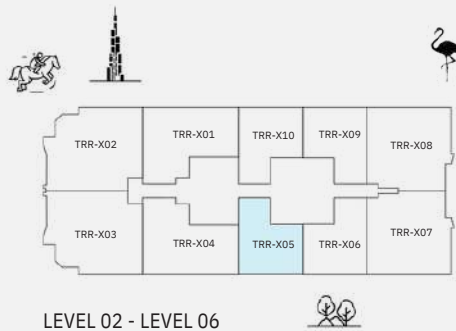
FLAT AREA - BALCONY 654.98 SQ.FT

AREA - 202.79 SQ.FT

TOTAL FLAT AREA - 857.78 SQ.FT

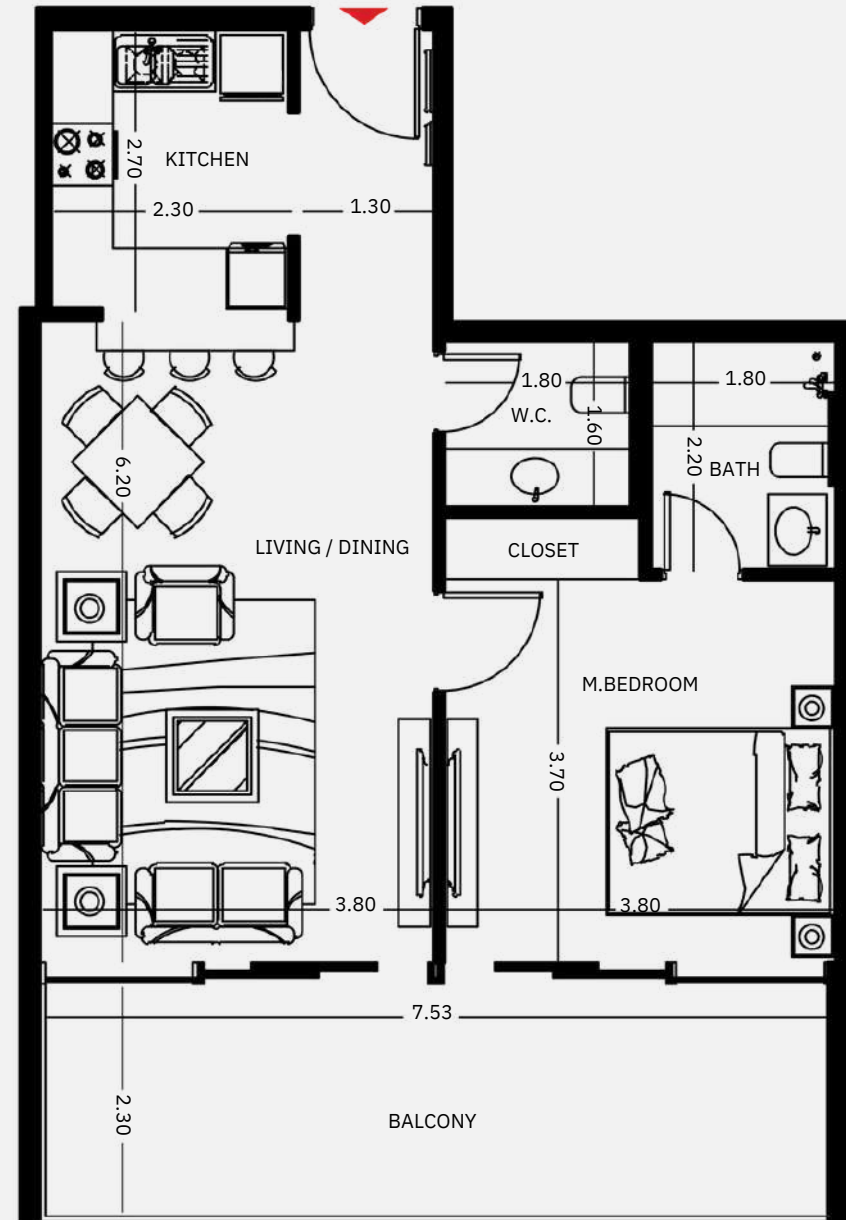
**1850 AED per sqft for Garden View**

**AED 1,586,893.00**



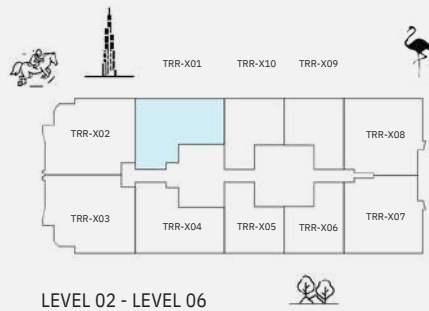
VIEW : Garden

UNITS : TRR-205 , TRR-305 , TRR-405 , TRR-505 , TRR-605



## 2 BEDROOMS APARTMENT TYPE C ( with Balcony)

TOTAL SALEBLE AREA  
 FLAT AREA -973.49 SQ.FT  
 BALCONY AREA -300.85 SQ.FT  
 TOTAL FLAT AREA -1274.34 SQ.FT  
**2050 AED per sqft for Burj Khalifa view**  
**AED 2,612,397.00**



VIEW : Burj Khalifa, Meydan, Ras Al Khor  
 UNITS : TRR-201 , TRR-301 , TRR-401 , TRR-501 , TRR-601



## 2 BEDROOMS APARTMENT

TYPE C ( with Balcony)

TOTAL SALEBLE AREA

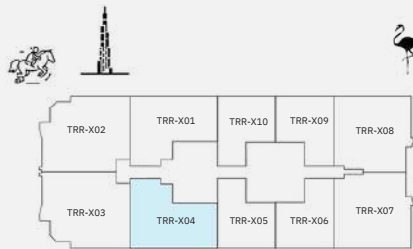
FLAT AREA -974.13 SQ.FT

BALCONY AREA -300.85 SQ.FT

TOTAL FLAT AREA -1274.98 SQ.FT

1850 AED per sqft for Garden View

**AED 2,358,713.00**



LEVEL 02 - LEVEL 06

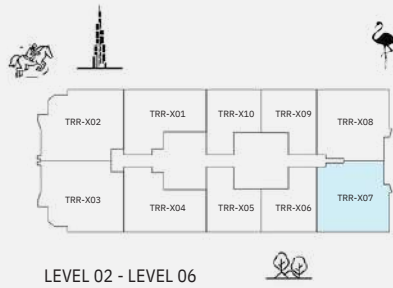
VIEW : Garden

UNITS : TRR-204 , TRR-304 , TRR-404 , TRR-504 , TRR-604

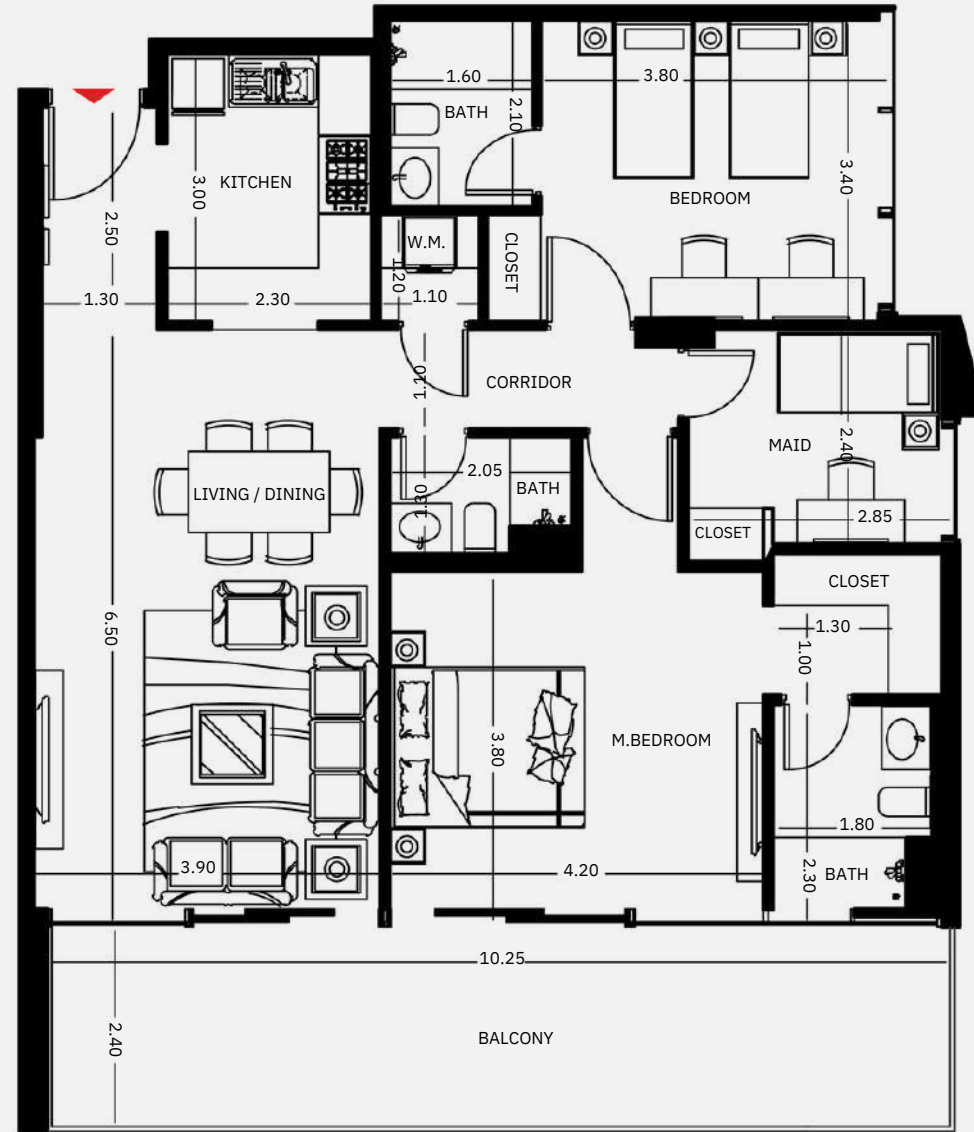


**2 BEDROOMS APARTMENT**  
TYPE E ( with Maid + Balcony)

TOTAL SALEBLE AREA  
FLAT AREA -1084.36 SQ.FT  
BALCONY AREA -257.36 SQ.FT  
TOTAL FLAT AREA -1341.72 SQ.FT  
**1850 AED per sqft for Garden View**  
**AED 2,482,182.00**

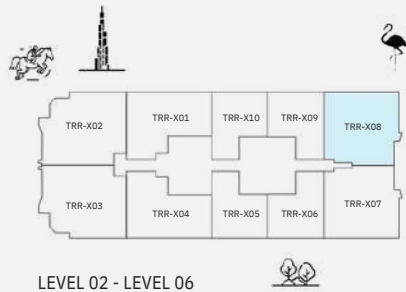


VIEW : Garden  
UNITS : TRR-207 , TRR-307 , TRR-407 , TRR-507 , TRR-607

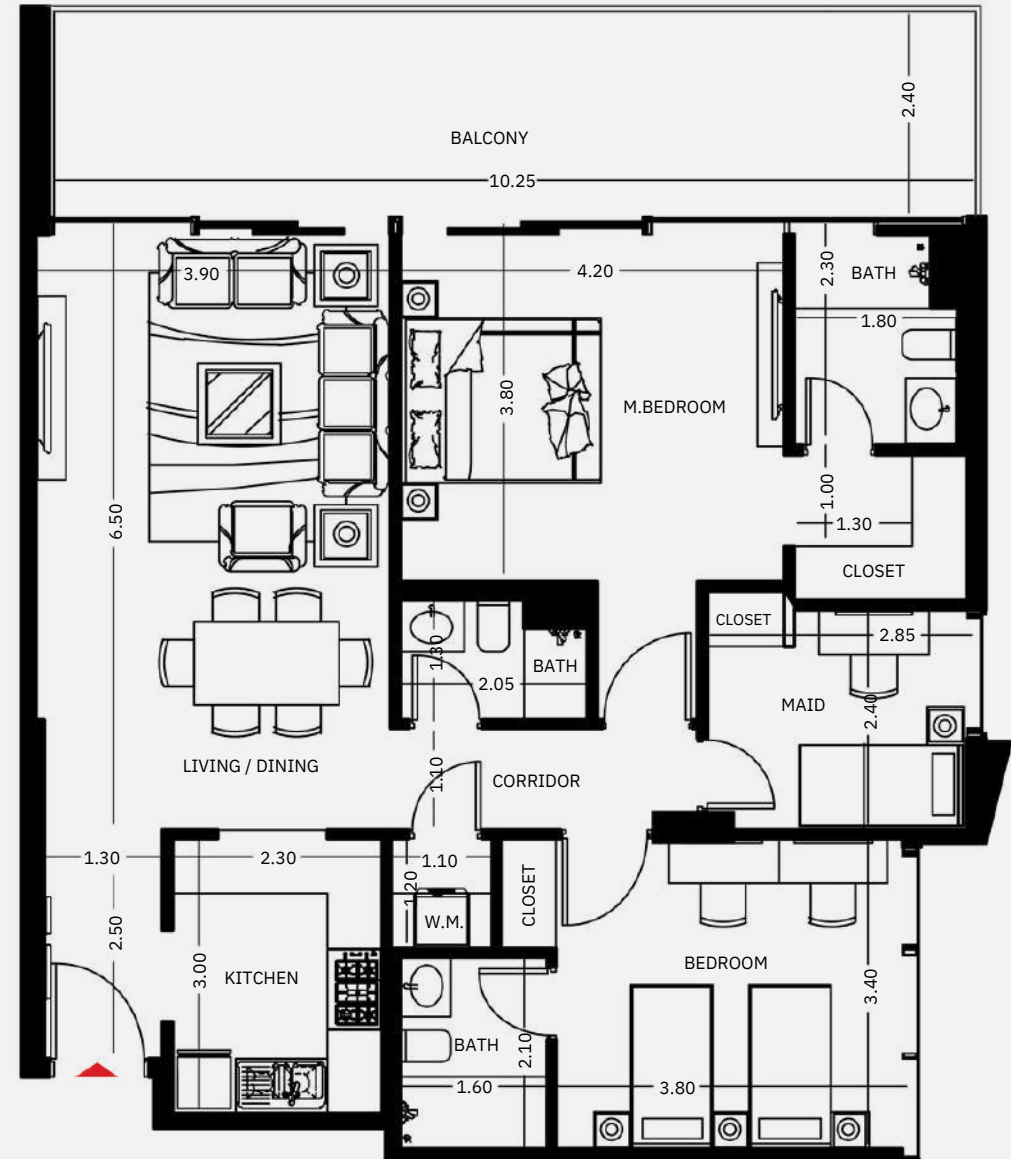


**2 BEDROOMS APARTMENT**  
TYPE E ( with Maid + Balcony)

TOTAL SALEBLE AREA  
FLAT AREA -1085.32 SQ.FT  
BALCONY AREA -257.36 SQ.FT  
TOTAL FLAT AREA -1342.69 SQ.FT  
**1950 AED per sqft for Ras Al Khor view**  
**AED 2,618,245.50**



VIEW : Burj Khalifa, Meydan, Ras Al Khor  
UNITS : TRR-208, TRR-308, TRR-408, TRR-508, TRR-608



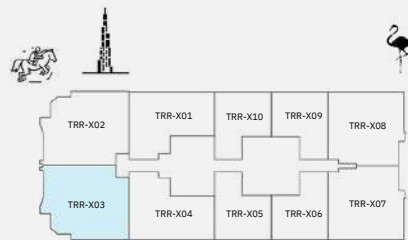
## 2 BEDROOMS APARTMENT

TYPE D ( with Maid + Balcony)

TOTAL SALEBLE AREA  
FLAT AREA -1101.79 SQ.FT  
BALCONY AREA -264.04 SQ.FT  
TOTAL FLAT AREA -1365.83 SQ.FT

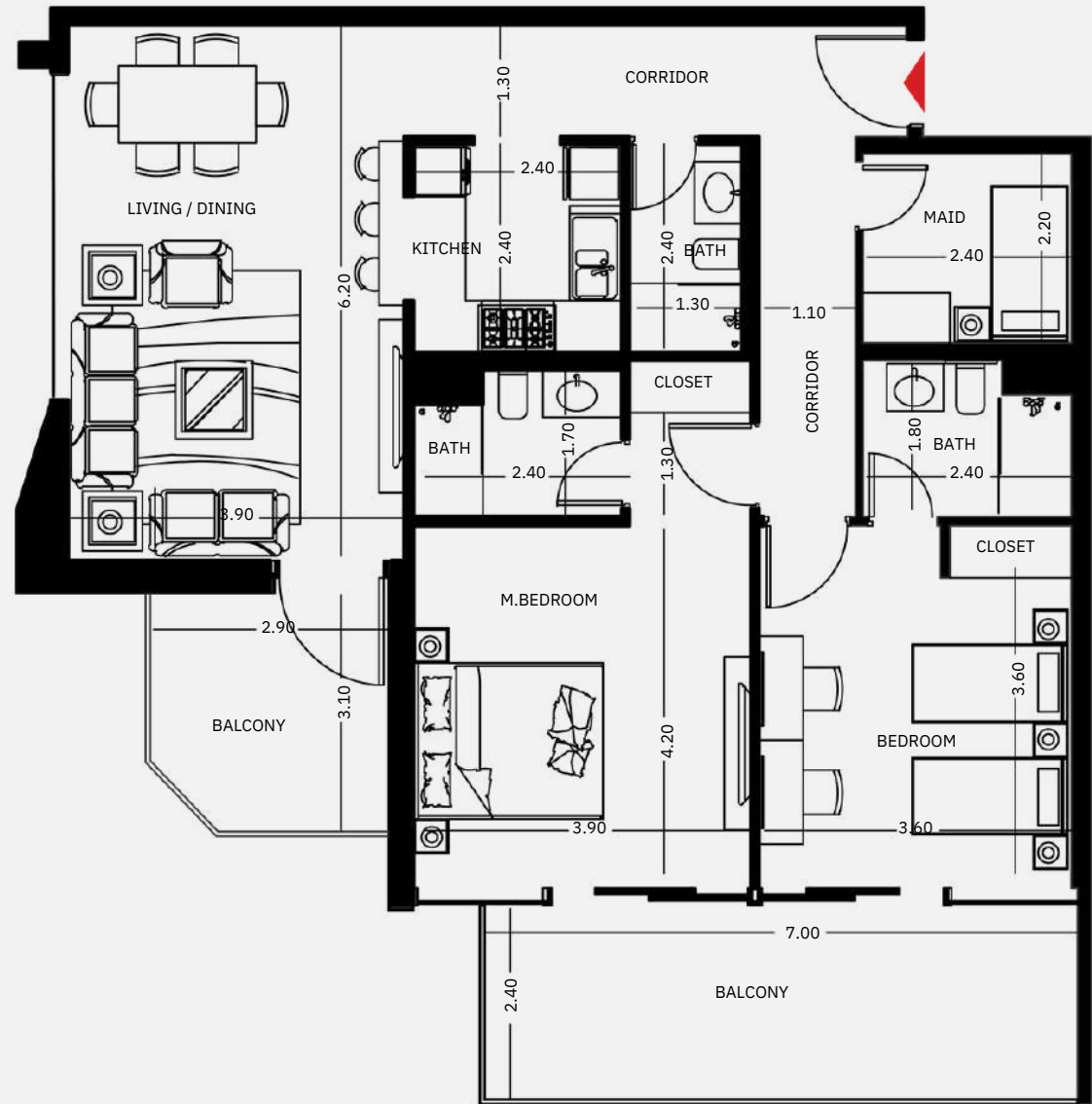
1850 AED per sqft for Garden View

**AED 2,526,785.50**



LEVEL 02 - LEVEL 06

VIEW : Garden, Community  
UNITS : TRR-203 , TRR-303 , TRR-403 , TRR-503 , TRR-603



THANK YOU!