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Nawayef

Village

By

MODON

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Nawayef

Village

The First Townhouses on Hudayriyat Island

A Lively
Gated Community

Location

1	Nawayef Village
2	Nawayef Park Views
3	Retail Avenue
4	Nawayef East Hill
5	Nawayef West Hill
6	Al Naseem Community
7	Hudayriyat West
8	Circuit X
9	Cycling track
10	Surf Abu Dhabi
11	Marsana
12	Velodrome Abu Dhabi
13	321 Sports
14	Bab Al Nojoum
15	Biotopia
16	Beach and Resort Hotel
17	Sheikh Zayed Grand Mosque
18	Zayed International Airport

Abu Dhabi

Nawayef Village

Hudayriyat Island

15 MINS
Sheikh Zayed Grand Mosque

25 MINS
Zayed International Airport

35 MINS
Saadiyat Island

25 MINS
Abu Dhabi Global Market (ADGM)

75 MINS
Al Maktoum International Airport



Nawayef Village Masterplan

1. Nawayef Village
2. Retail Avenue
3. Luxury Retail
4. Nawayef Park Views
5. Medical Facilities
6. Beach and Resort Hotel
7. Nawayef Park
8. Nawayef West Hill
9. Nawayef East Hill
10. Future Development

Nawayef Village Amenities

- Gated Community
- Parks and Green Spaces
- Community Centres and Pools
- Walking Paths
- Walking Distance to Retail Avenue
- Close Proximity to Beach
- Schools and Medical Facilities close by

All Your Needs, a Few Steps Away



Retail Avenue Amenities

- Fine Dining
- Retail and F&B
- Clubhouse
- Cinema
- Entertainment Zones

Key Features

A Home Where Families Thrive

Nature on Your Doorstep


A Stroll Away
from the Beach



A Bustling Community
Framed by Rolling Hills

A Gated Retreat in the Heart of the Island

Interiors





Master Bedroom



Master Bathroom



Kitchen



Living Room

Floor Plans



3 Bedroom Townhouse

Ground Floor:	127 sqm
First Floor:	121 sqm
Total GSA:	**248 sqm**



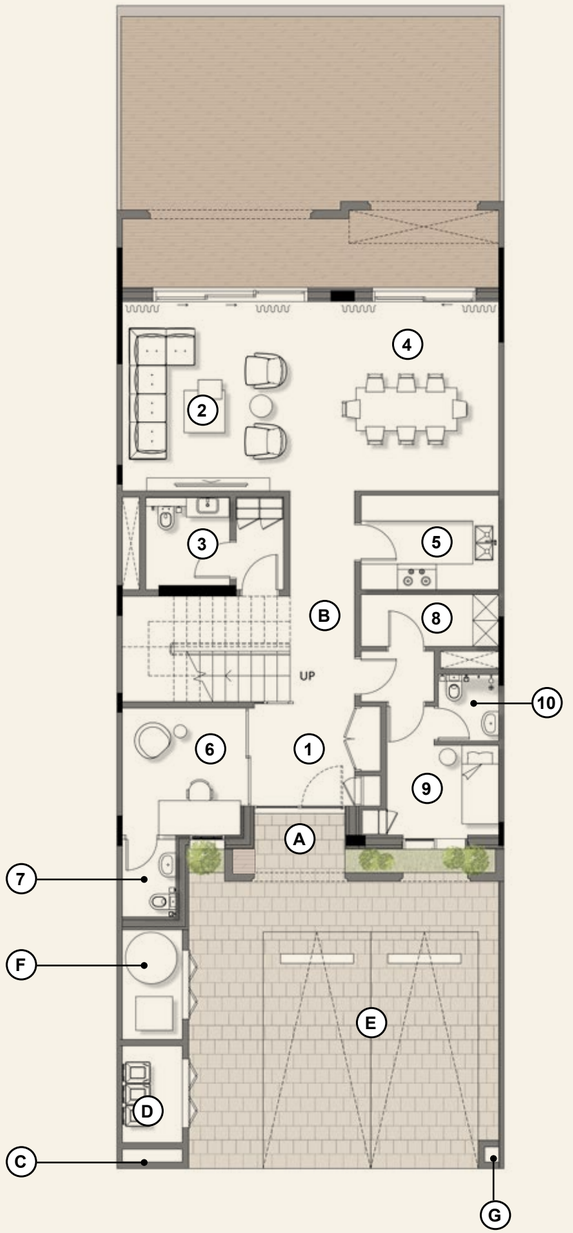
3 Bedroom Townhouse
Ground Floor

Primary Area

1.	Entrance Lobby	2.4m x 2.3m
2.	Living Room	5.4m x 4.4m
3.	Powder Room	2.0m x 2.0m
4.	Dining Room	3.4m x 4.4m
5.	Kitchen	3.2m x 2.2m
6.	Study	2.9m x 3.0m
7.	Study Bathroom	1.2m x 1.8m
8.	Laundry	3.2m x 1.2m
9.	Maid's Room	2.6m x 3.0m
10.	Maid's Bathroom	1.4m x 1.5m

Secondary Area

A. Main Entrance
B. Corridor
C. Electric Meter
D. Garbage Room
E. Parking
F. Water Tank
G. Water Meter



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.

3 Bedroom Townhouse
First Floor

Primary Area

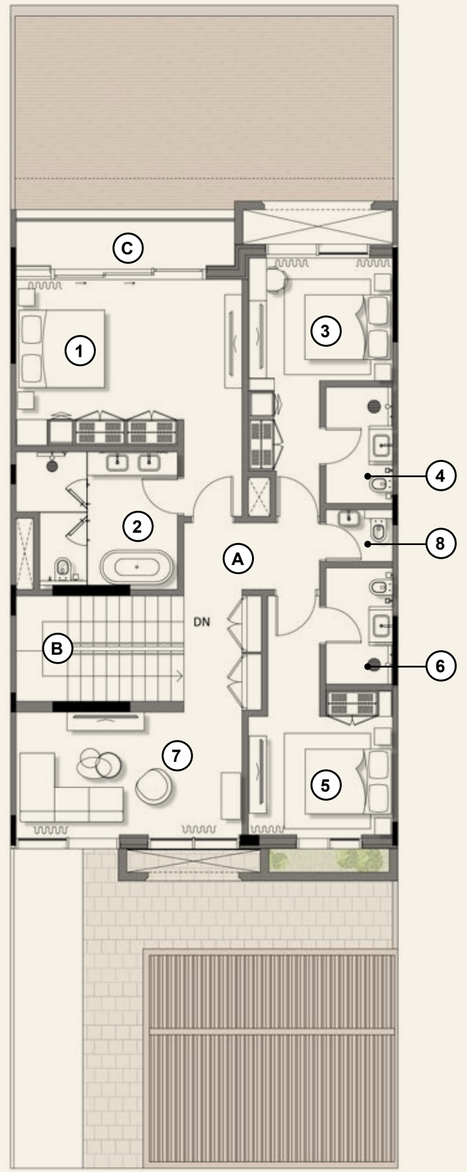
1.	Master Bedroom	5.2m x 3.9m
2.	Master Bathroom	3.7m x 3.2m
3.	Bedroom 1	3.4m x 6.2m
4.	Bedroom 1 Bathroom	1.6m x 2.7m
5.	Bedroom 2	3.4m x 5.6m
6.	Bedroom 2 Bathroom	1.6m x 2.7m
7.	Family Living/Office	5.3m x 2.9m
8.	Powder Room	1.6m x 1.2m

Secondary Area

A. Corridor

A. Stairs

B. Balcony



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4 Bedroom Townhouse

Ground Floor:	131 sqm
First Floor:	124 sqm
Total GSA:	**255 sqm**



4 Bedroom Townhouse
Ground Floor

Primary Area

1.	Entrance Lobby	3.2m x 1.6m
2.	Living Room	5.4m x 5.2m
3.	Powder Room	1.1m x 2.6m
4.	Dining Room	3.2m x 4.4m
5.	Kitchen	2.9m x 2.2m
6.	Guest Bedroom	3.7m x 3.5m
7.	Guest Bathroom	2.6m x 2.6m
8.	Laundry	2.5m x 1.8m
9.	Maid's Room	2.7m x 2.2m
10.	Maid's Bathroom	1.5m x 1.5m

Secondary Area

A. Main Entrance
B. Corridor
C. Electric Meter
D. Garbage Room
E. Parking
F. Water Tank
G. Water Meter



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4 Bedroom Townhouse
First Floor

Primary Area

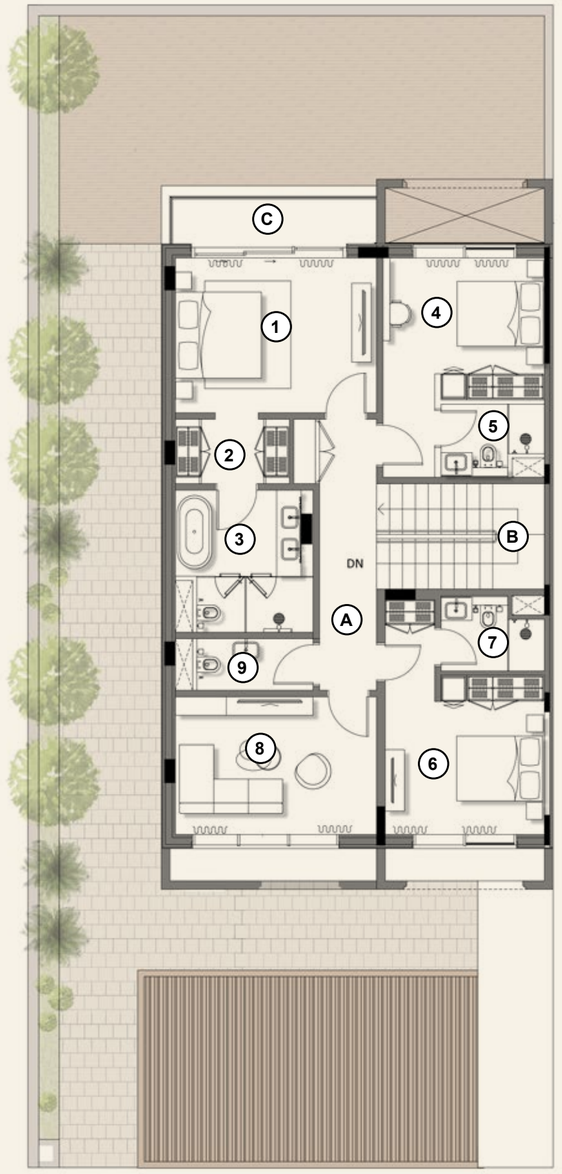
1.	Master Bedroom	4.7m x 3.6m
2.	Master Wardrobe	2.7m x 1.5m
3.	Master Bathroom	3.2m x 3.3m
4.	Bedroom 1	3.6m x 5.1m
5.	Bedroom 1 Bathroom	2.4m x 1.7m
6.	Bedroom 2	3.7m x 5.5m
7.	Bedroom 2 Bathroom	2.4m x 1.7m
8.	Family Living/Office	4.7m x 3.2m
9.	Powder Room	2.7m x 1.2m

Secondary Area

A. Corridor

B. Stairs

C. Balcony



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5 Bedroom Twin Villa

Ground Floor:	137 sqm
First Floor:	122 sqm
Second Floor:	82 sqm
Total GSA:	**341 sqm**



5 Bedroom Twin Villa
Ground Floor

Primary Area

1.	Entrance Lobby	3.2m x 1.6m
2.	Living Room	5.4m x 5.2m
3.	Dining Room	3.2m x 3.9m
4.	Show Kitchen	3.2m x 2.2m
5.	Service Kitchen	2.9m x 1.6m
6.	Powder Room	1.1m x 2.6m
7.	Guest Bathroom	2.6m x 2.6m
8.	Guest Bedroom	3.7m x 3.5m
9.	Laundry	2.5m x 1.8m
10.	Maid's Room	2.7m x 2.2m
11.	Maid's Bathroom	1.5m x 1.5m

Secondary Area

A. Main Entrance
B. Corridor
C. Electric Meter
D. Garbage Room
E. Parking
F. Water Tank
G. Water Meter



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5 Bedroom Twin Villa
First Floor

Primary Area

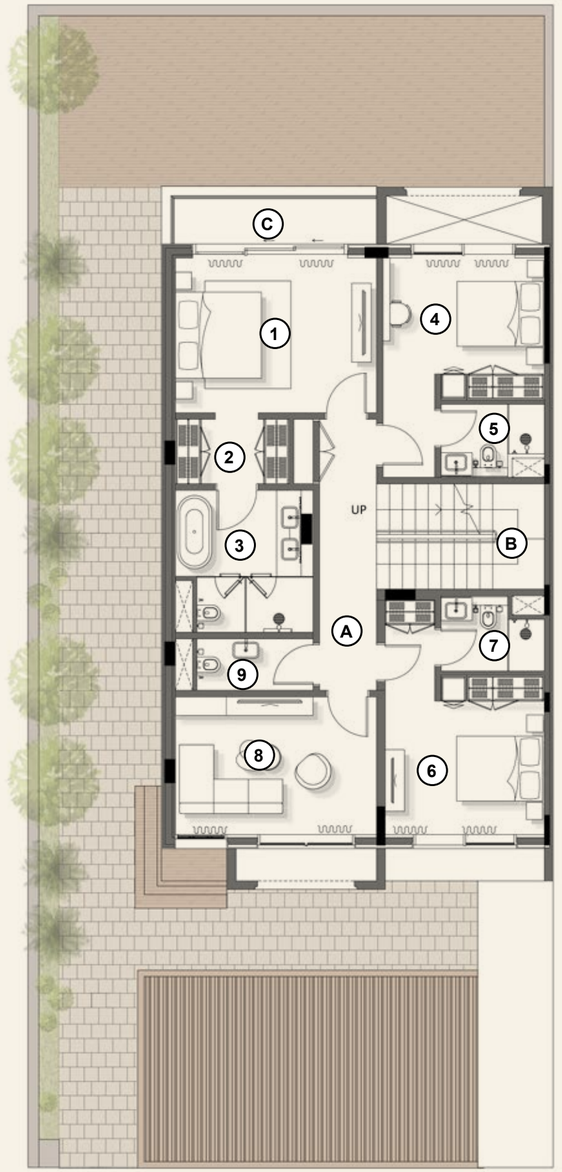
1.	Master Bedroom	4.7m x 3.6m
2.	Master Wardrobe	2.7m x 1.5m
3.	Master Bathroom	3.2m x 3.3m
4.	Bedroom 1	3.6m x 5.1m
5.	Bedroom 1 Bathroom	2.4m x 1.7m
6.	Bedroom 2	3.7m x 5.5m
7.	Bedroom 2 Bathroom	2.4m x 1.7m
8.	Family Living/Office	4.7m x 3.2m
9.	Powder Room	2.7m x 1.2m

Secondary Area

A. Corridor

B. Stairs

C. Balcony



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5 Bedroom Twin Villa
Second Floor

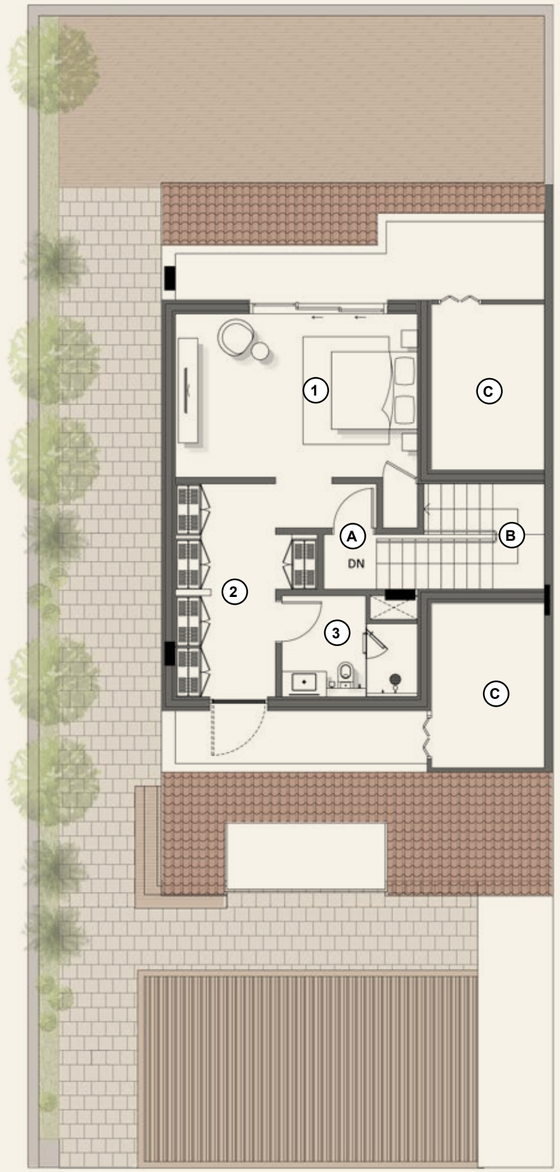
Primary Area

1.	Flexible Bedroom / Family Room	5.6m x 3.8m
2.	Wardrobe	2.3m x 5.0m
3.	Bathroom	3.2m x 2.4m

Secondary Area

A. Corridor
B. Stairs
C. MEP

SF Baseline



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5 Bedroom Twin Villa
Second Floor

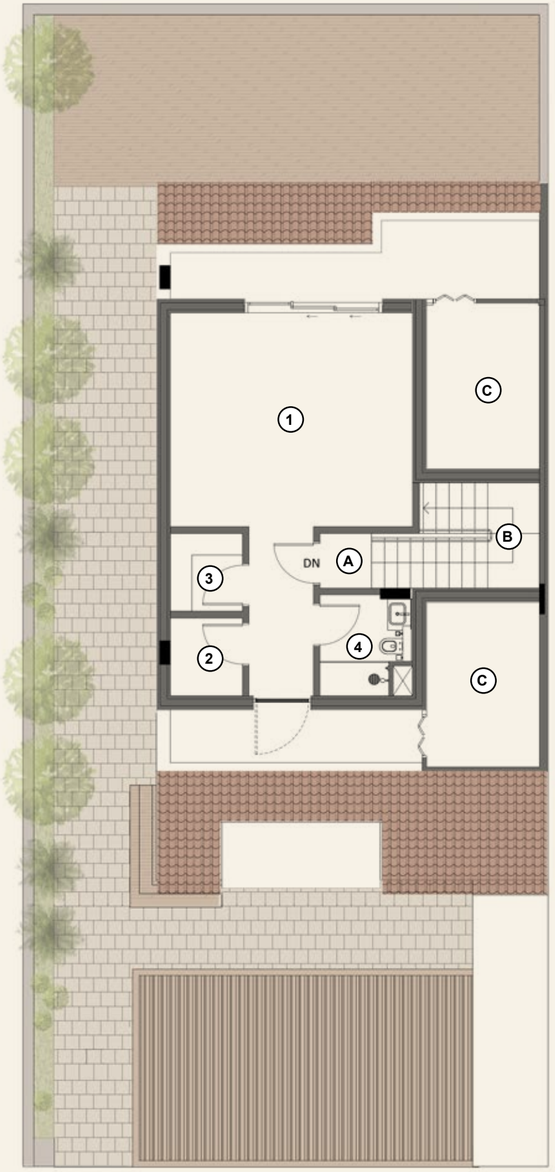
Primary Area

1.	Gym	5.6m x 5.0m
2.	Plunge	1.7m x 1.8m
3.	Sauna	1.7m x 1.8m
4.	Changing Room	2.2m x 2.3m

Secondary Area

A. Corridor
B. Stairs
C. MEP

SF Premium Option



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