



Nawayef Mansions

NAWAYEF MANSIONS
TYPE 01
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	6.5m x 30m
2 - FOYER	6.5m x 30m
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 14m
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 14m
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 30m
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 14m
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 23m
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 01
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 01 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 01 PLUS | SECOND FLOOR | Master Bedroom Option

NAWAYEF MANSIONS
TYPE 01 FLUS
ROOM SCHEDULE

INTERIOR

1 - LOYER	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 1m
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 - MECHANICAROOM



TYPE 01 FLUS | SECOND FLOOR | Family Entertainment Option

NAWAYEF MANSIONS
TYPE 01 FLUS
ROOM SCHEDULE

INTERIOR

1 - LOYER	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 1m
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 01 FLUS | SECOND FLOOR | Guest Entertainment Option

NAWAYEF MANSIONS
TYPE 01
ROOM SCHEDULE

INTERIOR

1 - CARGALLERY	24.7m x 20.1m
2 - SUPER CARGALLERY	14.3m x 6.8m
3 - BAR & LOUNGE	14.3m x 9.3m
4 - WINECELLAR	3.0m x 2.3m
5 - POWDER ROOM 1	2.1m x 6m
6 - HOMETHEATRE	9.7m x 6.0m
7 - OPTIONALCONVERSIONINTO	9.7m x 6.0m
A. HOBBY ROOM	
B. ARTIST'S HANGOUT	
C. RACINGSIMULATOR ROOMETC.	
8 - POWDER ROOM 2	2.4m x 3.5m
9 - FOYER	2.1m x 6m
10 - FEATURESTAIRCASE	6.8m x 3.9m
11 - GYM & YOGA	5.3m x 4.6m
12 - GYMRESTROOM	13.5m x 8.2m
13 - BEAUTY SALON	3.3m x 18m
14 - STEAM	7.2m x 3.5m
15 - JACUZZI	3.3m x 3.3m
16 - TREATMENT	5.1m x 36m
17 - SPA WASHROOM	5.1m x 40m
18 - SECONDARY STAIRCASE	5.1m x 47m
19 - KITCHEN	5.3m x 2.3m
20 - LAUNDRY	5.3m x 3.5m
21 - FEMALESTAFFBEDROOM	5.3m x 4.0m
22 - MALESTAFFBEDROOM	6.9m x 6.8m
23 - DRIVER'S BEDROOM	6.9m x 50m
24 - MECHANICAROOM	7.2m x 5.2m

EXTERIOR

- 25 - SERVICEENTRANCE
- 26 - GARDEN
- 27 - WATERFALL



NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR

1 - ENTRANCE HALL	7.4m x 4.4m
2 - HALL/ HALIWAY	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 - FAMIY DINING ROOM	9.2m x 5.8m
7 - FAMIY SITTING ROOM	9.2m x 5.6m
8 - FAMIY 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/ HALIWAY	4.8m x 4.4m
3 - FAMILY ROOM	9.0m x 6.5m
4 - MASTERSITTING AREA	6.0m x 6.0m
5 - MASTERBEDROOM	6.3m x 6.0m
6 - HERWARDROBE	5.6m x 2.8m
7 - HISWARDROBE	4.3m x 2.8m
8 - HERBATHROOM	5.6m x 2.6m
9 - HISBATHROOM	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



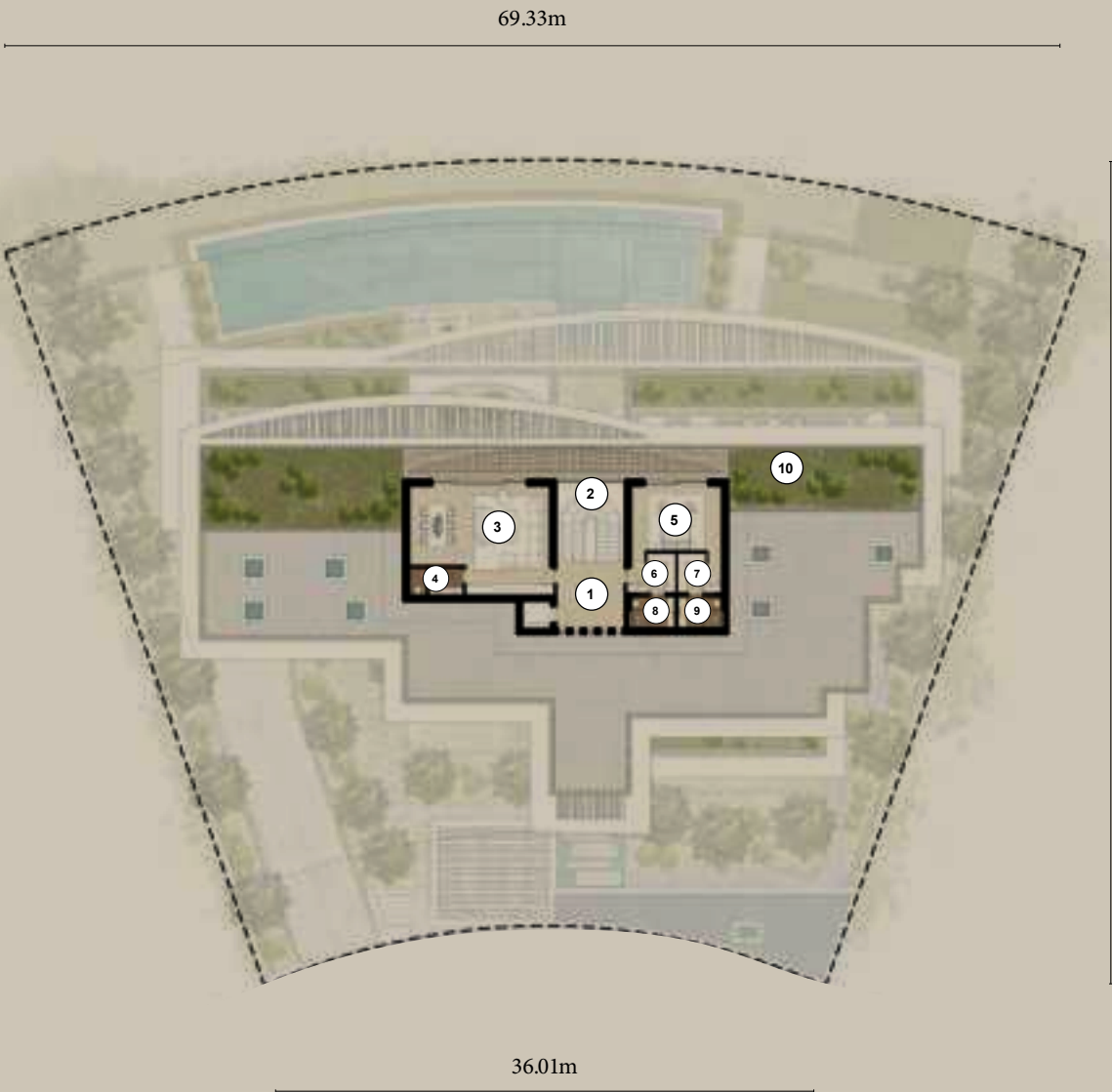
NAWAYEF MANSIONS
TYPE 02 PLUS
ROOM SCHEDULE

INTERIOR

1 - HALL/ HALIWAY	4.4m x 4.3m
2 - STAIRCASE	4.8m x 4.35m
3 - GAMES ROOM	9.0m x 7.0m
4 - PENTHOUSE TOILET	18m x 3.4m
5 - PENTHOUSE MASTERSUITE	5.8m x 4.2m
6 - PENTHOUSE HISWARDROBE	2.9m x 2.6m
7 - PENTHOUSE HERWARDROBE	2.9m x 2.6m
8 - PENTHOUSE HISBATHROOM	2.8m x 2.0m
9 - PENTHOUSE HERBATHROOM	2.8m x 2.0m

EXTERIOR

10 - GARDENTERRACE



TYPE 02 PLUS | SECOND FLOOR | PENTHOUSE

NAWAYEF MANSIONS
TYPE 02
ROOM SCHEDULE

INTERIOR

1 - GARAGE	23.8m x 19.7m
2 - GARAGE HALIWAY	9.9m x 1.8m
3 - GAMES ROOM	9.0m x 6.5m
4 - HALL&HALIWAY	16.9m x 7.8m
5 - WINECELLAR	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 0.0m
11 - STEAMROOM	2.7m x 2.2m
12 - SAUNA	3.5m x 2.2m
13 - MENS DRESSING ROOM	3.5m x 2.8m
14 - WOMENS DRESSING ROOM	3.5m x 2.8m
15 - SERVICE HALIWAY	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 - MAHS' BEDROOM 1	5.5m x 4.2m
20 - MAHS' BATHROOM 1	2.3m x 2.3m
21 - MAHS' BEDROOM 2	5.5m x 4.2m
22 - MAHS' BATHROOM 2	2.3m x 2.3m

EXTERIOR

23 - MECHANICAROOM
24 - STORAGE ROOM
25 - IIFT
26 - PATIO 1
27 - PATIO 2
28 - PATIO 3
29 - SERVICELIFT
30 - JACUZZI
31 - COLD WATERPOOL
32 - SPA COVERED TERRACE



BASEMENT FLOOR

NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1 - MAIN ENTRANCE	4.2m x 18m
2 - FOYER	5.6m x 2.4m
3 - INDOOR GARDEN	9.9m x 50m
4 - MAJLIS	9.9m x 80m
5 - FORMAL DINING ROOM	9.9m x 4.1m
6 - SEATING AREA	5.6m x 4.2m
7 - LIBRARY LOUNGE	5.5m x 50m
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 17m
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 8m
19 - GUEST LIVING & DINING	8.2m x 5.5m
20 - GUEST BEDROOM	8.7m x 4.7m
21 - SECURITY	4.1m x 30m
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



FIRST FLOOR

NAWAYEF MANSIONS
TYPE 03
ROOM SCHEDULE

INTERIOR

1 - FEATURE STAIRCASE	5.2m x 3.5m
2 - FAMILY ROOM	10.2m x 6.5m
3 - FAMILY DINING ROOM	50m 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	122m 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

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 - BUTLERS 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 FACADE
- 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 - BUTLERS 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 FACADE
- 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	
/ GAMIS ROOM	1 1.1m x 8m
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 - BUTLERS KITCHEN	3.6m x 2.3m
10 - POWDER ROOM	3.2m x 17m
11 - STORAGE	5.5m x 12m
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 - CARGALLERY	22.2m x 215m
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 59m
6 - POWDER ROOM	4.5m x 18m
7 - THEATRE / MEDIA ROOM	8.0m x 6.7m
8 - GYM	11.1m x 8.1m
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 17m
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 - MECHANIC 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

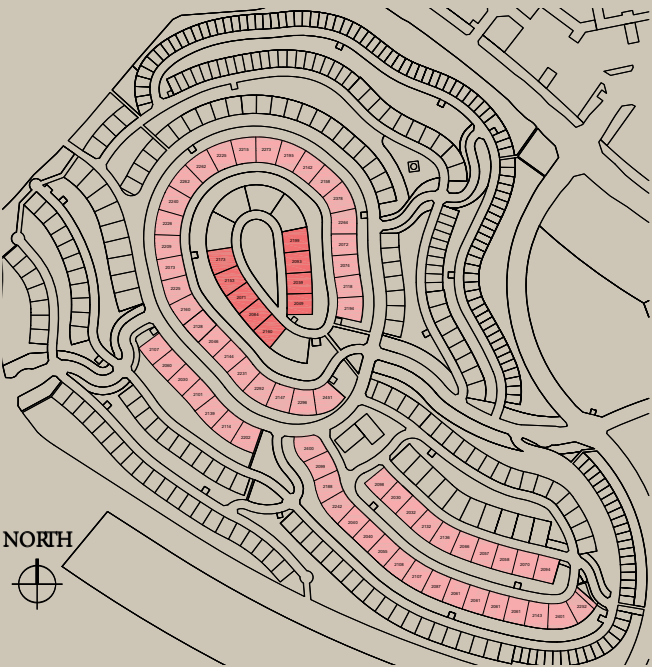
TYPE 04 AND TYPE 04 PLUS

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

FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²
BASEMENT	693 m ²

GRAND TOTAL 2,011 m²

TYPE 04 PLUS | 8 BEDROOMS

SECOND FLOOR	260 m ²
FIRST FLOOR	624 m ²
GROUND FLOOR	694 m ²
BASEMENT	693 m ²

GRAND TOTAL 2,271 m²

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 - MAIKHEL	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 - DRIVER'S 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 WALKIN WARDROBE	4.3m x 2.5m
5 - HIS BATHROOM	4.3m x 3.0m
6 - HER WALKIN 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 - CARPARKING
21 - LOWER LEVEL TERRACE
22 - RAMP
23 - GLAZING OVERLOOKING SWIMMING POOL



BASEMENT FLOOR



NAWAYEF MANSIONS

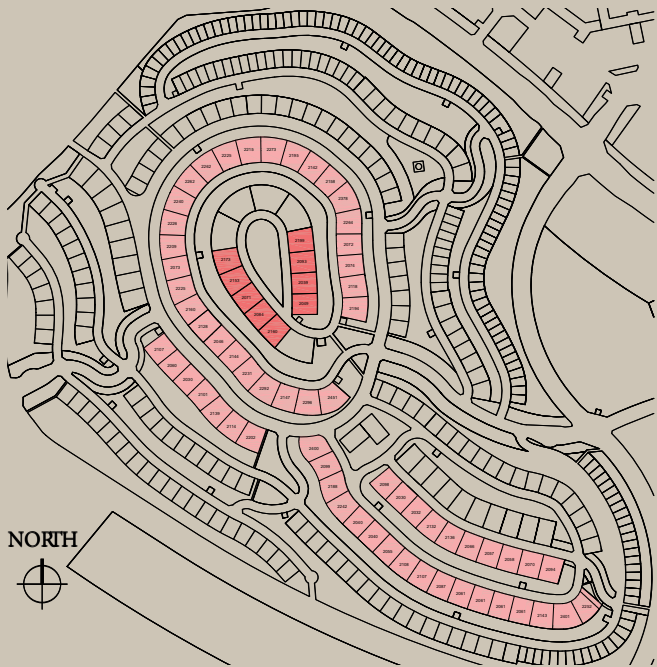
TYPE 05 AND TYPE 05 PLUS

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 ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²
GRAND TOTAL	1685 m ²

TYPE 05 PLUS | 7 BEDROOMS

SECOND FLOOR	194 m ²
FIRST FLOOR	472 m ²
GROUND FLOOR	608 m ²
BASEMENT	605 m ²
GRAND TOTAL	1879 m ²

Excluding Parking



NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1 - ENTRANCE HALL	3.5m x 34m
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 - DRIVER'S ROOM	3.8m x 2.6m
22 - DRIVER'S 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



GROUND FLOOR

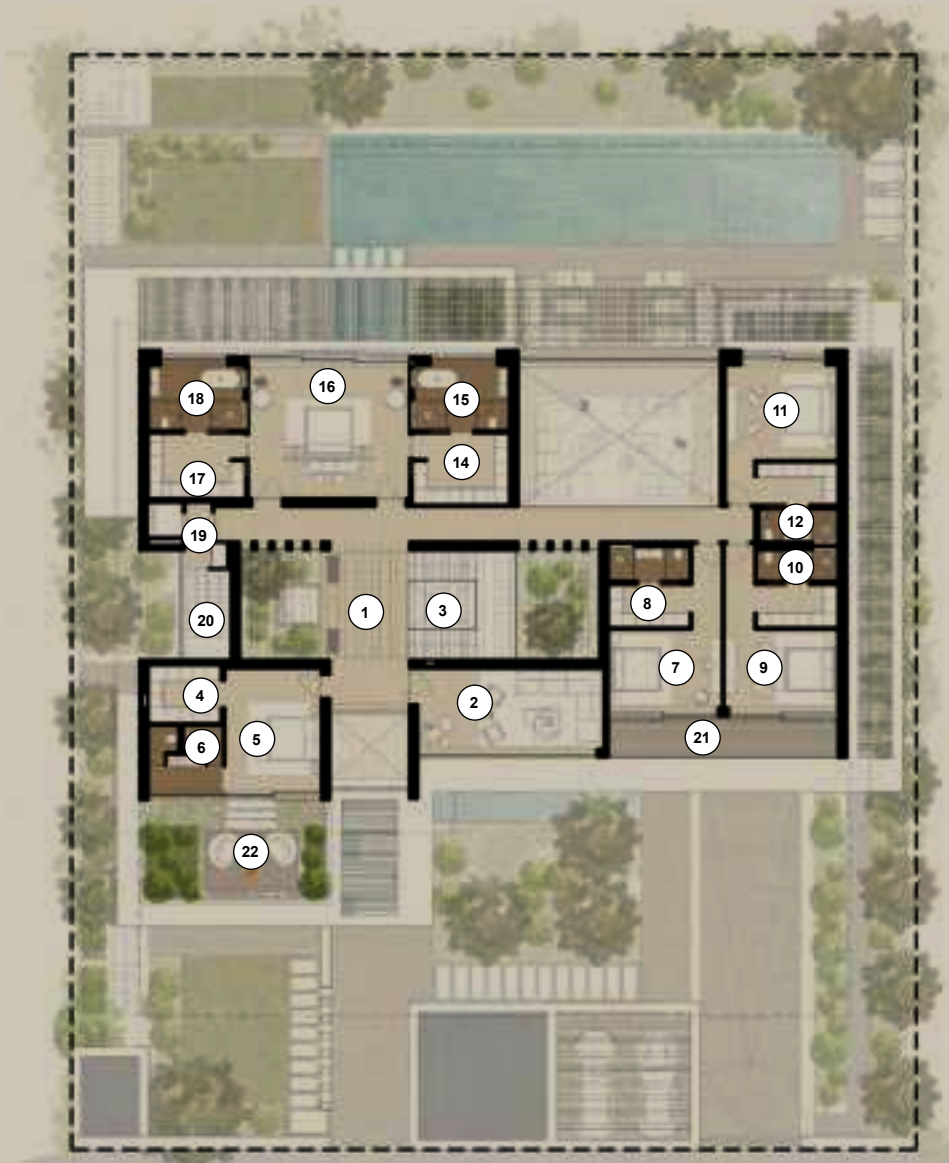
NAWAYEF MANSIONS
TYPE 05
ROOM SCHEDULE

INTERIOR

1 - HALL	7.5m x 4.0m
2 - FAMILY STUDIO	8.2m x 3.5m
3 - STAIRCASE	4.9m x 4.5m
4 - WALKIN 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



FIRST FLOOR

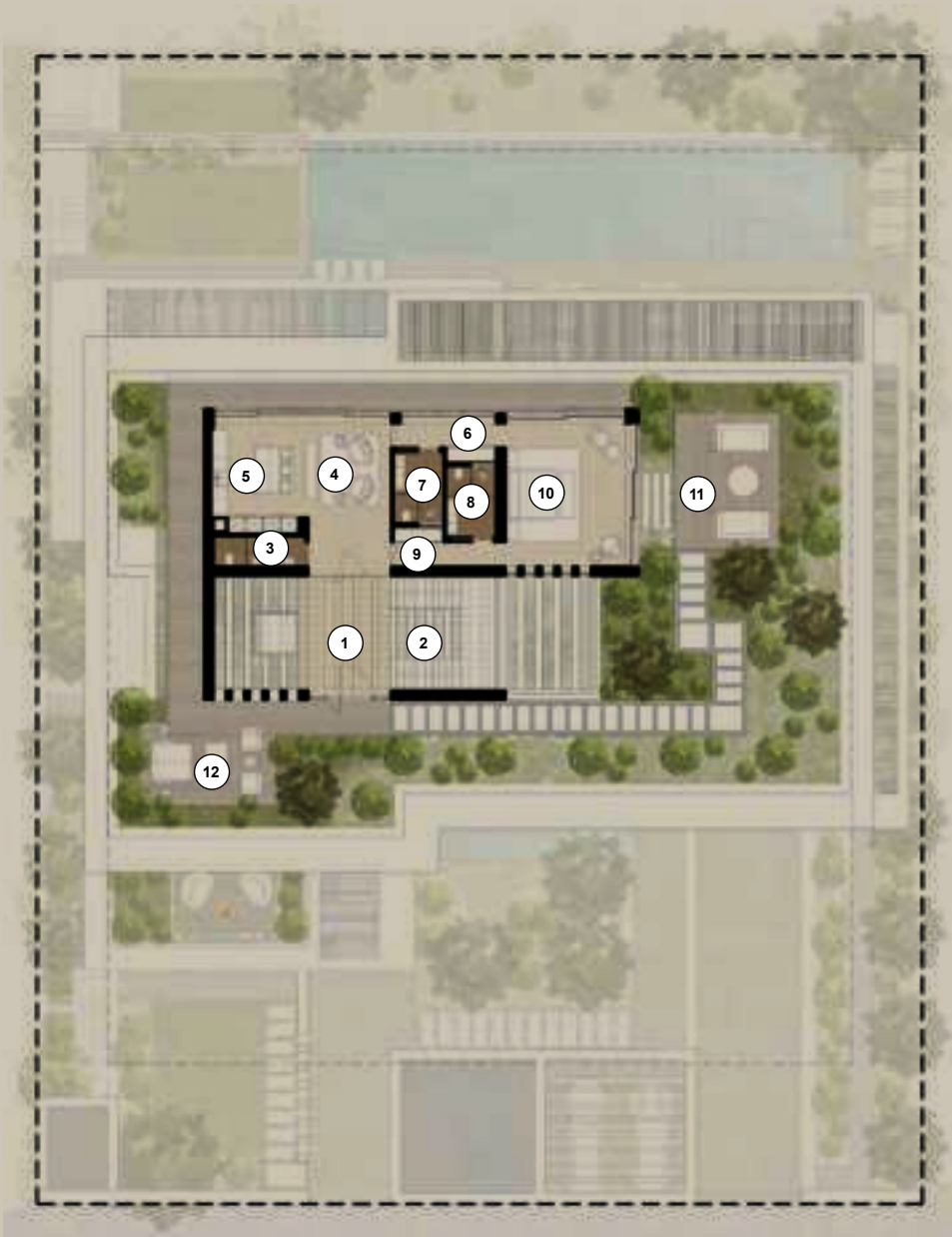
NAWAYEF MANSIONS
TYPE 05 PLUS
ROOM SCHEDULE

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 0m
7 - HER BATHROOM	3.0m x 2.0m
8 - HIS BATHROOM	3.0m x 2.0m
9 - HIS WARDROBE	4.0m x 10m
10 - PENTHOUSE BEDROOM	6.1m x 51m

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



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