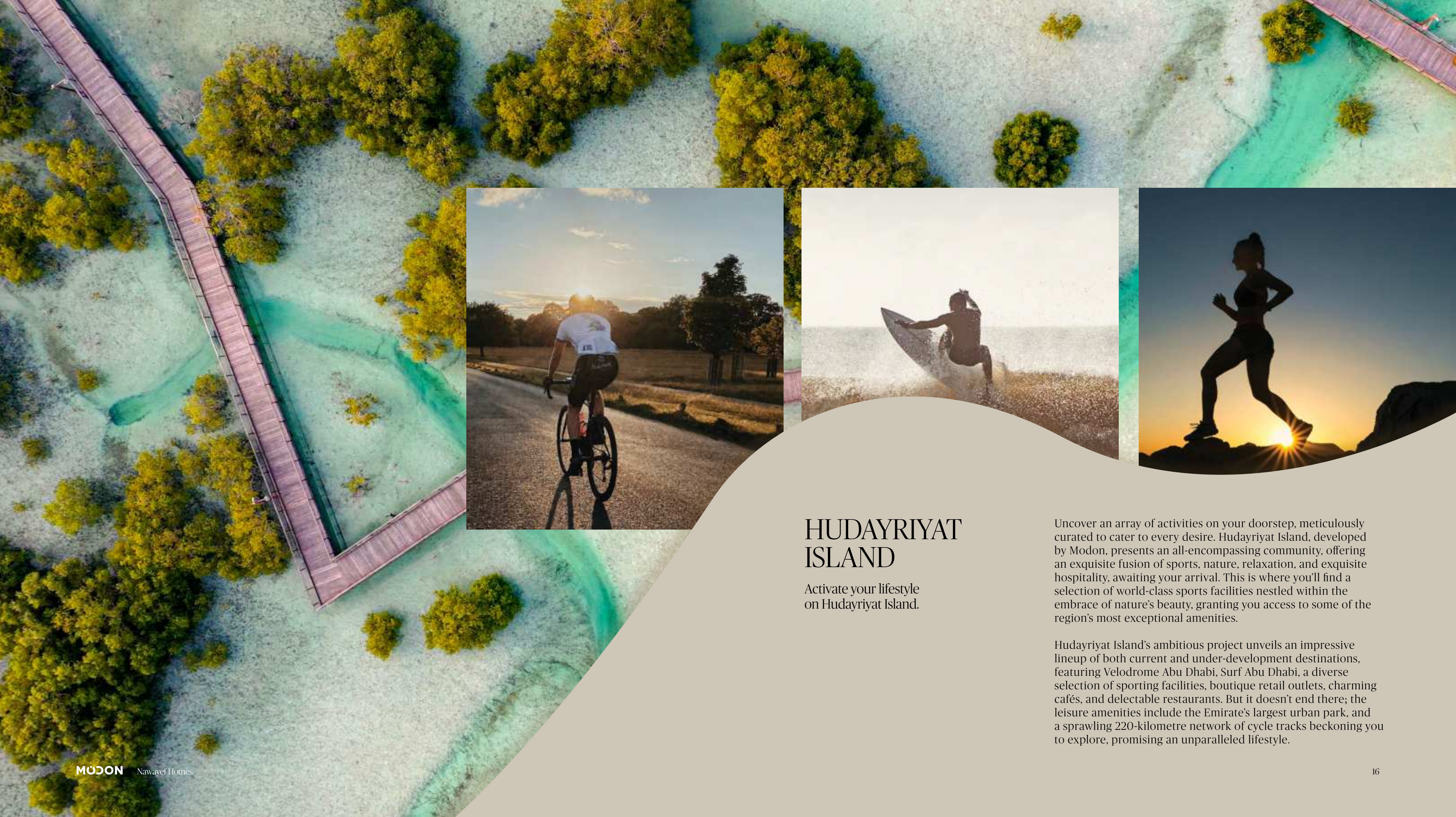




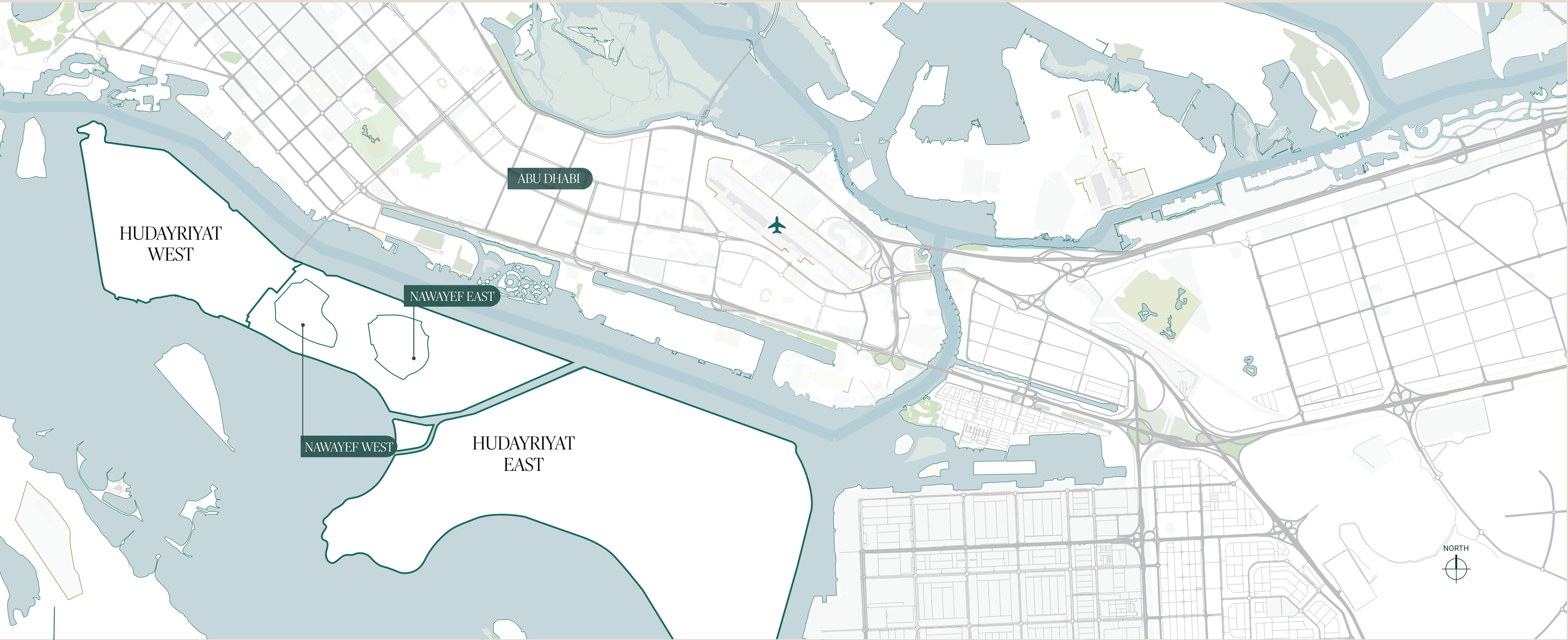
HUDAYRIYAT ISLAND

Activate your lifestyle on Hodayriyat Island.

Uncover an array of activities on your doorstep, meticulously curated to cater to every desire. Hodayriyat 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.

Hodayriyat Island's ambitious project unveils an impressive lineup of both current and under-development destinations, featuring Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse selection of sporting facilities, boutique retail outlets, charming cafés, 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.





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 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



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 the perfect blend of privacy and accessibility.

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

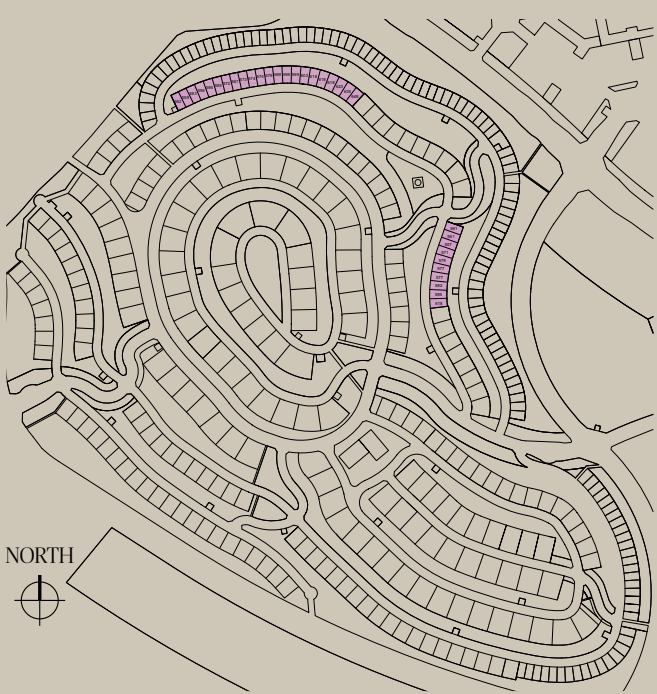
NAWAYEF HOMES

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 m ²
GROUND FLOOR	210 m ²
GRAND TOTAL	436 m ²

Excluding Parking



NAWAYEF HOMES
TYPE 01
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	2.2m x 4.0m
3-	FEATURE STAIRCASE	5.6m x 3.0m
4-	POWDER ROOM	1.8m x 2.2m
5-	FAMILY LIVING	5.4m x 7.7m
6-	FAMILY DINING	4.9m x 3.5m
7-	SHOW KITCHEN	4.9m x 3.0m
8-	GUEST BEDROOM	5.3m x 4.4m
9-	GUEST BATHROOM	3.0m x 2.2m
10-	GUEST WARDROBE	2.1m x 2.1m
11-	SERVICE KITCHEN	4.9m x 2.2m
12-	LAUNDRY	2.9m x 2.2m
13-	STAFF BEDROOM	2.9m x 2.2m
14-	STAFF BATHROOM	1.8m x 1.6m

EXTERIOR		
15-	ENTRANCE	
16-	CAR PARKING	
17-	UTILITIES	
18-	SERVICE ACCESS	
19-	OUTDOOR LIVING	
20-	POOL	
21-	LANDSCAPING	



NAWAYEF HOMES
TYPE 01
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	5.6m x 3.0m
2-	FAMILY LOUNGE	3.9m x 5.1m
3-	MASTER BEDROOM	4.9m x 5.1m
4-	MASTER BATHROOM	2.6m x 5.4m
5-	MASTER WARDROBE	2.0m x 5.4m
6-	BEDROOM 2	3.6m x 5.1m
7-	BEDROOM 2 BATHROOM	3.2m x 2.2m
8-	BEDROOM 2 WARDROBE	1.8m x 2.3m
9-	BEDROOM 3	5.3m x 4.4m
10-	BEDROOM 3 BATHROOM	3.0m x 2.2m
11-	BEDROOM 3 WARDROBE	2.1m x 2.4m
12-	BEDROOM 4	4.8m x 4.2m
13-	BEDROOM 4 BATHROOM	4.9m x 1.8m
14-	BEDROOM 4 WARDROBE	4.0m x 1.0m

EXTERIOR		
15-	BALCONY	
16-	FEATURE SCREEN	

THE LURE OF TIMBER LOUVRES



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - POOL VIEW

MID-CENTURY MODERN ELEGANCE

EXTERIOR PERSPECTIVE - POOL VIEW





FAMILY LIVING



FAMILY KITCHEN & DINING



MASTER BATHROOM



MASTER BEDROOM

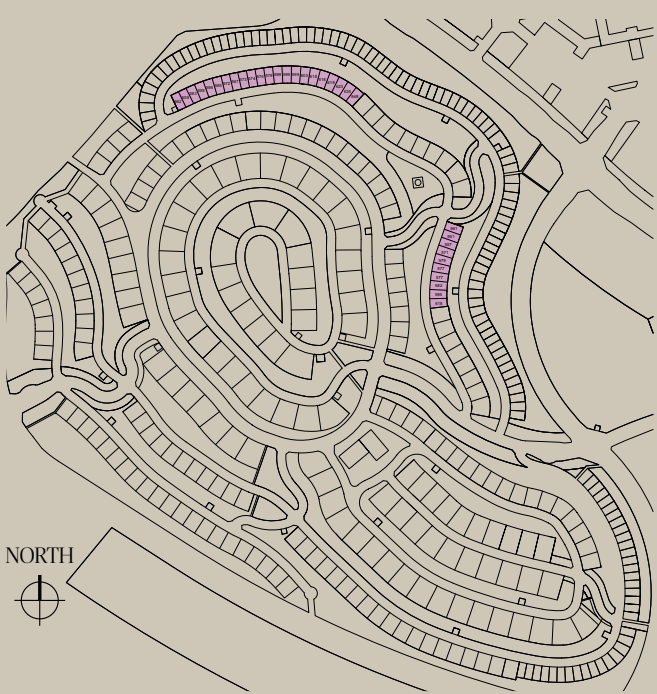
NAWAYEF HOMES

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 prioritises 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 m ²
GROUND FLOOR	201 m ²
GRAND TOTAL	399 m ²

Excluding Parking



NAWAYEF HOMES
TYPE 02
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	2.2m x 2.5m
3-	FEATURE STAIRCASE	5.0m x 3.4m
4-	POWDER ROOM	1.8m x 2.1m
5-	FAMILY LIVING	4.9m x 7.3m
6-	FAMILY DINING	5.1m x 3.5m
7-	SHOW KITCHEN	5.1m x 3.0m
8-	GUEST BEDROOM	4.9m x 4.0m
9-	GUEST BATHROOM	3.0m x 2.2m
10-	GUEST WARDROBE	1.7m x 2.2m
11-	SERVICE KITCHEN	4.9m x 2.1m
12-	LAUNDRY	2.7m x 2.2m
13-	STAFF BEDROOM	2.7m x 2.2m
14-	STAFF BATHROOM	1.8m x 1.6m

EXTERIOR		
15-	ENTRANCE	
16-	CAR PARKING	
17-	UTILITIES	
18-	SERVICE ACCESS	
19-	OUTDOOR LIVING	
20-	POOL	
21-	LANDSCAPING	



NAWAYEF HOMES
TYPE 02
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	5.0m x 3.4m
2-	FAMILY LOUNGE	7.3m x 5.0m
3-	MASTER BEDROOM	4.8m x 4.5m
4-	MASTER BATHROOM	4.8m x 2.3m
5-	MASTER WARDROBE	4.8m x 3.4m
6-	BEDROOM 2	4.7m x 4.1m
7-	BEDROOM 2 BATHROOM	2.7m x 2.2m
8-	BEDROOM 2 WARDROBE	1.9m x 2.2m
9-	BEDROOM 3	4.9m x 4.1m
10-	BEDROOM 3 BATHROOM	2.7m x 2.2m
11-	BEDROOM 3 WARDROBE	2.0m x 2.2m

EXTERIOR		
12-	BALCONY	
13-	FEATURE SCREEN	

MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - STREET VIEW



EXTERIOR PERSPECTIVES - POOL VIEW WITH OUTDOOR LIVING





FAMILY LIVING ROOM



FAMILY LIVING ROOM

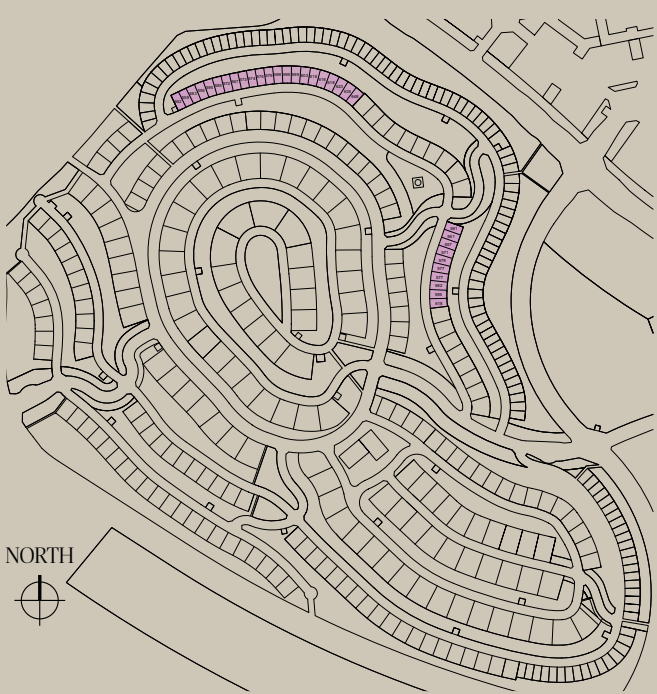


NAWAYEF HOMES

TYPE 03

This enchanting, traditional Spanish-inspired villa is meticulously crafted with a modest 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 firepit, 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	220 m ²
GROUND FLOOR	200 m ²
GRAND TOTAL	420 m ²

Excluding Parking



NAWAYEF HOMES
TYPE 03
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	2.0m x 3.4m
3-	FEATURE STAIRCASE	2.4m x 3.4m
4-	POWDER ROOM	1.9m x 2.7m
5-	FAMILY LIVING	5.1m x 6.5m
6-	FAMILY DINING	3.0m x 6.5m
7-	SHOW KITCHEN	3.5m x 6.5m
8-	OFFICE	4.2m x 1.9m
9-	GUEST BEDROOM	3.7m x 4.0m
10-	GUEST BATHROOM	2.6m x 1.6m
11-	GUEST WARDROBE	1.5mx 1.6m
12-	SERVICE KITCHEN	4.1m x 2.7m
13-	STAFF BEDROOM	3.2m x 2.2m
14-	STAFF BATHROOM	1.8m x 2.2m
15-	LAUNDRY/LINEN	1.0m x 2.2m
16-	GARAGE	6.2m x 6.0m

EXTERIOR		
17-	ENTRANCE	
18-	UTILITIES	
19-	SERVICE ACCESS	
20-	OUTDOOR LIVING	
21-	POOL	
22-	LANDSCAPING	



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 03
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	2.4m x 3.4m
2-	FAMILY LOUNGE	3.9m x 3.0m
3-	MASTER BEDROOM	5.2m x 4.4m
4-	MASTER BATHROOM	6.2m x 2.6m
5-	MASTER WARDROBE	5.8m x 3.0m
6-	BEDROOM 2	4.0m x 3.7m
7-	BEDROOM 2 BATHROOM	2.8m x 1.7m
8-	BEDROOM 2 WARDROBE	3.3m x 1.7m
9-	BEDROOM 3	3.7m x 5.3m
10-	BEDROOM 3 BATHROOM	1.5m x 2.3m
11-	BEDROOM 3 WARDROBE	2.6m x 2.2m
12-	BEDROOM 4	4.7m x 3.8m
13-	BEDROOM 4 BATHROOM	3.3m x 2.7m
14-	BEDROOM 4 WARDROBE	1.5m x 2.6m
15-	LAUNDRY	2.1m x 1.9m

EXTERIOR		
16-	BALCONY	







FAMILY LIVING



FAMILY DINING



FAMILY DINING AND SHOW KITCHEN



MASTER BATHROOM



MASTER BEDROOM



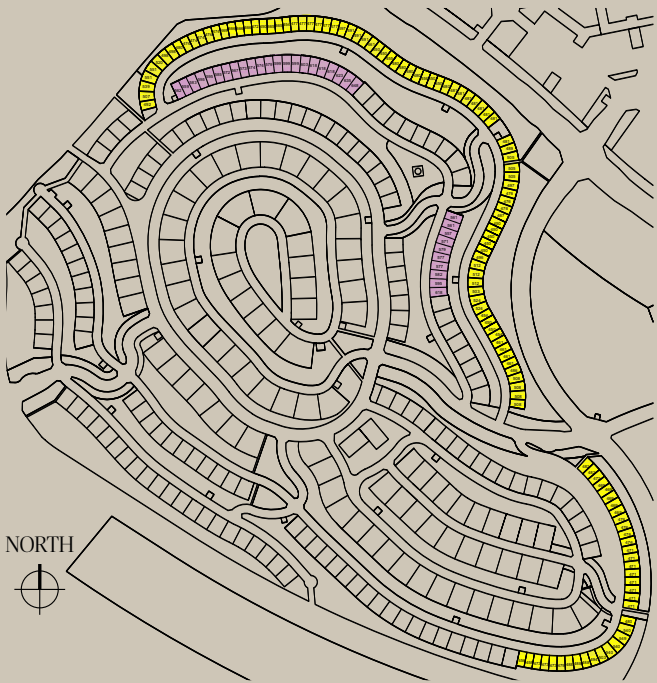


NAWAYEF HOMES

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 a place designed for relaxation and enjoyment.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 04 | 3 BEDROOMS

FIRST FLOOR	193 m ²
GROUND FLOOR	185 m ²
GRAND TOTAL	378 m ²

Excluding Parking



NAWAYEF HOMES
TYPE 04
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	3.2m x 2.5m
3-	FEATURE STAIRCASE	4.2m x 3.5m
4-	POWDER ROOM	4.0m x 1.5m
5-	FAMILY LIVING	4.1m x 6.8m
6-	FAMILY DINING	4.9m x 3.2m
7-	SHOW KITCHEN	4.9m x 3.4m
8-	SERVICE KITCHEN	4.8m x 2.2m
9-	LAUNDRY	2.8m x 2.2m
10-	STAFF BEDROOM	2.8m x 2.2m
11-	STAFF BATHROOM	1.8m x 1.6m
12-	MAJLIS	6.0m x 3.8m

EXTERIOR		
13-	ENTRANCE	
14-	CAR PARKING	
15-	UTILITIES	
16-	SERVICE ACCESS	
17-	OUTDOOR LIVING	
18-	POOL	
19-	LANDSCAPING	



NAWAYEF HOMES
TYPE 04
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	4.2m x 3.5m
2-	FAMILY LOUNGE	6.3m x 5.4m
3-	MASTER BEDROOM	4.9m x 4.0m
4-	MASTER BATHROOM	4.8m x 3.4m
5-	MASTER WARDROBE	4.9m x 2.4m
6-	BEDROOM 2	4.8m x 5.1m
7-	BEDROOM 2 BATHROOM	4.8m x 1.8m
8-	BEDROOM 3 WARDROBE	3.8m x 1.0m
9-	BEDROOM 3	3.9m x 5.1m
10-	BEDROOM 3 BATHROOM	3.9m x 1.8m
11-	BEDROOM 3 WARDROBE	2.9m x 1.0m

EXTERIOR		
12-	BALCONY	
13-	FEATURE SCREEN	



EXTERIOR PERSPECTIVE - FRONT ELEVATION







MASTER BATHROOM



MASTER BEDROOM

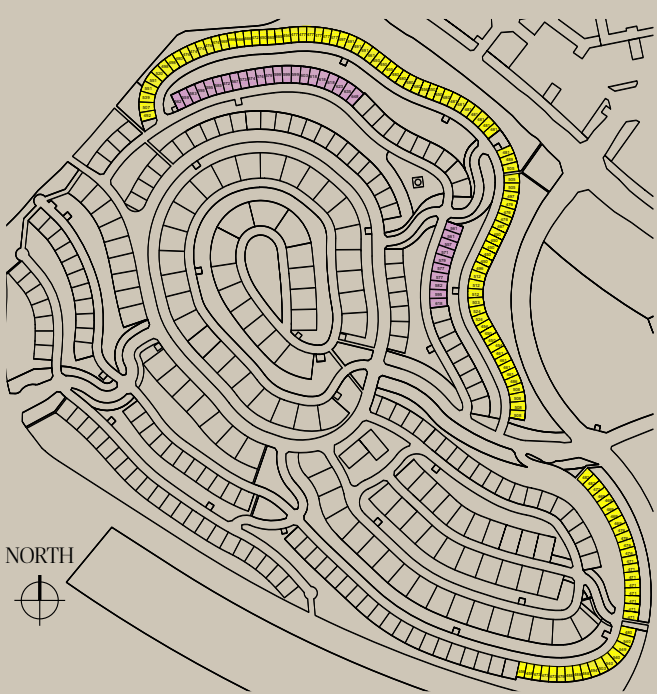
NAWAYEF HOMES

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 m ²
GROUND FLOOR	170 m ²
GRAND TOTAL	344 m ²

Excluding Parking



NAWAYEF HOMES
TYPE 05
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	2.5m x 3.2m
3-	FEATURE STAIRCASE	4.4m x 3.0m
4-	POWDER ROOM	2.5m x 1.5m
5-	FAMILY LIVING	6.6m x 6.8m
6-	FAMILY DINING	4.4m x 3.5m
7-	SHOW KITCHEN	4.4m x 3.0m
8-	OFFICE	4.1m x 3.0m
9-	POWDER ROOM	1.7m x 1.4m
10-	SERVICE KITCHEN	4.4mx 1.9m
11-	LAUNDRY	3.0m x 1.6m
12-	STAFF BEDROOM	2.6m x 4.0m
13-	STAFF BATHROOM	1.4m x 2.3m

EXTERIOR	
14-	ENTRANCE
15-	CAR PARKING
16-	UTILITIES
17-	SERVICE ACCESS
18-	OUTDOOR LIVING
19-	POOL
20-	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 05
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	4.4m x 3.0m
2-	MASTER BEDROOM	6.0m x 4.3m
3-	MASTER BATHROOM	2.5m x 3.5m
4-	MASTER WARDROBE	1.8m x 3.5m
5-	BEDROOM 2	4.1m x 4.0m
6-	BEDROOM 2 BATHROOM	2.7m x 2.2m
7-	BEDROOM 2 WARDROBE	1.6m x 2.2m
8-	BEDROOM 3	4.1m x 3.4m
9-	BEDROOM 3 BATHROOM	2.4m x 2.0m
10-	BEDROOM 3 WARDROBE	2.7m x 2.0m
11-	BEDROOM 4	5.2m x 3.3m
12-	BEDROOM 4 BATHROOM	2.4m x 2.2m
13-	BEDROOM 4 WARDROBE	1.2m x 2.2m

EXTERIOR	
14-	BALCONY





EXTERIOR PERSPECTIVE - REAR ELEVATION



POOL VIEW



FOYER

WELCOMING THE OUTSIDE IN



FAMILY LIVING



FAMILY DINING



SHOW KITCHEN



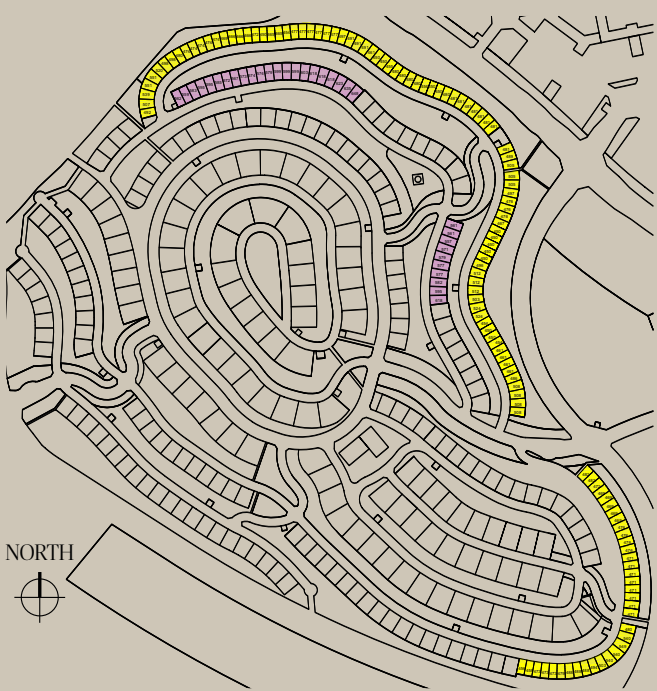
NAWAYEF HOMES

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 four 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 m ²
GROUND FLOOR	160 m ²
GRAND TOTAL	348 m ²

Excluding Parking



NAWAYEF HOMES
TYPE 06
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	2.0m x 7.0m
3-	FEATURE STAIRCASE	4.5m x 3.1m
4-	POWDER ROOM	1.8m x 2.8m
5-	FAMILY LIVING	4.5m x 5.8m
6-	FAMILY DINING	4.9m x 3.8m
7-	SHOW KITCHEN	4.9m x 2.5m
8-	OFFICE	4.2m x 3.0m
9-	POWDER ROOM	2.5m x 1.4m
10-	STORAGE	1.8m x 1.4m
11-	SERVICE KITCHEN	3.0m x 2.8m
12-	LAUNDRY	1.9m x 1.2m
13-	STAFF BEDROOM	4.2m x 1.9m
14-	STAFF BATHROOM	2.5m x 1.2m

EXTERIOR		
15-	ENTRANCE	
16-	CAR PARKING	
17-	UTILITIES	
18-	SERVICE ACCESS	
19-	OUTDOOR LIVING	
20-	POOL	
21-	LANDSCAPING	



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 06
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	4.5m x 3.1m
2-	MASTER BEDROOM	6.0m x 3.5m
3-	MASTER BATHROOM	4.4m x 2.9m
4-	MASTER WARDROBE	4.4m x 2.0m
5-	BEDROOM 2	5.4m x 3.5m
6-	BEDROOM 2 BATHROOM	3.8m x 2.0m
7-	BEDROOM 2 WARDROBE	1.0m x 5.6m
8-	BEDROOM 3	3.8m x 4.5m
9-	BEDROOM 3 BATHROOM	1.8m x 3.7m
10-	BEDROOM 3 WARDROBE	2.5m x 1.5m
11-	BEDROOM 4	3.8m x 4.5m
12-	BEDROOM 4 BATHROOM	1.8m x 3.7m
13-	BEDROOM 4 WARDROBE	2.8m x 1.6m

EXTERIOR		
14-	BALCONY	



EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - POOL VIEW







FOYER



FAMILY DINING



[SHOW KITCHEN](#)

