



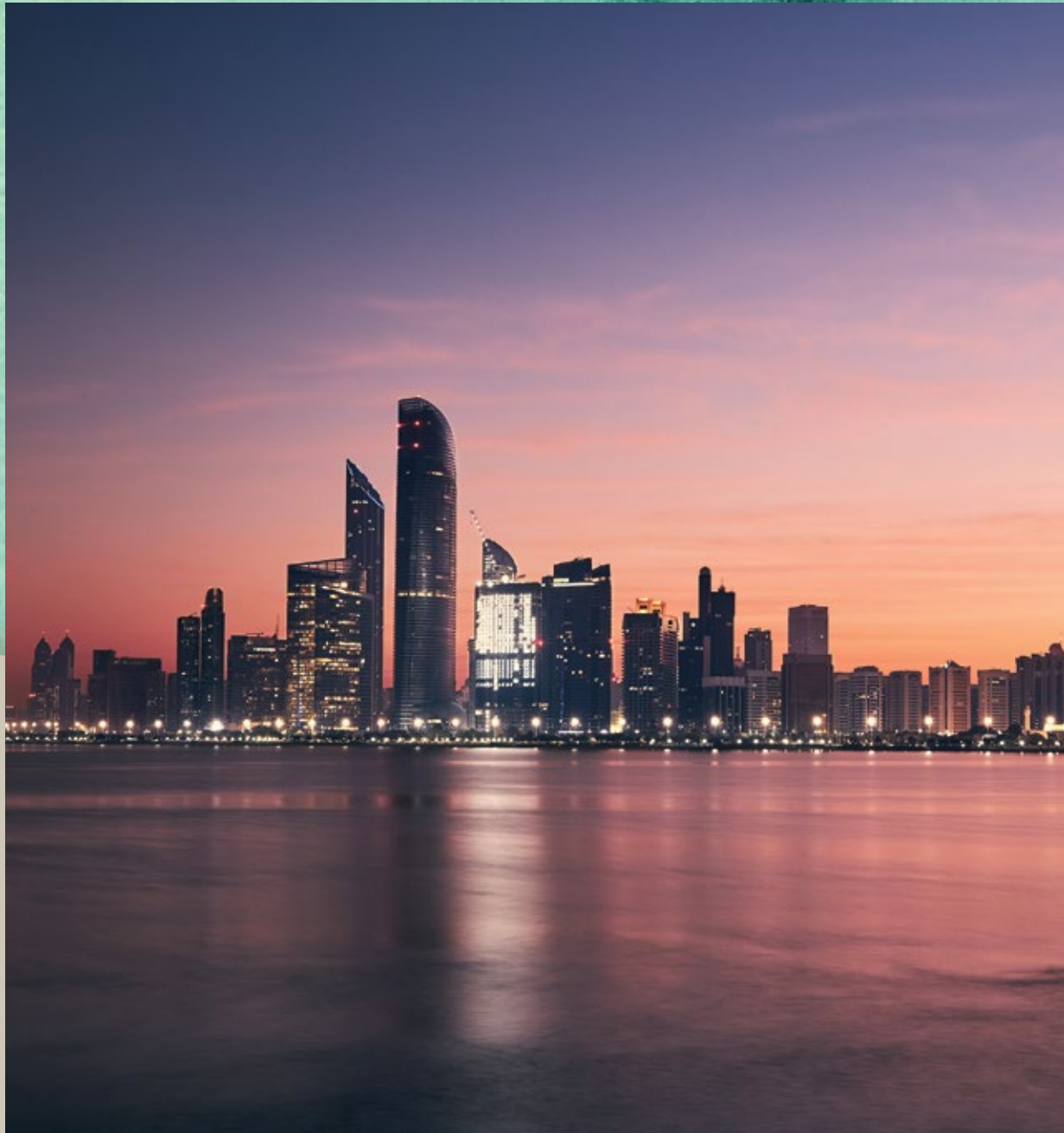
Nawayef Homes: Type 03

East Hill

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

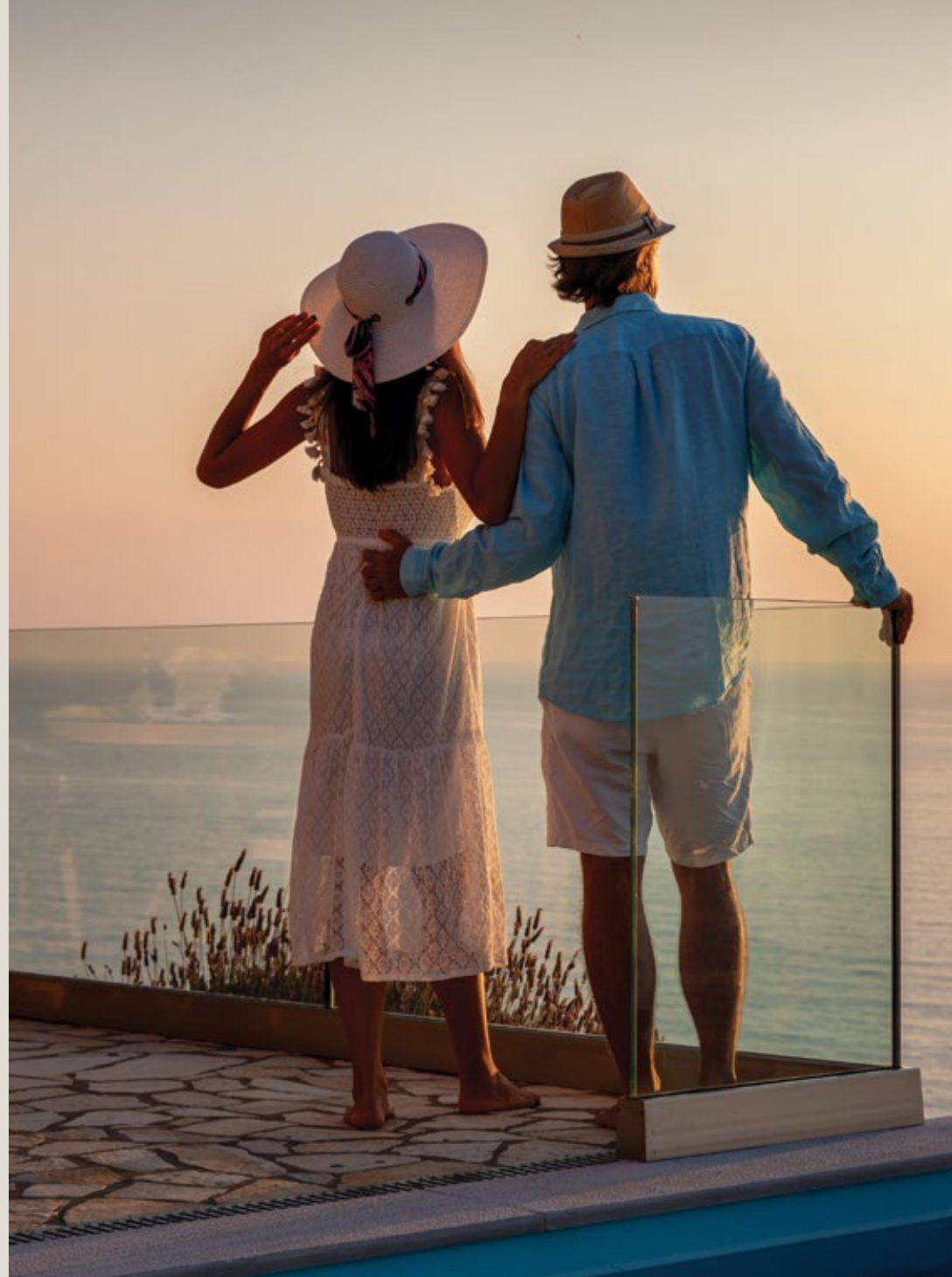
- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES



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 HOMES

Experience the charm of the medium-sized villas on the east hill at Nawayef, gracefully perched several metres above the rest of the island. This elevated positioning not only provides a picturesque panorama but also brings the added advantage of residing within a stone's throw of world-class sporting facilities and a coastline stretching for kilometres, making it an idyllic haven for small families seeking the perfect blend of privacy and accessibility.

Explore six distinct villa types, ranging from 370 to 468 square metres, each meticulously positioned to cultivate a harmonious and organic village atmosphere.

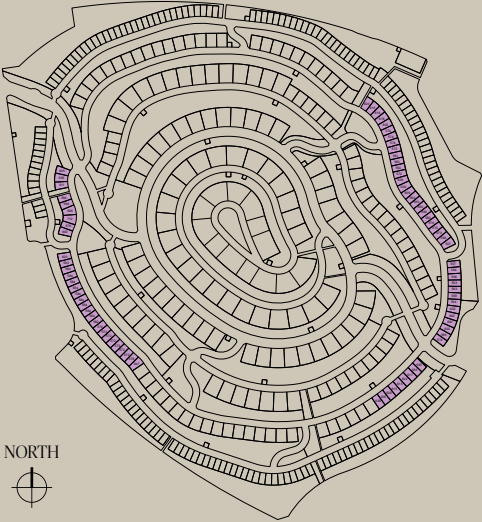
NAWAYEF HOMES

TYPE 03

This enchanting, traditional Spanish-inspired villa is meticulously crafted with a modest palette, primarily featuring smooth-coat stucco, thermally modified timber, clay tile roofing, and expansive windows. The villa boasts five bedrooms and five bathrooms, with floor-to-ceiling windows allowing an abundance of natural light to grace the interior. The well-appointed layout includes a show kitchen, a service kitchen, a spacious great room, and a separate dining area with seamless connectivity to the inviting outside garden, gracefully integrating indoor and outdoor living.

Step outside and envision a lifestyle enriched by a thoughtfully designed outdoor space. Imagine gathering around a cozy firepit in a charming courtyard, enjoying al fresco dining or relaxing in a covered outdoor lounge. There's also room for a BBQ area or a refreshing pool, perfect for entertaining or unwinding. Inside, the ground floor offers flexibility, with space that can be tailored to include a maid's quarters or a guest suite, adding to the appeal and functionality of this exceptional home.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 712 sqm

TYPE 03 | 5 BEDROOMS

BUA internal:	461 sqm
BUA external:	7 sqm



NAWAYEF HOMES
TYPE O3
ROOM SCHEDULE

INTERIOR

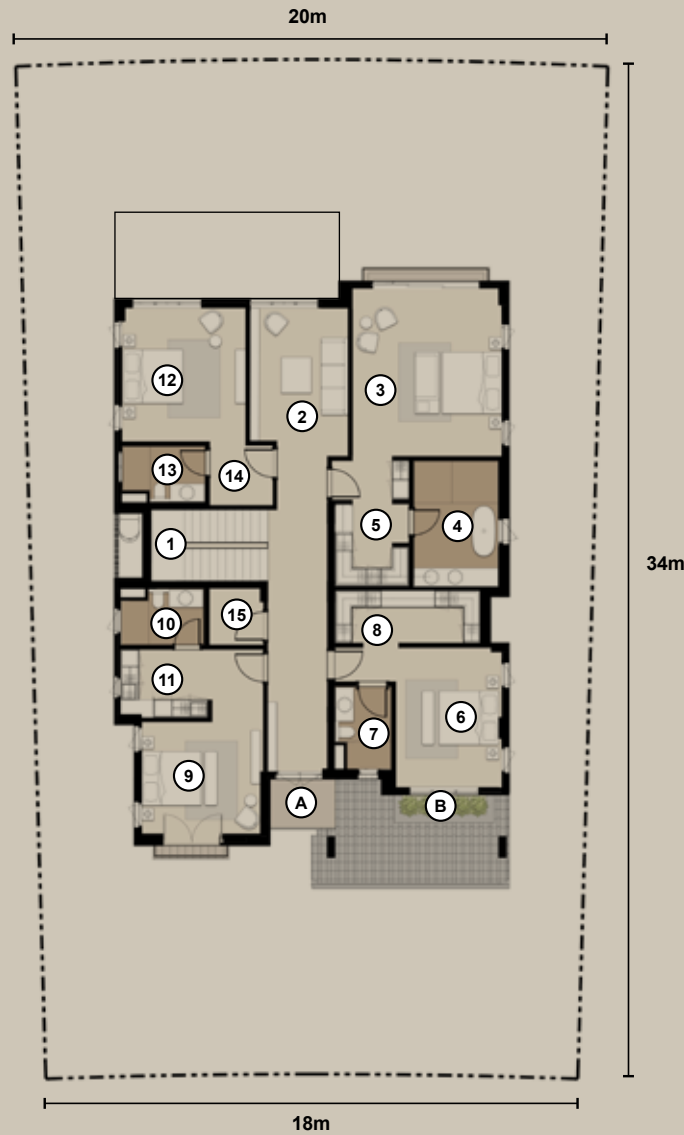
1-	MAIN ENTRANCE	N/A
2-	FOYER	6.4m x 2.0m
3-	FEATURE STAIRCASE	2.4m x 3.9m
4-	POWDER ROOM	1.5m x 2.8m
5-	FAMILY LIVING	6.7m x 4.9m
6-	FAMILY DINING	3.8m x 6.5m
7-	SHOW KITCHEN	7.1m x 4.0m
8-	OFFICE	4.7m x 2.2m
9-	GUEST BEDROOM	4.0m x 3.9m
10-	GUEST BATHROOM	2.7m x 1.8m
11-	GUEST WARDROBE	2.0m x 1.8m
12-	SERVICE KITCHEN	2.9m x 2.2m
13-	LAUNDRY	3.4m x 2.3m
14-	STAFF BEDROOM	2.2m x 3.3m
15-	STAFF BATHROOM	1.9m x 1.6m
16-	GARAGE	5.5m x 5.7m

EXTERIOR

- A- ENTRANCE
B- UTILITIES
C- SERVICE ACCESS
D- OUTDOOR LIVING
E- POOL
F- LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE O3
ROOM SCHEDULE

INTERIOR

1-	FEATURE STAIRCASE	2.4m x 3.9m
2-	FAMILY LOUNGE	4.5m x 3.3m
3-	MASTER BEDROOM	5.6m x 5.0m
4-	MASTER BATHROOM	4.2m x 2.8m
5-	MASTER WARDROBE	4.2m x 2.5m
6-	BEDROOM 2	3.6m x 4.7m
7-	BEDROOM 2 BATHROOM	1.8m x 2.7m
8-	BEDROOM 2 WARDROBE	1.8m x 4.9m
9-	BEDROOM 3	3.8m x 4.1m
10-	BEDROOM 3 BATHROOM	1.8m x 2.7m
11-	BEDROOM 3 WARDROBE	2.9m x 2.3m
12-	BEDROOM 4	4.5m x 4.2m
13-	BEDROOM 4 BATHROOM	1.8m x 2.7m
14-	BEDROOM 4 WARDROBE	2.1m x 2.0m
15-	LAUNDRY	1.9m x 1.8m

EXTERIOR

- A- BALCONY
B- PLANTER

EXTERIOR PERSPECTIVE - FRONT ELEVATION







MASTER BATHROOM



MASTER BEDROOM



POOL VIEW WITH SUNKEN FIREPIT 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.

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