



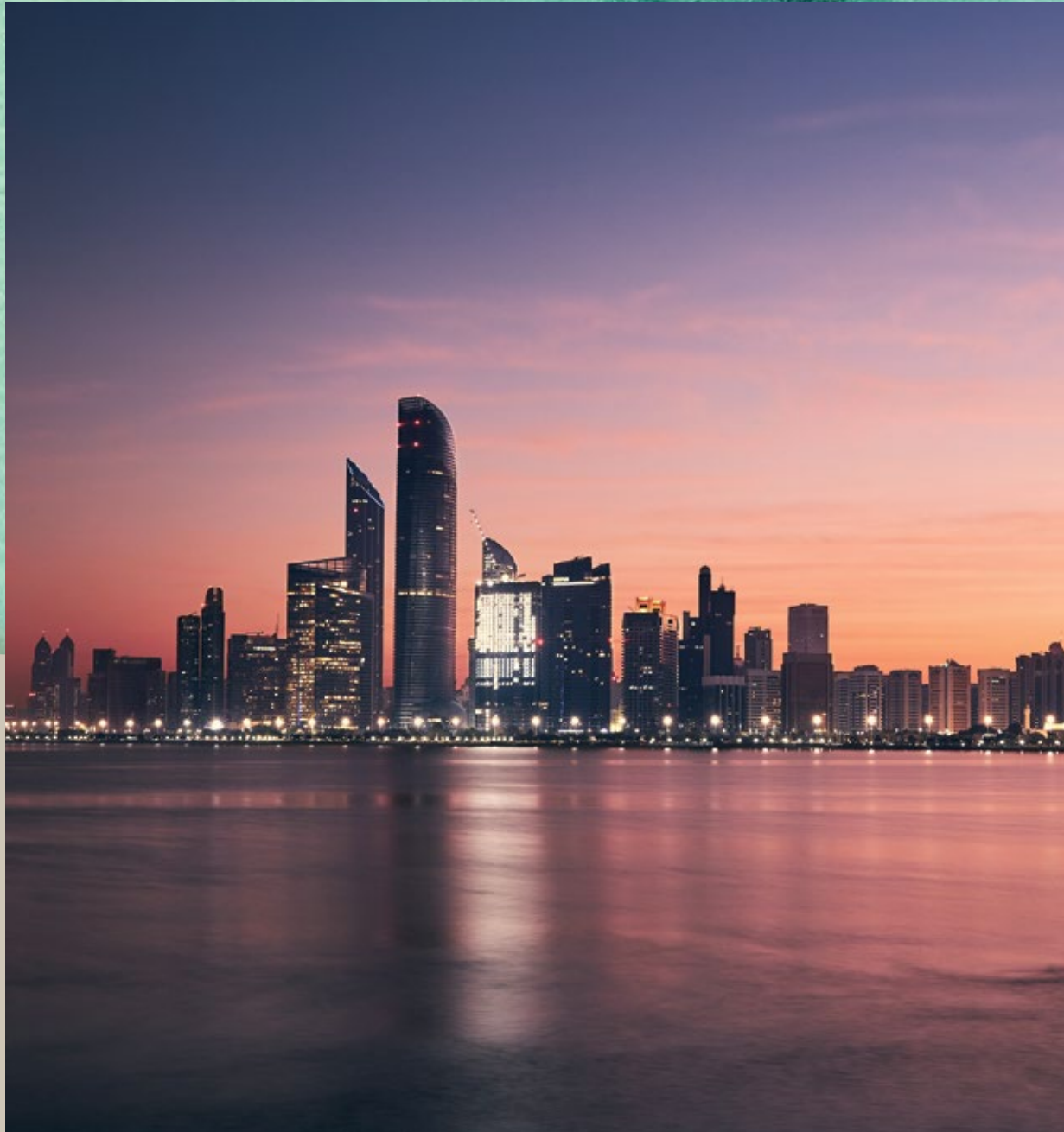
Nawayef Heights: East Hill

Type 04

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

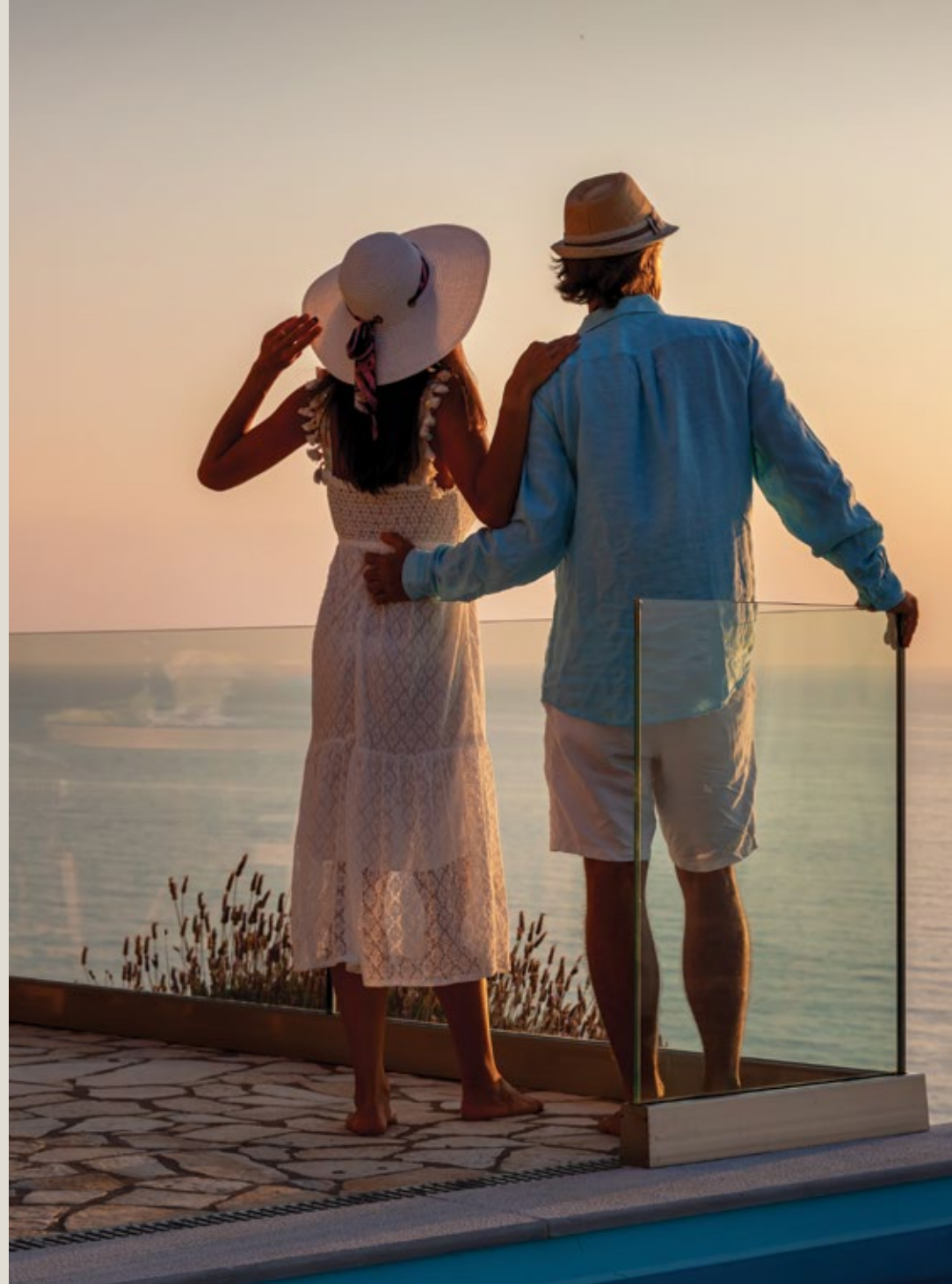
- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES



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

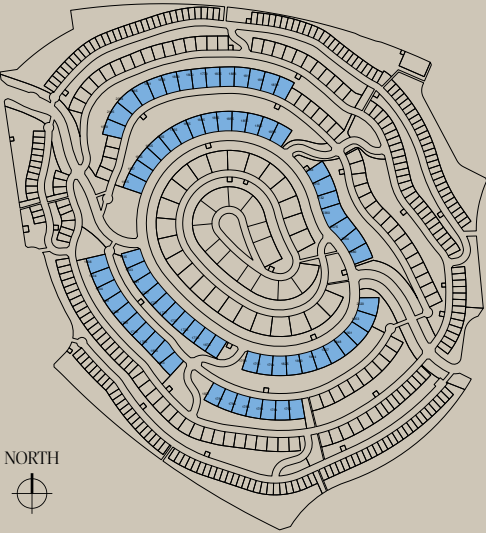
TYPE 04

This enchanting traditional Spanish-inspired villa is meticulously crafted with a modest material palette. It primarily features smooth-coated stucco, thermally modified timber, clay tile roofing and expansive windows.

The expressive architecture forms an elegant street front and private entry courtyard. This five-bedroom, six-bathroom property unfolds into the great room, show kitchen, and a flexible entertainment space within the Majlis.

With the primary suite boasting its own dedicated, spacious wing, the property is complemented by a six-car garage featuring floor-to-ceiling glazing, seamlessly connecting to an amenities' level offering additional entertainment space, gym, spa, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,675 - 2,360 sqm

TYPE 04 | 5 BEDROOMS

BUA internal:	1,885 sqm
BUA external:	60 sqm



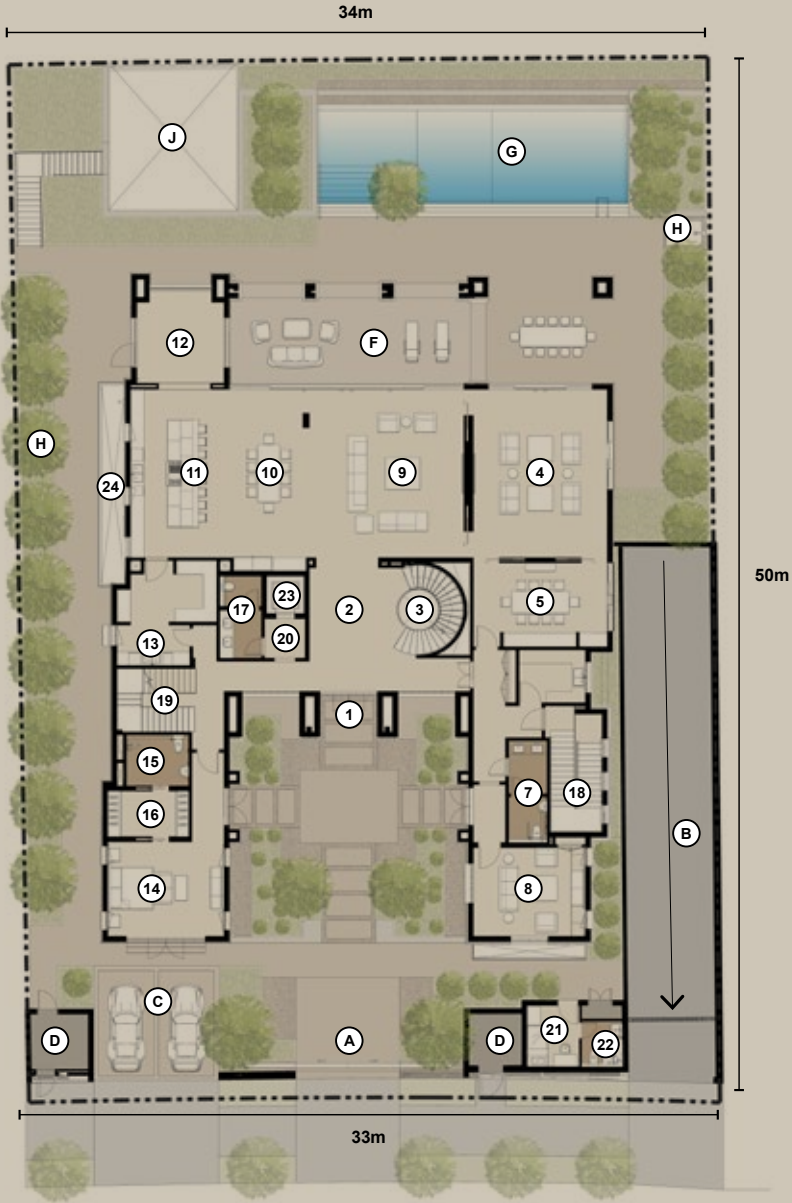
NAWAYEF HEIGHTS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	3.3m x 4.5m
3.	FEATURE STAIRCASE	4.4m x 4.4m
4.	MAJLIS	6.5m x 8.1m
5.	MAJLIS DINING	5.3m x 4.1m
6.	MAJLIS PANTRY	3.2m x 2.6m
7.	POWDER ROOM 1	1.9m x 4.9m
8.	MAJLIS MEDIA ROOM	5.4m x 4.3m
9.	FAMILY LIVING	7.5m x 8.1m
10.	FAMILY DINING	4.0m x 8.1m
11.	SHOW KITCHEN	5.0m x 8.1m
12.	INFORMAL DINING	4.2m x 4.5m
13.	SERVICE KITCHEN	3.5m x 1.9m
14.	GUEST BEDROOM	5.6m x 5.6m
15.	GUEST BATHROOM	3.0m x 2.5m
16.	GUEST WARDROBE	3.9m x 2.2m
17.	POWDER ROOM 2	4.0m x 2.0m
18.	SECONDARY STAIRCASE	5.7m x 2.5m
19.	STAIRCASE	3.8m x 3.1m
20.	VESTIBULE	2.0m x 1.9m
21.	DRIVER'S BEDROOM	2.5m x 3.0m
22.	DRIVER'S BATHROOM	1.9m x 2.2m
23.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR

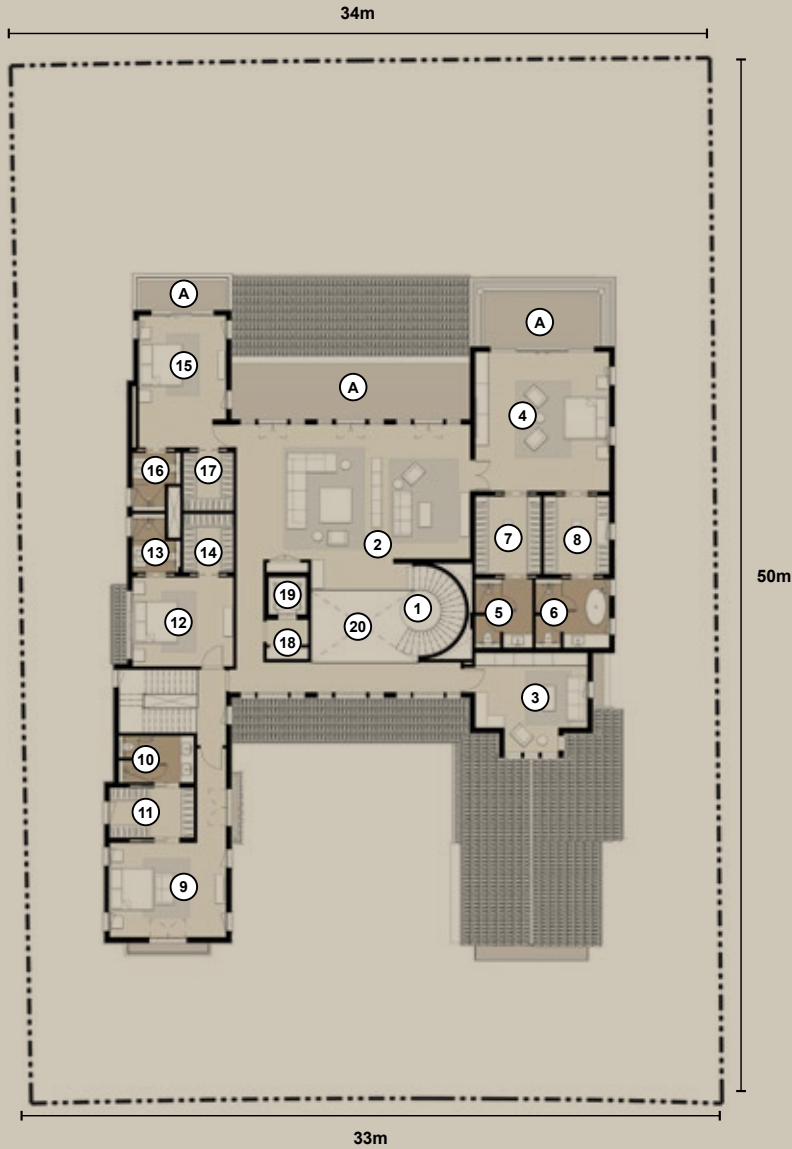
NAWAYEF HEIGHTS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.8m x 4.8m
2.	LOUNGE	11.3m x 6.5m
3.	LIBRARY	4.8m x 5.4m
4.	MASTER BEDROOM	6.5m x 6.7m
5.	MASTER BATHROOM 1	2.8m x 3.3m
6.	MASTER BATHROOM 2	3.6m x 3.3m
7.	MASTER WARDROBE 1	3.2m x 3.8m
8.	MASTER WARDROBE 2	3.2m x 3.8m
9.	BEDROOM 2	5.6m x 4.6m
10.	BEDROOM 2 BATHROOM	3.6m x 2.3m
11.	BEDROOM 2 WARDROBE	4.1m x 2.4m
12.	BEDROOM 3	4.8m x 4.3m
13.	BEDROOM 3 BATHROOM	2.3m x 2.8m
14.	BEDROOM 3 WARDROBE	2.4m x 2.7m
15.	BEDROOM 4	4.2m x 5.0m
16.	BEDROOM 4 BATHROOM	2.3m x 2.8m
17.	BEDROOM 4 WARDROBE	2.4m x 2.8m
18.	VESTIBULE	2.0m x 1.9m
19.	LIFT	N/A
20.	VOID	N/A

EXTERIOR

A.	BALCONY
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FIRST FLOOR

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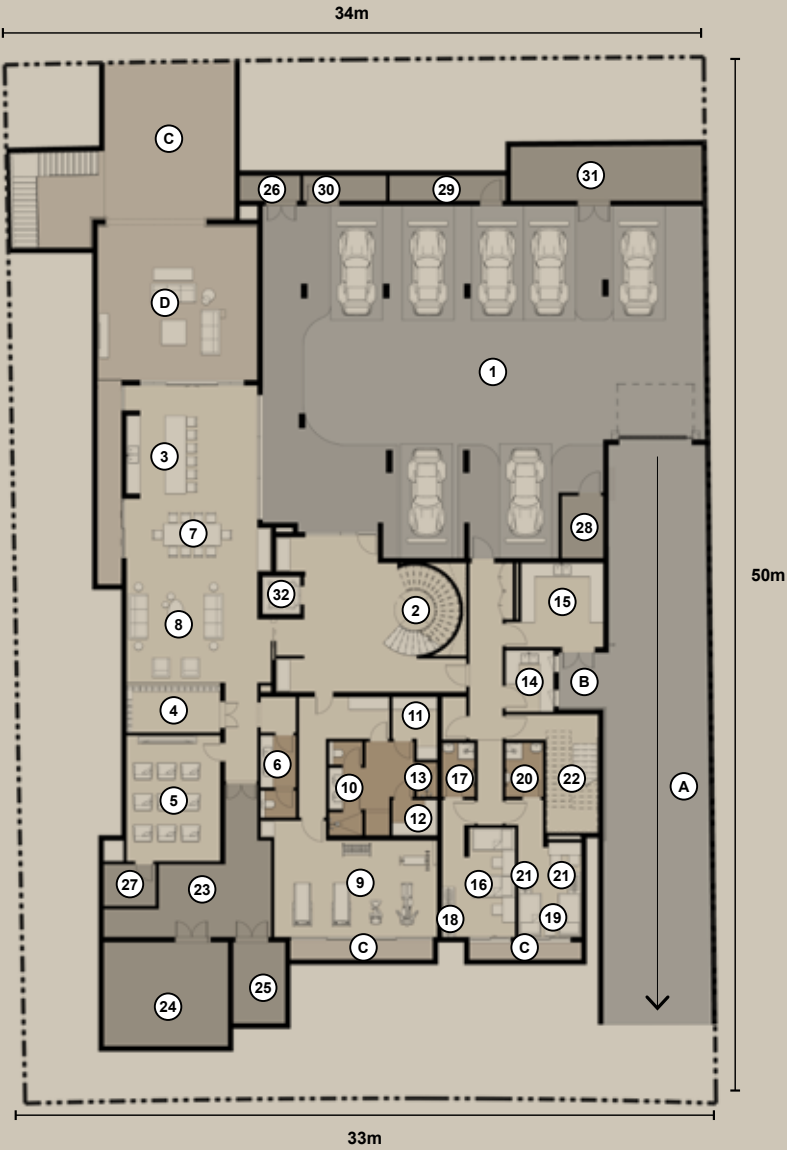
NAWAYEF HEIGHTS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	17.9m x 17m
2.	FEATURE STAIRCASE	4.3m x 4.6m
3.	BAR	6.4m x 5.5m
4.	CELLAR	4.5m x 2.4m
5.	FLEXIBLE ENTERTAINMENT	4.5m x 6.1m
6.	POWDER ROOM	1.7m x 4.0m
7.	BASEMENT DINING	6.3m x 3.5m
8.	BASEMENT MEDIA ROOM	7.0m x 5.4m
9.	GYM	7.8m x 4.7m
10.	CHANGING ROOM	4.0m x 4.5m
11.	SAUNA	2.2m x 3.0m
12.	STEAM ROOM	2.2m x 1.7m
13.	SHOWER	1.1m x 1.7m
14.	LAUNDRY	2.3m x 3.0m
15.	SERVICE KITCHEN	4.0m x 4.1m
16.	STAFF BEDROOM 1	3.1m x 4.6m
17.	STAFF BATHROOM 1	1.8m x 2.6m
18.	STAFF WARDROBE 1	1.0m x 1.0m
19.	STAFF BEDROOM 2	3.5m x 5.3m
20.	STAFF BATHROOM 2	1.5m x 2.6m
21.	STAFF WARDROBE 2	1.0m x 2.4m
22.	SECONDARY STAIRCASE	2.5m x 5.7m
23.	UTILITIES 1	8.6m x 6.0m
24.	UTILITIES 2	6.0m x 5.0m
25.	UTILITIES 3	2.5m x 3.9m
26.	UTILITIES 4	2.9m x 1.2m
27.	UTILITIES 5	2.5m x 2.0m
28.	HA ROOM	2.0m x 3.0m
29.	STORAGE 1	5.6m x 1.2m
30.	STORAGE 2	4.0m x 1.2m
31.	POOL EQUIPMENT	9.2m x 2.6m
32.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL
- B. LIGHT WELL
- C. COURTYARD
- D. OUTDOOR LOUNGE



BASEMENT FLOOR

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EXTERIOR PERSPECTIVE - FRONT ELEVATION



FORMAL DINNING



KITCHEN

CONTEMPORARY CALIFORNIAN



FAMILY LIVING



MASTER BEDROOM



MASTER BEDROOM

EXTERIOR PERSPECTIVE - REAR GARDEN AND POOL



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.

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