



Nawayef Heights: West Hill

Type 01-08



TABLE OF CONTENTS

01 - MODON

02 - STORY OF ABU DHABI

03 - HUDAYRIYAT ISLAND

04 - NAWAYEF WEST HILL

05 - NAWAYEF HEIGHTS

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, developed 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 which you can not only call home but where you can immerse yourself in a vibrant community that offers 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



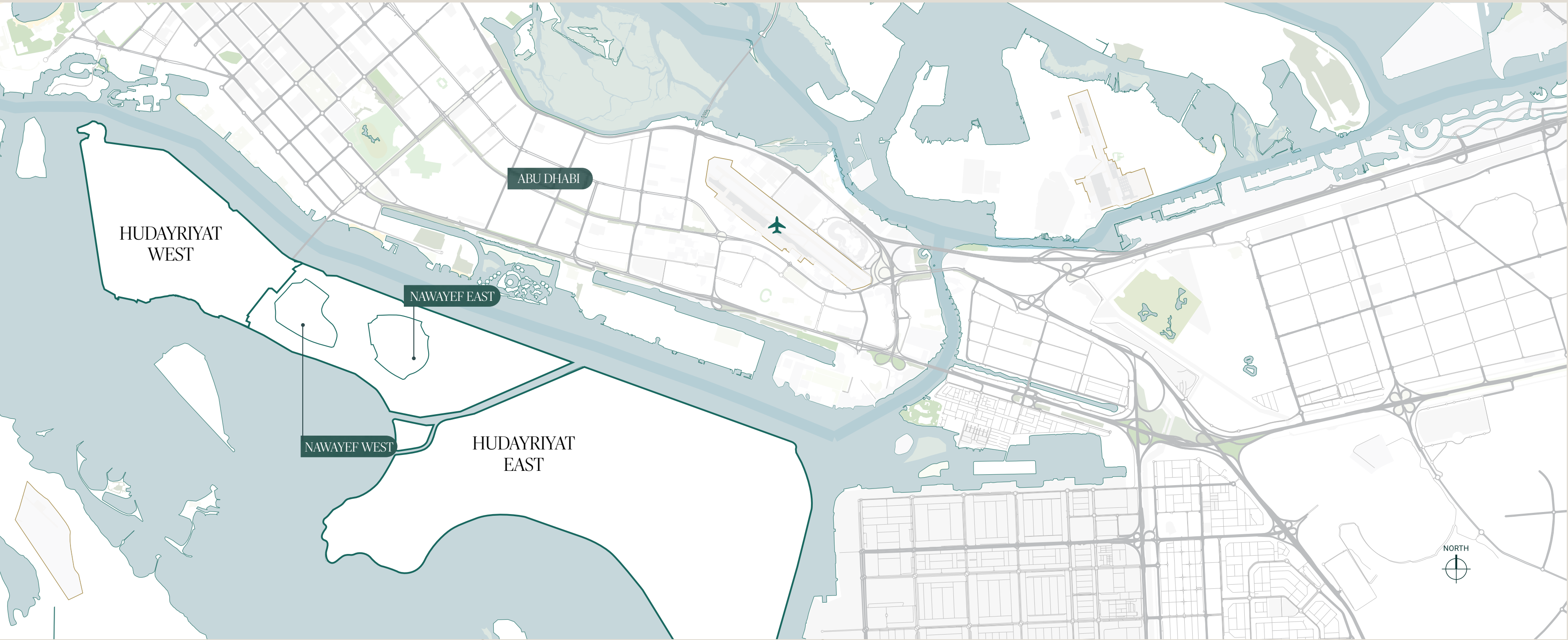
HUDAYRIYAT ISLAND

Embrace an active lifestyle

Uncover an array of activities on your doorstep, meticulously curated to cater to every desire. Hudayriyat 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.

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



THE PINNACLE OF YOUR LEGACY

Discover a unique and unparalleled terrain, featuring rolling hills that reach heights of up to 60 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 the west hill at Nawayef, 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



HUDAYRIYAT ISLAND MASTERPLAN



HUDAYRIYAT ISLAND AMENITIES

- MARSANA BEACH
- MARINA
- TRAIL X
- CYCLING TRACKS
- JOGGING TRACKS
- HUDAYRIYAT BEACH
- BIKE PARK
- CIRCUIT X
- 321 SPORTS
- BAB AL NOJOUR
- HUDAYRIYAT HERITAGE TRAIL
- SURF ABU DHABI

NAWAYEF AMENITIES

- BEACH ACCESS
- PLAYGROUNDS
- MOSQUE
- CLUB HOUSE WITH GYM, SPA AND POOL
- PEDESTRIAN PATHS AND CYCLE ROUTES

05

NAWAYEF
HEIGHTS



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.

THE LURE OF LOUVRES











MASTER BATHROOM



MASTER BEDROOM



MASHRABIYA INSPIRED FOR A COOLER ENVIRONMENT



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - OUTDOOR LOUNGE



EXTERIOR PERSPECTIVE - POOL VIEW

DESIGNED FOR THE EXTENDED FAMILY

FORMAL LIVING & DINING





MASTER BATHROOM



MASTER BEDROOM

LIBRARY



STATURE, ELEGANCE & SWEEPING DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION







A CANVAS FOR UNINTERRUPTED VIEWS

MAILIS





MASTER BEDROOM



MASTER BATHROOM



IMPOSING, IMPRESSIVE, INSPIRATIONAL

EXTERIOR PERSPECTIVE - STREET VIEWS





CONTEMPORARY CALIFORNIAN



FAMILY LIVING







FAMILY DINING



SHOW KITCHEN









FAMILY LIVING AND KITCHEN



FAMILY LIVING









ENDLESS LINES, TIMELESS DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - POOL VIEW



EXTERIOR PERSPECTIVE - GARDEN VIEW



KITCHEN



FORMAL DINNING





MASTER BEDROOM

VERTICAL IN ASPECT, GRACEFUL IN DESIGN

EXTERIOR PERSPECTIVE - FRONT ELEVATION













WELCOME HOME TO MODERN ELEGANCE

EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVES - GARDEN VIEW



EXTERIOR PERSPECTIVE - POOL VIEW



WHERE YOUR LIVING EXPERIENCE MEETS AL FRESCO

FORMAL LIVING





MASTER BATHROOM



MASTER BEDROOM

modon.com
800 MODON