Nawayef
WEST

Nawayef Mansions

TYPE 01 AND 01 PLUS

BY MODON

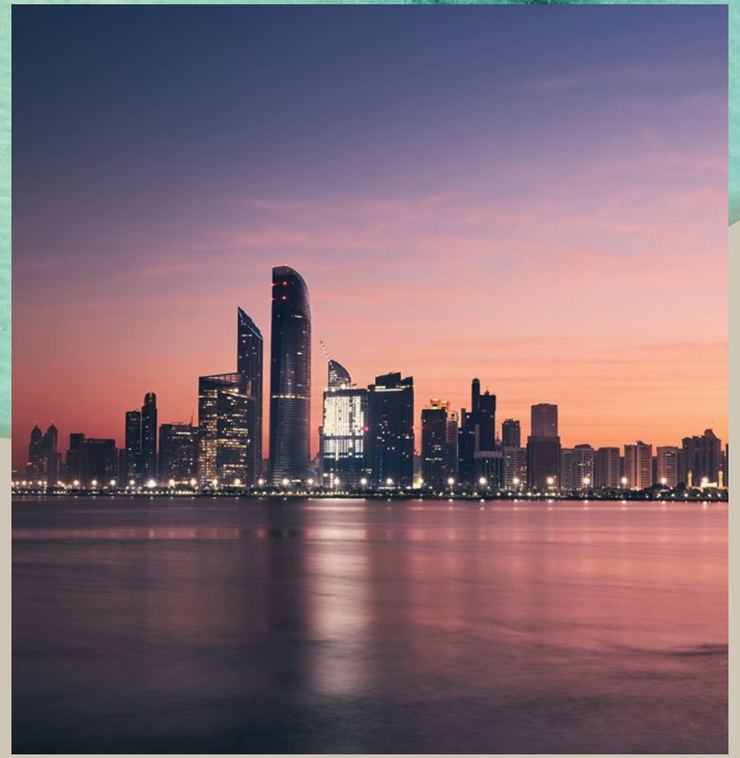


MODON

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

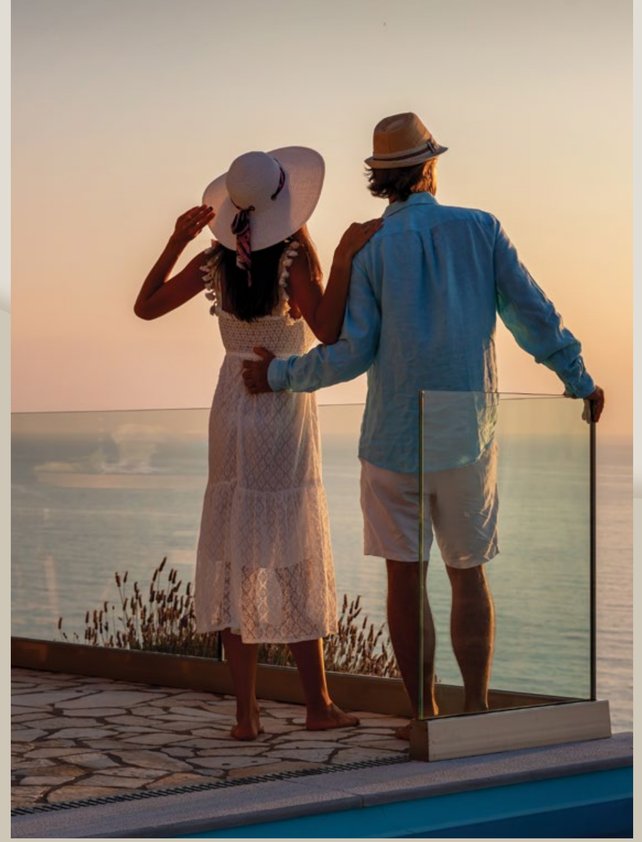
Nawayef
WEST

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 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 1,685 to 2,700 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 01 AND 01 PLUS

Perched on the highest tiers of the west hill, this mansion type offers an enticing blend of striking design and spacious living. Its well-connected, generous spaces provide stunning views spanning from Nawayef West to the Abu Dhabi skyline, all framed by the serene waters of the Arabian Gulf.

Step inside to experience a thoughtful balance of comfort and luxury. Seven or eight substantial bedrooms seamlessly integrate into the mansion's layout, with expansive entertaining areas bathed in natural light. Clean lines and ample windows create a welcoming ambience. The furnishings strike a harmonious note with a touch of boldness in colours and refined textures.

This home is designed to cater to your lifestyle, with opulent living and entertaining spaces, an indulgent supercar garage and hobby rooms. Explore the option for a second floor that could serve as a private penthouse or guesthouse, along with an additional family entertainment space featuring a rooftop terrace. The mansion embodies refined living, promising a remarkable haven for generations to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 3,046 - 3,291 sqm

TYPE 01 | 7 BEDROOMS	
FIRST FLOOR	780 m²
GROUND FLOOR	736 m²
BASEMENT	884 m²
GRAND TOTAL	*2,400 m²

TYPE 01 PLUS | 8 BEDROOMS	
SECOND FLOOR	300 m²
FIRST FLOOR	780 m²
GROUND FLOOR	736 m²
BASEMENT	884 m²
GRAND TOTAL	*2,700 m²

**Excluding parking*



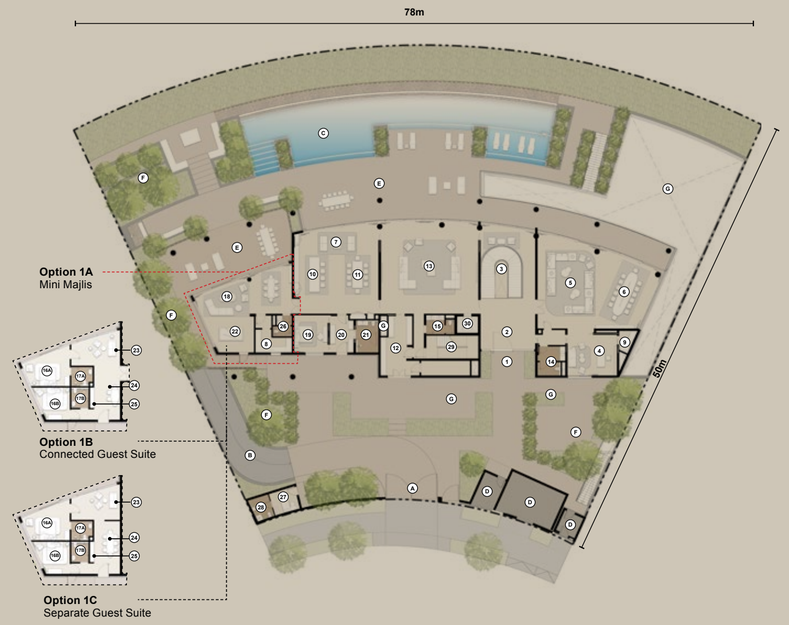
NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	6.3m x 4.1m
3.	FEATURE STAIRCASE	6.3m x 8.4m
4.	OFFICE	5.7m x 4.7m
5.	MAJLIS	6.7m x 10.4m
6.	MAJLIS DINING	7.9m x 8.2m
7.	FORMAL LOUNGE	6.7m x 3.2m
8.	PANTRY 1	4.2m x 2.7m
9.	PANTRY 2	1.9m x 2.6m
10.	SHOW KTICHEN	4.8m x 5.2m
11.	FORMAL DINING	4.9m x 5.2m
12.	CHEF'S KITCHEN	3.1m x 6.9m
13.	FORMAL LIVING	11.2m x 9.2m
14.	POWDER ROOM 1	3.2m x 3.4m
15.	POWDER ROOM 2	3.3m x 2.2m
	ALTERNATIVE LAYOUT	
	1A. MINI MAJLIS	
	1B. CONNECTED GUEST SUITE	
	1C. SEPARATE GUEST SUITE	
16A.	GUEST BEDROOM SUITE 1	5.0m x 3.9m
16B.	GUEST BEDOOM SUITE 2	3.8m x 3.7m
17A.	GUEST BATHROOM 1	2.5m x 2.2m
17B.	GUEST BATHROOM 2	2.0m x 2.3m
18.	MINI MAJLIS	11.3m x 5.2m
19.	GUEST BEDROOM	3.9m x 4.3m
20.	GUEST WARDROBE	2.7m x 4.3m
21.	GUEST BATHROOM	2.6m x 3.7m
22.	GAMES ROOM	5.0m x 4.2m
23.	LIVING	5.6m x 3.4m
24.	DINING	3.0m x 5.0m
25.	PANTRY	1.0m x 2.4m
26.	POWDER ROOM 3	2.2m x 2.4m
27.	DRIVER'S BEDROOM	2.4m x 3.0m
28.	DRIVER'S BATHROOM	1.9m x 2.2m
29.	SECONDARY STAIRCASE	6.0m x 2.7m
30.	LIFT	N/A

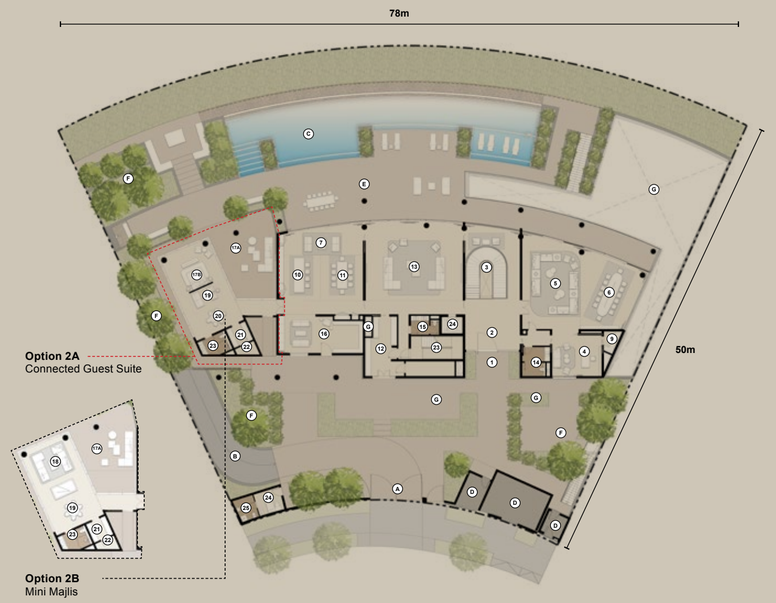
EXTERIOR

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



GROUND FLOOR | Option 1

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GROUND FLOOR | Option 2

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NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	6.3m x 4.1m
3.	FEATURE STAIRCASE	6.3m x 8.4m
4.	OFFICE	5.7m x 4.7m
5.	MAJLIS	6.7m x 10.4m
6.	MAJLIS DINING	7.9m x 8.2m
7.	MAJLIS LOUNGE	6.7m x 3.2m
8.	PANTRY 1	4.2m x 2.7m
9.	PANTRY 2	1.9m x 2.6m
10.	SHOW KTICHEN	4.8m x 5.2m
11.	FORMAL DINING	4.9m x 5.2m
12.	CHEF'S KITCHEN	3.1m x 6.9m
13.	FORMAL LIVING	11.2m x 9.2m
14.	POWDER ROOM 1	3.2m x 3.4m
15.	POWDER ROOM 2	3.3m x 2.2m
16.	LIBRARY	9.7m x 3.7m
	ALTERNATIVE LAYOUT	
	2A. CONNECTED GUEST SUITE	
	2B. MINI MAJLIS	
17A.	MAJLIS GAME AREA	6.4m x 4.8m
17B.	GUEST BEDROOM	5.0m x 6.0m
18.	MINI MAJLIS	4.8m x 6.0m
19.	LIVING	5.7m x 6.0m
20.	DINING	2.8m x 6.0m
21.	PANTRY	2.3m x 2.4m
22.	STORE	2.4m x 1.3m
23.	BATHROOM	3.4m x 2.3m
24.	DRIVER'S BEDROOM	2.4m x 3.0m
25.	DRIVER'S BATHROOM	1.9m x 2.2m
26.	SECONDARY STAIRCASE	6.0m x 2.7m
27.	LIFT	N/A

EXTERIOR

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

NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	6.3m x 8.4m
2.	FOYER	3.8m x 6.3m
3.	POWDER ROOM	3.2m x 2.2m
4.	FAMILY LIVING	4.6m x 8.6m
5.	FAMILY LOUNGE	11.2m x 3.8m
6.	LIBRARY	3.6m x 6.9m
7.	MASTER BEDROOM	5.3m x 5.5m
8.	MASTER LOUNGE	8.7m x 6.4m
9.	MASTER BATHROOM 1	4.7m x 4.9m
10.	MASTER BATHROOM 2	4.0m x 4.6m
11.	MASTER WARDROBE 1	4.7m x 3.5m
12.	MASTER WARDROBE 2	4.6m x 4.6m
13.	BEDROOM 2	4.7m x 4.3m
14.	BEDROOM 2 BATHROOM	3.4m x 2.4m
15.	BEDROOM 2 WARDROBE	2.2m x 4.3m
16.	BEDROOM 3	5.6m x 4.3m
17.	BEDROOM 3 BATHROOM	3.4m x 2.4m
18.	BEDROOM 3 WARDROBE	3.1m x 2.4m
19.	BEDROOM 4	8.4m x 4.2m
20.	BEDROOM 4 BATHROOM	3.6m x 2.9m
21.	BEDROOM 4 WARDROBE	1.8m x 3.6m
22.	BEDROOM 5	4.8m x 4.6m
23.	BEDROOM 5 BATHROOM	3.3m x 2.0m
24.	BEDROOM 5 WARDROBE	3.3m x 2.4m
25.	BEDROOM 6	4.7m x 5.7m
26.	BEDROOM 6 BATHROOM	3.3m x 2.0m
27.	BEDROOM 6 WARDROBE	3.3m x 2.4m
28.	FAMILY STAIRCASE	4.8m x 4.8m
29.	SECONDARY STAIRCASE	6.0m x 2.7m
30.	LINEN STORE	5.3m x 1.7m
31.	LIFT	N/A

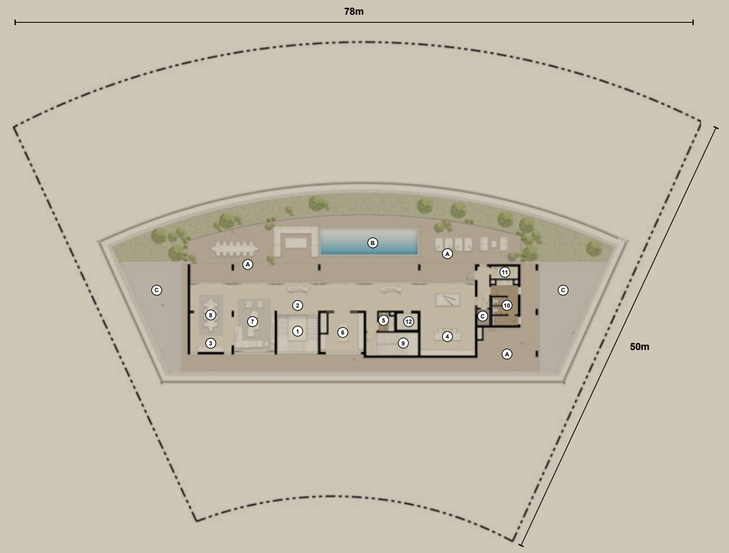
EXTERIOR

A.	BALCONY
B.	OPEN TO BELOW



FIRST FLOOR

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TYPE 01 PLUS | SECOND FLOOR | Family Entertainment Option

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NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FAMILY STAIRCASE	4.8m x 4.7m
2.	FOYER	16.8m x 3.2m
3.	BAR	4.8m x 1.5m
4.	ENTERTAINMENT ROOM	6.3m x 8.4m
5.	POWDER ROOM	1.8m x 2.2m
6.	PANTRY	5.0m x 4.5m
7.	LOUNGE	4.7m x 8.0m
8.	DINING	4.8m x 6.5m
9.	SECONDARY STAIRCASE	6.0m x 2.7m
10.	CHANGING ROOM	3.2m x 5.3m
11.	STORE	3.2m x 1.4m
12.	LIFT	N/A

EXTERIOR

A.	OUTDOOR TERRACE
B.	POOL
C.	UTILITIES

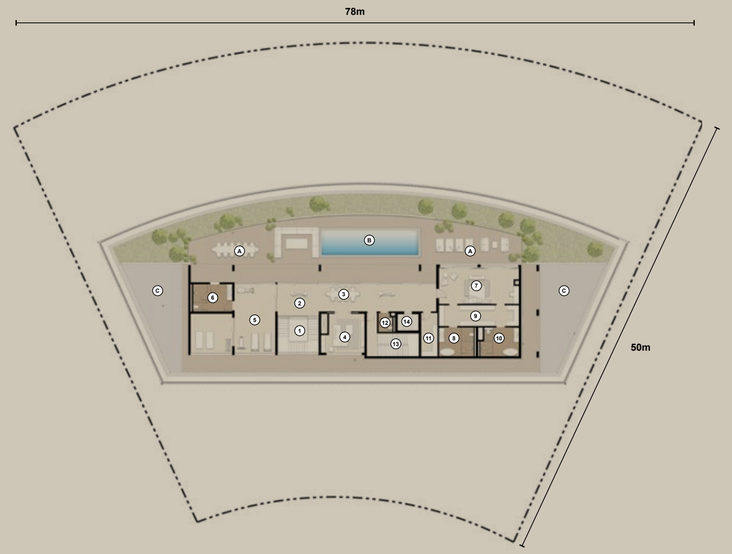
NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FAMILY STAIRCASE	4.3m x 4.8m
2.	FOYER	18.3m x 3.2m
3.	FAMILY DINING	2.5m x 5.0m
4.	FAMILY LIVING	5.0m x 4.5m
5.	GYM	4.7m x 8.0m
6.	POWDER ROOM	4.5m x 3.2m
7.	PENTHOUSE BEDROOM	9.2m x 4.2m
8.	PENTHOUSE BATHROOM 1	4.2m x 3.3m
9.	PENTHOUSE WARDROBE	9.2m x 2.4m
10.	PENTHOUSE BATHROOM 2	4.7m x 3.3m
11.	PANTRY	1.9m x 5.0m
12.	POWDER ROOM	2.2m x 1.6m
13.	SECONDARY STAIRCASE	2.7m x 6.0m
14.	LIFT	N/A

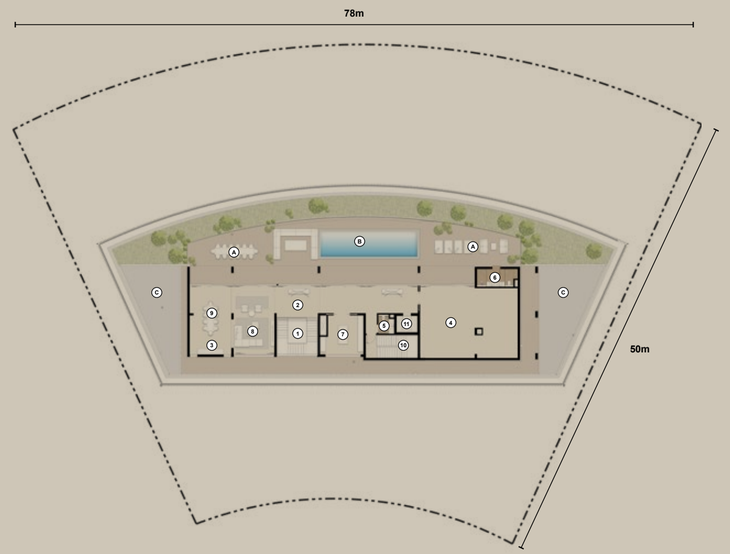
EXTERIOR

A. OUTDOOR TERRACE
B. POOL
C. UTILITIES



TYPE 01 PLUS | SECOND FLOOR | Penthouse Option

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TYPE 01 PLUS | SECOND FLOOR | Guest Entertainment Option

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NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FAMILY STAIRCASE	4.8m x 4.7m
2.	FOYER	16.5m x 3.2m
3.	BAR	4.8m x 1.5m
4.	ENTERTAINMENT SPACE	11.3m x 8.4m
5.	POWDER ROOM 1	1.8m x 2.2m
6.	POWDER ROOM 2	4.7m x 2.1m
7.	PANTRY	5.0m x 4.5m
8.	LOUNGE	5.0m x 8.0m
9.	DINING	4.8m x 6.5m
10.	SECONDARY STAIRCASE	6.0m x 2.7m
11.	LIFT	N/A

EXTERIOR

A. OUTDOOR TERRACE
B. POOL
C. UTILITIES

NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	25.0m x 17.2m
2.	FEATURE STAIRCASE	6.3m x 7.5m
3.	LOUNGE	9.5m x 8.7m
4.	WINE CELLAR	2.3m x 2.7m
5.	BAR	2.5m x 8.8m
6.	POWDER ROOM 1	3.0m x 2.2m
7.	CINEMA	6.2m x 5.1m
	ALTERNATIVE LAYOUT	
	7A. MULTI-FUNCTIONAL ROOM	
8.	POWDER ROOM 2	2.1m x 3.4m
9.	FOYER	6.3m x 3.4m
10.	GYM	15.6m x 8.9m
11.	GYM CHANGE ROOM	3.5m x 2.5m
12.	YOGA	4.0m x 7.0m
13.	SALON	8.7m x 3.5m
14.	STEAM ROOM	1.6m x 2.6m
15.	SAUNA	1.6m x 2.6m
16.	JACUZZI	3.5m x 5.2m
17.	TREATMENT ROOM 1	4.7m x 2.7m
18.	TREATMENT ROOM 2	4.7m x 3.6m
19.	SPA	8.5m x 2.5m
20.	POWDER ROOM 3	2.1m x 2.2m
21.	SERVICE KITCHEN	7.0m x 3.1m
22.	LAUNDRY	7.8m x 3.8m
23.	STORE	1.8m x 2.0m
24.	STAFF BEDROOM 1	5.0m x 4.0m
25.	STAFF WARDROBE	4.9m x 2.5m
26.	STAFF BATHROOM 1	3.1m x 2.8m
27.	STAFF BEDROOM 2	5.1m x 6.6m
28.	STAFF BATHROOM 2	3.1m x 2.8m
29.	STORE	2.2m x 2.7m
30.	SECONDARY STAIRCASE	6.0m x 2.7m
31.	POOL EQUIPMENT	5.0m x 5.6m
32.	ELECTRIC ROOM	1.7m x 1.8m
33.	UTILITIES 1	10.8m x 2.8m
34.	UTILITIES 2	5.0m x 9.5m
35.	UTILITIES 3	2.6m x 2.0m
36.	STORAGE	3.4m x 1.2m
37.	CORRIDOR	2.4m x 1.2m
38.	LIFT	N/A

EXTERIOR

A.	SERVICE ENTRANCE
B.	RAMP TO GROUND LEVEL
C.	LANDSCAPING



BASEMENT FLOOR

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EXTERIOR PERSEPCTIVE - STREET VIEW



EXPERIENCE EXPRESSIVE SPACES & BREATHTAKING VIEWS



EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - ROOFTOP TERRACE

MASTER BATHROOM





MASTER BEDROOM



SHOW KITCHEN & FORMAL DINING



GYM & YOGA STUDIO



FORMAL LIVING


CAR GALLERY AND LOUNGE



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