



# Nawayef Heights





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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.

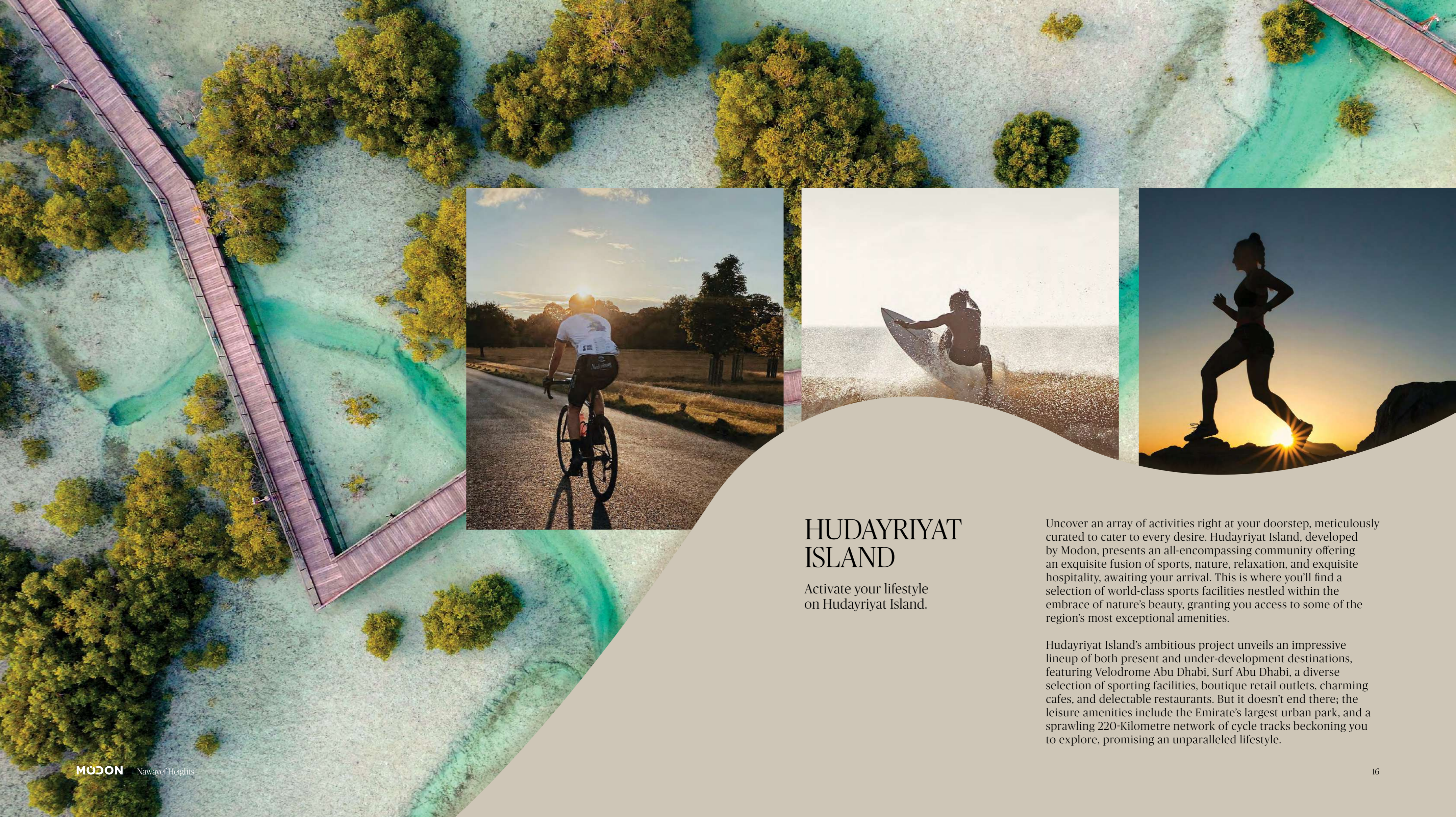
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city's commitment to innovation and progress. From the breathtaking Sheikh Zayed Grand Mosque to the thrilling allure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



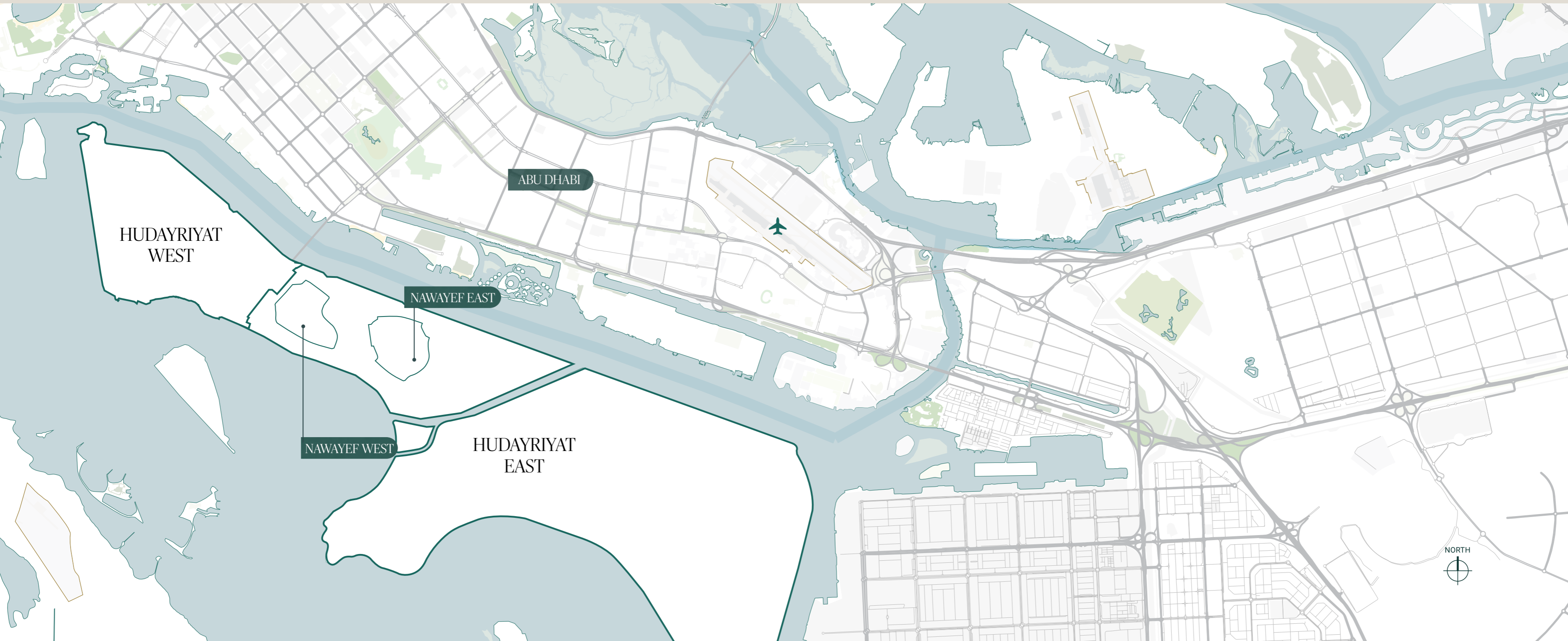
# HUDAYRIYAT ISLAND

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



## 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



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 NOJOUR
- 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 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.



MASTER BATHROOM



MASTER BEDROOM

INDULGENT GARAGE & ENTERTAINMENT ZONE

CAR SHOWROOM LOUNGE



MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - OUTDOOR LOUNGE



EXTERIOR PERSPECTIVE - POOL VIEW

DESIGNED FOR THE EXTENDED FAMILY

FORMAL LIVING & DINING







MASTER BATHROOM



MASTER BEDROOM



OFFICE



BEDROOM 1

STATURE, ELEGANCE & SWEEPING DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - REAR VIEWS

CONTEMPORARY, MODERN & INVITING

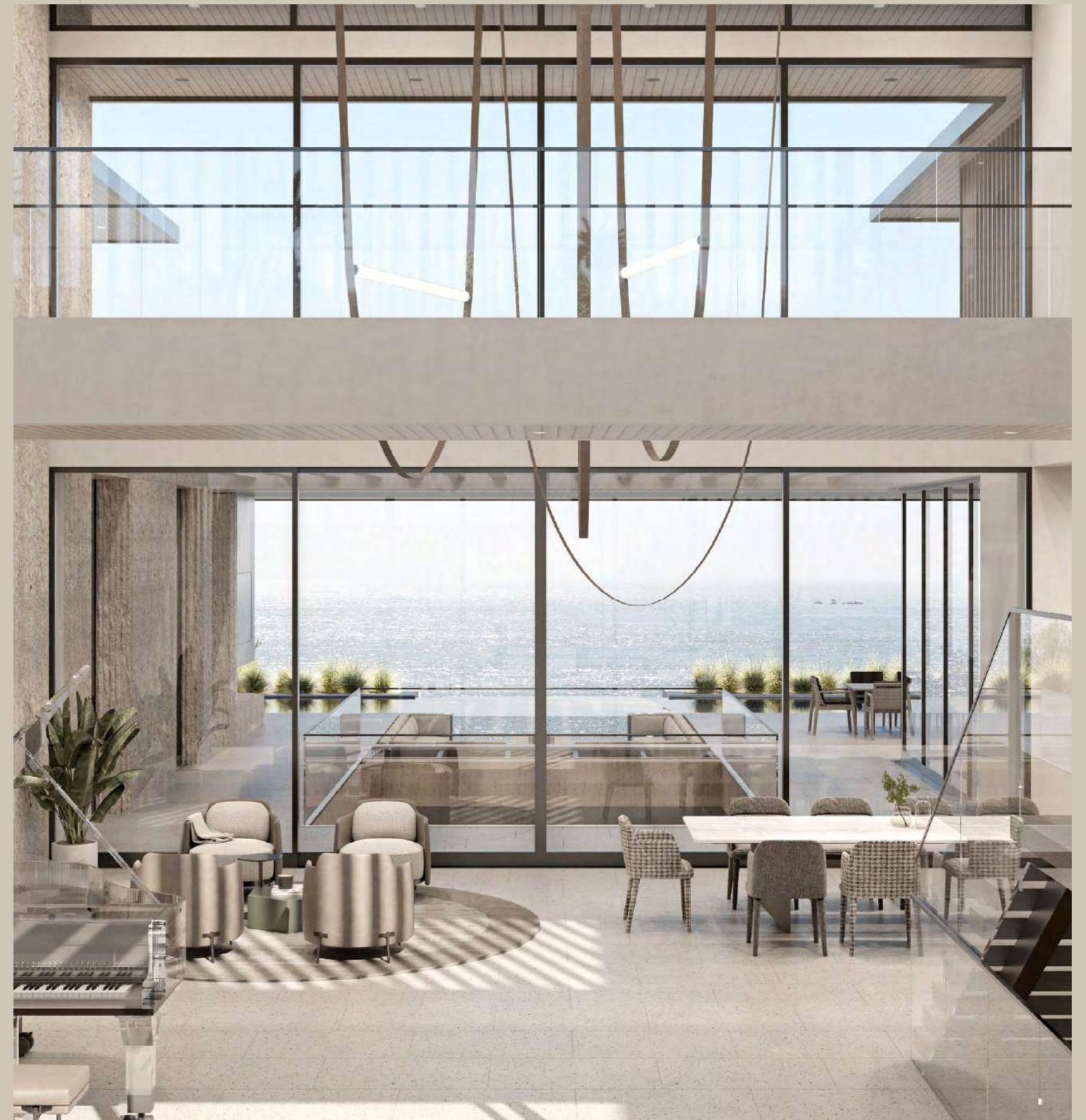


ENTRANCE

EXTENDING THE INSIDE OUT

LIVING ROOM





A CANVAS FOR UNINTERRUPTED VIEWS

MALLIS







MASTER BEDROOM



MASTER BATHROOM



IMPOSING, IMPRESSIVE, INSPIRATIONAL

EXTERIOR PERSPECTIVES - STREET VIEWS



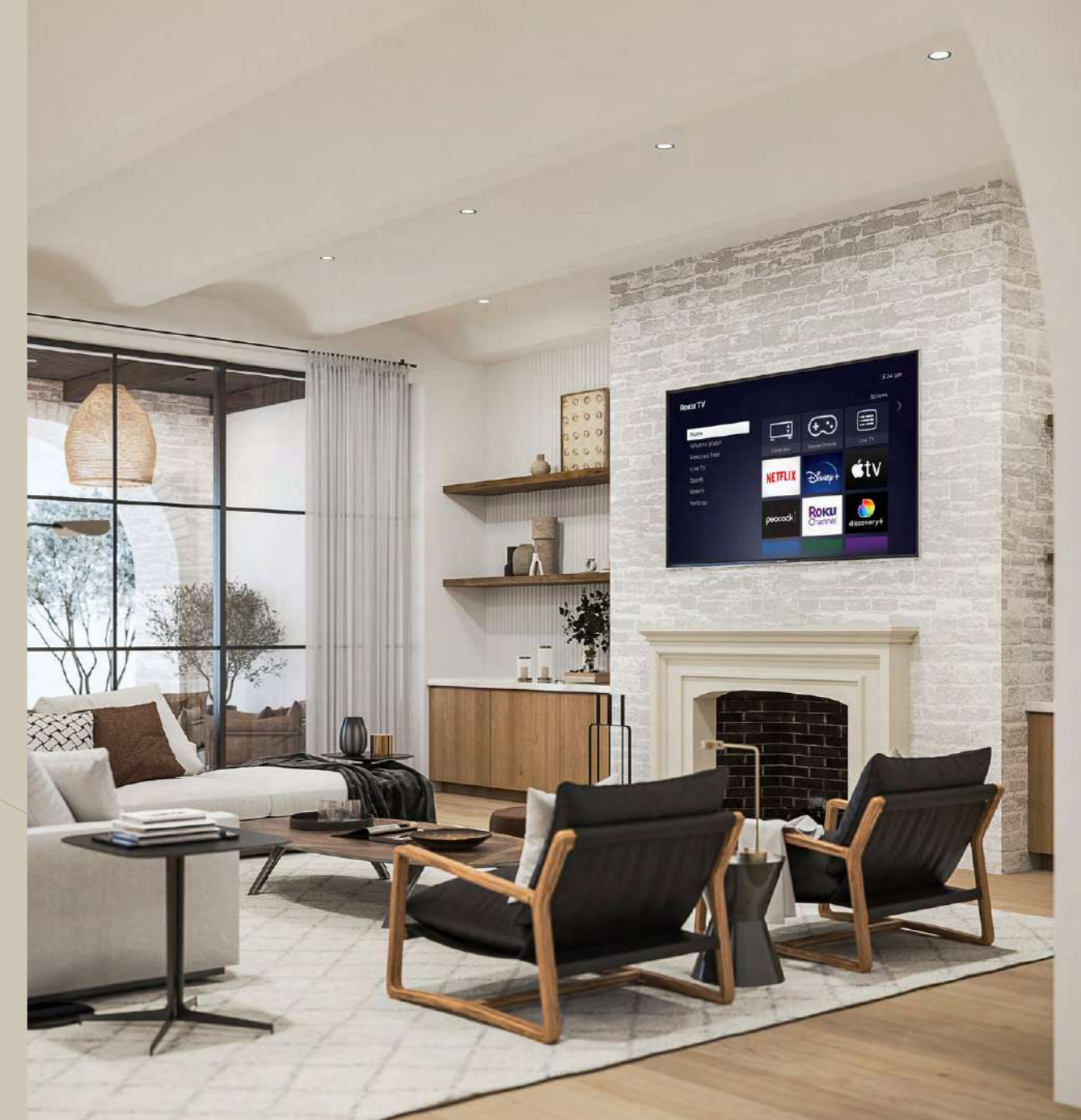


EXTERIOR PERSPECTIVE - SUNKEN FIREPIT LOUNGE



EXTERIOR PERSPECTIVES - REAR GARDEN

CONTEMPORARY CALIFORNIAN



GREAT ROOM





KITCHEN DINING



KITCHEN DINING



MASTER BATHROOM



MASTER BEDROOM

A TRADITION OF ELEGANCE



EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - GARDEN VIEWS





THE GREAT ROOM

GREAT ROOM, GRAND DESIGN





DINING



DINING KITCHEN

A SCENE FOR SUCCESSFUL, LIKE-MINDED SOULS

MAJLIS





MASTER BATHROOM



MASTER BEDROOM

SHOW KITCHEN TO SHOWCASE LIVING



KITCHEN



KITCHEN & DINING ROOM

FAMILY LIVING ROOM



SPACIOUS INSIDE, ENDLESSNESS ON THE OUTSIDE

MAJLIS







VERTICAL IN ASPECT, GRACEFUL IN DESIGN



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVES - POOL VIEW (OUTDOOR LOUNGES)



FAMILY LIVING ROOM



GRAND HALL

PANORAMIC, AESTHETIC & STOIC

FORMAL LIVING ROOM





MASTER BATHROOM



MASTER BEDROOM



WELCOME HOME TO MODERN ELEGANCE

EXTERIOR PERSPECTIVE - FRONT ELEVATION







EXTERIOR PERSPECTIVES - GARDEN VIEW



FAMILY LIVING / DINING ROOM



FOYER / GRAND STAIRCASE

WHERE YOUR LIVING EXPERIENCE MEETS AL FRESCO

FORMAL LIVING





MASTER BATHROOM



MASTER BEDROOM



**Nawayef**  
WEST

# Nawayef Homes

BY **MÜDÖN**



MASTER BATHROOM



MASTER BEDROOM

MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - STREET VIEW



EXTERIOR PERSPECTIVES - POOL VIEW WITH SUNKEN PATIO LOUNGE







FAMILY LIVING ROOM



FORMAL LIVING ROOM









THE GREAT ROOM



DINING ROOM



DINING KITCHEN



MASTER BATHROOM



MASTER BEDROOM









EXTERIOR PERSPECTIVE - FRONT ELEVATION







MASTER BATHROOM



MASTER BEDROOM





EXTERIOR PERSPECTIVE - REAR ELEVATION



POOL VIEW

WELCOMING THE OUTSIDE IN



ENTRANCE FOYER



LIVING ROOM





DINING ROOM



KITCHEN





EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - POOL VIEW







ENTRANCE FOYER



DINING ROOM



MASTER BEDROOM







# Nawayef Mansions



MASTER BEDROOM



MASTER BATHROOM



OPULENT LIVING & ENTERTAINMENT SPACES



THEATRE ROOM



GARAGE





POOL VIEW



TERRACE



HALLWAY



MAJLIS



LIVING ROOM



LIVING ROOM









MASTER BEDROOM



GYM



SPA



TIMELESS CHARM OF MID-CENTURY MODERN DESIGN

EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXPERIENCE A LIFESTYLE THAT STANDS THE TEST OF TIME



EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - REAR GARDEN | Mansion with optional second floor







FAMILY LIVING / DINING





SPA

STEP INTO A CONTEMPORARY MEDITERRANEAN MASTERPIECE



EXTERIOR PERSPECTIVE - FRONT ELEVATION





MAJLIS



SHOW KITCHEN

AN EFFORTLESS COMBINATION OF CONVENIENCE & LUXURY

MASTER BEDROOM





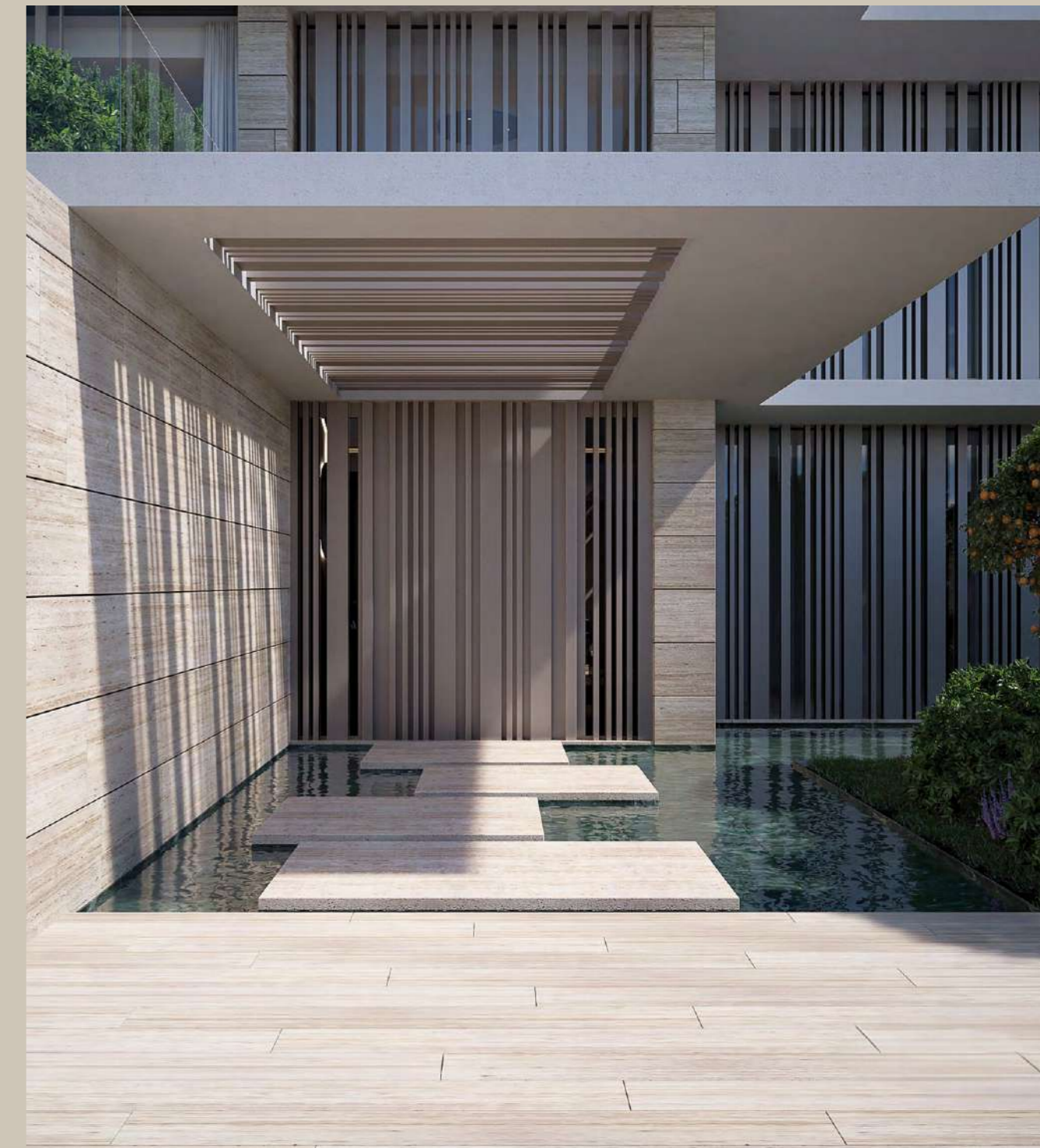
EXTERIOR PERSPECTIVE - BACK ELEVATION







EXTERIOR PERSPECTIVE - REAR ELEVATION



ENTRANCE



HALL



MAJLIS







KITCHEN



DINING ROOM



POOL



TERRACE



MASTER BATHROOM



MASTER BEDROOM





GYM



SPA

