



Nawayef Heights



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01

MODON



DEVELOPING VIBRANT & UNIQUE LEISURE DESTINATIONS

Discover the unparalleled charm of Modon, the visionary creator behind some of the capital's most vibrant leisure and cultural destinations, tailored for those with an active soul and an appetite for life. We have designed, 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.

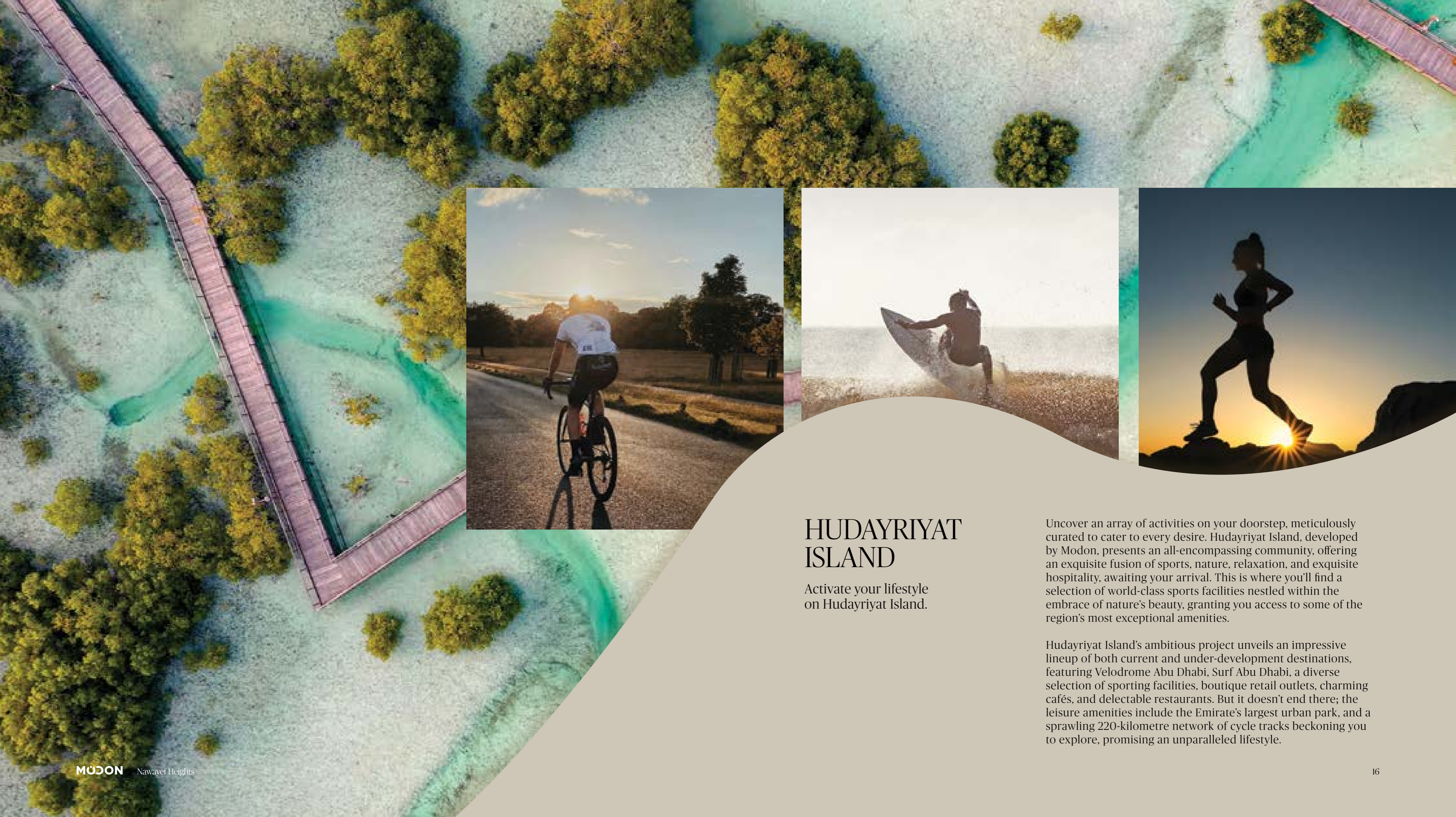
Abu Dhabi, a city with endless potential, has cemented its place as one of the world's fastest-growing economies. With real estate and tourism playing pivotal roles in the nation's success, Abu Dhabi's reputation as a global safe haven for both living and investment is well-deserved.

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



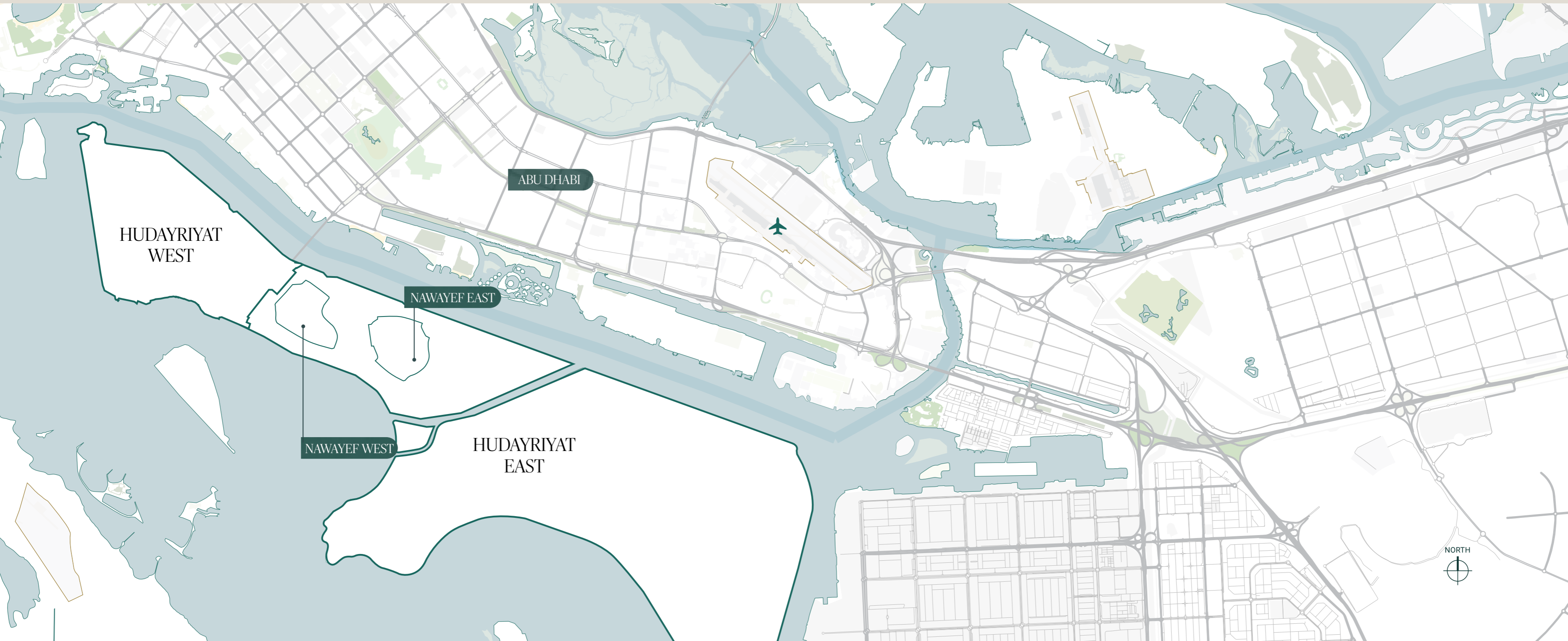
HUDAYRIYAT ISLAND

Activate your lifestyle on Hudayriyat Island.

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



ELEVATED ISLAND LIVING AT ITS FINEST

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

Every neighbourhood within this exquisite enclave boasts breathtaking vistas that stretch across the captivating Abu Dhabi skyline and the azure waters that embrace the area.

Explore the meandering streets and avenues of Nawayef West, meticulously designed to elevate your living experience. Here, you'll discover homes that excel in every aspect, ensuring your privacy and providing a serene escape from the hustle and bustle of city living.

COMMUNITY VIEW





COMMUNITY VIEW



COMMUNITY VIEW



HUDAYRIYAT ISLAND MASTERPLAN



HUDAYRIYAT ISLAND AMENITIES

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

NAWAYEF WEST AMENITIES

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

05

NAWAYEF
HEIGHTS



NAWAYEF HEIGHTS

Discover the unprecedented charm of large, premium villas nestled within the heart of Nawayef West. 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 810 to 1,600 square metres, these generously sized villas provide expansive living spaces, abundant natural light, and a feeling of grandeur.

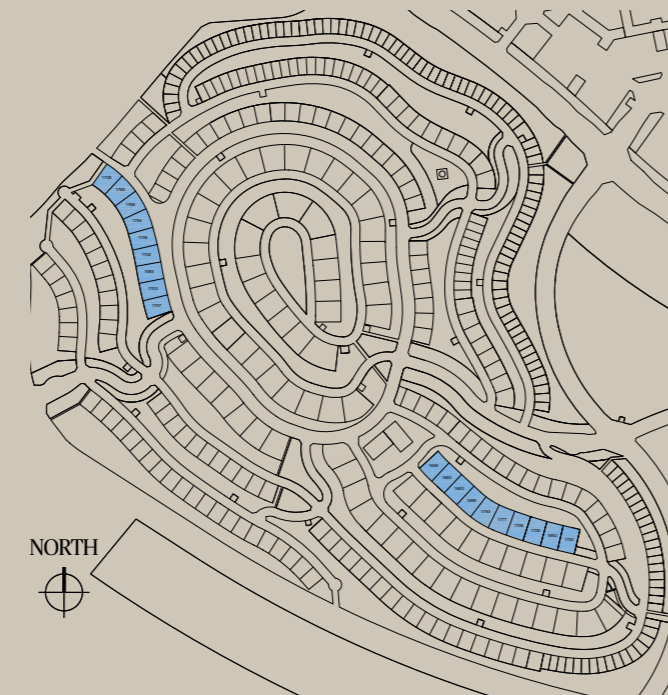
NAWAYEF HEIGHTS

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 1,683 - 1,783 sqm

TYPE 01 | 7 BEDROOMS

FIRST FLOOR	556 m ²
GROUND FLOOR	506 m ²
BASEMENT	519 m ²
<hr/>	
GRAND TOTAL	1,581 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 01 ROOM SCHEDULE

INTERIOR		
1- MAIN ENTRANCE	N/A	
2- FOYER	3.0m x 3.0m	
3- GRAND HALL	7.3m x 3.0m	
4- FEATURE STAIRCASE	6.8m x 5.4m	
5- POWDER ROOM	3.2m x 1.8m	
6- MAJLIS	7.8m x 7.7m	
7- MAJLIS DINING	7.7m x 5.6m	
8- FAMILY LIVING	9.8m x 7.2m	
9- FAMILY DINING	9.8m x 5.3m	
10- SHOW KITCHEN	7.1m x 3.5m	
11- PANTRY	2.9m x 2.5m	
12- OFFICE	6.0m x 5.4m	
13- GUEST BEDROOM	5.2m x 4.5m	
14- GUEST BATHROOM	1.8m x 4.5m	
15- GUEST WARDROBE	2.3m x 3.1m	
16- SECONDARY STAIRCASE	4.7m x 2.5m	
17- DRIVER'S BEDROOM	3.8m x 2.0m	
18- DRIVER'S BATHROOM	2.1m x 1.8m	
19- LIFT	N/A	

EXTERIOR		
20- ENTRANCE		
21- BASEMENT ACCESS RAMP		
22- PARKING		
23- UTILITIES		
24- OUTDOOR LIVING		
25- POOL		
26- EXTERNAL STAIRCASE		
27- LANDSCAPING		
28- LOWER TERRACE		

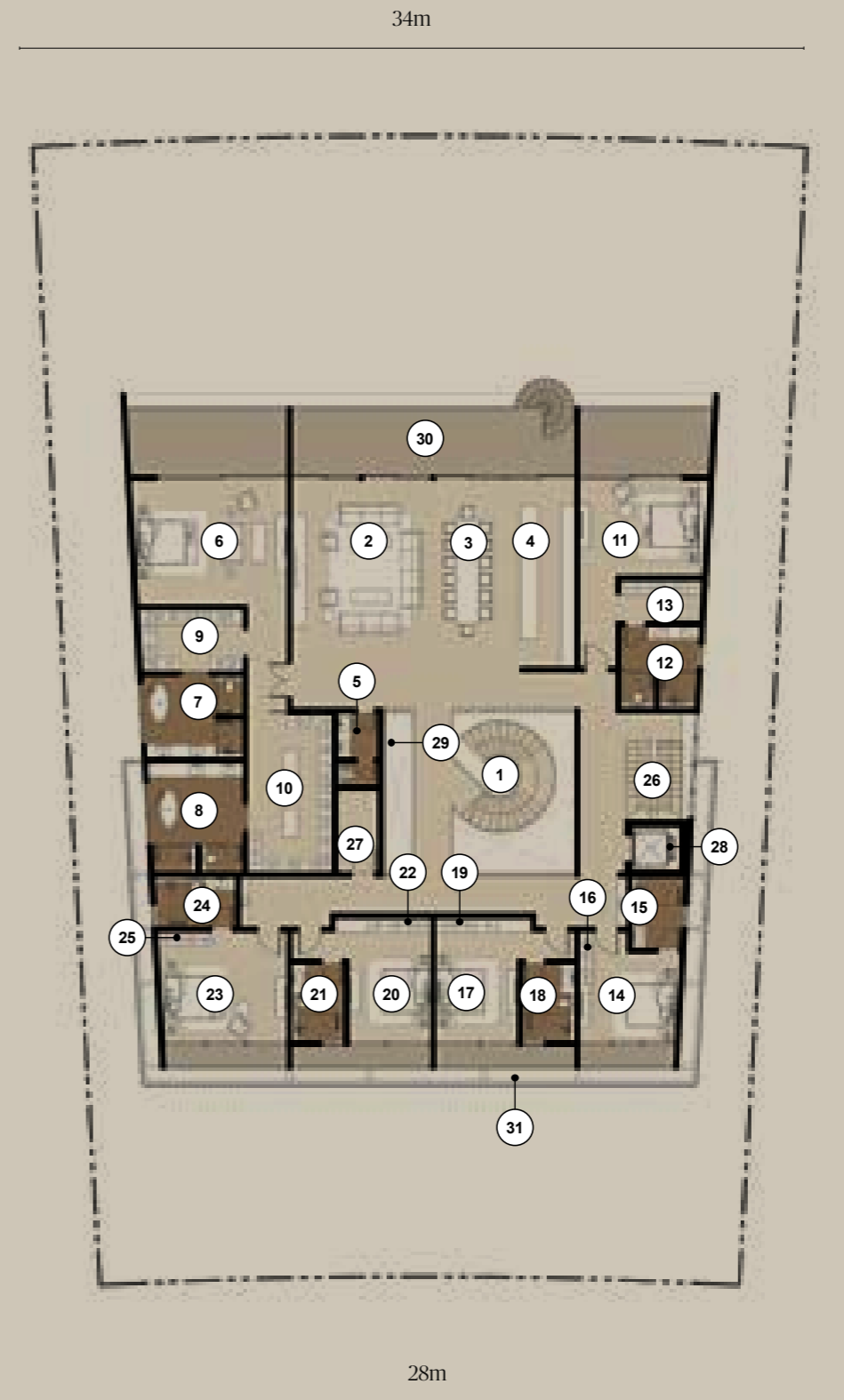


GROUND FLOOR

NAWAYEF HEIGHTS TYPE 01 ROOM SCHEDULE

INTERIOR		
1- FEATURE STAIRCASE	7.1m x 5.5m	
2- LOUNGE	8.2m x 6.1m	
3- DINING	8.2m x 3.9m	
4- SHOW KITCHEN	8.2m x 2.4m	
5- POWDER ROOM	3.2m x 1.8m	
6- MASTER BEDROOM	6.8m x 5.4m	
7- MASTER BATHROOM 1	4.2m x 3.6m	
8- MASTER BATHROOM 2	4.8m x 3.9m	
9- MASTER WARDROBE 1	4.4m x 2.7m	
10- MASTER WARDROBE 2	6.9m x 3.7m	
11- BEDROOM 2	5.5m x 4.2m	
12- BEDROOM 2 BATHROOM	4.2m x 3.6m	
13- BEDROOM 2 WARDROBE	3.6m x 1.8m	
14- BEDROOM 3	4.5m x 3.8m	
15- BEDROOM 3 BATHROOM	3.1m x 2.3m	
16- BEDROOM 3 WARDROBE	2.0m x 2.5m	
17- BEDROOM 4	4.2m x 3.9m	
18- BEDROOM 4 BATHROOM	2.3m x 3.1m	
19- BEDROOM 4 WARDROBE	2.2m x 1.0m	
20- BEDROOM 5	4.5m x 3.6m	
21- BEDROOM 5 BATHROOM	2.3m x 3.4m	
22- BEDROOM 5 WARDROBE	2.8m x 1.0m	
23- BEDROOM 6	5.6m x 3.9m	
24- BEDROOM 6 BATHROOM	2.3m x 3.4m	
25- BEDROOM 6 WARDROBE	2.8m x 1.0m	
26- SECONDARY STAIRCASE	4.7m x 2.5m	
27- STORE	3.6m x 1.8m	
28- LIFT	N/A	
29- VOID	N/A	

EXTERIOR		
30- BALCONY		
31- FEATURE SCREEN		



FIRST FLOOR

NAWAYEF HEIGHTS TYPE 01 ROOM SCHEDULE

INTERIOR

1- CAR GALLERY	13.8m x 15.6m
2- BAR	9.6m x 7.9m
3- GYM	9.0m x 8.2m
4- CHANGING ROOM	5.5m x 4.5m
5- SAUNA	2.3m x 1.9m
6- STEAM ROOM	2.3m x 1.9m
7- CINEMA	8.2m x 4.3m
8- POWDER ROOM	2.3m x 1.8m
9- LAUNDRY	4.0m x 3.0m
10- SERVICE KITCHEN	5.2m x 3.0m
11- STAFF BEDROOM 1	7.5m x 3.4m
12- STAFF BATHROOM 1	2.1m x 3.0m
13- STAFF BEDROOM 2	2.7m x 3.4m
14- STAFF BATHROOM 2	2.1m x 2.7m
15- FEATURE STAIRCASE	7.3m x 4.4m
16- SECONDARY STAIRCASE	4.7m x 2.5m
17- LIFT	N/A

EXTERIOR

18- RAMP TO GROUND LEVEL
19- EXTERNAL STAIRCASE
20- OUTDOOR SPA
21- UTILITIES



BASEMENT FLOOR



THE LURE OF LOUVRES



EXTERIOR PERSPECTIVE - STREET VIEW



EXTERIOR PERSPECTIVE - FRONT ENTRANCE

MID-CENTURY MODERN ELEGANCE

EXTERIOR PERSPECTIVE - REAR GARDEN





FAMILY LIVING

THE VERSATILITY OF SPACE



FOYER





MASTER BATHROOM



MASTER BEDROOM

INDULGENT GARAGE & ENTERTAINMENT ZONE

CAR GALLERY AND LOUNGE



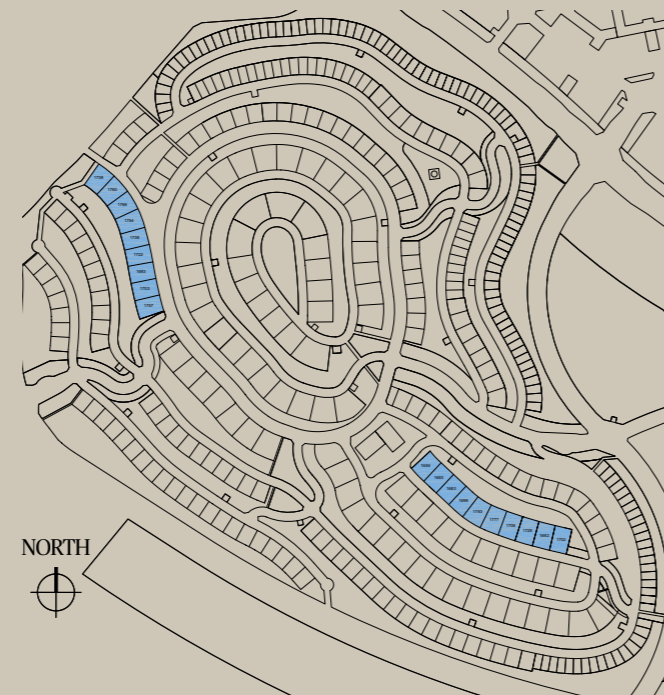
NAWAYEF HEIGHTS

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 1,683 - 1,783 sqm

TYPE 02 | 6 BEDROOMS

FIRST FLOOR	546 m ²
GROUND FLOOR	489 m ²
BASEMENT	488 m ²
<hr/>	
GRAND TOTAL	1,523 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 02 ROOM SCHEDULE

INTERIOR

1- MAIN ENTRANCE	N/A
2- FOYER	4.9m x 2.4m
3- FEATURE STAIRCASE	5.4m x 4.2m
4- POWDER ROOM	3.7m x 1.8m
5- MAJLIS FOYER	3.9m x 4.9m
6- MAJLIS	7.2m x 6.4m
7- MAJLIS DINING	6.1m x 6.5m
8- FAMILY LIVING	7.2m x 6.3m
9- FORMAL DINING	7.2m x 4.4m
10- FAMILY DINING	7.6m x 4.7m
11- SHOW KITCHEN	7.6m x 3.5m
12- LIBRARY	6.6m x 3.7m
13- GUEST BEDROOM	4.6m x 5.3m
14- GUEST BATHROOM	1.8m x 3.6m
15- GUEST WARDROBE	4.0m x 1.0m
16- SECONDARY STAIRCASE	4.2m x 2.1m
17- DRIVER'S BEDROOM	2.1m x 3.2m
18- DRIVER'S BATHROOM	2.1m x 1.8m
19- LIFT	N/A

EXTERIOR

20- ENTRANCE	
21- BASEMENT ACCESS RAMP	
22- PARKING	
23- UTILITIES	
24- OUTDOOR LIVING	
25- POOL	
26- EXTERNAL STAIRCASE	
27- LANDSCAPING	
28- LOWER TERRACE	



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 02 ROOM SCHEDULE

INTERIOR

1- FEATURE STAIRCASE	5.4m x 4.2m
2- LOUNGE	7.1m x 6.1m
3- DINING	4.5m x 3.0m
4- SHOW KITCHEN	4.5m x 3.5m
5- POWDER ROOM	2.2m x 2.0m
6- MASTER BEDROOM	8.0m x 6.4m
7- MASTER BATHROOM	4.8m x 3.9m
8- MASTER WARDROBE	7.7m x 2.1m
9- BEDROOM 2	7.0m x 4.1m
10- BEDROOM 2 BATHROOM	4.4m x 4.0m
11- BEDROOM 2 WARDROBE	4.4m x 2.4m
12- BEDROOM 3	6.7m x 4.7m
13- BEDROOM 3 BATHROOM	3.6m x 2.0m
14- BEDROOM 3 WARDROBE	2.7m x 2.0m
15- BEDROOM 4	4.7m x 3.0m
16- BEDROOM 4 BATHROOM	3.6m x 2.0m
17- BEDROOM 4 WARDROBE	2.3m x 2.0m
18- BEDROOM 5	4.7m x 3.0m
19- BEDROOM 5 BATHROOM	3.6m x 2.0m
20- BEDROOM 5 WARDROBE	2.3m x 2.0m
21- SECONDARY STAIRCASE	4.2m x 2.1m
22- LIFT	N/A
23- VOID	N/A

EXTERIOR

24- BALCONY	
25- FEATURE SCREEN	



FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 02
ROOM SCHEDULE

INTERIOR

1- CAR GALLERY	21.2m x 12.5m
2- BAR	8.3m x 5.3m
3- BASEMENT LOUNGE	10.4m x 8.3m
4- CINEMA	7.5m x 6.8m
5- GYM	9.7m x 8.5m
6- CHANGING ROOM	5.8m x 2.8m
7- SAUNA	2.5m x 1.8m
8- STEAM ROOM	2.5m x 1.8m
9- PLUNGE POOL	2.5m x 1.8m
10- POWDER ROOM	3.4m x 2.4m
11- LAUNDRY	4.3m x 2.5m
12- SERVICE KITCHEN	5.8m x 2.5m
13- STAFF BEDROOM 1	6.6m x 3.2m
14- STAFF BATHROOM 1	3.0m x 1.8m
15- STAFF BEDROOM 2	3.4m x 4.2m
16- STAFF BATHROOM 2	3.0m x 1.8m
17- FEATURE STAIRCASE	5.4m x 4.2m
18- SECONDARY STAIRCASE	4.4m x 2.2m
19- LIFT	N/A

EXTERIOR

20- RAMP TO GROUND LEVEL
21- EXTERNAL STAIRCASE
22- UTILITIES



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



BEDROOM 2

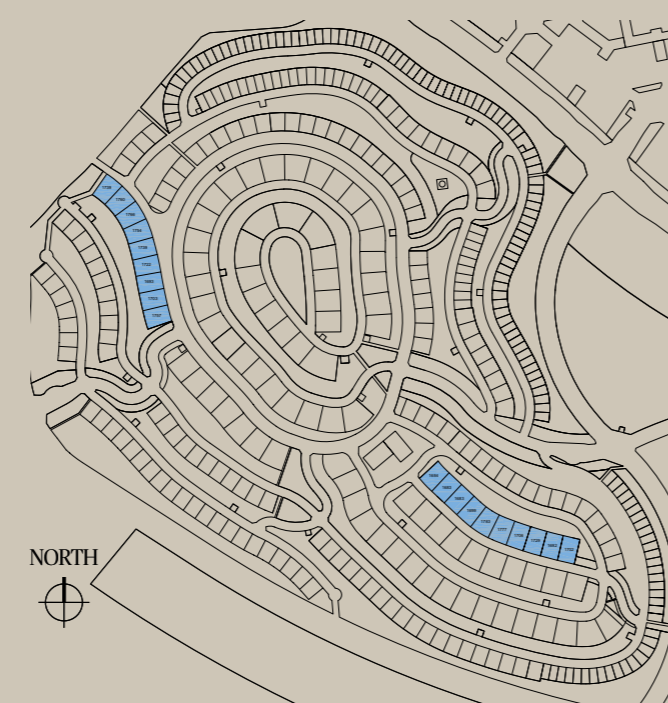
NAWAYEF HEIGHTS

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 1,683 - 1,783 sqm

TYPE 03 | 5 BEDROOMS

FIRST FLOOR	362 m ²
GROUND FLOOR	458 m ²
BASEMENT	396 m ²
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GRAND TOTAL	1,216 m ²

Excluding Parking



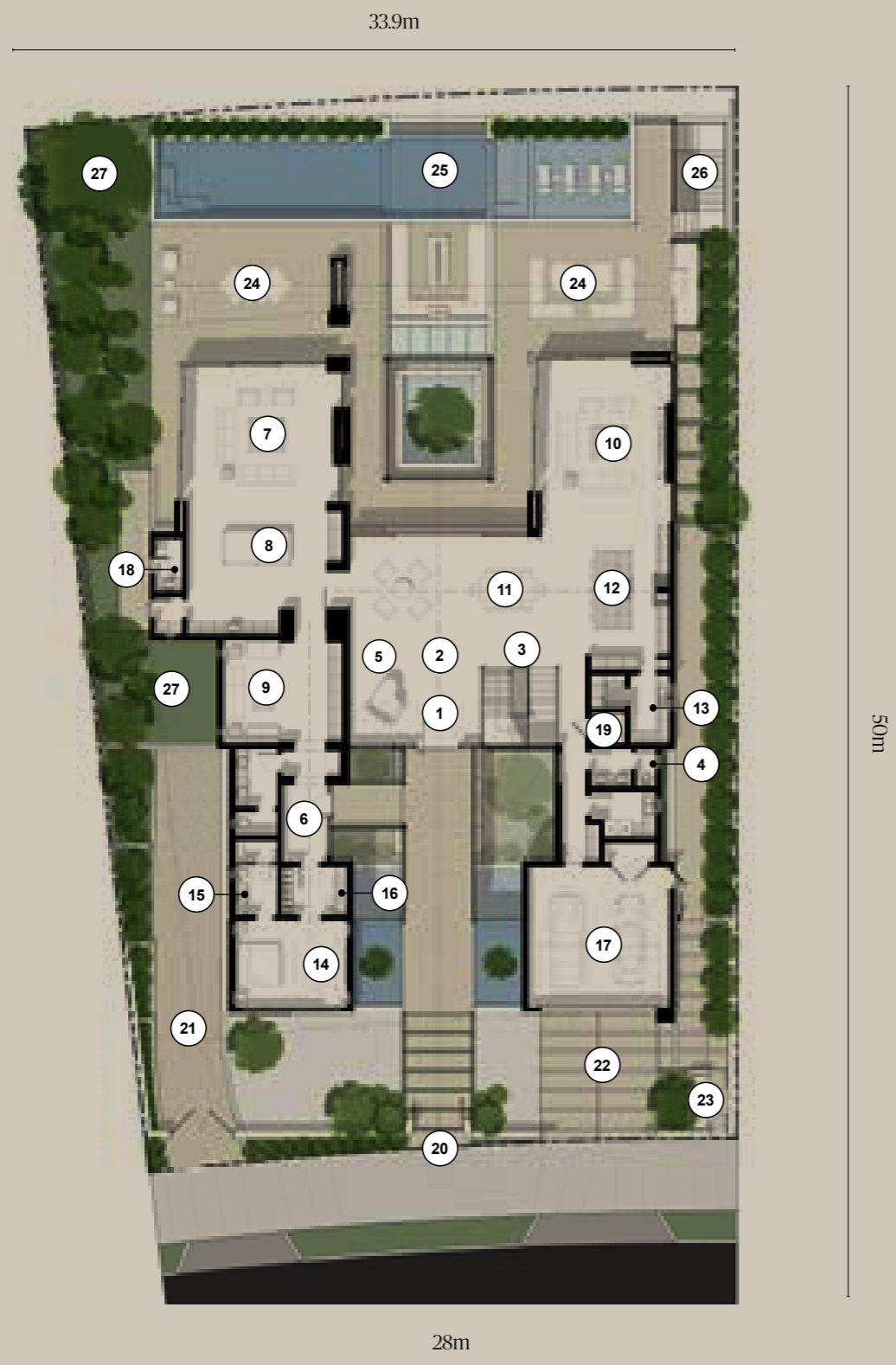
NAWAYEF HEIGHTS TYPE 03 ROOM SCHEDULE

INTERIOR

1- MAIN ENTRANCE	N/A
2- FOYER	3.0m x 3.0m
3- FEATURE STAIRCASE	3.0m x 3.1m
4- POWDER ROOM	1.9m x 3.1m
5- PIANO LOUNGE	8.7m x 3.7m
6- MAJLIS FOYER	2.2m x 3.7m
7- MAJLIS	6.7m x 5.3m
8- MAJLIS DINING	6.7m x 5.6m
9- MAJLIS MEDIA ROOM	5.0m x 4.2m
10- FAMILY LIVING	7.3m x 5.5m
11- FAMILY DINING	4.9m x 5.0m
12- SHOW KITCHEN	4.0m x 7.0m
13- SERVICE KITCHEN	1.8m x 3.0m
14- GUEST BEDROOM	3.6m x 4.6m
15- GUEST BATHROOM	2.0m x 3.6m
16- GUEST WARDROBE	2.0m x 2.8m
17- GARAGE	5.8m x 5.8m
18- POOL BATHROOM	1.2m x 2.2m
19- LIFT	N/A

EXTERIOR

20- ENTRANCE
21- BASEMENT ACCESS RAMP
22- PARKING
23- UTILITIES
24- OUTDOOR LIVING
25- POOL
26- EXTERNAL STAIRCASE
27- LANDSCAPING



GROUND FLOOR

50m

NAWAYEF HEIGHTS TYPE 03 ROOM SCHEDULE

INTERIOR

1- FEATURE STAIRCASE	3.0m x 3.1m	3.0m x 3.1m
2- LOUNGE	10.5m x 4.3m	10.5m x 4.3m
3- MASTER BEDROOM	5.4m x 6.5m	6.2m x 6.9m
4- MASTER BATHROOM 1	4.0m x 6.1m	3.6m x 5.2m
5- MASTER BATHROOM 2	5.0m x 5.9m	4.1m x 2.5m
6- MASTER WARDROBE 1	2.5m x 6.1m	2.6m x 4.2m
7- MASTER WARDROBE 2	2.4m x 4.4m	2.4m x 3.6m
8- BEDROOM 2	5.2m x 5.4m	5.2m x 5.4m
9- BEDROOM 2 BATHROOM	2.4m x 3.5m	2.4m x 3.5m
10- BEDROOM 2 WARDROBE	2.4m x 2.6m	1.5m x 2.6m
11- BEDROOM 3	3.8m x 4.0m	3.8m x 4.0m
12- BEDROOM 3 BATHROOM	1.7m x 3.5m	1.6m x 2.3m
13- BEDROOM 3 WARDROBE	3.8m x 1.0m	3.8m x 1.0m
14- BEDROOM 4	4.5m x 4.6m	4.5m x 4.6m
15- BEDROOM 4 BATHROOM	1.7m x 5.2m	1.7m x 5.2m
16- BEDROOM 4 WARDROBE	2.0m x 1.9m	3.5m x 1.9m
17- LAUNDRY	2.0m x 3.4m	3.5m x 1.9m
18- LIFT	N/A	N/A
19- VOID	N/A	N/A

EXTERIOR

20- BALCONY



FIRST FLOOR

50m

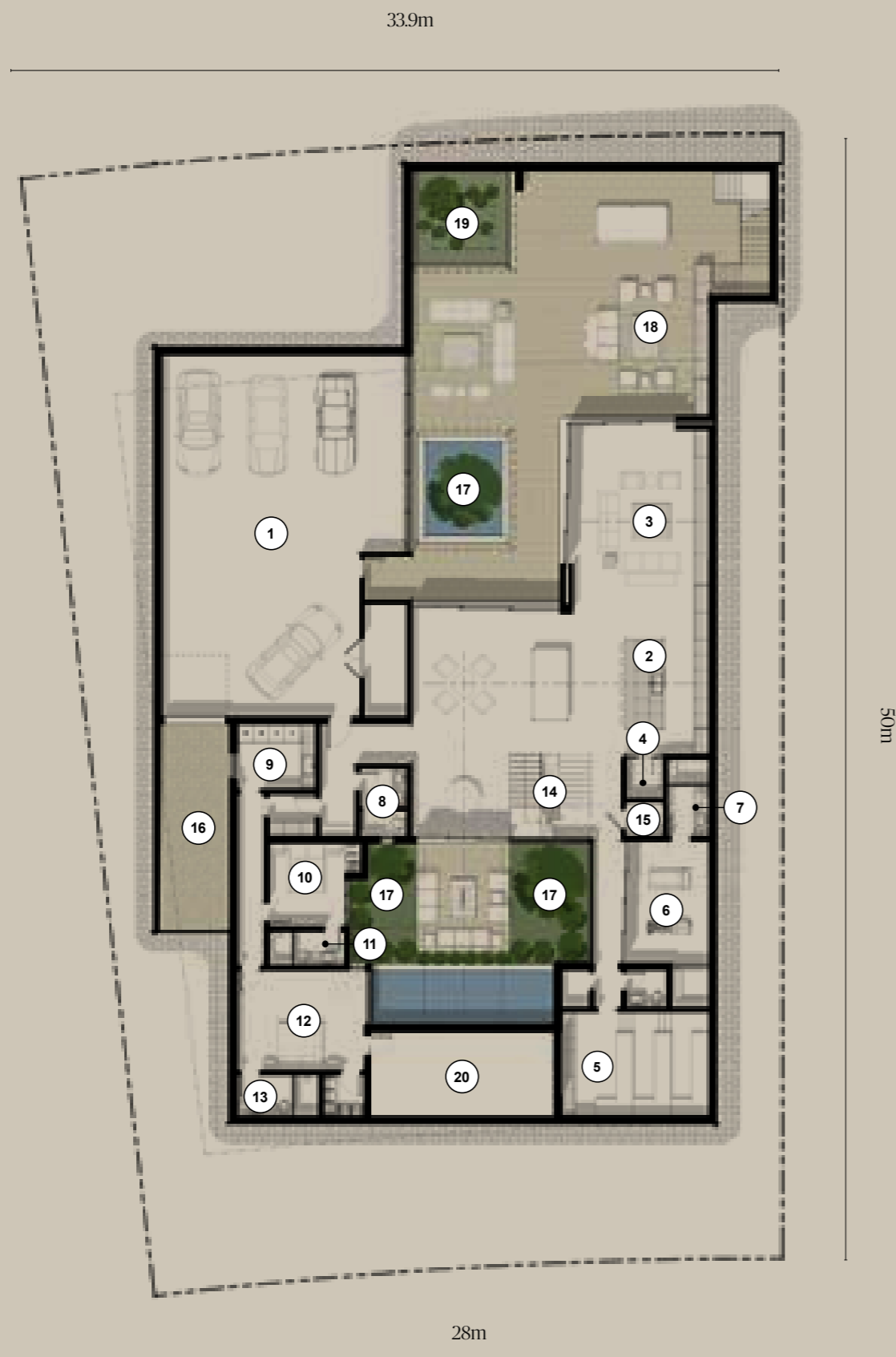
NAWAYEF HEIGHTS TYPE 03 ROOM SCHEDULE

INTERIOR

1- CAR GALLERY	10.8m x 16.1m
2- BAR	3.9m x 6.4m
3- BASEMENT LOUNGE	6.1m x 8.1m
4- CELLAR	1.7m x 1.8m
5- CINEMA	6.5m x 4.6m
6- GYM	5.5m x 3.8m
7- CHANGING ROOM	3.4m x 1.8m
8- POWDER ROOM	2.1m x 3.0m
9- LAUNDRY	2.9m x 3.5m
10- STAFF BEDROOM	3.4m x 3.7m
11- STAFF BATHROOM	3.6m x 1.8m
12- DRIVERS BEDROOM	4.4m x 5.7m
13- DRIVERS BATHROOM	1.5m x 3.3m
14- FEATURE STAIRCASE	3.0m x 3.1m
15- LIFT	N/A

EXTERIOR

16- RAMP TO GROUND LEVEL
17- COURTYARD
18- OUTDOOR LOUNGE
19- LANDSCAPING
20- UTILITIES



BASEMENT FLOOR



STATURE, ELEGANCE & SWEEPING DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - REAR VIEWS

CONTEMPORARY, MODERN & INVITING



MAIN ENTRANCE

EXTENDING THE INSIDE OUT

FAMILY LIVING





ENTRANCE FOYER

A CANVAS FOR UNINTERRUPTED VIEWS

MAJLIS





MASTER BEDROOM



MASTER BATHROOM



NAWAYEF HEIGHTS

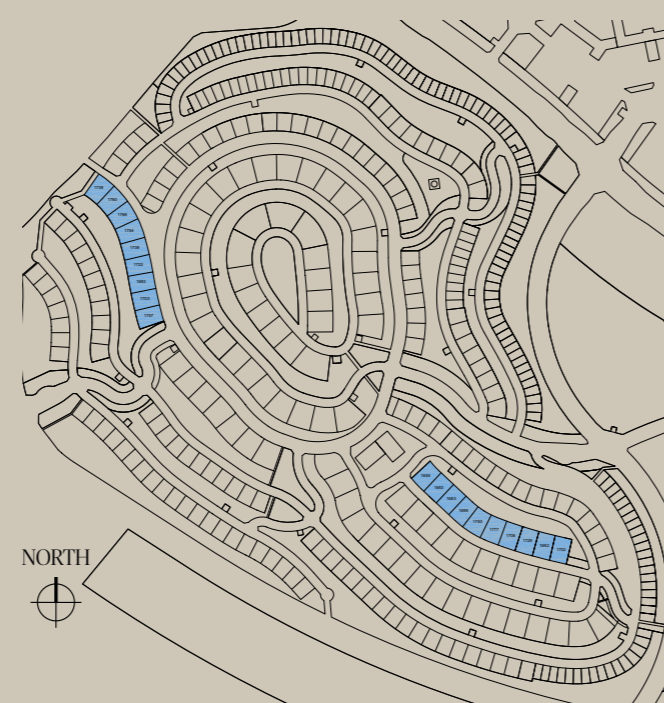
TYPE 04

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 1,683 - 1,783 sqm

TYPE 04 | 5 BEDROOMS

FIRST FLOOR	428 m ²
GROUND FLOOR	525 m ²
BASEMENT	462 m ²
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GRAND TOTAL	1,416 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 04 ROOM SCHEDULE

INTERIOR

1- MAIN ENTRANCE	N/A
2- FOYER	4.1m x 3.6m
3- FEATURE STAIRCASE	4.2m x 3.0m
4- MAJLIS	6.0m x 6.5m
5- MAJLIS DINING	6.0m x 4.2m
6- MAJLIS PANTRY	2.3m x 3.0m
7- POWDER ROOM 1	1.4m x 3.7m
8- MAJLIS MEDIA ROOM	4.2m x 4.6m
9- FAMILY LIVING	6.8m x 5.0m
10- FAMILY DINING	6.8m x 6.2m
11- SHOW KITCHEN	6.8m x 2.8m
12- INFORMAL DINING	3.7m x 3.1m
13- SERVICE KITCHEN	3.4m x 2.2m
14- GUEST BEDROOM	6.6m x 4.7m
15- GUEST BATHROOM	2.1m x 2.7m
16- GUEST WARDROBE	2.3m x 2.7m
17- POWDER ROOM 2	1.3m x 1.8m
18- SECONDARY STAIRCASE	3.2m x 1.8m
19- LIFT	N/A

EXTERIOR

20- ENTRANCE	
21- BASEMENT ACCESS RAMP	
22- PARKING	
23- UTILITIES	
24- GUEST ENTRANCE	
25- OUTDOOR LIVING	
26- POOL	
27- LANDSCAPING	



GROUND FLOOR

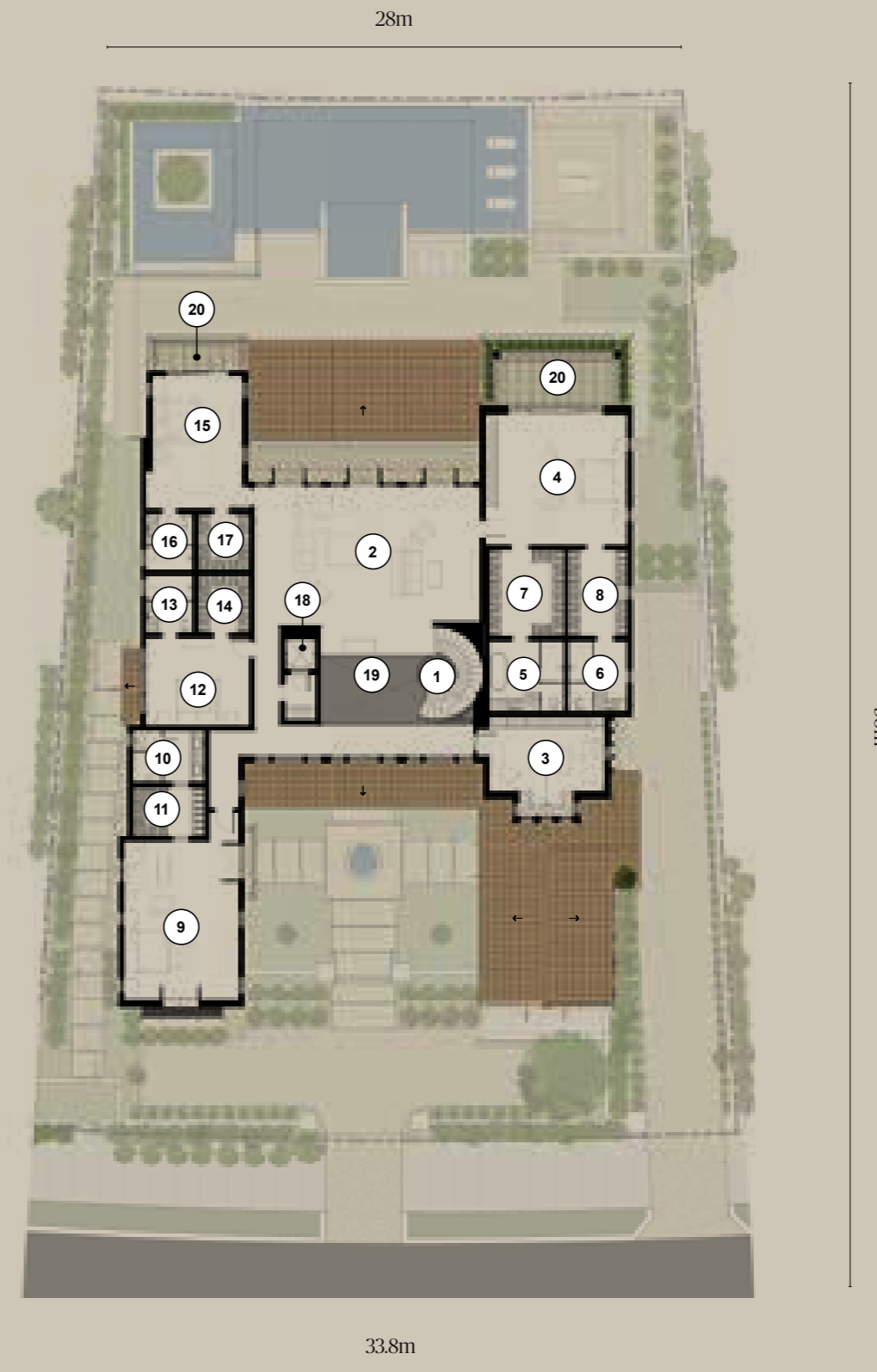
NAWAYEF HEIGHTS TYPE 04 ROOM SCHEDULE

INTERIOR

1- FEATURE STAIRCASE	4.2m x 3.0m
2- LOUNGE	5.6m x 9.3m
3- LIBRARY	3.1m x 4.8m
4- MASTER BEDROOM	5.5m x 6.0m
5- MASTER BATHROOM	3.2m x 3.0m
6- MASTER BATHROOM	2.5m x 3.0m
7- MASTER WARDROBE	2.5m x 3.0m
8- MASTER WARDROBE	3.1m x 3.6m
9- BEDROOM 2	6.6m x 4.8m
10- BEDROOM 2 BATHROOM	2.1m x 2.9m
11- BEDROOM 2 WARDROBE	2.1m x 3.0m
12- BEDROOM 3	4.3m x 3.7m
13- BEDROOM 3 BATHROOM	2.8m x 2.3m
14- BEDROOM 3 WARDROBE	2.8m x 2.5m
15- BEDROOM 4	3.7m x 5.5m
16- BEDROOM 4 BATHROOM	2.8m x 2.3m
17- BEDROOM 4 WARDROBE	2.8m x 2.5m
18- LIFT	N/A
19- VOID	N/A

EXTERIOR

20- BALCONY	
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FIRST FLOOR

NAWAYEF HEIGHTS TYPE 04 ROOM SCHEDULE

INTERIOR

1- CAR GALLERY	13.2m x 19.3m
2- BAR	5.9m x 5.0m
3- BASEMENT LOUNGE	5.9m x 6.3m
4- CELLAR	4.6m x 1.6m
5- BASEMENT DINING	5.9m x 3.8m
6- BASEMENT MEDIA ROOM	6.0m x 7.6m
7- GYM	5.3m x 6.3m
8- CHANGING ROOM	5.0m x 3.0m
9- SAUNA	2.5m x 2.0m
10- STEAM ROOM	2.5m x 2.5m
11- SHOWER	2.0m x 3.7m
12- STAFF BEDROOM 1	3.0m x 4.0m
13- STAFF BEDROOM 2	2.8m x 4.0m
14- STAFF BATHROOM	3.5m x 2.0m
15- STAFF LOUNGE	5.0m x 5.0m
16- DRIVERS BEDROOM	3.9m x 3.4m
17- DRIVERS BATHROOM	2.5m x 2.1m
18- FEATURE STAIRCASE	4.2m x 3.0m
19- SECONDARY STAIRCASE	3.2m x 1.8m
20- LIFT	N/A

EXTERIOR

21- RAMP TO GROUND LEVEL
22- LIGHT WELL
23- COURTYARD
24- OUTDOOR LOUNGE
25- UTILITIES



BASEMENT FLOOR



IMPOSING, IMPRESSIVE, INSPIRATIONAL

EXTERIOR PERSPECTIVES - STREET VIEWS





EXTERIOR PERSPECTIVE - OUTDOOR LIVING



EXTERIOR PERSPECTIVE - REAR GARDEN AND POOL

CONTEMPORARY CALIFORNIAN



FAMILY LIVING







FAMILY DINING



SHOW KITCHEN



MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HEIGHTS

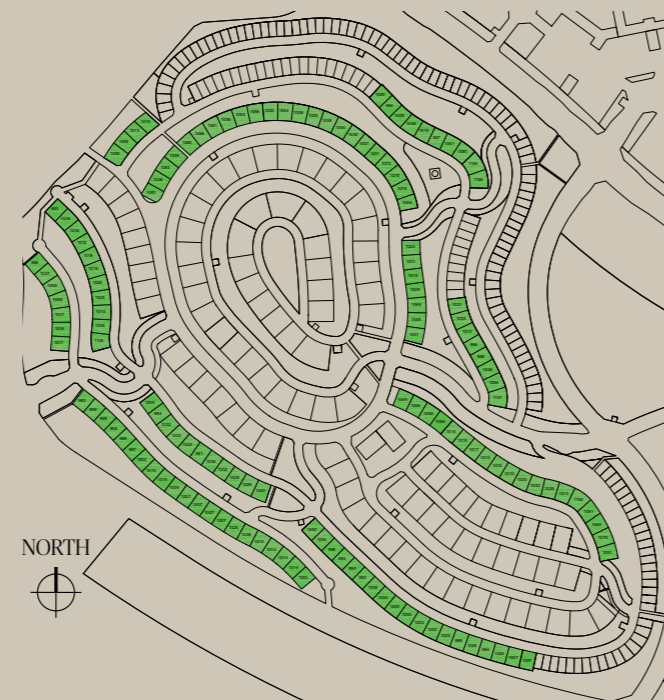
TYPE 05

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 - 1,194 sqm

TYPE 05 | 5 BEDROOMS

FIRST FLOOR	242 m ²
GROUND FLOOR	290 m ²
BASEMENT	301 m ²
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GRAND TOTAL	833 m ²

Excluding Parking



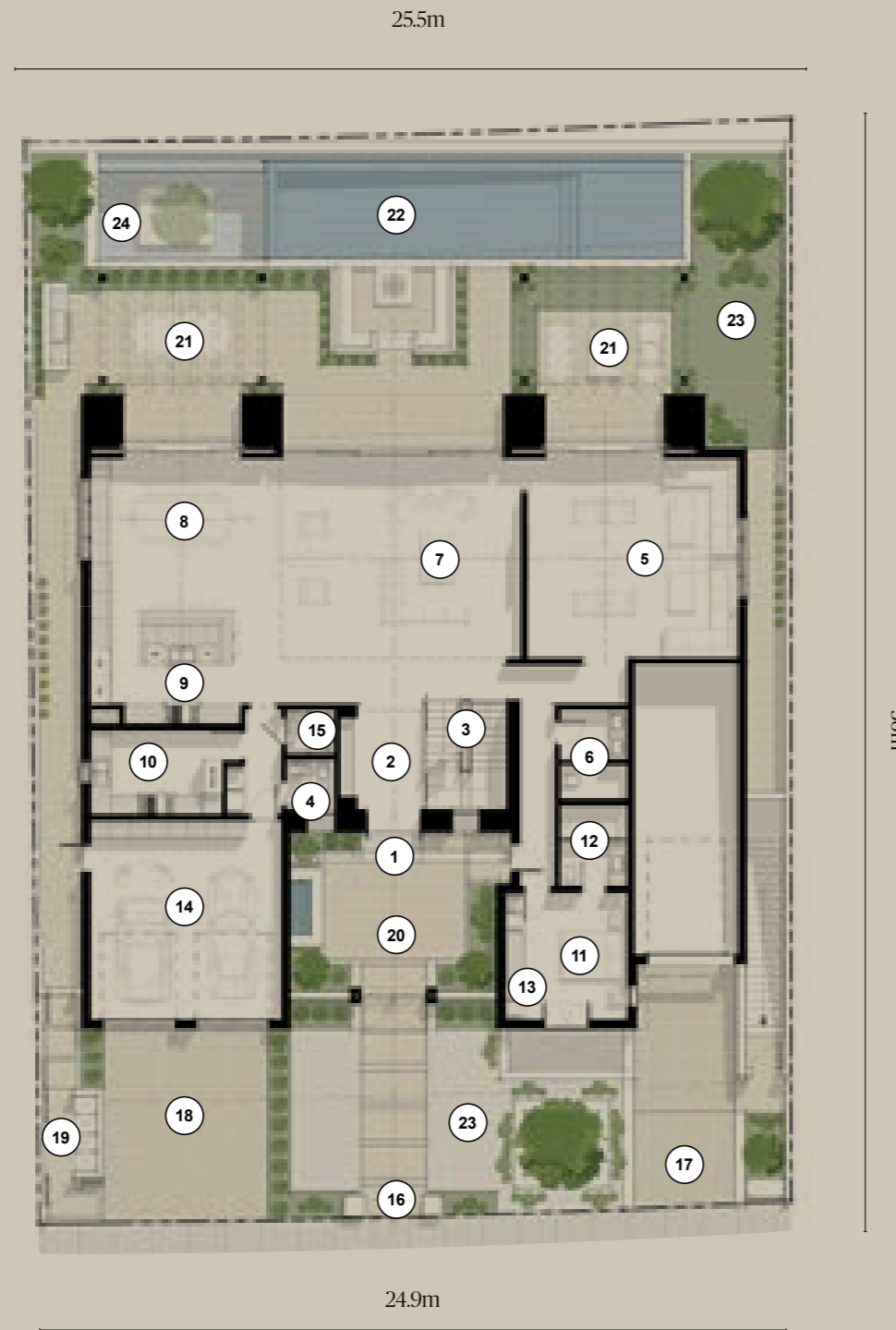
NAWAYEF HEIGHTS TYPE 05 ROOM SCHEDULE

INTERIOR

1- MAIN ENTRANCE	N/A
2- FOYER	2.8m x 4.3m
3- FEATURE STAIRCASE	2.8m x 3.5m
4- POWDER ROOM	1.5m x 1.7m
5- MAJLIS	7.0m x 7.0m
6- POWDER ROOM	2.2m x 3.0m
7- FAMILY LIVING	8.0m x 8.5m
8- FAMILY DINING	6.2m x 5.0m
9- SHOW KITCHEN	6.2m x 5.0m
10- SERVICE KITCHEN	4.3m x 2.7m
11- GUEST BEDROOM	4.2m x 3.0m
12- GUEST BATHROOM	2.2m x 2.6m
13- GUEST WARDROBE	4.2m x 1.0m
14- GARAGE	6.4m x 6.7m
15- LIFT	N/A

EXTERIOR

16- ENTRANCE
17- BASEMENT ACCESS RAMP
18- PARKING
19- UTILITIES
20- COURTYARD
21- OUTDOOR LIVING
22- POOL
23- LANDSCAPING
24- LOWER TERRACE



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 05 ROOM SCHEDULE

INTERIOR

1- FEATURE STAIRCASE	2.8m x 3.5m
2- MASTER BEDROOM	5.5m x 4.8m
3- MASTER BATHROOM	4.5m x 4.0m
4- MASTER WARDROBE	4.2m x 4.0m
5- BEDROOM 2	7.5m x 4.0m
6- BEDROOM 2 BATHROOM	1.8m x 4.2m
7- BEDROOM 2 WARDROBE	2.9m x 1.7m
8- BEDROOM 3	3.7m x 3.0m
9- BEDROOM 3 BATHROOM	1.7m x 4.4m
10- BEDROOM 3 WARDROBE	2.6m x 1.0m
11- BEDROOM 4	4.2m x 3.6m
12- BEDROOM 4 BATHROOM	1.8m x 3.4m
13- BEDROOM 4 WARDROBE	2.4m x 1.0m
14- LAUNDRY	4.5m x 1.7m
15- LIFT	N/A
16- VOID	N/A

EXTERIOR

17- BALCONY



FIRST FLOOR

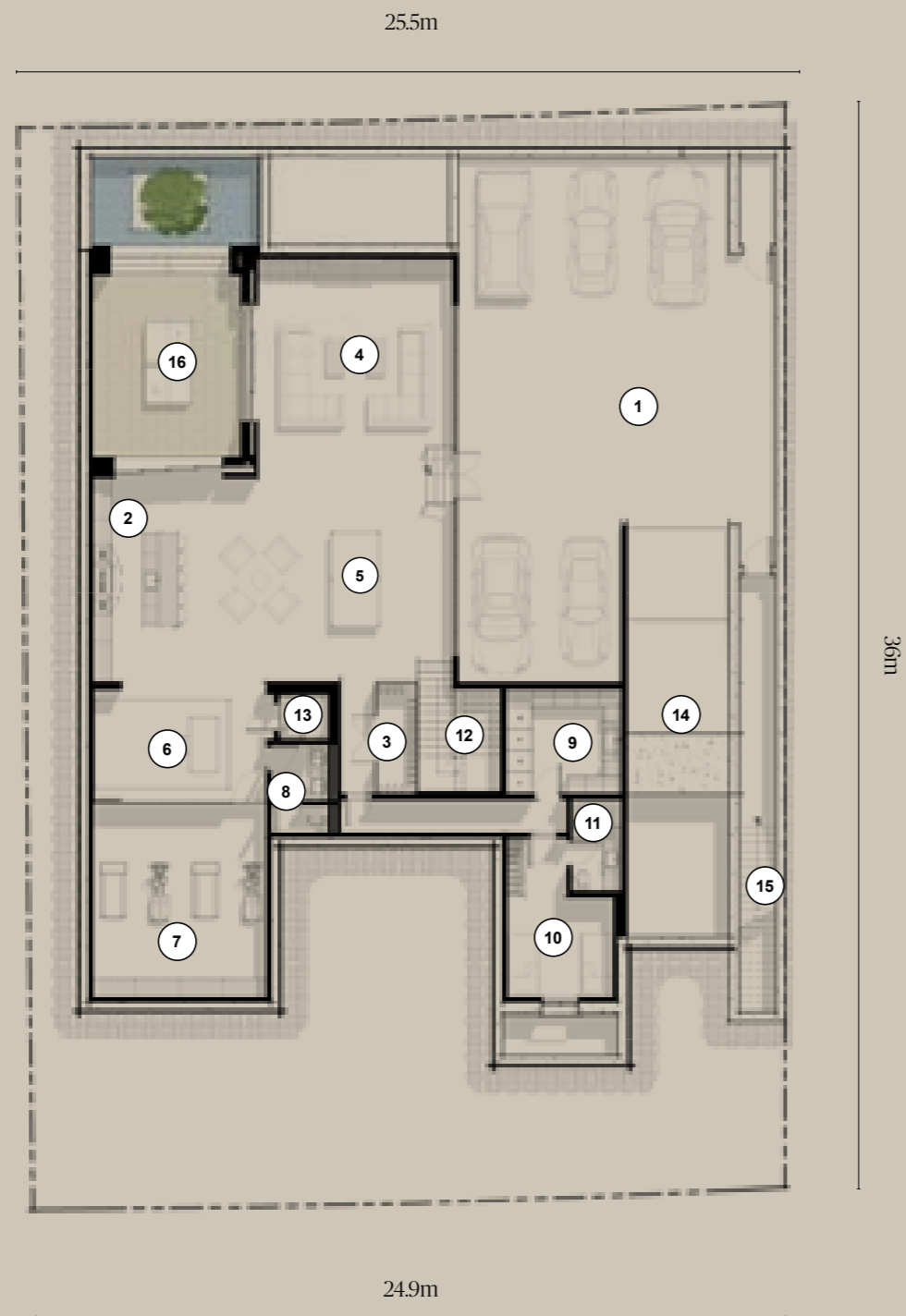
**NAWAYEF HEIGHTS
TYPE 05
ROOM SCHEDULE**

INTERIOR

1- CAR GALLERY	17.5m x 10.5m
2- BAR	5.8m x 6.8m
3- CELLAR	1.3m x 3.7m
4- MEDIA ROOM	6.4m x 6.7m
5- GAMES ROOM	6.4m x 6.8m
6- ENTERTAINMENT ROOM	5.8m x 4.0m
7- GYM	5.8m x 6.2m
8- CHANGING ROOM	2.0m x 3.0m
9- LAUNDRY	3.8m x 3.5m
10- STAFF BEDROOM	3.5m x 3.3m
11- STAFF BATHROOM	1.6m x 3.0m
12- FEATURE STAIRCASE	2.8m x 3.5m
13- LIFT	N/A

EXTERIOR

14- RAMP TO GROUND LEVEL
15- EXTERNAL STAIRCASE
16- LOWER TERRACE



BASEMENT FLOOR



A TRADITION OF ELEGANCE



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVE - OUTDOOR LIVING





FAMILY LIVING

GREAT ROOM, GRAND DESIGN





FAMILY DINING



FAMILY DINING

A SCENE FOR SUCCESSFUL, LIKE-MINDED SOULS

MAJLIS





MASTER BATHROOM



MASTER BEDROOM

NAWAYEF HEIGHTS

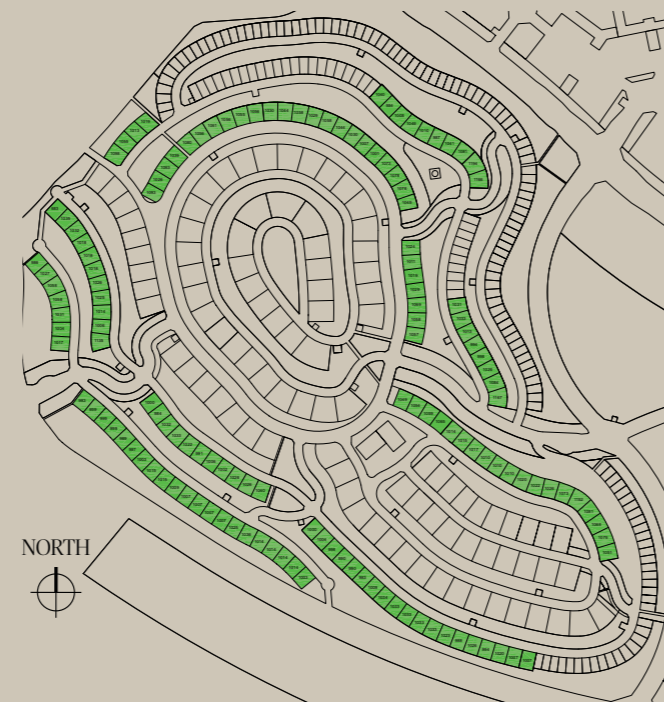
TYPE 06

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 - 1,194 sqm

TYPE 06 | 6 BEDROOMS

FIRST FLOOR	367 m ²
GROUND FLOOR	351 m ²
BASEMENT	297 m ²
<hr/>	
GRAND TOTAL	1,015 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 06 ROOM SCHEDULE

INTERIOR

1- MAIN ENTRANCE	N/A
2- FOYER	4.0m x 3.5m
3- FEATURE STAIRCASE	3.1m x 4.6m
4- POWDER ROOM	1.6m x 3.3m
5- MAJLIS	7.5m x 5.0m
6- MAJLIS DINING	7.5m x 4.0m
7- MAJLIS PANTRY	2.5m x 2.5m
8- POWDER ROOM	2.8m x 2.5m
9- FAMILY LIVING	5.1m x 7.6m
10- FAMILY DINING	2.7m x 7.6m
11- SHOW KITCHEN	3.5m x 7.6m
12- COURTYARD	1.8m x 4.8m
13- OFFICE FOYER	1.5m x 1.4m
14- OFFICE	4.6m x 4.3m
15- POWDER ROOM	2.0m x 2.6m
16- GUEST BEDROOM	4.0m x 4.1m
17- GUEST BATHROOM	3.0m x 2.3m
18- GUEST WARDROBE	1.5m x 2.0m
19- SECONDARY STAIRCASE	3.4m x 3.4m
20- DRIVERS BEDROOM	2.2m x 2.5m
21- DRIVERS BATHROOM	1.2m x 2.1m
22- LIFT	N/A

EXTERIOR

23- ENTRANCE	
24- BASEMENT ACCESS RAMP	
25- UTILITIES	
26- OUTDOOR LIVING	
27- POOL	
28- LANDSCAPING	
29- LOWER TERRACE	



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 06 ROOM SCHEDULE

INTERIOR

1- FEATURE STAIRCASE	3.1m x 4.6m
2- LOUNGE	7.0m x 5.5m
3- MASTER BEDROOM	6.2m x 3.6m
4- MASTER BATHROOM	4.9m x 1.7m
5- MASTER WARDROBE	4.0m x 2.3m
6- BEDROOM 2	7.0m x 4.1m
7- BEDROOM 2 BATHROOM	3.6m x 4.9m
8- BEDROOM 2 WARDROBE	5.0m x 2.3m
9- BEDROOM 3	7.0m x 3.8m
10- BEDROOM 3 BATHROOM	3.5m x 1.9m
11- BEDROOM 3 WARDROBE	2.9m x 2.2m
12- BEDROOM 4	4.4m x 4.0m
13- BEDROOM 4 BATHROOM	3.0m x 2.0m
14- BEDROOM 4 WARDROBE	4.5m x 2.3m
15- BEDROOM 5	4.4m x 4.2m
16- BEDROOM 5 BATHROOM	3.0m x 2.5m
17- BEDROOM 5 WARDROBE	2.5m x 2.5m
18- SECONDARY STAIRCASE	4.2m x 2.0m
19- PANTRY	2.5m x 2.0m
20- LIFT	N/A
21- VOID	N/A

EXTERIOR

22- BALCONY	
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FIRST FLOOR

NAWAYEF HEIGHTS
TYPE 06
ROOM SCHEDULE

INTERIOR

1- CAR GALLERY	12.2m x 11.6m
2- LOUNGE	7.0m x 7.7m
3- GYM	7.0m x 6.3m
4- CHANGING ROOM	2.5m x 4.4m
5- SPA	4.4m x 4.4m
6- SALON	3.6m x 3.1m
7- POWDER ROOM	1.8m x 3.1m
8- SECONDARY STAIRCASE	3.4m x 3.4m
9- SERVICE KITCHEN	3.7m x 7.7m
10- LAUNDRY	4.4m x 4.0m
11- STAFF BEDROOM	3.7m x 7.7m
12- STAFF BATHROOM	1.9m x 2.5m
13- FEATURE STAIRCASE	3.1m x 4.6m
14- LIFT	N/A
15- UTILITIES	N/A

EXTERIOR

16- RAMP TO GROUND LEVEL
17- EXTERNAL STAIRCASE



BASEMENT FLOOR



ENDLESS LINES, TIMELESS DESIGNS

EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - GARDEN VIEW





SHOW KITCHEN TO SHOWCASE LIVING



SHOW KITCHEN



SHOW KITCHEN AND DINING ROOM

GYM



SPACIOUS INSIDE, ENDLESS ON THE OUTSIDE

MAJLIS





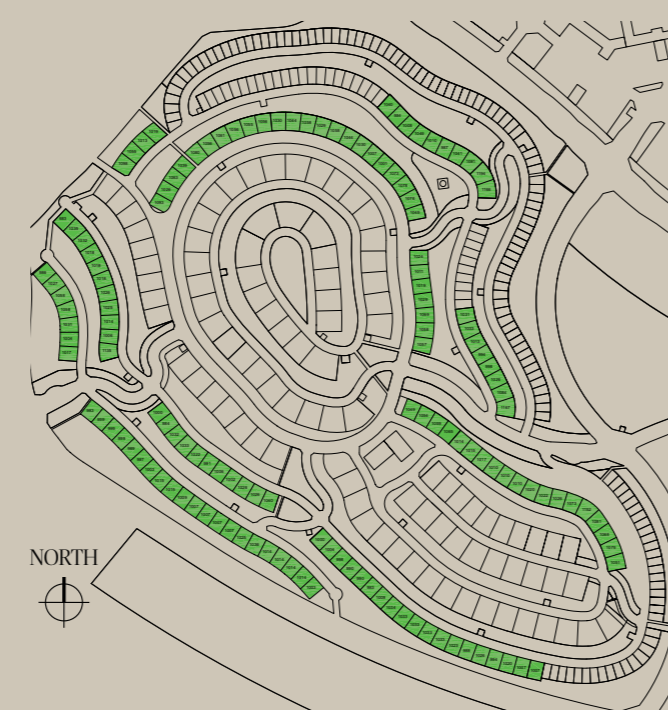
NAWAYEF HEIGHTS

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 - 1,194 sqm

TYPE 07 | 7 BEDROOMS

FIRST FLOOR	400 m ²
GROUND FLOOR	321 m ²
BASEMENT	226 m ²
<hr/>	
GRAND TOTAL	948 m ²

Excluding Parking



NAWAYEF HEIGHTS TYPE 07 ROOM SCHEDULE

INTERIOR		
1- MAIN ENTRANCE	N/A	
2- FOYER	2.8m x 3.8m	
3- POWDER ROOM	1.8m x 3.8m	
4- GRAND HALL	3.8m x 3.8m	
5- FEATURE STAIRCASE	4.1m x 3.8m	
6- MAJLIS FOYER	4.2m x 4.8m	
7- MAJLIS	5.7m x 6.3m	
8- MAJLIS DINING	4.2m x 4.2m	
9- FAMILY LIVING	5.5m x 6.3m	
10- FAMILY DINING	3.0m x 6.3m	
11- SHOW KITCHEN	4.0m x 6.3m	
12- GUEST BEDROOM	5.2m x 4.4m	
13- GUEST BATHROOM	1.5m x 3.0m	
14- GUEST WARDROBE	2.7m x 1.0m	
15- PANTRY	2.8m x 1.3m	
16- SECONDARY STAIRCASE	5.3m x 2.3m	
17- DRIVERS BEDROOM	2.8m x 2.0m	
18- DRIVERS BATHROOM	1.8m x 2.0m	
19- LIFT	N/A	

EXTERIOR		
20- ENTRANCE		
21- BASEMENT ACCESS RAMP		
22- PARKING		
23- UTILITIES		
24- OUTDOOR LIVING		
25- POOL		
26- EXTERNAL STAIRCASE		
27- LANDSCAPING		
28- LOWER TERRACE		



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 07 ROOM SCHEDULE

INTERIOR		
1- FEATURE STAIRCASE	4.1m x 3.8m	
2- LOUNGE	4.5m x 6.3m	
3- DINING	3.0m x 6.3m	
4- SHOW KITCHEN	2.5m x 6.3m	
5- POWDER ROOM	2.0m x 3.8m	
6- MASTER BEDROOM	6.6m x 6.3m	
7- MASTER BATHROOM	2.5m x 3.8m	
8- MASTER WARDROBE	2.5m x 3.8m	
9- BEDROOM 2	4.0m x 5.6m	
10- BEDROOM 2 BATHROOM	1.8m x 4.0m	
11- BEDROOM 2 WARDROBE	2.0m x 5.6m	
12- BEDROOM 3	3.8m x 5.6m	
13- BEDROOM 3 BATHROOM	2.0m x 3.5m	
14- BEDROOM 3 WARDROBE	2.0m x 2.0m	
15- BEDROOM 4	3.8m x 5.6m	
16- BEDROOM 4 BATHROOM	2.0m x 3.5m	
17- BEDROOM 4 WARDROBE	2.0m x 2.0m	
18- BEDROOM 5	3.8m x 5.6m	
19- BEDROOM 5 BATHROOM	1.5m x 2.9m	
20- BEDROOM 5 WARDROBE	1.5m x 4.2m	
21- BEDROOM 6	4.5m x 4.0m	
22- BEDROOM 6 BATHROOM	1.8m x 3.0m	
23- BEDROOM 6 WARDROBE	1.5m x 3.0m	
24- SECONDARY STAIRCASE	5.3m x 2.3m	
25- LIFT	N/A	
26- VOID	N/A	

EXTERIOR		
27- BALCONY		
28- FEATURE SCREEN		



FIRST FLOOR

**NAWAYEF HEIGHTS
TYPE 07
ROOM SCHEDULE**

INTERIOR	
1- CAR GALLERY	11.6m x 12.8m
2- BAR	5.5m x 2.5m
3- LOUNGE	8.5m x 4.1m
4- DINING	5.5m x 6.3m
5- GYM	4.5m x 4.8m
ALTERNATIVE LAYOUT	
A. SAUNA OPTION	
6- SAUNA	2.8m x 1.2m
7- CHANGING ROOM	2.8m x 3.1m
B. TREATMENT OPTION	
8- SPA TREATMENT ROOM	4.4m x 2.5m
9- CHANGING ROOM	3.8m x 1.8m
10- POWDER ROOM	1.2m x 3.3m
11- LAUNDRY	2.3m x 3.2m
12- SERVICE KITCHEN	3.8m x 3.2m
13- STAFF BEDROOM	3.8m x 3.2m
14- STAFF BATHROOM	1.2m x 3.2m
15- STAFF WARDROBE	1.8m x 1.0m
16- SECONDARY STAIRCASE	5.3m x 2.3m
17- LIFT	N/A
EXTERIOR	
18- RAMP TO GROUND LEVEL	
19- EXTERNAL STAIRCASE	



BASEMENT FLOOR



VERTICAL IN ASPECT, GRACEFUL IN DESIGN



EXTERIOR PERSPECTIVE - FRONT ELEVATION



EXTERIOR PERSPECTIVES - POOL VIEW (OUTDOOR LOUNGES)



FAMILY LIVING



FOYER

PANORAMIC, AESTHETIC & STOIC

FORMAL LIVING AND DINING ROOM





MASTER BATHROOM



MASTER BEDROOM





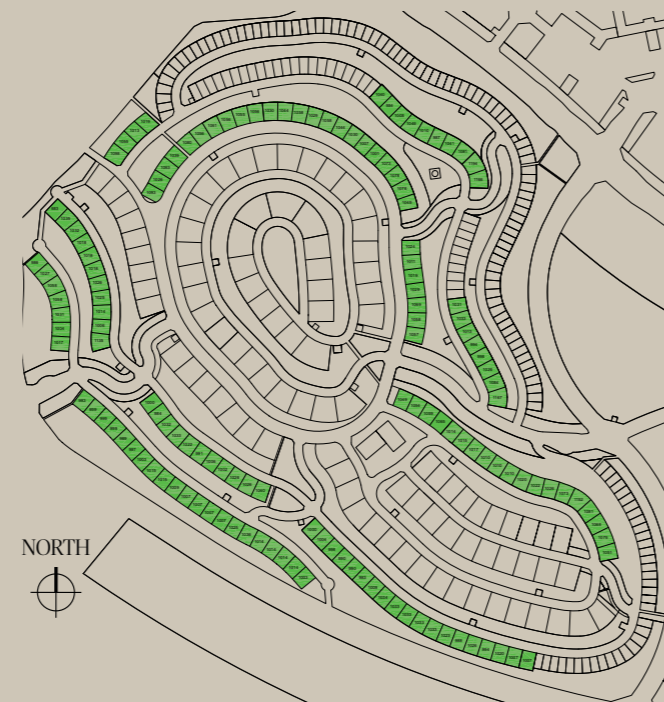
NAWAYEF HEIGHTS

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 - 1,194 sqm

TYPE 08 | 5 BEDROOMS

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

Excluding Parking



NAWAYEF HEIGHTS TYPE 08 ROOM SCHEDULE

INTERIOR		
1- MAIN ENTRANCE	N/A	
2- FOYER	2.5m x 5.0m	
3- POWDER ROOM	1.7m x 4.3m	
4- FEATURE STAIRCASE	2.4m x 5.2m	
5- MAJLIS FOYER	2.7m x 6.0m	
6- MAJLIS	5.0m x 6.0m	
7- MAJLIS DINING	4.5m x 4.0m	
8- FAMILY LIVING	6.2m x 6.8m	
9- FAMILY DINING	4.5m x 6.8m	
ALTERNATIVE LAYOUT		
A. SHOW KITCHEN OPTION		
10- SHOW KITCHEN	4.7m x 5.2m	
11- PANTRY	4.0m x 1.6m	
B. LIBRARY OPTION		
12- LIBRARY	4.0m x 6.0m	
13- SHOW KITCHEN	5.0m x 5.6m	
14- PANTRY	4.0m x 1.6m	
15- GUEST BEDROOM	3.8m x 3.8m	
16- GUEST BATHROOM	2.0m x 3.5m	
17- GUEST WARDROBE	2.5m x 1.0m	
18- SECONDARY STAIRCASE	2.3m x 4.8m	
19- LIFT	N/A	

EXTERIOR		
20- ENTRANCE		
21- BASEMENT ACCESS RAMP		
22- PARKING		
23- UTILITIES		
24- OUTDOOR LIVING		
25- POOL		
26- SERVICE STAIRCASE		
27- EXTERNAL STAIRCASE		
28- LANDSCAPING		
29- LOWER TERRACE		



GROUND FLOOR

NAWAYEF HEIGHTS TYPE 08 ROOM SCHEDULE

INTERIOR		
1- FEATURE STAIRCASE	2.4m x 5.2m	
2- LOUNGE	4.5m x 6.0m	
3- DINING	3.0m x 6.0m	
4- LIBRARY	3.8m x 3.4m	
5- POWDER ROOM	2.0m x 3.5m	
6- MASTER BEDROOM	7.7m x 4.3m	
7- MASTER BATHROOM	2.8m x 5.0m	
8- MASTER WARDROBE	2.8m x 5.0m	
9- BEDROOM 2	3.8m x 6.6m	
10- BEDROOM 2 BATHROOM	4.5m x 2.0m	
11- BEDROOM 2 WARDROBE	4.5m x 2.0m	
12- BEDROOM 3	3.5m x 4.9m	
13- BEDROOM 3 BATHROOM	2.2m x 3.5m	
14- BEDROOM 3 WARDROBE	2.9m x 1.0m	
15- BEDROOM 4	3.8m x 3.8m	
16- BEDROOM 4 BATHROOM	2.0m x 3.5m	
17- BEDROOM 4 WARDROBE	2.5m x 1.0m	
18- SECONDARY STAIRCASE	2.3m x 4.8m	
19- LIFT	N/A	
20- VOID	N/A	

EXTERIOR		
21- BALCONY		
22- FEATURE SCREEN		



FIRST FLOOR

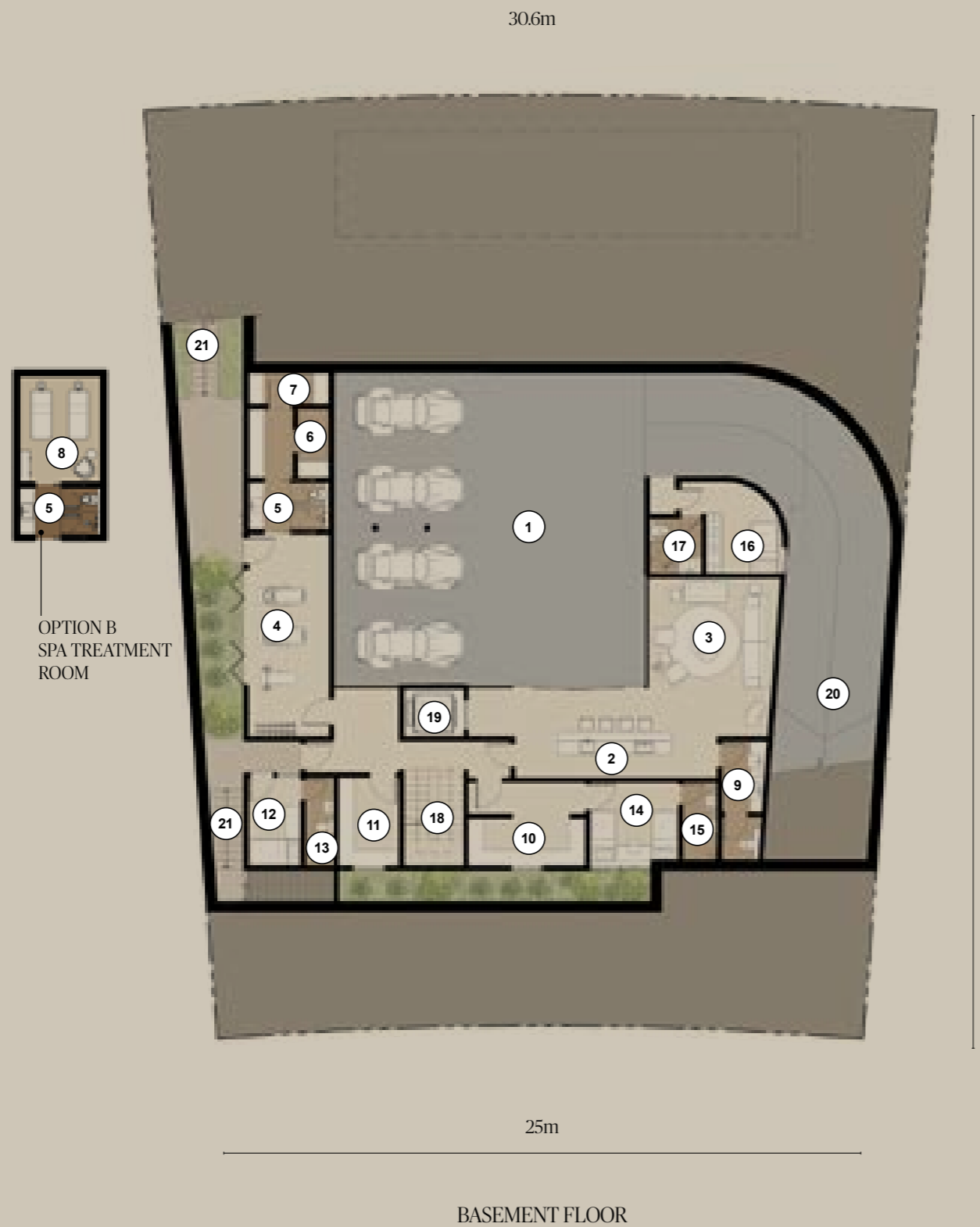
NAWAYEF HEIGHTS
TYPE 08
ROOM SCHEDULE

INTERIOR

1- CAR GALLERY	12.0m x 12.0m
2- BAR	7.9m x 3.5m
3- LOUNGE	5.0m x 4.2m
4- GYM	3.1m x 7.8m
5- CHANGING ROOM	3.1m x 1.8m
ALTERNATIVE LAYOUT	
A. SAUNA & STEAM ROOM OPTION	
6- SAUNA	1.2m x 2.6m
7- STEAM ROOM	3.1m x 1.2m
B. SPA TREATMENT ROOM OPTION	
8- TREATMENT ROOM	3.0m x 4.0m
9- POWDER ROOM	1.8m x 4.6m
10- LAUNDRY	4.5m x 1.8m
11- SERVICE KITCHEN	2.3m x 3.4m
12- STAFF BEDROOM 1	2.0m x 3.4m
13- STAFF BATHROOM 1	1.1m x 3.4m
14- STAFF BEDROOM 2	3.3m x 3.0m
15- STAFF BATHROOM 2	1.1m x 3.0m
16- DRIVER'S BEDROOM	3.0m x 3.5m
17- DRIVER'S BATHROOM	2.0m x 2.1m
18- SECONDARY STAIRCASE	2.3m x 4.8m
19- LIFT	N/A

EXTERIOR

- 20- RAMP TO GROUND LEVEL
- 21- EXTERNAL STAIRCASE



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EXTERIOR PERSPECTIVE - FRONT ELEVATION





EXTERIOR PERSPECTIVE - GARDEN VIEW



WHERE YOUR LIVING EXPERIENCE MEETS AL FRESCO

FORMAL LIVING





MASTER BATHROOM



MASTER BEDROOM

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