



Nawayef

Village

By

MÜDÖN

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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 Nojoun
- 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

Abu Dhabi



Sea



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



Clubhouse



Entertainment Zones



Retail and F&B



Cinema

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

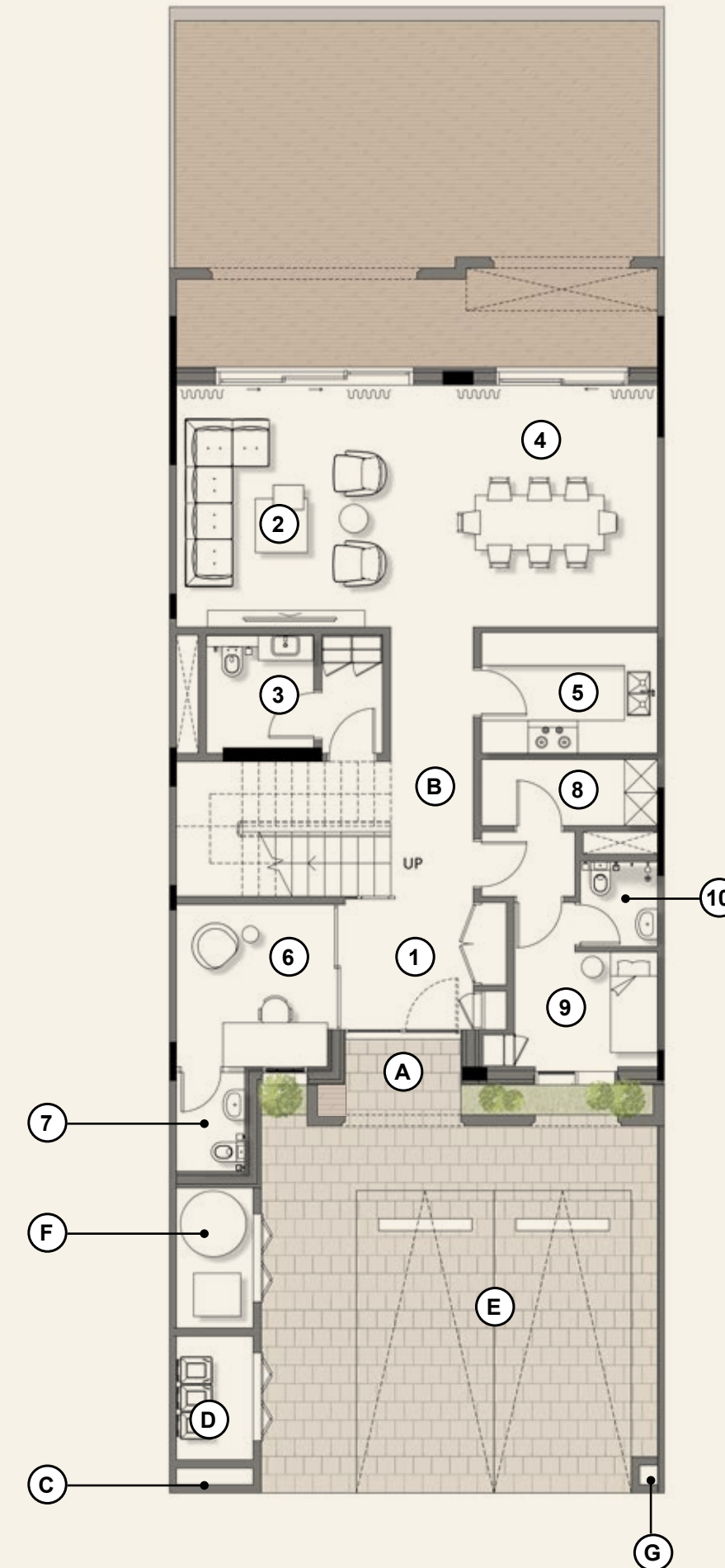
Ground Floor

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

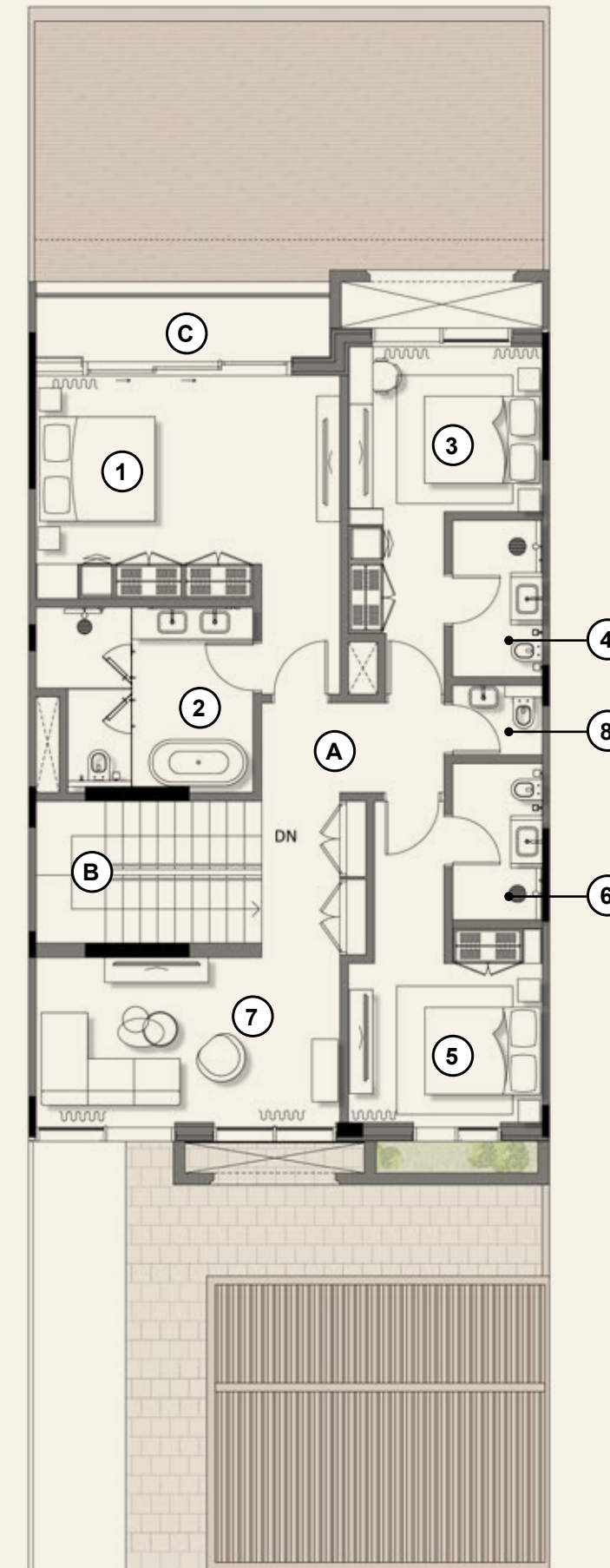
First Floor

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



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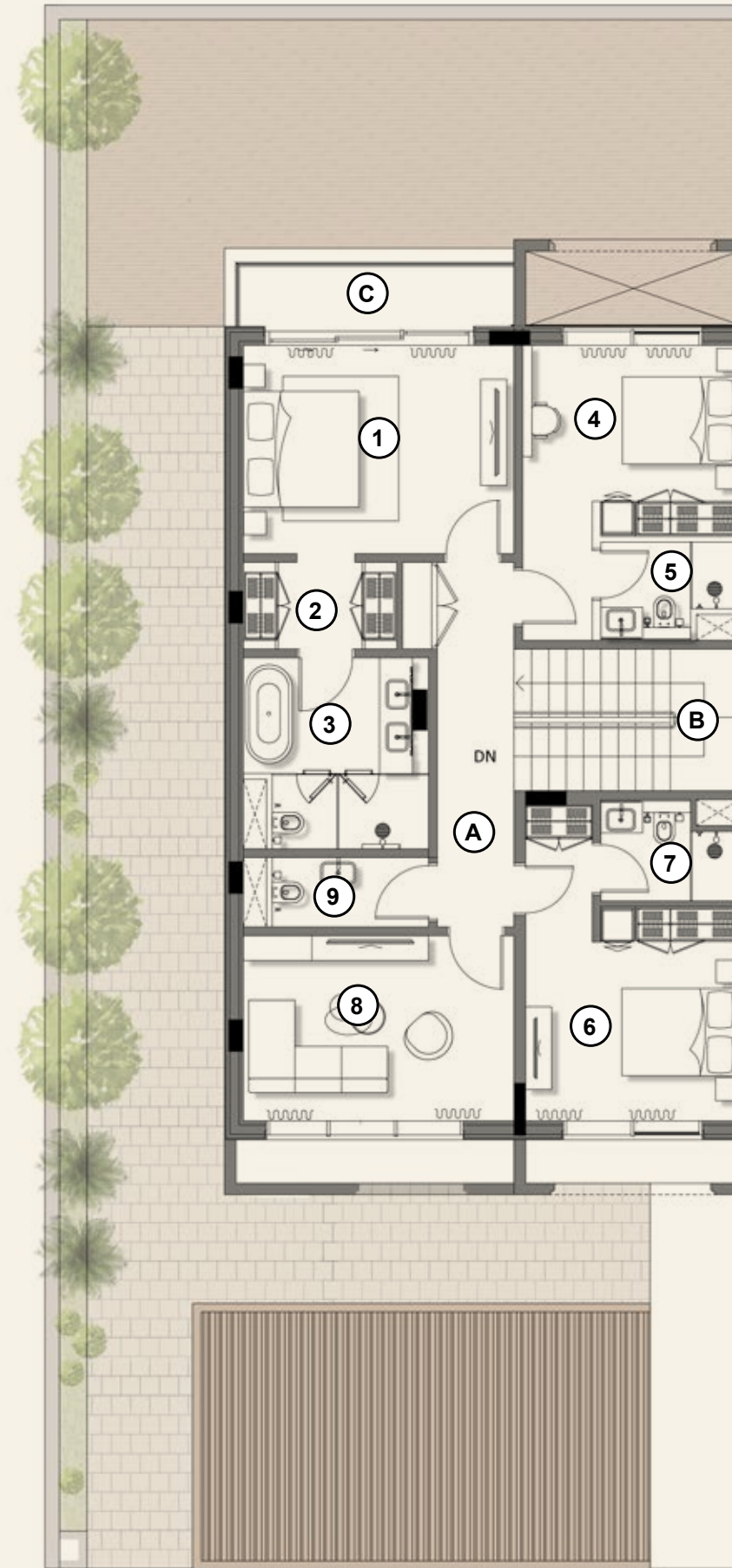
4 Bedroom Townhouse First Floor

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



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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



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

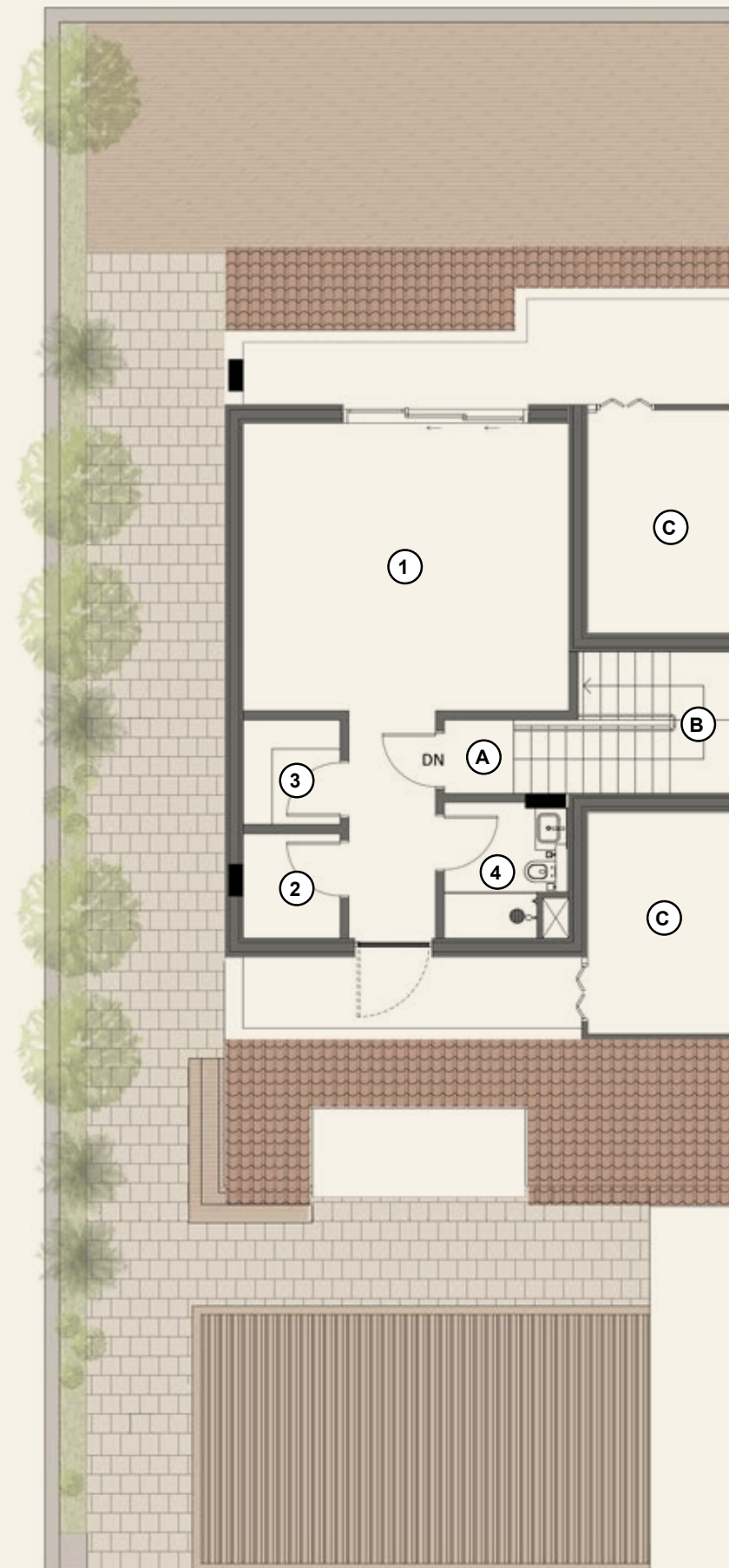
SF Premium Option

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





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