

ALIA

PRIVÉ VILLAS



THE PRIVILEGE OF INDULGENT LIVING.

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ELEGANT | DISTINGUISHED | CRAFTED



A B O U T

LIVE IN SUBLIME ELEGANCE,
CONNECTED TO THE OUTDOORS

Alia Privé Villas are a collection of 5 “boutique villas” located in Nad Al Sheba Gardens, one of the most sought after up-and-coming communities in Dubai.

Designed and built for the contemporary individuals with an eye for detail and a taste for the better things in life, these residences offer a standard of living that is beyond the surrounding constructions - better quality, smarter design, luxurious finishings and furnishings all around.

Meaning “sublime” in Arabic, the name “Alia” perfectly embodies the lifestyle offered by these superbly designed homes that are built at truly European standards of quality, for an indulgent way of living.

MASTER DEVELOPER MERAAS

Nad Al Sheba Gardens is a land development project by Meraas, with district and neighbourhood parks and open recreation spaces for active and passive recreation. The plots of the Alia Privé Villas are strategically located within the confines of the community and will benefit of the master developer's landscape development and its maintenance, without bearing any extra service charges for the owners.

NAD
AL SHEBA
GARDENS



VILLAS OVERVIEW

Crafted with a focus on life's genuine wealth - your legacy.

The villas stand out through the innovative design that maximizes the utility of the plot and the construction's functionality through a livable basement area that incorporates Al-Fresco gardens that can be used all year round thanks to smart A/C integrated systems.

Each stand-alone villa, placed on a plot of ~5,000 sqft., embodies the epitome of luxury living in Nad Al Sheba Gardens, while boasting a livable space (BUA) of over 5,700 sqft, with a distinctive design promising an edgy and unique aesthetic. These high-end residences feature 5 spacious bedrooms, multiple outdoor sitting areas, pool, maid and driver rooms, indoor gym, 3 living rooms and fully fitted kitchens, dressings and bathrooms.



*PRIME LOCATION
IN THE HEART OF DUBAI*

Nestled within Dubai’s newest high-end community, Nad Al Sheba Gardens, known for its winding pathways and meticulously landscaped lawns, Alia Privé Villas offer the perfect place to experience life in Dubai on your own terms. Enjoy easy access to a range of premium facilities, from education and shopping to wellness.



PRIME LOCATION IN THE HEART OF DUBAI

EDUCATION

- 1 North London Collegiate School, Dubai
Hartland International School Dubai
- 2 Ecole Bilingue Française Internationale, Dubai Bilingual French
International School, International Concept for Education
- 3 Kent College
- 4 Kinder Castle Nursery Meydan
- 5 GEMS Modern Academy

WELNESS & SPORT

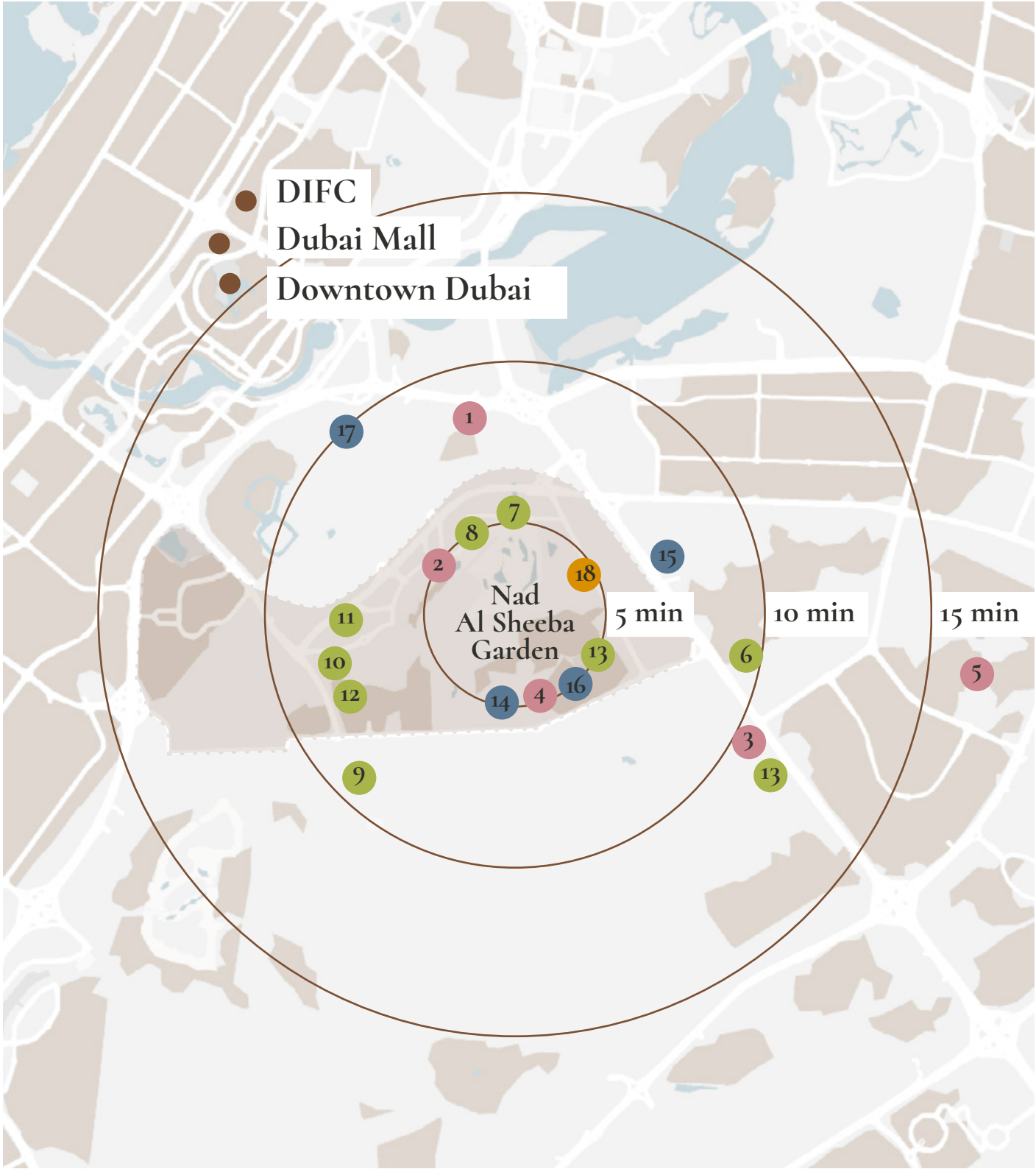
- 6 American Hospital NAS Clinic
- 7 Meydan Golf Course
- 8 Mayedan Racetrack - famous DUBAI WORLD CUP
- 9 Deep Dive Dubai & NAS Complex
- 10 Wellfit Meydan
- 11 F45 Meydan
- 12 NAS Cycle Track
- 13 Nad Al Sheba Mini Forest Trail
- 14 NAS Park

SHOPPING & FUEL

- 15 Spinneys
- 16 ADNOC
- 17 Meydan One Mall

PLACE OF WORSHIP

- 18 Nad Al Sheba Grand Mosque





True quality of life is found in the harmony between comfort and a connection to the outdoors, where every moment brings peace and joy.

ALIA

Experience unparalleled luxury where innovative design maximizes value and livable space, setting new standards in villa living.

Privé Villas

5 UNITS
AVAILABLE



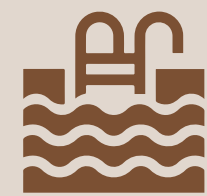
5,000 SQFT.
PLOT



5,700 SQFT.
LIVABLE SPACE



5 BEDROOMS



BUILT-IN
POOL



OUTDOOR SEATING
AREA WITH A/C

D E S I G N

A HOUSE THAT IS WOVEN INTO THE LANDSCAPE.

Alia Privé Villas feature a modern and elegant design, with clean lines that create a discreet sense of luxury. The concept of the villas is to connect their inhabitants to nature, from inside to outside and from outside to inside.

C O N C E P T



E X T E R I O R

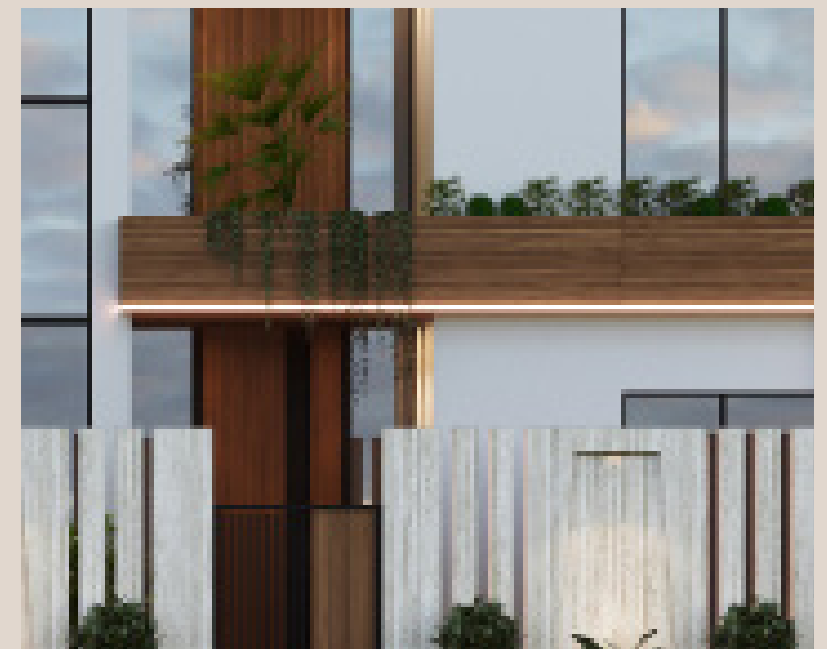
On the outside, the villas are dressed in natural materials and finishing effects - such as travertine and wood. Integrating LED Strip lights on the facade adds a modern accent to the aesthetic, while highlighting the clean lines of the design.



TRAVERTIN ON THE FACADE



LED STRIP LIGHTS ON THE VILLA CONTOUR



ALUMINIUM WITH WOOD EFFECT

I N T E R I O R

The interiors are designed in natural colors with a minimalist feel, while each space is designed for its own purpose. Immerse yourself in a luxurious feel through carefully selected fit-outs including big slabs, porcelain tiles, semi-solid wood parquets and Italian sanitary-ware.



INTERIOR WITH NATURAL COLORS



FLOOR TO CEILING WINDOWS



HIGH-END FINISHINGS

MATERIALS

INDULGE IN EXCEPTIONAL QUALITY.

The selection of materials, equipment and furnishings used for Alia Privé Villas are nothing less than exceptional. From the construction and the foundation, to the appliances and the fit-out, everything was chosen to ensure a long-lasting quality and a superior lifestyle.

& EQUIPMENT



CONSTRUCTION BUILD



- New Technology Concrete Water Proofing
- Certified Materials
- European Standards

JOINERY & FIT-OUT



- Built-in bespoke high-end furniture for: Kitchen, Bathrooms and Wardrobes
- Porcelain Floors
- Sanitary Italy
- Semi-solid Wooden Parquets In Bedrooms
- Main Entrance Aluminium Pivot Door

COMFORT & APPLIANCES



- Miele appliances - fully fitted kitchen, including Oven, Microwave, Warm Drawer, Dishwasher, Induction Hob.
- Smart Home Automation, including Lights, Air Conditioning, provision for Motorized Curtains
- Daikin A/C systems

EXTRA-ORDINARY.
JUST LIKE YOU.

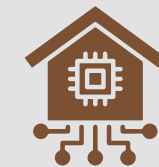
*Setting new benchmarks for
“luxury living” in Dubai,
Alia Privé Villas feature
a combination of design,
innovation and quality
elements that go well beyond
the conventional standards
of the market.*

S T A N D O U T

OUTDOOR SEATING
AREA WITH A/C



BUILT-IN
POOL



HOME AUTOMATION
& MIELE APPLIANCES



2 YEARS
WARRANTY

F E A T U R E S

F L O O R P L A N S

DISCOVER YOUR NEW HOME

The layouts and floor plans of the Alia Privé Villas are the result of a careful design stage that aimed to anticipate the clients' needs and desires rather than just responding to a request.

& G A L L E R Y

- 5 BEDROOMS (4 FEATURING EN-SUITE PRIVATE BATHROOMS AND WALK IN CLOSETS)
- FULLY FITTED KITCHEN
- 7 FULLY-FITTED BATHROOMS
- OUTDOOR AREA WITH A/C
- CUSTOMIZED BATHROOMS
- POOL
- OFFICE
- GYM
- MAID ROOM AND DRIVER ROOM
- PARKING WITH CLOSED GARAGE FOR 2 CARS
- WATER FEATURE

ALIA

Creating each room
for its purpose, these
villas offer all the spaces
required for a superior
lifestyle in Dubai.

Privé Villas

*Innovative concept with fully livable
Basement for maximum BUA.*

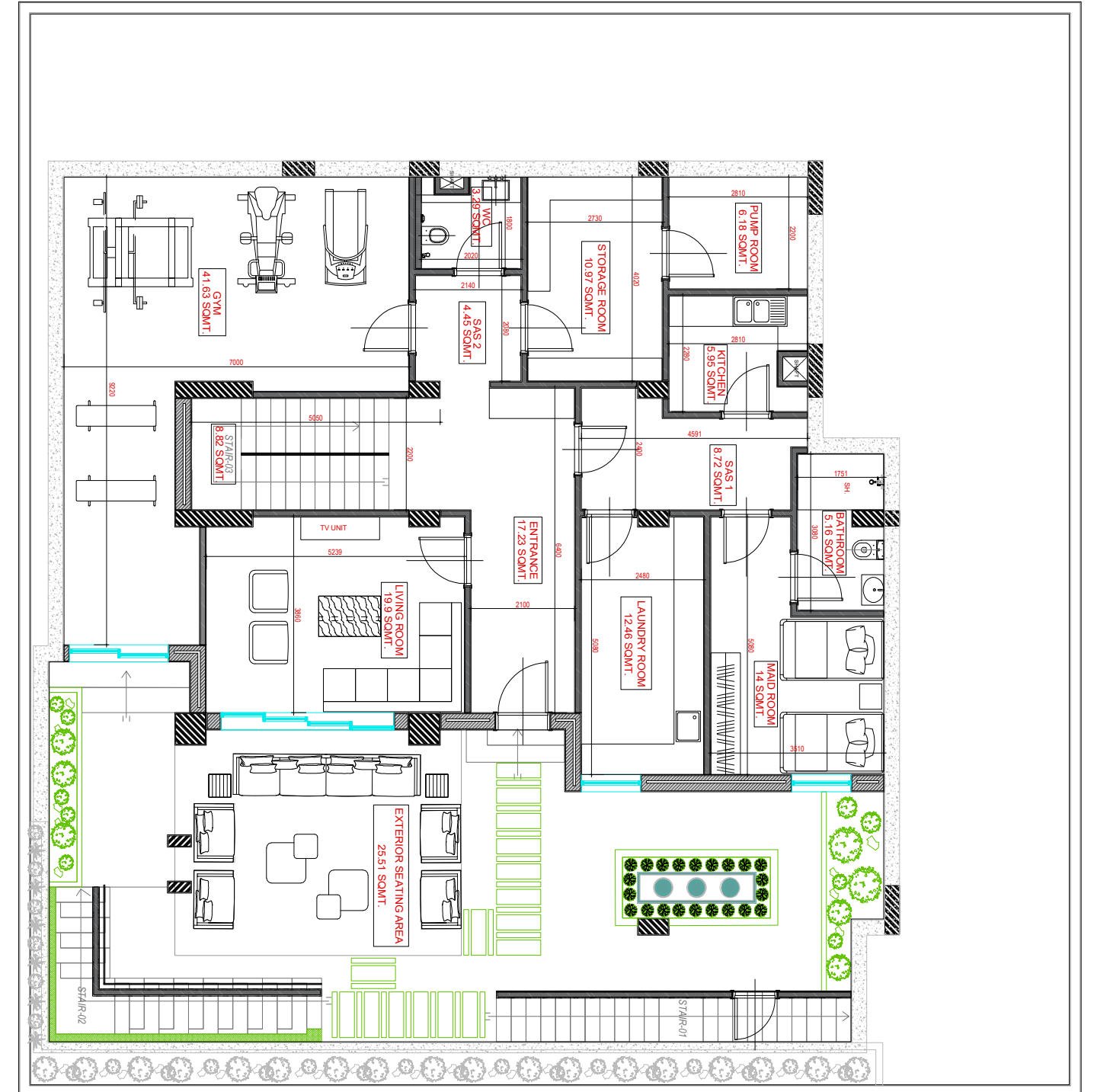
FLOOR PLANS

Explore how each space is smartly designed
and connected to the whole.

BASEMENT FLOOR

SIZE: 1,830 SQFT.

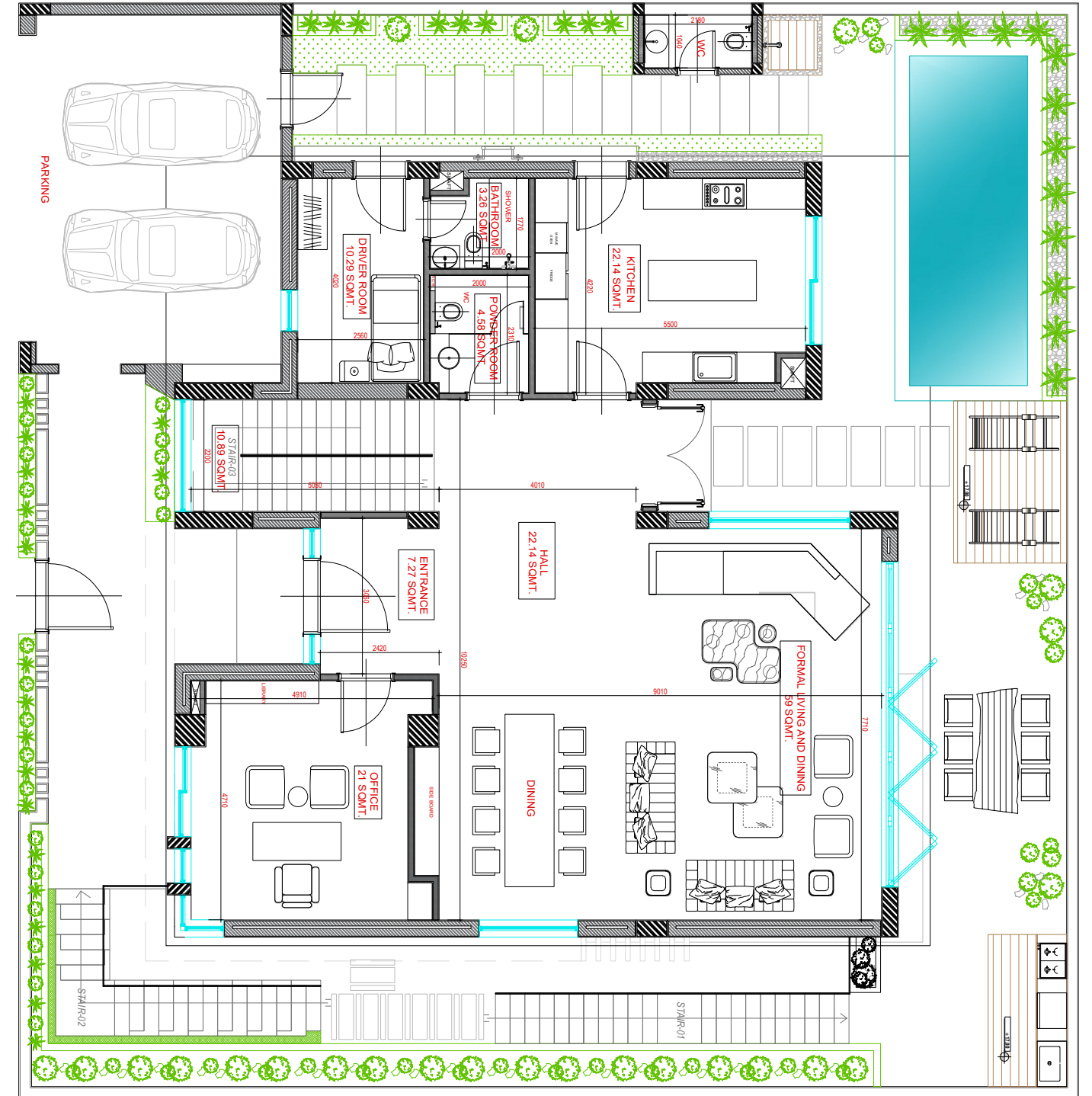
- Gym
- Living Room
- Exterior Sitting Area with A/C
- Maids Room With En-suite Bathroom and separate access
- Kitchen
- Laundry Room
- Storage Room
- Pump Room



GROUND FLOOR

SIZE: 1,830 SQFT.

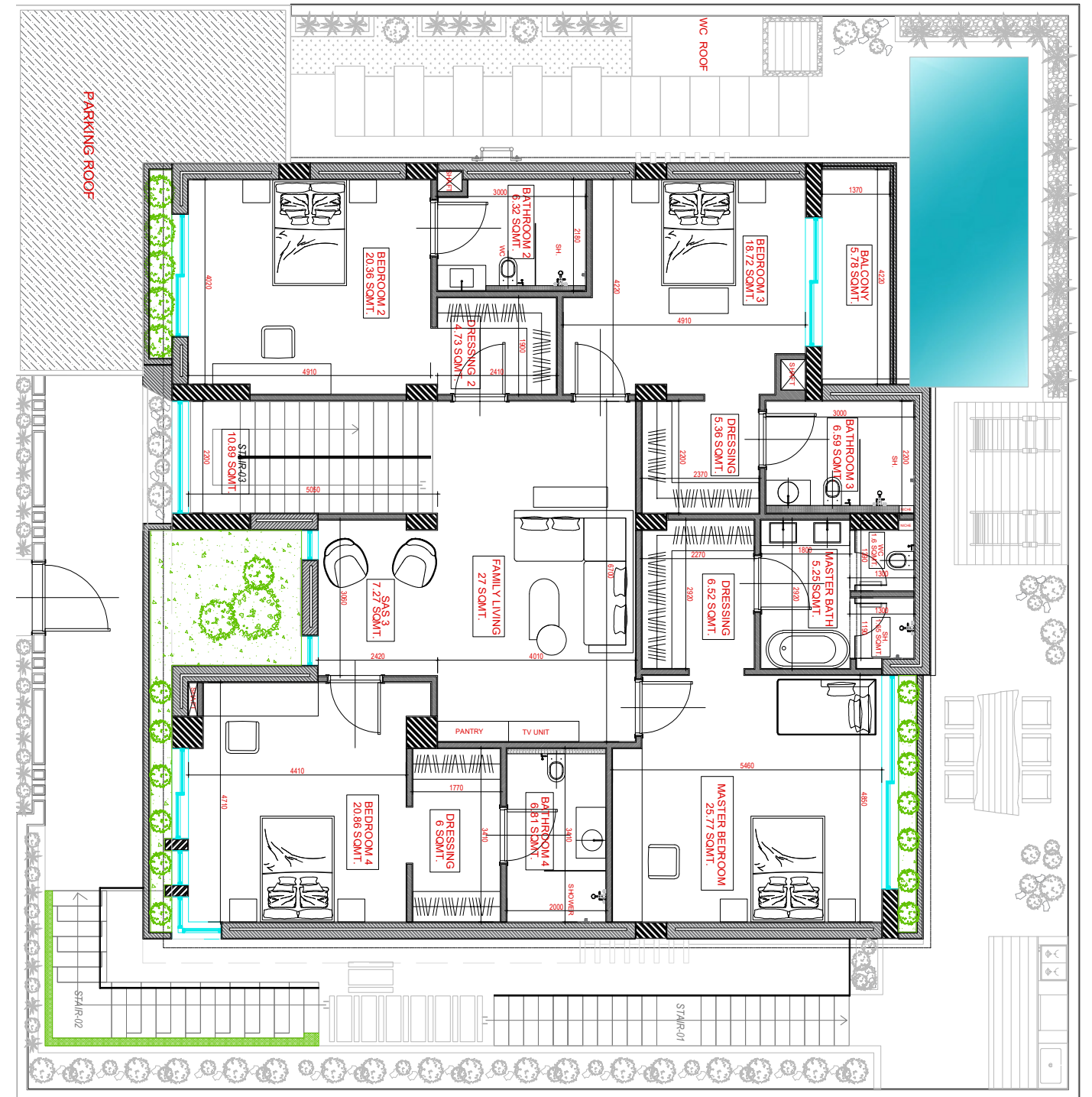
- Pool with Exterior Bathroom
- Closed Garage for 2 Cars
- Formal Living and Dining
- Bedroom or Office
- Closed Kitchen
- Driver Room with En-suite Bathroom
- Powder Room



FIRST FLOOR

SIZE: 2,045 SQFT.

- 4 Bedrooms all En-suite Bathroom and Dressing
- Family Living



ALIA

Embrace modern elegance
with clean lines and
an al fresco seating area
featuring integrated A/C,
seamlessly connecting
you to the outdoors.

Privé Villas

Edgy and unique aesthetic

EXTERIOR

Master the art of standing out through the grace of
subtle luxury.















Revel in luxury and comfort.

LIVING

Indulge your family and impress your guests.

Experience expansive interiors with natural hues, bathed in light from floor-to-ceiling windows, and adorned with high-end finishes.









Elegant dining for memorable moments.

DINING

Discover a dining area where elegance meets
comfort, perfect for every occasion.





*Fully fitted kitchen with integrated Miele
appliances: Oven, Microwave, Warm
Drawer, Dishwasher, Induction Hob.*

KITCHEN

Custom-made high-end kitchen
cabinets with LED light strips.







*Experience the ultimate in comfort with our bedrooms,
featuring high-end fit-outs in natural materials
and semi-solid parquet flooring.*

5 BEDROOMS

Modern design meets top quality finishings.









*Enjoy fully-fitted bathrooms, each featuring
a customized design for a unique character.*

7 BATHROOMS

Luxurious feel with high-end Italian sanitary ware
and bespoke cabinets and joinery.

















*Bedrooms featuring their own walk-in closets,
for a plus of indulgence and comfort.*

DRESSINGS FOR ALL

Fully fitted dressings featuring custom-made
high-end wardrobes with glass doors and LED lights.







A B O U T T H E D E V E L O P E R



developer

BLACK
ARROW

Black Arrow is a private European owned developer of boutique real estate projects with a steadfast focus on quality and luxury. Our commitment to excellence is reflected in every detail, creating unique living spaces that combine elegance with sophistication. Discover the art of refined living with Black Arrow, where each project is crafted to exceed expectations and redefine luxury.



contractor

EVERO
CONSTRUCTION

EVERO Construction is one of UAE's premium construction companies. With a focus on high-end construction projects, we deliver remarkable results in everything that we do – from general construction to complex renovations, interior fit out, landscaping and joinery works. With a core-team of engineers and project managers trained and experienced in Europe, we embrace a philosophy of excellence and quality.

construction.evero.ae



joinery

EVERO
JOINERY

EVERO Joinery is a Dubai-based furniture and joinery factory, for those seeking for exceptional designs crafted with style. With a focus on craftsmanship and innovation, we aim to deliver excellence without compromises.

joinery.evero.ae



design & architecture

ONNO
CONCEPT

ONNO Concept is a boutique company delivering tailor-made architecture and interior design, individually created for highly demanding clients. We believe that creating your space is the art of standing out. From envisioning the idea to originality of character, the revealing signs of unique personality.

onnoconcept.com

Get in touch with us
to discuss about your inquiries.
Our advisors are here to help you.

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*Live in sublime elegance,
connected to the outdoors.*

ALIA PRIVÉ VILLAS