Nawayef
WEST

Nawayef Homes

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 beckon you to explore, promising an unparalleled lifestyle.

ONE DESTINATION.
UNLIMITED EXPERIENCES.



04 NAWAYEF WEST

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 HOMES



Nawayef
WEST

NAWAYEF HOMES

Discover the charm of Nawayef West's medium-sized villas, gracefully perched several metres above the rest of the island. This elevated positioning not only provides a picturesque panorama but also brings the added advantage of residing within a stone's throw of world-class sporting facilities and a coastline stretching for kilometres, making it an idyllic haven for small families seeking a perfect blend of privacy and accessibility.

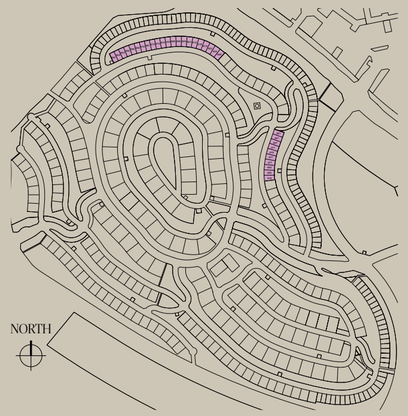
Explore 6 distinct villa types, ranging from 344 square metres to 436 square metres, each meticulously placed to cultivate a harmonious and organic village atmosphere.

NAWAYEF HOMES
TYPE 01

Embark on a nostalgic journey for your senses as you enter this villa, featuring a mid-century modern design that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the thoughtfully selected textures and materials create an atmosphere of serenity and tranquility in the expansive interior waiting to be explored.

Immerse yourself in a retreat-like experience with a private pool and elevated balconies, providing myriad options to appreciate the breathtaking views spanning across Abu Dhabi. Boasting a spacious living room, five private bedrooms, a four car garage and a welcoming Majlis, this vibrant and tastefully designed home seamlessly nestles into its landscaped gardens on the hillside of Hudayriyat Island.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 648 sqm

TYPE 01 | 5 BEDROOMS

FIRST FLOOR	226 m²
GROUND FLOOR	210 m²
GRAND TOTAL	436 m²

Excluding Parking



THE LURE OF TIMBER LOUVRES



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - POOL VIEW



FORMAL LIVING ROOM



KITCHEN & DINING



MASTER BATHROOM



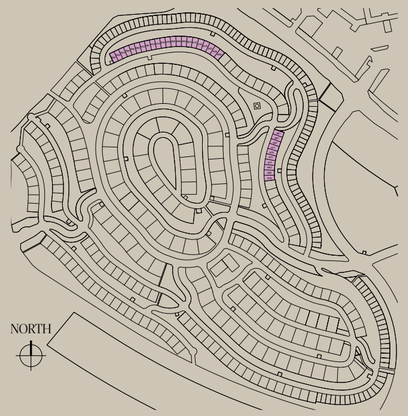
MASTER BEDROOM

NAWAYEF HOMES
TYPE 02

Stepping 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.

Defined by clean lines and expansive windows, the villa's design prioritizes natural ventilation and lighting that softly illuminates the space, painting a seamless ambiance within. The furnishings strike a balance between luxury and subtlety, featuring a refined interplay of colours and textures that add a touch of boldness to the overall aesthetic. Boasting four spacious bedrooms, a private pool and a garage this home promises to remain an impressive haven for generations to come.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 648 sqm

TYPE 02 | 4 BEDROOMS

FIRST FLOOR	198 m²
GROUND FLOOR	201 m²
GRAND TOTAL	399 m²

Excluding Parking



MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - STREET VIEW





EXTERIOR PERSPECTIVES - POOL VIEW WITH SUNKEN PATIO LOUNGE





FAMILY LIVIING ROOM



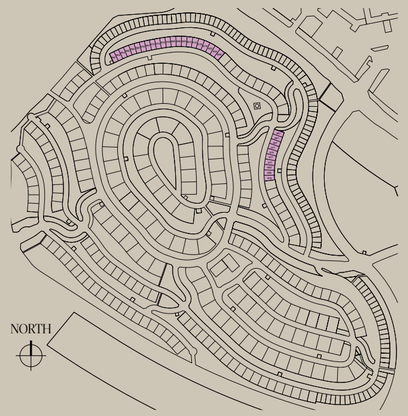
FORMAL LIVING ROOM



NAWAYEF HOMES
TYPE 03

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 villa boasts five bedrooms and five bathrooms, with floor-to-ceiling windows allowing an abundance of natural light to grace the interior. The well-appointed layout includes a show kitchen, a service kitchen, a spacious great room, and a separate dining area with seamless connectivity to the inviting outside garden, gracefully integrating indoor and outdoor living. Step outside to discover a host of amenities, including a charming courtyard with a fire pit, inviting outdoor dining spaces, a covered outdoor living area, BBQ facilities, and a refreshing pool. The ground floor offers flexibility, accommodating a maid's quarter or a guest suite, enhancing the versatility of this captivating living space.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 648 sqm

TYPE 03 | 5 BEDROOMS

FIRST FLOOR	210 m²
GROUND FLOOR	190 m²
GRAND TOTAL	400 m²

Excluding Parking







POOL VIEW WITH SUNKEN FIREPIT LOUNGE





THE GREAT ROOM



DINING ROOM



DINING KITCHEN



MASTER BATHROOM



MASTER BEDROOM





NAWAYEF HOMES
TYPE 04

As you enter this villa, a grand double-volume entry vestibule, surrounded by modern interiors, warmly greets you. Your direct line of sight extends to the private terrace pool and beyond, offering an immediate appreciation for the spacious design and a genuine feeling of home. The seamless and refined details of the façade brise-soleil, with its intricate vertical screens, clean lines, and neutral colour palette, establish an atmosphere of simplicity and refinement, making this three bedroom villa with ample living spaces a place designed for relaxation and enjoyment.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 04 | 3 BEDROOMS

FIRST FLOOR	193 m²
GROUND FLOOR	185 m²
GRAND TOTAL	378 m²

Excluding Parking





EXTERIOR PERSPECTIVE - FRONT ELEVATION





FORMAL LIVING ROOM



MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HOMES
TYPE 05

Inspired by the architecture of the Mediterranean, this villa with four bedrooms and four bathrooms boasts a stucco-clad façade embellished with natural stone and meticulously crafted metal and timber, with large expansive windows and covered terraces. The natural light and cross-ventilation present a light and airy property.

The open plan layout and bespoke staircase, coupled with the living spaces overlooking the garden and pool, help create a home to be enjoyed for generations to come.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 05 | 4 BEDROOMS

FIRST FLOOR	174 m²
GROUND FLOOR	170 m²
GRAND TOTAL	344 m²

Excluding Parking




CG 632SR



EXTERIOR PERSPECTIVE - REAR ELEVATION



POOL VIEW



ENTRANCE FOYER

WELCOMING THE OUTSIDE IN



LIVING ROOM



DINING ROOM



KITCHEN

MASTER BEDROOM



NAWAYEF HOMES
TYPE 06

Drawing inspiration from Aegean architecture with clean, open lines, the design is a celebration of harmonious indoor-outdoor living, fostering a profound connection with the surroundings. Featuring 4 spacious bedrooms and a contemporary kitchen, the living spaces inside and out seamlessly contribute to a home meant to be shared with family and friends.

Picture yourself seated beneath the timber pergola, gazing over the pool and views beyond, residing in one of the region's most sought-after addresses — Nawayef West.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 06 | 4 BEDROOMS

FIRST FLOOR	188 m²
GROUND FLOOR	160 m²
GRAND TOTAL	348 m²

Excluding Parking







EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - POOL VIEW





LIVING ROOM



ENTRANCE FOYER



DINING ROOM



KITCHEN

