RAPHAEL
HOMES

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Office 2506, Marina Plaza, Dubai Marina

Nawayef

Nawayef Homes: West Hill

Type 01-06

BY MODON

RAPHAEL
HOMES

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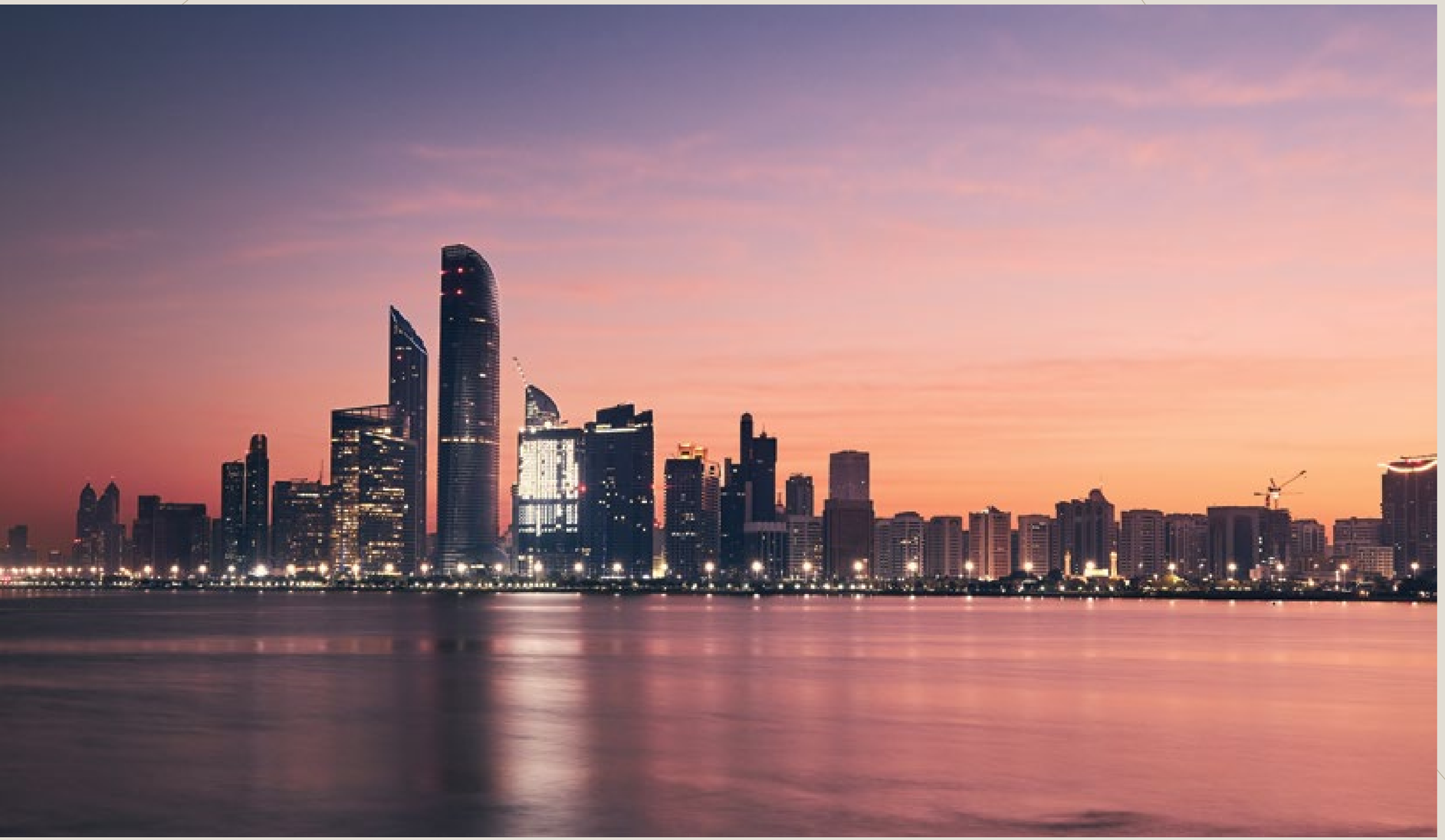
01

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:
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.

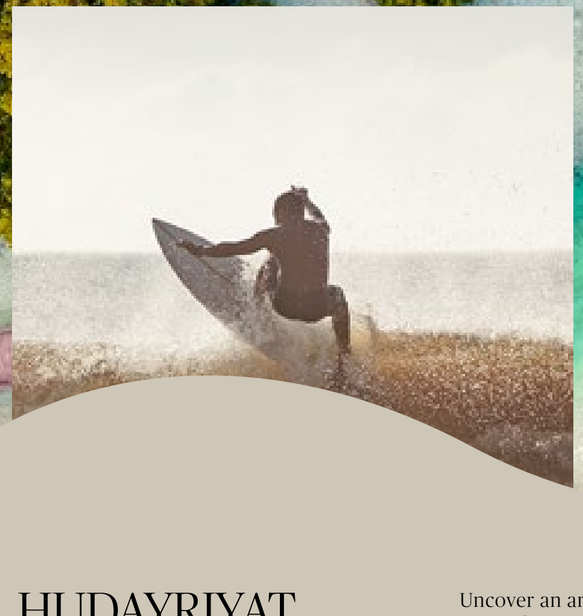
Abu Dhabi, a city with endless potential, has cemented its place as one of the world's fastest-growing economies. With real estate and tourism playing pivotal roles in the nation's success, Abu Dhabi's reputation as a global safe haven for both living and investment is well-deserved.

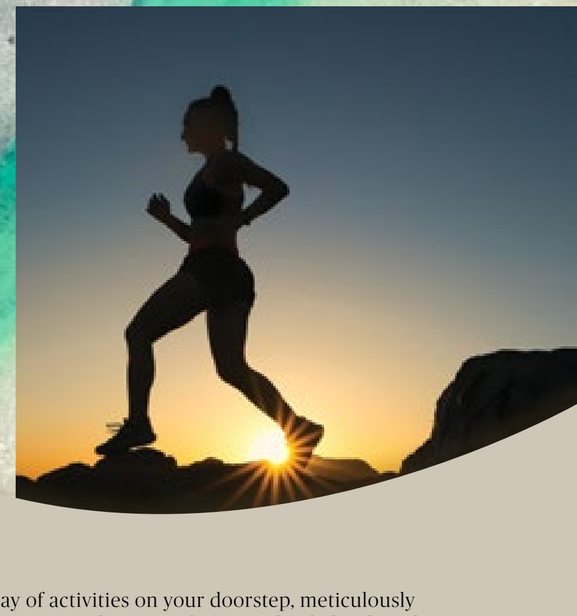
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city's commitment to innovation and progress. From the breathtaking Sheikh Zayed Grand Mosque to the thrilling allure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

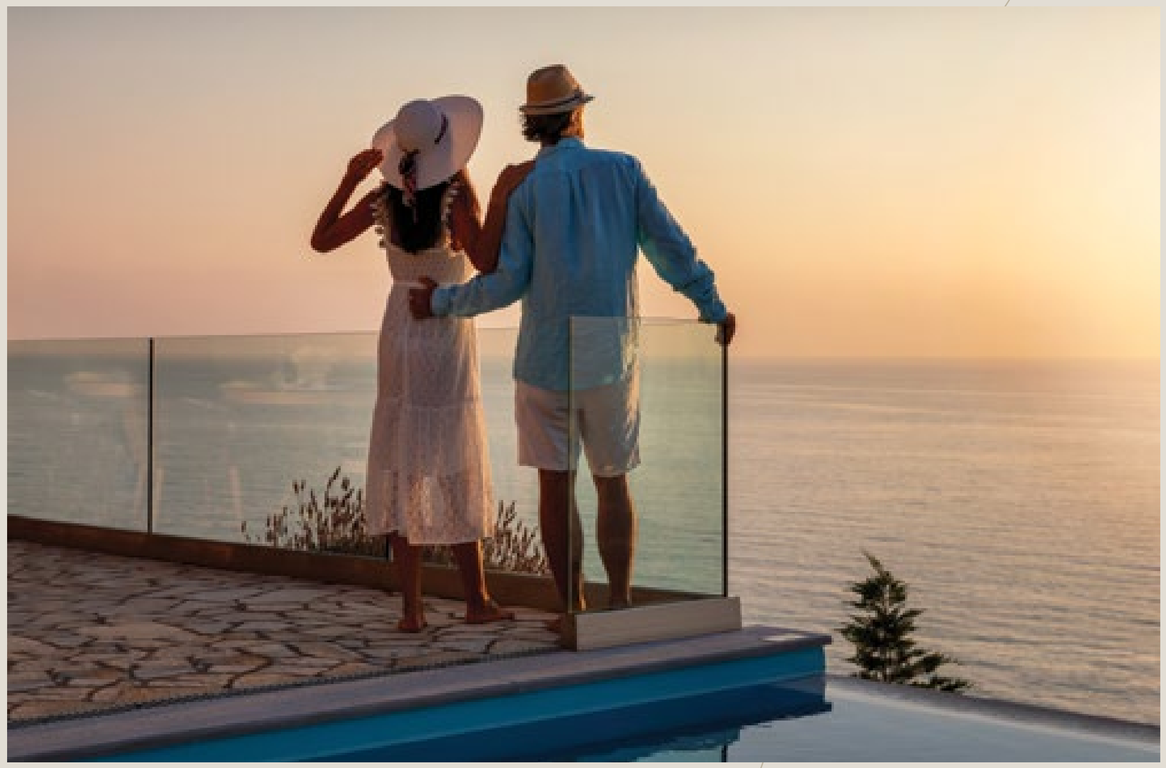
Hudayriyat Island's ambitious project unveils an impressive lineup of both current and under-development destinations, featuring Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse selection of sporting facilities, boutique retail outlets, charming cafés, and delectable restaurants. But it doesn't end there;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

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 WEST AMENITIES

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

05 NAWAYEF HOMES



Nawayef

NAWAYEF HOMES

Experience the charm of the medium-sized villas on the east hill at Nawayef, gracefully perched several metres above the rest of the island. This elevated positioning not only provides a picturesque panorama but also brings the added advantage of residing within a stone's throw of world-class sporting facilities and a coastline stretching for kilometres, making it an idyllic haven for small families seeking the perfect blend of privacy and accessibility.

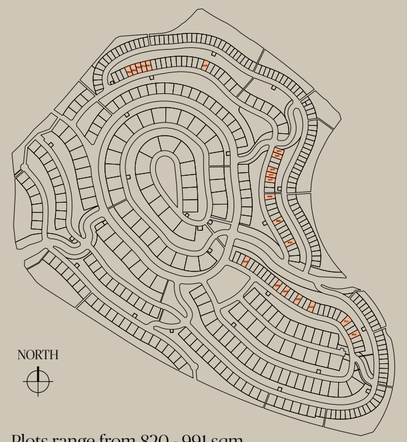
Explore 6 distinct villa types, ranging from 370 to 468 square metres, each meticulously positioned to cultivate a harmonious and organic village atmosphere.

NAWAYEF HOMES
TYPE 01

Embark on a nostalgic journey for your senses as you enter this villa, featuring a mid-century modern design that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the thoughtfully selected textures and materials create an atmosphere of serenity and tranquility in the expansive interior waiting to be explored.

Immerse yourself in a retreat-like experience with a private pool and elevated balconies, providing myriad options to appreciate the breathtaking views spanning across Abu Dhabi. Boasting a spacious living room, five private bedrooms, a four-car garage and a welcoming Majlis, this vibrant and tastefully designed home seamlessly nestles into its landscaped gardens on the hillside of Hudayriyat Island.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 820 - 991 sqm

TYPE 01 | 5 BEDROOMS

GSA internal:	417 sqm
GSA external:	15 sqm



NAWAYEF HOMES
TYPE 01
ROOM SCHEDULE

INTERIOR

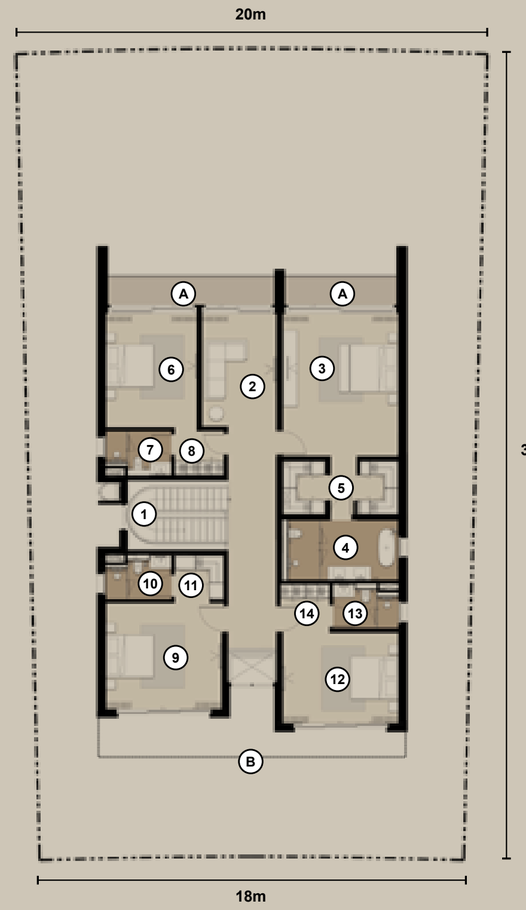
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	5.5m x 2.0m
3 -	FEATURE STAIRCASE	4.3m x 2.7m
4 -	POWDER ROOM	2.7m x 1.8m
5 -	FAMILY LIVING	7.6m x 7.2m
6 -	FAMILY DINING	2.6m x 5.1m
7 -	SHOW KITCHEN	3.3m x 5.1m
8 -	GUEST BEDROOM	4.4m x 4.6m
9 -	GUEST BATHROOM	2.8m x 1.9m
10 -	GUEST WARDROBE	2.1m x 1.8m
11 -	SERVICE KITCHEN	3.8m x 2.4m
12 -	LAUNDRY	1.6m x 2.1m
13 -	STAFF BEDROOM	2.9m x 2.2m
14 -	STAFF BATHROOM	1.9m x 1.5m

EXTERIOR

A -	ENTRANCE
B -	CAR PARKING
C -	UTILITIES
D -	SERVICE ACCESS
E -	OUTDOOR LIVING
F -	POOL
G -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 01
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	4.2m x 2.9m
2 -	FAMILY LOUNGE	4.8m x 3.1m
3 -	MASTER BEDROOM	6.0m x 4.9m
4 -	MASTER BATHROOM	4.6m x 2.5m
5 -	MASTER WARDROBE	2.3m x 4.9m
6 -	BEDROOM 2	4.8m x 3.8m
7 -	BEDROOM 2 BATHROOM	2.7m x 1.8m
8 -	BEDROOM 2 WARDROBE	2.1m x 2.0m
9 -	BEDROOM 3	4.5m x 5.0m
10 -	BEDROOM 3 BATHROOM	2.7m x 1.8m
11 -	BEDROOM 3 WARDROBE	2.1m x 1.9m
12 -	BEDROOM 4	4.8m x 2.8m
13 -	BEDROOM 4 BATHROOM	1.8m x 2.7m
14 -	BEDROOM 4 WARDROBE	2.0m x 2.1m

EXTERIOR

A -	BALCONY
B -	FEATURE SCREEN

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.



EXTERIOR PERSPECTIVE - POOL VIEW





FAMILY LIVING



FAMILY KITCHEN & DINING



MASTER BATHROOM



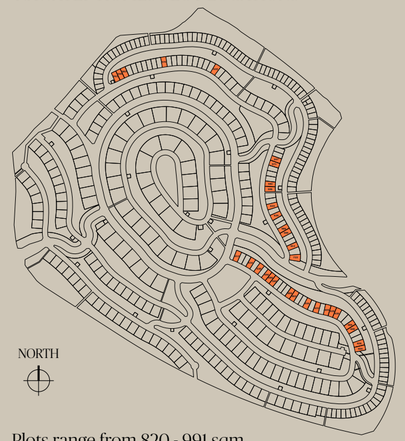
MASTER BEDROOM

NAWAYEF HOMES
TYPE 02

Stepping 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.

Defined by clean lines and expansive windows, the villa's design prioritises natural ventilation and lighting that softly illuminates the space, painting a seamless ambiance within. The furnishings strike a balance between luxury and subtlety, featuring a refined interplay of colours and textures that add a touch of boldness to the overall aesthetic. Boasting four spacious bedrooms, a private pool and a garage, this home promises to remain an impressive haven for generations to come.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 820 - 991 sqm

TYPE 02 | 4 BEDROOMS

GSA internal:	410 sqm
GSA external:	27 sqm



NAWAYEF HOMES
TYPE 02
ROOM SCHEDULE

INTERIOR

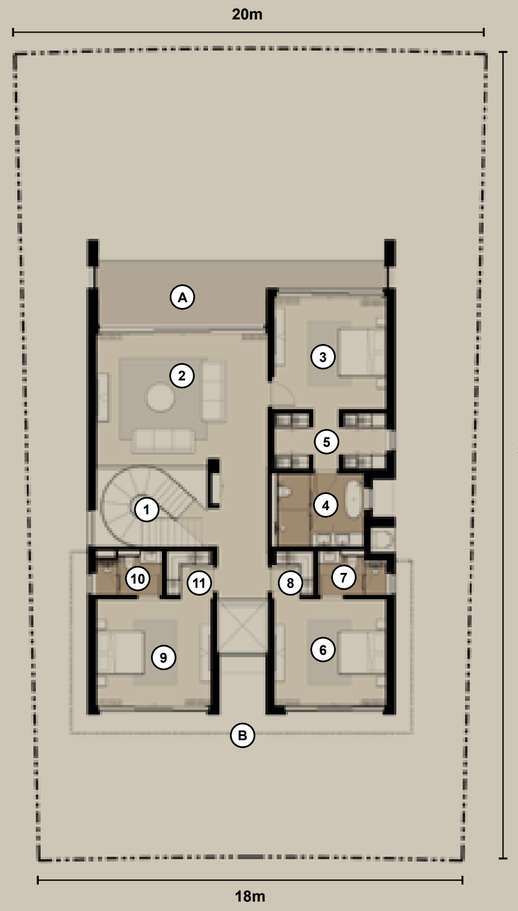
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	2.1m x 5.1m
3 -	FEATURE STAIRCASE	5.1m x 2.9m
4 -	POWDER ROOM	1.8m x 3.1m
5 -	FAMILY LIVING	8.1m x 7.2m
6 -	FAMILY DINING	5.0m x 4.0m
7 -	SHOW KITCHEN	5.0m x 3.5m
8 -	GUEST BEDROOM	4.8m x 4.5m
9 -	GUEST BATHROOM	2.7m x 1.8m
10 -	GUEST WARDROBE	1.9m x 1.9m
11 -	SERVICE KITCHEN	3.7m x 2.4m
12 -	LAUNDRY	2.8m x 3.4m
13 -	STAFF BEDROOM	2.5m x 2.5m
14 -	STAFF BATHROOM	2.1m x 1.6m

EXTERIOR

A -	ENTRANCE
B -	CAR PARKING
C -	UTILITIES
D -	SERVICE ACCESS
E -	OUTDOOR LIVING
F -	POOL
G -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 02
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	4.7m x 3.3m
2 -	FAMILY LOUNGE	7.2m x 5.5m
3 -	MASTER BEDROOM	4.7m x 4.6m
4 -	MASTER BATHROOM	3.0m x 3.6m
5 -	MASTER WARDROBE	4.7m x 2.4m
6 -	BEDROOM 2	4.5m x 4.7m
7 -	BEDROOM 2 BATHROOM	2.9m x 1.9m
8 -	BEDROOM 2 WARDROBE	2.1m x 1.8m
9 -	BEDROOM 3	4.5m x 4.8m
10 -	BEDROOM 3 BATHROOM	2.8m x 1.9m
11 -	BEDROOM 3 WARDROBE	2.0m x 2.1m

EXTERIOR

A -	BALCONY
B -	FEATURE SCREEN

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FAMILY KITCHEN & DINING ROOM

FAMILY LIVIING ROOM





MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HOMES
TYPE 03

This enchanting, traditional Spanish-inspired villa is meticulously crafted with a modest palette, primarily featuring smooth-coat stucco, thermally modified timber, clay tile roofing, and expansive windows. The villa boasts five bedrooms and five bathrooms, with floor-to-ceiling windows allowing an abundance of natural light to grace the interior. The well-appointed layout includes a show kitchen, a service kitchen, a spacious great room, and a separate dining area with seamless connectivity to the inviting outside garden, gracefully integrating indoor and outdoor living. Step outside to discover a host of amenities, including a charming courtyard with a firepit, inviting outdoor dining spaces, a covered outdoor living area, BBQ facilities, and a refreshing pool. The ground floor offers flexibility, accommodating a maid's quarter or a guest suite, enhancing the versatility of this captivating living space.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 820 - 991 sqm

TYPE 03 | 5 BEDROOMS

GSA internal:	461 sqm
GSA external:	7 sqm



NAWAYEF HOMES
TYPE 03
ROOM SCHEDULE

INTERIOR

1 -	MAIN ENTRANCE	N/A
2 -	FOYER	6.4m x 2.0m
3 -	FEATURE STAIRCASE	2.4m x 3.9m
4 -	POWDER ROOM	1.5m x 2.8m
5 -	FAMILY LIVING	6.7m x 4.9m
6 -	FAMILY DINING	3.8m x 6.5m
7 -	SHOW KITCHEN	7.1m x 4.0m
8 -	OFFICE	4.7m x 2.2m
9 -	GUEST BEDROOM	4.0m x 3.9m
10 -	GUEST BATHROOM	2.7m x 1.8m
11 -	GUEST WARDROBE	2.0m x 1.8m
12 -	SERVICE KITCHEN	2.9m x 2.2m
13 -	LAUNDRY	3.4m x 2.3m
14 -	STAFF BEDROOM	2.2m x 3.3m
15 -	STAFF BATHROOM	1.9m x 1.6m
16 -	GARAGE	5.5m x 5.7m

EXTERIOR

A -	ENTRANCE
B -	UTILITIES
C -	SERVICE ACCESS
D -	OUTDOOR LIVING
E -	POOL
F -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 03
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	2.4m x 3.9m
2 -	FAMILY LOUNGE	4.5m x 3.3m
3 -	MASTER BEDROOM	5.6m x 5.0m
4 -	MASTER BATHROOM	4.2m x 2.8m
5 -	MASTER WARDROBE	4.2m x 2.5m
6 -	BEDROOM 2	3.6m x 4.7m
7 -	BEDROOM 2 BATHROOM	1.8m x 2.7m
8 -	BEDROOM 2 WARDROBE	1.8m x 4.9m
9 -	BEDROOM 3	3.8m x 4.1m
10 -	BEDROOM 3 BATHROOM	1.8m x 2.7m
11 -	BEDROOM 3 WARDROBE	2.9m x 2.3m
12 -	BEDROOM 4	4.5m x 4.2m
13 -	BEDROOM 4 BATHROOM	1.8m x 2.7m
14 -	BEDROOM 4 WARDROBE	2.1m x 2.0m
15 -	LAUNDRY	1.9m x 1.8m

EXTERIOR

A -	BALCONY
B -	PLANTER

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POOL VIEW WITH SUNKEN FIREPIT LOUNGE





MASTER BEDROOM

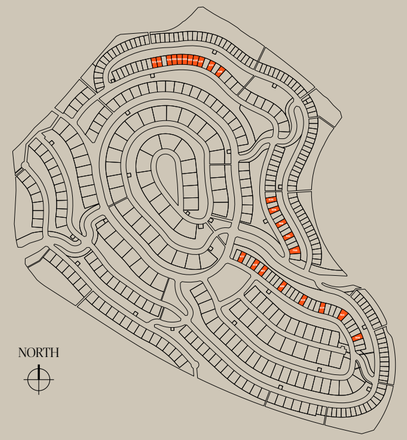


MASTER BATHROOM

NAWAYEF HOMES
TYPE 04

As you enter this villa, a grand double-volume entry vestibule, surrounded by modern interiors, warmly greets you. Your direct line of sight extends to the private terrace pool and beyond, offering an immediate appreciation for the spacious design and a genuine feeling of home. The seamless and refined details of the façade brise-soleil, with its intricate vertical screens, clean lines, and neutral colour palette, establish an atmosphere of simplicity and refinement, making this three-bedroom villa a place designed for relaxation and enjoyment.

NAWAYEF HOMES PLOT LOCATIONS



TYPE 04 | 4 BEDROOMS

FIRST FLOOR	201m² (incl. 19m² external)
GROUND FLOOR	199m²
GRAND TOTAL	400m² (incl. 19m² external)



NAWAYEF HOMES
TYPE 04
ROOM SCHEDULE

INTERIOR

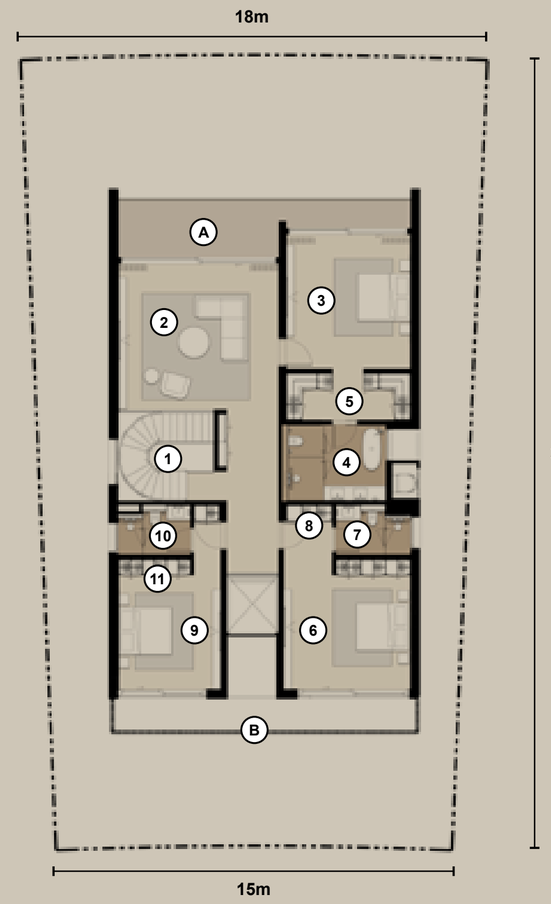
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	8.3m x 2.0m
3 -	FEATURE STAIRCASE	2.3m x 4.1m
4 -	POWDER ROOM	3.4m x 1.7m
5 -	FAMILY LIVING	6.6m x 6.1m
6 -	FAMILY DINING	3.0m x 5.0m
7 -	SHOW KITCHEN	3.6m x 5.0m
8 -	SERVICE KITCHEN	3.6m x 2.4m
9 -	GUEST BEDROOM	5.1m x 3.9m
10 -	GUEST WARDROBE	3.0m x 1.8m
11 -	GUEST BATHROOM	2.8m x 1.9m
12 -	LAUNDRY	3.4m x 2.8m
13 -	STAFF BEDROOM	2.5m x 2.5m
14 -	STAFF BATHROOM	1.7m x 1.9m

EXTERIOR

A -	ENTRANCE
B -	CAR PARKING
C -	UTILITIES
D -	SERVICE ACCESS
E -	OUTDOOR LIVING
F -	POOL
G -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 04
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	3.4m x 3.6m
2 -	FAMILY LOUNGE	6.0m x 5.6m
3 -	MASTER BEDROOM	5.0m x 4.7m
4 -	MASTER BATHROOM	3.7m x 2.8m
5 -	MASTER WARDROBE	4.7m x 1.8m
6 -	BEDROOM 2	4.8m x 4.9m
7 -	BEDROOM 2 BATHROOM	2.8m x 1.8m
8 -	BEDROOM 2 WARDROBE	2.8m x 1.0m
9 -	BEDROOM 3	4.9m x 3.9m
10 -	BEDROOM 3 BATHROOM	2.7m x 1.8m
11 -	BEDROOM 3 WARDROBE	2.8m x 1.0m

EXTERIOR

A -	BALCONY
B -	FEATURE SCREEN

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EXTERIOR PERSPECTIVE - FRONT ELEVATION

EXTERIOR PERSPECTIVE - POOL VIEW



FAMILY KITCHEN & DINING ROOM

MASTER BEDROOM

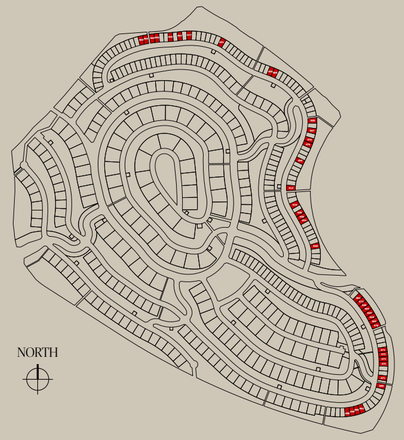


NAWAYEF HOMES
TYPE 05

Inspired by the architecture of the Mediterranean, this villa with four bedrooms and four bathrooms boasts a stucco-clad façade embellished with natural stone and meticulously crafted metal and timber, with large expansive windows and covered terraces. The natural light and cross-ventilation present a light and airy property.

The open-plan layout and bespoke staircase, coupled with the living spaces overlooking the garden and pool, help create a home to be enjoyed for generations to come.

NAWAYEF HOMES PLOT LOCATIONS



TYPE 05 | 4 BEDROOMS

FIRST FLOOR	197m² (incl. 30m² external)
GROUND FLOOR	172m²
GRAND TOTAL	370m² (incl. 30m² external)



NAWAYEF HOMES
TYPE 05
ROOM SCHEDULE

INTERIOR

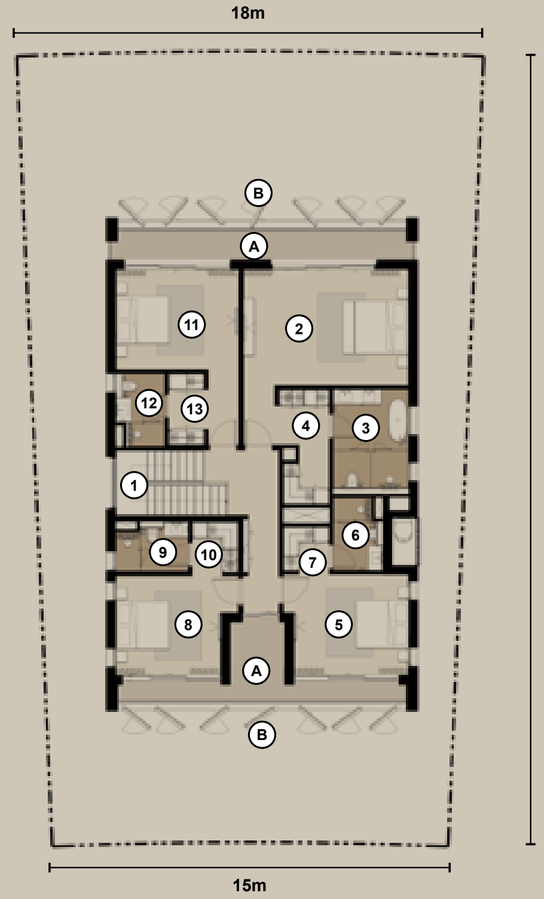
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	2.0m x 3.7m
3 -	FEATURE STAIRCASE	2.4m x 4.2m
4 -	POWDER ROOM	4.3m x 1.9m
5 -	FAMILY LIVING	6.5m x 6.7m
6 -	FAMILY DINING	4.6m x 2.8m
7 -	SHOW KITCHEN	4.6m x 3.6m
8 -	OFFICE	4.3m x 3.1m
9 -	SERVICE KITCHEN	3.3m x 2.5m
10 -	LAUNDRY	2.8m x 1.6m
11 -	STAFF BEDROOM	2.9m x 2.3m
12 -	STAFF BATHROOM	1.9m x 1.7m

EXTERIOR

A -	ENTRANCE
B -	CAR PARKING
C -	UTILITIES
D -	SERVICE ACCESS
E -	OUTDOOR LIVING
F -	POOL
G -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 05
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	2.5m x 3.5m
2 -	MASTER BEDROOM	6.2m x 4.4m
3 -	MASTER BATHROOM	3.7m x 2.8m
4 -	MASTER WARDROBE	1.9m x 4.4m
5 -	BEDROOM 2	3.8m x 4.3m
6 -	BEDROOM 2 BATHROOM	2.7m x 1.9m
7 -	BEDROOM 2 WARDROBE	1.7m x 1.8m
8 -	BEDROOM 3	3.8m x 4.0m
9 -	BEDROOM 3 BATHROOM	2.7m x 1.9m
10 -	BEDROOM 3 WARDROBE	2.1m x 1.7m
11 -	BEDROOM 4	4.6m x 3.8m
12 -	BEDROOM 4 BATHROOM	2.7m x 1.8m
13 -	BEDROOM 4 WARDROBE	2.7m x 1.4m

EXTERIOR

A -	BALCONY
B -	FEATURE SCREEN

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EXTERIOR PERSPECTIVE - REAR ELEVATION



POOL VIEW



OFFICE

WELCOMING THE OUTSIDE IN



FAMILY LIVING



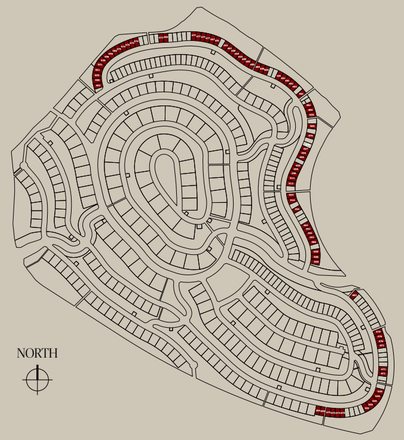


NAWAYEF HOMES
TYPE 06

Drawing inspiration from Aegean architecture with clean, open lines, the design is a celebration of harmonious indoor-outdoor living, fostering a profound connection with the surroundings. Featuring four spacious bedrooms and a contemporary kitchen, the living spaces inside and out seamlessly contribute to a home meant to be shared with family and friends.

Picture yourself seated beneath the timber pergola, gazing over the pool and views beyond, residing in one of the region's most sought-after addresses — Nawayef West.

NAWAYEF HOMES PLOT LOCATIONS



TYPE 06 | 4 BEDROOMS

FIRST FLOOR	204m² (incl. 26m² external)
GROUND FLOOR	170m²
GRAND TOTAL	374m² (incl. 26m² external)



NAWAYEF HOMES
TYPE 06
ROOM SCHEDULE

INTERIOR

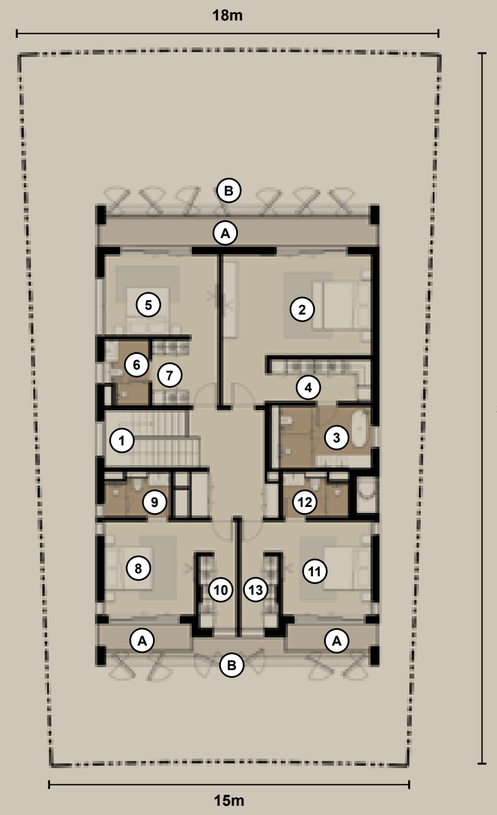
1 -	MAIN ENTRANCE	N/A
2 -	FOYER	4.4m x 1.9m
3 -	FEATURE STAIRCASE	2.3m x 4.3m
4 -	POWDER ROOM	1.9m x 4.6m
5 -	FAMILY LIVING	6.5m x 4.5m
6 -	FAMILY DINING	4.5m x 2.7m
7 -	SHOW KITCHEN	3.3m x 4.5m
8 -	OFFICE	4.5m x 3.0m
9 -	SERVICE KITCHEN	3.3m x 2.5m
10 -	LAUNDRY	2.6m x 1.3m
11 -	STAFF BEDROOM	2.9m x 2.2m
12 -	STAFF BATHROOM	1.9m x 1.6m

EXTERIOR

A -	ENTRANCE
B -	CAR PARKING
C -	UTILITIES
D -	SERVICE ACCESS
E -	OUTDOOR LIVING
F -	POOL
G -	LANDSCAPING



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES
TYPE 06
ROOM SCHEDULE

INTERIOR

1 -	FEATURE STAIRCASE	2.3m x 4.3m
2 -	MASTER BEDROOM	6.2m x 4.2m
3 -	MASTER BATHROOM	3.8m x 2.6m
4 -	MASTER WARDROBE	4.3m x 1.8m
5 -	BEDROOM 2	4.8m x 3.4m
6 -	BEDROOM 2 BATHROOM	2.7m x 1.8m
7 -	BEDROOM 2 WARDROBE	2.8m x 1.6m
8 -	BEDROOM 3	3.8m x 3.9m
9 -	BEDROOM 3 BATHROOM	2.7m x 1.8m
10 -	BEDROOM 3 WARDROBE	3.2m x 1.6m
11 -	BEDROOM 4	3.7m x 3.9m
12 -	BEDROOM 4 BATHROOM	2.7m x 1.8m
13 -	BEDROOM 4 WARDROBE	3.2m x 1.6m

EXTERIOR

A -	BALCONY
B -	FEATURE SCREEN

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EXTERIOR PERSPECTIVE - REAR ELEVATION




OLIVER PEOPLES

FAMILY DINING



MASTER BATHROOM



MASTER BEDROOM

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