

NUVANA

BY WADAN

Not crafted for *the* moment.
Crafted to outlive it.



Set quietly by the shore, Nuvana rises with purpose a sculpted expression of calm just minutes from the sea. Its form follows light.

Its presence, understated yet certain. This is not simply a residence but a place of pause, of clarity, for those who seek depth in every detail, and value the space between moments.

A Place composed



Where the *Sea Meets* Stillness. *Where* Architecture *Breathes*.


Gracefully poised at the edge of Dubai Islands, Nuvana by Wadan captures the poetry of coastal living in its purest form. Each curve of its architecture mirrors the rhythm of the tide, while sun-drenched terraces and lush greenery dissolve the boundaries between home and horizon. This is not just beachfront it is balance, beauty, and quiet brilliance, brought to life through design that listens to its surroundings.

Welcome to a sanctuary sculpted by serenity, elevated by elegance.
Welcome to Nuvana.



*An Infinity of Calm
Framed by the City*



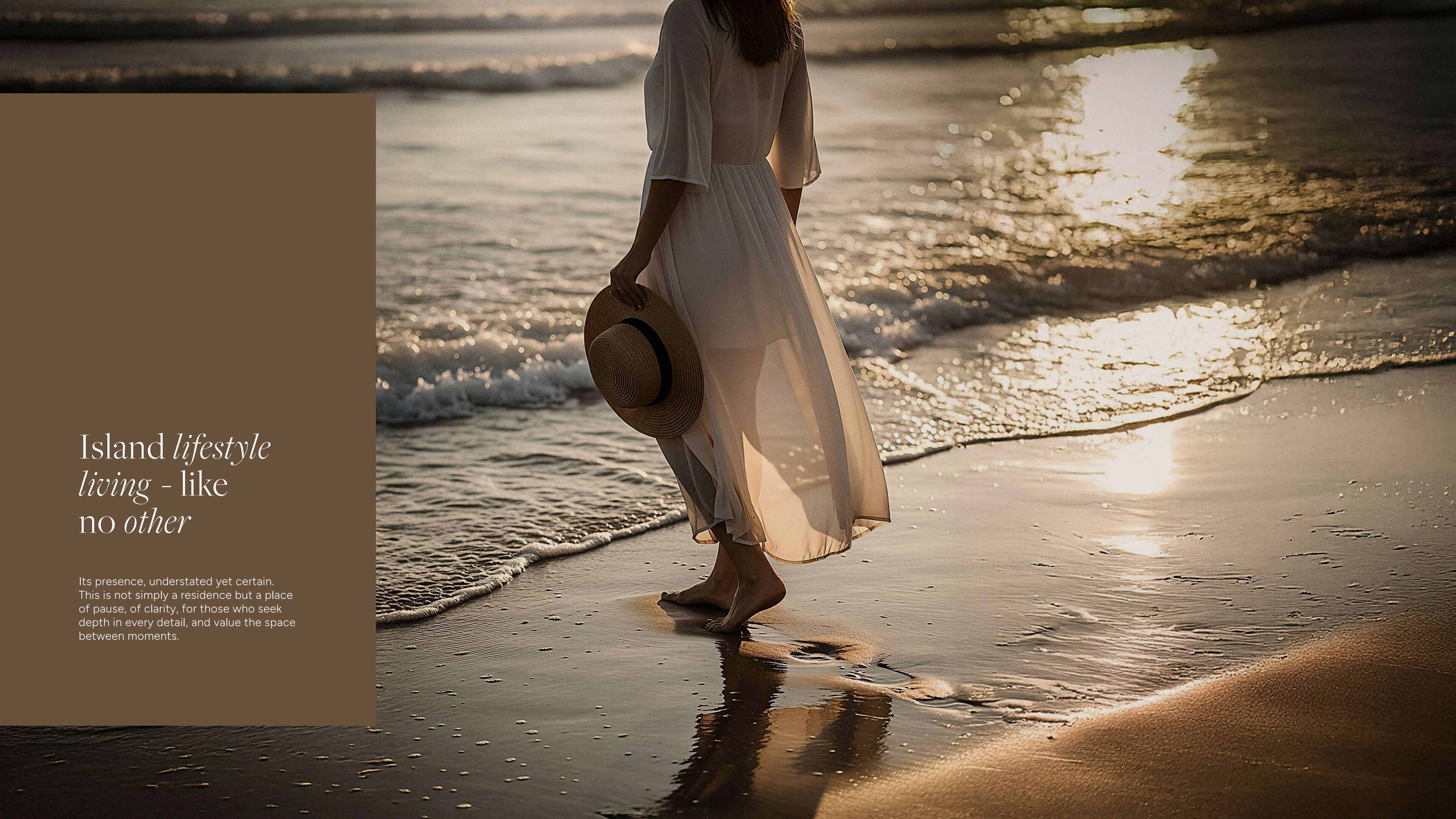


Where *the sun*
softly touches you

DUBAI ISLANDS

Located in *a*
land of dreams



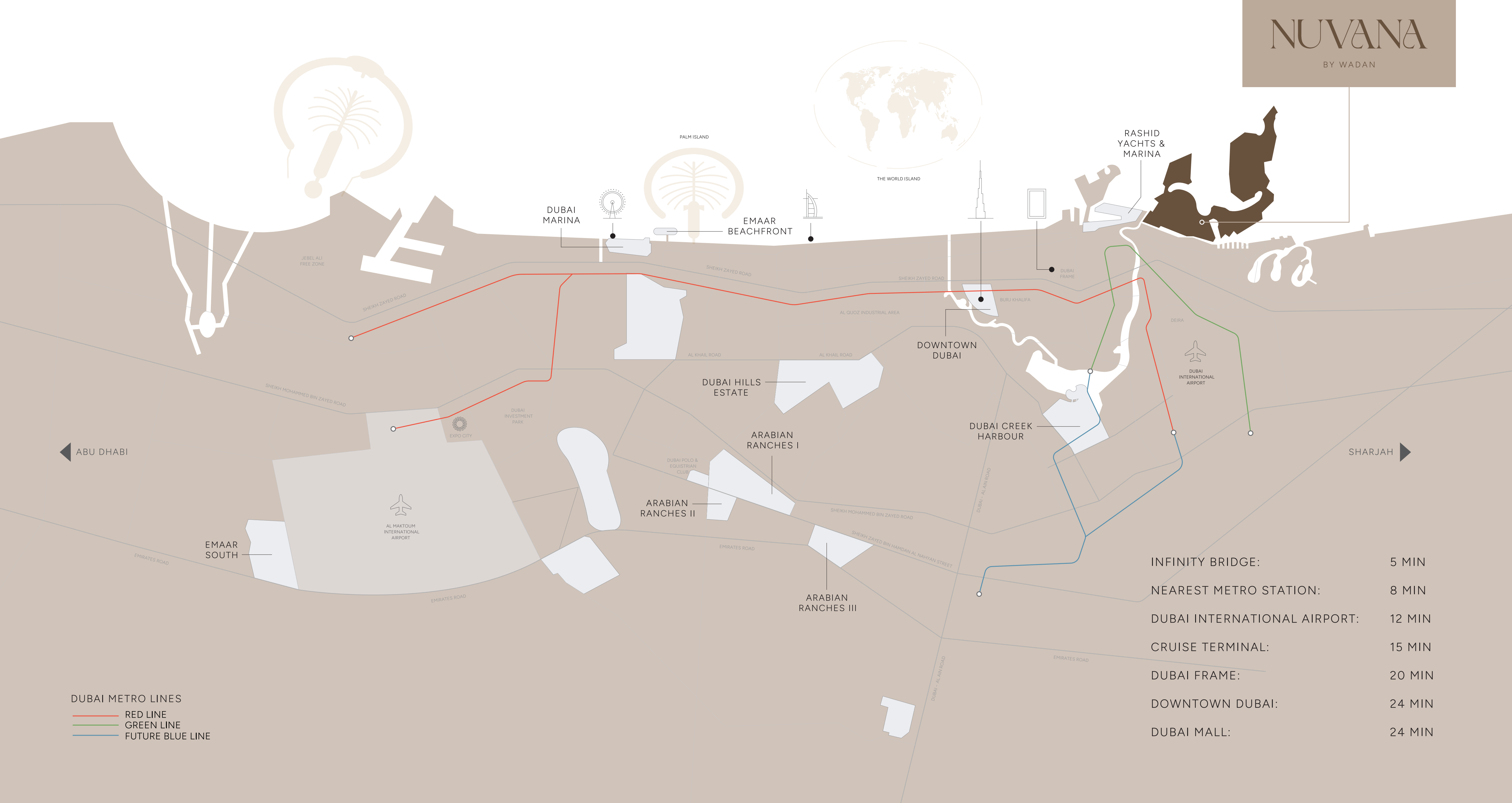
A woman in a long, flowing white dress stands barefoot on a wet beach at sunset. She holds a wide-brimmed straw hat in her right hand. The golden light of the setting sun reflects off the wet sand and the gentle waves of the ocean. The scene is peaceful and evokes a sense of island life.

Island *lifestyle* *living* - like no *other*

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5min *walk*
from the marina
to shore

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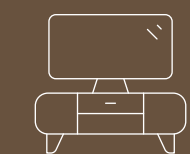


WADAN

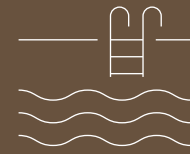




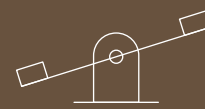




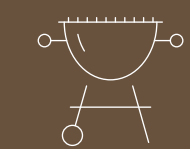
Lounge



Swimming Pool



Kids
Play Area



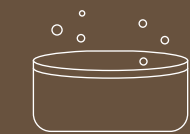
BBQ Area



Yoga



Gym



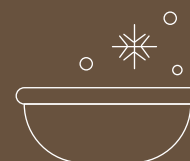
Jacuzzi



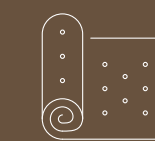
Sun Bathing



Sauna



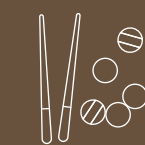
Ice Bath Therapy



Pilates Reformers



Cinema



Billiards



Work Station

Wellness *in* *Every* Detail

Wellness isn't an amenity it's a way of life.
At Nuvana, it's seamlessly embedded:
Natural light optimization in every unit
Yoga terraces with sea breeze, Spa-like
bathrooms with aromatherapy
integration - Silent HVAC systems
Calming natural finishes throughout



*Architecture Composed
Like a Symphony*







Fitness





Where *Interiors* Whisper

Every element, from the fluid layout to the intelligent automation, has been curated for comfort with intention. Spaces are open yet intimate, luxurious yet understated a quiet celebration of form, function, and feeling.





Where *Design* Meets Intelligence

Every Nuvana residence is infused with future-forward living systems, seamlessly integrated into refined design.

LIVING ROOM

LG Ultra Slim OLED TV, Apple TV 4K, Bose Dolby Atmos Ai Powered Soundbar, Amazon Voice Control

KITCHEN

Miele Smart Connect appliances (Oven, Hob, Coffee Machine, Fridge, Microwave)
Different layouts for 1BR, 2BR and 3BR configurations

HOME INTELLIGENCE

Ekinex KNX Full Automation, Lighting, Curtains, HVAC - USB-C & USB-A Smart Sockets, Apple & Android Integration, Energy Monitoring

SECURITY & CONNECTIVITY

SALTO Smart Lock System (BMS & Airbnb ready), UNIFI WiFi 7 + Smart Display Panels









Designed *for living*, Shaped *for comfort*

Spacious in design yet intimate in feel, the 1-bedroom residence offers thoughtful layouts, elegant finishes, and a seamless connection between living, dining, and rest.

AVERAGE SIZES: 1BR - 950 sqft

TYPES: 3



Space to *share*, Style to own

With 2-bedrooms, open living areas, and refined detailing throughout, this residence is crafted for those who seek both privacy and connection in a home of enduring character.

AVERAGE SIZES: 2BR - 1500 sqft

TYPES: 3





A Home of *Distinction*

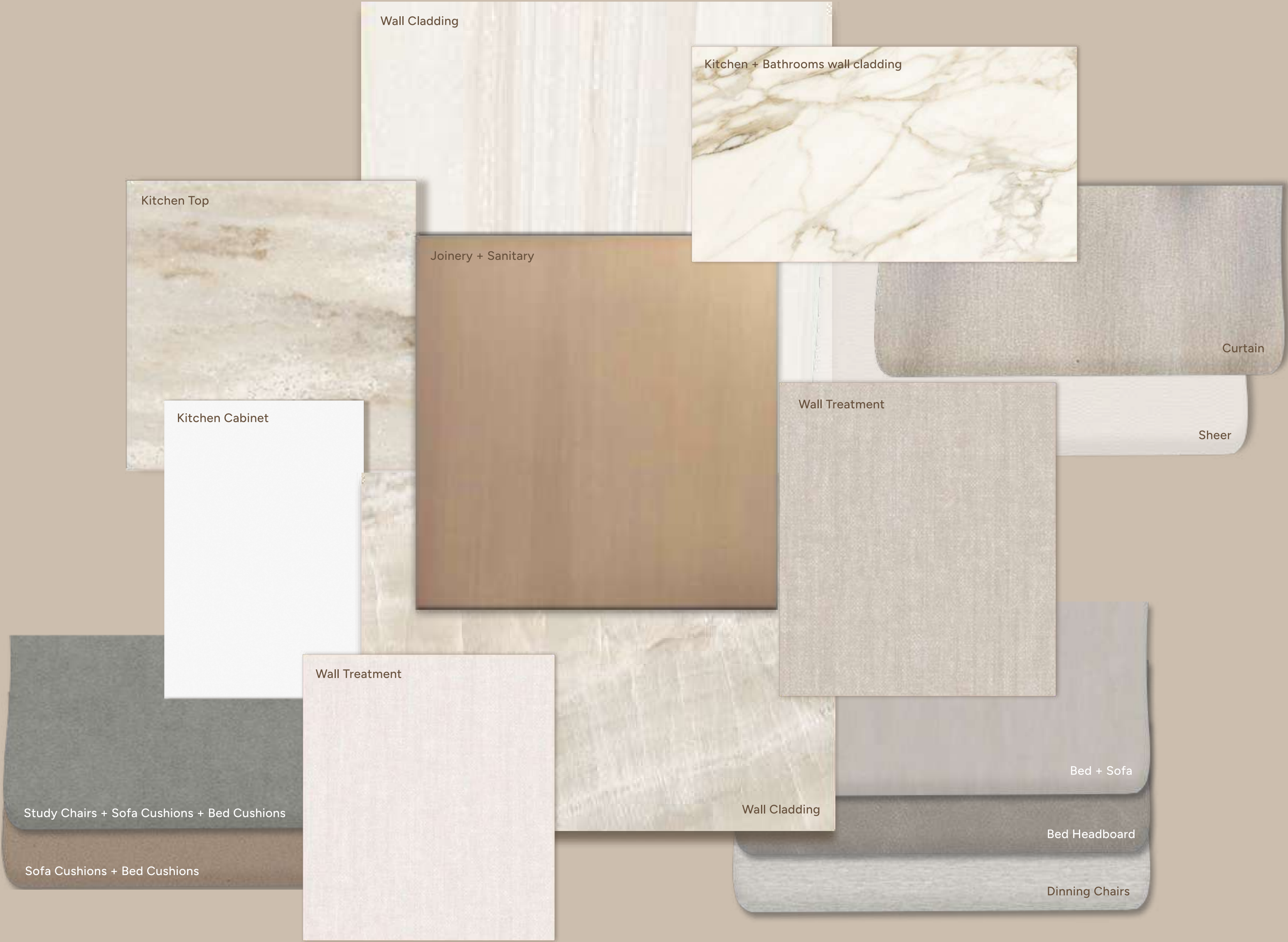
Crafted for comfort and sophistication, the 3-bedroom residence offers spacious interiors, refined finishes, and thoughtful layouts a sanctuary for families who aspire to live beautifully.

AVERAGE SIZES: 3BR - 2100 sqft

TYPES: 1

Exquisite Materials

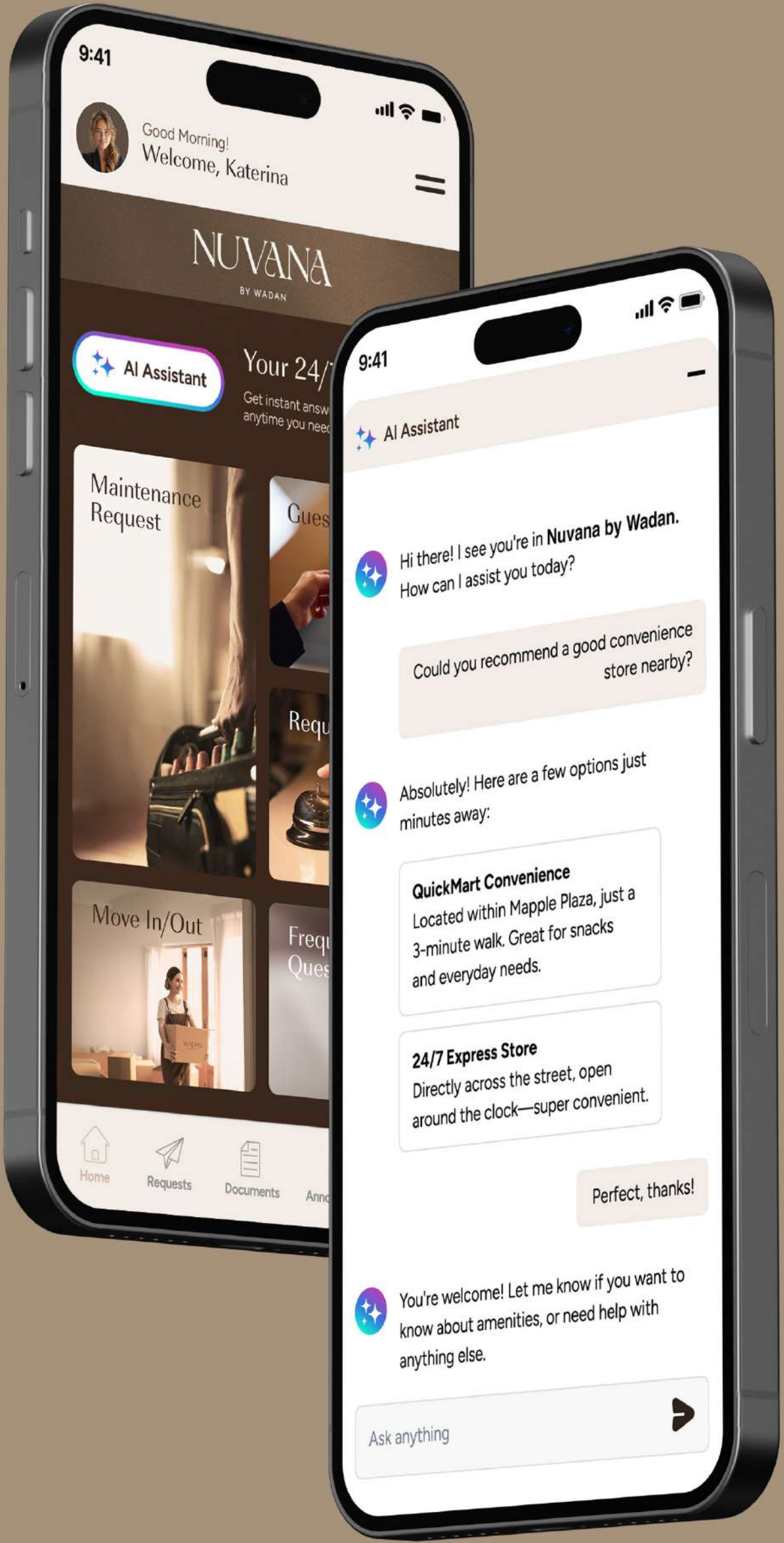
Its presence, understated yet certain. This is not simply a residence but a place of pause, of clarity, for those who seek depth in every detail, and value the space between moments.





AI Powered Wadan App

The Nuvana App is more than convenience it's your personal AI concierge. Schedule services, welcome guests, request tailored assistance, or receive instant community updates and much more. Designed to anticipate your needs, it ensures every detail of living is seamless.



AI ASSISTANCE



UPDATES



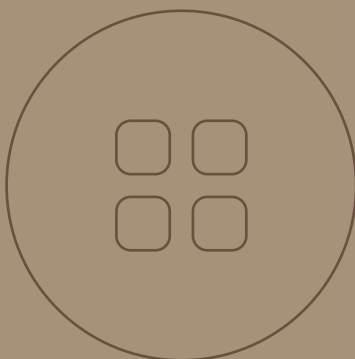
REQUESTS



DOCUMENTS



ANNOUNCEMENTS

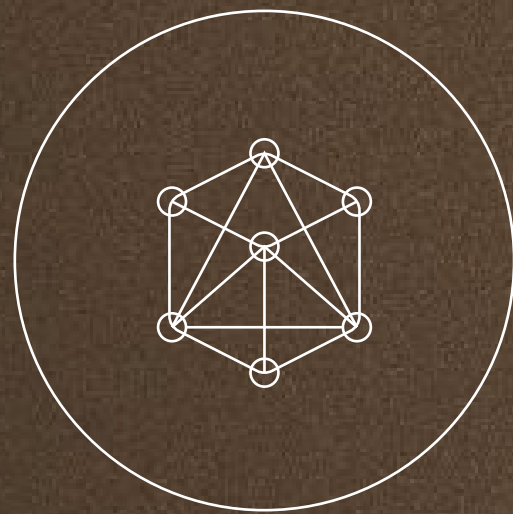


MORE

Brand DNA

What Sets Wadan Apart
Beyond Luxury – into Lifestyle

TECH-INTEGRATED LIVING



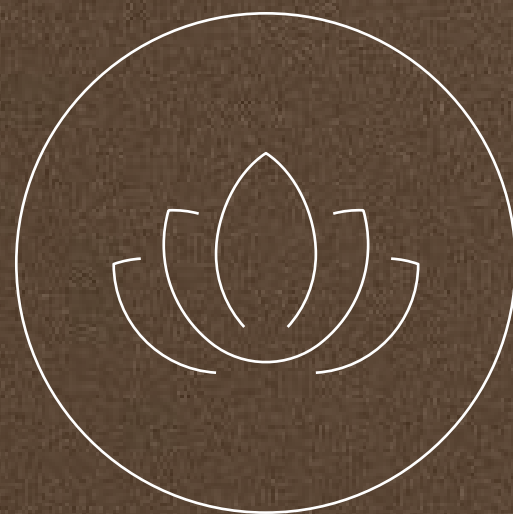
From smart climate
to personalized ambience

FULLY FURNISHED APARTMENTS



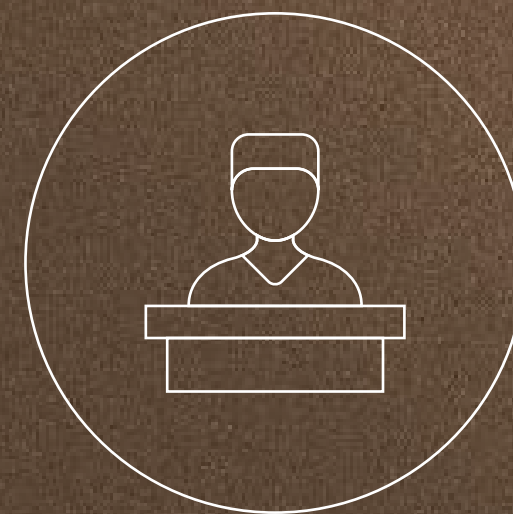
Elegantly curated.
Ready for living.

INTEGRATED WELLNESS FEATURES



Air purification, aromatherapy,
circadian lighting

HOSPITALITY MINDSET



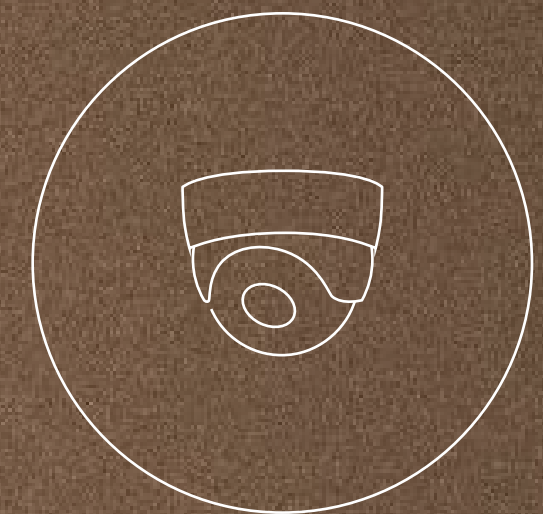
Butler-level concierge
service, community curation

AI POWERED WADAN APP



AI-driven personalization,
Predictive maintenance &
AI Concierge Chat

AI SECURITY SYSTEM



Smart detection - people,
vehicles, facial recognition,
behavioral Analysis

NUVANA

BY WADAN



For those who live with intention, Nuvana is not just a home
it's a reflection of who they are, and what they quietly aspire to become.



Nuvana is not just a home. It's the first statement from Wadan, where our vision of understated luxury and wellness-centered living takes form.

At Wadan Developments, we believe true luxury goes beyond finishes and square footage, it's about how a space makes you feel, how effortlessly it supports your lifestyle, and how thoughtfully it's designed for your well-being.

Our vision is to create residences where technology, wellness, and timeless design come together in perfect harmony. Every detail we craft is guided by one purpose: to deliver Excellence, with Precision, and a sense of Finesse that defines everything we do.

This is more than real estate. This is **A Vision Beyond Luxury.**

www.wadan.com | 800 7744

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