



Nawayef

Village

By

MÜDON

Contents

Nawayef Village	03
Location & Island Amenities	05
Masterplan	06
Nawayef Village Amenities	07
Retail Avenue	08
Retail Avenue Amenities	09
Key Features	10
Interiors	16
Floor Plans	19



Nawayef

Village



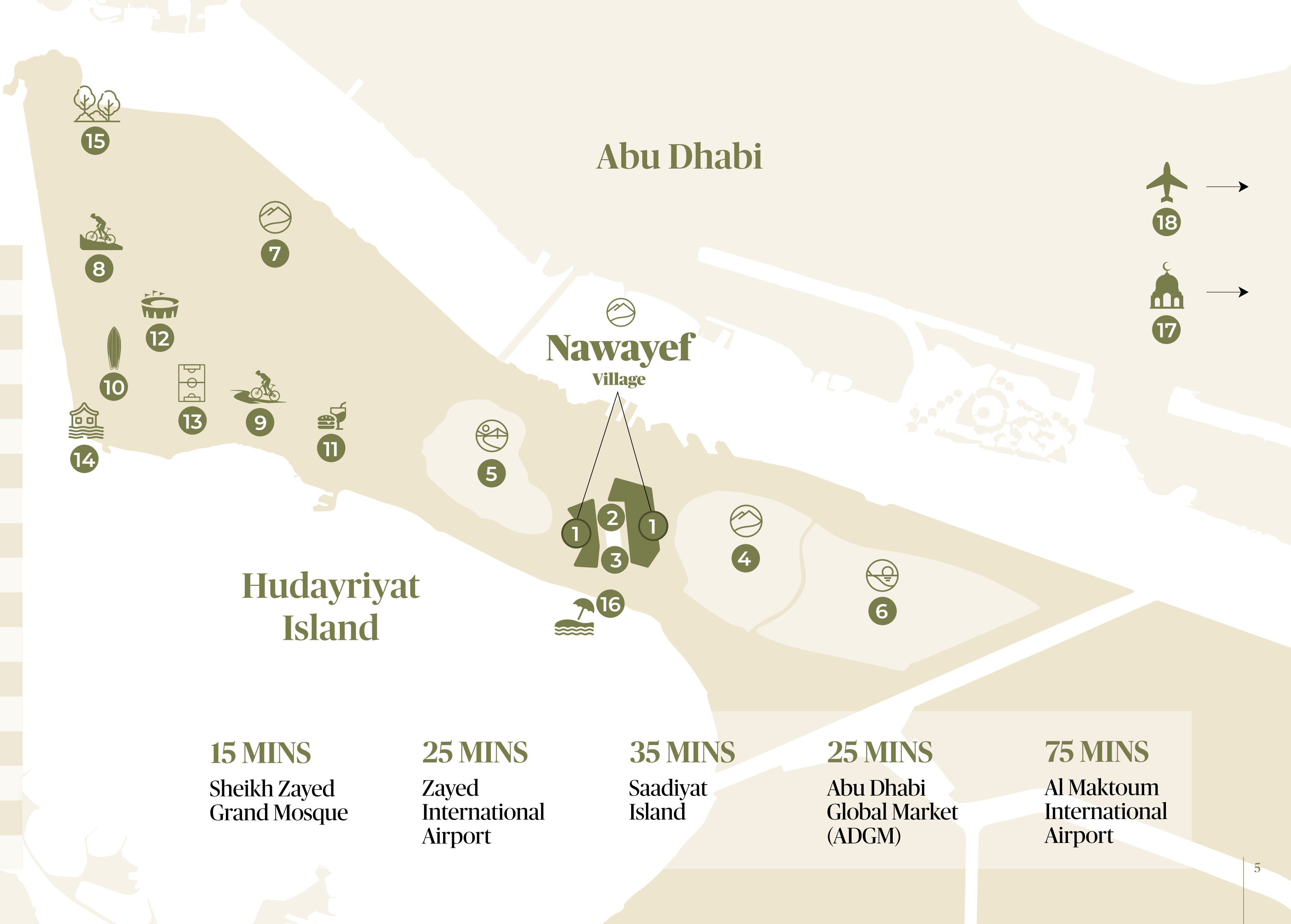
The First Townhouses
on Hudayriyat Island



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 Nojourn
15	Biotopia
16	Beach and Resort Hotel
17	Sheikh Zayed Grand Mosque
18	Zayed 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

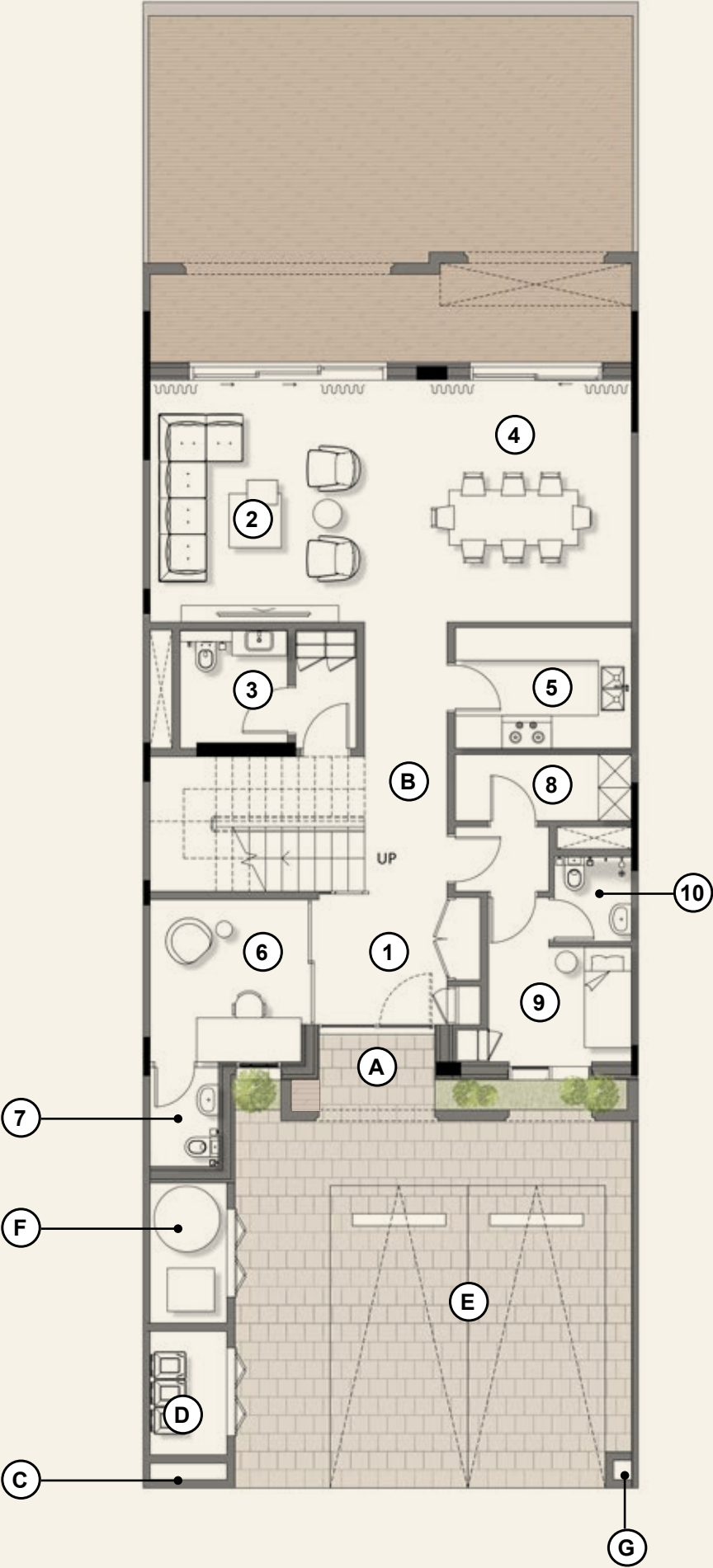
Ground Floor

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

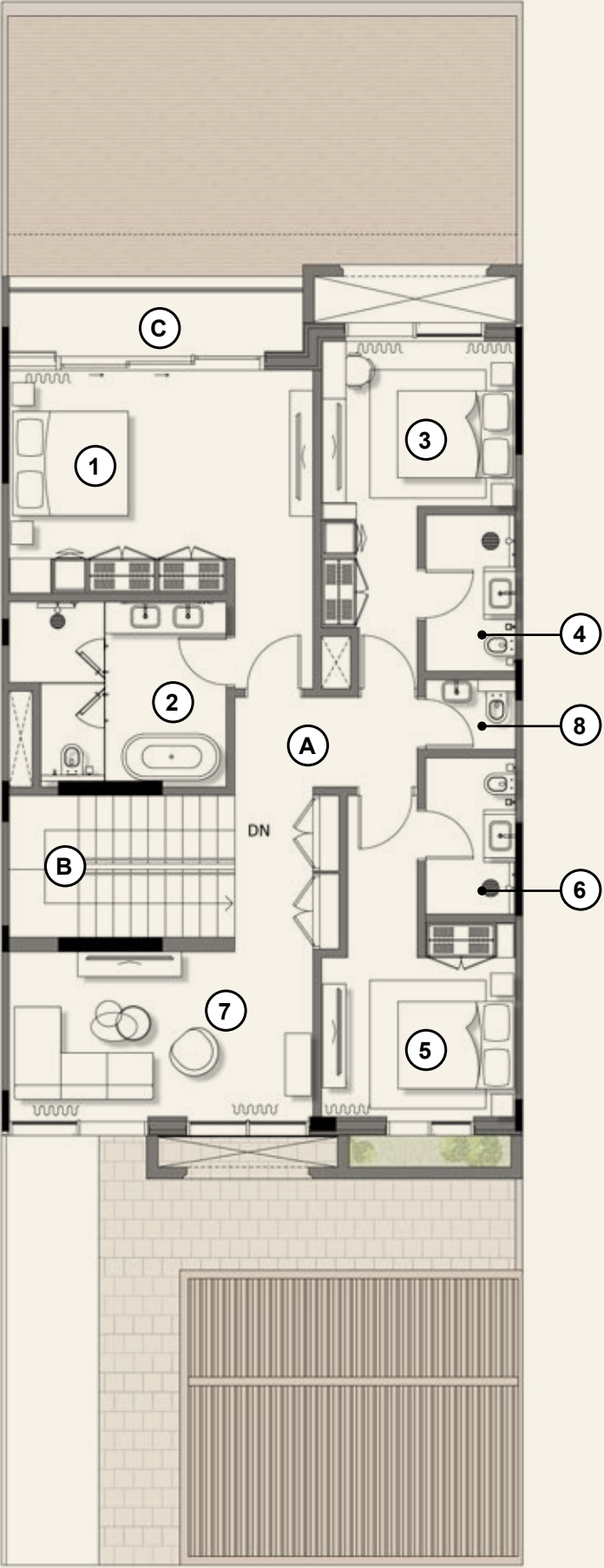
First Floor

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



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



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.

4 Bedroom Townhouse

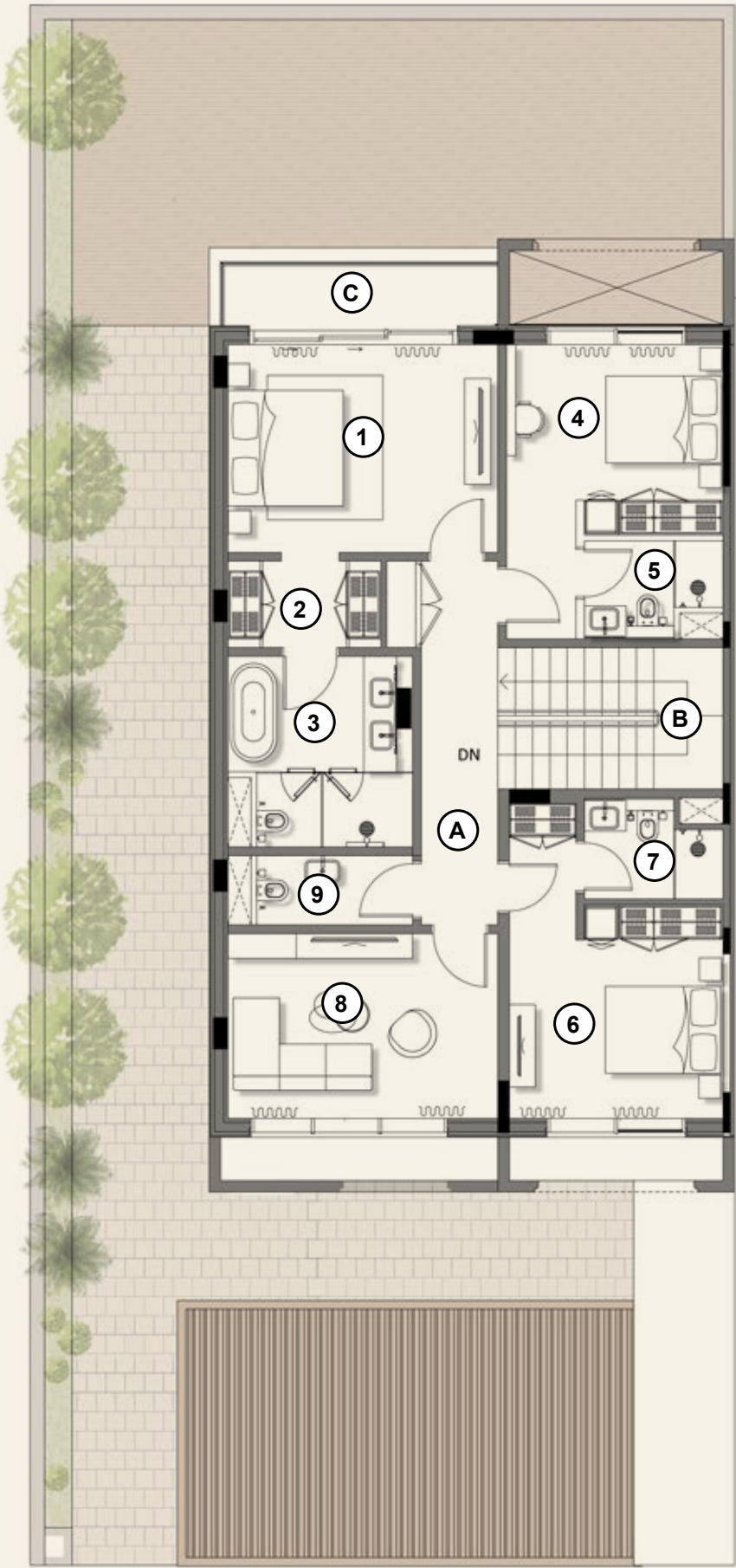
First Floor

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



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



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.

5 Bedroom Twin Villa

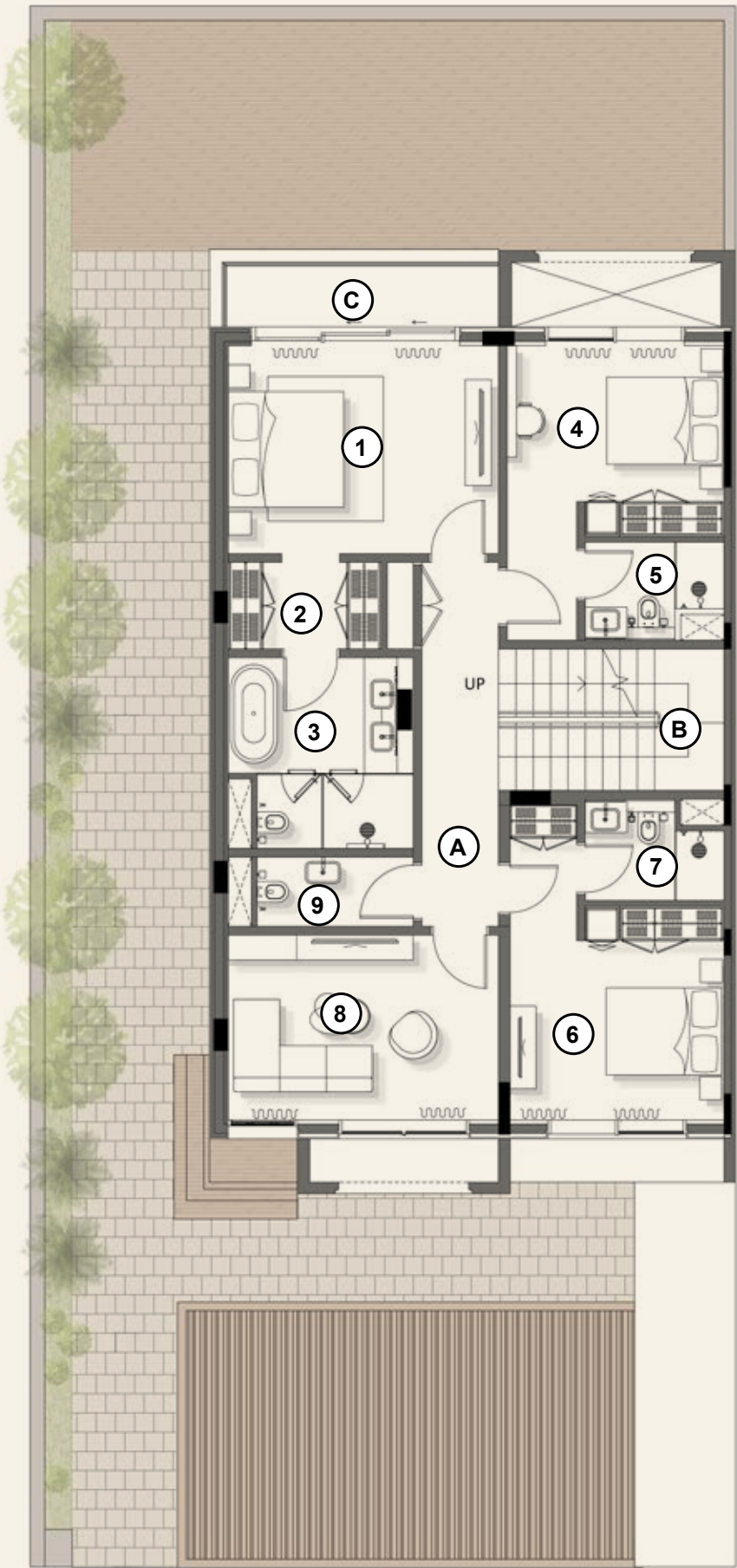
First Floor

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



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.

5 Bedroom Twin Villa

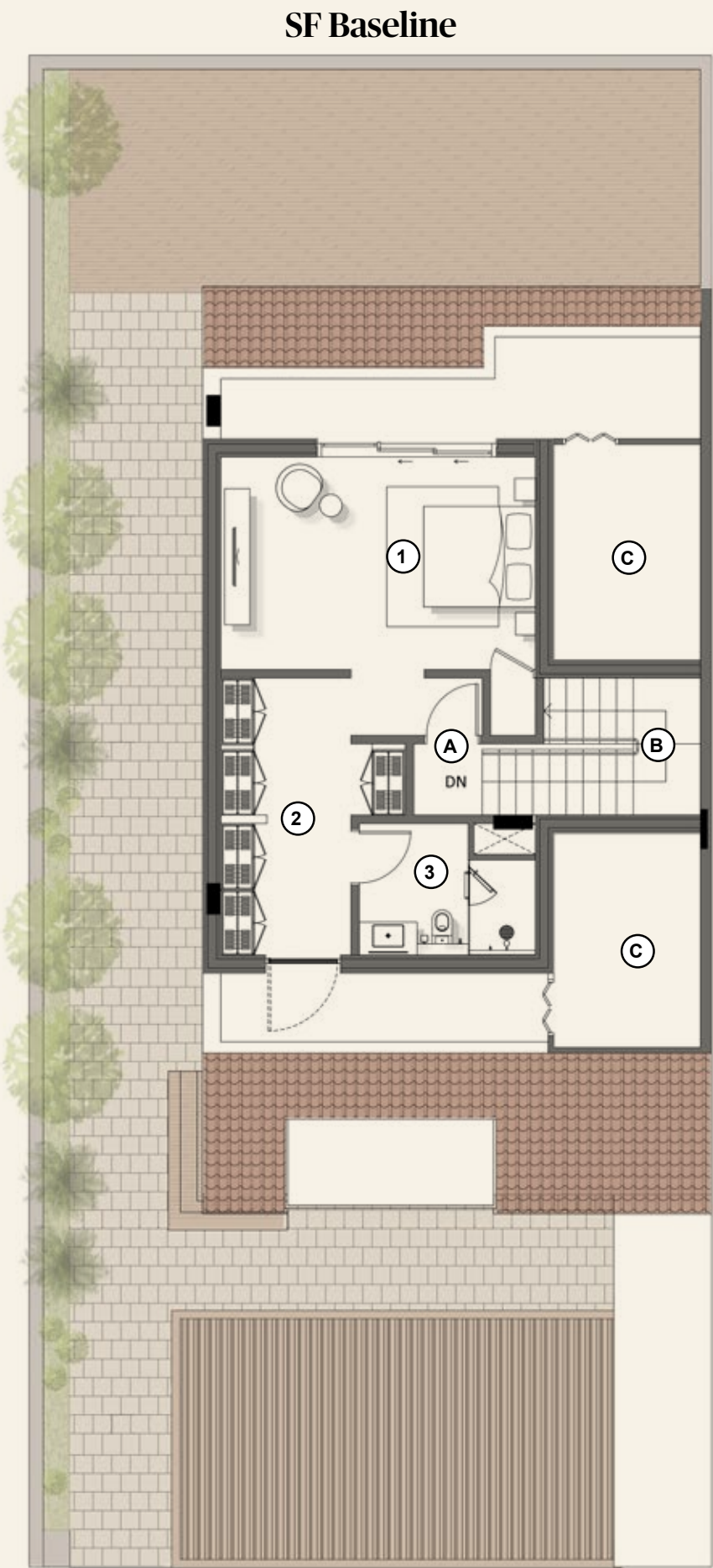
Second Floor

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



5 Bedroom Twin Villa

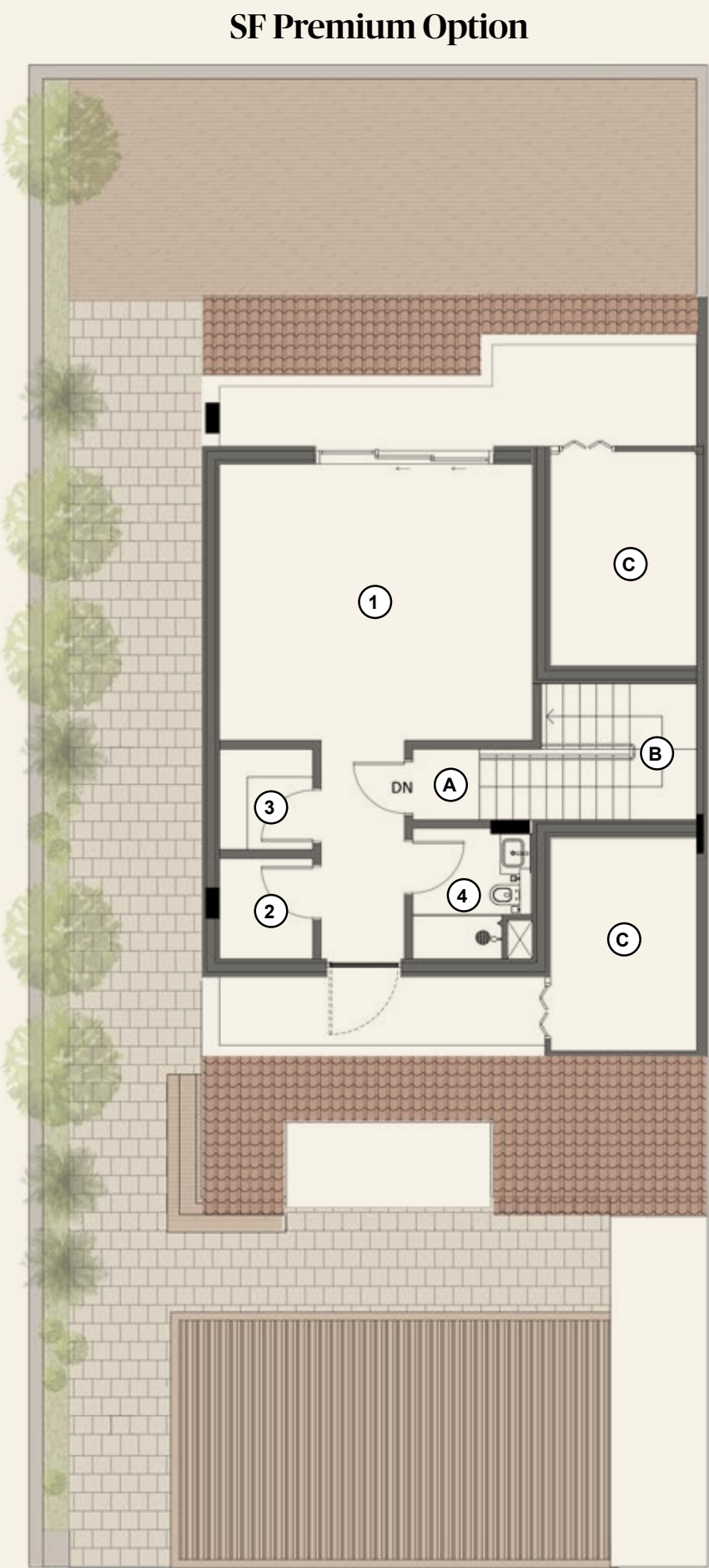
Second Floor

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





The plans, drawings, and illustrations contained in this brochure are intended solely for illustrative purposes and should not be construed as a representation or warranty of the final details or exact specifications of the properties described. While every effort has been made to accurately represent the features and layout of the proposed development, based on preliminary development plans, variations may occur and the plans, drawings and illustrations are subject to change, without notice. 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. Modon reserves the right to modify, revise, or withdraw any or all the same in its sole discretion and without prior notice. This brochure does not constitute an offer to sell or a solicitation of an offer to buy any property.