



Nawayef Mansions

TYPE 02 AND 02 PLUS

BY **MÜDÖN**

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 regions 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

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. This is where 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 EAST AMENITIES

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

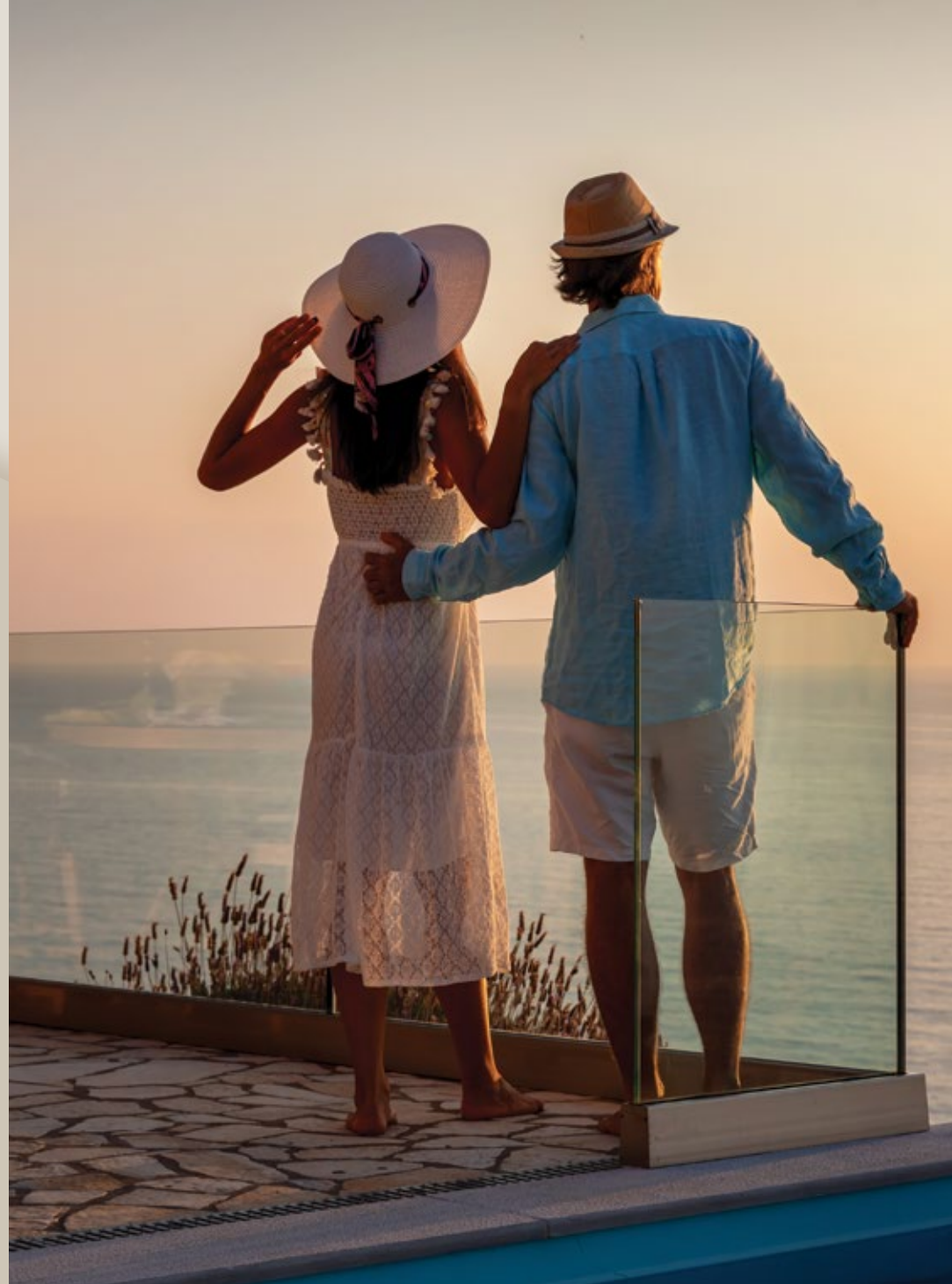


THE PINNACLE OF YOUR LEGACY

Welcome to Nawayef East, an exclusive development by Modon that redefines the landscape of Abu Dhabi. 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 Nawayef East, 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 MANSIONS

Discover the allure of Nawayef Mansions — an exclusive haven where you are invited to choose your ideal home from five distinctive variations, each set within generous grounds and boasting commanding views from the vibrant neighbourhood, to the Abu Dhabi skyline and the breathtaking azure expanse of the Arabian Gulf. The five spacious mansion designs boast an area of between 2,017 to 3,484 square metres of finely designed homes.

Seize this rare opportunity to reside in a distinguished home with unparalleled panoramas. What's more, you now have the liberty to select both your preferred grand design and the plot you wish to call home. This limited prospect opens the door for you to live at the pinnacle of Hudayriyat Island's most coveted neighbourhood. Make the most of this unique opportunity to shape this remarkable space into your very own.

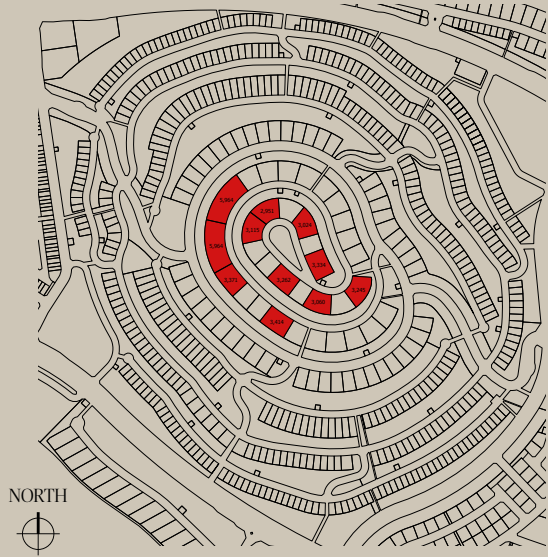
NAWAYEF MANSIONS

TYPE 02 AND 02 PLUS

Perched proudly at the top of the east hill on Hudayriyat Island, this mansion, with its robust classical aesthetic, blends subtly with the elegance of curves and a contemporary conception of space. Here, the transitions between areas flow seamlessly, as does the light that permeates through its filters and colonnades.

Discover its charm across two distinct levels: the ground floor, ingeniously extends to make the most of the plot, and hosts both the public and private spaces of this home. Venture to the upper floor, where family rooms and the master bedroom command a panoramic view of the city, ensuring the utmost privacy for the inhabitants of this majestic villa.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,951 – 3,333 sqm

TYPE 02 | 7 BEDROOMS

BUA internal: 2,334 sqm
BUA external: 193 sqm

TYPE 02 PLUS | 8 BEDROOMS

BUA internal: 2,500 sqm
BUA external: 452 sqm



NAWAYEF MANSIONS
TYPE O2
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	4.2m x 9.8m
3.	FEATURE STAIRCASE	4.3m x 5.5m
4.	POWDER ROOM 1	2.6m x 4.1m
5.	FAMILY LIVING	9.1m x 7.3m
6.	FAMILY DINING	5.9m x 7.4m
7.	FAMILY SITTING ROOM	7.5m x 7.1m
8.	SHOW KITCHEN	4.4m x 7.1m
9.	FORMAL FOYER	4.6m x 4.0m
10.	FORMAL LIVING	9.1m x 7.4m
11.	FORMAL DINING	5.9m x 7.5m
12.	OFFICE	6.4m x 6.5m
13.	PANTRY	2.4m x 4.0m
14.	POWDER ROOM 2	2.0m x 4.0m
15.	GUEST BEDROOM	6.0m x 4.9m
16.	GUEST WARDROBE	6.0m x 2.5m
17.	GUEST BATHROOM	6.0m x 1.9m
18.	GUEST LIVING	6.2m x 5.4m
19.	GUEST DINING	6.2m x 4.4m
20.	POOL POWDER ROOM	3.3m x 4.0m
21.	DRIVERS BEDROOM	2.4m x 3.0m
22.	DRIVERS BATHROOM	1.9m x 2.3m
23.	SECONDARY STAIRCASE	2.4m x 6.6m
24.	SERVICE LIFT	N/A
25.	LIFT	N/A

EXTERIOR

- A. ENTRANCE
- B. VISITOR ENTRANCE
- C. POOL
- D. OUTDOOR LIVING
- E. BASEMENT ACCESS RAMP
- F. UTILITIES
- G. LANDSCAPING
- H. OPEN TO BELOW



GROUND FLOOR

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.

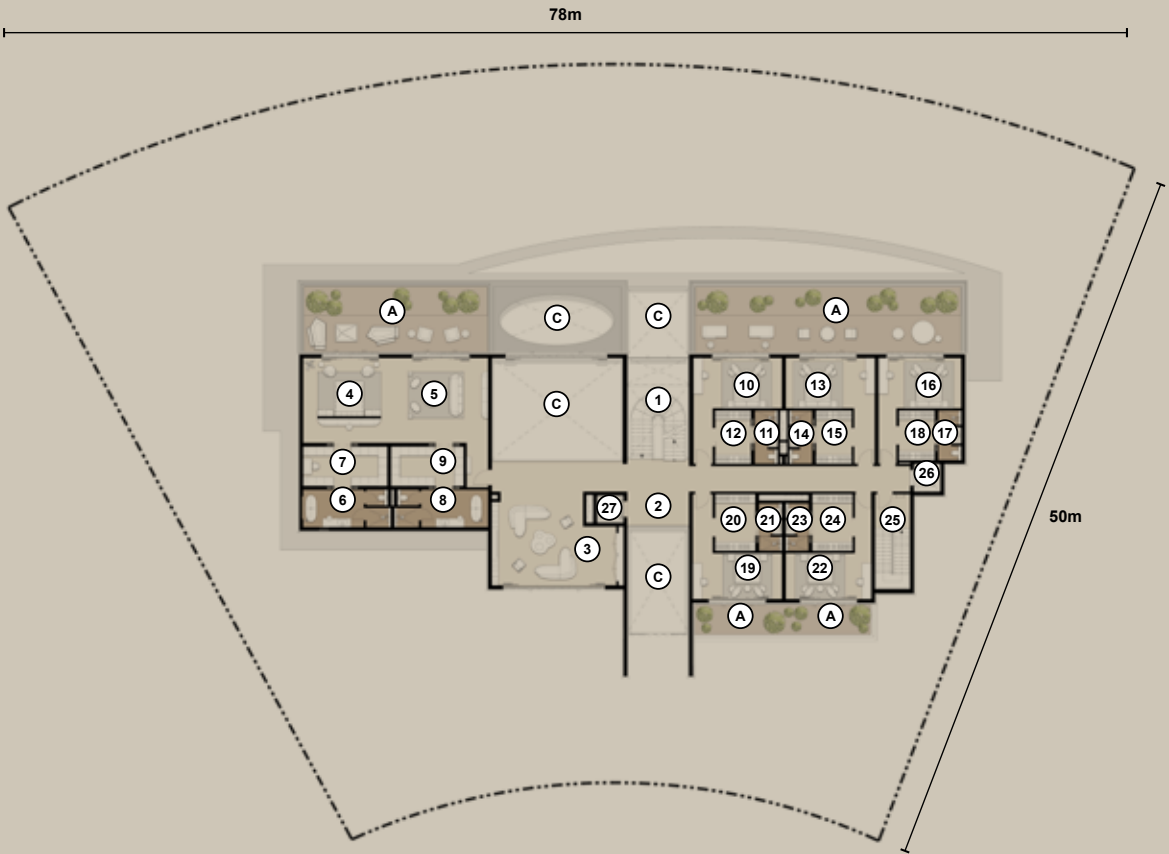
NAWAYEF MANSIONS
TYPE O2
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.3m x 5.6m
2.	FOYER	4.3m x 4.1m
3.	FAMILY LIVING	6.4m x 5.9m
4.	MASTER BEDROOM	6.4m x 5.9m
5.	MASTER LOUNGE	6.5m x 5.9m
6.	MASTER BATHROOM 1	6.1m x 2.6m
7.	MASTER WARDROBE 1	5.9m x 2.8m
8.	MASTER BATHROOM 2	6.5m x 2.6m
9.	MASTER WARDROBE 2	5.1m x 2.8m
10.	BEDROOM 2	6.2m x 3.5m
11.	BEDROOM 2 BATHROOM	1.6m x 3.7m
12.	BEDROOM 2 WARDROBE	2.5m x 3.7m
13.	BEDROOM 3	6.2m x 3.5m
14.	BEDROOM 3 BATHROOM	1.6m x 3.7m
15.	BEDROOM 3 WARDROBE	2.5m x 3.7m
16.	BEDROOM 4	5.8m x 3.5m
17.	BEDROOM 4 BATHROOM	1.6m x 3.5m
18.	BEDROOM 4 WARDROBE	2.5m x 3.6m
19.	BEDROOM 5	6.2m x 3.2m
20.	BEDROOM 5 BATHROOM	1.6m x 3.3m
21.	BEDROOM 5 WARDROBE	2.8m x 4.0m
22.	BEDROOM 6	6.0m x 3.2m
23.	BEDROOM 6 BATHROOM	1.6m x 3.3m
24.	BEDROOM 6 WARDROBE	2.8m x 4.0m
25.	SECONDARY STAIRCASE	2.5m x 6.6m
26.	SERVICE LIFT	N/A
27.	LIFT	N/A

EXTERIOR

- A. TERRACE
- B. LANDSCAPING
- C. OPEN TO BELOW



FIRST FLOOR

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NAWAYEF MANSIONS
TYPE O2 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.3m x 5.2m
2.	FOYER	4.3m x 2.9m
3.	PENTHOUSE LIVING	4.8m x 5.5m
4.	POWDER ROOM	3.5m x 2.3m
5.	PENTHOUSE BEDROOM	5.8m x 3.6m
6.	PENTHOUSE BATHROOM	6.2m x 2.6m
7.	PENTHOUSE WARDROBE	5.8m x 1.6m
8.	PENTHOUSE DINING	4.3m x 5.5m
9.	LIFT	N/A

EXTERIOR

A.	ROOF TERRACE
B.	UTILITIES
C.	OPEN TO BELOW



TYPE O2 PLUS | SECOND FLOOR | PENTHOUSE

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78m



BASEMENT FLOOR

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NAWAYEF MANSIONS
TYPE O2
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	20.7m x 21.8m
2.	FEATURE STAIRCASE	4.3m x 7.4m
3.	FOYER	4.3m x 4.7m
4.	LOUNGE	9.2m x 6.3m
5.	CELLAR	4.3m x 7.7m
6.	POWDER ROOM	2.5m x 4.1m
7.	SHOWER	1.6m x 2.2m
8.	GYM	12.2m x 4.7m
9.	SPA	7.8m x 15.6m
10.	STEAM ROOM	2.5m x 2.8m
11.	SAUNA	2.5m x 3.6m
12.	CHANGING ROOMS	6.1m x 3.4m
13.	LAUNDRY	6.3m x 2.6m
14.	SERVICE KITCHEN	3.2m x 5.5m
15.	UTILITIES	1.9m x 4.1m
16.	STAFF BEDROOM 1	4.4m x 3.2m
17.	STAFF BATHROOM 1	2.5m x 2.1m
18.	STAFF WARDROBE 1	0.5m x 2.1m
19.	STAFF BEDROOM 2	4.5m x 3.2m
20.	STAFF BATHROOM 2	2.5m x 2.1m
21.	STAFF WARDROBE 2	0.5m x 2.1m
22.	SECONDARY STAIRCASE	2.5m x 6.6m
23.	POOL EQUIPMENT	5.0m x 4.8m
24.	STORE 1	2.7m x 2.1m
25.	STORE 2	4.2m x 2.1m
26.	UTILITIES	9.2m x 5.7m
27.	IT & HA	2.5m x 3.7m
28.	UTILITIES	5.3m x 3.7m
29.	SERVICE LIFT	N/A
30.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	TERRACE
C.	COURTYARD

EXTERIOR PERSEPCTIVE - STREET VIEW





POOL VIEW



OUTDOOR LIVING



FOYER



MAJLIS



FORMAL LIVING

SHOW KITCHEN & FORMAL DINING





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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