# RAPHAEL
## HOMES

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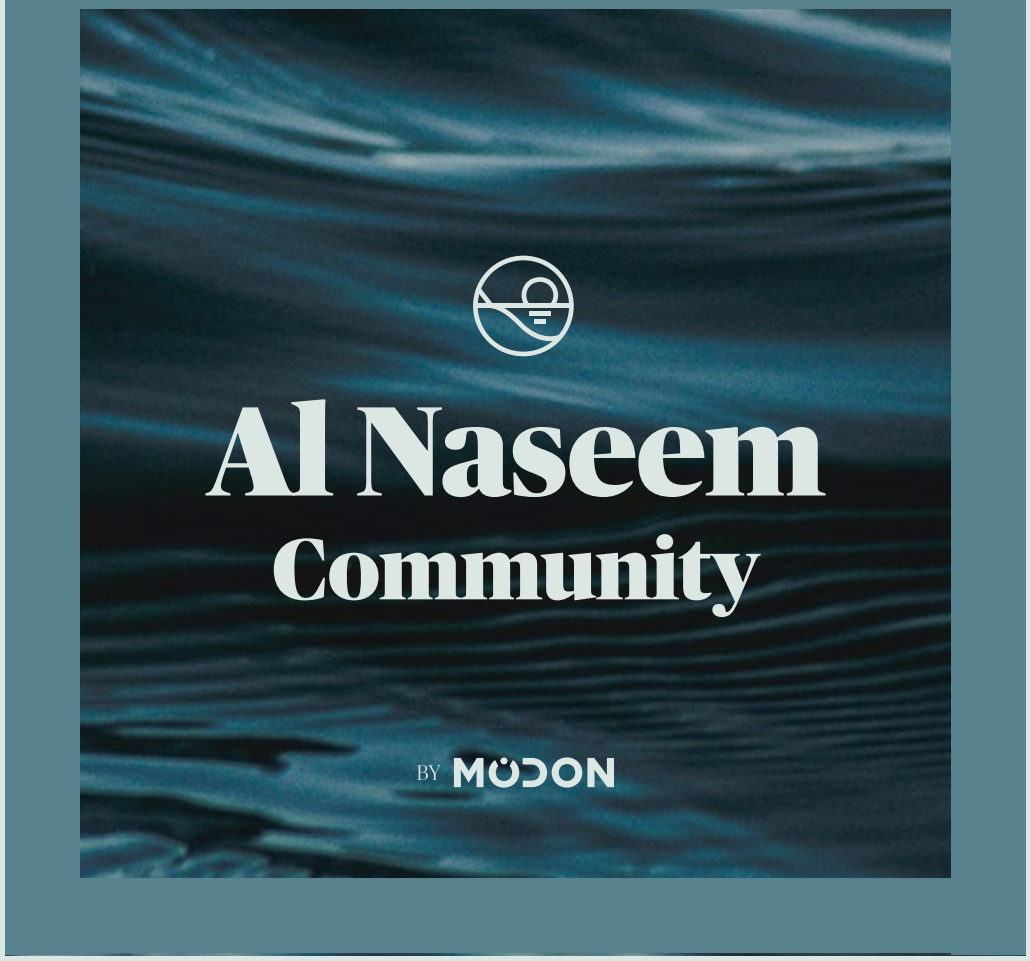
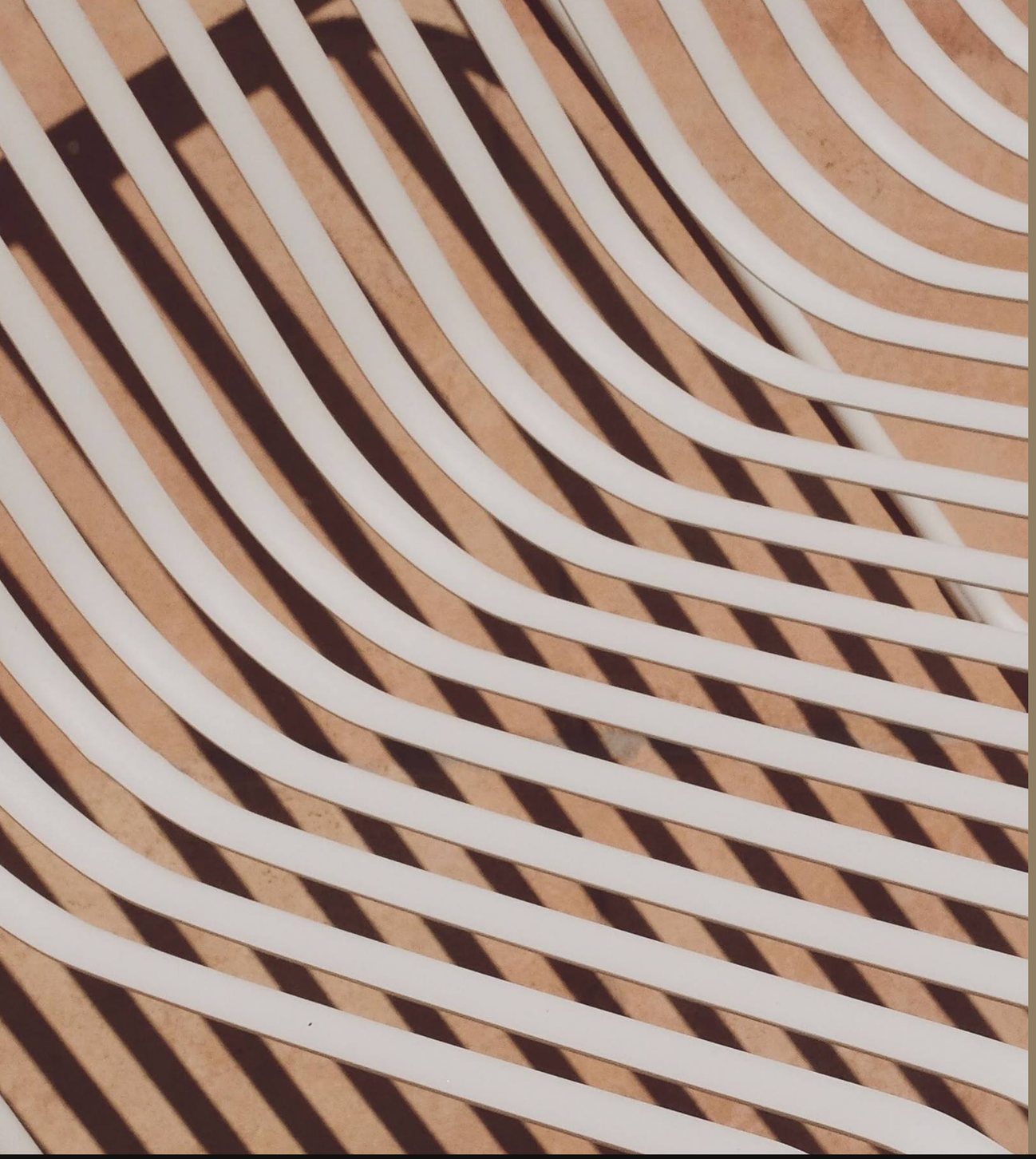

Al Naseem
Community
BY MODON

# Al Naseem
## Community

BY MŪDON



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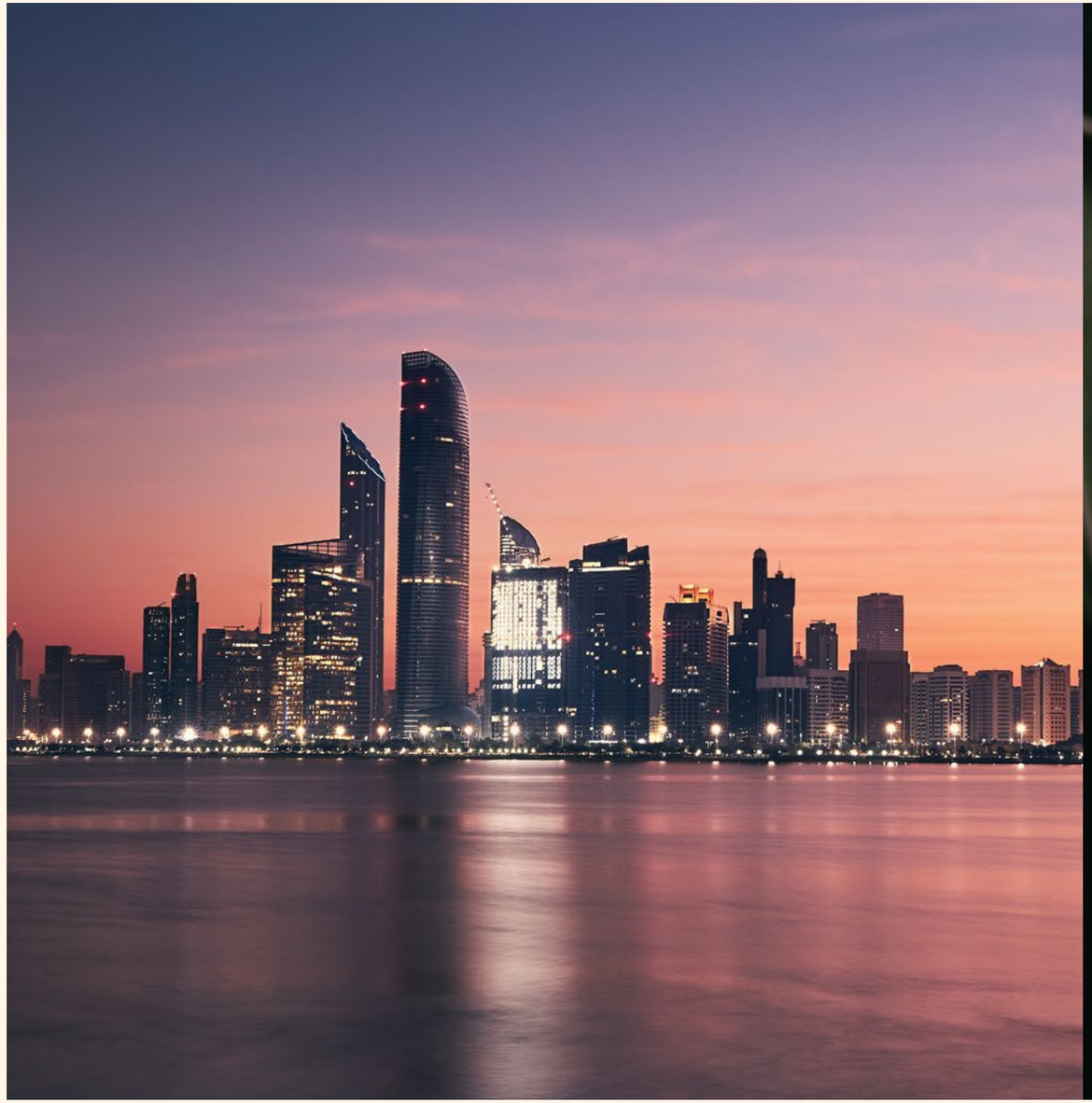
# 01.
# MODON





Modon has handcrafted some of the capital's most vibrant leisure and cultural destinations for those with an active soul and an appetite for life. We have designed, constructed and now manage several leisure, hospitality and retail projects which are serving the local community and tourism industry within the Emirate of Abu Dhabi.

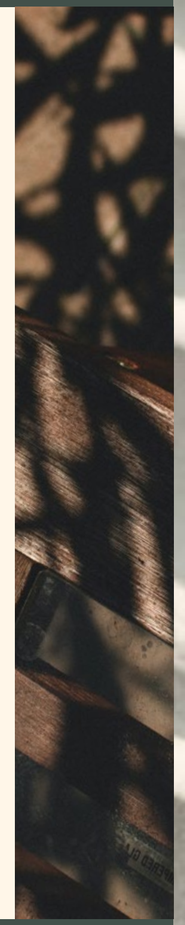


# Developing Vibrant & Unique Leisure Destinations

We are delighted to announce the launch of one of the region's most anticipated, freehold, residential island developments by Modon. This exceptional opportunity places homeowners in a prime location, a stone's throw from beautiful beaches and spacious parks offering an exclusive and coveted address 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 to life nature's playground, providing a unique space you can call home as you immerse yourself in a vibrant community, offering opportunities to live, play, stay, dine, shop and stay active.





# 02.
# ABU DHABI





## The Capital of the UAE, ‘The Safest City in the World’

Embracing over 200 islands, this vibrant emirate showcases a rich tapestry of landscapes, from pristine golden beaches and lush mangrove forests to breathtaking sand dunes.

Abu Dhabi stands as an enticing 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.





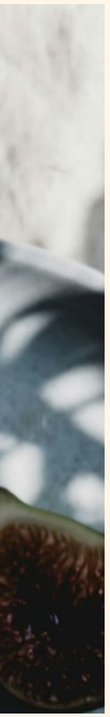
# Story of Abu Dhabi

Abu Dhabi, a city on the rise, 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. The city's appeal extends beyond its economic strength.

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 Grand Mosque to the thrill of Yas Marina Circuit, Abu Dhabi beautifully bridges the gap between history and contemporary living.

Moreover, the city offers many 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





## Embrace an Active Lifestyle on Hudayriyat Island

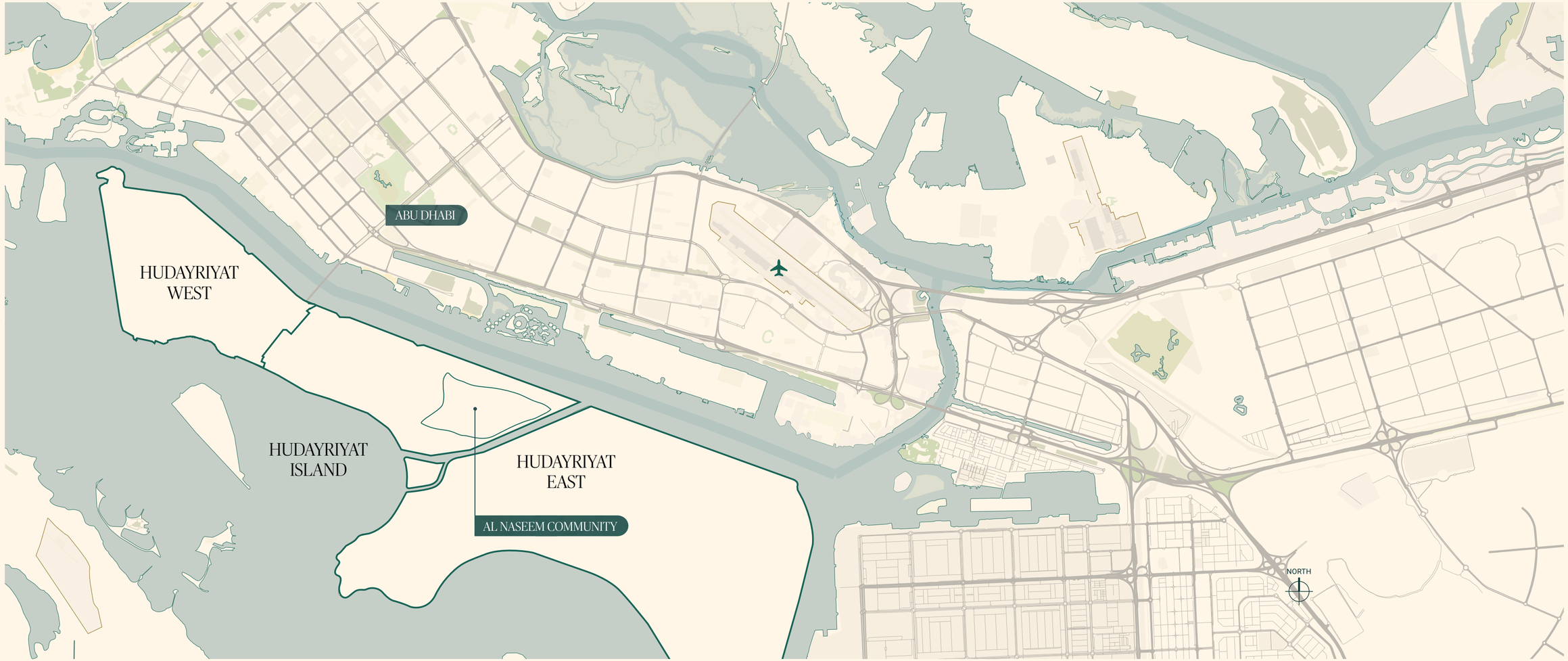
## One Destination, Unlimited Experiences

Uncover an array of activities right on your doorstep, meticulously curated to cater to every wish. Hudayriyat Island presents an all-encompassing community offering an exquisite fusion of sports, nature, relaxation and warm hospitality, awaiting your arrival. This is where you'll find a collection 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 roster of destinations, including Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse range of sporting facilities, boutique retail outlets, charming cafes and delectable restaurants. It doesn't end there; leisure amenities, the emirate's largest urban park and a sprawling 220-kilometre network of cycle tracks beckon you to explore, promising an unmatched living experience.



# The Ideal Destination for Relaxation, Adventure and Leisure





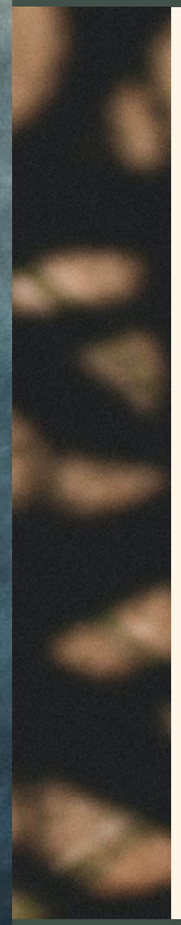
# 04.
# AL NASEEM COMMUNITY



# Space to Blossom

Nestled at the base of Nawayef East lies a coveted community where the air is a little lighter. The luxury homes at Al Naseem Community have been crafted in harmony with natural spaces to inspire dawn-drawn reflection. Boasting generous plot sizes and large open-plan living, Al Naseem's contemporary layouts have been intuitively conceived around a philosophy of space. Space for life's changing needs. Space to blossom.

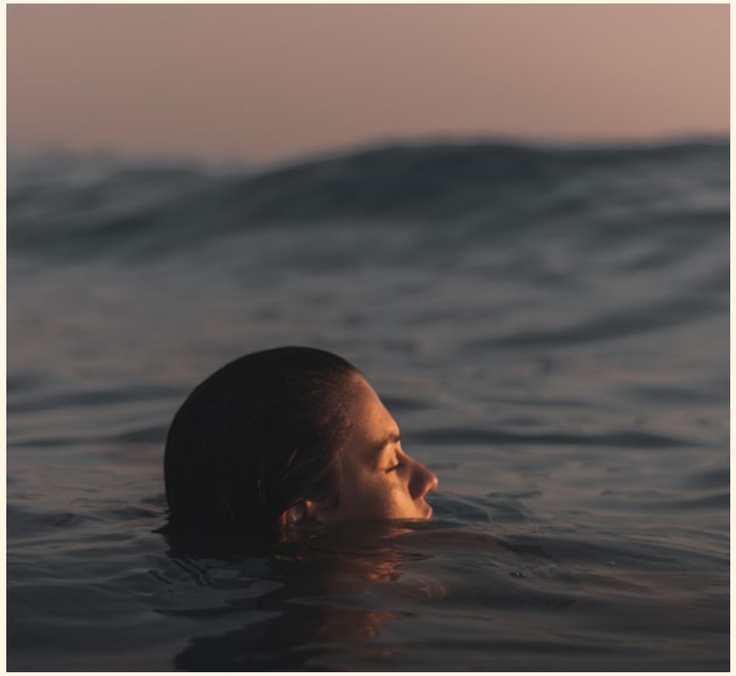




# Al Naseem Community

The Hudayriyat Island masterplan has been created to provide some of the finest homes within the UAE capital and Al Naseem Community has been designed to complement the exclusive island living sought by so many. With four to six-bedroom villas set within generous boundaries, Al Naseem's freehold properties provide spacious homes presented by two contrasting, yet complimentary façades.

Designed for your preferred arrival, choose from either the South Californian or the Modern Contemporary frontage, both with elegant kerb appeal whilst fitting into the attractive neighbourhood which is built around numerous amenities including parks, green spaces and mosques, all prepared to service every need of the community.



# Hudayriyat Island Masterplan




## ISLAND-WIDE ACTIVITIES INCLUDE:

- SURF ABU DHABI
- MARSANA BEACH
- 321 SPORTS
- HUDAYRIYAT MARINA
- BAB AL NOJOUM
- CYCLING TRACKS
- JOGGING TRACKS
- TRAIL X
- BIKE PARK
- CIRCUIT X
- HUDAYRIYAT HERITAGE TRAIL
- HUDAYRIYAT BEACH

## AL NASEEM COMMUNITY AMENITIES INCLUDE:

- COMMUNITY CENTRE WITH GYM AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES
- PARKS AND GREEN SPACES
- CHILDREN'S PLAYGROUND
- MOSQUE

# 4 Bedroom Villas

## Al Naseem Community | Av. Plot 750m²

With its vast terraces and inviting interior, this four-bedroom villa is available with either a South Californian or Modern Contemporary style façade. Boasting a generous family room and majlis, the villa is spacious and light with earthy tones, timber and porcelain elements throughout.

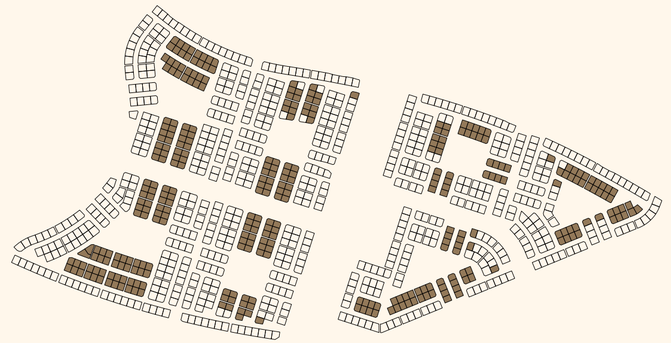
Equipped with a pool and well-appointed on a generous plot, this property will provide an entryway onto Hudayriyat Island which will create the perfect family home in one of the city's most sought-after addresses.

**VILLA AREA**

| | |
|---|---|
| BUA internal: | 516 sqm |
| BUA external: | 153 sqm |



HUDAYRIYAT ISLAND | AL NASEEM COMMUNITY | PLOT LOCATIONS



NORTH

PLOTS SUITABLE FOR 4 BEDROOM VILLAS

# 4 Bedroom

## ROOM SCHEDULE

### INTERIOR

| | | |
|---|---|---|
| 1 - | PRIMARY ENTRANCE | 7.3m x 2.0m |
| 2 - | MAJLIS / FORMAL LIVING ROOM | 7.0 m x 4.0m |
| 3 - | MAJLIS POWDER ROOM | 5.5m x 2.0m |
| 4 - | MAJLIS DINING | 5.5m x 4.0m |
| 5 - | FAMILY LIVING ROOM | 5.5m x 4.0m |
| 6 - | FAMILY POWDER ROOM | 3.5m x 1.9m |
| 7 - | FAMILY LOUNGE | 4.2m x 4.0m |
| 8- | DINING ROOM | 5.3m x 4.0m |
| 9 - | SHOW KITCHEN | 4.5m x 4.2m |
| 10 - | SERVICE KITCHEN | 4.9m x 2.9m |
| 11- | GUEST BEDROOM | 5.5m x 3.3m |
| 12- | GUEST BEDROOM WALK-IN WARDROBE | 1.8m x 1.5m |
| 13- | GUEST BEDROOM BATHROOM | 2.7m x 1.7m |
| 14- | LAUNDRY | 3.5m x 2.9m |
| 15 - | MAID'S ROOM & BATHROOM | 3.6m x 2.9m |
| 16- | DRIVER'S ROOM & BATHROOM | 3.1m x 3.0m |
| 17 - | GARAGE | 6.0m x 6.0m |
| 18 - | UTILITY YARD | |

### EXTERIOR

| | | |
|---|---|---|
| 19 - | OUTDOOR LIVING | 5.2m x 4.5m |
| 20 - | COVERED OUTDOOR DINING (BBQ) | 6.5m x 3.5m |
| 21 - | MAIN ENTRANCE | |
| 22 - | COURTYARD | |
| 23 - | SWIMMING POOL | |
| 24 - | POOL DECK | |
| 25 - | POOL SHOWER | |
| 26 - | GUEST WALKWAY | |
| 27 - | SECONDARY ENTRANCE | |
| 28 - | WASTE ROOM | |
| 29 - | PARKING BAYS | |




GROUND FLOOR




FIRST FLOOR

## ROOM SCHEDULE

### INTERIOR

| | | |
|---|---|---|
| 1 - | MASTER BEDROOM | 7.2m x 4.0m |
| 2 - | MASTER BEDROOM - WALK-IN WARDROBE | 4.2m x 4.0m |
| 3 - | MASTER BEDROOM - BATHROOM | 4.2m x 2.6m |
| 4 - | BEDROOM 2 | 5.6m x 3.4m |
| 5 - | BEDROOM 2 - WALK-IN WARDROBE | 2.4m x 2.3m |
| 6 - | BEDROOM 2 - BATHROOM | 2.5m x 2.3m |
| 7 - | BEDROOM 3 | 4.5m x 4.2m |
| 8 - | BEDROOM 3 - WALK-IN WARDROBE | 2.4m x 1.8m |
| 9 - | BEDROOM 3 - BATHROOM | 2.5m x 2.3m |
| 10 - | LINEN | 2.0m x 2.0m |
| 11 - | STAIRS | 5.1m x 3.0m |
| 12 - | LOBBY | 6.4m x 2.0m |
| 13 - | PANTRY | 2.9m x 2.0m |

### EXTERIOR

| | |
|---|---|
| 14- | GREEN TERRACE |
| 15 - | BALCONY |



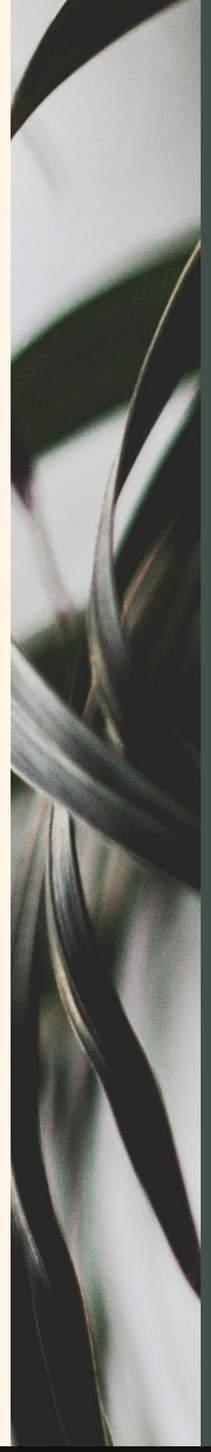
Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

# 5 Bedroom Villas

## Al Naseem Community | Av. Plot 930m²

An elegant five-bedroom villa available with either a South Californian or Modern Contemporary style façade, this property provides an open and well-curated living and entertainment space with the flexibility to choose its purpose from an office to a games room, each with its own private garden and entrance.

With a central courtyard and privacy throughout the living areas, the lure of timber, porcelain and gold will provide the perfect canvas to bring your own home to life.



HUDAYRIYAT ISLAND | AL NASEEM COMMUNITY | PLOT LOCATIONS



NORTH

PLOTS SUITABLE FOR 5 BEDROOM VILLAS

**VILLA AREA**

| | |
|---|---|
| BUA internal: | 587 sqm |
| BUA external: | 195 sqm |

# 5 Bedroom

## ROOM SCHEDULE

### INTERIOR

| | | |
|---|---|---|
| 1 - | PRIMARY ENTRANCE | 7.3m x 2.0m |
| 2 - | MAJLIS / FORMAL LIVING ROOM | 8.6m x 4.8m |
| 3 - | MAJLIS POWDER ROOM | 5.5m x 2.0m |
| 4 - | MAJLIS DINING | 5.5m x 4.0m |
| 5- | FAMILY LIVING ROOM | 6.8m x 5.5m |
| 6 - | FAMILY POWDER ROOM | 3.5m x 1.9m |
| 7 - | FAMILY LOUNGE | 4.8m x 4.2m |
| 8 - | DINING ROOM | 5.3m x 4.8m |
| 9 - | SHOW KITCHEN | 4.5m x 4.2m |
| 10 - | SERVICE KITCHEN | 4.9m x 2.9m |
| 11 - | GUEST BEDROOM | 5.5m x 3.3m |
| 12 - | GUEST BEDROOM WALK-IN WARDROBE | 1.8m x 1.5m |
| 13 - | GUEST BEDROOM BATHROOM | 2.7m x 1.7m |
| 14 - | LAUNDRY | 3.5m x 2.9m |
| 15 - | MAID'S ROOM & BATHROOM | 3.6m x 2.9m |
| 16 - | DRIVER'S ROOM & BATHROOM | 3.1m x 3.0m |
| 17 - | GARAGE | 6.0m x 6.0m |
| 18 - | UTILITY YARD | |

### EXTERIOR

| | | |
|---|---|---|
| 19 - | OUTDOOR LIVING 1 | 7.0m x 4.8m |
| 20 - | OUTDOOR LIVING 2 | 7.0m x 6.5m |
| 21 - | OUTDOOR LIVING 3 | 5.0m x 3.5m |
| 22 - | COVERED OUTDOOR DINING (BBQ) | 8.0m x 4.0m |
| 23 - | GUEST PATIO | 4.5m x 3.5m |
| 24 - | MAIN ENTRANCE | |
| 25 - | COURTYARD | |
| 26 - | SWIMMING POOL | |
| 27 - | POOL DECK | |
| 28 - | POOL SHOWER | |
| 29 - | GUEST ENTRANCE | |
| 30 - | MAJLIS GREEN POCKET | |
| 31 - | SECONDARY ENTRANCE | |
| 32 - | WASTE ROOM | |
| 33 - | PARKING BAYS | |




GROUND FLOOR




FIRST FLOOR

## ROOM SCHEDULE

### INTERIOR

| | | |
|---|---|---|
| 1 - | MASTER BEDROOM | 7.0m x 3.8m |
| 2 - | MASTER BEDROOM - WALK-IN WARDROBE | 3.0m x 2.6m |
| 3 - | MASTER BEDROOM - BATHROOM | 3.0m x 2.9m |
| 4 - | BEDROOM 2 | 5.6m x 3.4m |
| 5 - | BEDROOM 2 - WALK-IN WARDROBE | 2.4m x 2.4m |
| 6 - | BEDROOM 2 - BATHROOM | 2.6m x 2.3m |
| 7 - | BEDROOM 3 | 4.5m x 4.2m |
| 8 - | BEDROOM 3 - WALK-IN WARDROBE | 2.4m x 2.0m |
| 9 - | BEDROOM 3 - BATHROOM | 2.5m x 2.3m |
| 10 - | BEDROOM 4 | 4.5m x 4.2m |
| 11 - | BEDROOM 4 - WALK-IN WARDROBE | 2.4m x 2.0m |
| 12 - | BEDROOM 4 - BATHROOM | 2.5m x 2.3m |
| 13 - | PANTRY | 2.9m x 2.0m |
| 14 - | LINEN | 2.0m x 2.0m |
| 15 - | STAIRS | 5.1m x 3.0m |
| 16 - | LOBBY | 7.8m x 2.0m |

### EXTERIOR

| | |
|---|---|
| 17 - | GREEN TERRACE |
| 18 - | BALCONY |



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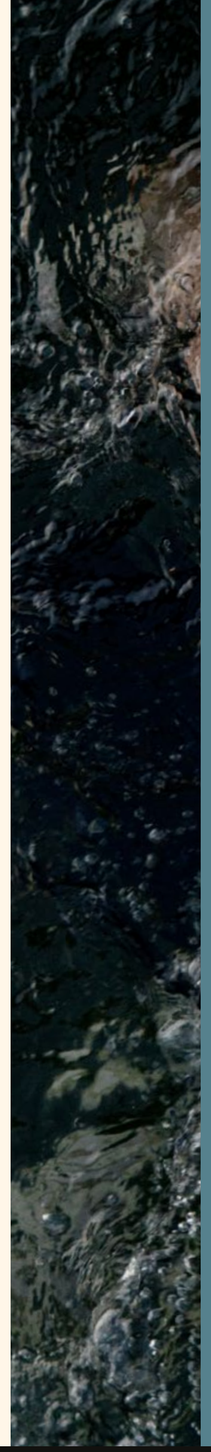
# 6 Bedroom Villas

## Al Naseem Community | Av. Plot 930m²

Al Naseem Community welcomes you to this elegant six-bedroom villa available with either a South Californian or Modern Contemporary style façade, designed to provide an expansive and open living space where the boundaries between the inside and outside blend seamlessly together.

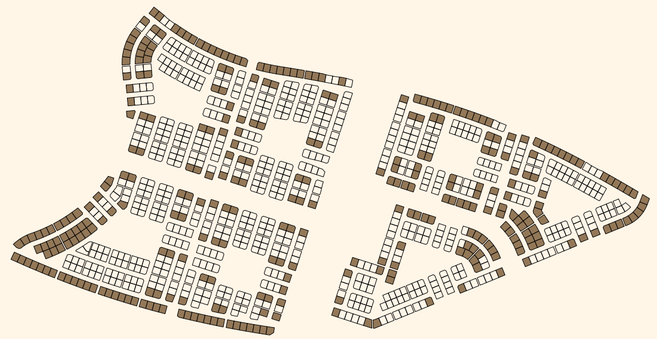
Finished in neutral colours, bespoke oak veneer furniture, earthy travertine porcelain tiles, whitewashed paint and brushed gold metal detailing, the multiple living spaces from a majlis to family dining, along with the central outside courtyard and private gardens, provide an impressive home for generations to come.



**VILLA AREA**

| | |
|---|---|
| BUA internal: | 639 sqm |
| BUA external: | 143 sqm |

HUDAYRIYAT ISLAND | AL NASEEM COMMUNITY | PLOT LOCATIONS



NORTH

PLOTS SUITABLE FOR 6 BEDROOM VILLAS

# 6 Bedroom

## ROOM SCHEDULE

### INTERIOR

| | | |
|---|---|---|
| 1 - | PRIMARY ENTRANCE | 7.3m x 2.0m |
| 2 - | MAJLIS / FORMAL LIVING ROOM | 8.6m x 4.8m |
| 3 - | MAJLIS POWDER ROOM | 5.5m x 2.0m |
| 4 - | MAJLIS DINING | 5.5m x 4.0m |
| 5- | FAMILY LIVING ROOM | 6.8m x 5.5m |
| 6 - | FAMILY POWDER ROOM | 3.5m x 1.9m |
| 7 - | FAMILY LOUNGE | 4.8m x 4.2m |
| 8 - | DINING ROOM | 5.3m x 4.8m |
| 9 - | SHOW KITCHEN | 4.5m x 4.2m |
| 10 - | SERVICE KITCHEN | 4.9m x 2.9m |
| 11 - | GUEST BEDROOM | 5.5m x 3.3m |
| 12 - | GUEST BEDROOM WALK-IN WARDROBE | 1.8m x 1.5m |
| 13 - | GUEST BEDROOM BATHROOM | 2.7m x 1.7m |
| 14 - | LAUNDRY | 3.5m x 2.9m |
| 15 - | MAID'S ROOM & BATHROOM | 3.6m x 2.9m |
| 16 - | DRIVER'S ROOM & BATHROOM | 3.1m x 3.0m |
| 17 - | GARAGE | 6.0m x 6.0m |
| 18 - | UTILITY YARD | |

### EXTERIOR

| | | |
|---|---|---|
| 19 - | OUTDOOR LIVING 1 | 7.0m x 4.8m |
| 20 - | OUTDOOR LIVING 2 | 7.0m x 6.5m |
| 21 - | OUTDOOR LIVING 3 | 5.0m x 3.5m |
| 22 - | COVERED OUTDOOR DINING (BBQ) | 8.0m x 4.0m |
| 23 - | GUEST PATIO | 4.5m x 3.5m |
| 24 - | MAIN ENTRANCE | |
| 25 - | COURTYARD | |
| 26 - | SWIMMING POOL | |
| 27 - | POOL DECK | |
| 28 - | POOL SHOWER | |
| 29 - | GUEST ENTRANCE | |
| 30 - | MAJLIS GREEN POCKET | |
| 31 - | SECONDARY ENTRANCE | |
| 32 - | WASTE ROOM | |
| 33 - | PARKING BAYS | |




GROUND FLOOR




FIRST FLOOR

## ROOM SCHEDULE

### INTERIOR

| | | |
|---|---|---|
| 1 - | MASTER BEDROOM 1 | 7.0m x 3.8m |
| 2 - | MASTER BEDROOM 1 - WALK-IN WARDROBE | 3.0m x 2.6m |
| 3 - | MASTER BEDROOM 1 - BATHROOM | 3.0m x 2.9m |
| 4 - | MASTER BEDROOM 2 | 5.3m x 4.0m |
| 5 - | MASTER BEDROOM 2 - WALK-IN WARDROBE | 3.0m x 2.3m |
| 6 - | MASTER BEDROOM 2 - BATHROOM | 3.0m x 2.9m |
| 7 - | BEDROOM 3 | 5.6m x 3.4m |
| 8 - | BEDROOM 3 - WALK-IN WARDROBE | 2.4m x 2.4m |
| 9 - | BEDROOM 3 - BATHROOM | 2.5m x 2.3m |
| 10 - | BEDROOM 4 | 5.0m x 4.2m |
| 11 - | BEDROOM 4 - WALK-IN WARDROBE | 2.4m x 2.0m |
| 12 - | BEDROOM 4 - BATHROOM | 2.5m x 2.3m |
| 13 - | BEDROOM 5 | 4.8m x 4.2m |
| 14 - | BEDROOM 5 - WALK-IN WARDROBE | 2.4m x 2.0m |
| 15 - | BEDROOM 5 - BATHROOM | 2.5m x 2.3m |
| 16 - | PANTRY | 2.9m x 2.0m |
| 17 - | LINEN | 2.0m x 2.0m |
| 18 - | STAIRS | 5.1m x 3.0m |
| 19 - | LOBBY | 7.8m x 2.0m |

### EXTERIOR

| | | |
|---|---|---|
| 20 - | GREEN TERRACE | |
| 21 - | BALCONY | |



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## Façade Options

Throughout Al Naseem Community, there are two façade styles to choose from for all 4, 5 and 6-bedroom villas.

## South Californian Style

The elevation treatment of this villa captures the essence of Californian style with its sloped roof and incorporation of natural elements like wood. From the underside of the roof to the shading screens, pergolas and door finishes, wood features prominently, adding warmth and character. Expansive windows and terraces seamlessly merge the indoor and outdoor spaces, fostering an inviting and airy ambience while accommodating various external activities. Pergolas offer shade for outdoor living and dining areas, ensuring comfort throughout the day. The design prioritises clean lines and flat surfaces, enhancing the horizontal flow and overall openness of the interiors.

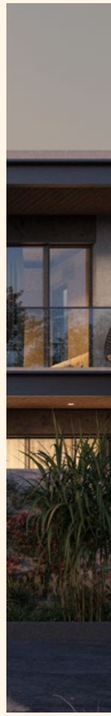




# Modern Contemporary Style

This contemporary aesthetic seamlessly merges modernity with a welcoming atmosphere. Drawing inspiration from opulent modernist architecture, the exterior design incorporates a harmonious blend of contemporary and minimalist elements. A striking combination of dark grey metal cornices and pristine white stucco walls characterises the elevation treatment. The expansive windows, adorned with timber panels, introduce a natural touch to the façade. These features, along with spacious terraces, seamlessly integrate indoor and outdoor spaces, creating an inclusive and airy ambience suitable for various activities, from intimate dining gatherings to rejuvenating yoga sessions. Pergolas play a pivotal role in the design, offering shade for bedroom terraces and communal dining areas in the garden, ensuring comfort throughout the day.





# South Californian Style

EXTERIOR PERSPECTIVE - STREET VIEW - SOUTH CALIFORNIAN FAÇADE OPTION





REAR EXTERIOR PERSPECTIVE | SOUTH CALIFORNIAN FAÇADE OPTION



FRONT EXTERIOR PERSPECTIVE - STREET VIEW | SOUTH CALIFORNIAN FAÇADE OPTION



REAR EXTERIOR PERSPECTIVE | SOUTH CALIFORNIAN FAÇADE OPTION



# Modern Contemporary Style

EXTERIOR PERSPECTIVE - FRONT ELEVATION | MODERN CONTEMPORARY FAÇADE OPTION





EXTERIOR PERSPECTIVE - REAR ELEVATION | MODERN CONTEMPORARY FAÇADE OPTION



REAR EXTERIOR PERSPECTIVE | MODERN CONTEMPORARY FAÇADE OPTION





SIDE EXTERIOR PERSPECTIVE - STREET VIEW | MODERN CONTEMPORARY FAÇADE OPTION



ENTRANCE LOBBY OVERLOOKING COURTYARD & MAJLIS



POWDER ROOM



FAMILY LIVING ROOM





POWDER ROOM



MAJLIS DINING


FAMILY DINING









# Light Colour Palette

**THROUGHOUT THE VILLAS**



VENEER



PORCELAIN TILE



WHITE WASHED
PAINT EFFECT

**THROUGHOUT**



BRUSHED METAL

**ENTRANCE FOYER**



PORCELAIN TILE

**SHOW KITCHEN**



ENGINEERED STONE

**POWDER ROOM**



PORCELAIN TILE

**MASTER BEDROOM**
**BATHROOM**



PORCELAIN TILE



# Dark Colour Palette

**THROUGHOUT THE VILLAS**



VENEER



PORCELAIN TILE



WHITE WASHED
PAINT EFFECT

**THROUGHOUT**



ANTHRACITE METAL

**ENTRANCE FOYER**



PORCELAIN TILE

**SHOW KITCHEN**



ENGINEERED STONE

**POWDER ROOM**



PORCELAIN TILE

**MASTER BEDROOM**
**BATHROOM**



PORCELAIN TILE

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