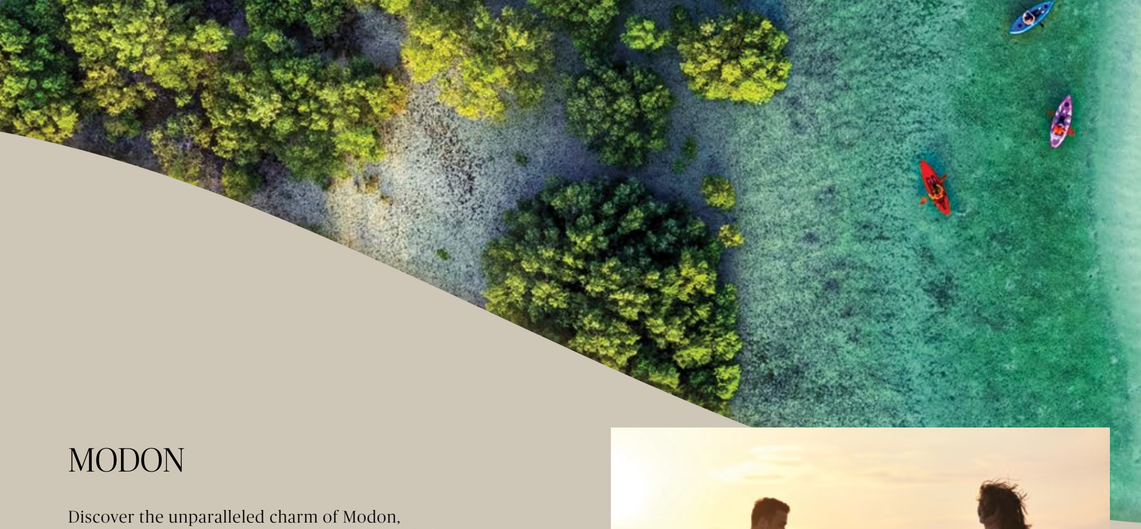
Nawayef
WEST

Nawayef Heights

TYPE 08

BY MODON

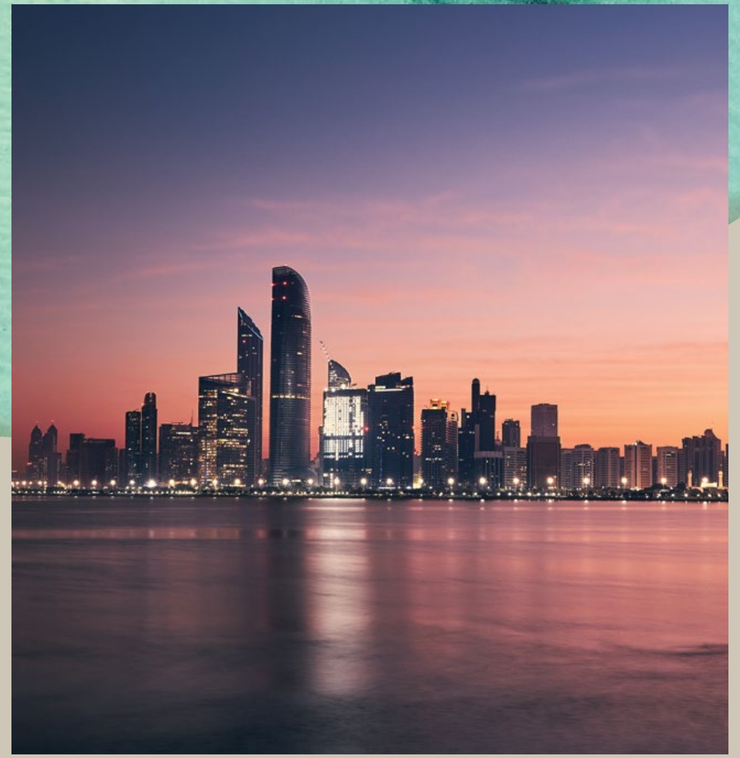


MODON

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

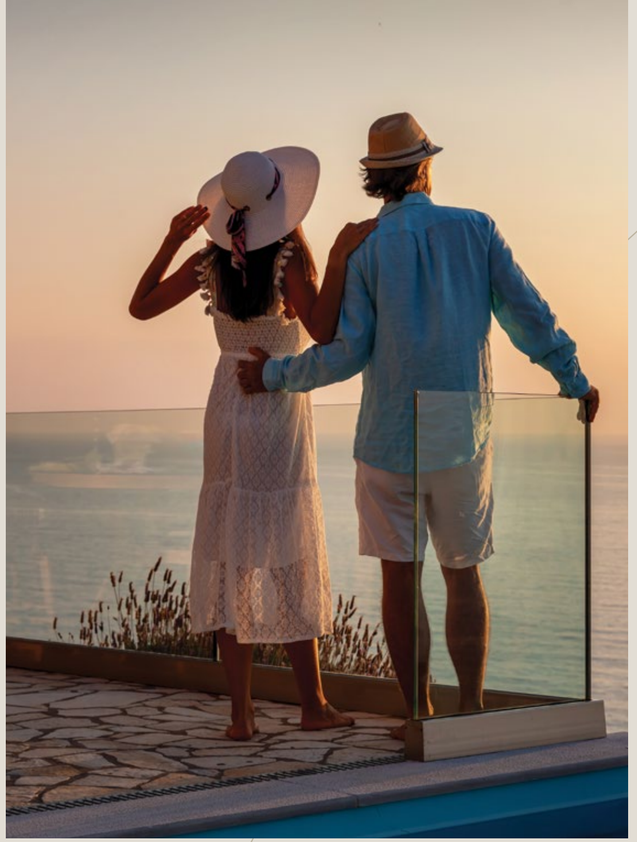
- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES

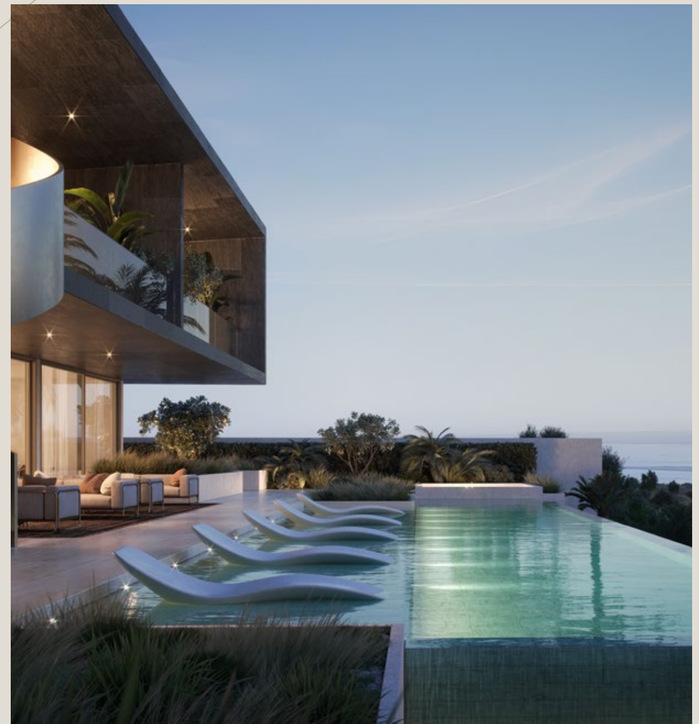
Nawayef
WEST

ELEVATED ISLAND LIVING AT ITS FINEST

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.

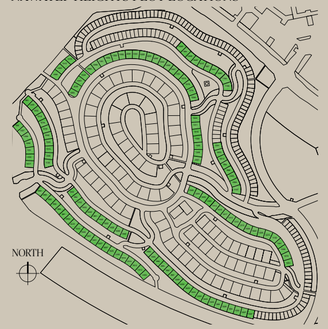
NAWAYEF HEIGHTS

TYPE 08

Indulge your senses in a nostalgic journey as you step into this villa, designed with a mid-century modern aesthetic that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the carefully chosen textures and materials impart a sense of serenity and tranquility within a generous interior.

The private infinity pool and elevated balconies provide numerous options to enjoy the breathtaking surroundings at Nawayef West. With grand living rooms, private bedrooms, an indulgent supercar garage and hobby rooms, this residence promises a lifetime of enjoyment.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 08 | 5 BEDROOMS

FIRST FLOOR	327 m²
GROUND FLOOR	293 m²
BASEMENT	198 m²
GRAND TOTAL	*818 m²

**Excluding Parking*



NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

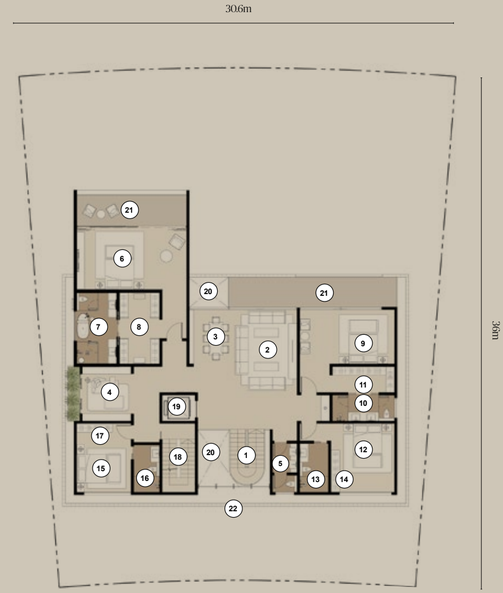
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	2.5m x 5.0m
3 -	POWDER ROOM	1.7m x 4.3m
4 -	FEATURE STAIRCASE	2.4m x 5.2m
5 -	MAJLIS FOYER	2.7m x 6.0m
6 -	MAJLIS	5.0m x 6.0m
7 -	MAJLIS DINING	4.5m x 4.0m
8 -	FAMILY LIVING	6.2m x 6.8m
9 -	FAMILY DINING	4.5m x 6.8m
	ALTERNATIVE LAYOUT	
	A. SHOW KITCHEN OPTION	
10 -	SHOW KITCHEN	4.7m x 5.2m
11 -	PANTRY	4.0m x 1.6m
	B. LIBRARY OPTION	
12 -	LIBRARY	4.0m x 6.0m
13 -	SHOW KITCHEN	5.0m x 5.6m
14 -	PANTRY	4.0m x 1.6m
15 -	GUEST BEDROOM	3.8m x 3.8m
16 -	GUEST BATHROOM	2.0m x 3.5m
17 -	GUEST WARDROBE	2.5m x 1.0m
18 -	SECONDARY STAIRCASE	2.3m x 4.8m
19 -	LIFT	N/A

EXTERIOR

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



GROUND FLOOR



FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Modon makes no representation or warranty in relation to any of the information shown.

NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	2.4m x 5.2m
2 -	LOUNGE	4.5m x 6.0m
3 -	DINING	3.0m x 6.0m
4 -	LIBRARY	3.8m x 3.4m
5 -	POWDER ROOM	2.0m x 3.5m
6 -	MASTER BEDROOM	7.7m x 4.3m
7 -	MASTER BATHROOM	2.8m x 5.0m
8 -	MASTER WARDROBE	2.8m x 5.0m
9 -	BEDROOM 2	3.8m x 6.6m
10 -	BEDROOM 2 BATHROOM	4.5m x 2.0m
11 -	BEDROOM 2 WARDROBE	4.5m x 2.0m
12 -	BEDROOM 3	3.5m x 4.9m
13 -	BEDROOM 3 BATHROOM	2.2m x 3.5m
14 -	BEDROOM 3 WARDROBE	2.9m x 1.0m
15 -	BEDROOM 4	3.8m x 3.8m
16 -	BEDROOM 4 BATHROOM	2.0m x 3.5m
17 -	BEDROOM 4 WARDROBE	2.5m x 1.0m
18 -	SECONDARY STAIRCASE	2.3m x 4.8m
19 -	LIFT	N/A
20 -	VOID	N/A

EXTERIOR

21 - BALCONY
22 - FEATURE SCREEN

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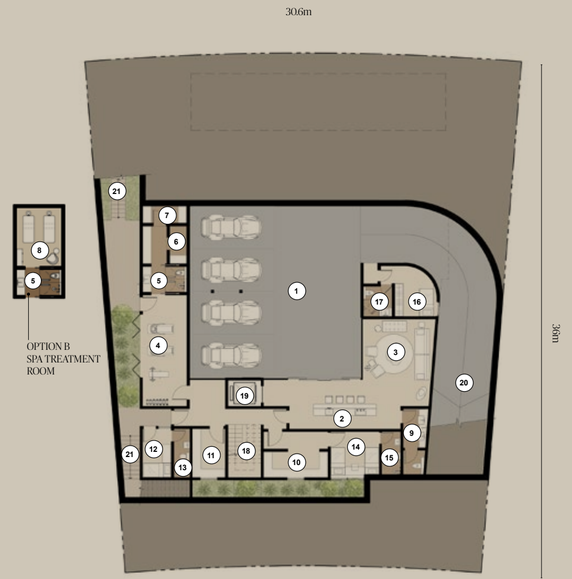
NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

1 -	CAR GALLERY	12.0m x 12.0m
2 -	BAR	7.9m x 3.5m
3 -	LOUNGE	5.0m x 4.2m
4 -	GYM	3.1m x 7.8m
5 -	CHANGING ROOM	3.1m x 1.8m
	ALTERNATIVE LAYOUT	
	A. SAUNA & STEAM ROOM OPTION	
6 -	SAUNA	1.2m x 2.6m
7 -	STEAM ROOM	3.1m x 1.2m
	B. SPA TREATMENT ROOM OPTION	
8 -	TREATMENT ROOM	3.0m x 4.0m
9 -	POWDER ROOM	1.8m x 4.6m
10 -	LAUNDRY	4.5m x 1.8m
11 -	SERVICE KITCHEN	2.3m x 3.4m
12 -	STAFF BEDROOM 1	2.0m x 3.4m
13 -	STAFF BATHROOM 1	1.1m x 3.4m
14 -	STAFF BEDROOM 2	3.3m x 3.0m
15 -	STAFF BATHROOM 2	1.1m x 3.0m
16 -	DRIVER'S BEDROOM	3.0m x 3.5m
17 -	DRIVER'S BATHROOM	2.0m x 2.1m
18 -	SECONDARY STAIRCASE	2.3m x 4.8m
19 -	LIFT	N/A

EXTERIOR

20 - RAMP TO GROUND LEVEL
21 - EXTERNAL STAIRCASE



BASEMENT FLOOR

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WELCOME HOME TO MODERN ELEGANCE



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVES - GARDEN VIEW



WHERE YOUR LIVING EXPERIENCE MEETS AL FRESCO



FORMAL LIVING



MASTER BEDROOM

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