



Nawayef Mansions

BY **MÜDON**



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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, developed 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 which you can not only call home but where you can immerse yourself in a vibrant community that offers 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



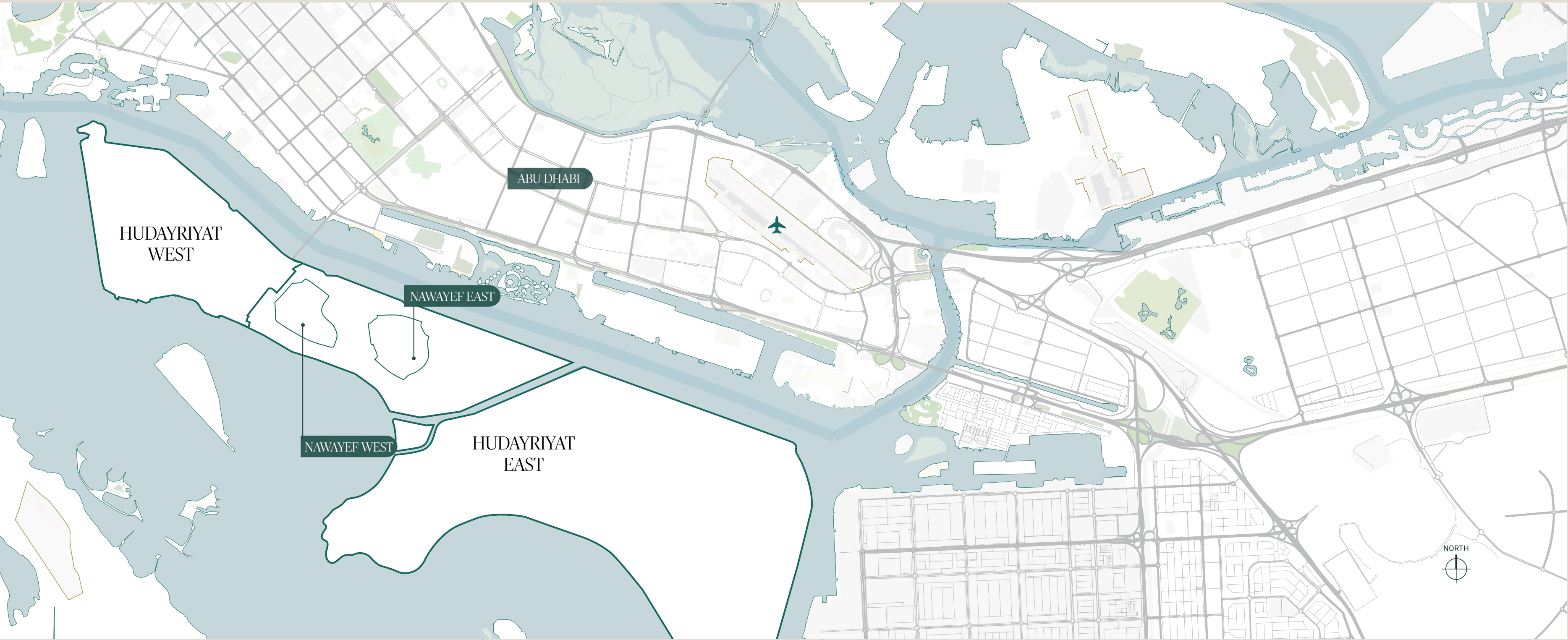
HUDAYRIYAT ISLAND

Activate your lifestyle on Hudayriyat Island.

Uncover an array of activities on 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 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.



04

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 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

05

NAWAYEF
MANSIONS



Nawayef
WEST

NAWAYEF MANSIONS

Introducing Nawayef West, an elevated living experience surrounded by the sea.

Discover the allure of Nawayef Mansions — an exclusive haven where you are invited to choose your ideal home from five distinctive variations, each set within generous grounds and boasting commanding views from the vibrant neighbourhood, to the Abu Dhabi skyline and the breathtaking azure expanse of the Arabian Gulf. The five spacious mansion designs boast an area of 1,685 to 2,700 square metres of finely designed homes.

Seize this rare opportunity to reside in a distinguished home with unparalleled panoramas. What's more, you now have the liberty to select both your preferred grand design and the plot you wish to call home. This limited prospect opens the door for you to live at the pinnacle of Hudayriyat Island's most coveted neighbourhood. Make the most of this unique opportunity to shape this remarkable space into your very own.

NAWAYEF MANSIONS

TYPE 01 AND TYPE 01 PLUS

Discover a distinctive residence perched on the highest tiers of Nawayef West. This mansion offers an enticing blend of striking design and spacious living. Its well-connected, generous spaces provide stunning views spanning from Nawayef West to the Abu Dhabi skyline, all framed by the serene waters of the Arabian Gulf.

Step inside to experience a thoughtful balance of comfort and luxury. Eight substantial bedrooms seamlessly integrate into the mansion's layout, with expansive entertaining areas bathed in natural light. Clean lines and ample windows create a welcoming ambiance. The furnishings strike a harmonious note with a touch of boldness in colours and refined textures.

This home is designed to cater to your lifestyle, with opulent living and entertaining spaces, an indulgent supercar garage and hobby rooms. Explore the option for a second floor that could serve as a private penthouse or guesthouse, along with an additional family entertainment space featuring a rooftop terrace. The mansion embodies refined living, promising a remarkable haven for generations to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 3,046 - 3,291 sqm

TYPE 01 | 7 BEDROOMS

FIRST FLOOR	780 m ²
GROUND FLOOR	736 m ²
BASEMENT	884 m ²

GRAND TOTAL 2,400 m²

TYPE 01 PLUS | 8 BEDROOMS

SECOND FLOOR	300 m ²
FIRST FLOOR	780 m ²
GROUND FLOOR	736 m ²
BASEMENT	884 m ²

GRAND TOTAL 2,700 m²

Excluding Parking



NAWAYEF MANSIONS
TYPE O1
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	6.5m x 5.8m
3-	FEATURE STAIRCASE	5.7m x 4.6m
4-	OFFICE	5.8m x 4.5m
5-	MAJLIS	9.2m x 10.7m
6-	FORMAL DINING	7.6m x 4.4m
7-	FORMAL LOUNGE	5.7m x 3.0m
8-	PANTRY	9.8m x 4.2m
9-	SHOW KITCHEN	5.8m x 4.9m
10-	FORMAL DINING	5.8m x 4.9m
11-	CHEF'S KITCHEN	6.7m x 3.9m
12-	FORMAL LIVING	10.8m x 10.5m
13-	POWDER ROOM 1	3.2m x 3.2m
14-	POWDER ROOM 2	3.0m x 2.1m
ALTERNATIVE LAYOUTS		
1A - MINI MAJLIS		
1B - CONNECTED GUEST SUITE		
1C - SEPARATE GUEST SUITE		
15A	GUEST BEDROOM SUITE	9.8m x 4.3m
15B	MINI MAJLIS	10.6m x 4.4m
16-	GUEST BEDROOM	7.0m x 5.8m
17-	GAMES ROOM	4.3m x 4.2m
18-	LIVING	5.2m x 4.8m
19-	DINING	2.8m x 2.5m
20-	PANTRY	3.7m x 1.4m
21-	SECURITY ROOM	2.2m x 2.9m
22-	SECONDARY STAIRCASE	5.3m x 2.3m
23-	LIFT	N/A
EXTERIOR		
24-	ENTRANCE	
25-	BASEMENT ACCESS RAMP	
26-	CAR PARKING	
27-	POOL	
28-	UTILITIES	
29-	OUTDOOR LIVING	
30-	LANDSCAPING	



NAWAYEF MANSIONS
TYPE O1
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	6.5m x 5.8m
3-	FEATURE STAIRCASE	5.7m x 4.6m
4-	OFFICE	5.8m x 4.5m
5-	MAJLIS	9.2m x 10.7m
6-	MAJLIS DINING	7.6m x 4.4m
7-	MAJLIS LOUNGE	2.7m x 1.4m
8-	PANTRY	9.8m x 4.2m
9-	SHOW KITCHEN	5.8m x 4.9m
10-	FORMAL DINING	5.8m x 4.9m
11-	CHEF'S KITCHEN	6.7m x 3.9m
12-	FORMAL LIVING	10.8m x 10.5m
13-	POWDER ROOM 1	3.2m x 3.2m
14-	POWDER ROOM 2	3.0m x 2.1m
15-	BATHROOM	3.0m x 2.5m
16-	MAJLIS GAMES ROOM	6.0m x 3.8m
ALTERNATIVE LAYOUTS		
2A - CONNECTED GUEST SUITE		
2B - MINI MAJLIS		
17A -	GUEST BEDROOM	6.0m x 3.6m
17B -	MINI MAJLIS	6.0m x 4.4m
18 -	LIBRARY	9.8m x 4.3m
19 -	LIVING	6.0m x 5.3m
20 -	DINING	6.0m x 2.2m
21 -	PANTRY	3.7m x 1.4m
22 -	SECURITY ROOM	2.2m x 2.9m
23 -	SECONDARY STAIRCASE	5.3m x 2.3m
24 -	LIFT	N/A
EXTERIOR		
25-	ENTRANCE	
26-	BASEMENT ACCESS RAMP	
27-	CAR PARKING	
28-	POOL	
29-	UTILITIES	
30-	OUTDOOR LIVING	
31-	LANDSCAPING	

NAWAYEF MANSIONS
TYPE O1
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	5.7m x 4.6m
2-	FOYER	9.9m x 4.0m
3-	POWDER ROOM	3.0m x 2.1m
4-	FAMILY LIVING	8.2m x 5.0m
5-	FAMILY LOUNGE	10.8m x 3.6m
6-	LIBRARY	6.7m x 3.9m
7-	MASTER BEDROOM	6.8m x 5.6m
8-	MASTER LOUNGE	7.8m x 5.6m
9-	MASTER BATHROOM1	4.6m x 4.6m
10-	MASTER BATHROOM 2	5.1m x 4.6m
11-	MASTER WARDROBE 1	4.6m x 4.6m
12-	MASTER WARDROBE 2	5.1m x 4.6m
13-	BEDROOM 2	4.4m x 6.5m
14-	BEDROOM 2 BATHROOM	2.5m x 3.6m
15-	BEDROOM 2 WARDROBE	2.2m x 3.2m
16-	BEDROOM 3	5.2m x 4.5m
17-	BEDROOM 3 BATHROOM	2.2m x 3.6m
18-	BEDROOM 3 WARDROBE	6.6m x 1.8m
19-	BEDROOM 4	5.3m x 4.0m
20-	BEDROOM 4 BATHROOM	4.3m x 2.4m
21-	BEDROOM 4 WARDROBE	2.2m x 2.6m
22-	BEDROOM 5	4.3m x 4.2m
23-	BEDROOM 5 BATHROOM	2.3m x 3.1m
24-	BEDROOM 5 WARDROBE	1.8m x 1.7m
25-	BEDROOM 6	4.3m x 4.5m
26-	BEDROOM 6 BATHROOM	2.3m x 3.1m
27-	BEDROOM 6 WARDROBE	1.8m x 1.7m
28-	FAMILY STAIRCASE	4.8m x 4.5m
29-	SECONDARY STAIRCASE	5.3m x 2.3m
30-	LIFT	N/A
31-	VOID	N/A

- EXTERIOR
- 32 - BALCONY



NAWAYEF MANSIONS
TYPE O1 PLUS
ROOM SCHEDULE

INTERIOR		
1-	FAMILY STAIRCASE	4.3m x 4.1m
2-	FOYER	7.2m x 3.0m
3-	FAMILY DINING	5.5m x 3.0m
4-	FAMILY LIVING	5.3m x 4.8m
5-	GYM	7.8m x 4.8m
6-	POWDER ROOM	4.8m x 3.0m
7-	OFFICE	5.1m x 3.4m
8-	PENTHOUSE BEDROOM	6.8m x 5.4m
9-	PENTHOUSE BATHROOM 1	4.6m x 4.6m
10-	PENTHOUSE BATHROOM 2	2.9m x 1.8m
11-	PENTHOUSE WARDROBE 1	3.0m x 3.0m
12-	PENTHOUSE WARDROBE 2	5.8m x 3.0m
13-	PANTRY	3.0m x 2.1m
14-	SECONDARY STAIRCASE	5.3m x 2.3m
15-	LIFT	N/A

- EXTERIOR
- 16 - OUTDOOR TERRACE
- 17 - POOL
- 18 - LANDSCAPING

NAWAYEF MANSIONS
TYPE 01 PLUS
ROOM SCHEDULE

INTERIOR		
1-	FAMILY STAIRCASE	4.3m x 4.1m
2-	FOYER	5.5m x 3.0m
3-	BAR	7.8m x 3.2m
4-	ENTERTAINMENT ROOM	7.8m x 3.4m
5-	LOUNGE	7.8m x 5.1m
6-	DINING	4.9m x 4.9m
7-	POWDER ROOM	3.6m x 4.6m
8-	CHANGING ROOM	4.8m x 4.6m
9-	PANTRY	5.3m x 4.5m
10-	SECONDARY STAIRCASE	5.3m x 2.3m
11-	LIFT	N/A
EXTERIOR		
12-	OUTDOOR TERRACE	
13-	POOL	
14-	ROOF	



TYPE 01 PLUS | SECOND FLOOR | Family Entertainment Option

NAWAYEF MANSIONS
TYPE 01 PLUS
ROOM SCHEDULE

INTERIOR		
1-	FAMILY STAIRCASE	4.3m x 4.1m
2-	FOYER	5.5m x 3.0m
3-	BAR	7.8m x 3.2m
4-	ENTERTAINMENT SPACE	14.0m x 7.8m
5-	LOUNGE	7.8m x 5.1m
6-	GAMES ROOM	4.9m x 4.9m
7-	POWDER ROOM	2.1m x 1.6m
8-	SHOW KITCHEN	5.3m x 4.5m
9-	SECONDARY STAIRCASE	5.3m x 2.3m
10-	LIFT	N/A
EXTERIOR		
11-	OUTDOOR TERRACE	
12-	POOL	
13-	ROOF	



TYPE 01 PLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS
TYPE 01
ROOM SCHEDULE

INTERIOR		
1-	CAR GALLERY	24.7m x 20.1m
2-	INDOOR CAR GALLERY	15.0m x 6.0m
3-	FEATURE STAIRCASE	6.8m x 3.9m
4-	LOUNGE	14.3m x 7.3m
5-	BAR	7.2m x 3.5m
6-	POWDER ROOM	2.1m x 1.6m
7-	CINEMA	3.0m x 2.3m
ALTERNATIVE LAYOUT		
8A-	HOBBY ROOM	9.7m x 6.0m
8B-	ARTIST STUDIO	9.7m x 6.0m
8C-	GAMING ROOM	9.7m x 6.0m
9-	POWDER ROOM	2.1m x 1.6m
10-	FOYER	6.8m x 3.9m
11-	GYM	5.3m x 14.6m
12-	CHANGING ROOM	3.3m x 1.8m
13-	SALON	7.2m x 3.5m
14-	SAUNA	3.3m x 1.2m
15-	STEAM ROOM	3.3m x 1.2m
16-	JACUZZI	5.1m x 3.6m
17-	TREATMENT ROOM 1	5.1m x 4.0m
18-	TREATMENT ROOM 2	5.1m x 4.0m
19-	SPA	5.1m x 4.7m
20-	SERVICE KITCHEN	5.3m x 3.5m
21-	LAUNDRY	5.3m x 4.0m
22-	STAFF BEDROOM 1	6.9m x 6.8m
23-	STAFF BATHROOM 1	3.0m x 3.5m
24-	STAFF WARDROBE 1	5.0m x 1.0m
25-	STAFF BEDROOM 2	3.5m x 3.2m
26-	STAFF BATHROOM 2	3.5m x 3.2m
27-	STAFF WARDROBE 2	3.0m x 1.0m
28-	DRIVERS BEDROOM	4.5m x 5.2m
29-	DRIVERS BATHROOM	3.0m x 3.5m
30-	UTILITIES	7.2m x 5.2m
31-	SECONDARY STAIRCASE	5.3m x 2.3m
32-	LIFT	N/A

EXTERIOR	
33-	SERVICE ENTRANCE
34-	LANDSCAPING
35-	RAMP TO GROUND LEVEL



A REFRESHING BLEND OF BOLD DESIGN & SPACIOUS LIVING

EXTERIOR PERSPECTIVE - STREET VIEW



EXPERIENCE EXPRESSIVE SPACES & BREATHTAKING VIEWS



EXTERIOR PERSPECTIVE - ROOFTOP TERRACE



EXTERIOR PERSPECTIVE - POOL VIEW



FORMAL LIVING



FORMAL DINING AND SHOW KITCHEN



MASTER BEDROOM



MASTER BATHROOM





CINEMA



CAR GALLERY AND LOUNGE

OPULENT LIVING & ENTERTAINMENT SPACES

NAWAYEF MANSIONS

TYPE 02 AND TYPE 02 PLUS

Perched proudly at the top hill of Hudayriyat, this mansion, with its robust classical aesthetic, blends subtly with the elegance of curves and a contemporary conception of space. Here, the transitions between areas flow seamlessly, as does the light that permeates through its filters and colonnades.

Discover its charm across two distinct levels: the ground floor, ingeniously extends to make the most of the plot, and hosts both the public and private spaces of this home. Venture to the upper floor, where family rooms and the master bedroom command a panoramic view of the city, ensuring the utmost privacy for the inhabitants of this majestic villa.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 3,046 - 3,291 sqm

TYPE 02 | 7 BEDROOMS

FIRST FLOOR	631 m ²
GROUND FLOOR	752 m ²
BASEMENT	640 m ²

GRAND TOTAL 2,023 m²

TYPE 02 PLUS | 8 BEDROOMS

SECOND FLOOR	168 m ²
FIRST FLOOR	631 m ²
GROUND FLOOR	752 m ²
BASEMENT	640 m ²

GRAND TOTAL 2,191 m²

Excluding Parking



NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	5.6m x 2.4m
3-	FEATURE STAIRCASE	4.8m x 4.4m
4-	POWDER ROOM	4.2m x 2.4m
5-	FAMILY LIVING	9.2m x 7.0m
6-	FAMILY DINING	9.2m x 5.8m
7-	FAMILY SITTING ROOM	9.2m x 5.6m
8-	SHOW KITCHEN	7.0 m x 6.4m
9-	FORMAL FOYER	4.3m x 4.2m
10-	FORMAL LIVING	7.5m x 6.5m
11-	FORMAL DINING	7.5m x 6.2m
12-	OFFICE	6.8m x 6.4m
13-	PANTRY	5.9m x 2.7m
14-	POWDER ROOM	3.9m x 3.9m
15-	GUEST BEDROOM	4.5m x 5.3m
16-	GUEST BATHROOM	4.3m x 2.4m
17-	GUEST WARDROBE	4.3m x 1.5m
18-	GUEST LIVING	5.8m x 4.5m
19-	GUEST DINING	5.8m x 4.5m
20-	POOL POWDER ROOM	3.5m x 1.6m
21-	UTILITIES	4.0m x 2.1m
22-	SECURITY ROOM	4.5m x 2.8m
23-	DRIVERS BEDROOM	8.5m x 4.7m
24-	DRIVERS BATHROOM	3.3m x 2.0m
25-	SECONDARY STAIRCASE	4.0m x 2.0m
26-	LIFT	N/A
27-	SERVICE LIFT	N/A

EXTERIOR		
28-	ENTRANCE	
29-	BASEMENT ACCESS RAMP	
30-	CAR PARKING	
31-	POOL	
32-	OUTDOOR LIVING	
33-	UTILITIES	
34-	LANDSCAPING	



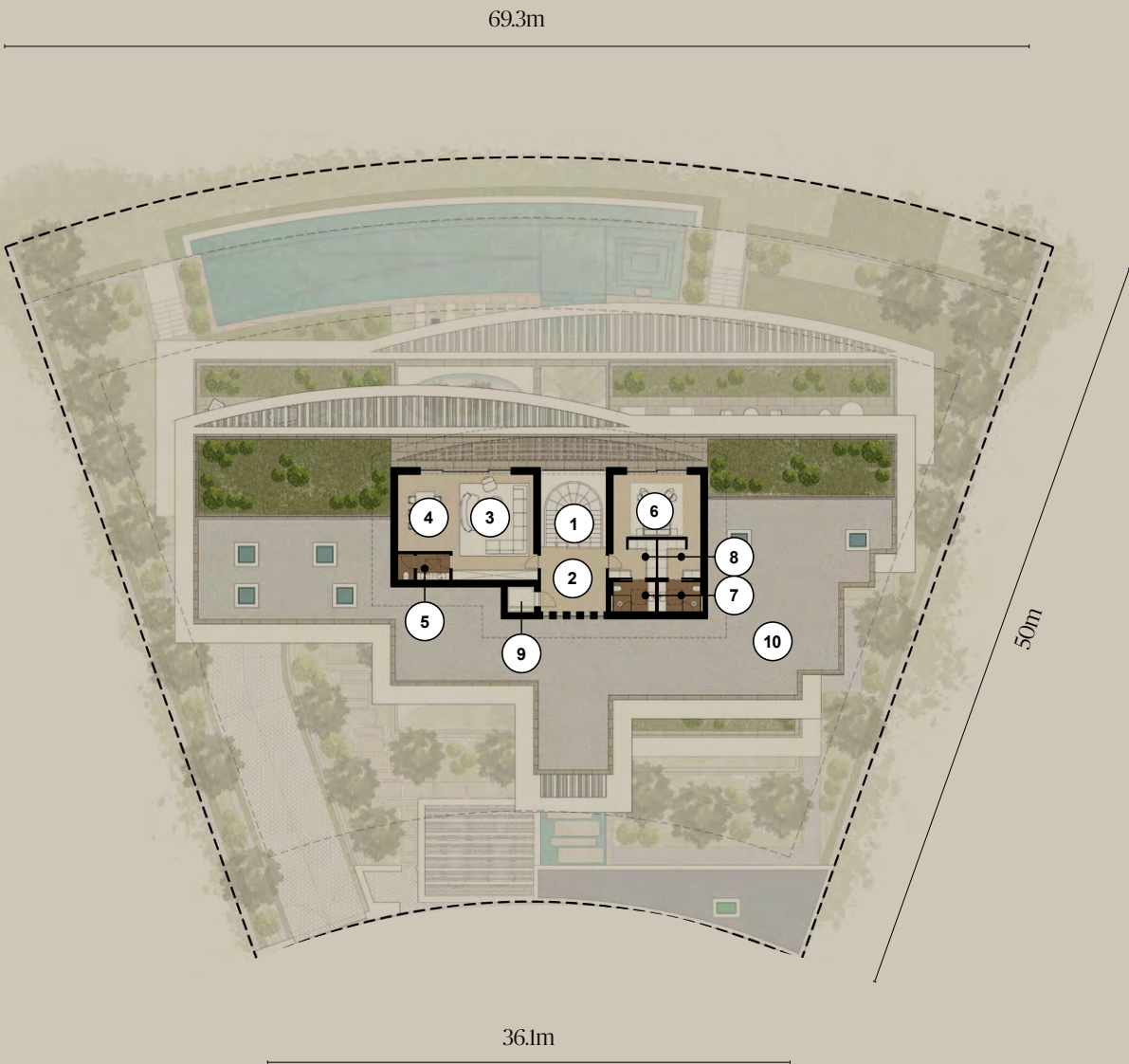
NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	4.8m x 4.4m
2-	FOYER	4.8m x 4.4m
3-	FAMILY LIVING	9.0m x 6.5m
4-	MASTER BEDROOM	6.3m x 6.0m
5-	MASTER LOUNGE	6.0m x 6.0m
6-	MASTER BATHROOM 1	5.4m x 2.4m
7-	MASTER BATHROOM 2	6.2m x 2.4m
8-	MASTER WARDROBE 1	5.4m x 2.6m
9-	MASTER WARDROBE 2	4.1m x 2.6m
10-	BEDROOM 2	5.4m x 3.1m
11-	BEDROOM 2 BATHROOM	4.0m x 1.8m
12-	BEDROOM 2 WARDROBE	4.0m x 1.5m
13-	BEDROOM 3	5.4m x 3.1m
14-	BEDROOM 3 BATHROOM	4.0m x 1.8m
15-	BEDROOM 3 WARDROBE	4.0m x 1.5m
16-	BEDROOM 4	5.4m x 3.1m
17-	BEDROOM 4 BATHROOM	4.0m x 1.8m
18-	BEDROOM 4 WARDROBE	4.0m x 1.5m
19-	BEDROOM 5	5.4m x 3.1m
20-	BEDROOM 5 BATHROOM	4.0m x 1.8m
21-	BEDROOM 5 WARDROBE	4.0m x 1.5m
22-	BEDROOM 6	5.4m x 3.1m
23-	BEDROOM 6 BATHROOM	4.0m x 1.8m
24-	BEDROOM 6 WARDROBE	4.0m x 1.5m
25-	SECONDARY STAIRCASE	4.0m x 2.0m
26-	LIFT	N/A
27-	SERVICE LIFT	N/A
28-	VOID	N/A

EXTERIOR		
29-	BALCONY	

NAWAYEF MANSIONS
TYPE 02 PLUS
ROOM SCHEDULE

INTERIOR		
1 -	FEATURE STAIRCASE	4.8m x 4.4m
2 -	FOYER	4.4m x 4.3m
3 -	PENTHOUSE LIVING	5.0m x 5.0m
4 -	PENTHOUSE DINING	4.0m x 5.0m
5 -	POWDER ROOM	1.8m x 3.4m
6 -	PENTHOUSE BEDROOM	5.8m x 4.2m
7 -	PENTHOUSE BATHROOM	2.9m x 2.6m
8 -	PENTHOUSE WARDROBE	2.0m x 2.5m
9 -	LIFT	N/A
EXTERIOR		
10 -	ROOF TERRACE	



TYPE 02 PLUS | SECOND FLOOR | PENTHOUSE

NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR		
1 -	CAR GALLERY	23.8m x 19.7m
2 -	FEATURE STAIRCASE	4.8m x 4.4m
3 -	FOYER	4.0m x 7.8m
4 -	LOUNGE	9.0m x 6.5m
5 -	CELLAR	6.4m x 4.4m
6 -	POWDER ROOM	4.0m x 2.2m
7 -	SHOWER	2.0m x 1.4m
8 -	GYM	12.5m x 4.4m
9 -	SPA	16.1m x 10.0m
10 -	SAUNA	2.7m x 2.2m
11 -	STEAM ROOM	3.5m x 2.2m
12 -	CHANGING ROOM	3.5m x 2.8m
13 -	LAUNDRY	6.3m x 2.6m
14 -	SERVICE KITCHEN	5.5m x 3.0m
15 -	UTILITIES	2.5m x 2.1m
16 -	STAFF BEDROOM 1	5.5m x 4.2m
17 -	STAFF BATHROOM 1	2.3m x 2.3m
18 -	STAFF WARDROBE 1	2.1m x 1.0m
19 -	STAFF BEDROOM 2	5.5m x 4.2m
20 -	STAFF BATHROOM 2	2.3m x 2.3m
21 -	STAFF WARDROBE 2	2.1m x 1.0m
22 -	SECONDARY STAIRCASE	2.8m x 2.0m
23 -	LIFT	N/A
24 -	SERVICE LIFT	N/A

EXTERIOR		
25 -	UTILITIES	
26 -	LANDSCAPING	
27 -	RAMP TO GROUND LEVEL	



BASEMENT FLOOR





POOL VIEW



OUTDOOR LIVING



FOYER



MAJLIS



FORMAL LIVING







MASTER BEDROOM





GYM



SPA



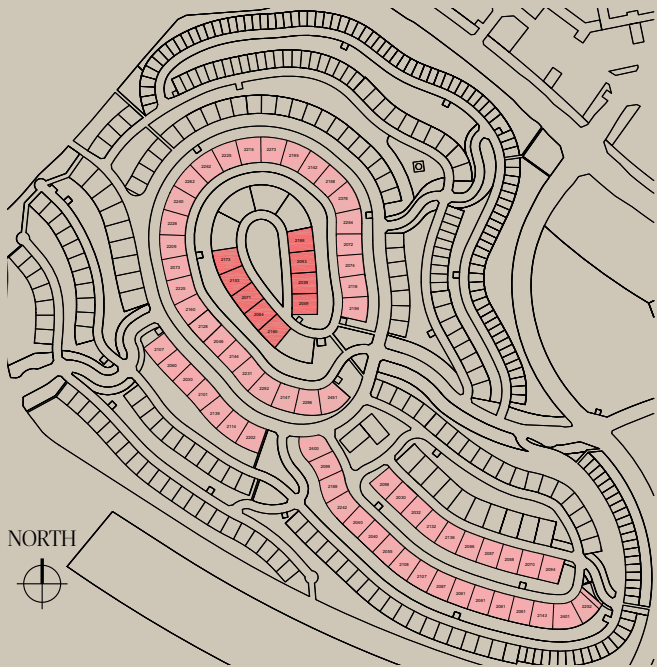
NAWAYEF MANSIONS

TYPE 03 AND TYPE 03 PLUS

Walk into this mansion complete with the timeless charm of mid-century modern design, reminiscent of the iconic allure of California's Palm Springs. With a focus on understated elegance, the choice of luxurious materials evokes serenity within spacious interiors waiting to be explored.

The property includes seven bedrooms that offer ample space, complemented by formal and informal living and entertaining areas with convenient access to the pool and captivating hillside vistas. Basement showroom parking safely houses your vehicles, while the optional second-floor configuration opens up vast possibilities for a penthouse or expanded family entertainment spaces. This mansion is the embodiment of refined, elevated living, inviting you to experience a lifestyle that stands the test of time.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,030 - 2,451 sqm

TYPE 03 | 7 BEDROOMS

FIRST FLOOR	700 m ²
GROUND FLOOR	640 m ²
BASEMENT	534 m ²

GRAND TOTAL 1,874 m²

TYPE 03 PLUS | 8 BEDROOMS

SECOND FLOOR	296 m ²
FIRST FLOOR	700 m ²
GROUND FLOOR	640 m ²
BASEMENT	534 m ²

GRAND TOTAL 2,170 m²

Excluding Parking



NAWAYEF MANSIONS
TYPE O3
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	5.6m x 2.4m
3-	FEATURE STAIRCASE	5.2m x 3.5m
4-	INDOOR GARDEN	9.9m x 5.0m
5-	MAJLIS	9.9m x 8.0m
6-	MAJLIS DINING	9.9m x 4.1m
7-	MAJLIS SITTING ROOM	5.6m x 4.2m
8-	OFFICE	5.5m x 5.0m
9-	POWDER ROOM	6.2m x 2.2m
10-	FAMILY LIVING	10.0m x 9.9m
11-	FAMILY DINING	6.4m x 3.5m
12-	SHOW KITCHEN	6.4m x 3.3m
13-	SERVICE KITCHEN	4.3m x 3.1m
14-	POWDER ROOM	3.1m x 1.7m
15-	LIBRARY	7.7m x 2.2m
16-	GUEST BEDROOM	5.5m x 4.4m
17-	GUEST BATHROOM	4.0m x 2.0m
18-	GUEST WARDROBE	4.4m x 1.0m
19-	GUEST LIVING	4.1m x 5.5m
20-	GUEST DINING	4.1m x 5.5m
21-	SECURITY ROOM	4.1m x 3.0m
22-	DRIVERS BEDROOM	4.4m x 4.1m
23-	DRIVERS BATHROOM	2.2m x 2.4m
24-	SECONDARY STAIRCASE	3.9m x 2.0m
25-	LIFT	N/A
EXTERIOR		
26-	ENTRANCE	
27-	BASEMENT ACCESS RAMP	
28-	CAR PARKING	
29-	POOL	
30-	OUTDOOR LIVING	
31-	UTILITIES	
32-	LANDSCAPING	



NAWAYEF MANSIONS
TYPE O3
ROOM SCHEDULE

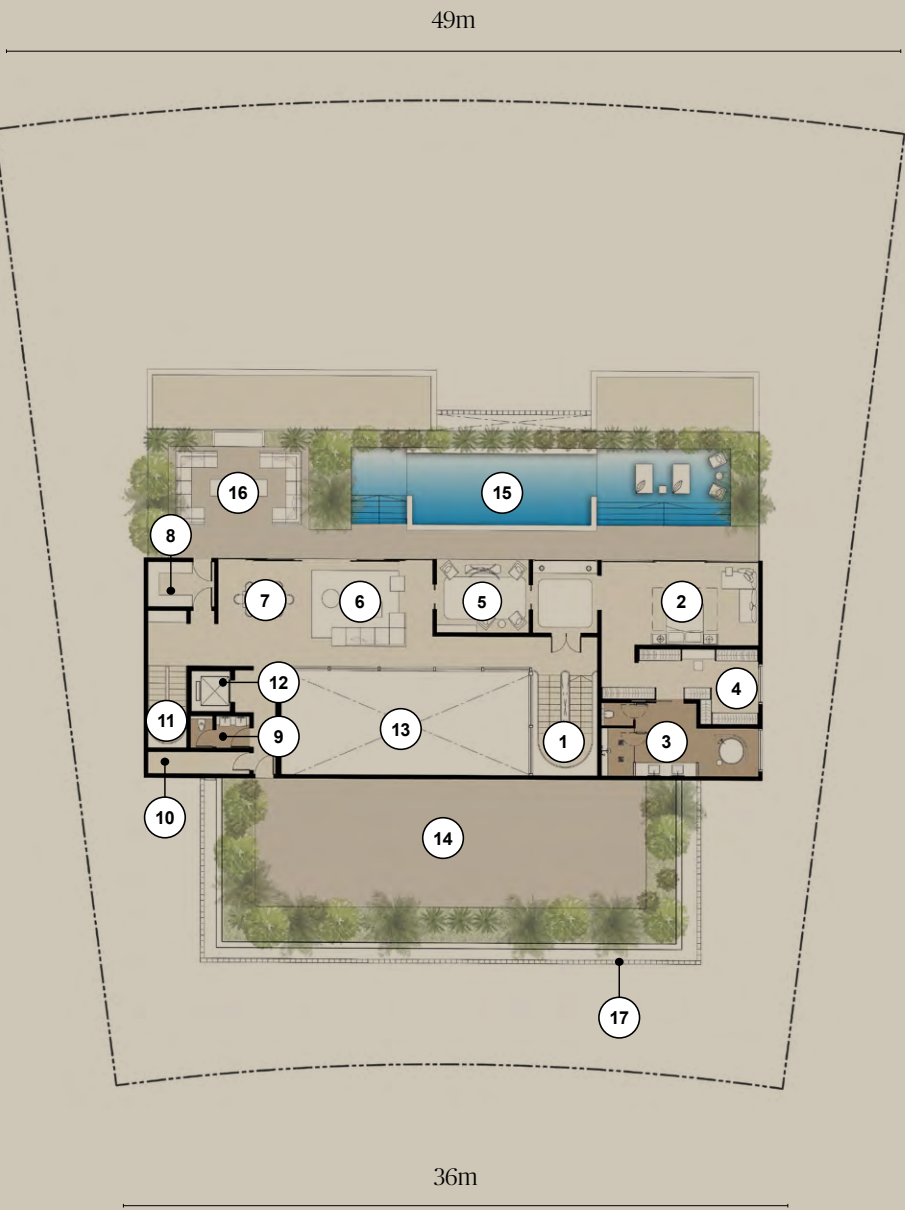
INTERIOR		
1-	FEATURE STAIRCASE	5.2m x 3.5m
2-	FAMILY LIVING	10.2m x 6.5m
3-	FAMILY DINING	5.0m x 4.2m
4-	SHOW KITCHEN	5.2m x 4.2m
5-	POWDER ROOM	4.8m x 2.2m
6-	MASTER BEDROOM	6.7m x 7.2m
7-	MASTER LOUNGE	6.5m x 5.5m
8-	MASTER BATHROOM	4.9m x 3.2m
9-	MASTER WARDROBE	4.2m x 3.1m
10-	BEDROOM 2	4.7m x 4.0m
11-	BEDROOM 2 BATHROOM	3.4m x 1.8m
12-	BEDROOM 2 WARDROBE	6.0m x 1.0m
13-	BEDROOM 3	5.5m x 3.8m
14-	BEDROOM 3 BATHROOM	2.0m x 3.4m
15-	BEDROOM 3 WARDROBE	2.0m x 3.3m
16-	BEDROOM 4	6.5m x 4.8m
17-	BEDROOM 4 BATHROOM	5.0m x 3.8m
18-	BEDROOM 4 WARDROBE	5.0m x 2.5m
19-	BEDROOM 5	5.5m x 3.8m
20-	BEDROOM 5 BATHROOM	2.0m x 3.4m
21-	BEDROOM 5 WARDROBE	2.0m x 3.3m
22-	BEDROOM 6	5.4m x 3.8m
23-	BEDROOM 6 BATHROOM	3.0m x 3.6m
24-	BEDROOM 6 WARDROBE	5.4m x 2.1m
25-	SECONDARY STAIRCASE	4.1m x 2.1m
26-	LIFT	N/A
EXTERIOR		
27-	BALCONY	
28-	FEATURE SCREEN	



NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR		
1 -	FEATURE STAIRCASE	5.2m x 3.5m
2 -	PENTHOUSE BEDROOM	8.5m x 4.3m
3 -	PENTHOUSE BATHROOM	8.5m x 3.3m
4 -	PENTHOUSE WARDROBE	8.5m x 2.9m
5 -	PENTHOUSE OFFICE	5.0m x 3.7m
6 -	PENTHOUSE LIVING	7.6m x 5.5m
7 -	PENTHOUSE DINING	4.0m x 5.5m
8 -	PANTRY	3.6m x 2.3m
9 -	POWDER ROOM	3.2m x 1.7m
10 -	UTILITIES	5.5m x 1.2m
11 -	SECONDARY STAIRCASE	4.0m x 2.0m
12 -	LIFT	N/A
13 -	VOID	N/A

EXTERIOR	
14 -	ROOF TERRACE
15 -	POOL
16 -	OUTDOOR LIVING
17 -	FEATURE SCREEN

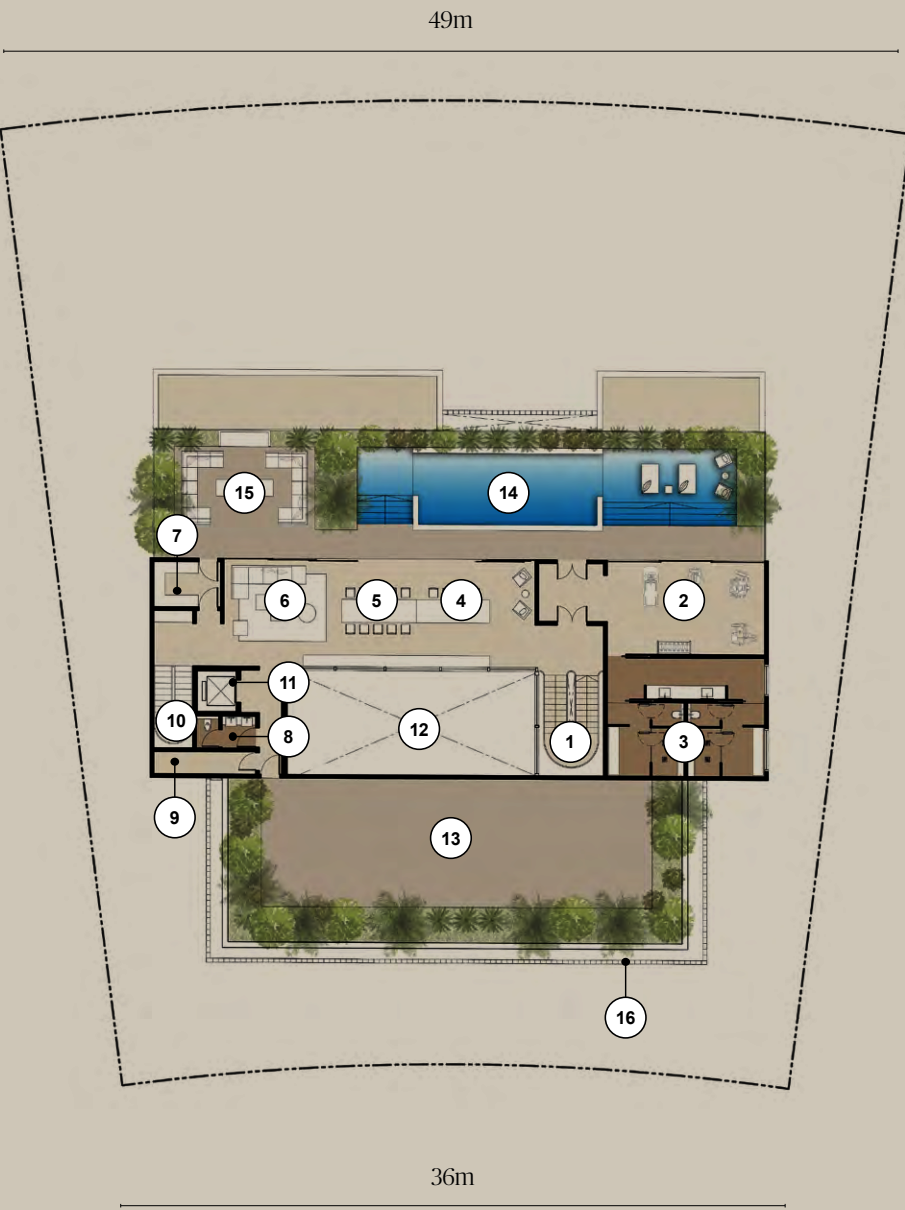


TYPE 03 PLUS | SECOND FLOOR | Penthouse Option

NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR		
1 -	FEATURE STAIRCASE	5.2m x 3.5m
2 -	FLEXIBLE SPACE- SPA/ GYM/ HOBBY ROOM	8.5m x 4.8m
3 -	CHANGING ROOM	8.0m x 5.0m
4 -	SHOW KITCHEN	4.0m x 5.5m
5 -	SHOW DINING	4.0m x 5.5m
6 -	FAMILY LIVING	5.3m x 4.7m
7 -	PANTRY	3.2m x 1.7m
8 -	POWDER ROOM	3.2m x 1.7m
9 -	UTILITIES	5.5m x 1.2m
10 -	SECONDARY STAIRCASE	4.0m x 2.0m
11 -	LIFT	N/A
12 -	VOID	N/A

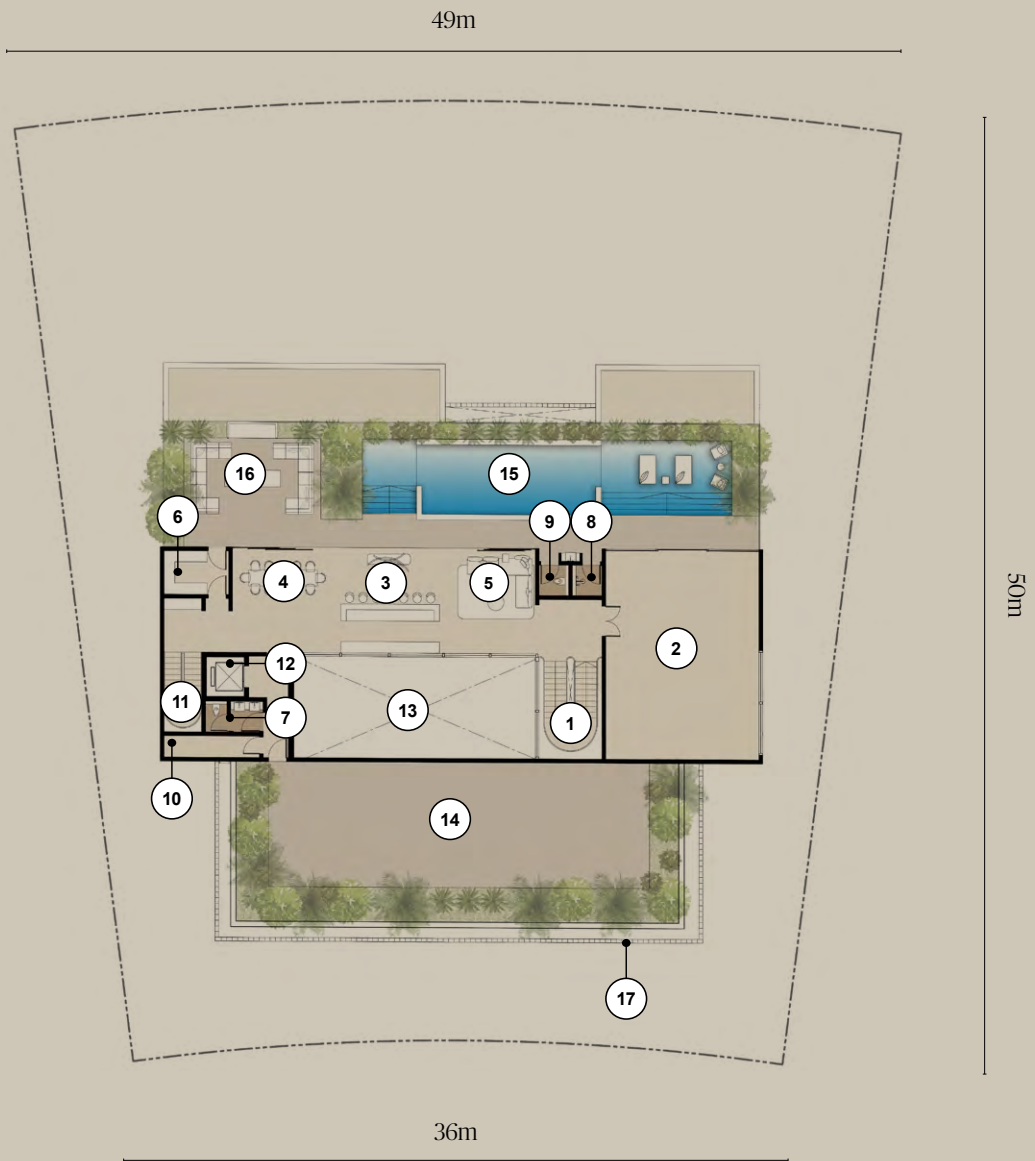
EXTERIOR	
13 -	ROOF TERRACE
14 -	POOL
15 -	OUTDOOR DINING
16 -	FEATURE SCREEN



TYPE 03 PLUS | SECOND FLOOR | Family Room Option

NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

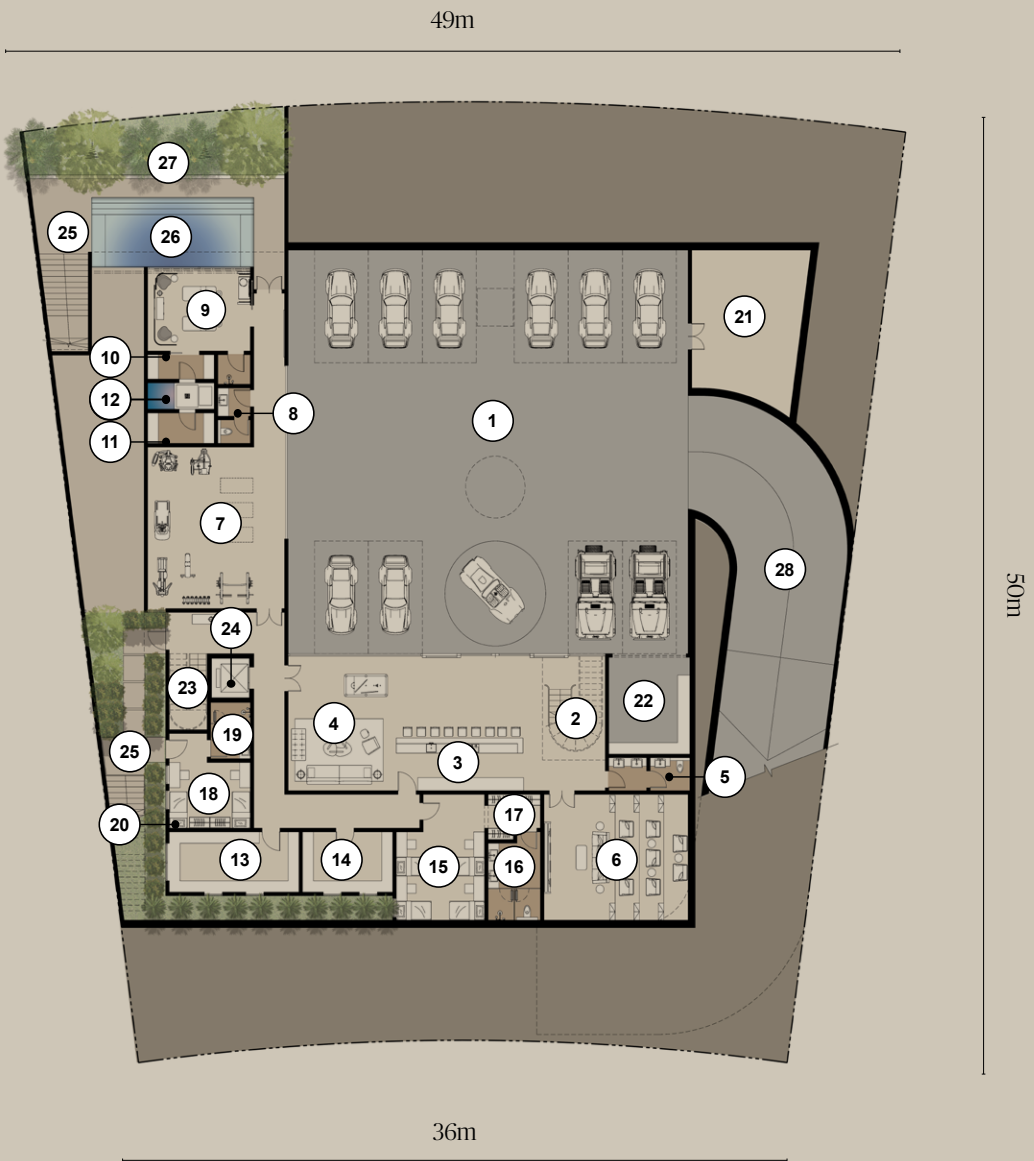
INTERIOR		
1-	FEATURE STAIRCASE	5.2m x 3.5m
2-	ENTERTAINING ROOM	11.1m x 8.5m
3-	BAR	5.5m x 5.1m
4-	DINING	4.8m x 4.2m
5-	LIVING	4.2m x 4.2m
6-	PANTRY	3.2m x 1.7m
7-	POWDER ROOM	3.2m x 1.7m
8-	OUTDOOR SHOWER	2.4m x 1.4m
9-	OUTDOOR POWDER ROOM	2.4m x 1.4m
10-	UTILITIES	5.5m x 1.2m
11-	SECONDARY STAIRCASE	4.0m x 2.0m
12-	LIFT	N/A
13-	VOID	N/A
EXTERIOR		
14-	ROOF TERRACE	
15-	POOL	
16-	OUTDOOR DINING	
17-	FEATURE SCREEN	



TYPE 03 PLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR		
1-	CAR GALLERY	22.2m x 21.5m
2-	FEATURE STAIRCASE	5.2m x 3.5m
3-	BAR	8.2m x 7.1m
4-	LOUNGE	7.1m x 5.9m
5-	POWDER ROOM1	4.5m x 1.8m
6-	CINEMA	8.0m x 6.7m
7-	GYM	11.1m x 8.4m
8-	POWDER ROOM2	3.0m x 1.8m
9-	SPA	4.3m x 5.4m
10-	STEAM	1.3m x 3.5m
11-	SAUNA	1.4m x 3.5m
12-	JACUZZI	1.3m x 3.5m
13-	SERVICE KITCHEN	7.2m x 3.2m
14-	LAUNDRY	5.0m x 3.2m
15-	STAFF BEDROOM1	4.6m x 6.5m
16-	STAFF BATHROOM1	4.5m x 2.6m
17-	STAFF WARDROBES 1	2.8m x 1.8m
18-	STAFF BEDROOM2	4.5m x 3.3m
19-	STAFF BATHROOM2	2.0m x 2.9m
20-	STAFF WARDROBES 2	2.1m x 1.0m
21-	UTILITIES	7.4m x 6.5m
22-	WORKSHOP	5.1m x 4.5m
23-	SECONDARY STAIRCASE	4.1m x 2.1m
24-	LIFT	N/A
EXTERIOR		
25-	EXTERNAL STAIRCASE	
26-	POOL	
27-	LANDSCAPING	
28-	RAMP TO GROUND LEVEL	



BASEMENT FLOOR

TIMELESS CHARM OF MID-CENTURY MODERN DESIGN

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - POOL VIEW

EXPERIENCE A LIFESTYLE THAT STANDS THE TEST OF TIME



EXTERIOR PERSPECTIVE - REAR GARDEN | Mansion with optional second floor





FAMILY LIVING AND FAMILY DINING





SPA

NAWAYEF MANSIONS

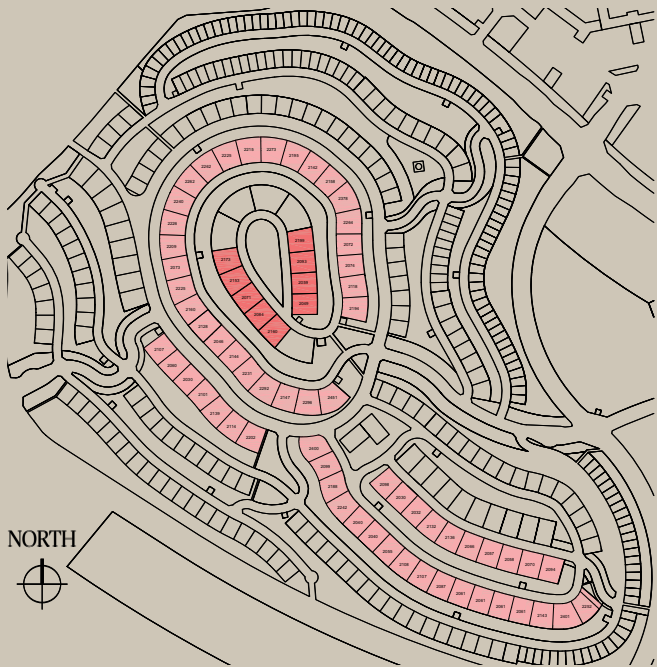
TYPE 04 AND TYPE 04 PLUS

Discover a contemporary Mediterranean masterpiece where extensive glazing creates a series of connected indoor and outdoor living spaces that enhance the natural surroundings in this spectacular hillside location. This architectural beauty is a testament to an open, airy design that blends harmoniously with its environment.

Clean lines and a minimalist aesthetic define this mansion, featuring lavish travertine surfaces on the façade and contemporary dark brass screen details. These elements serve not only as decor but also as functional shading, creating a symphony of style and comfort. The outdoor spaces are designed to enable intimate social gatherings, offering versatile areas to share moments with friends and family, all while immersed in the serenity of the outdoors.

Inside, this home unfolds with an array of formal living areas, providing you with the space to craft your own lifestyle. With up to seven bedrooms, each boasting private ensuite bathrooms and walk-in wardrobes, the mansion effortlessly combines convenience and luxury. Family play areas, media rooms, a well-equipped gym, and a spa overlooking the inviting swimming pool provide an elegant and comfortable retreat for the years to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,030 - 2,451 sqm

TYPE 04 | 7 BEDROOMS

FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²
BASEMENT	693 m ²

GRAND TOTAL	2,011 m ²
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Excluding Parking

TYPE 04 PLUS | 8 BEDROOMS

SECOND FLOOR	260 m ²
FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²
BASEMENT	693 m ²

GRAND TOTAL	2,271 m ²
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NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	3.0m x 4.5m
3-	FEATURE STAIRCASE	6.0m x 2.0m
4-	MAJLIS	10.0m x 5.3m
5-	FORMAL LOUNGE	4.0m x 5.0m
6-	FORMAL DINING	10.0m x 4.5m
7-	PANTRY	3.0m x 4.0m
8-	POWDER ROOM1	3.0m x 4.0m
9-	FAMILY LIVING	8.7m x 7.2m
10-	FAMILY DINING	5.0m x 8.0m
11-	FORMAL DINING	7.0m x 5.5m
12-	SHOW KITCHEN	9.0m x 6.0m
13-	SERVICE KITCHEN	7.0m x 3.0m
14-	POWDER ROOM2	3.0m x 3.0m
15-	COURTYARD	4.8m x 7.3m
16-	OFFICE	6.0m x 13.5m
17-	GUEST BEDROOM	4.0m x 6.0m
18-	GUEST BATHROOM	2.0m x 3.0m
19-	GUEST WARDROBE	6.0m x 2.3m
20-	DRIVERS BEDROOM	2.3m x 3.0m
21-	DRIVERS BATHROOM	2.3m x 1.2m
22-	SECONDARY STAIRCASE	2.0m x 3.7m
23-	LIFT	N/A
EXTERIOR		
24	ENTRANCE	
25-	BASEMENT ACCESS RAMP	
26-	POOL	
27-	OUTDOOR LIVING	
28-	LOWER TERRACE	
29-	UTILITIES	
30-	LANDSCAPING	



GROUND FLOOR

NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	2.0m x 6.0m
2-	FAMILY LIVING	9.0m x 4.0m
3-	OFFICE	6.0m x 3.5m
4-	MASTER BEDROOM	8.3m x 5.0m
5-	MASTER BATHROOM	4.3m x 3.0m
6-	MASTER WARDROBE	4.3m x 2.5m
7-	BEDROOM 2	6.5m x 6.0m
8-	BEDROOM 2 BATHROOM	3.2m x 3.5m
9-	BEDROOM 2 WARDROBE	3.2m x 2.5m
10-	BEDROOM 3	4.3m x 7.5m
11-	BEDROOM 3 BATHROOM	3.0m x 3.5m
12-	BEDROOM 3 WARDROBE	3.0m x 4.0m
13-	BEDROOM 4	5.5m x 4.2m
14-	BEDROOM 4 BATHROOM	3.0m x 3.0m
15-	BEDROOM 4 WARDROBE	5.5m x 2.0m
16-	BEDROOM 5	7.0m x 4.5m
17-	BEDROOM 5 BATHROOM	3.5m x 3.0m
18-	BEDROOM 5 WARDROBE	3.1m x 3.0m
19-	BEDROOM 6	4.2m x 6.0m
20-	BEDROOM 6 BATHROOM	3.0m x 4.0m
21-	BEDROOM 6 WARDROBE	2.0m x 4.2m
22-	POWDER ROOM	3.5m x 3.0m
23-	SERVICE KITCHEN	3.0m x 5.5m
24-	SECONDARY STAIRCASE	2.0m x 3.7m
25-	LIFT	N/A
26-	VOID	N/A
EXTERIOR		
27-	BALCONY	

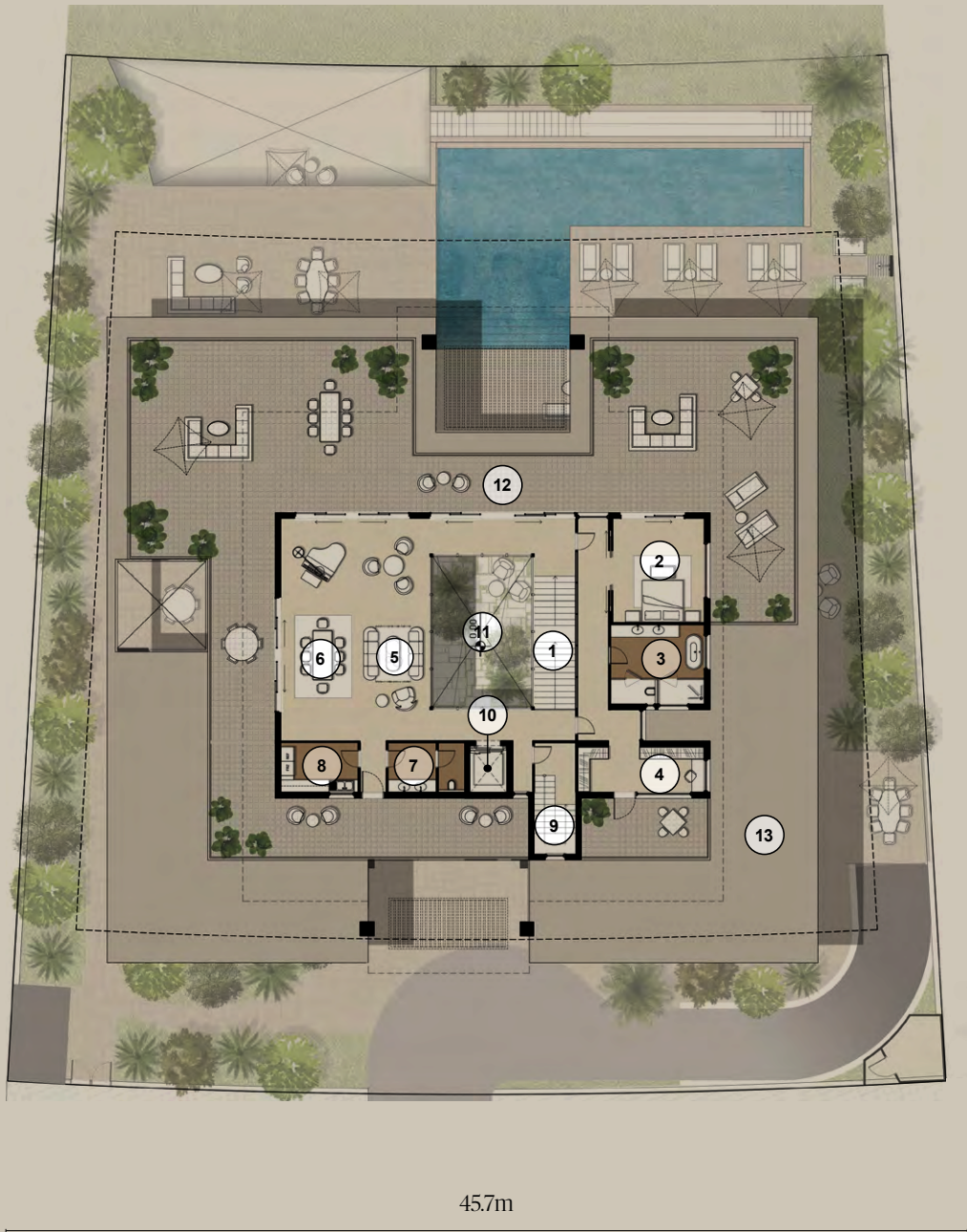


FIRST FLOOR

NAWAYEF MANSIONS
TYPE O4 PLUS
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	2.0m x 6.0m
2-	PENTHOUSE BEDROOM	4.5m x 5.1m
3-	PENTHOUSE BATHROOM	4.6m x 3.8m
4-	PENTHOUSE WARDROBE	6.2m x 2.2m
5-	PENTHOUSE LIVING	3.6m x 9.0m
6-	PENTHOUSE DINING	3.6m x 9.0m
7-	POWDER ROOM	3.7m x 2.2m
8-	PANTRY	3.7m x 2.2m
9-	SECONDARY STAIRCASE	2.0m x 3.7m
10-	LIFT	N/A
11-	VOID	N/A

EXTERIOR		
12-	ROOF TERRACE	
13-	ROOF	

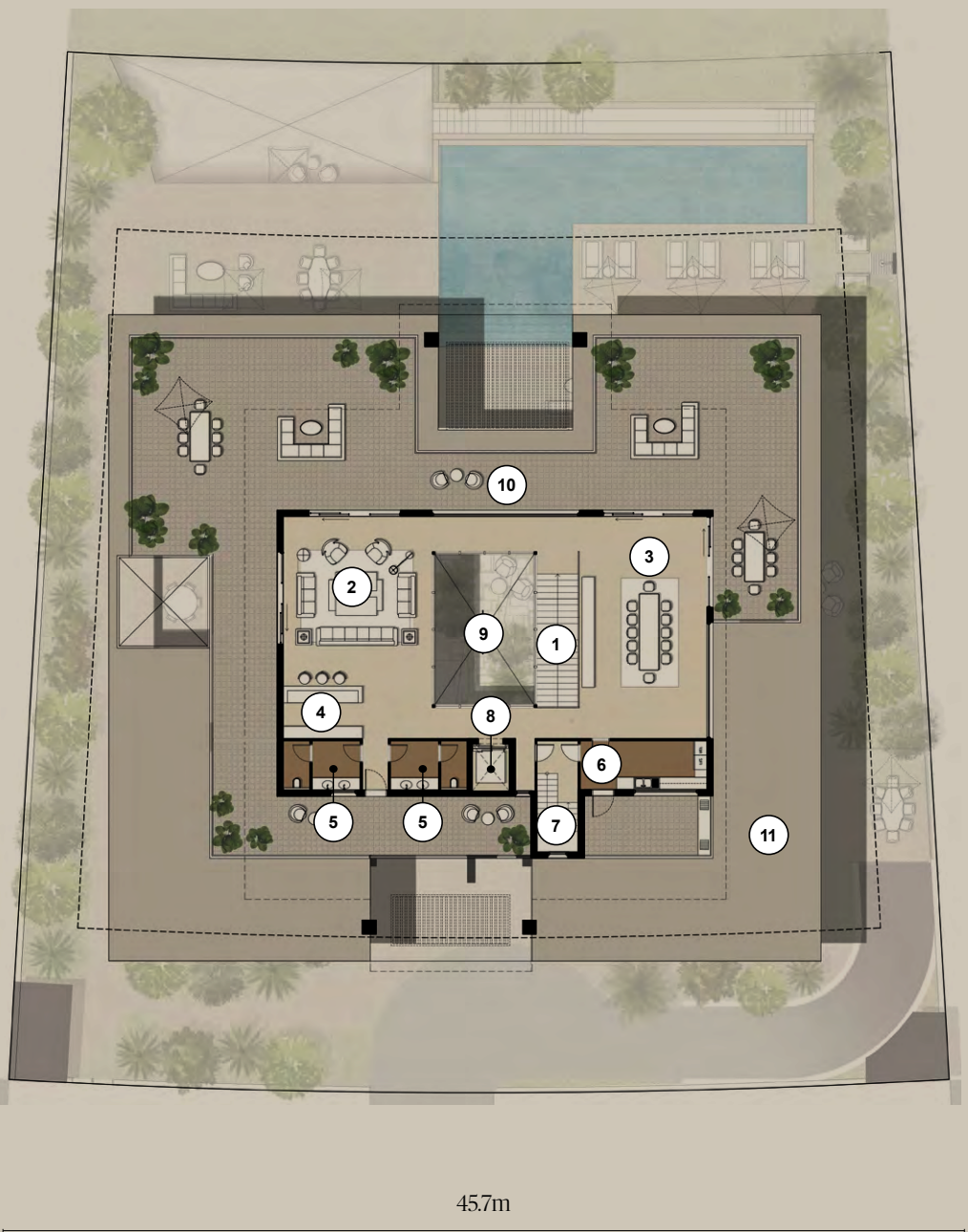


TYPE O4 PLUS | SECOND FLOOR | Penthouse Option

NAWAYEF MANSIONS
TYPE O4 PLUS
ROOM SCHEDULE

INTERIOR		
1-	FEATURE STAIRCASE	2.0m x 6.0m
2-	ENTERTAINMENT LIVING	7.2m x 8.3m
3-	ENTERTAINMENT DINING	6.2m x 10.8m
4-	BAR	4.2m x 2.5m
5-	POWDER ROOM	3.7m x 2.4m
6-	PANTRY	6.2m x 2.4m
7-	SECONDARY STAIRCASE	2.0m x 3.7m
8-	LIFT	N/A
9-	VOID	N/A

EXTERIOR		
10-	ROOF TERRACE	
11-	ROOF	

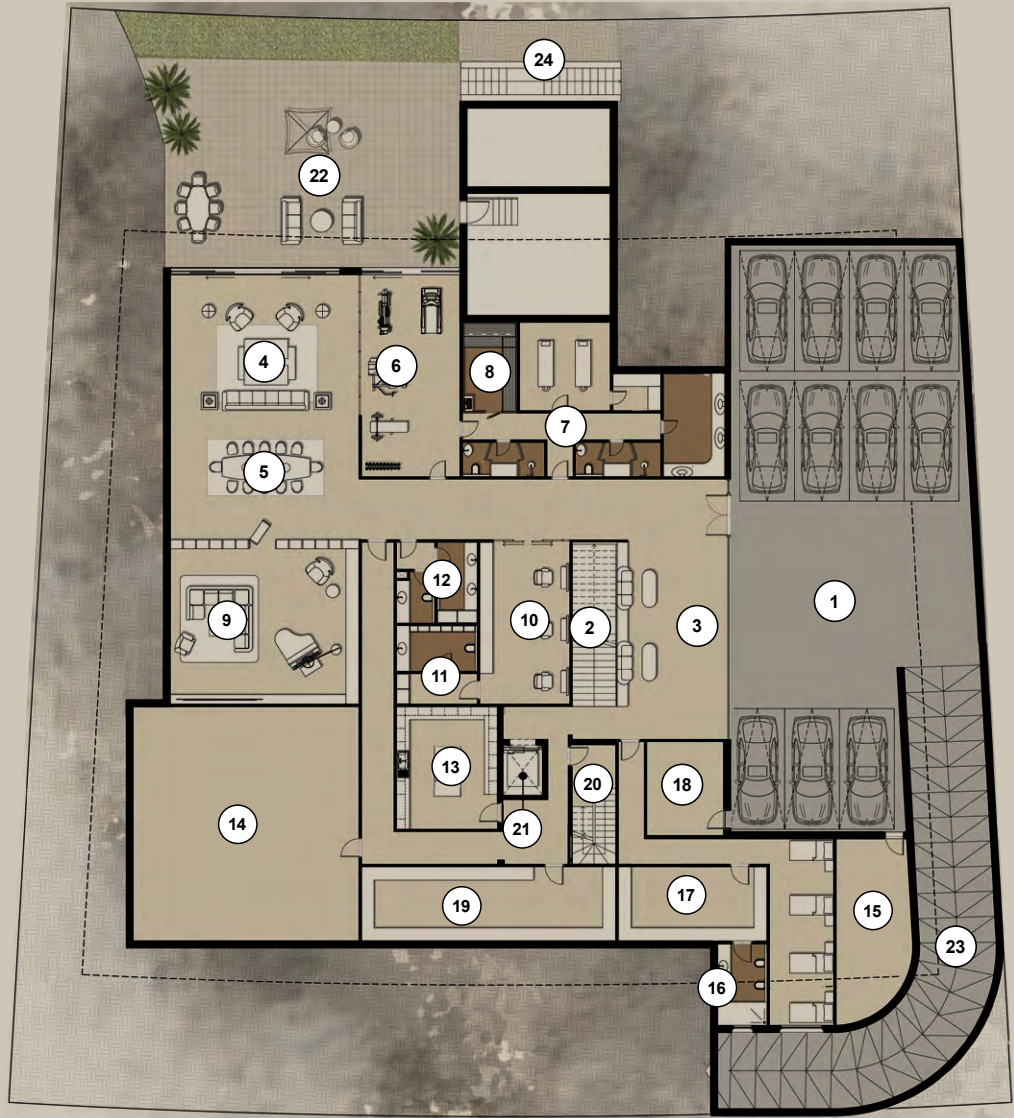


TYPE O4 PLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR		
1- CAR GALLERY	25.0m x 12.0m	
2- FEATURE STAIRCASE	2.0m x 6.0m	
3- FOYER	4.5m x 13.0m	
4- LOUNGE	8.3m x 6.0m	
5- DINING	8.3m x 6.0m	
6- GYM	11.5m x 6.2m	
7- SPA	6.0m x 11.0m	
8- SAUNA	3.5m x 4.5m	
9- CINEMA	8.5m x 7.5m	
10- SALON	4.0m x 3.6m	
11- POWDER ROOM1	3.8m x 3.6m	
12- POWDER ROOM2	3.8m x 3.6m	
13- SERVICE KITCHEN	4.3m x 3.4m	
14- UTILITIES	10.5m x 10.2m	
15- STAFF BEDROOM	6.5m x 4.0m	
16- STAFF BATHROOM	3.4m x 2.2m	
17- LAUNDRY	4.2m x 3.4m	
18- UTILITIES	4.0m x 4.2m	
19- UTILITIES	9.5m x 3.3m	
20- SECONDARY STAIRCASE	2.0m x 3.7m	
21- LIFT	N/A	

EXTERIOR		
22- LOWER TERRACE		
23- RAMP TO GROUND LEVEL		
24- EXTERNAL STAIRCASE		



BASEMENT FLOOR



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

NAWAYEF MANSIONS

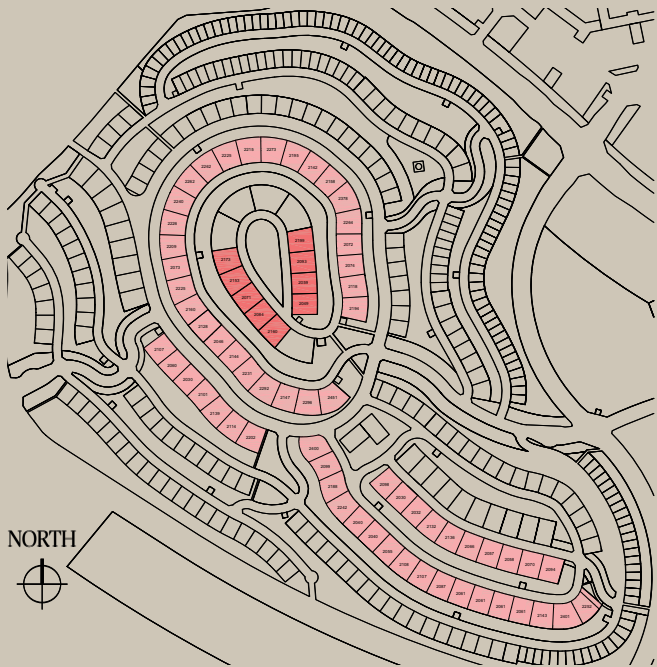
TYPE 05 AND TYPE 05 PLUS

Nestled on the hillside, this mansion unveils one of Abu Dhabi's most breathtaking panoramas—a sanctuary crafted for leisure, relaxation, and the contemplation of stunning views.

Two enchanting central courtyards gracefully distribute the living spaces, illuminating the various floors and accompanying the staircases that run gracefully through the mansion.

Step into the ground floor, where family living areas and the welcoming Majlis seamlessly open up to an expansive terrace with a swimming pool. Ascend to the upper floor, designed as a family haven, where different rooms come together. Delve into the basement floor dedicated to leisure and enjoyment, featuring a delightful wellness area with access to the outdoors.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,030 - 2,451 sqm

TYPE 05 | 6 BEDROOMS

FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²
<hr/>	
GRAND TOTAL	1,685 m ²

Excluding Parking

TYPE 05 PLUS | 7 BEDROOMS

SECOND FLOOR	194 m ²
FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²
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GRAND TOTAL	1,879 m ²



NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

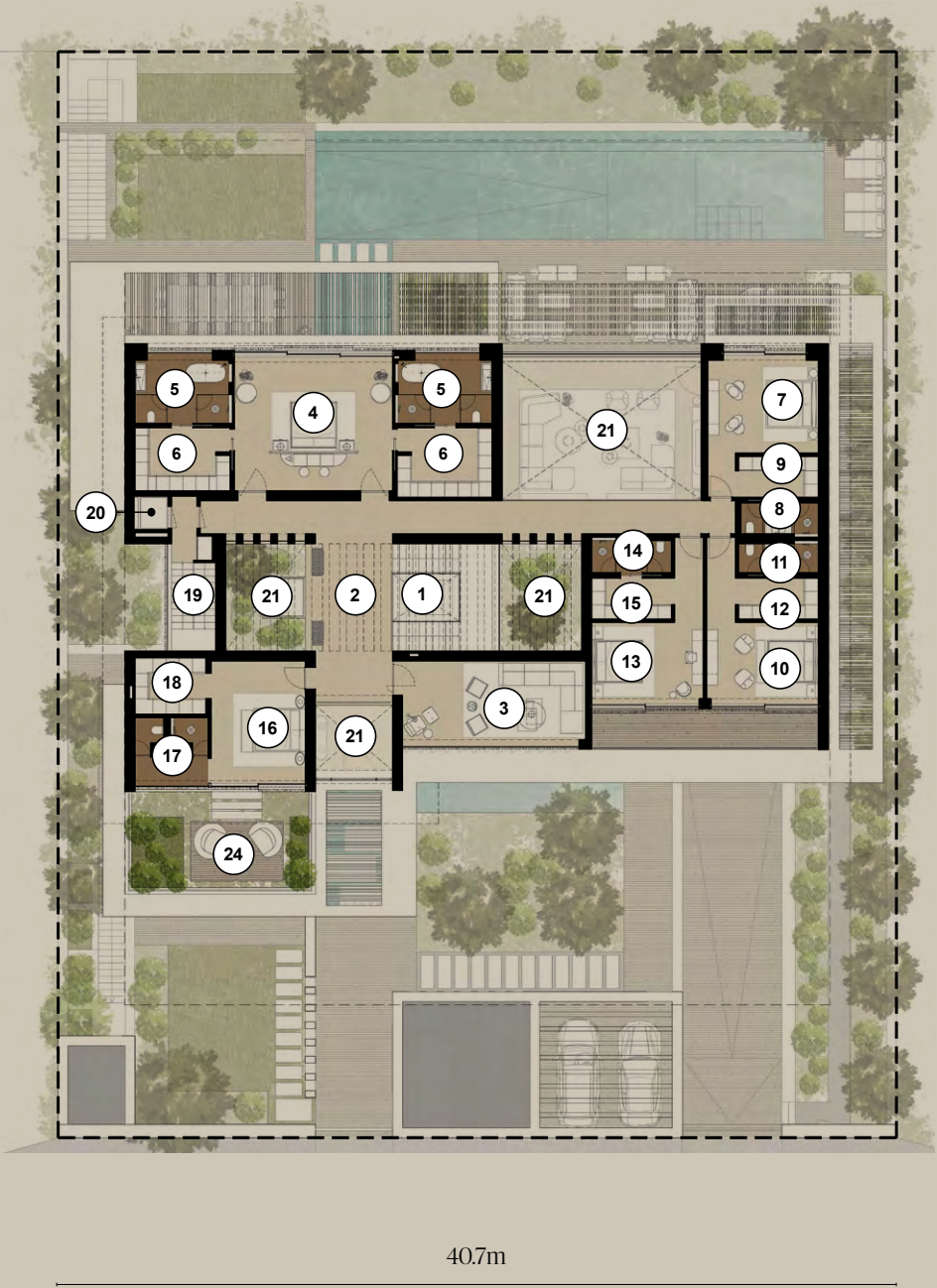
INTERIOR		
1-	MAIN ENTRANCE	N/A
2-	FOYER	3.5m x 3.4m
3-	FEATURE STAIRCASE	4.9m x 4.5m
4-	POWDER ROOM	4.0m x 2.0m
5-	GUEST BEDROOM	7.7m x 4.0m
6-	GUEST BATHROOM	5.3m x 3.3m
7-	GUEST WARDROBE	5.3m x 4.5m
8-	MAJLIS FOYER	2.0m x 1.8m
9-	MAJLIS PANTRY	5.0m x 3.6m
10-	MAJLIS OFFICE	9.1m x 3.8m
11-	MAJLIS	8.0m x 5.2m
12-	FORMAL DINING	9.0m x 5.2m
13-	FAMILY LIVING	9.0m x 8.0m
14-	FAMILY DINING	8.0m x 6.0m
15-	SHOW KITCHEN	9.0m x 5.0m
16-	SECURITY ROOM	5.5m x 2.0m
17-	DRIVERS BEDROOM	3.8m x 2.6m
18-	DRIVERS BATHROOM	3.1m x 1.7m
19-	SECONDARY STAIRCASE	4.0m x 2.0m
20-	LIFT	N/A
21-	VOID	N/A
EXTERIOR		
22-	ENTRANCE	
23-	BASEMENT ACCESS RAMP	
24-	CAR PARKING	
25-	POOL	
26-	OUTDOOR LIVING	
27-	UTILITIES	
28-	LANDSCAPING	



GROUND FLOOR

NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

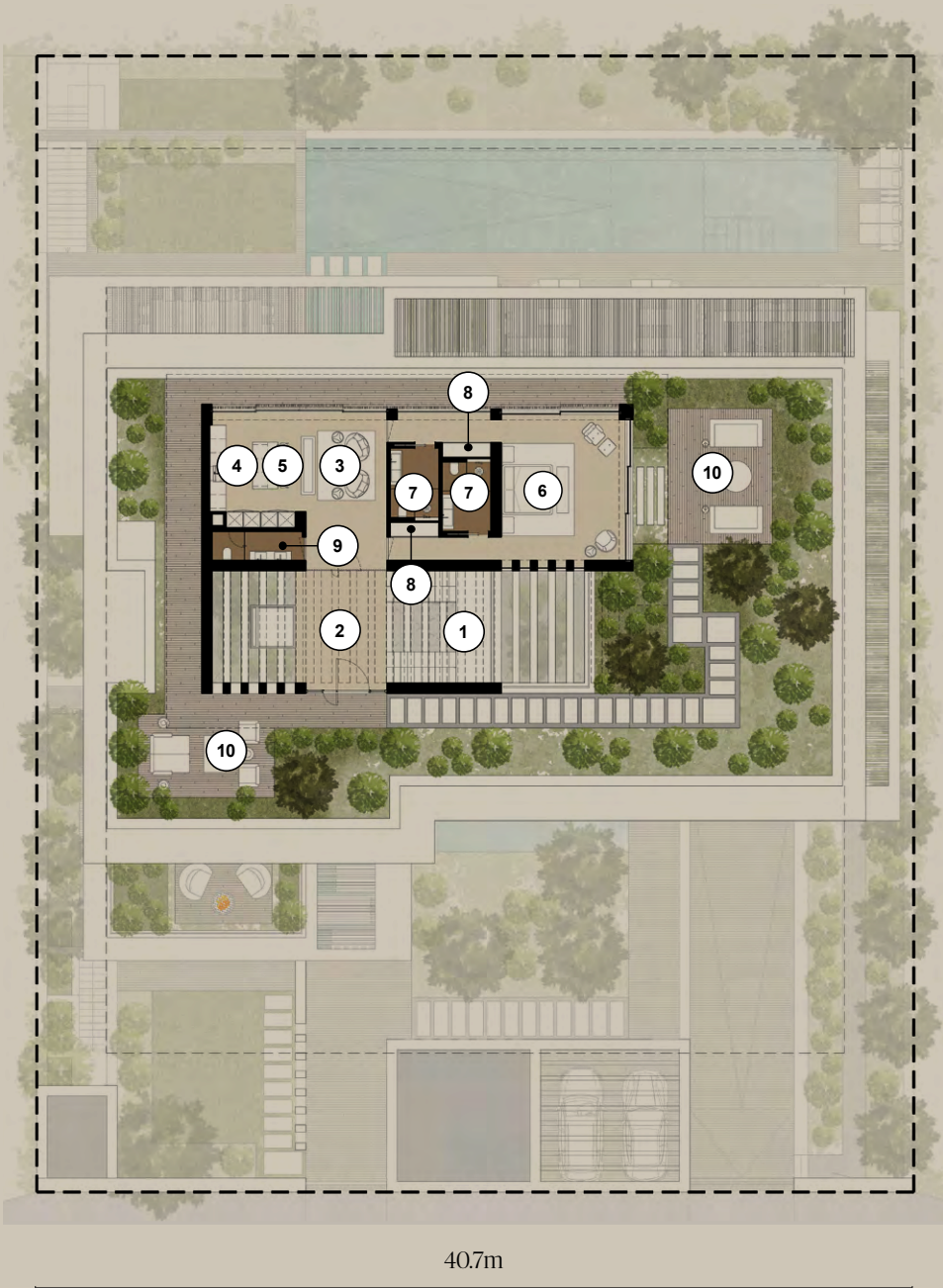
INTERIOR		
1-	FEATURE STAIRCASE	4.9m x 4.5m
2-	FOYER	7.5m x 4.0m
3-	FAMILY LIVING	8.2m x 3.5m
4-	MASTER BEDROOM	5.6m x 4.3m
5-	MASTER BATHROOM	3.6m x 3.3m
6-	MASTER WARDROBE	4.5m x 2.6m
7-	BEDROOM 2	4.5m x 4.0m
8-	BEDROOM 2 BATHROOM	3.6m x 3.3m
9-	BEDROOM 2 WARDROBE	3.5m x 1.7m
10-	BEDROOM 3	4.5m x 4.0m
11-	BEDROOM 3 BATHROOM	3.6m x 3.3m
12-	BEDROOM 3 WARDROBE	3.5m x 1.7m
13-	BEDROOM 4	5.0m x 4.5m
14-	BEDROOM 4 BATHROOM	3.6m x 3.3m
15-	BEDROOM 4 WARDROBE	3.5m x 1.7m
16-	BEDROOM 5	5.6m x 4.2m
17-	BEDROOM 5 BATHROOM	3.2m x 3.2m
18-	BEDROOM 5 WARDROBE	3.2m x 2.4m
19-	SECONDARY STAIRCASE	4.0m x 2.0m
20-	LIFT	N/A
21-	VOID	N/A
EXTERIOR		
24-	BALCONY	



FIRST FLOOR

NAWAYEF MANSIONS
TYPE 05 PLUS
ROOM SCHEDULE

INTERIOR		
1 -	FEATURE STAIRCASE	4.9m x 4.5m
2 -	FOYER	5.2m x 4.0m
3 -	PENTHOUSE LIVING	6.5m x 3.4m
4 -	PENTHOUSE KITCHEN	3.5m x 2.5m
5 -	PENTHOUSE DINING	4.5m x 2.5m
6 -	PENTHOUSE BEDROOM	6.1m x 5.1m
7 -	PENTHOUSE BATHROOM	3.0m x 2.0m
8 -	PENTHOUSE WARDROBE	4.1m x 1.0m
9 -	POWDER ROOM	4.0m x 1.5m
EXTERIOR		
10 -	ROOF TERRACE	



TYPE 05 PLUS | SECOND FLOOR | PENTHOUSE

NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR		
1 -	CAR GALLERY	18.5m x 17.5m
2 -	FEATURE STAIRCASE	4.9m x 4.5m
3 -	FOYER	9.7m x 3.5m
4 -	LOUNGE	8.0m x 4.7m
5 -	BAR	8.0m x 2.0m
6 -	CINEMA	5.2m x 4.7m
7 -	GYM	10.5m x 4.5m
8 -	CHANGE ROOM	3.2m x 2.9m
9 -	SPA	8.5m x 6.2m
10 -	SAUNA	2.5m x 3.1m
11 -	STEAM ROOM	2.5m x 3.1m
12 -	PANTRY	3.0m x 2.4m
13 -	STAFF BEDROOM 1	4.0m x 3.5m
14 -	STAFF BATHROOM 1	2.8m x 2.4m
15 -	STAFF WARDROBE 1	3.0m x 1.0m
16 -	STAFF BEDROOM 2	4.8m x 4.2m
17 -	STAFF BATHROOM 2	2.8m x 2.4m
18 -	STAFF WARDROBE 2	3.0m x 1.0m
19 -	POWDER ROOM	3.2m x 2.0m
20 -	LAUNDRY	5.5m x 3.5m
21 -	SERVICE KITCHEN	2.4m x 3.0m
22 -	UTILITIES	8.0m x 5.5m
23 -	LIFT	N/A
EXTERIOR		
24 -	TERRACE	
25 -	RAMP TO GROUND LEVEL	
26 -	COURTYARD	
27 -	EXTERNAL STAIRCASE	



BASEMENT FLOOR





EXTERIOR PERSPECTIVE - REAR ELEVATION



MAIN ENTRANCE



FOYER



MAJLIS



FORMAL LIVING





SHOW KITCHEN



FAMILY DINING



POOL



OUTDOOR LIVING



MASTER BATHROOM



MASTER BEDROOM



GYM



SPA



modon.ae
800 MODON