



# Nawayef Heights: West Hill

Type 01-08



# NAWAYEF HEIGHTS

Discover the unprecedented charm of large, premium villas nestled within the heart of the east hill at Nawayef. Each unit is meticulously designed to capture uninterrupted views of the coast or city skyline, as the neighbourhood rises from the stunning blue waters of the Arabian Gulf.

With sizes ranging from 1,820 to 1,952 square metres, these generously sized villas provide expansive living spaces, abundant natural light and a feeling of grandeur.

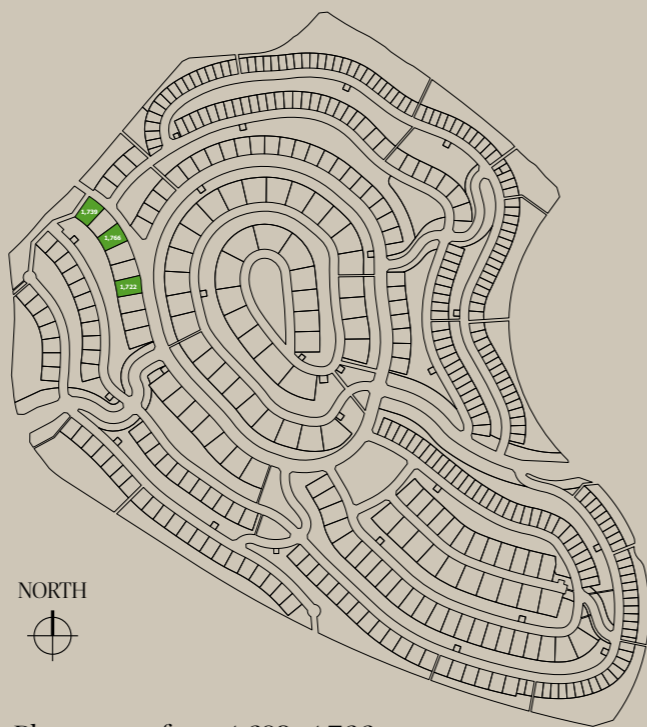
# NAWAYEF HEIGHTS

## TYPE 01

Walking into this villa offers a unique sense of neutrality and openness, conveyed through graceful spaces and elegant dimensions that frame breathtaking views at every turn, stretching from Nawayef West to the Abu Dhabi skyline and the surrounding azure-blue waters of the Arabian Gulf. The villa's clean lines prioritise natural ventilation and cast soft light that illuminates the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with subtle colour and refined textures.

With its grand living rooms, spacious private bedrooms, and an indulgent supercar garage with hobby rooms, this home promises to remain an impressive haven for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,693 - 1,766 sqm

TYPE 01 | 7 BEDROOMS

Villa GSA: 1,952 sqm



NAWAYEF HEIGHTS  
TYPE 01  
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	2.8m x 3.3m
3.	GRAND HALL	2.5m x 6.0m
4.	FEATURE STAIRCASE	4.8m x 5.3m
5.	MAJLIS POWDER ROOM	3.3m x 3.8m
6.	MAJLIS FOYER	5.4m x 3.4m
7.	MAJLIS	8.7m x 6.1m
8.	MAJLIS DINING	8.1m x 3.7m
9.	FAMILY LIVING	6.7m x 9.8m
10.	FAMILY DINING	4.9m x 9.8m
11.	SHOW KITCHEN	4.7m x 5.6m
12.	PANTRY 1	3.2m x 2.3m
13.	OFFICE	4.7m x 4.6m
14.	POWDER ROOM	4.6m x 1.6m
15.	GUEST BEDROOM	5.2m x 4.5m
16.	GUEST BATHROOM	4.4m x 2.1m
17.	GUEST WARDROBE	2.7m x 2.4m
18.	SECONDARY STAIRCASE	2.6m x 5.6m
19.	DRIVER'S BEDROOM	2.5m x 3.0m
20.	DRIVER'S BATHROOM	1.9m x 2.3m
21.	PANTRY 2	3.7m x 2.7m
22.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	OUTDOOR LIVING
F.	POOL
G.	EXTERNAL STAIRCASE
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR

NAWAYEF HEIGHTS  
TYPE 01  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.8m x 5.3m
2.	LOUNGE	5.6m x 10.2m
3.	DINING	3.0m x 10.2m
4.	SHOW KITCHEN	3.8m x 10.2m
5.	POWDER ROOM	1.9m x 3.1m
6.	MASTER BEDROOM	6.8m x 6.8m
7.	MASTER BATHROOM 1	4.0m x 4.1m
8.	MASTER BATHROOM 2	4.0m x 4.1m
9.	MASTER WARDROBE 1	3.3m x 5.9m
10.	MASTER WARDROBE 2	3.4m x 2.5m
11.	BEDROOM 2	4.2m x 5.6m
12.	BEDROOM 2 BATHROOM	3.4m x 2.6m
13.	BEDROOM 2 WARDROBE	3.6m x 2.0m
14.	BEDROOM 3	4.1m x 4.8m
15.	BEDROOM 3 BATHROOM	2.1m x 3.2m
16.	BEDROOM 3 WARDROBE	1.0m x 1.9m
17.	BEDROOM 4	3.6m x 4.8m
18.	BEDROOM 4 BATHROOM	2.3m x 3.4m
19.	BEDROOM 4 WARDROBE	3.6m x 1.0m
20.	BEDROOM 5	3.6m x 4.8m
21.	BEDROOM 5 BATHROOM	2.3m x 3.4m
22.	BEDROOM 5 WARDROBE	3.6m x 1.0m
23.	BEDROOM 6	5.3m x 4.1m
24.	BEDROOM 6 BATHROOM	4.0m x 2.2m
25.	BEDROOM 6 WARDROBE	3.8m x 1.0m
26.	SECONDARY STAIRCASE	2.6m x 5.6m
27.	STORE	1.9m x 3.6m
28.	LIFT	N/A
29.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN



FIRST FLOOR

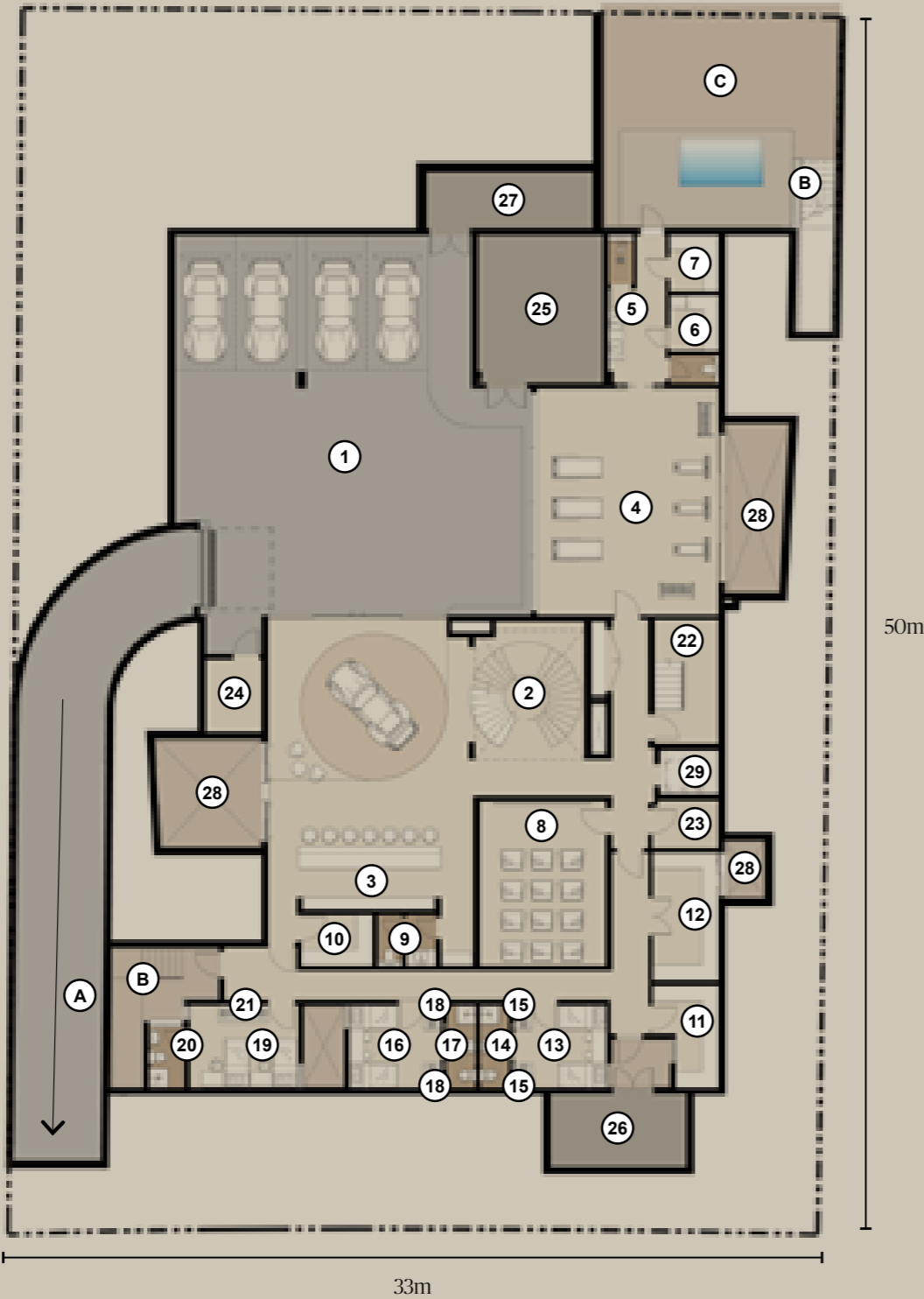
NAWAYEF HEIGHTS  
TYPE 01  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	13.4m x 15.6m
2.	FEATURE STAIRCASE	4.5m x 5.2m
3.	BAR	8.5m x 2.8m
4.	GYM	7.5m x 9.3m
5.	CHANGING ROOM	4.3m x 6.1m
6.	SAUNA	2.0m x 2.3m
7.	STEAM ROOM	2.0m x 2.3m
8.	FLEXIBLE ENTERTAINMENT	5.2m x 6.8m
9.	POWDER ROOM	2.4m x 2.1m
10.	PANTRY	2.9m x 2.1m
11.	LAUNDRY	2.7m x 4.2m
12.	SERVICE KITCHEN	2.7m x 5.3m
13.	STAFF BEDROOM 1	3.8m x 3.4m
14.	STAFF BATHROOM 1	1.2m x 3.4m
15.	STAFF WARDROBE 1	1.0m x 3.4m
16.	STAFF BEDROOM 2	3.8m x 3.4m
17.	STAFF BATHROOM 2	1.2m x 3.4m
18.	STAFF WARDROBE 2	1.0m x 3.4m
19.	STAFF BEDROOM 3	4.5m x 3.4m
20.	STAFF BATHROOM 3	1.5m x 2.5m
21.	STAFF WARDROBE 3	2.0m x 1.0m
22.	SECONDARY STAIRCASE	2.6m x 5.2m
23.	UTILITIES 1	2.6m x 2.0m
24.	UTILITIES 2	2.3m x 3.0m
25.	UTILITIES 3	5.2m x 6.1m
26.	UTILITIES 4	5.6m x 3.0m
27.	POOL EQUIPMENT	7.2m x 2.4m
28.	COURTYARD	N/A
29.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	EXTERNAL STAIRCASE
C.	OUTDOOR TERRACE



BASEMENT FLOOR



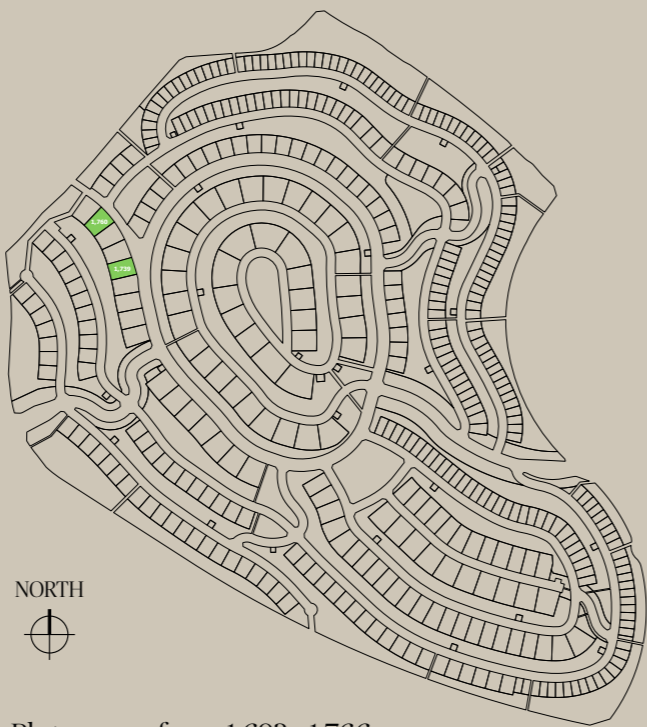
# NAWAYEF HEIGHTS

## TYPE 02

Indulge your senses in a nostalgic journey as you step into this villa, designed with a mid-century modern aesthetic that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the carefully chosen textures and materials impart a sense of serenity and tranquillity within a generous interior.

Designed to provide a haven of privacy and shade from sunny summers, while maximising natural cross-ventilation, the façade presents itself as the signature identity of the property, gracefully wrapping around the villa. This seamless integration of both indoor and outdoor spaces represents a perfect blend of beauty and functionality, ensuring a harmonious living experience.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,693 - 1,766 sqm

TYPE 02 | 6 BEDROOMS

Villa GSA: 1,868 sqm



NAWAYEF HEIGHTS  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	2.3m x 6.0m
3.	FEATURE STAIRCASE	5.3m x 5.9m
4.	POWDER ROOM	4.4m x 2.3m
5.	MAJLIS FOYER	3.9m x 4.6m
6.	MAJLIS POWDER ROOM	2.2m x 4.6m
7.	MAJLIS	6.3m x 6.7m
8.	MAJLIS DINING	6.3m x 6.0m
9.	FAMILY LIVING	5.5m x 6.9m
10.	FORMAL DINING	4.9m x 6.9m
11.	FAMILY DINING	8.0m x 3.4m
12.	SHOW KITCHEN	8.0m x 3.7m
13.	SERVICE KITCHEN	6.2m x 2.5m
14.	LIBRARY	4.4m x 6.2m
15.	GUEST BEDROOM	5.9m x 5.2m
16.	GUEST BATHROOM	2.1m x 3.5m
17.	GUEST WARDROBE	2.3m x 3.5m
18.	SECONDARY STAIRCASE	7.6m x 2.5m
19.	DRIVER'S BEDROOM	3.0m x 3.0m
20.	DRIVER'S BATHROOM	1.8m x 2.3m
21.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	OUTDOOR LIVING
F.	POOL
G.	EXTERNAL STAIRCASE
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR

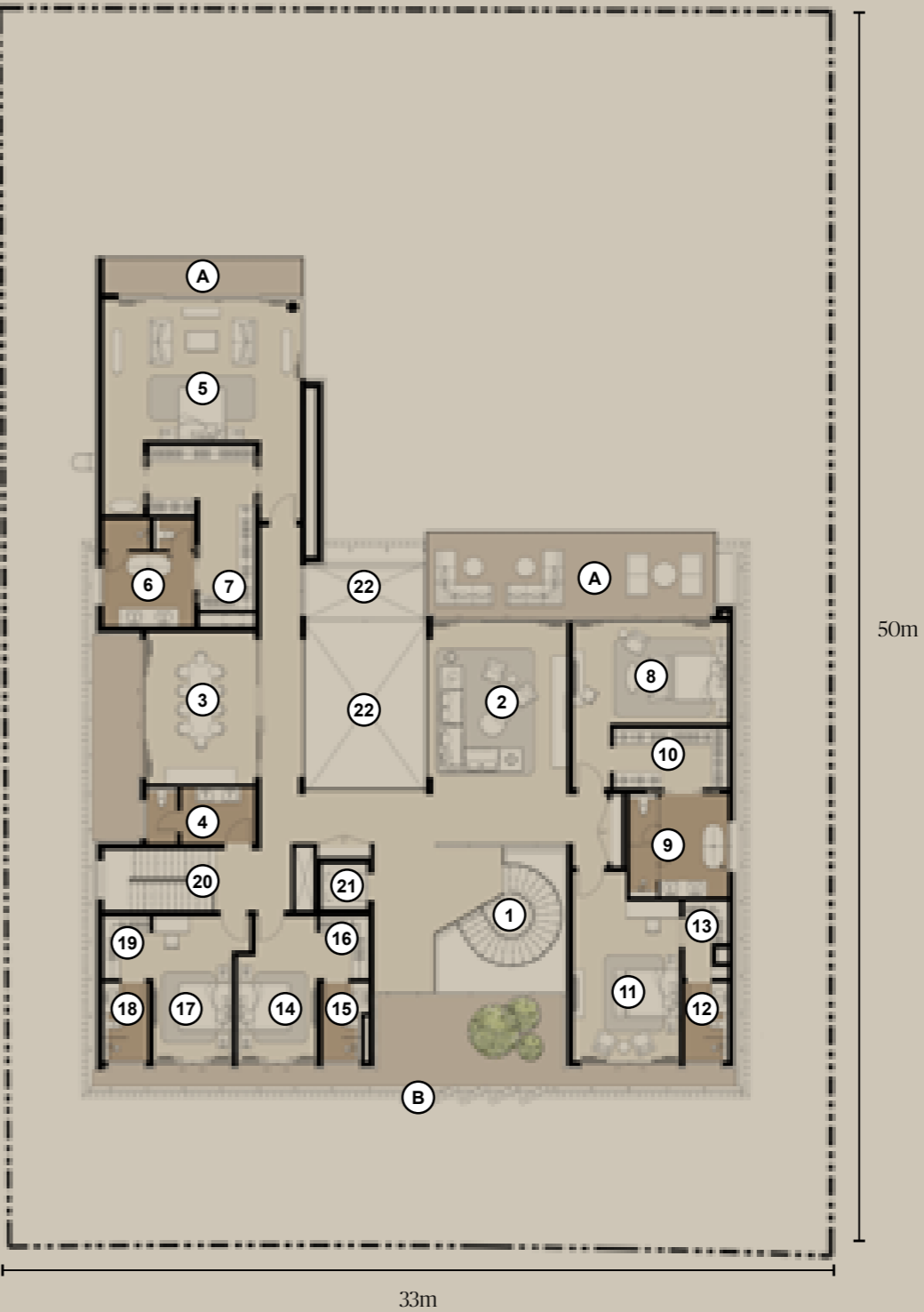
NAWAYEF HEIGHTS  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	5.3m x 5.9m
2.	LOUNGE	5.5m x 7.0m
3.	DINING	4.4m x 6.2m
4.	POWDER ROOM	4.4m x 2.2m
5.	MASTER BEDROOM	7.8m x 5.7m
6.	MASTER BATHROOM	3.7m x 4.3m
7.	MASTER WARDROBE	4.3m x 6.7m
8.	BEDROOM 2	6.3m x 4.1m
9.	BEDROOM 2 BATHROOM	4.0m x 4.1m
10.	BEDROOM 2 WARDROBE	4.6m x 2.4m
11.	BEDROOM 3	4.2m x 6.4m
12.	BEDROOM 3 BATHROOM	1.8m x 3.2m
13.	BEDROOM 3 WARDROBE	1.8m x 3.1m
14.	BEDROOM 4	3.2m x 5.9m
15.	BEDROOM 4 BATHROOM	1.9m x 3.2m
16.	BEDROOM 4 WARDROBE	2.0m x 2.5m
17.	BEDROOM 5	3.2m x 5.9m
18.	BEDROOM 5 BATHROOM	1.8m x 3.2m
19.	BEDROOM 5 WARDROBE	1.9m x 2.5m
20.	SECONDARY STAIRCASE	6.4m x 2.5m
21.	LIFT	N/A
22.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	21.4m x 12.6m
2.	BAR	4.1m x 7.7m
3.	BASEMENT LOUNGE	8.1m x 10.4m
4.	FLEXIBLE ENTERTAINMENT	6.2m x 7.4m
5.	GYM	10.7m x 4.7m
6.	CHANGING ROOM	6.3m x 2.9m
7.	SAUNA	1.9m x 2.4m
8.	STEAM ROOM	1.9m x 2.4m
9.	PLUNGE POOL	2.3m x 2.6m
10.	POWDER ROOM 1	2.5m x 3.5m
11.	POWDER ROOM 2	2.0m x 2.1m
12.	LAUNDRY	2.5m x 3.3m
13.	SERVICE KITCHEN	4.6m x 5.0m
14.	STAFF BEDROOM 1	4.2m x 4.7m
15.	STAFF BATHROOM 1	4.8m x 2.6m
16.	STAFF WARDROBE 1	4.8m x 1.0m
17.	STAFF BEDROOM 2	3.9m x 3.0m
18.	STAFF BATHROOM 2	1.8m x 2.7m
19.	STAFF WARDROBE 2	2.4m x 1.0m
20.	STAFF BEDROOM 3	4.3m x 3.6m
21.	STAFF BATHROOM 3	1.8m x 2.7m
22.	STAFF WARDROBE 3	2.4m x 1.0m
23.	FEATURE STAIRCASE	4.8m x 5.3m
24.	SECONDARY STAIRCASE	6.3m x 2.5m
25.	UTILITIES 1	2.0m x 3.2m
26.	UTILITIES 2	2.5m x 2.0m
27.	UTILITIES 3	7.1m x 5.1m
28.	UTILITIES 4	1.8m x 5.3m
29.	STORAGE	1.9m x 2.2m
30.	POOL EQUIPMENT	4.7m x 3.4m
31.	COURTYARD	N/A
32.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL
- B. EXTERNAL STAIRCASE



BASEMENT FLOOR



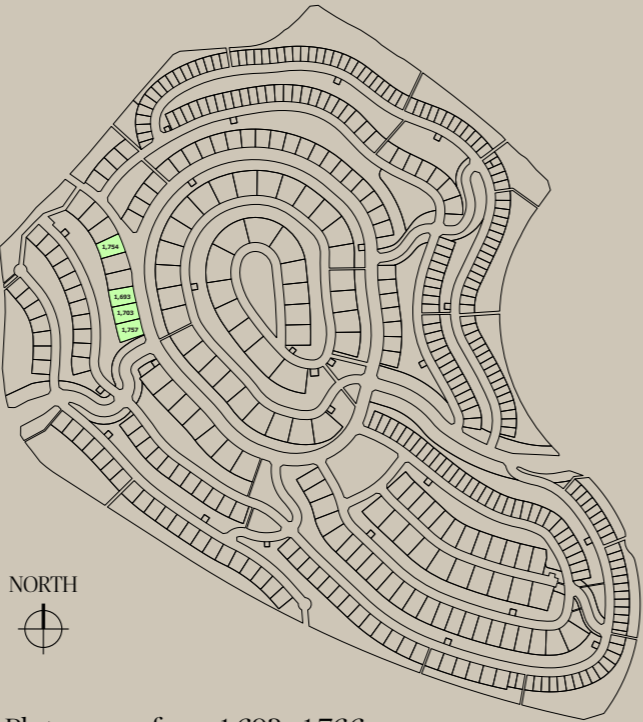
# NAWAYEF HEIGHTS

## TYPE 03

Step into this villa to be greeted by the elegance of its reflection pool and expressive architecture. The modern open floor plan, complemented by full-height sliding doors, seamlessly connects indoor and outdoor spaces. This residence is thoughtfully designed to create a family home centred around entertainment and socialising. The Majlis, with its own separate entrance, offers a versatile entertainment space that can serve as a lounge or media room. The outdoor kitchen and covered cabana provide the perfect setting to enjoy al fresco living.

The villa is meticulously crafted with a modest palette, primarily featuring smooth-coat stucco, neolith panels, raked stone, vertical screens, flat roofs, and expansive windows, making this five-bedroom, six-bathroom home a perfect haven to treasure for generations to come.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,693 - 1,766 sqm

TYPE 03 | 5 BEDROOMS

Villa GSA: 1,820 sqm



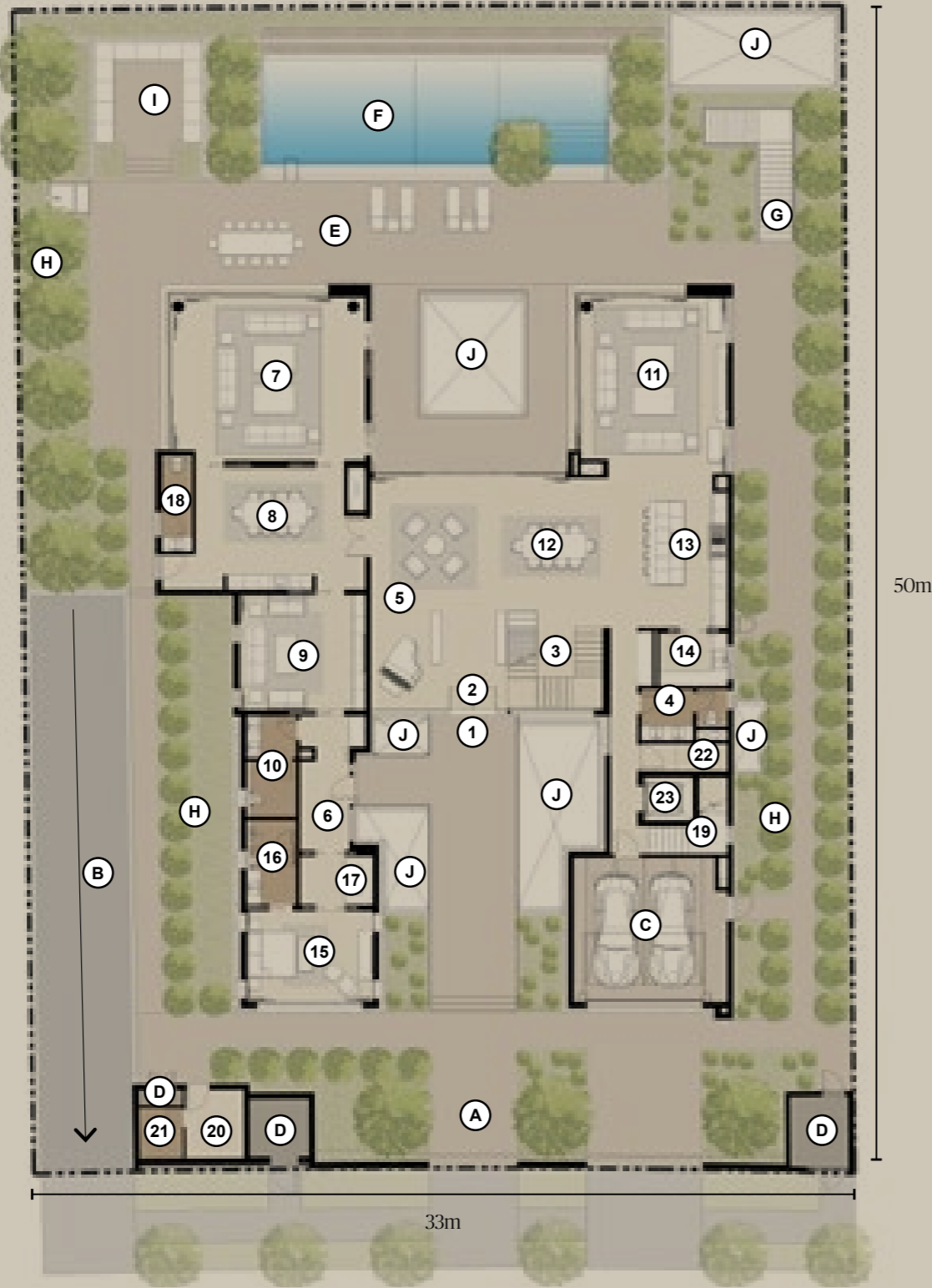
NAWAYEF HEIGHTS  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	2.4m x 4.3m
3.	FEATURE STAIRCASE	4.2m x 4.3m
4.	POWDER ROOM	3.7m x 2.2m
5.	PIANO LOUNGE	5.1m x 10.0m
6.	MAJLIS FOYER	2.2m x 3.9m
7.	MAJLIS	8.3m x 7.1 m
8.	MAJLIS DINING	6.4m x 5.3m
9.	MAJLIS MEDIA ROOM	5.4m x 5.0m
10.	MAJLIS POWDER ROOM	2.2m x 4.4m
11.	FAMILY LIVING	6.3m x 7.8m
12.	FAMILY DINING	4.9m x 5.9m
13.	SHOW KITCHEN	5.1m x 6.5m
14.	SERVICE KITCHEN	2.9m x 2.3m
15.	GUEST BEDROOM	5.5m x 4.0m
16.	GUEST BATHROOM	2.1m x 3.7m
17.	GUEST WARDROBE	3.2m x 2.1m
18.	POOL BATHROOM	1.3m x 4.1m
19.	SECONDARY STAIRCASE	1.2m X 3.3m
20.	DRIVER'S BEDROOM	2.5m x 2.9m
21.	DRIVER'S BATHROOM	1.8m x 2.2m
22.	STORE	1.2m x 3.7m
23.	LIFT	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	COURTYARD
C.	OUTDOOR LOUNGE
D.	LANDSCAPING
E.	POOL
F.	EXTERNAL STAIRCASE
G.	LANDSCAPING
H.	LOWER TERRACE
I.	OPEN TO BELOW



GROUND FLOOR

NAWAYEF HEIGHTS  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	4.1m x 3.6m
2.	LOUNGE	8.5m x 4.0m
3.	MASTER BEDROOM	6.8m x 6.9m
4.	MASTER BATHROOM 1	3.0m x 5.7m
5.	MASTER BATHROOM 2	4.0m x 4.9m
6.	MASTER WARDROBE 1	3.0m x 3.5m
7.	MASTER WARDROBE 2	3.0m x 3.5m
8.	BEDROOM 2	5.2m x 5.1m
9.	BEDROOM 2 BATHROOM	2.3m x 3.5m
10.	BEDROOM 2 WARDROBE	2.6m x 2.1m
11.	BEDROOM 3	3.6m x 5.0m
12.	BEDROOM 3 BATHROOM	3.6m x 2.2m
13.	BEDROOM 3 WARDROBE	3.6m x 1.0m
14.	BEDROOM 4	4.4m x 3.7m
15.	BEDROOM 4 BATHROOM	3.6m x 2.0m
16.	BEDROOM 4 WARDROBE	3.0m x 1.0m
17.	LAUNDRY	2.6m x 2.1m
18.	SECONDARY STAIRCASE	3.9m x 1.2m
19.	ELECTRIC ROOM	2.6m x 1.2m
20.	LIFT	N/A
21.	VOID	N/A

EXTERIOR

A.	BALCONY
----	---------



FIRST FLOOR

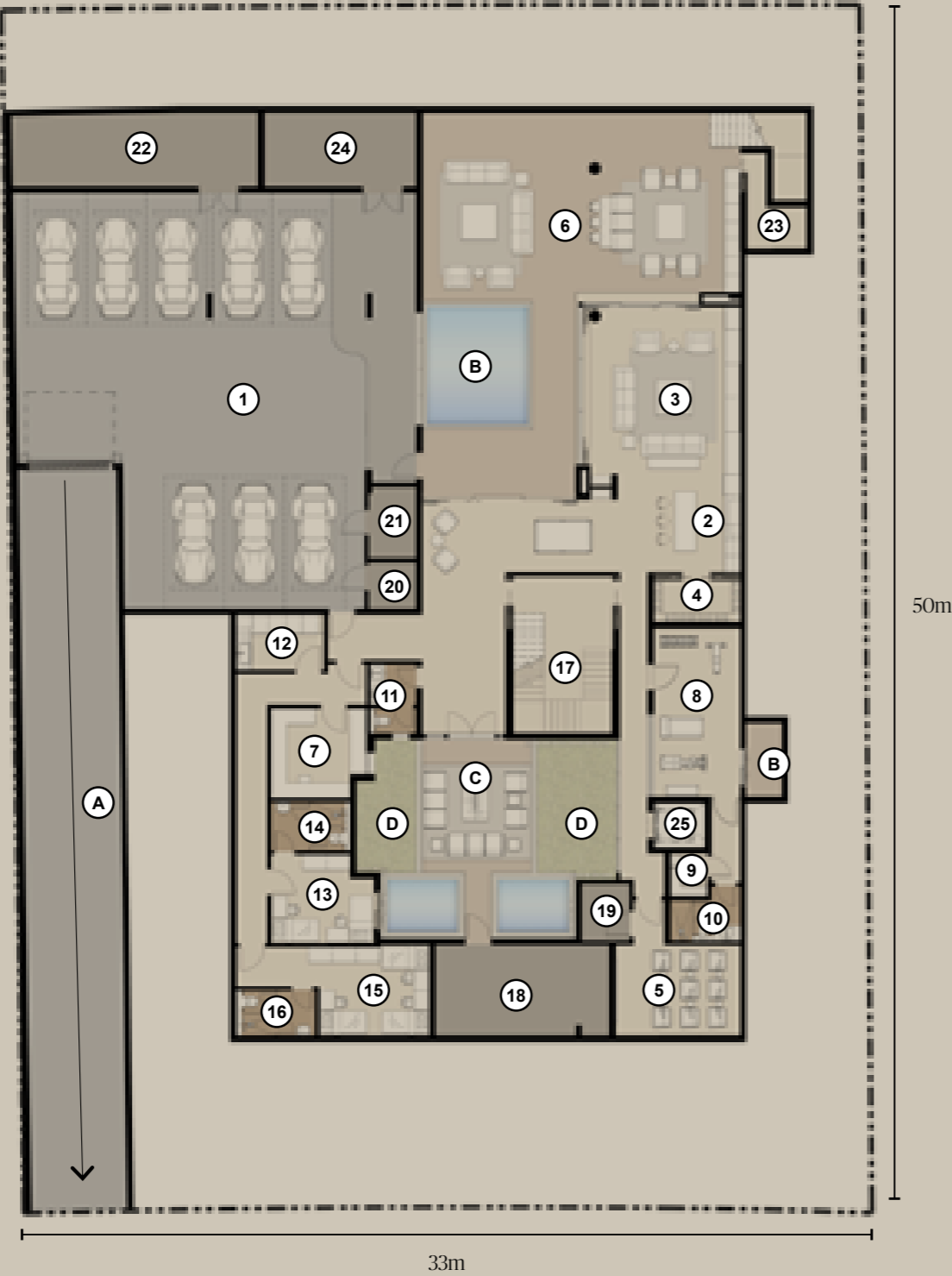
NAWAYEF HEIGHTS  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	11.4m x 17.4m
2.	BAR	4.4m x 3.6m
3.	BASEMENT LOUNGE	6.7m x 7.5m
4.	CELLAR	3.6m x 1.8m
5.	FLEXIBLE ENTERTAINMENT	5.2m x 3.8m
6.	LIVING ROOM	13.2M x 6.0M
7.	KITCHEN	4.0m x 3.8m
8.	GYM	3.6m x 7.1m
9.	SAUNA	1.5m x 1.8m
10.	CHANGING ROOM	2.9m x 1.7m
11.	POWDER ROOM	1.9m x 2.9m
12.	LAUNDRY	3.7m x 2.3m
13.	STAFF BEDROOM 1	4.3m x 3.7m
14.	STAFF BATHROOM 1	3.3m x 2.1m
15.	STAFF BEDROOM 2	4.6m x 3.7m
16.	STAFF BATHROOM 2	3.3m x 1.9m
17.	FEATURE STAIRCASE	4.2m x 6.6m
18.	UTILITIES 1	7.3m x 3.8m
19.	UTILITIES 2	2.0m x 2.4m
20.	UTILITIES 3	2.0m x 2.0m
21.	UTILITIES 4	2.0m x 3.0m
22.	UTILITIES 5	8.3m x 3.1m
23.	STORAGE	2.5m x 1.7m
24.	POOL EQUIPMENT	6.4m x 3.1m
25.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL
- B. COURTYARD
- C. OUTDOOR LOUNGE
- D. LANDSCAPING



BASEMENT FLOOR



# NAWAYEF HEIGHTS

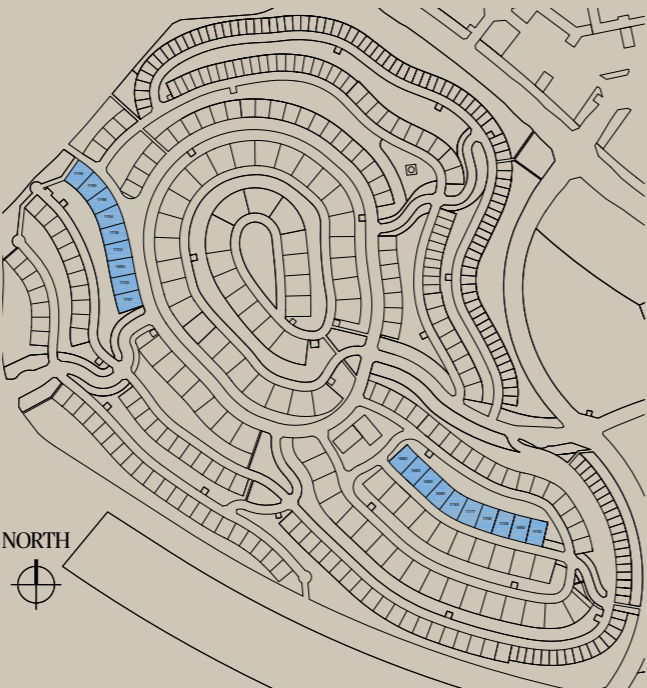
## TYPE 04

This enchanting traditional Spanish-inspired villa is meticulously crafted with a modest material palette, primarily featuring smooth-coat stucco, thermally modified timber, clay tile roofing, and expansive windows.

The expressive architecture forms an elegant street front and private entry courtyard. This five-bedroom, six-bathroom property unfolds into the great room, show kitchen, and a flexible entertainment space within the Majlis.

The Primary Suite boasts its own dedicated, spacious wing. The property is complemented by a six-car garage featuring floor-to-ceiling glazing, seamlessly connecting to an amenities level offering additional entertainment space, gym, spa, service components, and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,693 - 1,766 sqm

TYPE 04 | 5 BEDROOMS

Villa GSA: 1,946 sqm



NAWAYEF HEIGHTS  
TYPE 04  
ROOM SCHEDULE

INTERIOR

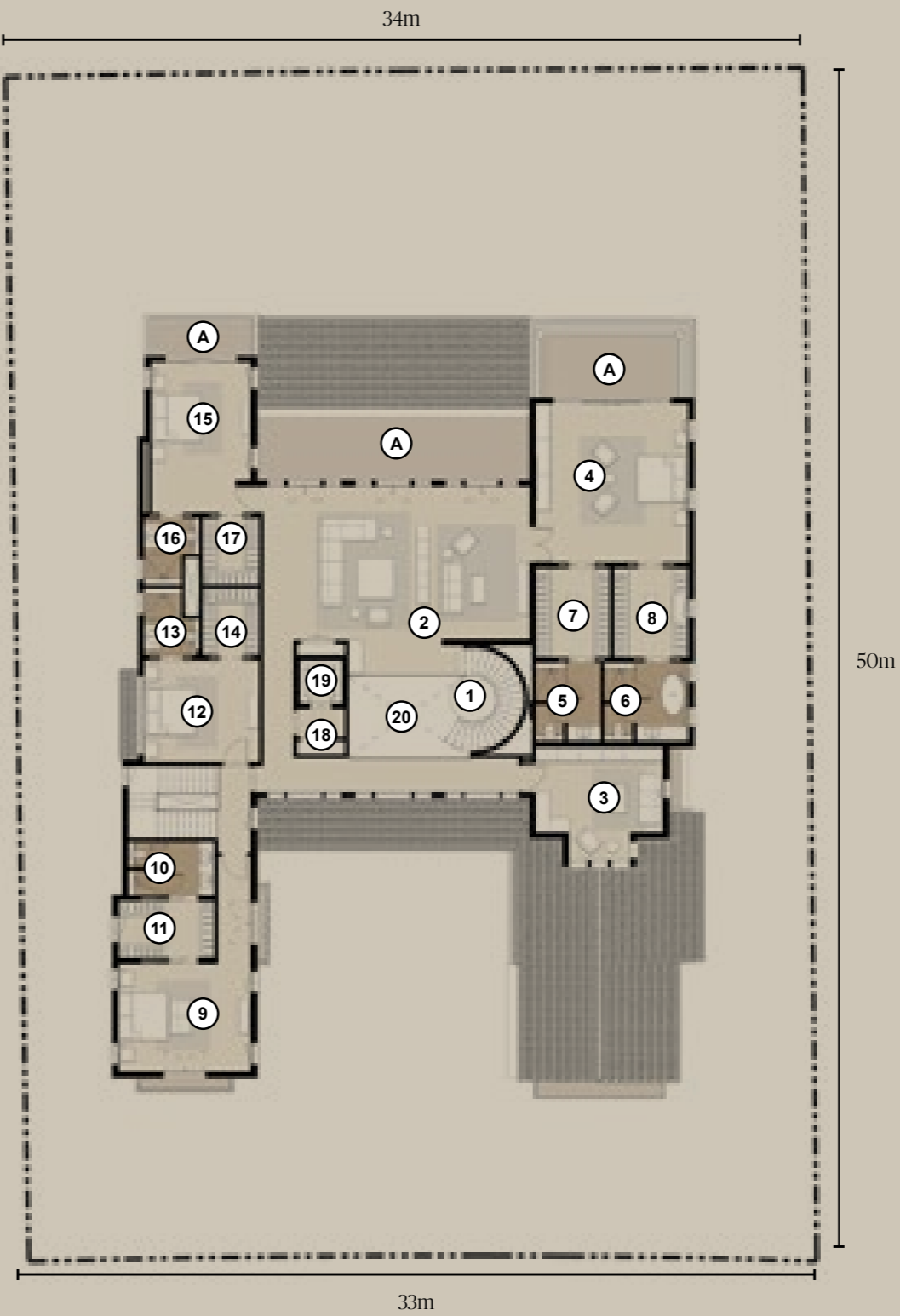
1.	MAIN ENTRANCE	N/A
2.	FOYER	3.3m x 4.5m
3.	FEATURE STAIRCASE	4.4m x 4.4m
4.	MAJLIS	6.5m x 8.1m
5.	MAJLIS DINING	5.3m x 4.1m
6.	MAJLIS PANTRY	3.2m x 2.6m
7.	POWDER ROOM 1	1.9m x 4.9m
8.	MAJLIS MEDIA ROOM	5.4m x 4.3m
9.	FAMILY LIVING	7.5m x 8.1m
10.	FAMILY DINING	4.0m x 8.1m
11.	SHOW KITCHEN	5.0m x 8.1m
12.	INFORMAL DINING	4.2m x 4.5m
13.	SERVICE KITCHEN	3.5m x 1.9m
14.	GUEST BEDROOM	5.6m x 5.6m
15.	GUEST BATHROOM	3.0m x 2.5m
16.	GUEST WARDROBE	3.9m x 2.2m
17.	POWDER ROOM 2	4.0m x 2.0m
18.	SECONDARY STAIRCASE	5.7m x 2.5m
19.	STAIRCASE	3.8m x 3.1m
20.	VESTIBULE	2.0m x 1.9m
21.	DRIVER'S BEDROOM	2.5m x 3.0m
22.	DRIVER'S BATHROOM	1.9m x 2.2m
23.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	UTILITIES
E.	GUEST ENTRANCE
F.	OUTDOOR LIVING
G.	POOL
H.	LANDSCAPING
I.	LOWER TERRACE
J.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 04  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.8m x 4.8m
2.	LOUNGE	11.3m x 6.5m
3.	LIBRARY	4.8m x 5.4m
4.	MASTER BEDROOM	6.5m x 6.7m
5.	MASTER BATHROOM 1	2.8m x 3.3m
6.	MASTER BATHROOM 2	3.6m x 3.3m
7.	MASTER WARDROBE 1	3.2m x 3.8m
8.	MASTER WARDROBE 2	3.2m x 3.8m
9.	BEDROOM 2	5.6m x 4.6m
10.	BEDROOM 2 BATHROOM	3.6m x 2.3m
11.	BEDROOM 2 WARDROBE	4.1m x 2.4m
12.	BEDROOM 3	4.8m x 4.3m
13.	BEDROOM 3 BATHROOM	2.3m x 2.8m
14.	BEDROOM 3 WARDROBE	2.4m x 2.7m
15.	BEDROOM 4	4.2m x 5.0m
16.	BEDROOM 4 BATHROOM	2.3m x 2.8m
17.	BEDROOM 4 WARDROBE	2.4m x 2.8m
18.	VESTIBULE	2.0m x 1.9m
19.	LIFT	N/A
20.	VOID	N/A

EXTERIOR

A.	BALCONY
----	---------

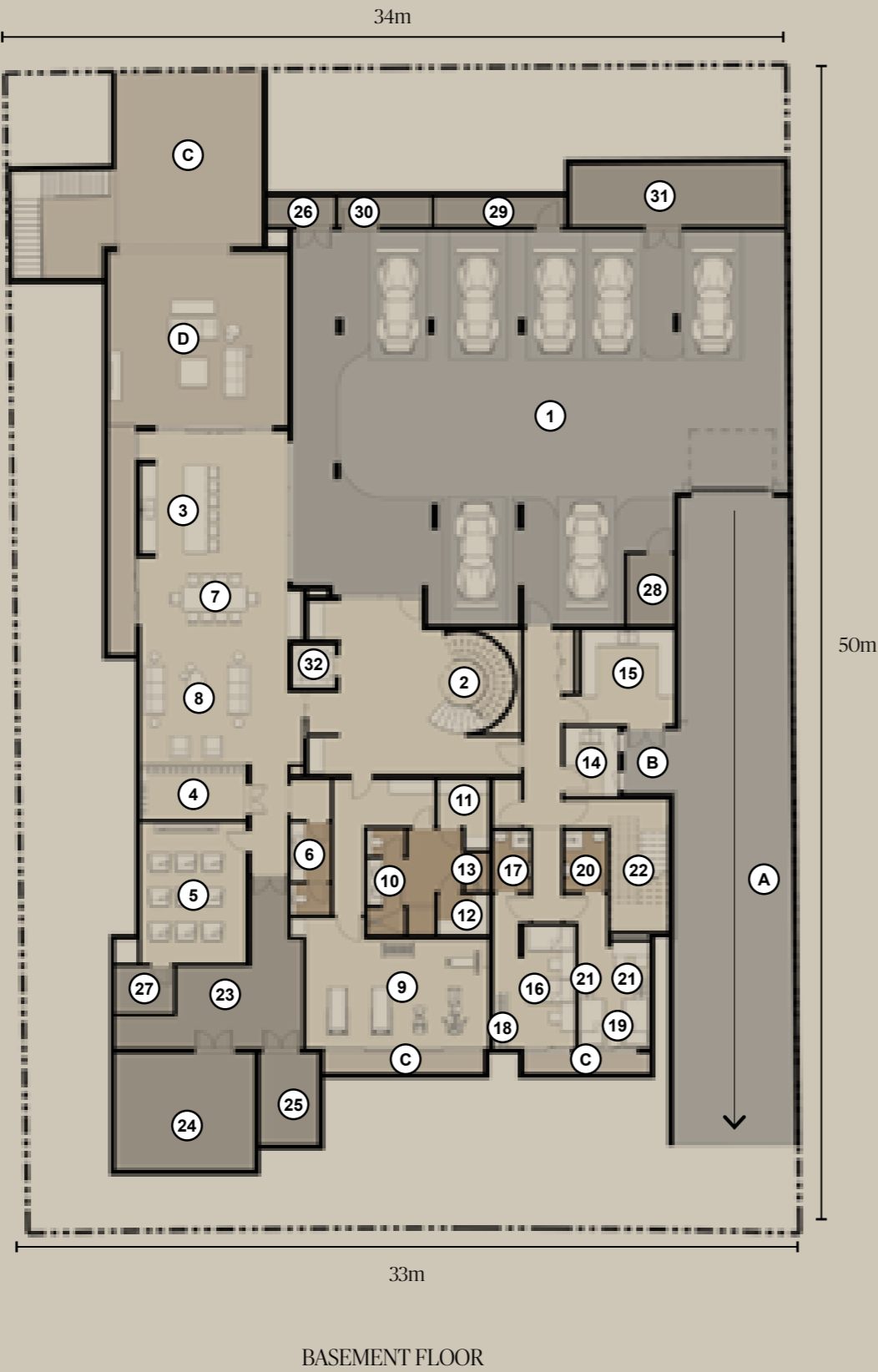
NAWAYEF HEIGHTS  
TYPE 04  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	17.9m x 17m
2.	FEATURE STAIRCASE	4.3m x 4.6m
3.	BAR	6.4m x 5.5m
4.	CELLAR	4.5m x 2.4m
5.	FLEXIBLE ENTERTAINMENT	4.5m x 6.1m
6.	POWDER ROOM	1.7m x 4.0m
7.	BASEMENT DINING	6.3m x 3.5m
8.	BASEMENT MEDIA ROOM	7.0m x 5.4m
9.	GYM	7.8m x 4.7m
10.	CHANGING ROOM	4.0m x 4.5m
11.	SAUNA	2.2m x 3.0m
12.	STEAM ROOM	2.2m x 1.7m
13.	SHOWER	1.1m x 1.7m
14.	LAUNDRY	2.3m x 3.0m
15.	SERVICE KITCHEN	4.0m x 4.1m
16.	STAFF BEDROOM 1	3.1m x 4.6m
17.	STAFF BATHROOM 1	1.8m x 2.6m
18.	STAFF WARDROBE 1	1.0m x 1.0m
19.	STAFF BEDROOM 2	3.5m x 5.3m
20.	STAFF BATHROOM 2	1.5m x 2.6m
21.	STAFF WARDROBE 2	1.0m x 2.4m
22.	SECONDARY STAIRCASE	2.5m x 5.7m
23.	UTILITIES 1	8.6m x 6.0m
24.	UTILITIES 2	6.0m x 5.0m
25.	UTILITIES 3	2.5m x 3.9m
26.	UTILITIES 4	2.9m x 1.2m
27.	UTILITIES 5	2.5m x 2.0m
28.	HA ROOM	2.0m x 3.0m
29.	STORAGE 1	5.6m x 1.2m
30.	STORAGE 2	4.0m x 1.2m
31.	POOL EQUIPMENT	9.2m x 2.6m
32.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL
- B. LIGHT WELL
- C. COURTYARD
- D. OUTDOOR LOUNGE



# NAWAYEF HEIGHTS

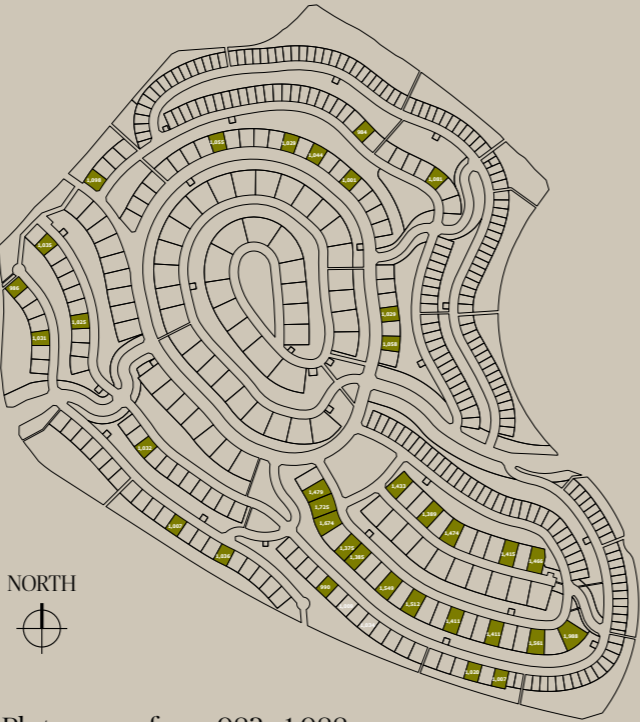
## TYPE 05

As you step into this impressive villa through the private courtyard, you'll uncover a design that encapsulates the Southern Californian lifestyle, defined by a modern open floor plan paired with full-height sliding doors to optimise the connection between indoor and outdoor spaces, a perfect formula for a family home centered around entertainment.

Embracing a grand atrium at its core, this two-storey winged property consists of five superior bedrooms and five bathrooms with vaulted ceilings and a modern interior, featuring both a great room and a Majlis that provide expansive living spaces for the extended family.

Parking is accommodated in a subterranean vault for five cars, showcased with floor-to-ceiling glazing, and connected to an amenities level providing additional entertainment space, gym, spa, theatre, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,988 sqm

TYPE 05 | 5 BEDROOMS

Villa GSA: 1,219sqm



NAWAYEF HEIGHTS  
TYPE 05  
ROOM SCHEDULE

INTERIOR

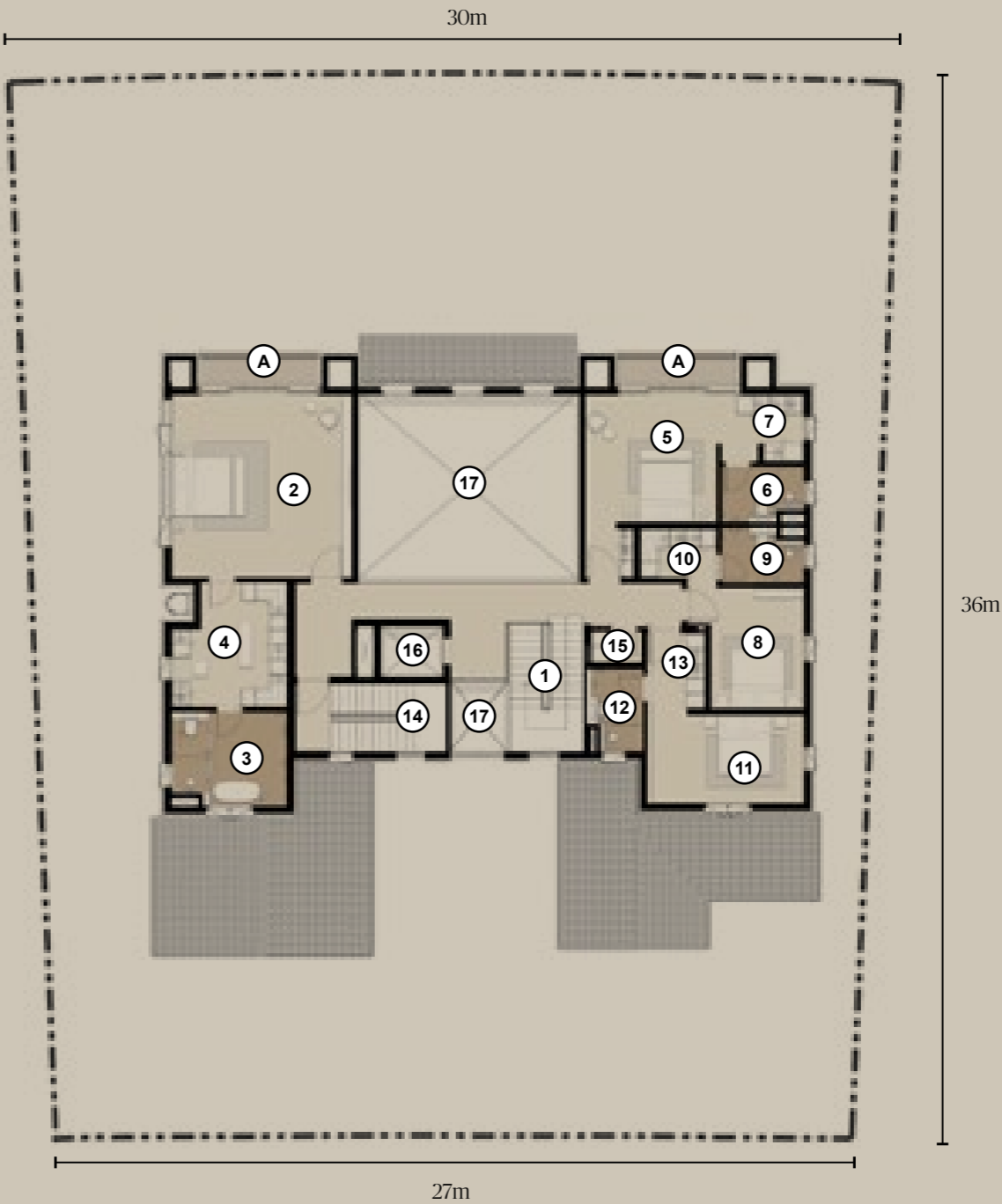
1.	MAIN ENTRANCE	N/A
2.	FOYER	1.8m x 4.3m
3.	FEATURE STAIRCASE	2.6m x 4.3m
4.	POWDER ROOM	1.9m x 3.1m
5.	MAJLIS	7.4m x 6.0m
6.	FAMILY LIVING	6.9m x 6.2m
7.	FAMILY DINING	6.7m x 4.4m
8.	SHOW KITCHEN	6.7m x 3.4m
9.	SERVICE KITCHEN	4.1m x 3.5m
10.	GUEST BEDROOM	3.8m x 4.1m
11.	GUEST BATHROOM	1.9m x 2.8m
12.	GARAGE	6.2m x 6.6m
13.	SECONDARY STAIRCASE	2.4m x 3.9m
14.	LIFT	N/A
15.	DRIVER'S BEDROOM	2.5m x 3.0m
16.	DRIVER'S BATHROOM	1.9m x 2.3m

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	POOL
E.	COURTYARD
F.	OUTDOOR LIVING
G.	LANDSCAPING
H.	UTILITIES
I.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 05  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.5m x 4.3m
2.	MASTER BEDROOM	6.1m x 6.1m
3.	MASTER BATHROOM	3.9m x 3.2m
4.	MASTER WARDROBE	3.9m x 4.2m
5.	BEDROOM 2	4.4m x 4.3m
6.	BEDROOM 2 BATHROOM	2.7m x 1.8m
7.	BEDROOM 2 WARDROBE	2.8m x 2.3m
8.	BEDROOM 3	3.1m x 4.0m
9.	BEDROOM 3 BATHROOM	2.7m x 1.8m
10.	BEDROOM 3 WARDROBE	2.5m x 1.6m
11.	BEDROOM 4	5.1m x 2.9m
12.	BEDROOM 4 BATHROOM	1.8m x 2.7m
13.	BEDROOM 4 WARDROBE	1.8m x 2.5m
14.	SECONDARY STAIRCASE	2.4m x 3.9m
15.	STORAGE	1.7m x 1.1m
16.	LIFT	N/A
17.	VOID	N/A

EXTERIOR

A.	BALCONY
----	---------

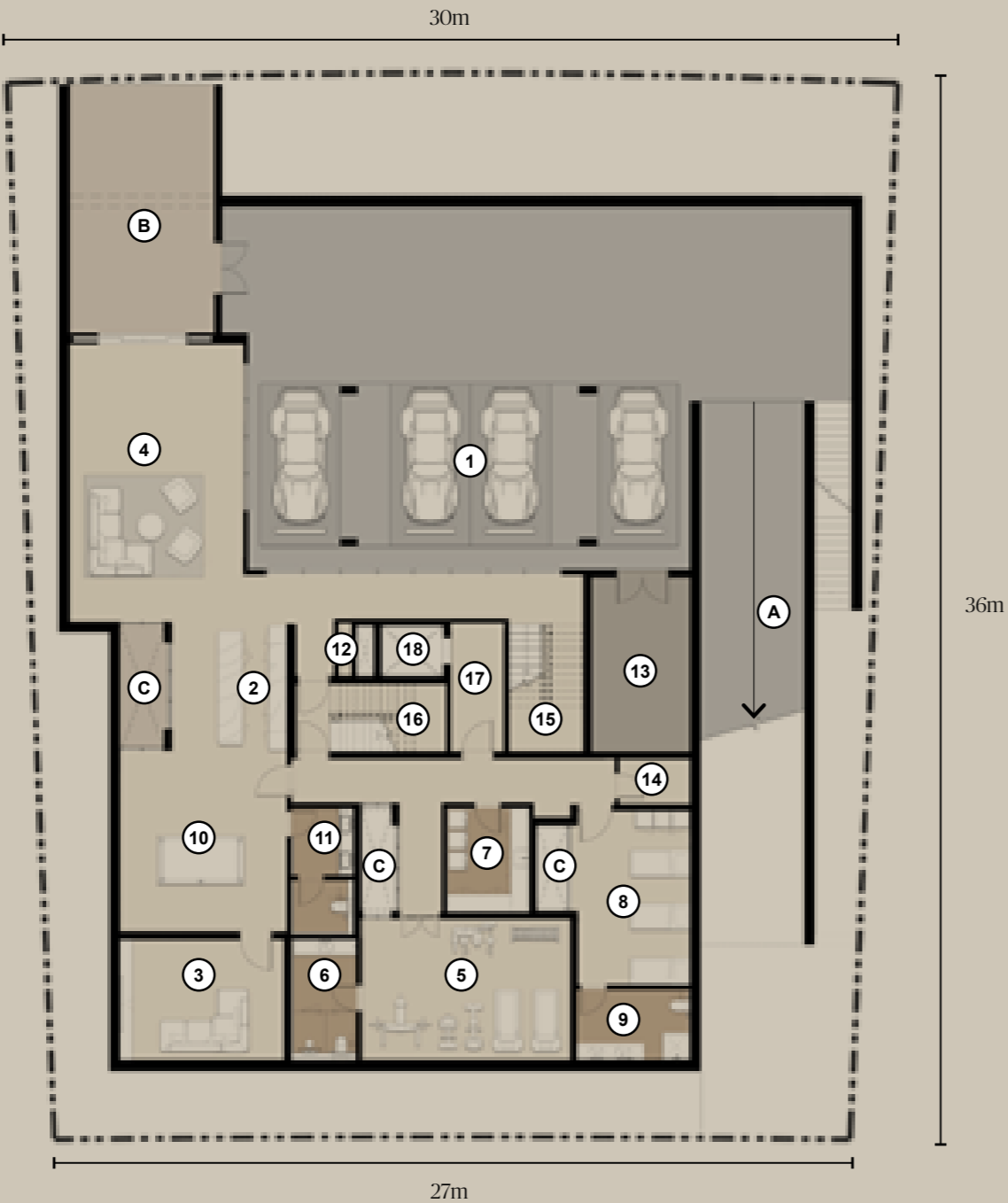
NAWAYEF HEIGHTS  
TYPE 05  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	18.8m x 12.3m
2.	BAR	3.9m x 4.7m
3.	MEDIA ROOM	5.5m x 4.1m
4.	ENTERTAINMENT ROOM	5.8m x 9.4m
5.	GYM	7.0m x 4.8m
6.	CHANGING ROOM	2.1m x 3.8m
7.	LAUNDRY	2.8m x 3.5m
8.	STAFF BEDROOM	3.8m x 5.9m
9.	STAFF BATHROOM	3.8m x 2.3m
10.	GAMES ROOM	5.6m x 6.2m
11.	POWDER ROOM	2.0m x 4.2m
12.	CELLAR	0.6m x 1.8m
13.	UTILITIES	3.3m x 5.9m
14.	STORE	2.4m x 1.6m
15.	FEATURE STAIRCASE	2.6m x 4.3m
16.	SECONDARY STAIRCASE	2.4m x 3.9m
17.	LIFT LOBBY	1.7m x 4.3m
18.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL  
B. EXTERNAL STAIRCASE  
C. COURTYARD



BASEMENT FLOOR



# DISCOVER EXTENDED LIVING AT NAWAYEF HEIGHTS

Nawayef Heights now feature extended plots that offer an exciting new possibility for homeowners: the option to add a multi-purpose pod to the garden. This unique addition creates even more flexibility, allowing buyers to personalise their outdoor space for their specific needs.

Whether it's a private office, a home gym, a guest suite or a recreational area, the multi-purpose pod provides the ultimate flexibility to tailor the space to fit any lifestyle. This enhancement offers extra room for comfort, functionality and creativity.

**Highlights:**

- Extended plots offering generous garden space for added privacy and potential
- Multi-purpose pod option to create a bespoke outdoor living area
- Ideal for a home office, gym, entertainment space or additional guest accommodation
- The flexibility to adapt to your client's evolving lifestyle needs



Plots range from 1,375 - 1,988 sqm  
Overall GSA: 1,265 sqm

# NAWAYEF HEIGHTS

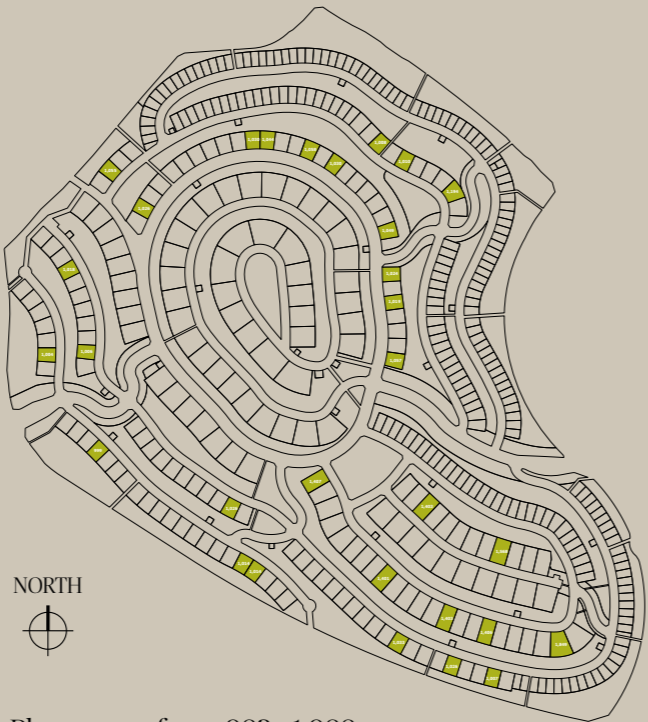
## TYPE 06

As you step into this villa, your unique arrival experience is created by an internal green atrium that allows natural light and ventilation to gracefully flow to the lower parts of the property, whilst doubling up as an organic backdrop to the grand living areas, further complemented by a bespoke staircase escalating through the living areas of the house.

The modern open-plan layout, featuring six bedrooms with private ensuite bathrooms, walk-in wardrobes, informal play areas, a gym and spa, ensures that this home is well-equipped to cater to the needs of your family.

Soak up the sun on the expansive pool deck and lounging area, where you will surely appreciate modern mashrabiya, floor-to-ceiling glass windows, and timber sliding screens, as well as an interior adorned with white marble and natural stone.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,988 sqm

TYPE 06 | 6 BEDROOMS

Villa GSA: 1,280 sqm



NAWAYEF HEIGHTS  
TYPE 06  
ROOM SCHEDULE

INTERIOR

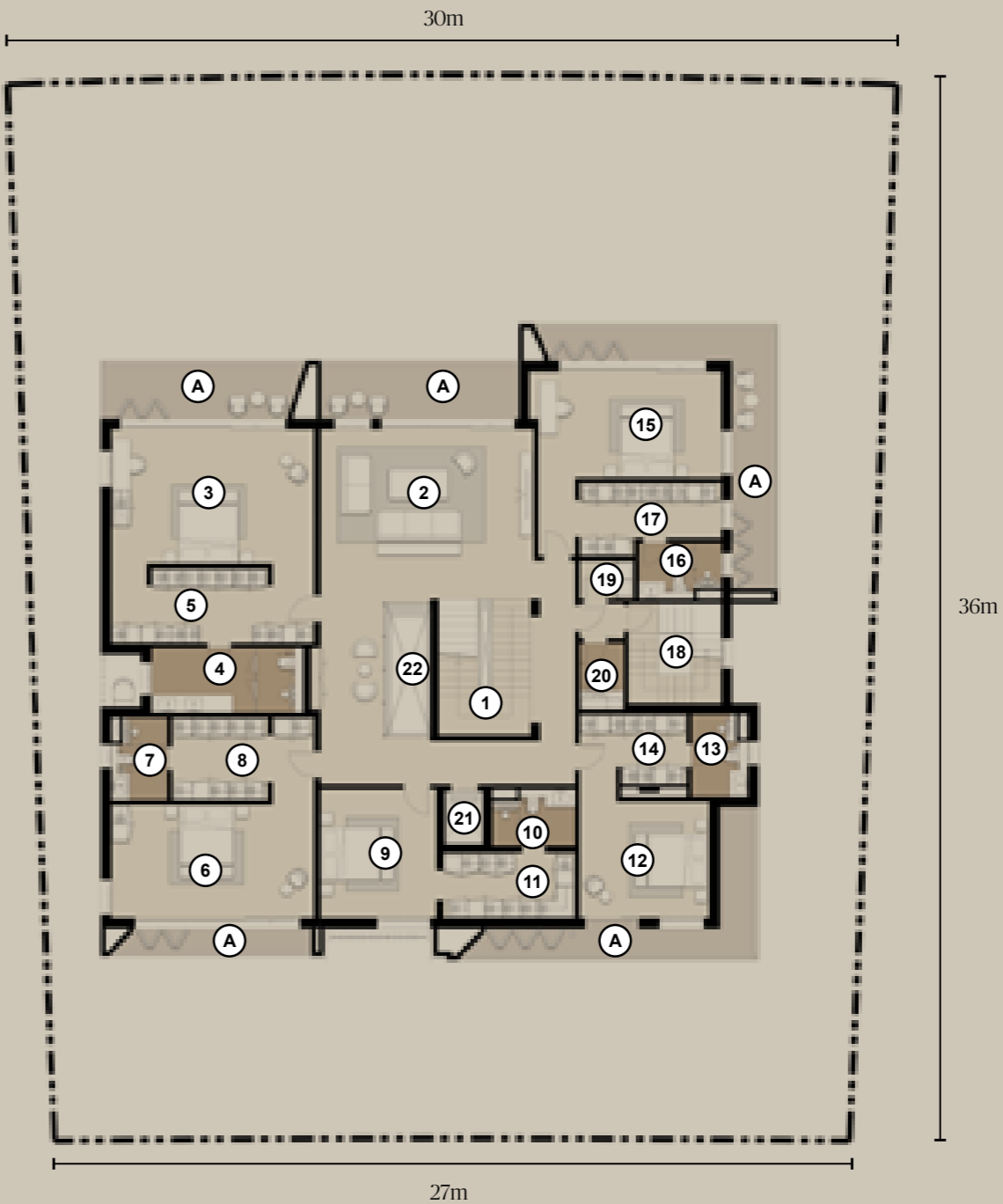
1.	MAIN ENTRANCE	N/A
2.	FOYER	3.9m x 3.9m
3.	FEATURE STAIRCASE	3.1m x 4.6m
4.	POWDER ROOM 1	1.5m x 3.4m
5.	MAJLIS	7.8m x 6.5m
6.	MAJLIS DINING	5.8m x 3.0m
7.	MAJLIS PANTRY	2.5m x 2.1m
8.	POWDER ROOM 2	2.8m x 2.1m
9.	FAMILY LIVING	5.8m x 7.7m
10.	FAMILY DINING	2.8m x 7.7m
11.	SHOW KITCHEN	2.7m x 7.7m
12.	OFFICE FOYER	3.2m x 2.6m
13.	OFFICE	3.6m x 4.7m
14.	POWDER ROOM 3	2.8m x 1.9m
15.	GUEST BEDROOM	3.8m x 4.3m
16.	GUEST BATHROOM	2.8m x 1.9m
17.	GUEST WARDROBE	2.3m x 1.5m
18.	DRIVER'S BEDROOM	2.5m x 3.0m
19.	DRIVER'S BATHROOM	1.9m x 2.3m
20.	SECONDARY STAIRCASE	3.2m x 3.4m
21.	LIFT	N/A
22.	VOID	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	OUTDOOR LIVING
D.	POOL
E.	LANDSCAPING
F.	UTILITIES
G.	EXTERNAL STAIRCASE
H.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 06  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.1m x 4.6m
2.	LOUNGE	7.2m x 4.5m
3.	MASTER BEDROOM	6.9m x 4.6m
4.	MASTER BATHROOM	5.2m x 2.2m
5.	MASTER WARDROBE	6.9m x 2.7m
6.	BEDROOM 2	6.9m x 3.9m
7.	BEDROOM 2 BATHROOM	1.9m x 2.8m
8.	BEDROOM 2 WARDROBE	4.8m x 2.8m
9.	BEDROOM 3	3.9m x 4.4m
10.	BEDROOM 3 BATHROOM	2.8m x 1.9m
11.	BEDROOM 3 WARDROBE	4.5m x 2.2m
12.	BEDROOM 4	4.4m x 4.0m
13.	BEDROOM 4 BATHROOM	1.9m x 2.8m
14.	BEDROOM 4 WARDROBE	3.7m x 2.4m
15.	BEDROOM 5	6.5m x 3.6m
16.	BEDROOM 5 BATHROOM	2.8m x 1.9m
17.	BEDROOM 5 WARDROBE	4.8m x 1.9m
18.	SECONDARY STAIRCASE	3.2m x 3.4m
19.	STORE	1.9m x 1.3m
20.	LAUNDRY	1.5m X 2.3m
21.	LIFT	N/A
22.	VOID	N/A

EXTERIOR

A.	BALCONY
----	---------

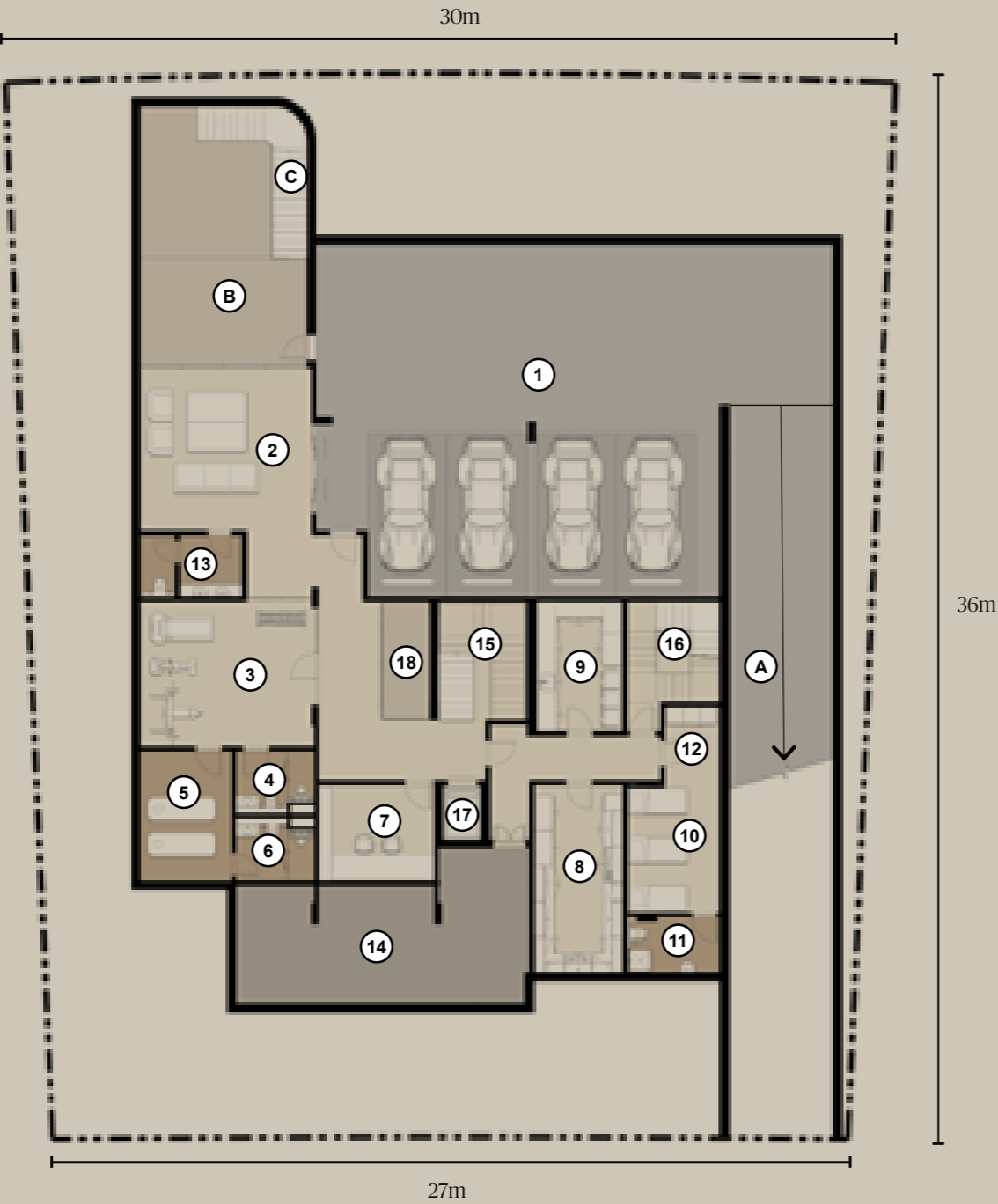
NAWAYEF HEIGHTS  
TYPE 06  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	17.5m x 12.0m
2.	LOUNGE	5.8m x 5.5m
3.	GYM	6.0m x 5.0m
4.	CHANGING ROOM (GYM)	2.7m x 2.1m
5.	SPA	3.1m x 4.4m
6.	CHANGING ROOM (SPA)	2.7m x 2.1m
7.	SALON	3.9m x 3.3m
8.	SERVICE KITCHEN	3.0m x 6.4m
9.	LAUNDRY	2.9m x 4.4m
10.	STAFF BEDROOM	3.1m x 4.2m
11.	STAFF BATHROOM	3.1m x 1.9m
12.	STAFF WARDROBE	1.9m x 2.8m
13.	POWDER ROOM	3.5m x 2.1m
14.	UTILITIES	9.9m x 4.0m
15.	FEATURE STAIRCASE	3.0m x 4.0m
16.	SECONDARY STAIRCASE	3.1m x 3.4m
17.	LIFT	N/A
18.	COURTYARD	N/A

EXTERIOR

A.	RAMP TO GROUND LEVEL
B.	OUTDOOR TERRACE
C.	EXTERNAL STAIRCASE



BASEMENT FLOOR



# DISCOVER EXTENDED LIVING AT NAWAYEF HEIGHTS

Nawayef Heights now feature extended plots that offer an exciting new possibility for homeowners: the option to add a multi-purpose pod to the garden. This unique addition creates even more flexibility, allowing buyers to personalise their outdoor space for their specific needs.

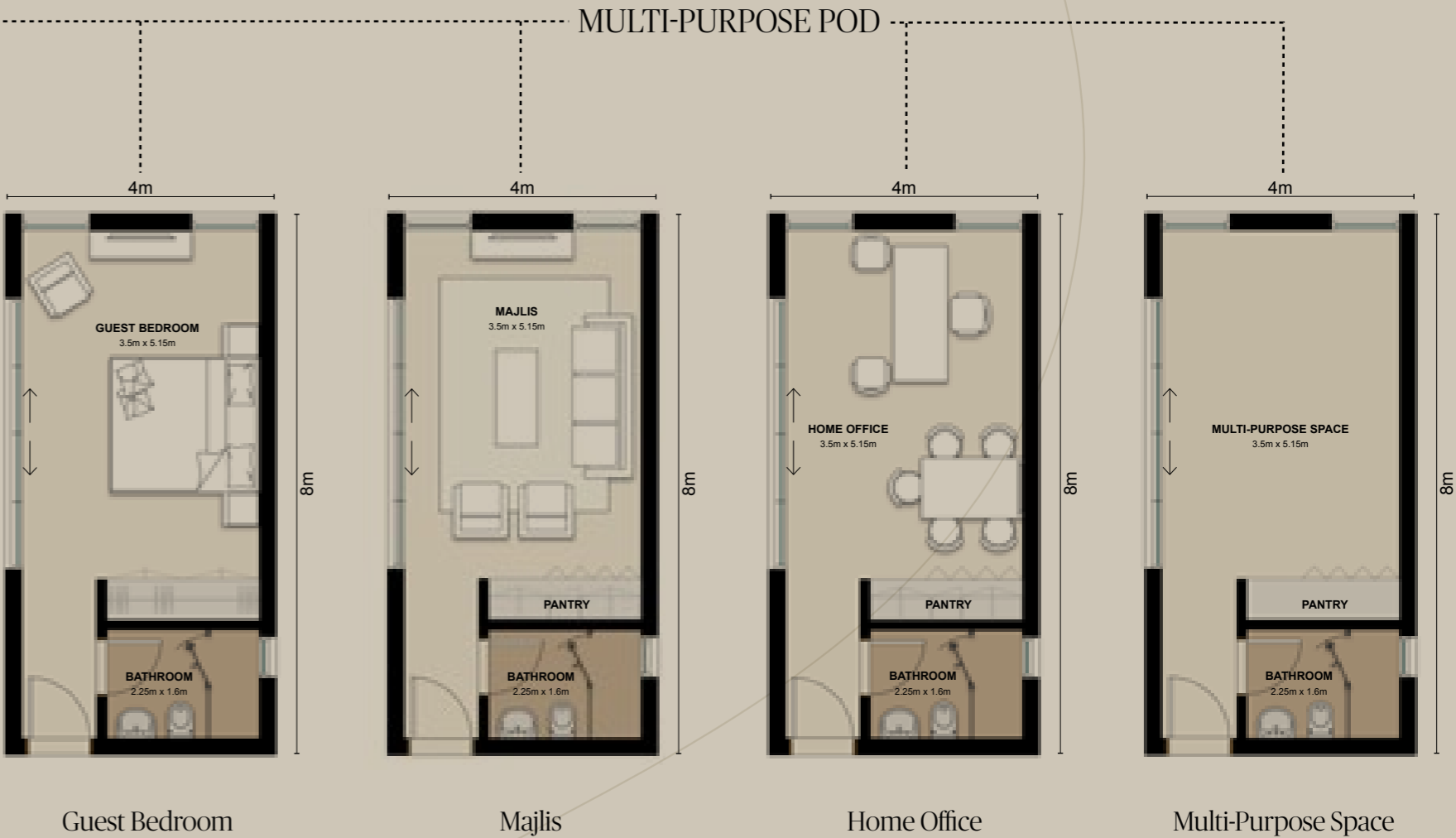
Whether it's a private office, a home gym, a guest suite or a recreational area, the multi-purpose pod provides the ultimate flexibility to tailor the space to fit any lifestyle. This enhancement offers extra room for comfort, functionality and creativity.

**Highlights:**

- Extended plots offering generous garden space for added privacy and potential
- Multi-purpose pod option to create a bespoke outdoor living area
- Ideal for a home office, gym, entertainment space or additional guest accommodation
- The flexibility to adapt to your client's evolving lifestyle needs



Plots range from 1,375 - 1,988 sqm  
Overall GSA: 1,328 sqm



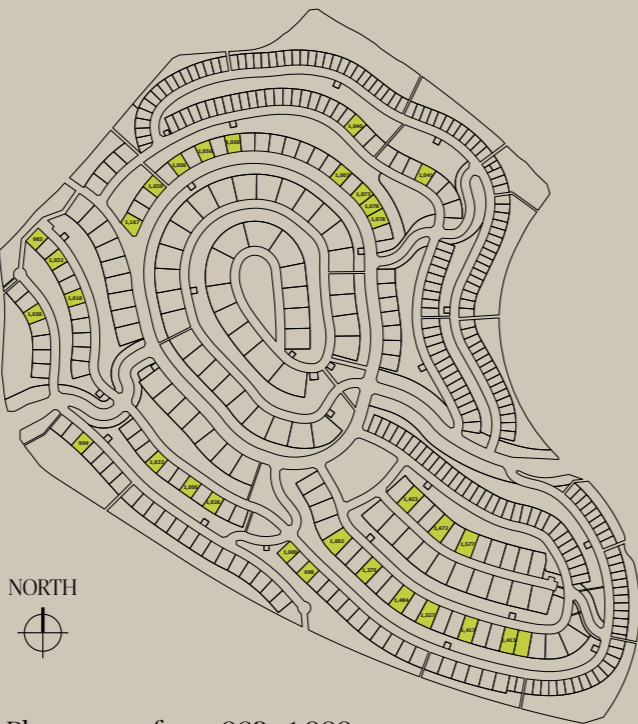
# NAWAYEF HEIGHTS

## TYPE 07

Crafted for a lifestyle of balance and simplicity, the architecture here encapsulates space with a modern interior. Natural light gracefully beams through expansive windows, weaving a tranquil and serene abode. The villa's clean lines prioritise natural ventilation and cast soft light that illuminates the interior spaces, while the furnishings provide a sense of balance and luxury, evoked with colours and refined textures.

This feeling of spaciousness transfers from the living rooms to the private bedrooms, culminating in the indulgent supercar garage and hobby rooms nestled at the base of the property.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,988 sqm

TYPE 07 | 7 BEDROOMS

Villa GSA: 1,289 sqm



NAWAYEF HEIGHTS  
TYPE 07  
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	4.0m x 2.4m
3.	FEATURE STAIRCASE	3.9m x 3.8m
4.	POWDER ROOM	1.7m x 3.5m
5.	MAJLIS FOYER	5.8m x 4.4m
6.	MAJLIS	5.4m x 5.7m
7.	MAJLIS DINING	4.2m x 6.8m
8.	FAMILY LIVING	7.0m x 5.7m
9.	FAMILY DINING	3.7m x 5.7m
10.	SHOW KITCHEN	2.7m x 5.7m
11.	GUEST BEDROOM	5.3m x 4.5m
12.	GUEST BATHROOM	1.9m x 2.8m
13.	GUEST WARDROBE	1.7m x 2.6m
14.	PANTRY	3.3m x 1.2m
15.	POWDER ROOM 2	1.8m x 2.9m
16.	DRIVER'S BEDROOM	2.5m x 3.0m
17.	DRIVER'S BATHROOM	1.9m x 2.3m
18.	SECONDARY STAIRCASE	4.0m x 2.1m
19.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	OUTDOOR LIVING
E.	POOL
F.	EXTERNAL STAIRCASE
G.	LANDSCAPING
H.	UTILITIES
I.	OPEN TO BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 07  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	3.9m x 3.8m
2.	LOUNGE	5.8m x 5.8m
3.	SHOW KITCHEN	4.4m x 5.8m
4.	POWDER ROOM	1.7m x 3.4m
5.	MASTER BEDROOM	5.7m x 7.0m
6.	MASTER BATHROOM	2.9m x 3.9m
7.	MASTER WARDROBE	2.5m x 3.9m
8.	BEDROOM 2	4.1m x 4.0m
9.	BEDROOM 2 BATHROOM	2.8m x 1.9m
10.	BEDROOM 2 WARDROBE	2.0m x 3.1m
11.	BEDROOM 3	3.7m x 5.7m
12.	BEDROOM 3 BATHROOM	1.9m x 2.8m
13.	BEDROOM 3 WARDROBE	1.8m x 2.7m
14.	BEDROOM 4	3.7m x 5.7m
15.	BEDROOM 4 BATHROOM	1.9m x 2.8m
16.	BEDROOM 4 WARDROBE	1.8m x 2.7m
17.	BEDROOM 5	3.5m x 4.5m
18.	BEDROOM 5 BATHROOM	1.9m x 2.8m
19.	BEDROOM 5 WARDROBE	1.6m x 4.5m
20.	BEDROOM 6	5.4m x 4.2m
21.	BEDROOM 6 BATHROOM	1.9m x 2.8m
22.	BEDROOM 6 WARDROBE	3.0m x 2.8m
23.	SECONDARY STAIRCASE	4.0m x 2.1m
24.	LIFT	N/A
25.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN

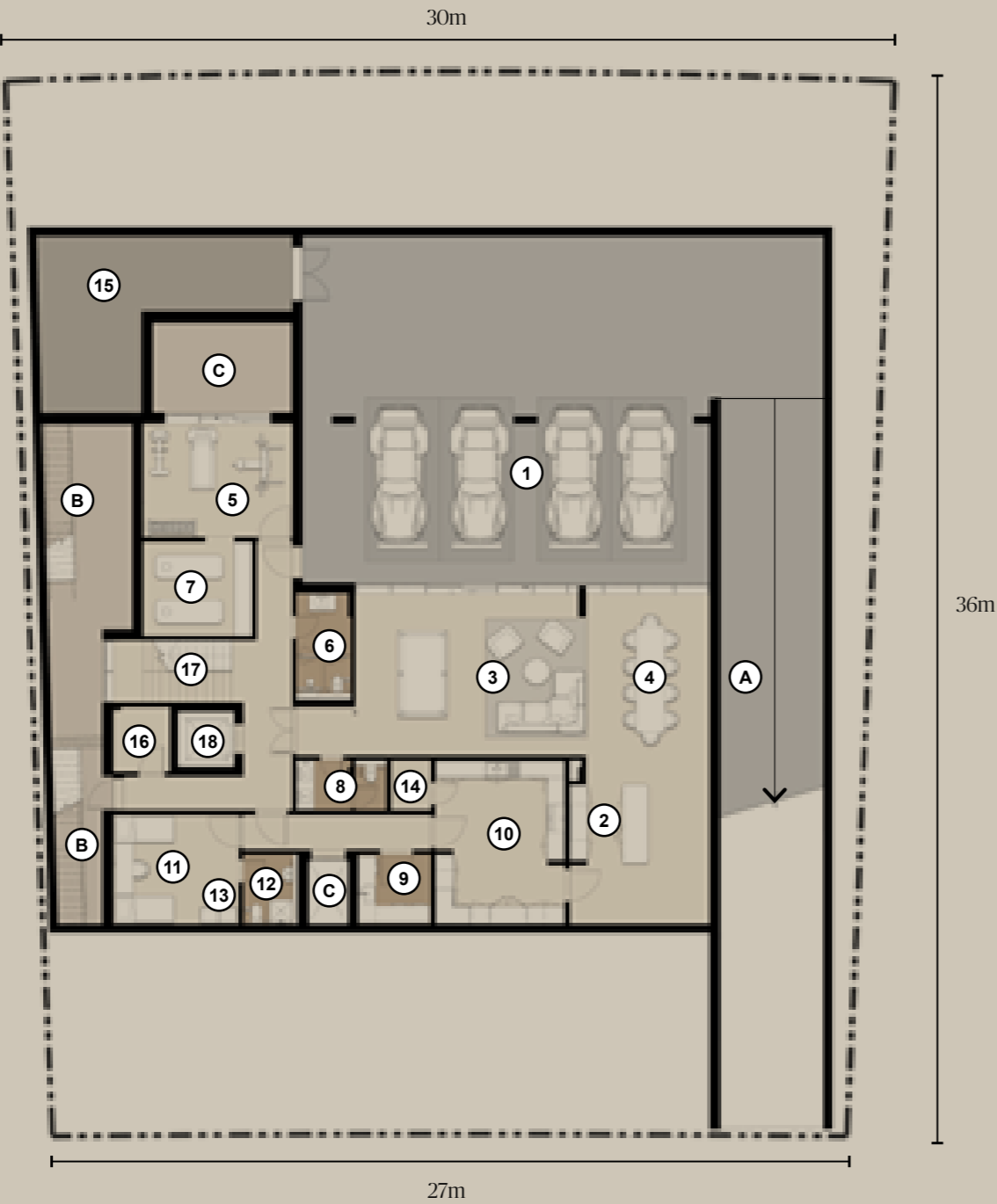
NAWAYEF HEIGHTS  
TYPE 07  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	13.8m x 6.3m
2.	BAR	4.8m x 5.7m
3.	LOUNGE	7.8m x 5.5m
4.	DINING	4.2m x 5.5m
5.	GYM	5.1m x 3.9m
6.	CHANGING ROOM	1.9m x 3.6m
7.	SPA TREATMENT ROOM	3.7m x 3.2m
8.	POWDER ROOM	3.1m x 1.7m
9.	LAUNDRY	2.5m x 2.4m
10.	SERVICE KITCHEN	4.4m x 5.6m
11.	STAFF BEDROOM	4.3m x 3.7m
12.	STAFF BATHROOM	1.9m x 2.4m
13.	STAFF WARDROBE	1.3m x 1.0m
14.	STORE	1.4m x 1.7m
15.	UTILITIES	8.7m x 6.0m
16.	STORE	2.0m x 2.2m
17.	SECONDARY STAIRCASE	4.0m x 2.1m
18.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL
- B. EXTERNAL STAIRCASE
- C. COURTYARD



BASEMENT FLOOR



# DISCOVER EXTENDED LIVING AT NAWAYEF HEIGHTS

Nawayef Heights now feature extended plots that offer an exciting new possibility for homeowners: the option to add a multi-purpose pod to the garden. This unique addition creates even more flexibility, allowing buyers to personalise their outdoor space for their specific needs.

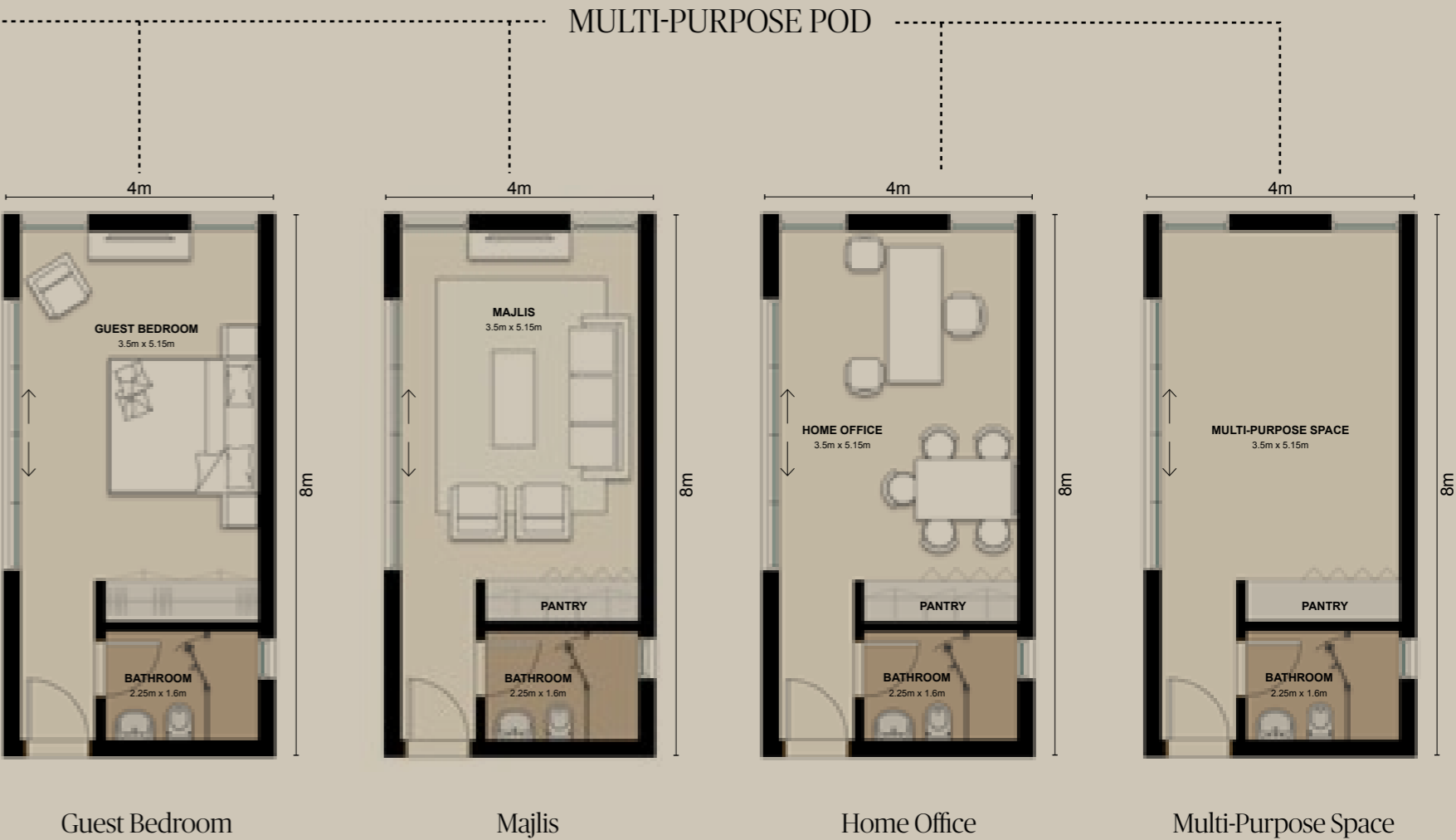
Whether it's a private office, a home gym, a guest suite or a recreational area, the multi-purpose pod provides the ultimate flexibility to tailor the space to fit any lifestyle. This enhancement offers extra room for comfort, functionality and creativity.

**Highlights:**

- Extended plots offering generous garden space for added privacy and potential
- Multi-purpose pod option to create a bespoke outdoor living area
- Ideal for a home office, gym, entertainment space or additional guest accommodation
- The flexibility to adapt to your client’s evolving lifestyle needs



Plots range from 1,375 - 1,988 sqm  
Overall GSA: 1,337 sqm



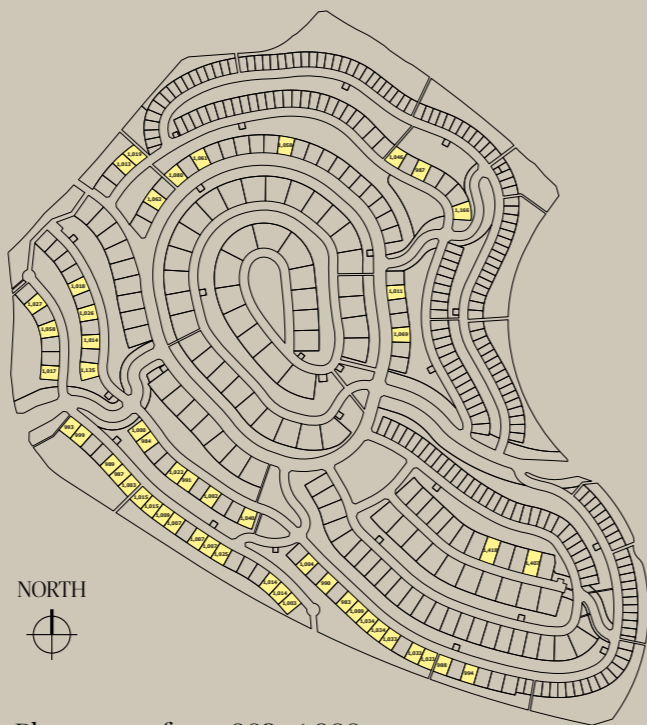
# NAWAYEF HEIGHTS

## TYPE 08

Indulge your senses in a nostalgic journey as you step into this villa, designed with a mid-century modern aesthetic that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the carefully chosen textures and materials impart a sense of serenity and tranquility within a generous interior.

The private infinity pool and elevated balconies provide numerous options to enjoy the breathtaking surroundings at Nawayef West. With grand living rooms, private bedrooms, an indulgent supercar garage and hobby rooms, this residence promises a lifetime of enjoyment.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,988 sqm

TYPE 08 | 5 BEDROOMS

Villa GSA: 1,197 sqm



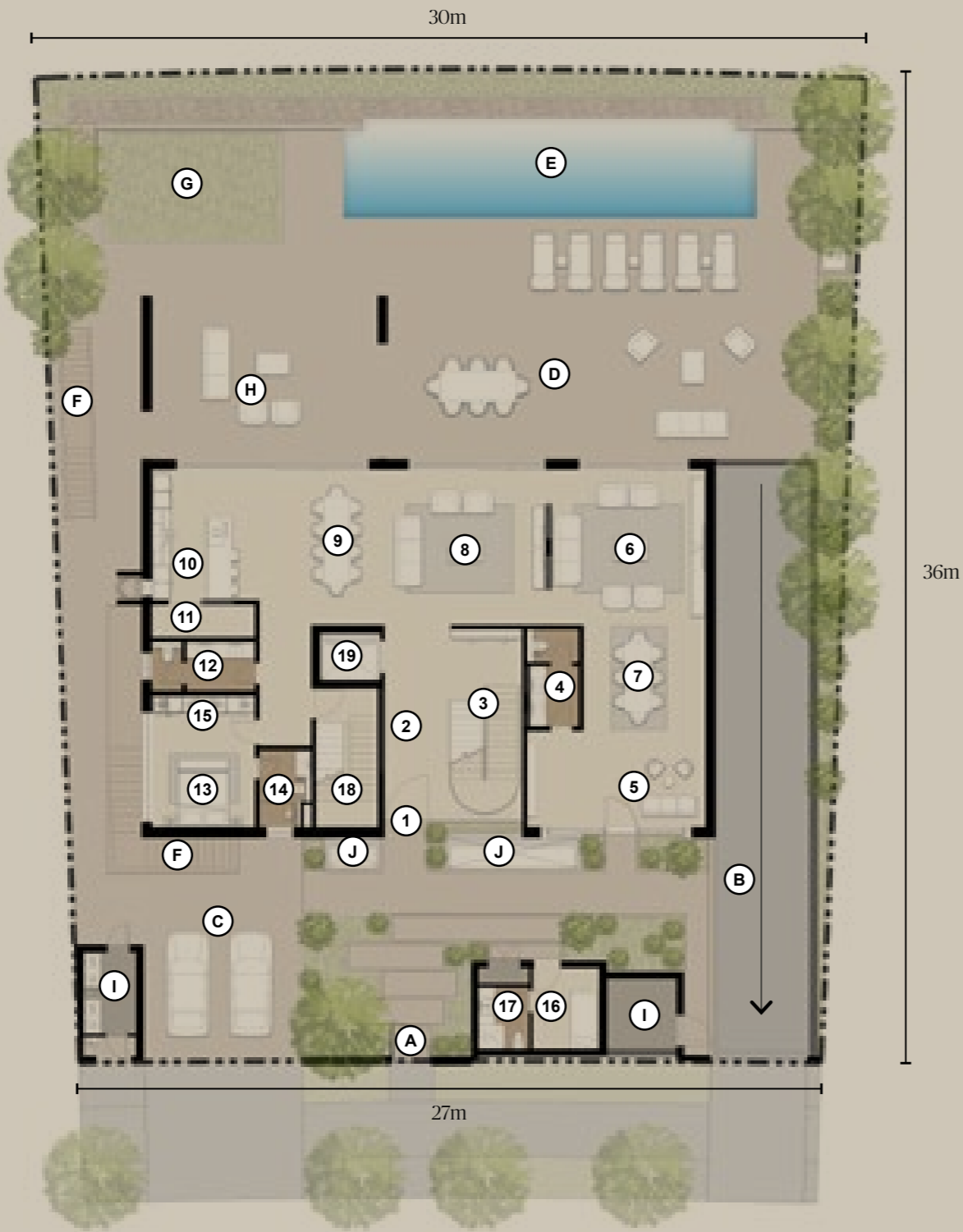
NAWAYEF HEIGHTS  
TYPE O8  
ROOM SCHEDULE

INTERIOR

1.	MAIN ENTRANCE	N/A
2.	FOYER	2.4m x 6.9m
3.	FEATURE STAIRCASE	2.6m x 4.7m
4.	POWDER ROOM 1	3.6m x 1.8m
5.	MAJLIS FOYER	6.5m x 3.5m
6.	MAJLIS	5.6m x 5.7m
7.	MAJLIS DINING	4.4m x 3.9m
8.	FAMILY LIVING	6.1m x 5.7m
9.	FAMILY DINING	3.7m x 5.7m
10.	SHOW KITCHEN	4.5m x 4.8m
11.	PANTRY	3.8m x 1.2m
12.	POWDER ROOM 2	3.8m x 1.8m
13.	GUEST BEDROOM	3.9m x 3.2m
14.	GUEST BATHROOM	1.9m x 2.8m
15.	GUEST WARDROBE	3.9m x 1.6m
16.	DRIVER'S BEDROOM	2.4m x 3.0m
17.	DRIVER'S BATHROOM	1.9m x 2.3m
18.	SECONDARY STAIRCASE	2.3m x 4.1m
19.	LIFT	N/A

EXTERIOR

A.	ENTRANCE
B.	BASEMENT ACCESS RAMP
C.	PARKING
D.	OUTDOOR LIVING
E.	POOL
F.	EXTERNAL STAIRCASE
G.	LANDSCAPING
H.	OUTDOOR TERRACE
I.	UTILITIES
J.	OPEN TO BELOW



GROUND FLOOR

NAWAYEF HEIGHTS  
TYPE O8  
ROOM SCHEDULE

INTERIOR

1.	FEATURE STAIRCASE	2.6 m x 4.6m
2.	LOUNGE	4.0m x 4.5m
3.	DINING	2.8m x 4.5m
4.	LIBRARY	3.8m x 3.6m
5.	POWDER ROOM	1.7m x 2.7m
6.	MASTER BEDROOM	8.2m x 5.7m
7.	MASTER BATHROOM	3.8m x 3.3m
8.	MASTER WARDROBE	4.4m x 3.3m
9.	BEDROOM 2	6.4m x 4.8m
10.	BEDROOM 2 BATHROOM	2.8m x 1.9m
11.	BEDROOM 2 WARDROBE	3.4m x 1.7m
12.	BEDROOM 3	4.1m x 4.1m
13.	BEDROOM 3 BATHROOM	1.9m x 2.9m
14.	BEDROOM 3 WARDROBE	1.8m x 2.5m
15.	BEDROOM 4	3.8m x 3.6m
16.	BEDROOM 4 BATHROOM	1.9m x 2.8m
17.	BEDROOM 4 WARDROBE	3.8m x 1.0m
18.	SECONDARY STAIRCASE	2.3m x 5.1m
19.	LIFT	N/A
20.	VOID	N/A

EXTERIOR

A.	BALCONY
B.	FEATURE SCREEN



FIRST FLOOR

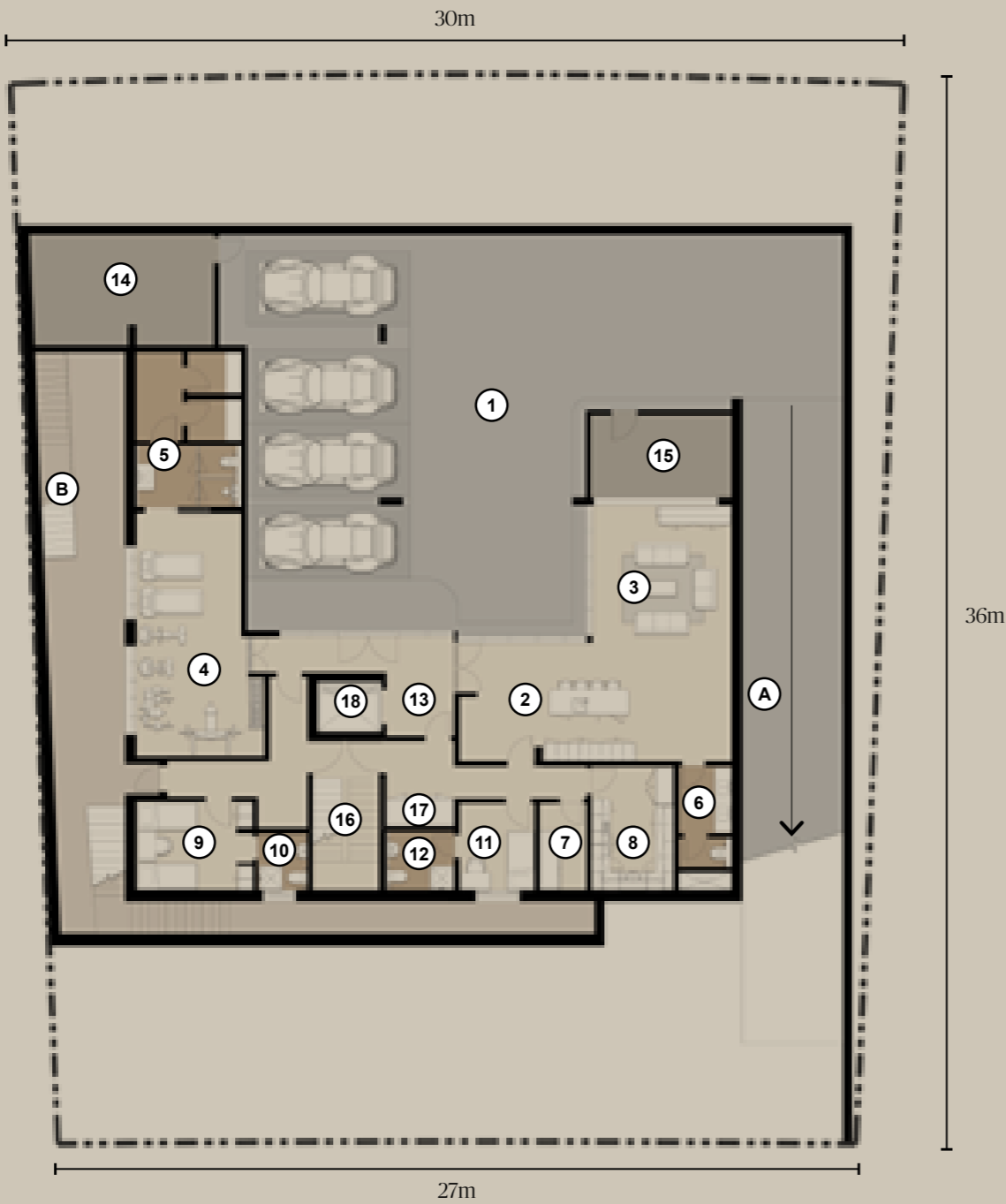
NAWAYEF HEIGHTS  
TYPE 08  
ROOM SCHEDULE

INTERIOR

1.	CAR GALLERY	21.0m x 13.6m
2.	BAR	9.2m x 4.0m
3.	LOUNGE	4.7m x 4.6m
4.	GYM	3.6m x 8.2m
5.	CHANGING ROOM	3.6m x 5.3m
6.	POWDER ROOM	1.8m x 3.4m
7.	LAUNDRY	1.6m x 3.0m
8.	SERVICE KITCHEN	2.8m x 4.2m
9.	STAFF BEDROOM 1	4.0m x 3.0m
10.	STAFF BATHROOM 1	1.7m x 2.0m
11.	STAFF BEDROOM 2	2.6m x 3.0m
12.	STAFF BATHROOM 2	2.3m x 2.0m
13.	FOYER	6.9m x 3.4m
14.	UTILITIES 1	6.0m x 3.8m
15.	UTILITIES 2	4.8m x 2.8m
16.	SECONDARY STAIRCASE	2.3m x 3.8m
17.	STORE	2.3m x 0.9m
18.	LIFT	N/A

EXTERIOR

- A. RAMP TO GROUND LEVEL  
B. EXTERNAL STAIRCASE



BASEMENT FLOOR



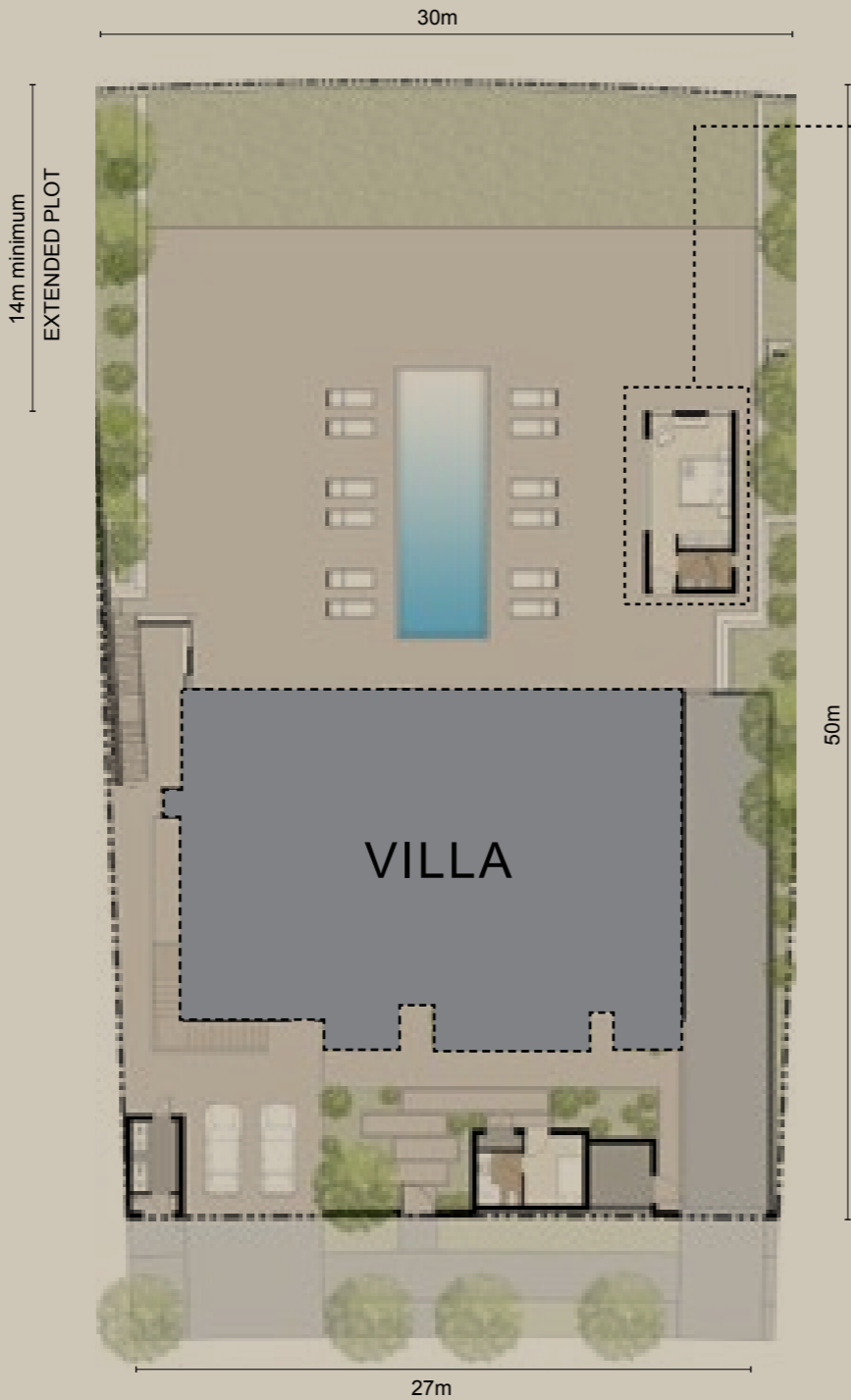
# DISCOVER EXTENDED LIVING AT NAWAYEF HEIGHTS

Nawayef Heights now feature extended plots that offer an exciting new possibility for homeowners: the option to add a multi-purpose pod to the garden. This unique addition creates even more flexibility, allowing buyers to personalise their outdoor space for their specific needs.

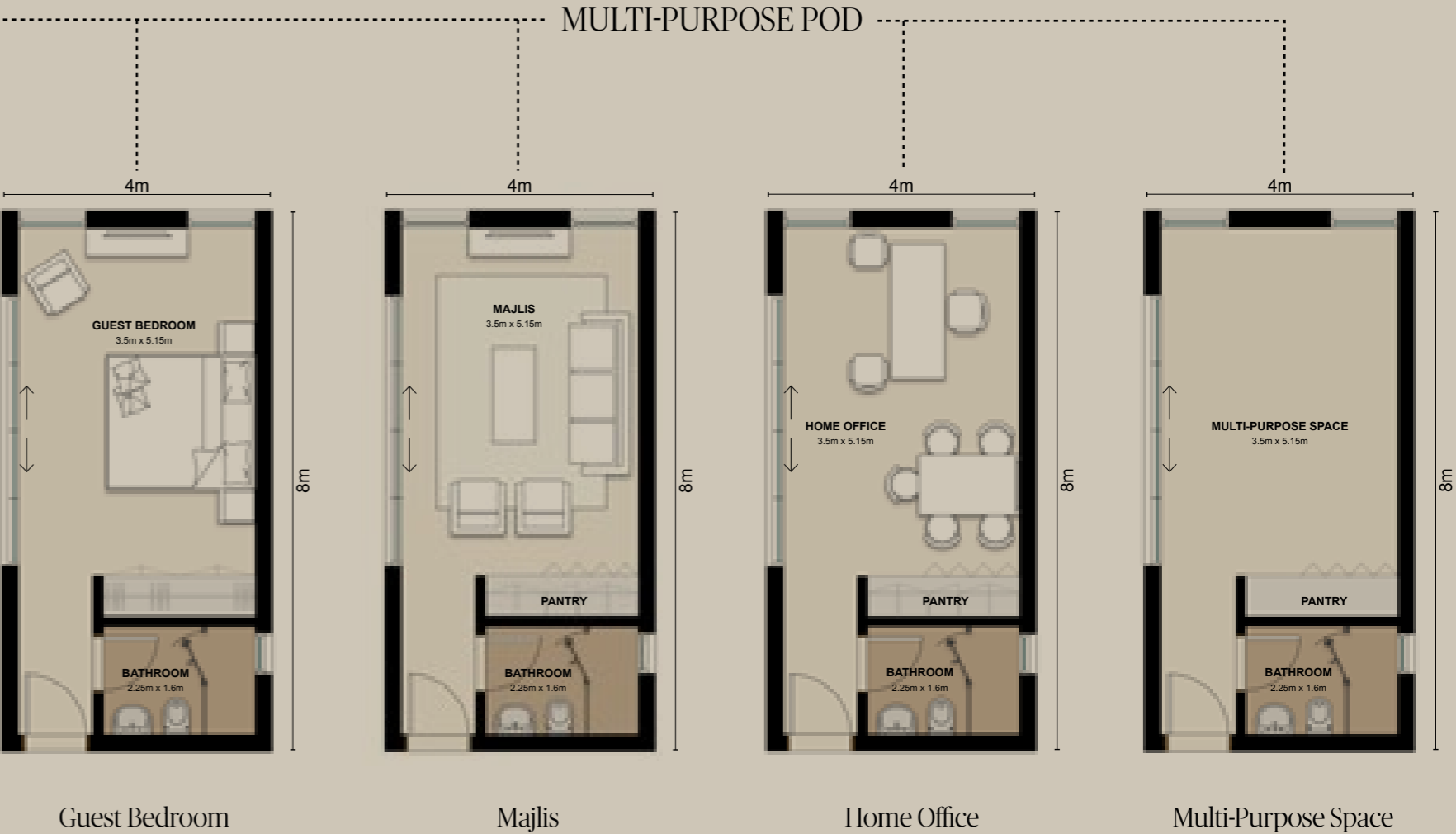
Whether it's a private office, a home gym, a guest suite or a recreational area, the multi-purpose pod provides the ultimate flexibility to tailor the space to fit any lifestyle. This enhancement offers extra room for comfort, functionality and creativity.

**Highlights:**

- Extended plots offering generous garden space for added privacy and potential
- Multi-purpose pod option to create a bespoke outdoor living area
- Ideal for a home office, gym, entertainment space or additional guest accommodation
- The flexibility to adapt to your client’s evolving lifestyle needs



Plots range from 1,375 - 1,988 sqm  
Overall GSA: 1,246 sqm



modon.com  
800 MODON