nudra

SAADIYAT

“NUDRA'S DESIGN IS HUMAN CENTRIC

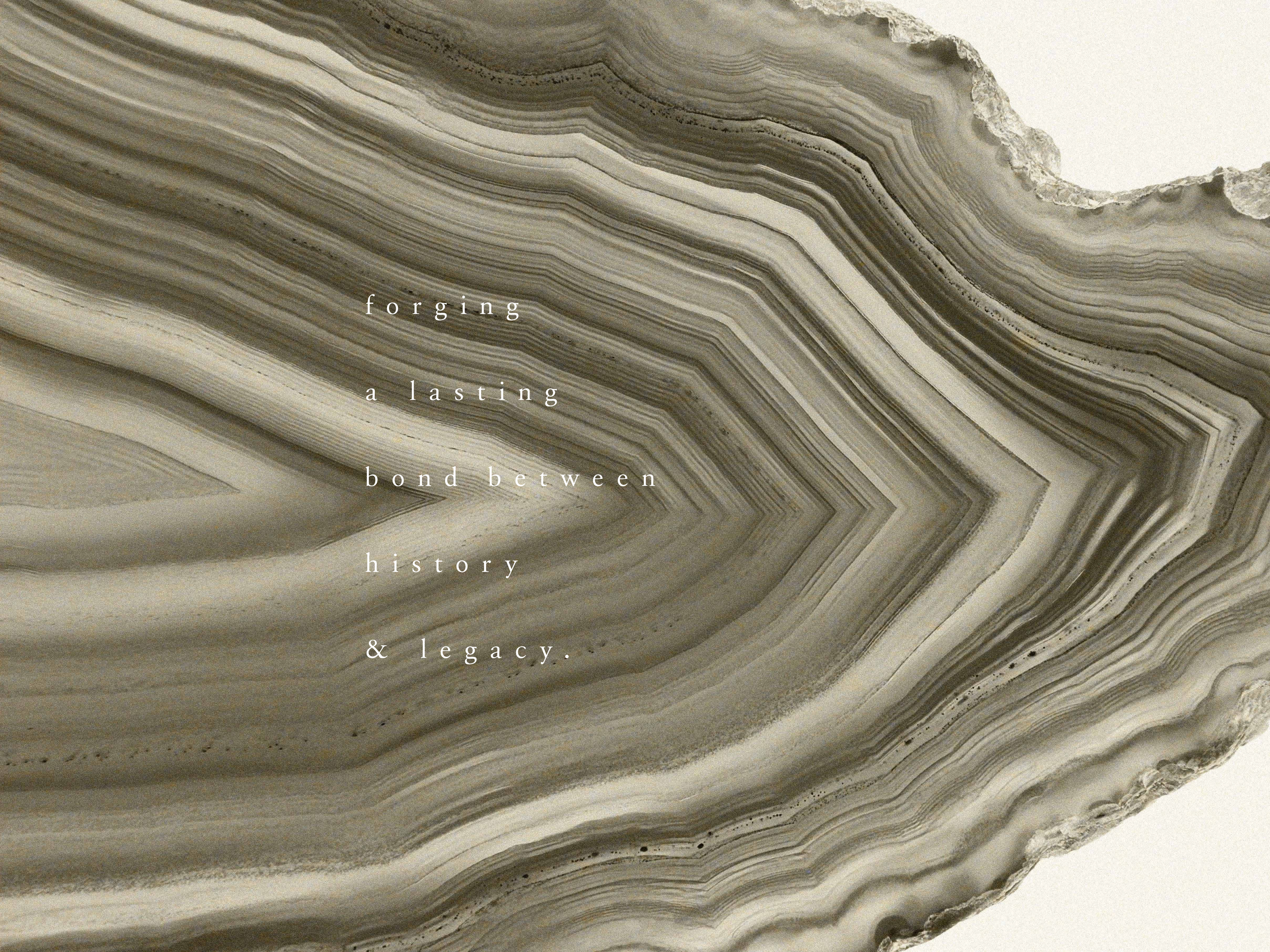
AND COMPLETELY BASED ON HOW

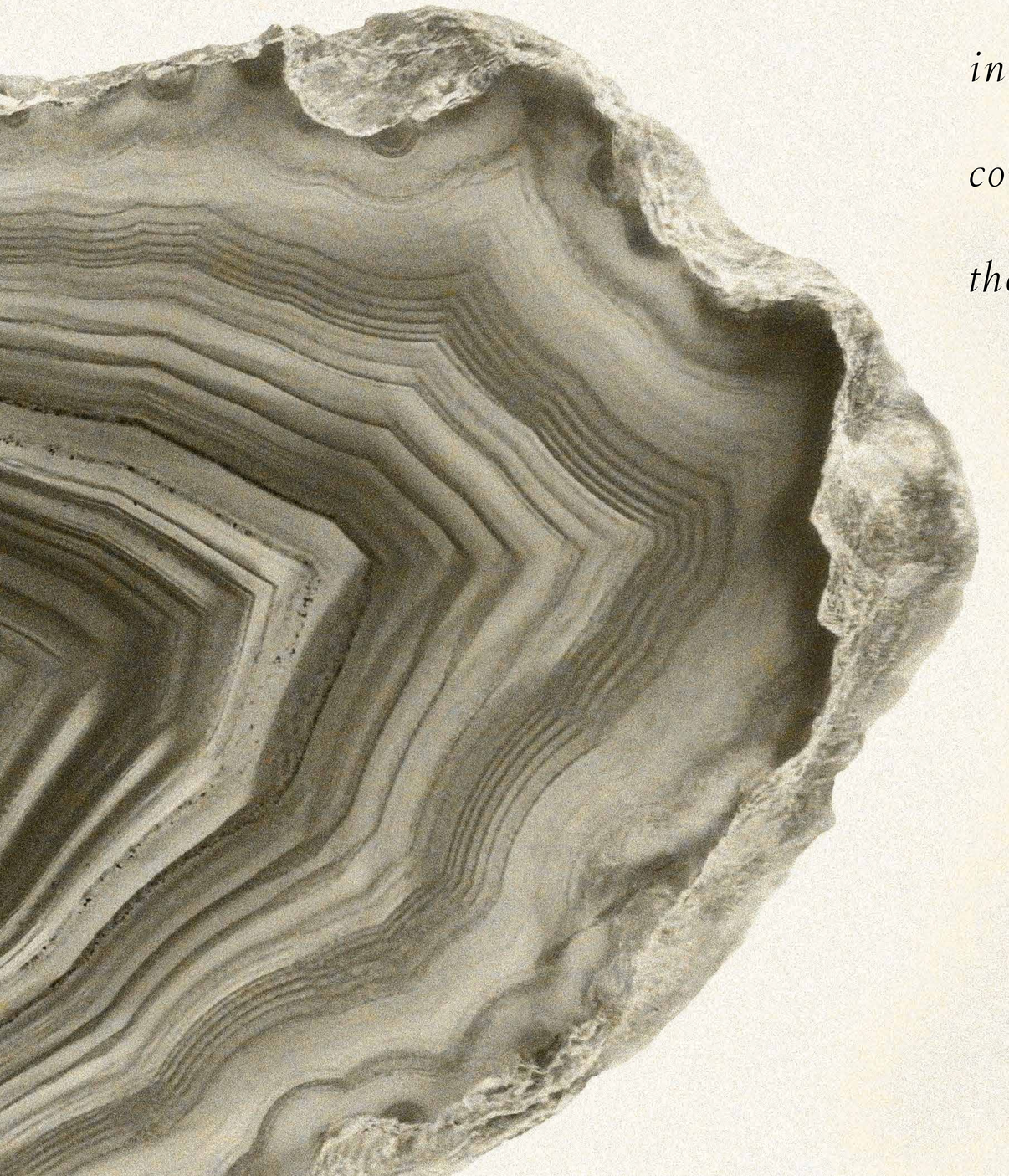
RESIDENTS EXPERIENCE NATURE AND

CULTURE IN A BEACHSIDE COMMUNITY.”

MEISA BATAYNEH

THE ARCHITECT OF NUDRA


forging
a lasting
bond between
history
& legacy.



Gently rising off the coast of Abu Dhabi's scenic shoreline there exists a rare phenomena of natural beauty; Nudra. A mesmerising destination where the land magically intertwines with the sea to pave the way for a pioneering concept of contemporary living set to put in your hands the creative power of design.

By uniquely combining the provenance of the Saadiyat community with the forward-facing aspirations of Abu Dhabi, Nudra's masterplanned destination is more than just a lifestyle location.

It is an exclusive invitation for homeowners to unleash their creativity, curating the life and home of their dreams.

Nudra is autonomy in creation; legacy by design.

the centrepiece

of

saadiyat island

01

AN UNPARALLELED LOCATION

Nestled in a unique location and accented by contemporary Arabian culture and flare, Nudra is a fully integrated residential community situated on the coast of Saadiyat's cultural district.

Acting as a centrepiece of Saadiyat Island, Nudra's neighbourly community is comprised of an eclectic mélange of the world's greatest cultural institutions, spanning from educational establishments to world-class entertainment facilities. All just a 10-minute drive from Abu Dhabi.

Nudra's strategic position as a lifestyle destination places residents in the heart of a vibrant, energised district. Situated between the Saadiyat Cultural and Beach Districts, Nudra is within a short walk of Mamsha Al Saadiyat, with lively restaurants and world-class shopping experiences. Residents can also enjoy easy access to local institutions, including Cranleigh School Abu Dhabi and Saadiyat Golf Club, as well as the St. Regis and Park Hyatt Beach Resorts.

Nudra offers a rare experience that caters to the mind, the body and the soul.

Residents are surrounded by many of the capital's cultural landmarks, allowing for a meaningful connection with the world. Just minutes away are the Louvre Abu Dhabi, Manarat Al Saadiyat, the future Guggenheim Museum and several cultural centres – each guaranteed to inspire and delight.

As Abu Dhabi looks to solidify its future of growth and innovation, Nudra gives its residents the chance to create a lasting legacy—the first chapter of the new story of Abu Dhabi.

nudra
SAADIYAT



a well-curated

world

of its own

02

ABOUT NUDRA

Nudra is a "rare gem" on Saadiyat Island, giving its residents the ultimate freedom to express their individuality and creativity by designing the interior of their own home.

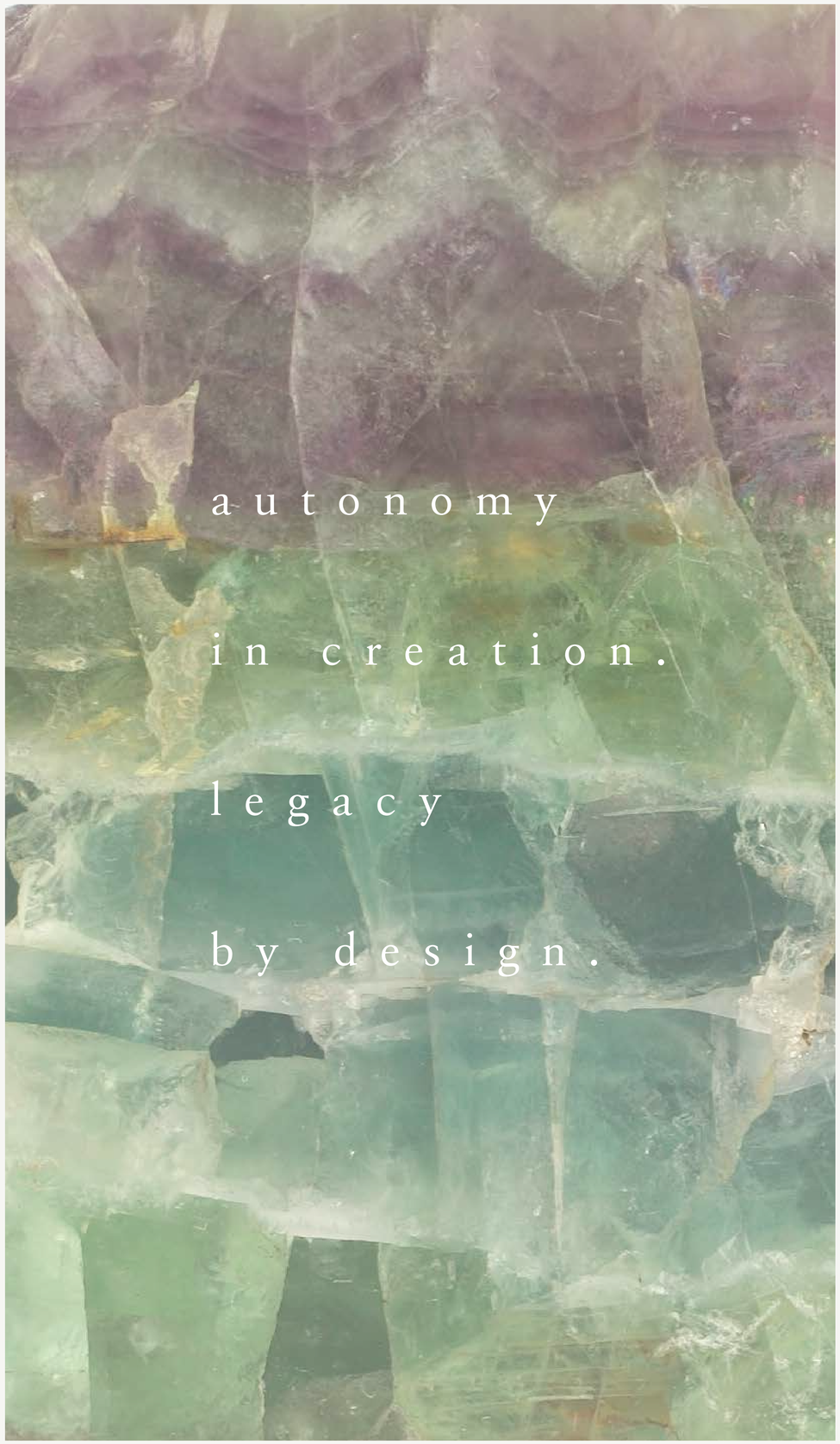
Masterplanned with residents' convenience in mind, Nudra is an all-encompassing destination, introducing a world of amenities and leisure experiences at every doorstep.

With an eye for exclusivity and a dedication to re-define the conventional norms of design, Nudra is comprised of 32 villas and five land plots—The Shores Land Plots, The Dunes and The Beach Villas.

Nudra boasts a cutting-edge gym, tennis court, a lively Fitness Club and two playparks – in addition to an infinity pool overlooking the Arabian Gulf and a verdant family park that serves as the heart of the community. Nudra offers the ideal family setting to interact, relax and unwind.

All villa designs speak to an authentic language of architectural harmony, infusing contemporary elegance with a modernised, traditional feel – from layering to look to materials.

A third-level or penthouse is integral to all Units, providing a private family space with tranquil views of the gulf and a lively cultural district.


autonomy
in creation.
legacy
by design.

5 exclusive land plots of approximately 2,500 sqm with an allowable build-up area of up to 2,400 sqm—each with a bespoke villa design available.

32 villas, delivered to 'shell and core', enabling purchasers to design and fit-out the interiors to their exact requirements.

Saadiyat's only exclusive private beach access on the Arabian Gulf.

First-class amenities, including a gym, infinity pool, tennis court and children's play area.

Closed & intimate community with only 36 neighbours.

Elevated views of the Louvre Abu Dhabi.





the chance

to create a

lasting legacy

03

LAND PLOTS & VILLAS

u n i q u e

b y

d e s i g n .

Expertly designed to curate distinctive homes that define individualism in design, Nudra offers a unique opportunity to create and build your own home based on your tastes and specifications.

The Shores

The five land plots allow complete flexibility of design within the developer's prescribed controls. Or alternatively, the purchaser can utilise a bespoke villa design created for each of the plots. The architecture of the villas is carefully considered.

The Beach and The Dunes

Villas are all personalised, and the remaining villas are governed by their context on site, split into two types of Beach Villas and two types of Dune Villas.

Nudra's key distinguishing factor lies in the opportunity for residents to design their own home interiors. The Beach and The Dunes villas at Nudra are to be delivered to a 'shell and core' finish. This means that the main construction will be handled by the developer but you will have the freedom to design and fit-out the layout to your own requirements, while adding the services and finishes of your choice.

There will be a team of selected professionals available to assist you with interior design and the fitting out of your home.

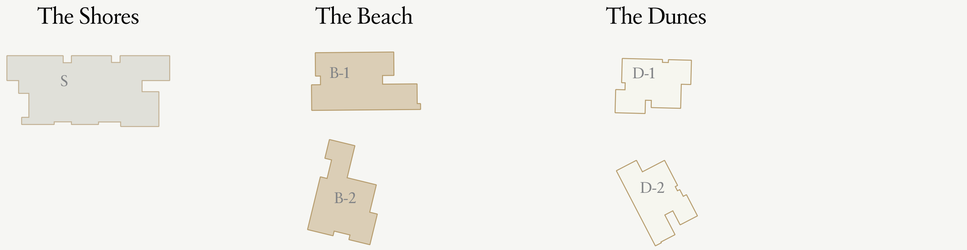


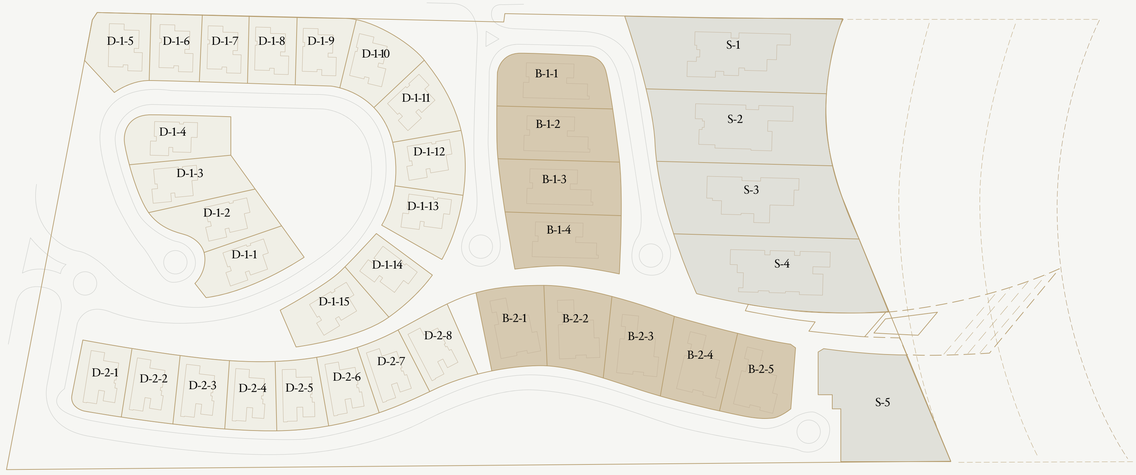
01. Primary entry to development
02. Terraced-planted wall clad with feature stone
03. Pedestrian spine in feature paving and lined with feature palms
04. Central Plaza
05. Open Space 1
06. Open Space 2
07. Secondary entry to the development
08. Tennis Court
09. Gym
10. Swimming Pool with views of the beach
11. The Dunes (Villas)
12. The Beach (Villas)
13. The Shores (Land Plots)

Schedule of Areas

Villa Type	Gross Sellable Area	Plot Size
The Shores		
S-1	2,400 m²	2,832 m²
S-2	2,400 m²	2,490 m²
S-3	2,400 m²	2,565 m²
S-4	2,400 m²	2,653 m²
S-5	2,448 m²	2,399 m²
The Beach		
B-1-1	1,262 m²	1,136 m²
B-1-2	1,262 m²	1,248 m²
B-1-3	1,262 m²	1,254 m²
B-1-4	1,262 m²	1,223 m²
B-2-1	1,262 m²	1,005 m²
B-2-2	1,262 m²	1,007 m²
B-2-3	1,262 m²	1,007 m²
B-2-4	1,262 m²	1,001 m²
B-2-5	1,262 m²	1,000 m²
The Dunes		
D-1-1	855 m²	832 m²
D-1-2	855 m²	834 m²
D-1-3	855 m²	933 m²
D-1-4	855 m²	911 m²
D-1-5	855 m²	832 m²
D-1-6	855 m²	712 m²
D-1-7	855 m²	607 m²
D-1-8	855 m²	638 m²
D-1-9	855 m²	700 m²
D-1-10	855 m²	828 m²
D-1-11	855 m²	828 m²
D-1-12	855 m²	743 m²
D-1-13	855 m²	772 m²
D-1-14	855 m²	733 m²
D-1-15	855 m²	907 m²
D-2-1	852 m²	736 m²
D-2-2	852 m²	735 m²
D-2-3	852 m²	735 m²
D-2-4	852 m²	708 m²
D-2-5	852 m²	679 m²
D-2-6	852 m²	679 m²
D-2-7	852 m²	719 m²
D-2-8	852 m²	810 m²

Plot Plan





*Artist impression

d e s i g n

y o u r

o w n

d e s t i n y .



c u r a t e

y o u r

l i f e

04

LAND PLOTS



*Artist impression

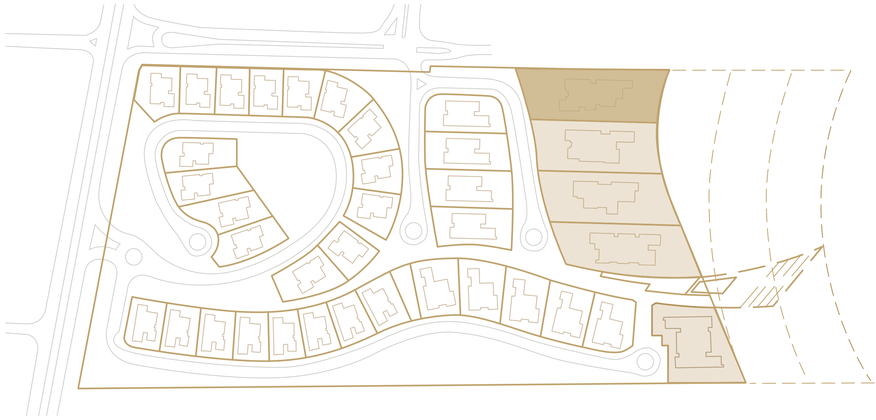
The Shores — S1



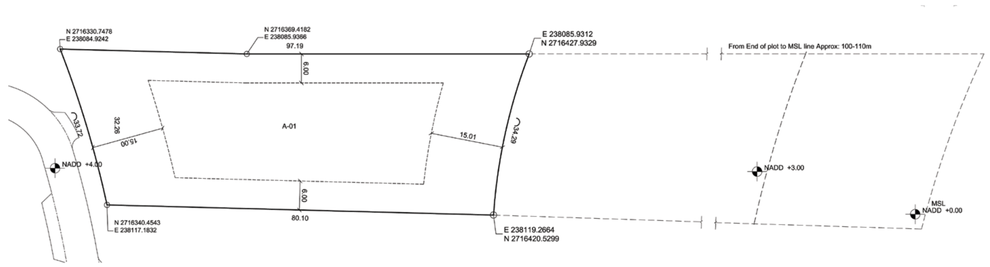
Land Plot data

01	Plot No.	S-1
02	Plot Area	2,832 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m

Parcelisation Plan







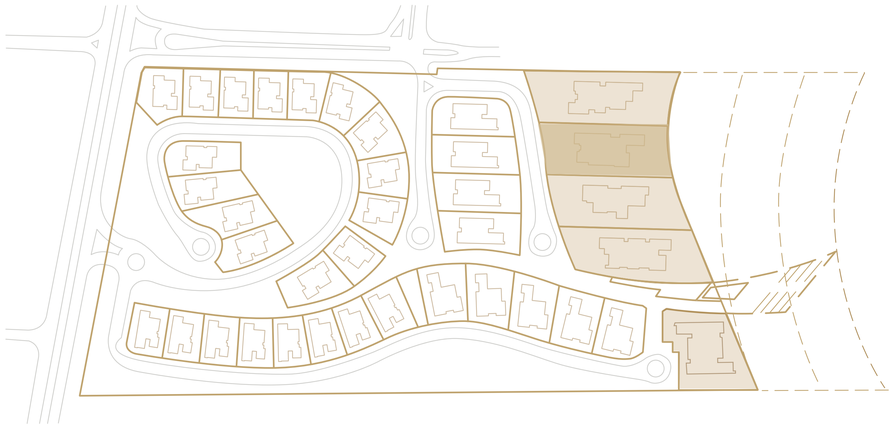
The Shores —— S2



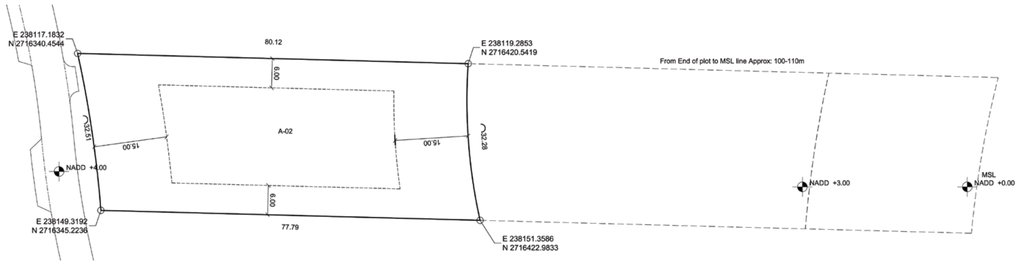
Land Plot data

01	Plot No.	S-2
02	Plot Area	2,490 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m

Parcelisation Plan







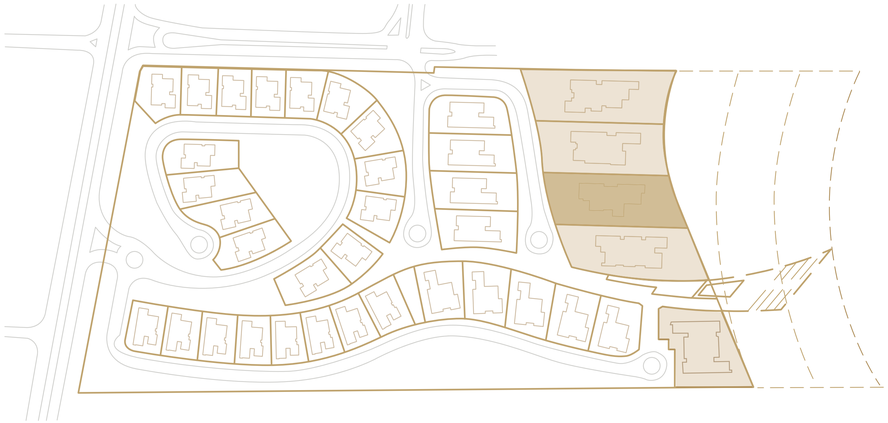
The Shores — S3



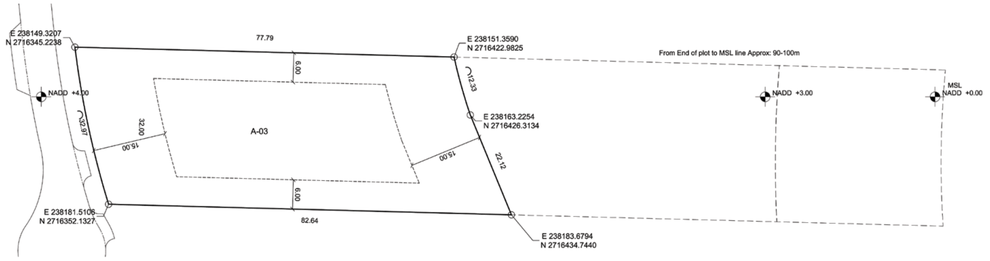
Land Plot data

01	Plot No.	S-3
02	Plot Area	2,565 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m

Parcelisation Plan







Scale: 1:500 @ A3

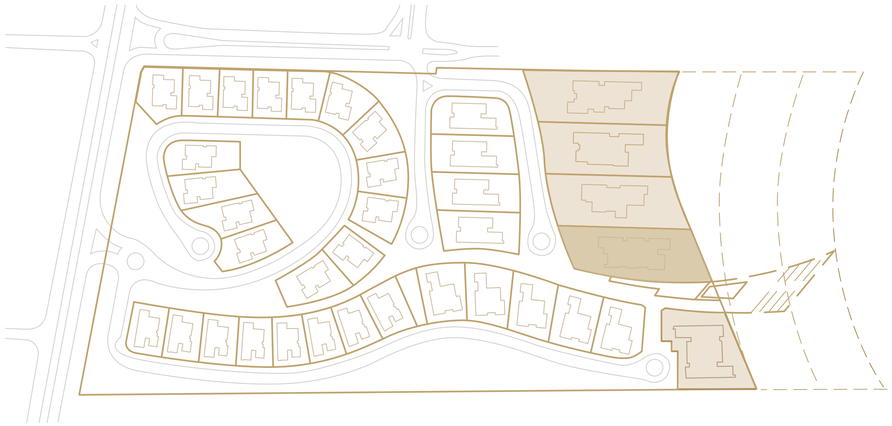
The Shores —— S4

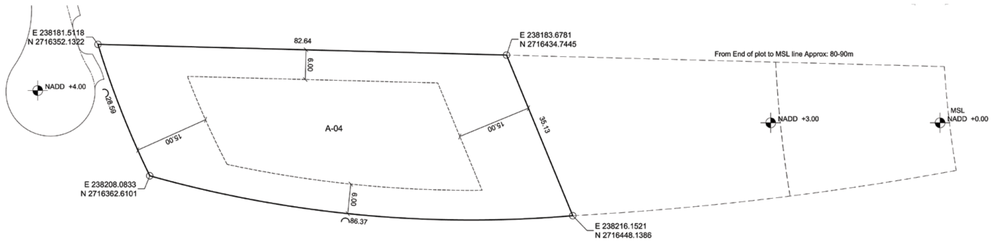


Land Plot data

01	Plot No.	S-4
02	Plot Area	2,653 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m

Parcelisation Plan





VILLA TYPES

*Artist impression

an artistic expression

of

contemporary elegance

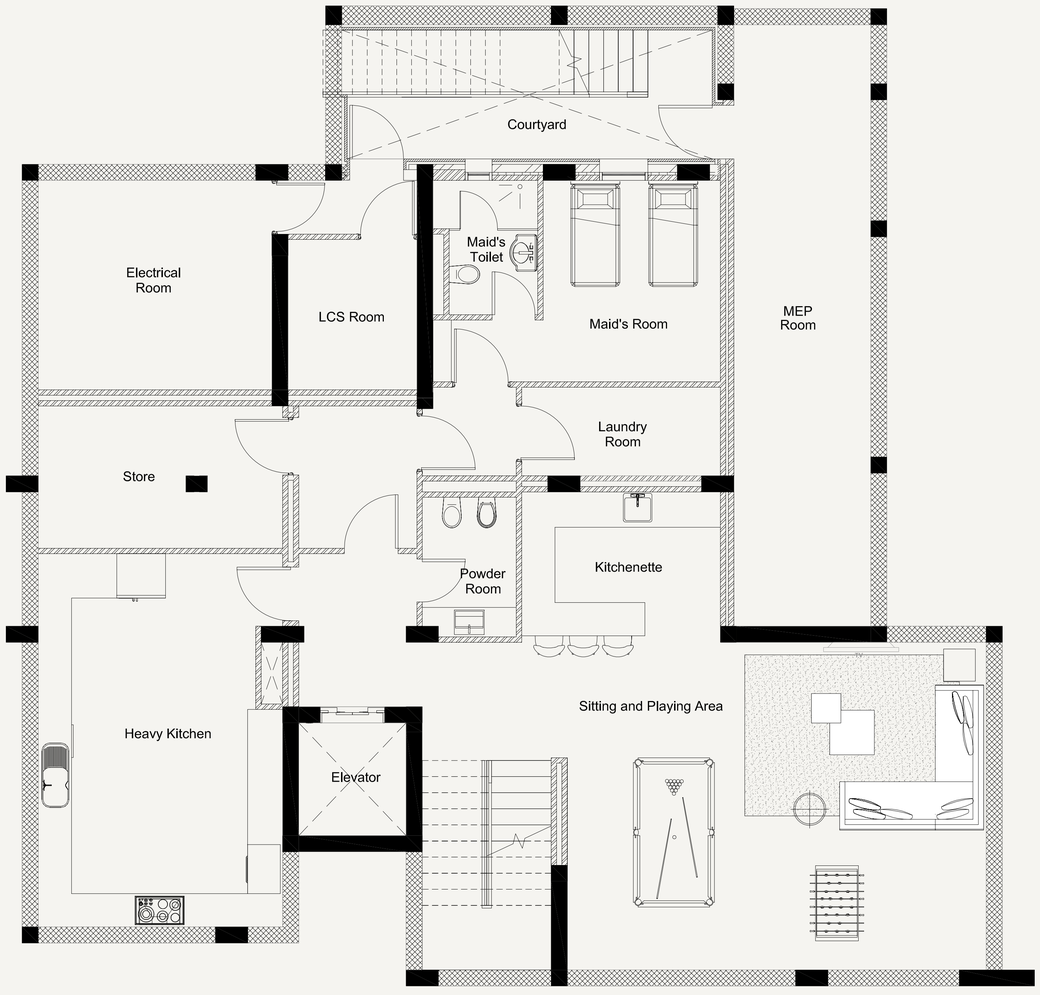
05

VILLAS

Beach B1

*Artist impression

basement layout



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01	Sitting & Playing	7.80 × 6.10	47.58 m²
02	Heavy Kitchen	6.95 × 4.55	31.62 m²
03	Maid's Room	3.35 x 3.75	12.56 m²
04	Laundry & Ironing	3.70 × 1.65	6.11 m²
05	Kitchenette	3.70 × 2.80	10.36 m²
06	MEP Room	11.22 × 2.55	28.61 m²
07	Electrical	3.90 × 4.35	16.97 m²
08	Powder Room	2.60 × 1.75	4.55 m²
09	LCS Room	2.80 × 2.40	6.72 m²
10	Store	2.65 × 4.55	12.06 m²

ground floor layout

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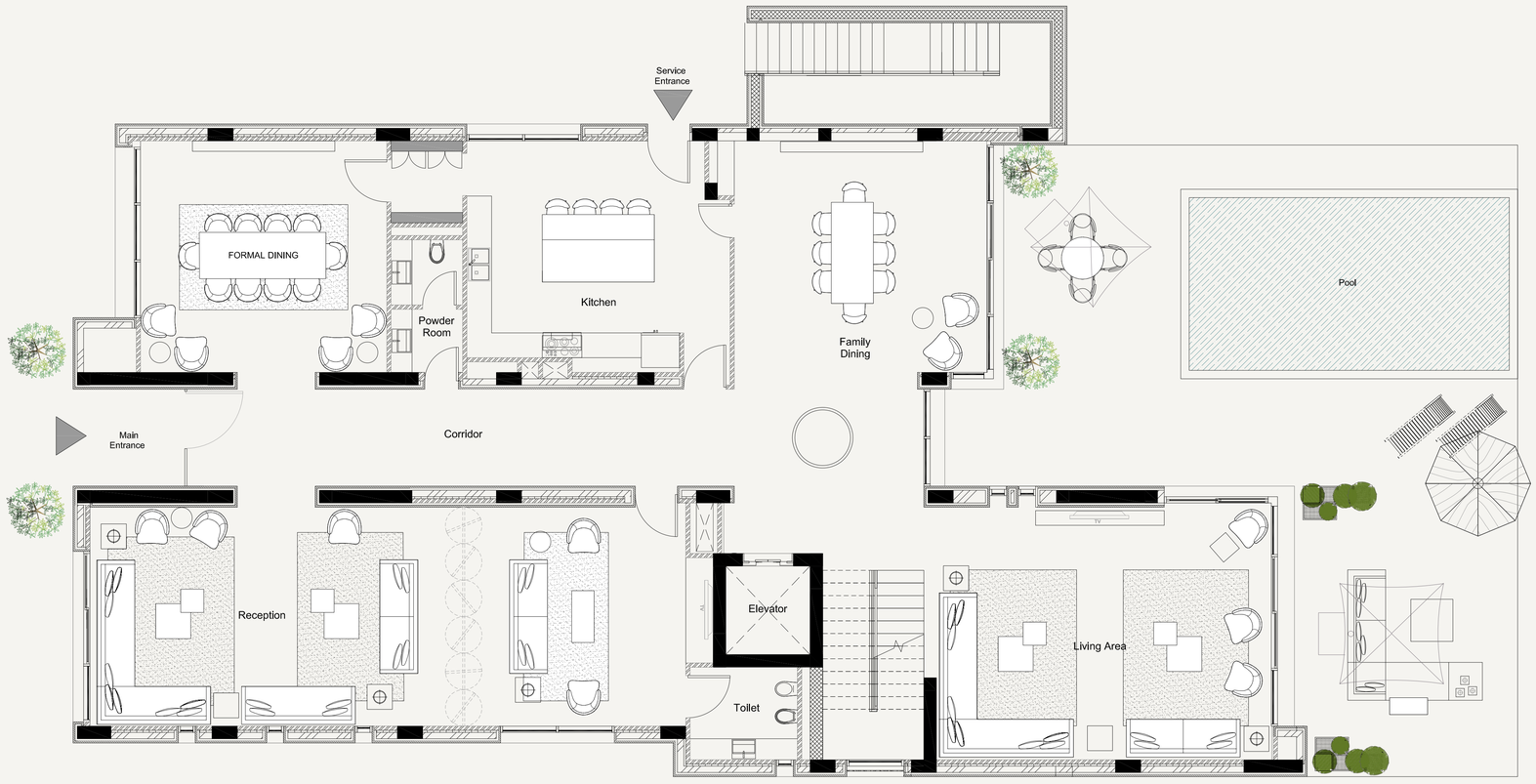

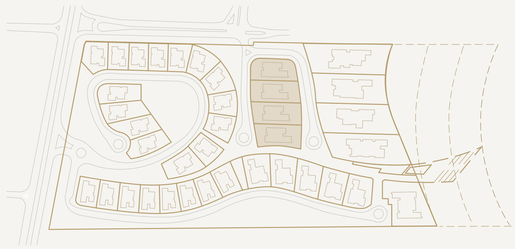

01	Reception / Majlis	5.20 × 14.80	76.96 m²
02	Dining Room	5.84 × 5.55	32.41 m²
03	Kitchen	5.50 × 6.25	34.38 m²
04	Family Dining	6 × 5.50	33.00 m²
05	Living Area	6.10 × 8.00	48.80 m²
06	Powder Room	3.15 × 1.70	5.36 m²

first floor layout

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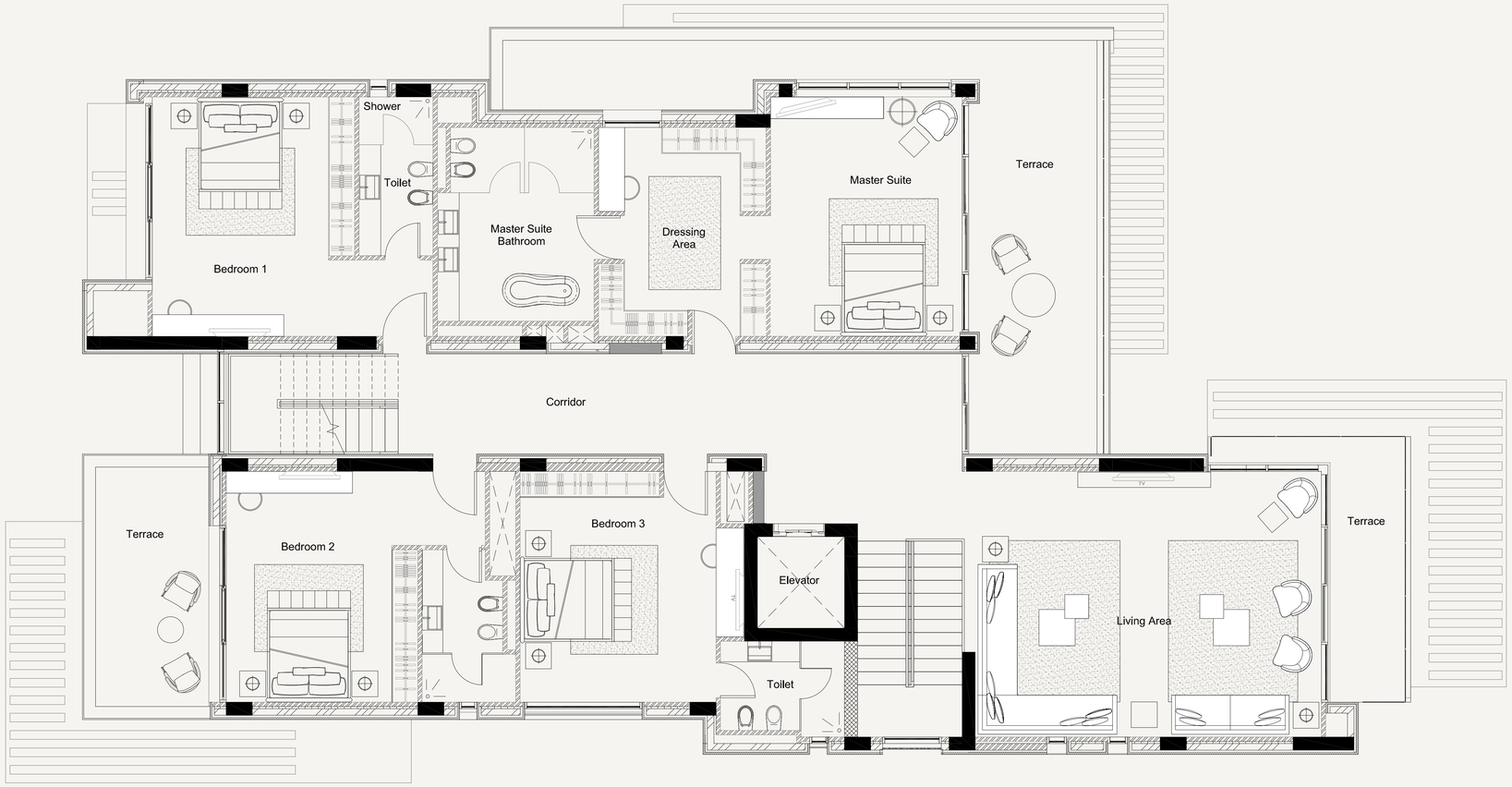

01	Master Suite 1	5.5 x 4.4	24.2 m²
02	Master Suite Dressing	4.8 x 3.85	18.48 m²
03	Bedroom 1	6.45 × 5.5	35.48 m²
04	Bedroom 2	6.65 × 5.3	35.245 m²
05	Bedroom 3	5.3 x 5.25	27.825 m²
06	Living Room	7.95 × 6.1	48.495 m²
07	Master Suite Bathroom	3.6 × 4.45	16.02 m²

roof layout

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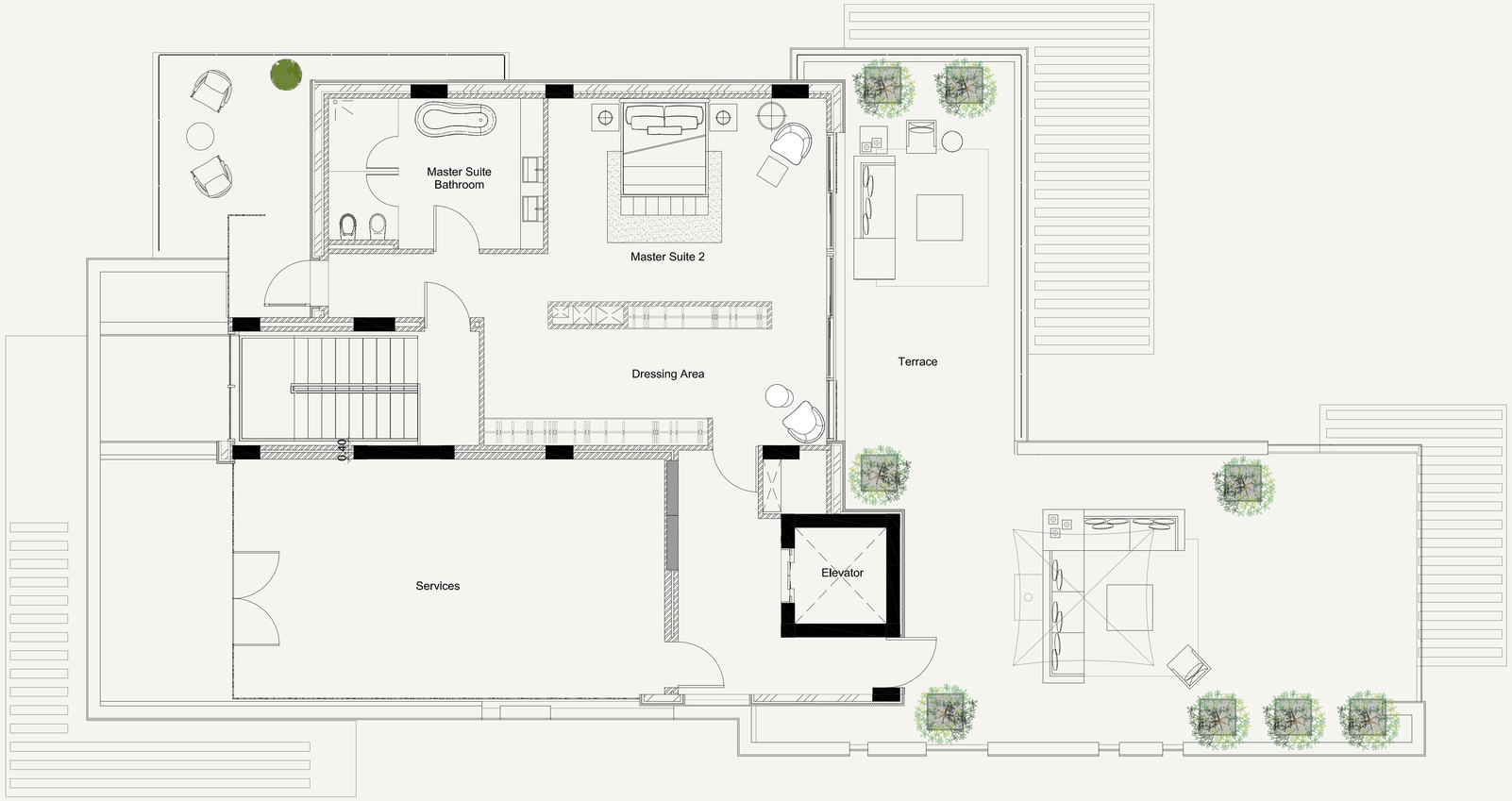


01	Master Suite 2	6.1 x 4.45	27.145 m²
02	Master Suite 2 Dressing	7.5 x 3.15	23.625 m²
03	Mater Suite 2 Bath	4.7 x 3.3	15.51 m²

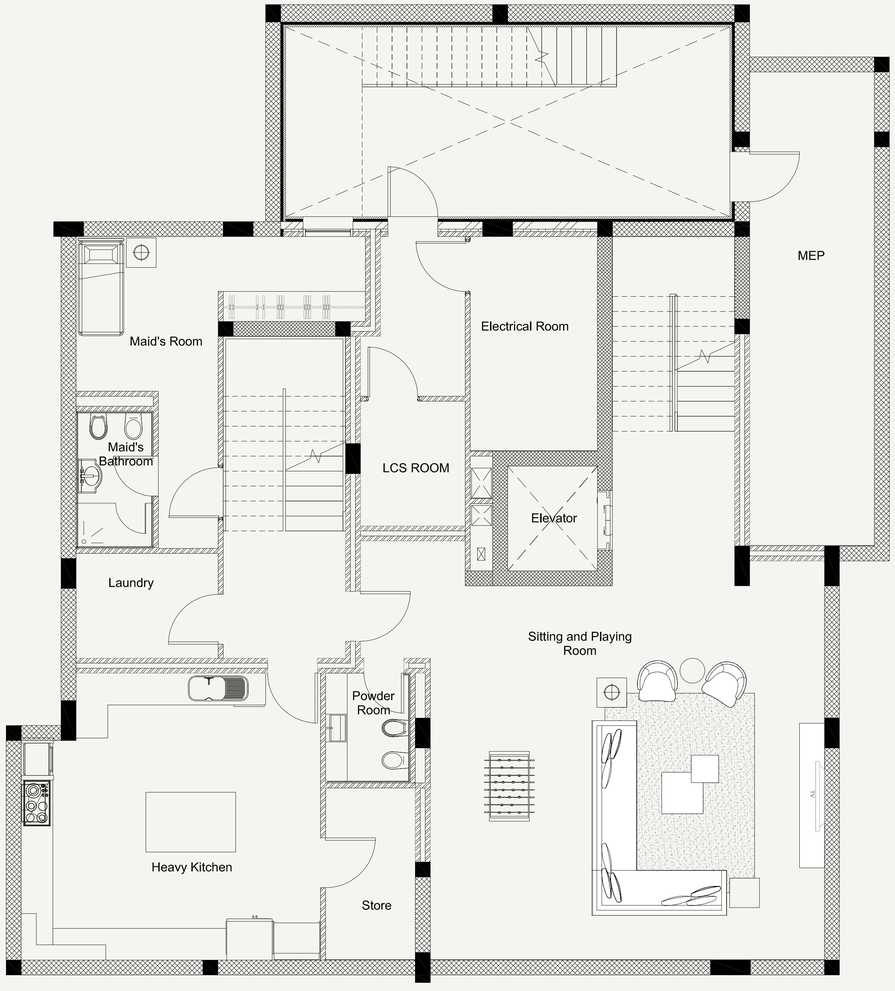
*Artist impression

*Artist impression

Beach B2

**Artist impression*

basement layout



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01	Sitting & Playing Area	7.9 × 7.5	59.25 m²
02	Heavy Kitchen	6 × 5.75	34.50 m²
03	Maid's Room	2.85 × 6.25	17.81 m²
04	Laundry & Ironing	2.1 × 2.85	5.99 m²
05	MEP Room	8 × 2.5	20.00 m²

ground floor layout



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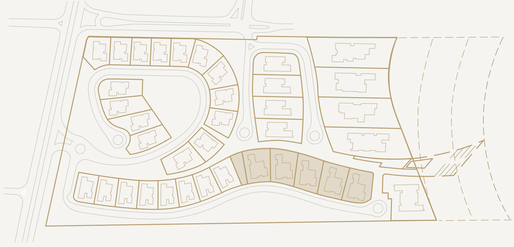
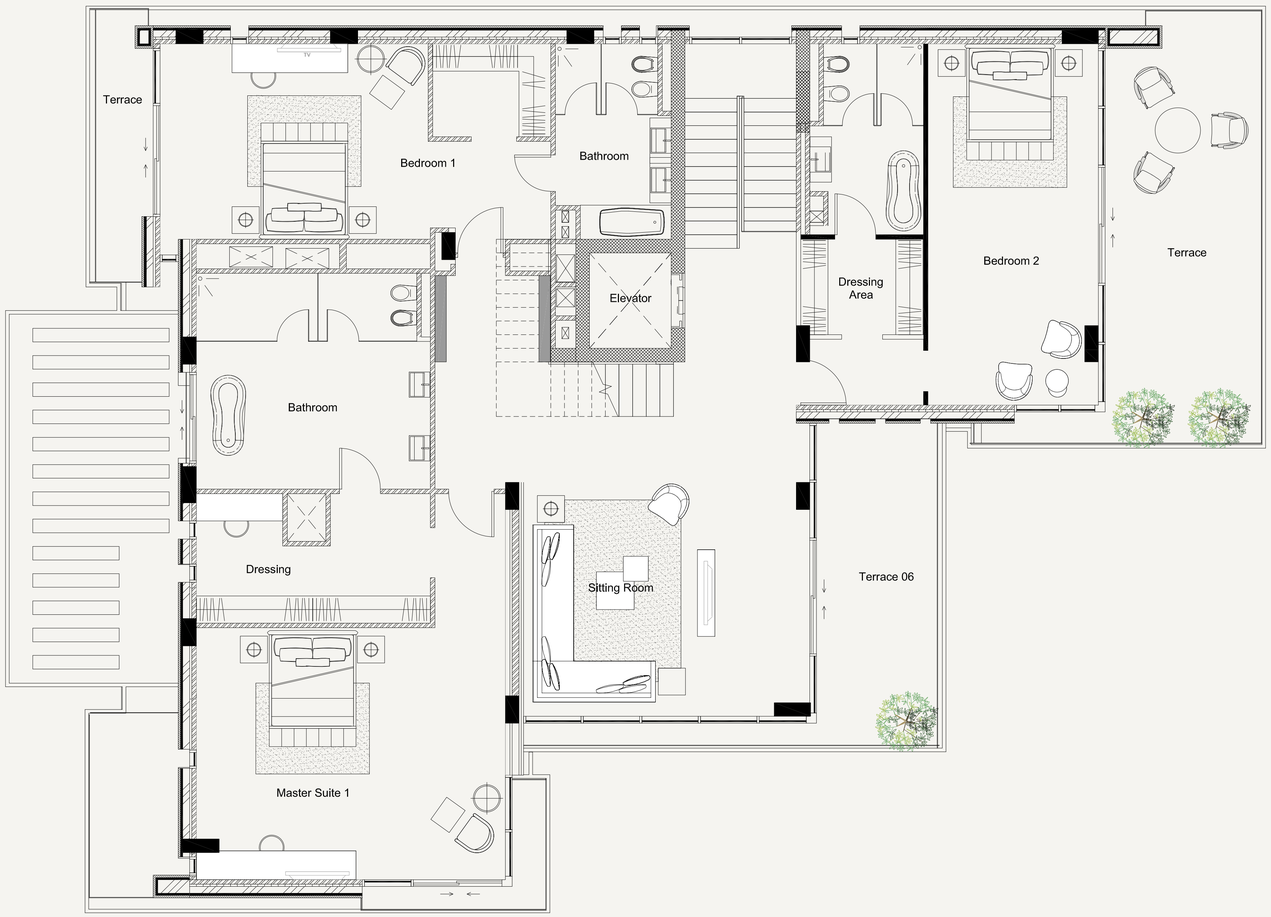


01 —	Reception	7.9 × 5.3	41.87 m²
02 —	Dining Room	6.7 × 3.95	26.47 m²
03 —	Kitchen	4.75 × 4.3	20.43 m²
04 —	Living Room	8.1 × 5.35	43.34 m²
05 —	Study Room	4.75 × 2.8	13.30 m²
06 —	Guest Bedroom	6.7 × 4.95	33.17 m²

first floor layout



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01	Master Suite 1	6.8 x 5.5	37.4 m^2
02	Master Suite Dressing	6.95 x 2.95	20.5 m^2
03	Bedroom 1	11.25 × 4.3	48.38 m^2
04	Bedroom 2	7.95 × 6.55	52.07 m^2
05	Living Room	6.3 × 5.15	32.45 m^2

roof layout



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01	Master Suite 2	6.4 x 4.3	27.52 m^2
02	Master Suite 2 Dressing	4.6 x 2.25	10.35 m^2
03	Living Room	6.9 × 4.3	29.67 m^2

*Artist impression



Dunes D1

**Artist impression*

basement layout



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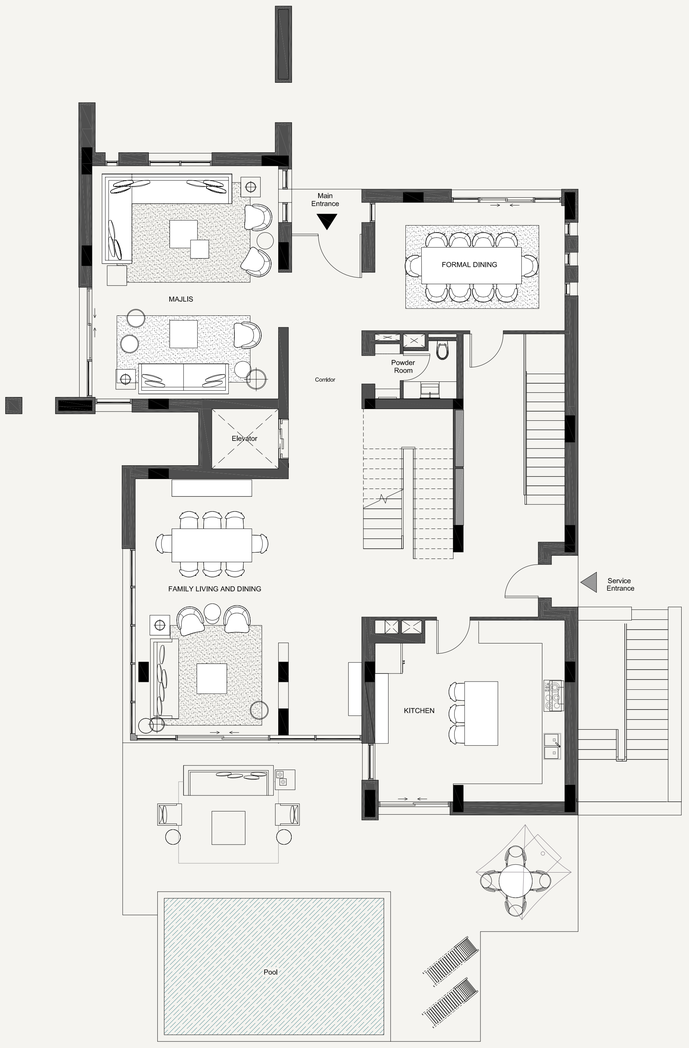
01	Heavy Kitchen	3.85 × 3.65	14.05 m²
02	Sitting & Playing	4.95 × 4.95	24.50 m²
03	Maid's Room	5.95 × 3.05	18.15 m²
04	Laundry Room	4.25 × 1.95	8.29 m²
05	MEP Room	8.3 × 2.35	19.51 m²
06	Store	1.65 × 2.3	3.80 m²
07	LCS Room	2.35 × 2.5	5.88 m²
08	Electrical Room	2.35 × 2.6	6.11 m²

ground floor layout



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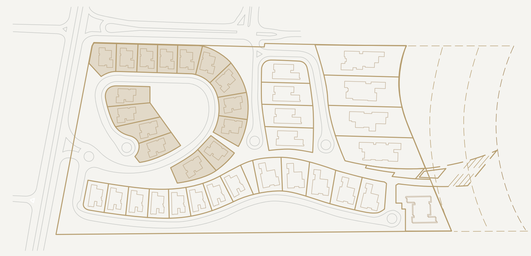
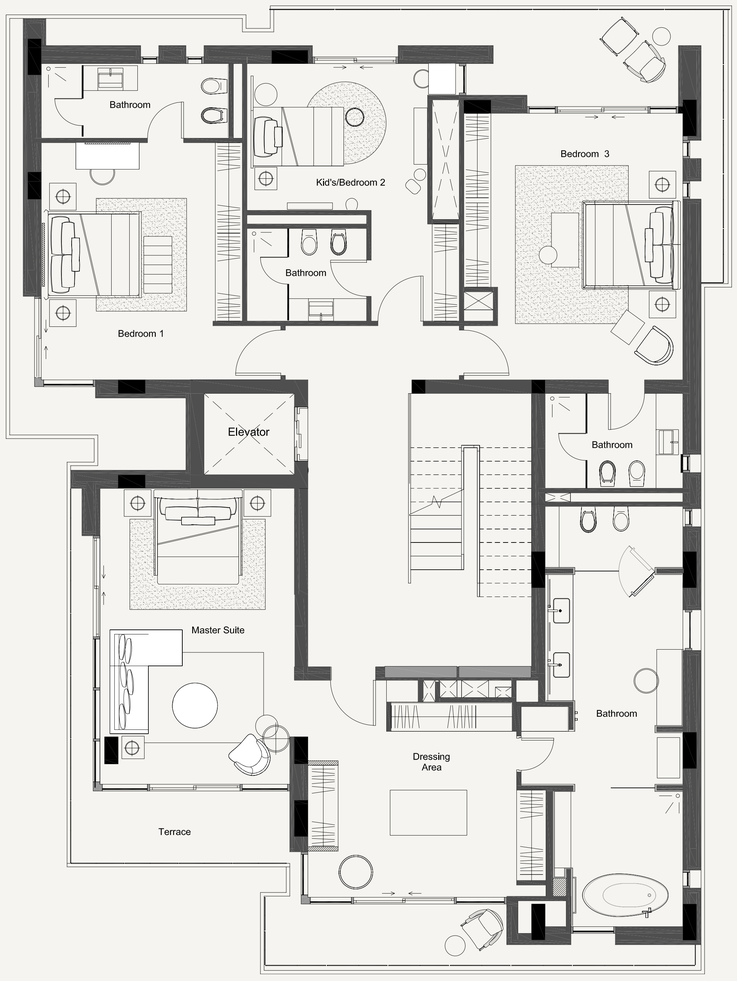


01	Reception	7 × 5.6	39.20 m²
02	Formal Dining Room	5.7 × 3.85	21.95 m²
03	Family Living Room	7.7 × 6.8	52.36 m²
04	Kitchen	5.7 × 5.45	31.07 m²
05	Powder Room	2.45 × 1.75	4.29 m²

first floor layout



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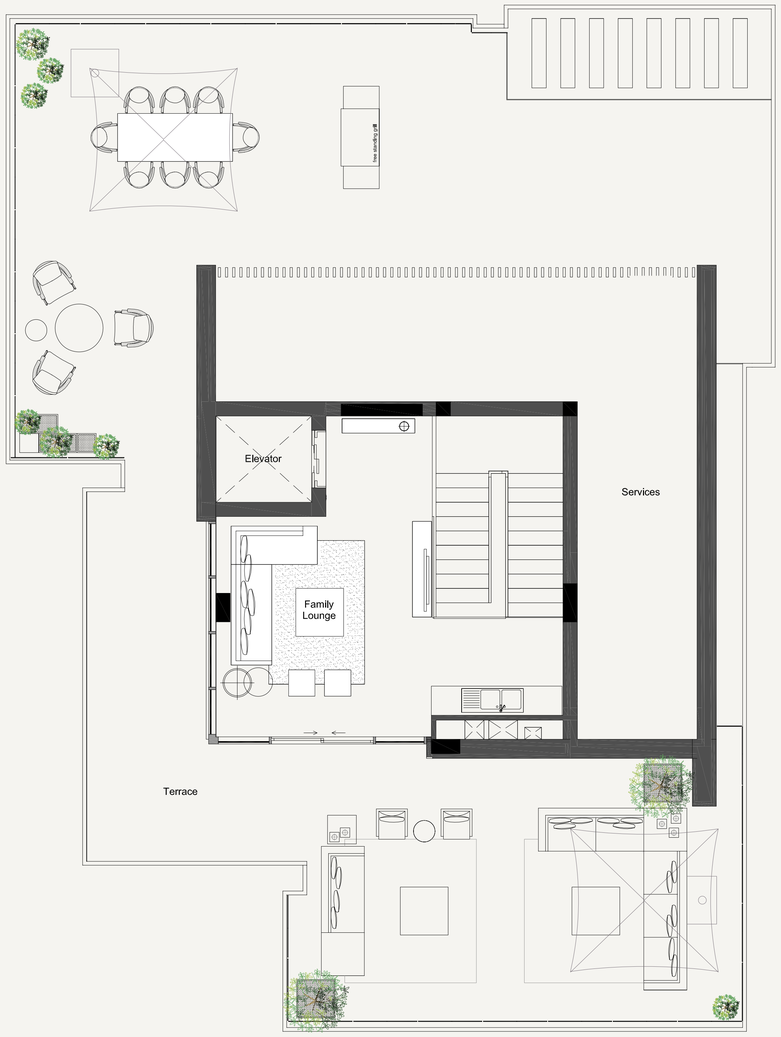
01	Master Suite	6.55 x 4.3	28.17 m²
02	Master Suite Dressing	4.3 x 5.27	22.59 m²
03	Bedroom 1	7 × 4.45	31.15 m²
04	Bedroom 2	5.75 × 4.00	23.00 m²
05	Bedroom 3	8.3 × 4.85	40.26 m²
06	Master Suite Bathroom	2.85 × 9.3	28.26 m²

roof layout



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01	Living Room	4.5 × 4.6	20.70 m^2

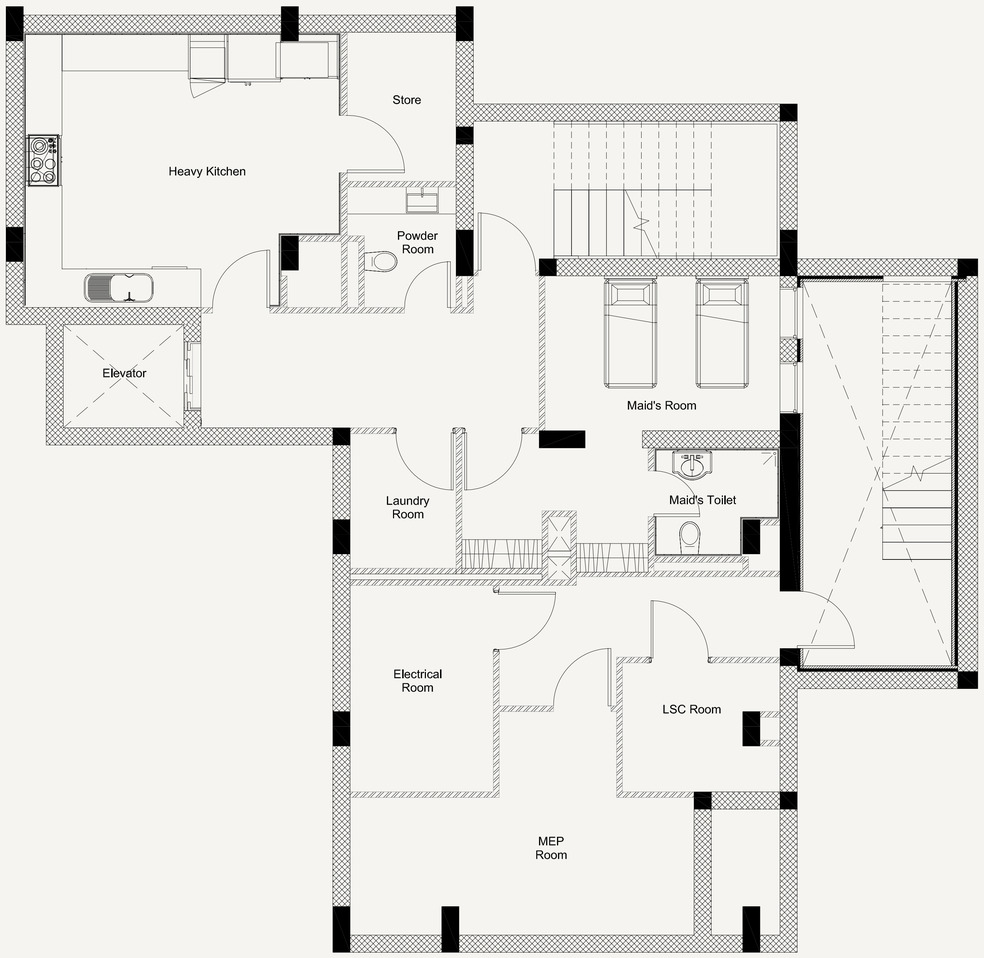
*Artist impression

*Artist impression

Dunes D2

**Artist impression*

basement layout



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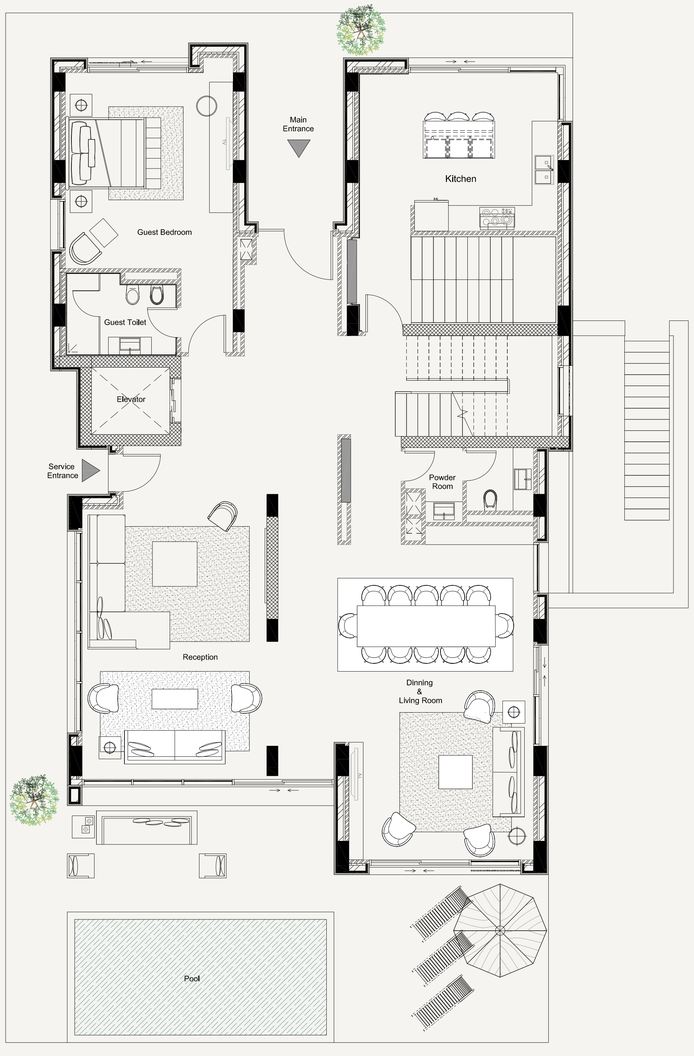
01	Heavy Kitchen	5.55 × 4.8	26.64 m²
02	Maid's Room	5.15 × 5.5	28.33 m²
03	Laundry Room	2.35 × 1.85	4.35 m²
04	MEP Room	6 × 2.4	14.40 m²

ground floor layout



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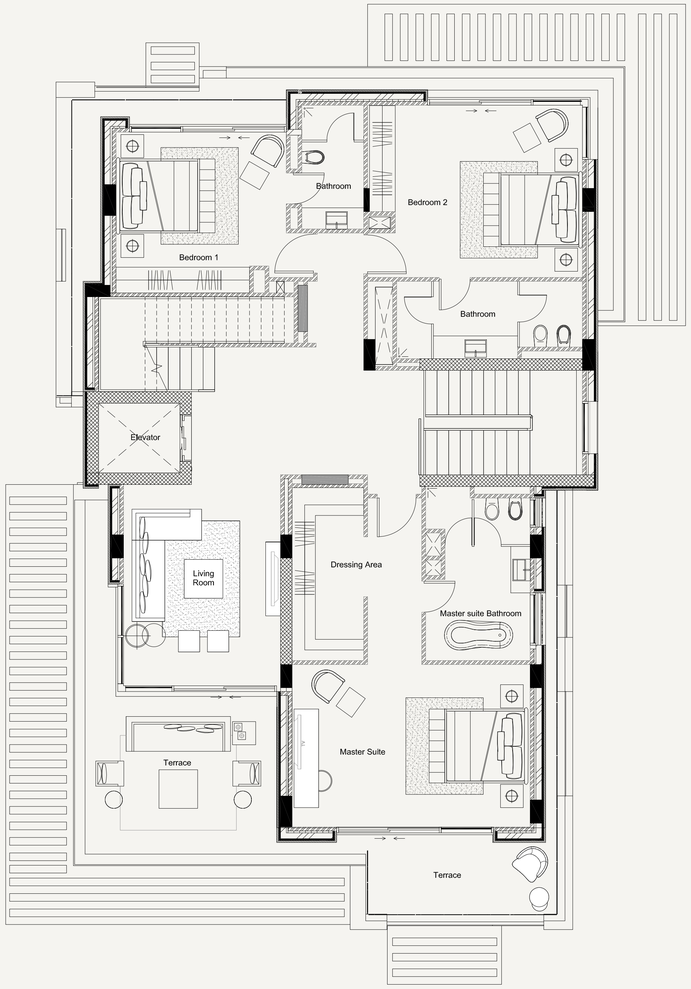
01	Living Room	4.5 × 7.2	32.40 m²
02	Reception & Dining	8.45 × 7.2	60.84 m²
03	Guest Bedroom	7.6 × 4.5	34.20 m²
04	Kitchen	4.25 × 5.3	22.53 m²

first floor layout



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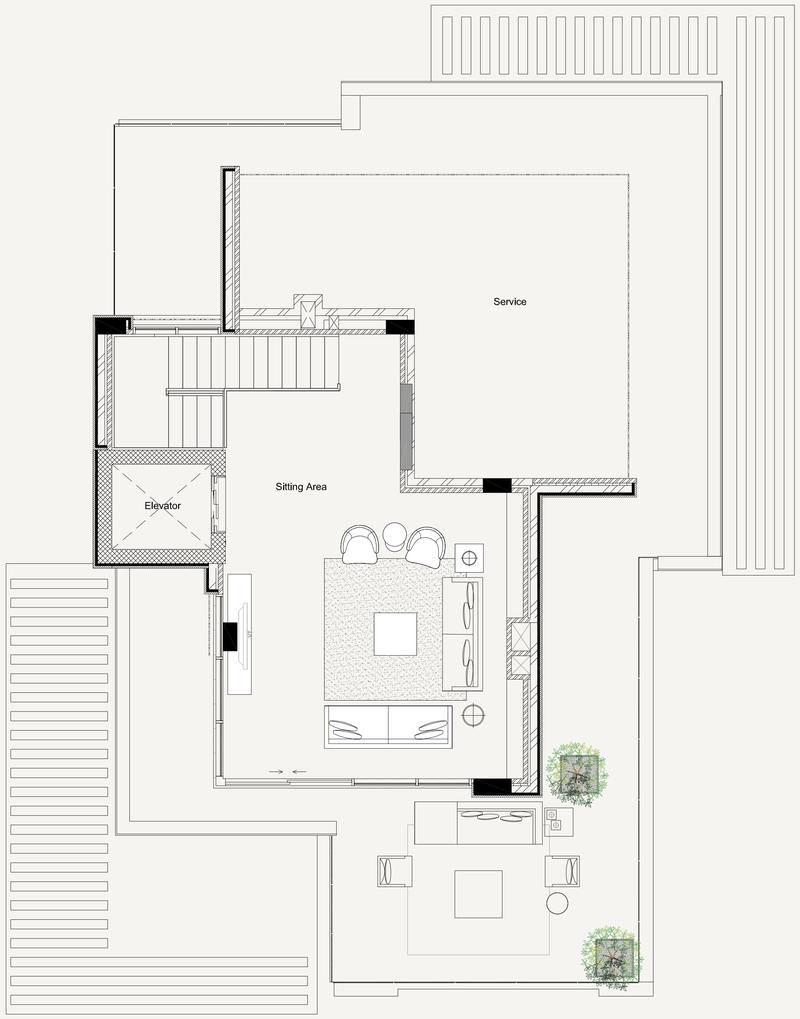
01	Master Suite	6.15 x 4.2	25.83 m²
02	Master Suite Dressing	3.35 x 4.5	15.08 m²
03	Bedroom 1	6.4 × 4.15	26.56 m²
04	Bedroom 2	6.55 × 5.5	36.03 m²
05	Living Room	5.2 × 4.05	21.06 m²

roof layout



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01	Living Room	6.3 × 6.05	38.12 m²

*Artist impression

*Artist impression

*Artist impression



*Artist impression



public realm specifications

GRANITE

Natural stones polished, flamed and honed with different colours, used for parks.



CONCRETE PAVING

Modular concrete unit pavers with different colours: yellow, brown and dark brown, used throughout all open spaces; and footpaths of the streetscapes.



exterior facade specifications

JERUSALEM LIMESTONE

Mechanically fixed 50 cm high.



WOOD COMPOSITE

For cladding.



DECORATIVE SCREEN

Powder-coated aluminium sheet, used for cladding in identified areas, and for shading purposes.



WINDOWS

Double-glazed, powder-coated, extruded, thermally broken aluminium window system.



d i s c o v e r

p o s s i b i l i t i e s

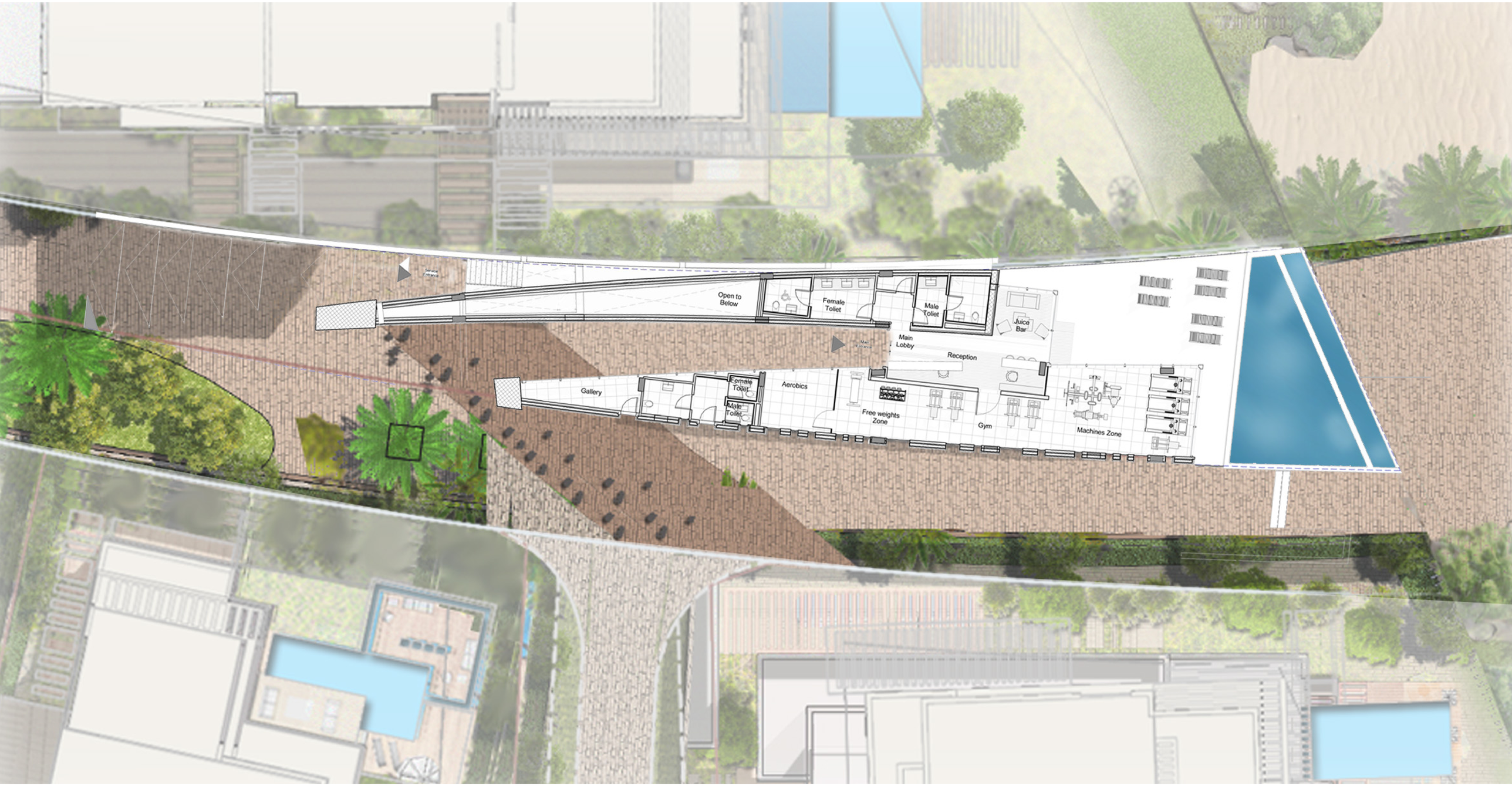
w i t h o u t e n d

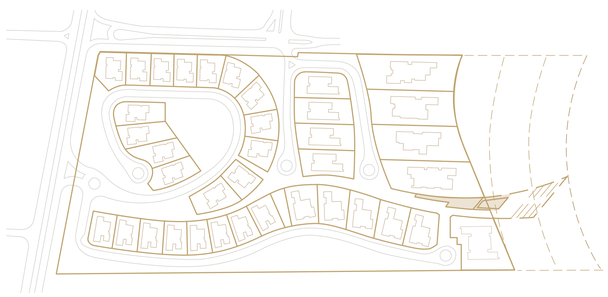
06

THE FITNESS CLUB

** Artist impression*

*Artist impression


Open to Below
Female Toilet
Male Toilet
Juice Bar
Main Lobby
Reception
Gallery
Female Toilet
Male Toilet
Aerobics
Free weights Zone
Gym
Machines Zone



about the architect

07

MAISAM

maisam architects & engineers

Building on years of Architecture & Engineering experience in the region and internationally, Meisa Batayneh and her team of associates established maisam architects & engineers with the vision to utilise knowledge, innovation and design in the pursuit of architectural excellence. maisam's expertise is focused on providing planning, architecture and design services to developers, corporations, governments and individuals. At the core of the company lies The DesignLab™ staffed by highly motivated and dynamic architects whose ultimate purpose is to produce original products that create optimal value for each client. maisam's track record includes several projects which were regionally and internationally recognized, nominated and awarded through numerous and prestigious awards' programs.

maisam's key differentiator lies in the collaborative approach of its design core team of architects, led by founder Meisa Batayneh, and senior partners; Hazem Nimri and Rita Rawashdeh. The collaboration of the three brings the optimum balance of conceptual thinking, scientific methodology, and artistic expression into each and every project the practice undertakes.

Together the three have won multiple global awards, including the Architizer A+ Popular Choice Award 2015 and LEAF Award 2014 for A Gateway to Petra, Cityscape Emerging Market Award Winner 2013 for Jabal Amman Boutique Hotel, The Chicago Athenaeum: Museum of Architecture and Design Award Winner for Petra Museum, Arabian Property Awards 2010, 2011, 2012 and 2013, shortlisted for the World Architectural Festival (WAF) for Aqaba Bus Terminal 2009, A Gateway to Petra 2012 and Petra Museum 2015 and nominated for the Agha Khan Award for Oak Hills Residence.



MAISAM—THE PARTNERS

Maisa Batayneh Passionate about applying creativity and innovation to enhance any built environment, Meisa Batayneh – founder and principal architect at maisam architects & engineers – brings extensive years of experience in architecture, planning, urban design and place branding to the table, in addition to being a pioneer of Green Buildings in the region. In 2015, she was recognized as the Leading Arab Woman Architect by the Committee for Arab Women Architects and Engineers. She served as a jury member of the Global Holcim Awards in 2015; from 2012 to 2015, she also served on the jury of the Cartier Award. She was also selected as jury member for the 2018 edition of the World Architecture Festival and as a master jury member for the Aga Khan Award 2017-2019 cycle.

Rita Rawashdeh Driven by creativity and a profound sensitivity for light and beauty, Rita Rawashdeh, maisam's creative director and head of maisam's designlab™, brings over fifteen years of experience in architecture, urban planning, landscape architecture and art to Nudra to ensure a final product of exceptional standards. Always seeking inspiration from extensive travel and her unique perspective on life, Rita interweaves her artistic aptitude creating distinctive solutions to each architectural challenge. Her thorough attention to detail and innate passion for aesthetics, along with her use of contrasting materials arriving at a visually beautiful and coherent product are the sum of her individual creative expressions.

Hazem Nimri Renowned for shaping unprecedented solutions for a number of marquee Master Planning projects in Abu Dhabi, UAE, Pakistan and Jordan, Hazem Nimri Group CEO and senior partner at maisam architects & engineers brings his dedication to excellence to the project, delivering high-quality designs with an eye on sustainability. In addition to his passion for innovation and creativity, Hazem is an avid supporter and practitioner of sustainability and responsible building and design. He always aims to instill this sense of responsibility in the new generation of architects and engineers, this has inspired Hazem to pursue a LEED Accreditation which complements his passion for Green and Sustainable Building.



about the placemaker

08

IMKAN



إمكـــــان
IMKAN

IMKAN is an Abu Dhabi-based real estate developer with a portfolio of 26 projects spanning four continents. We aim to create soulful places that enrich people's lives. Our proposition is built around a unique research platform that uncovers the distinct social behaviours and habits of specific market segments, from millennials to discerning high-net-worth individuals; to formulate tailored user profiles. This research-led approach enables us to shape communities that are in tune with the mindset of each profile. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects, in various stages of development and in the pipeline, that span over 30 million sqm across four continents. We're a wholly owned subsidiary of Abu Dhabi Capital Group (ADCG). Our key projects include two developments in Makers District; The—Artery, a multi-use building that integrates a makers' space with a parking garage, and Pixel, our first mixed-use destination. In addition, our portfolio includes Nudra, a luxury beach-side villa community, and Sheikha Fatima Park, an open-air project that seeks to enhance community interaction.

nudra.ae
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