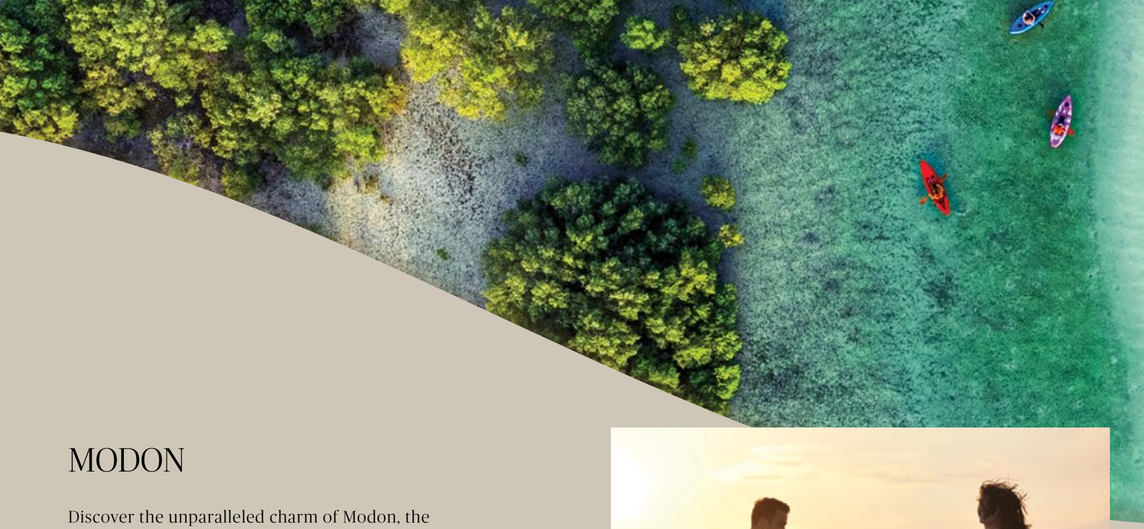
Nawayef
WEST

Nawayef Heights

TYPE 01

BY MODON

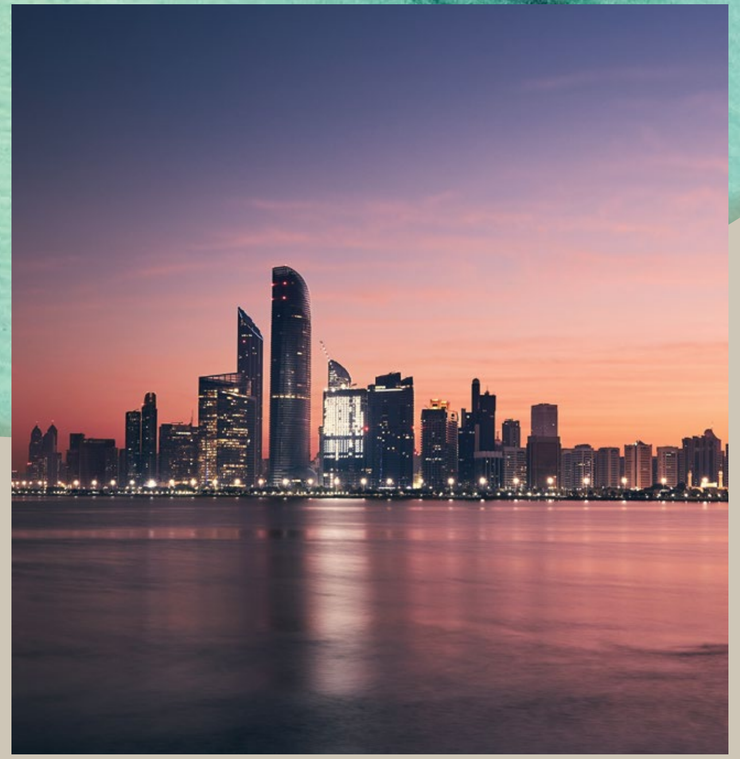


MODON

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 NOJOUM
- HUDAYRIYAT HERITAGE TRAIL
- SURF ABU DHABI

NAWAYEF WEST AMENITIES

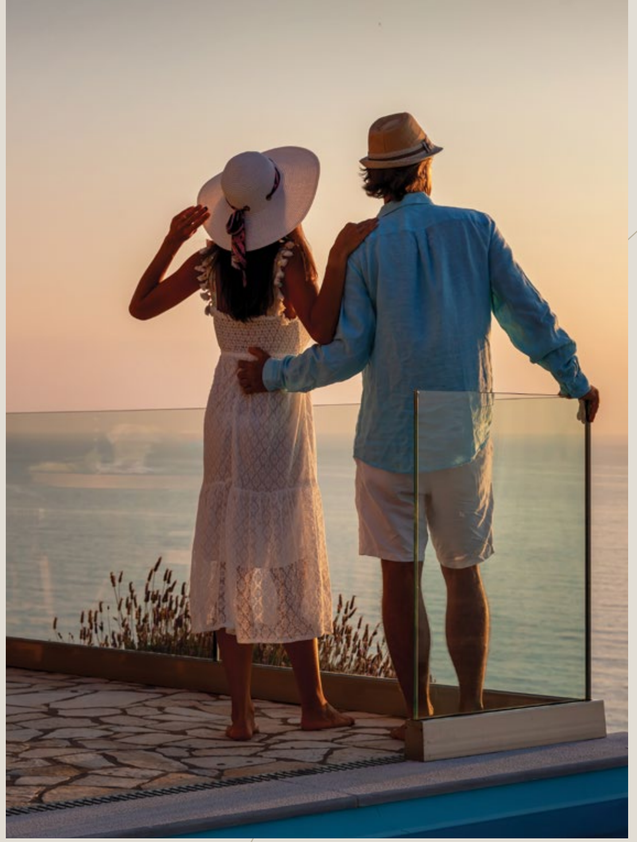
- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES

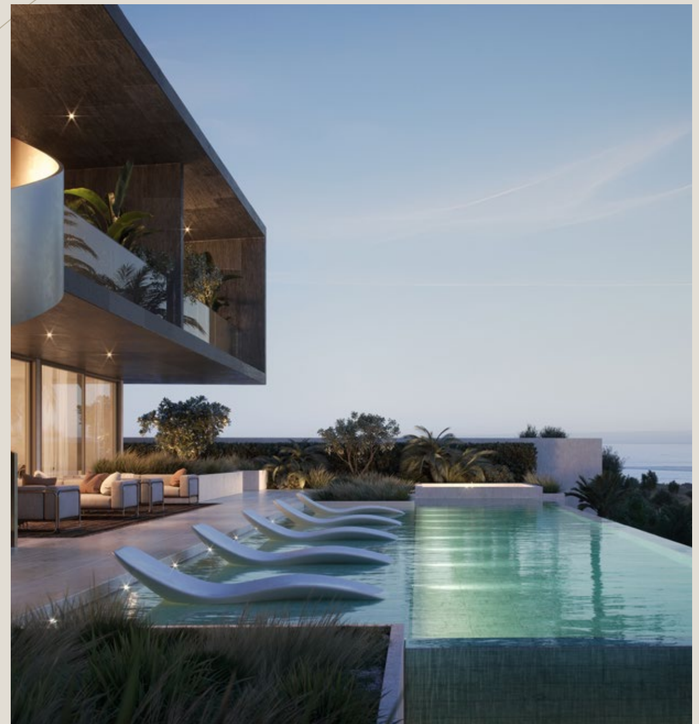
Nawayef
WEST

ELEVATED ISLAND LIVING AT ITS FINEST

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 West, 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 Nawayef West. 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 810 to 1,600 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 Nawayef West 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 1,683 - 1,783 sqm

TYPE 01 | 7 BEDROOMS

FIRST FLOOR	556 m²
GROUND FLOOR	506 m²
BASEMENT	519 m²
GRAND TOTAL	*1,581 m²

**Excluding Parking*



NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1 -	MAIN ENTRANCE	N/A
2 -	FOYER	3.0m x 3.0m
3 -	GRAND HALL	7.3m x 3.0m
4 -	FEATURE STAIRCASE	6.8m x 5.4m
5 -	POWDER ROOM	3.2m x 1.8m
6 -	MAJLIS	7.8m x 7.7m
7 -	MAJLIS DINING	7.7m x 5.6m
8 -	FAMILY LIVING	9.8m x 7.2m
9 -	FAMILY DINING	9.8m x 5.3m
10 -	SHOW KITCHEN	7.1m x 3.5m
11 -	PANTRY	2.9m x 2.5m
12 -	OFFICE	6.0m x 5.4m
13 -	GUEST BEDROOM	5.2m x 4.5m
14 -	GUEST BATHROOM	1.8m x 4.5m
15 -	GUEST WARDROBE	2.3m x 3.1m
16 -	SECONDARY STAIRCASE	4.7m x 2.5m
17 -	DRIVER'S BEDROOM	3.8m x 2.0m
18 -	DRIVER'S BATHROOM	2.1m x 1.8m
19 -	LIFT	N/A

EXTERIOR

20 - ENTRANCE
21 - BASEMENT ACCESS RAMP
22 - PARKING
23 - UTILITIES
24 - OUTDOOR LIVING
25 - POOL
26 - EXTERNAL STAIRCASE
27 - LANDSCAPING
28 - LOWER TERRACE



GROUND FLOOR



FIRST FLOOR

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NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	7.1m x 5.5m
2 -	LOUNGE	8.2m x 6.1m
3 -	DINING	8.2m x 3.9m
4 -	SHOW KITCHEN	8.2m x 2.4m
5 -	POWDER ROOM	3.2m x 1.8m
6 -	MASTER BEDROOM	6.8m x 5.4m
7 -	MASTER BATHROOM 1	4.2m x 3.6m
8 -	MASTER BATHROOM 2	4.8m x 3.9m
9 -	MASTER WARDROBE 1	4.4m x 2.7m
10 -	MASTER WARDROBE 2	6.9m x 3.7m
11 -	BEDROOM 2	5.5m x 4.2m
12 -	BEDROOM 2 BATHROOM	4.2m x 3.6m
13 -	BEDROOM 2 WARDROBE	3.6m x 1.8m
14 -	BEDROOM 3	4.5m x 3.8m
15 -	BEDROOM 3 BATHROOM	3.1m x 2.3m
16 -	BEDROOM 3 WARDROBE	2.0m x 2.5m
17 -	BEDROOM 4	4.2m x 3.9m
18 -	BEDROOM 4 BATHROOM	2.3m x 3.1m
19 -	BEDROOM 4 WARDROBE	2.2m x 1.0m
20 -	BEDROOM 5	4.5m x 3.6m
21 -	BEDROOM 5 BATHROOM	2.3m x 3.4m
22 -	BEDROOM 5 WARDROBE	2.8m x 1.0m
23 -	BEDROOM 6	5.6m x 3.9m
24 -	BEDROOM 6 BATHROOM	2.3m x 3.4m
25 -	BEDROOM 6 WARDROBE	2.8m x 1.0m
26 -	SECONDARY STAIRCASE	4.7m x 2.5m
27 -	STORE	3.6m x 1.8m
28 -	LIFT	N/A
29 -	VOID	N/A

EXTERIOR

30 - BALCONY
31 - FEATURE SCREEN

NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1 -	CAR GALLERY	13.8m x 15.6m
2 -	BAR	9.6m x 7.9m
3 -	GYM	9.0m x 8.2m
4 -	CHANGING ROOM	5.5m x 4.5m
5 -	SAUNA	2.3m x 1.9m
6 -	STEAM ROOM	2.3m x 1.9m
7 -	CINEMA	8.2m x 4.3m
8 -	POWDER ROOM	2.3m x 1.8m
9 -	LAUNDRY	4.0m x 3.0m
10 -	SERVICE KITCHEN	5.2m x 3.0m
11 -	STAFF BEDROOM 1	7.5m x 3.4m
12 -	STAFF BATHROOM 1	2.1m x 3.0m
13 -	STAFF BEDROOM 2	2.7m x 3.4m
14 -	STAFF BATHROOM 2	2.1m x 2.7m
15 -	FEATURE STAIRCASE	7.3m x 4.4m
16 -	SECONDARY STAIRCASE	4.7m x 2.5m
17 -	LIFT	N/A

EXTERIOR

18 - RAMP TO GROUND LEVEL
19 - EXTERNAL STAIRCASE
20 - OUTDOOR SPA
21 - UTILITIES



BASEMENT FLOOR

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EXTERIOR PERSPECTIVE - STREET VIEW



EXTERIOR PERSPECTIVE - FRONT ENTRANCE



FAMILY LIVING AND DINING



CAR GALLERY & ENTERTAINMENT ZONE

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