



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.



NIRVANA

R E S I D E N C E S I



meraki

μεράκι

[may - rah - kee]

This is a word that modern Greeks often use to describe doing something with soul, creativity, or love - when you put "something of yourself" into what you're doing, whatever it may be.

ABOUT MERAKE DEVELOPERS

Meraki Developers is an award-winning real estate developer with a strong customer focus and meticulous attention to detail. We are committed to building communities that enhance quality of life—designing spaces that integrate natural elements, encourage social interaction, and support overall well-being.

Through our vertically-integrated development model we consistently deliver high-quality projects on time. Our in-house capabilities include:

- Design and Engineering
- Mechanical, Electrical, and Plumbing Contracting
- Civil Contracting
- Aluminum, Glazing, and Allied Infrastructure
- Structural Steel

With over 100 developments completed - ranging from residential towers, commercial buildings, industrial and villa projects - Meraki is known for excellence in design, sustainability, and execution, continually pushing the boundaries of elevated living.





OUR PROJECTS



CHAIRMAN'S MESSAGE

The Dubai Quality of Life Strategy 2033, approved and launched by H.H. Sheikh Hamdan bin Mohammed bin Rashid Al Maktoum under the visionary leadership of H.H. Sheikh Mohammed bin Rashid Al Maktoum, places the wellbeing of individuals at the heart of the city's development. It recognises that a great city is measured not only by what it builds, but by how its people live. At Meraki, we are proud to answer that call with Nirvana Residences-I.

Located in Me'aisem, Nirvana Residences-I is thoughtfully positioned to offer closeness to the city's pulse while remaining a step removed from its noise. But location is only the beginning. Amenities are distributed across multiple levels - from a fully equipped gym, padel court, and infinity pool at the podium, to the 'Nirvana Groves' offering quiet wellness zones on higher floors, to a convertible community hall and co-working spaces on the rooftop. Each space serves a purpose: nurturing the individual while building the community.

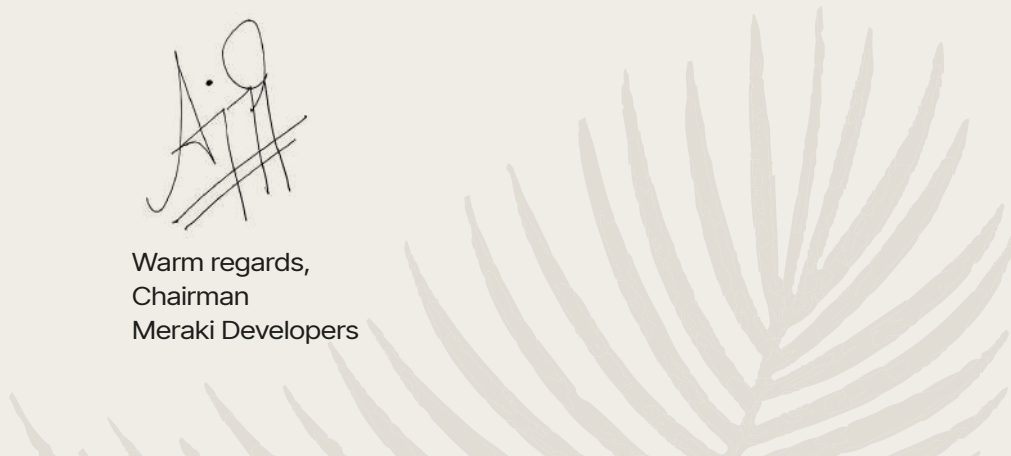
At Meraki, we believe harmony is not found by chance. It is designed. Every decision at Nirvana Residences-I from the distribution of amenities to the proportions of each residence - reflects our commitment to creating spaces where individuals flourish and communities thrive. With Nirvana Residences-I, we continue our dedication to purposeful development and refined living.

We look forward to welcoming residents who, like us, are looking to

COME HOME TO HARMONY



Warm regards,
Chairman
Meraki Developers





COME HOME TO HARMONY

Harmony is a word often used and rarely experienced. It is the quiet confidence born of balance - when competing yet desirable qualities no longer pull against each other but settle into place. Your home. Your time. Your life.

Nirvana Residences-I is built on this belief. A **22-storey** residential tower in Me'aisem, it offers **392 Residences - studios, one-, two-, and three-bedroom** homes - each designed with the understanding that a home should support life, not compete with it.

This begins with place. Me'aisem sits at a considered distance from Dubai busiest corridors - connected enough for convenience, removed enough for comfort. It continues with structure. Nirvana Residences-I amenities are among the most complete you'll find - and they don't compete for space on a single floor. Fitness, wellness, leisure, and community are spread across the building. Wherever you are, something you need is close at hand.

Nirvana Groves are a signature detail that turns a residence into a retreat - green wellness zones spread into multiple floors, offering moments of calm without the effort to find them. A pause between your door and your day.

All of this finds its final expression in the residences themselves - generous layouts, natural light, and finishes that feel as good in ten years as they do on the first day.

**AT NIRVANA RESIDENCES-I, HARMONY IS A COMMITMENT -
ONE YOU COME HOME TO, EVERY DAY.**



PROPERTY TYPE

RESIDENTIAL

PLOT AREA

52,085.92 sqft

DESCRIPTION

2 Basements + Ground + 2 Podiums
+ 19 Floors + Rooftop

TOTAL UNITS

- 127 Studio Apartments
- 178 One-Bedroom
- 84 Two-Bedroom
- 3 Three-Bedroom







CONNECTED TO EVERYTHING. REMOVED FROM THE ORDINARY.

Located in **Me'aisem** (Dubai Production City), Nirvana Residences-I occupies an enviable position - close enough to feel the city's hustle yet set apart enough to offer genuine calm. From here, the iconic and the everyday sit comfortably within reach. Both Dubai International Airport and Dubai World Central are twenty-five minutes away. In a city renowned for its connectivity to the world, Nirvana Residences-I ensures you're never far from it. Work and leisure align effortlessly. Whether it's business in JLT or Dubai Media City, or time spent with the family at Palm Jumeirah, Mall of the Emirates, or Global Village - the city's best is always within reach. When you return home, the energy shifts. Nirvana Residences-I offers what few residences in a connected city can: the feeling of true arrival - a threshold between the world outside and the sanctuary within.

CLOSE TO THE PULSE. CLOSER STILL TO THE CALM.

25

MINS FROM
DUBAI INTERNATIONAL
AIRPORT

25

MINS FROM
DUBAI WORLD CENTRAL

11

MINS FROM
DUBAI HILLS MALL

14

MINS FROM
PALM JUMEIRAH

14

MINS FROM
MALL OF THE EMIRATES

15

MINS FROM
GLOBAL VILLAGE

15

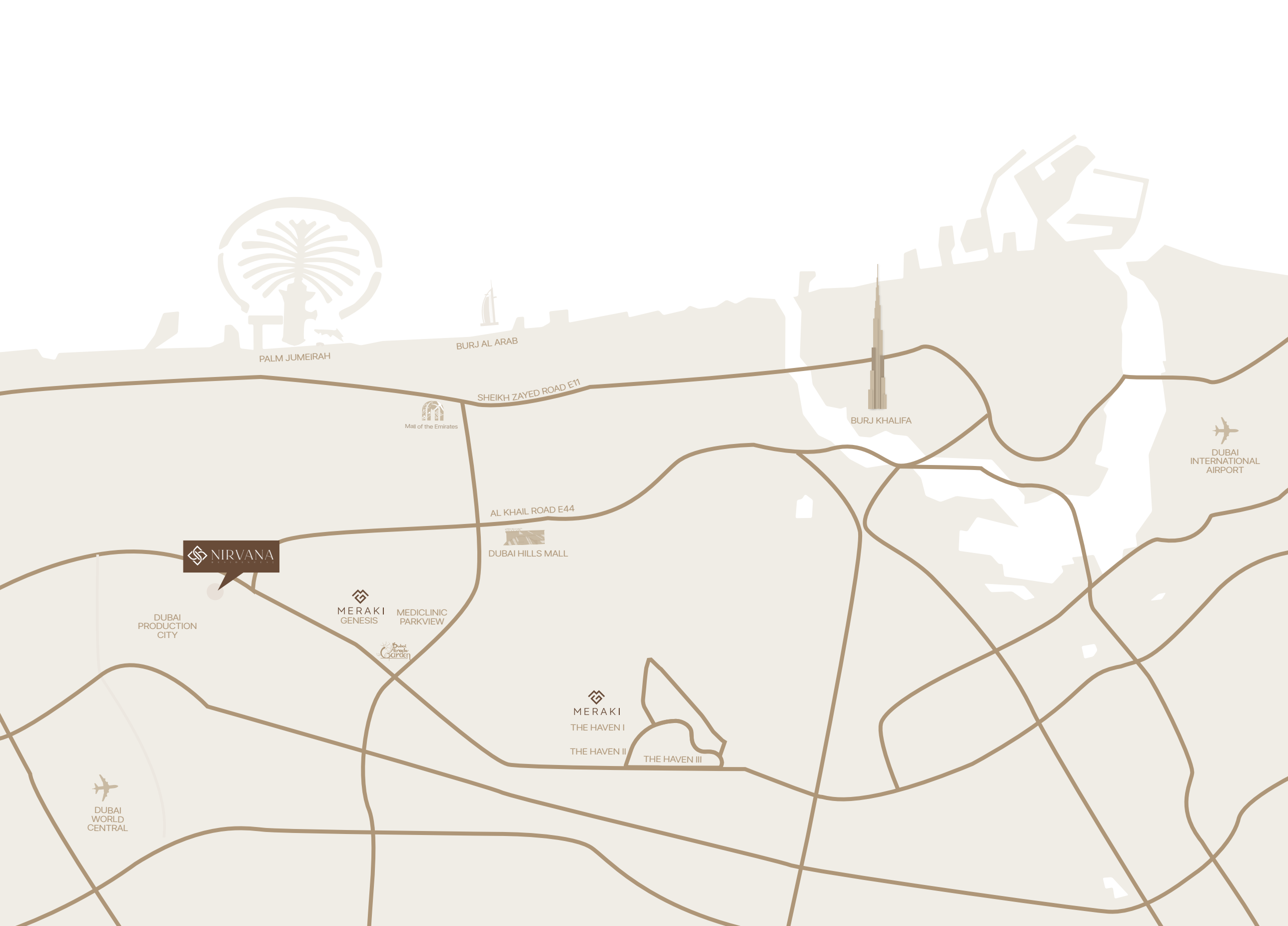
MINS FROM
JUMEIRAH LAKE TOWERS

15

MINS FROM
DUBAI MEDIA CITY

15

MINS FROM
DUBAI INTERNET CITY



PALM JUMEIRAH



BURJ AL ARAB



BURJ KHALIFA



DUBAI
INTERNATIONAL
AIRPORT



Mall of the Emirates

SHEIKH ZAYED ROAD E11

AL KHAIL ROAD E44



DUBAI HILLS MALL

 NIRVANA

DUBAI
PRODUCTION
CITY



MERAKI
GENESIS

MEDICLINIC
PARKVIEW



Dubai
Miracle
Garden



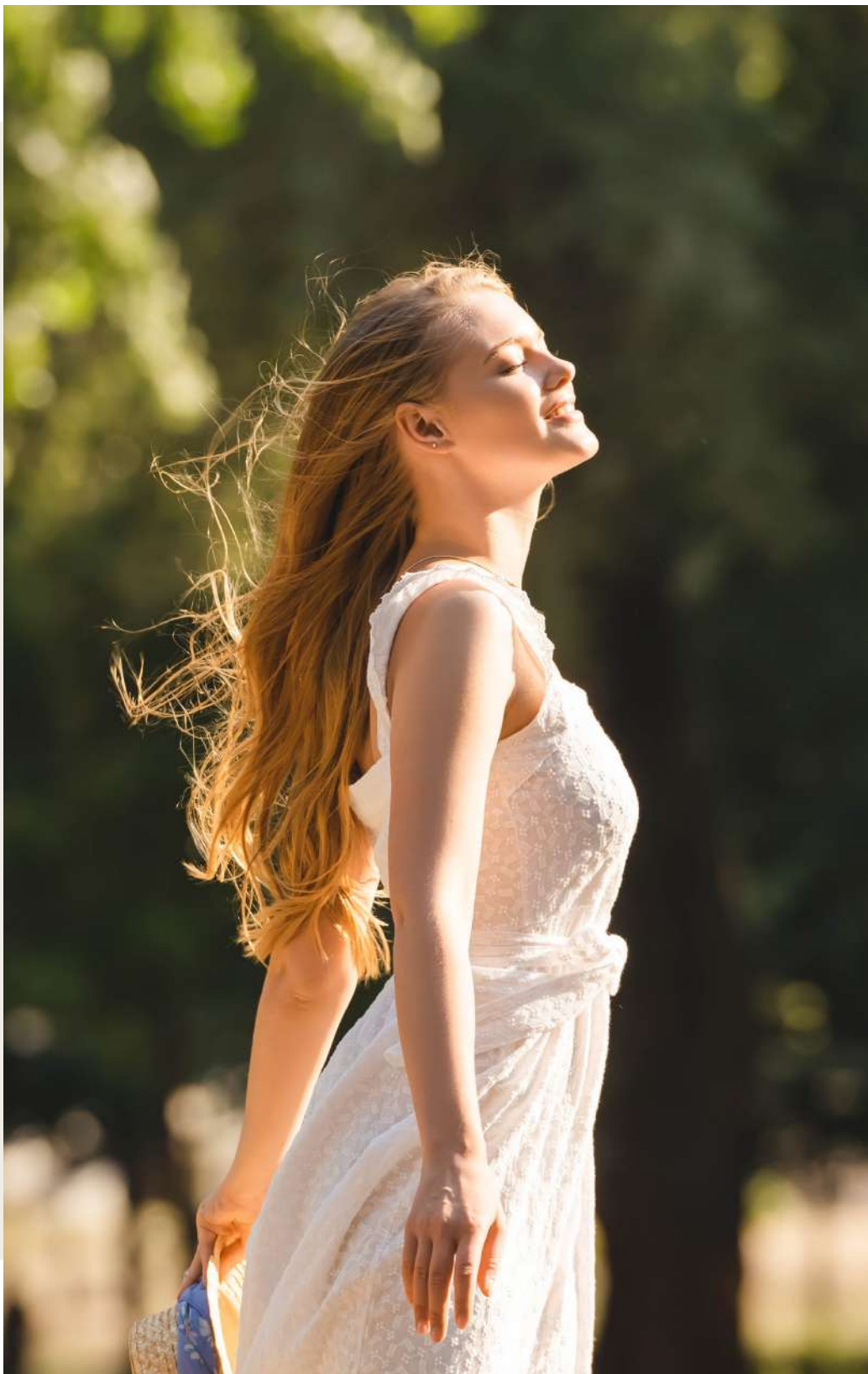
MERAKI
THE HAVEN I

THE HAVEN II

THE HAVEN III



DUBAI
WORLD
CENTRAL



GROUNDING IN ESSENTIALS. ELEVATED BY EXPERIENCES.

Me'aisem is a community that offers what daily life requires – and what makes it richer.

A direct connection to Al Fay Road ensures effortless movement to the rest of Dubai, without sacrificing the privacy of the setting. Within walking distance, City Centre Me'aisem anchors daily life – groceries, cafés, cinema, salons, pharmacy. Mediclinic Me'aisem covers everyday healthcare a short walk away.

Beyond the everyday, a different rhythm emerges. Landscaped lakes for morning runs. 4-star hotels with spa retreats that turn an ordinary afternoon into something restorative. Premium golf courses and sporting venues for weekends with energy to spend.

THE EVERYDAY COVERED. THE EXCEPTIONAL, CLOSE BEHIND.



Movenpick
Hotel

Centrium Tower 1

Centrium Tower 4

City Centre Meaisem

Aloft Me'aisam

Element Me'aisam

Park Five

Lake

Jogging
Track

Lake

Alwan Residence

Crescent Towers C

Vintage Grand Hotel

NIRVANA

Sports City Morella

Al Fay Road

Al Fay Road

ENTRANCE

Al Fay Road

5

MINS FROM
CITY CENTRE MEIAISAM

5

MINS FROM
2 LAKES WITH JOGGING TRACK

20

MINS FROM
10 PREMIUM SCHOOLS

10

MINS FROM
DUBAI INTERNATIONAL
CRICKET STADIUM

7

MINS FROM
MANDARIN ORIENTAL HOTEL
WITH GOLF COURSE

5

MINS FROM
TWO 4-STAR HOTELS WITH
PREMIUM SPA FACILITIES

15

MINS FROM
ELS GOLF COURSE

7

MINS FROM
FIRE GOLF COURSE

7

MINS FROM
EARTH GOLF COURSE

13

MINS FROM
DUBAI AUTODROME

5

MINS FROM
MEDICLINIC ME'AISEM

7

MINS FROM
ETIHAD RAIL



SPACE FOR YOURSELF. SPACE FOR EACH OTHER

Nirvana Residences-I is designed for both - the moments you need alone and the ones you want to share.

At ground level, a welcoming entrance lounge for receiving guests or catching up with neighbours. At the podium, life unfolds in full - train, swim, play, or simply be still. Children have spaces of their own, with a parents' lounge where watchful eyes meet new neighbours. And when evening comes, an outdoor cinema and BBQ area bring the community together.

At the rooftop, a community hall transforms for celebrations, co-working spaces offer productive days away from your apartment, a gaming room with a lounge area for exciting match days, and a landscaped balcony with panoramic views for when you need some thing quieter.

THE INDIVIDUAL NURTURED. THE COMMUNITY CELEBRATED.





FITNESS & POOL AMENITIES

At Nirvana Residences-I, amenities are carefully considered - placed across different levels, so there's something for everyone, always within reach.



Full Suite Indoor Gym



Indoor and Outdoor Yoga
Studio with Views



Calisthenics Zone



Padel Court



100 m Running Track



Infinity Baja Pool with Views



Lounging Deck



Kids' Pool Area



Dedicated Changing
Rooms

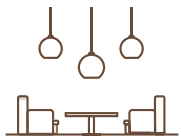




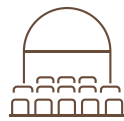








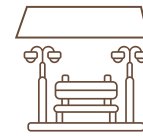
Entrance Meeting Lounge



Convertible Party Hall



Landscaped Balcony with Panoramic Views



Outdoor Shaded Seating



Co-working Space



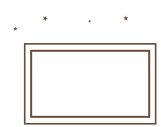
Parents' Lounge



Fully Equipped Indoor and Outdoor
Play Spaces for Children



Community BBQ Area



Outdoor Cinema with
Lawnscape



Gaming Room with
Large Screen TV



Private Landscaped
Walkways

THOUGHTFUL DESIGN. HOLISTIC LIVING

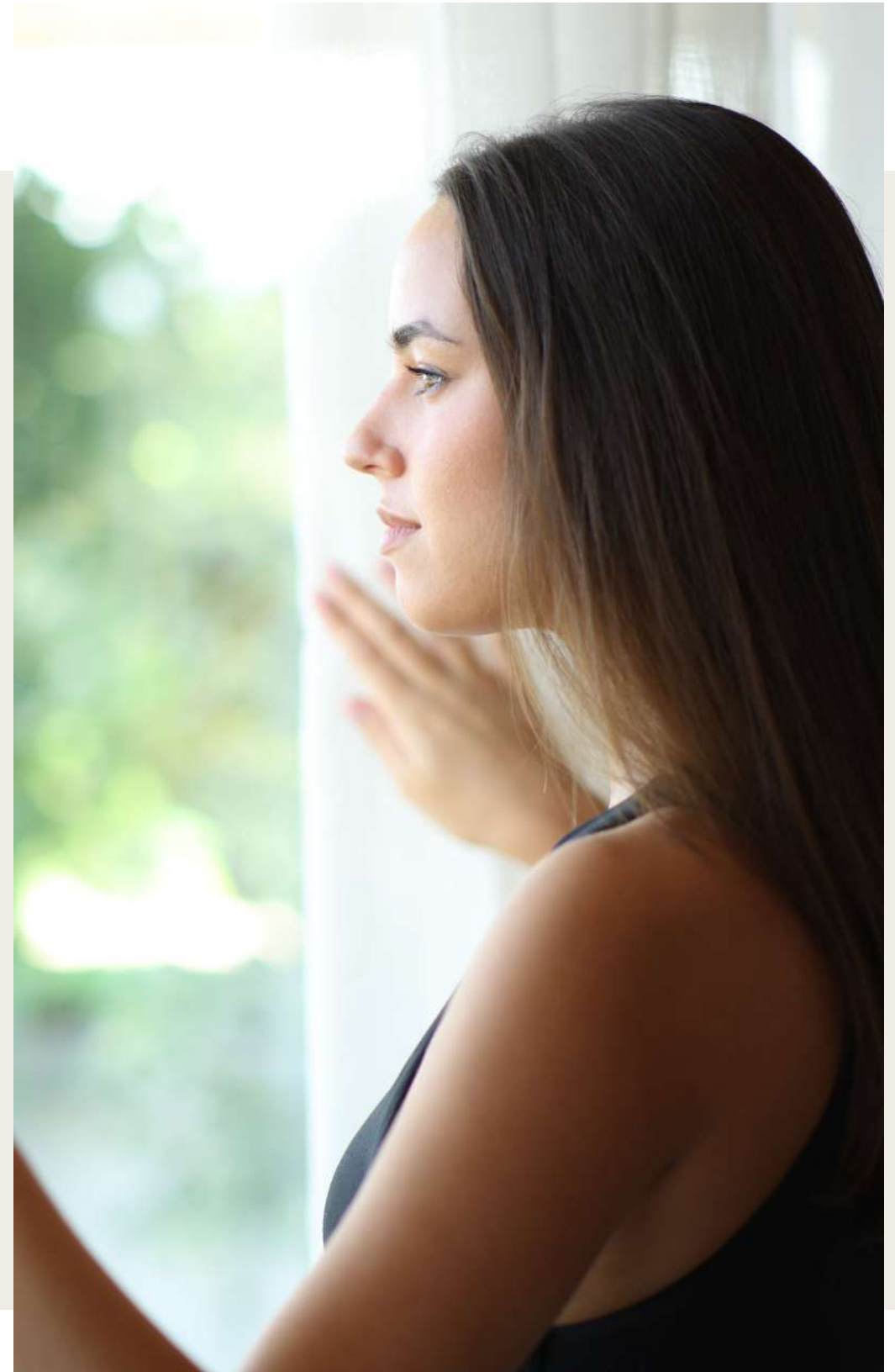
Inside Nirvana Residences-I, every residence is shaped by three principles: continuity, tactile depth, and composure.

Spaces flow with a seamless rhythm - each room connected to the next in one coherent experience. Materials are chosen for their honesty, their texture, their interplay of light and shadow. Finishes carry the signature attention to detail that Meraki Developers is known for - precision that you feel before you notice. The result is quietly elegant - confident enough to let authenticity speak for itself.

From studios to spacious three-bedroom homes, each unit offers generous proportions - **studios** from 405 sq.ft. up to 464 sq.ft., **one-bedroom** homes from 722 sq.ft. up to 1,052 sq.ft., **two-bedroom** homes stretching from 1,215 sq.ft. up to 1,744 sq.ft., and **three-bedroom** homes starting from 1,653 sq.ft. up to 2,092 sq.ft.

These are homes that support daily life without demanding attention. Uncluttered, considered, and composed. A reflection of the harmony that defines Nirvana Residences-I itself.

COME HOME TO COMFORT. STAY FOR HARMONY.







AMENITIES FOR THE FAMILY



Fully Equipped Indoor and Outdoor
Play Spaces for Children



Private Landscaped
Walkways



Parents' Lounge



Community BBQ Area



Outdoor Cinema with
Lawnscape



Outdoor Shaded Seating





MERAKI









ROOFTOP CLUBHOUSE



Convertible
Party Hall



Co-working Space



Gaming Room with
Large Screen TV



Landscaped Balcony with
Panoramic Views



 MERAKI





CALM BEGINS AT THE ENTRANCE. AND RISES WITH YOU.

At Nirvana Residences-I, wellness starts the moment you arrive. A warm entry pavilion with a green plaza and private landscaped walkways welcomes you home to a grand entrance lobby. At the podium, the tone deepens - meditation seating with water features, yoga decks open to the sky and viewing decks.

Higher up, our signature Nirvana Groves appear - green wellness zones with pocket seating spread across multiple floors. Quiet corners for calm closer to home. At the rooftop, two more shaded wellness zones complete the journey.

Wherever you are in the building, a moment of stillness is never far.

ARRIVE TO PEACE. BASK IN HARMONY.

















