Nawayef
WEST

Nawayef Mansions

TYPE 03 AND 03 PLUS

BY MODON

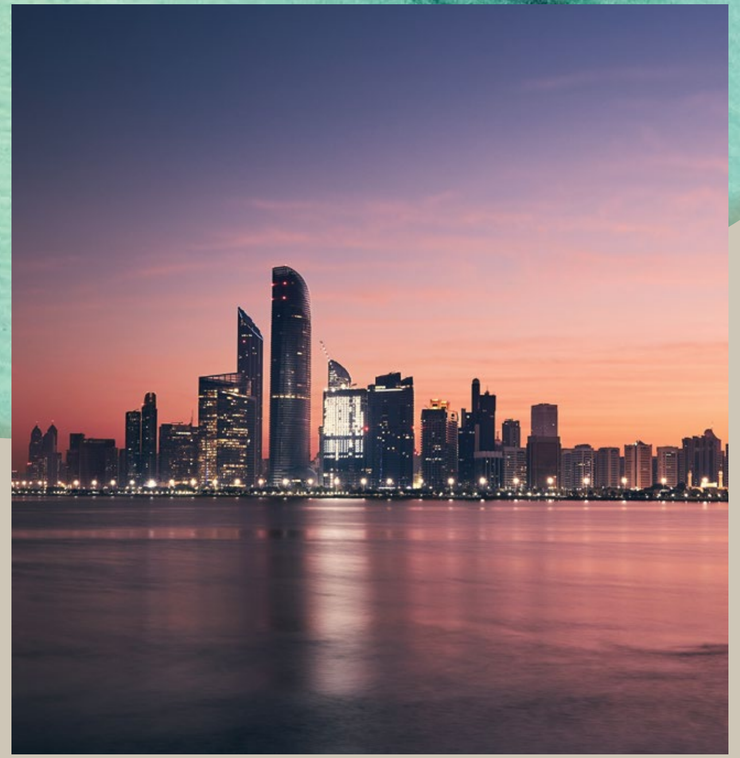


MODON

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

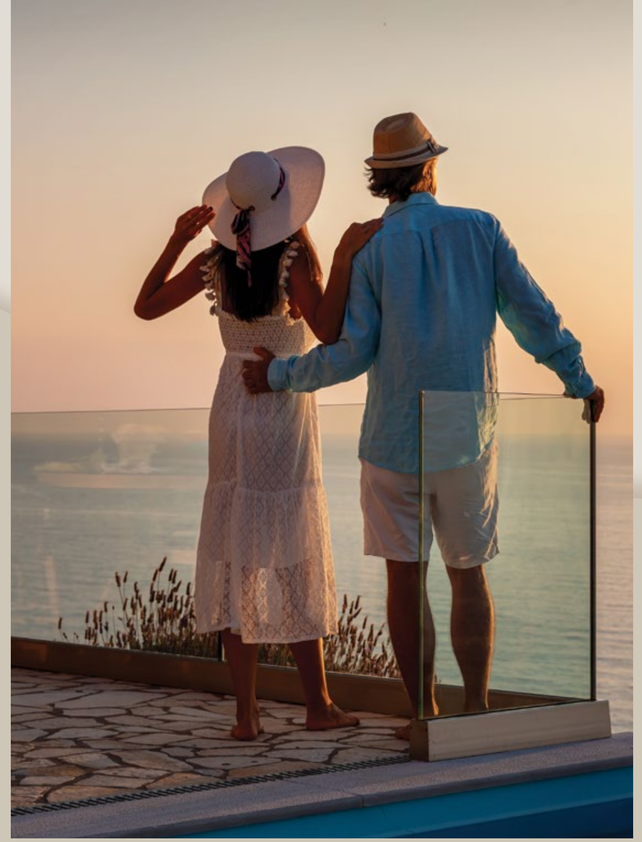
Nawayef
WEST

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.

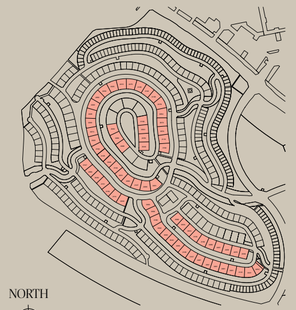
NAWAYEF MANSIONS

TYPE 03 AND 03 PLUS

Walk into this mansion complete with the timeless charm of mid-century modern design, reminiscent of the iconic allure of California's Palm Springs. With a focus on understated elegance, the choice of luxurious materials evokes serenity within spacious interiors waiting to be explored.

The property includes seven bedrooms that offer ample space, complemented by formal and informal living and entertaining areas with convenient access to the pool and captivating hillside vistas. Basement showroom parking safely houses your vehicles, while the optional second-floor configuration opens up vast possibilities for a penthouse or expanded family entertainment spaces. This mansion is the embodiment of refined, elevated living, inviting you to experience a lifestyle that stands the test of time.

NAWAYEF MANSIONS PLOT LOCATIONS



NORTH

Plots range from 2,030 - 2,451 sqm

TYPE 03 | 7 BEDROOMS		TYPE 03 PLUS | 8 BEDROOMS	
		SECOND FLOOR	296 m²
FIRST FLOOR	700 m²	FIRST FLOOR	700 m²
GROUND FLOOR	640 m²	GROUND FLOOR	640 m²
BASEMENT	534 m²	BASEMENT	534 m²
GRAND TOTAL	~1,874 m²	GRAND TOTAL	~2,170 m²

**Excluding Parking*



NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	5.0m x 9.9m
3.	FEATURE STAIRCASE	3.4m x 5.0m
4.	INDOOR GARDEN	13.3m x 5.2m
5.	MAJLIS	6.3m x 9.8m
6.	MAJLIS DINING	4.8m x 9.8m
7.	MAJLIS SITTING ROOM	5.0m x 6.2m
8.	OFFICE	5.7m x 5.0m
9.	POWDER ROOM 2	5.4m x 2.2m
10.	FAMILY LIVING	8.2m x 9.7m
11.	FAMILY DINING	3.9m x 7.3m
12.	SHOW KITCHEN	4.3m x 7.3m
13.	SERVICE KITCHEN	4.1m x 3.1m
14.	POWDER ROOM	1.7m x 3.1m
15.	LIBRARY	7.6m x 2.2m
16.	GUEST BEDROOM	4.7m x 5.3m
17.	GUEST BATHROOM	2.3m x 3.2m
18.	GUEST WARDROBE	1.0m x 5.4m
19.	GUEST LIVING	7.6m x 5.4m
20.	SECONDARY STAIRCASE	2.7m x 4.6m
21.	DRIVERS BEDROOM	2.4m x 3.0m
22.	DRIVERS BATHROOM	1.8m x 3.0m
23.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR

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FIRST FLOOR

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NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	FAMILY LIVING	5.8m x 9.8m
3.	FAMILY DINING	5.4m x 9.8m
4.	POWDER ROOM	2.0m x 3.5m
5.	MASTER BEDROOM	4.8m x 6.6m
6.	MASTER LOUNGE	3.4m x 5.5m
7.	MASTER WARDROBE	3.0m x 9.3m
8.	MASTER BATHROOM	3.2m x 9.8m
9.	BEDROOM 2	3.2m x 5.4m
10.	BEDROOM 2 BATHROOM	2.6m x 2.6m
11.	BEDROOM 2 WARDROBE	2.6m x 1.7m
12.	BEDROOM 3	3.9m x 5.3m
13.	BEDROOM 3 BATHROOM	2.0m x 3.4m
14.	BEDROOM 3 WARDROBE	2.1m x 3.2m
15.	BEDROOM 4	6.7m x 5.3m
16.	BEDROOM 4 BATHROOM	5.2m x 3.8m
17.	BEDROOM 4 WARDROBE	5.2m x 2.8m
18.	BEDROOM 5	5.4m x 5.3m
19.	BEDROOM 5 BATHROOM	2.0m x 3.4m
20.	BEDROOM 5 WARDROBE	2.0m x 3.2m
21.	BEDROOM 6	5.6m x 5.0m
22.	BEDROOM 6 BATHROOM	3.5m x 2.1m
23.	BEDROOM 6 WARDROBE	3.5m x 2.3m
24.	LINEN	1.9m x 1.6m
25.	STORE	2.1m x 1.2m
26.	SECONDARY STAIRCASE	2.8m x 6.6m
27.	LIFT	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN
C.	OPEN TO BELOW

NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	PENTHOUSE BEDROOM	7.8m x 4.2m
3.	PENTHOUSE BATHROOM	7.8m x 3.4m
4.	PENTHOUSE WARDROBE	7.8m x 2.6m
5.	PENTHOUSE OFFICE	4.8m x 3.7m
6.	PENTHOUSE LIVING	7.1m x 5.3m
7.	PENTHOUSE DINING	4.2m x 5.3m
8.	PANTRY	3.0m x 3.0m
9.	POWDER ROOM	2.8m x 2.3m
10.	SECONDARY STAIRCASE	2.7m x 5.4m
11.	UTILITIES	2.7m x 1.0m
12.	LIFT	N/A

EXTERIOR

A.	ROOF TERRACE
B.	POOL
C.	OUTDOOR LIVING
D.	FEATURE SCREEN
E.	OPEN TO BELOW



TYPE 03 PLUS | SECOND FLOOR | Guest Entertainment Option

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TYPE 03 PLUS | SECOND FLOOR | Family Room Option

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NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	FLEXIBLE SPACE - SPA/ GYM/ HOBBY ROOM	7.8m x 6.9m
3.	CHANGE ROOMS	2.9m x 4.0m
4.	SHOW KITCHEN	5.5m x 5.3m
5.	SHOW DINING	5.2m x 5.3m
6.	FAMILY LIVING	5.8m x 5.3m
7.	PANTRY	3.0m x 3.0m
8.	POWDER ROOM	2.8m x 2.3m
9.	SECONDARY STAIRCASE	2.7m x 5.4m
10.	UTILITIES	2.7m x 1.0m
11.	LIFT	N/A

EXTERIOR

A.	ROOF TERRACE
B.	POOL
C.	OUTDOOR DINING
D.	FEATURE SCREEN
E.	OPEN TO BELOW

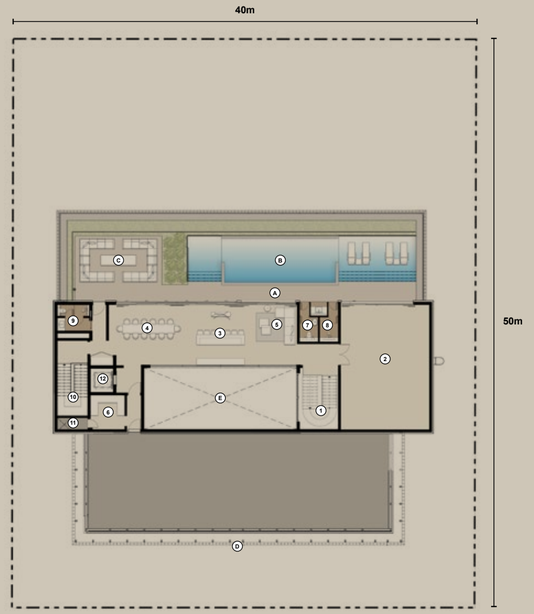
NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	ENTERTAINING ROOM	7.7m x 11.0m
3.	BAR	5.4m x 5.3m
4.	DINING	7.0m x 5.3m
5.	LIVING	4.0m x 5.3m
6.	PANTRY	3.0m x 3.0m
7.	CHANGING ROOM	1.6m x 1.8m
8.	OUTDOOR SHOWER	1.6m x 1.8m
9.	POWDER ROOM	2.8mx 2.3m
10.	SECONDARY STAIRCASE	2.7m x 5.4m
11.	UTILITIES	2.7m x 1.0m
12.	LIFT	N/A

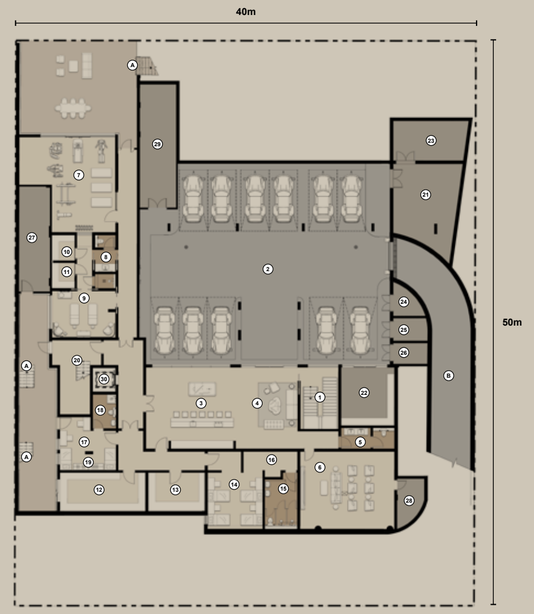
EXTERIOR

A.	ROOF TERRACE
B.	POOL
C.	OUTDOOR DINING
D.	FEATURE SCREEN
E.	OPEN TO BELOW



TYPE 03 PLUS | SECOND FLOOR | Penthouse Option

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BASEMENT FLOOR

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NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.5m
2.	CAR GALLERY	22.2m x 18.0m
3.	BAR	7.9m x 7.2m
4.	LOUNGE	5.5m x 7.2m
5.	POWDER ROOM 1	4.7m x 1.9m
6.	CINEMA	8.3m x 6.6m
7.	GYM	8.6m x 8.5m
8.	POWDER ROOM 2	1.8m x 4.7m
9.	SPA	5.6m x 4.1m
10.	STEAM	2.0m x 2.2m
11.	JACUZZI	2.0m x 2.2m
12.	SERVICE KITCHEN	7.6m x 3.1m
13.	LAUNDRY	5.0m x 3.1m
14.	STAFF BEDROOM 1	4.9m x 4.8m
15.	STAFF BATHROOM 1	2.9m x 4.2m
16.	STAFF WARDROBES 1	4.8m x 1.9m
17.	STAFF BEDROOM 2	5.0m x 4.7m
18.	STAFF BATHROOM 2	2.3m x 3.0m
19.	STAFF WARDROBES 2	2.7m x 1.0m
20.	SECONDARY STAIRCASE	3.4m x 6.7m
21.	UTILITIES	6.1m x 7.2m
22.	WORKSHOP	4.6m x 5.2m
23.	POOL EQUIPMENT	6.7m x 3.5m
24.	HA ROOM	2.0m x 3.0m
25.	IT ROOM	2.0m x 2.0m
26.	STORAGE	1.8m x 1.9m
27.	UTILITIES	3.0m x 9.3m
28.	UTILITIES	2.4m x 3.7m
29.	POOL PLANT ROOM	3.2m x 10.9m
30.	LIFT	N/A

EXTERIOR

A.	EXTERNAL STAIRCASE
B.	RAMP TO GROUND LEVEL

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - REAR GARDEN



MASTER BEDROOM





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