

NUVANA

BY WADAN

A woman with long, dark hair is lying in a hammock, viewed from the side. She is wearing a dark bikini top and shorts. Her head is resting on a wooden headrest, and she is looking out over a bright, hazy horizon, likely a sunset or sunrise over the ocean. The hammock is made of a light-colored, woven fabric.

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

# *A Place* composed



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.

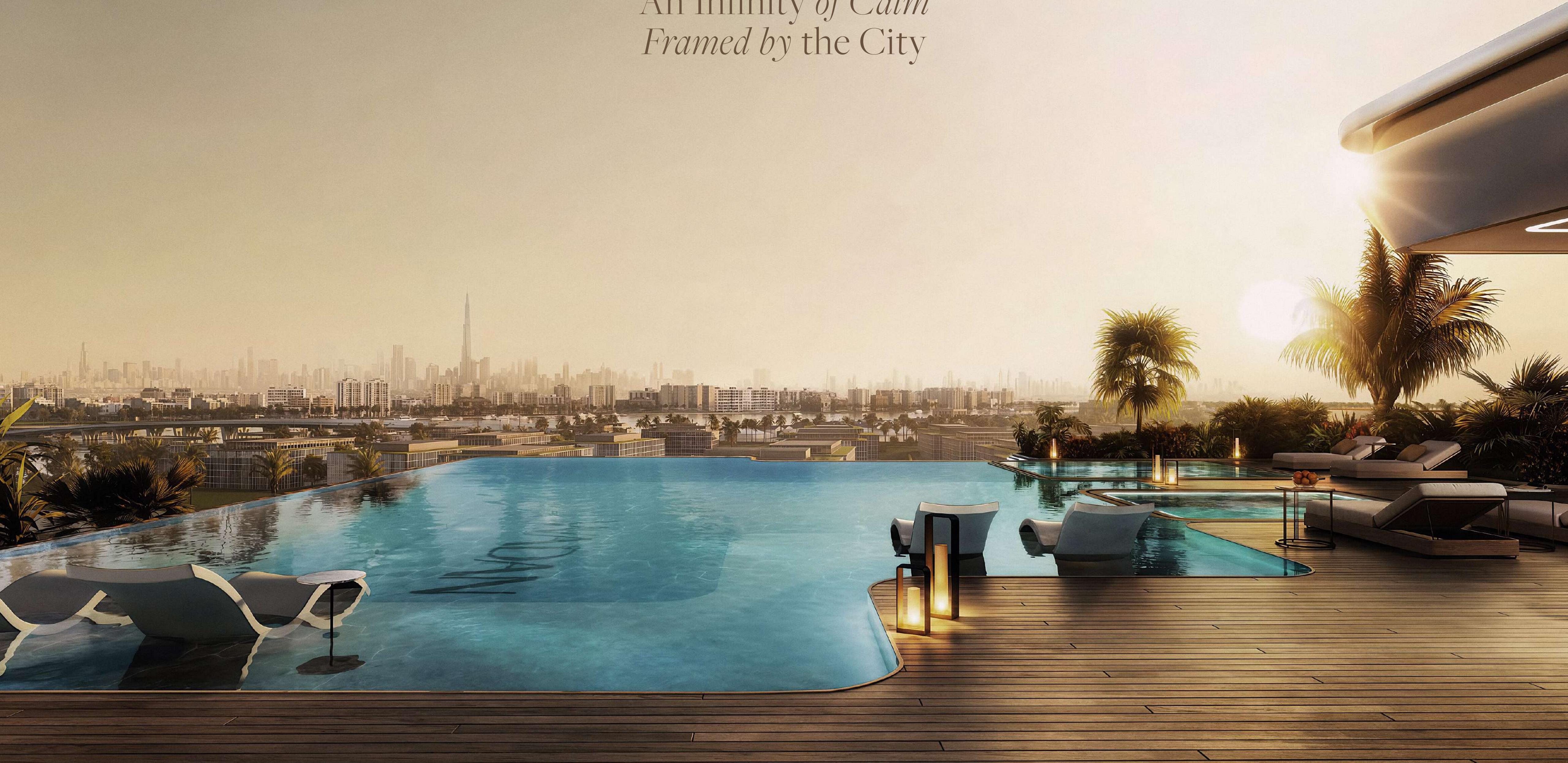
# Where the *Sea* Meets Stillness. Where Architecture *Breathes*.

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

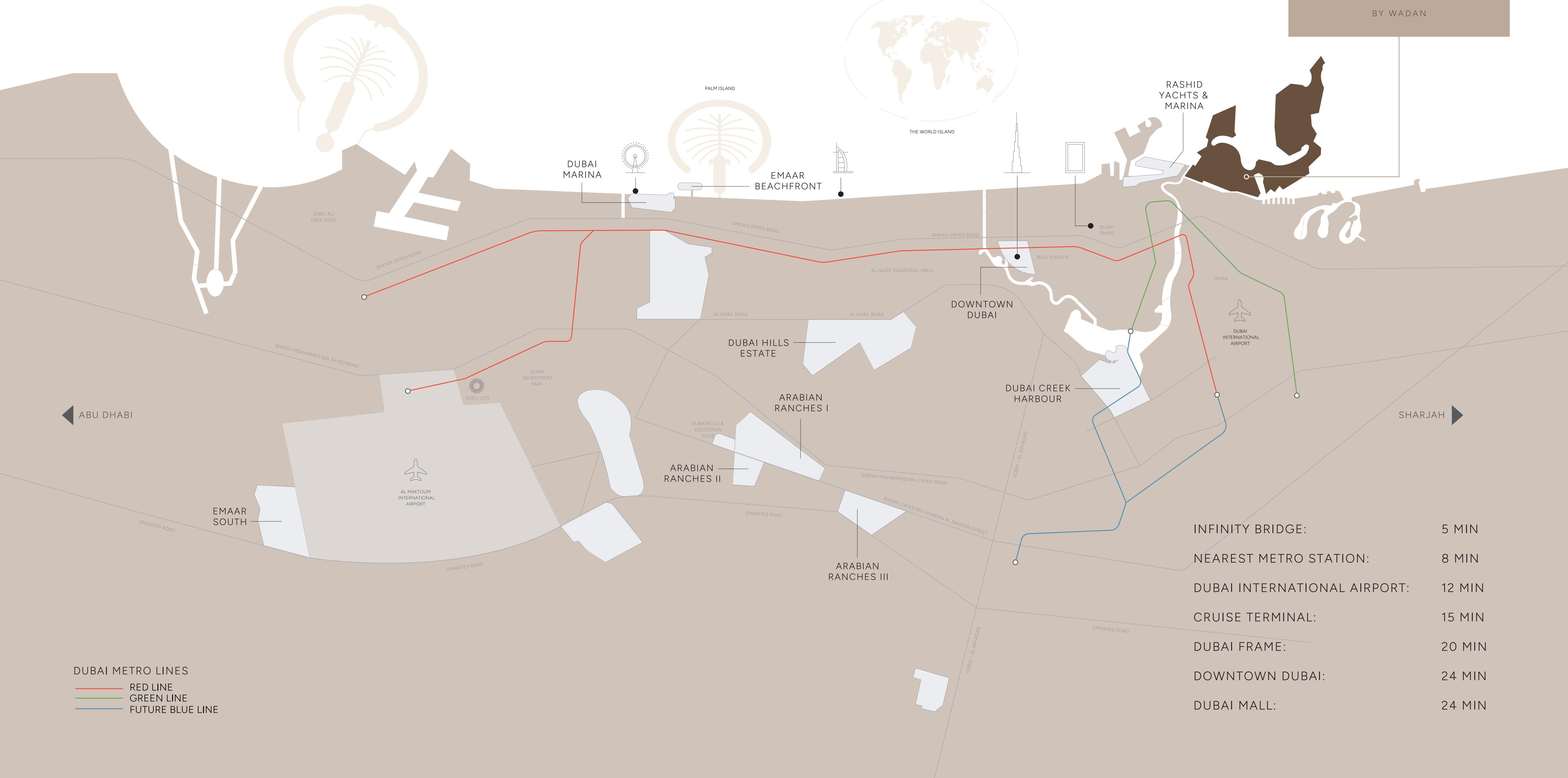
Located in *a*  
*land of dreams*



## *Island lifestyle living - like no other*

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*5min walk  
from the marina  
to shore*

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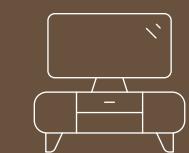
WADAN

# WADAN

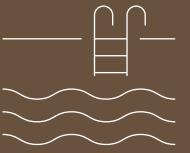




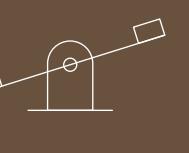




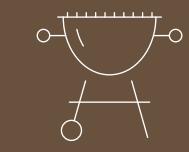
Lounge



Swimming Pool



Kids Play Area



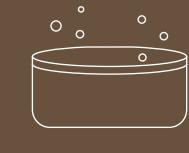
BBQ Area



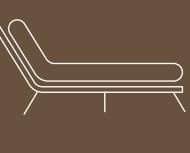
Yoga



Gym



Jacuzzi



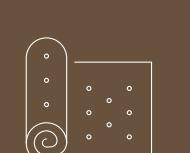
Sun Bathing



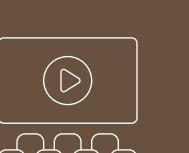
Sauna



Ice Bath Therapy



Pilates Reformers



Cinema



Billiards



Work Station

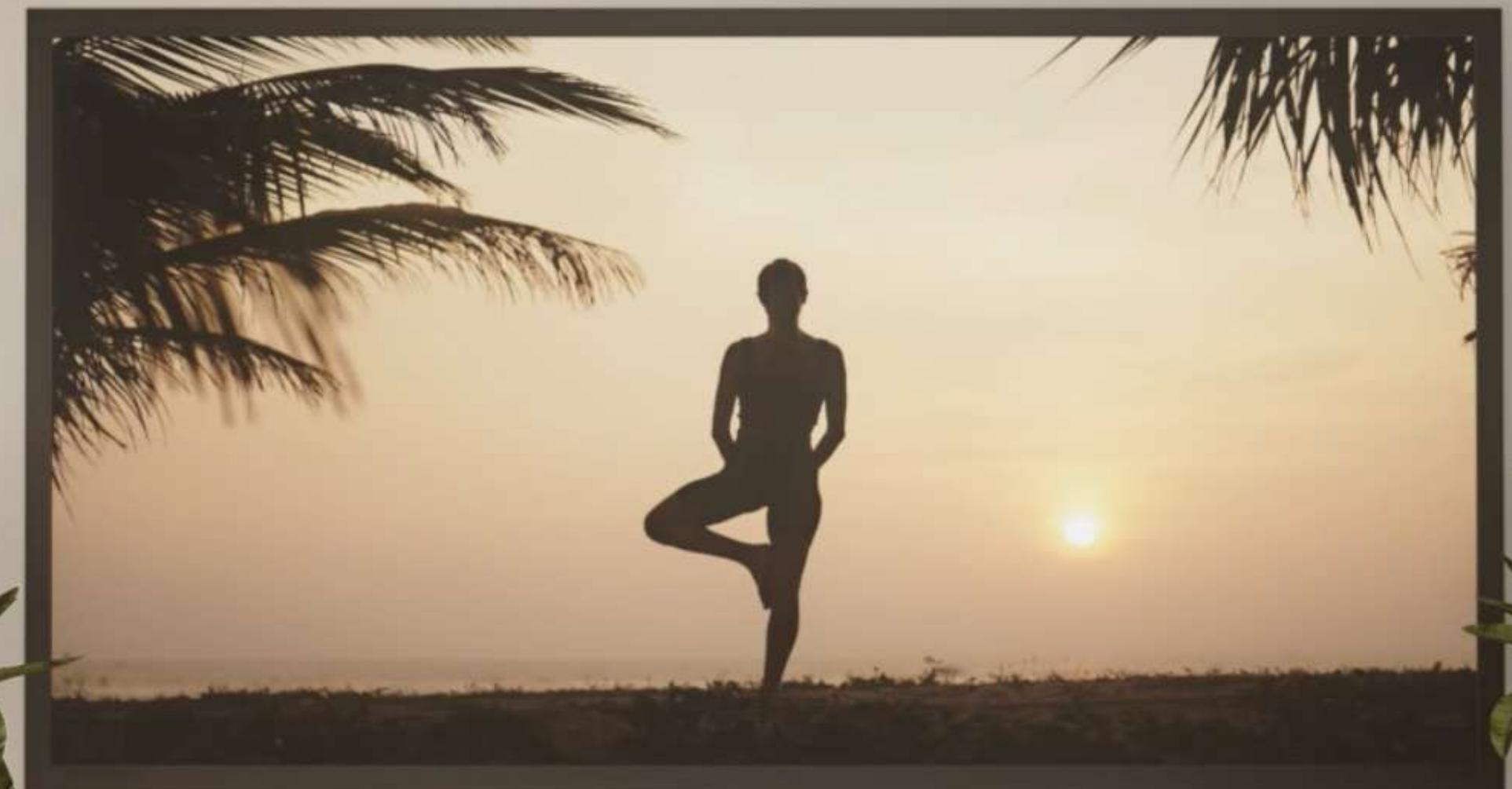
## Wellness *in* Every Detail

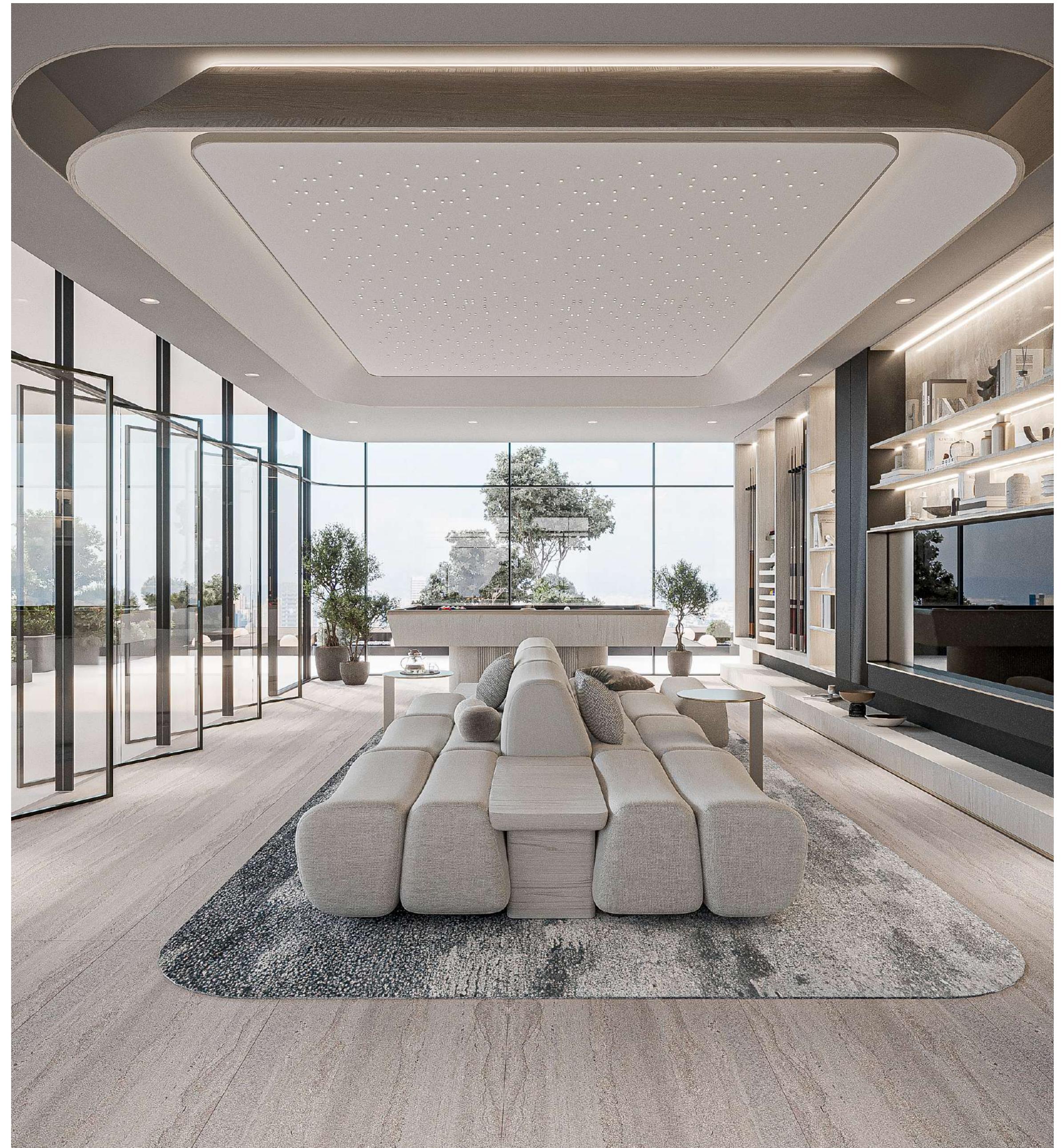
Wellness isn't an amenity it's a way of life. At Nuvana, it's seamlessly embedded: Natural light optimization in every unit Yoga terraces with sea breeze, Spa-like bathrooms with aromatherapy integration - Silent HVAC systems Calming natural finishes throughout



*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



UniFi

amazon

BOSE

Miele

ekinex  
CONTROL YOUR LIVING SPACE

GESSI

→FLAMINIA. LAUFEN









# 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.

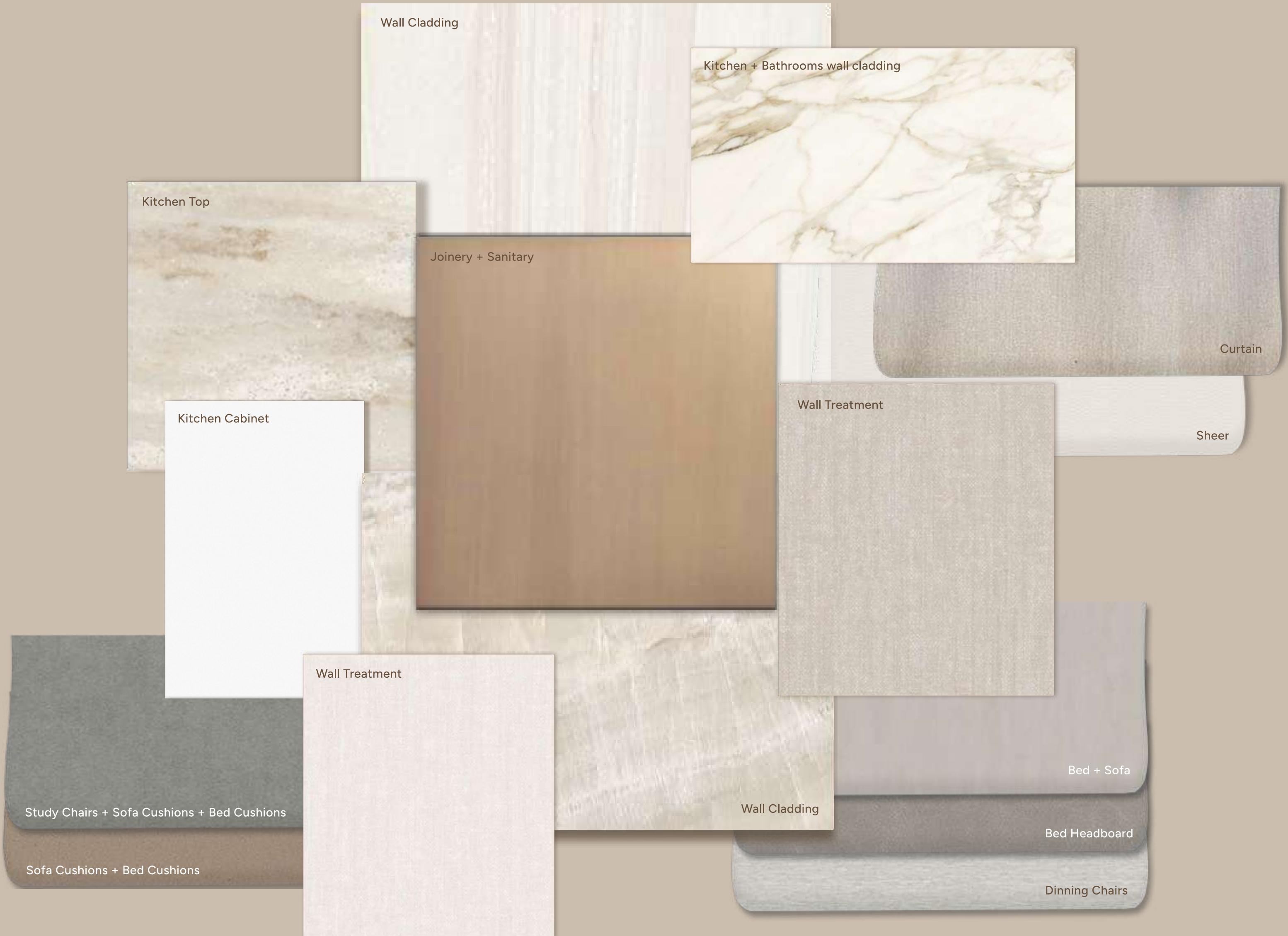
**AVERAGE SIZES:** 3BR - 2100 sqft

**TYPES:** 1



# *Exquisite* Materials

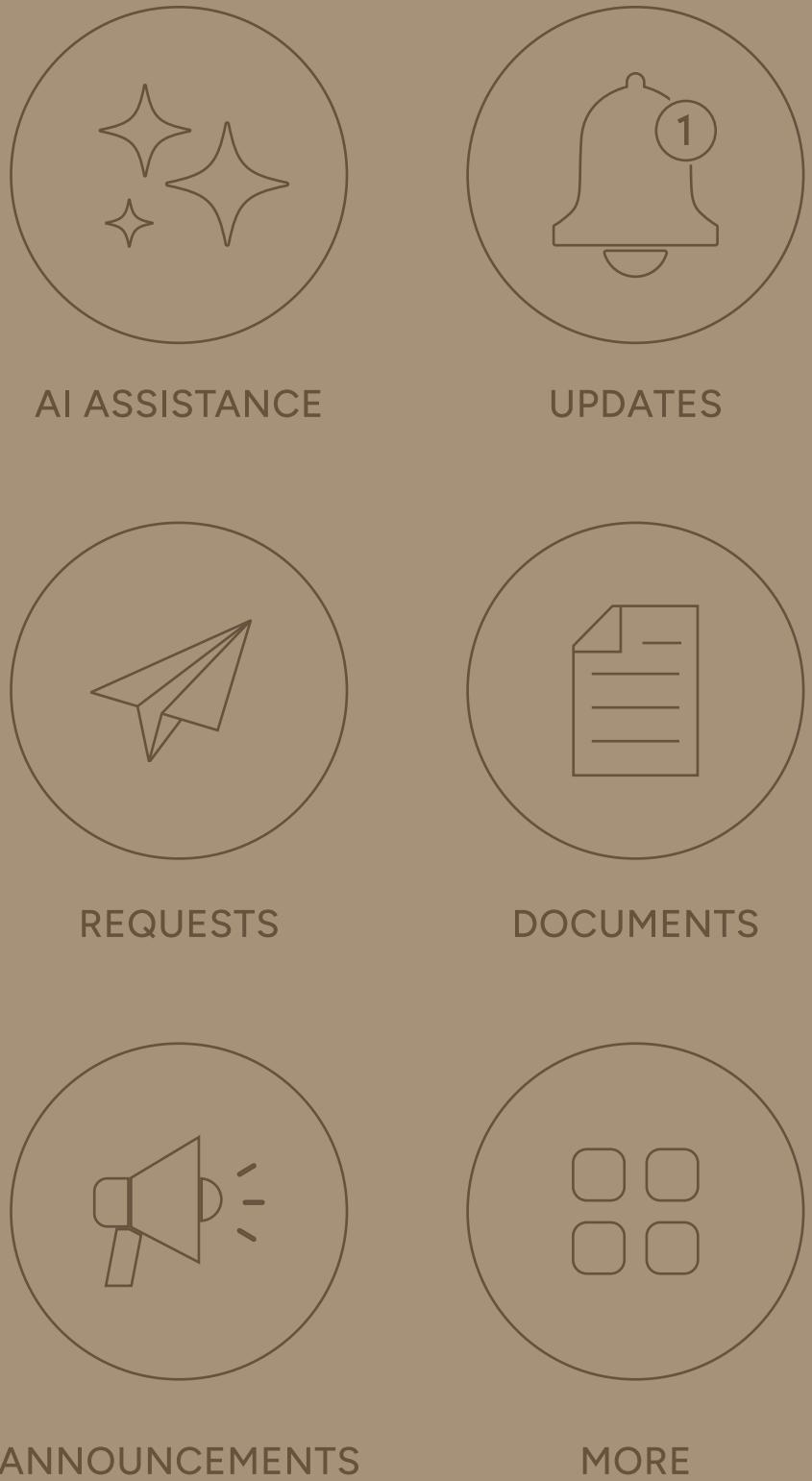
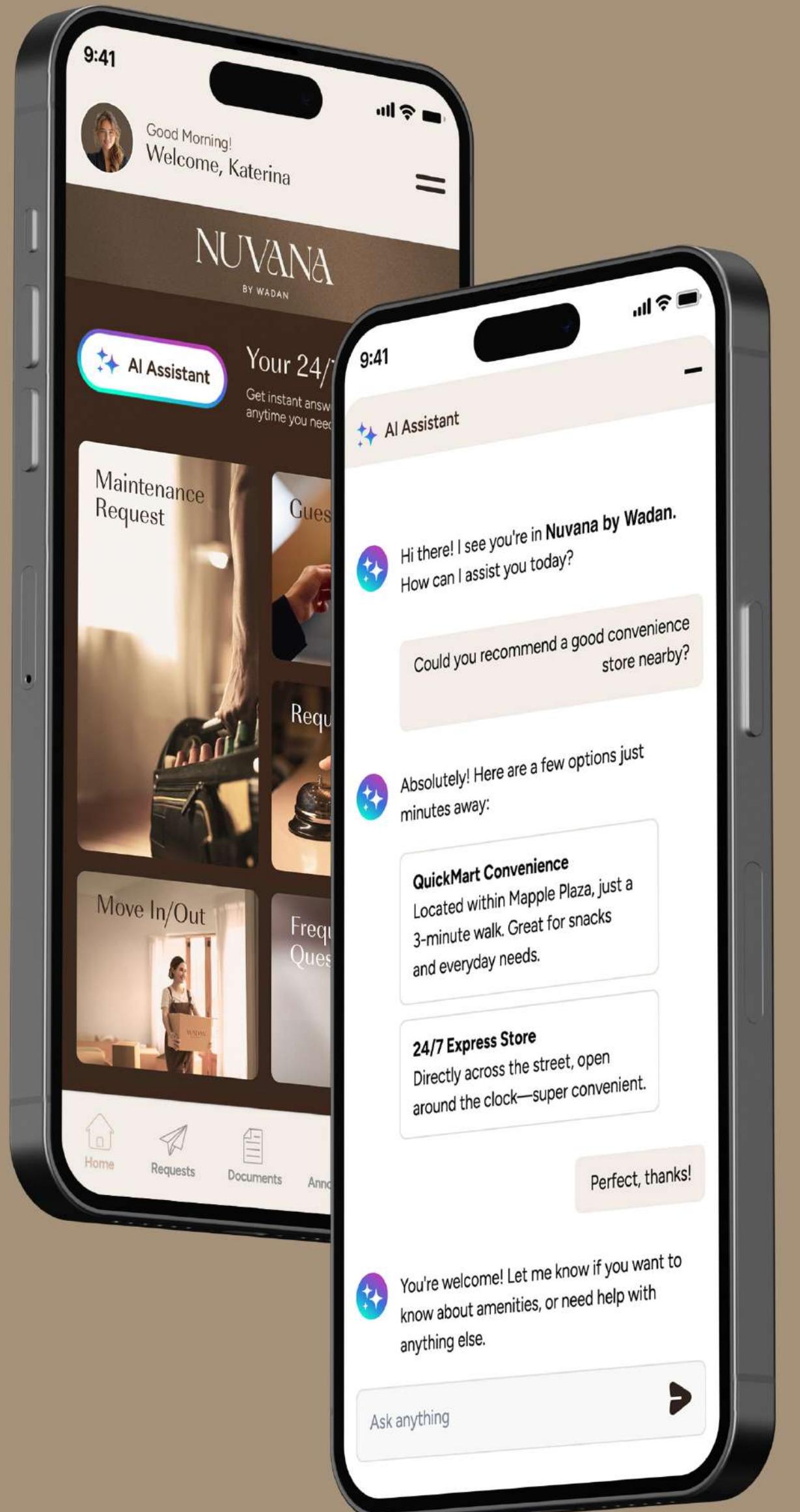
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## AI Powered Wadan App

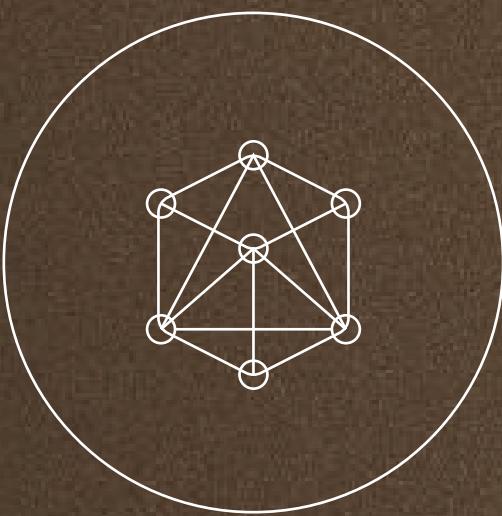
The Nuvana App is more than convenience it's your personal AI concierge. Schedule services, welcome guests, request tailored assistance, or receive instant community updates and much more. Designed to anticipate your needs, it ensures every detail of living is seamless.



# Brand DNA

What Sets Wadan Apart  
Beyond Luxury – into Lifestyle

## TECH-INTEGRATED LIVING



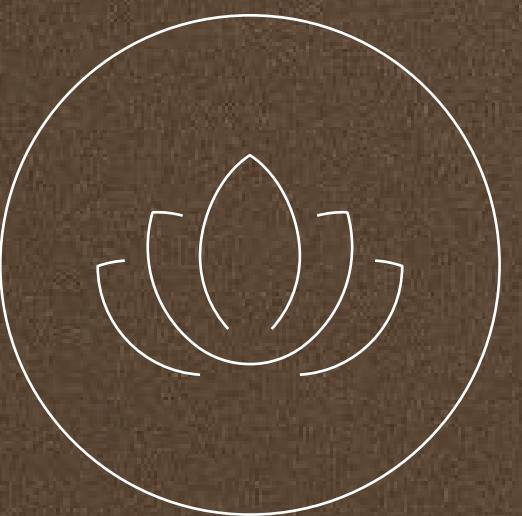
From smart climate  
to personalized ambience

## FULLY FURNISHED APARTMENTS



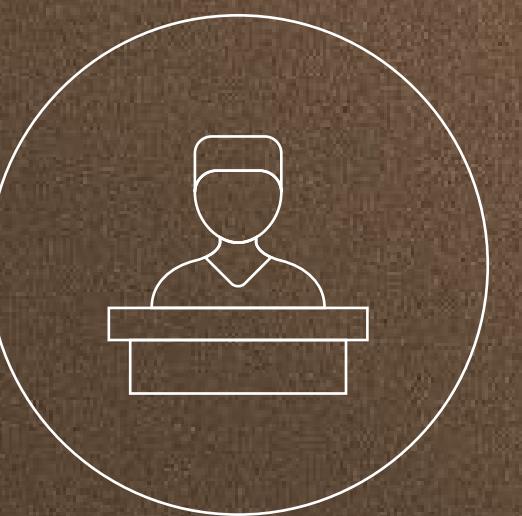
Elegantly curated.  
Ready for living.

## INTEGRATED WELLNESS FEATURES



Air purification, aromatherapy,  
circadian lighting

## HOSPITALITY MINDSET



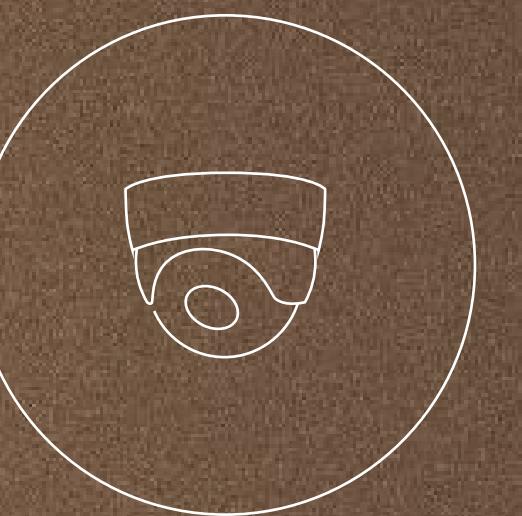
Butler-level concierge  
service, community curation

## 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.



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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](http://www.wadan.com) | 800 7744

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