



Nawayef Mansions

BY **MÜDÖN**



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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 Hidayriyat Island, overlooking the bustling marina or nestled along the serene banks of the Hidayriyat 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



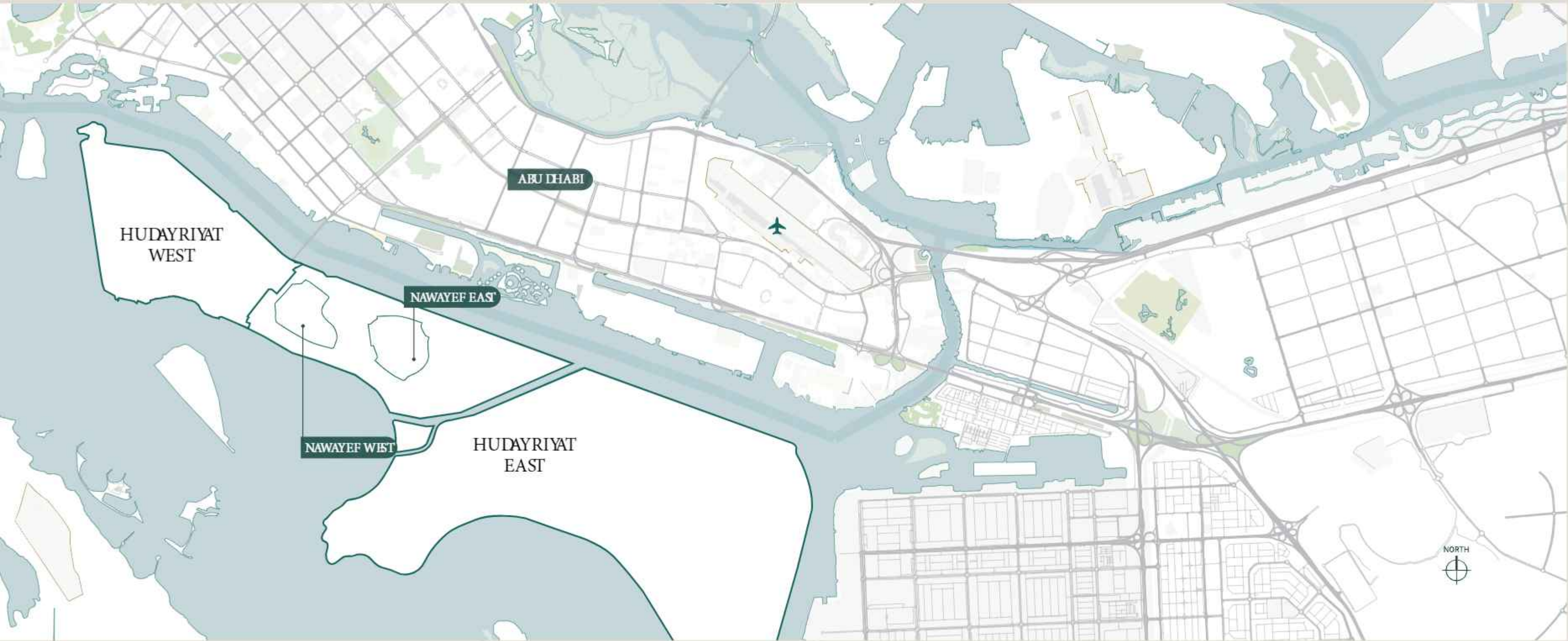
HUDAYRIYAT ISLAND

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 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
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.





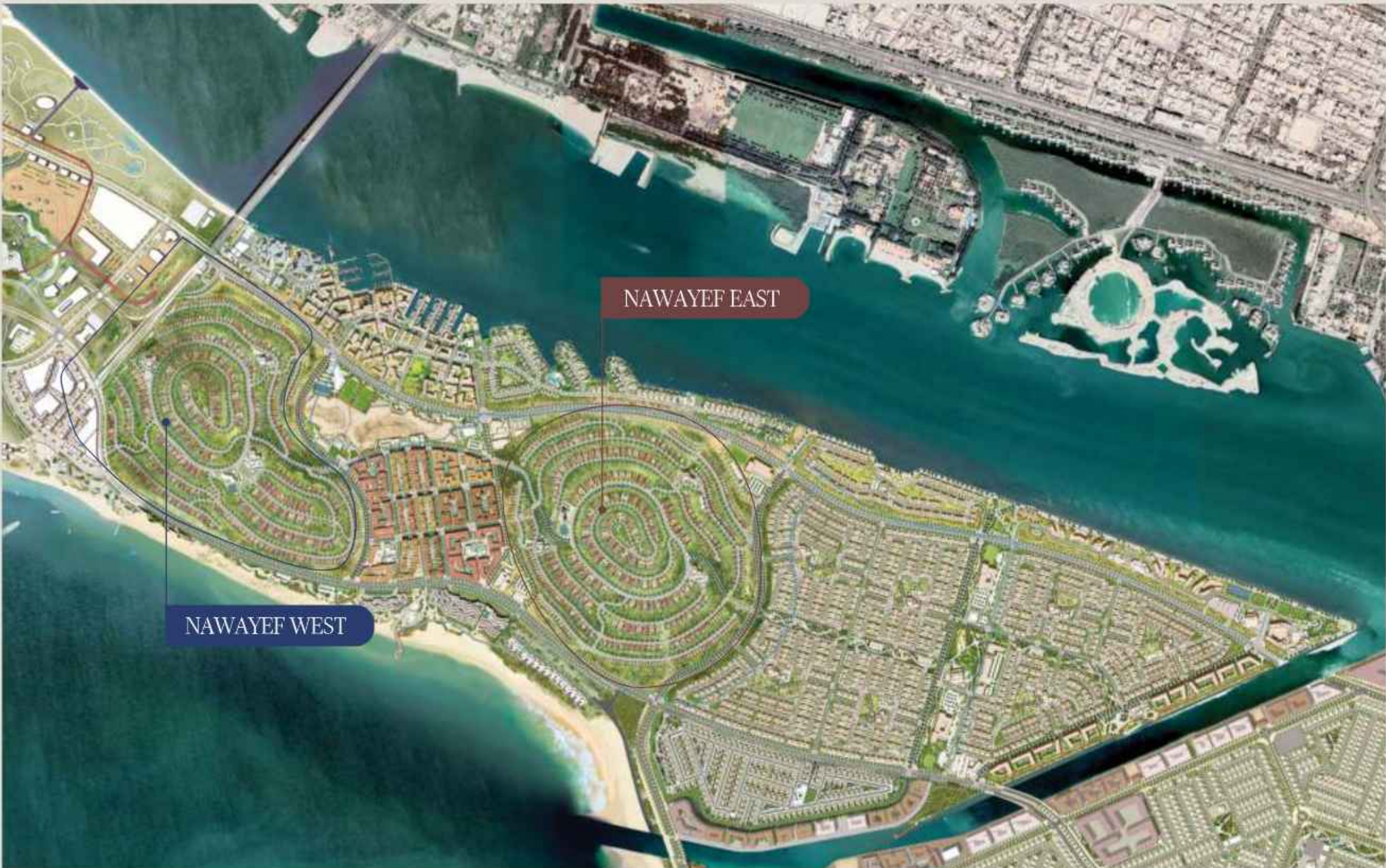
COMMUNITY VIEW



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
- 321SPORTS
- BAB AL NOJUM
- 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
MANSIONS



NAWAYEF MANSIONS

Introducing Nawayef West, an elevated living experience surrounded by the sea.

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 1685 to 2,700 square metres of finely designed homes.

Seize this rare opportunity to reside in a preeminent home with unparalleled panoramas. What's more, you now have the liberty to select both your preferred grand design and the plot where 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 chance to make this remarkable place your very own.

NAWAYEF MANSIONS

TYPE 01 AND TPE 01 PLUS

Discover a distinctive residence perched on the highest tiers of Nawayef West. This mansion 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. 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 ambiance. The furnishings strike a harmonious note with a touch of boldness in colors and refined extures.

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 m ²
GROUND FLOOR	736 m ²
BASEMENT	884 m ²

GRAND TOTAL 2400 m²

TYPE 01 PLUS | 8 BEDROOMS

SECOND FLOOR	300 m ²
FIRST FLOOR	780 m ²
GROUND FLOOR	736 m ²
BASEMENT	884 m ²

GRAND TOTAL 2700 m²

Excluding Parking



A REFRESHING BLEND OF BOLD DESIGN & SPACIOUS LIVING

EXTERIOR PERSPECTIVE - STREET VIEW



EXPERIENCE EXPRESSIVE SPACES & BREATHTAKING VIEWS



EXTERIOR PERSPECTIVE - ROOFTOP TERRACE



EXTERIOR PERSPECTIVE - ØCL VIEW



FORMAL LIVING



FORMAL DINING KITCHEN



MASTER BEDROOM



MASTER BATHROOM





THEATRE ROOM



GARAGE

OPULENT LIVING & ENTERTAINMENT SPACES

NAWAYEF MANSIONS

TYPE 02 AND TYPE 02 PLUS

Perched proudly at the top hill of Hidayriyat, this mansion, with its robust classical aesthetic, blends subtly with the elegance of curves and a totally contemporary conception of space. Here, the transitions between areas flow seamlessly, just like the light that permeates through its filers and colonnades.

Discover its charm across two distinct levels; the ground floor, ingeniously extending to make the most of the plot, hosts both the public and private spaces of this home. Venture to the upper floor, where family rooms and the master bedroom command a panoramic view of the city, ensuring the utmost privacy for the inhabitants of this majestic villa.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 3,046 - 3,291 sqm

TYPE 02 | 7 BEDROOMS

FIRST FLOOR	631 m ²
GROUND FLOOR	752 m ²
BASEMENT	640 m ²
GRAND TOTAL	2,023 m ²

Excluding Parking

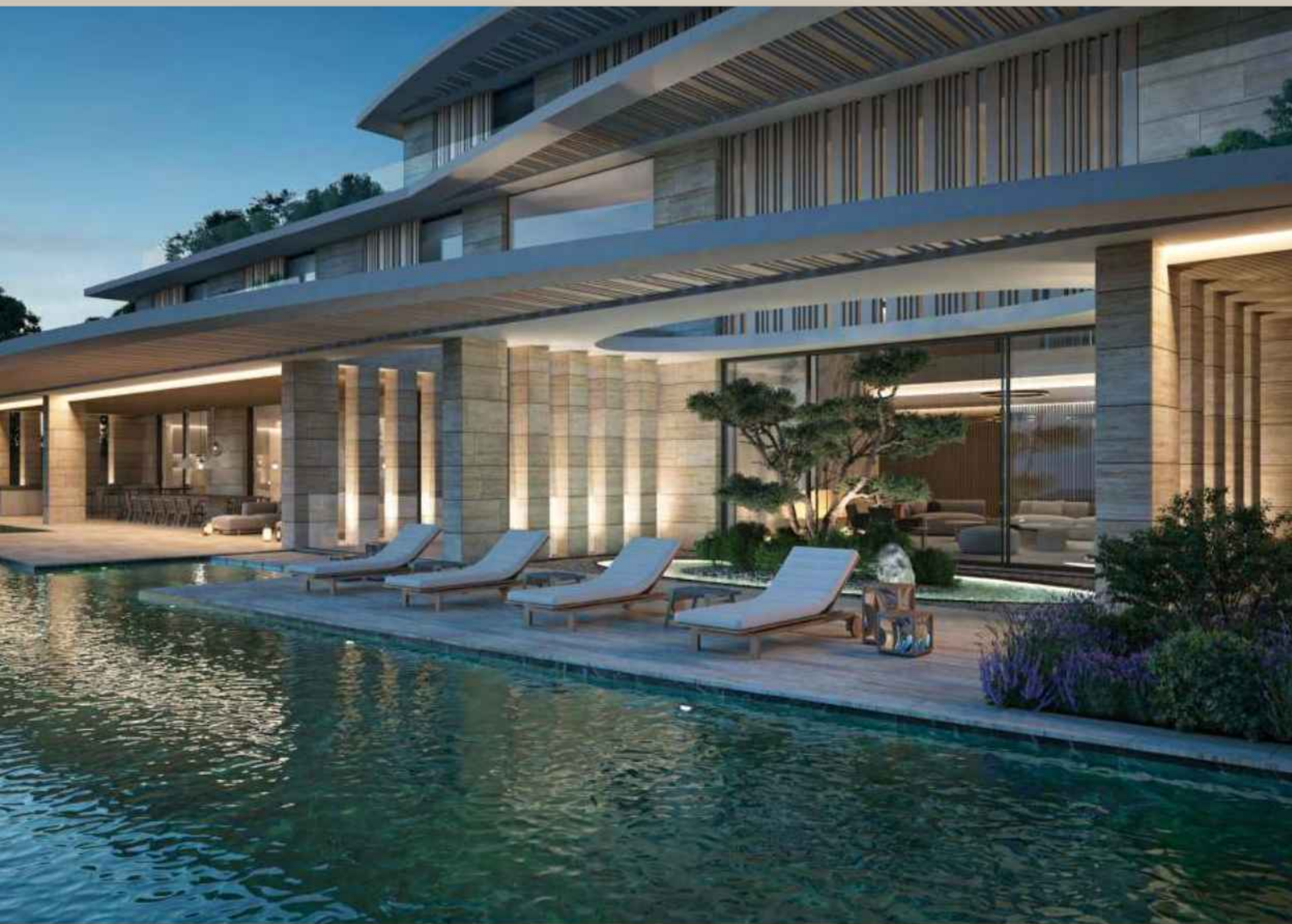
TYPE 02 PLUS | 8 BEDROOMS

SECOND FLOOR	168 m ²
FIRST FLOOR	631 m ²
GROUND FLOOR	752 m ²
BASEMENT	640 m ²
GRAND TOTAL	2,191 m ²

Excluding Parking







POOL VIEW



TERRACE



HALWAY



MAJLIS



LIVING ROOM



LIVING ROOM





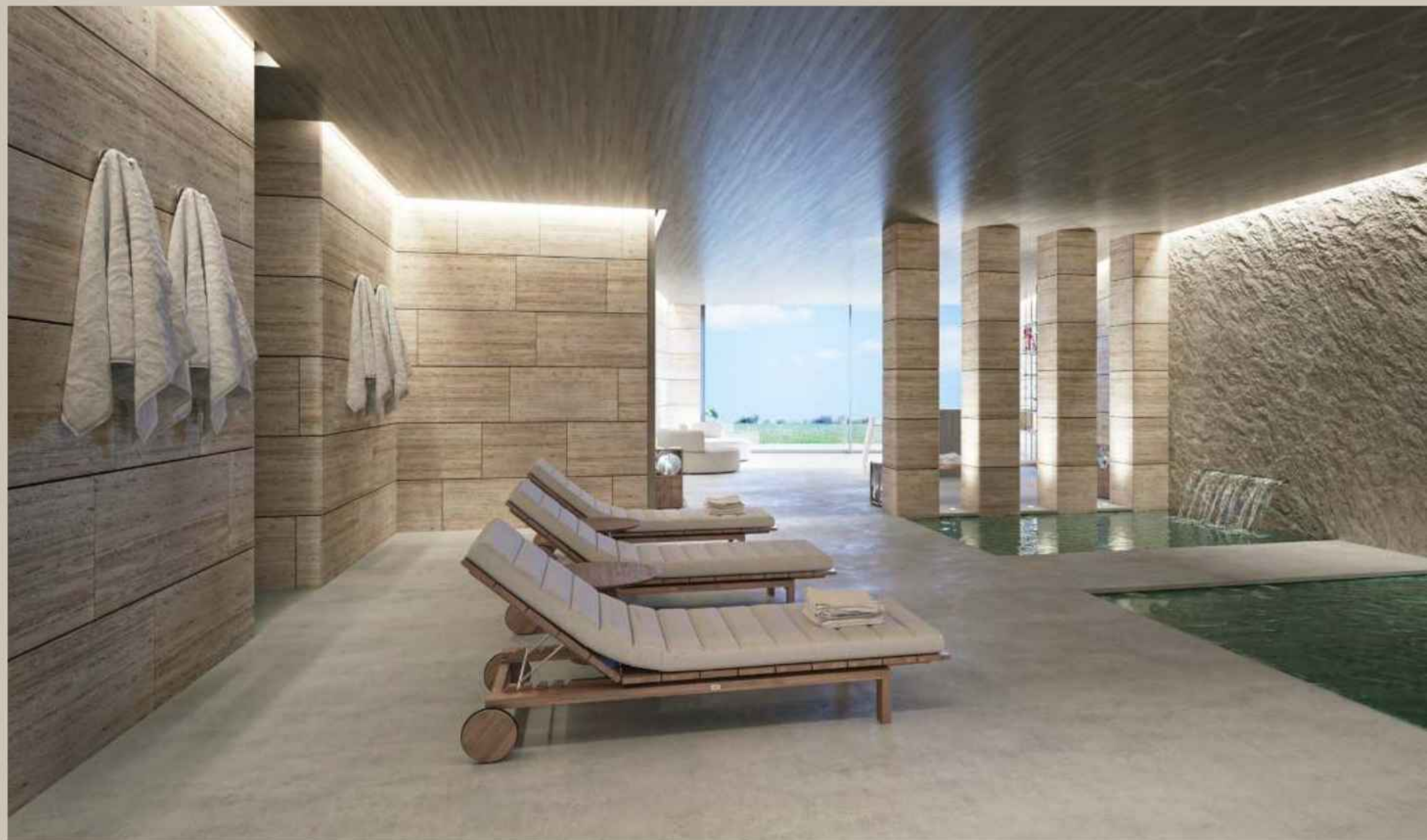


MASTER BEDROOM





GYM



SPA



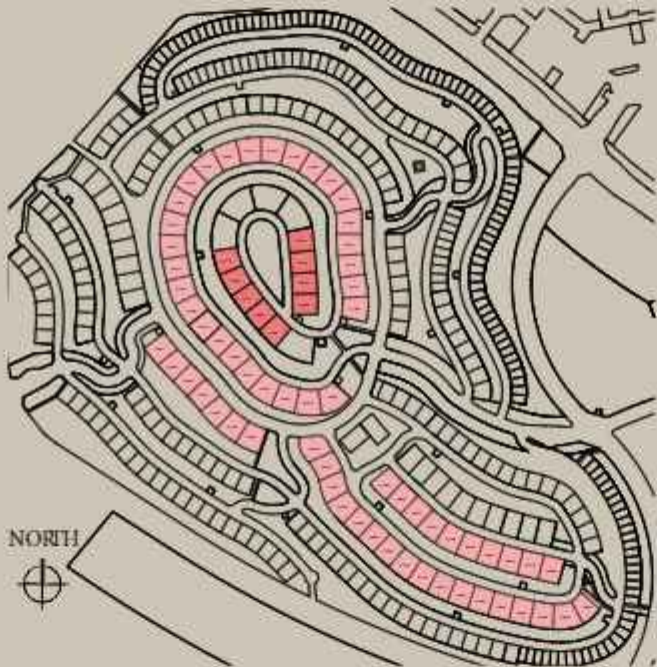
NAWAYEF MANSIONS

TYPE 03 AND TYPE 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 evoke 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 ensures your vehicles are taken care of, and the optional second-floor configuration opens up possibilities for a penthouse or expanded family entertainment plans for the prime hill plots. 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



Plots range from 2,030 - 2,451 sqm

TYPE 03 | 7 BEDROOMS

FIRST FLOOR	700 m ²
GROUND FLOOR	640 m ²
BASEMENT	534 m ²
GRAND TOTAL	1,874 m ²

Excluding Parking

TYPE 03 PLUS | 8 BEDROOMS

SECOND FLOOR	296 m ²
FIRST FLOOR	700 m ²
GROUND FLOOR	640 m ²
BASEMENT	534 m ²
GRAND TOTAL	2,170 m ²







EXTERIOR PERSPECTIVE - ØCL VIEW

EXPERIENCE A LIFESTYLE THAT STANDS THE TEST OF TIME



EXTERIOR PERSPECTIVE - REAR ARRIEN | Mansion with optional second floor





FAMILY LIVING/ DINING





SPA

NAWAYEF MANSIONS

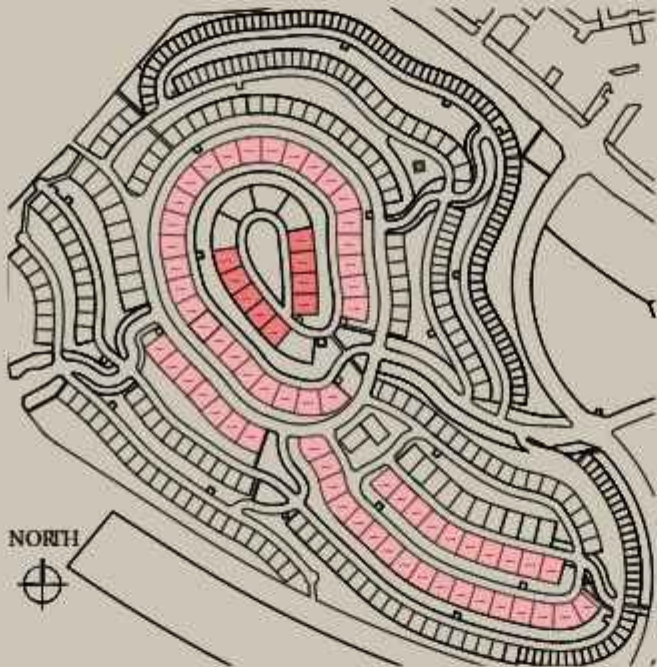
TYPE 04 AND TYPE 04 PLUS

Discover a contemporary Mediterranean masterpiece where extensive glazing creates a series of connected indoor and outdoor living spaces that enhance the natural surroundings in this spectacular hillside location. This architectural beauty is a testament to open, airy design harmoniously blending with the environment.

Clean lines and a minimalist aesthetic defin this mansion, featuring lavish travertine surfaces on the façade and contemporary dark brass screen details. These elements serve not only as decor but also as functional shading, creating a symphony of style and comfort. The outdoor spaces are designed to enable intimate social gatherings, offering versatile areas to share moments with friends and family, all while immersed in the serenity of the outdoors.

Inside, this home unfolds with an array of formal living areas, providing you with the space to craft your own lifestyle. With up to seven bedrooms, each boasting private ensuite bathrooms and walk-in wardrobes, the mansion effortlessly combines convenience and luxury. Family play areas, media rooms, a well-equipped gym, and a spa overlooking the inviting swimming pool provide an elegant and comfortable retreat for the years to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2030 - 2451 sqm

TYPE 04 7 BEDROOMS		TYPE 04 PLUS 8 BEDROOMS	
		SECOND FLOOR	260 m ²
FIRST FLOOR	624 m ²	FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²	GROUND FLOOR	694 m ²
BASEMENT	693 m ²	BASEMENT	693 m ²
GRAND TOTAL	2011 m ²	GRAND TOTAL	2271 m ²

Excluding Parking



STEP INTO A CONTEMPORARY MEDITERRANEAN MANSERHECE



EXTERIOR PERSPECTIVE - FRONT ELEVATION





MAILS



SHOW KITCHEN

AN EFFORTLESS COMBINATION OF CONVENIENCE & LUXURY

MASTER BEDROOM





EXTERIOR PERSPECTIVE - BACK ELEVATION

NAWAYEF MANSIONS

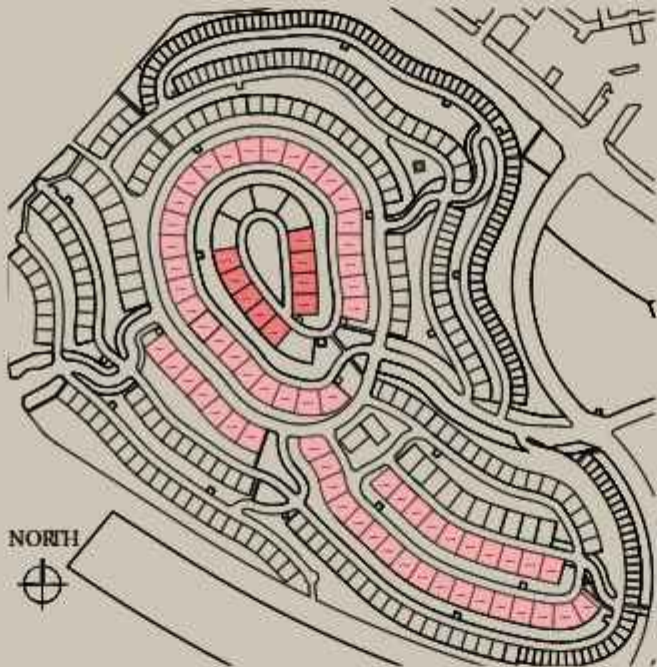
TYPE 05 AND TYPE 05 PLUS

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



Plots range from 2030 - 2451 sqm

TYPE 05 | 6 BEDROOMS

FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²
GRAND TOTAL	1685 m ²

Excluding Parking

TYPE 05 PLUS | 7 BEDROOMS

SECOND FLOOR	194 m ²
FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²
GRAND TOTAL	1879 m ²







EXTERIOR PERSPECTIVE - REAR ELEVATION



ENTRANCE



HALL



MAİLİS



FORMAL LIVING ROOM





KITCHEN



DINING ROOM



TERRACE

POOL



MASTER BATHROOM



MASTER BEDROOM



GYM



SPA





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