Nawayef
WEST

Nawayef

TYPE 05 AND 05 PLUS

BY MÖDON

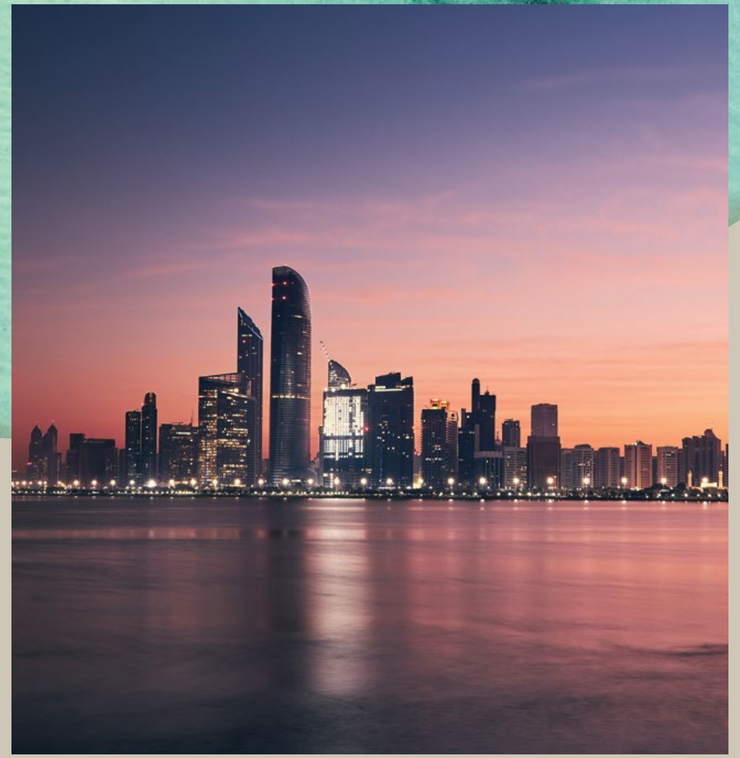


MODON

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

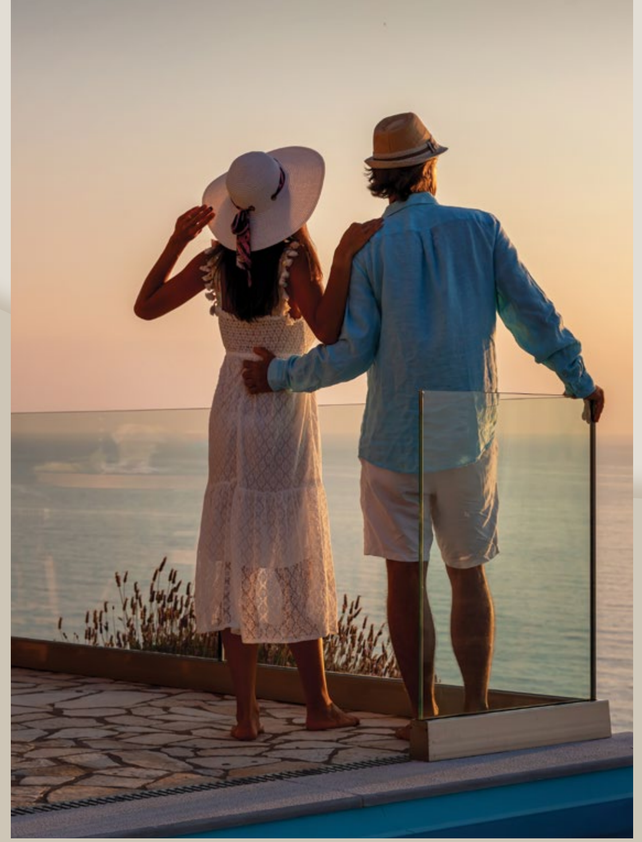
Nawayef
WEST

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

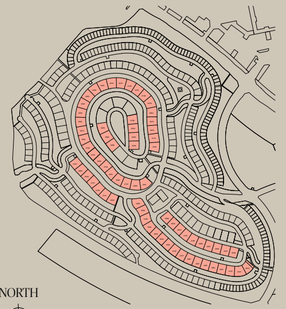
TYPE 05 AND 05 PLUS

Nestled on the hillside, this mansion unveils one of Abu Dhabi's most breathtaking panoramas—a sanctuary crafted for leisure, relaxation, and the contemplation of stunning views.

Two enchanting central courtyards gracefully distribute the living spaces, illuminating the various floors and accompanying the staircases that run gracefully through the mansion.

Step into the ground floor, where family living areas and the welcoming Majlis seamlessly open up to an expansive terrace with a swimming pool. Ascend to the upper floor, designed as a family haven, where different rooms come together. Delve into the basement floor dedicated to leisure and enjoyment, featuring a delightful wellness area with access to the outdoors.

NAWAYEF MANSIONS PLOT LOCATIONS



NORTH

Plots range from 2,030 - 2,451 sqm

TYPE 05 | 6 BEDROOMS	
FIRST FLOOR	472 m²
GROUND FLOOR	608 m²
BASEMENT	605 m²
GRAND TOTAL	*1,685 m2

TYPE 05 PLUS | 7 BEDROOMS	
SECOND FLOOR	194 m²
FIRST FLOOR	472 m²
GROUND FLOOR	608 m²
BASEMENT	605 m²
GRAND TOTAL	*1,879 m²

**Excluding Parking*



NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	3.7m x 5.5m
3.	FEATURE STAIRCASE	4.6m x 5.0m
4.	POWDER ROOM 1	2.3m x 5.0m
5.	GUEST BEDROOM	8.0m x 3.9m
6.	GUEST BATHROOM	3.2m x 5.5m
7.	GUEST WARDROBE	2.8m x 5.5m
8.	MAJLIS FOYER	5.8m x 3.8m
9.	MAJLIS PANTRY	2.7m x 5.0m
10.	MAJLIS OFFICE	7.4m x 3.8m
11.	MAJLIS LIVING	5.2m x 7.9m
12.	MAJLIS DINING	5.2m x 9.4m
13.	FAMILY LIVING	9.2m x 8.2m
14.	FAMILY DINING	5.0m x 8.2m
15.	SHOW KITCHEN	11.6m x 5.6m
16.	POWDER ROOM 2	4.0m x 2.4m
17.	SECONDARY STAIRCASE	2.5m x 5.0m
18.	DRIVER'S BEDROOM	2.4m x 2.9m
19.	DRIVER'S BATHROOM	1.9m x 2.3m
20.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR

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.



FIRST FLOOR

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NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.6m x 5.0m
2.	FOYER	3.7m x 5.3m
3.	FAMILY LIVING	7.9m x 3.8m
4.	MASTER BEDROOM 1	6.8m x 6.1m
5.	MASTER BATHROOM 1	4.9m x 3.0m
6.	MASTER WARDROBE	4.0m x 2.8m
7.	MASTER BATHROOM 2	4.4m x 3.0m
8.	MASTER WARDROBE 2	4.3m x 2.8m
9.	BEDROOM 2	5.2m x 3.5m
10.	BEDROOM 2 BATHROOM	3.7m x 2.0m
11.	BEDROOM 2 WARDROBE	3.8m x 2.3m
12.	BEDROOM 3	5.2m x 3.4m
13.	BEDROOM 3 BATHROOM	3.7m x 1.7m
14.	BEDROOM 3 WARDROBE	3.8m x 1.8m
15.	BEDROOM 4	5.1m x 3.4m
16.	BEDROOM 4 BATHROOM	3.7m x 1.8m
17.	BEDROOM 4 WARDROBE	3.1m x 1.7m
18.	BEDROOM 5	8.0m x 5.5m
19.	BEDROOM 5 BATHROOM	1.5m x 3.2m
20.	BEDROOM 5 WARDROBE	6.2m x 0.7m
21.	SECONDARY STAIRCASE	2.5m x 5.0m
22.	LIFT	N/A

EXTERIOR

A.	BALCONY
B.	OPEN TO BELOW

NAWAYEF MANSIONS
TYPE 05 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.6m x 5.0m
2.	FOYER	3.8m x 5.0m
3.	PENTHOUSE LIVING	2.8m x 4.3m
4.	POWDER ROOM	3.5m x 1.9m
5.	PENTHOUSE DINING	3.6m x 5.3m
6.	PENTHOUSE BEDROOM	3.6m x 6.4m
7.	PENTHOUSE BATHROOM	4.3m x 3.7m
8.	PENTHOUSE WARDROBE	1.9m x 3.7m
9.	SECONDARY STAIRCASE	2.5m x 5.0m
10.	LIFT	N/A

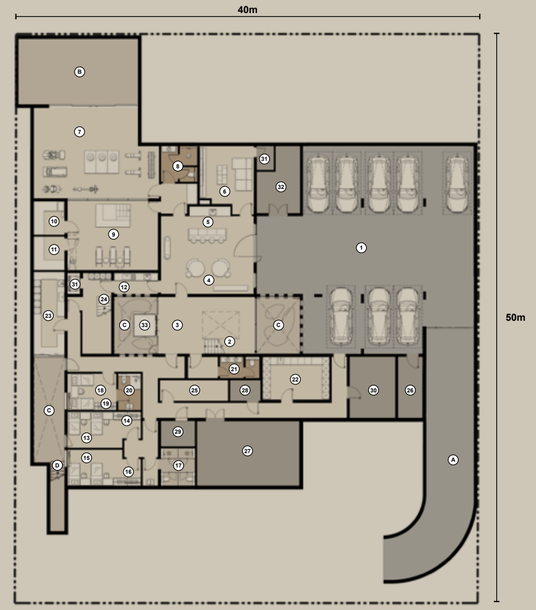
EXTERIOR

A.	ROOF TERRACE
B.	UTILITIES
C.	OPEN TO BELOW



TYPE 05 PLUS | SECOND FLOOR | PENTHOUSE

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BASEMENT FLOOR

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NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	19.1m x 18.5m
2.	FEATURE STAIRCASE	4.6m x 5.0m
3.	FOYER	3.7m x 5.0m
4.	LOUNGE	8.2m x 4.8m
5.	BAR	8.2m x 3.0m
6.	CINEMA	4.8m x 5.0m
7.	GYM	11.0m x 4.6m
8.	CHANGING ROOM	3.2m x 3.2m
9.	SPA	8.0m x 6.0m
10.	SAUNA	2.7m x 3.0m
11.	STEAM ROOM	2.7m x 3.0m
12.	PANTRY	3.9m x 1.9m
13.	STAFF BEDROOM 1	6.5m x 3.2m
14.	STAFF WARDROBE 1	2.4m x 1.0m
15.	STAFF BEDROOM 2	6.5m x 3.2m
16.	STAFF WARDROBE 2	1.9m x 1.0m
17.	STAFF BATHROOM 1 & 2	4.6m x 3.3m
18.	SECURITY BEDROOM	4.3m x 3.2m
19.	SECURITY WARDROBE	2.0m x 1.0m
20.	SECURITY BATHROOM	2.0m x 3.2m
21.	POWDER ROOM	3.5m x 1.9m
22.	LAUNDRY	5.9m x 3.8m
23.	SERVICE KITCHEN	2.7m x 7.5m
24.	SECONDARY STAIRCASE	2.6m x 5.3m
25.	STORE	5.9m x 1.8m
26.	STORAGE	2.2m x 5.4m
27.	UTILITIES 1	9.0m x 5.7m
28.	UTILITIES 2	2.7m x 1.9m
29.	IT ROOM	3.0m x 2.3m
30.	SUMPIT	4.0m x 5.4m
31.	AV ROOM	2.1m x 1.5m
32.	POOL PLANT ROOM	3.8m x 5.9m
33.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	LOWER TERRACE
C.	COURTYARD
D.	EXTERNAL STAIRCASE

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - REAR ELEVATION

MAIN ENTRANCE





FOYER

MAJLIS




FORMAL LIVING


FORMAL LIVING



MASTER BATHROOM

MASTER BEDROOM





POOL

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.

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