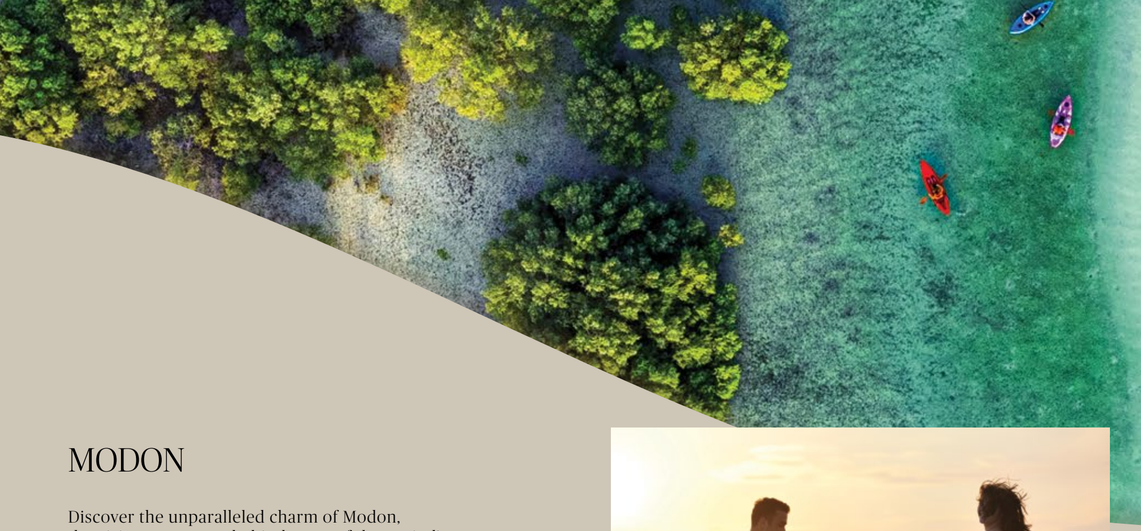
Nawayef
WEST

Nawayef Heights

TYPE 05

BY MODON

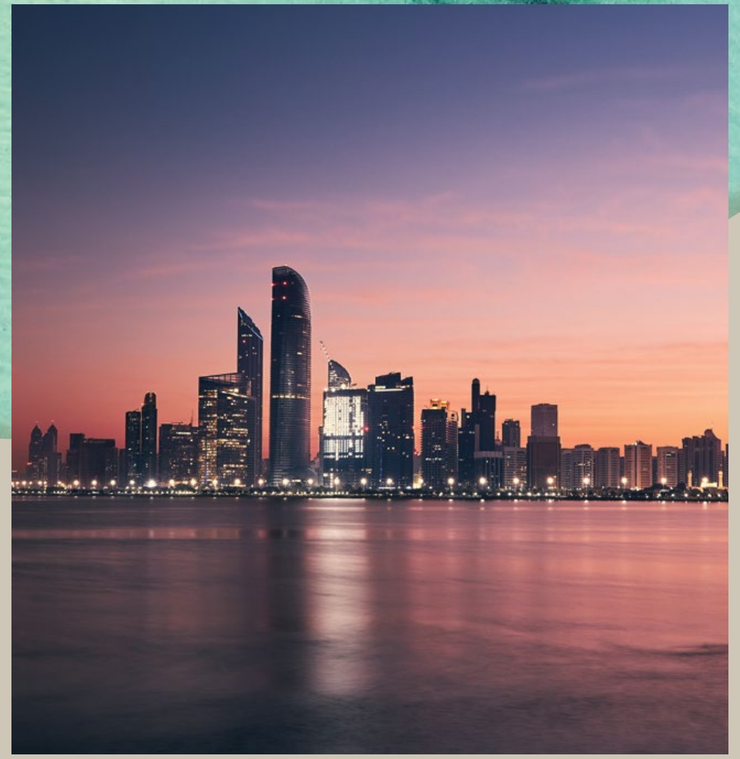


MODON

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 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 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

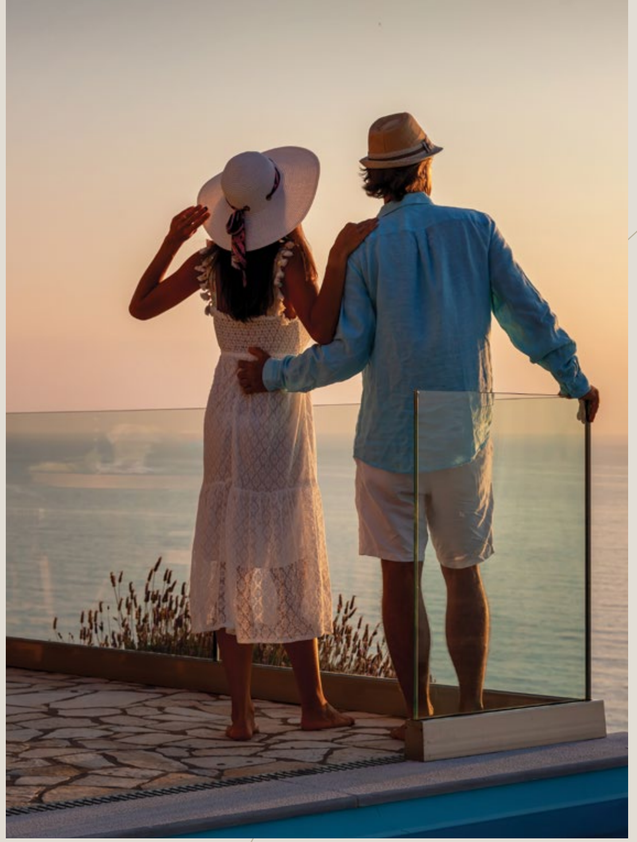
Nawayef
WEST

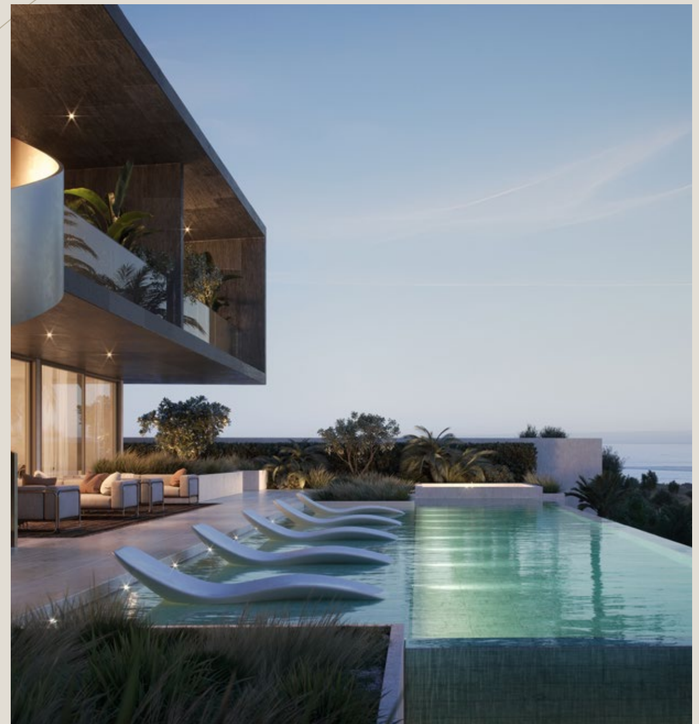
ELEVATED ISLAND LIVING AT ITS FINEST

Welcome to Nawayef West, 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 45 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

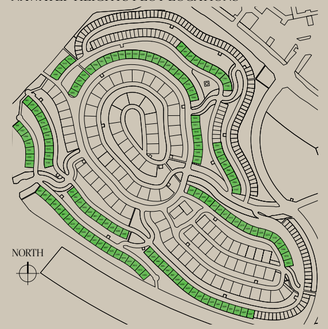
TYPE 05

As you step into this impressive villa through the private courtyard, you'll uncover a design that encapsulates the Southern Californian lifestyle, defined by a modern open floor plan paired with full-height sliding doors to optimise the connection between indoor and outdoor spaces, a perfect formula for a family home centered around entertainment.

Embracing a grand atrium at its core, this two-storey winged property consists of five superior bedrooms and five bathrooms with vaulted ceilings and a modern interior, featuring both a great room and a Majlis that provide expansive living spaces for the extended family.

Parking is accommodated in a subterranean vault for five cars, showcased with floor-to-ceiling glazing, and connected to an amenities level providing additional entertainment space, gym, spa, theatre, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 05 | 5 BEDROOMS

FIRST FLOOR	242 m²
GROUND FLOOR	290 m²
BASEMENT	301 m²
GRAND TOTAL	*833 m²

**Excluding Parking*



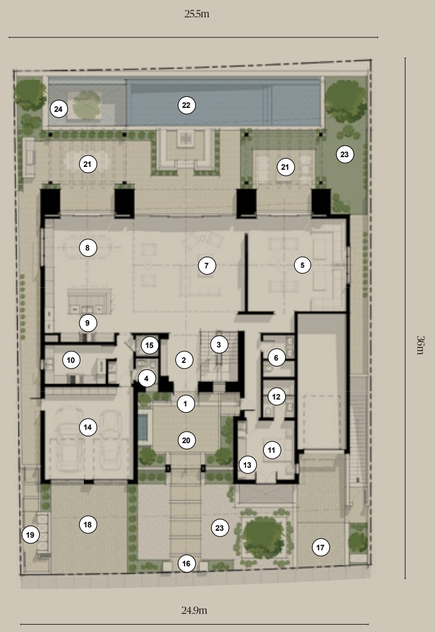
NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE

INTERIOR

1 -	MAIN ENTRANCE	N/A
2 -	FOYER	2.8m x 4.3m
3 -	FEATURE STAIRCASE	2.8m x 3.5m
4 -	POWDER ROOM	1.5m x 1.7m
5 -	MAJLIS	7.0m x 7.0m
6 -	POWDER ROOM	2.2m x 3.0m
7 -	FAMILY LIVING	8.0m x 8.5m
8 -	FAMILY DINING	6.2m x 5.0m
9 -	SHOW KITCHEN	6.2m x 5.0m
10 -	SERVICE KITCHEN	4.3m x 2.7m
11 -	GUEST BEDROOM	4.2m x 3.0m
12 -	GUEST BATHROOM	2.2m x 2.6m
13 -	GUEST WARDROBE	4.2m x 1.0m
14 -	GARAGE	6.4m x 6.7m
15 -	LIFT	N/A

EXTERIOR

16 - ENTRANCE
17 - BASEMENT ACCESS RAMP
18 - PARKING
19 - UTILITIES
20 - COURTYARD
21 - OUTDOOR LIVING
22 - POOL
23 - LANDSCAPING
24 - LOWER TERRACE



GROUND FLOOR

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FIRST FLOOR

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NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	2.8m x 3.5m
2 -	MASTER BEDROOM	5.5m x 4.8m
3 -	MASTER BATHROOM	4.5m x 4.0m
4 -	MASTER WARDROBE	4.2m x 4.0m
5 -	BEDROOM 2	7.5m x 4.0m
6 -	BEDROOM 2 BATHROOM	1.8m x 4.2m
7 -	BEDROOM 2 WARDROBE	2.9m x 1.7m
8 -	BEDROOM 3	3.7m x 3.0m
9 -	BEDROOM 3 BATHROOM	1.7m x 4.4m
10 -	BEDROOM 3 WARDROBE	2.6m x 1.0m
11 -	BEDROOM 4	4.2m x 3.6m
12 -	BEDROOM 4 BATHROOM	1.8m x 3.4m
13 -	BEDROOM 4 WARDROBE	2.4m x 1.0m
14 -	LAUNDRY	4.5m x 1.7m
15 -	LIFT	N/A
16 -	VOID	N/A

EXTERIOR

17 - BALCONY

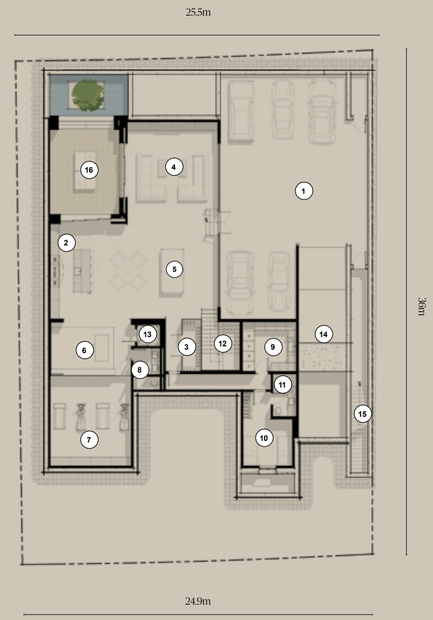
NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE

INTERIOR

1 -	CAR GALLERY	17.5m x 10.5m
2 -	BAR	5.8m x 6.8m
3 -	CELLAR	1.3m x 3.7m
4 -	MEDIA ROOM	6.4m x 6.7m
5 -	GAMES ROOM	6.4m x 6.8m
6 -	ENTERTAINMENT ROOM	5.8m x 4.0m
7 -	GYM	5.8m x 6.2m
8 -	CHANGING ROOM	2.0m x 3.0m
9 -	LAUNDRY	3.8m x 3.5m
10 -	STAFF BEDROOM	3.5m x 3.3m
11 -	STAFF BATHROOM	1.6m x 3.0m
12 -	FEATURE STAIRCASE	2.8 m x 3.5m
13 -	LIFT	N/A

EXTERIOR

14 - RAMP TO GROUND LEVEL
15 - EXTERNAL STAIRCASE
16 - LOWER TERRACE



BASEMENT FLOOR

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A TRADITION OF ELEGANCE



EXTERIOR PERSPECTIVE - FRONT ELEVATION



FAMILY LIVING

A SCENE FOR SUCCESSFUL, LIKE-MINDED SOULS





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