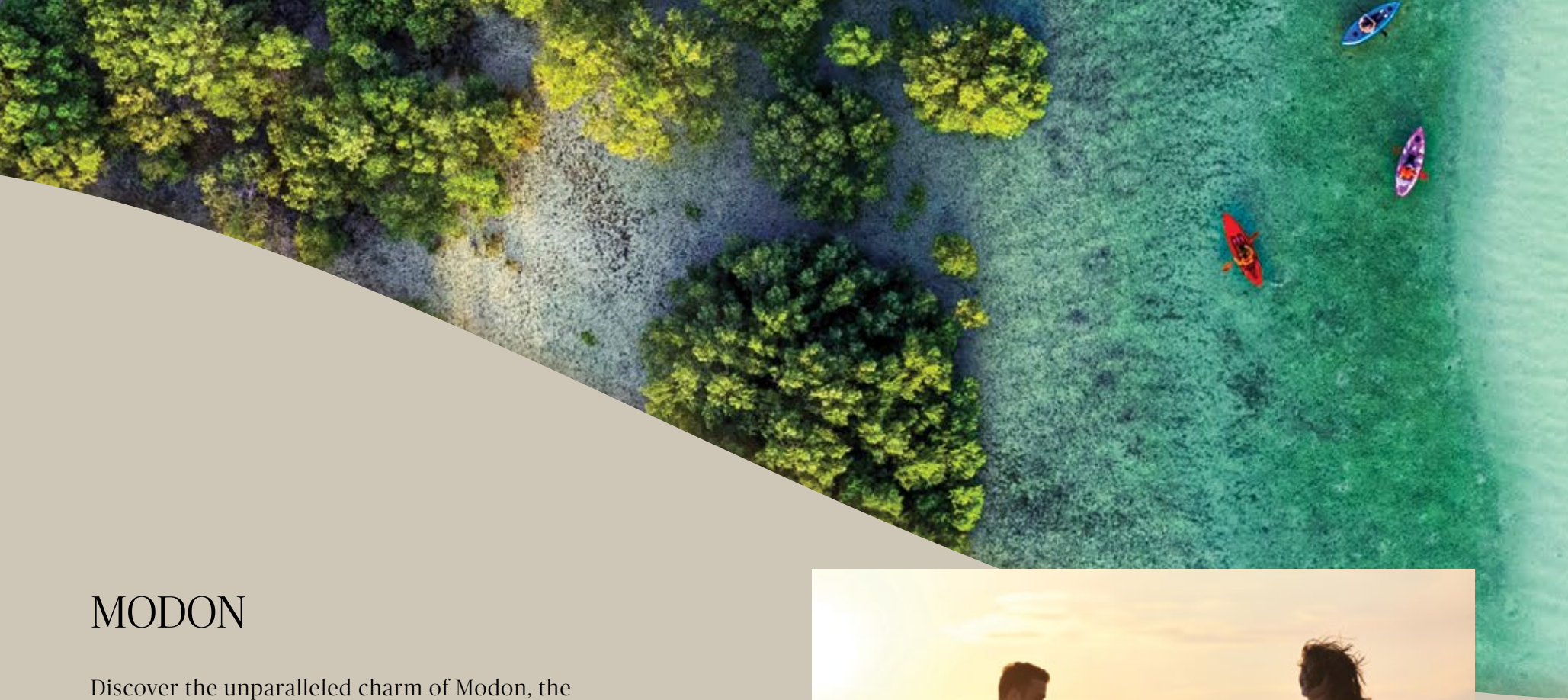




Nawayef Heights: East Hill

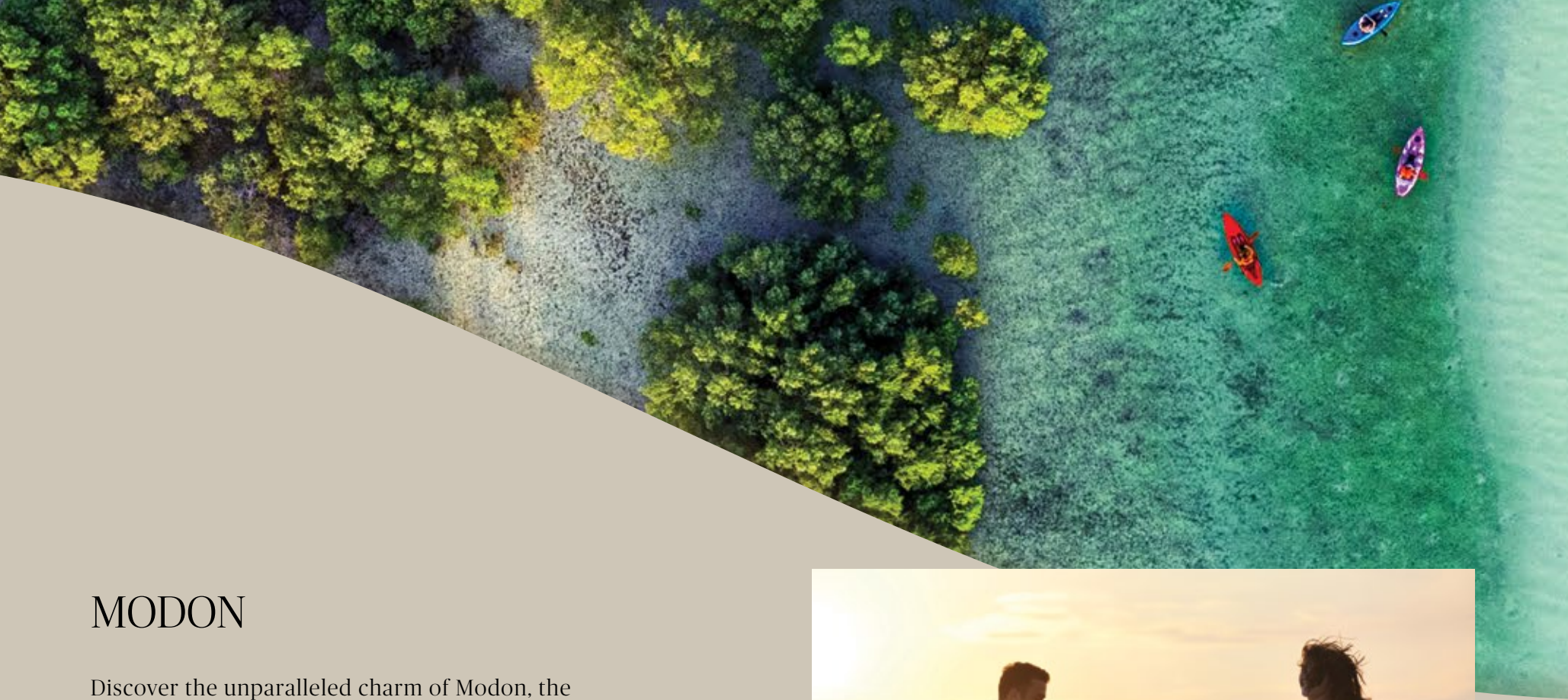
Type 01



MODON

Discover the unparalleled charm of Modon, the visionary creator behind some of the capital's most vibrant leisure and cultural destinations, tailored for those with an active soul and an appetite for life. We have designed, developed and now manage several leisure, hospitality and retail projects that seamlessly integrate into the tapestry of the local community and contribute to the thriving tourism industry in the Emirate of Abu Dhabi.

We develop vibrant communities across Abu Dhabi, creating holistic living experiences for its residents, and positioning the UAE capital as one of the world's best places to live, work and play.



ABU DHABI

Nestled along the picturesque coastline of the Arabian Gulf, Abu Dhabi stands as a shining emblem of modernity and prosperity in the United Arab Emirates. Boasting a dynamic economy, robust infrastructure and a flourishing real estate market, Abu Dhabi presents a compelling opportunity for investors seeking to capitalise on the region's growth and potential.

Abu Dhabi's real estate market is underpinned by a strong regulatory framework, ensuring transparency, security and investor confidence. The emirate's government has implemented progressive policies aimed at fostering sustainable growth, encouraging foreign investment and promoting economic diversification. Such initiatives have bolstered Abu Dhabi's appeal as a prime destination for real estate investment, attracting a steady influx of capital from both domestic and international investors.



HUDAYRIYAT ISLAND

Embrace an active lifestyle on Hudayriyat Island

Uncover an array of activities on your doorstep, meticulously curated to cater to every wish. Hudayriyat Island presents an all-encompassing community, offering an exquisite fusion of sports, nature, relaxation and warm hospitality, awaiting your arrival. Here, you'll find a selection of world-class sports facilities nestled within the embrace of nature's beauty, granting you access to some of the region's most exceptional amenities.

Hudayriyat Island's ambitious project unveils an impressive roster of destinations, including Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse range of sporting facilities, boutique retail outlets, charming cafés and delectable restaurants. It doesn't end there; leisure amenities, the emirate's largest urban park and a sprawling 220-kilometre network of cycle tracks beckon you to explore, promising an unparalleled lifestyle.



HUDAYRIYAT ISLAND AMENITIES

- MARSANA BEACH
- MARINA
- TRAIL X
- CYCLING TRACKS
- JOGGING TRACKS
- HUDAYRIYAT BEACH
- BIKE PARK
- CIRCUIT X
- 321 SPORTS
- BAB AL NOJOUR
- HUDAYRIYAT HERITAGE TRAIL
- SURF ABU DHABI

NAWAYEF AMENITIES

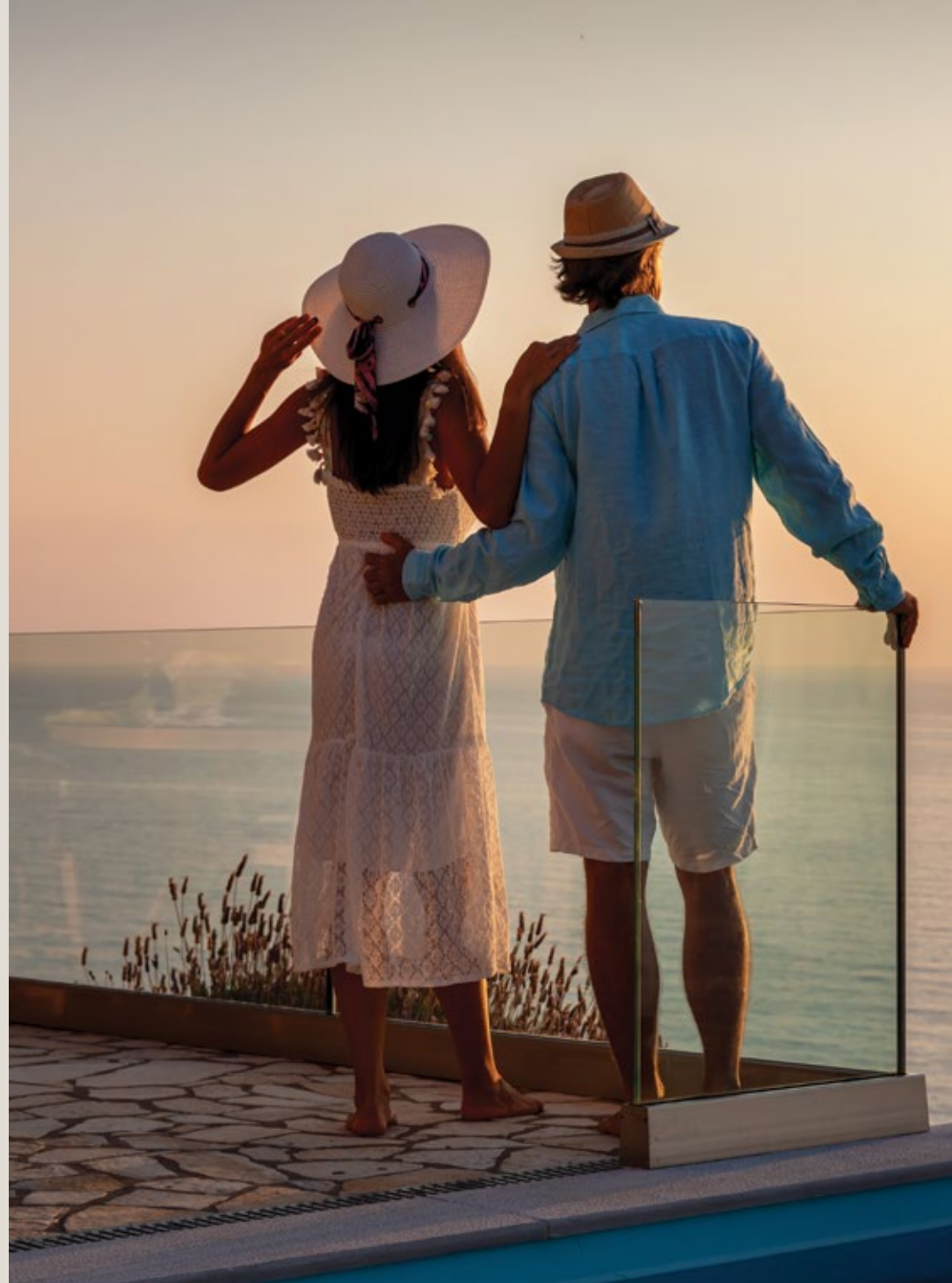
- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES



THE PINNACLE OF YOUR LEGACY

Discover a unique and unparalleled terrain featuring rolling hills that reach heights of up to 60 metres, making this development truly one of a kind. Every neighbourhood within this exquisite enclave boasts breathtaking vistas that stretch across the captivating Abu Dhabi skyline and the azure waters that embrace the area.

Explore the meandering streets and avenues of the east hill at Nawayef, meticulously designed to elevate your living experience. Here, you'll discover homes that excel in every aspect, ensuring your privacy and providing a serene escape from the hustle and bustle of city living.



NAWAYEF HEIGHTS

Discover the unprecedented charm of large, premium villas nestled within the heart of the east hill at Nawayef. Each unit is meticulously designed to capture uninterrupted views of the coast or city skyline, as the neighbourhood rises from the stunning blue waters of the Arabian Gulf.

With sizes ranging from 1,820 - 1,952 square metres, these generously sized villas provide expansive living spaces, abundant natural light and a feeling of grandeur.

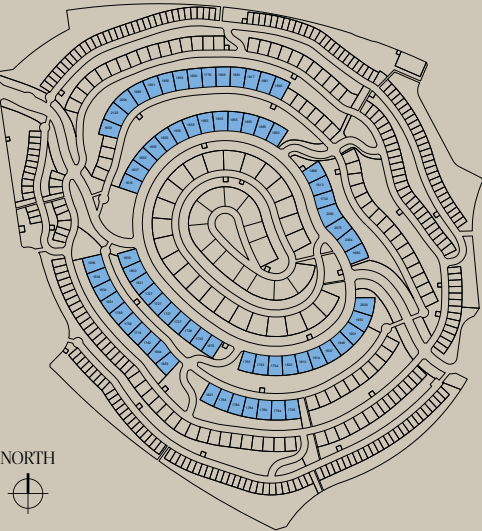
NAWAYEF HEIGHTS

TYPE 01

Walking into this villa offers a unique sense of neutrality and openness, conveyed through graceful spaces and elegant dimensions that frame breathtaking views at every turn, stretching from the east hill at Nawayef to the Abu Dhabi skyline and the surrounding azure-blue waters of the Arabian Gulf. The villa's clean lines prioritise natural ventilation and cast soft light that illuminates the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle colour and refined textures.

With its grand living rooms, spacious private bedrooms, and an indulgent supercar garage with hobby rooms, this home promises to remain an impressive haven for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,675 - 2,360 sqm

TYPE 01 | 7 BEDROOMS

BUA internal:	1,851 sqm
BUA external:	101 sqm



NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

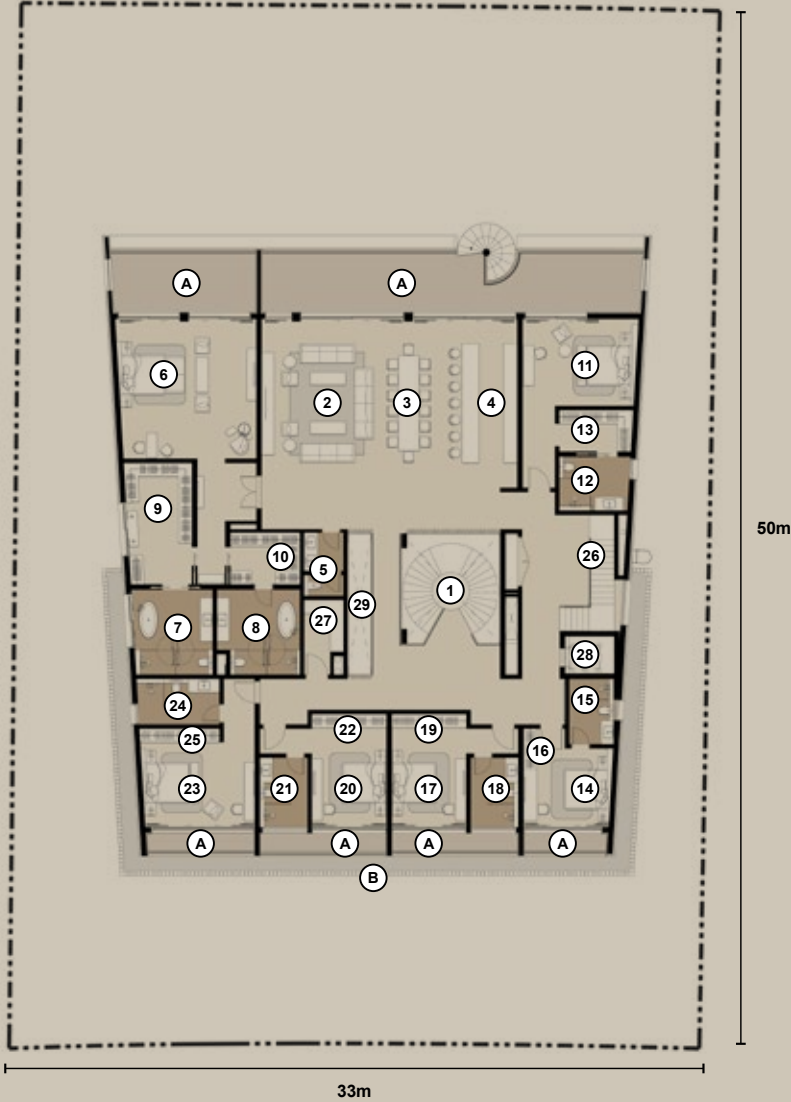
1.	MAIN ENTRANCE	N/A
2.	FOYER	2.8m x 3.3m
3.	GRAND HALL	2.5m x 6.0m
4.	FEATURE STAIRCASE	4.8m x 5.3m
5.	MAJLIS POWDER ROOM	3.3m x 3.8m
6.	MAJLIS FOYER	5.4m x 3.4m
7.	MAJLIS	8.7m x 6.1m
8.	MAJLIS DINING	8.1m x 3.7m
9.	FAMILY LIVING	6.7m x 9.8m
10.	FAMILY DINING	4.9m x 9.8m
11.	SHOW KITCHEN	4.7m x 5.6m
12.	PANTRY 1	3.2m x 2.3m
13.	OFFICE	4.7m x 4.6m
14.	POWDER ROOM	4.6m x 1.6m
15.	GUEST BEDROOM	5.2m x 4.5m
16.	GUEST BATHROOM	4.4m x 2.1m
17.	GUEST WARDROBE	2.7m x 2.4m
18.	SECONDARY STAIRCASE	2.6m x 5.6m
19.	DRIVER'S BEDROOM	2.5m x 3.0m
20.	DRIVER'S BATHROOM	1.9m x 2.3m
21.	PANTRY 2	3.7m x 2.7m
22.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	OUTDOOR LIVING
F.	POOL
G.	EXTERNAL STAIRCASE
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.8m x 5.3m
2.	LOUNGE	5.6m x 10.2m
3.	DINING	3.0m x 10.2m
4.	SHOW KITCHEN	3.8m x 10.2m
5.	POWDER ROOM	1.9m x 3.1m
6.	MASTER BEDROOM	6.8m x 6.8m
7.	MASTER BATHROOM 1	4.0m x 4.1m
8.	MASTER BATHROOM 2	4.0m x 4.1m
9.	MASTER WARDROBE 1	3.3m x 5.9m
10.	MASTER WARDROBE 2	3.4m x 2.5m
11.	BEDROOM 2	4.2m x 5.6m
12.	BEDROOM 2 BATHROOM	3.4m x 2.6m
13.	BEDROOM 2 WARDROBE	3.6m x 2.0m
14.	BEDROOM 3	4.1m x 4.8m
15.	BEDROOM 3 BATHROOM	2.1m x 3.2m
16.	BEDROOM 3 WARDROBE	1.0m x 1.9m
17.	BEDROOM 4	3.6m x 4.8m
18.	BEDROOM 4 BATHROOM	2.3m x 3.4m
19.	BEDROOM 4 WARDROBE	3.6m x 1.0m
20.	BEDROOM 5	3.6m x 4.8m
21.	BEDROOM 5 BATHROOM	2.3m x 3.4m
22.	BEDROOM 5 WARDROBE	3.6m x 1.0m
23.	BEDROOM 6	5.3m x 4.1m
24.	BEDROOM 6 BATHROOM	4.0m x 2.2m
25.	BEDROOM 6 WARDROBE	3.8m x 1.0m
26.	SECONDARY STAIRCASE	2.6m x 5.6m
27.	STORE	1.9m x 3.6m
28.	LIFT	N/A
29.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN

Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

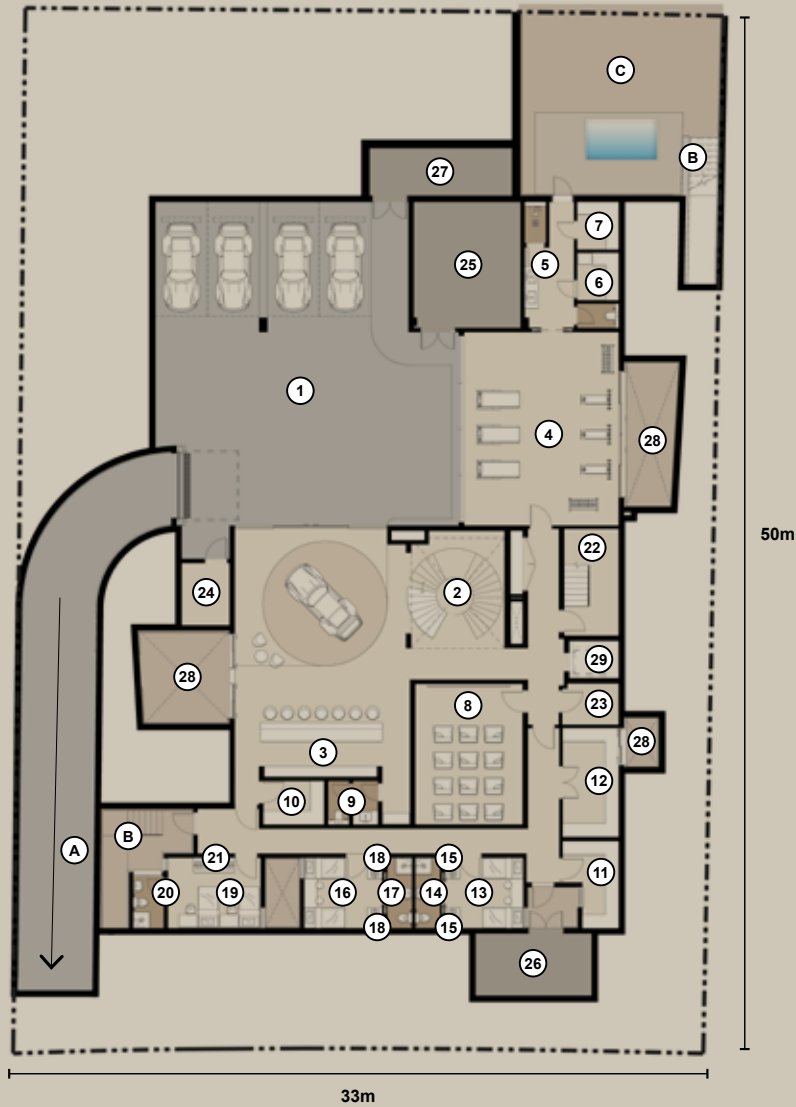
NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	13.4m x 15.6m
2.	FEATURE STAIRCASE	4.5m x 5.2m
3.	BAR	8.5m x 2.8m
4.	GYM	7.5m x 9.3m
5.	CHANGING ROOM	4.3m x 6.1m
6.	SAUNA	2.0m x 2.3m
7.	STEAM ROOM	2.0m x 2.3m
8.	FLEXIBLE ENTERTAINMENT	5.2m x 6.8m
9.	POWDER ROOM	2.4m x 2.1m
10.	PANTRY	2.9m x 2.1m
11.	LAUNDRY	2.7m x 4.2m
12.	SERVICE KITCHEN	2.7m x 5.3m
13.	STAFF BEDROOM 1	3.8m x 3.4m
14.	STAFF BATHROOM 1	1.2m x 3.4m
15.	STAFF WARDROBE 1	1.0m x 3.4m
16.	STAFF BEDROOM 2	3.8m x 3.4m
17.	STAFF BATHROOM 2	1.2m x 3.4m
18.	STAFF WARDROBE 2	1.0m x 3.4m
19.	STAFF BEDROOM 3	4.5m x 3.4m
20.	STAFF BATHROOM 3	1.5m x 2.5m
21.	STAFF WARDROBE 3	2.0m x 1.0m
22.	SECONDARY STAIRCASE	2.6m x 5.2m
23.	UTILITIES 1	2.6m x 2.0m
24.	UTILITIES 2	2.3m x 3.0m
25.	UTILITIES 3	5.2m x 6.1m
26.	UTILITIES 4	5.6m x 3.0m
27.	POOL EQUIPMENT	7.2m x 2.4m
28.	COURTYARD	N/A
29.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	EXTERNAL STAIRCASE
C.	OUTDOOR TERRACE



BASEMENT FLOOR

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MID-CENTURY MODERN ELEGANCE









FORMAL DINING



FAMILY LIVING

MASTER BEDROOM



MASTER BATHROOM





CAR GALLERY & LOUNGE

The plans, drawings, and illustrations contained in this brochure are intended solely for illustrative purposes and should not be construed as a representation or warranty of the final details or exact specifications of the properties described. While every effort has been made to accurately represent the features and layout of the proposed development, based on preliminary development plans, variations may occur and the plans, drawings and illustrations are subject to change, without notice.

No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted in the plans, drawings and illustrations will be provided or, if provided, will be as depicted, or described herein.

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