



Nawayef Mansions



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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, constructed, 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 where you can not only call home but also immerse yourself in a vibrant community offering 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



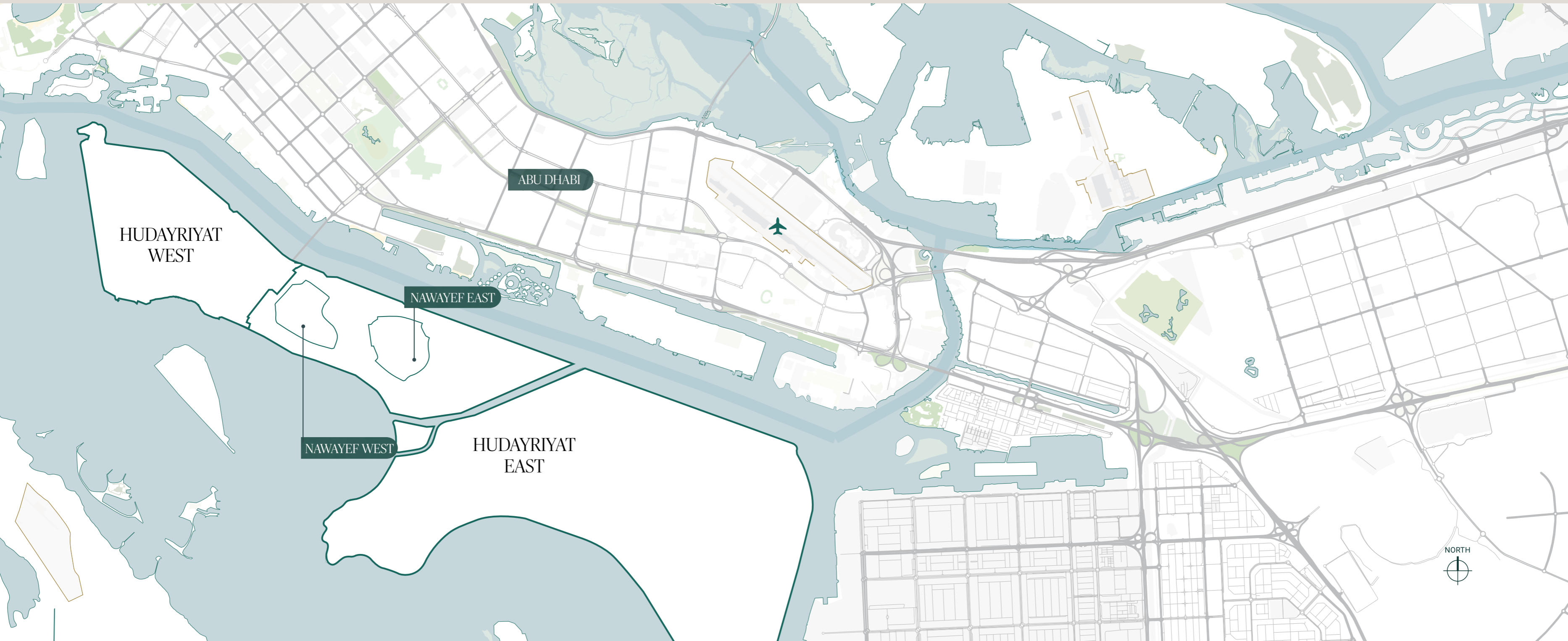
HUDAYRIYAT ISLAND

Activate your lifestyle on Hodayriyat Island.

Uncover an array of activities right at your doorstep, meticulously curated to cater to every desire. Hodayriyat 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.

Hodayriyat Island's ambitious project unveils an impressive lineup of both present and under development destinations, featuring Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse selection of sporting facilities, boutique retail outlets, charming cafes, 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



ELEVATED ISLAND LIVING AT ITS FINEST

Welcome to Nawayef West, an exclusive development by Modon that redefines the landscape of Abu Dhabi. Discover a unique and unparalleled terrain that unfolds, featuring rolling hills that reach heights of up to 45 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



COMMUNITY VIEW



HUDAYRIYAT ISLAND MASTERPLAN



HUDAYRIYAT ISLAND AMENITIES

- MARSANA BEACH
- MARINA
- TRAIL X
- CYCLING TRACKS
- JOGGING TRACKS
- HUDAYRIYAT BEACH
- OCR PARK
- BIKE PARK
- CIRCUIT X
- 321 SPORTS
- BAB AL NOJOUR
- 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 MANSIONS

Introducing Nawayef West, an elevated living experience surrounded by the sea.

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 1,685 to 2,700 square metres of finely designed homes.

Seize this rare opportunity to reside in a preeminent home with unparalleled panoramas. What's more, you now have the liberty to select both your preferred grand design and the plot where 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 chance to make this remarkable place your very own.

NAWAYEF MANSIONS

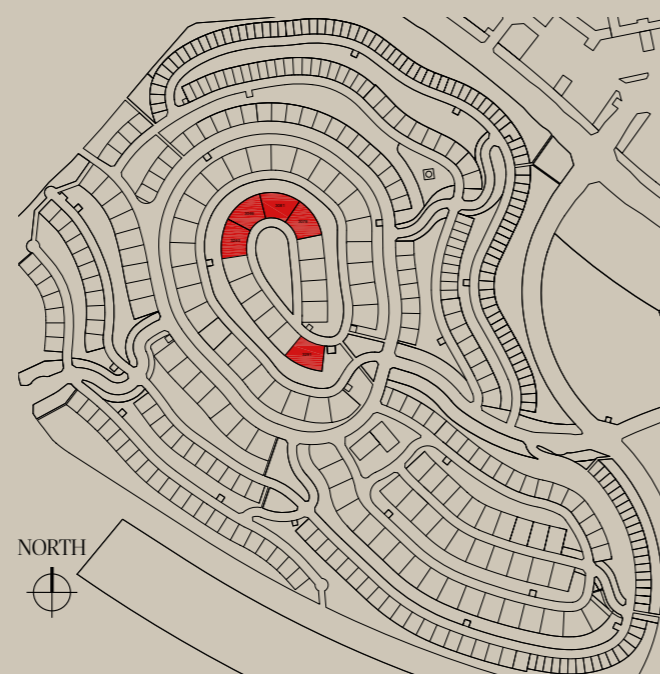
TYPE 01 AND TYPE 01 PLUS

Discover a distinctive residence perched on the highest tiers of Nawayef West. This mansion 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. 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 ambiance. The furnishings strike a harmonious note with a touch of boldness in colors 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 - 3,291 sqm

TYPE 01 | 7 BEDROOMS

FIRST FLOOR	780 m ²
GROUND FLOOR	736 m ²
BASEMENT	884 m ²

GRAND TOTAL	2,400 m ²
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TYPE 01 PLUS | 8 BEDROOMS

SECOND FLOOR	300 m ²
FIRST FLOOR	780 m ²
GROUND FLOOR	736 m ²
BASEMENT	884 m ²

GRAND TOTAL	2,700 m ²
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Excluding Parking



NAWAYEF MANSIONS TYPE O1 ROOM SCHEDULE

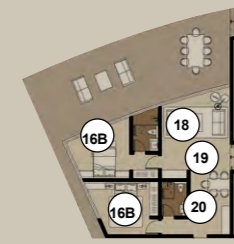
INTERIOR

1 - MAIN ENTRANCE	6.5m x 3.0m
2 - FOYER	6.5m x 3.0m
3 - FEATURE STAIRCASE	6.5m x 5.8m
4 - STUDY ROOM	5.7m x 4.6m
5 - MAJLIS	5.8m x 4.5m
6 - FORMAL DINING	9.2m x 10.7m
7 - MAJLIS PANTRY	7.6m x 4.4m
8 - LOUNGE	2.7m x 1.4m
9 - SHOW KITCHEN	9.8m x 4.2m
10 - DINING	5.8m x 4.9m
11 - CHEF KITCHEN	5.8m x 4.9m
12 - FORMAL LIVING	6.7m x 3.9m
13 - POWDER ROOM 1	10.8m x 10.5m
14 - POWDER ROOM 2	3.2m x 3.2m
15 - GUEST BEDROOM SUITE	3.0m x 2.1m
16 - OPTIONAL CONVERSION INTO	9.8m x 4.3m
A. MINI MAJLIS	10.6m x 4.4m
B. GUEST BEDROOM	7.0m x 5.8m
17 - DEN GAMES ROOM	4.3m x 4.2m
18 - GUEST LIVING ROOM	5.2m x 4.8m
19 - GUEST DINING	2.8m x 2.5m
20 - GUEST KITCHEN	3.7m x 1.4m
21 - STORAGE	5.3m x 2.0m
22 - SECONDARY STAIRCASE	5.3m x 2.3m
23 - SECURITY	2.2m x 2.9m

EXTERIOR

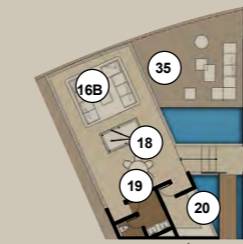
24 - MAIN GATE
25 - BASEMENT ACCESS
26 - SERVICE ENTRANCE
27 - SWIMMING POOL
28 - POOL DECK
29 - FIRE PIT + VIEWING DECK
30 - OUTDOOR SHOWERS
31 - GRASS LAWN
32 - SUNKEN GARDEN
33 - TRASH & UTILITY AREA
34 - HERB GARDEN
35 - COVERED DECK

OPTION 1B
CONNECTED GUEST SUITE



GROUND FLOOR | Option 1

OPTION 2B
MINI MAJLIS



GROUND FLOOR | Option 2

NAWAYEF MANSIONS TYPE O1 ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	6.5m x 3.0m
2 - FOYER	6.5m x 3.0m
3 - FEATURE STAIRCASE	5.7m x 4.6m
4 - STUDY ROOM	5.8m x 4.5m
5 - MAJLIS	9.2m x 10.7m
6 - FORMAL DINING	7.6m x 4.4m
7 - MAJLIS PANTRY	2.7m x 1.4m
8 - LOUNGE	9.8m x 4.2m
9 - SHOW KITCHEN	5.8m x 4.9m
10 - DINING	5.8m x 4.9m
11 - CHEF KITCHEN	6.7m x 3.9m
12 - FORMAL LIVING	10.8m x 10.5m
13 - POWDER ROOM 1	3.2m x 3.2m
14 - POWDER ROOM 2	3.0m x 2.1m
15 - LIBRARY	9.8m x 4.3m
16 - OPTIONAL CONVERSION INTO	
A. MINI MAJLIS	6.0m x 4.4m
B. GUEST BEDROOM	6.0m x 3.6m
17 - DEN GAMES ROOM	6.0m x 5.3m
18 - GUEST LIVING ROOM	6.0m x 3.8m
19 - GUEST DINING	6.0m x 2.2m
20 - GUEST KITCHEN	3.1m x 2.3m
21 - STORAGE	5.3m x 2.0m
22 - SECONDARY STAIRCASE	5.3m x 2.3m
23 - SECURITY	2.2m x 2.9m

EXTERIOR

24 - MAIN GATE
25 - BASEMENT ACCESS
26 - SERVICE ENTRANCE
27 - SWIMMING POOL
28 - POOL DECK
29 - FIRE PIT + VIEWING DECK
30 - OUTDOOR SHOWERS
31 - GRASS LAWN
32 - SUNKEN GARDEN
33 - TRASH & UTILITY AREA
34 - HERB GARDEN
35 - COVERED DECK

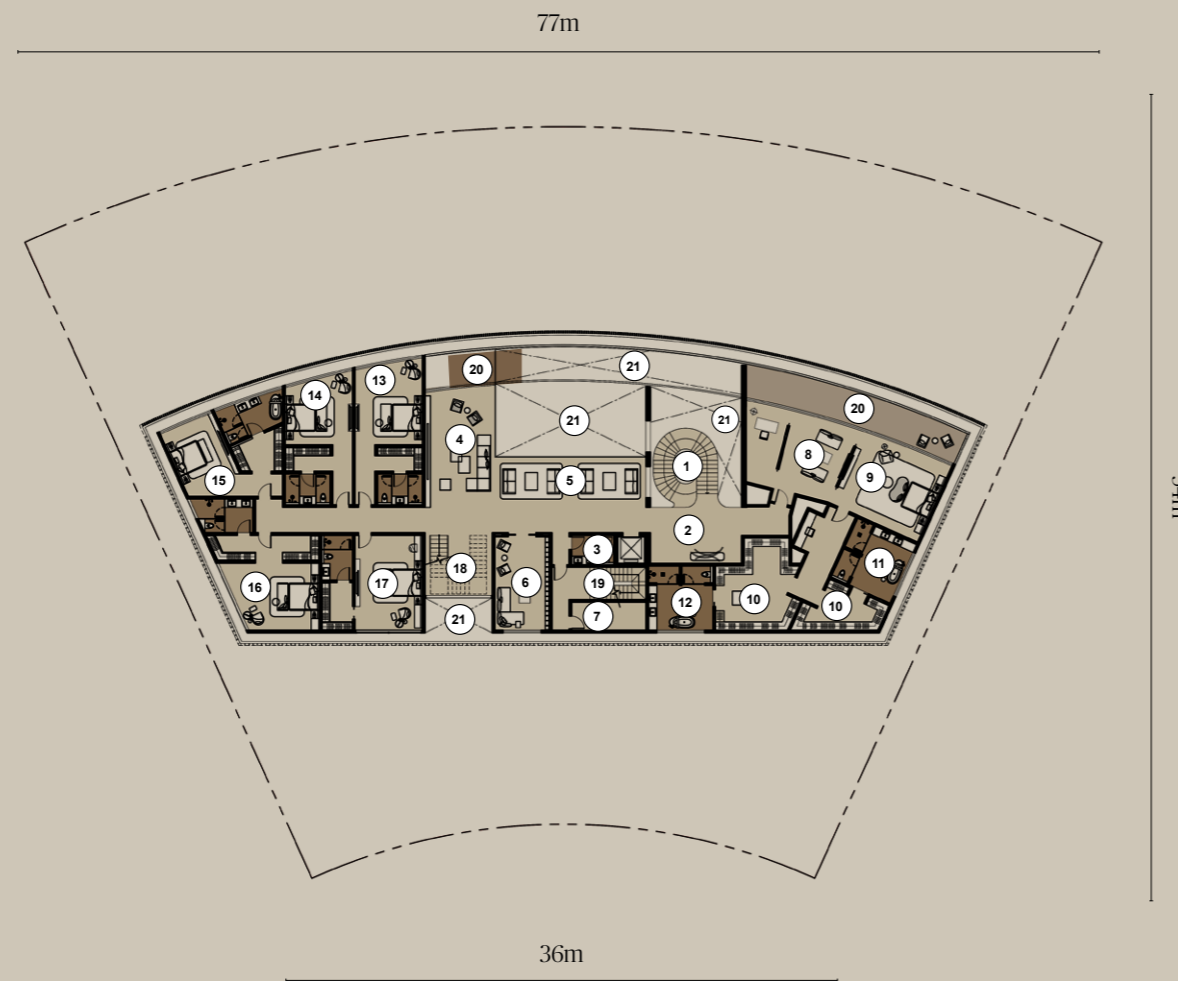
NAWAYEF MANSIONS TYPE 01 ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.7m x 4.6m
2 - FOYER	9.9m x 4.0m
3 - POWDER ROOM	3.0m x 2.1m
4 - FAMILY LIVING	8.2m x 5.0m
5 - FAMILY LOUNGE	10.8m x 3.6m
6 - LIBRARY / STUDY	6.7m x 3.9m
7 - LINEN STORAGE	5.3m x 2.0m
8 - MASTER BEDROOM LOUNGE	7.8m x 5.6m
9 - MASTER BEDROOM	6.8m x 5.6m
10 - WALK-IN WARDROBE	4.6m x 3.4m
11 - HIS MASTER BATHROOM	4.6m x 4.6m
12 - HER MASTER BATHROOM	5.1m x 4.6m
13 - BEDROOM 3	8.5m x 4.8m
14 - BEDROOM 4	7.2m x 4.8m
15 - BEDROOM 5	6.7m x 6.7m
16 - BEDROOM 6	7.6m x 6.2m
17 - BEDROOM 7	7.2m x 6.2m
18 - FAMILY STAIRCASE	4.8m x 4.5m
19 - SECONDARY STAIRCASE	5.3m x 2.3m

EXTERIOR

20 - BALCONIES
21 - VOID



FIRST FLOOR

NAWAYEF MANSIONS TYPE 01 PLUS ROOM SCHEDULE

INTERIOR

1 - FOYER	7.2m x 3.0m
2 - DINING	5.5m x 3.0m
3 - LIVING	5.3m x 4.8m
4 - GYM	7.8m x 4.8m
5 - POWDER ROOMS	4.8m x 3.0m
6 - MASTER STUDY	5.1m x 3.4m
7 - MASTER BEDROOM	6.8m x 5.4m
8 - HIS WARDROBE	3.0m x 3.0m
9 - HIS MASTER BATHROOM	4.6m x 4.6m
10 - HER WARDROBE	2.9m x 1.8m
11 - HER MASTER BATHROOM	5.8m x 3.0m
12 - BUTLERS KITCHEN	3.0m x 2.1m
13 - SECONDARY STAIRCASE	5.3m x 2.3m
14 - FAMILY STAIRCASE	4.3m x 4.1m

EXTERIOR

15 - OUTDOOR DECK
16 - INFINITY POOL
17 - POOL DECK
18 - OUTDOOR SEATING
19 - OUTDOOR DINING
20 - BBQ
21 - FLAT ROOF



TYPE 01 PLUS | SECOND FLOOR | Master Bedroom Option

NAWAYEF MANSIONS TYPE 01 PLUS ROOM SCHEDULE

INTERIOR

1 - FOYER	16.0m x 3.0m
2 - BAR & ENTERTAINMENT	7.8m x 6.8m
3 - RESTROOMS	4.8m x 4.6m
4 - POWDER ROOM	2.1m x 1.6m
5 - ENTERTAINMENT KITCHEN	5.3m x 4.5m
6 - ENTERTAINMENT LIVING	7.8m x 5.1m
7 - ENTERTAINMENT BAR	4.9m x 2.9m
8 - ENTERTAINMENT DINING	4.9m x 4.9m
9 - FAMILY STAIRCASE	4.3m x 4.1m
10 - SECONDARY STAIRCASE	5.3m x 2.3m

EXTERIOR

11 - OUTDOOR DECK
12 - INFINITY POOL
13 - POOL DECK
14 - OUTDOOR SEATING
15 - OUTDOOR LOUNGE
16 - BBQ
17 - FLAT ROOF
18 - MECHANICAL ROOM



TYPE 01 PLUS | SECOND FLOOR | Family Entertainment Option

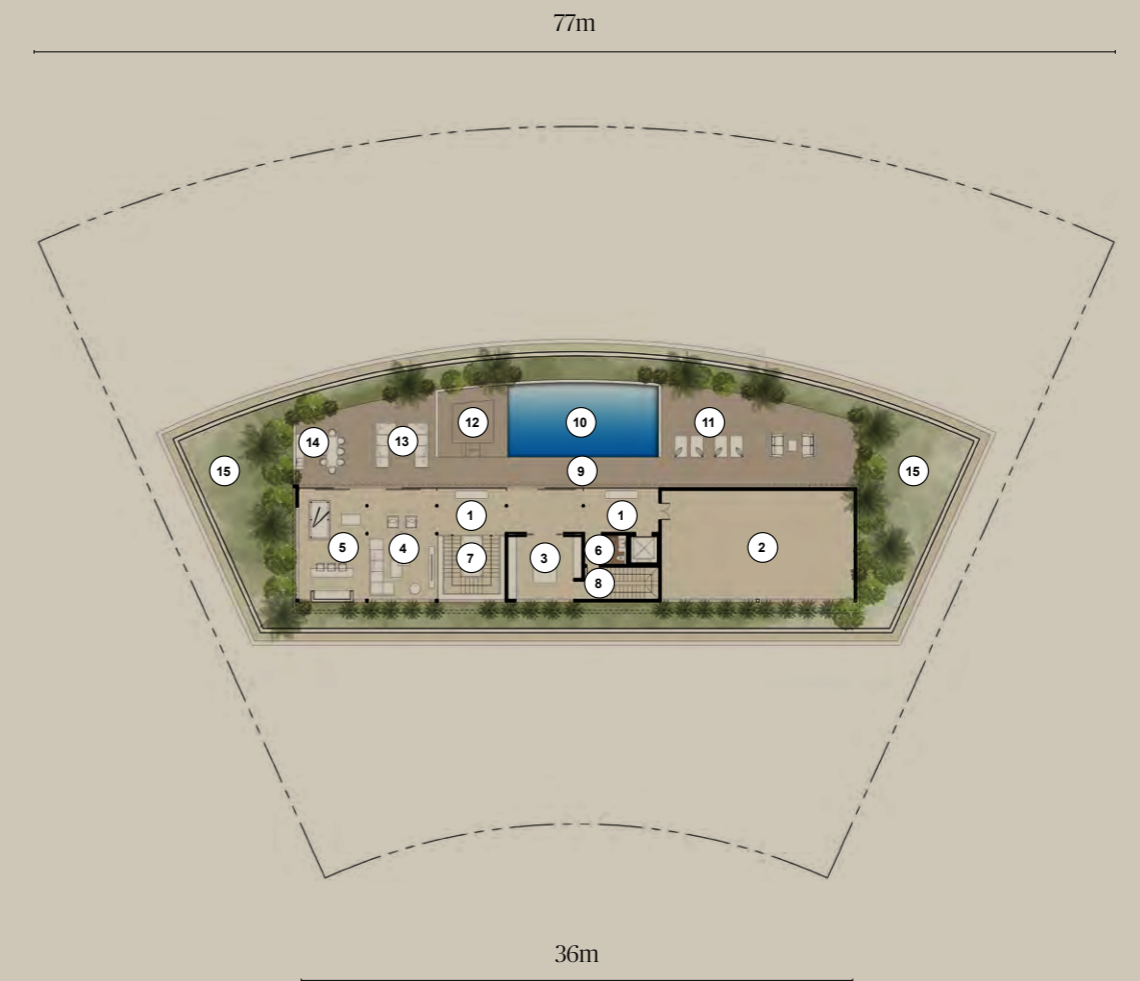
NAWAYEF MANSIONS TYPE 01 PLUS ROOM SCHEDULE

INTERIOR

1 - FOYER	15.9m x 3.1m
2 - ENTERTAINMENT SPACE (GYM / SPA / HOBBY / MEETING)	13.8m x 7.8m
3 - SHOW KITCHEN	5.3m x 4.5m
4 - LOUNGE	7.9m x 5.1m
5 - BAR & ENTERTAINMENT	7.9m x 4.9m
6 - POWDER ROOM	2.1m x 1.6m
7 - FAMILY STAIRCASE	4.3m x 4.1m
8 - SECONDARY STAIRCASE	5.3m x 2.3m

EXTERIOR

9 - OUTDOOR DECK
10 - INFINITY POOL
11 - POOL DECK
12 - OUTDOOR SEATING
13 - OUTDOOR LOUNGE
14 - BBQ
15 - FLAT ROOF



TYPE 01 PLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS TYPE 01 ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	24.7m x 20.1m
2 - SUPER CAR GALLERY	14.3m x 6.8m
3 - BAR & LOUNGE	14.3m x 9.3m
4 - WINE CELLAR	3.0m x 2.3m
5 - POWDER ROOM 1	2.1m x 1.6m
6 - HOME THEATRE	9.7m x 6.0m
7 - OPTIONAL CONVERSION INTO	9.7m x 6.0m
A. HOBBY ROOM	
B. ARTISTS HANGOUT	
C. RACING SIMULATOR ROOM ETC.	
8 - POWDER ROOM 2	2.4m x 3.5m
9 - FOYER	2.1m x 1.6m
10 - FEATURE STAIRCASE	6.8m x 3.9m
11 - GYM & YOGA	5.3m x 4.6m
12 - GYM RESTROOM	13.5m x 8.2m
13 - BEAUTY SALON	3.3m x 1.8m
14 - STEAM	7.2m x 3.5m
15 - JACUZZI	3.3m x 3.3m
16 - TREATMENT	5.1m x 3.6m
17 - SPA WASHROOM	5.1m x 4.0m
18 - SECONDARY STAIRCASE	5.1m x 4.7m
19 - KITCHEN	5.3m x 2.3m
20 - LAUNDRY	5.3m x 3.5m
21 - FEMALE STAFF BEDROOM	5.3m x 4.0m
22 - MALE STAFF BEDROOM	6.9m x 6.8m
23 - DRIVERS' BEDROOM	6.9m x 5.0m
24 - MECHANICAL ROOM	7.2m x 5.2m

EXTERIOR

- 25 - SERVICE ENTRANCE
- 26 - GARDEN
- 27 - WATERFALL



A REFRESHING BLEND OF BOLD DESIGN & SPACIOUS LIVING

EXTERIOR PERSPECTIVE - STREET VIEW



EXPERIENCE EXPRESSIVE SPACES & BREATHTAKING VIEWS



EXTERIOR PERSPECTIVE - ROOFTOP TERRACE





FORMAL LIVING



FORMAL DINING KITCHEN



MASTER BEDROOM



MASTER BATHROOM



OPULENT LIVING & ENTERTAINMENT SPACES



THEATRE ROOM



GARAGE

NAWAYEF MANSIONS

TYPE 02 AND TYPE 02 PLUS

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

Discover its charm across two distinct levels; the ground floor, ingeniously extending to make the most of the plot, 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 - 3,291 sqm

TYPE 02 | 7 BEDROOMS

FIRST FLOOR	631 m ²
GROUND FLOOR	752 m ²
BASEMENT	640 m ²

GRAND TOTAL 2,023 m²

TYPE 02 PLUS | 8 BEDROOMS

SECOND FLOOR	168 m ²
FIRST FLOOR	631 m ²
GROUND FLOOR	752 m ²
BASEMENT	640 m ²

GRAND TOTAL 2,191 m²

Excluding Parking



NAWAYEF MANSIONS TYPE 02 ROOM SCHEDULE

INTERIOR

1 - ENTRANCE HALL	7.4m x 4.4m
2 - HALL / HALLWAY	4.8m x 4.4m
3 - POWDER ROOM	4.2m x 2.4m
4 - STAIRCASE	4.8m x 4.4m
5 - FAMILY LIVING ROOM	9.2m x 7.0m
6 - FAMILY DINING ROOM	9.2m x 5.8m
7 - FAMILY SITTING ROOM	9.2m x 5.6m
8 - FAMILY SHOW KITCHEN	7.0 m x 6.4m
9 - MAJLIS ENTRANCE HALL	4.3m x 4.2m
10 - MAJLIS LIVING ROOM	7.5m x 6.5m
11 - MAJLIS DINING ROOM	7.5m x 6.2m
12 - STUDY	6.8m x 6.4m
13 - MAJLIS PANTRY	5.9m x 2.7m
14 - MAJLIS POWDER ROOM	3.9m x 3.9m
15 - GUEST LIVING ROOM	9.8m x 5.8m
16 - GUEST BEDROOM	5.8m x 4.5m
17 - GUEST BATHROOM	4.3m x 2.4m
18 - POOL TOILET	3.5m x 1.6m
19 - POOL STORAGE	4.0m x 2.1m
20 - SECURITY ROOM	4.5m x 2.8m
21 - DRIVER'S SUITE	8.5m x 4.7m

EXTERIOR

22 - ENTRANCE GATE
23 - GRADE PARKING
24 - WASTE ROOM
25 - ENTRY GATE
26 - LIFT
27 - SERVICE STAIRCASE
28 - SERVICE LIFT
29 - BBQ AREA
30 - DINING TERRACE
31 - MAJLIS TERRACE
32 - OUTDOOR POOL
33 - OUTDOOR JACUZZI



NAWAYEF MANSIONS TYPE 02 ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	4.8m x 4.4m
2 - HALL / HALLWAY	4.8m x 4.4m
3 - FAMILY ROOM	9.0m x 6.5m
4 - MASTER SITTING AREA	6.0m x 6.0m
5 - MASTER BEDROOM	6.3m x 6.0m
6 - HER WARDROBE	5.6m x 2.8m
7 - HIS WARDROBE	4.3m x 2.8m
8 - HER BATHROOM	5.6m x 2.6m
9 - HIS BATHROOM	6.3m x 2.6m
10 - BEDROOM 1	7.3m x 6.0m
11 - BEDROOM 2	7.3m x 6.0m
12 - BEDROOM 3	7.3m x 6.0m
13 - BEDROOM 4	7.3m x 6.0m
14 - BEDROOM 5	7.3m x 6.0m

EXTERIOR

15 - SERVICE STAIRCASE
16 - SERVICE LIFT
17 - MASTER TERRACE
18 - BEDROOMS TERRACE



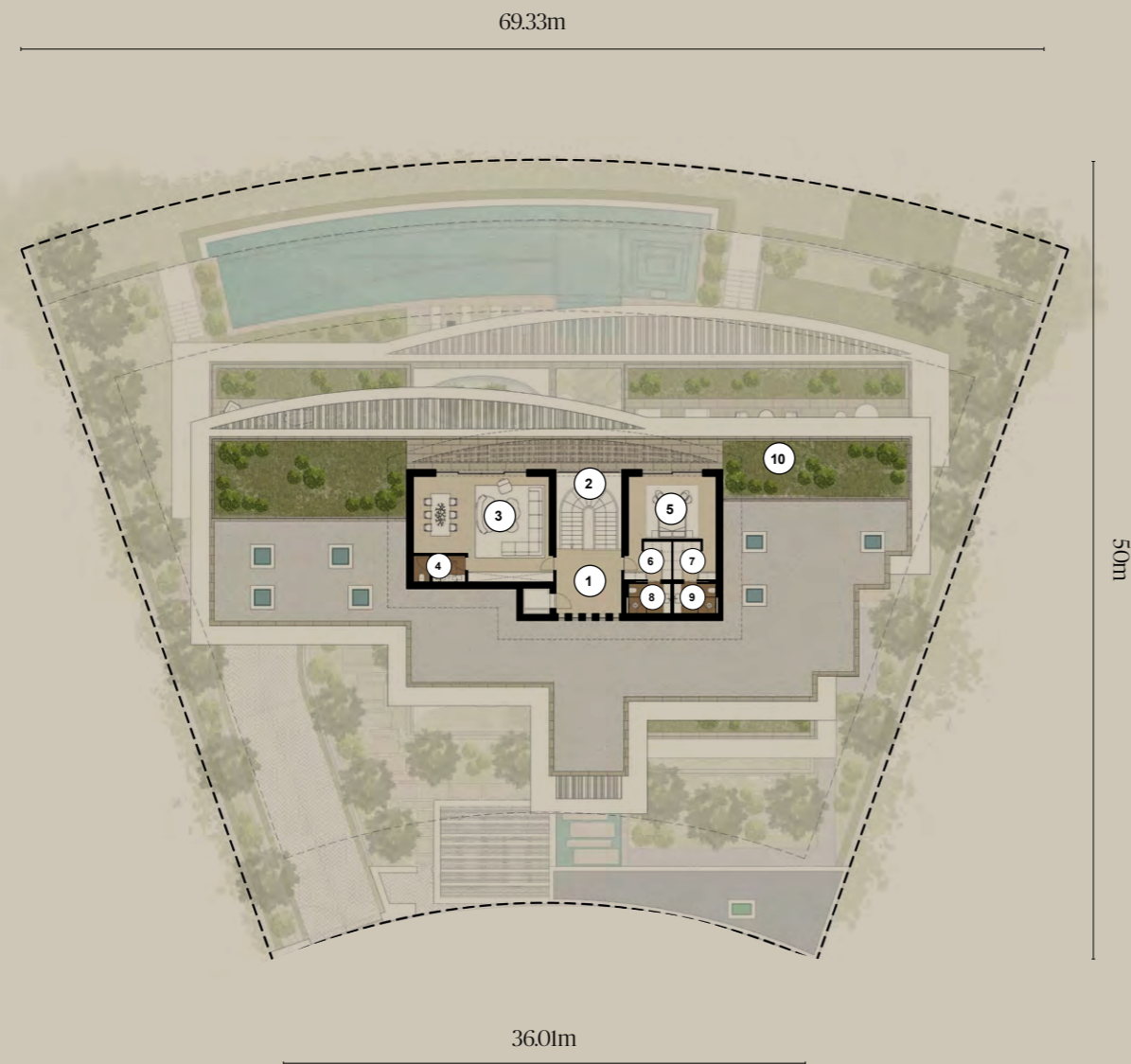
NAWAYEF MANSIONS TYPE O2 PLUS ROOM SCHEDULE

INTERIOR

1 - HALL / HALLWAY	4.4m x 4.3m
2 - STAIRCASE	4.8m x 4.35m
3 - GAMES ROOM	9.0m x 7.0m
4 - PENTHOUSE TOILET	1.8m x 3.4m
5 - PENTHOUSE MASTER SUITE	5.8m x 4.2m
6 - PENTHOUSE HIS WARDROBE	2.9m x 2.6m
7 - PENTHOUSE HER WARDROBE	2.9m x 2.6m
8 - PENTHOUSE HIS BATHROOM	2.8m x 2.0m
9 - PENTHOUSE HER BATHROOM	2.8m x 2.0m

EXTERIOR

10 - GARDEN TERRACE



TYPE O2 PLUS | SECOND FLOOR | PENTHOUSE

NAWAYEF MANSIONS TYPE O2 ROOM SCHEDULE

INTERIOR

1 - GARAGE	23.8m x 19.7m
2 - GARAGE HALLWAY	9.9m x 1.8m
3 - GAMES ROOM	9.0m x 6.5m
4 - HALL & HALLWAY	16.9m x 7.8m
5 - WINE CELLAR	6.4m x 4.4m
6 - POWDER ROOM	4.0m x 2.2m
7 - STAIRCASE	7.2m x 4.4m
8 - WELLNESS SHOWER	2.0m x 1.4m
9 - GYM	12.5m x 4.4m
10 - SPA	16.1m x 10.0m
11 - STEAM ROOM	2.7m x 2.2m
12 - SAUNA	3.5m x 2.2m
13 - MEN'S DRESSING ROOM	3.5m x 2.8m
14 - WOMEN'S DRESSING ROOM	3.5m x 2.8m
15 - SERVICE HALLWAY	12.7m x 7.8m
16 - LAUNDRY ROOM	6.3m x 2.6m
17 - SERVICE KITCHEN	5.5m x 3.0m
18 - CLEANING STORAGE	2.5m x 2.1m
19 - MAIDS' BEDROOM 1	5.5m x 4.2m
20 - MAIDS' BATHROOM 1	2.3m x 2.3m
21 - MAIDS' BEDROOM 2	5.5m x 4.2m
22 - MAIDS' BATHROOM 2	2.3m x 2.3m

EXTERIOR

23 - MECHANICAL ROOM
24 - STORAGE ROOM
25 - LIFT
26 - PATIO 1
27 - PATIO 2
28 - PATIO 3
29 - SERVICE LIFT
30 - JACUZZI
31 - COLD WATER POOL
32 - SPA COVERED TERRACE



BASEMENT FLOOR





POOL VIEW



TERRACE



HALLWAY



MAJLIS



LIVING ROOM



LIVING ROOM







MASTER BEDROOM





GYM



SPA



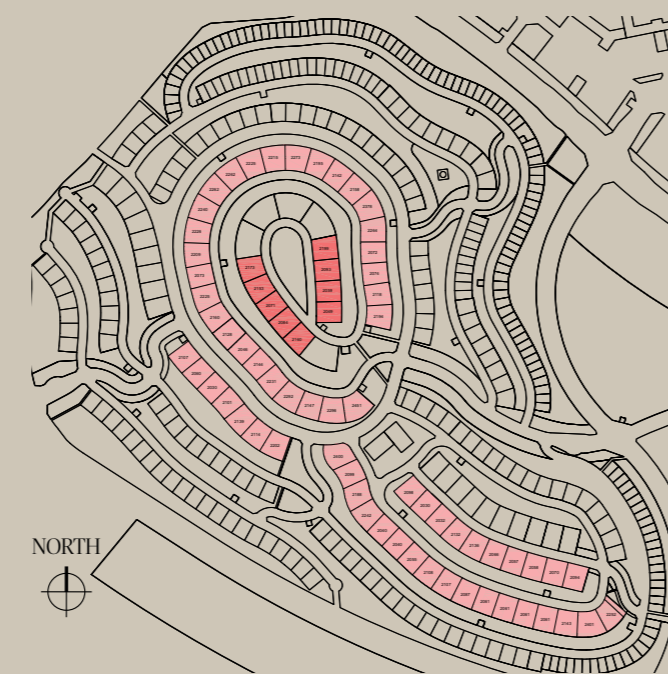
NAWAYEF MANSIONS

TYPE 03 AND TYPE 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 evoke serenity within spacious interiors waiting to be explored.

The property includes seven 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 ensures your vehicles are taken care of, and the optional second-floor configuration opens up possibilities for a penthouse or expanded family entertainment plans for the prime hill plots. 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 - 2,451 sqm

TYPE 03 | 7 BEDROOMS

FIRST FLOOR	700 m ²
GROUND FLOOR	640 m ²
BASEMENT	534 m ²

GRAND TOTAL 1,874 m²

TYPE 03 PLUS | 8 BEDROOMS

SECOND FLOOR	296 m ²
FIRST FLOOR	700 m ²
GROUND FLOOR	640 m ²
BASEMENT	534 m ²

GRAND TOTAL 2,170 m²

Excluding Parking



NAWAYEF MANSIONS TYPE 03 ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	4.2m x 1.8m
2 - FOYER	5.6m x 2.4m
3 - INDOOR GARDEN	9.9m x 5.0m
4 - MAJLIS	9.9m x 8.0m
5 - FORMAL DINING ROOM	9.9m x 4.1m
6 - SEATING AREA	5.6m x 4.2m
7 - LIBRARY LOUNGE	5.5m x 5.0m
8 - POWDER ROOM	6.2m x 2.2m
9 - FORMAL LIVING	10.0m x 9.9m
10 - FORMAL DINING	6.4m x 3.5m
11 - SHOW KITCHEN & BAR	6.4m x 3.3m
12 - SECONDARY KITCHEN	4.3m x 3.1m
13 - POWDER ROOM	3.1m x 1.7m
14 - STUDY / LIBRARY	7.7m x 2.2m
15 - LIFT LOBBY	2.3m x 2.2m
16 - STAIRCASE	4.1m x 2.1m
17 - FEATURE STAIRCASE	5.2m x 3.5m
18 - GARDEN ENTRANCE	5.1m x 1.8m
19 - GUEST LIVING & DINING	8.2m x 5.5m
20 - GUEST BEDROOM	8.7m x 4.7m
21 - SECURITY	4.1m x 3.0m
22 - DRIVER'S ROOM	4.4m x 4.1m

EXTERIOR

23 - GATE ENTRANCE
24 - PARKING
25 - TRASH & UTILITY AREA
26 - STAIRCASE TO BASEMENT
27 - BASEMENT ACCESS
28 - GARDEN
29 - OUTDOOR SHOWER
30 - SWIMMING POOL
31 - SUNKEN PATIO
32 - OPEN TO BELOW
33 - SPLASH DECK
34 - GRASS LAWN
35 - BBQ
36 - MAINTENANCE LADDER
37 - WATER FEATURE



GROUND FLOOR

NAWAYEF MANSIONS TYPE 03 ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.2m x 3.5m
2 - FAMILY ROOM	10.2m x 6.5m
3 - FAMILY DINING ROOM	5.0m x 4.2m
4 - FAMILY SHOW KITCHEN	5.2m x 4.2m
5 - FAMILY POWDER ROOM	4.8m x 2.2m
6 - MASTER BEDROOM LOUNGE	6.5m x 5.5m
7 - MASTER BEDROOM	6.7m x 7.2m
8 - HIS WARDROBE	4.2m x 3.1m
9 - HIS BATHROOM	4.9m x 3.2m
10 - HER WARDROBE	4.2m x 3.1m
11 - HER BATHROOM	4.9m x 3.2m
12 - LIFT LOBBY	2.6m x 2.3m
13 - STAIRCASE	4.1m x 2.1m
14 - BEDROOM 3	9.9m x 6.2m
15 - BEDROOM 4	7.7m x 5.4m
16 - BEDROOM 5	12.2m x 5.4m
17 - BEDROOM 6	6.1m x 5.4m
18 - BEDROOM 7	6.3m x 5.4m

EXTERIOR

19 - OPEN TO BELOW
20 - BALCONY
21 - SCREEN FAÇADE
22 - MAINTENANCE LADDER



FIRST FLOOR

NAWAYEF MANSIONS TYPE 03 PLUS ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	5.2m x 3.5m
2 - MASTER VESTIBULE	3.7m x 3.5m
3 - MASTER BEDROOM	8.5m x 4.3m
4 - MASTER WARDROBE	8.5m x 2.9m
5 - MASTER BATHROOM	8.5m x 3.3m
6 - STUDY	5.0m x 3.7m
7 - LIVING ROOM / LOUNGE	11.6m x 5.5m
8 - LIFT LOBBY	2.2m x 2.2m
9 - STAIRCASE	4.1m x 2.1m
10 - BUTLER'S KITCHEN	3.6m x 2.3m
11 - POWDER ROOM	3.2m x 1.7m
12 - STORAGE	5.5m x 1.2m

EXTERIOR

13 - POOL TERRACE
14 - POOL WITH JACUZZI
15 - OUTDOOR DINING / BBQ
16 - POOL WITH SUN LOUNGES
17 - OPEN TO BELOW
18 - OUTDOOR DECK
19 - SCREEN FAÇADE
20 - FLAT ROOF
21 - MAINTENANCE LADDER



TYPE 03 PLUS | SECOND FLOOR | Master Bedroom Option

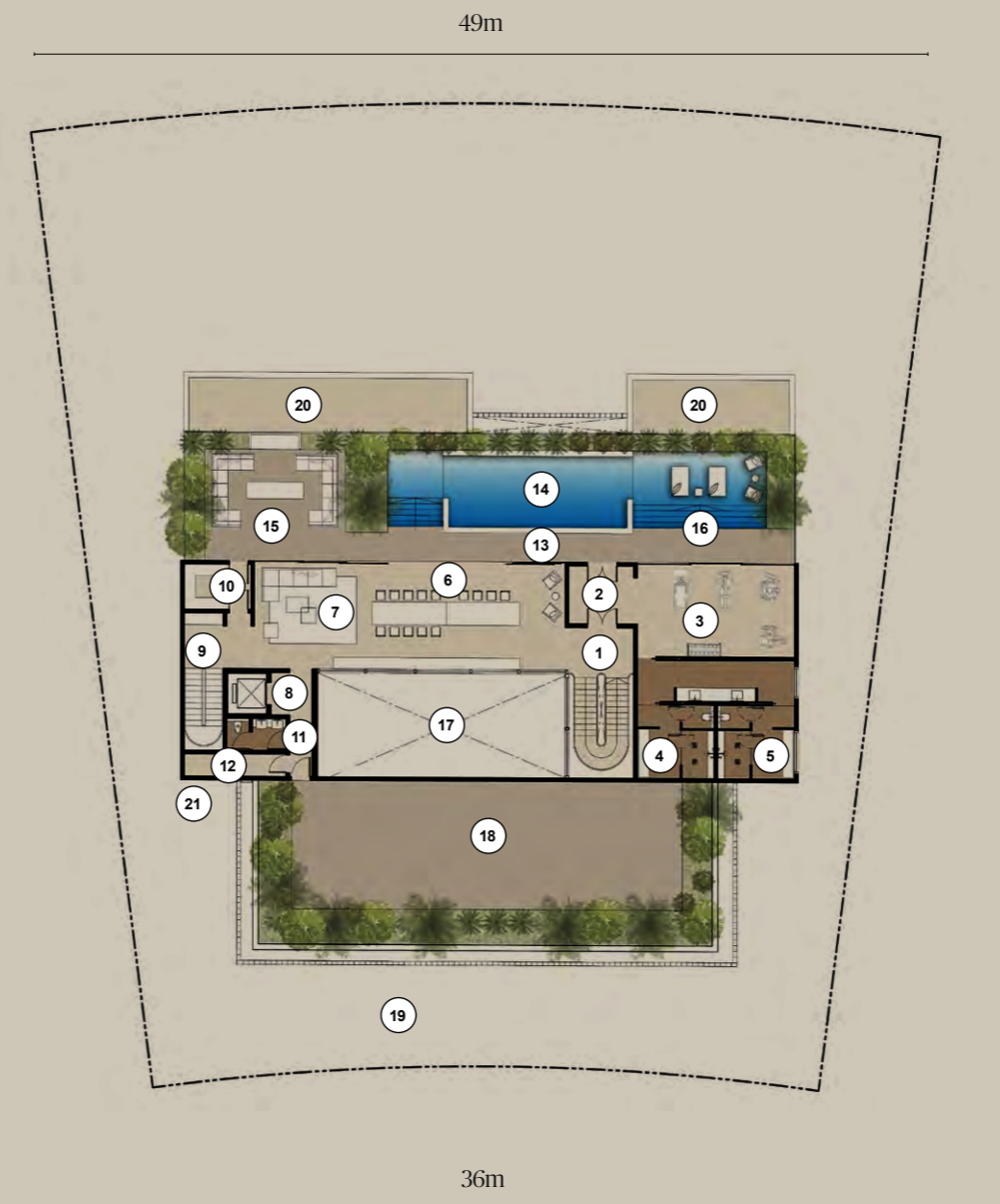
NAWAYEF MANSIONS TYPE 03 PLUS ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	5.2m x 3.5m
2 - VESTIBULE	3.5m x 3.0m
3 - FLEXIBLE HOBBY ROOM / SPA / GYM	8.5m x 4.8m
4 - MALE CHANGING ROOM	6.1m x 4.2m
5 - FEMALE CHANGING ROOM	6.1m x 4.2m
6 - SHOW KITCHEN / DINING	10.8m x 5.5m
7 - LIVING / LOUNGE	6.0m x 5.5m
8 - LIFT LOBBY	2.2m x 2.2m
9 - STAIRCASE	4.1m x 2.1m
10 - BUTLER'S KITCHEN	3.6m x 2.3m
11 - POWDER ROOM	3.2m x 1.7m
12 - STORAGE	5.5m x 1.2m

EXTERIOR

13 - POOL TERRACE
14 - POOL WITH JACUZZI
15 - OUTDOOR DINING / BBQ
16 - POOL WITH SUN LOUNGES
17 - OPEN TO BELOW
18 - OUTDOOR DECK
19 - SCREEN FAÇADE
20 - FLAT ROOF
21 - MAINTENANCE LADDER



TYPE 03 PLUS | SECOND FLOOR | Family Room Option

NAWAYEF MANSIONS TYPE 03 PLUS ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	5.2m x 3.5m
2 - FOYER	3.5m x 2.9m
3 - FLEXIBLE MEETING ROOM / GAMES ROOM	11.1m x 8.5m
4 - LIVING / LOUNGE	5.5m x 5.1m
5 - BAR LOUNGE	5.7m x 5.5m
6 - DINING AREA	6.0m x 5.5m
7 - LIFT LOBBY	2.2m x 2.2m
8 - STAIRCASE	4.1m x 2.1m
9 - BUTLER'S KITCHEN	3.6m x 2.3m
10 - POWDER ROOM	3.2m x 1.7m
11 - STORAGE	5.5m x 1.2m
12 - CHANGING ROOM	3.5m x 2.3m

EXTERIOR

13 - POOL TERRACE
14 - POOL WITH JACUZZI
15 - OUTDOOR DINING / BBQ
16 - POOL WITH SUN LOUNGES
17 - OPEN TO BELOW
18 - OUTDOOR DECK
19 - SCREEN FAÇADE
20 - FLAT ROOF
21 - MAINTENANCE LADDER



TYPE 03 PLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS TYPE 03 ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	22.2m x 21.5m
2 - CAR STAGE	5.6m x 5.6m
3 - FEATURE STAIRCASE	5.0m x 3.5m
4 - BAR	8.2m x 7.1m
5 - LOUNGE	7.1m x 5.9m
6 - POWDER ROOM	4.5m x 1.8m
7 - THEATRE / MEDIA ROOM	8.0m x 6.7m
8 - GYM	11.1m x 8.4m
9 - SHOWER ROOM	4.9m x 3.3m
10 - STEAM / SAUNA / JACUZZI	4.9m x 3.7m
11 - SPA TREATMENT ROOM	5.7m x 4.4m
12 - LIFT LOBBY	2.6m x 1.7m
13 - STAIRCASE	4.1m x 2.1m
14 - KITCHEN	7.2m x 3.2m
15 - LAUNDRY	5.0m x 3.2m
16 - FEMALE STAFF ROOM	6.7m x 6.5m
17 - MALE STAFF ROOM	5.0m x 4.5m
18 - STORAGE / WORKSHOP	5.1m x 4.5m
19 - MECHANICAL ROOM	7.4m x 6.5m

EXTERIOR

20 - SPA GARDEN (OPEN TO SKY)
21 - STAIRCASE TO POOL AREA
22 - POOL (PRIVATE GARDEN)
23 - SKYLIGHT ABOVE
24 - SERVICE STAIRCASE TO GROUND
25 - RAMP TO GROUND LEVEL



BASEMENT FLOOR

TIMELESS CHARM OF MID-CENTURY MODERN DESIGN

EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXPERIENCE A LIFESTYLE THAT STANDS THE TEST OF TIME



EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - REAR GARDEN | Mansion with optional second floor





FAMILY LIVING / DINING





SPA

NAWAYEF MANSIONS

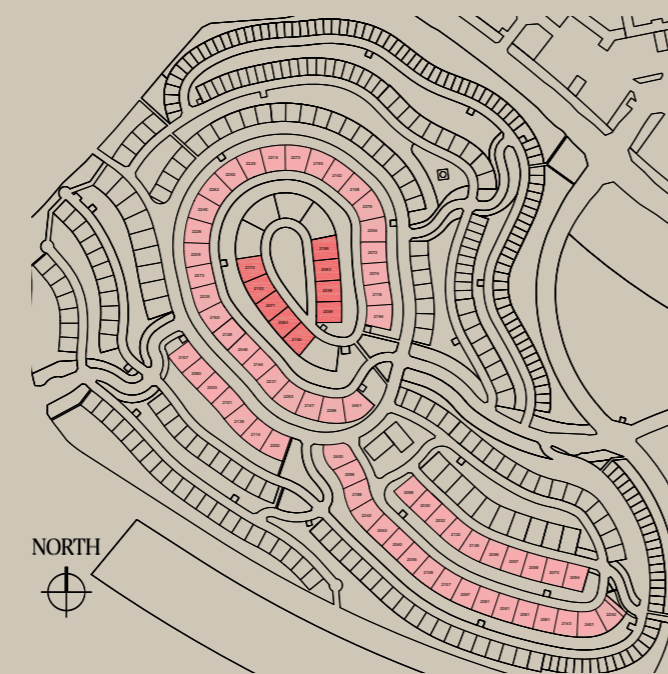
TYPE 04 AND TYPE 04 PLUS

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 open, airy design harmoniously blending with the 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 up to seven 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 - 2,451 sqm

TYPE 04 | 7 BEDROOMS

FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²
BASEMENT	693 m ²

GRAND TOTAL 2,011 m²

Excluding Parking

TYPE 04 PLUS | 8 BEDROOMS

SECOND FLOOR	260 m ²
FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²
BASEMENT	693 m ²

GRAND TOTAL 2,271 m²



NAWAYEF MANSIONS TYPE 04 ROOM SCHEDULE

INTERIOR

1 - ENTRANCE FOYER	3.0m x 4.5m
2 - MAJLIS	10.0m x 9.3m
A - FORMAL LIVING ROOM	
B - FORMAL DINING	
3 - MADKHEL	3.0m x 7.5m
4 - MAJLIS PANTRY	3.0m x 4.0m
5 - MAJLIS POWDER ROOM	3.0m x 4.0m
6 - FAMILY LIVING ROOM 1	3.0m x 4.5m
7 - FAMILY DINING ROOM	5.0m x 8.0m
8 - FAMILY POWDER ROOM	3.0m x 5.5m
9 - DINING ROOM	7.0m x 5.5m
10 - SHOW KITCHEN	9.0m x 6.0m
11 - SECONDARY KITCHEN	7.0m x 3.0m
12 - COURTYARD 1	4.8m x 7.3m
13 - OFFICE	6.0m x 13.5m
14 - GUEST BEDROOM	4.0m x 6.0m
15 - GUEST BEDROOM WARDROBE	6.0m x 2.3m
16 - GUEST BATHROOM	2.0m x 3.0m
17 - OUTDOOR LIVING 1	10.0m x 5.5m
18 - OUTDOOR LIVING 2 (PRIVATE)	4.0m x 4.0m
19 - OUTDOOR DINING	7.5m x 4.0m
20 - TERRACE DINING	4.0m x 5.5m
21 - DRIVERS' ROOM	2.3m x 4.2m

EXTERIOR

22 - MAIN ENTRANCE
23 - MAJLIS ENTRANCE
24 - SWIMMING POOL
25 - POOL SHOWER
26 - STUDY PATIO
27 - GUEST PATIO
28 - GUEST WALKWAY
29 - FAMILY WALKWAY
30 - RAMP TO BASEMENT
31 - LOWER LEVEL TERRACE
32 - WASTE ROOM
33 - STAIRCASE



GROUND FLOOR

NAWAYEF MANSIONS TYPE 04 ROOM SCHEDULE

INTERIOR

1 - FAMILY LIVING ROOM	9.0m x 4.0m
2 - STUDY	6.0m x 3.5m
3 - MASTER BEDROOM	5.3m x 5.0m
4 - HIS WALK-IN WARDROBE	4.3m x 2.5m
5 - HIS BATHROOM	4.3m x 3.0m
6 - HER WALK-IN WARDROBE	4.3m x 2.4m
7 - HER BATHROOM	4.5m x 3.0m
8 - BEDROOM 2	6.5m x 6.0m
9 - BEDROOM 2 WARDROBE	3.2m x 2.5m
10 - BEDROOM 2 BATHROOM	3.2m x 3.5m
11 - BEDROOM 3	4.3m x 7.5m
12 - BEDROOM 3 WARDROBE	3.0m x 4.0m
13 - BEDROOM 3 BATHROOM	3.0m x 3.5m
14 - BEDROOM 4	5.5m x 4.2m
15 - BEDROOM 4 WARDROBE	5.5m x 2.0m
16 - BEDROOM 4 BATHROOM	3.0m x 3.0m
17 - BEDROOM 5	7.0m x 4.5m
18 - BEDROOM 5 WARDROBE	3.1m x 3.0m
19 - BEDROOM 5 BATHROOM	3.5m x 3.0m
20 - BEDROOM 6	4.2m x 6.0m
21 - BEDROOM 6 WARDROBE	2.0m x 4.2m
22 - BEDROOM 6 BATHROOM	3.0m x 4.0m
23 - POWDER ROOM	3.5m x 3.0m
24 - SECONDARY KITCHEN / PANTRY	3.0m x 5.5m

EXTERIOR

25 - STAIRCASE
26 - SECONDARY STAIRCASE
27 - ELEVATOR
28 - OPEN TO FOYER BELOW
29 - OPEN TO COURTYARD BELOW
30 - BALCONY



FIRST FLOOR

NAWAYEF MANSIONS TYPE 04 PLUS ROOM SCHEDULE

INTERIOR

1 - LIVING / DINING	7.3m x 9.0m
2 - MASTER BEDROOM	4.5m x 5.1m
3 - WALK-IN WARDROBE	6.2m x 2.2m
4 - MASTER BEDROOM BATHROOM	4.6m x 3.8m
5 - POWDER ROOM	3.7m x 2.2m
6 - PANTRY	3.7m x 2.2m

EXTERIOR

7 - TERRACE
8 - STAIRCASE
9 - SECONDARY STAIRCASE
10 - ELEVATOR
11 - OPEN TO BELOW
12 - OPEN TO COURTYARD BELOW
13 - FLAT ROOF



TYPE 04 PLUS | SECOND FLOOR | Master Bedroom Option

NAWAYEF MANSIONS TYPE 04 PLUS ROOM SCHEDULE

INTERIOR

1 - LIVING ROOM / LOUNGE	7.2m x 8.3m
2 - DINING / EVENT SPACE	6.2m x 10.8m
3 - BAR	4.2m x 2.5m
4 - POWDER ROOM	3.7m x 2.4m
5 - PANTRY	6.2m x 2.4m
6 - OUTDOOR TERRACE & BBQ	6.2m x 3.5m

EXTERIOR

7 - STAIRCASE
8 - SECONDARY STAIRCASE
9 - ELEVATOR
10 - OPEN TO FOYER BELOW
11 - OPEN TO COURTYARD BELOW
12 - FLAT ROOF
13 - TERRACE



TYPE 04 PLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS TYPE 04 ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	
2 - LOBBY	4.5m x 13.0m
3 - LIVING ROOM	8.3m x 12.0m
4 - GYM	11.5m x 6.2m
5 - SPA / TREATMENT ROOM	4.5m x 3.0m
6 - SAUNA	3.5m x 4.5m
7 - MEDIA ROOM / MULTIPURPOSE ROOM	8.5m x 7.5m
8 - SALON	4.0m x 7.5m
9 - SALON POWDER ROOM	4.0m x 3.6m
10 - SECONDARY KITCHEN	8.0m x 5.6m
11 - STORAGE	4.3m x 3.4m
12 - MAIDS' ROOM	5.3m x 8.5m
13 - MECHANICAL ROOM	6.5m x 4.0m
14 - POOL MECHANICAL ROOM	6.5m x 4.0m
15 - LAUNDRY	4.2m x 3.4m
16 - POWDER ROOM	4.0m x 4.0m

EXTERIOR

17 - STAIRCASE
18 - SECONDARY STAIRCASE
19 - ELEVATOR
20 - CAR PARKING
21 - LOWER LEVEL TERRACE
22 - RAMP
23 - GLAZING OVERLOOKING SWIMMING POOL



BASEMENT FLOOR



STEP INTO A CONTEMPORARY MEDITERRANEAN MASTERPIECE



EXTERIOR PERSPECTIVE - FRONT ELEVATION





MAJLIS



SHOW KITCHEN

AN EFFORTLESS COMBINATION OF CONVENIENCE & LUXURY

MASTER BEDROOM





EXTERIOR PERSPECTIVE - BACK ELEVATION

NAWAYEF MANSIONS

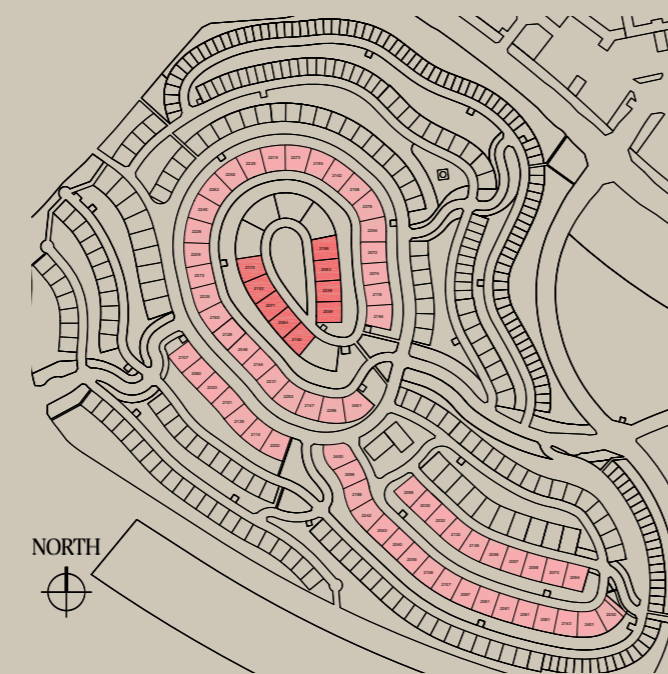
TYPE 05 AND TYPE 05 PLUS

Nestled on the hillside, this mansion unveils one of Abu Dhabi's most breathtaking panoramas—a sanctuary crafted for leisure, relaxation, and 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 - 2,451 sqm

TYPE 05 | 6 BEDROOMS

FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²

GRAND TOTAL 1,685 m²

TYPE 05 PLUS | 7 BEDROOMS

SECOND FLOOR	194 m ²
FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²

GRAND TOTAL 1,879 m²

Excluding Parking



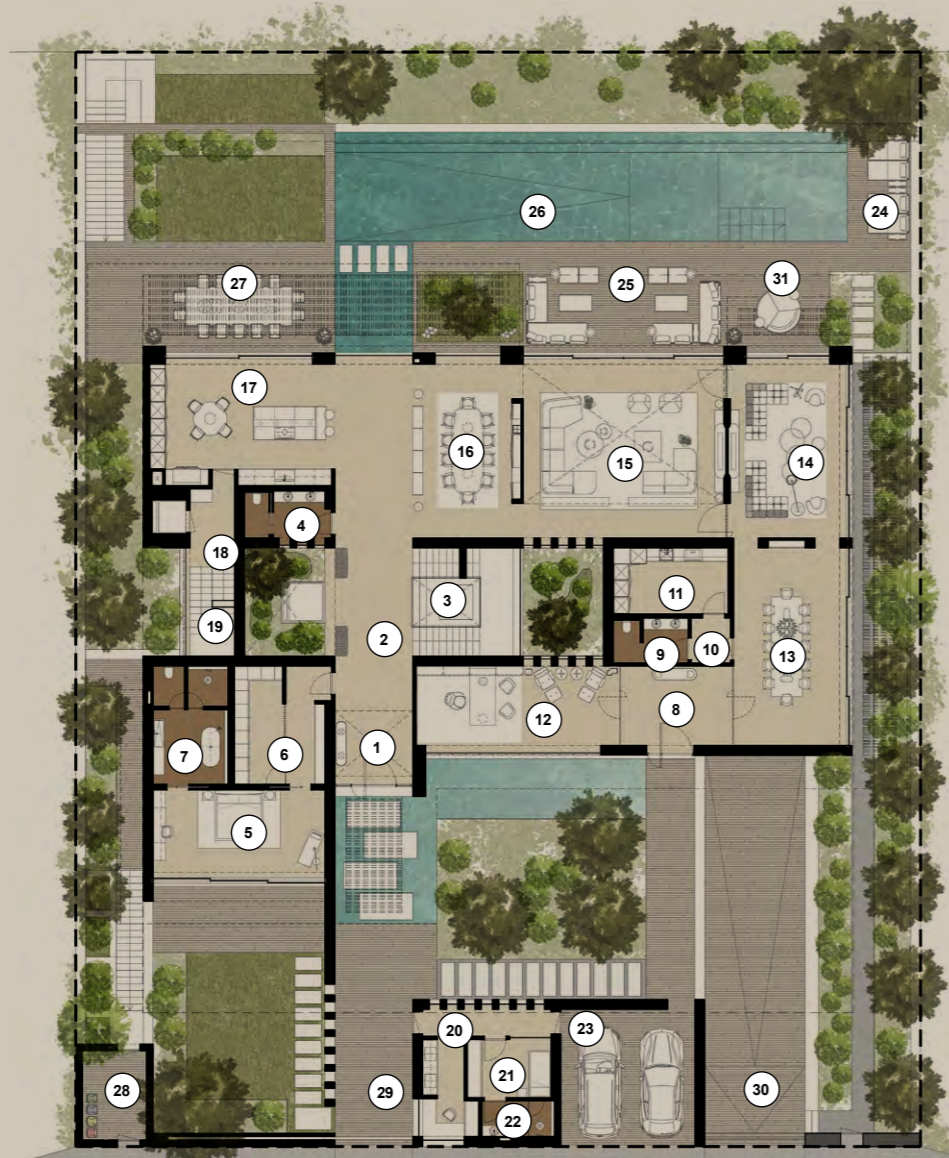
NAWAYEF MANSIONS TYPE 05 ROOM SCHEDULE

INTERIOR

1 - ENTRANCE HALL	3.5m x 3.4m
2 - HALL	7.5m x 3.5m
3 - STAIRCASE	4.9m x 4.5m
4 - POWDER ROOM	4.0m x 2.0m
5 - GUEST BEDROOM	7.7m x 4.0m
6 - GUEST WARDROBE	5.3m x 4.5m
7 - GUEST BATHROOM	5.3m x 3.3m
8 - MAJLIS HALL	5.0m x 3.6m
9 - MAJLIS POWDER ROOM	3.3m x 2.0m
10 - MAJLIS LOBBY	2.0m x 1.8m
11 - MAJLIS PANTRY	5.2m x 3.0m
12 - MAJLIS STUDY	9.1m x 3.8m
13 - MAJLIS DINING ROOM	9.0m x 5.2m
14 - MAJLIS LIVING ROOM	8.0m x 5.2m
15 - LIVING ROOM	9.0m x 8.0m
16 - DINING ROOM	8.0m x 6.0m
17 - SHOW KITCHEN	9.0m x 5.0m
18 - SERVICE HALL	3.52m x 2.0m
19 - SERVICE STAIRCASE	4.0m x 2.0m
20 - SECURITY ROOM	5.5m x 2.0m
21 - DRIVERS' ROOM	3.8m x 2.6m
22 - DRIVERS' BATHROOM	3.1m x 1.7m
23 - CARPORT	6.2m x 6.0m

EXTERIOR

24 - SUN LOUNGES
25 - LIVING COVERED TERRACE
26 - INFINITY POOL
27 - KITCHEN COVERED TERRACE
28 - SECONDARY ENTRANCE
29 - PRIMARY ENTRANCE
30 - RAMP DOWN
31 - MAJLIS TERRACE



40.7m
50m
GROUND FLOOR

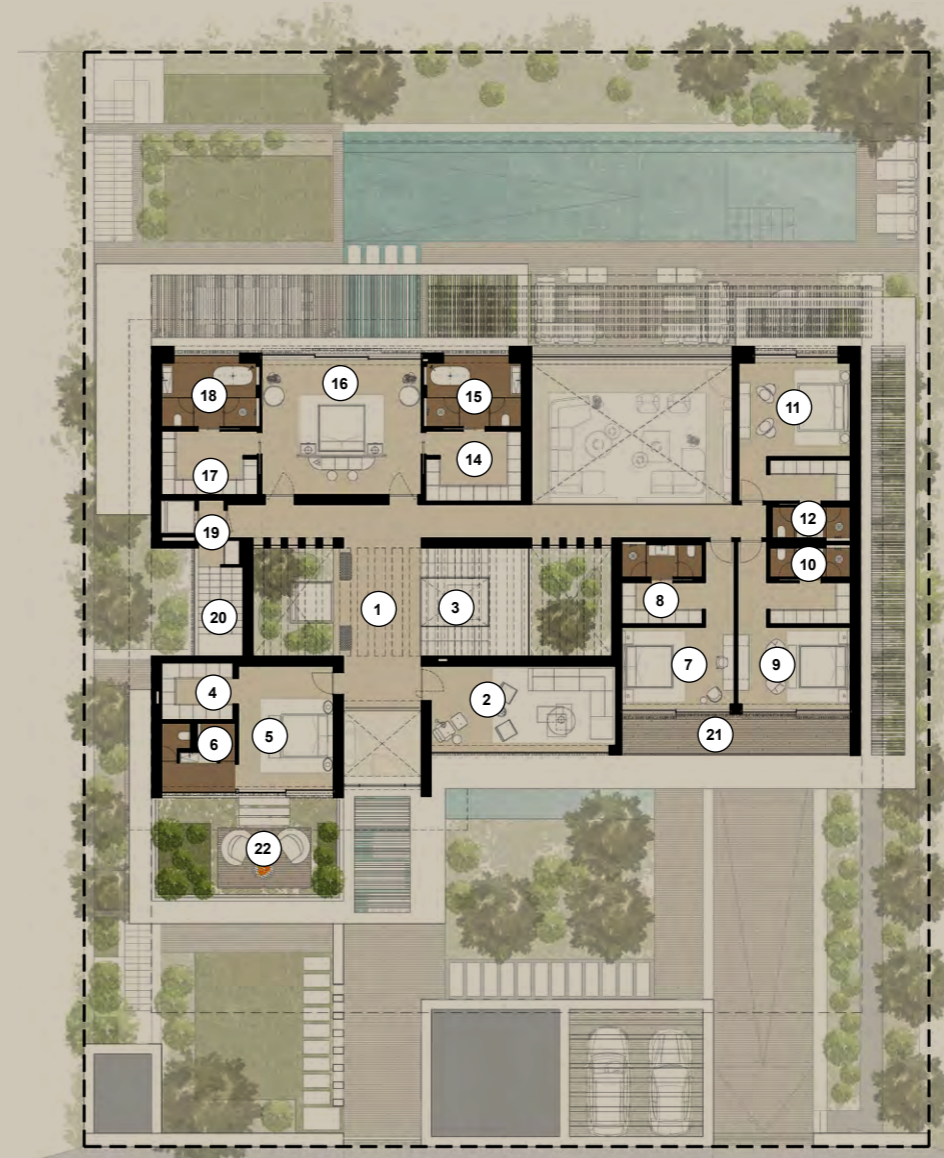
NAWAYEF MANSIONS TYPE 05 ROOM SCHEDULE

INTERIOR

1 - HALL	7.5m x 4.0m
2 - FAMILY STUDIO	8.2m x 3.5m
3 - STAIRCASE	4.9m x 4.5m
4 - WALK-IN WARDROBE	3.5m x 2.5m
5 - BADROOM 1	5.6m x 4.3m
6 - BATHROOM 1	3.6m x 3.3m
7 - BEDROOM 2	4.5m x 4.0m
8 - BATHROOM 2	3.6m x 3.3m
9 - BEDROOM 3	4.5m x 4.0m
10 - BATHROOM 3	3.6m x 3.3m
11 - BEDROOM 4	5.0m x 4.5m
12 - BATHROOM 4	3.6m x 3.3m
13 - VOID	6.5m x 4.5m
14 - HER WARDROBE	4.5m x 2.6m
15 - HER BATHROOM	4.1m x 4.0m
16 - MASTER BEDROOM	7.7m x 3.5m
17 - HIS WARDROBE	2.7m x 2.5m
18 - HIS BATHROOM	3.3m x 2.5m
19 - SERVICE HALL	3.0m x 1.2m
20 - SERVICE STAIRCASE	4.0m x 2.0m

EXTERIOR

21 - BEDROOM COVERED TERRACE
22 - GARDEN TERRACE



40.7m
50m
FIRST FLOOR

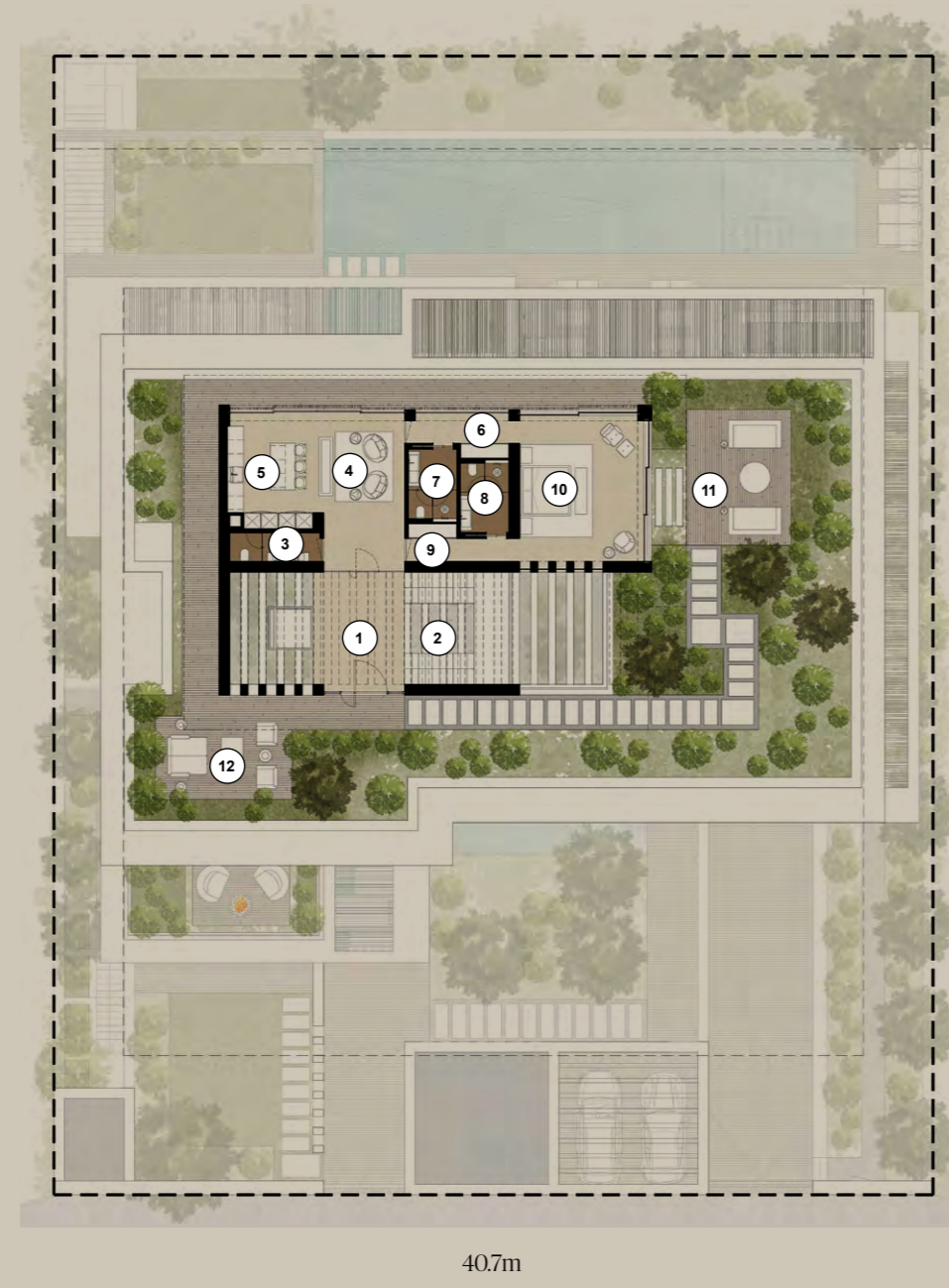
NAWAYEF MANSIONS TYPE 05 PLUS ROOM SCHEDULE

INTERIOR

1 - PENTHOUSE HALL	5.2m x 4.0m
2 - STAIRCASE	4.9m x 4.5m
3 - POWDER ROOM	4.0m x 1.5m
4 - LIVING ROOM	6.5m x 3.4m
5 - KITCHEN & DINING ROOM	4.2m x 4.0m
6 - HER WARDROBE	4.1m x 1.0m
7 - HER BATHROOM	3.0m x 2.0m
8 - HIS BATHROOM	3.0m x 2.0m
9 - HIS WARDROBE	4.0m x 1.0m
10 - PENTHOUSE BEDROOM	6.1m x 5.1m

EXTERIOR

11 - BEDROOM COVERED TERRACE
12 - LIVING COVERED TERRACE



TYPE 02 PLUS | SECOND FLOOR | PENTHOUSE

NAWAYEF MANSIONS TYPE 05 ROOM SCHEDULE

INTERIOR

1 - HALL	9.7m x 3.5m
2 - STAIRCASE	4.9m x 4.5m
3 - POWDER ROOM	3.2m x 2.0m
4 - TECHNICAL ROOM	1.9m x 1.6m
5 - SNACK BAR	8.0m x 6.7m
6 - MEDIA ROOM	5.2m x 4.7m
7 - GYM	10.5m x 4.5m
8 - SPA	14.0m x 6.2m
9 - SECONDARY KITCHEN	6.4m x 3.0m
10 - SERVICE STAIRCASE	4.0m x 2.0m
11 - SERVICE KITCHEN	3.0m x 2.4m
12 - MAIDS' BEDROOM 1	4.0m x 3.5m
13 - MAIDS' BATHROOM 1	2.8m x 2.4m
14 - MAIDS' BEDROOM 2	4.8m x 4.2m
15 - MAIDS' BATHROOM 2	2.8m x 2.4m
16 - LAUNDRY ROOM	5.5m x 3.5m
17 - GARAGE	18.5m x 17.5m

EXTERIOR

18 - SPA TERRACE
19 - MAIDS' TERRACE
20 - STORAGE ROOM
21 - MECHANICAL ROOM
22 - PATIO



BASEMENT FLOOR





EXTERIOR PERSPECTIVE - REAR ELEVATION



ENTRANCE



HALL



MAJLIS







KITCHEN



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