

Nawayef West Heights



**BROCHURE OF THE NEW PROJECT
IN THE AREA OF HUDAYRIYAT ISLAND**





Nawayef West Heights is a collection of premium villas in the Nawayef West community, located on the unique Hudayriyat Island.

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16 km
OF BEACHES

225 ha
OF GREEN SPACE

220 km
OF CYCLE TRACKS

Hudayriyat Island offers a variety of attractions such as sandy beaches, Velodrome Abu Dhabi, Surf Abu Dhabi, numerous sports facilities, boutique shops, charming cafes, and delicious restaurants. Additionally, it features the largest urban park in the Emirate and a vast 220-kilometer cycle track network, opening the breathtaking views on Abu Dhabi horizon.





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The map shows Hudayriyat Island divided into three main sections: West, Central, and East. The West section is on the left, the Central section is in the middle, and the East section is on the right. The island is surrounded by water. A road network is visible, connecting the different parts of the island. A callout box points to the West area, stating that most entertainment and sports facilities will be located there. Another callout box points to the Central area, stating it will be occupied by residential complexes with villas and townhouses. A third callout box points to the East area, stating it is still in the development stage. The map also shows the location of Abu Dhabi and Nawayef East and West. A small icon of a mountain is located in the top left corner.

The majority of entertainment and sports facilities will be located in the Western area.

West

ABU DHABI

NAWAYEF EAST

Central

The Central region will be occupied by residential complexes with villas and townhouses.

NAWAYEF WEST

The Eastern area is still in the development stage.

East

Hudayriyat Island consists of 3 parts: West, Central, East.

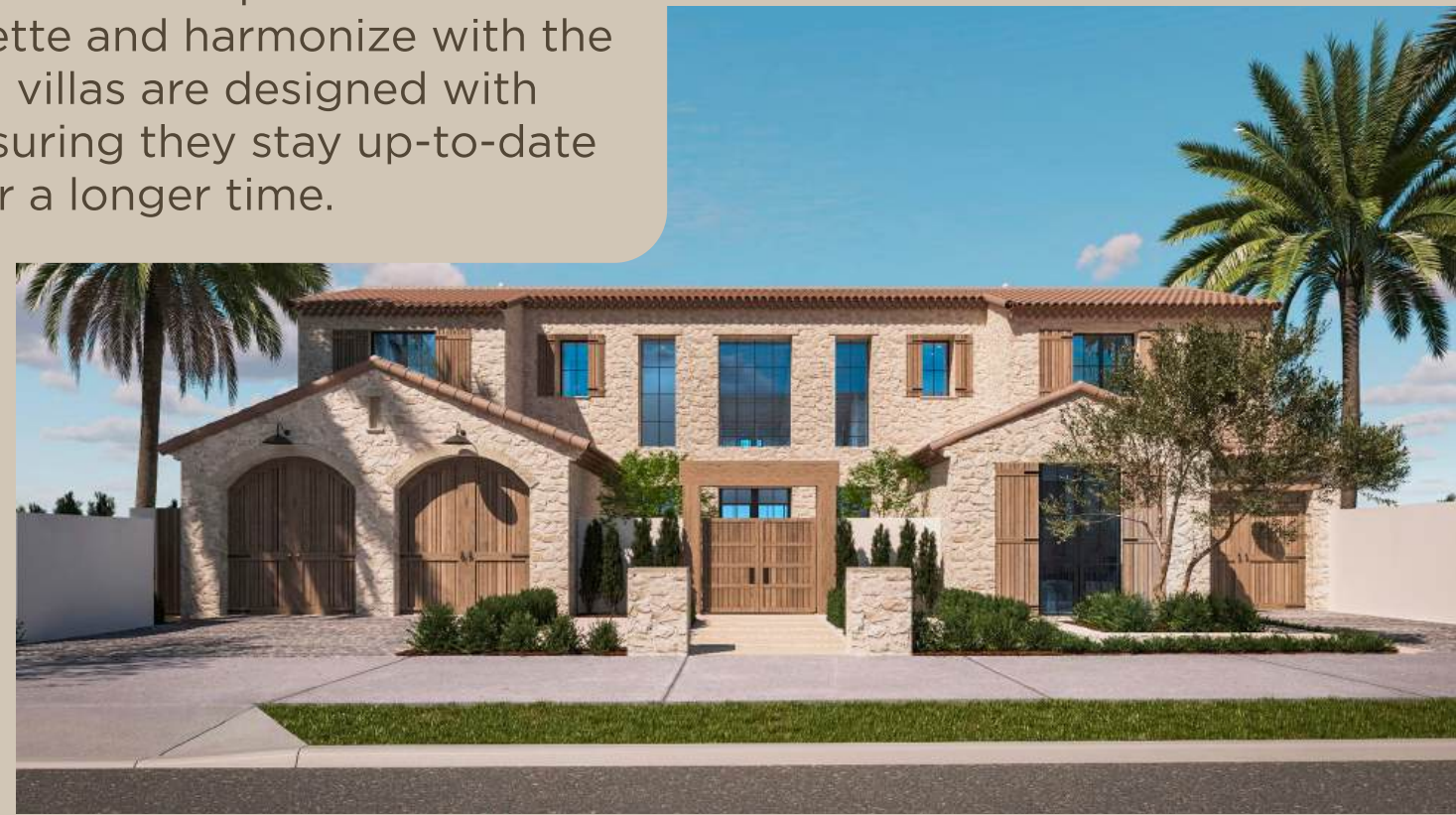


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8 ARCHITECTURAL STYLES

This renowned project offers spacious homes in eight distinct architectural styles and concepts. The facades are executed in a beige palette and harmonize with the natural surroundings. All villas are designed with modern trends in mind, ensuring they stay up-to-date and relevant for a longer time.



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TYPES OF VILLAS





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The future resident has options for 5, 6, or 7 bedrooms to choose from.





KITCHEN INTERIORS OPTIONS

Villas' interiors complemented by built-in kitchen appliances





BEDROOM INTERIORS OPTIONS





BATHROOM INTERIORS OPTIONS

Bathrooms come with built-in sanitary ware



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PANORAMIC WINDOWS


Every villa features panoramic windows, filling spaces with natural light and offering breathtaking ocean or cityscape views that are truly unrivaled.



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At the basement level, there are spaces for residents' leisure: fitness room, a spa area with a sauna and hammam, a hobby room, a laundry room, and staff rooms.



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Houses come with a private courtyard featuring an open pool, a sunbathing terrace, and a barbecue area, providing a pleasant setting for spending time with loved ones.

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BACKYARD OPTIONS



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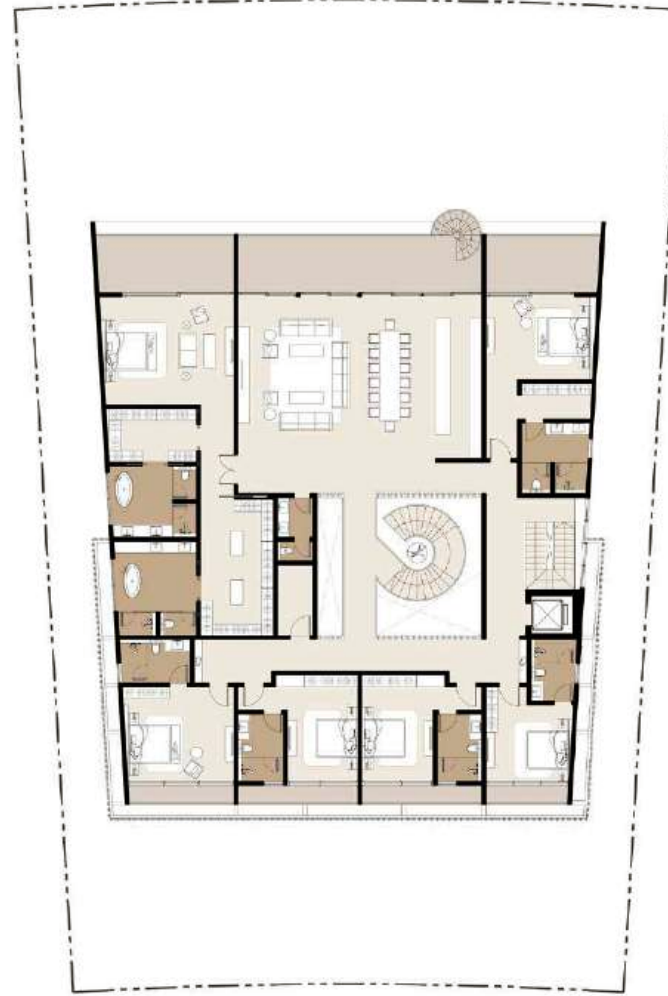


CAR PARKING

You can park your car in a spacious garage in the basement level or under the shelter near residence.

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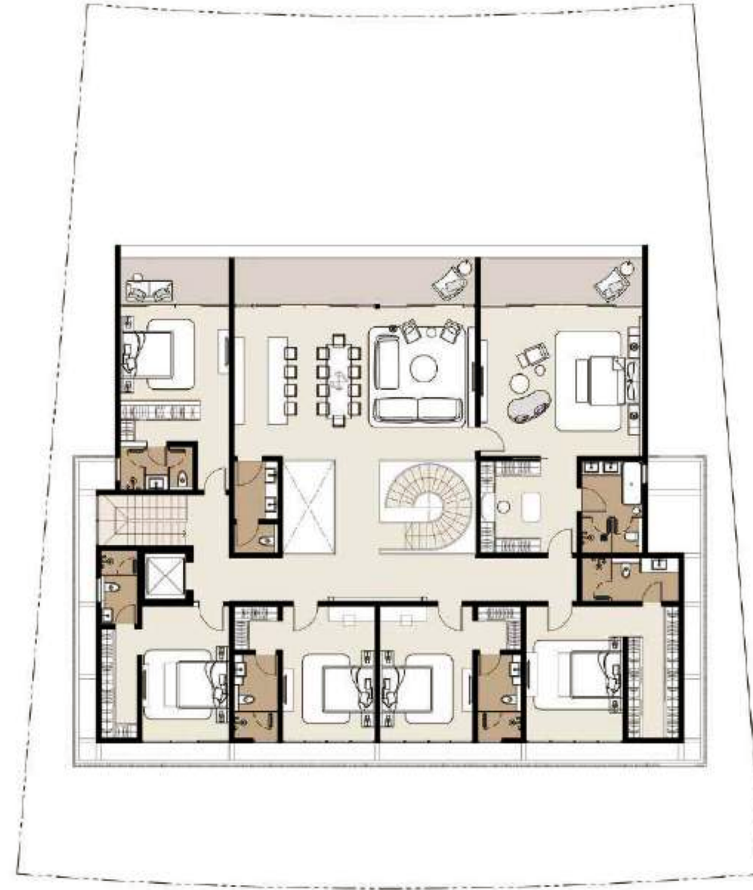
THE FIVE-BEDROOM VILLA LAYOUT



THE SIX-BEDROOM VILLA LAYOUT

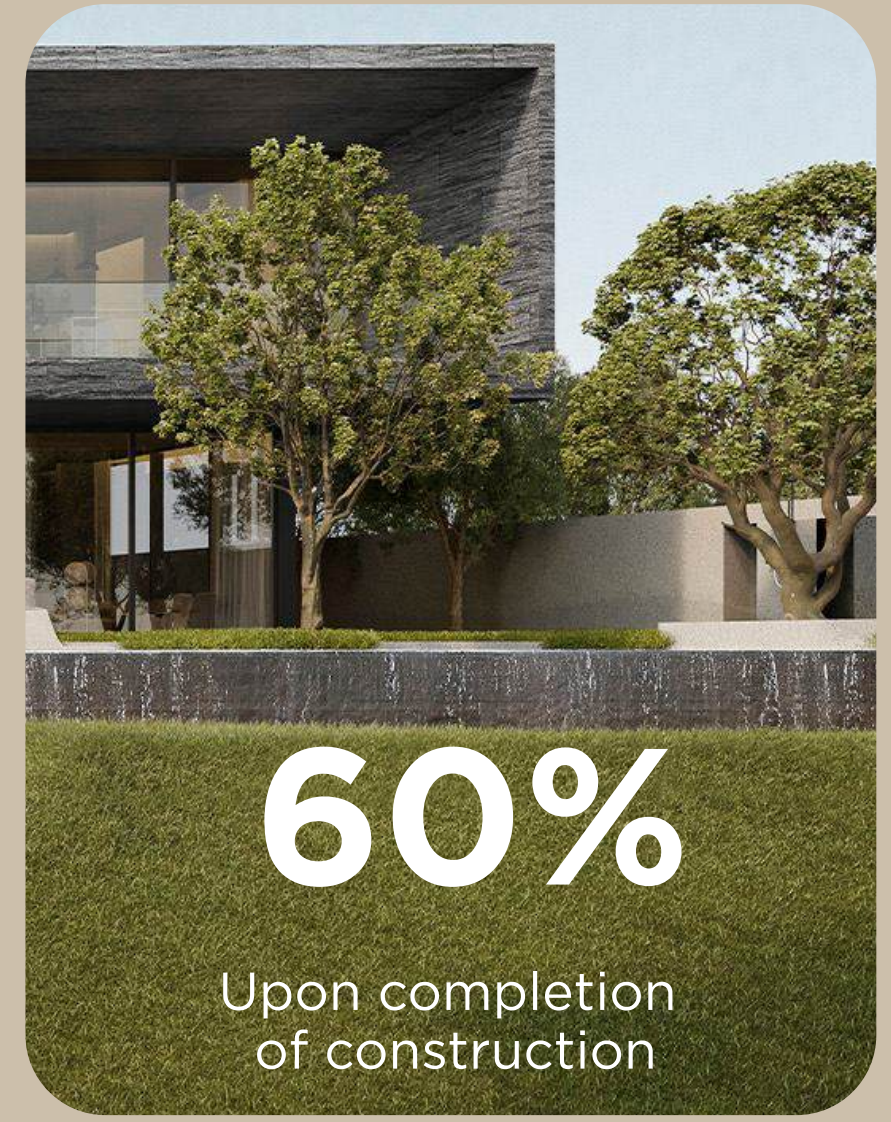


THE SEVEN-BEDROOM VILLA LAYOUT





PAYMENT PLAN



ACCESS TO THE BEACH

Residents can spend time on the Al Hudayriyat Beach with white sand and lazure water.

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CLUBHOUSE WITH POOL, SPA AND GYM

In the community area, there is a modern clubhouse, where residents can swim in the pool, relax with spa treatments, or exercise in the equipped gym.

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CHILDREN'S PLAYGROUND

Kids can hang out and play with their friends at the designated play area designed specifically for them.

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WALKING PATHS AND CYCLE ROUTES

In the evening, the whole family can take a walk or ride bikes along the well-maintained area of the complex.

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SURF ABU DHABI

You can reach Surf Abu Dhabi in 10 minutes by car, which is situated on Hudayriyat Island, is a state-of-the-art surfing center that boasts the largest and most sophisticated wave generation technology in Abu Dhabi. This high-performance facility caters to both beginners and experienced surfers, providing an exceptional environment for the sport in the emirate.

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ABU DHABI CITY GOLF CLUB

The Abu Dhabi City Golf Club is a prestigious golfing destination located in the United Arab Emirates' capital city. It features an 18-hole championship course, state-of-the-art facilities, and stunning views, making it a popular choice for both local and international golf enthusiasts.

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MANGROVE MARINE NATIONAL PARK

This unique park serves as a home for 75% of the mangrove groves across all emirates. Here, you can enjoy the diverse range of nature, including grey mangrove trees that grow in shallow, salty waters.

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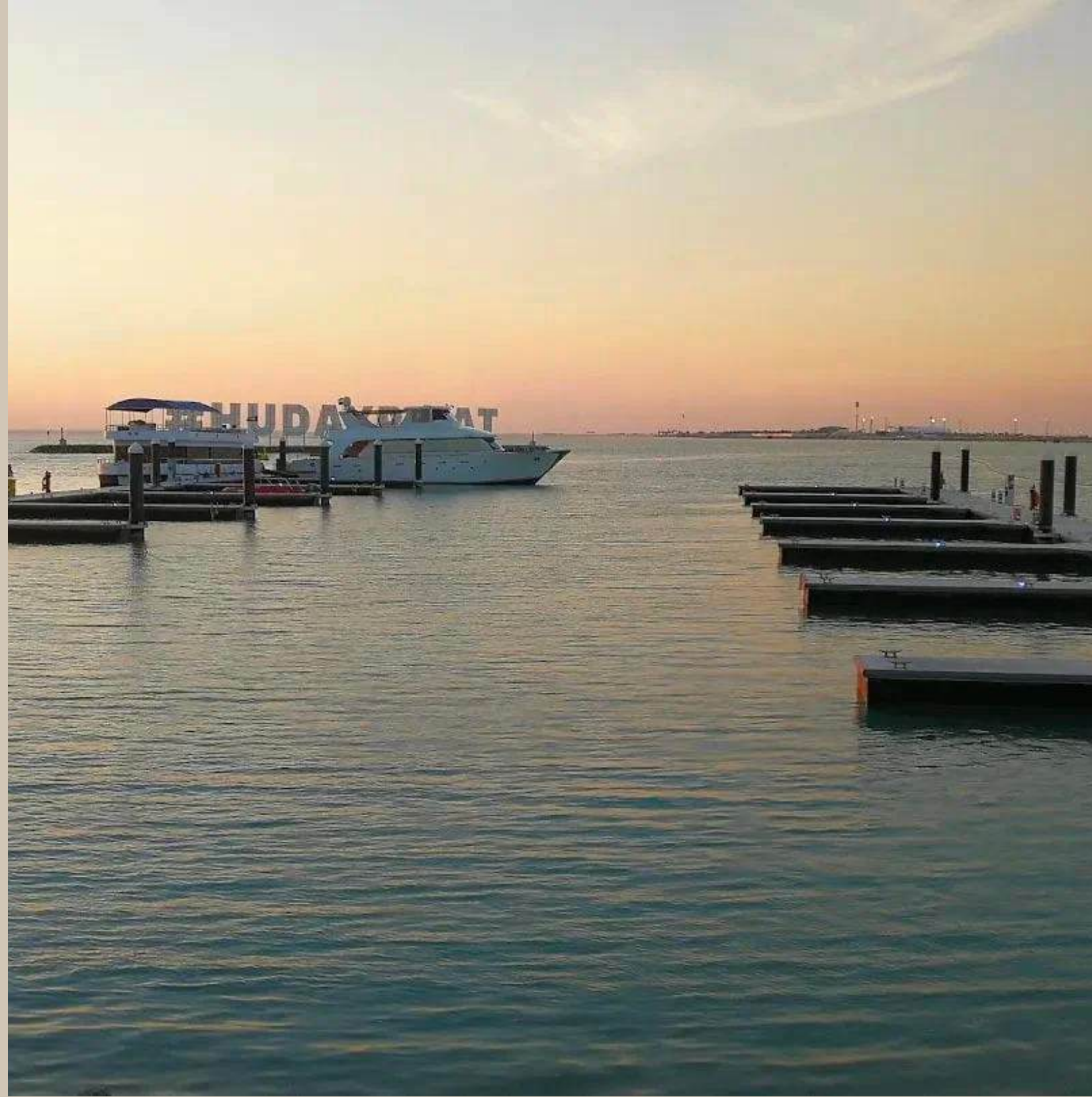




HUDAYRIAT MARINA

Hudayriat Marina, located in Abu Dhabi, is a picturesque waterfront destination offering a variety of recreational activities, including boating, fishing, and picnicking, while also providing a serene environment for relaxation and enjoying the beautiful views.

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PROJECT DEVELOPER – MODON

Modon is a developer with an office in Abu Dhabi, which is engaged in the improvement of urban areas and the construction of residential and commercial complexes. The company's portfolio includes projects such as Abu Dhabi Fishmarket, the Marsana entertainment center and Courtyard Mall.

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THE PROJECT WILL BE READY IN THE Q4 OF 2027





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