



Nawayef Mansions

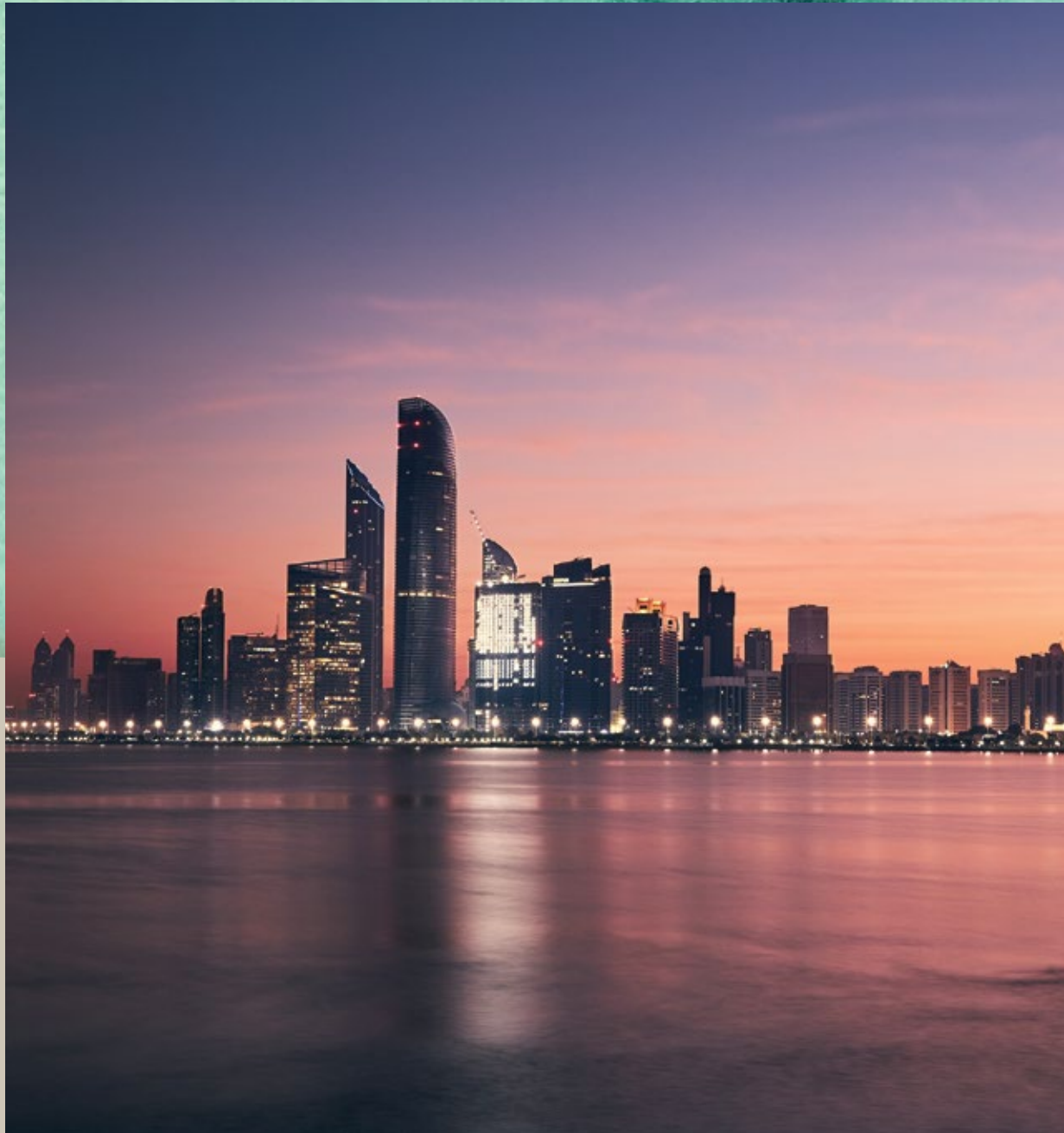
TYPE 04 AND 04 PLUS

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

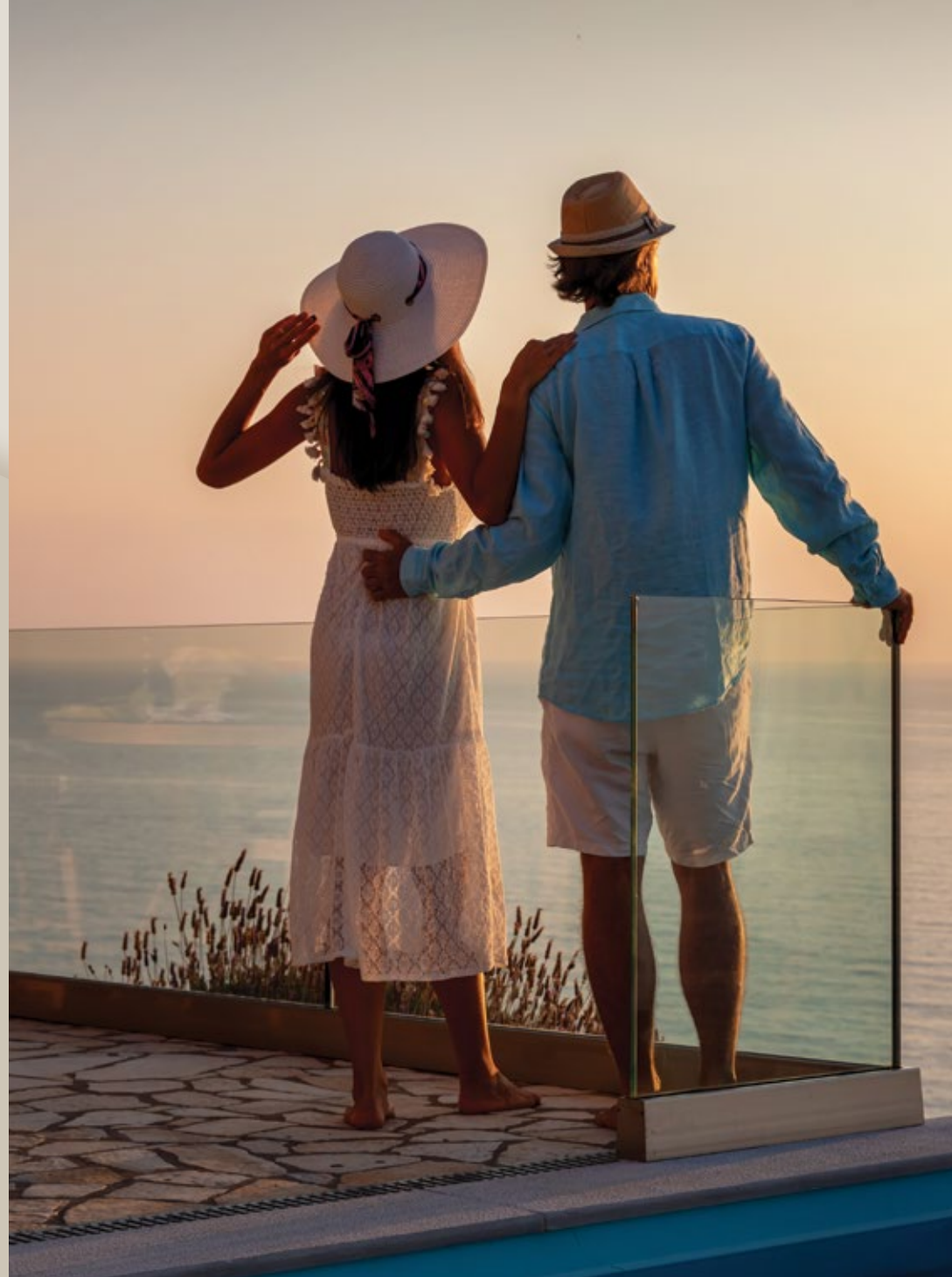


THE PINNACLE OF YOUR LEGACY

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

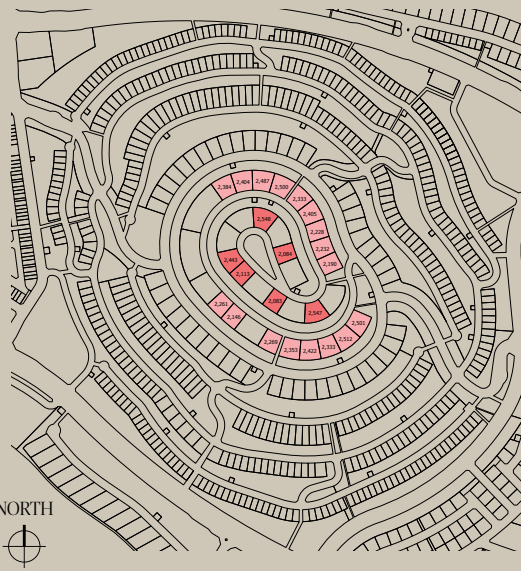
TYPE O4 AND O4 PLUS

Discover a contemporary Mediterranean masterpiece where extensive glazing creates a series of connected indoor and outdoor living spaces that enhance the natural surroundings in this spectacular hillside location. This architectural beauty is a testament to an open, airy design that blends harmoniously with its environment.

Clean lines and a minimalist aesthetic define this mansion, featuring lavish travertine surfaces on the façade and contemporary dark brass screen details. These elements serve not only as decor but also as functional shading, creating a symphony of style and comfort. The outdoor spaces are designed to enable intimate social gatherings, offering versatile areas to share moments with friends and family, all while immersed in the serenity of the outdoors.

Inside, this home unfolds with an array of formal living areas, providing you with the space to craft your own lifestyle. With seven or eight bedrooms, each boasting private ensuite bathrooms and walk-in wardrobes, the mansion effortlessly combines convenience and luxury. Family play areas, media rooms, a well-equipped gym and a spa overlooking the inviting swimming pool provide an elegant and comfortable retreat for the years to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,076 – 2,548 sqm

TYPE O4 | 7 BEDROOMS

BUA internal:	2,402 sqm
BUA external:	100 sqm

TYPE O4 PLUS | 8 BEDROOMS

BUA internal:	2,647 sqm
BUA external:	300 sqm



NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	4.7m x 5.5m
3.	FEATURE STAIRCASE	1.9m x 8.0m
4.	MAJLIS	5.7m x 9.2m
5.	FORMAL LOUNGE	5.9m x 5.0m
6.	FORMAL DINING 1	4.1m x 7.0m
7.	PANTRY	2.5m x 4.1m
8.	POWDER ROOM 1	3.9m x 2.5m
9.	FAMILY LIVING	8.7m x 7.7m
10.	FAMILY DINING	10.1m x 5.6m
11.	POWDER ROOM 2	2.9m x 2.7m
12.	POWDER ROOM 3	2.5m x 2.7m
13.	FORMAL DINING 2	4.8m x 7.6m
14.	SHOW KITCHEN	8.3m x 5.9m
15.	SERVICE KITCHEN	6.7m x 3.0m
16.	DRY PANTRY	2.0m x 2.7m
17.	OFFICE	5.6m x 6.1m
18.	GUEST BEDROOM	5.6m x 4.8m
19.	GUEST BATHROOM	3.2m x 2.2m
20.	GUEST WARDROBE	2.2m x 2.2m
21.	SECONDARY STAIRCASE	2.5m x 6.2m
22.	COURTYARD	7.3m x 4.9m
23.	DRIVERS BEDROOM	2.4m x 3.0m
24.	DRIVERS BATHROOM	1.9m x 2.2m
25.	LIFT	N/A

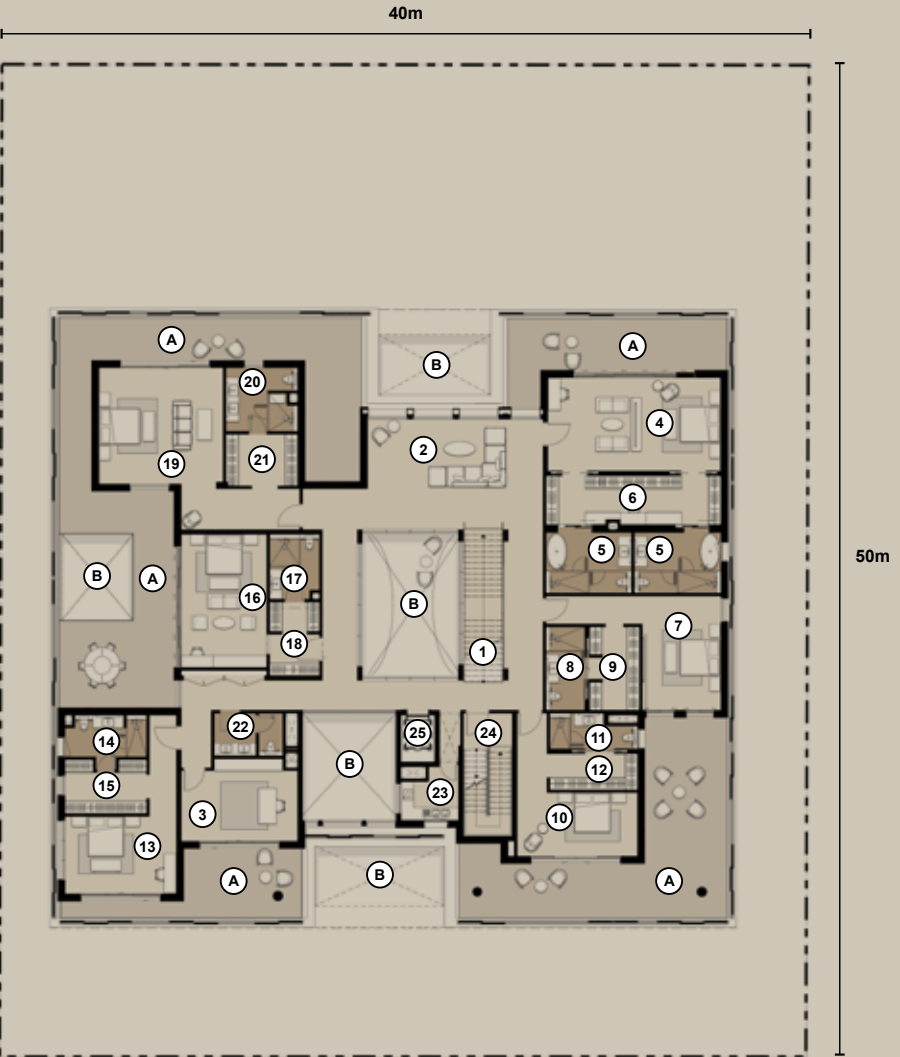
EXTERIOR

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



GROUND FLOOR

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FIRST FLOOR

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NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 8.0m
2.	FAMILY LIVING	8.8m x 3.5m
3.	OFFICE	5.9m x 4.2m
4.	MASTER BEDROOM	8.7m x 4.7m
5.	MASTER BATHROOM 1	8.8m x 3.1m
6.	MASTER WARDROBE 1	8.8m x 2.5m
7.	BEDROOM 2	4.0m x 5.8m
8.	BEDROOM 2 BATHROOM	2.0m x 4.2m
9.	BEDROOM 2 WARDROBE	2.5m x 4.2m
10.	BEDROOM 3	6.1m x 3.2m
11.	BEDROOM 3 BATHROOM	4.4m x 1.8m
12.	BEDROOM 3 WARDROBE	4.4m x 1.8m
13.	BEDROOM 4	5.6m x 4.0m
14.	BEDROOM 4 BATHROOM	4.1m x 2.1m
15.	BEDROOM 4 WARDROBE	4.1m x 2.7m
16.	BEDROOM 5	4.3m x 6.7m
17.	BEDROOM 5 BATHROOM	2.5m x 3.3m
18.	BEDROOM 5 WARDROBE	2.5m x 3.7m
19.	BEDROOM 6	6.3m x 5.9m
20.	BEDROOM 6 BATHROOM	3.6m x 3.2m
21.	BEDROOM 6 WARDROBE	3.6m x 2.6m
22.	POWDER ROOM	3.5m x 2.2m
23.	SERVICE KITCHEN	2.9m x 2.8m
24.	SECONDARY STAIRCASE	2.5m x 6.2m
25.	LIFT	N/A

EXTERIOR

A.	TERRACE
B.	OPEN TO BELOW

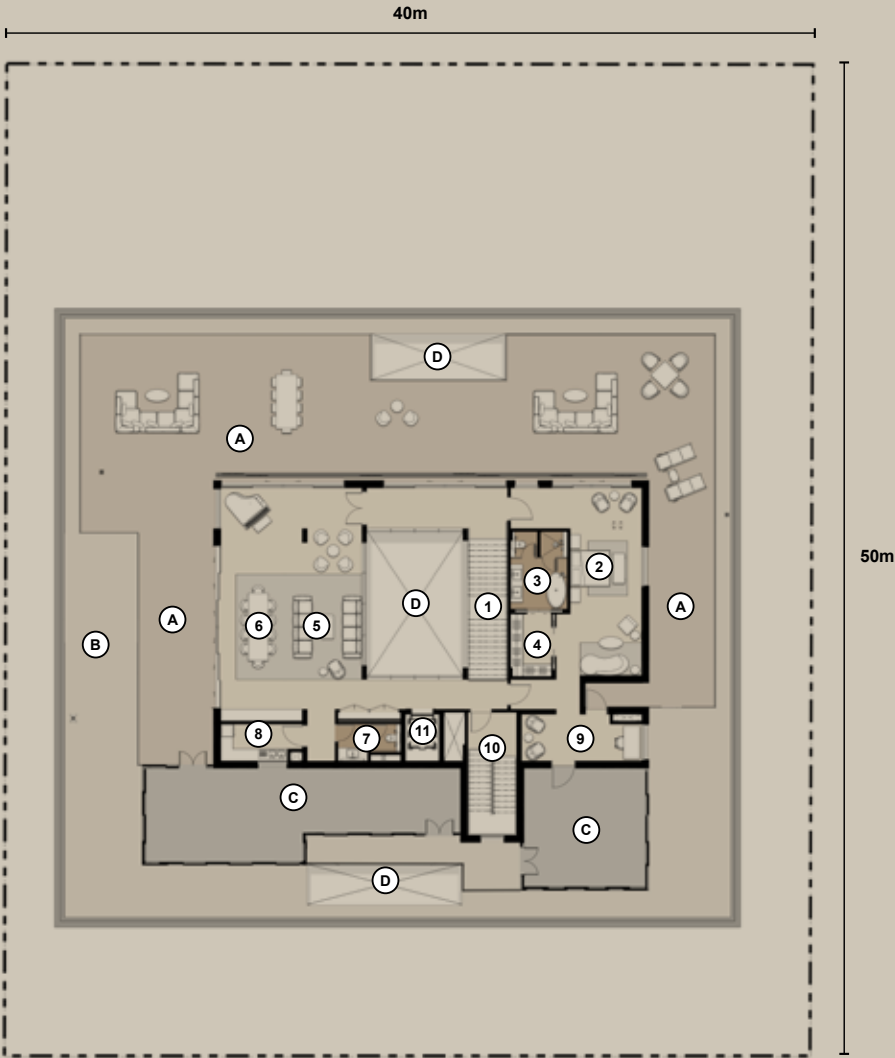
NAWAYEF MANSIONS
TYPE O4 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 7.7m
2.	PENTHOUSE BEDROOM	3.6m x 9.5m
3.	PENTHOUSE BATHROOM	2.9m x 3.9m
4.	PENTHOUSE WARDROBE	2.1m x 3.2m
5.	PENTHOUSE LIVING	3.9m x 9.7m
6.	PENTHOUSE DINING	3.2m x 9.7m
7.	POWDER ROOM	3.2m x 1.9m
8.	PANTRY	4.1m x 1.9m
9.	STUDY ROOM	6.0m x 2.4m
10.	SECONDARY STAIRCASE	2.5m x 6.2m
11.	LIFT	N/A

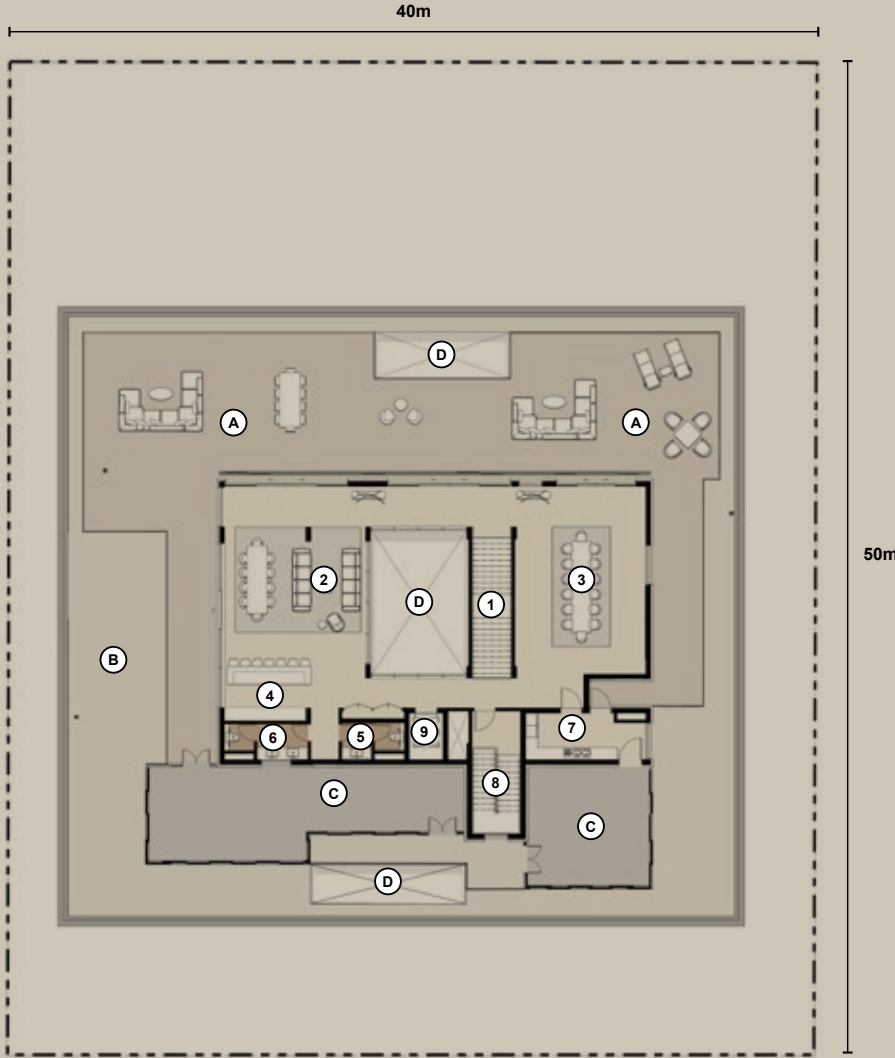
EXTERIOR

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



TYPE O4 PLUS | SECOND FLOOR | Penthouse Option

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TYPE O4 PLUS | SECOND FLOOR | Family Entertainment Option

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NAWAYEF MANSIONS
TYPE O4 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 7.7m
2.	ENTERTAINMENT LIVING	7.1m x 9.0m
3.	ENTERTAINMENT DINING	6.6m x 9.5m
4.	BAR	7.1m x 3.0m
5.	POWDER ROOM 1	3.0m x 1.8m
6.	POWDER ROOM 2	4.0m x 1.5m
7.	PANTRY	6.0m x 2.4m
8.	SECONDARY STAIRCASE	2.5m x 6.2m
9.	LIFT	N/A

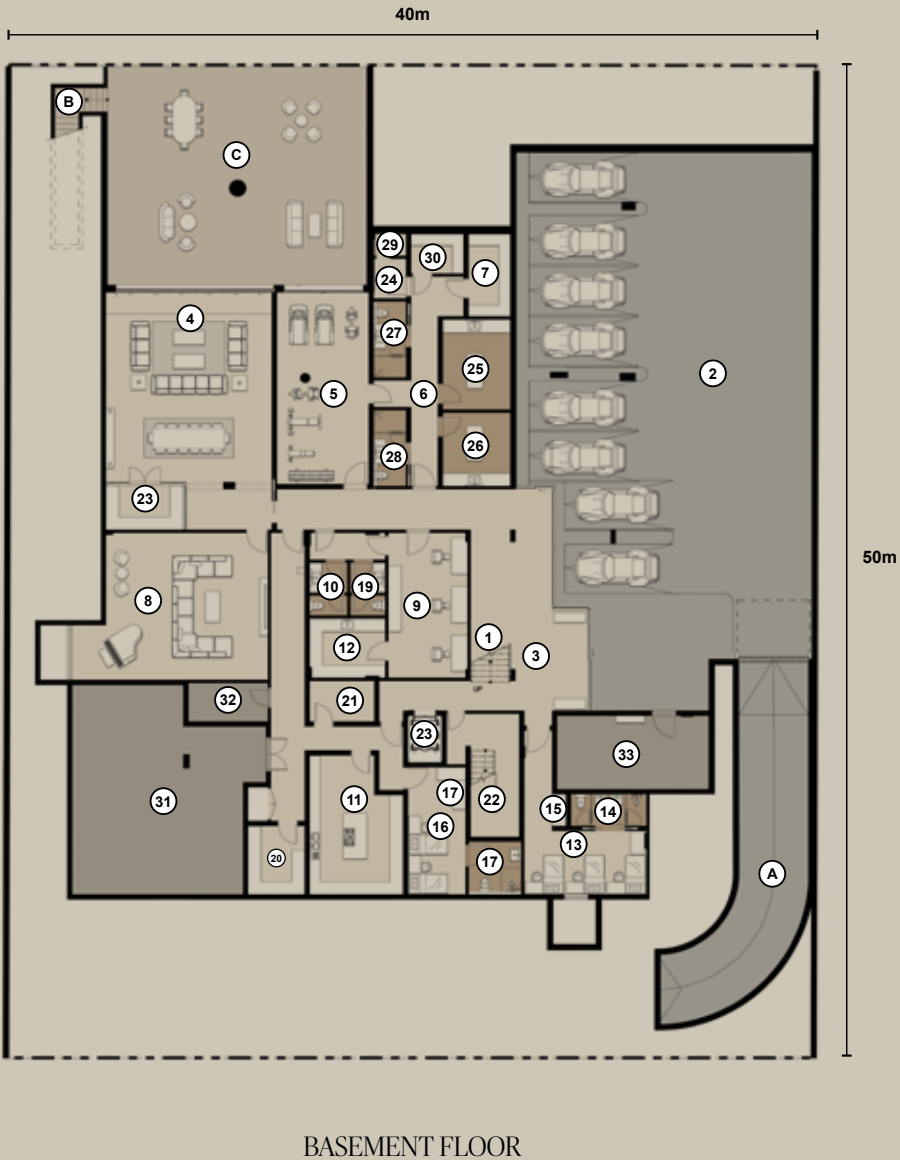
EXTERIOR

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

NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR		
1.	FEATURE STAIRCASE	2.0m x 7.6m
2.	CAR GALLERY	14.0m x 22.2m
3.	FOYER	3.7m x 5.1m
4.	LOUNGE	8.4m x 5.7m
5.	GYM	4.6m x 9.7m
6.	SPA	6.9m x 10.6m
7.	SAUNA	2.1m x 4.2m
8.	CINEMA	8.2m x 7.4m
9.	SALON	4.0m x 7.3m
10.	POWDER ROOM 1	1.9m x 2.7m
11.	SERVICE KITCHEN	4.7m x 7.0m
12.	WET STORE	4.0m x 3.0m
13.	STAFF BEDROOM 1	6.2m x 3.2m
14.	STAFF BATHROOM 1	3.8m x 1.6m
15.	STAFF WARDROBE 1	1.5m x 1.0m
16.	STAFF BEDROOM 2	2.9m x 6.4m
17.	STAFF BATHROOM 2	2.7m x 2.7m
18.	STAFF WARDROBE 2	2.1m x 1.6m
19.	POWDER ROOM 2	1.9m x 2.7m
20.	LAUNDRY	2.9m x 3.5m
21.	STORE	3.2m x 2.1m
22.	SECONDARY STAIRCASE	2.5m x 6.2m
23.	WINE CELLAR	3.9m x 2.3m
24.	STORE	1.6m x 2.0m
25.	TREATMENT ROOM	3.4m x 4.6m
26.	HAMMAM	3.4m x 3.7m
27.	CHANGING ROOM 1	1.6m x 3.8m
28.	CHANGING ROOM 2	1.6m x 3.8m
29.	EQUIPMENT ROOM	1.6m x 1.1m
30.	SAUNA	2.7m x 2.0m
31.	UTILITIES 1	8.6m x 10.6m
32.	UTILITIES 2	7.6m x 3.7m
33.	UTILITIES 3	4.0m x 2.0m
34.	LIFT	N/A

- EXTERIOR
- A. RAMP TO GROUND LEVEL
 - B. EXTERNAL STAIRCASE
 - C. OUTDOOR LIVING



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STEP INTO A CONTEMPORARY MEDITERRANEAN MASTERPIECE



FORMAL LIVING





MAJLIS



SHOW KITCHEN

MASTER BEDROOM



EXTERIOR PERSPECTIVE - BACK ELEVATION



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