

**ABOU EID**  
REAL ESTATE DEVELOPMENT



Celia Gardens

Celia Gardens

Where your **Home**  
defines your **Lifestyle**

*Welcome to*  
**Celia Gardens**  
by ABOU EID REAL ESTATE DEVELOPMENT

At Celia Gardens, we offer a lifestyle of unmatched luxury, seamlessly blended with tranquility and lush greenery which is designed to create a sense of belonging.

This meticulously planned development offers an exquisite selection of 1- and 2-bedroom residences, complemented by exclusive rooftop spaces. Every unit is thoughtfully designed to deliver expansive, tranquil living areas, providing a serene sanctuary amidst the vibrant energy of the urban landscape.



## BUILDING CONFIGURATION

Ground Floor  
2 Podium  
1 Floor of Amenities  
5 Residential Floors  
Roof Top

## CLASSIFICATION OF THE UNITS

1 Bedroom (Type A, B, and C)  
2 Bedroom (Type A and B)

## NUMBER OF UNITS PER TYPE

|           |                 |
|-----------|-----------------|
| 1 Bedroom | - 25 units      |
| 2 Bedroom | - 20 units      |
|           | <b>45 units</b> |

### ROOF TOP

Padel court  
Rest area

### RESIDENCES

1 BHK (Type A, B, C)  
2 BHK (Type A, B)

### AMENITIES

1 Floor of Amenities

### PODIUM FLOORS

Car park 1  
Car park 2

### GROUND FLOOR

Luxury Entrance  
and Reception



# LOCATION MAP

**13**

minutes away  
**DOWNTOWN**

**15**

minutes away  
**BURJ KHALIFA**

**18**

minutes away  
**DIFC**

**20**

minutes away  
**JUMEIRAH BEACH**

**20**

minutes away  
**AIRPORT**



# The Epitome of elegant Living

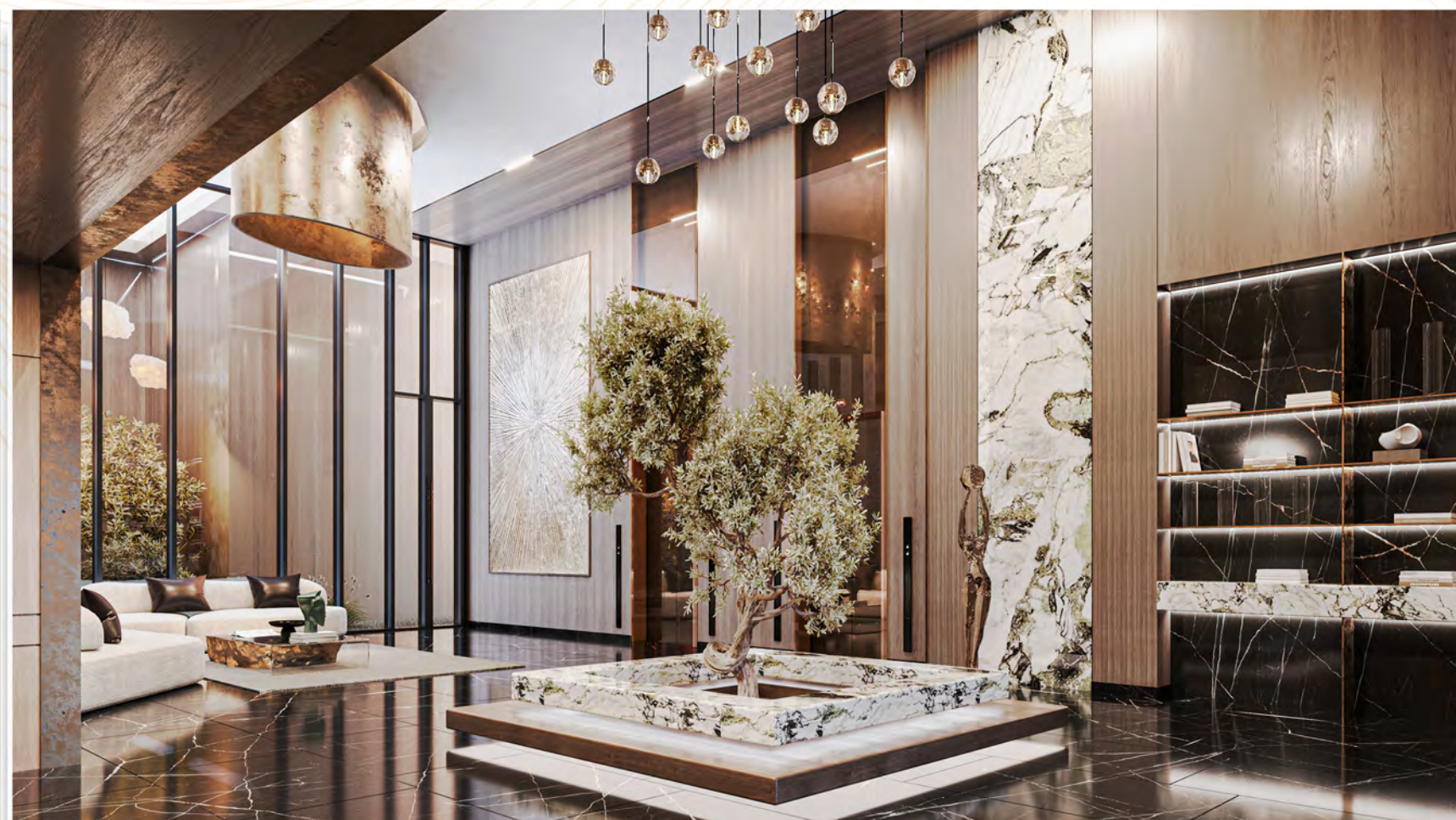




## THE LOBBY

The Lobby at **Celia Gardens** sets the tone for the luxury and elegance that awaits you within. Designed to impress, this spacious and sophisticated entryway offers a warm, inviting atmosphere that reflects the high standards of the entire development.

Whether you're returning home or welcoming guests, the lobby serves as the perfect introduction to your residential experience.



# A Grand welcome Home



ABOU EID





A seamless Introduction  
to Luxury Living



# Nature's Harmony designed for You





## SWIMMING POOL AND KIDS' POOL

The swimming pool and kids' pool at **Celia Gardens** offer something for every family member, whether it's for fitness, fun, or simply enjoying the beauty of the outdoors.

## BBQ AREA

**Celia Gardens'** BBQ area enhances outdoor dining by providing a space for creating memories, sharing delicious food, and enjoying company with loved ones.



Contributes to a Life  
that's Active  
and Fulfilling



## OUTDOOR KIDS' PLAY AREA

The Outdoor Kids' Play Area at **Celia Gardens** is a thoughtfully designed space where children can play, explore, and grow in a safe and stimulating environment. Surrounded by greenery and equipped with modern, child-friendly amenities.



## INDOOR KIDS' PLAY AREA

The Indoor Kids' Play Area at **Celia Gardens** is a haven for creativity, exploration, and joy. Designed to provide endless entertainment in a safe, climate-controlled environment, this space ensures that children have the freedom to play and learn, no matter the weather outside.

Aspire for Excellence  
Achieve Success

A professional Space  
for modern Living



## OUTDOOR CINEMA

At **Celia Gardens**, we've redefined movie nights with our Outdoor Cinema, a unique outdoor theater that combines the magic of cinema with the beauty of nature. Imagine a warm evening under the twinkling Dubai sky, a cool breeze, and your favorite film projected on a high-definition screen.

## INDOOR GYM AND OUTDOOR GYM

The Indoor Gym and Outdoor Gym at **Celia Gardens** is a state-of-the-art fitness facility designed to support every aspect of your health and wellness. With cutting-edge equipment and an inviting environment, it offers a versatile space for residents to engage in workouts regardless of the weather, ensuring your fitness goals are always within reach.



# A perfect Blend of Recreation and Relaxation

LUCKY  
8 BALL

BUT  
FIRST,  
COFFEE.



## YOGA ROOM

At **Celia Gardens**, we believe in holistic living, where wellness and tranquility are part of everyday life. The Yoga Room provides the perfect setting for deepening your practice and achieving a sense of calm and balance.



## SAUNA AND STEAM

At **Celia Gardens**, well-being is a priority, and the Sauna and Steam rooms are designed to be the perfect place to rejuvenate and recharge, helping you achieve a balanced and healthy lifestyle.

Elevating Your  
fitness Journey



## BUSINESS CENTER

At **Celia Gardens**, the Business Center offers a harmonious blend of productivity and leisure. Whether you need a quiet space to focus on work or a relaxed atmosphere to unwind after a busy day.

## ENTERTAINMENT LOUNGE AND CAFE

The Entertainment Lounge and Café create a dynamic yet relaxing environment where residents can balance play and downtime. It's a space that encourages social interaction, relaxation, and a sense of community, making it a standout feature of **Celia Gardens**.



Ultimate Relaxation  
and Detoxification

SAUNA



STEAM

## PADEL COURT

The Rooftop Padel Court at **Celia Gardens** redefine leisure and recreation with stunning views and a serene atmosphere.



## JOGGING TRACK

Jogging Track at **Celia Gardens** is more than just a place to jog—it's a thoughtfully designed space that inspires fitness, mindfulness, and a connection to nature.

# A Splash of Luxury and Fun



More than a Home  
it's your Haven





## LIVING AREA

The living area at **Celia Gardens** is thoughtfully designed to be the centerpiece of your home, where style meets comfort.

Every detail, from the layout to the finishes, reflects sophistication and functionality, ensuring it feels as welcoming as it is elegant.

## DINING AREA

With its perfect blend of elegance and practicality, the dining area reflects the lifestyle of those who value comfort, beauty, and shared moments.



# The Heart of every Home



## KITCHEN

Experience the joy of modern culinary living with a kitchen that perfectly balances elegance and efficiency, designed to elevate your lifestyle at **Celia Gardens**.



## BATHROOMS

Every bathroom at **Celia Gardens** is a testament to modern luxury, guaranteeing that comfort and style surround even your private moments.

# A haven of Comfort and Elegance





## BEDROOMS

With its perfect blend of style and comfort, the bedrooms at **Celia Gardens** redefine modern living, creating spaces where dreams are made.

These spaces provide a perfect balance between luxurious aesthetics and everyday functionality, ensuring restful nights and inspiring mornings.

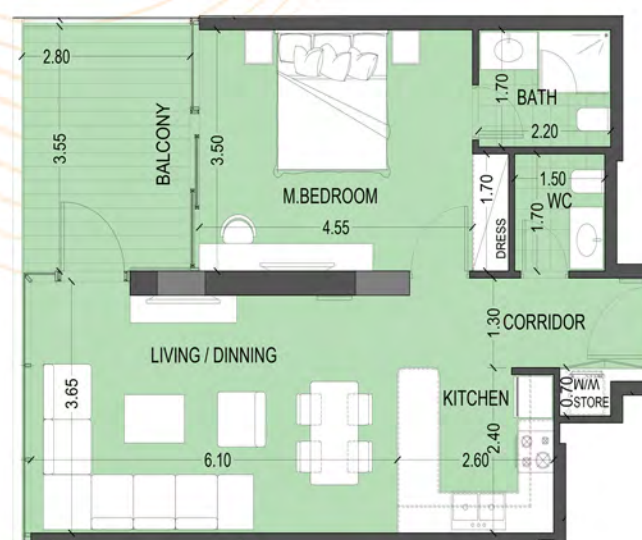


Where Sophistication  
meets Serenity



# 1 BEDROOM

## 1 BEDROOM (Type A)



|              |                        |
|--------------|------------------------|
| Suite area   | 675.22 FT <sup>2</sup> |
| Balcony area | 113.02 FT <sup>2</sup> |
| Total area   | 788.24 FT <sup>2</sup> |

# A haven of Comfort and Elegance



## 1 BEDROOM (Type B)



|              |                        |
|--------------|------------------------|
| Suite area   | 664.56 FT <sup>2</sup> |
| Balcony area | 197.63 FT <sup>2</sup> |
| Total area   | 862.19 FT <sup>2</sup> |

# A spacious Retreat with expansive outdoor Living



# 1 BEDROOM (Type C)



|              |                        |
|--------------|------------------------|
| Suite area   | 664.49 FT <sup>2</sup> |
| Balcony area | 175.77 FT <sup>2</sup> |
| Total area   | 839.26 FT <sup>2</sup> |

# A Harmonious living Space



# 2 BEDROOM



## 2 BEDROOM (Type A)



|                     |                               |
|---------------------|-------------------------------|
| <b>Suite area</b>   | <b>1170.14 FT<sup>2</sup></b> |
| <b>Balcony area</b> | <b>314.52 FT<sup>2</sup></b>  |
| <b>Total area</b>   | <b>1484.67 FT<sup>2</sup></b> |

# A spacious Living with unmatched Elegance



# 2 BEDROOM (Type B)



|              |                         |
|--------------|-------------------------|
| Suite area   | 1125.26 FT <sup>2</sup> |
| Balcony area | 243.05 FT <sup>2</sup>  |
| Total area   | 1368.31 FT <sup>2</sup> |

# The perfect Balance of Comfort and Luxury



# AMENITIES AND FEATURES

30+



Nad Al Sheba Gardens



Rooftop Padel Court



1 floor of Amenities



Business Center



Luxury Lobby



Jacuzzi



Smart Home Technology



Jogging Track



15 minutes from  
Top Destinations



Waterbeds



Swimming pool



Kids' pool



Indoor Kids' play area  
Outdoor Kids' play area



Greenery Areas



BBQ area



Outdoor Cinema



Indoor Gym  
Outdoor Gym



Yoga room



Podium Floors



Sauna and Steam rooms



Entertainment Lounge  
and Cafe



Rooftop rest area

## ASSOCIATED BRANDS





# PAYMENT PLAN

36 MONTHS

70/30 POST HANDOVER

**10%**

DOWNPAYMENT

**10%**

AFTER 3 MONTHS

**5%**

EVERY 6 MONTHS

**1%**

MONTHLY

**20%**

ON HANDOVER  
Q4 2026

**30%**

1 YEAR  
POST HANDOVER



# PAYMENT PLAN

## 24 MONTHS

### 40/60 ON HANDOVER

# 20%

DOWNPAYMENT

# 5%

EVERY 4 MONTHS

# 60%

ON HANDOVER  
Q4 2026