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Nawayef
WEST

Nawayef Mansions

BY MÖDON

RAPHAEL
HOMES

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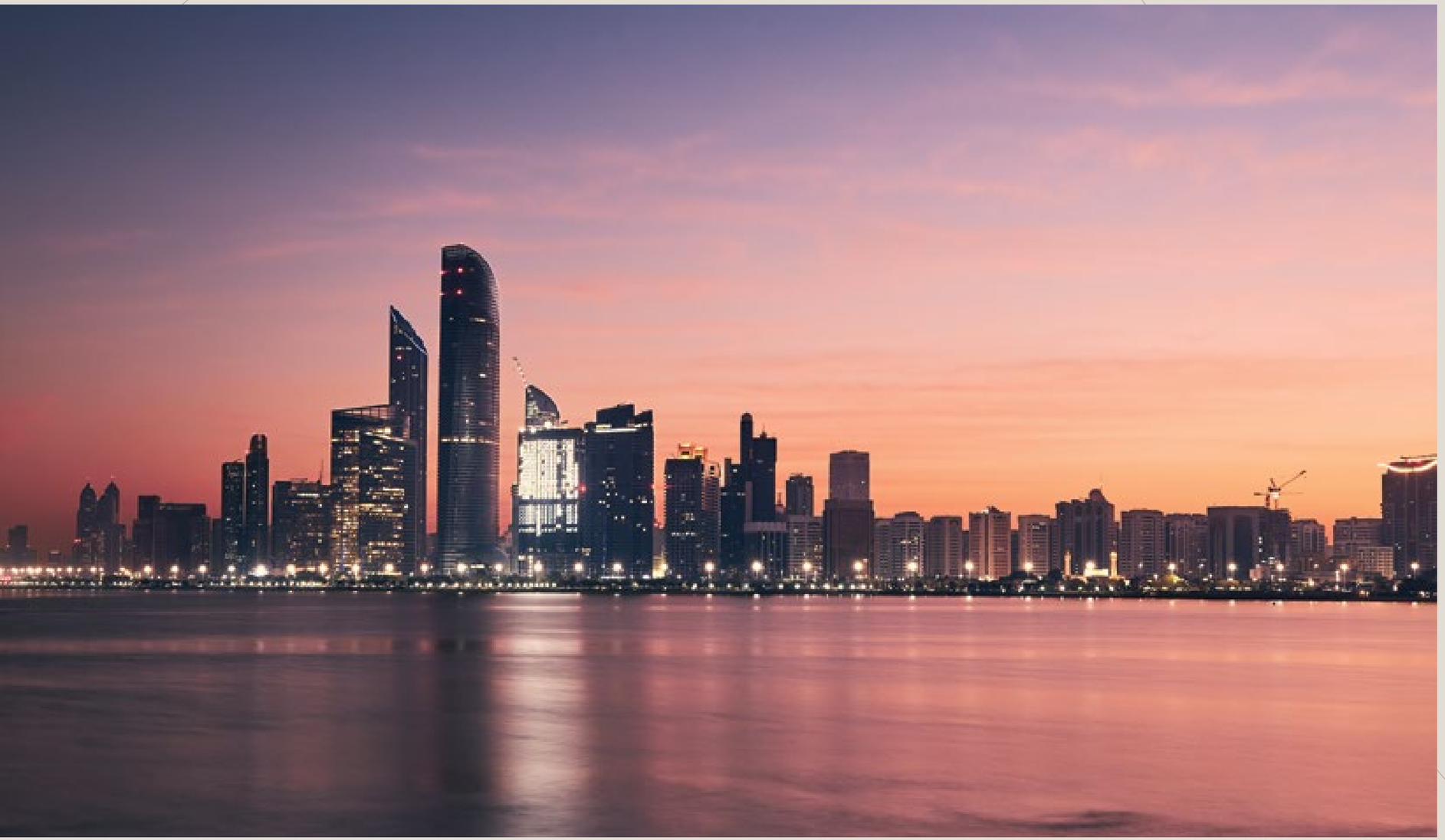
01

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.

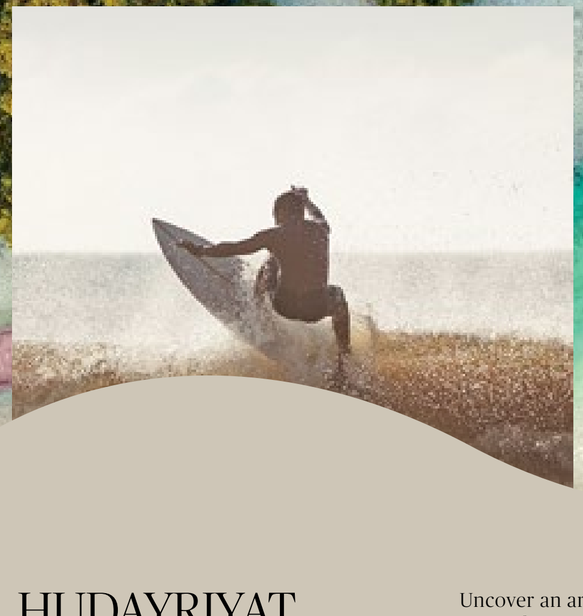
Abu Dhabi, a city with endless potential, has cemented its place as one of the world's fastest-growing economies. With real estate and tourism playing pivotal roles in the nation's success, Abu Dhabi's reputation as a global safe haven for both living and investment is well-deserved.

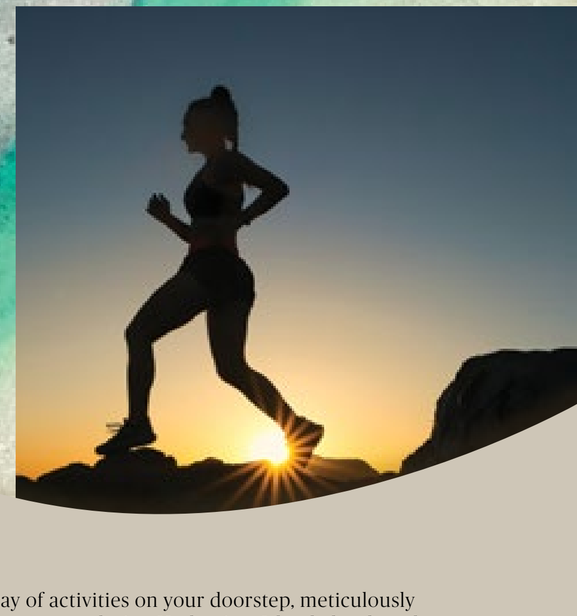
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city's commitment to innovation and progress. From the breathtaking Sheikh Zayed Grand Mosque to the thrilling allure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







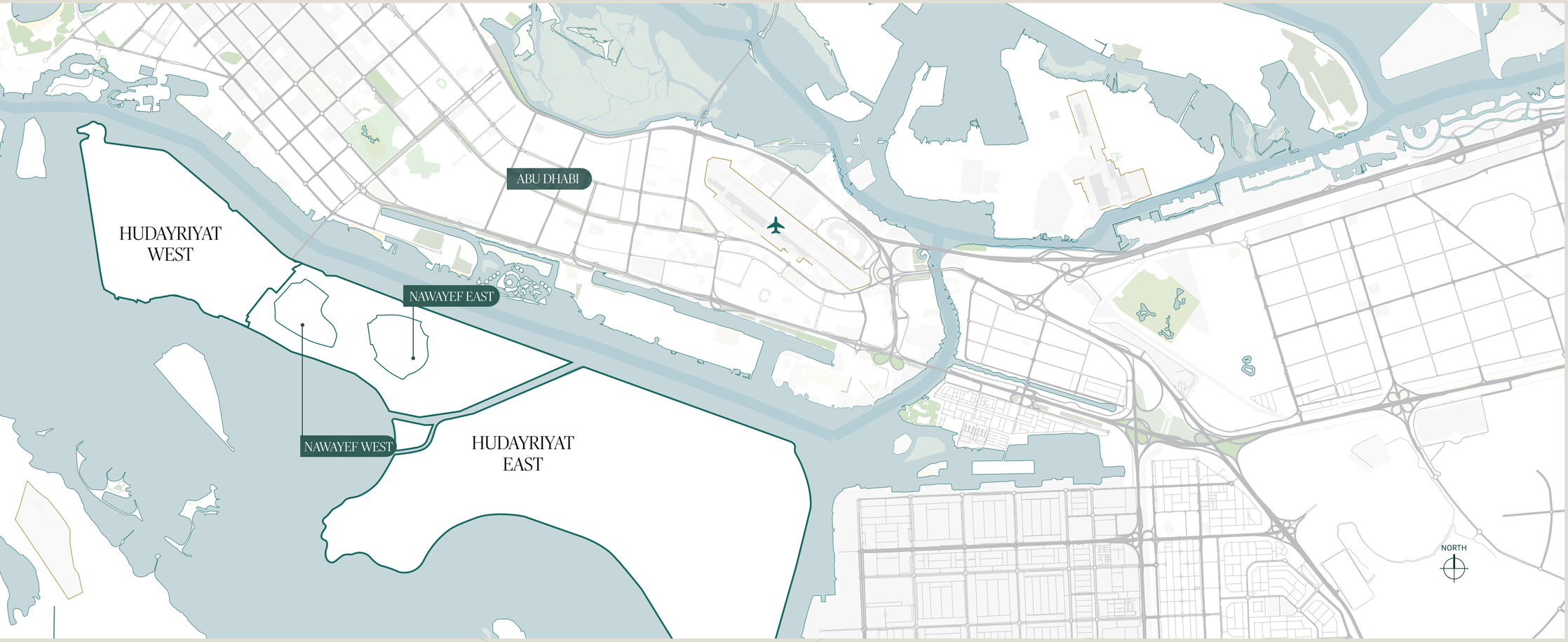
HUDAYRIYAT ISLAND

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.

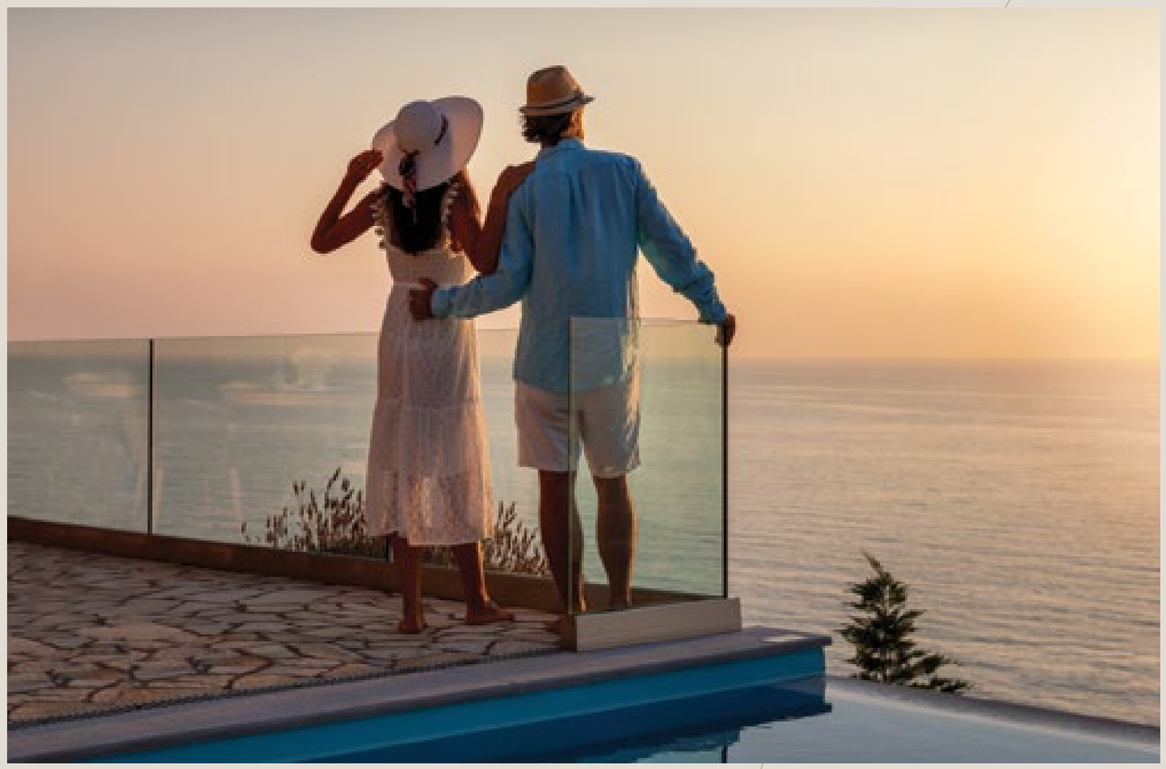
Hudayriyat Island's ambitious project unveils an impressive lineup of both current and under-development destinations, featuring Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse selection of sporting facilities, boutique retail outlets, charming cafés, and delectable restaurants. But it doesn't end there;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



THE PINNACLE OF YOUR LEGACY

Welcome to Nawayef West, an exclusive development by Modon that redefines the landscape of Abu Dhabi. 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 Nawayef West, meticulously designed to elevate your living experience. Here, you'll discover homes that excel in every aspect, ensuring your privacy and providing a serene escape from the hustle and bustle of city living.





COMMUNITY VIEW



COMMUNITY VIEW



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 MANSIONS



Nawayef
WEST

NAWAYEF MANSIONS

Discover the allure of Nawayef Mansions — an exclusive haven where you are invited to choose your ideal home from five distinctive variations, each set within generous grounds and boasting commanding views from the vibrant neighbourhood, to the Abu Dhabi skyline and the breathtaking azure expanse of the Arabian Gulf. The five spacious mansion designs boast an area of 2,017 to 3,484 square metres of finely designed homes.

Seize this rare opportunity to reside in a distinguished home with unparalleled panoramas. What's more, you now have the liberty to select both your preferred grand design and the plot you wish to call home. This limited prospect opens the door for you to live at the pinnacle of Hudayriyat Island's most coveted neighbourhood. Make the most of this unique opportunity to shape this remarkable space into your very own.

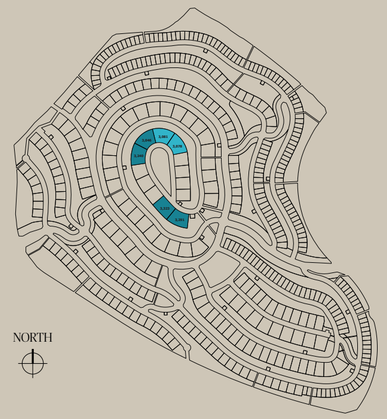
NAWAYEF MANSIONS
TYPE 01 AND 01 PLUS

Perched on the highest tiers of the west hill, this mansion type offers an enticing blend of striking design and spacious living. Its well-connected, generous spaces provide stunning views spanning from Nawayef West to the Abu Dhabi skyline, all framed by the serene waters of the Arabian Gulf.

Step inside to experience a thoughtful balance of comfort and luxury. Seven or eight substantial bedrooms seamlessly integrate into the mansion's layout, with expansive entertaining areas bathed in natural light. Clean lines and ample windows create a welcoming ambience. The furnishings strike a harmonious note with a touch of boldness in colours and refined textures.

This home is designed to cater to your lifestyle, with opulent living and entertaining spaces, an indulgent supercar garage and hobby rooms. Explore the option for a second floor that could serve as a private penthouse or guesthouse, along with an additional family entertainment space featuring a rooftop terrace. The mansion embodies refined living, promising a remarkable haven for generations to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 3,046 – 3,323 sqm

TYPE 01 | 7 BEDROOMS		TYPE 01 PLUS | 8 BEDROOMS	
GSA:	2,952 - 2,957 sqm	GSA:	3,484 - 3,511 sqm



NAWAYEF MANSIONS
TYPE 1, OPTION 1
ROOM SCHEDULE

INTERIOR

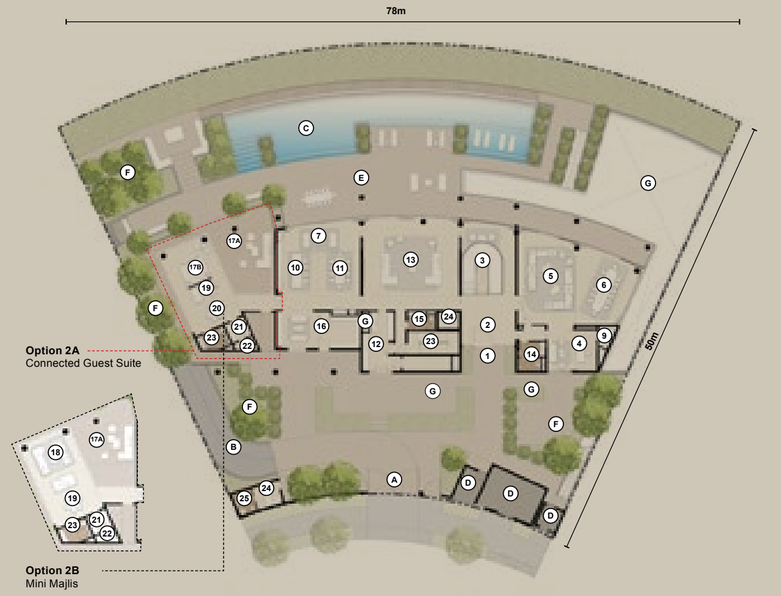
1.	MAIN ENTRANCE	N/A
2.	FOYER	6.3m x 4.1m
3.	FEATURE STAIRCASE	6.3m x 8.4m
4.	OFFICE	5.7m x 4.7m
5.	MAJLIS	6.7m x 10.4m
6.	MAJLIS DINING	7.9m x 8.2m
7.	FORMAL LOUNGE	6.7m x 3.2m
8.	PANTRY 1	4.2m x 2.7m
9.	PANTRY 2	1.9m x 2.6m
10.	SHOW KTICHEN	4.8m x 5.2m
11.	FORMAL DINING	4.9m x 5.2m
12.	CHEF'S KITCHEN	3.1m x 6.9m
13.	FORMAL LIVING	11.2m x 9.2m
14.	POWDER ROOM 1	3.2m x 3.4m
15.	POWDER ROOM 2	3.3m x 2.2m
	ALTERNATIVE LAYOUT	
	1A. MINI MAJLIS	
	1B. CONNECTED GUEST SUITE	
	1C. SEPARATE GUEST SUITE	
16A.	GUEST BEDROOM SUITE 1	5.0m x 3.9m
16B.	GUEST BEDROOM SUITE 2	3.8m x 3.7m
17A.	GUEST BATHROOM 1	2.5m x 2.2m
17B.	GUEST BATHROOM 2	2.0m x 2.3m
18.	MINI MAJLIS	11.3m x 5.2m
19.	GUEST BEDROOM	3.9m x 4.3m
20.	GUEST WARDROBE	2.7m x 4.3m
21.	GUEST BATHROOM	2.6m x 3.7m
22.	GAMES ROOM	5.0m x 4.2m
23.	LIVING	5.6m x 3.4m
24.	DINING	3.0m x 5.0m
25.	PANTRY	1.0m x 2.4m
26.	POWDER ROOM 3	2.2m x 2.4m
27.	DRIVER'S BEDROOM	2.4m x 3.0m
28.	DRIVER'S BATHROOM	1.9m x 2.2m
29.	SECONDARY STAIRCASE	6.0m x 2.7m
30.	LIFT	N/A



GROUND FLOOR | Option 1

EXTERIOR

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



GROUND FLOOR | Option 2

NAWAYEF MANSIONS
TYPE 1, OPTION 2
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	6.3m x 4.1m
3.	FEATURE STAIRCASE	6.3m x 8.4m
4.	OFFICE	5.7m x 4.7m
5.	MAJLIS	6.7m x 10.4m
6.	MAJLIS DINING	7.9m x 8.2m
7.	MAJLIS LOUNGE	6.7m x 3.2m
8.	PANTRY 1	4.2m x 2.7m
9.	PANTRY 2	1.9m x 2.6m
10.	SHOW KTICHEN	4.8m x 5.2m
11.	FORMAL DINING	4.9m x 5.2m
12.	CHEF'S KITCHEN	3.1m x 6.9m
13.	FORMAL LIVING	11.2m x 9.2m
14.	POWDER ROOM 1	3.2m x 3.4m
15.	POWDER ROOM 2	3.3m x 2.2m
16.	LIBRARY	9.7m x 3.7m
	ALTERNATIVE LAYOUT	
	2A. CONNECTED GUEST SUITE	
	2B. MINI MAJLIS	
17A.	MAJLIS GAME AREA	6.4m x 4.8m
17B.	GUEST BEDROOM	5.0m x 6.0m
18.	MINI MAJLIS	4.8m x 6.0m
19.	LIVING	5.7m x 6.0m
20.	DINING	2.8m x 6.0m
21.	PANTRY	2.3m x 2.4m
22.	STORE	2.4m x 1.3m
23.	BATHROOM	3.4m x 2.3m
24.	DRIVER'S BEDROOM	2.4m x 3.0m
25.	DRIVER'S BATHROOM	1.9m x 2.2m
26.	SECONDARY STAIRCASE	6.0m x 2.7m
27.	LIFT	N/A

EXTERIOR

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

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NAWAYEF MANSIONS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	6.3m x 8.4m
2.	FOYER	3.8m x 6.3m
3.	POWDER ROOM	3.2m x 2.2m
4.	FAMILY LIVING	4.6m x 8.6m
5.	FAMILY LOUNGE	11.2m x 3.8m
6.	LIBRARY	3.6m x 6.9m
7.	MASTER BEDROOM	5.3m x 5.5m
8.	MASTER LOUNGE	8.7m x 6.4m
9.	MASTER BATHROOM 1	4.7m x 4.9m
10.	MASTER BATHROOM 2	4.0m x 4.6m
11.	MASTER WARDROBE 1	4.7m x 3.5m
12.	MASTER WARDROBE 2	4.6m x 4.6m
13.	BEDROOM 2	4.7m x 4.3m
14.	BEDROOM 2 BATHROOM	3.4m x 2.4m
15.	BEDROOM 2 WARDROBE	2.2m x 4.3m
16.	BEDROOM 3	5.6m x 4.3m
17.	BEDROOM 3 BATHROOM	3.4m x 2.4m
18.	BEDROOM 3 WARDROBE	3.1m x 2.4m
19.	BEDROOM 4	8.4m x 4.2m
20.	BEDROOM 4 BATHROOM	3.6m x 2.9m
21.	BEDROOM 4 WARDROBE	1.8m x 3.6m
22.	BEDROOM 5	4.8m x 4.6m
23.	BEDROOM 5 BATHROOM	3.3m x 2.0m
24.	BEDROOM 5 WARDROBE	3.3m x 2.4m
25.	BEDROOM 6	4.7m x 5.7m
26.	BEDROOM 6 BATHROOM	3.3m x 2.0m
27.	BEDROOM 6 WARDROBE	3.3m x 2.4m
28.	FAMILY STAIRCASE	4.8m x 4.8m
29.	SECONDARY STAIRCASE	6.0m x 2.7m
30.	LINEN STORE	5.3m x 1.7m
31.	LIFT	N/A

EXTERIOR

A.	BALCONY
B.	OPEN TO BELOW



FIRST FLOOR

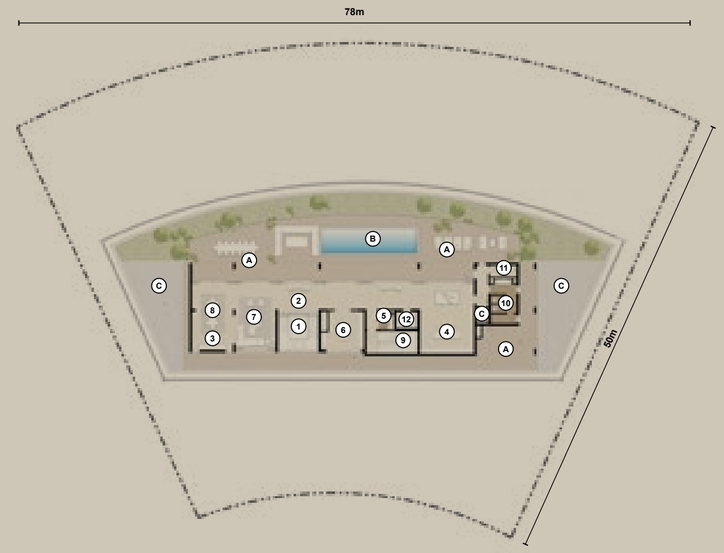
NAWAYEF MANSIONS
TYPE 01 PLUS
ROOM SCHEDULE

INTERIOR

1.	FAMILY STAIRCASE	4.8m x 4.7m
2.	FOYER	16.8m x 3.2m
3.	BAR	4.8m x 1.5m
4.	ENTERTAINMENT ROOM	6.3m x 8.4m
5.	POWDER ROOM	1.8m x 2.2m
6.	PANTRY	5.0m x 4.5m
7.	LOUNGE	4.7m x 8.0m
8.	DINING	4.8m x 6.5m
9.	SECONDARY STAIRCASE	6.0m x 2.7m
10.	CHANGING ROOM	3.2m x 5.3m
11.	STORE	3.2m x 1.4m
12.	LIFT	N/A

EXTERIOR

A.	OUTDOOR TERRACE
B.	POOL
C.	UTILITIES



TYPE 01 PLUS | SECOND FLOOR | Family Entertainment Option

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NAWAYEF MANSIONS
TYPE 01 PLUS
ROOM SCHEDULE

INTERIOR

1.	FAMILY STAIRCASE	4.3m x 4.8m
2.	FOYER	18.3m x 3.2m
3.	FAMILY DINING	2.5m x 5.0m
4.	FAMILY LIVING	5.0m x 4.5m
5.	GYM	4.7m x 8.0m
6.	POWDER ROOM	4.5m x 3.2m
7.	PENTHOUSE BEDROOM	9.2m x 4.2m
8.	PENTHOUSE BATHROOM 1	4.2m x 3.3m
9.	PENTHOUSE WARDROBE	9.2m x 2.4m
10.	PENTHOUSE BATHROOM 2	4.7m x 3.3m
11.	PANTRY	1.9m x 5.0m
12.	POWDER ROOM	2.2m x 1.6m
13.	SECONDARY STAIRCASE	2.7m x 6.0m
14.	LIFT	N/A

EXTERIOR

A. OUTDOOR TERRACE
B. POOL
C. UTILITIES



TYPE 01 PLUS | SECOND FLOOR | Penthouse Option

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NAWAYEF MANSIONS
TYPE 01 PLUS
ROOM SCHEDULE

INTERIOR

1.	FAMILY STAIRCASE	4.8m x 4.7m
2.	FOYER	16.5m x 3.2m
3.	BAR	4.8m x 1.5m
4.	ENTERTAINMENT SPACE	11.3m x 8.4m
5.	POWDER ROOM 1	1.8m x 2.2m
6.	POWDER ROOM 2	4.7m x 2.1m
7.	PANTRY	5.0m x 4.5m
8.	LOUNGE	5.0m x 8.0m
9.	DINING	4.8m x 6.5m
10.	SECONDARY STAIRCASE	6.0m x 2.7m
11.	LIFT	N/A

EXTERIOR

A. OUTDOOR TERRACE
B. POOL
C. UTILITIES



TYPE 01 PLUS | SECOND FLOOR | Guest Entertainment Option

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NAWAYEF MANSIONS
TYPE 01
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	25.0m x 17.2m
2.	FEATURE STAIRCASE	6.3m x 7.5m
3.	LOUNGE	9.5m x 8.7m
4.	CELLAR	2.3m x 2.7m
5.	BAR	2.5m x 8.8m
6.	POWDER ROOM 1	3.0m x 2.2m
7.	CINEMA	6.2m x 5.1m
	ALTERNATIVE LAYOUT	
	7A. MULTI-FUNCTIONAL ROOM	
8.	POWDER ROOM 2	2.1m x 3.4m
9.	FOYER	6.3m x 3.4m
10.	GYM	15.6m x 8.9m
11.	GYM CHANGE ROOM	3.5m x 2.5m
12.	YOGA	4.0m x 7.0m
13.	SALON	8.7m x 3.5m
14.	STEAM ROOM	1.6m x 2.6m
15.	SAUNA	1.6m x 2.6m
16.	JACUZZI	3.5m x 5.2m
17.	TREATMENT ROOM 1	4.7m x 2.7m
18.	TREATMENT ROOM 2	4.7m x 3.6m
19.	SPA	8.5m x 2.5m
20.	POWDER ROOM 3	2.1m x 2.2m
21.	SERVICE KITCHEN	7.0m x 3.1m
22.	LAUNDRY	7.8m x 3.8m
23.	STORE	1.8m x 2.0m
24.	STAFF BEDROOM 1	5.0m x 4.0m
25.	STAFF WARDROBE	4.9m x 2.5m
26.	STAFF BATHROOM 1	3.1m x 2.8m
27.	STAFF BEDROOM 2	5.1m x 6.6m
28.	STAFF BATHROOM 2	3.1m x 2.8m
29.	STORE	2.2m x 2.7m
30.	SECONDARY STAIRCASE	6.0m x 2.7m
31.	POOL EQUIPMENT	5.0m x 5.6m
32.	ELECTRIC ROOM	1.7m x 1.8m
33.	UTILITIES 1	10.8m x 2.8m
34.	UTILITIES 2	5.0m x 9.5m
35.	UTILITIES 3	2.6m x 2.0m
36.	STORAGE	3.4m x 1.2m
37.	CORRIDOR	2.4m x 1.2m
38.	LIFT	N/A



BASEMENT FLOOR

EXTERIOR

A. SERVICE ENTRANCE
B. RAMP TO GROUND LEVEL
C. LANDSCAPING



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EXTERIOR PERSPECTIVE - STREET VIEW



EXPERIENCE EXPRESSIVE SPACES & BREATHTAKING VIEWS



EXTERIOR PERSPECTIVE - ROOFTOP TERRACE



EXTERIOR PERSPECTIVE - POOL VIEW



FORMAL LIVING



FORMAL DINING AND SHOW KITCHEN



MASTER BEDROOM



MASTER BATHROOM





CINEMA



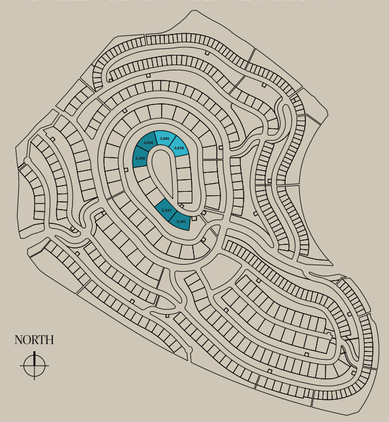
CAR GALLERY AND LOUNGE

NAWAYEF MANSIONS
TYPE 02 AND 02 PLUS

Perched proudly at the top of the Nawayef West hill of Hudayriyat, this mansion, with its robust classical aesthetic, blends subtly with the elegance of curves and a contemporary conception of space. Here, the transitions between areas flow seamlessly, as does the light that permeates through its filters and colonnades.

Discover its charm across two distinct levels: the ground floor, ingeniously extends to make the most of the plot, and hosts both the public and private spaces of this home. Venture to the upper floor, where family rooms and the master bedroom command a panoramic view of the city, ensuring the utmost privacy for the inhabitants of this majestic villa.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 3,046 - 3,323 sqm

TYPE 02 | 7 BEDROOMS

GSA: 2,527 sqm

TYPE 02 PLUS | 8 BEDROOMS

GSA: 2,952 sqm



NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	4.2m x 9.8m
3.	FEATURE STAIRCASE	4.3m x 5.5m
4.	POWDER ROOM 1	2.6m x 4.1m
5.	FAMILY LIVING	9.1m x 7.3m
6.	FAMILY DINING	5.9m x 7.4m
7.	FAMILY SITTING ROOM	7.5m x 7.1m
8.	SHOW KITCHEN	4.4m x 7.1m
9.	FORMAL FOYER	4.6m x 4.0m
10.	FORMAL LIVING	9.1m x 7.4m
11.	FORMAL DINING	5.9m x 7.5m
12.	OFFICE	6.4m x 6.5m
13.	PANTRY	2.4m x 4.0m
14.	POWDER ROOM 2	2.0m x 4.0m
15.	GUEST BEDROOM	6.0m x 4.9m
16.	GUEST WARDROBE	6.0m x 2.5m
17.	GUEST BATHROOM	6.0m x 1.9m
18.	GUEST LIVING	6.2m x 5.4m
19.	GUEST DINING	6.2m x 4.4m
20.	POOL POWDER ROOM	3.3m x 4.0m
21.	DRIVERS BEDROOM	2.4m x 3.0m
22.	DRIVERS BATHROOM	1.9m x 2.3m
23.	SECONDARY STAIRCASE	2.4m x 6.6m
24.	SERVICE LIFT	N/A
25.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR



FIRST FLOOR

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NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.3m x 5.6m
2.	FOYER	4.3m x 4.1m
3.	FAMILY LIVING	6.4m x 5.9m
4.	MASTER BEDROOM	6.4m x 5.9m
5.	MASTER LOUNGE	6.5m x 5.9m
6.	MASTER BATHROOM 1	6.1m x 2.6m
7.	MASTER WARDROBE 1	5.9m x 2.8m
8.	MASTER BATHROOM 2	6.5m x 2.6m
9.	MASTER WARDROBE 2	5.1m x 2.8m
10.	BEDROOM 2	6.2m x 3.5m
11.	BEDROOM 2 BATHROOM	1.6m x 3.7m
12.	BEDROOM 2 WARDROBE	2.5m x 3.7m
13.	BEDROOM 3	6.2m x 3.5m
14.	BEDROOM 3 BATHROOM	1.6m x 3.7m
15.	BEDROOM 3 WARDROBE	2.5m x 3.7m
16.	BEDROOM 4	5.8m x 3.5m
17.	BEDROOM 4 BATHROOM	1.6m x 3.5m
18.	BEDROOM 4 WARDROBE	2.5m x 3.6m
19.	BEDROOM 5	6.2m x 3.2m
20.	BEDROOM 5 BATHROOM	1.6m x 3.3m
21.	BEDROOM 5 WARDROBE	2.8m x 4.0m
22.	BEDROOM 6	6.0m x 3.2m
23.	BEDROOM 6 BATHROOM	1.6m x 3.3m
24.	BEDROOM 6 WARDROBE	2.8m x 4.0m
25.	SECONDARY STAIRCASE	2.5m x 6.6m
26.	SERVICE LIFT	N/A
27.	LIFT	N/A

EXTERIOR

A.	TERRACE
B.	LANDSCAPING
C.	OPEN TO BELOW

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NAWAYEF MANSIONS
TYPE 02 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.3m x 5.2m
2.	FOYER	4.3m x 2.9m
3.	PENTHOUSE LIVING	4.8m x 5.5m
4.	POWDER ROOM	3.5m x 2.3m
5.	PENTHOUSE BEDROOM	5.8m x 3.6m
6.	PENTHOUSE BATHROOM	6.2m x 2.6m
7.	PENTHOUSE WARDROBE	5.8m x 1.6m
8.	PENTHOUSE DINING	4.3m x 5.5m
9.	LIFT	N/A

EXTERIOR

A. ROOF TERRACE
B. UTILITIES
C. OPEN TO BELOW



TYPE 02 PLUS | SECOND FLOOR | PENTHOUSE



BASEMENT FLOOR

NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	20.7m x 21.8m
2.	FEATURE STAIRCASE	4.3m x 7.4m
3.	FOYER	4.3m x 4.7m
4.	LOUNGE	9.2m x 6.3m
5.	CELLAR	4.3m x 7.7m
6.	POWDER ROOM	2.5m x 4.1m
7.	SHOWER	1.6m x 2.2m
8.	GYM	12.2m x 4.7m
9.	SPA	7.8m x 15.6m
10.	STEAM ROOM	2.5m x 2.8m
11.	SAUNA	2.5m x 3.6m
12.	CHANGING ROOMS	6.1m x 3.4m
13.	LAUNDRY	6.3m x 2.6m
14.	SERVICE KITCHEN	3.2m x 5.5m
15.	UTILITIES	1.9m x 4.1m
16.	STAFF BEDROOM 1	4.4m x 3.2m
17.	STAFF BATHROOM 1	2.5m x 2.1m
18.	STAFF WARDROBE 1	0.5m x 2.1m
19.	STAFF BEDROOM 2	4.5m x 3.2m
20.	STAFF BATHROOM 2	2.5m x 2.1m
21.	STAFF WARDROBE 2	0.5m x 2.1m
22.	SECONDARY STAIRCASE	2.5m x 6.6m
23.	POOL EQUIPMENT	5.0m x 4.8m
24.	STORE 1	2.7m x 2.1m
25.	STORE 2	4.2m x 2.1m
26.	UTILITIES	9.2m x 5.7m
27.	IT & HA	2.5m x 3.7m
28.	UTILITIES	5.3m x 3.7m
29.	SERVICE LIFT	N/A
30.	LIFT	N/A

EXTERIOR

A. RAMP TO GROUND LEVEL
B. TERRACE
C. COURTYARD

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EXTERIOR PERSPECTIVE - STREET VIEW



POOL VIEW



OUTDOOR LIVING



FOYER



MAJLIS





FORMAL LIVING



FAMILY DINING







MASTER BEDROOM



GYM



SPA

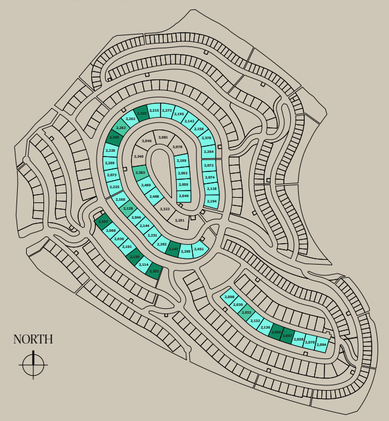


NAWAYEF MANSIONS
TYPE 03 AND 03 PLUS

Walk into this mansion complete with the timeless charm of mid-century modern design, reminiscent of the iconic allure of California's Palm Springs. With a focus on understated elegance, the choice of luxurious materials evokes serenity within spacious interiors waiting to be explored.

The property includes seven or eight bedrooms that offer ample space, complemented by formal and informal living and entertaining areas with convenient access to the pool and captivating hillside vistas. Basement showroom parking safely houses your vehicles, while the optional second-floor configuration opens up vast possibilities for a penthouse or expanded family entertainment spaces. This mansion is the embodiment of refined, elevated living, inviting you to experience a lifestyle that stands the test of time.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,030 - 2,469 sqm

TYPE 03 | 7 BEDROOMS

GSA: 2,538 sqm

TYPE 03 PLUS | 8 BEDROOMS

GSA: 3,029 - 3,044 sqm



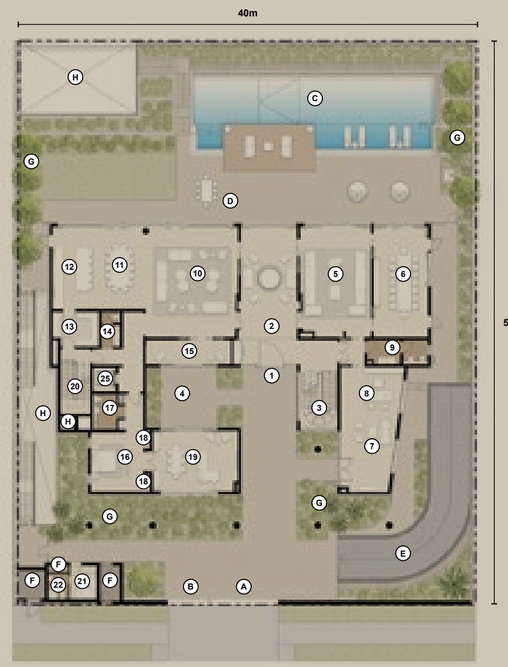
NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

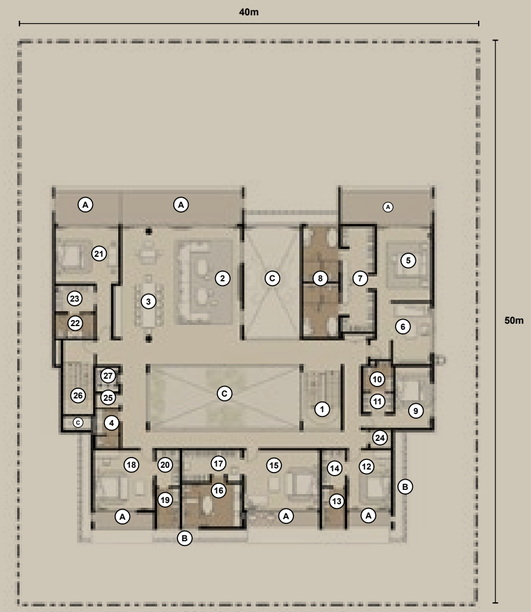
1.	MAIN ENTRANCE	N/A
2.	FOYER	5.0m x 9.9m
3.	FEATURE STAIRCASE	3.4m x 5.0m
4.	INDOOR GARDEN	13.3m x 5.2m
5.	MAJLIS	6.3m x 9.8m
6.	MAJLIS DINING	4.8m x 9.8m
7.	MAJLIS SITTING ROOM	5.0m x 6.2m
8.	OFFICE	5.7m x 5.0m
9.	POWDER ROOM 2	5.4m x 2.2m
10.	FAMILY LIVING	8.2m x 9.7m
11.	FAMILY DINING	3.9m x 7.3m
12.	SHOW KITCHEN	4.3m x 7.3m
13.	SERVICE KITCHEN	4.1m x 3.1m
14.	POWDER ROOM	1.7m x 3.1m
15.	LIBRARY	7.6m x 2.2m
16.	GUEST BEDROOM	4.7m x 5.3m
17.	GUEST BATHROOM	2.3m x 3.2m
18.	GUEST WARDROBE	1.0m x 5.4m
19.	GUEST LIVING	7.6m x 5.4m
20.	SECONDARY STAIRCASE	2.7m x 4.6m
21.	DRIVERS BEDROOM	2.4m x 3.0m
22.	DRIVERS BATHROOM	1.8m x 3.0m
23.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR



FIRST FLOOR

NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	FAMILY LIVING	5.8m x 9.8m
3.	FAMILY DINING	5.4m x 9.8m
4.	POWDER ROOM	2.0m x 3.5m
5.	MASTER BEDROOM	4.8m x 6.6m
6.	MASTER LOUNGE	3.4m x 5.5m
7.	MASTER WARDROBE	3.0m x 9.3m
8.	MASTER BATHROOM	3.2m x 9.8m
9.	BEDROOM 2	3.2m x 5.4m
10.	BEDROOM 2 BATHROOM	2.6m x 2.6m
11.	BEDROOM 2 WARDROBE	2.6m x 1.7m
12.	BEDROOM 3	3.9m x 5.3m
13.	BEDROOM 3 BATHROOM	2.0m x 3.4m
14.	BEDROOM 3 WARDROBE	2.1m x 3.2m
15.	BEDROOM 4	6.7m x 5.3m
16.	BEDROOM 4 BATHROOM	5.2m x 3.8m
17.	BEDROOM 4 WARDROBE	5.2m x 2.8m
18.	BEDROOM 5	5.4m x 5.3m
19.	BEDROOM 5 BATHROOM	2.0m x 3.4m
20.	BEDROOM 5 WARDROBE	2.0m x 3.2m
21.	BEDROOM 6	5.6m x 5.0m
22.	BEDROOM 6 BATHROOM	3.5m x 2.1m
23.	BEDROOM 6 WARDROBE	3.5m x 2.3m
24.	LINEN	1.9m x 1.6m
25.	STORE	2.1m x 1.2m
26.	SECONDARY STAIRCASE	2.8m x 6.6m
27.	LIFT	N/A

EXTERIOR

A. BALCONY
B. FEATURE SCREEN
C. OPEN TO BELOW

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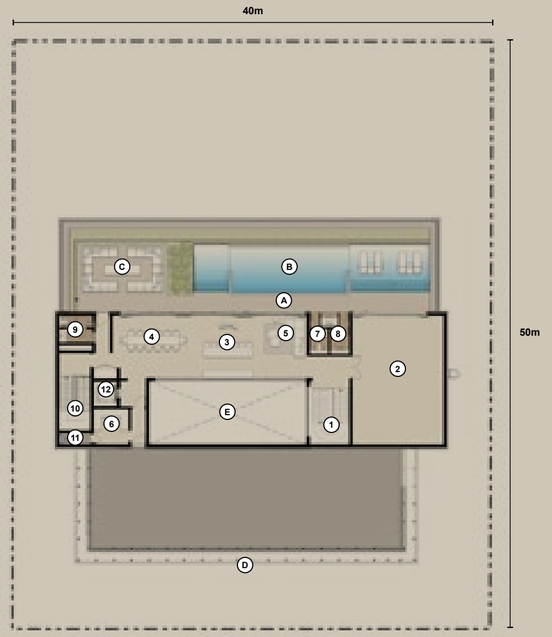
NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	ENTERTAINING ROOM	7.7m x 11.0m
3.	BAR	5.4m x 5.3m
4.	DINING	7.0m x 5.3m
5.	LIVING	4.0m x 5.3m
6.	PANTRY	3.0m x 3.0m
7.	CHANGING ROOM	1.6m x 1.8m
8.	OUTDOOR SHOWER	1.6m x 1.8m
9.	POWDER ROOM	2.8mx 2.3m
10.	SECONDARY STAIRCASE	2.7m x 5.4m
11.	UTILITIES	2.7m x 1.0m
12.	LIFT	N/A

EXTERIOR

A. ROOF TERRACE
B. POOL
C. OUTDOOR DINING
D. FEATURE SCREEN
E. OPEN TO BELOW



TYPE 03 PLUS | SECOND FLOOR | Guest Entertainment Option



TYPE 03 PLUS | SECOND FLOOR | Family Room Option

NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	FLEXIBLE SPACE - SPA/ GYM/ HOBBY ROOM	7.8m x 6.9m
3.	CHANGE ROOMS	2.9m x 4.0m
4.	SHOW KITCHEN	5.5m x 5.3m
5.	SHOW DINING	5.2m x 5.3m
6.	FAMILY LIVING	5.8m x 5.3m
7.	PANTRY	3.0m x 3.0m
8.	POWDER ROOM	2.8m x 2.3m
9.	SECONDARY STAIRCASE	2.7m x 5.4m
10.	UTILITIES	2.7m x 1.0m
11.	LIFT	N/A

EXTERIOR

A. ROOF TERRACE
B. POOL
C. OUTDOOR DINING
D. FEATURE SCREEN
E. OPEN TO BELOW

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NAWAYEF MANSIONS
TYPE 03 PLUS
ROOM SCHEDULE

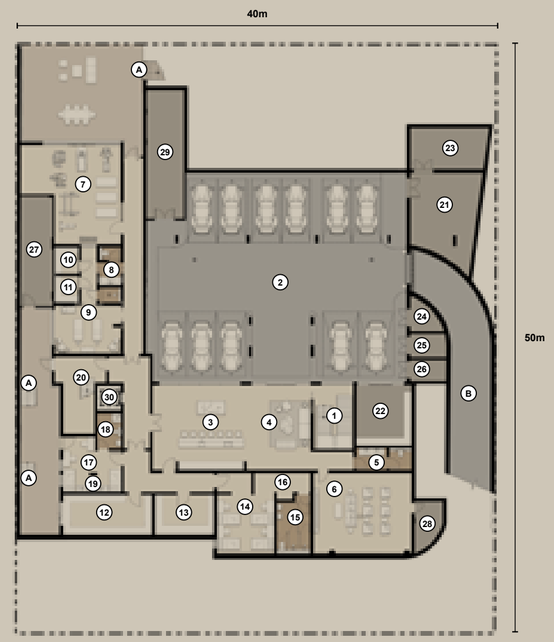
1.	FEATURE STAIRCASE	3.4m x 5.7m
2.	PENTHOUSE BEDROOM	7.8m x 4.2m
3.	PENTHOUSE BATHROOM	7.8m x 3.4m
4.	PENTHOUSE WARDROBE	7.8m x 2.6m
5.	PENTHOUSE OFFICE	4.8m x 3.7m
6.	PENTHOUSE LIVING	7.1m x 5.3m
7.	PENTHOUSE DINING	4.2m x 5.3m
8.	PANTRY	3.0m x 3.0m
9.	POWDER ROOM	2.8m x 2.3m
10.	SECONDARY STAIRCASE	2.7m x 5.4m
11.	UTILITIES	2.7m x 1.0m
12.	LIFT	N/A

EXTERIOR

A.	ROOF TERRACE
B.	POOL
C.	OUTDOOR DINING
D.	FEATURE SCREEN
E.	OPEN TO BELOW



TYPE 03 PLUS | SECOND FLOOR | Penthouse Option



BASEMENT FLOOR

NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.4m x 5.5m
2.	CAR GALLERY	22.2m x 18.0m
3.	BAR	7.9m x 7.2m
4.	LOUNGE	5.5m x 7.2m
5.	POWDER ROOM 1	4.7m x 1.9m
6.	CINEMA	8.3m x 6.6m
7.	GYM	8.6m x 8.5m
8.	POWDER ROOM 2	1.8m x 4.7m
9.	SPA	5.6m x 4.1m
10.	STEAM	2.0m x 2.2m
11.	JACUZZI	2.0m x 2.2m
12.	SERVICE KITCHEN	7.6m x 3.1m
13.	LAUNDRY	5.0m x 3.1m
14.	STAFF BEDROOM 1	4.9m x 4.8m
15.	STAFF BATHROOM 1	2.9m x 4.2m
16.	STAFF WARDROBES 1	4.8m x 1.9m
17.	STAFF BEDROOM 2	5.0m x 4.7m
18.	STAFF BATHROOM 2	2.3m x 3.0m
19.	STAFF WARDROBES 2	2.7m x 1.0m
20.	SECONDARY STAIRCASE	3.4m x 6.7m
21.	UTILITIES	6.1m x 7.2m
22.	WORKSHOP	4.6m x 5.2m
23.	POOL EQUIPMENT	6.7m x 3.5m
24.	HA ROOM	2.0m x 3.0m
25.	IT ROOM	2.0m x 2.0m
26.	STORAGE	1.8m x 1.9m
27.	UTILITIES	3.0m x 9.3m
28.	UTILITIES	2.4m x 3.7m
29.	POOL PLANT ROOM	3.2m x 10.9m
30.	LIFT	N/A

EXTERIOR

A.	EXTERNAL STAIRCASE
B.	RAMP TO GROUND LEVEL

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EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - REAR GARDEN





FAMILY LIVING AND DINING

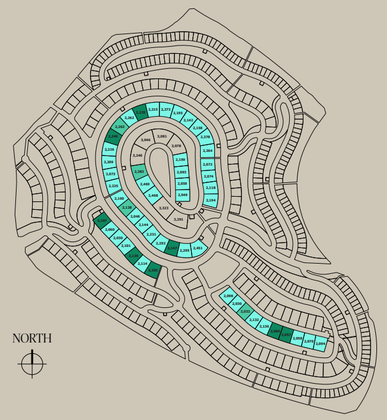
NAWAYEF MANSIONS
TYPE 04 AND 04 PLUS

Discover a contemporary Mediterranean masterpiece where extensive glazing creates a series of connected indoor and outdoor living spaces that enhance the natural surroundings in this spectacular hillside location. This architectural beauty is a testament to an open, airy design that blends harmoniously with its environment.

Clean lines and a minimalist aesthetic define this mansion, featuring lavish travertine surfaces on the façade and contemporary dark brass screen details. These elements serve not only as decor but also as functional shading, creating a symphony of style and comfort. The outdoor spaces are designed to enable intimate social gatherings, offering versatile areas to share moments with friends and family, all while immersed in the serenity of the outdoors.

Inside, this home unfolds with an array of formal living areas, providing you with the space to craft your own lifestyle. With seven or eight bedrooms, each boasting private ensuite bathrooms and walk-in wardrobes, the mansion effortlessly combines convenience and luxury. Family play areas, media rooms, a well-equipped gym, and a spa overlooking the inviting swimming pool provide an elegant and comfortable retreat for the years to come.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,030 - 2,469 sqm

TYPE 04 | 7 BEDROOMS

GSA: 2,602 sqm

TYPE 04 PLUS | 8 BEDROOMS

GSA: 3,185 - 3,189 sqm



NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	4.7m x 5.5m
3.	FEATURE STAIRCASE	1.9m x 8.0m
4.	MAJLIS	5.7m x 9.2m
5.	FORMAL LOUNGE	5.9m x 5.0m
6.	FORMAL DINING 1	4.1m x 7.0m
7.	PANTRY	2.5m x 4.1m
8.	POWDER ROOM 1	3.9m x 2.5m
9.	FAMILY LIVING	8.7m x 7.7m
10.	FAMILY DINING	10.1m x 5.6m
11.	POWDER ROOM 2	2.9m x 2.7m
12.	POWDER ROOM 3	2.5m x 2.7m
13.	FORMAL DINING 2	4.8m x 7.6m
14.	SHOW KITCHEN	8.3m x 5.9m
15.	SERVICE KITCHEN	6.7m x 3.0m
16.	DRY PANTRY	2.0m x 2.7m
17.	OFFICE	5.6m x 6.1m
18.	GUEST BEDROOM	5.6m x 4.8m
19.	GUEST BATHROOM	3.2m x 2.2m
20.	GUEST WARDROBE	2.2m x 2.2m
21.	SECONDARY STAIRCASE	2.5m x 6.2m
22.	COURTYARD	7.3m x 4.9m
23.	DRIVERS BEDROOM	2.4m x 3.0m
24.	DRIVERS BATHROOM	1.9m x 2.2m
25.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR



FIRST FLOOR

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NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 8.0m
2.	FAMILY LIVING	8.8m x 3.5m
3.	OFFICE	5.9m x 4.2m
4.	MASTER BEDROOM	8.7m x 4.7m
5.	MASTER BATHROOM 1	8.8m x 3.1m
6.	MASTER WARDROBE 1	8.8m x 2.5m
7.	BEDROOM 2	4.0m x 5.8m
8.	BEDROOM 2 BATHROOM	2.0m x 4.2m
9.	BEDROOM 2 WARDROBE	2.5m x 4.2m
10.	BEDROOM 3	6.1m x 3.2m
11.	BEDROOM 3 BATHROOM	4.4m x 1.8m
12.	BEDROOM 3 WARDROBE	4.4m x 1.8m
13.	BEDROOM 4	5.6m x 4.0m
14.	BEDROOM 4 BATHROOM	4.1m x 2.1m
15.	BEDROOM 4 WARDROBE	4.1m x 2.7m
16.	BEDROOM 5	4.3m x 6.7m
17.	BEDROOM 5 BATHROOM	2.5m x 3.3m
18.	BEDROOM 5 WARDROBE	2.5m x 3.7m
19.	BEDROOM 6	6.3m x 5.9m
20.	BEDROOM 6 BATHROOM	3.6m x 3.2m
21.	BEDROOM 6 WARDROBE	3.6m x 2.6m
22.	POWDER ROOM	3.5m x 2.2m
23.	SERVICE KITCHEN	2.9m x 2.8m
24.	SECONDARY STAIRCASE	2.5m x 6.2m
25.	LIFT	N/A

EXTERIOR

A. TERRACE
B. OPEN TO BELOW

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NAWAYEF MANSIONS
TYPE 04 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 7.7m
2.	PENTHOUSE BEDROOM	3.6m x 9.5m
3.	PENTHOUSE BATHROOM	2.9m x 3.9m
4.	PENTHOUSE WARDROBE	2.1m x 3.2m
5.	PENTHOUSE LIVING	3.9m x 9.7m
6.	PENTHOUSE DINING	3.2m x 9.7m
7.	POWDER ROOM	3.2m x 1.9m
8.	PANTRY	4.1m x 1.9m
9.	STUDY ROOM	6.0m x 2.4m
10.	SECONDARY STAIRCASE	2.5m x 6.2m
11.	LIFT	N/A

EXTERIOR

A. ROOF TERRACE
B. ROOF
C. UTILITIES
D. OPEN TO BELOW



TYPE 04 PLUS | SECOND FLOOR | Penthouse Option



TYPE 04 PLUS | SECOND FLOOR | Family Entertainment Option

NAWAYEF MANSIONS
TYPE 04 PLUS
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 7.7m
2.	ENTERTAINMENT LIVING	7.1m x 9.0m
3.	ENTERTAINMENT DINING	6.6m x 9.5m
4.	BAR	7.1m x 3.0m
5.	POWDER ROOM 1	3.0m x 1.8m
6.	POWDER ROOM 2	4.0m x 1.5m
7.	PANTRY	6.0m x 2.4m
8.	SECONDARY STAIRCASE	2.5m x 6.2m
9.	LIFT	N/A

EXTERIOR

A. ROOF TERRACE
B. ROOF
C. UTILITIES
D. OPEN TO BELOW

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NAWAYEF MANSIONS
TYPE 04
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.0m x 7.6m
2.	CAR GALLERY	14.0m x 22.2m
3.	FOYER	3.7m x 5.1m
4.	LOUNGE	8.4m x 5.7m
5.	GYM	4.6m x 9.7m
6.	SPA	6.9m x 10.6m
7.	SAUNA	2.1m x 4.2m
8.	CINEMA	8.2m x 7.4m
9.	SALON	4.0m x 7.3m
10.	POWDER ROOM 1	1.9m x 2.7m
11.	SERVICE KITCHEN	4.7m x 7.0m
12.	WET STORE	4.0m x 3.0m
13.	STAFF BEDROOM 1	6.2m x 3.2m
14.	STAFF BATHROOM 1	3.8m x 1.6m
15.	STAFF WARDROBE 1	1.5m x 1.0m
16.	STAFF BEDROOM 2	2.9m x 6.4m
17.	STAFF BATHROOM 2	2.7m x 2.7m
18.	STAFF WARDROBE 2	2.1m x 1.6m
19.	POWDER ROOM 2	1.9m x 2.7m
20.	LAUNDRY	2.9m x 3.5m
21.	STORE	3.2m x 2.1m
22.	SECONDARY STAIRCASE	2.5m x 6.2m
23.	CELLAR	3.9m x 2.3m
24.	STORE	1.6m x 2.0m
25.	TREATMENT ROOM	3.4m x 4.6m
26.	HAMMAM	3.4m x 3.7m
27.	CHANGING ROOM 1	1.6m x 3.8m
28.	CHANGING ROOM 2	1.6m x 3.8m
29.	EQUIPMENT ROOM	1.6m x 1.1m
30.	SAUNA	2.7m x 2.0m
31.	UTILITIES 1	8.6m x 10.6m
32.	UTILITIES 2	7.6m x 3.7m
33.	UTILITIES 3	4.0m x 2.0m
34.	LIFT	N/A

EXTERIOR

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



BASEMENT FLOOR



MODON Nawayef Mansions - Type 04

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EXTERIOR PERSPECTIVE - FRONT ELEVATION



MAJLIS



SHOW KITCHEN





EXTERIOR PERSPECTIVE - BACK ELEVATION

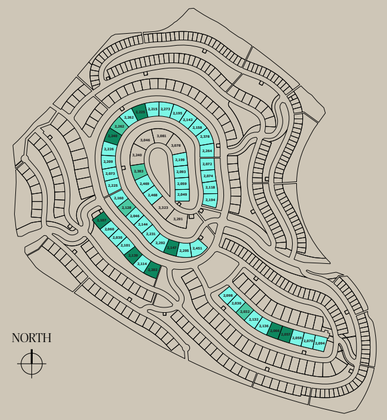
NAWAYEF MANSIONS
TYPE 05 AND 05 PLUS

Nestled on the hillside, this mansion unveils one of Abu Dhabi's most breathtaking panoramas—a sanctuary crafted for leisure, relaxation, and the contemplation of stunning views.

Two enchanting central courtyards gracefully distribute the living spaces, illuminating the various floors and accompanying the staircases that run gracefully through the mansion.

Step into the ground floor, where family living areas and the welcoming Majlis seamlessly open up to an expansive terrace with a swimming pool. Ascend to the upper floor, designed as a family haven, where different rooms come together. Delve into the basement floor dedicated to leisure and enjoyment, featuring a delightful wellness area with access to the outdoors.

NAWAYEF MANSIONS PLOT LOCATIONS



Plots range from 2,030 - 2,468 sqm

TYPE 05 | 6 BEDROOMS

GSA: 2,017 sqm

TYPE 05 PLUS | 7 BEDROOMS

GSA: 2,426 sqm



NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	3.7m x 5.5m
3.	FEATURE STAIRCASE	4.6m x 5.0m
4.	POWDER ROOM 1	2.3m x 5.0m
5.	GUEST BEDROOM	8.0m x 3.9m
6.	GUEST BATHROOM	3.2m x 5.5m
7.	GUEST WARDROBE	2.8m x 5.5m
8.	MAJLIS FOYER	5.8m x 3.8m
9.	MAJLIS PANTRY	2.7m x 5.0m
10.	MAJLIS OFFICE	7.4m x 3.8m
11.	MAJLIS LIVING	5.2m x 7.9m
12.	MAJLIS DINING	5.2m x 9.4m
13.	FAMILY LIVING	9.2m x 8.2m
14.	FAMILY DINING	5.0m x 8.2m
15.	SHOW KITCHEN	11.6m x 5.6m
16.	POWDER ROOM 2	4.0m x 2.4m
17.	SECONDARY STAIRCASE	2.5m x 5.0m
18.	DRIVER'S BEDROOM	2.4m x 2.9m
19.	DRIVER'S BATHROOM	1.9m x 2.3m
20.	LIFT	N/A

EXTERIOR

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



GROUND FLOOR



FIRST FLOOR

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NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.6m x 5.0m
2.	FOYER	3.7m x 5.3m
3.	FAMILY LIVING	7.9m x 3.8m
4.	MASTER BEDROOM 1	6.8m x 6.1m
5.	MASTER BATHROOM 1	4.9m x 3.0m
6.	MASTER WARDROBE	4.0m x 2.8m
7.	MASTER BATHROOM 2	4.4m x 3.0m
8.	MASTER WARDROBE 2	4.3m x 2.8m
9.	BEDROOM 2	5.2m x 3.5m
10.	BEDROOM 2 BATHROOM	3.7m x 2.0m
11.	BEDROOM 2 WARDROBE	3.8m x 2.3m
12.	BEDROOM 3	5.2m x 3.4m
13.	BEDROOM 3 BATHROOM	3.7m x 1.7m
14.	BEDROOM 3 WARDROBE	3.8m x 1.8m
15.	BEDROOM 4	5.1m x 3.4m
16.	BEDROOM 4 BATHROOM	3.7m x 1.8m
17.	BEDROOM 4 WARDROBE	3.1m x 1.7m
18.	BEDROOM 5	8.0m x 5.5m
19.	BEDROOM 5 BATHROOM	1.5m x 3.2m
20.	BEDROOM 5 WARDROBE	6.2m x 0.7m
21.	SECONDARY STAIRCASE	2.5m x 5.0m
22.	LIFT	N/A

EXTERIOR

A.	BALCONY
B.	OPEN TO BELOW

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NAWAYEF MANSIONS
TYPE 05 PLUS
ROOM SCHEDULE

INTERIOR

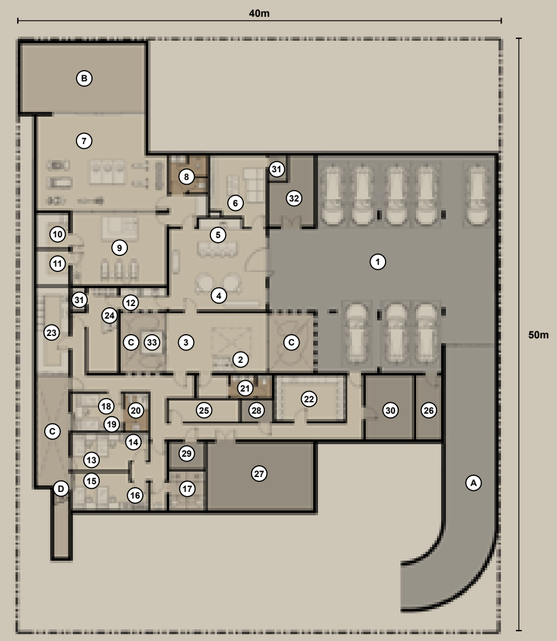
1.	FEATURE STAIRCASE	4.6m x 5.0m
2.	FOYER	3.8m x 5.0m
3.	PENTHOUSE LIVING	2.8m x 4.3m
4.	POWDER ROOM	3.5m x 1.9m
5.	PENTHOUSE DINING	3.6m x 5.3m
6.	PENTHOUSE BEDROOM	3.6m x 6.4m
7.	PENTHOUSE BATHROOM	4.3m x 3.7m
8.	PENTHOUSE WARDROBE	1.9m x 3.7m
9.	SECONDARY STAIRCASE	2.5m x 5.0m
10.	LIFT	N/A

EXTERIOR

A. ROOF TERRACE
B. UTILITIES
C. OPEN TO BELOW



TYPE 05 PLUS | SECOND FLOOR | PENTHOUSE



BASEMENT FLOOR

NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	19.1m x 18.5m
2.	FEATURE STAIRCASE	4.6m x 5.0m
3.	FOYER	3.7m x 5.0m
4.	LOUNGE	8.2m x 4.8m
5.	BAR	8.2m x 3.0m
6.	CINEMA	4.8m x 5.0m
7.	GYM	11.0m x 4.6m
8.	CHANGING ROOM	3.2m x 3.2m
9.	SPA	8.0m x 6.0m
10.	SAUNA	2.7m x 3.0m
11.	STEAM ROOM	2.7m x 3.0m
12.	PANTRY	3.9m x 1.9m
13.	STAFF BEDROOM 1	6.5m x 3.2m
14.	STAFF WARDROBE 1	2.4m x 1.0m
15.	STAFF BEDROOM 2	6.5m x 3.2m
16.	STAFF WARDROBE 2	1.9m x 1.0m
17.	STAFF BATHROOM 1 & 2	4.6m x 3.3m
18.	SECURITY BEDROOM	4.3m x 3.2m
19.	SECURITY WARDROBE	2.0m x 1.0m
20.	SECURITY BATHROOM	2.0m x 3.2m
21.	POWDER ROOM	3.5m x 1.9m
22.	LAUNDRY	5.9m x 3.8m
23.	SERVICE KITCHEN	2.7m x 7.5m
24.	SECONDARY STAIRCASE	2.6m x 5.3m
25.	STORE	5.9m x 1.8m
26.	STORAGE	2.2m x 5.4m
27.	UTILITIES 1	9.0m x 5.7m
28.	UTILITIES 2	2.7m x 1.9m
29.	IT ROOM	3.0m x 2.3m
30.	SUMPIT	4.0m x 5.4m
31.	AV ROOM	2.1m x 1.5m
32.	POOL PLANT ROOM	3.8m x 5.9m
33.	LIFT	N/A

EXTERIOR

A. RAMP TO GROUND LEVEL
B. LOWER TERRACE
C. COURTYARD
D. EXTERNAL STAIRCASE

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EXTERIOR PERSPECTIVE - REAR ELEVATION



MAIN ENTRANCE



FOYER



MAJLIS

FORMAL LIVING





SHOW KITCHEN



FAMILY DINING



POOL



OUTDOOR LIVING



MASTER BATHROOM



MASTER BEDROOM



GYM



SPA



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