



Queen's Garden

NAD AL SHEBA 1

Where Every Corner Whispers Luxury, and Every Sunrise
Brings New Inspiration.

AGENDA

About the Developer

About Harbor Real Estate

Location & Accessibility

Architecture & Life style

Payment Plan

Availability

HMK Real Estate

HMK Group has been a trusted pillar in Dubai's real estate landscape since 2000. Founded and led by Mr. Hamad Al Malik, the company carries forward a legacy built on integrity, quality, and vision. Over the years, HMK has delivered premium residential and commercial developments across Dubai, each reflecting its commitment to generous layouts, refined craftsmanship, and long-term value.

As part of its expansion into the freehold segment, HMK introduces **Queens Garden**, a boutique residential destination in the prestigious **Nad Al Sheba 1** community—designed for families, achievers, and lifestyle seekers who value both elegance and everyday convenience







 COMPANY NAME
RECEPTION

Location & Accessibility

Perfectly positioned in the heart of Dubai, Nad Al Sheba 1 has become one of the city’s most prestigious residential destinations, combining elegant living with strategic connectivity. Home to the iconic Nad Al Sheba Racecourse and surrounded by world-class landmarks, this sought-after community offers residents the best of both worlds: tranquility and proximity to Dubai’s urban pulse.

Burj Khalifa	13 km
The Dubai Mall	14 km
Dubai International Airport	20 km
Mall of the Emirates	21 km
Global Village Dubai	20 km
Dubai Marina	26 km
Palm Jumeirah	30 km







Your Everyday View, Extraordinarily Iconic

Wake up to the shimmering skyline where the Burj Khalifa takes center stage. This project offers you a front-row seat to Dubai's most celebrated view, a perfect blend of urban energy and modern comfort. From sunrise reflections to dazzling night lights, every glance out your window connects you to the rhythm, spirit, and sophistication of Downtown Dubai.



ARCHITECTURE & LIFESTYLE

A boutique low-rise community (G+2P+6F) that reflects a contemporary aesthetic and functional elegance. Spacious layouts, natural lighting, and refined finishes set a new standard for modern urban living, complemented by a variety of lifestyle amenities that cater to every need.

Contemporary aesthetics meet lifestyle-driven design. Enjoy bright interiors, premium fittings, and communal spaces that foster wellbeing and connectivity.





Amenities You'll Love

 Adult Swimming Pool	 Kids Play Area	 Small Indoor Football Field
 Tennis & Pool Tables	 State-of-the-Art Gym	 Landscaped Gardens
 Jogging Track	 Kids' Swimming Pools	 Business Center











Payment Plan

20%

Downpayment
+ 4% DLD

5%

1st Installment
3 Months from booking

5%

2nd Installment
6 Months from booking

5%

3rd Installment
9 Months from booking

25%

On Completion

40%

2 years Post Handover

5% of the purchase price is payable
quarterly after handover.

Completion:
October
2026

Availability

Studio, 1 Bedroom, 2 Bedroom, and 3 Bedroom

UNIT TYPE		# OF UNITS		FROM (SQ.FT)		TO (SQ.FT)
Studio		4		453.58		453.58
1 bedroom		12		783.08		1,407.38
2 Bedrooms		52		969.40		2,104.99
3 Bedrooms		2		2,031.04		2,508.85





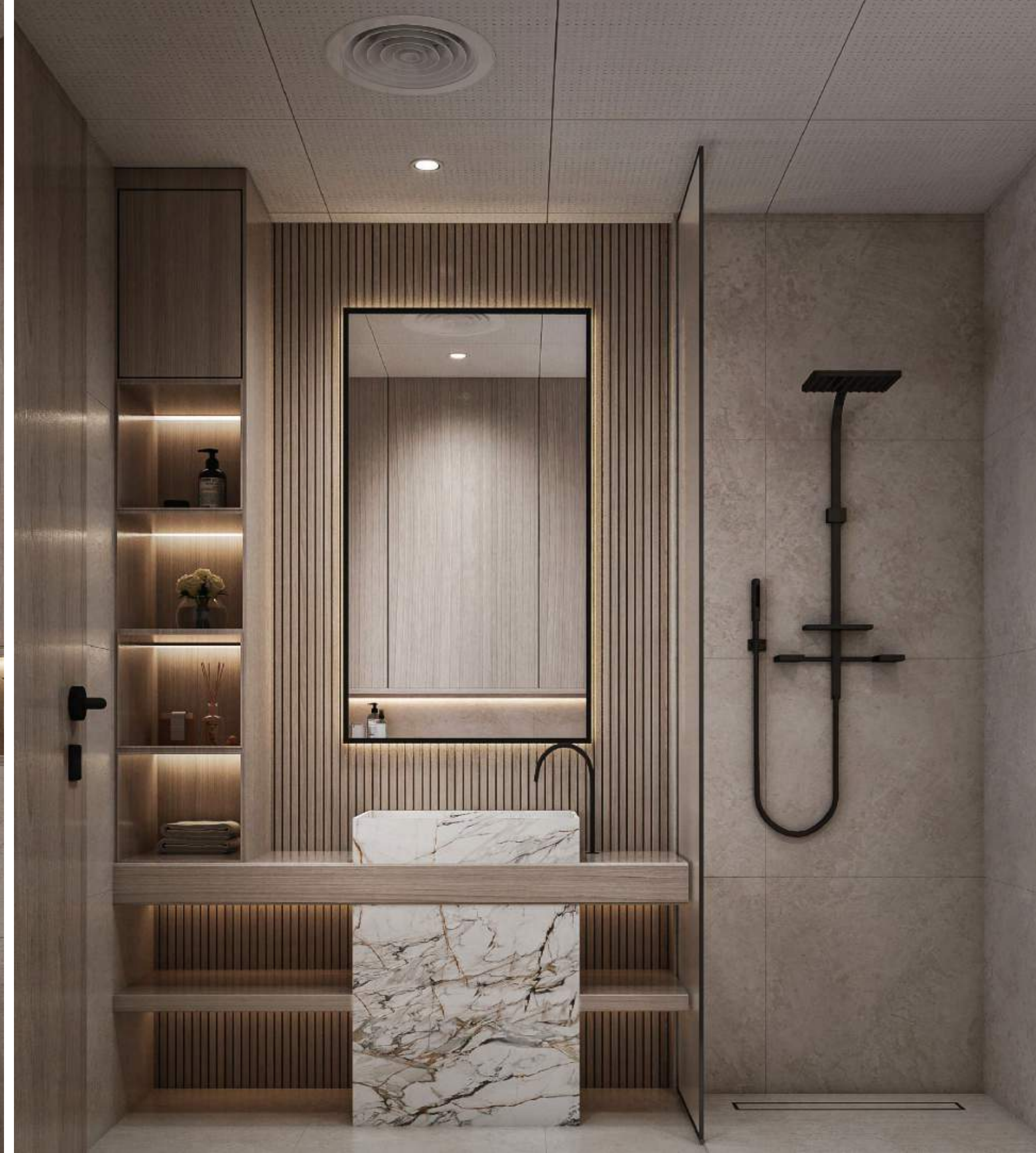




















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Queen's Garden isn't just a place to live, it's where timeless elegance meets modern comfort, and every day begins with inspiration.