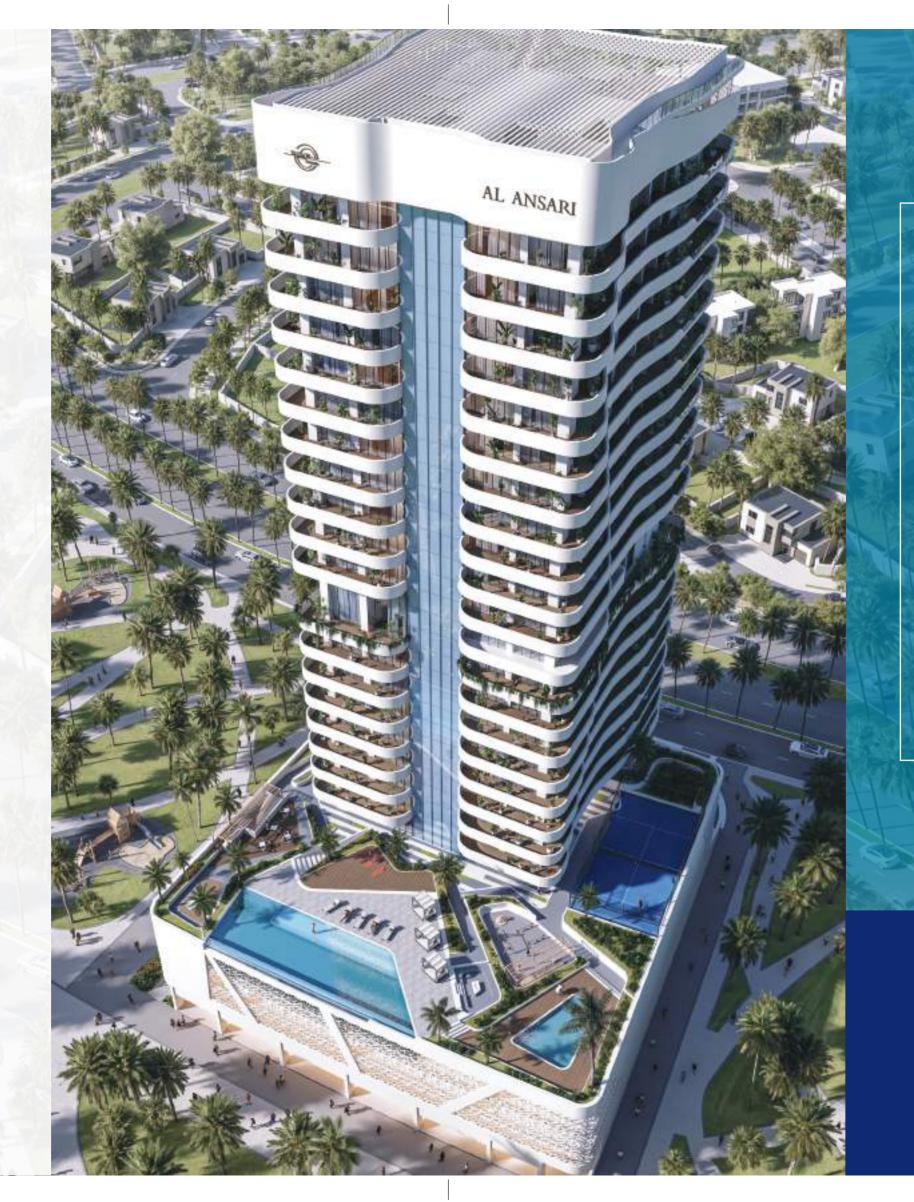


DUBAI SCIENCE PARK

Where
heritage
meets
modern
living



From the chairman

"At AI Ansari Properties, we are redefining luxury living in Dubai. Built on over six decades of trust through AI 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.

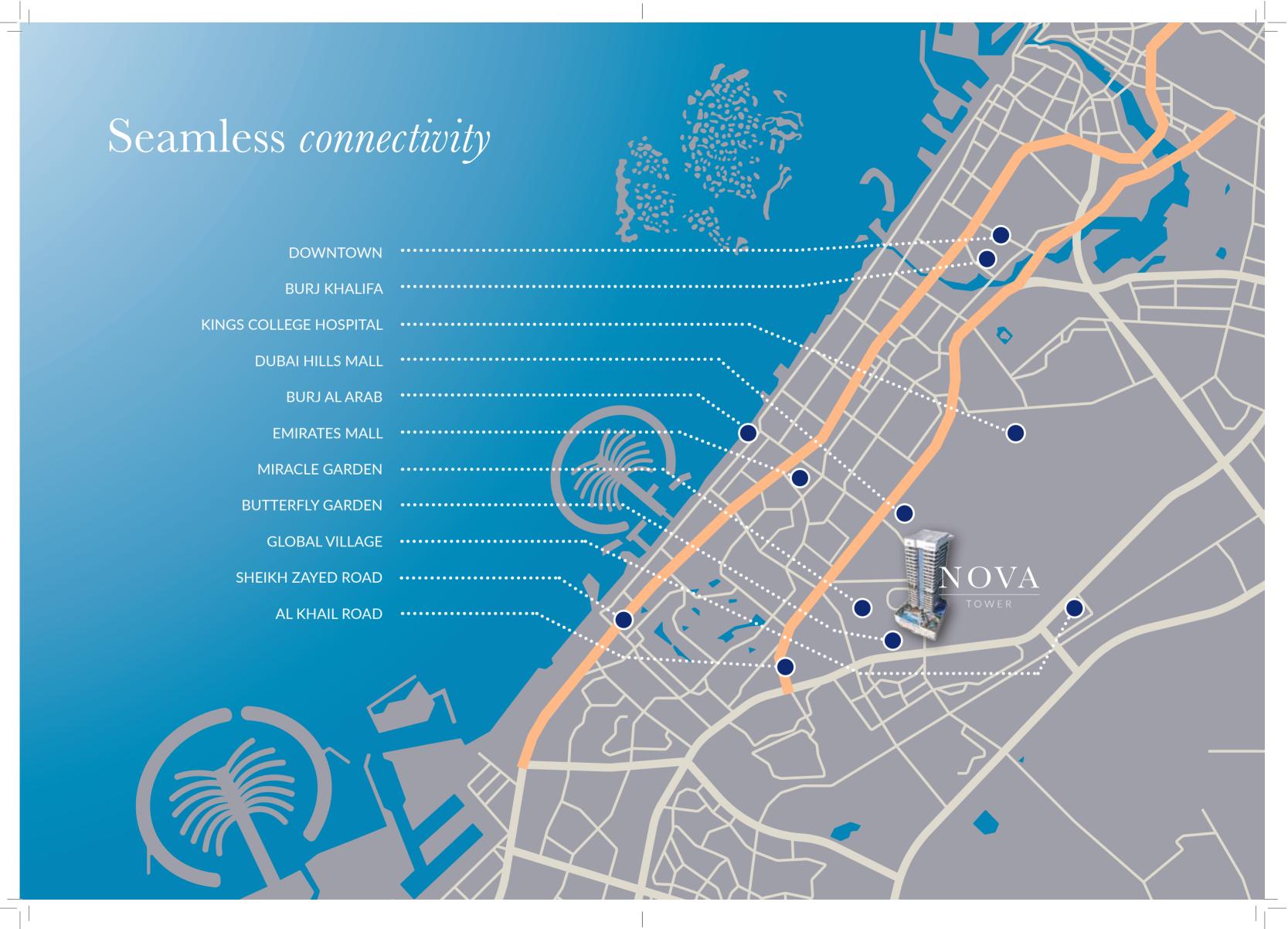
Mohamed Al Ansari Chairman



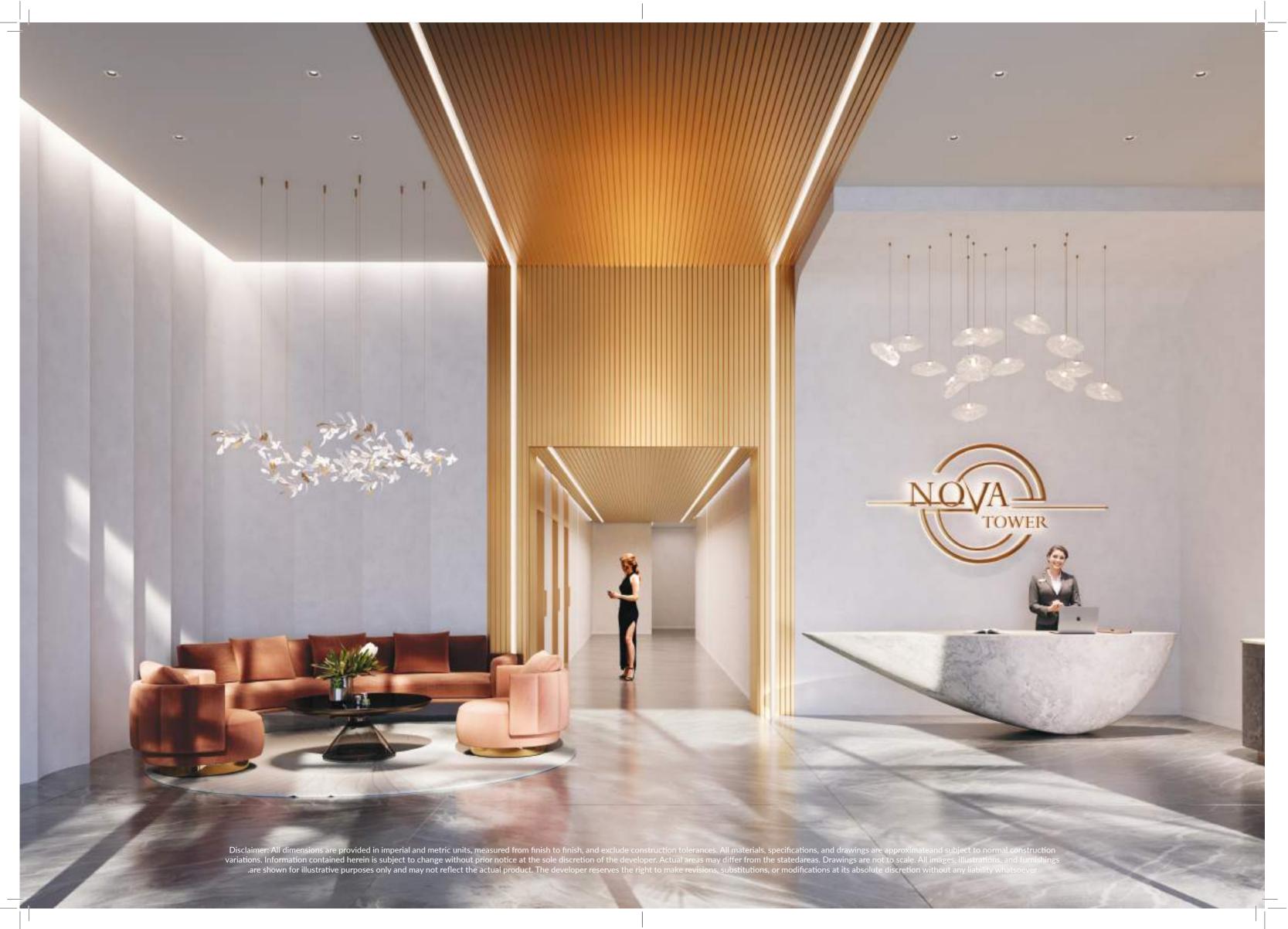


Legacy shapes future excellence

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.







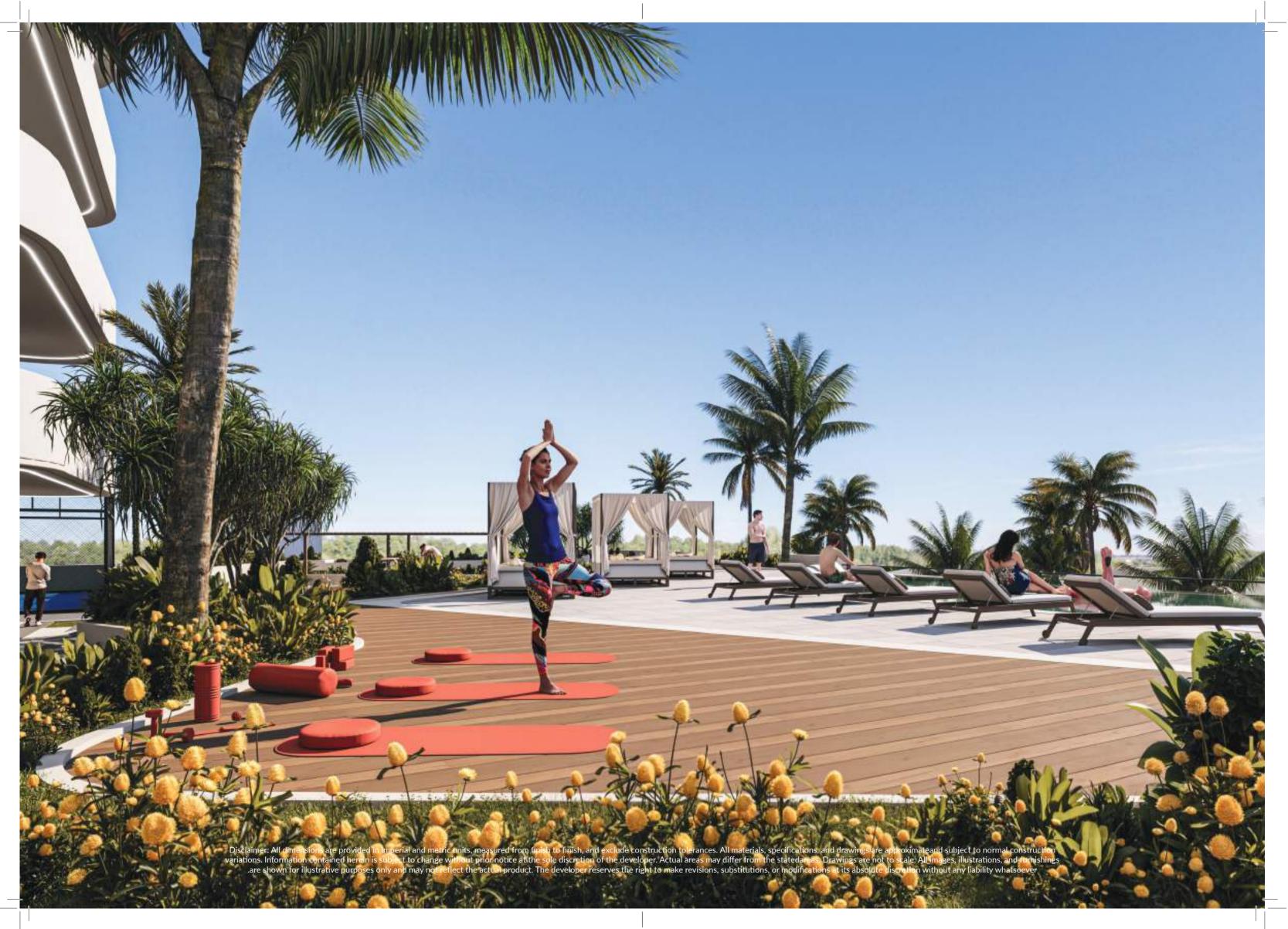


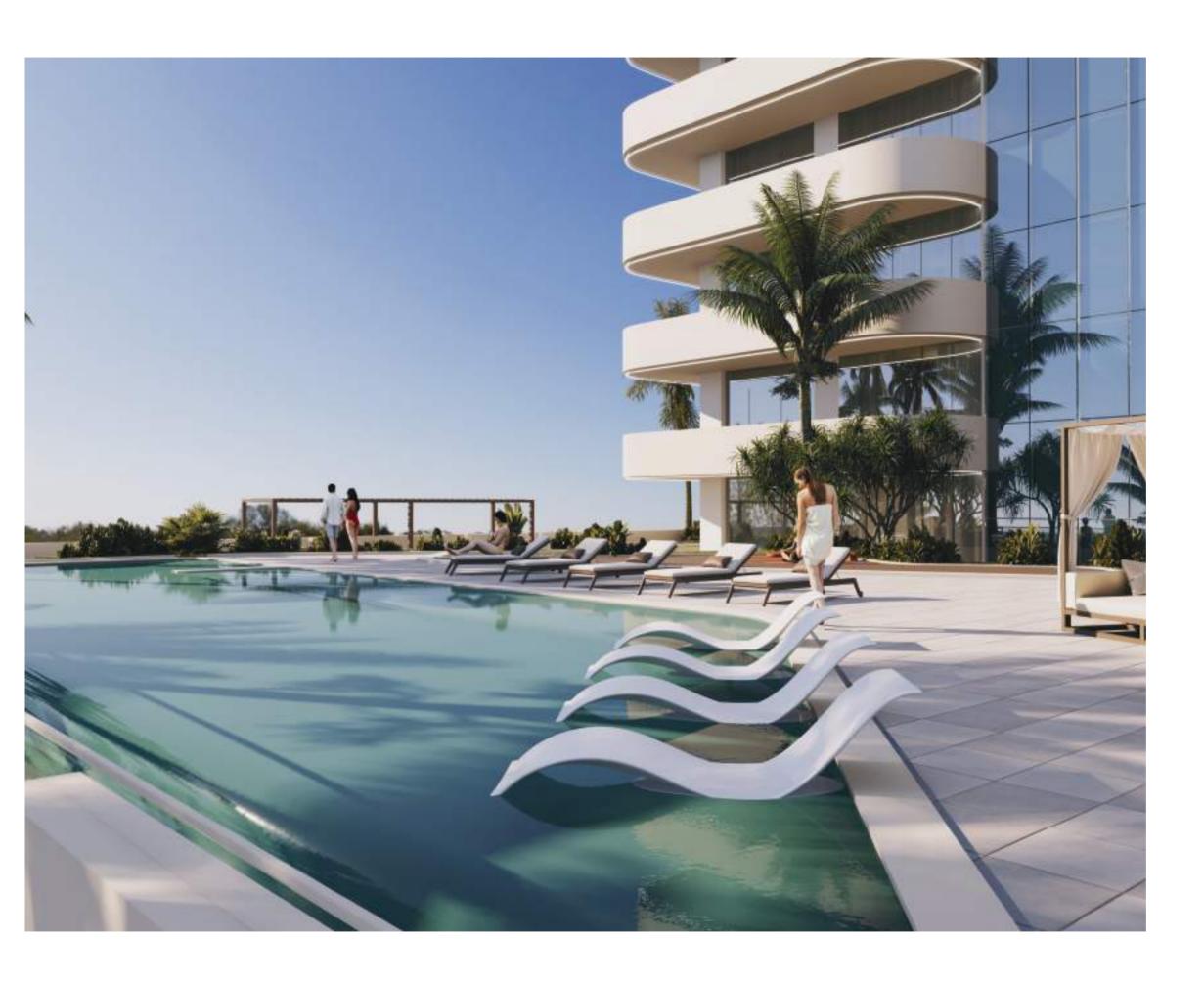












A World Of Inspired Renewal

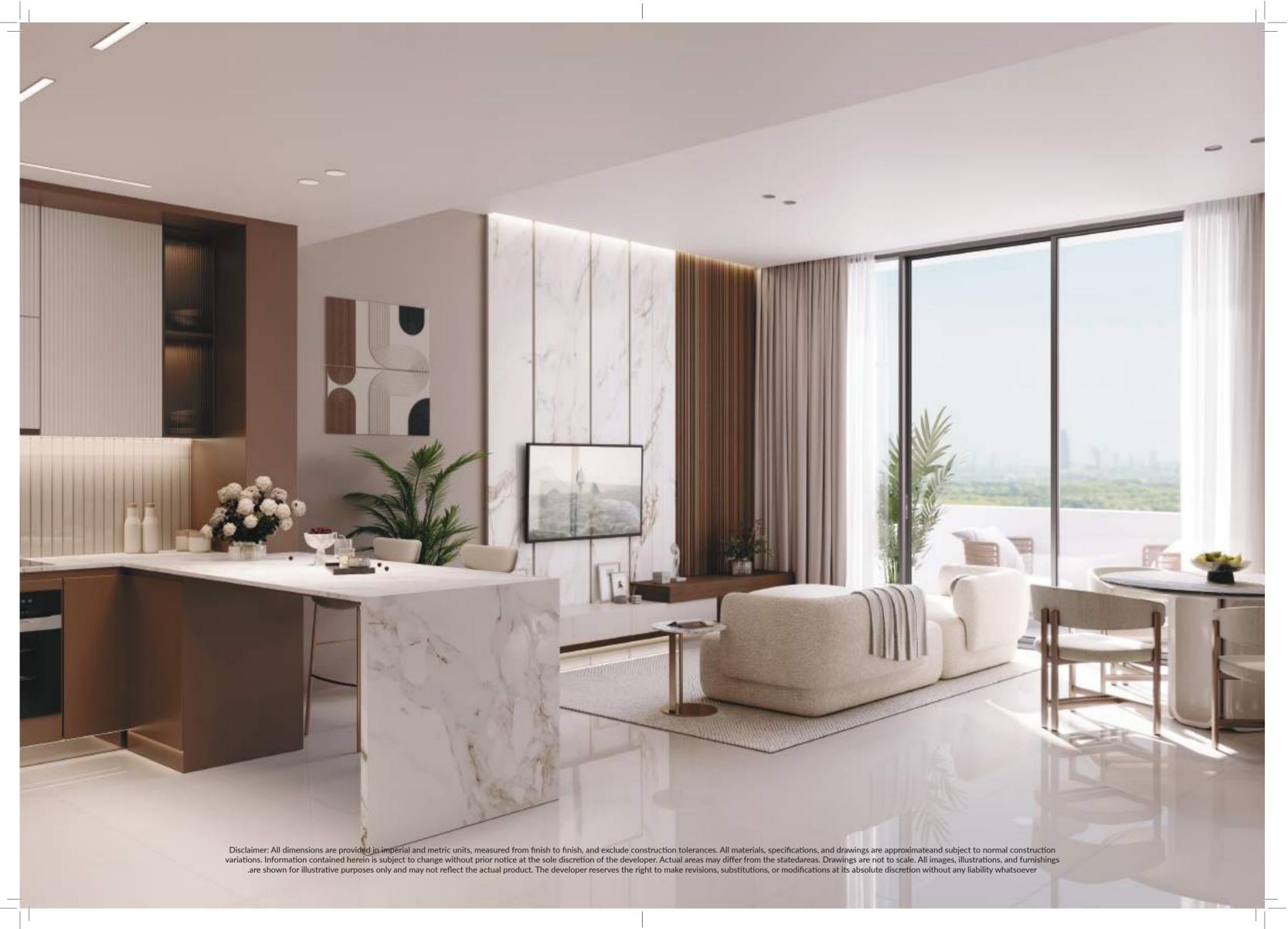
Nova Tower offers a collection of amenities designed to enhance every aspect of daily life, blending wellness, leisure, and community into one seamless experience.

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.

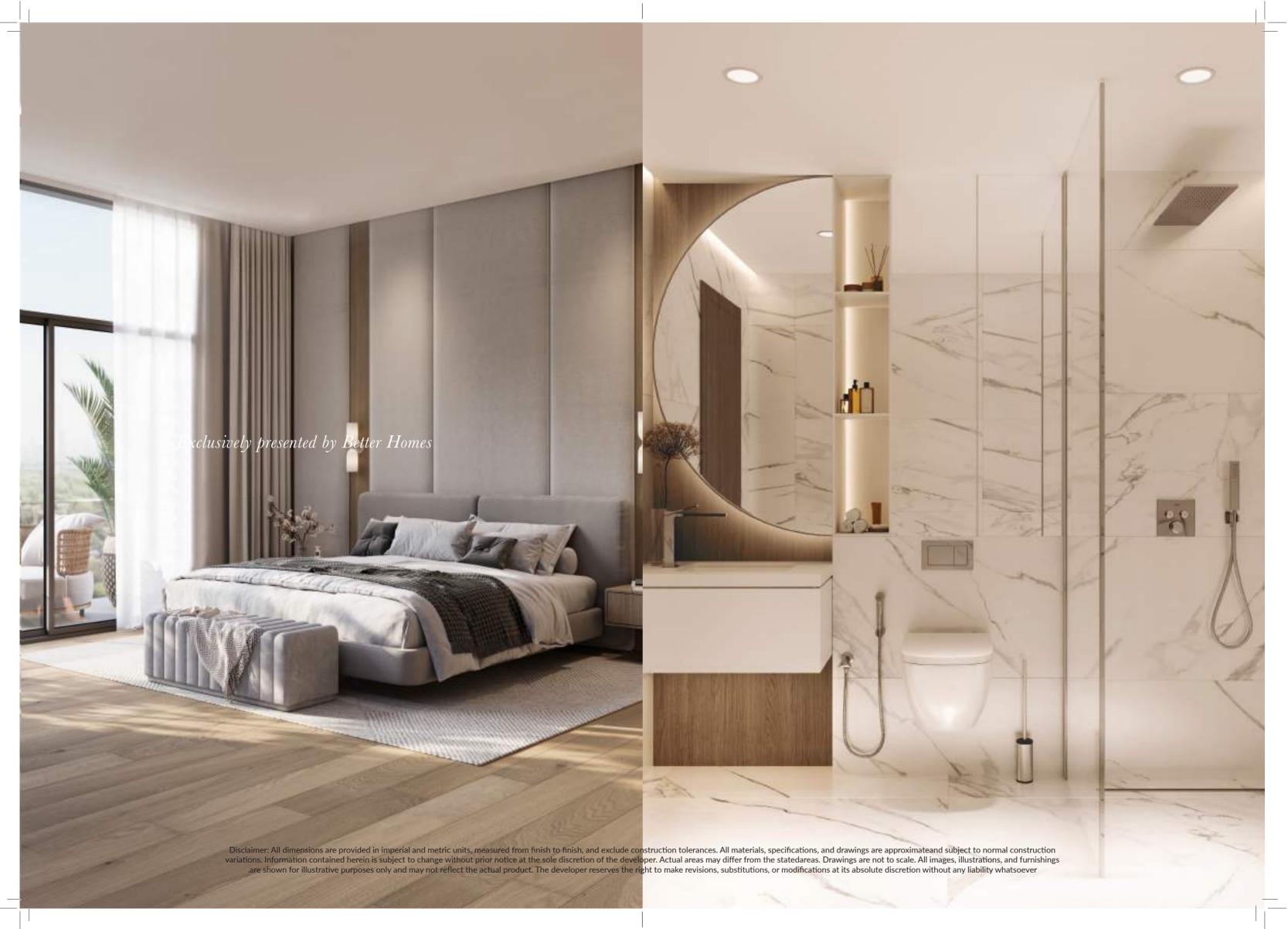
The expansive pool deck provides an oasis of calm, complemented by landscaped outdoor spaces where families can gather and children can play freely. Thoughtfully crafted leisure zones, from sunlit terraces to shaded seating areas, create the perfect balance of relaxation and community.

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









BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 01-2 1ST FLOOR

BUTCHELL.	TERROLL	1344 90377
SALCOWYARDA	MOTOR	341.3037
TOTALARIA	366 UGM	1167 5071







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NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 01 2ND TO 8TH FLOOR

ANATON	etai ape	79,450
MACONYANO	11 KQM	115197
THE AREA	MANSON	945.504







NOVA TOWER

BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 01 9TH - 11TH TO 21ST FLOOR

DESCRIPTION OF THE PERSON	11 4544	NO AGET
ALCONYAMO.	11 KQM	116.00371
FRAMA	8150M	9M:sqrf







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NOVA TOWER

BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 02-2 1ST FLOOR

ANATON	проседы	1204.00/15
MACCINY AND	excension.	801907
THE AREA	7901.90M	17003031







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BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 02 2ND TO 8TH FLOOR

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MACCINYAMO	28 60 6	60 10/1
TITRLAND	11529 9034	10000000







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BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 02 9TH - 11TH TO 21ST FLOOR

SHARK	1800 (2 85) (4)	1003007
MACORYANU	48.4QM	1161971
THE AREA	34842 93 M	1000 503 (1







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NOVA TOWER

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1 BEDROOM

UNIT 03 2ND TO 8TH FLOOR

SHARK	THAN GUA	BEAUTH AND ALER
MACCINYAMIA	40-10/M	coupirt
THERMA	21704.9234	1800 143,000





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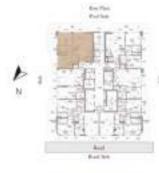
NOVA TOWER

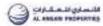
BY AL ANSARI PROPERTIES

2 BEDROOM

UNIT 03 9TH - 11TH TO 21ST FLOOR

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THERMAKA	25339 SQM	ment south







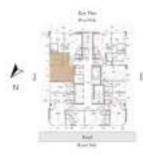
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BY AL ANSARI PROPERTIES

1 BEDROOM

UNIT 04 2ND TO 8TH FLOOR

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MACONYANG	31 KDM	Maritim
THRUMAN	93.5430M	PR03QF1







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1 BEDROOM

UNIT 04

97H - 11TH TO 21ST FLOOR

SHEET AREA	Moraque	107 00,01
MARCHYANG	11 KQM	36638377
THE AREA	Property Section	357 SQ FT







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1 BEDROOM

UNIT 05 2ND TO 8TH FLOOR

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MACCINYANCE	KLESQA	440,000,011
THERMANIA	140,049354	7511 90 FT







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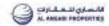
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2 BEDROOM

UNIT 05 .9TH - 11TH TO 21ST FLOOR.

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UNIT 08 2ND TO 8TH FLOOR

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2 BEDROOM

UNIT 08

.9TH - 11TH TO 21ST FLOOR

SHARK	312 800 M	D0890P1
MACORYANO	41 1094	60110977
Time airia	77330 M	965 5017







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1 BEDROOM

UNIT 07 2ND TO 8TH FLOOR

ANATOR	NOTE STORY.	mmm	
MACONY AND	38 4594	410 (0) (1)	
nine asia	TIME STATE	1994500	







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