



# Nawayef Heights

BY **MÜDON**

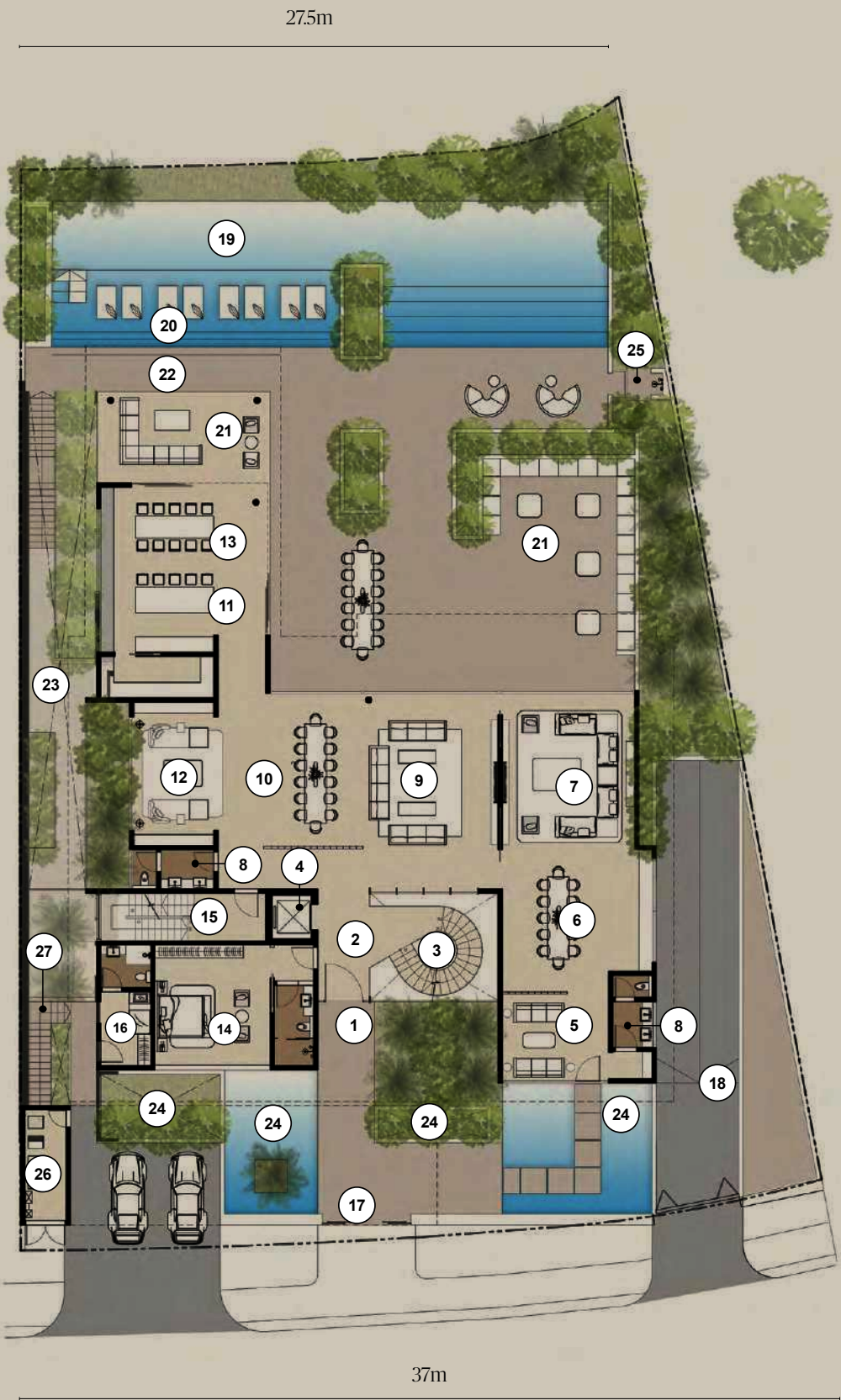
NAWAYEF HEIGHTS  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	3.2m x 2.3m
2 - FOYER	2.4m x 2.4m
3 - FEATURE STAIRCASE	5.4m x 4.2m
4 - LIFT LOBBY	2.6m x 2.4m
5 - MAJLIS FOYER	6.9m x 5.1m
6 - FORMAL DINING	6.9m x 4.4m
7 - MAJLIS	7.2m x 6.4m
8 - POWDER ROOM	3.7m x 1.8m
9 - MAIN LIVING	7.2m x 6.3m
10 - MAIN DINING	7.2m x 4.4m
11 - SHOW KITCHEN	7.6m x 4.7m
12 - LIBRARY	6.6m x 3.7m
13 - BREAKFAST DINING	7.6m x 3.5m
14 - GUEST BEDROOM	5.8m x 5.5m
15 - STAIRCASE	8.1m x 2.2m
16 - DRIVER'S ROOM	3.4m x 2.3m

EXTERIOR

17- GATE ENTRANCE
18 - BASEMENT ACCESS
19 - SWIMMING POOL
20 - SPLASH DECK
21 - OUTDOOR LOUNGE
22 - POOL DECK
23 - VOID
24 - WATER FEATURE
25 - OUTDOOR SHOWER
26 - TRASH & UTILITY AREA
27 - SERVICE STAIRCASE TO BASEMENT



GROUND FLOOR

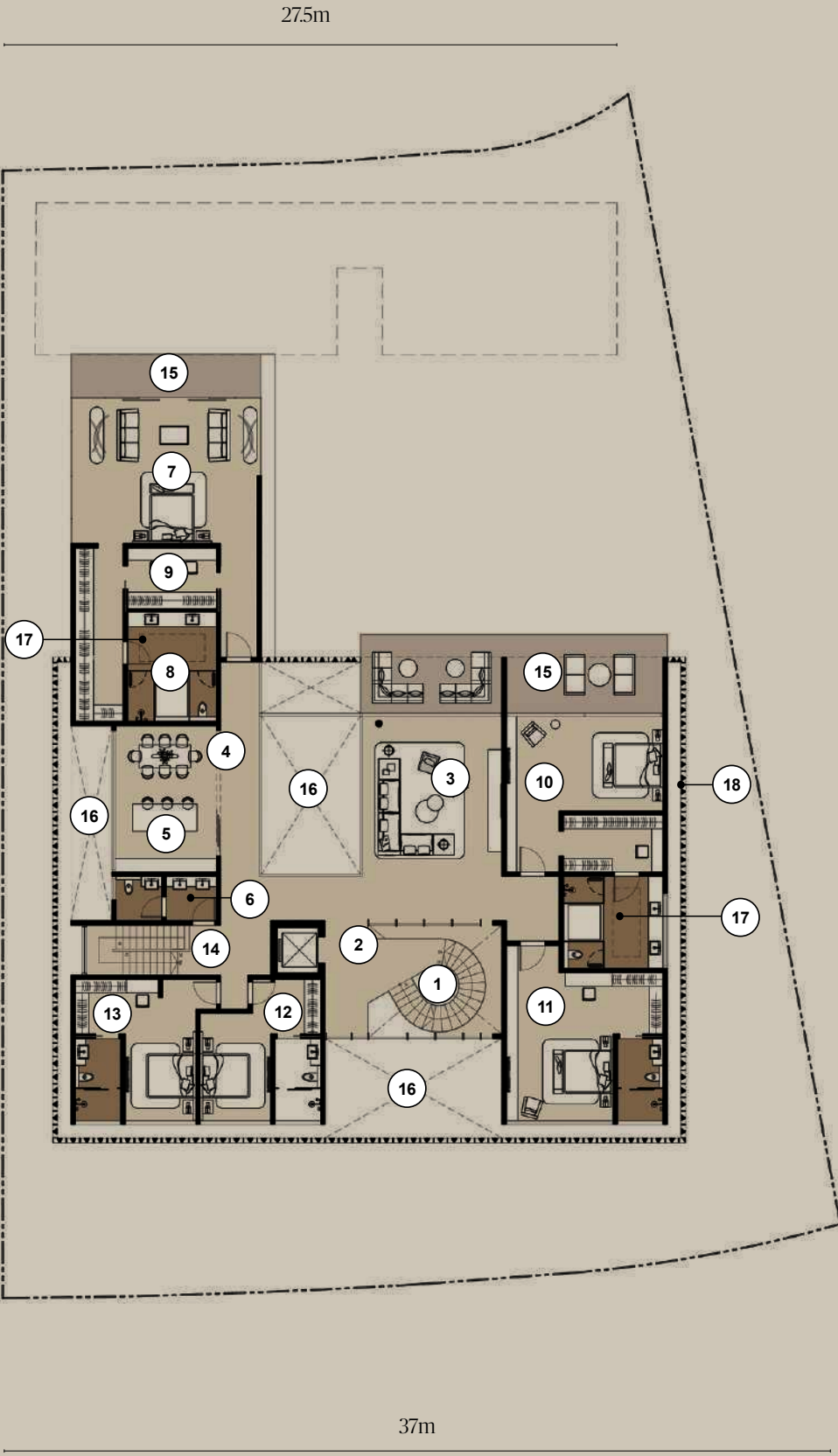
NAWAYEF HEIGHTS  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.4m x 4.2m
2 - LIFT LOBBY	4.2m x 2.4m
3 - FAMILY LOUNGE	7.1m x 6.1m
4 - FAMILY DINING	4.5m x 3m
5 - FAMILY SHOW KITCHEN	4.5m x 3.5m
6 - POWDER ROOM	3.6m x 2m
7 - MASTER BEDROOM	8m x 7.3m
8 - MASTER BATHROOM	4.8m x 3.9m
9 - WALK-IN WARDROBE	7.7m x 3.5m
10 - BEDROOM 3	11.2m x 5.8m
11 - BEDROOM 4	7.7m x 6.1m
12 - BEDROOM 5	6.2m x 4.5m
13 - BEDROOM 6	6.2m x 5.3m
14 - STAIRCASE	4.5m x 2.2m

EXTERIOR

15 - BALCONY
16 - OPEN TO BELOW
17 - SKYLIGHT ABOVE
18 - SCREEN FAÇADE



FIRST FLOOR



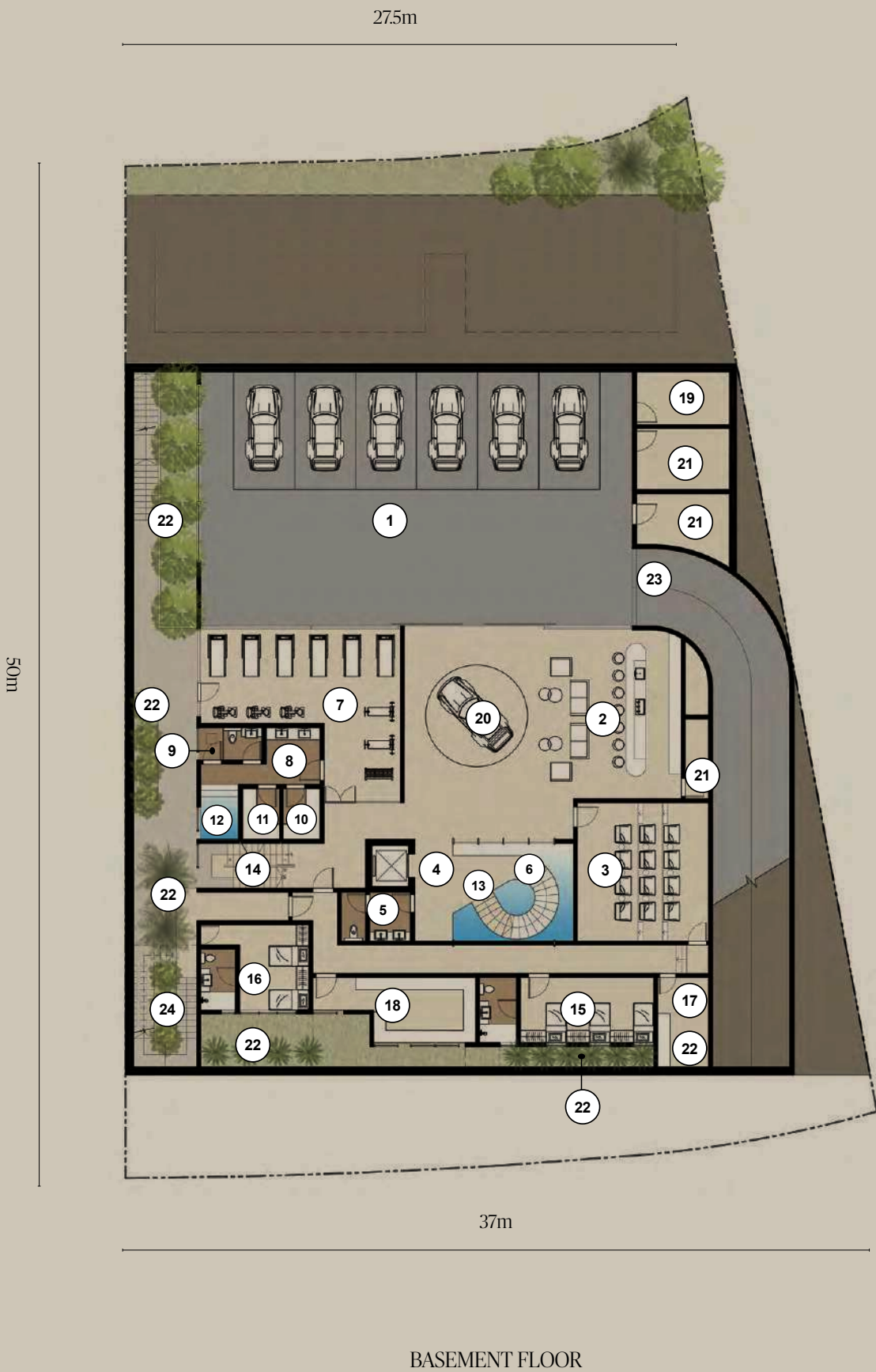
NAWAYEF HEIGHTS  
TYPE 02  
ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	21.2m x 12.5m
2 - BAR LOUNGE	8.3m x 7.3m
3 - CINEMA	7.5m x 6.8m
4 - LIFT LOBBY	5.0m x 2.4m
5 - POWDER ROOM	3.4m x 2.4m
6 - WATER COURTYARD (OPEN TO SKY)	5.4m x 4.8m
7 - GYM	9.8m x 6.1m
8 - RESTROOM/CHANGING ROOM	4.7m x 2.8m
9 - FEATURE RAIN SHOWER	1.6m x 1.2m
10 - STEAM ROOM	2.5m x 1.8m
11 - SAUNA	2.5m x 1.8m
12 - COLD PLUNGE	2.7m x 1.9m
13 - FEATURE STAIRCASE	5.4m x 4.2m
14 - STAIRCASE	4.4m x 2.2m
15 - FEMALE STAFF ROOM	8.6m x 3.2m
16 - MALE STAFF ROOM	5.3m x 4.2m
17 - LAUNDRY	4.8m x 3.5m
18 - KITCHEN	6.6m x 3.2m
19 - MECHANICAL ROOM	5.1m x 2.5m
20 - CAR STAGE	8.3m x 6.5m
21 - STORAGE	5.7m x 2.8m

EXTERIOR

- 22- GARDEN (OPEN TO SKY)
- 23 - RAMP TO GROUND LEVEL
- 24 - SERVICE STAIRCASE TO GROUND





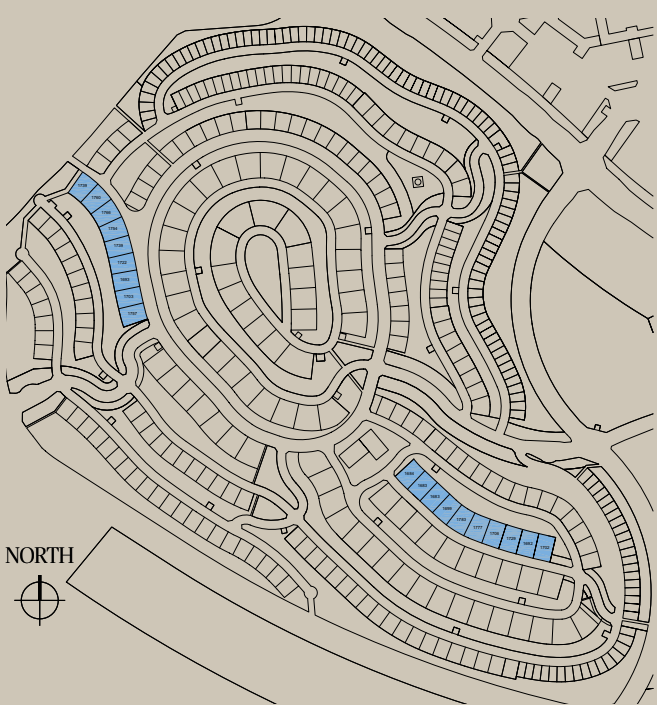
# NAWAYEF HEIGHTS

## TYPE 03

Step into this villa to be greeted by the elegance of its entrance 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 centered around entertainment and socializing. The Majlis, with its own separate entry, 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 material 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 1,683 - 1,783 sqm

TYPE 03 | 5 BEDROOMS

FIRST FLOOR	362 m <sup>2</sup>
GROUND FLOOR	458 m <sup>2</sup>
BASEMENT	396 m <sup>2</sup>
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GRAND TOTAL	1,216 m <sup>2</sup>

Excluding Parking





NAWAYEF HEIGHTS  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1 - PRIMARY ENTRANCE	5.0m x 6.4m
2 - PIANO LOUNGE	5.6m x 4.3m
3 - MAJLIS MEDIA ROOM	5.0m x 5.6m
4 - MAJLIS LIVING ROOM	6.7m x 12.8m
5 - LIVING ROOM	6.2m x 8.2m
6 - SHOW KITCHEN	4.0m x 7.0m
7 - DINING ROOM	4.9m x 5.0m
8 - BACK OF HOUSE KITCHEN	1.9m x 3.4m
9 - FAMILY POWDER ROOM	1.9m x 3.1m
10 - GARAGE	6.7m x 6.8m
11 - MAIDS' BEDROOM	4.2m x 5.3m
12 - MAIDS' BATHROOM	2.0m x 3.6m
13 - MAJLIS POWDER ROOM	2.0m x 4.2m
14 - MAJLIS ENTRANCE	2.2m x 3.7m
15 - POOL BATHROOM	2.2m x 3.4m

EXTERIOR

16 - OUTDOOR DINING
17 - OUTDOOR LIVING
18 - VILLA ARRIVAL
19 - DRIVEWAY
20 - WASTE ROOM
21 - LAUNDRY
22 - BRIDGE TO ENTRY
21 - RAMP DOWN
21 - SUNKEN FIREPIT



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1 - HER'S MASTER BEDROOM	5.4m x 6.5m
2 - HERS MASTER BATHROOM	4.0m x 6.1m
3 - HERS MASTER WARDROBE	2.5m x 6.1m
4 - HIS MASTER BATHROOM	5.0m x 5.9m
5 - HIS MASTER WARDROBE	2.4m x 4.4m
6 - BRIDGE	1.9m x 9.9m
7 - BEDROOM 2	5.2m x 5.4m
8 - BEDROOM 2 BATHROOM	2.4m x 3.5m
9 - BEDROOM 2 WARDROBE	2.4m x 2.6m
10 - BEDROOM 3	3.8m x 4.0m
11 - BEDROOM 3 BATHROOM	1.7m x 3.5m
12 - LAUNDRY	2.0m x 3.4m
13 - BEDROOM 4	4.5m x 4.6m
14 - BEDROOM 4 BATHROOM	1.7m x 5.2m
15 - BEDROOM 4 WARDROBE	2.0m x 1.9m
16 - FAMILY DEN	10.5m x 4.3m

EXTERIOR

17 - BEDROOM 1 BALCONY
18 - BEDROOM 2 BALCONY



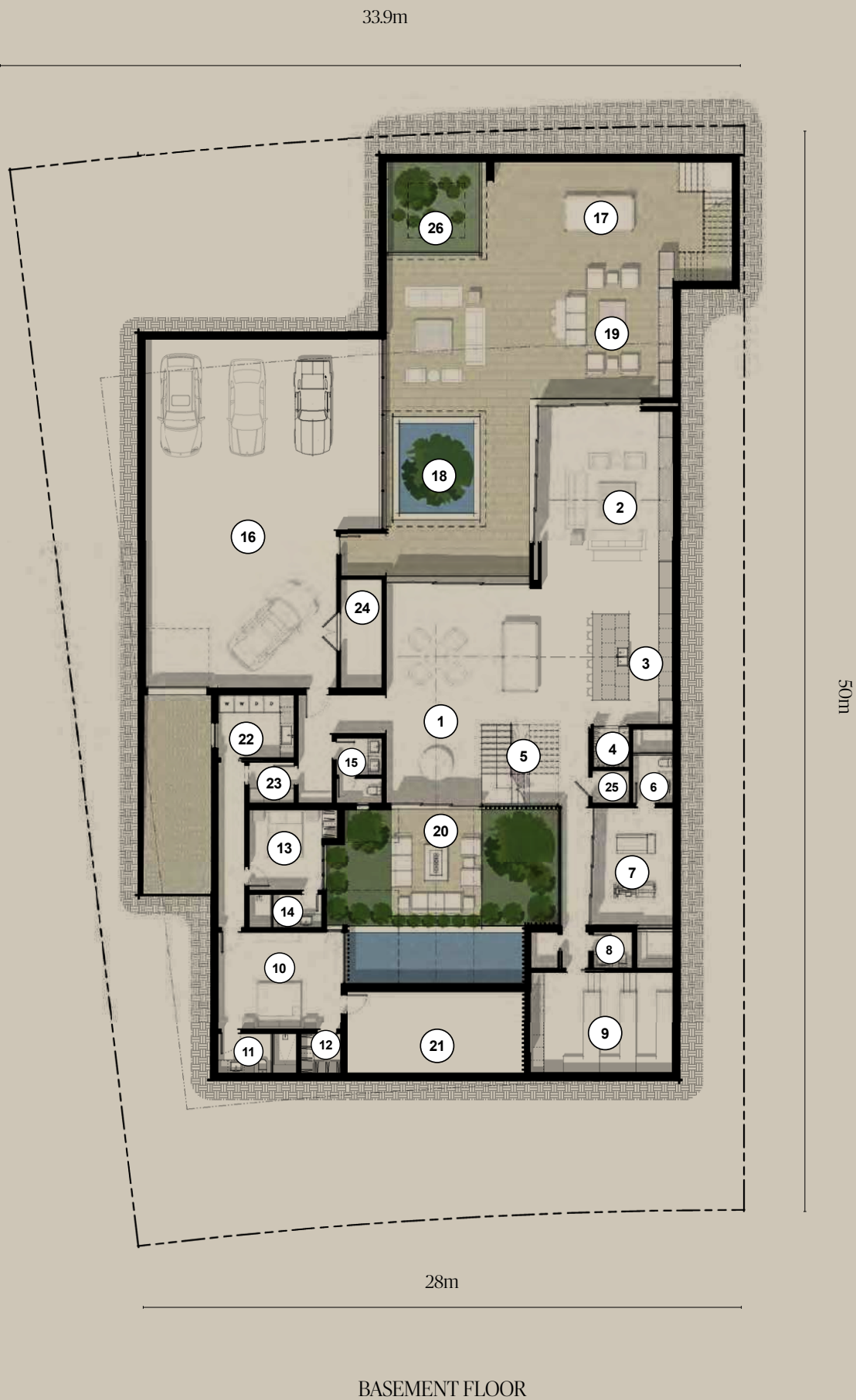
NAWAYEF HEIGHTS  
TYPE 03  
ROOM SCHEDULE

INTERIOR

1 - LOUNGE	7.2m x 10.1m
2 - MEDIA LOUNGE	6.16m x 8.1m
3 - BAR	3.9m x 6.4m
4 - WINE ROOM	1.7m x 1.8m
5 - STAIR	3.5m x 3.6m
6 - GYM BATHROOM	3.4m x 1.8m
7 - GYM	5.5m x 3.8m
8 - POWDER ROOM	1.4m x 1.7m
9 - SCREENING ROOM	6.5m x 4.6m
10 - MAIDS' ROOM	5.6m x 4.5m
11 - MAIDS' BATHROOM	3.6m x 1.8m
12 - MAIDS' WARDROBE	1.8m x 1.8m
13 - DRIVERS ROOM	3.4m x 3.7m
14 - DRIVERS BATHROOM	1.5m x 3.3m
15 - POWDER ROOM	1.9m x 2.1m
16 - GARAGE	10.8m x 16.1m

EXTERIOR

17 - GAME AREA (COVERED)
18 - WATER FEATURE
19 - OUTDOOR LIVING (COVERED)
20 - COURTYARD
21 - UTILITY (STORAGE)
22 - LAUNDRY
23 - STORAGE
24 - UTILITIES / STORAGE
25 - ELEVATOR
26 - PLANTER





# NAWAYEF HEIGHTS

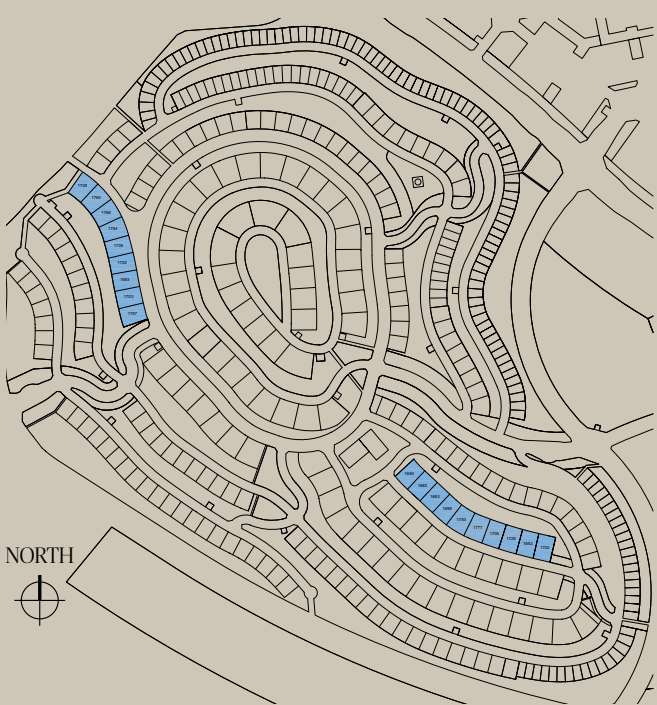
## TYPE 04

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 amenity level offering additional entertainment space, gym, spa, service components, and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 1,683 - 1,783 sqm

TYPE 04 | 5 BEDROOMS

FIRST FLOOR	428 m <sup>2</sup>
GROUND FLOOR	525 m <sup>2</sup>
BASEMENT	462 m <sup>2</sup>
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GRAND TOTAL	1,416 m <sup>2</sup>

Excluding Parking





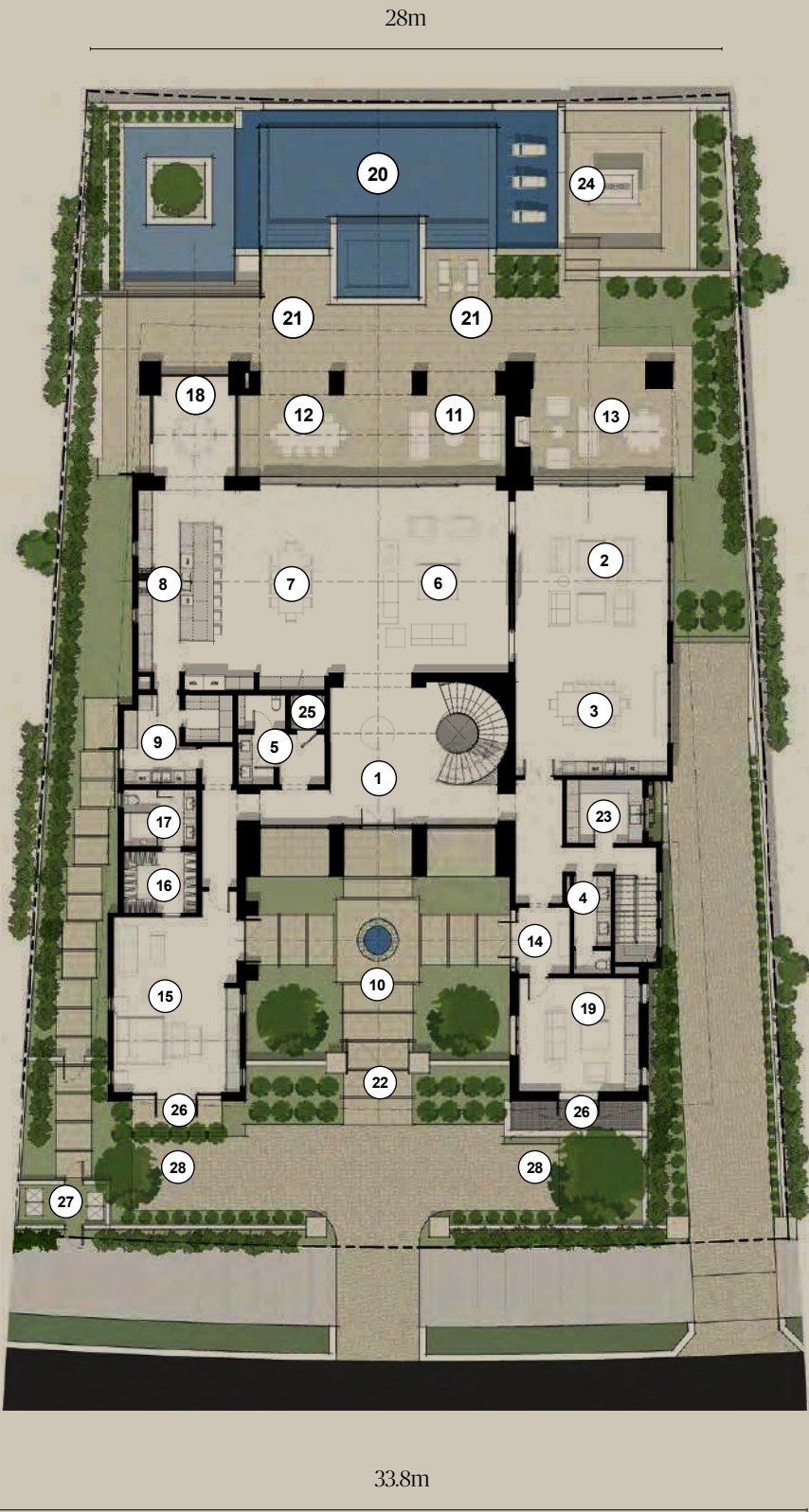
NAWAYEF HEIGHTS  
TYPE 04  
ROOM SCHEDULE

INTERIOR

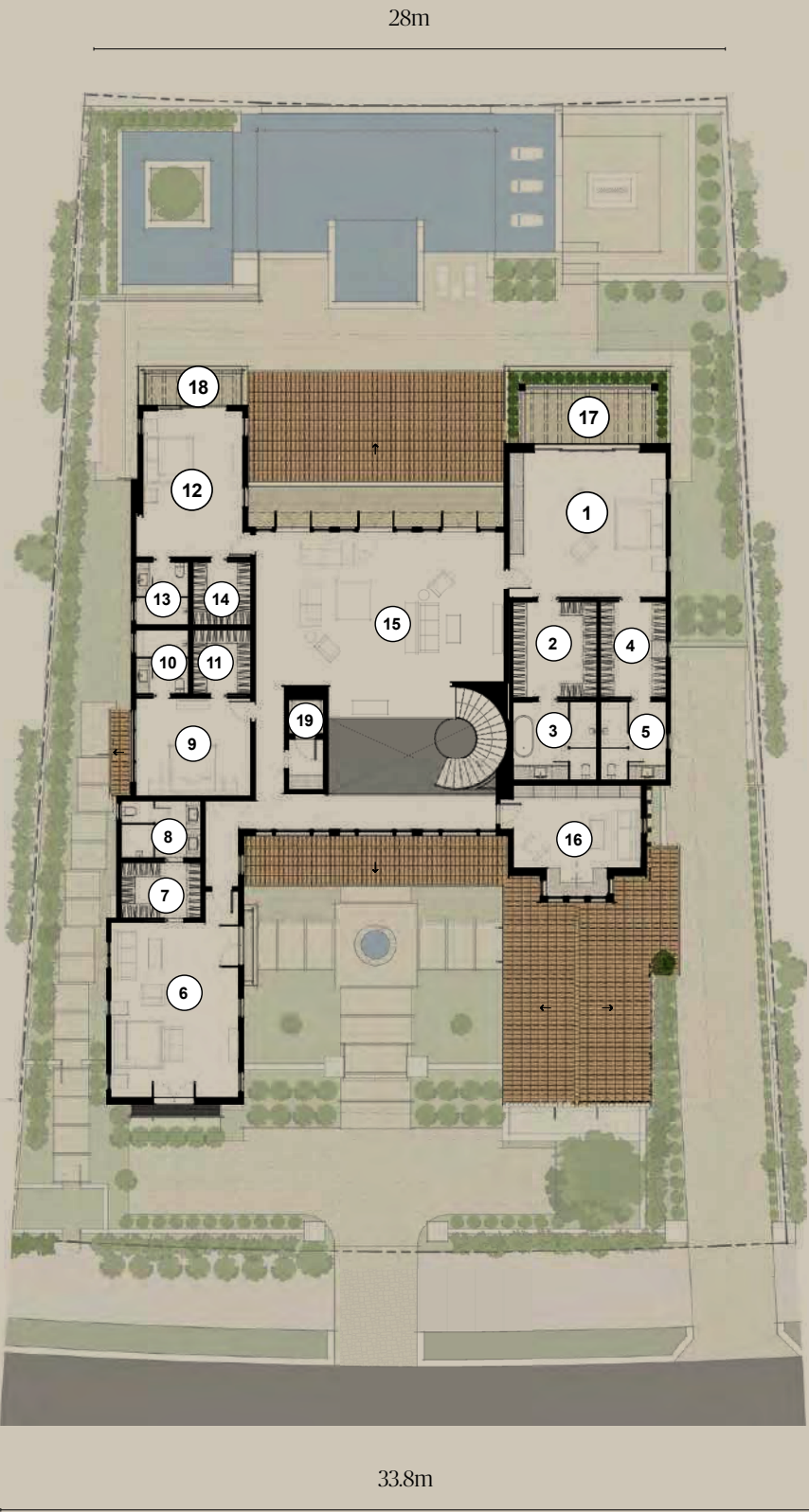
1 - PRIMARY ENTRANCE	6.0m x 5.0m
2 - MAJLIS / FORMAL LIVING ROOM	6.0m x 6.5m
3 - MAJLIS BAR / DINING	6.0m x 7.0m
4 - MAJLIS POWDER ROOM	2.0m x 2.0m
5 - FAMILY POWDER ROOM	4.0m x 2.0m
6 - LIVING ROOM	8.0m x 8.0m
7 - DINING ROOM	8.0m x 3.0m
8 - SHOW KITCHEN	8.0m x 5.0m
9 - BACK OF HOUSE KITCHEN/PANTRY	4.0m x 4.0m
10 - ARRIVAL COURTYARD	11.0m x 11.0m
11 - COVERED OUTDOOR LIVING	6.0m x 5.0m
12 - COVERED OUTDOOR DINING	6.5m x 5.0m
13 - MAJLIS OUTSIDE TERRACE (COVERED)	5.0m x 6.0m
14 - MAJLIS ENTRANCE	3.0m x 2.3m
15 - BEDROOM 2	7.7m x 5.6m
16 - BEDROOM 2 WARDROBE	2.6m x 3.2m
17 - BEDROOM 2 BATHROOM	2.5m x 3.2m
18 - BREAKFAST NOOK	4.4m x 3.5m
19 - MAJLIS MEDIA ROOM	5.0m x 6.0m

EXTERIOR

20 - SWIMMING POOL
21 - POOL DECK
22 - ENTRANCE
23 - MAJLIS MUDROOM / PANTRY
24 - SUNKEN FIREPIT
25 - ELEVATOR
26 - PATIO
27 - WASTE ROOM
28 - GUEST PARKING



GROUND FLOOR



FIRST FLOOR



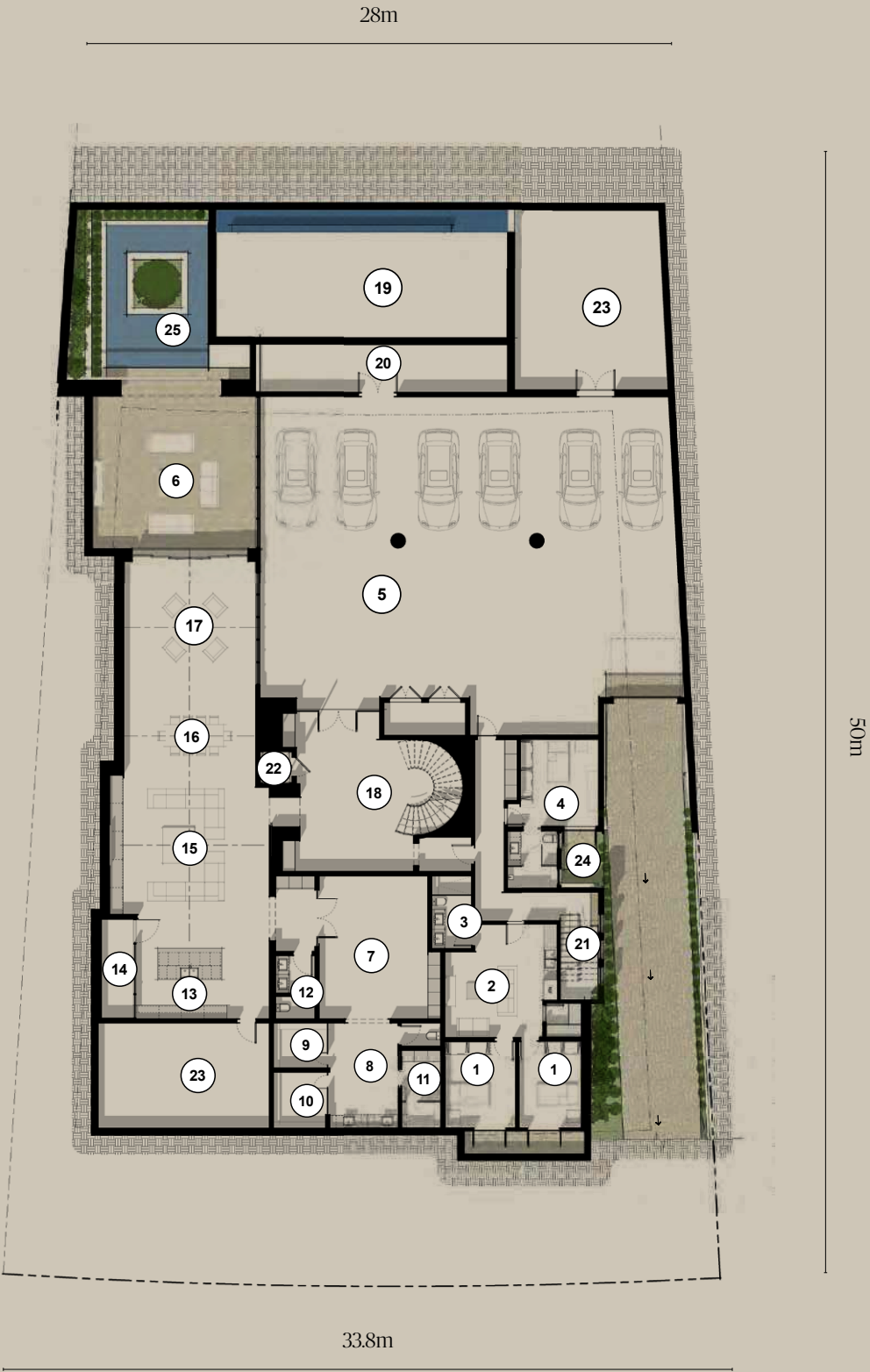
NAWAYEF HEIGHTS  
TYPE 04  
ROOM SCHEDULE

INTERIOR

1 - MAID'S ROOM	3.0m x 4.0m
2 - MAID'S COMMON ROOM	4.6m x 4.0m
3 - MAID'S BATHROOM	3.5m x 2.0m
4 - DRIVER'S ROOM & BATHROOM	7.0m x 3.7m
5 - GARAGE	13.2m x 19.3m
6 - COVERED OUTDOOR LIVING	8.0m x 6.0m
7 - GYM	5.0m x 7.0m
8 - GYM BATH	5.0m x 3.0m
9 - SAUNA	2.5m x 2.0m
10 - STEAM ROOM	2.5m x 2.5m
11 - LOCKER ROOM/SHOWER	2.0m x 3.7m
12 - POWDER ROOM	2.5m x 2.0m
13 - BAR	5.0m x 6.3m
14 - WINE ROOM	4.6m x 1.6m
15 - MEDIA ROOM	6.0m x 7.6m
16 - DINING	6.3m x4.2m
17 - LOUNGE	6.3m x 6.5m
18 - FAMILY STAIRCASE & ATRIUM	7.7m x 7.5m

EXTERIOR

19 - SWIMMING POOL ABOVE
20 - POOL EQUIP. /MECH. ROOM
21 - STAFF STAIRCASE
22 - ELEVATOR
23 - UTILITY / STORAGE
24 - LIGHT WELL
25 - COURTYARD



BASEMENT FLOOR





# NAWAYEF HEIGHTS

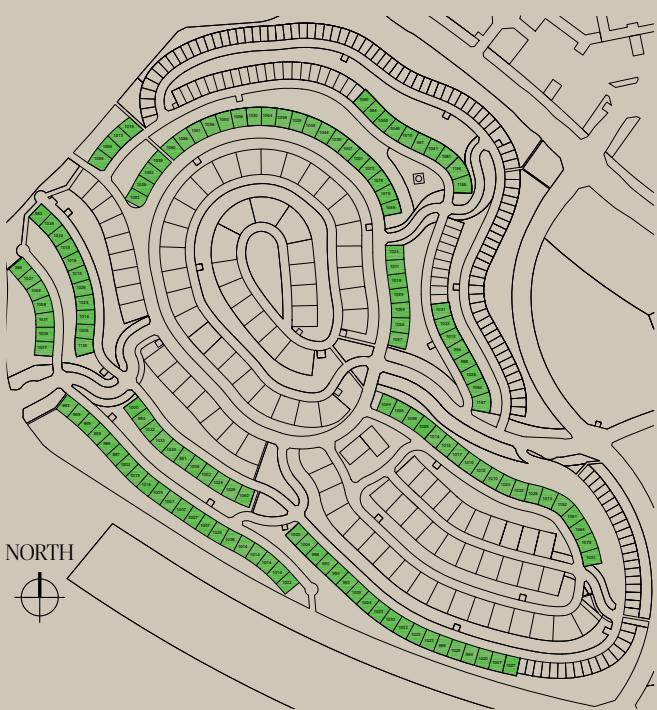
## TYPE 05

As you step into this impressive villa through the private courtyard, you'll uncover a design that encapsulates the Southern California lifestyle, defined by a modern open floor plan paired with full-height sliding doors to optimize 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 amenity level providing additional entertainment space, gym, spa, theatre, service components and staff housing.

NAWAYEF HEIGHTS PLOT LOCATIONS



Plots range from 983 - 1,194 sqm

TYPE 05 | 5 BEDROOMS

FIRST FLOOR	242 m <sup>2</sup>
GROUND FLOOR	290 m <sup>2</sup>
BASEMENT	301 m <sup>2</sup>
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GRAND TOTAL	833 m <sup>2</sup>

Excluding Parking





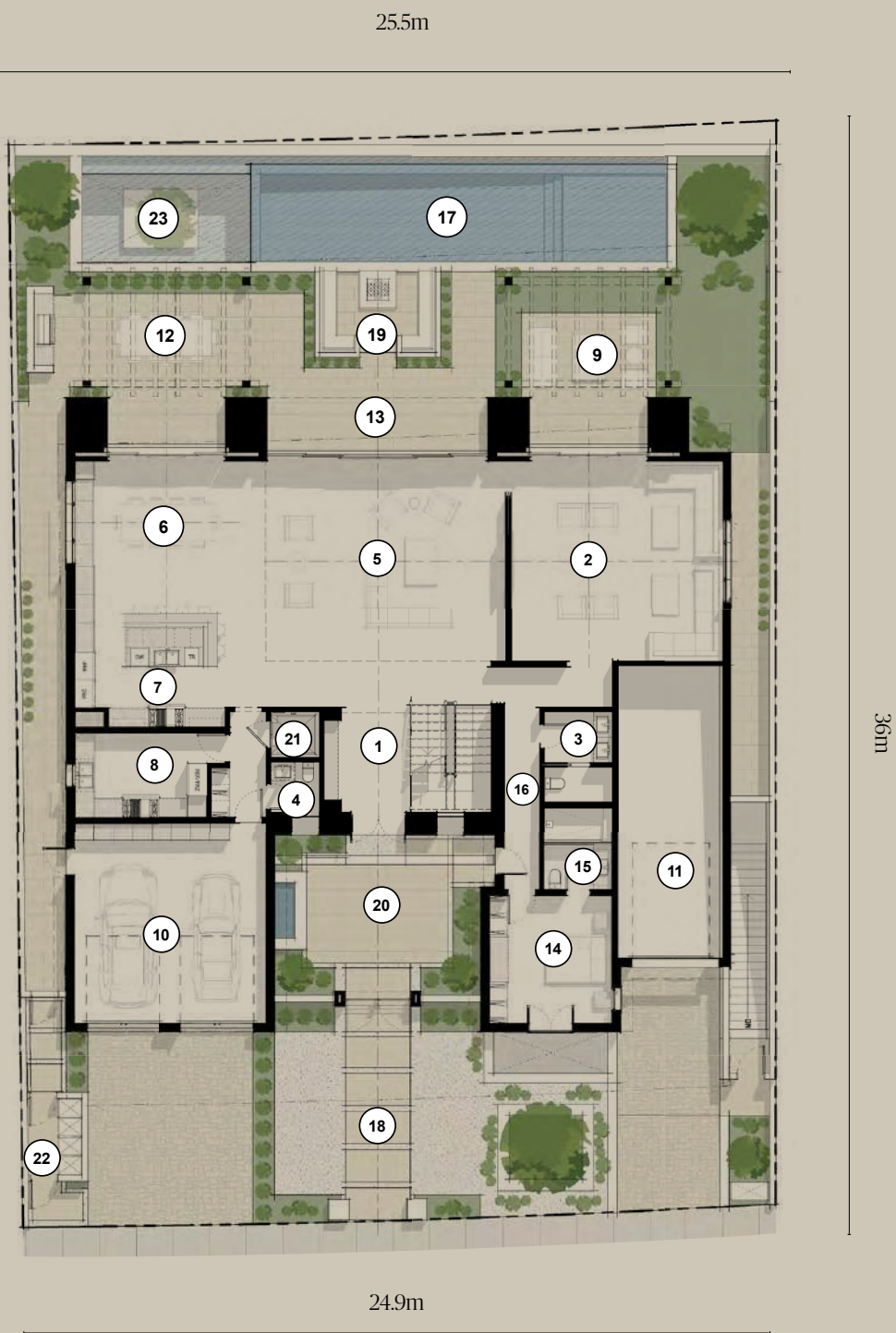
NAWAYEF HEIGHTS  
TYPE 05  
ROOM SCHEDULE

INTERIOR

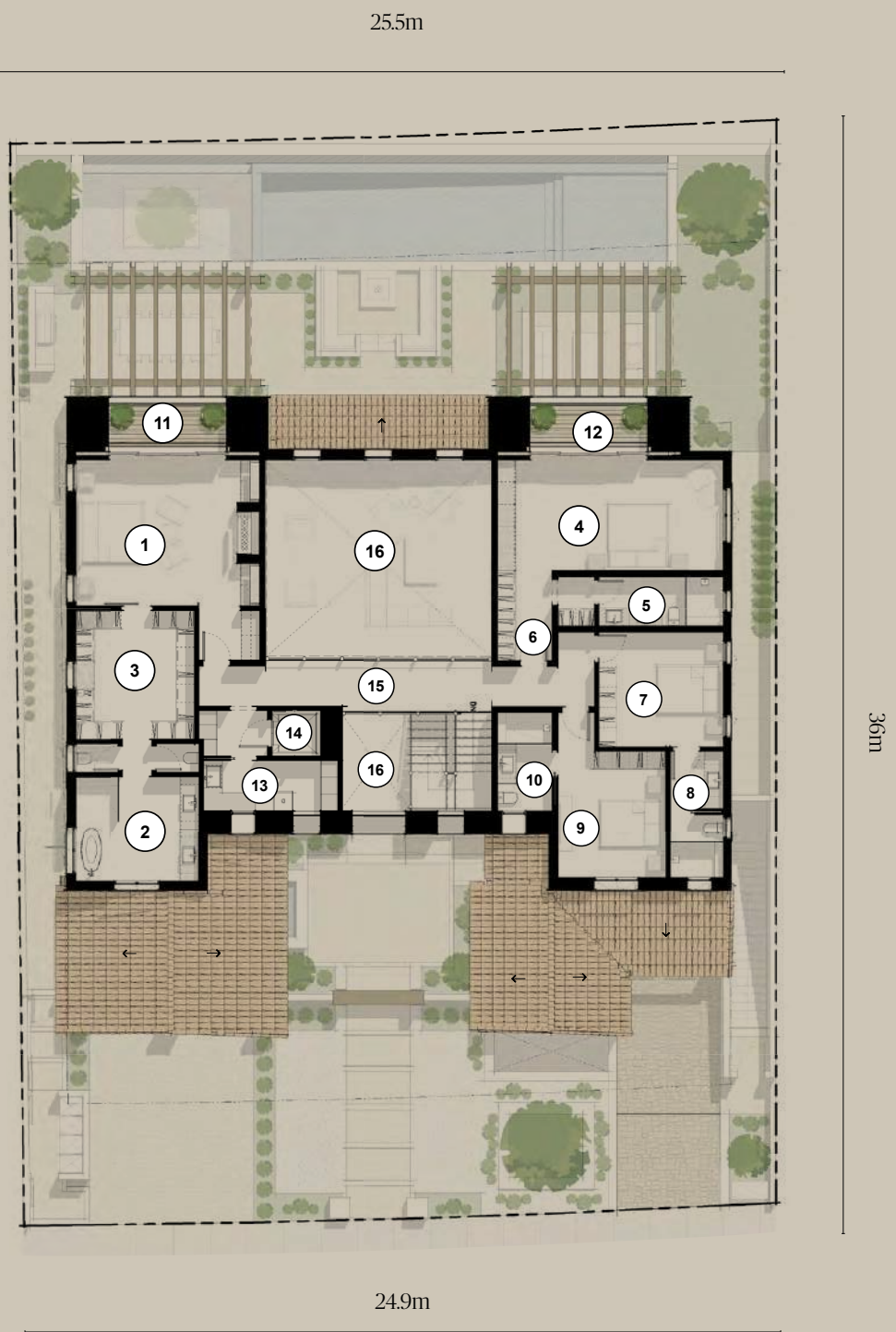
1 - PRIMARY ENTRANCE	3.4m x 2.3m
2 - MAJLIS / FORMAL LIVING ROOM	6.7m x 6.5m
3 - MAJLIS POWDER ROOM	1.6m x 2.3m
4 - FAMILY POWDER ROOM	1.7m x 1.6m
5 - LIVING ROOM	8.2m x 8.0m
6 - DINING ROOM	3.5m x 6.4m
7 - SHOW KITCHEN	4.7m x 6.4m
8 - BACK OF HOUSE KITCHEN	2.8m x 4.4m
9 - MAJLIS OUTSIDE TERRACE	5.8m x 4.8m
10 - 2 CAR GARAGE (COVERED)	6.7m x 6.4m
11 - RAMP DOWN	7.3m x 3.4m
12 - COVERED OUTDOOR DINING ROOM	5.0m x 7.9m
13 - PATIO	2.8m x 7.4m
14 - BEDROOM 2	4.2m x 4.1m
15 - BATHROOM 2	2.8m x 2.3m

EXTERIOR

16 - CORRIDOR
17 - SWIMMING POOL
18 - ARRIVAL COURTYARD
19 - FIREPIT LOUNGE
20 - COURTYARD
21 - ELEVATOR
22 - WASTE ROOM
23 - REFLECTING POOL BELOW



GROUND FLOOR



FIRST FLOOR

NAWAYEF HEIGHTS  
TYPE 05  
ROOM SCHEDULE

INTERIOR

1 - BEDROOM 1	4.9m x 6.1m
2 - BEDROOM 1 BATHROOM	4.6m x 4.0m
3 - BEDROOM 1 WARDROBE	4.3m x 4.2m
4 - BEDROOM 2	4.8m x 5.6m
5 - BEDROOM 2 BATHROOM	5.4m x 1.8m
6 - BEDROOM 2 WARDROBE	2.6m x 1.8m
7 - BEDROOM 3	4.0m x 4.2m
8 - BEDROOM 3 BATHROOM	4.2m x 1.8m
9 - BEDROOM 4	4.2m x 3.6m
10 - BEDROOM 4 BATHROOM	3.3m x 1.8m

EXTERIOR

11 - BEDROOM 1 BALCONY
12 - BEDROOM 2 BALCONY
13 - LAUNDRY
14 - ELEVATOR
15 - CORRIDOR
16 - VOID



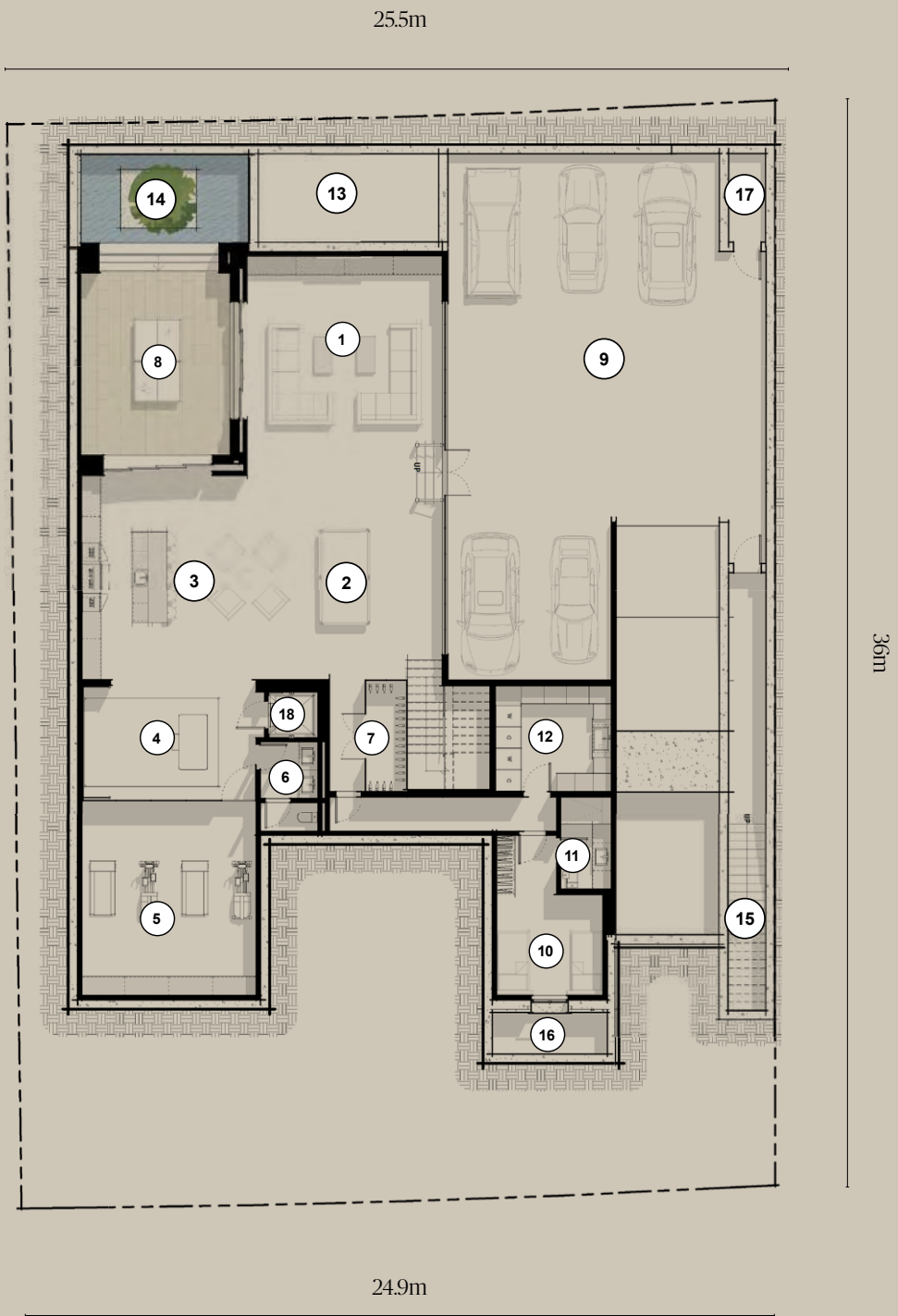
NAWAYEF HEIGHTS  
TYPE 05  
ROOM SCHEDULE

INTERIOR

1 - MEDIA	6.5m x 7.3m
2 - GAME ROOM	6.5m x 6.8m
3 - BAR	6.8m x 5.5m
4 - GOLF SIMULATOR	3.8m x 5.8m
5 - GYM	6.5m x 5.8m
6 - FAMILY POWDER ROOM	1.9m x 3.0m
7 - WINE ROOM	3.7m x 1.4m
8 - COVERED OUTDOOR LIVING	6.0m x 5.0m
9 - 5 CAR GARAGE	10.5m x 17.5m
10 - MAIDS' ROOM	6.6m x 3.5m
11 - MAIDS' BATHROOM	3.1m x 1.7m
12 - LAUNDRY	4.2m x 3.8m

EXTERIOR

13 - GARDEN (OPEN TO SKY)
14 - RAMP TO GROUND LEVEL
15 - SERVICE STAIRCASE TO GROUND
16 - MAINTENANCE LADDER
17 - UTILITY AREA
18 - ELEVATOR



BASEMENT FLOOR





# NAWAYEF HEIGHTS

## TYPE 07

### ROOM SCHEDULE

## INTERIOR

1 - MAIN ENTRANCE	4.0m x 1.5m
2 - FOYER	4.0m x 2.3m
3 - POWDER ROOM	1.6m x 2.2m
4 - THE GRAND HALL	2.2m x 2.2m
5 - FEATURE STAIRCASE	3.5m x 5.8m
6 - GUEST BEDROOM	4.7m x 5.8m
7 - LOUNGE	4.1m x 6.4m
8 - FORMAL DINING ROOM	7.7m x 6.1m
9 - MAJLIS	6.2m x 6.1m
10 - FORMAL LIVING	5.8m x 6.1m
11 - DINING	3.1m x 5.0m
12 - SHOW KITCHEN	2.6m x 2.6m
13 - PANTRY	4.3m x 3.4m
14 - LIFT LOBBY	1.6m x 8.3m
15 - FAMILY STAIRCASE	4.3m x 2.2m
16 - DRIVERS ROOM	2.1m x 4.8m

EXTERIOR

- 17 - GATE ENTRANCE
- 18 - SHELTERED PARKING
- 19 - TRASH / UTILITY AREA
- 20 - STAIRCASE TO BASEMENT
- 21 - BASEMENT ACCESS
- 22 - GARDEN
- 23 - REFLECTING POOL
- 24 - OUTDOOR SHOWER
- 25 - SWIMMING POOL
- 26 - SUNKEN PATIO
- 27 - POOL DECK
- 28 - GRASS LAWN
- 29 - OPEN TO BELOW
- 30 - MAINTENANCE LADDER



GROUND FLOOR

# NAWAYEF HEIGHTS

## TYPE 07

### ROOM SCHEDULE

## INTERIOR

1 - FEATURE STAIRCASE	4.7m x 5.8m
2 - FAMILY ROOM	5.9m x 6.2m
3 - FAMILY DINING ROOM	3.0m x 6.2m
4 - FAMILY SHOW KITCHEN	2.9m x 4.2m
5 - FAMILY POWDER ROOM	3.1m x 6.1m
6 - LIFT LOBBY	1.6m x 2.2m
7 - FAMILY STAIRCASE	7.2m x 5.4m
8 - MASTER BEDROOM	3.8m x 4.5m
9 - MASTER BATHROOM	2.2m x 4.5m
10 - WALK-IN WARDROBE	2.6m x 2.6m
11 - BEDROOM 3	4.3m x 3.4m
12 - BEDROOM 4	5.9m x 4.6m
13 - BEDROOM 5	8.2m x 4.6m
14 - BEDROOM 6	8.2m x 4.6m
15 - BEDROOM 7	7.5m x 4.3m

EXTERIOR

- 16 - OPEN TO BELOW  
17 - BALCONY  
18 - SCREEN FAÇADE  
19 - MAINTENANCE LADDER



FIRST FLOOR



NAWAYEF HEIGHTS  
TYPE 07  
ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	12.4m x 14.6m
2 - LOUNGE	12.4m x 4.1m
3 - BAR	5.8m x 6.2m
4 - GYM	1.6m x 3.3m
5 - SHOWER ROOM	2.4m x 2.6m
6 - SPA (SAUNA & STEAM)	4.3m x 3.4m
OPTION	
7 - SPA (TREATMENT) OPTON	5.3m x 2.9m
8 - LIFT LOBBY	4.6m x 2.9m
9 - FAMILY STAIRCASE	2.5m x 3.5m
10 - MALE STAFF ROOM	2.6m x 3.5m
11 - FEMALE STAFF ROOM	5.0m x 8.9m
12 - LAUNDRY	1.4m x 2.3m
13 - KITCHEN	1.4m x 3.6m
14 - POWDER ROOM	1.3m x 3.1m
15 - MECHANICAL ROOM	

EXTERIOR

16 - GARDEN (OPEN TO SKY)
17 - STAIRCASE TO POOL AREA
18 - SERVICE STAIRCASE
19 - RAMP TO GROUND LEVEL
20 - POOL LINE ABOVE





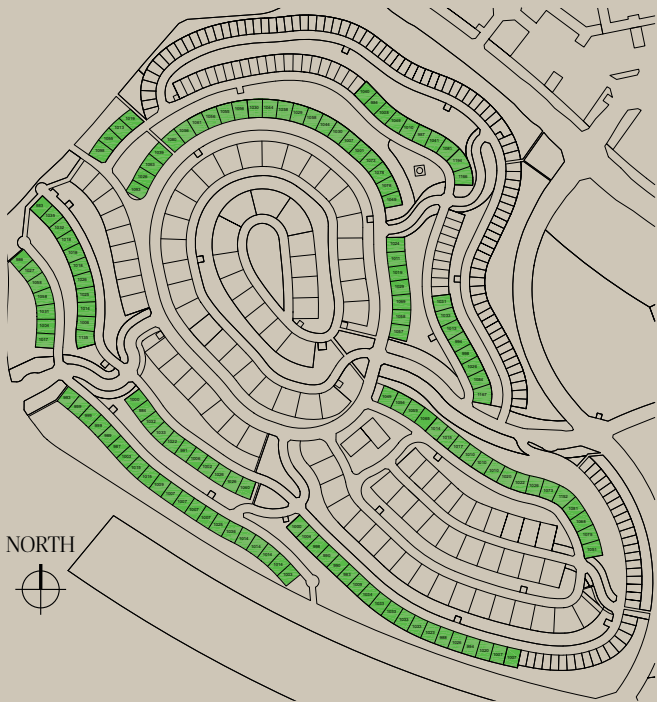
# NAWAYEF HEIGHTS

## 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 to explore.

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 - 1,194 sqm

TYPE 08 | 5 BEDROOMS

FIRST FLOOR	327 m <sup>2</sup>
GROUND FLOOR	293 m <sup>2</sup>
BASEMENT	198 m <sup>2</sup>
<hr/>	
GRAND TOTAL	818 m <sup>2</sup>

Excluding Parking





NAWAYEF HEIGHTS  
TYPE 08  
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	2.2m x 1.5m
2 - FOYER	5.1m x 2.4m
3 - FEATURE STAIRCASE	5.1m x 2.6m
4 - LIFT LOBBY	2.4m x 1.7m
5 - MAJLIS FOYER	6.0m x 2.6m
6 - FORMAL DINING	5.2m x 4.5m
7 - MAJLIS	6.0m x 5.0m
8 - POWDER ROOM	3.8m x 1.8m
9 - MAIN LIVING	6.8m x 6.1m
10 - MAIN DINING	6.8m x 5.5m
11 - SHOW KITCHEN	5.8m x 5.5m
12 - LIBRARY OPTION	6.8m x 3.8m
13 - GUEST BEDROOM	5.8m x 4.2m
14 - STAIRCASE	4.8m x 2.3m

EXTERIOR

15 - GATE ENTRANCE
16 - BASEMENT ACCESS
17 - SWIMMING POOL
18 - SPLASH DECK
19 - OUTDOOR LOUNGE
20 - POOL DECK
21 - OPEN TO BELOW
22 - WATER FEATURE
23 - OUTDOOR SHOWER
24 - TRASH & UTILITY AREA
25 - SERVICE STAIRCASE TO BASEMENT
26 - MAINTENANCE LADDER



GROUND FLOOR

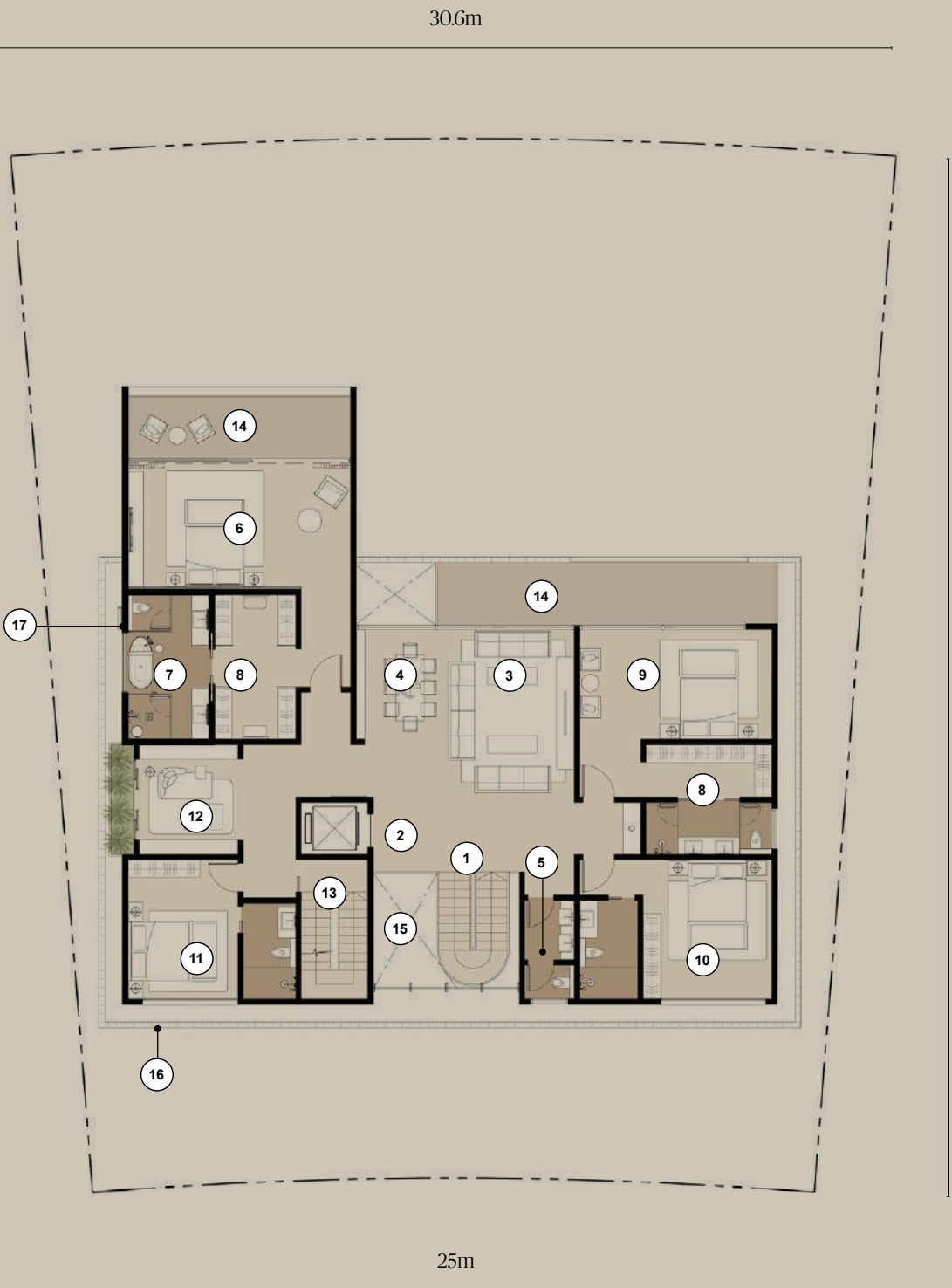
NAWAYEF HEIGHTS  
TYPE 08  
ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.1m x 2.6m
2 - LIFT LOBBY	2.4m x 1.7m
3 - FAMILY LOUNGE	5.9m x 4.5m
4 - FAMILY DINING	5.9m x 2.7m
5 - POWDER ROOM	3.4m x 1.7m
6 - MASTER BEDROOM	7.7m x 5.2m
7 - MASTER BATHROOM	5.0m x 2.8m
8 - WALK-IN WARDROBE	5.0m x 2.8m
9 - BEDROOM 3	7.8m x 6.0m
10 - BEDROOM 4	6.7m x 4.8m
11 - BEDROOM 5	5.8m x 4.3m
12 - LIBRARY / STUDY	3.8m x 3.5m
13 - STAIRCASE	4.8m x 2.3m

EXTERIOR

14 - BALCONY
15 - OPEN TO BELOW
16 - SCREEN FAÇADE
17 - MAINTENANCE LADDER



FIRST FLOOR



NAWAYEF HEIGHTS  
TYPE 08  
ROOM SCHEDULE

INTERIOR

1 - CAR GALLERY	12.1m x 12.0m
2 - BAR	10.0m x 3.0m
3 - LOUNGE	5.1m x 4.2m
4 - POWDER ROOM	4.6m x 1.6m
5 - LIFT LOBBY	2.4m x 1.7m
6 - GYM	7.8m x 3.1m
7 - SHOWER ROOM	3.1m x 1.8m
8 - SPA (SAUNA & STEAM) OPTION	4.1m x 3.1m
9 - SPA (TREATMENT) OPTION	4.1m x 3.1m
10 - STAIRCASE	4.8m x 2.3m
11 - FEMALE STAFF ROOM	4.9m x 3.1m
12 - MALE STAFF ROOM	3.4m x 3.3m
13 - LAUNDRY	4.5m x 1.8m
14 - KITCHEN	3.4m x 2.3m
15 - DRIVER'S ROOM	7.2m x 3.5m

EXTERIOR

16 - GARDEN (OPEN TO SKY)
17 - RAMP TO GROUND LEVEL
18 - SERVICE STAIRCASE TO GROUND
19 - MAINTENANCE LADDER







# Nawayef Homes

BY **MÜDÖN**



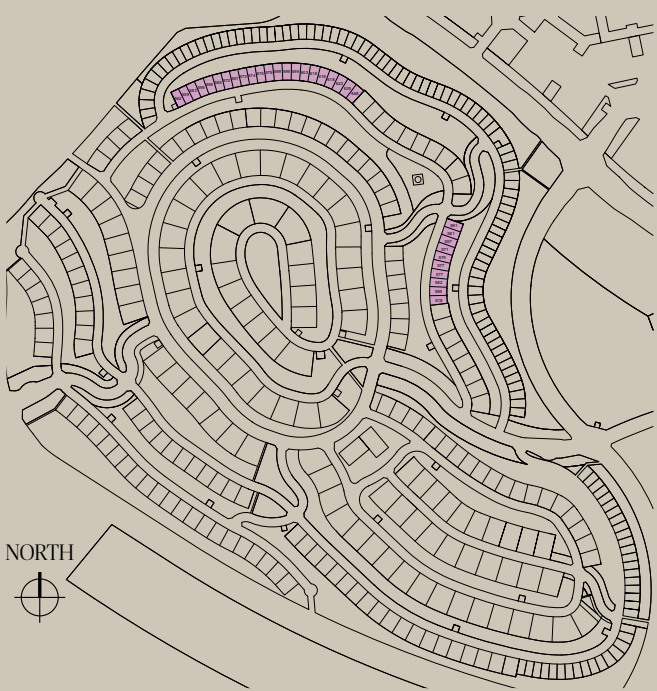
# NAWAYEF HOMES

## 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>
<hr/>	
GRAND TOTAL	436 m <sup>2</sup>

Excluding Parking





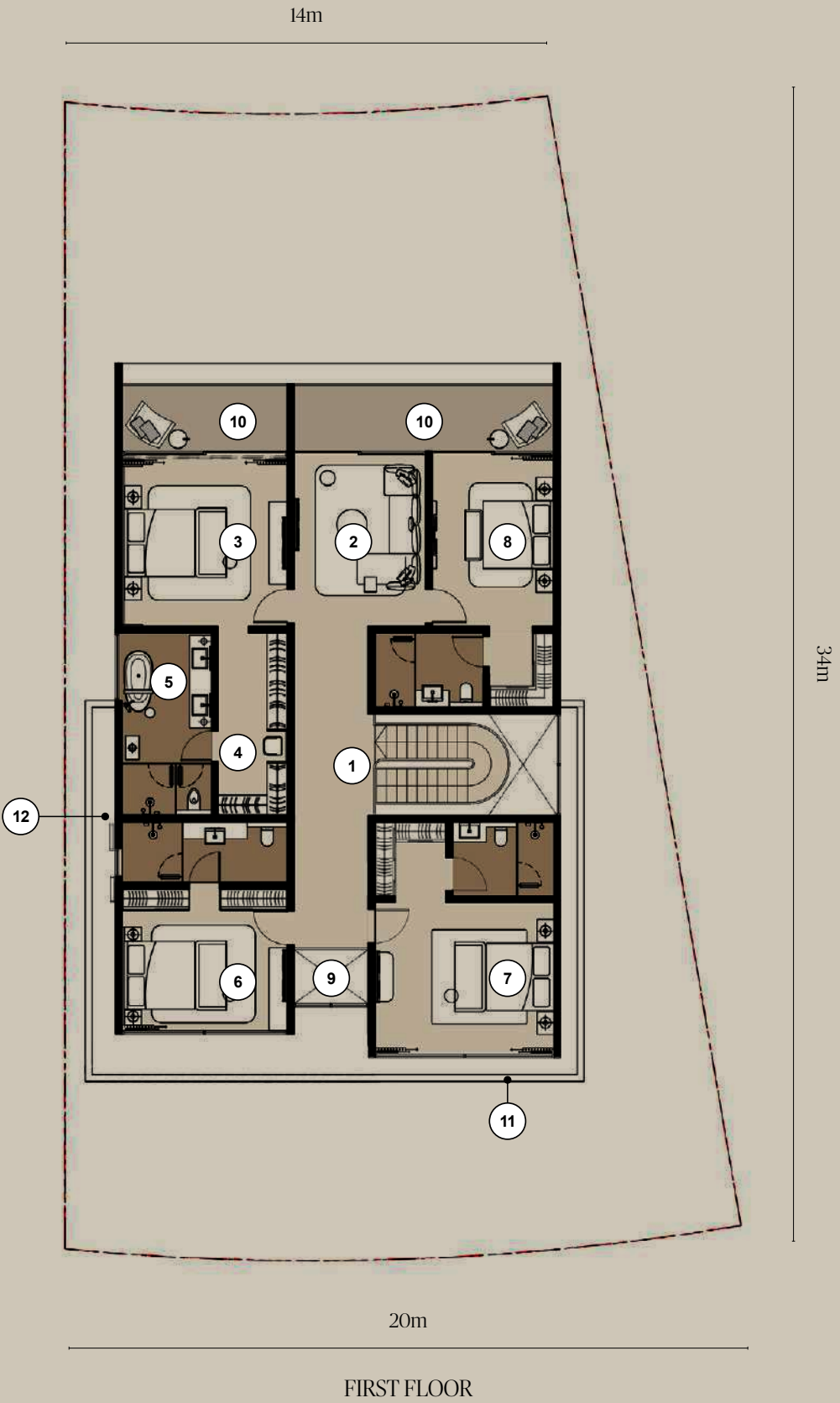
NAWAYEF HOMES  
TYPE 01  
ROOM SCHEDULE

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	



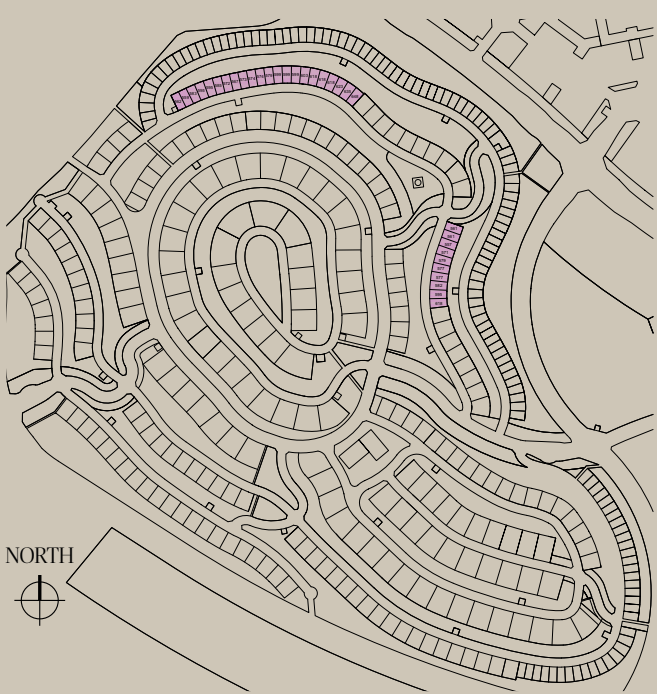
# NAWAYEF HOMES

## TYPE 02

Stepping 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.

Defined by clean lines and expansive windows, the villa's design prioritizes natural ventilation and lighting that softly illuminates the space, painting a seamless ambiance within. The furnishings strike a balance between luxury and subtlety, featuring a refined interplay of colours and textures that add a touch of boldness to the overall aesthetic. Boasting four spacious bedrooms, a private pool and a garage this home promises to remain an impressive haven for generations to come.

NAWAYEF HOMES PLOT LOCATIONS



Plots range from 557 - 648 sqm

TYPE 02 | 4 BEDROOMS

FIRST FLOOR	198 m <sup>2</sup>
GROUND FLOOR	201 m <sup>2</sup>
<hr/>	
GRAND TOTAL	399 m <sup>2</sup>

Excluding Parking





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	



GROUND FLOOR

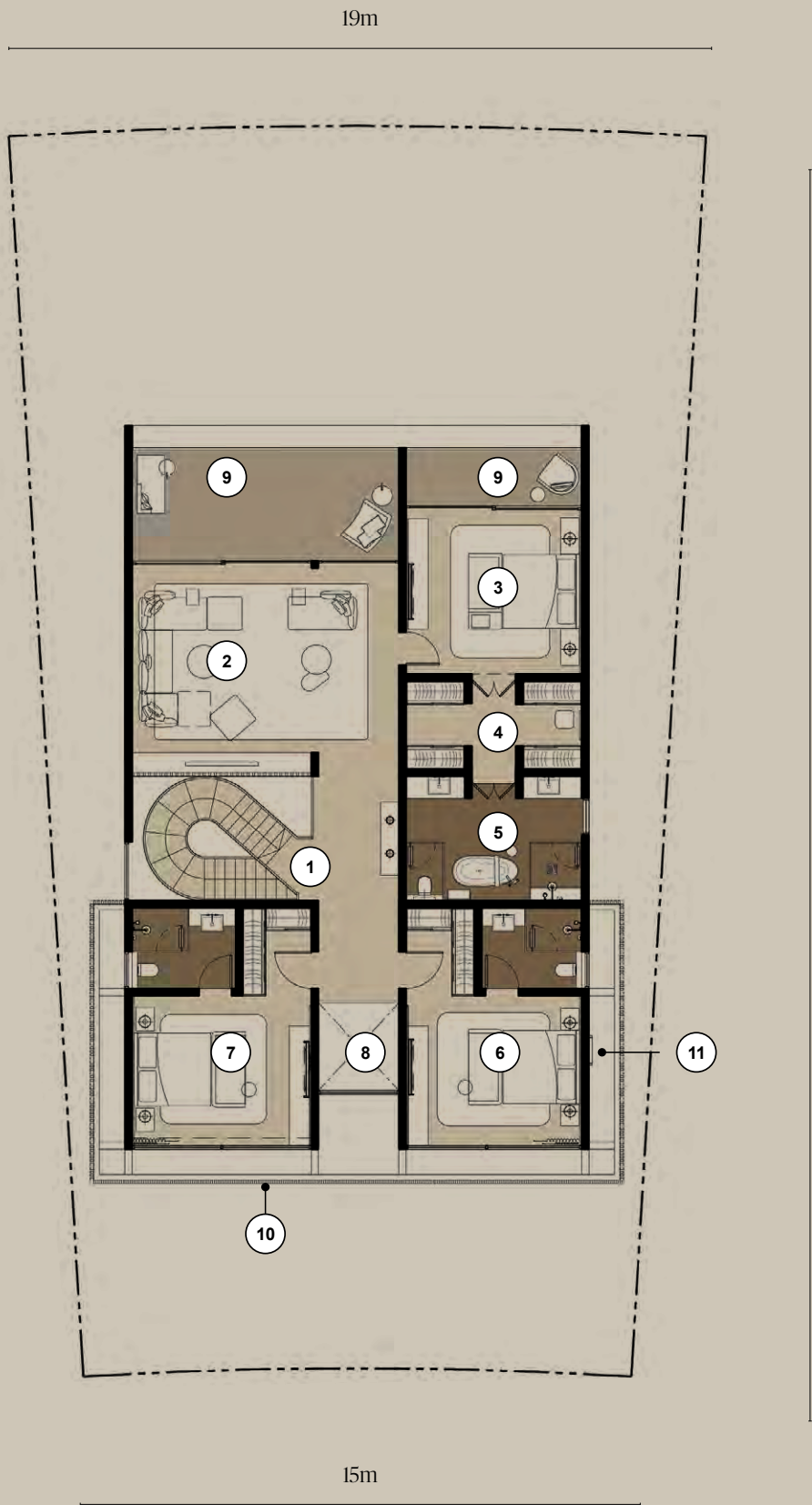
NAWAYEF HOMES  
TYPE 02  
ROOM SCHEDULE

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	



FIRST FLOOR

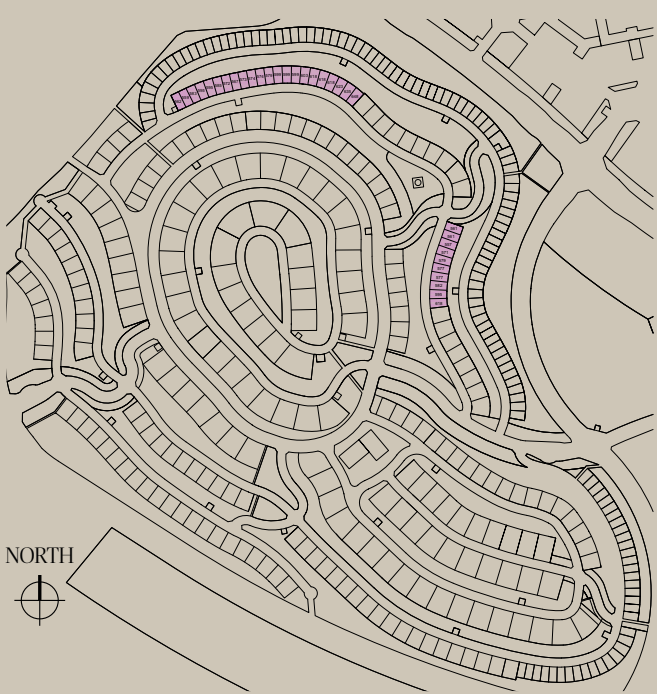


# NAWAYEF HOMES

## 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>
<hr/>	
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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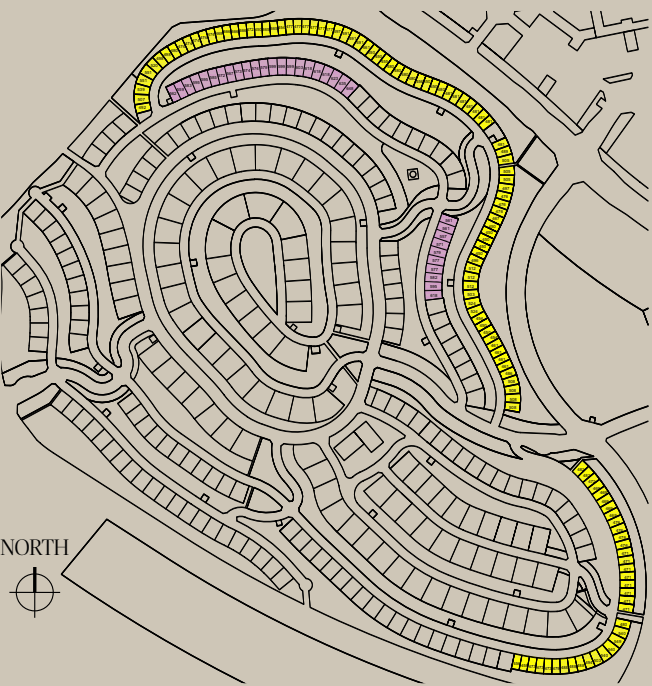


# NAWAYEF HOMES

## 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 m²
GROUND FLOOR	185 m²
<hr/>	
GRAND TOTAL	378 m²

Excluding Parking





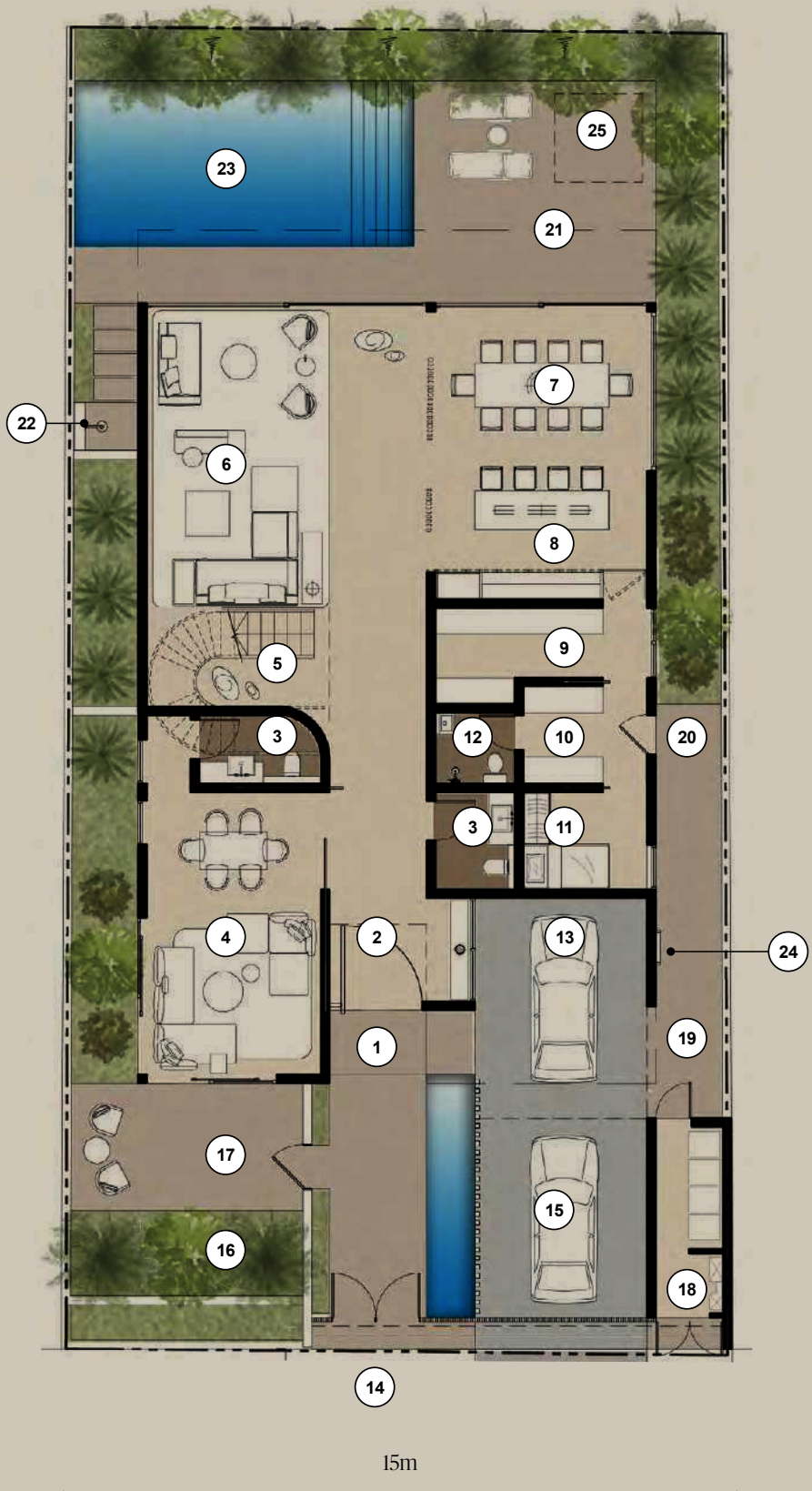
NAWAYEF HOMES  
TYPE 04  
ROOM SCHEDULE

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	



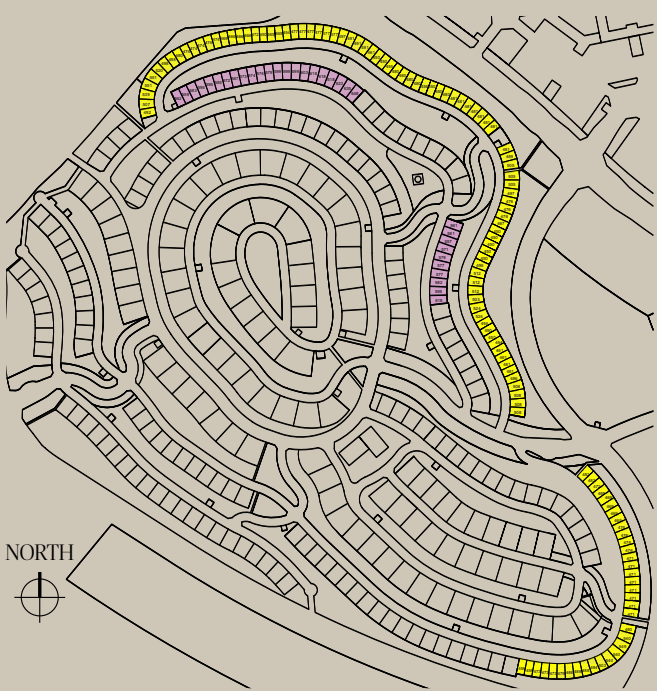
# NAWAYEF HOMES

## 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>
<hr/>	
GRAND TOTAL	344 m <sup>2</sup>

Excluding Parking





NAWAYEF HOMES  
TYPE 05  
ROOM SCHEDULE

INTERIOR

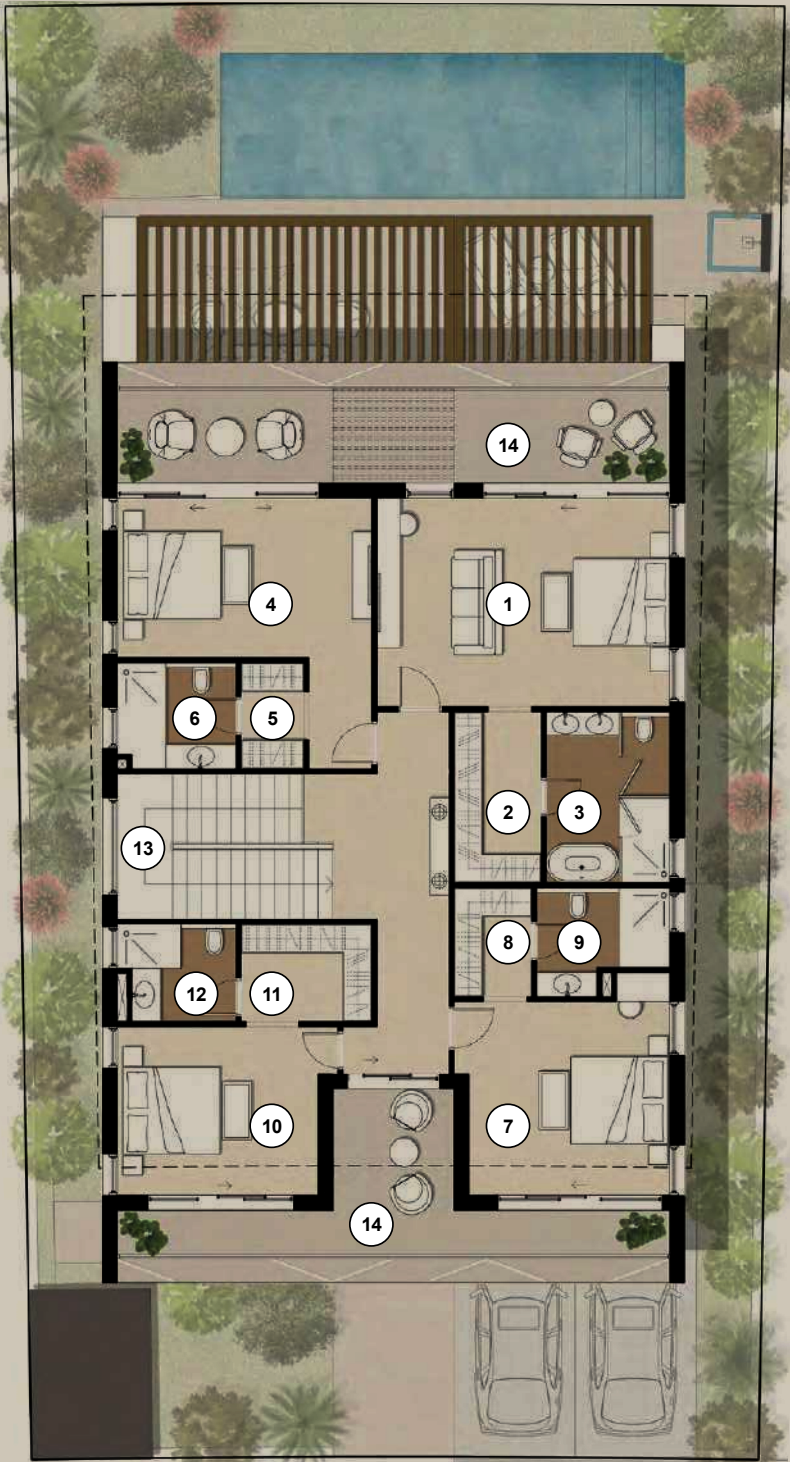
1 - PRIMARY ENTRANCE	2.5m x 3.2m
2 - LIVING ROOM	6.7m x 6.8m
3 - DINING ROOM	4.5m x 4.1m
4 - SHOW KITCHEN	4.5m x 2.0m
5 - BACK OF HOUSE KITCHEN	3.2m x 2.0m
6 - LAUNDRY	3.0m x 1.6m
7 - MAIDS' ROOM	4.1m x 2.4m
8 - OFFICE	4.2m x 3.0m
9 - FAMILY POWDER ROOM	2.0m x 1.5m
10 - STAIRCASE	
11 - OUTDOOR LIVING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

EXTERIOR

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



GROUND FLOOR



FIRST FLOOR



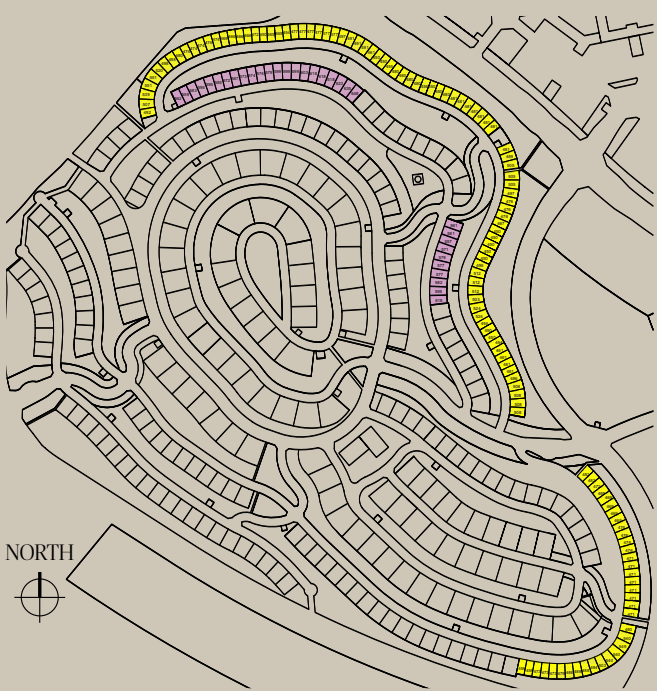
# NAWAYEF HOMES

## 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>
<hr/>	
GRAND TOTAL	348 m <sup>2</sup>

Excluding Parking





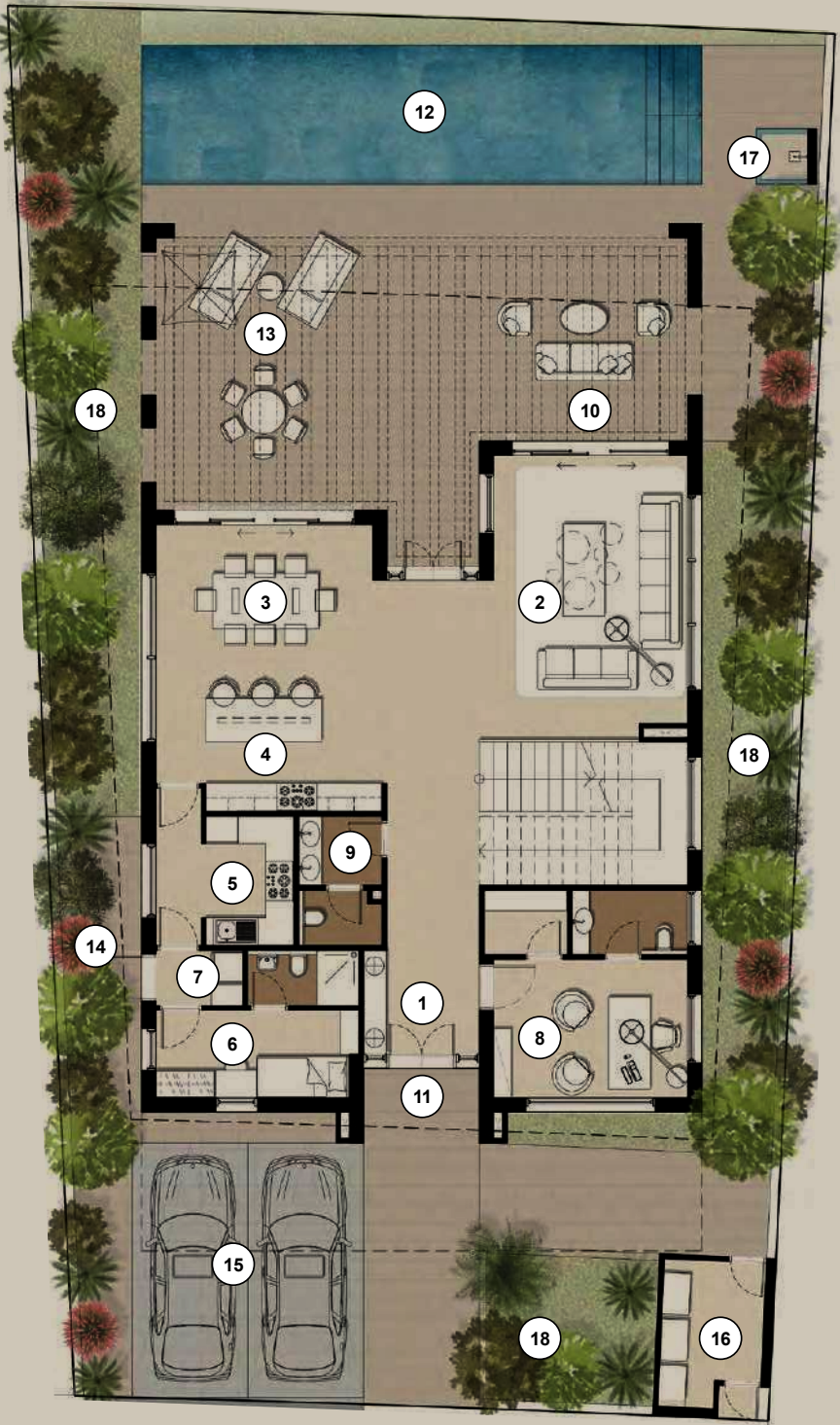
NAWAYEF HOMES  
TYPE 06  
ROOM SCHEDULE

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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# Nawayef Mansions

BY **MÜDON**



# 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		TYPE 01 PLUS   8 BEDROOMS	
		SECOND FLOOR	300 m <sup>2</sup>
FIRST FLOOR	780 m <sup>2</sup>	FIRST FLOOR	780 m <sup>2</sup>
GROUND FLOOR	736 m <sup>2</sup>	GROUND FLOOR	736 m <sup>2</sup>
BASEMENT	884 m <sup>2</sup>	BASEMENT	884 m <sup>2</sup>
GRAND TOTAL		GRAND TOTAL	2,700 m <sup>2</sup>

Excluding Parking





NAWAYEF MANSIONS  
TYPE 01  
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 01  
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	6.5m x 3.0m
2 - FOYER	6.5m x 5.8m
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 O1  
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 O1 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 - BUTLER'S 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 O1 PLUS | SECOND FLOOR | Master Bedroom Option



NAWAYEF MANSIONS  
TYPE O1 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 O1 PLUS | SECOND FLOOR | Family Entertainment Option

NAWAYEF MANSIONS  
TYPE O1 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 O1 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





# 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 <sup>2</sup>
GROUND FLOOR	752 m <sup>2</sup>
BASEMENT	640 m <sup>2</sup>

GRAND TOTAL 2,023 m<sup>2</sup>

TYPE 02 PLUS | 8 BEDROOMS

SECOND FLOOR	168 m <sup>2</sup>
FIRST FLOOR	631 m <sup>2</sup>
GROUND FLOOR	752 m <sup>2</sup>
BASEMENT	640 m <sup>2</sup>

GRAND TOTAL 2,191 m<sup>2</sup>

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



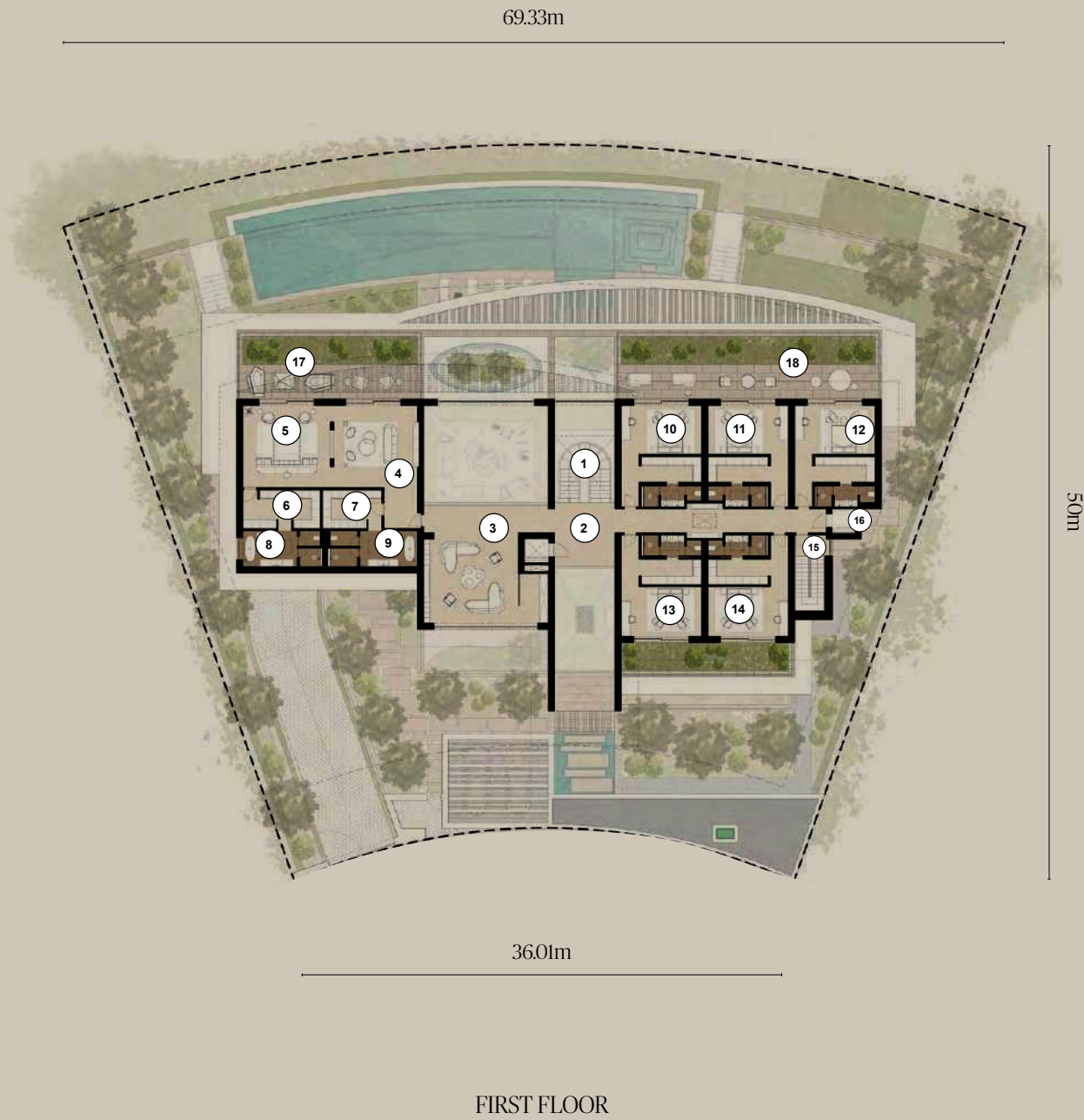
NAWAYEF MANSIONS  
TYPE 02  
ROOM SCHEDULE

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





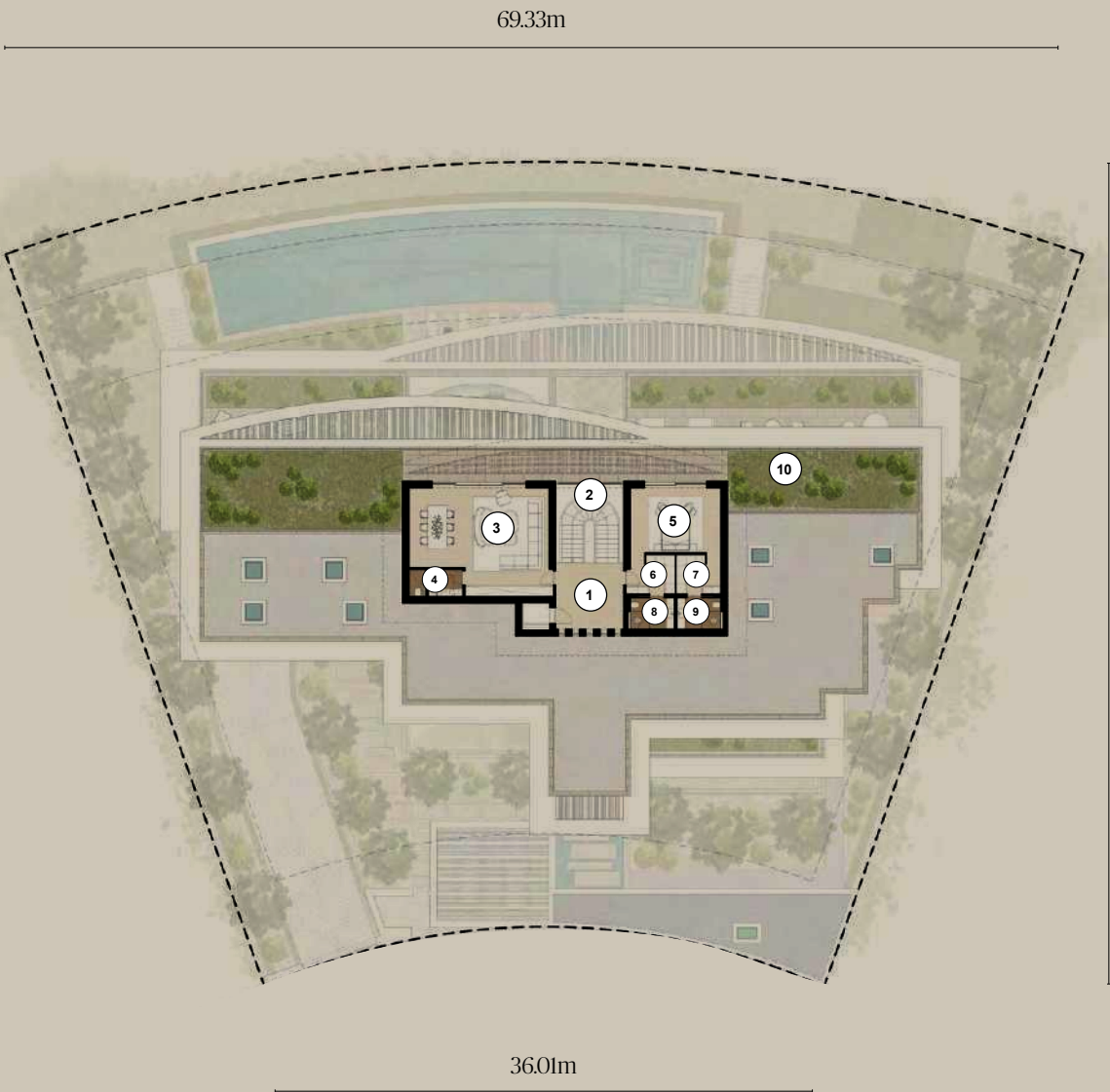
NAWAYEF MANSIONS  
TYPE 02 PLUS  
ROOM SCHEDULE

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
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TYPE 02 PLUS | SECOND FLOOR | PENTHOUSE

NAWAYEF MANSIONS  
TYPE 02  
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



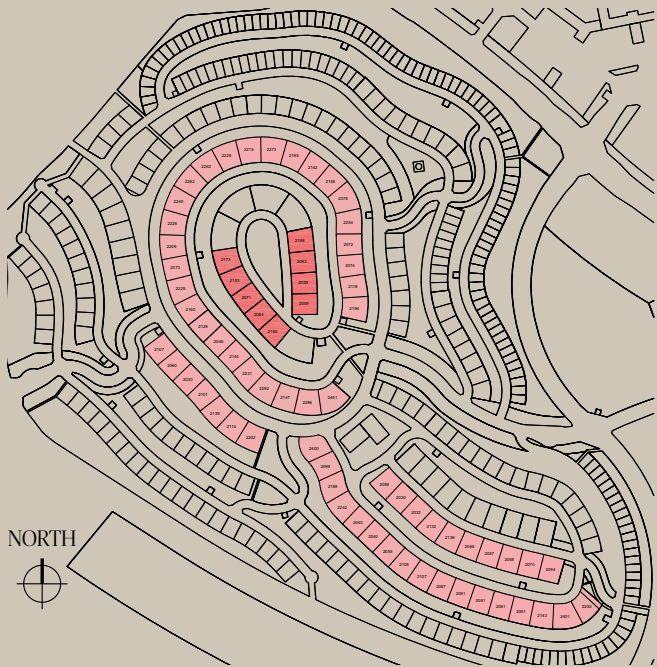
# NAWAYEF MANSIONS

## 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 <sup>2</sup>
GROUND FLOOR	640 m <sup>2</sup>
BASEMENT	534 m <sup>2</sup>

GRAND TOTAL 1,874 m<sup>2</sup>

TYPE 03 PLUS | 8 BEDROOMS

SECOND FLOOR	296 m <sup>2</sup>
FIRST FLOOR	700 m <sup>2</sup>
GROUND FLOOR	640 m <sup>2</sup>
BASEMENT	534 m <sup>2</sup>

GRAND TOTAL 2,170 m<sup>2</sup>

Excluding Parking





NAWAYEF MANSIONS  
TYPE O3  
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 O3  
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



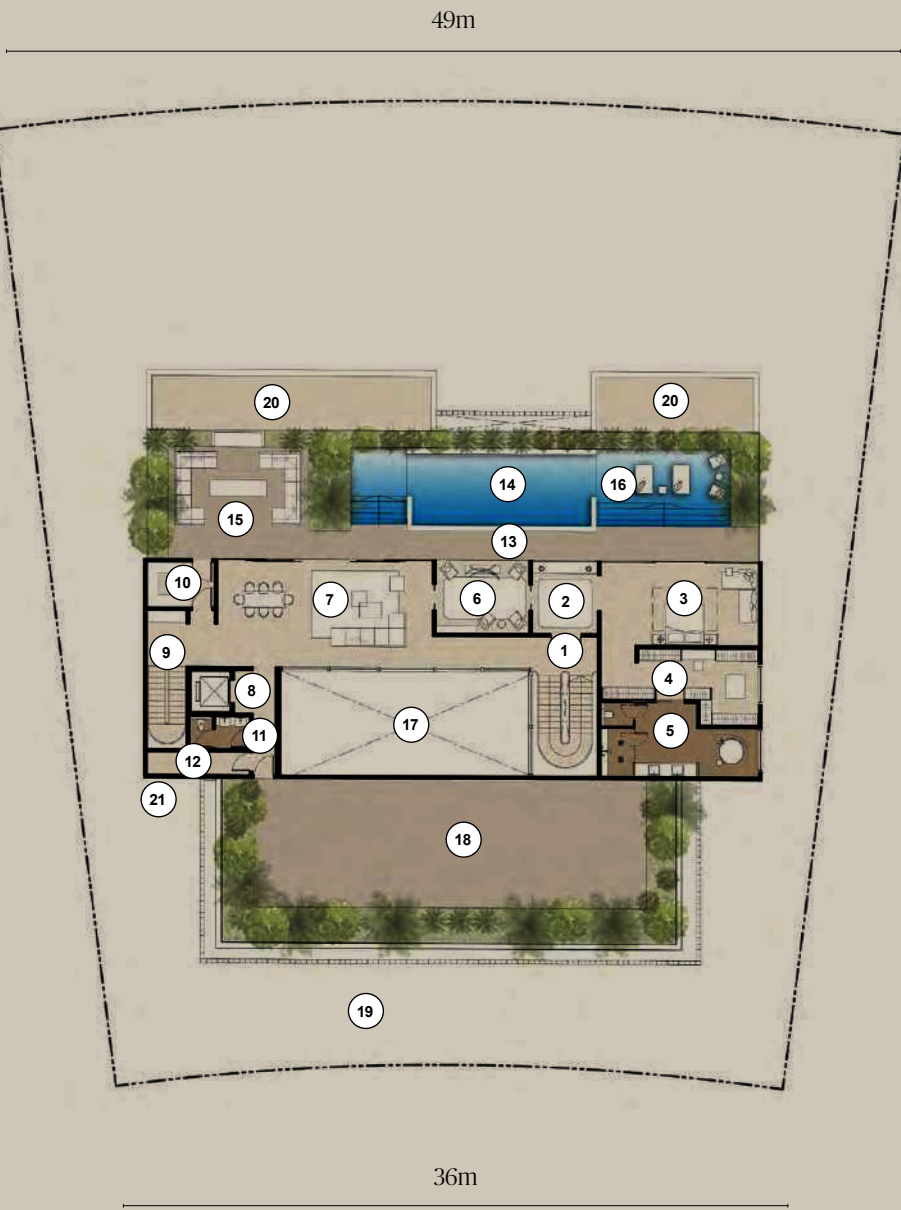
NAWAYEF MANSIONS  
TYPE 03 PLUS  
ROOM SCHEDULE

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

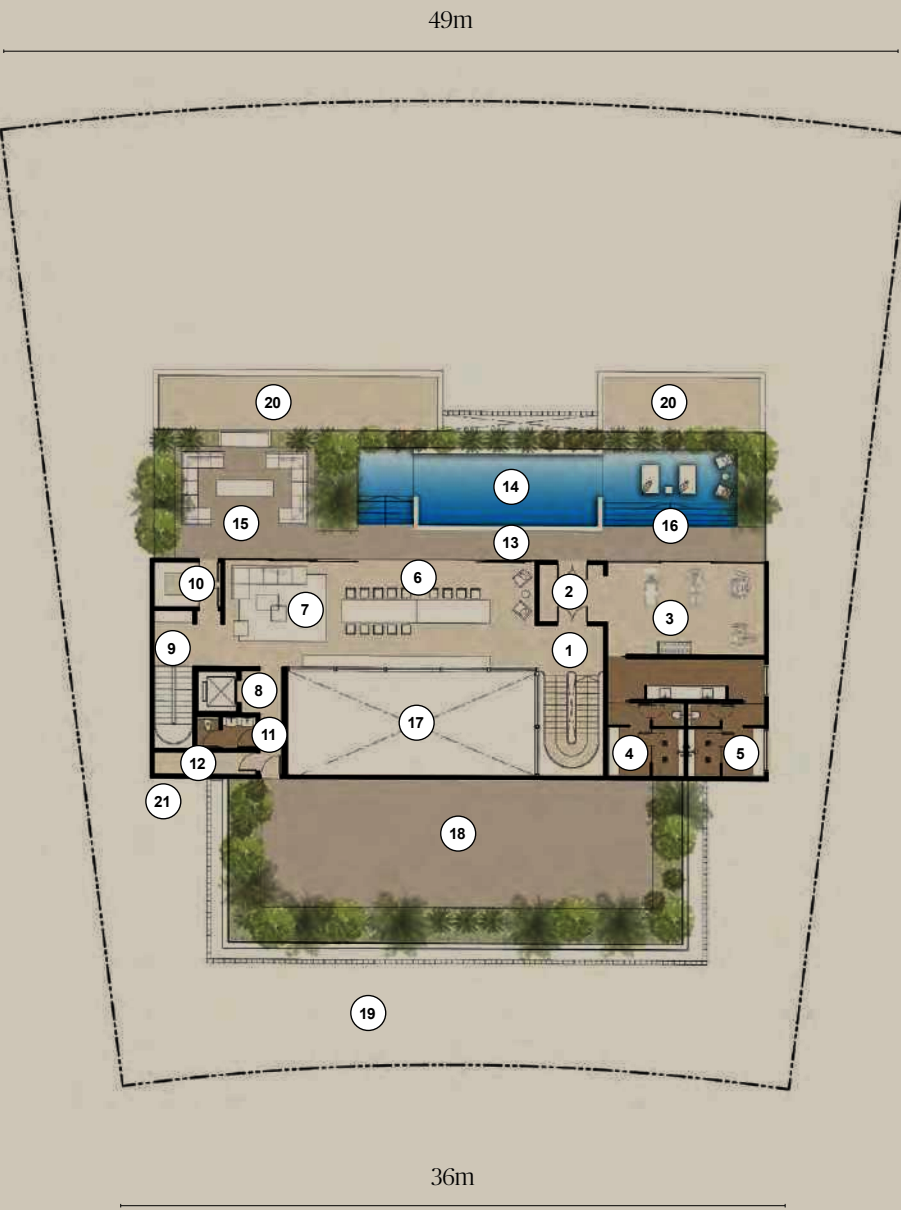
NAWAYEF MANSIONS  
TYPE 03 PLUS  
ROOM SCHEDULE

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



# NAWAYEF MANSIONS

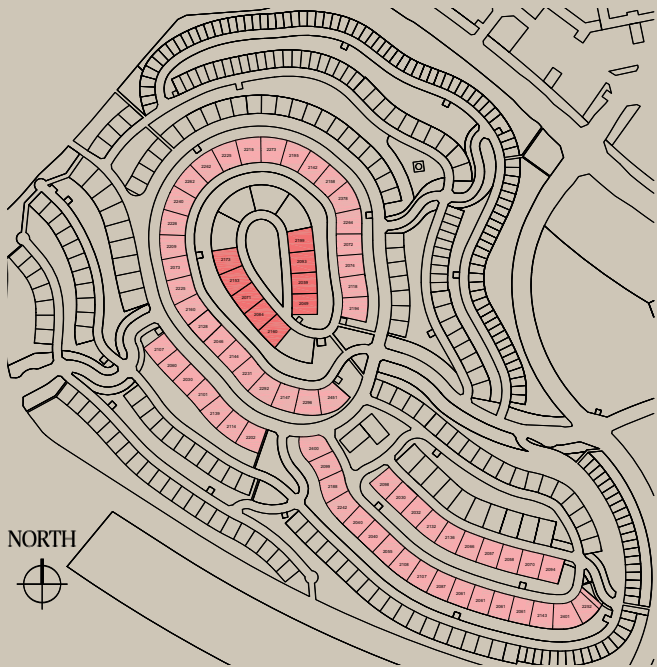
## TYPE 04 AND TYPE 04 PLUS

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		TYPE 04 PLUS   8 BEDROOMS	
		SECOND FLOOR	260 m <sup>2</sup>
FIRST FLOOR	624 m <sup>2</sup>	FIRST FLOOR	624 m <sup>2</sup>
GROUND FLOOR	694 m <sup>2</sup>	GROUND FLOOR	694 m <sup>2</sup>
BASEMENT	693 m <sup>2</sup>	BASEMENT	693 m <sup>2</sup>
GRAND TOTAL		GRAND TOTAL	2,271 m <sup>2</sup>

Excluding Parking





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



FIRST 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



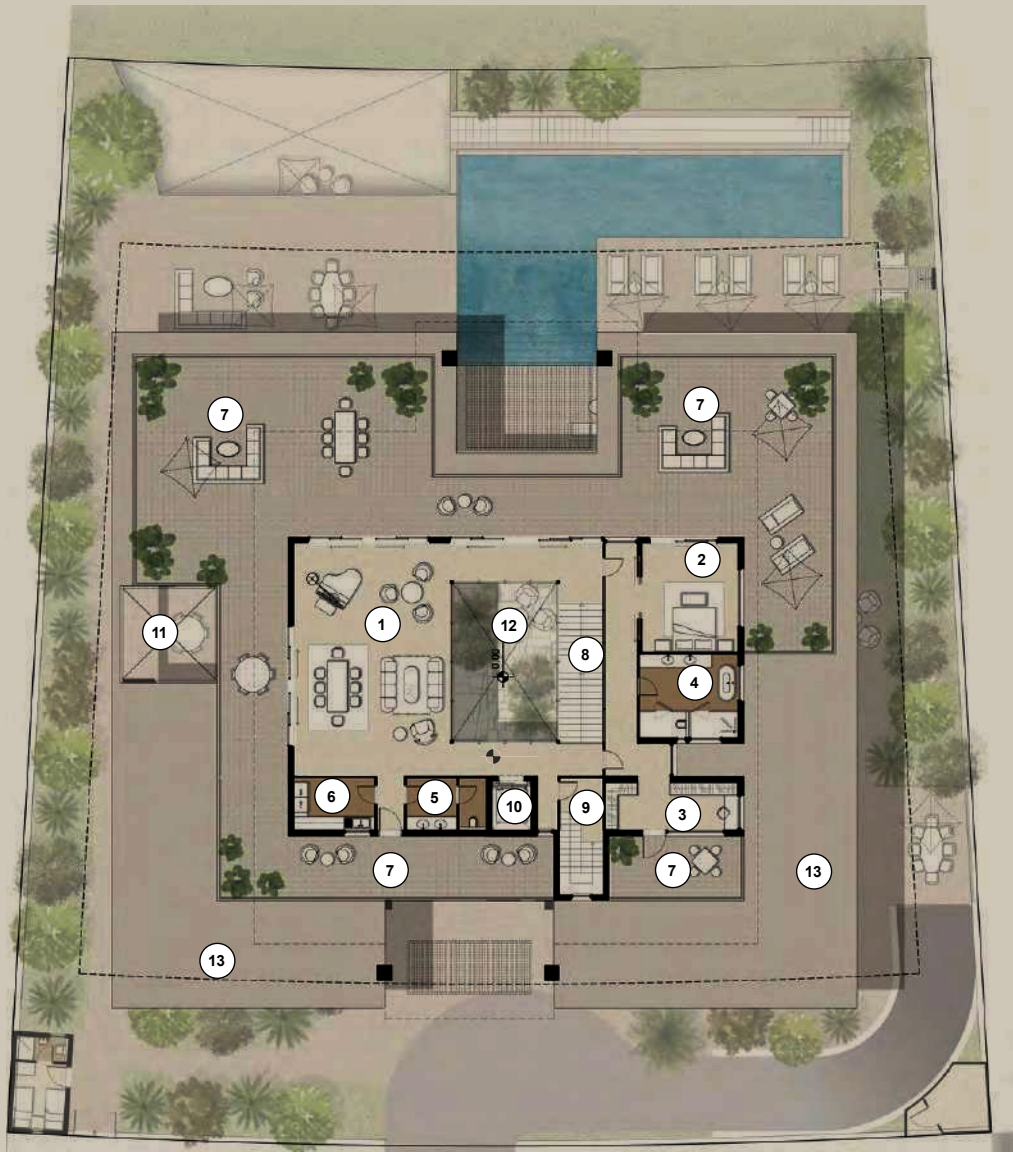
NAWAYEF MANSIONS  
TYPE 04 PLUS  
ROOM SCHEDULE

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

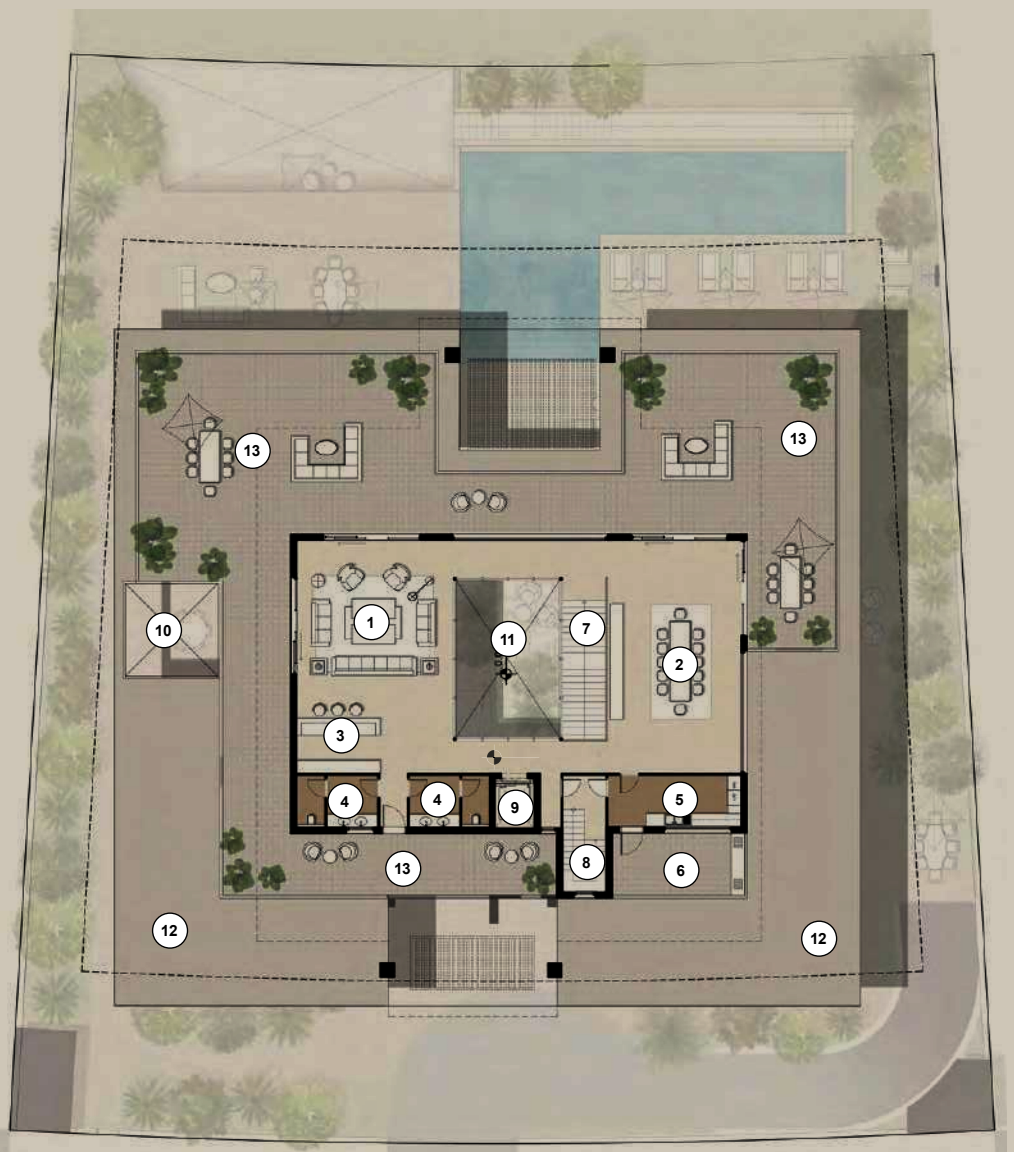
NAWAYEF MANSIONS  
TYPE 04 PLUS  
ROOM SCHEDULE

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



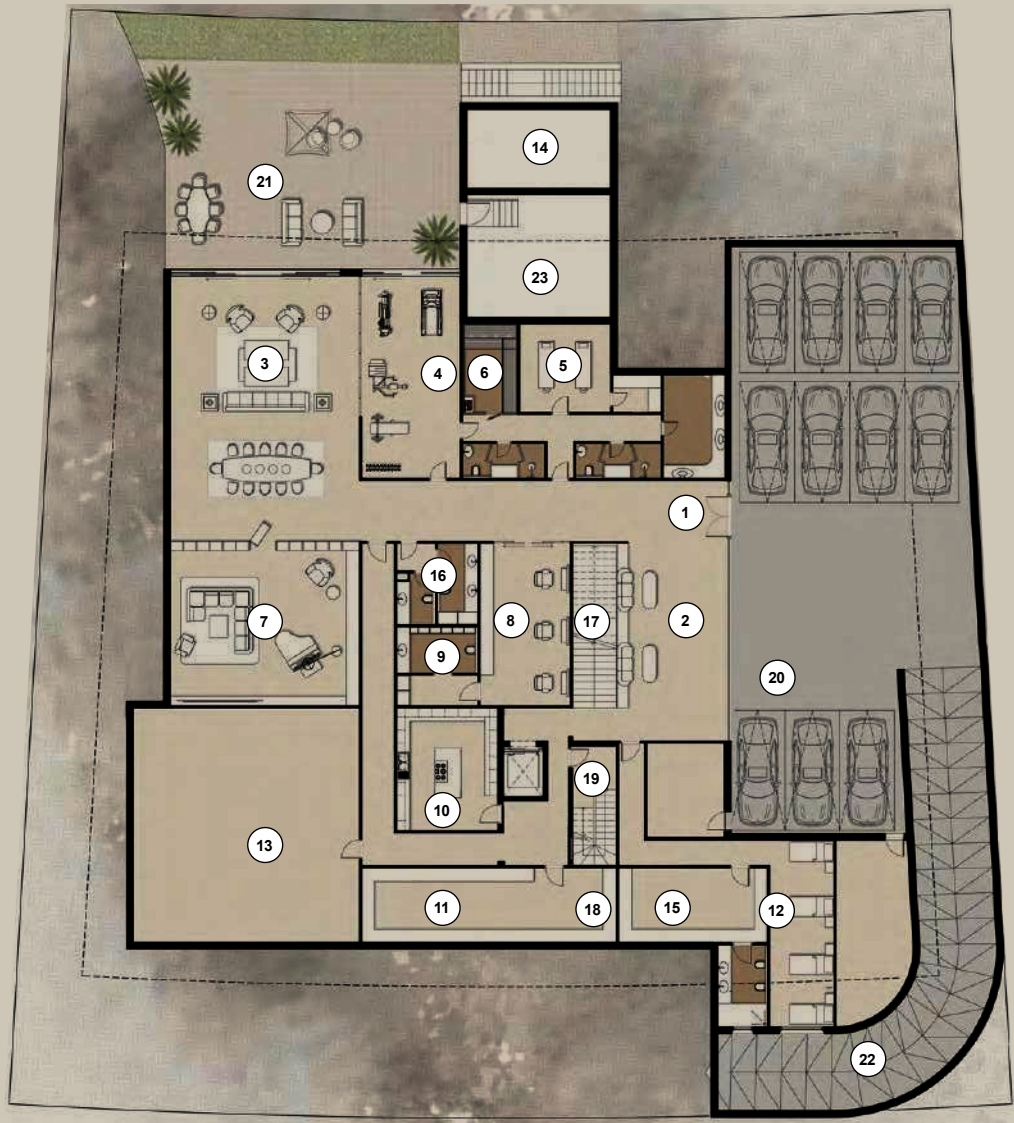
NAWAYEF MANSIONS  
TYPE 04  
ROOM SCHEDULE

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





# NAWAYEF MANSIONS

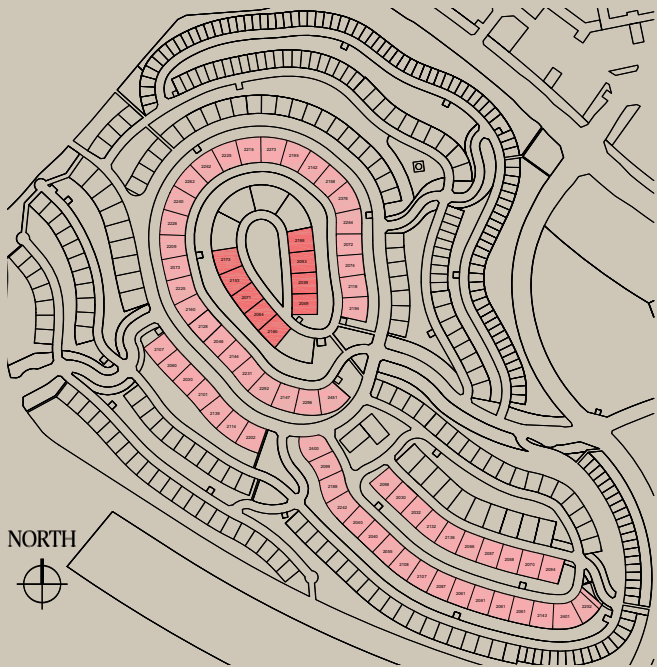
## TYPE 05 AND TYPE 05 PLUS

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 <sup>2</sup>
GROUND FLOOR	608 m <sup>2</sup>
BASEMENT	605 m <sup>2</sup>

GRAND TOTAL 1,685 m<sup>2</sup>

TYPE 05 PLUS | 7 BEDROOMS

SECOND FLOOR	194 m <sup>2</sup>
FIRST FLOOR	472 m <sup>2</sup>
GROUND FLOOR	608 m <sup>2</sup>
BASEMENT	605 m <sup>2</sup>

GRAND TOTAL 1,879 m<sup>2</sup>

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

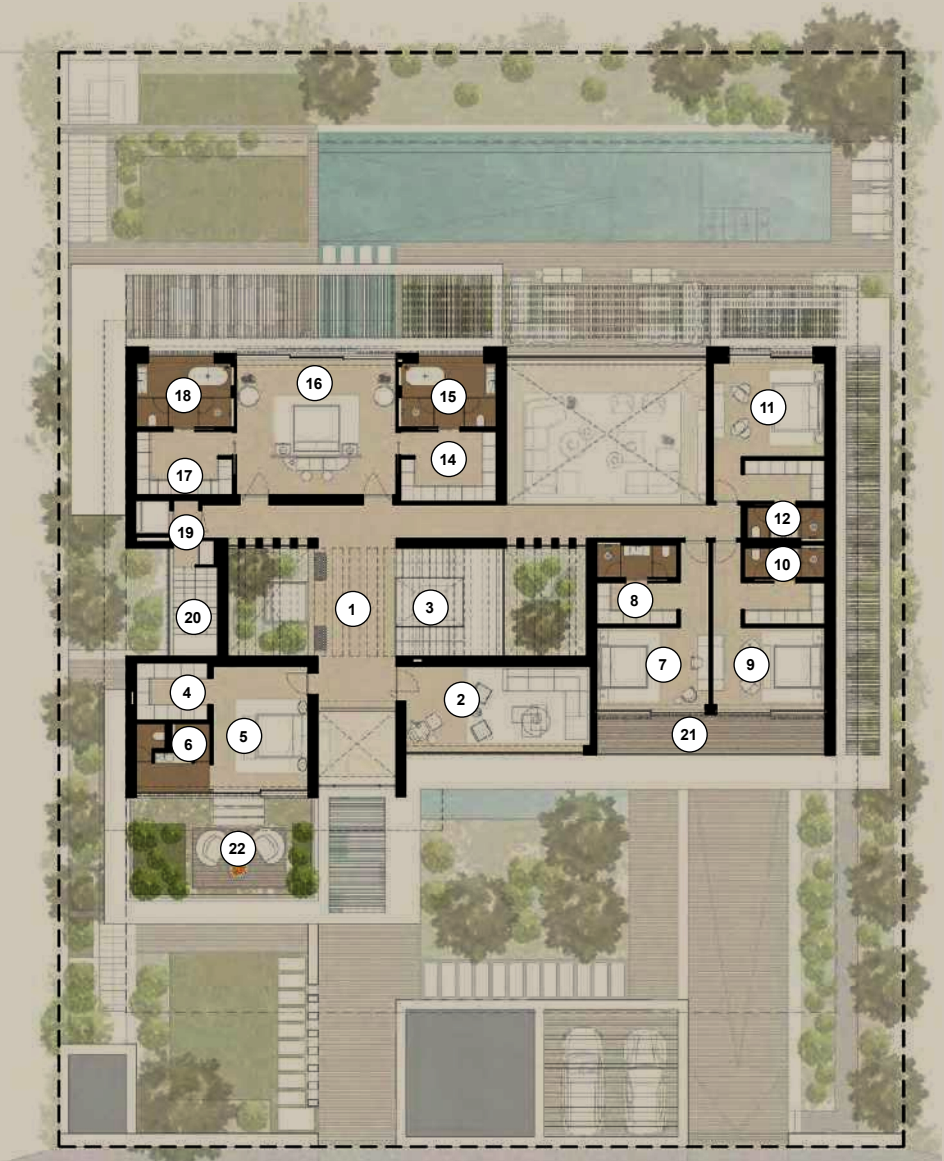
NAWAYEF MANSIONS  
TYPE 05  
ROOM SCHEDULE

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



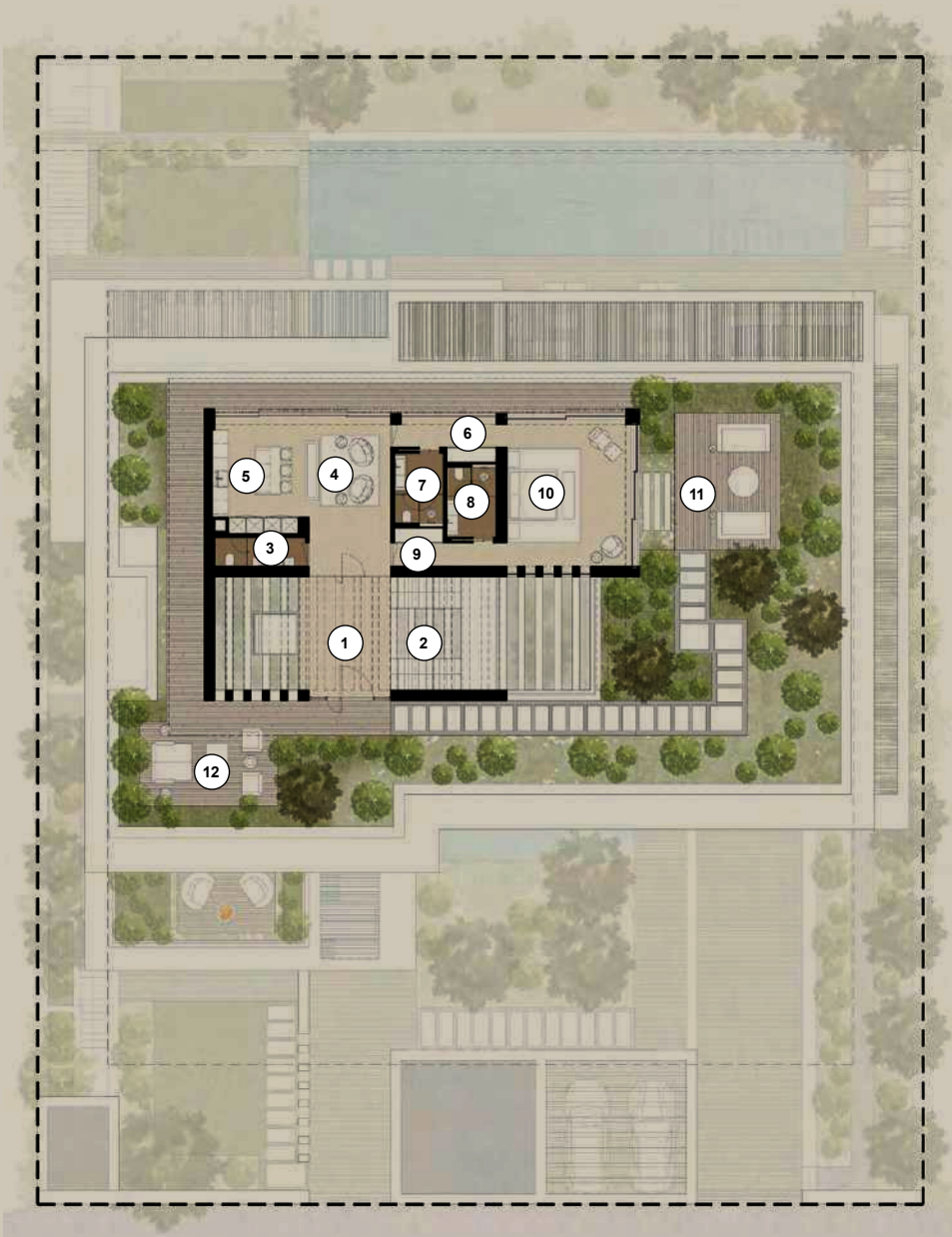
NAWAYEF MANSIONS  
TYPE 05 PLUS  
ROOM SCHEDULE

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