

ONE

*by* NINE



NINE

Experience the Essence of Contemporary Living in  
Meydan's Vibrant Hub



At Nine, we believe in the transformative power of well-designed and meticulously crafted buildings. We are committed to delivering outstanding results by blending innovation, sustainability and functionality in every project we undertake.



- Freehold Ownership: Own your property outright with Nine Developments, providing complete control and no limitations.

- Timely Delivery: Count on us for timely property delivery, ensuring you can enjoy the benefits without delay.

- High ROI: Invest with us for a significant return on investment, thanks to strategically located projects with strong appreciation and rental potential.

- Easy Payment Plan: Our flexible payment options make investing hassle-free, tailored to your financial needs.

- Affordable Homes: Find your perfect space in Dubai without compromising quality, offering affordability without breaking the bank.

Choose Nine Developments for freehold ownership, timely delivery, high ROI, an easy payment plan, and affordable homes. Experience the perfect blend of value and quality in vibrant Dubai.

# Landmarks & Roads Connectivity



9 MIN  
Dubai Mall



15 MIN  
Dubai International Airport



9 MIN  
City Walk



10 MIN  
World Trade Centre



20 MIN  
Dubai Marina



6 MIN  
Dubai Design District D3





Modern Design ..... Total Peace of Mind

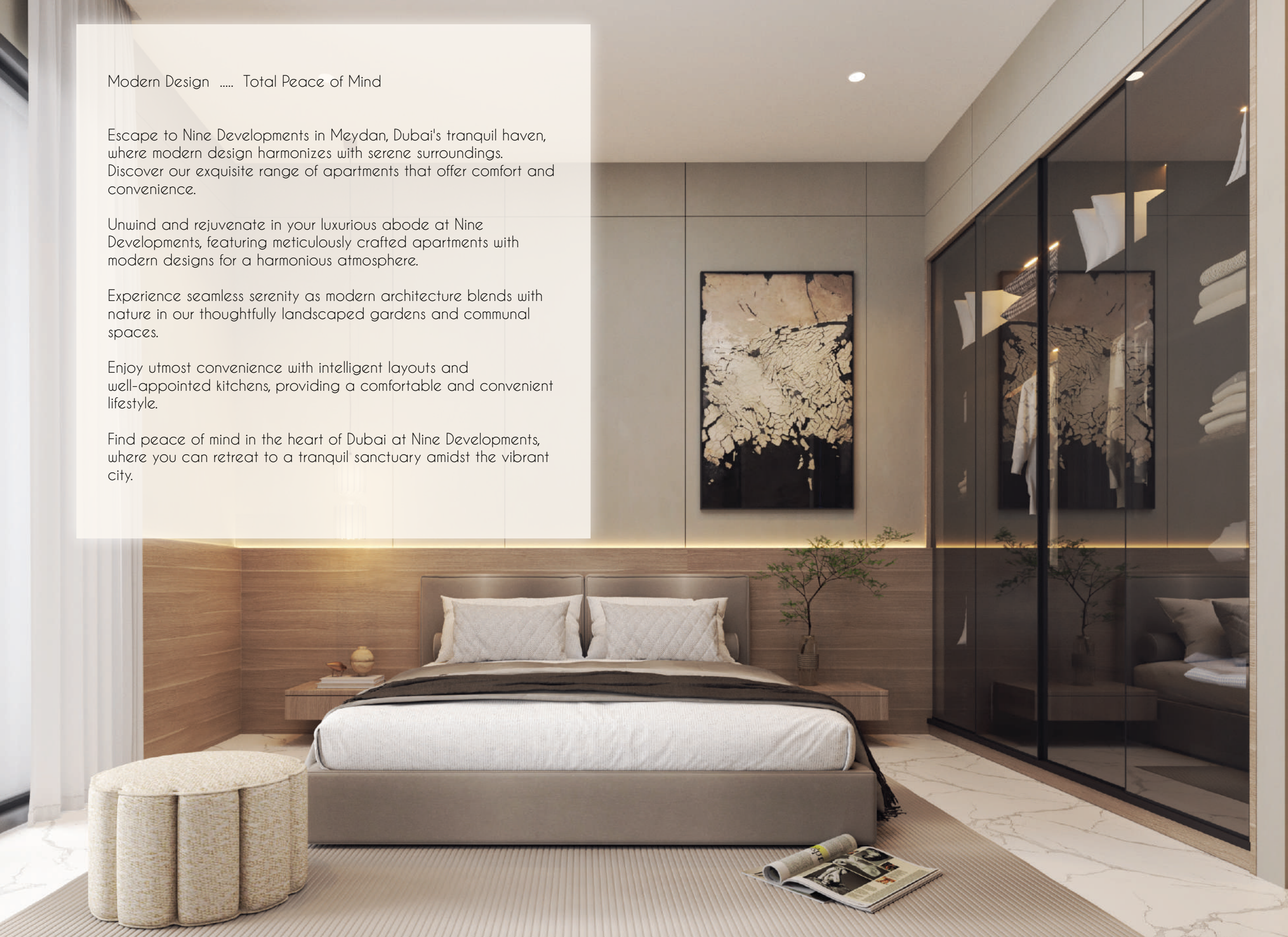
Escape to Nine Developments in Meydan, Dubai's tranquil haven, where modern design harmonizes with serene surroundings. Discover our exquisite range of apartments that offer comfort and convenience.

Unwind and rejuvenate in your luxurious abode at Nine Developments, featuring meticulously crafted apartments with modern designs for a harmonious atmosphere.

Experience seamless serenity as modern architecture blends with nature in our thoughtfully landscaped gardens and communal spaces.

Enjoy utmost convenience with intelligent layouts and well-appointed kitchens, providing a comfortable and convenient lifestyle.

Find peace of mind in the heart of Dubai at Nine Developments, where you can retreat to a tranquil sanctuary amidst the vibrant city.







Meydan Golf Course



•Nad Al Sheba is a locality in Dubai, United Arab Emirates (UAE). Situated south of the Dubai Creek, with total area 60.1455 square km, Nad Al Sheba is best known for its racecourse. the Nad Al Sheba Racecourse, which hosted the Dubai World Cup annually until 2009.

•The housing was built around Nad Al Sheba includes over 500 1 mediterranean and moroccan styled villas with four and five bedrooms.

•Community facilities include a 5 km cycling and running track, community clubhouse, restaurant, sports center, swimming pool, gymnasium, and a shopping mall.



**NINE**  
DEVELOPMENTS

DEVELOPMENTS  
**NINE**



**NINE**  
DEVELOPMENTS









Live your happy moments  
with your family





Kitchen cabinets, range hood  
and countertops





**NINE**  
DEVELOPMENTS



























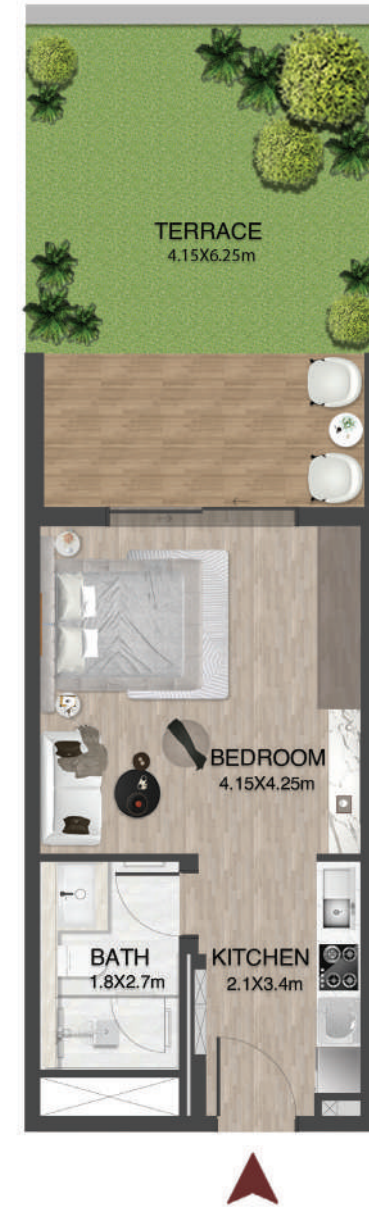
STUDIO TYPE 1A

SUITE AREA	355 SQ. FT.
BALCONY AREA	208 SQ. FT.
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TOTAL AREA	563 SQ. FT.



STUDIO TYPE 1B

SUITE AREA	355 SQ. FT.
TERRACE AREA	308 SQ. FT.
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TOTAL AREA	663 SQ. FT.





1-BEDROOM TYPE 1A

SUITE AREA	665 SQ. FT.
BALCONY AREA	166 SQ. FT.
<b>TOTAL AREA</b>	<b>831 SQ. FT.</b>



1-BEDROOM TYPE 1B

SUITE AREA	665 SQ. FT.
BALCONY AREA	265 SQ. FT.
<b>TOTAL AREA</b>	<b>930 SQ. FT.</b>



1-BEDROOM TYPE 2A

SUITE AREA	653 SQ. FT.
BALCONY AREA	87 SQ. FT.
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TOTAL AREA	740 SQ. FT.



1-BEDROOM TYPE 2B

SUITE AREA	653 SQ. FT.
BALCONY AREA	228 SQ. FT.
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TOTAL AREA	881 SQ. FT.



### 1-BEDROOM TYPE 2C

SUITE AREA	653 SQ. FT.
TERRACE AREA	482 SQ. FT.
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TOTAL AREA	1135 SQ. FT.



### 1-BEDROOM TYPE 2D

SUITE AREA	653 SQ. FT.
BALCONY AREA	536 SQ. FT.
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TOTAL AREA	1189 SQ. FT.



1-BEDROOM TYPE 3

SUITE AREA	696 SQ. FT.
TERRACE AREA	448 SQ. FT.
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TOTAL AREA	1144 SQ. FT.



2-BEDROOM TYPE 1A

SUITE AREA	1020 SQ. FT.
BALCONY AREA	122 SQ. FT.
<b>TOTAL AREA</b>	<b>1142 SQ. FT.</b>



2-BEDROOM TYPE 1B

SUITE AREA	1020 SQ. FT.
TERRACE AREA	548 SQ. FT.
<b>TOTAL AREA</b>	<b>1568 SQ. FT.</b>



2-BEDROOM TYPE 1C

SUITE AREA	1076 SQ. FT.
TERRACE AREA	575 SQ. FT.
<b>TOTAL AREA</b>	<b>1651 SQ. FT.</b>



2-BEDROOM TYPE 1D

SUITE AREA	1076 SQ. FT.
TERRACE AREA	688 SQ. FT.
<b>TOTAL AREA</b>	<b>1764 SQ. FT.</b>



2-BEDROOM TYPE 2

SUITE AREA	1122 SQ. FT.
TERRACE AREA	394 SQ. FT.
<b>TOTAL AREA</b>	<b>1516 SQ. FT.</b>



2-BEDROOM TYPE 2C

SUITE AREA	925 SQ. FT.
BALCONY AREA	145 SQ. FT.
<b>TOTAL AREA</b>	<b>1070 SQ. FT.</b>



2-BEDROOM TYPE 2B

SUITE AREA	911 SQ. FT.
BALCONY AREA	61 SQ. FT.
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TOTAL AREA	972 SQ. FT.





## Amenities



INDOOR &  
OUTDOOR GYM



CONCIERGE  
SERVICE



SWIMMING  
POOL



FIRE FIGHTING  
SYSTEM



KIDS PLAYING  
AREA



DEDICATED  
PARKING



SMART HOME  
PRIVILEGES



24/7 ON SITE  
SECURITY



STEAM  
& SAUNA



LOCKER







*Thank you* for considering in investing with nine developments.  
We are excited to collaborate with you, understand your vision, and turn your dreams into reality. Let us be the driving force behind your next iconic home, creating spaces that leave a lasting impression and positively impact communities for generations to come.

# NINE DEVELOPMENTS

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