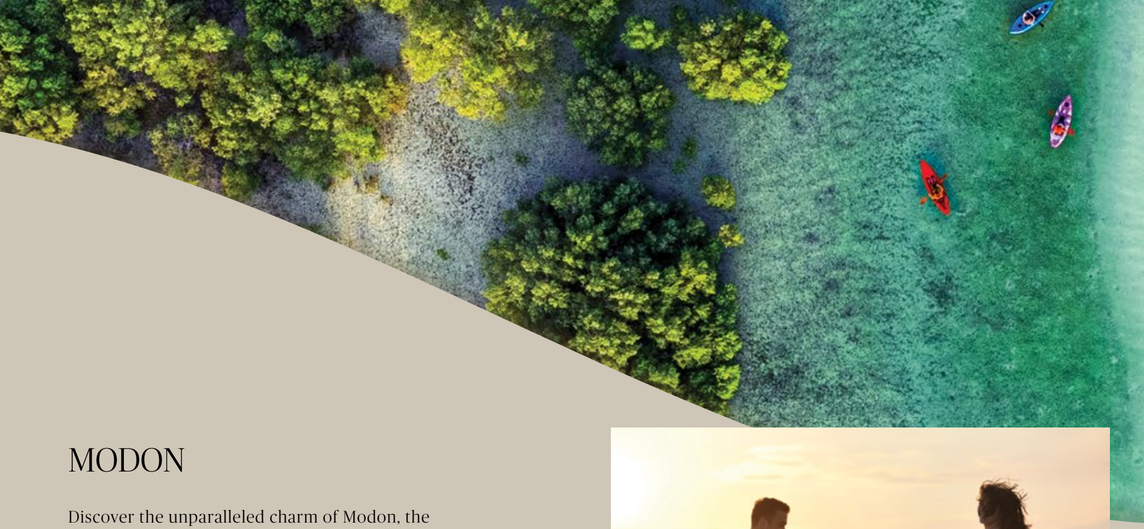
Nawayef
WEST

Nawayef Homes

TYPE 04

BY MODON

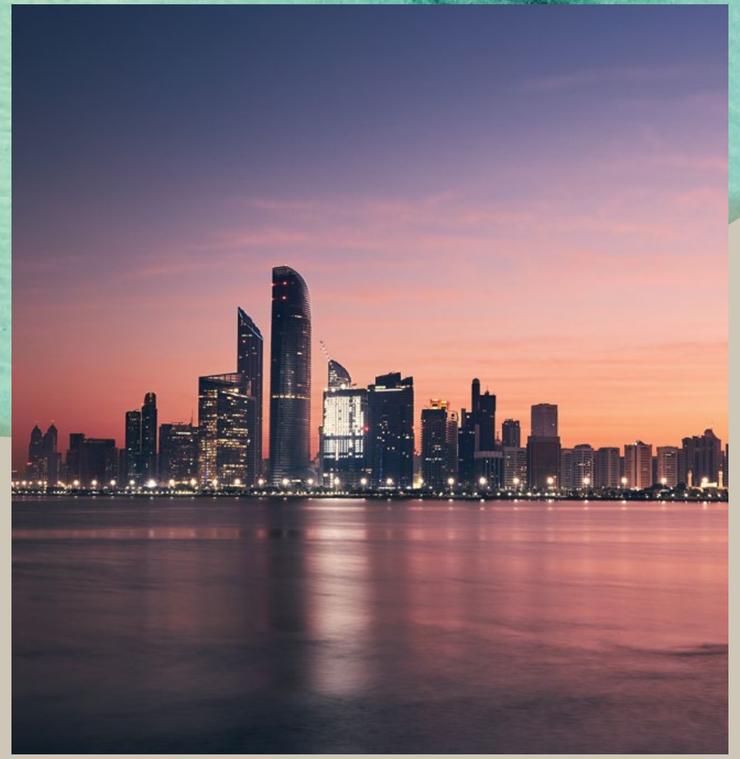


MODON

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

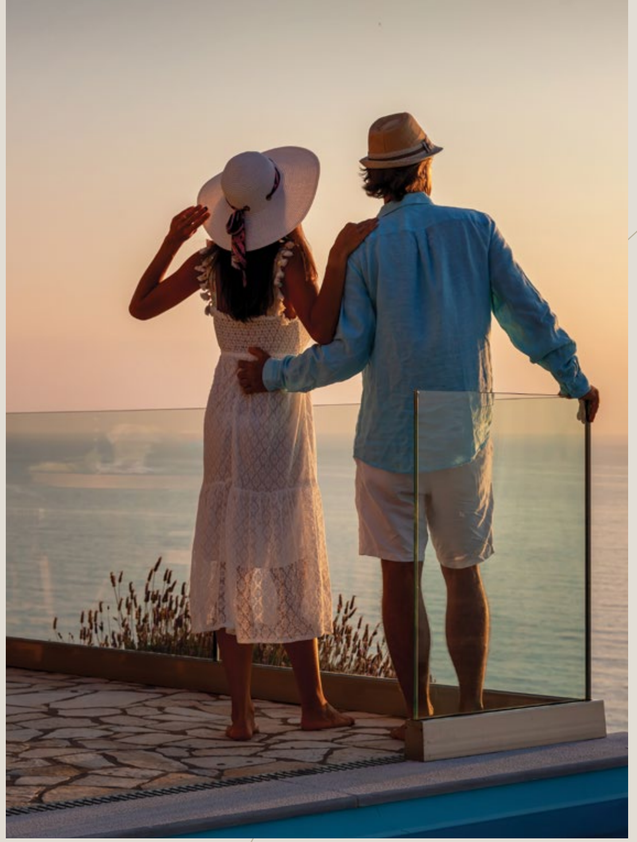
- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES

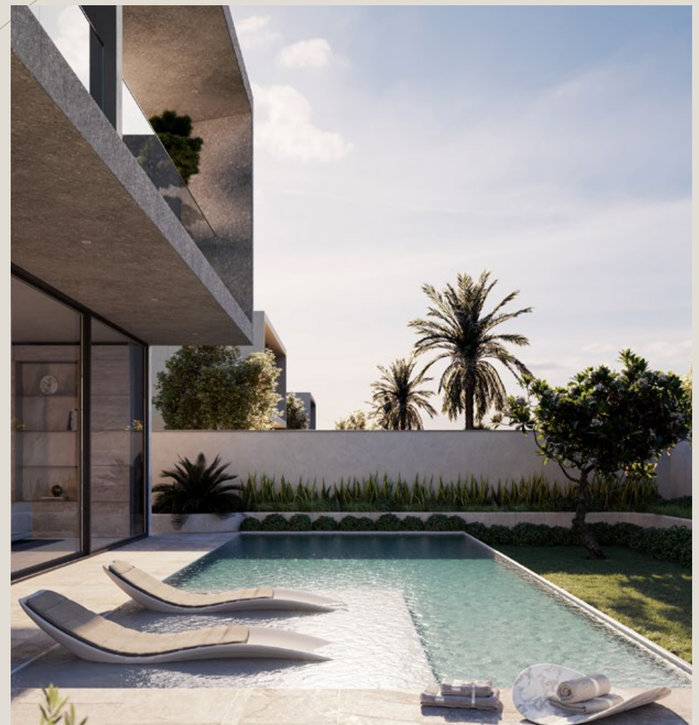
Nawayef
WEST

THE PINNACLE OF YOUR LEGACY

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 HOMES

Experience the charm of Nawayef West's medium-sized villas, gracefully perched several metres above the rest of the island. This elevated positioning not only provides a picturesque panorama but also brings the added advantage of residing within a stone's throw of world-class sporting facilities and a coastline stretching for kilometres, making it an idyllic haven for small families seeking the perfect blend of privacy and accessibility.

Explore six distinct villa types, ranging from 370 to 468 square metres, each meticulously positioned to cultivate a harmonious and organic village atmosphere.

NAWAYEF HOMES

TYPE 04

As you enter this villa, a grand double-volume entry vestibule, surrounded by modern interiors, warmly greets you. Your direct line of sight extends to the private terrace pool and beyond, offering an immediate appreciation for the spacious design and a genuine feeling of home.

The seamless and refined details of the façade brise-soleil, with its intricate vertical screens, clean lines, and neutral colour palette, establish an atmosphere of simplicity and refinement, making this three-bedroom villa a place designed for relaxation and enjoyment.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 04 | 4 BEDROOMS

FIRST FLOOR	201m² (incl. 19m² external)
GROUND FLOOR	199m²
GRAND TOTAL	400m² (incl. 19m² external)



NAWAYEF HOMES
TYPE 04
ROOM SCHEDULE

INTERIOR

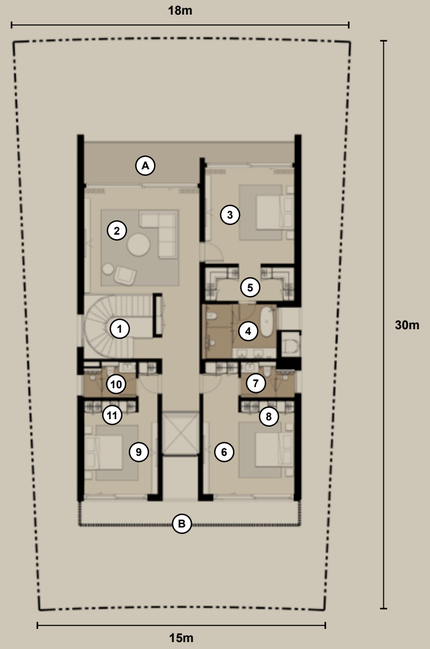
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	8.3m x 2.0m
3 -	FEATURE STAIRCASE	2.3m x 4.1m
4 -	POWDER ROOM	3.4m x 1.7m
5 -	FAMILY LIVING	6.6m x 6.1m
6 -	FAMILY DINING	3.0m x 5.0m
7 -	SHOW KITCHEN	3.6m x 5.0m
8 -	SERVICE KITCHEN	3.6m x 2.4m
9 -	GUEST BEDROOM	5.1m x 3.9m
10 -	GUEST WARDROBE	3.0m x 1.8m
11 -	GUEST BATHROOM	2.8m x 1.9m
12 -	LAUNDRY	3.4m x 2.8m
13 -	STAFF BEDROOM	2.5m x 2.5m
14 -	STAFF BATHROOM	1.7m x 1.9m

EXTERIOR

A -	ENTRANCE
B -	CAR PARKING
C -	UTILITIES
D -	SERVICE ACCESS
E -	OUTDOOR LIVING
F -	POOL
G -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 04
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	3.4m x 3.6m
2 -	FAMILY LOUNGE	6.0m x 5.6m
3 -	MASTER BEDROOM	5.0m x 4.7m
4 -	MASTER BATHROOM	3.7m x 2.8m
5 -	MASTER WARDROBE	4.7m x 1.8m
6 -	BEDROOM 2	4.8m x 4.9m
7 -	BEDROOM 2 BATHROOM	2.8m x 1.8m
8 -	BEDROOM 2 WARDROBE	2.8m x 0.6m
9 -	BEDROOM 3	4.9m x 3.9m
10 -	BEDROOM 3 BATHROOM	2.7m x 1.8m
11 -	BEDROOM 3 WARDROBE	2.8m x 0.6m

EXTERIOR

A -	BALCONY
B -	FEATURE SCREEN

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.

EXTERIOR PERSPECTIVE - FRONT ELEVATION





FAMILY LIVING



MASTER BEDROOM



FAMILY LIVING ROOM


FAMILY KITCHEN AND DINING



EXTERIOR PERSPECTIVE - POOL VIEW

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.

No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted in the plans, drawings and illustrations will be provided or, if provided, will be as depicted, or described herein.

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