





# NOVA

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## TOWER

DUBAI SCIENCE PARK

Where  
*heritage*  
meets  
modern  
living



### *From the chairman*

*“At Al Ansari Properties, we are redefining luxury living in Dubai. Built on over six decades of trust through Al Ansari Exchange, our heritage inspires us to create residences where sophistication and comfort meet, and communities thrive.*

*With flagship with many developments like Gardenia Residence, Al Noor Tower and new projects on the horizon, we remain committed to delivering quality, innovation, and lifestyles that endure.*

**Mohamed Al Ansari**  
Chairman

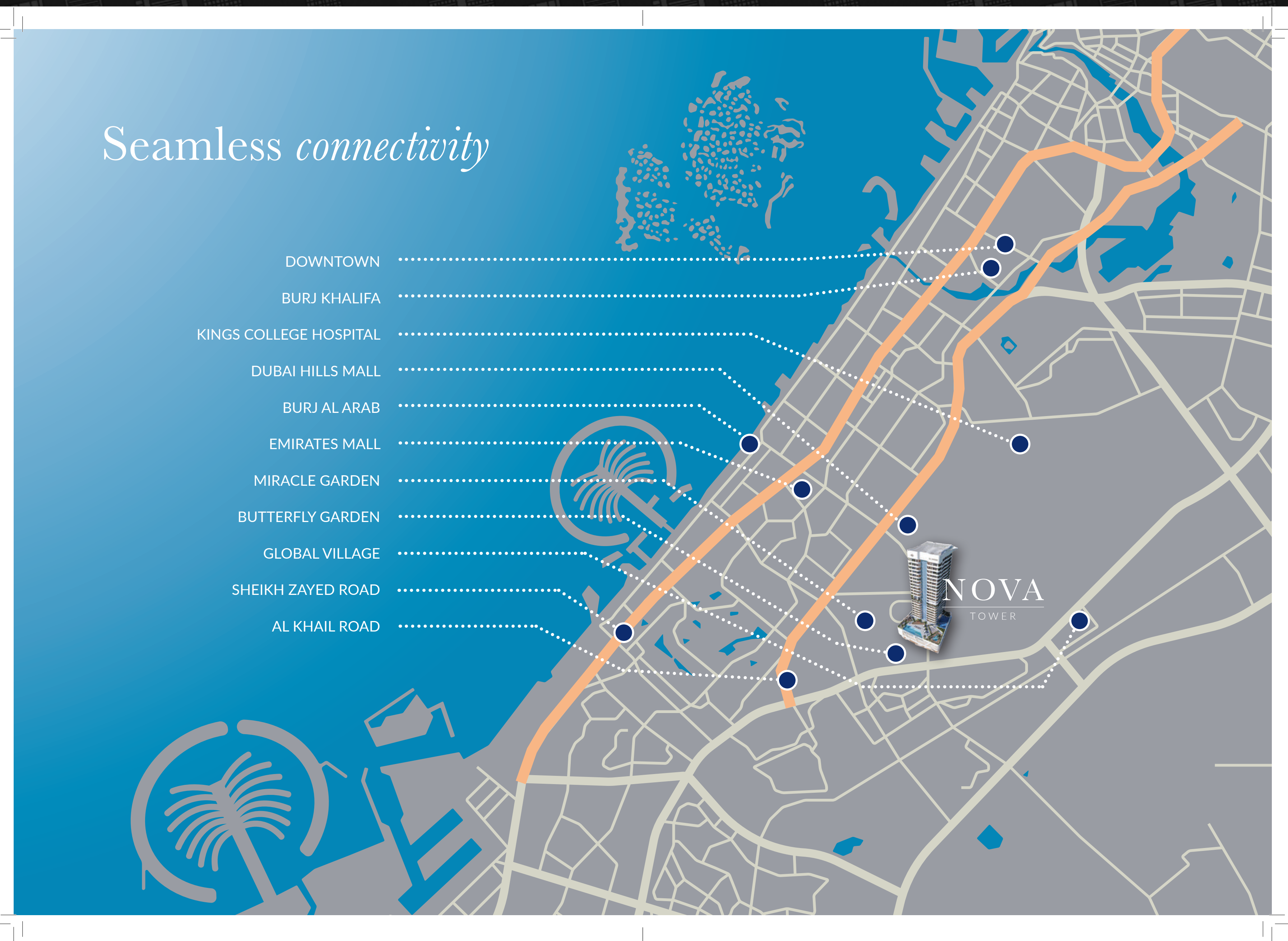


## Legacy *shapes* future excellence

With residences crafted for every stage of life, Nova Tower offers a lifestyle that exceeds expectations. Thoughtfully designed for families and future growth, it is a place where comfort, community, and sophistication come together.

# Seamless connectivity

- DOWNTOWN
- BURJ KHALIFA
- KINGS COLLEGE HOSPITAL
- DUBAI HILLS MALL
- BURJ AL ARAB
- EMIRATES MALL
- MIRACLE GARDEN
- BUTTERFLY GARDEN
- GLOBAL VILLAGE
- SHEIKH ZAYED ROAD
- AL KHAIL ROAD





# Nova *first step*

Disclaimer: All dimensions are provided in imperial and metric units, measured from finish to finish, and exclude construction tolerances. All materials, specifications, and drawings are approximate and subject to normal construction variations. Information contained herein is subject to change without prior notice at the sole discretion of the developer. Actual areas may differ from the stated areas. Drawings are not to scale. All images, illustrations, and furnishings are shown for illustrative purposes only and may not reflect the actual product. The developer reserves the right to make revisions, substitutions, or modifications at its absolute discretion without any liability whatsoever.



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## *Zen garden*

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## A World Of Inspired Renewal

Nova Tower offers a collection of amenities designed to enhance every aspect of daily life, blending wellness, leisure, and community into one seamless experience. Begin your day on the yoga deck, surrounded by light and serenity, or unwind at the paddle court, perfect for both friendly matches and active lifestyles.

The expansive pool deck provides an oasis of calm, complemented by landscaped outdoor spaces where families can gather and children can play freely. Thoughtfully crafted leisure zones, from sunlit terraces to shaded seating areas, create the perfect balance of relaxation and community.

Transforming your home into a destination where well-being, leisure, and connection come together seamlessly.



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