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Nawayef

Nawayef Heights: East Hill

Type 01-08

BY MODON

RAPHAEL HOMES

RAPHAEL
HOMES

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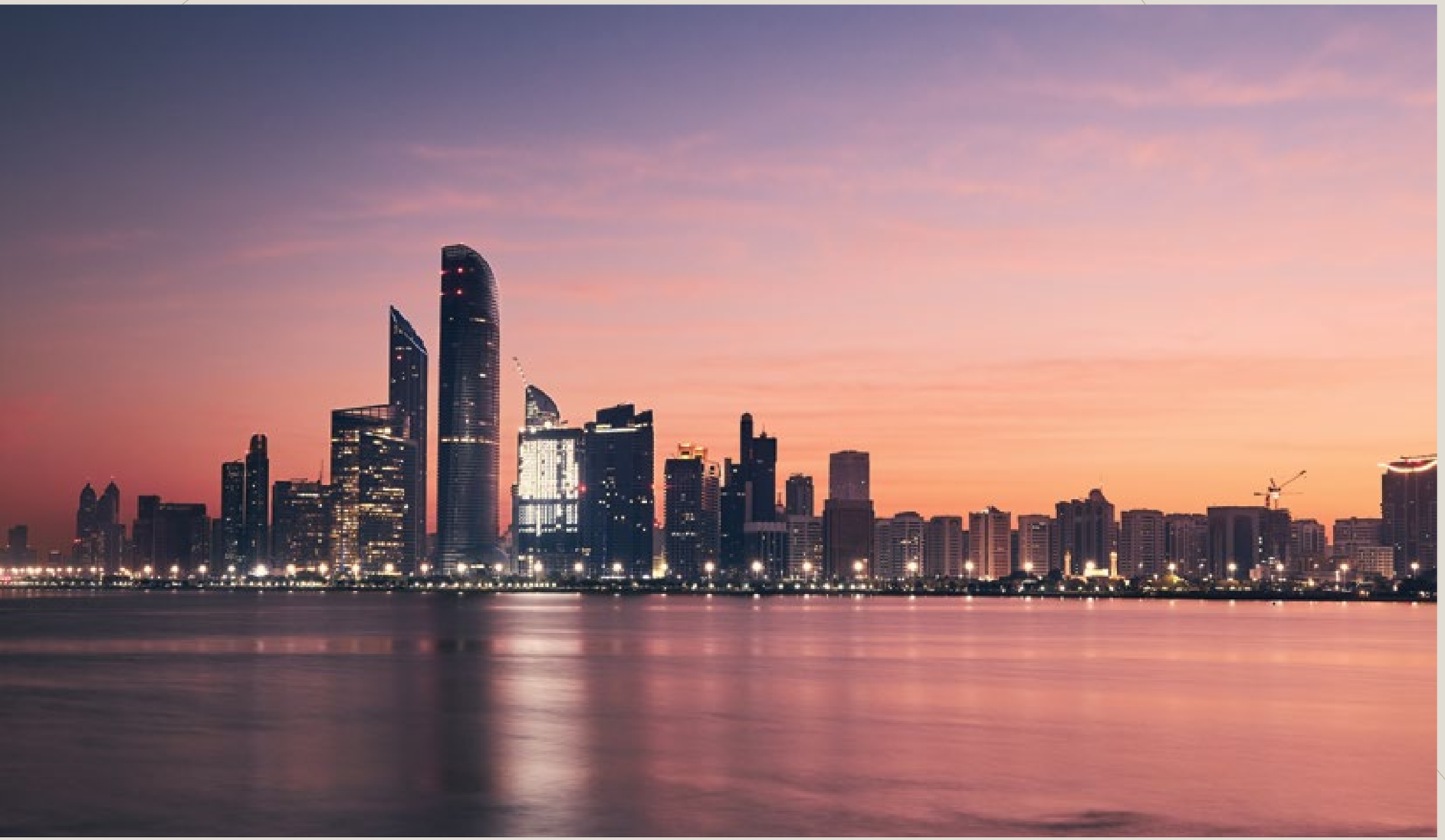
01

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 and 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.

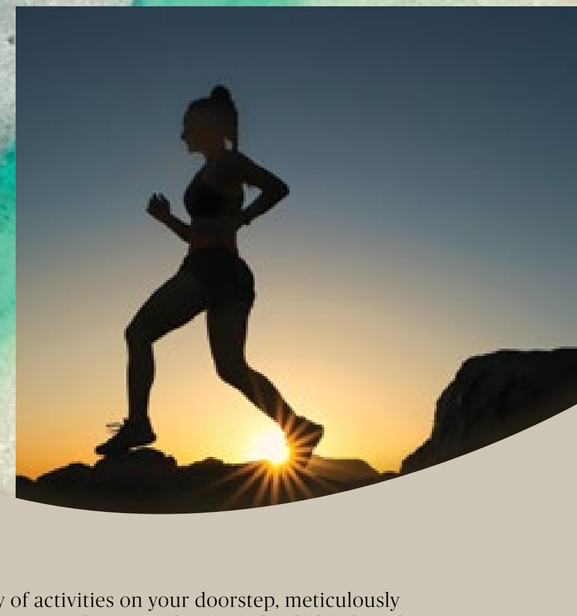
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city's commitment to innovation and progress. From the breathtaking Sheikh Zayed Grand Mosque to the thrilling allure 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







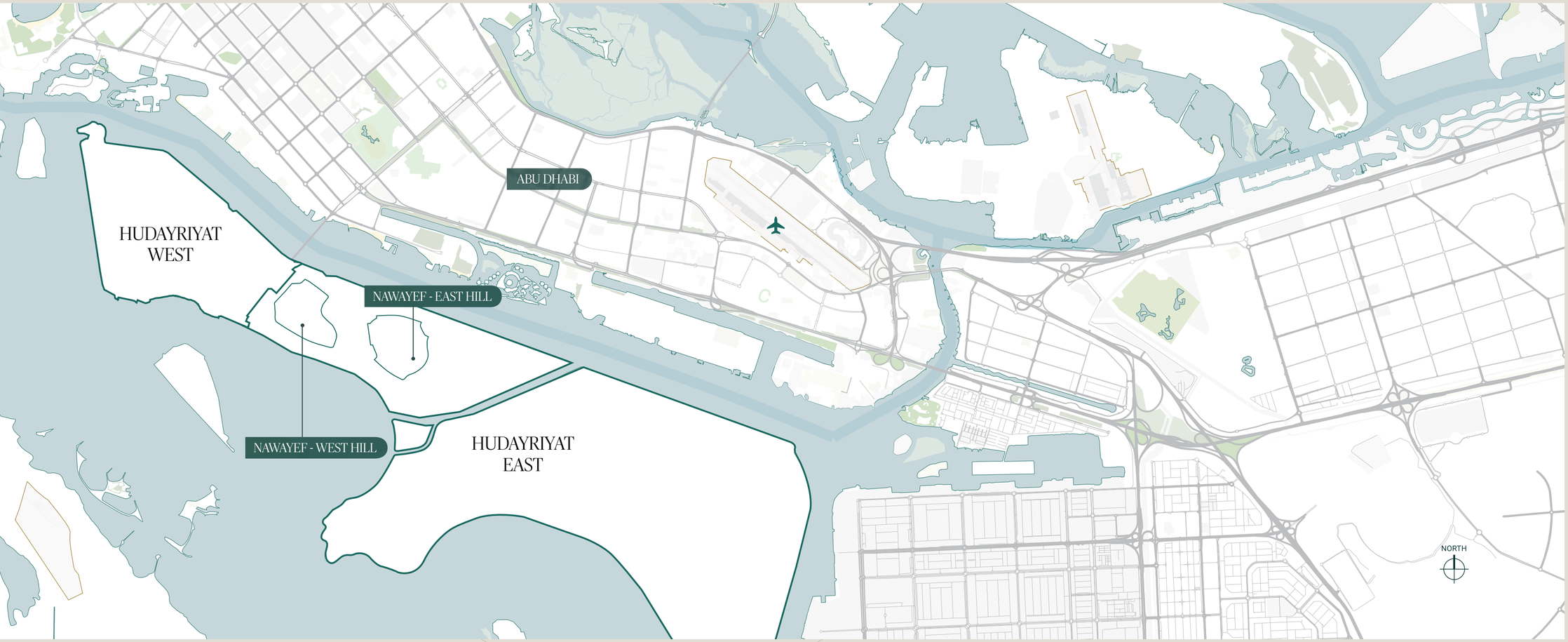
HUDAYRIYAT ISLAND

Embrace an active lifestyle

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.

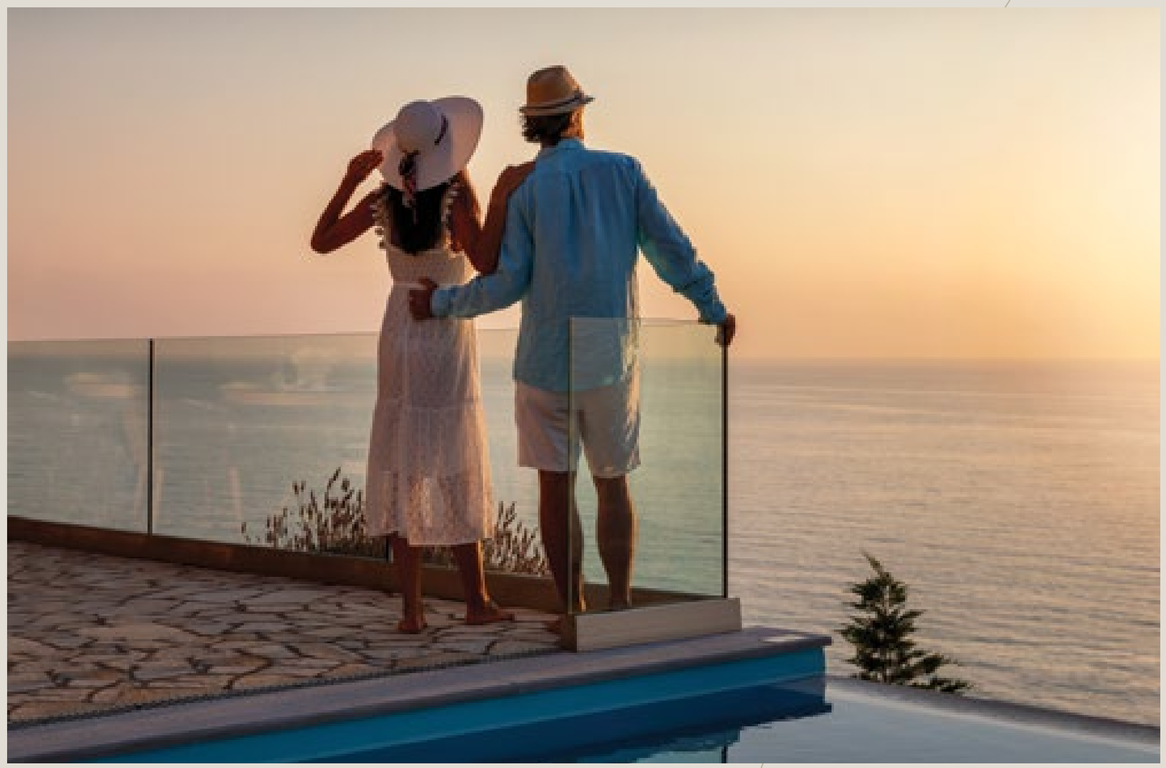
Hudayriyat Island's ambitious project unveils an impressive lineup of both current and under-development destinations, featuring Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse selection of sporting facilities, boutique retail outlets, charming cafés, and delectable restaurants. But it doesn't end there—the 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
EAST HILL

Nawayef



THE PINNACLE OF YOUR LEGACY

Discover a unique and unparalleled terrain, featuring rolling hills that reach heights of up to 60 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 the east hill at Nawayef, 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
- BIKE PARK
- CIRCUIT X
- 321 SPORTS
- BAB AL NOJOUM
- HUDAYRIYAT HERITAGE TRAIL
- SURF ABU DHABI

NAWAYEF AMENITIES

- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUBHOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES

05 NAWAYEF HEIGHTS



Nawayef

NAWAYEF HEIGHTS

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

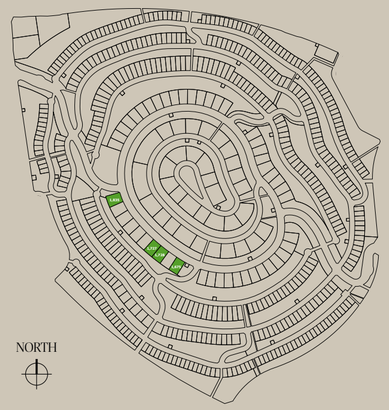
With sizes ranging from 1,820 to 1,952 square metres, these generously sized villas provide expansive living spaces, abundant natural light and a feeling of grandeur.

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 the east hill at Nawayef to the Abu Dhabi skyline and the surrounding azure-blue waters of the Arabian Gulf. The villa's clean lines prioritise natural ventilation and cast soft light that illuminates the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle 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 1,675 - 1,835 sqm

TYPE 01 | 7 BEDROOMS

Villa GSA: 1,952 sqm



NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

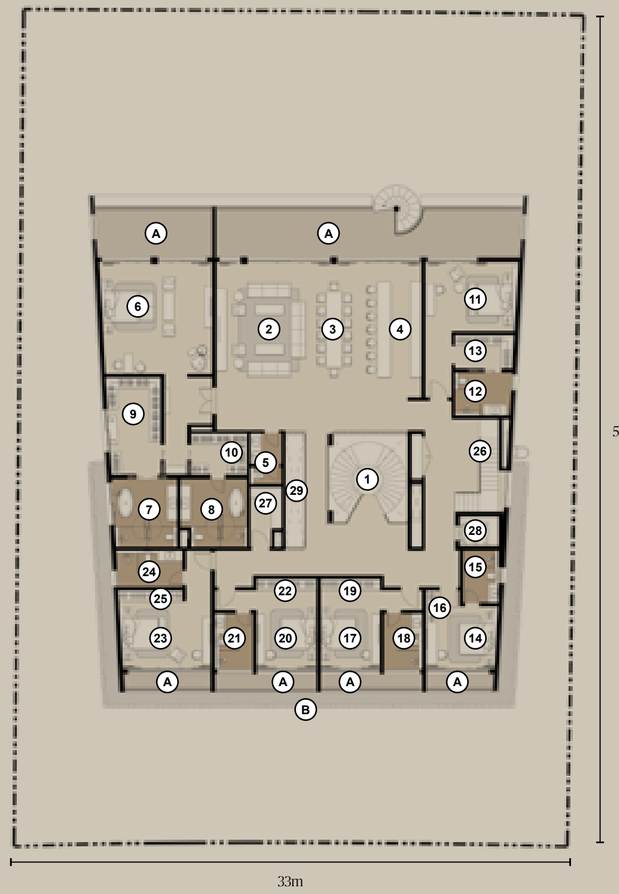
1.	MAIN ENTRANCE	N/A
2.	FOYER	2.8m x 3.3m
3.	GRAND HALL	2.5m x 6.0m
4.	FEATURE STAIRCASE	4.8m x 5.3m
5.	MAJLIS POWDER ROOM	3.3m x 3.8m
6.	MAJLIS FOYER	5.4m x 3.4m
7.	MAJLIS	8.7m x 6.1m
8.	MAJLIS DINING	8.1m x 3.7m
9.	FAMILY LIVING	6.7m x 9.8m
10.	FAMILY DINING	4.9m x 9.8m
11.	SHOW KITCHEN	4.7m x 5.6m
12.	PANTRY 1	3.2m x 2.3m
13.	OFFICE	4.7m x 4.6m
14.	POWDER ROOM	4.6m x 1.6m
15.	GUEST BEDROOM	5.2m x 4.5m
16.	GUEST BATHROOM	4.4m x 2.1m
17.	GUEST WARDROBE	2.7m x 2.4m
18.	SECONDARY STAIRCASE	2.6m x 5.6m
19.	DRIVER'S BEDROOM	2.5m x 3.0m
20.	DRIVER'S BATHROOM	1.9m x 2.3m
21.	PANTRY 2	3.7m x 2.7m
22.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	OUTDOOR LIVING
F.	POOL
G.	EXTERNAL STAIRCASE
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.8m x 5.3m
2.	LOUNGE	5.6m x 10.2m
3.	DINING	3.0m x 10.2m
4.	SHOW KITCHEN	3.8m x 10.2m
5.	POWDER ROOM	1.9m x 3.1m
6.	MASTER BEDROOM	6.8m x 6.8m
7.	MASTER BATHROOM 1	4.0m x 4.1m
8.	MASTER BATHROOM 2	4.0m x 4.1m
9.	MASTER WARDROBE 1	3.3m x 5.9m
10.	MASTER WARDROBE 2	3.4m x 2.5m
11.	BEDROOM 2	4.2m x 5.6m
12.	BEDROOM 2 BATHROOM	3.4m x 2.6m
13.	BEDROOM 2 WARDROBE	3.6m x 2.0m
14.	BEDROOM 3	4.1m x 4.8m
15.	BEDROOM 3 BATHROOM	2.1m x 3.2m
16.	BEDROOM 3 WARDROBE	1.0m x 1.9m
17.	BEDROOM 4	3.6m x 4.8m
18.	BEDROOM 4 BATHROOM	2.3m x 3.4m
19.	BEDROOM 4 WARDROBE	3.6m x 1.0m
20.	BEDROOM 5	3.6m x 4.8m
21.	BEDROOM 5 BATHROOM	2.3m x 3.4m
22.	BEDROOM 5 WARDROBE	3.6m x 1.0m
23.	BEDROOM 6	5.3m x 4.1m
24.	BEDROOM 6 BATHROOM	4.0m x 2.2m
25.	BEDROOM 6 WARDROBE	3.8m x 1.0m
26.	SECONDARY STAIRCASE	2.6m x 5.6m
27.	STORE	1.9m x 3.6m
28.	LIFT	N/A
29.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN

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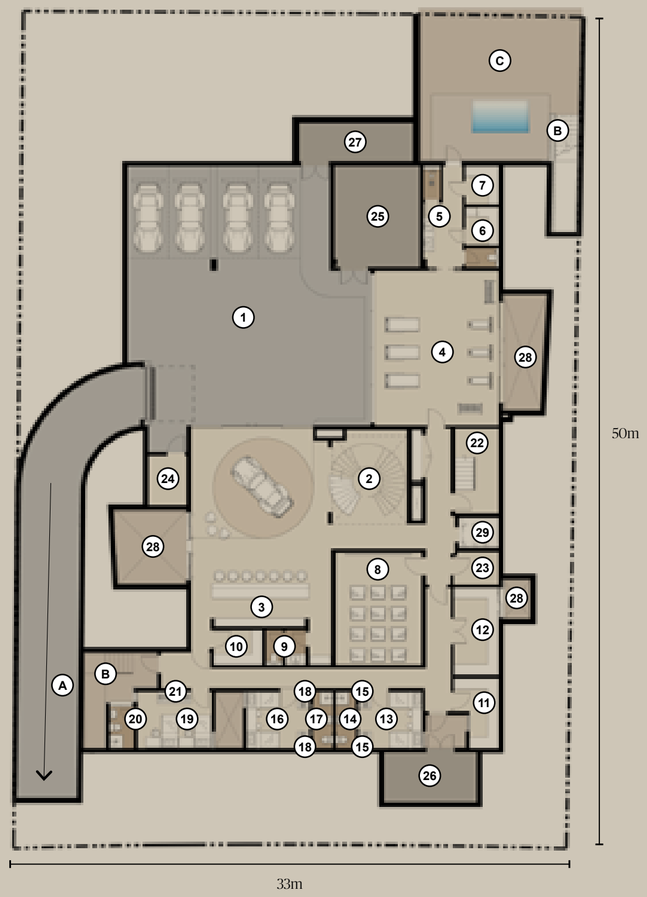
NAWAYEF HEIGHTS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	13.4m x 15.6m
2.	FEATURE STAIRCASE	4.5m x 5.2m
3.	BAR	8.5m x 2.8m
4.	GYM	7.5m x 9.3m
5.	CHANGING ROOM	4.3m x 6.1m
6.	SAUNA	2.0m x 2.3m
7.	STEAM ROOM	2.0m x 2.3m
8.	FLEXIBLE ENTERTAINMENT	5.2m x 6.8m
9.	POWDER ROOM	2.4m x 2.1m
10.	PANTRY	2.9m x 2.1m
11.	LAUNDRY	2.7m x 4.2m
12.	SERVICE KITCHEN	2.7m x 5.3m
13.	STAFF BEDROOM 1	3.8m x 3.4m
14.	STAFF BATHROOM 1	1.2m x 3.4m
15.	STAFF WARDROBE 1	1.0m x 3.4m
16.	STAFF BEDROOM 2	3.8m x 3.4m
17.	STAFF BATHROOM 2	1.2m x 3.4m
18.	STAFF WARDROBE 2	1.0m x 3.4m
19.	STAFF BEDROOM 3	4.5m x 3.4m
20.	STAFF BATHROOM 3	1.5m x 2.5m
21.	STAFF WARDROBE 3	2.0m x 1.0m
22.	SECONDARY STAIRCASE	2.6m x 5.2m
23.	UTILITIES 1	2.6m x 2.0m
24.	UTILITIES 2	2.3m x 3.0m
25.	UTILITIES 3	5.2m x 6.1m
26.	UTILITIES 4	5.6m x 3.0m
27.	POOL EQUIPMENT	7.2m x 2.4m
28.	COURTYARD	N/A
29.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	EXTERNAL STAIRCASE
C.	OUTDOOR TERRACE



BASEMENT FLOOR



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EXTERIOR PERSPECTIVE - REAR GARDEN



MÜDON Nawayef Heights - Type 01







MASTER BATHROOM



MASTER BEDROOM

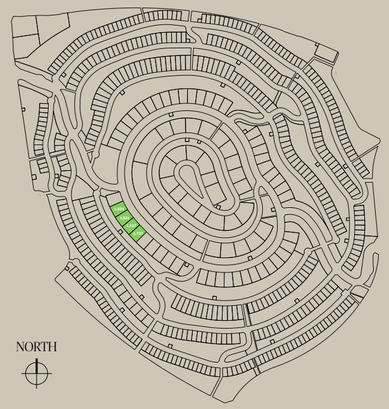


NAWAYEF HEIGHTS
TYPE 02

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.

Designed to provide a haven of privacy and shade from sunny summers, while maximising 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 1,675 - 1,835 sqm

TYPE 02 | 6 BEDROOMS

Villa GSA:	1,868 sqm



NAWAYEF HEIGHTS
TYPE 02
ROOM SCHEDULE

INTERIOR

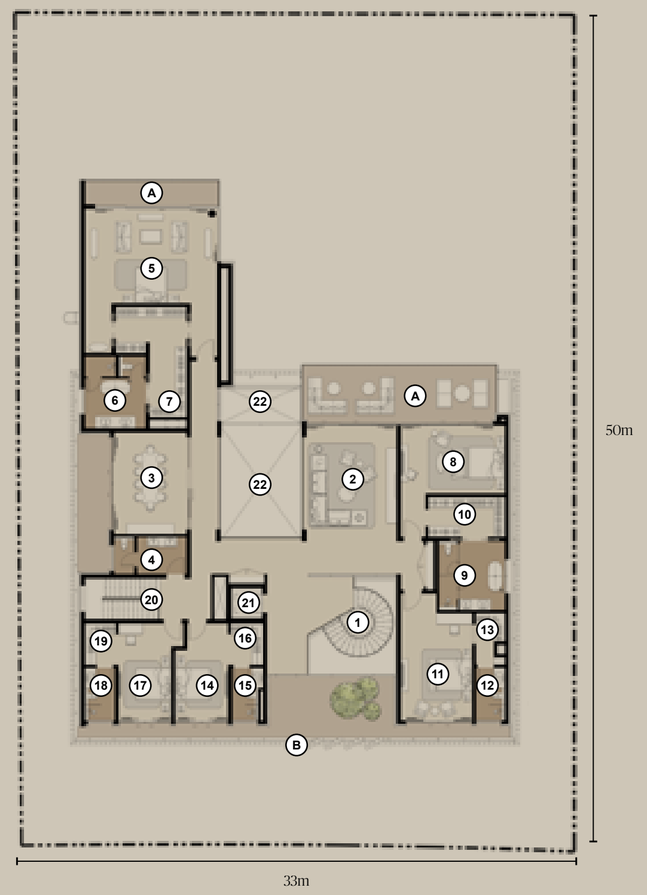
1.	MAIN ENTRANCE	N/A
2.	FOYER	2.3m x 6.0m
3.	FEATURE STAIRCASE	5.3m x 5.9m
4.	POWDER ROOM	4.4m x 2.3m
5.	MAJLIS FOYER	3.9m x 4.6m
6.	MAJLIS POWDER ROOM	2.2m x 4.6m
7.	MAJLIS	6.3m x 6.7m
8.	MAJLIS DINING	6.3m x 6.0m
9.	FAMILY LIVING	5.5m x 6.9m
10.	FORMAL DINING	4.9m x 6.9m
11.	FAMILY DINING	8.0m x 3.4m
12.	SHOW KITCHEN	8.0m x 3.7m
13.	SERVICE KITCHEN	6.2m x 2.5m
14.	LIBRARY	4.4m x 6.2m
15.	GUEST BEDROOM	5.9m x 5.2m
16.	GUEST BATHROOM	2.1m x 3.5m
17.	GUEST WARDROBE	2.3m x 3.5m
18.	SECONDARY STAIRCASE	7.6m x 2.5m
19.	DRIVER'S BEDROOM	3.0m x 3.0m
20.	DRIVER'S BATHROOM	1.8m x 2.3m
21.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	OUTDOOR LIVING
F.	POOL
G.	EXTERNAL STAIRCASE
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 02
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	5.3m x 5.9m
2.	LOUNGE	5.5m x 7.0m
3.	DINING	4.4m x 6.2m
4.	POWDER ROOM	4.4m x 2.2m
5.	MASTER BEDROOM	7.8m x 5.7m
6.	MASTER BATHROOM	3.7m x 4.3m
7.	MASTER WARDROBE	4.3m x 6.7m
8.	BEDROOM 2	6.3m x 4.1m
9.	BEDROOM 2 BATHROOM	4.0m x 4.1m
10.	BEDROOM 2 WARDROBE	4.6m x 2.4m
11.	BEDROOM 3	4.2m x 6.4m
12.	BEDROOM 3 BATHROOM	1.8m x 3.2m
13.	BEDROOM 3 WARDROBE	1.8m x 3.1m
14.	BEDROOM 4	3.2m x 5.9m
15.	BEDROOM 4 BATHROOM	1.9m x 3.2m
16.	BEDROOM 4 WARDROBE	2.0m x 2.5m
17.	BEDROOM 5	3.2m x 5.9m
18.	BEDROOM 5 BATHROOM	1.8m x 3.2m
19.	BEDROOM 5 WARDROBE	1.9m x 2.5m
20.	SECONDARY STAIRCASE	6.4m x 2.5m
21.	LIFT	N/A
22.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN

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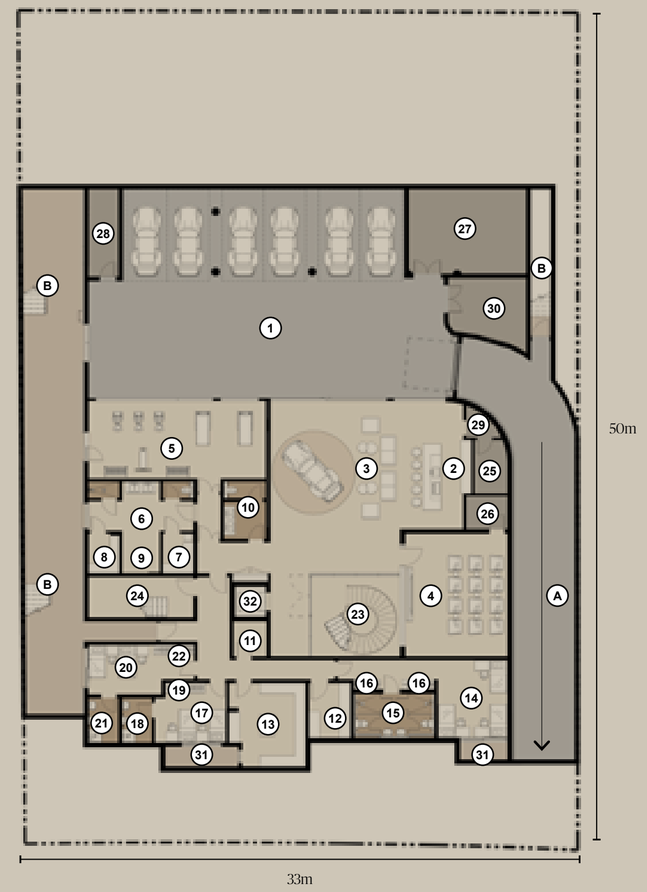
NAWAYEF HEIGHTS
TYPE 02
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	21.4m x 12.6m
2.	BAR	4.1m x 7.7m
3.	BASEMENT LOUNGE	8.1m x 10.4m
4.	FLEXIBLE ENTERTAINMENT	6.2m x 7.4m
5.	GYM	10.7m x 4.7m
6.	CHANGING ROOM	6.3m x 2.9m
7.	SAUNA	1.9m x 2.4m
8.	STEAM ROOM	1.9m x 2.4m
9.	PLUNGE POOL	2.3m x 2.6m
10.	POWDER ROOM 1	2.5m x 3.5m
11.	POWDER ROOM 2	2.0m x 2.1m
12.	LAUNDRY	2.5m x 3.3m
13.	SERVICE KITCHEN	4.6m x 5.0m
14.	STAFF BEDROOM 1	4.2m x 4.7m
15.	STAFF BATHROOM 1	4.8m x 2.6m
16.	STAFF WARDROBE 1	4.8m x 1.0m
17.	STAFF BEDROOM 2	3.9m x 3.0m
18.	STAFF BATHROOM 2	1.8m x 2.7m
19.	STAFF WARDROBE 2	2.4m x 1.0m
20.	STAFF BEDROOM 3	4.3m x 3.6m
21.	STAFF BATHROOM 3	1.8m x 2.7m
22.	STAFF WARDROBE 3	2.4m x 1.0m
23.	FEATURE STAIRCASE	4.8m x 5.3m
24.	SECONDARY STAIRCASE	6.3m x 2.5m
25.	UTILITIES 1	2.0m x 3.2m
26.	UTILITIES 2	2.5m x 2.0m
27.	UTILITIES 3	7.1m x 5.1m
28.	UTILITIES 4	1.8m x 5.3m
29.	STORAGE	1.9m x 2.2m
30.	POOL EQUIPMENT	4.7m x 3.4m
31.	COURTYARD	N/A
32.	LIFT	N/A

EXTERIOR

A. RAMP TO GROUND LEVEL
B. EXTERNAL STAIRCASE



BASEMENT FLOOR



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MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT

EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - OUTDOOR LOUNGE



EXTERIOR PERSPECTIVE - POOL VIEW


LOVE ALL



MASTER BATHROOM



MASTER BEDROOM

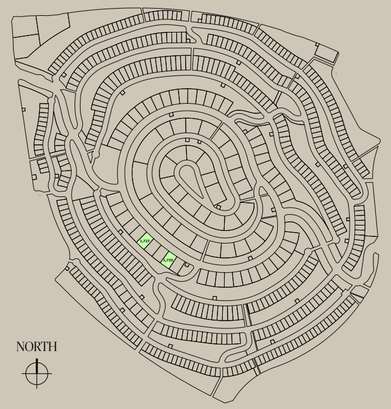


NAWAYEF HEIGHTS
TYPE 03

Step into this villa to be greeted by the elegance of its 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 centred around entertainment and socialising. The Majlis, with its own separate entrance, 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 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 1,675 - 1,835 sqm

TYPE 03 | 5 BEDROOMS

Villa GSA: 1,820 sqm



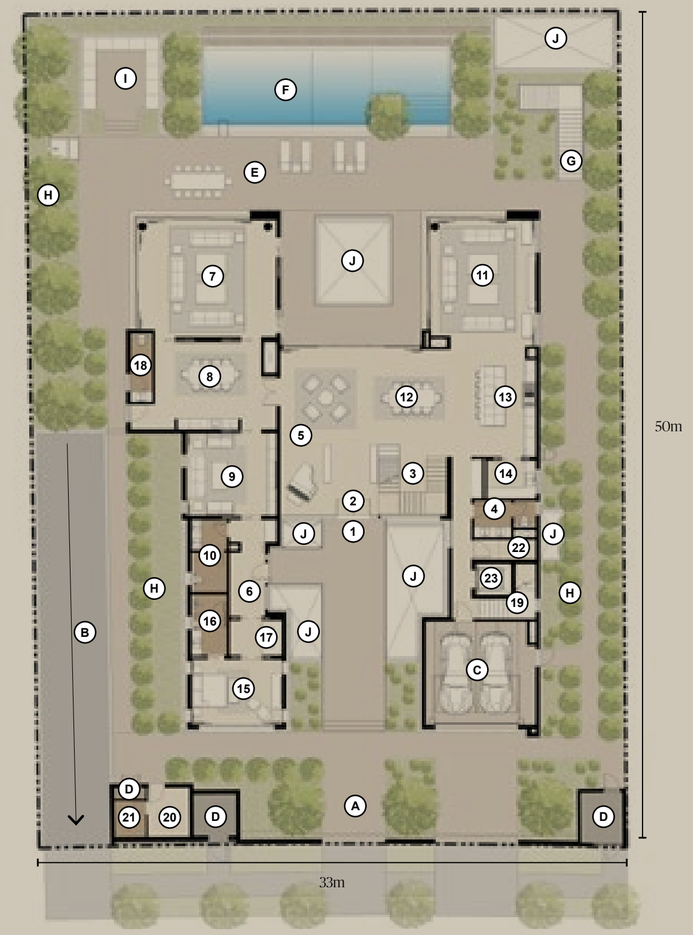
NAWAYEF HEIGHTS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	2.4m x 4.3m
3.	FEATURE STAIRCASE	4.2m x 4.3m
4.	POWDER ROOM	3.7m x 2.2m
5.	PIANO LOUNGE	5.1m x 10.0m
6.	MAJLIS FOYER	2.2m x 3.9m
7.	MAJLIS	8.3m x 7.1 m
8.	MAJLIS DINING	6.4m x 5.3m
9.	MAJLIS MEDIA ROOM	5.4m x 5.0m
10.	MAJLIS POWDER ROOM	2.2m x 4.4m
11.	FAMILY LIVING	6.3m x 7.8m
12.	FAMILY DINING	4.9m x 5.9m
13.	SHOW KITCHEN	5.1m x 6.5m
14.	SERVICE KITCHEN	2.9m x 2.3m
15.	GUEST BEDROOM	5.5m x 4.0m
16.	GUEST BATHROOM	2.1m x 3.7m
17.	GUEST WARDROBE	3.2m x 2.1m
18.	POOL BATHROOM	1.3m x 4.1m
19.	SECONDARY STAIRCASE	1.2m X 3.3m
20.	DRIVER'S BEDROOM	2.5m x 2.9m
21.	DRIVER'S BATHROOM	1.8m x 2.2m
22.	STORE	1.2m x 3.7m
23.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	COURTYARD
C.	OUTDOOR LOUNGE
D.	LANDSCAPING
E.	POOL
F.	EXTERNAL STAIRCASE
G.	LANDSCAPING
H.	LOWER TERRACE
I.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.1m x 3.6m
2.	LOUNGE	8.5m x 4.0m
3.	MASTER BEDROOM	6.8m x 6.9m
4.	MASTER BATHROOM 1	3.0m x 5.7m
5.	MASTER BATHROOM 2	4.0m x 4.9m
6.	MASTER WARDROBE 1	3.0m x 3.5m
7.	MASTER WARDROBE 2	3.0m x 3.5m
8.	BEDROOM 2	5.2m x 5.1m
9.	BEDROOM 2 BATHROOM	2.3m x 3.5m
10.	BEDROOM 2 WARDROBE	2.6m x 2.1m
11.	BEDROOM 3	3.6m x 5.0m
12.	BEDROOM 3 BATHROOM	3.6m x 2.2m
13.	BEDROOM 3 WARDROBE	3.6m x 1.0m
14.	BEDROOM 4	4.4m x 3.7m
15.	BEDROOM 4 BATHROOM	3.6m x 2.0m
16.	BEDROOM 4 WARDROBE	3.0m x 1.0m
17.	LAUNDRY	2.6m x 2.1m
18.	SECONDARY STAIRCASE	3.9m x 1.2m
19.	ELECTRIC ROOM	2.6m x 1.2m
20.	LIFT	N/A
21.	VOID	N/A

EXTERIOR

A.	BALCONY

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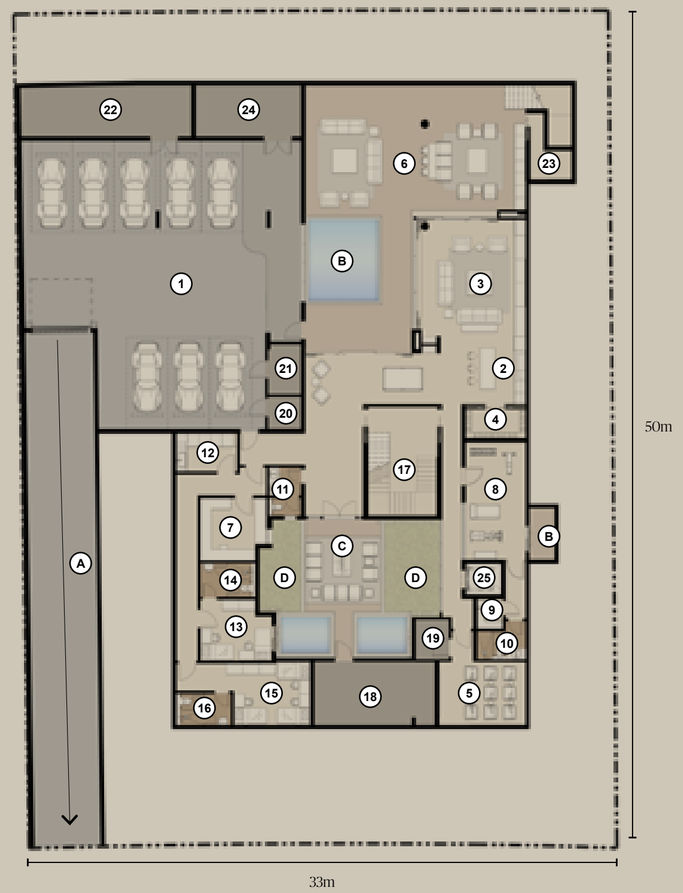
NAWAYEF HEIGHTS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	11.4m x 17.4m
2.	BAR	4.4m x 3.6m
3.	BASEMENT LOUNGE	6.7m x 7.5m
4.	CELLAR	3.6m x 1.8m
5.	FLEXIBLE ENTERTAINMENT	5.2m x 3.8m
6.	LIVING ROOM	13.2M x 6.0M
7.	KITCHEN	4.0m x 3.8m
8.	GYM	3.6m x 7.1m
9.	SAUNA	1.5m x 1.8m
10.	CHANGING ROOM	2.9m x 1.7m
11.	POWDER ROOM	1.9m x 2.9m
12.	LAUNDRY	3.7m x 2.3m
13.	STAFF BEDROOM 1	4.3m x 3.7m
14.	STAFF BATHROOM 1	3.3m x 2.1m
15.	STAFF BEDROOM 2	4.6m x 3.7m
16.	STAFF BATHROOM 2	3.3m x 1.9m
17.	FEATURE STAIRCASE	4.2m x 6.6m
18.	UTILITIES 1	7.3m x 3.8m
19.	UTILITIES 2	2.0m x 2.4m
20.	UTILITIES 3	2.0m x 2.0m
21.	UTILITIES 4	2.0m x 3.0m
22.	UTILITIES 5	8.3m x 3.1m
23.	STORAGE	2.5m x 1.7m
24.	POOL EQUIPMENT	6.4m x 3.1m
25.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	COURTYARD
C.	OUTDOOR LOUNGE
D.	LANDSCAPING



BASEMENT FLOOR



MODON Nawayef Heights - Type 03

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ENTRANCE FOYER

FORMAL LIVING









MASTER BEDROOM



MASTER BATHROOM

EXTERIOR PERSPECTIVE - POOL VIEW

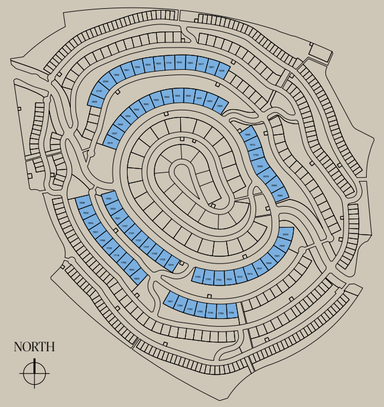
NAWAYEF HEIGHTS
TYPE 04

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 amenities level offering additional entertainment space, gym, spa, service components, and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,675 - 1,835 sqm

TYPE 04 | 5 BEDROOMS

Villa GSA: 1,946 sqm



NAWAYEF HEIGHTS
TYPE 04
ROOM SCHEDULE

INTERIOR

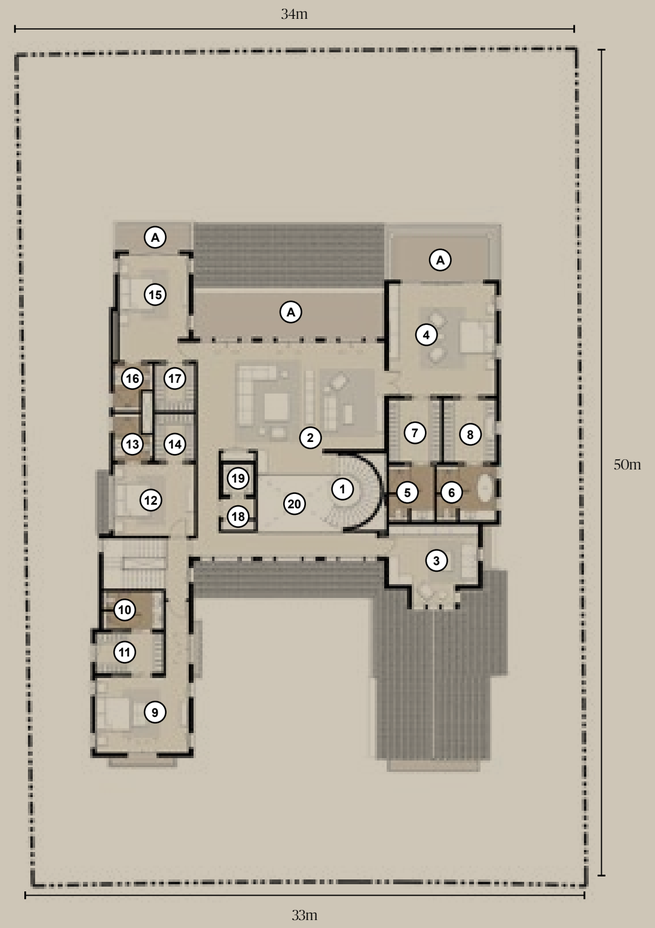
1.	MAIN ENTRANCE	N/A
2.	FOYER	3.3m x 4.5m
3.	FEATURE STAIRCASE	4.4m x 4.4m
4.	MAJLIS	6.5m x 8.1m
5.	MAJLIS DINING	5.3m x 4.1m
6.	MAJLIS PANTRY	3.2m x 2.6m
7.	POWDER ROOM 1	1.9m x 4.9m
8.	MAJLIS MEDIA ROOM	5.4m x 4.3m
9.	FAMILY LIVING	7.5m x 8.1m
10.	FAMILY DINING	4.0m x 8.1m
11.	SHOW KITCHEN	5.0m x 8.1m
12.	INFORMAL DINING	4.2m x 4.5m
13.	SERVICE KITCHEN	3.5m x 1.9m
14.	GUEST BEDROOM	5.6m x 5.6m
15.	GUEST BATHROOM	3.0m x 2.5m
16.	GUEST WARDROBE	3.9m x 2.2m
17.	POWDER ROOM 2	4.0m x 2.0m
18.	SECONDARY STAIRCASE	5.7m x 2.5m
19.	STAIRCASE	3.8m x 3.1m
20.	VESTIBULE	2.0m x 1.9m
21.	DRIVER'S BEDROOM	2.5m x 3.0m
22.	DRIVER'S BATHROOM	1.9m x 2.2m
23.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	GUEST ENTRANCE
F.	OUTDOOR LIVING
G.	POOL
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.8m x 4.8m
2.	LOUNGE	11.3m x 6.5m
3.	LIBRARY	4.8m x 5.4m
4.	MASTER BEDROOM	6.5m x 6.7m
5.	MASTER BATHROOM 1	2.8m x 3.3m
6.	MASTER BATHROOM 2	3.6m x 3.3m
7.	MASTER WARDROBE 1	3.2m x 3.8m
8.	MASTER WARDROBE 2	3.2m x 3.8m
9.	BEDROOM 2	5.6m x 4.6m
10.	BEDROOM 2 BATHROOM	3.6m x 2.3m
11.	BEDROOM 2 WARDROBE	4.1m x 2.4m
12.	BEDROOM 3	4.8m x 4.3m
13.	BEDROOM 3 BATHROOM	2.3m x 2.8m
14.	BEDROOM 3 WARDROBE	2.4m x 2.7m
15.	BEDROOM 4	4.2m x 5.0m
16.	BEDROOM 4 BATHROOM	2.3m x 2.8m
17.	BEDROOM 4 WARDROBE	2.4m x 2.8m
18.	VESTIBULE	2.0m x 1.9m
19.	LIFT	N/A
20.	VOID	N/A

EXTERIOR

A.	BALCONY

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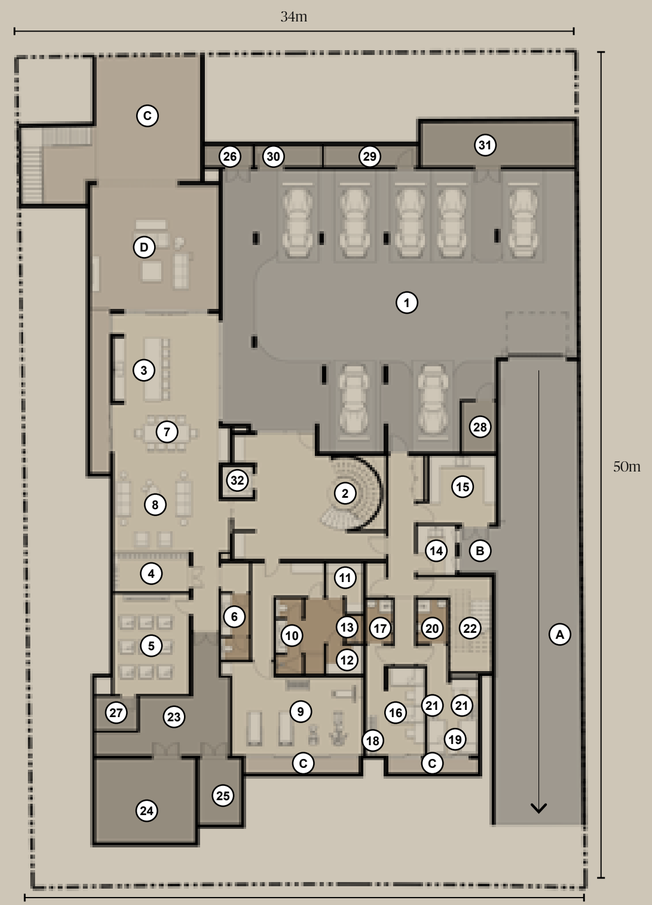
NAWAYEF HEIGHTS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	17.9m x 17m
2.	FEATURE STAIRCASE	4.3m x 4.6m
3.	BAR	6.4m x 5.5m
4.	CELLAR	4.5m x 2.4m
5.	FLEXIBLE ENTERTAINMENT	4.5m x 6.1m
6.	POWDER ROOM	1.7m x 4.0m
7.	BASEMENT DINING	6.3m x 3.5m
8.	BASEMENT MEDIA ROOM	7.0m x 5.4m
9.	GYM	7.8m x 4.7m
10.	CHANGING ROOM	4.0m x 4.5m
11.	SAUNA	2.2m x 3.0m
12.	STEAM ROOM	2.2m x 1.7m
13.	SHOWER	1.1m x 1.7m
14.	LAUNDRY	2.3m x 3.0m
15.	SERVICE KITCHEN	4.0m x 4.1m
16.	STAFF BEDROOM 1	3.1m x 4.6m
17.	STAFF BATHROOM 1	1.8m x 2.6m
18.	STAFF WARDROBE 1	1.0m x 1.0m
19.	STAFF BEDROOM 2	3.5m x 5.3m
20.	STAFF BATHROOM 2	1.5m x 2.6m
21.	STAFF WARDROBE 2	1.0m x 2.4m
22.	SECONDARY STAIRCASE	2.5m x 5.7m
23.	UTILITIES 1	8.6m x 6.0m
24.	UTILITIES 2	6.0m x 5.0m
25.	UTILITIES 3	2.5m x 3.9m
26.	UTILITIES 4	2.9m x 1.2m
27.	UTILITIES 5	2.5m x 2.0m
28.	HA ROOM	2.0m x 3.0m
29.	STORAGE 1	5.6m x 1.2m
30.	STORAGE 2	4.0m x 1.2m
31.	POOL EQUIPMENT	9.2m x 2.6m
32.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	LIGHT WELL
C.	COURTYARD
D.	OUTDOOR LOUNGE



BASEMENT FLOOR



MODON Nawayef Heights - Type 04

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EXTERIOR PERSPECTIVE - REAR GARDEN AND POOL



FAMILY LIVING







FAMILY DINING



SHOW KITCHEN

MASTER BEDROOM





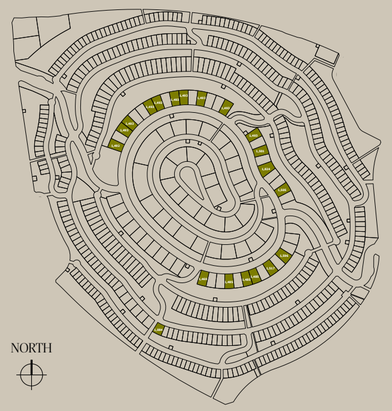
NAWAYEF HEIGHTS
TYPE 05

As you step into this impressive villa through the private courtyard, you'll uncover a design that encapsulates the Southern Californian lifestyle, defined by a modern open floor plan paired with full-height sliding doors to optimise 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 amenities level providing additional entertainment space, gym, spa, theatre, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,004 - 1,824 sqm

TYPE 05 | 5 BEDROOMS

Villa GSA: 1,219 sqm



NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE

INTERIOR

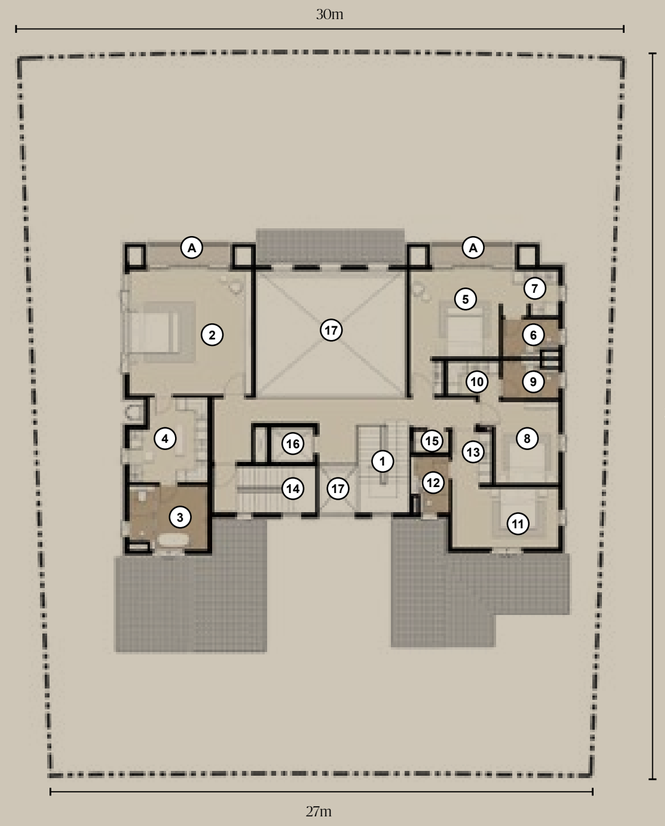
1.	MAIN ENTRANCE	N/A
2.	FOYER	1.8m x 4.3m
3.	FEATURE STAIRCASE	2.6m x 4.3m
4.	POWDER ROOM	1.9m x 3.1m
5.	MAJLIS	7.4m x 6.0m
6.	FAMILY LIVING	6.9m x 6.2m
7.	FAMILY DINING	6.7m x 4.4m
8.	SHOW KITCHEN	6.7m x 3.4m
9.	SERVICE KITCHEN	4.1m x 3.5m
10.	GUEST BEDROOM	3.8m x 4.1m
11.	GUEST BATHROOM	1.9m x 2.8m
12.	GARAGE	6.2m x 6.6m
13.	SECONDARY STAIRCASE	2.4m x 3.9m
14.	LIFT	N/A
15.	DRIVER'S BEDROOM	2.5m x 3.0m
16.	DRIVER'S BATHROOM	1.9m x 2.3m

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	POOL
E.	COURTYARD
F.	OUTDOOR LIVING
G.	LANDSCAPING
H.	UTILITIES
I.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.5m x 4.3m
2.	MASTER BEDROOM	6.1m x 6.1m
3.	MASTER BATHROOM	3.9m x 3.2m
4.	MASTER WARDROBE	3.9m x 4.2m
5.	BEDROOM 2	4.4m x 4.3m
6.	BEDROOM 2 BATHROOM	2.7m x 1.8m
7.	BEDROOM 2 WARDROBE	2.8m x 2.3m
8.	BEDROOM 3	3.1m x 4.0m
9.	BEDROOM 3 BATHROOM	2.7m x 1.8m
10.	BEDROOM 3 WARDROBE	2.5m x 1.6m
11.	BEDROOM 4	5.1m x 2.9m
12.	BEDROOM 4 BATHROOM	1.8m x 2.7m
13.	BEDROOM 4 WARDROBE	1.8m x 2.5m
14.	SECONDARY STAIRCASE	2.4m x 3.9m
15.	STORAGE	1.7m x 1.1m
16.	LIFT	N/A
17.	VOID	N/A

EXTERIOR

A.	BALCONY

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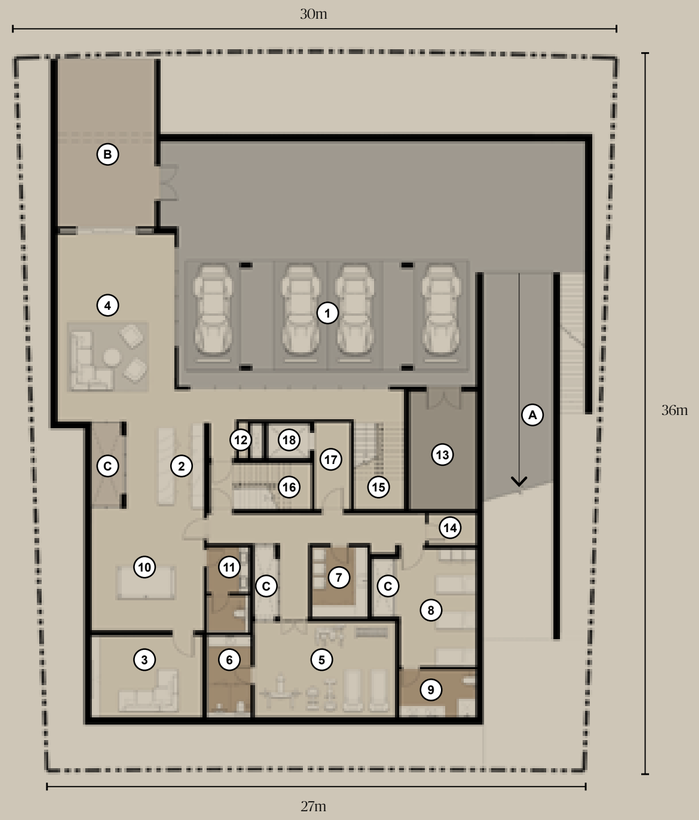
NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	18.8m x 12.3m
2.	BAR	3.9m x 4.7m
3.	MEDIA ROOM	5.5m x 4.1m
4.	ENTERTAINMENT ROOM	5.8m x 9.4m
5.	GYM	7.0m x 4.8m
6.	CHANGING ROOM	2.1m x 3.8m
7.	LAUNDRY	2.8m x 3.5m
8.	STAFF BEDROOM	3.8m x 5.9m
9.	STAFF BATHROOM	3.8m x 2.3m
10.	GAMES ROOM	5.6m x 6.2m
11.	POWDER ROOM	2.0m x 4.2m
12.	CELLAR	0.6m x 1.8m
13.	UTILITIES	3.3m x 5.9m
14.	STORE	2.4m x 1.6m
15.	FEATURE STAIRCASE	2.6m x 4.3m
16.	SECONDARY STAIRCASE	2.4m x 3.9m
17.	LIFT LOBBY	1.7m x 4.3m
18.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	EXTERNAL STAIRCASE
C.	COURTYARD



BASEMENT FLOOR



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DISCOVER EXTENDED LIVING AT NAWAYEF HEIGHTS

Nawayef Heights now feature extended plots that offer an exciting new possibility for homeowners: the option to add a multi-purpose pod to the garden. This unique addition creates even more flexibility, allowing buyers to personalise their outdoor space for their specific needs.

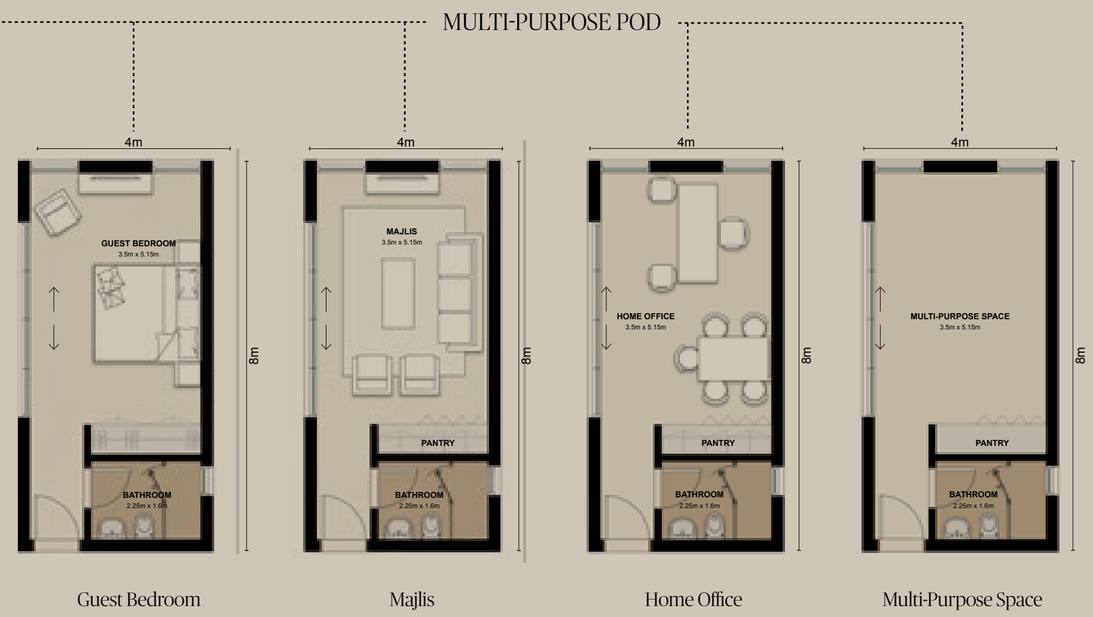
Whether it's a private office, a home gym, a guest suite or a recreational area, the multi-purpose pod provides the ultimate flexibility to tailor the space to fit any lifestyle. This enhancement offers extra room for comfort, functionality and creativity.

Highlights:

- Extended plots offering generous garden space for added privacy and potential
- Multi-purpose pod option to create a bespoke outdoor living area
- Ideal for a home office, gym, entertainment space or additional guest accommodation
- The flexibility to adapt to your client's evolving lifestyle needs



Plots range from 1,469 - 1,824 sqm
Overall GSA: 1,265 sqm



Guest Bedroom | Majlis | Home Office | Multi-Purpose Space

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EXTERIOR PERSPECTIVE - POOL VIEW



FAMILY LIVING AND KITCHEN



FAMILY LIVING







EXTERIOR PERSPECTIVE - POOL VIEW



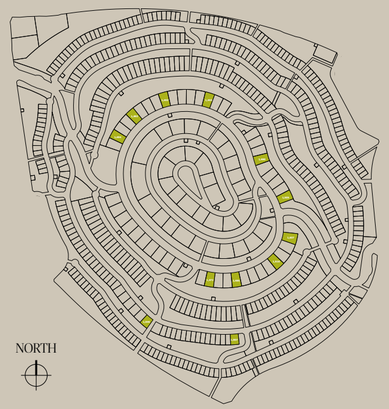
NAWAYEF HEIGHTS
TYPE 06

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 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 mashrabiyas, floor-to-ceiling glass windows, and timber sliding screens, as well as an interior adorned with white marble and natural stone.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,004 - 1,824 sqm

TYPE 06 | 6 BEDROOMS

Villa GSA: 1,280 sqm



NAWAYEF HEIGHTS
TYPE 06
ROOM SCHEDULE

INTERIOR

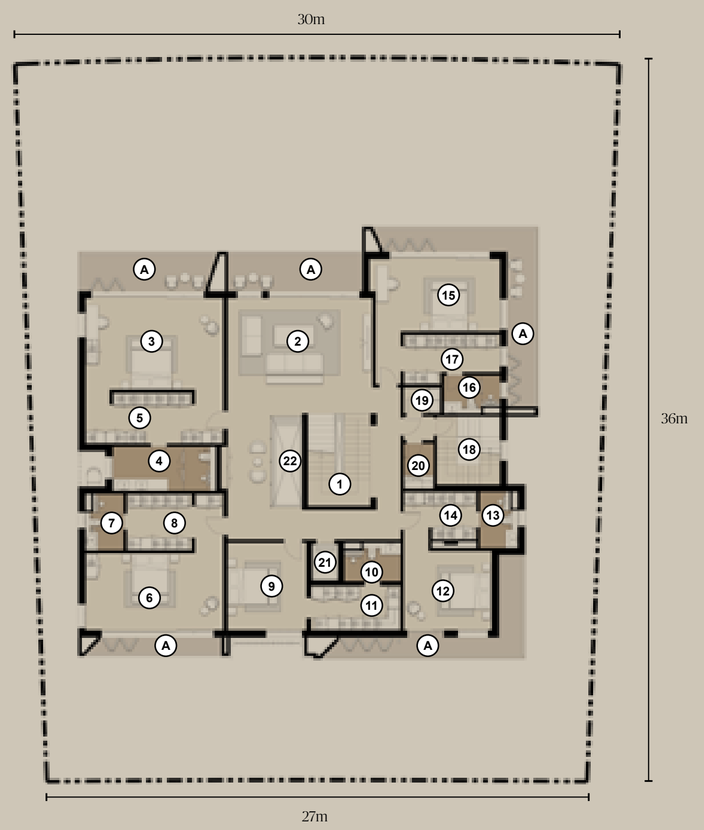
1.	MAIN ENTRANCE	N/A
2.	FOYER	3.9m x 3.9m
3.	FEATURE STAIRCASE	3.1m x 4.6m
4.	POWDER ROOM 1	1.5m x 3.4m
5.	MAJLIS	7.8m x 6.5m
6.	MAJLIS DINING	5.8m x 3.0m
7.	MAJLIS PANTRY	2.5m x 2.1m
8.	POWDER ROOM 2	2.8m x 2.1m
9.	FAMILY LIVING	5.8m x 7.7m
10.	FAMILY DINING	2.8m x 7.7m
11.	SHOW KITCHEN	2.7m x 7.7m
12.	OFFICE FOYER	3.2m x 2.6m
13.	OFFICE	3.6m x 4.7m
14.	POWDER ROOM 3	2.8m x 1.9m
15.	GUEST BEDROOM	3.8m x 4.3m
16.	GUEST BATHROOM	2.8m x 1.9m
17.	GUEST WARDROBE	2.3m x 1.5m
18.	DRIVER'S BEDROOM	2.5m x 3.0m
19.	DRIVER'S BATHROOM	1.9m x 2.3m
20.	SECONDARY STAIRCASE	3.2m x 3.4m
21.	LIFT	N/A
22.	VOID	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	OUTDOOR LIVING
D.	POOL
E.	LANDSCAPING
F.	UTILITIES
G.	EXTERNAL STAIRCASE
H.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 06
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.1m x 4.6m
2.	LOUNGE	7.2m x 4.5m
3.	MASTER BEDROOM	6.9m x 4.6m
4.	MASTER BATHROOM	5.2m x 2.2m
5.	MASTER WARDROBE	6.9m x 2.7m
6.	BEDROOM 2	6.9m x 3.9m
7.	BEDROOM 2 BATHROOM	1.9m x 2.8m
8.	BEDROOM 2 WARDROBE	4.8m x 2.8m
9.	BEDROOM 3	3.9m x 4.4m
10.	BEDROOM 3 BATHROOM	2.8m x 1.9m
11.	BEDROOM 3 WARDROBE	4.5m x 2.2m
12.	BEDROOM 4	4.4m x 4.0m
13.	BEDROOM 4 BATHROOM	1.9m x 2.8m
14.	BEDROOM 4 WARDROBE	3.7m x 2.4m
15.	BEDROOM 5	6.5m x 3.6m
16.	BEDROOM 5 BATHROOM	2.8m x 1.9m
17.	BEDROOM 5 WARDROBE	4.8m x 1.9m
18.	SECONDARY STAIRCASE	3.2m x 3.4m
19.	STORE	1.9m x 1.3m
20.	LAUNDRY	1.5m X 2.3m
21.	LIFT	N/A
22.	VOID	N/A

EXTERIOR

A.	BALCONY

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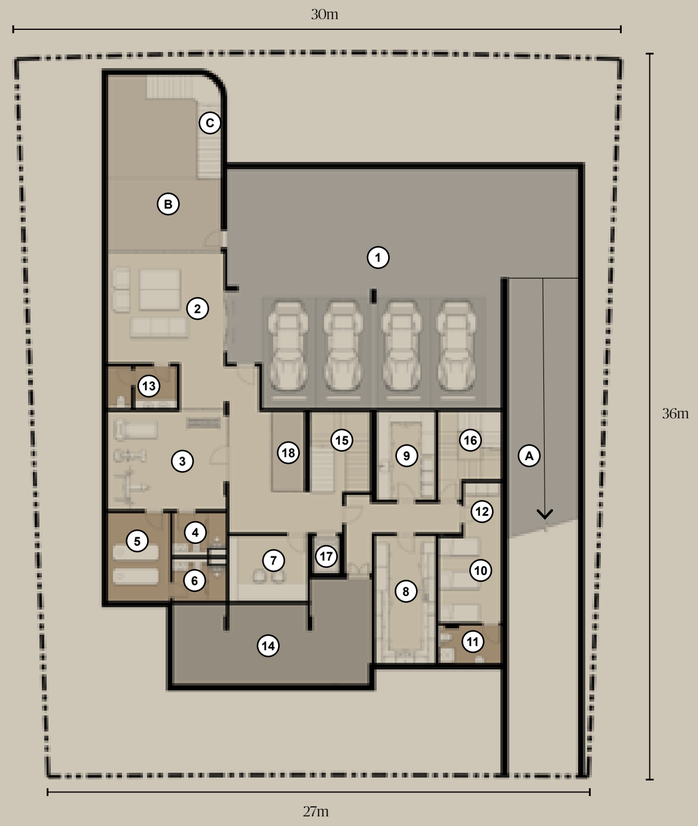
NAWAYEF HEIGHTS
TYPE 06
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	17.5m x 12.0m
2.	LOUNGE	5.8m x 5.5m
3.	GYM	6.0m x 5.0m
4.	CHANGING ROOM (GYM)	2.7m x 2.1m
5.	SPA	3.1m x 4.4m
6.	CHANGING ROOM (SPA)	2.7m x 2.1m
7.	SALON	3.9m x 3.3m
8.	SERVICE KITCHEN	3.0m x 6.4m
9.	LAUNDRY	2.9m x 4.4m
10.	STAFF BEDROOM	3.1m x 4.2m
11.	STAFF BATHROOM	3.1m x 1.9m
12.	STAFF WARDROBE	1.9m x 2.8m
13.	POWDER ROOM	3.5m x 2.1m
14.	UTILITIES	9.9m x 4.0m
15.	FEATURE STAIRCASE	3.0m x 4.0m
16.	SECONDARY STAIRCASE	3.1m x 3.4m
17.	LIFT	N/A
18.	COURTYARD	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	OUTDOOR TERRACE
C.	EXTERNAL STAIRCASE



BASEMENT FLOOR



MODON Nawayef Heights - Type 06

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Highlights:

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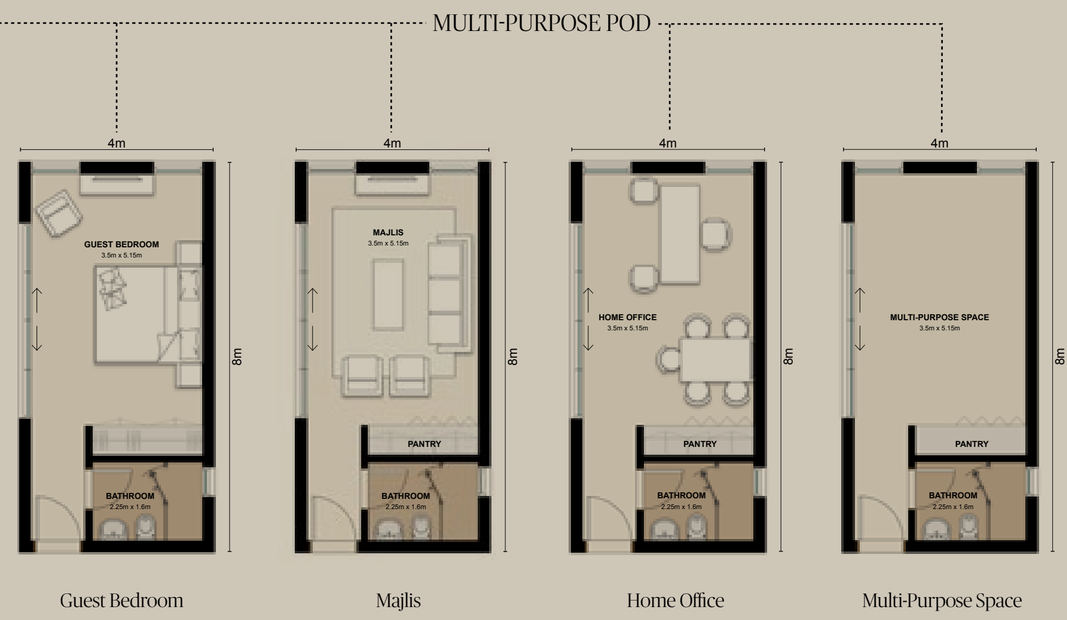
- Multi-purpose pod option to create a bespoke outdoor living area
- Ideal for a home office, gym, entertainment space or additional guest accommodation
- The flexibility to adapt to your client's evolving lifestyle needs



Plots range from 1,469 - 1,824 sqm
Overall GSA: 1,328 sqm



Guest Bedroom | Majlis | Home Office | Multi-Purpose Space

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EXTERIOR PERSPECTIVE - POOL VIEW

EXTERIOR PERSPECTIVE - GARDEN VIEW



KITCHEN



FORMAL DINNING

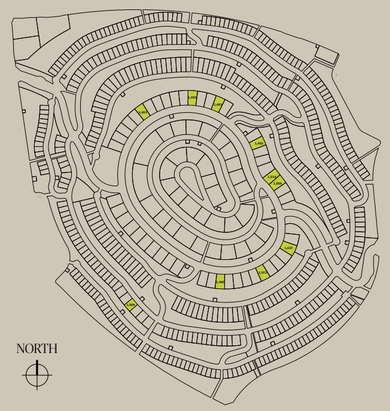


NAWAYEF HEIGHTS
TYPE 07

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 prioritise natural ventilation and cast soft light that illuminates the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with 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 1,004 - 1,824 sqm

TYPE 07 | 7 BEDROOMS

Villa GSA:	1,289 sqm



NAWAYEF HEIGHTS
TYPE 07
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	4.0m x 2.4m
3.	FEATURE STAIRCASE	3.9m x 3.8m
4.	POWDER ROOM	1.7m x 3.5m
5.	MAJLIS FOYER	5.8m x 4.4m
6.	MAJLIS	5.4m x 5.7m
7.	MAJLIS DINING	4.2m x 6.8m
8.	FAMILY LIVING	7.0m x 5.7m
9.	FAMILY DINING	3.7m x 5.7m
10.	SHOW KITCHEN	2.7m x 5.7m
11.	GUEST BEDROOM	5.3m x 4.5m
12.	GUEST BATHROOM	1.9m x 2.8m
13.	GUEST WARDROBE	1.7m x 2.6m
14.	PANTRY	3.3m x 1.2m
15.	POWDER ROOM 2	1.8m x 2.9m
16.	DRIVER'S BEDROOM	2.5m x 3.0m
17.	DRIVER'S BATHROOM	1.9m x 2.3m
18.	SECONDARY STAIRCASE	4.0m x 2.1m
19.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	OUTDOOR LIVING
E.	POOL
F.	EXTERNAL STAIRCASE
G.	LANDSCAPING
H.	UTILITIES
I.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 07
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.9m x 3.8m
2.	LOUNGE	5.8m x 5.8m
3.	SHOW KITCHEN	4.4m x 5.8m
4.	POWDER ROOM	1.7m x 3.4m
5.	MASTER BEDROOM	5.7m x 7.0m
6.	MASTER BATHROOM	2.9m x 3.9m
7.	MASTER WARDROBE	2.5m x 3.9m
8.	BEDROOM 2	4.1m x 4.0m
9.	BEDROOM 2 BATHROOM	2.8m x 1.9m
10.	BEDROOM 2 WARDROBE	2.0m x 3.1m
11.	BEDROOM 3	3.7m x 5.7m
12.	BEDROOM 3 BATHROOM	1.9m x 2.8m
13.	BEDROOM 3 WARDROBE	1.8m x 2.7m
14.	BEDROOM 4	3.7m x 5.7m
15.	BEDROOM 4 BATHROOM	1.9m x 2.8m
16.	BEDROOM 4 WARDROBE	1.8m x 2.7m
17.	BEDROOM 5	3.5m x 4.5m
18.	BEDROOM 5 BATHROOM	1.9m x 2.8m
19.	BEDROOM 5 WARDROBE	1.6m x 4.5m
20.	BEDROOM 6	5.4m x 4.2m
21.	BEDROOM 6 BATHROOM	1.9m x 2.8m
22.	BEDROOM 6 WARDROBE	3.0m x 2.8m
23.	SECONDARY STAIRCASE	4.0m x 2.1m
24.	LIFT	N/A
25.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN

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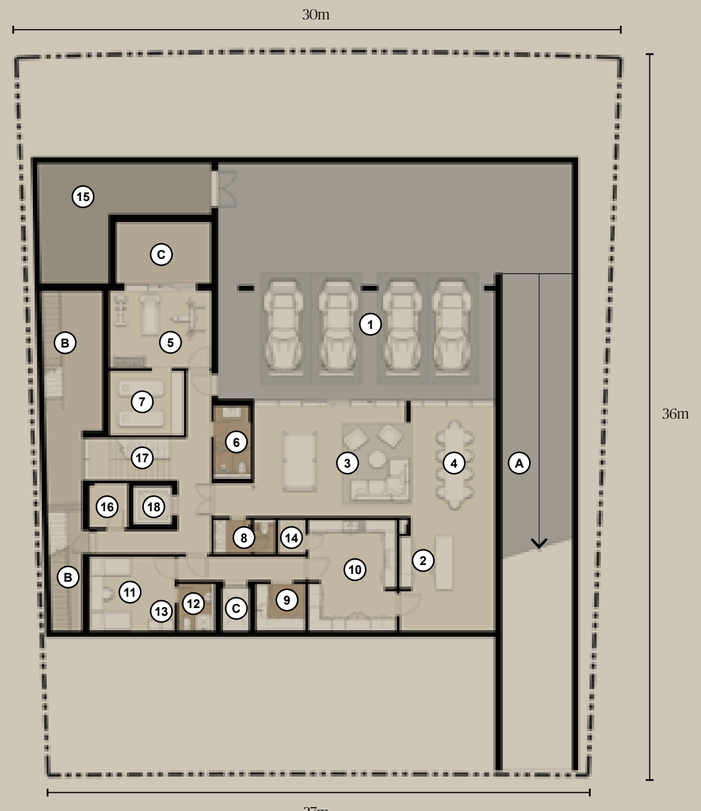
NAWAYEF HEIGHTS
TYPE 07
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	13.8m x 6.3m
2.	BAR	4.8m x 5.7m
3.	LOUNGE	7.8m x 5.5m
4.	DINING	4.2m x 5.5m
5.	GYM	5.1m x 3.9m
6.	CHANGING ROOM	1.9m x 3.6m
7.	SPA TREATMENT ROOM	3.7m x 3.2m
8.	POWDER ROOM	3.1m x 1.7m
9.	LAUNDRY	2.5m x 2.4m
10.	SERVICE KITCHEN	4.4m x 5.6m
11.	STAFF BEDROOM	4.3m x 3.7m
12.	STAFF BATHROOM	1.9m x 2.4m
13.	STAFF WARDROBE	1.3m x 1.0m
14.	STORE	1.4m x 1.7m
15.	UTILITIES	8.7m x 6.0m
16.	STORE	2.0m x 2.2m
17.	SECONDARY STAIRCASE	4.0m x 2.1m
18.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	EXTERNAL STAIRCASE
C.	COURTYARD



BASEMENT FLOOR



MODON Nawayef Heights - Type 07

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RAPHAEL HOMES

DISCOVER EXTENDED LIVING AT NAWAYEF HEIGHTS

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Highlights:

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- Multi-purpose pod option to create a bespoke outdoor living area
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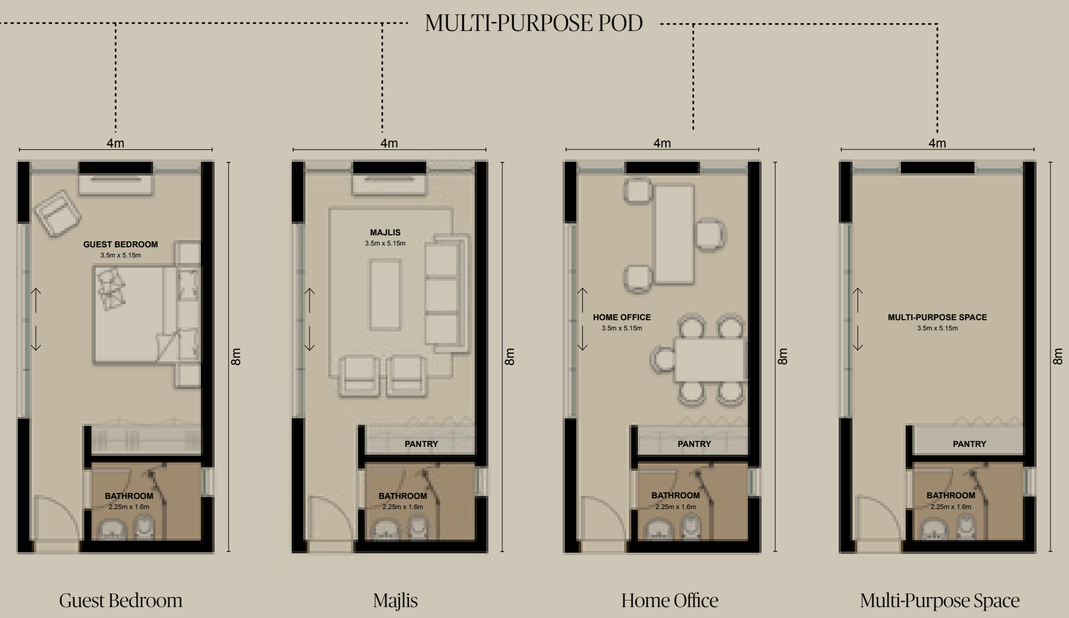
Plots range from 1,469 - 1,824 sqm
Overall GSA: 1,337 sqm



Guest Bedroom | Majlis | Home Office | Multi-Purpose Space

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EXTERIOR PERSPECTIVE - POOL VIEW (OUTDOOR LOUNGES)



FORMAL LIVING AND DINING ROOM



EXTERIOR PERSPECTIVE - POOL VIEW (OUTDOOR LOUNGES)



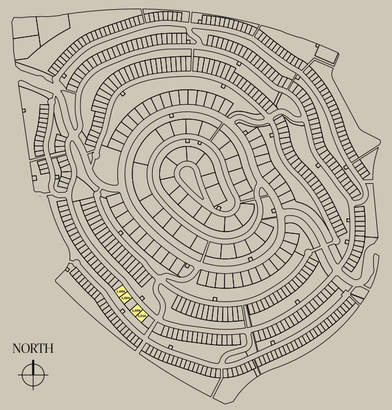
MASTER BEDROOM

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 tranquillity within a generous interior.

The private infinity pool and elevated balconies provide numerous options to enjoy the breathtaking surroundings of the east hill at Nawayef. 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 1,004 - 1,824 sqm

TYPE 08 | 5 BEDROOMS

Villa GSA: 1,197 sqm



NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

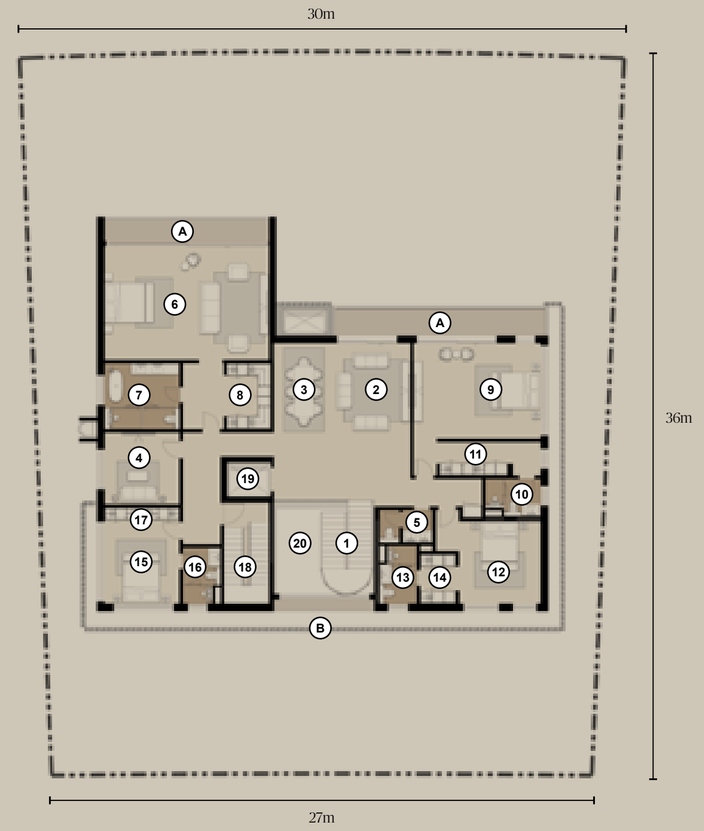
1.	MAIN ENTRANCE	N/A
2.	FOYER	2.4m x 6.9m
3.	FEATURE STAIRCASE	2.6m x 4.7m
4.	POWDER ROOM 1	3.6m x 1.8m
5.	MAJLIS FOYER	6.5m x 3.5m
6.	MAJLIS	5.6m x 5.7m
7.	MAJLIS DINING	4.4m x 3.9m
8.	FAMILY LIVING	6.1m x 5.7m
9.	FAMILY DINING	3.7m x 5.7m
10.	SHOW KITCHEN	4.5m x 4.8m
11.	PANTRY	3.8m x 1.2m
12.	POWDER ROOM 2	3.8m x 1.8m
13.	GUEST BEDROOM	3.9m x 3.2m
14.	GUEST BATHROOM	1.9m x 2.8m
15.	GUEST WARDROBE	3.9m x 1.6m
16.	DRIVER'S BEDROOM	2.4m x 3.0m
17.	DRIVER'S BATHROOM	1.9m x 2.3m
18.	SECONDARY STAIRCASE	2.3m x 4.1m
19.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	OUTDOOR LIVING
E.	POOL
F.	EXTERNAL STAIRCASE
G.	LANDSCAPING
H.	OUTDOOR TERRACE
I.	UTILITIES
J.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.6 m x 4.6m
2.	LOUNGE	4.0m x 4.5m
3.	DINING	2.8m x 4.5m
4.	LIBRARY	3.8m x 3.6m
5.	POWDER ROOM	1.7m x 2.7m
6.	MASTER BEDROOM	8.2m x 5.7m
7.	MASTER BATHROOM	3.8m x 3.3m
8.	MASTER WARDROBE	4.4m x 3.3m
9.	BEDROOM 2	6.4m x 4.8m
10.	BEDROOM 2 BATHROOM	2.8m x 1.9m
11.	BEDROOM 2 WARDROBE	3.4m x 1.7m
12.	BEDROOM 3	4.1m x 4.1m
13.	BEDROOM 3 BATHROOM	1.9m x 2.9m
14.	BEDROOM 3 WARDROBE	1.8m x 2.5m
15.	BEDROOM 4	3.8m x 3.6m
16.	BEDROOM 4 BATHROOM	1.9m x 2.8m
17.	BEDROOM 4 WARDROBE	3.8m x 1.0m
18.	SECONDARY STAIRCASE	2.3m x 5.1m
19.	LIFT	N/A
20.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN

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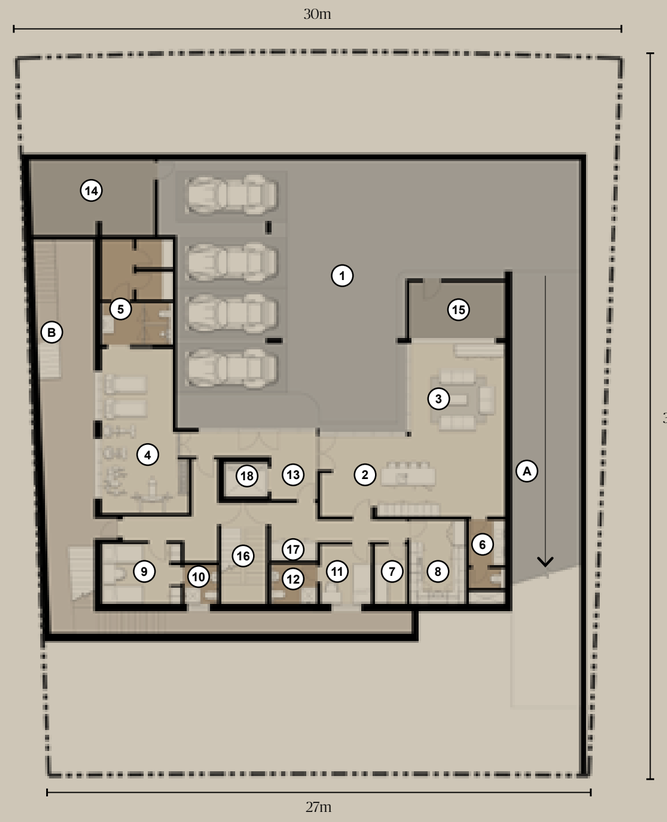
NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	21.0m x 13.6m
2.	BAR	9.2m x 4.0m
3.	LOUNGE	4.7m x 4.6m
4.	GYM	3.6m x 8.2m
5.	CHANGING ROOM	3.6m x 5.3m
6.	POWDER ROOM	1.8m x 3.4m
7.	LAUNDRY	1.6m x 3.0m
8.	SERVICE KITCHEN	2.8m x 4.2m
9.	STAFF BEDROOM 1	4.0m x 3.0m
10.	STAFF BATHROOM 1	1.7m x 2.0m
11.	STAFF BEDROOM 2	2.6m x 3.0m
12.	STAFF BATHROOM 2	2.3m x 2.0m
13.	FOYER	6.9m x 3.4m
14.	UTILITIES 1	6.0m x 3.8m
15.	UTILITIES 2	4.8m x 2.8m
16.	SECONDARY STAIRCASE	2.3m x 3.8m
17.	STORE	2.3m x 0.9m
18.	LIFT	N/A

EXTERIOR

A. RAMP TO GROUND LEVEL
B. EXTERNAL STAIRCASE



BASEMENT FLOOR



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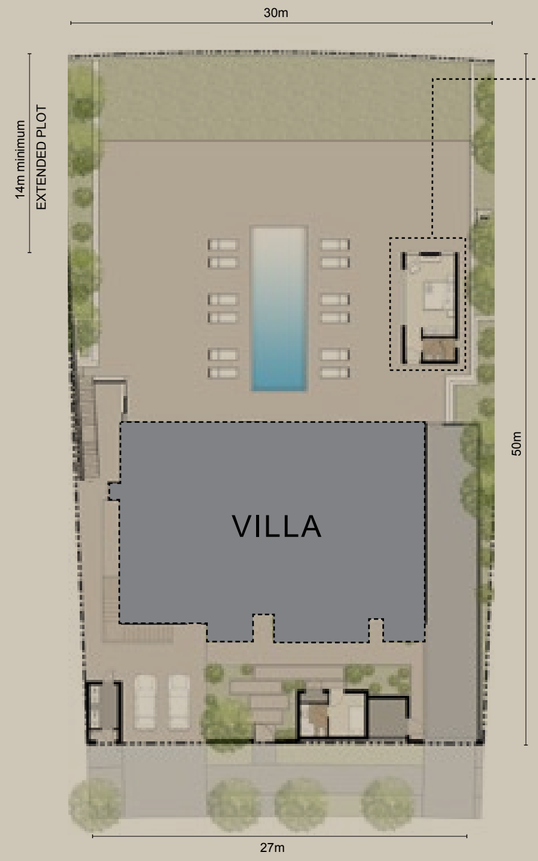

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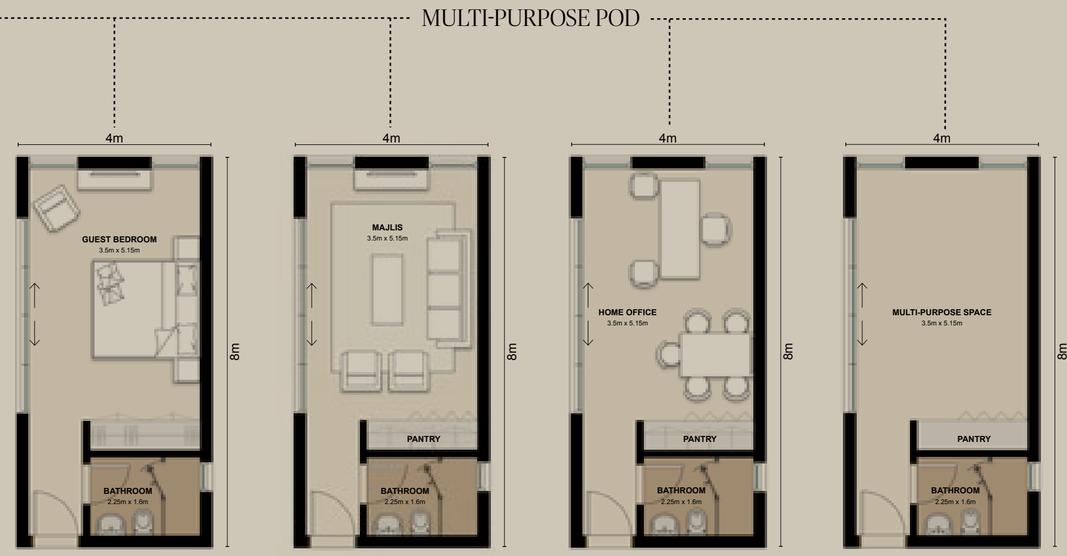
Overall GSA: 1,246 sqm



Guest Bedroom | Majlis | Home Office | Multi-Purpose Space

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EXTERIOR PERSPECTIVE - POOL VIEW







MASTER BATHROOM



MASTER BEDROOM

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No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted in the plans, drawings and illustrations will be provided or, if provided, will be as depicted, or described herein.

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RAPHAEL
HOMES