Nawayef
WEST

Nawayef Heights

BY MODON

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01 MODON



DEVELOPING VIBRANT & UNIQUE LEISURE DESTINATIONS

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, constructed, 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 are thrilled to unveil one of the region's most eagerly awaited residential island developments by Modon. This extraordinary opportunity places homeowners at the heart of it all, a stone's throw from pristine beaches and expansive parks, offering an address that's both exclusive and sought-after in the city.

Perched high in the hills of Hudayriyat Island, overlooking the bustling marina or nestled along the serene banks of the Hudayriyat Canal, these residential neighbourhoods are tailored for those in search of an enviable island lifestyle in the heart of the capital.

Modon has brought nature's playground to life, providing a unique space where you can not only call home but also immerse yourself in a vibrant community offering opportunities to live, play, dine, shop, and stay active.

02 STORY OF ABU DHABI



STORY OF ABU DHABI

The capital of the UAE, 'the safest city in the world'.

Encompassing over 200 islands, the vibrant UAE capital showcases a diverse panorama of landscapes, from pristine golden beaches and lush mangrove forests to breathtaking sand dunes.

Abu Dhabi stands as an inviting choice, not only for its scenic beauty but also for its cultural richness, economic stability, and the promise of a vibrant, multifaceted future. This city is a canvas of endless possibilities waiting for you to paint your story of success and prosperity.

Abu Dhabi, a city with endless potential, has cemented its place as one of the world's fastest-growing economies. With real estate and tourism playing pivotal roles in the nation's success, Abu Dhabi's reputation as a global safe haven for both living and investment is well-deserved.

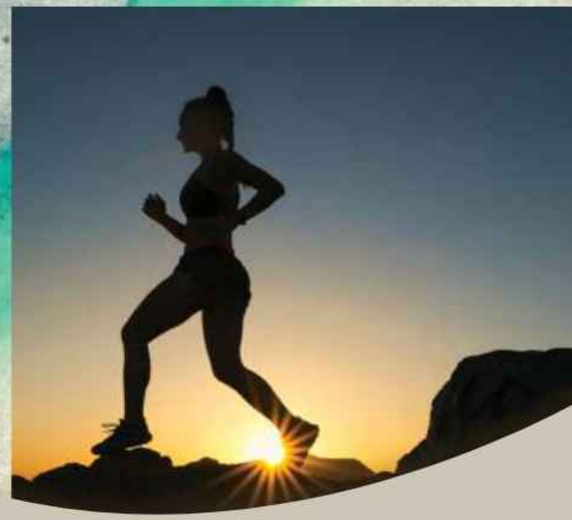
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city's commitment to innovation and progress. From the breathtaking Sheikh Zayed Grand Mosque to the thrilling allure of Ferrari World, Abu Dhabi beautifully bridges the gap between history and contemporary living.

Moreover, the city offers a wealth of cultural experiences, including numerous museums, galleries, and heritage sites that allow you to immerse yourself in its rich history. Abu Dhabi's diverse culinary scene, upscale shopping options, and year-round cultural events make it a compelling choice for those seeking a well-rounded lifestyle.

03 HUDAYRIYAT ISLAND







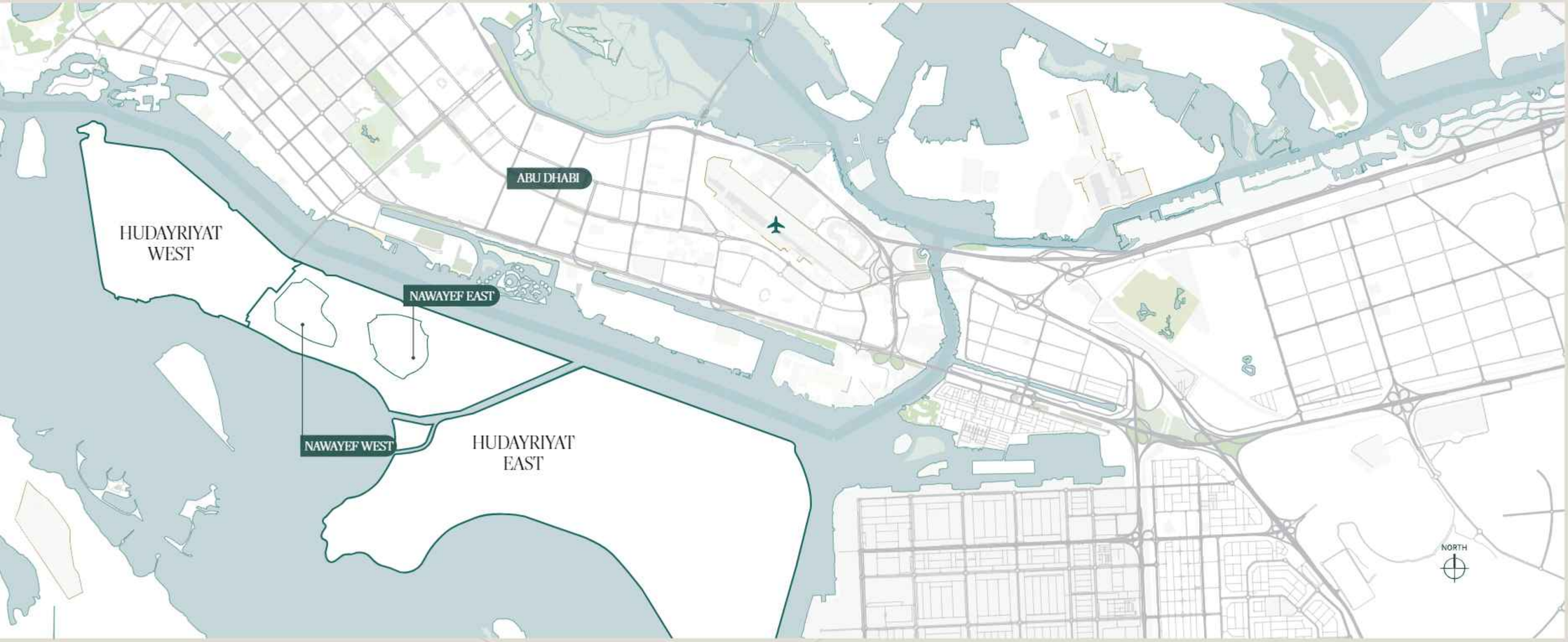
HUDAYRIYAT ISLAND

Activate your lifestyle on Hudayriyat Island.

Uncover an array of activities right at your doorstep, meticulously curated to cater to every desire. Hudayriyat Island, developed by Modon, presents an all-encompassing community offering an exquisite fusion of sports, nature, relaxation, and exquisite 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 lineup of both present and under-development destinations, featuring Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse selection of sporting facilities, boutique retail outlets, charming cafes, and delectable restaurants. But it doesn't end there; the leisure amenities include the Emirate's largest urban park, and a sprawling 220-Kilometre network of cycle tracks beckoning you to explore, promising an unparalleled lifestyle.

ONE DESTINATION.
UNLIMITED EXPERIENCES.



04 NAWAYEF HEIGHTS

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 that unfolds, 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.





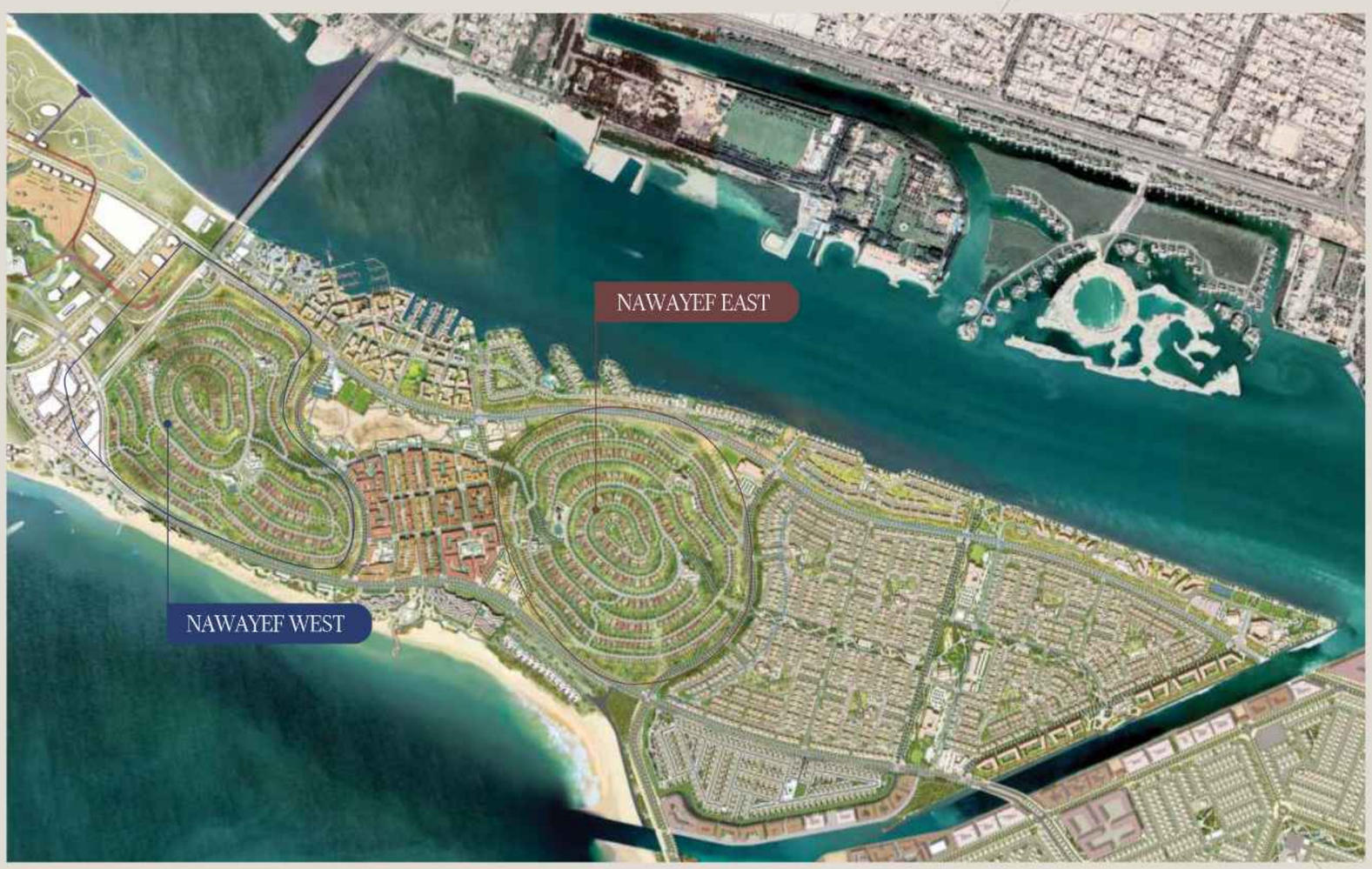
COMMUNITY VIEW



COMMUNITY VIEW



HUDAYRIYAT ISLAND MASTERPLAN



HUDAYRIYAT ISLAND AMENITIES

- MARSANA BEACH
- MARINA
- TRAIL X
- CYCLING TRACKS
- JOGGING TRACKS
- HUDAYRIYAT BEACH
- OCR PARK
- BIKE PARK
- CIRCUIT X
- 321 SPORTS
- BAB AL NOJOUM
- HUDAYRIYAT HERITAGE TRAIL
- SURF ABU DHABI

NAWAYEF WEST AMENITIES

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

05 NAWAYEF HEIGHTS



Nawayef
WEST

NAWAYEF HEIGHTS

Discover the unprecedented charm of large, premium villas nestled within the heart of Nawayef West. Each unit is meticulously engineered to capture uninterrupted views of the coast or city skyline, as the neighbourhood rises upwards from the stunning blue waters of the Arabian Gulf.

With sizes ranging from 810 square metres to 1,600 square metres, these generously sized villas provide expansive living spaces, abundant natural light, and a feeling of grandeur.

NAWAYEF HEIGHTS
TYPE 01

Walking into this villa offers a unique sense of neutrality and openness, conveyed through graceful spaces and elegant dimensions that frame breathtaking views at every turn, stretching from Nawayef West to the Abu Dhabi skyline and the surrounding azure-blue waters of the Arabian Gulf. The villa's clean lines prioritize natural ventilation and cast soft lights that illuminate the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle boldness of colour and refined textures.

With its grand living rooms, spacious private bedrooms, and an indulgent supercar garage with hobby rooms, this home promises to remain an impressive haven for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 01 | 7 BEDROOMS

FIRST FLOOR	556 m²
GROUND FLOOR	506 m²
BASEMENT	519 m²
GRAND TOTAL	1,581 m²

Excluding Parking



THE LURE OF LOUVRES



EXTERIOR PERSPECTIVE - STREET VIEW



EXTERIOR PERSPECTIVE - FRONT ENTRANCE

EXTERIOR PERSPECTIVE - REAR GARDEN





FAMILY LIVING ROOM

THE VERSATILITY OF SPACE



GRAND HALL





MASTER BATHROOM



MASTER BEDROOM

INDULGENT GARAGE & ENTERTAINMENT ZONE



CAR SHOWROOM LOUNGE

NAWAYEF HEIGHTS
TYPE 02

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 tranquillity within a generous interior to explore.

Designed to provide a haven of privacy and shade from sunny summers while maximizing natural cross-ventilation, the façade presents itself as the signature identity of the property, gracefully wrapping around the villa. This seamless integration of both indoor and outdoor spaces represents a perfect blend of beauty and functionality, ensuring a harmonious living experience.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 02 | 6 BEDROOMS

FIRST FLOOR	546 m²
GROUND FLOOR	489 m²
BASEMENT	488 m²
GRAND TOTAL	1,523 m²

Excluding Parking



MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - OUTDOOR LOUNGE



EXTERIOR PERSPECTIVE - POOL VIEW





MASTER BATHROOM



MASTER BEDROOM



OFFICE



BEDROOM 1

NAWAYEF HEIGHTS
TYPE 03

Step into this villa to be greeted by the elegance of its entrance reflection pool and expressive architecture. The modern open floor plan, complemented by full-height sliding doors, seamlessly connects indoor and outdoor spaces. This residence is thoughtfully designed to create a family home centered around entertainment and socializing. The Majlis, with its own separate entry, offers a versatile entertainment space that can serve as a lounge or media room. The outdoor kitchen and covered cabana provide the perfect setting to enjoy al fresco living.

The villa is meticulously crafted with a modest material palette, primarily featuring smooth-coat stucco, neolith panels, raked stone, vertical screens, flat roofs, and expansive windows, making this five-bedroom, six-bathroom home a perfect haven to treasure for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 03 | 5 BEDROOMS

FIRST FLOOR	362 m²
GROUND FLOOR	458 m²
BASEMENT	396 m²
GRAND TOTAL	1,216 m²

Excluding Parking



EXTERIOR PERSPECTIVE - FRONT ELEVATION







EXTERIOR PERSPECTIVES - REAR VIEWS



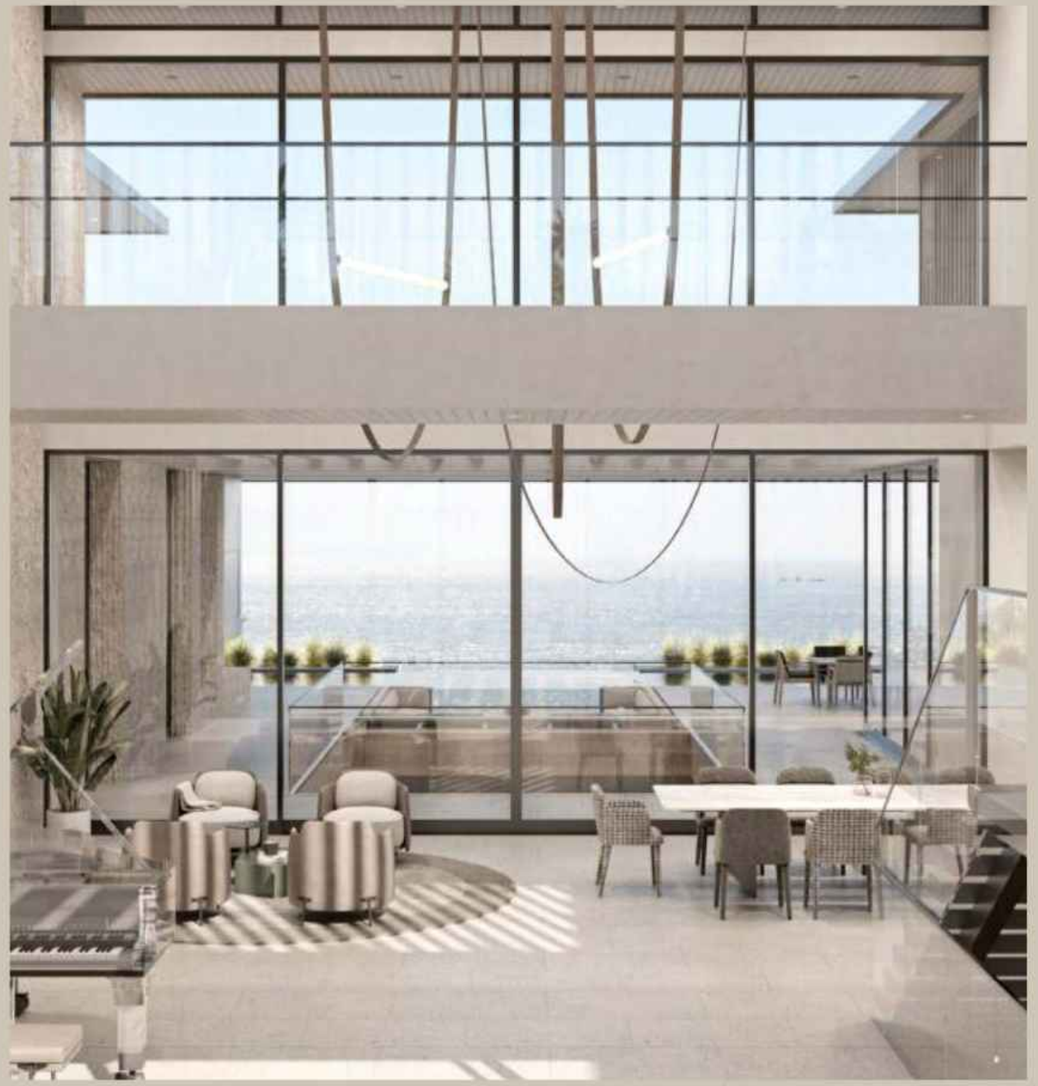


ENTRANCE



LIVING ROOM





KITCHEN DINING





MASTER BEDROOM



MASTER BATHROOM



NAWAYEF HEIGHTS
TYPE 04

This enchanting traditional Spanish-inspired villa is meticulously crafted with a modest material palette, primarily featuring smooth-coat stucco, thermally modified timber, clay tile roofing, and expansive windows.

The expressive architecture forms an elegant street front and private entry courtyard. This five-bedroom, six-bathroom property unfolds into the great room, show kitchen, and a flexible entertainment space within the Majlis.

The Primary Suite boasts its own dedicated, spacious wing. The property is complemented by a six-car garage featuring floor-to-ceiling glazing, seamlessly connecting to an amenity level offering additional entertainment space, gym, spa, service components, and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 04 | 5 BEDROOMS

FIRST FLOOR	428 m²
GROUND FLOOR	525 m²
BASEMENT	462 m²
GRAND TOTAL	1,416 m²

Excluding Parking



IMPOSING, IMPRESSIVE, INSPIRATIONAL





EXTERIOR PERSPECTIVE - SUNKEN FIREPIT LOUNGE



EXTERIOR PERSPECTIVES - REAR GARDEN



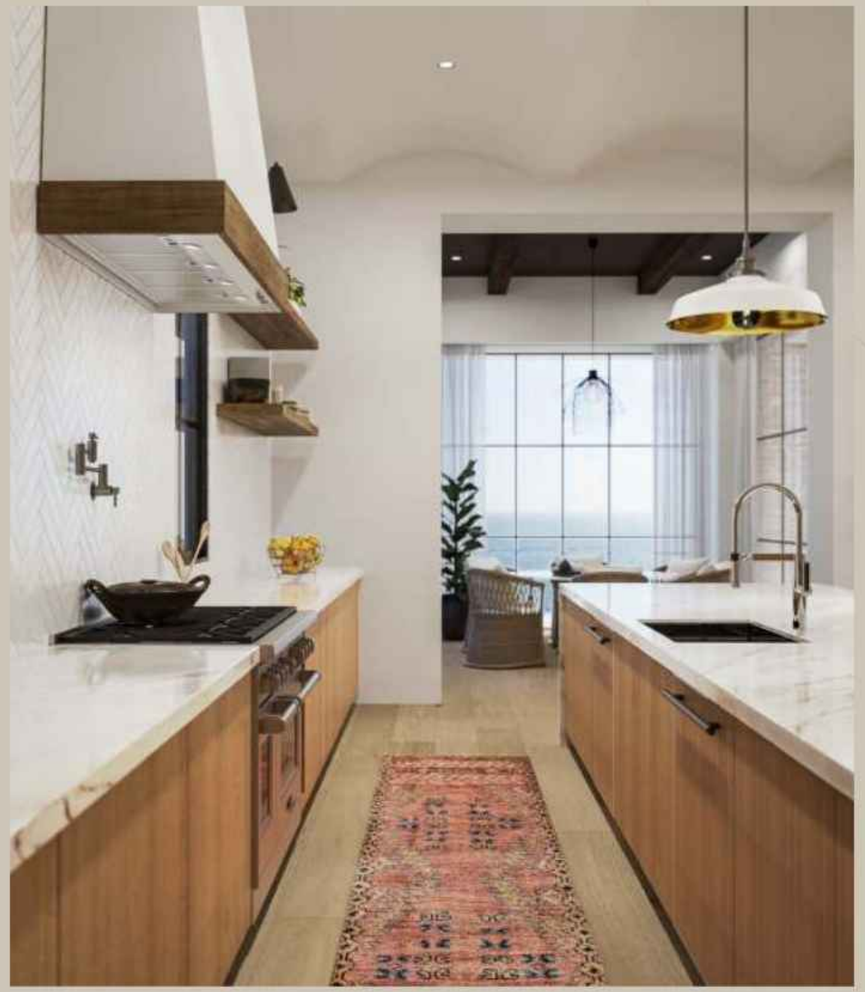
GREAT ROOM







KITCHEN DINING





KITCHEN DINING





MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HEIGHTS
TYPE 05

As you step into this impressive villa through the private courtyard, you'll uncover a design that encapsulates the Southern California lifestyle, defined by a modern open floor plan paired with full-height sliding doors to optimize the connection between indoor and outdoor spaces, a perfect formula for a family home centered around entertainment.

Embracing a grand atrium at its core, this two-storey winged property consists of five superior bedrooms and five bathrooms with vaulted ceilings and a modern interior, featuring both a great room and a Majlis that provide expansive living spaces for the extended family.

Parking is accommodated in a subterranean vault for five cars, showcased with floor-to-ceiling glazing, and connected to an amenity level providing additional entertainment space, gym, spa, theatre, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 05 | 5 BEDROOMS

FIRST FLOOR	242 m²
GROUND FLOOR	290 m²
BASEMENT	301 m²
GRAND TOTAL	833 m²

Excluding Parking



A TRADITION OF ELEGANCE



EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - GARDEN VIEWS



THE GREAT ROOM

GREAT ROOM, GRAND DESIGN





DINING



DINING KITCHEN







MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HEIGHTS
TYPE 06

As you step into this villa, your unique arrival experience is created by an internal green atrium that allows natural light and ventilation to gracefully flow to the lower parts of the property, whilst doubling up as an organic backdrop to the grand living areas, further complemented by a bespoke staircase escalating up through the living areas of the house.

The modern open-plan layout, featuring six bedrooms with private ensuite bathrooms, walk-in wardrobes, informal play areas, a gym and spa, ensures that this home is well-equipped to cater to the needs of your family.

Soak up the sun on the expansive pool deck and lounging area, where you will surely appreciate modern mashrabiyas, floor-to-ceiling glass windows, and timber sliding screens, as well as the interior adorned with white marble and natural stone.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 06 | 6 BEDROOMS

FIRST FLOOR	367 m²
GROUND FLOOR	351 m²
BASEMENT	297 m²
GRAND TOTAL	1,015 m²

Excluding Parking







EXTERIOR PERSPECTIVES - GARDEN VIEW





FORMAL LIVING ROOM

SHOW KITCHEN TO SHOWCASE LIVING

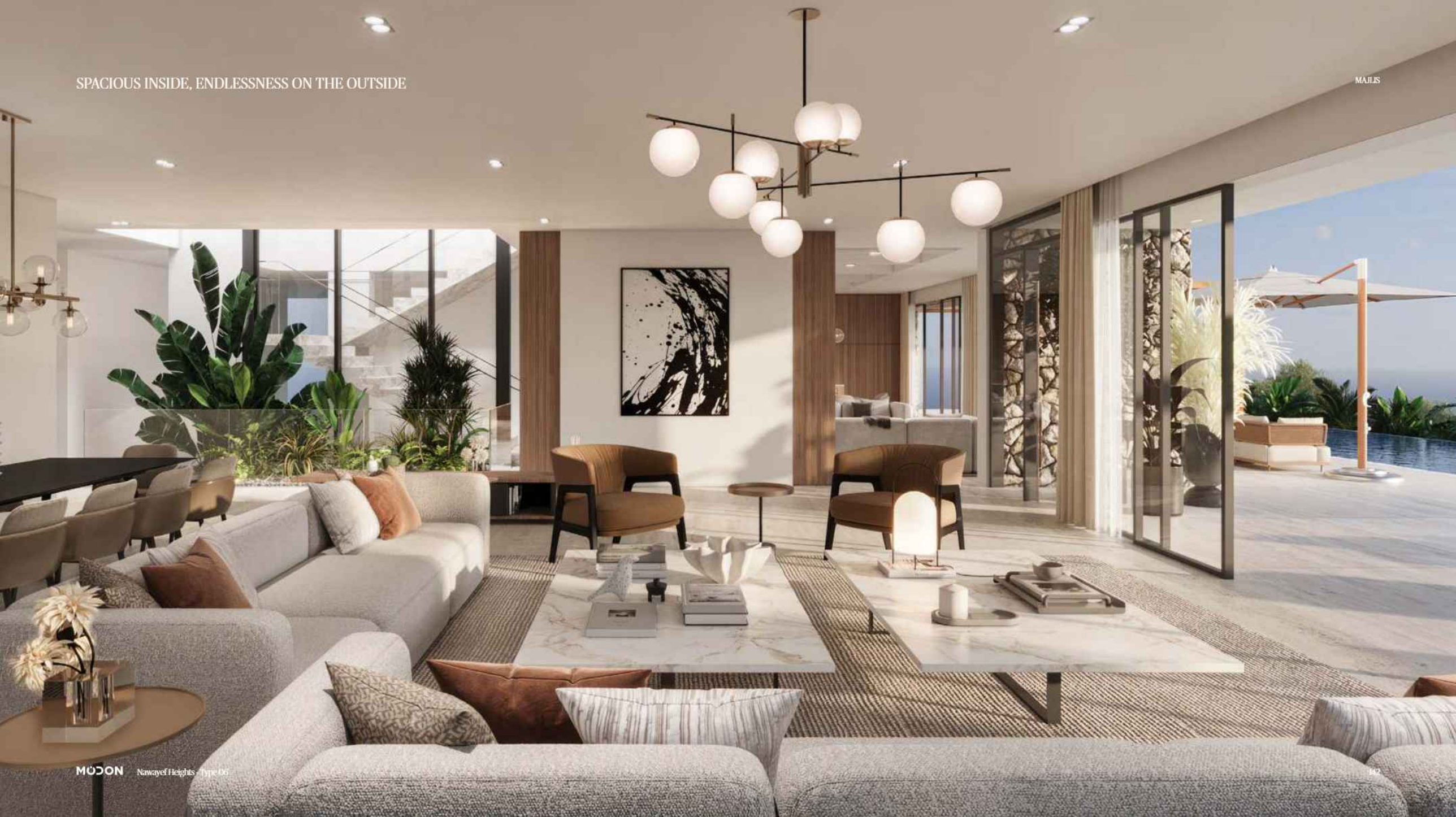


KITCHEN



KITCHEN & DINING ROOM


FAMILY LIVING ROOM





NAWAYEF HEIGHTS
TYPE 07

Crafted for a lifestyle of balance and simplicity, the architecture here encapsulates space with a modern interior. Natural light gracefully beams through expansive windows, weaving a tranquil and serene abode. The villa's clean lines prioritize natural ventilation and cast soft lights that illuminate the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle boldness of colours and refined textures.

This feeling of spaciousness transfers from the living rooms to the private bedrooms, culminating in the indulgent supercar garage and hobby rooms nestled at the base of the property.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 07 | 7 BEDROOMS

FIRST FLOOR	400 m²
GROUND FLOOR	321 m²
BASEMENT	226 m²
GRAND TOTAL	948 m²

Excluding Parking



VERTICAL IN ASPECT, GRACEFUL IN DESIGN



EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - POOL VIEW (OUTDOOR LOUNGES)



FAMILY LIVING ROOM



GRAND HALL





MASTER BATHROOM



MASTER BEDROOM



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 to explore.

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



EXTERIOR PERSPECTIVE - FRONT ELEVATION







EXTERIOR PERSPECTIVES - GARDEN VIEW



FAMILY LIVING / DINING ROOM



FOYER / GRAND STAIRCASE





MASTER BATHROOM



MASTER BEDROOM