



# Nawayef Homes

BY **MÜDÖN**



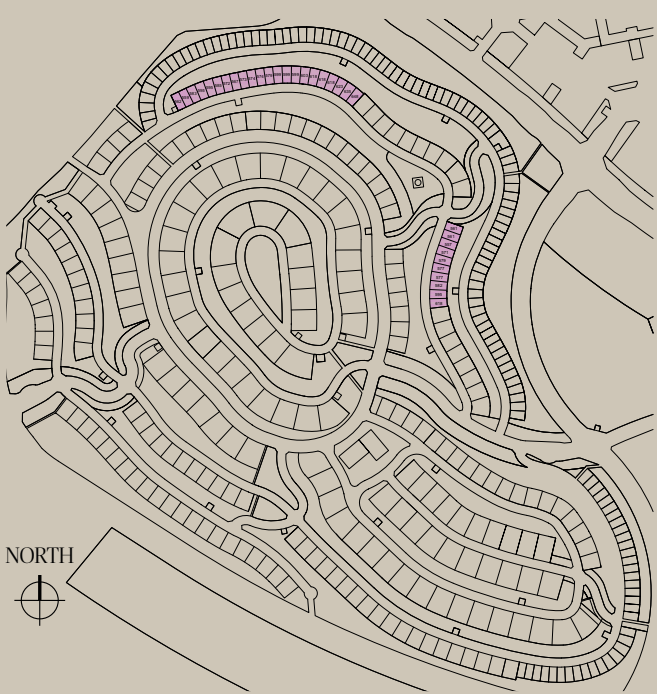
# NAWAYEF HOMES

## TYPE 01

Embark on a nostalgic journey for your senses as you enter this villa, featuring a mid-century modern design that beautifully echoes the timeless charm of California's Palm Springs. With elegance at its heart, the thoughtfully selected textures and materials create an atmosphere of serenity and tranquility in the expansive interior waiting to be explored.

Immerse yourself in a retreat-like experience with a private pool and elevated balconies, providing myriad options to appreciate the breathtaking views spanning across Abu Dhabi. Boasting a spacious living room, five private bedrooms, a four car garage and a welcoming Majlis, this vibrant and tastefully designed home seamlessly nestles into its landscaped gardens on the hillside of Hudayriyat Island.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 648 sqm

TYPE 01 | 5 BEDROOMS

FIRST FLOOR	226 m <sup>2</sup>
GROUND FLOOR	210 m <sup>2</sup>
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GRAND TOTAL	436 m <sup>2</sup>

Excluding Parking





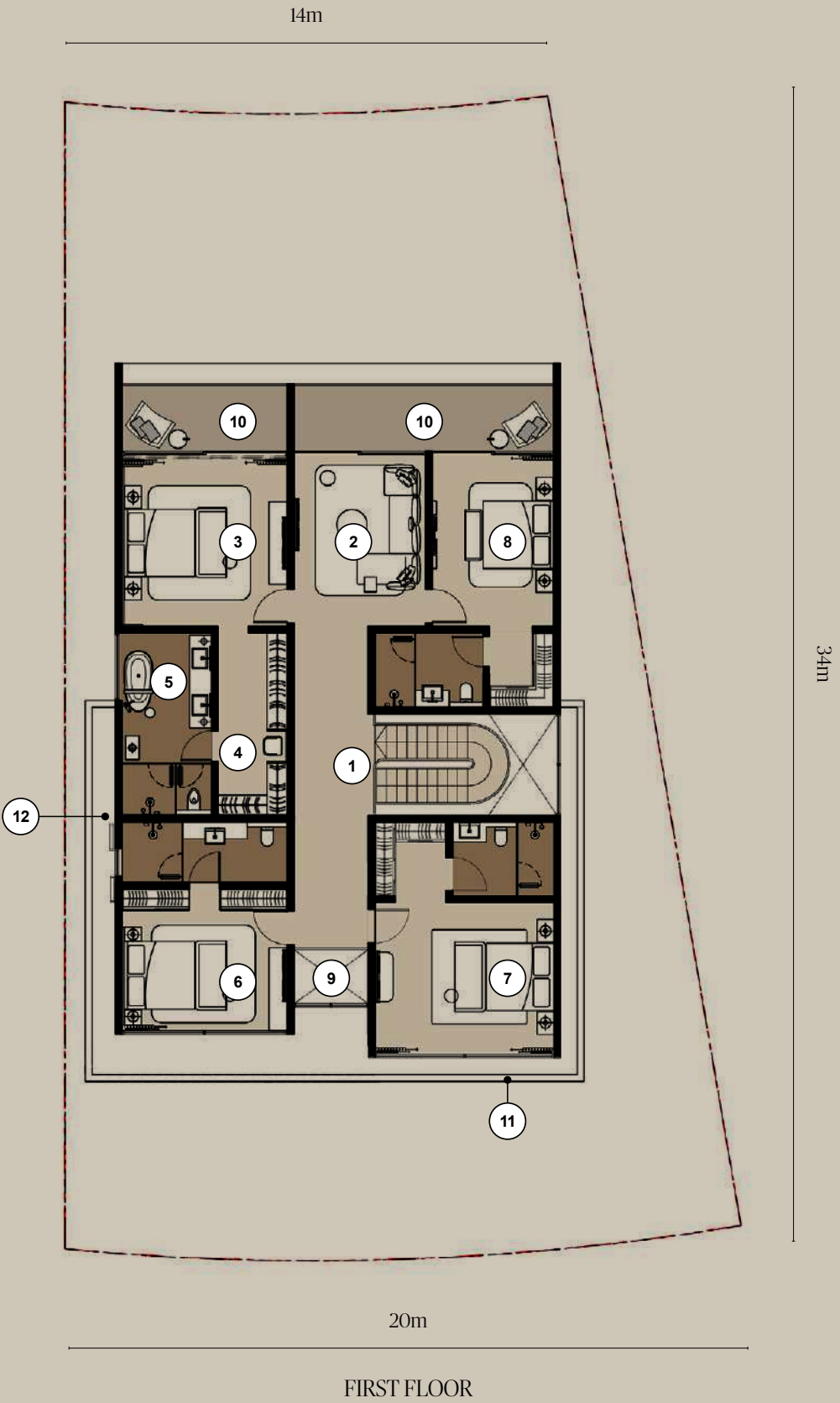
NAWAYEF HOMES  
TYPE 01  
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	
2 - FOYER	2.9m x 2.2m
3 - POWDER ROOM	2.2m x 1.8m
4 - GUEST BEDROOM	7.0m x 6.1m
5 - STAIRCASE	4.0m x 3.0m
6 - LIVING ROOM	7.6m x 7.6m
7 - DINING ROOM	4.9m x 3.0m
8 - SHOW KITCHEN	4.9m x 3.5m
9 - BACK OF HOUSE KITCHEN	4.9m x 1.6m
10 - LAUNDRY	2.9m x 2.2m
11 - STAFF BEDROOM	2.9m x 2.2m
12 - STAFF BATHROOM	1.8m x 1.6m
13 - GARAGE	

EXTERIOR

14 - GATE ENTRANCE	
15 - SHELTERED PARKING	
16 - GARDEN	
17 - DECK	
18 - TRASH UTILITY AREA	
19 - SERVICE WAY	
20 - SERVICE ENTRANCE	
21 - SUNKEN PATIO	
22 - POOL DECK	
23 - OUTDOOR SHOWER	
24 - SWIMMING POOL	
25 - GRASS LAWN	
26 - MAINTENANCE LADDER	
27 - POOL EQUIPMENT BELOW	



NAWAYEF HOMES  
TYPE 01  
ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	4.0m x 3.0m
2 - FAMILY ROOM	5.1m x 3.9m
3 - MASTER BEDROOM	5.1m x 4.9m
4 - WALK-IN WARDROBE	5.4m x 2.1m
5 - MASTER BATHROOM	5.4m x 2.7m
6 - BEDROOM 2	6.2m x 4.9m
7 - BEDROOM 3	7.0m x 6.2m
8 - BEDROOM 4	5.1m x 3.6m

EXTERIOR

9 - OPEN TO BELOW	
10 - BALCONY	
11 - SCREEN FAÇADE	
12 - MAINTENANCE LADDER	

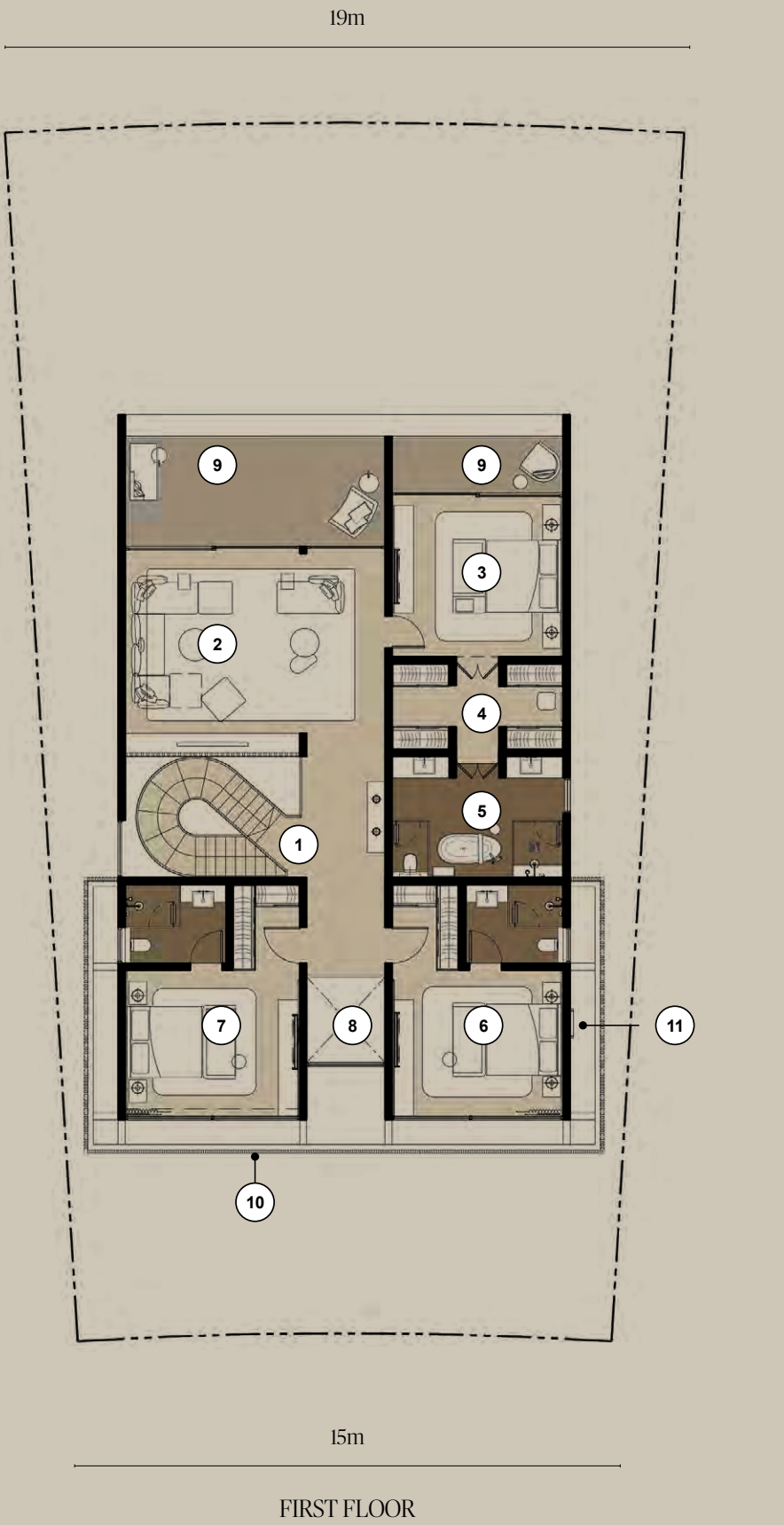
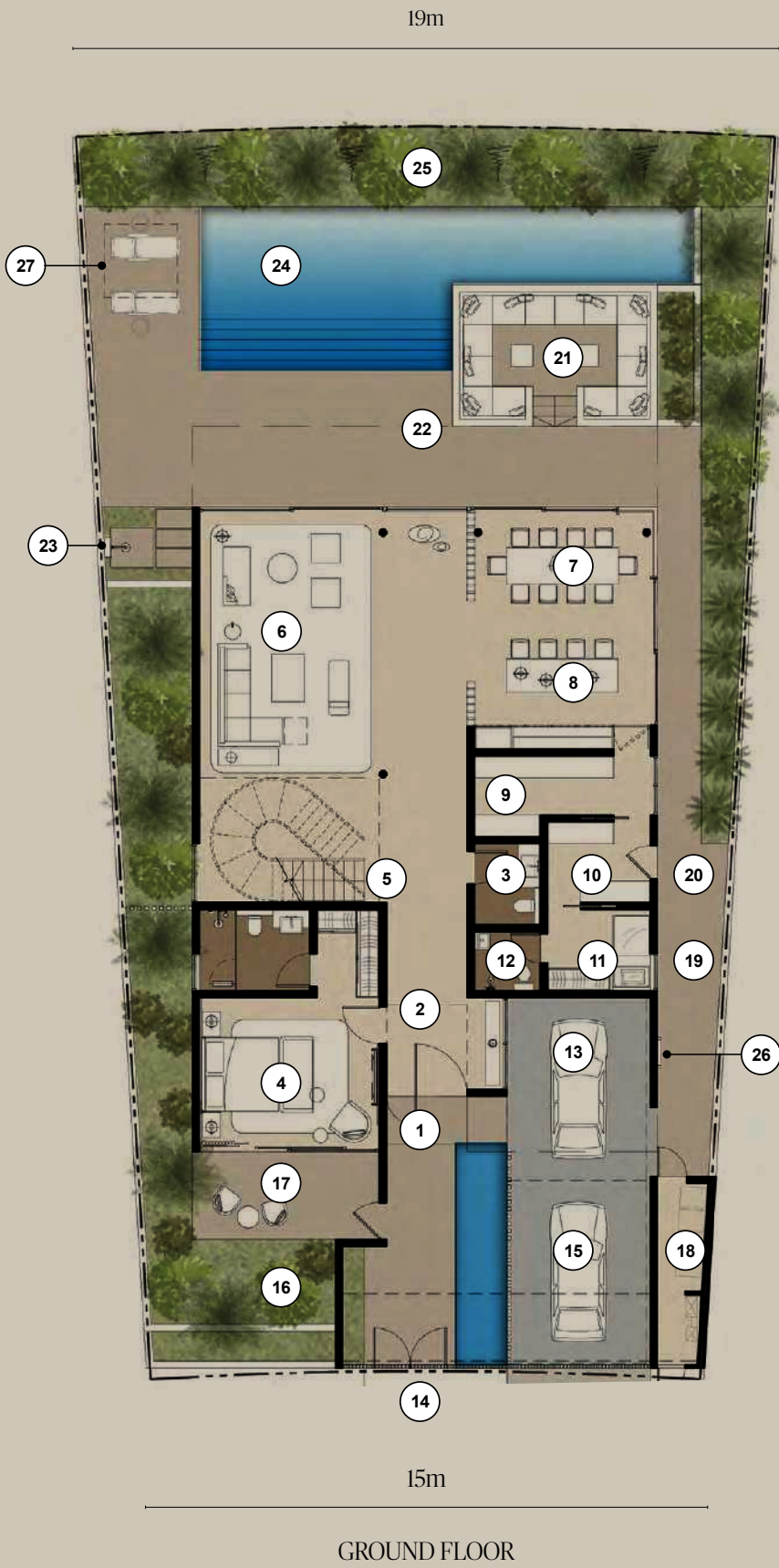
NAWAYEF HOMES  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	
2 - FOYER	3.2m x 2.5m
3 - POWDER ROOM	2.2m x 1.8m
4 - GUEST BEDROOM	6.5m x 4.9m
5 - STAIRCASE	5.0m x 3.4m
6 - LIVING ROOM	7.3m x 7.3m
7 - DINING ROOM	4.8m x 3.0m
8 - SHOW KITCHEN	4.8m x 3.5m
9 - BACK OF HOUSE KITCHEN	4.8m x 1.6m
10 - LAUNDRY	2.8m x 2.2m
11 - STAFF BEDROOM	2.8m x 2.2m
12 - STAFF BATHROOM	1.8m x 1.6m
13 - GARAGE	

EXTERIOR

14 - GATE ENTRANCE	
15 - SHELTERED PARKING	
16 - GARDEN	
17 - DECK	
18 - TRASH UTILITY AREA	
19 - SERVICE WAY	
20 - SERVICE ENTRANCE	
21 - SUNKEN PATIO	
22 - POOL DECK	
23 - OUTDOOR SHOWER	
24 - SWIMMING POOL	
25 - GRASS LAWN	
26 - MAINTENANCE LADDER	
27 - POOL EQUIPMENT BELOW	



NAWAYEF HOMES  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	4.6m x 3.4m
2 - FAMILY ROOM	7.3m x 5.6m
3 - MASTER BEDROOM	4.8m x 4.5m
4 - WALK-IN WARDROBE	4.8m x 2.4m
5 - MASTER BATHROOM	4.8m x 3.4m
6 - BEDROOM 2	6.5m x 4.9m
7 - BEDROOM 3	6.5m x 4.8m

EXTERIOR

8 - OPEN TO BELOW	
9 - BALCONY	
10 - SCREEN	
11 - MAINTENANCE LADDER	

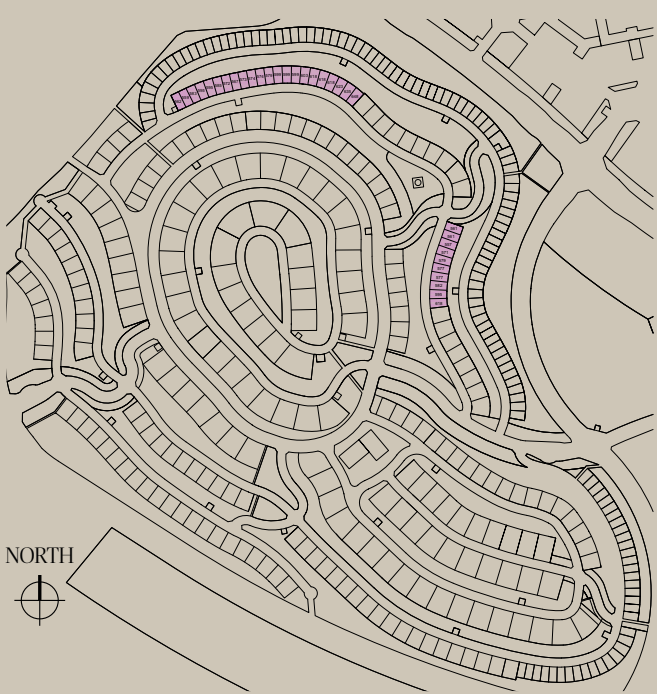


# NAWAYEF HOMES

## TYPE 03

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 villa boasts five bedrooms and five bathrooms, with floor-to-ceiling windows allowing an abundance of natural light to grace the interior. The well-appointed layout includes a show kitchen, a service kitchen, a spacious great room, and a separate dining area with seamless connectivity to the inviting outside garden, gracefully integrating indoor and outdoor living. Step outside to discover a host of amenities, including a charming courtyard with a fire pit, inviting outdoor dining spaces, a covered outdoor living area, BBQ facilities, and a refreshing pool. The ground floor offers flexibility, accommodating a maid's quarter or a guest suite, enhancing the versatility of this captivating living space.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 648 sqm

TYPE 03 | 5 BEDROOMS

FIRST FLOOR	210 m <sup>2</sup>
GROUND FLOOR	190 m <sup>2</sup>
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GRAND TOTAL	400 m <sup>2</sup>

Excluding Parking





NAWAYEF HOMES  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	2.0m x 8.0m
2 - LIVING ROOM	7.0m x 6.5m
3 - DINING ROOM	2.0m x 6.5m
4 - SHOW KITCHEN	4.0m x 6.5m
5 - COVERED OUTDOOR LIVING	8.0m x 5.0m
6 - COVERED OUTDOOR DINING	4.0m x 4.0m
7 - BACK OF HOUSE KITCHEN	3.0m x 8.0m
8 - GARAGE	6.0m x 6.0m
9 - FAMILY POWDER ROOM	2.0m x 1.5m
10 - GUEST BEDROOM	4.0m x 3.8m
11 - PRIVATE COURTYARD	2.3m x 4.2m
12 - GUEST BATHROOM	1.6m x 4.2m
13 - OFFICE	1.9m x 4.2m

EXTERIOR

14 - VILLA ARRIVAL
15 - DRIVEWAY
16 - WASTE ROOM
17 - GUEST PATIO
18 - POOL
19 - SUNKEN FIREPIT LOUNGE
20 - BBQ
21 - COURTYARD FOUNTAIN
22 - SERVICE YARD



NAWAYEF HOMES  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1 - DEN	3.9m x 3.9m
2 - BEDROOM 1	5.2m x 4.5m
3 - BEDROOM 1 WARDROBE	3.2m x 2.6m
4 - BEDROOM 1 BATHROOM	5.8m x 2.3m
5 - BEDROOM 2 WARDROBE	3.3m x 2.3m
6 - BEDROOM 2 BATHROOM	1.8m x 2.8m
7 - BEDROOM 2	3.9m x 3.6m
8 - BEDROOM 3	3.7m x 4.1m
9 - BEDROOM 3 BATHROOM	2.4m x 2.2m
10 - HOMEWORK NOOK	3.0m x 4.4m
11 - BEDROOM 4 BATHROOM	1.6m x 5.0m
12 - BEDROOM 4	4.9m x 4.2m

EXTERIOR

13 - STORE ROOM
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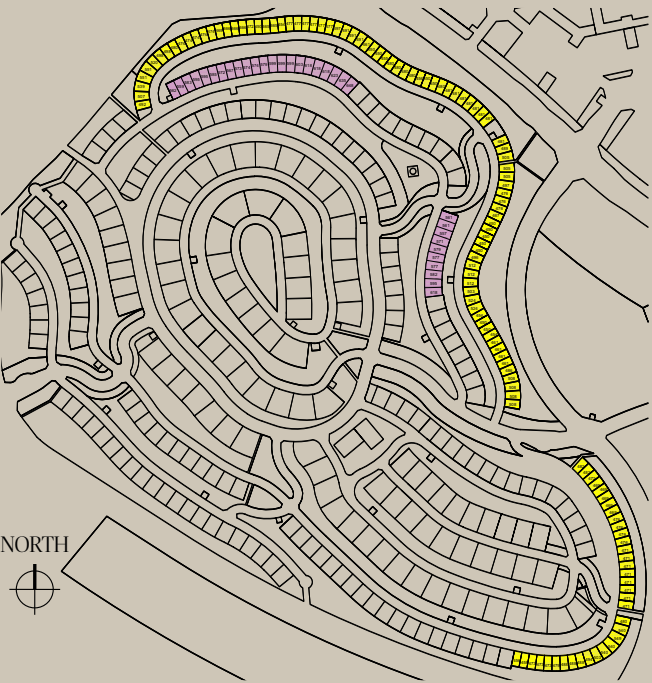


# NAWAYEF HOMES

## TYPE 04

As you enter this villa, a grand double-volume entry vestibule, surrounded by modern interiors, warmly greets you. Your direct line of sight extends to the private terrace pool and beyond, offering an immediate appreciation for the spacious design and a genuine feeling of home. The seamless and refined details of the façade brise-soleil, with its intricate vertical screens, clean lines, and neutral colour palette, establish an atmosphere of simplicity and refinement, making this three bedroom villa with ample living spaces a place designed for relaxation and enjoyment.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 04 | 3 BEDROOMS

FIRST FLOOR	193 m <sup>2</sup>
GROUND FLOOR	185 m <sup>2</sup>
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GRAND TOTAL	378 m <sup>2</sup>

Excluding Parking





NAWAYEF HOMES  
TYPE 04  
ROOM SCHEDULE

INTERIOR

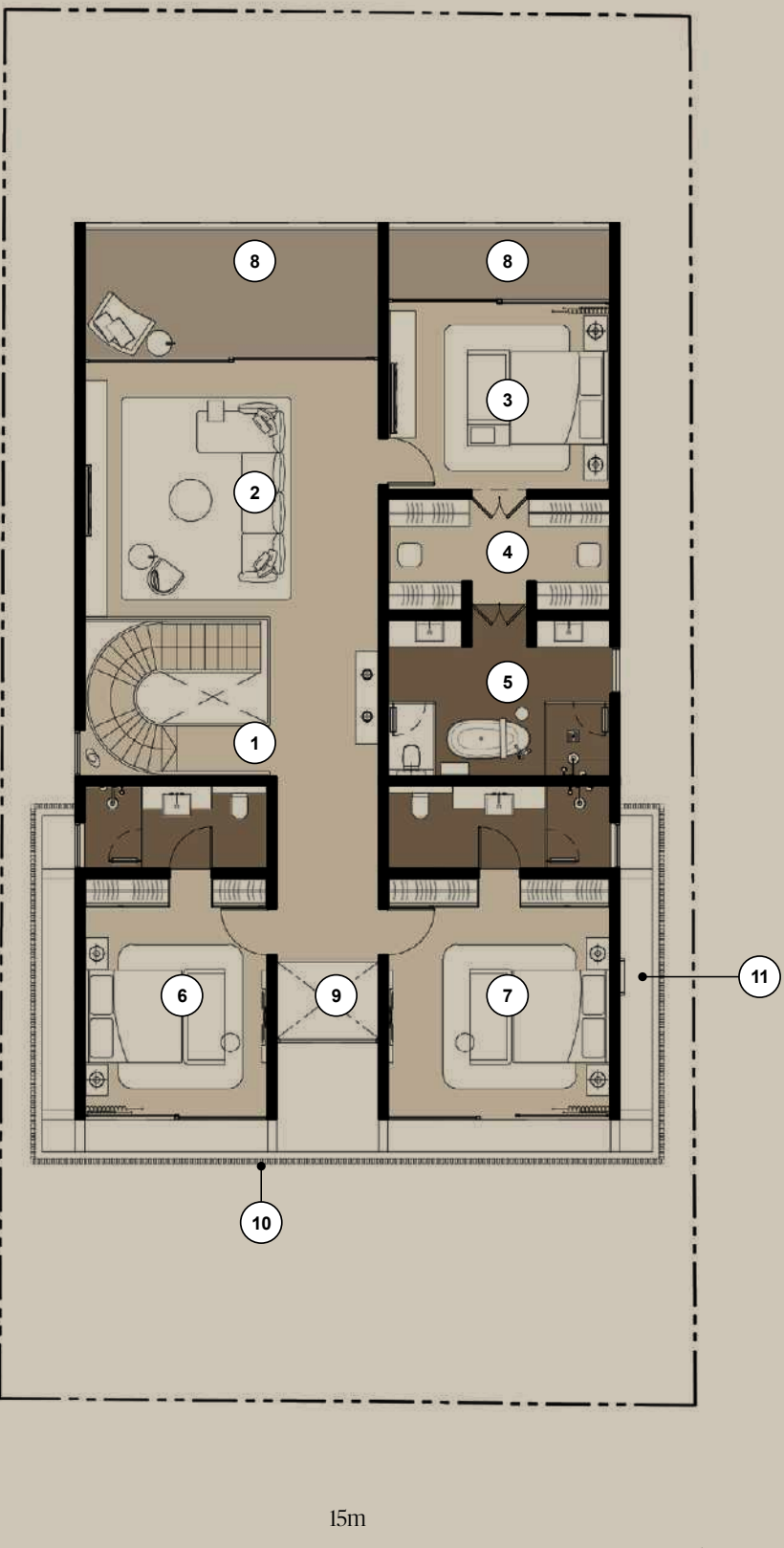
1 - MAIN ENTRANCE	
2 - FOYER	3.2m x 2.4m
3 - POWDER ROOM	2.6m x 1.6m
4 - MAJLIS DINING	6.4m x 4.0m
5 - STAIRCASE	4.2m x 2.2m
6 - LIVING ROOM	6.9m x 6.4m
7 - DINING ROOM	4.8m x 3.0m
8 - SHOW KITCHEN	4.8m x 3.5m
9 - BACK OF HOUSE KITCHEN	4.8m x 1.6m
10 - LAUNDRY	2.8m x 2.2m
11 - STAFF BEDROOM	2.8m x 2.2m
12 - STAFF BATHROOM	1.8m x 1.6m
13 - GARAGE	

EXTERIOR

14 - GATE ENTRANCE	
15 - SHELTERED PARKING	
16 - GARDEN	
17 - DECK	
18 - TRASH UTILITY AREA	
19 - SERVICE WAY	
20 - SERVICE ENTRANCE	
21 - POOL DECK	
22 - OUTDOOR SHOWER	
23 - SWIMMING POOL	
24 - MAINTENANCE LADDER	
25 - POOL EQUIPMENT BELOW	



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES  
TYPE 04  
ROOM SCHEDULE

INTERIOR

1 - STAIRCASE	4.0m x 3.5m
2 - FAMILY ROOM	6.4m x 5.6m
3 - MASTER BEDROOM	4.8m x 4.0m
4 - WALK-IN WARDROBE	4.8m x 2.4m
5 - MASTER BATHROOM	4.8m x 3.4m
6 - BEDROOM 2	5.0m x 4.8m
7 - BEDROOM 3	5.0m x 4.0m

EXTERIOR

8 - BALCONY	
9 - VOID	
10 - SCREEN	
11 - MAINTENANCE LADDER	



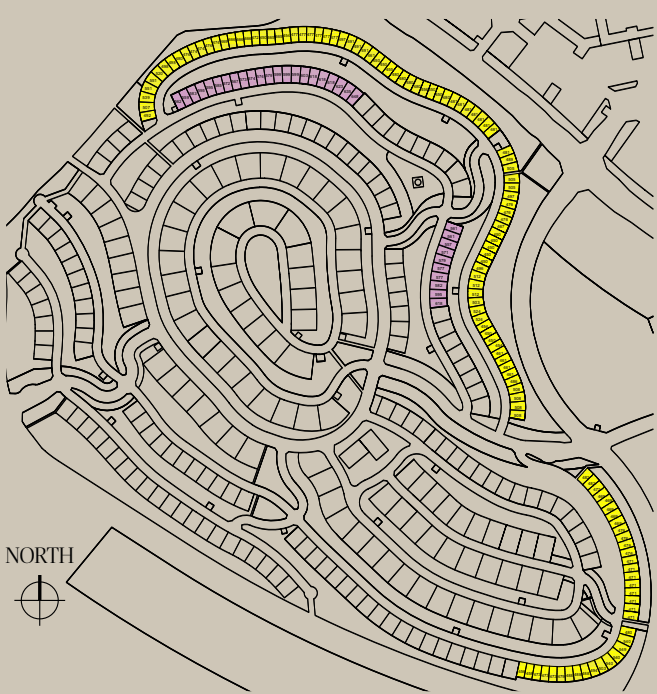
# NAWAYEF HOMES

## TYPE 05

Inspired by the architecture of the Mediterranean, this villa with four bedrooms and four bathrooms boasts a stucco-clad façade embellished with natural stone and meticulously crafted metal and timber, with large expansive windows and covered terraces. The natural light and cross-ventilation present a light and airy property.

The open plan layout and bespoke staircase, coupled with the living spaces overlooking the garden and pool, help create a home to be enjoyed for generations to come.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 05 | 4 BEDROOMS

FIRST FLOOR	174 m <sup>2</sup>
GROUND FLOOR	170 m <sup>2</sup>
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GRAND TOTAL	344 m <sup>2</sup>

Excluding Parking





NAWAYEF HOMES  
TYPE 05  
ROOM SCHEDULE

INTERIOR

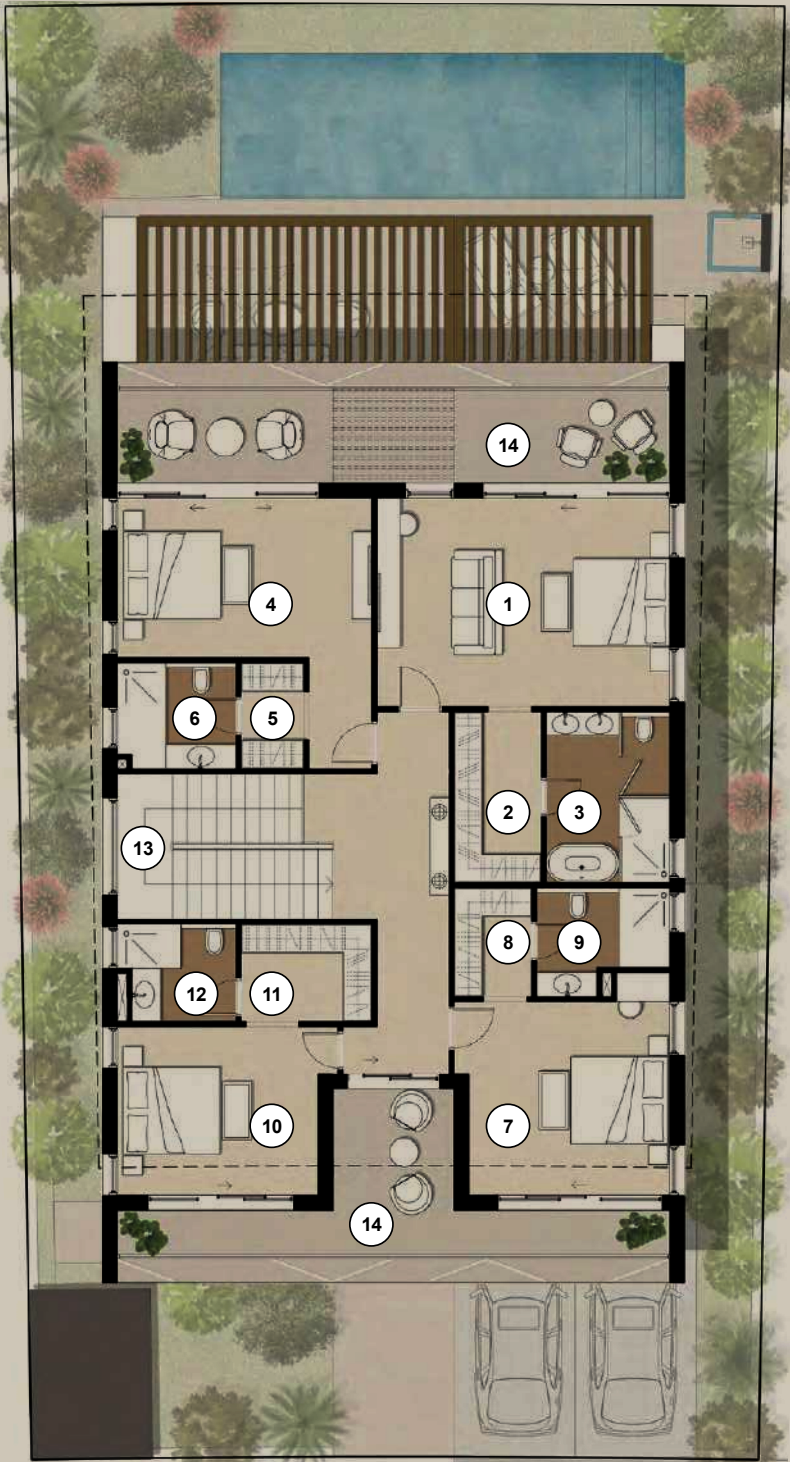
1 - PRIMARY ENTRANCE	2.5m x 3.2m
2 - LIVING ROOM	6.7m x 6.8m
3 - DINING ROOM	4.5m x 4.1m
4 - SHOW KITCHEN	4.5m x 2.0m
5 - BACK OF HOUSE KITCHEN	3.2m x 2.0m
6 - LAUNDRY	3.0m x 1.6m
7 - MAIDS' ROOM	4.1m x 2.4m
8 - OFFICE	4.2m x 3.0m
9 - FAMILY POWDER ROOM	2.0m x 1.5m
10 - STAIRCASE	
11 - OUTDOOR LIVING	
12 - STUDY PATIO	

EXTERIOR

13 - ENTRANCE
14 - SWIMMING POOL
15 - POOL DECK
16 - PARKING
17 - WASTE ROOM
18 - POOL SHOWER



GROUND FLOOR



FIRST FLOOR



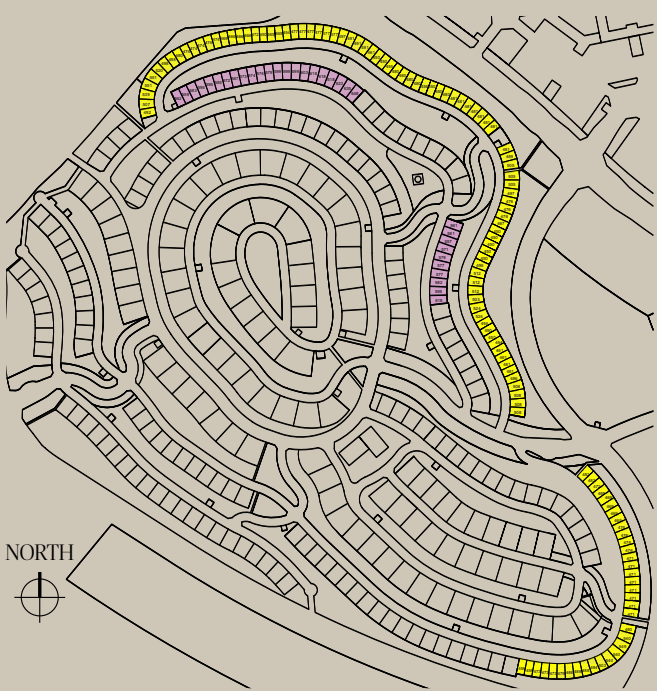
# NAWAYEF HOMES

## TYPE 06

Drawing inspiration from Aegean architecture with clean, open lines, the design is a celebration of harmonious indoor-outdoor living, fostering a profound connection with the surroundings. Featuring 4 spacious bedrooms and a contemporary kitchen, the living spaces inside and out seamlessly contribute to a home meant to be shared with family and friends.

Picture yourself seated beneath the timber pergola, gazing over the pool and views beyond, residing in one of the region's most sought-after addresses — Nawayef West.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 450 - 648 sqm

TYPE 06 | 4 BEDROOMS

FIRST FLOOR	188 m <sup>2</sup>
GROUND FLOOR	160 m <sup>2</sup>
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GRAND TOTAL	348 m <sup>2</sup>

Excluding Parking





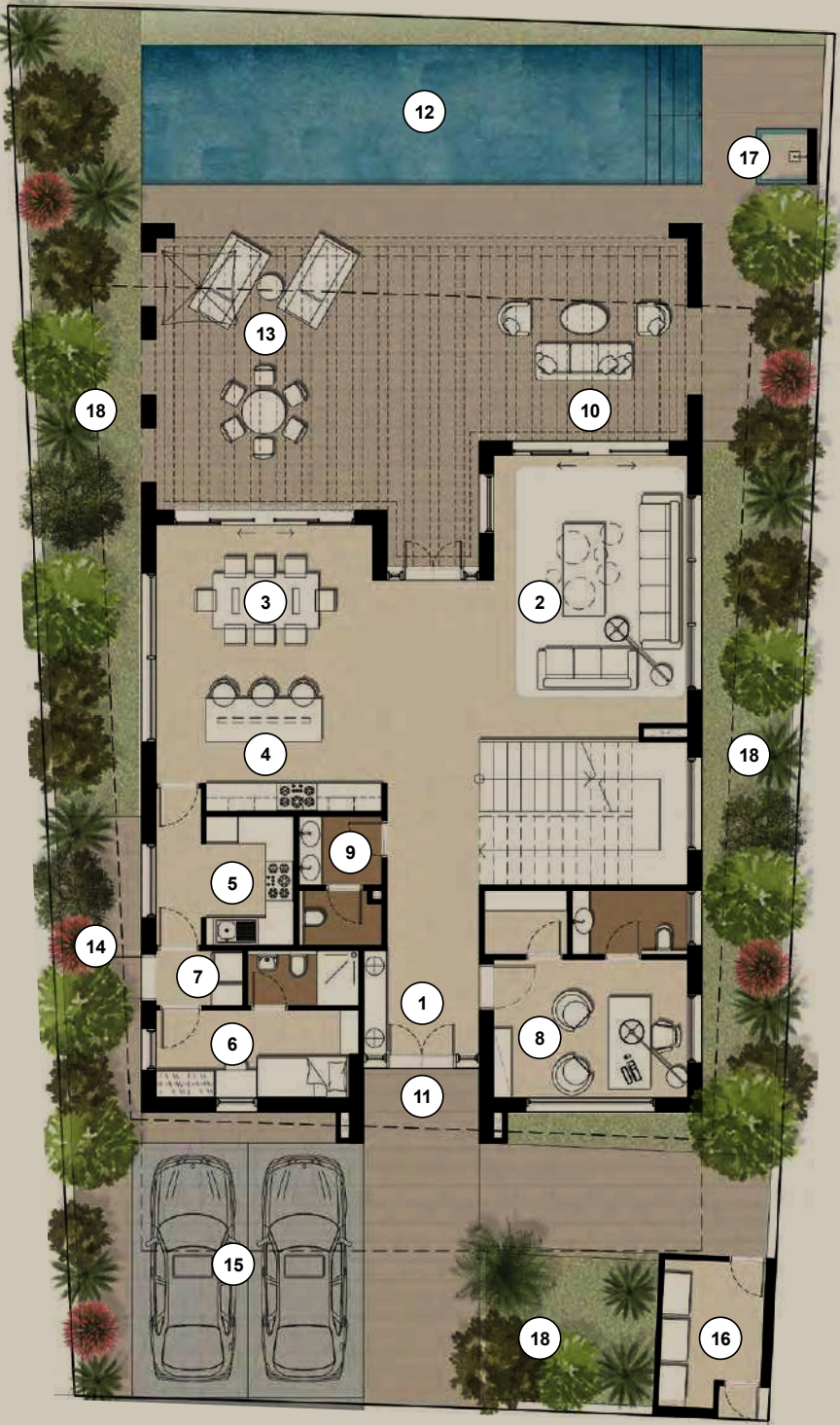
NAWAYEF HOMES  
TYPE 06  
ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	2.5m x 2.0m
2 - LIVING ROOM	4.2m x 6.0m
3 - DINING ROOM	5.0m x 4.0m
4 - SHOW KITCHEN	5.0m x 4.0m
5 - BACK OF HOUSE KITCHEN	3.0m x 3.0m
6 - MAIDS' ROOM	4.2m x 3.0m
7 - LAUNDRY	2.0m x 1.2m
8 - OFFICE	4.2m x 3.0m
9 - FAMILY POWDER ROOM	3.0m x 1.8m
10 - OUTDOOR LIVING	

EXTERIOR

11 - ENTRANCE
12 - SWIMMING POOL
13 - POOL DECK
14 - SECONDARY ENTRANCE
15 - PARKING
16 - WASTE ROOM
17 - POOL SHOWER
18 - GARDEN



GROUND FLOOR



FIRST FLOOR

NAWAYEF HOMES  
TYPE 06  
ROOM SCHEDULE

INTERIOR

1 - MASTER BEDROOM	6.0m x 3.5m
2 - MASTER BEDROOM WARDROBE	4.4m x 2.0m
3 - MASTER BATHROOM	4.4m x 3.0m
4 - BEDROOM 2	5.4m x 3.5m
5 - BEDROOM 2 BATHROOM	4.0m x 2.0m
6 - BEDROOM 3	3.8m x 4.5m
7 - BEDROOM 3 WARDROBE	3.0m x 1.6m
8 - BEDROOM 3 BATHROOM	2.0m x 3.2m
9 - BEDROOM 4	3.8m x 4.5m
10 - BEDROOM 4 WARDROBE	2.5m x 1.6m
11 - BEDROOM 4 BATHROOM	2.0m x 3.7m
12 - STORAGE	1.5m x 1.5m
13 - LINEN WARDROBE	1.5m x 1.5m
14 - STAIRCASE	

EXTERIOR

15 - BALCONY
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