



Nawayef Heights



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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



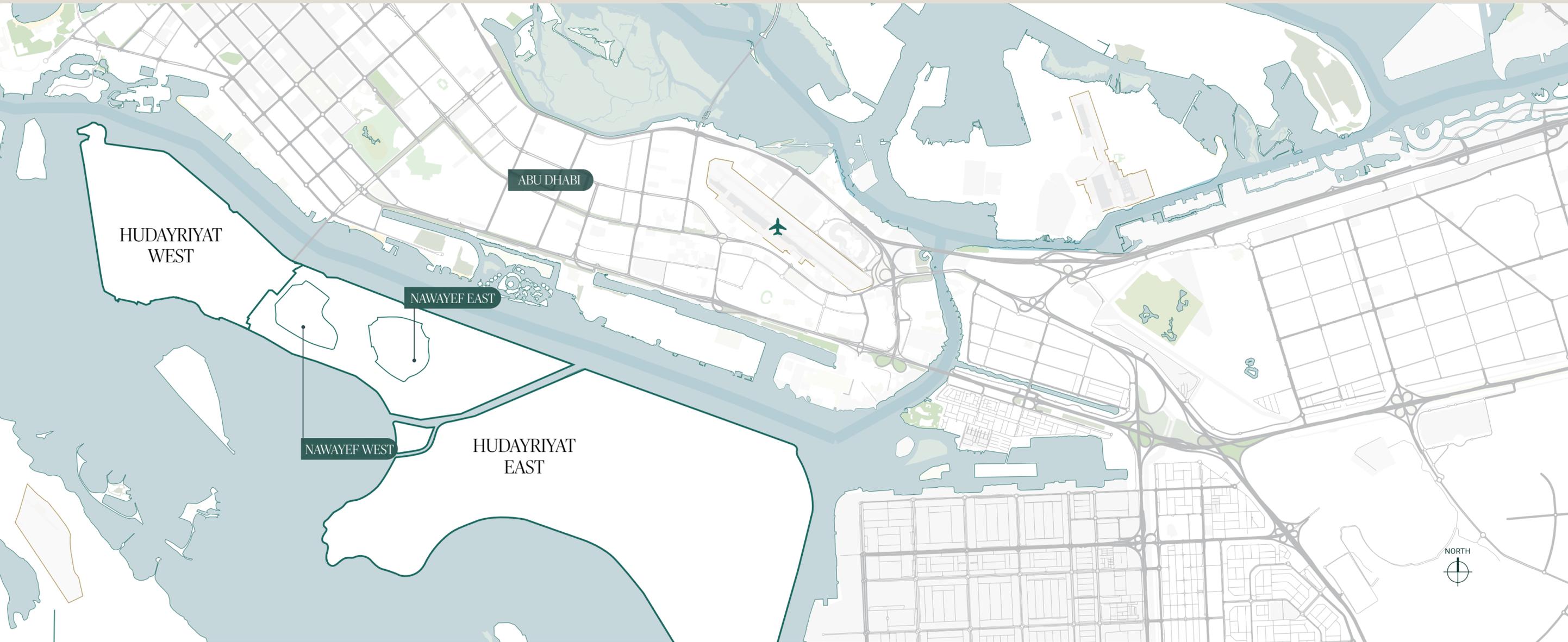
HUDAYRIYAT ISLAND

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 beckoning you to explore, promising an unparalleled lifestyle.

ONE DESTINATION.
UNLIMITED EXPERIENCES.



04

NAWAYEF
HEIGHTS



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



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
HEIGHTS



NAWAYEF HEIGHTS

Discover the unprecedented charm of large, premium villas nestled within the heart of Nawayef West. Each unit is meticulously engineered to capture uninterrupted views of the coast or city skyline, as the neighbourhood rises upwards from the stunning blue waters of the Arabian Gulf.

With sizes ranging from 810 square metres to 1,600 square metres, these generously sized villas provide expansive living spaces, abundant natural light, and a feeling of grandeur.

NAWAYEF HEIGHTS

TYPE 01

Walking 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. The villa's clean lines prioritize natural ventilation and cast soft lights that illuminate the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle boldness of colour and refined textures.

With its grand living rooms, spacious private bedrooms, and an indulgent supercar garage with hobby rooms, this home promises to remain an impressive haven for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 01 | 7 BEDROOMS

FIRST FLOOR	556 m ²
GROUND FLOOR	506 m ²
BASEMENT	519 m ²
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GRAND TOTAL	1,581 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 01 ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	4.2m x 3.0m
2 - FOYER	3.0m x 3.0m
3 - POWDER ROOM	3.2m x 1.8m
4 - THE GRAND HALL	6.8m x 3.0m
5 - FEATURE STAIRCASE	6.8m x 5.4m
6 - OFFICE STUDY	6.0m x 5.4m
7 - MAJLIS	7.8m x 7.7m
8 - FORMAL DINING	7.7m x 5.6m
9 - MAIN LIVING	9.8m x 7.2m
10 - MAIN DINING	9.8m x 5.3m
11 - SHOW KITCHEN	7.1m x 3.5m
12 - PANTRY	2.9m x 2.5m
13 - GUEST SUITE	9.3m x 4.5m
14 - LIFT LOBBY	2.1m x 1.8m
15 - STAIRCASE	4.7m x 2.5m
16 - DRIVERS ROOM	4.3m x 3.1m

EXTERIOR

17 - GATE ENTRANCE	
18 - PARKING	
19 - TRASH UTILITY AREA	
20 - STAIRCASE TO BASEMENT	
21 - BASEMENT ACCESS	
22 - GARDEN	
23 - OUTDOOR SHOWER	
24 - POOL DECK	
25 - SWIMMING POOL	
26 - SUNKEN PATIO	
27 - SPLASH DECK	
28 - OPEN TO BELOW	
29 - GRASS LAWN	
30 - MAINTENANCE LADDER	



GROUND FLOOR

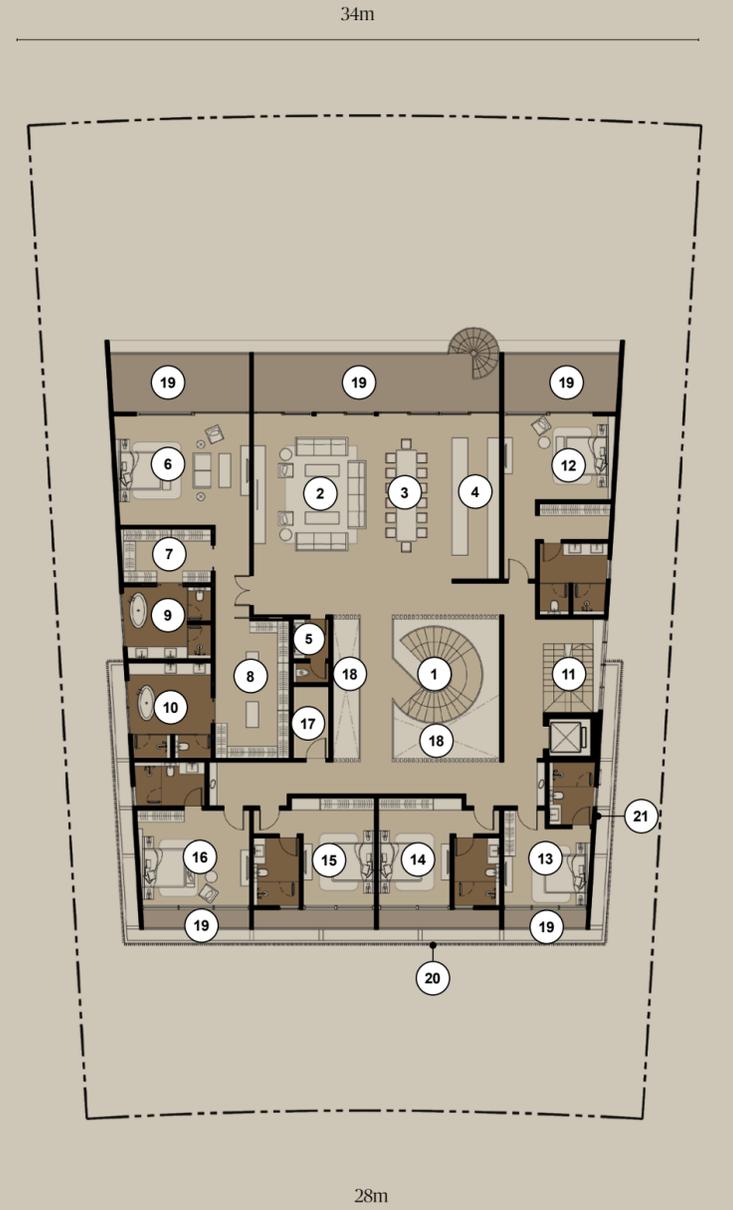
NAWAYEF HEIGHTS TYPE 01 ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	4.9m x 4.5m
2 - FAMILY LOUNGE	8.2m x 6.1m
3 - FAMILY DINING ROOM	8.2m x 3.9m
4 - FAMILY SHOW KITCHEN	8.2m x 2.4m
5 - FAMILY POWDER ROOM	3.2m x 1.8m
6 - MASTER BEDROOM	6.8m x 5.4m
7 - HIS WARDROBE	4.4m x 2.7m
8 - HER WARDROBE	6.9m x 3.7m
9 - HIS BATHROOM	4.2m x 3.6m
10 - HER BATHROOM	4.8m x 3.9m
11 - STAIRCASE	4.7m x 2.5m
12 - BEDROOM 3	8.2m x 6.1m
13 - BEDROOM 4	5.5m x 4.8m
14 - BEDROOM 5	6.1m x 5.2m
15 - BEDROOM 6	6.1m x 5.2m
16 - BEDROOM 7	7.3m x 4.8m
17 - LINEN WARDROBE	3.6m x 1.8m

EXTERIOR

18 - OPEN TO BELOW	
19 - BALCONY	
20 - SCREEN FAÇADE	
21 - MAINTENANCE LADDER	



FIRST FLOOR

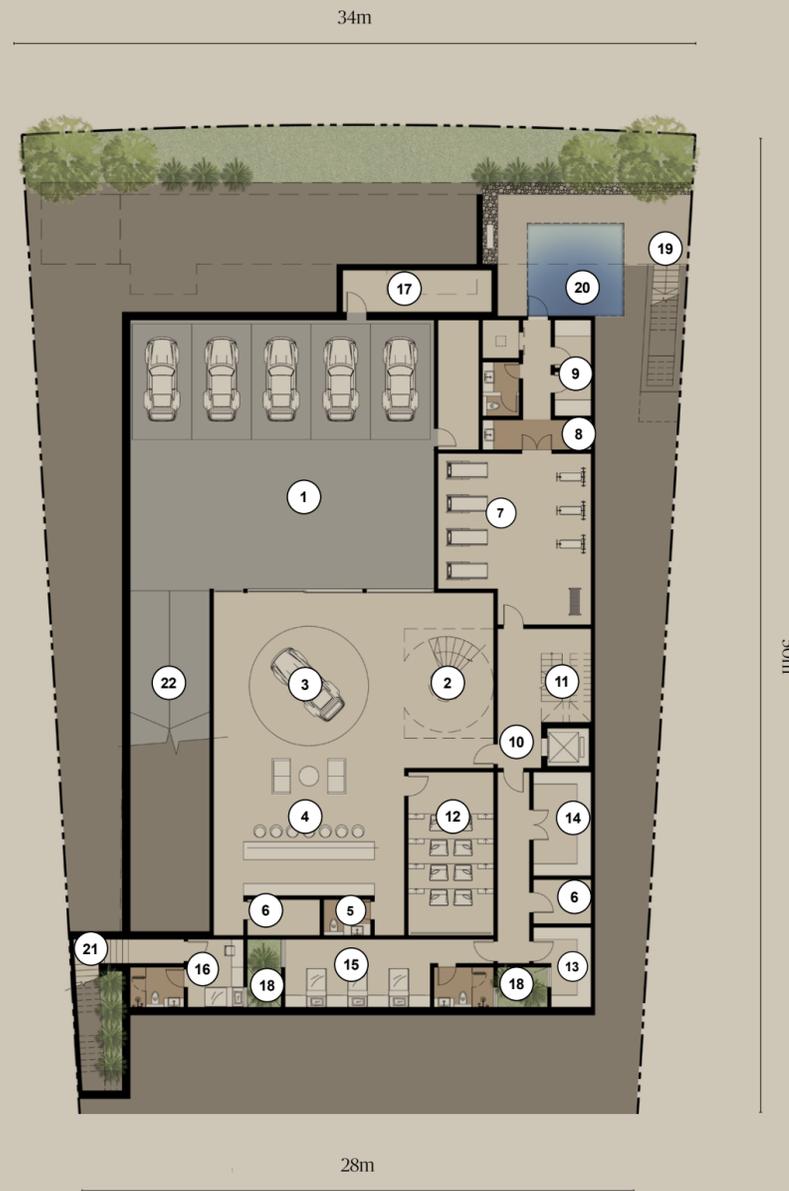
NAWAYEF HEIGHTS TYPE 01 ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	18.3m x 13.5m
2 - FEATURE STAIRCASE	7.3m x 5.4m
3 - CAR STAGE	8.7m x 7.3m
4 - BAR	9.6m x 7.9m
5 - POWDER ROOM	2.3m x 1.8m
6 - STORAGE	3.6m x 1.8m
7 - GYM	9.0m x 8.2m
8 - GYM SPA LOBBY	5.6m x 1.6m
9 - SPA	7.9m x 5.4m
10 - LIFT LOBBY	2.3m x 2.0m
11 - STAIRCASE	4.7m x 2.5m
12 - CINEMA	8.2m x 4.3m
13 - LAUNDRY	4.7m x 4.0m
14 - KITCHEN	5.2m x 5.0m
15 - FEMALE STAFF ROOM	10.5m x 3.4m
16 - MALE STAFF ROOM	4.5m x 3.4m
17 - MECHANICAL ROOM	7.5m x 2.1m

EXTERIOR

18 - GARDEN OPEN TO SKY
19 - STAIRCASE TO POOL AREA
20 - REFLECTING POOL PRIVATE GARDEN
21 - SERVICE STAIRCASE
22 - RAMP TO GROUND LEVEL



BASEMENT FLOOR



THE LURE OF LOUVRES



EXTERIOR PERSPECTIVE - STREET VIEW



EXTERIOR PERSPECTIVE - FRONT ENTRANCE





FAMILY LIVING ROOM

THE VERSATILITY OF SPACE



GRAND HALL





MASTER BATHROOM



MASTER BEDROOM

INDULGENT GARAGE & ENTERTAINMENT ZONE

CAR SHOWROOM LOUNGE



NAWAYEF HEIGHTS

TYPE 02

Indulge your senses in a nostalgic journey as you step into this villa, designed with a mid-century modern aesthetic that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the carefully chosen textures and materials impart a sense of serenity and tranquillity within a generous interior to explore.

Designed to provide a haven of privacy and shade from sunny summers while maximizing natural cross-ventilation, the façade presents itself as the signature identity of the property, gracefully wrapping around the villa. This seamless integration of both indoor and outdoor spaces represents a perfect blend of beauty and functionality, ensuring a harmonious living experience.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 02 | 6 BEDROOMS

FIRST FLOOR	546 m ²
GROUND FLOOR	489 m ²
BASEMENT	488 m ²
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GRAND TOTAL	1,523 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 02 ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	3.2m x 2.3m
2 - FOYER	2.4m x 2.4m
3 - FEATURE STAIRCASE	5.4m x 4.2m
4 - LIFT LOBBY	2.6m x 2.4m
5 - MAJLIS FOYER	6.9m x 5.1m
6 - FORMAL DINING	6.9m x 4.4m
7 - MAJLIS	7.2m x 6.4m
8 - POWDER ROOM	3.7m x 1.8m
9 - MAIN LIVING	7.2m x 6.3m
10 - MAIN DINING	7.2m x 4.4m
11 - SHOW KITCHEN	7.6m x 4.7m
12 - LIBRARY	6.6m x 3.7m
13 - BREAKFAST DINING	7.6m x 3.5m
14 - GUEST BEDROOM	5.8m x 5.5m
15 - STAIRCASE	8.1m x 2.2m
16 - DRIVERS ROOM	3.4m x 2.3m

EXTERIOR

17 - GATE ENTRANCE	
18 - BASEMENT ACCESS	
19 - SWIMMING POOL	
20 - SPLASH DECK	
21 - OUTDOOR LOUNGE	
22 - POOL DECK	
23 - VOID	
24 - WATER FEATURE	
25 - OUTDOOR SHOWER	
26 - TRASH & UTILITY AREA	
27 - SERVICE STAIRCASE TO BASEMENT	



GROUND FLOOR

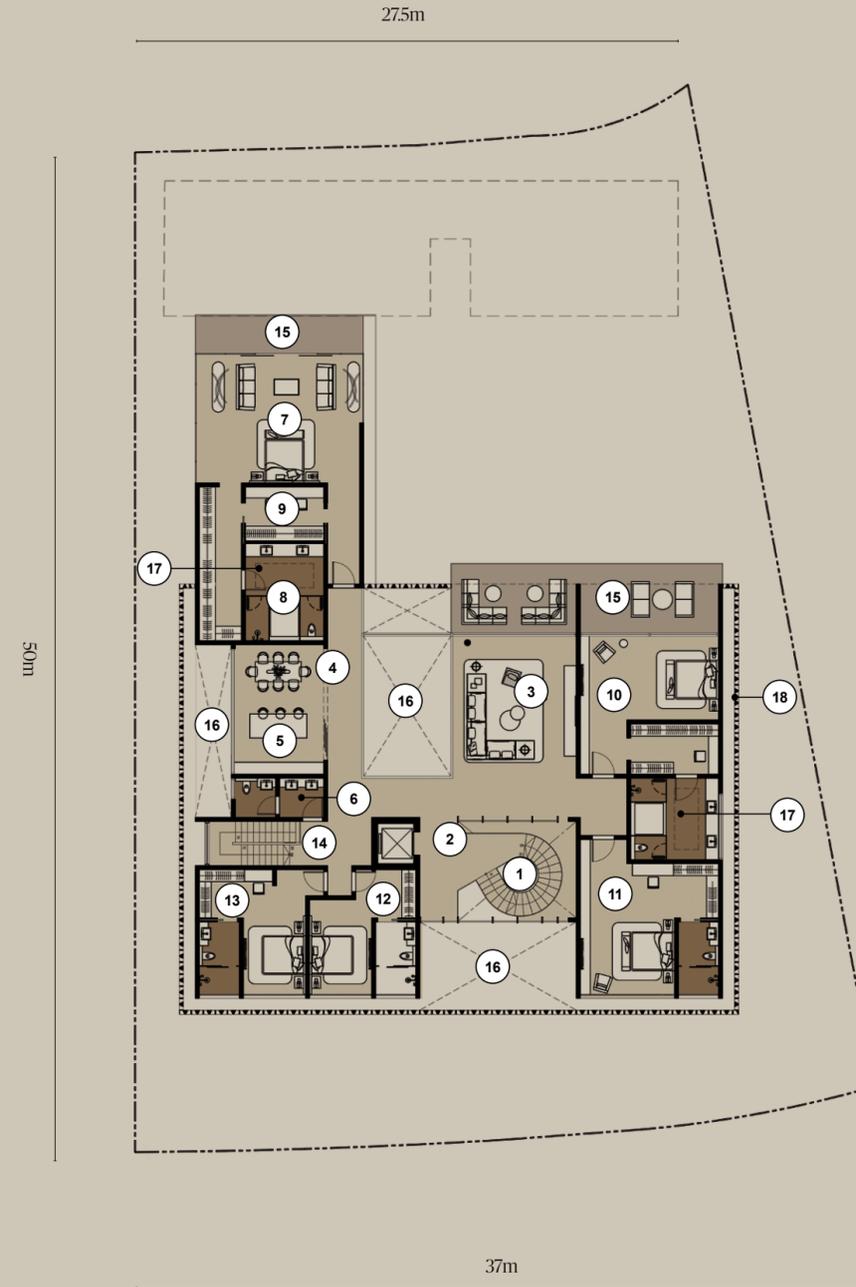
NAWAYEF HEIGHTS TYPE 02 ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.4m x 4.2m
2 - LIFT LOBBY	4.2m x 2.4m
3 - FAMILY LOUNGE	7.1m x 6.1m
4 - FAMILY DINING	4.5m x 3m
5 - FAMILY SHOW KITCHEN	4.5m x 3.5m
6 - POWDER ROOM	3.6m x 2m
7 - MASTER BEDROOM	8m x 7.3m
8 - MASTER BATHROOM	4.8m x 3.9m
9 - WALK-IN WARDROBE	7.7m x 3.5m
10 - BEDROOM 3	11.2m x 5.8m
11 - BEDROOM 4	7.7m x 6.1m
12 - BEDROOM 5	6.2m x 4.5m
13 - BEDROOM 6	6.2m x 5.3m
14 - STAIRCASE	4.5m x 2.2m

EXTERIOR

15 - BALCONY	
16 - OPEN TO BELOW	
17 - SKYLIGHT ABOVE	
18 - SCREEN FAÇADE	



FIRST FLOOR

NAWAYEF HEIGHTS TYPE 02 ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	21.2m x 12.5m
2 - BAR LOUNGE	8.3m x 7.3m
3 - CINEMA	7.5m x 6.8m
4 - LIFT LOBBY	5.0m x 2.4m
5 - POWDER ROOM	3.4m x 2.4m
6 - WATER COURTYARD (OPEN TO SKY)	5.4m x 4.8m
7 - GYM	9.8m x 6.1m
8 - RESTROOM/CHANGING ROOM	4.7m x 2.8m
9 - FEATURE RAIN SHOWER	1.6m x 1.2m
10 - STEAM ROOM	2.5m x 1.8m
11 - SAUNA	2.5m x 1.8m
12 - COLD PLUNGE	2.7m x 1.9m
13 - FEATURE STAIRCASE	5.4m x 4.2m
14 - STAIRCASE	4.4m x 2.2m
15 - FEMALE STAFF ROOM	8.6m x 3.2m
16 - MALE STAFF ROOM	5.3m x 4.2m
17 - LAUNDRY	4.8m x 3.5m
18 - KITCHEN	6.6m x 3.2m
19 - MECHANICAL ROOM	5.1m x 2.5m
20 - CAR STAGE	8.3m x 6.5m
21 - STORAGE	5.7m x 2.8m

EXTERIOR

- 22- GARDEN (OPEN TO SKY)
- 23- RAMP TO GROUND LEVEL
- 24- SERVICE STAIRCASE TO GROUND



MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - OUTDOOR LOUNGE



EXTERIOR PERSPECTIVE - POOL VIEW

DESIGNED FOR THE EXTENDED FAMILY

FORMAL LIVING & DINING





MASTER BATHROOM



MASTER BEDROOM



OFFICE



BEDROOM 1

NAWAYEF HEIGHTS

TYPE 03

Step into this villa to be greeted by the elegance of its entrance reflection pool and expressive architecture. The modern open floor plan, complemented by full-height sliding doors, seamlessly connects indoor and outdoor spaces. This residence is thoughtfully designed to create a family home centered around entertainment and socializing. The Majlis, with its own separate entry, offers a versatile entertainment space that can serve as a lounge or media room. The outdoor kitchen and covered cabana provide the perfect setting to enjoy al fresco living.

The villa is meticulously crafted with a modest material palette, primarily featuring smooth-coat stucco, neolith panels, raked stone, vertical screens, flat roofs, and expansive windows, making this five-bedroom, six-bathroom home a perfect haven to treasure for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 03 | 5 BEDROOMS

FIRST FLOOR	362 m ²
GROUND FLOOR	458 m ²
BASEMENT	396 m ²
<hr/>	
GRAND TOTAL	1,216 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 03 ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	5.0m x 6.4m
2 - PIANO LOUNGE	5.6m x 4.3m
3 - MAJLIS MEDIA ROOM	5.0m x 5.6m
4 - MAJLIS LIVING ROOM	6.7m x 12.8m
5 - LIVING ROOM	6.2m x 8.2m
6 - SHOW KITCHEN	4.0m x 7.0m
7 - DINING ROOM	4.9m x 5.0m
8 - BACK OF HOUSE KITCHEN	1.9m x 3.4m
9 - FAMILY POWDER ROOM	1.9m x 3.1m
10 - GARAGE	6.7m x 6.8m
11 - MAIDS' BEDROOM	4.2m x 5.3m
12 - MAIDS' BATHROOM	2.0m x 3.6m
13 - MAJLIS POWDER ROOM	2.0m x 4.2m
14 - MAJLIS ENTRANCE	2.2m x 3.7m
15 - POOL BATHROOM	2.2m x 3.4m

EXTERIOR

16 - OUTDOOR DINING
17 - OUTDOOR LIVING
18 - VILLA ARRIVAL
19 - DRIVEWAY
20 - WASTE ROOM
21 - LAUNDRY
22 - BRIDGE TO ENTRY
21 - RAMP DOWN
21 - SUNKEN FIREPIT



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 03 ROOM SCHEDULE

INTERIOR

1 - HERS MASTER BEDROOM	5.4m x 6.5m
2 - HERS MASTER BATHROOM	4.0m x 6.1m
3 - HERS MASTER WARDROBE	2.5m x 6.1m
4 - HIS MASTER BATHROOM	5.0m x 5.9m
5 - HIS MASTER WARDROBE	2.4m x 4.4m
6 - BRIDGE	1.9m x 9.9m
7 - BEDROOM 2	5.2m x 5.4m
8 - BEDROOM 2 BATHROOM	2.4m x 3.5m
9 - BEDROOM 2 WARDROBE	2.4m x 2.6m
10 - BEDROOM 3	3.8m x 4.0m
11 - BEDROOM 3 BATHROOM	1.7m x 3.5m
12 - LAUNDRY	2.0m x 3.4m
13 - BEDROOM 4	4.5m x 4.6m
14 - BEDROOM 4 BATHROOM	1.7m x 5.2m
15 - BEDROOM 4 WARDROBE	2.0m x 1.9m
16 - FAMILY DEN	10.5m x 4.3m

EXTERIOR

17 - BEDROOM 1 BALCONY
18 - BEDROOM 2 BALCONY



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 03
ROOM SCHEDULE

INTERIOR

1 - LOUNGE	7.2m x 10.1m
2 - MEDIA LOUNGE	6.16m x 8.1m
3 - BAR	3.9m x 6.4m
4 - WINE ROOM	1.7m x 1.8m
5 - STAIR	3.5m x 3.6m
6 - GYM BATHROOM	3.4m x 1.8m
7 - GYM	5.5m x 3.8m
8 - POWDER ROOM	1.4m x 1.7m
9 - SCREENING ROOM	6.5m x 4.6m
10 - MAIDS' ROOM	5.6m x 4.5m
11 - MAIDS' BATHROOM	3.6m x 1.8m
12 - MAIDS' WARDROBE	1.8m x 1.8m
13 - DRIVERS ROOM	3.4m x 3.7m
14 - DRIVERS BATHROOM	1.5m x 3.3m
15 - POWDER ROOM	1.9m x 2.1m
16 - GARAGE	10.8m x 16.1m

EXTERIOR

17 - GAME AREA (COVERED)
18 - WATER FEATURE
19 - OUTDOOR LIVING (COVERED)
20 - COURTYARD
21 - UTILITY (STORAGE)
22 - LAUNDRY
23 - STORAGE
24 - UTILITIES / STORAGE
25 - ELEVATOR
26 - PLANTER



BASEMENT FLOOR



STATURE, ELEGANCE & SWEEPING DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - REAR VIEWS

CONTEMPORARY, MODERN & INVITING



ENTRANCE

EXTENDING THE INSIDE OUT

LIVING ROOM





KITCHEN DINING

A CANVAS FOR UNINTERRUPTED VIEWS

MALLIS





MASTER BEDROOM



MASTER BATHROOM



NAWAYEF HEIGHTS

TYPE 04

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 expressive architecture forms an elegant street front and private entry courtyard. This five-bedroom, six-bathroom property unfolds into the great room, show kitchen, and a flexible entertainment space within the Majlis.

The Primary Suite boasts its own dedicated, spacious wing. The property is complemented by a six-car garage featuring floor-to-ceiling glazing, seamlessly connecting to an amenity level offering additional entertainment space, gym, spa, service components, and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 04 | 5 BEDROOMS

FIRST FLOOR	428 m ²
GROUND FLOOR	525 m ²
BASEMENT	462 m ²
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GRAND TOTAL	1,416 m ²

Excluding Parking



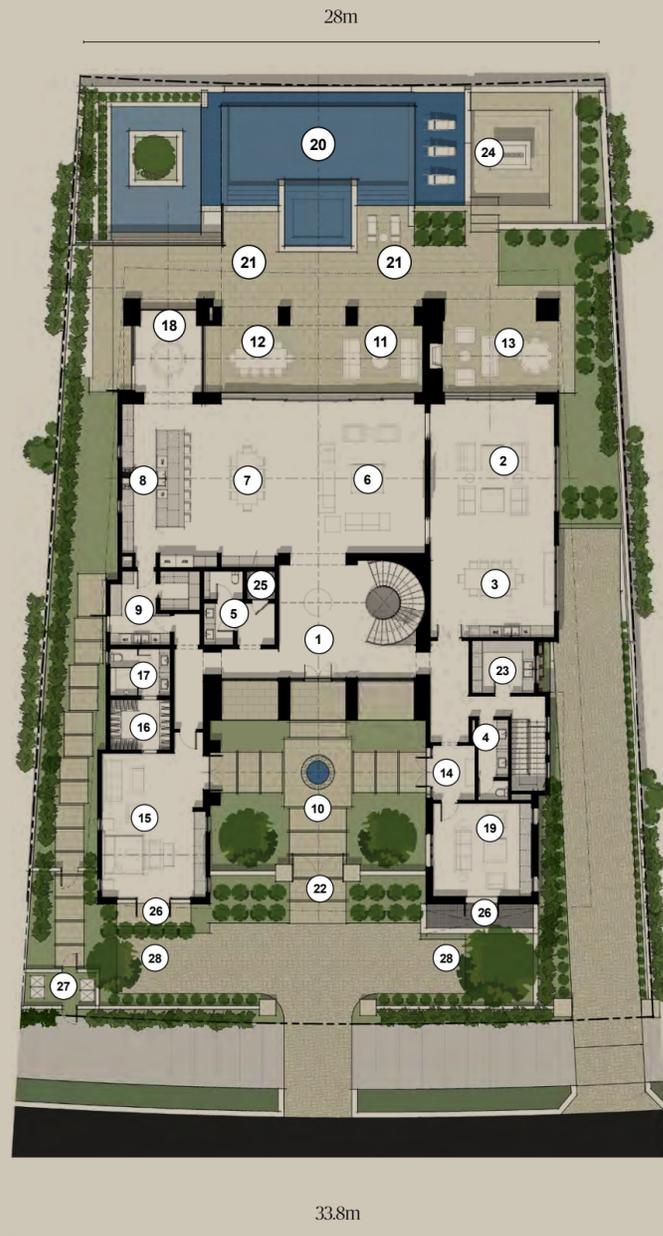
NAWAYEF HEIGHTS TYPE 04 ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	6.0m x 5.0m
2 - MAJLIS / FORMAL LIVING ROOM	6.0m x 6.5m
3 - MAJLIS BAR / DINING	6.0m x 7.0m
4 - MAJLIS POWDER ROOM	2.0m x 2.0m
5 - FAMILY POWDER ROOM	4.0m x 2.0m
6 - LIVING ROOM	8.0m x 8.0m
7 - DINING ROOM	8.0m x 3.0m
8 - SHOW KITCHEN	8.0m x 5.0m
9 - BACK OF HOUSE KITCHEN/PANTRY	4.0m x 4.0m
10 - ARRIVAL COURTYARD	11.0m x 11.0m
11 - COVERED OUTDOOR LIVING	6.0m x 5.0m
12 - COVERED OUTDOOR DINING	6.5m x 5.0m
13 - MAJLIS OUTSIDE TERRACE (COVERED)	5.0m x 6.0m
14 - MAJLIS ENTRANCE	3.0m x 2.3m
15 - BEDROOM 2	7.7m x 5.6m
16 - BEDROOM 2 WARDROBE	2.6m x 3.2m
17 - BEDROOM 2 BATHROOM	2.5m x 3.2m
18 - BREAKFAST NOOK	4.4m x 3.5m
19 - MAJLIS MEDIA ROOM	5.0m x 6.0m

EXTERIOR

20 - SWIMMING POOL
21 - POOL DECK
22 - ENTRANCE
23 - MAJLIS MUDROOM / PANTRY
24 - SUNKEN FIREPIT
25 - ELEVATOR
26 - PATIO
27 - WASTE ROOM
28 - GUEST PARKING



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 04 ROOM SCHEDULE

INTERIOR

1 - BEDROOM 1	6.0m x 6.3m
2 - HER WARDROBE	3.6m x 4.1m
3 - HER BATHROOM	3.6m x 3.5m
4 - HIS WARDROBE	2.8m x 4.1m
5 - HIS BATHROOM	2.8m x 3.5m
6 - BEDROOM 2	7.7m x 5.6m
7 - BEDROOM 2 WARDROBE	2.4m x 3.5m
8 - BEDROOM 2 BATHROOM	2.5m x 3.5m
9 - BEDROOM 3	4.3m x 5.0m
10 - BEDROOM 3 BATHROOM	2.8m x 2.3m
11 - BEDROOM 3 WARDROBE	2.8m x 2.5m
12 - BEDROOM 4	4.4m x 6.5m
13 - BEDROOM 4 BATHROOM	2.8m x 2.3m
14 - BEDROOM 4 WARDROBE	2.8m x 2.5m
15 - DEN	11.0m x 6.7m
16 - STUDY	4.8m x 5.6m

EXTERIOR

17 - BEDROOM 1 BALCONY
18 - BEDROOM 4 BALCONY
19 - ELEVATOR



FIRST FLOOR

NAWAYEF HEIGHTS TYPE 04 ROOM SCHEDULE

INTERIOR

1 - MAID'S ROOM	3.0m x 4.0m
2 - MAID'S COMMON ROOM	4.6m x 4.0m
3 - MAID'S BATHROOM	3.5m x 2.0m
4 - DRIVERS ROOM & BATHROOM	7.0m x 3.7m
5 - GARAGE	13.2m x 19.3m
6 - COVERED OUTDOOR LIVING	8.0m x 6.0m
7 - GYM	5.0m x 7.0m
8 - GYM BATH	5.0m x 3.0m
9 - SAUNA	2.5m x 2.0m
10 - STEAM ROOM	2.5m x 2.5m
11 - LOCKER ROOM/SHOWER	2.0m x 3.7m
12 - POWDER ROOM	2.5m x 2.0m
13 - BAR	5.0m x 6.3m
14 - WINE ROOM	4.6m x 1.6m
15 - MEDIA ROOM	6.0m x 7.6m
16 - DINING	6.3m x 4.2m
17 - LOUNGE	6.3m x 6.5m
18 - FAMILY STAIRCASE & ATRIUM	7.7m x 7.5m

EXTERIOR

19 - SWIMMING POOL ABOVE
20 - POOL EQUIP. /MECH. ROOM
21 - STAFF STAIRCASE
22 - ELEVATOR
23 - UTILITY / STORAGE
24 - LIGHT WELL
25 - COURTYARD



BASEMENT FLOOR



IMPOSING, IMPRESSIVE, INSPIRATIONAL

EXTERIOR PERSPECTIVES - STREET VIEWS





EXTERIOR PERSPECTIVE - SUNKEN FIREPIT LOUNGE



EXTERIOR PERSPECTIVES - REAR GARDEN

CONTEMPORARY CALIFORNIAN



GREAT ROOM







KITCHEN DINING



KITCHEN DINING



MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HEIGHTS

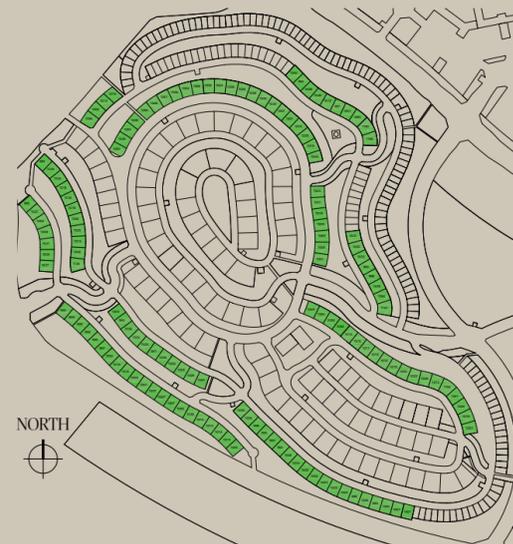
TYPE 05

As you step into this impressive villa through the private courtyard, you'll uncover a design that encapsulates the Southern California lifestyle, defined by a modern open floor plan paired with full-height sliding doors to optimize the connection between indoor and outdoor spaces, a perfect formula for a family home centered around entertainment.

Embracing a grand atrium at its core, this two-storey winged property consists of five superior bedrooms and five bathrooms with vaulted ceilings and a modern interior, featuring both a great room and a Majlis that provide expansive living spaces for the extended family.

Parking is accommodated in a subterranean vault for five cars, showcased with floor-to-ceiling glazing, and connected to an amenity level providing additional entertainment space, gym, spa, theatre, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 05 | 5 BEDROOMS

FIRST FLOOR	242 m ²
GROUND FLOOR	290 m ²
BASEMENT	301 m ²
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GRAND TOTAL	833 m ²

Excluding Parking



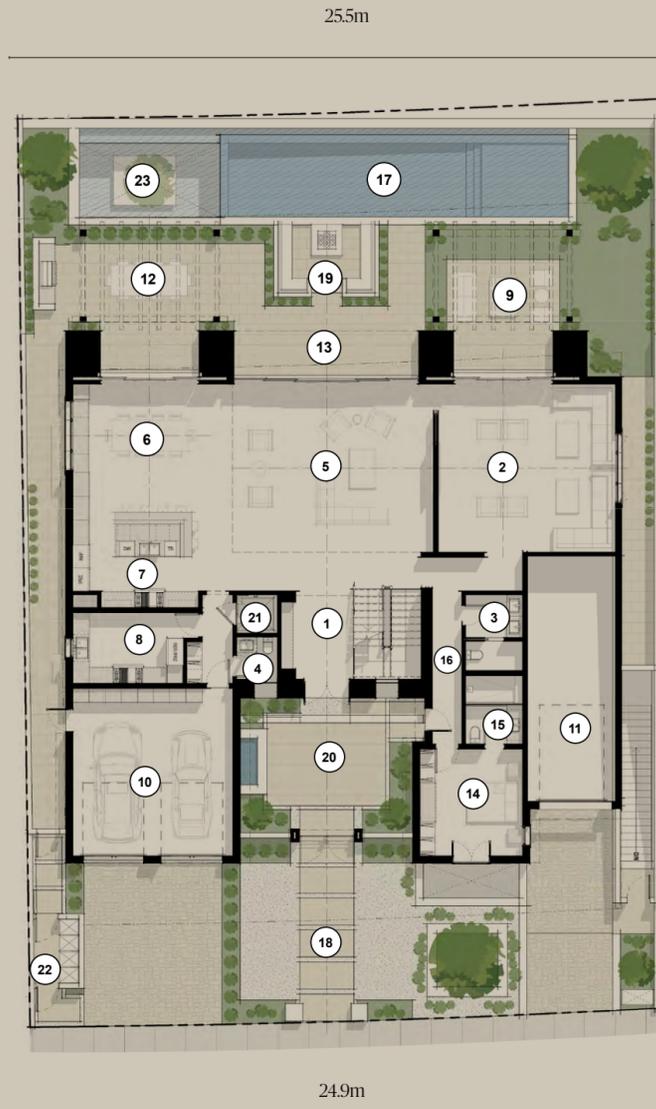
**NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE**

INTERIOR

1 - PRIMARY ENTRANCE	3.4m x 2.3m
2 - MAJLIS / FORMAL LIVING ROOM	6.7m x 6.5m
3 - MAJLIS POWDER ROOM	1.6m x 2.3m
4 - FAMILY POWDER ROOM	1.7m x 1.6m
5 - LIVING ROOM	8.2m x 8.0m
6 - DINING ROOM	3.5m x 6.4m
7 - SHOW KITCHEN	4.7m x 6.4m
8 - BACK OF HOUSE KITCHEN	2.8m x 4.4m
9 - MAJLIS OUTSIDE TERRACE	5.8m x 4.8m
10 - 2 CAR GARAGE (COVERED)	6.7m x 6.4m
11 - RAMP DOWN	7.3m x 3.4m
12 - COVERED OUTDOOR DINING ROOM	5.0m x 7.9m
13 - PATIO	2.8m x 7.4m
14 - BEDROOM 2	4.2m x 4.1m
15 - BATHROOM 2	2.8m x 2.3m

EXTERIOR

16 - CORRIDOR
17 - SWIMMING POOL
18 - ARRIVAL COURTYARD
19 - FIREPIT LOUNGE
20 - COURTYARD
21 - ELEVATOR
22 - WASTE ROOM
23 - REFLECTING POOL BELOW



GROUND FLOOR

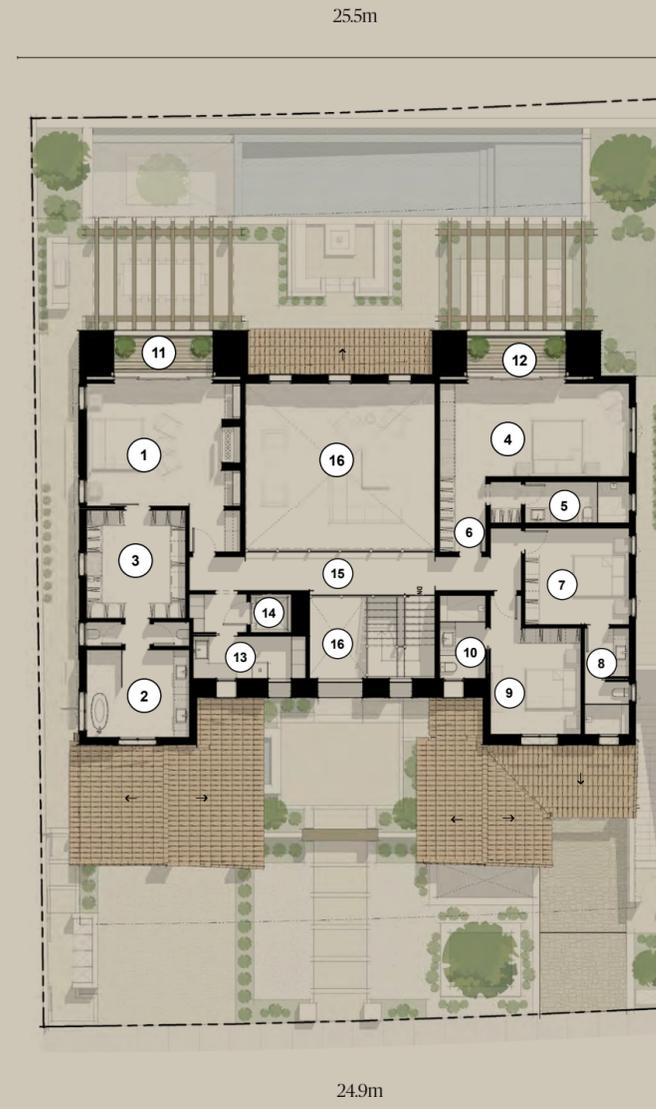
**NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE**

INTERIOR

1 - BEDROOM 1	4.9m x 6.1m
2 - BEDROOM 1 BATHROOM	4.6m x 4.0m
3 - BEDROOM 1 WARDROBE	4.3m x 4.2m
4 - BEDROOM 2	4.8m x 5.6m
5 - BEDROOM 2 BATHROOM	5.4m x 1.8m
6 - BEDROOM 2 WARDROBE	2.6m x 1.8m
7 - BEDROOM 3	4.0m x 4.2m
8 - BEDROOM 3 BATHROOM	4.2m x 1.8m
9 - BEDROOM 4	4.2m x 3.6m
10 - BEDROOM 4 BATHROOM	3.3m x 1.8m

EXTERIOR

11 - BEDROOM 1 BALCONY
12 - BEDROOM 2 BALCONY
13 - LAUNDRY
14 - ELEVATOR
15 - CORRIDOR
16 - VOID



FIRST FLOOR

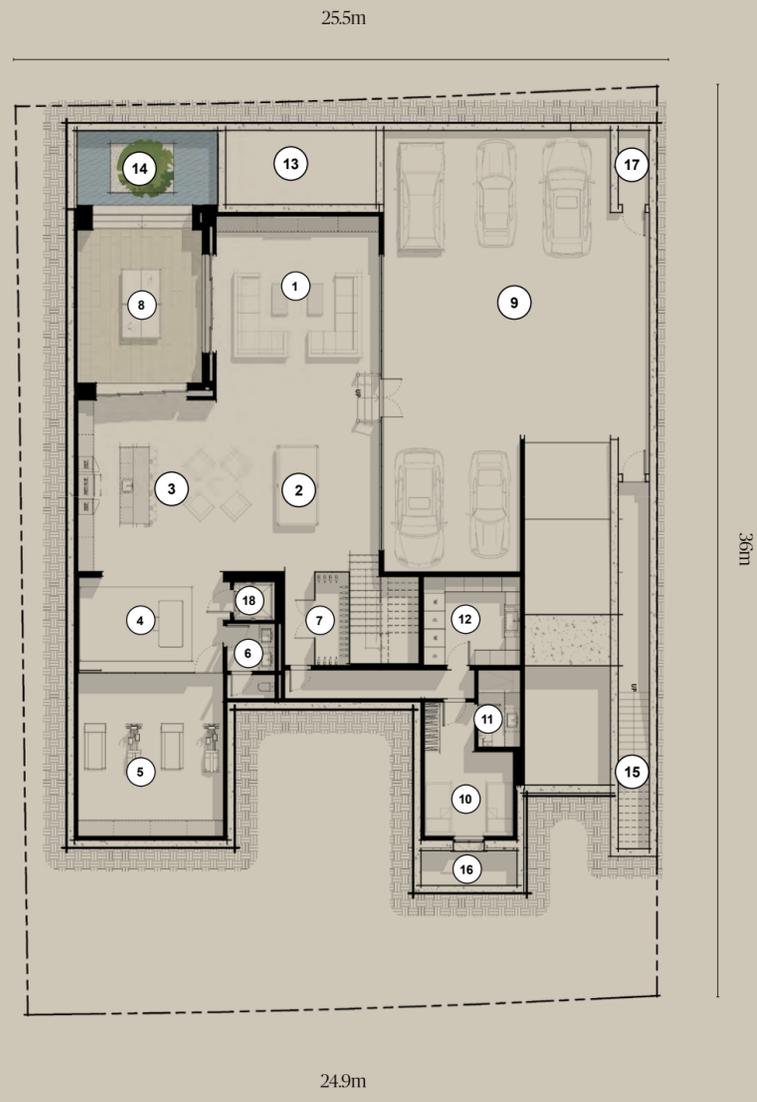
**NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE**

INTERIOR

1 - MEDIA	6.5m x 7.3m
2 - GAME ROOM	6.5m x 6.8m
3 - BAR	6.8m x 5.5m
4 - GOLF SIMULATOR	3.8m x 5.8m
5 - GYM	6.5m x 5.8m
6 - FAMILY POWDER ROOM	1.9m x 3.0m
7 - WINE ROOM	3.7m x 1.4m
8 - COVERED OUTDOOR LIVING	6.0m x 5.0m
9 - 5 CAR GARAGE	10.5m x 17.5m
10 - MAIDS' ROOM	6.6m x 3.5m
11 - MAIDS' BATHROOM	3.1m x 1.7m
12 - LAUNDRY	4.2m x 3.8m

EXTERIOR

13 - GARDEN (OPEN TO SKY)
14 - RAMP TO GROUND LEVEL
15 - SERVICE STAIRCASE TO GROUND
16 - MAINTENANCE LADDER
17 - UTILITY AREA
18 - ELEVATOR



BASEMENT FLOOR



A TRADITION OF ELEGANCE



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVES - GARDEN VIEWS



THE GREAT ROOM

GREAT ROOM, GRAND DESIGN





DINING



DINING KITCHEN

A SCENE FOR SUCCESSFUL, LIKE-MINDED SOULS

MAJLIS





MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HEIGHTS

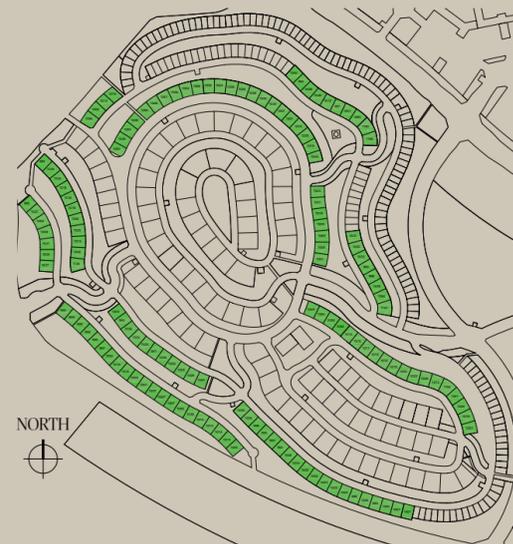
TYPE 06

As you step into this villa, your unique arrival experience is created by an internal green atrium that allows natural light and ventilation to gracefully flow to the lower parts of the property, whilst doubling up as an organic backdrop to the grand living areas, further complemented by a bespoke staircase escalating up through the living areas of the house.

The modern open-plan layout, featuring six bedrooms with private ensuite bathrooms, walk-in wardrobes, informal play areas, a gym and spa, ensures that this home is well-equipped to cater to the needs of your family.

Soak up the sun on the expansive pool deck and lounging area, where you will surely appreciate modern mashrabiya, floor-to-ceiling glass windows, and timber sliding screens, as well as the interior adorned with white marble and natural stone.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 06 | 6 BEDROOMS

FIRST FLOOR	367 m ²
GROUND FLOOR	351 m ²
BASEMENT	297 m ²
<hr/>	
GRAND TOTAL	1,015 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 06 ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	4.0m x 3.2m
2 - MAJLIS / FORMAL LIVING ROOM	9.0m x 5.3m
3 - MAJLIS PANTRY	2.5m x 2.5m
4 - MAJLIS POWDER ROOM	3.0m x 2.5m
5 - MAJLIS DINING	7.1m x 4.0m
6 - FAMILY LIVING	5.0m x 8.0m
7 - FAMILY POWDER ROOM	3.5m x 1.6m
8 - FAMILY DINING	3.2m x 8.0m
9 - SHOW KITCHEN	3.5m x 8.0m
10 - COURTYARD	1.7m x 4.5m
11 - GUEST BEDROOM	4.0m x 4.2m
12 - GUEST BEDROOM WARDROBE	1.5m x 2.0m
13 - GUEST BEDROOM BATHROOM	2.8m x 2.5m
14 - STUDY	5.0m x 4.5m
15 - STUDY FOYER	2.1m x 2.0m
16 - STUDY BATHROOM	2.1m x 3.0m
17 - OUTDOOR LIVING	6.0m x 4.5m
18 - DRIVERS ROOM	2.2m x 4.0m
19 - STAIRCASE	
20 - SECONDARY STAIRCASE	

EXTERIOR

21 - ENTRANCE	
22 - SWIMMING POOL	
23 - LOWER LEVEL OUTDOOR LIVING	
24 - RAMP TO BASEMENT	
25 - GARBAGE ROOM	
26 - POOL DECK	



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 06 ROOM SCHEDULE

INTERIOR

1 - FAMILY ROOM	7.1m x 4.2m
2 - MASTER BEDROOM	7.0m x 4.2m
3 - MASTER BEDROOM WARDROBE	5.0m x 2.5m
4 - MASTER BEDROOM BATHROOM	5.0m x 3.5m
5 - BEDROOM 2	6.1m x 4.0m
6 - BEDROOM 2 WARDROBE	4.3m x 2.0m
7 - BEDROOM 2 BATHROOM	5.0m x 2.0m
8 - BEDROOM 3	4.5m x 4.2m
9 - BEDROOM 3 WARDROBE	2.5m x 3.0m
10 - BEDROOM 3 BATHROOM	3.0m x 2.5m
11 - BEDROOM 4	4.0m x 4.5m
12 - BEDROOM 4 WARDROBE	4.5m x 2.3m
13 - BEDROOM 4 BATHROOM	3.0m x 2.0m
14 - BEDROOM 5	7.0m x 4.0m
15 - BEDROOM 5 WARDROBE	5.0m x 2.2m
16 - BEDROOM 5 BATHROOM	2.0m x 3.5m
17 - PANTRY	2.6m x 2.2m
18 - SECONDARY STAIRCASE	2.2m x 3.5m

EXTERIOR

19 - STAIRCASE	
20 - ELEVATOR	
21 - BALCONY	
22 - OPEN TO COURTYARD BELOW	



FIRST FLOOR

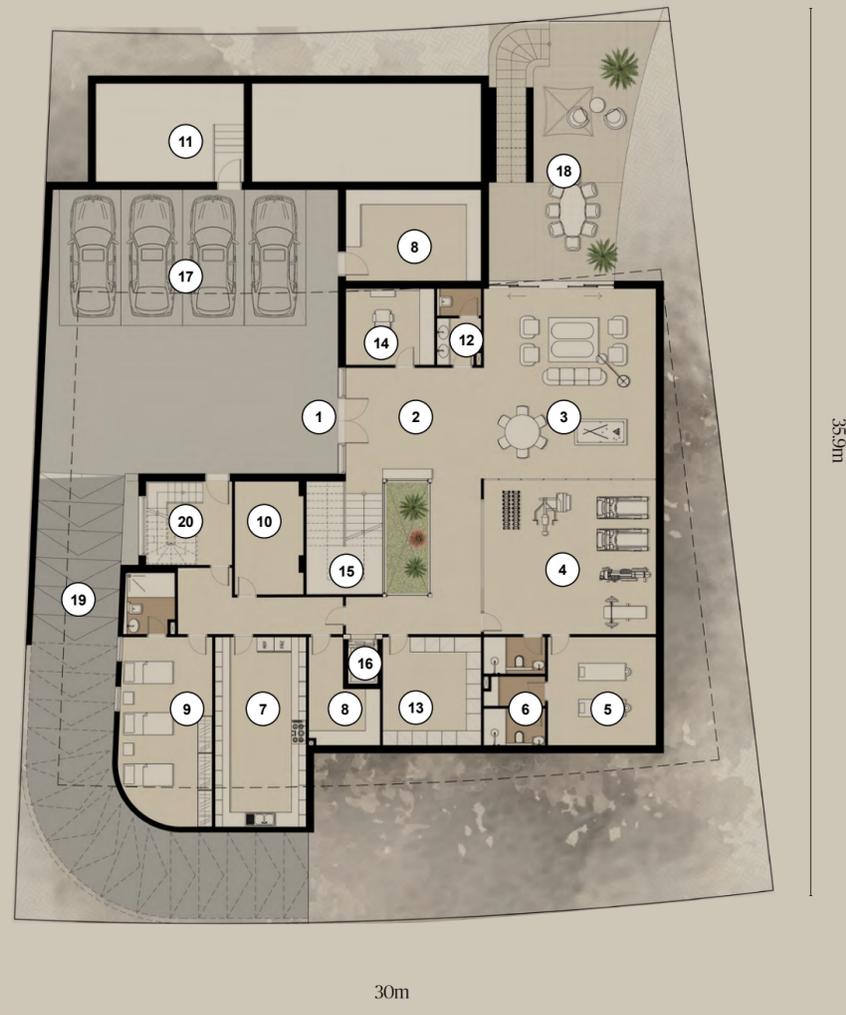
NAWAYEF HEIGHTS TYPE 06 ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	
2 - LOBBY	5.5m x 4.5m
3 - LIVING ROOM	7.7m x 8.0m
4 - GYM	7.0m x 6.5m
5 - SPA	4.5m x 4.5m
6 - CHANGING ROOM	2.5m x 4.5m
7 - BACK OF HOUSE KITCHEN	4.0m x 7.7m
8 - STORAGE	5.4m x 4.0m
9 - MAIDS' ROOM	4.0m x 11.0m
10 - MECHANICAL ROOM	3.0m x 5.0m
11 - POOL MECHANICAL ROOM	6.0m x 4.0m
12 - POWDER ROOM	2.0m x 3.0m
13 - LAUNDRY	4.0m x 4.5m
14 - SALON	3.6m x 3.0m

EXTERIOR

15 - STAIRCASE
16 - ELEVATOR
17 - CAR PARKING
18 - LOWER LEVEL OUTDOOR LIVING
19 - RAMP
20 - SERVICE STAIRCASE



BASEMENT FLOOR



ENDLESS LINES, TIMELESS DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - GARDEN VIEW





SHOW KITCHEN TO SHOWCASE LIVING



KITCHEN



KITCHEN & DINING ROOM

FAMILY LIVING ROOM



SPACIOUS INSIDE, ENDLESSNESS ON THE OUTSIDE

MAJLIS





NAWAYEF HEIGHTS

TYPE 07

Crafted for a lifestyle of balance and simplicity, the architecture here encapsulates space with a modern interior. Natural light gracefully beams through expansive windows, weaving a tranquil and serene abode. The villa's clean lines prioritize natural ventilation and cast soft lights that illuminate the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle boldness of colours and refined textures.

This feeling of spaciousness transfers from the living rooms to the private bedrooms, culminating in the indulgent supercar garage and hobby rooms nestled at the base of the property.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 07 | 7 BEDROOMS

FIRST FLOOR	400 m ²
GROUND FLOOR	321 m ²
BASEMENT	226 m ²
<hr/>	
GRAND TOTAL	948 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 07 ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	4.0m x 1.5m
2 - FOYER	4.0m x 2.3m
3 - POWDER ROOM	1.6m x 2.2m
4 - THE GRAND HALL	2.2m x 2.2m
5 - FEATURE STAIRCASE	3.5m x 5.8m
6 - GUEST BEDROOM	4.7m x 5.8m
7 - LOUNGE	4.1m x 6.4m
8 - FORMAL DINING ROOM	7.7m x 6.1m
9 - MAJLIS	6.2m x 6.1m
10 - FORMAL LIVING	5.8m x 6.1m
11 - DINING	3.1m x 5.0m
12 - SHOW KITCHEN	2.6m x 2.6m
13 - PANTRY	4.3m x 3.4m
14 - LIFT LOBBY	1.6m x 8.3m
15 - FAMILY STAIRCASE	4.3m x 2.2m
16 - DRIVERS ROOM	2.1m x 4.8m

EXTERIOR

17 - GATE ENTRANCE	
18 - SHELTERED PARKING	
19 - TRASH / UTILITY AREA	
20 - STAIRCASE TO BASEMENT	
21 - BASEMENT ACCESS	
22 - GARDEN	
23 - REFLECTING POOL	
24 - OUTDOOR SHOWER	
25 - SWIMMING POOL	
26 - SUNKEN PATIO	
27 - POOL DECK	
28 - GRASS LAWN	
29 - OPEN TO BELOW	
30 - MAINTENANCE LADDER	



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 07 ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	4.7m x 5.8m
2 - FAMILY ROOM	5.9m x 6.2m
3 - FAMILY DINING ROOM	3.0m x 6.2m
4 - FAMILY SHOW KITCHEN	2.9m x 4.2m
5 - FAMILY POWDER ROOM	3.1m x 6.1m
6 - LIFT LOBBY	1.6m x 2.2m
7 - FAMILY STAIRCASE	7.2m x 5.4m
8 - MASTER BEDROOM	3.8m x 4.5m
9 - MASTER BATHROOM	2.2m x 4.5m
10 - WALK-IN WARDROBE	2.6m x 2.6m
11 - BEDROOM 3	4.3m x 3.4m
12 - BEDROOM 4	5.9m x 4.6m
13 - BEDROOM 5	8.2m x 4.6m
14 - BEDROOM 6	8.2m x 4.6m
15 - BEDROOM 7	7.5m x 4.3m

EXTERIOR

16 - OPEN TO BELOW	
17 - BALCONY	
18 - SCREEN FAÇADE	
19 - MAINTENANCE LADDER	



FIRST FLOOR

NAWAYEF HEIGHTS TYPE 07 ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	12.4m x 14.6m
2 - LOUNGE	12.4m x 4.1m
3 - BAR	5.8m x 6.2m
4 - GYM	1.6m x 3.3m
5 - SHOWER ROOM	2.4m x 2.6m
6 - SPA (SAUNA & STEAM)	4.3m x 3.4m
OPTION	
7 - SPA (TREATMENT) OPTON	5.3m x 2.9m
8 - LIFT LOBBY	4.6m x 2.9m
9 - FAMILY STAIRCASE	2.5m x 3.5m
10 - MALE STAFF ROOM	2.6m x 3.5m
11 - FEMALE STAFF ROOM	5.0m x 8.9m
12 - LAUNDRY	1.4m x 2.3m
13 - KITCHEN	1.4m x 3.6m
14 - POWDER ROOM	1.3m x 3.1m
15 - MECHANICAL ROOM	

EXTERIOR

16 - GARDEN (OPEN TO SKY)
17 - STAIRCASE TO POOL AREA
18 - SERVICE STAIRCASE
19 - RAMP TO GROUND LEVEL
20 - POOL LINE ABOVE



BASEMENT FLOOR



VERTICAL IN ASPECT, GRACEFUL IN DESIGN



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVES - POOL VIEW (OUTDOOR LOUNGES)



FAMILY LIVING ROOM



GRAND HALL

PANORAMIC, AESTHETIC & STOIC

FORMAL LIVING ROOM





MASTER BATHROOM



MASTER BEDROOM



NAWAYEF HEIGHTS

TYPE 08

Indulge your senses in a nostalgic journey as you step into this villa, designed with a mid-century modern aesthetic that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the carefully chosen textures and materials impart a sense of serenity and tranquility within a generous interior to explore.

The private infinity pool and elevated balconies provide numerous options to enjoy the breathtaking surroundings at Nawayef West. With grand living rooms, private bedrooms, an indulgent supercar garage and hobby rooms, this residence promises a lifetime of enjoyment.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 08 | 5 BEDROOMS

FIRST FLOOR	327 m ²
GROUND FLOOR	293 m ²
BASEMENT	198 m ²
<hr/>	
GRAND TOTAL	818 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 08 ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	2.2m x 1.5m
2 - FOYER	5.1m x 2.4m
3 - FEATURE STAIRCASE	5.1m x 2.6m
4 - LIFT LOBBY	2.4m x 1.7m
5 - MAJLIS FOYER	6.0m x 2.6m
6 - FORMAL DINING	5.2m x 4.5m
7 - MAJLIS	6.0m x 5.0m
8 - POWDER ROOM	3.8m x 1.8m
9 - MAIN LIVING	6.8m x 6.1m
10 - MAIN DINING	6.8m x 5.5m
11 - SHOW KITCHEN	5.8m x 5.5m
12 - LIBRARY OPTION	6.8m x 3.8m
13 - GUEST BEDROOM	5.8m x 4.2m
14 - STAIRCASE	4.8m x 2.3m

EXTERIOR

15 - GATE ENTRANCE	
16 - BASEMENT ACCESS	
17 - SWIMMING POOL	
18 - SPLASH DECK	
19 - OUTDOOR LOUNGE	
20 - POOL DECK	
21 - OPEN TO BELOW	
22 - WATER FEATURE	
23 - OUTDOOR SHOWER	
24 - TRASH & UTILITY AREA	
25 - SERVICE STAIRCASE TO BASEMENT	
26 - MAINTENANCE LADDER	



GROUND FLOOR

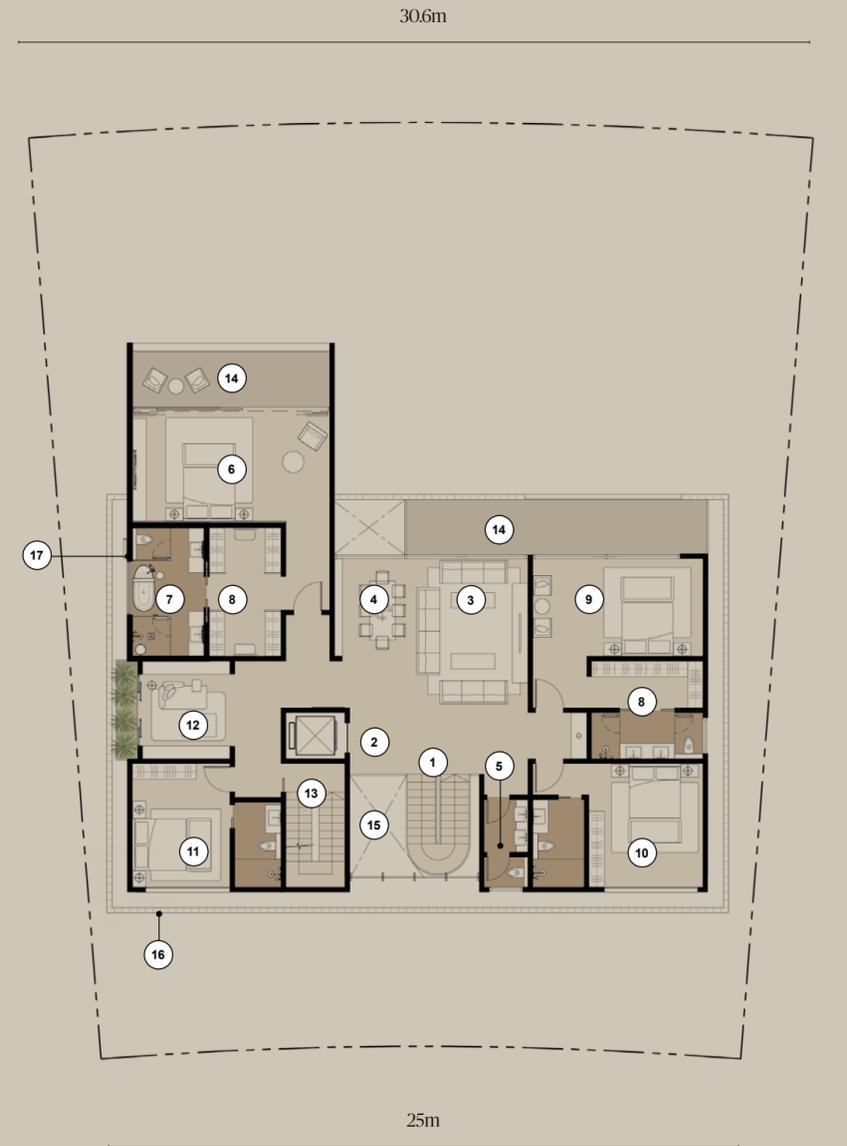
NAWAYEF HEIGHTS TYPE 08 ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.1m x 2.6m
2 - LIFT LOBBY	2.4m x 1.7m
3 - FAMILY LOUNGE	5.9m x 4.5m
4 - FAMILY DINING	5.9m x 2.7m
5 - POWDER ROOM	3.4m x 1.7m
6 - MASTER BEDROOM	7.7m x 5.2m
7 - MASTER BATHROOM	5.0m x 2.8m
8 - WALK-IN WARDROBE	5.0m x 2.8m
9 - BEDROOM 3	7.8m x 6.0m
10 - BEDROOM 4	6.7m x 4.8m
11 - BEDROOM 5	5.8m x 4.3m
12 - LIBRARY / STUDY	3.8m x 3.5m
13 - STAIRCASE	4.8m x 2.3m

EXTERIOR

14 - BALCONY	
15 - OPEN TO BELOW	
16 - SCREEN FAÇADE	
17 - MAINTENANCE LADDER	



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	12.1m x 12.0m
2 - BAR	10.0m x 3.0m
3 - LOUNGE	5.1m x 4.2m
4 - POWDER ROOM	4.6m x 1.6m
5 - LIFT LOBBY	2.4m x 1.7m
6 - GYM	7.8m x 3.1m
7 - SHOWER ROOM	3.1m x 1.8m
8 - SPA (SAUNA & STEAM) OPTION	4.1m x 3.1m
9 - SPA (TREATMENT) OPTION	4.1m x 3.1m
10 - STAIRCASE	4.8m x 2.3m
11 - FEMALE STAFF ROOM	4.9m x 3.1m
12 - MALE STAFF ROOM	3.4m x 3.3m
13 - LAUNDRY	4.5m x 1.8m
14 - KITCHEN	3.4m x 2.3m
15 - DRIVER'S ROOM	7.2m x 3.5m

EXTERIOR

- 16 - GARDEN (OPEN TO SKY)
- 17 - RAMP TO GROUND LEVEL
- 18 - SERVICE STAIRCASE TO GROUND
- 19 - MAINTENANCE LADDER



WELCOME HOME TO MODERN ELEGANCE

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVES - GARDEN VIEW



FAMILY LIVING / DINING ROOM



FOYER / GRAND STAIRCASE

WHERE YOUR LIVING EXPERIENCE MEETS AL FRESCO

FORMAL LIVING





MASTER BATHROOM



MASTER BEDROOM

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