

nudra

S A A D I Y A T

Nudra gives you the opportunity to
compose the future of living, delivering its
residents the chance to curate a unique
home that defines individualism in design.

By embodying the provenance of the Saadiyat community with the forward-facing
aspirations of Abu Dhabi, Nudra gives residents the opportunity to showcase their creativity.

And existing within a masterplanned destination, Nudra is a community like no other –
delivering homeowners more than a lifestyle location.

This is autonomy in creation; legacy by design.



[Explore Saadiyat](#)

[Nudra Overview](#)

[The Development](#)

[Land Plots](#)

[Villas](#)

[Clubhouse](#)

[About the Developer](#)



EXPLORE SAADIYAT

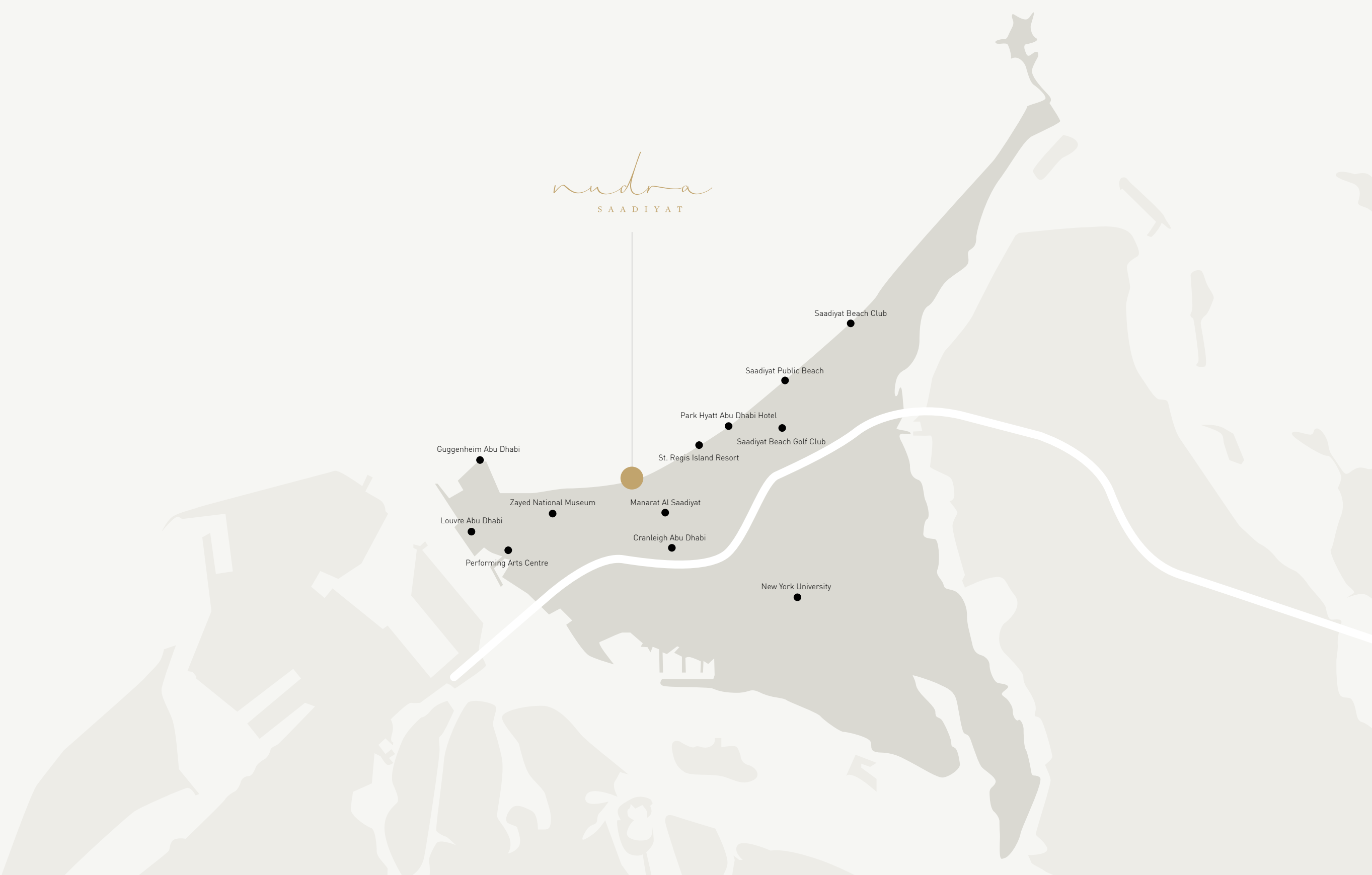


Forging a lasting bond between history and legacy.

Abu Dhabi is forming a cogent link between its heritage and its future – driving the vision of a nation. And it is bearing the flag for its compatriot Emirates too – protecting, enhancing and promoting culture and tradition, whilst embracing a passion for contemporary living. By respecting the provenance of its past and the fabric of its future – the capital looks to create a virtuous circle of heritage and modern trends.

The world's greatest
cultural institutions
re-imagined for a new era.

Acting as the centrepiece of Saadiyat Island – as well as the nucleus of Abu Dhabi itself, this community comprises an eclectic melange of the world's greatest cultural institutions. From educational establishments to world-class entertainment facilities – this is a lifestyle destination that caters to the mind, the body, and the soul.



St. Regis Island Resort

The award-winning St. Regis Saadiyat Island Resort is the city’s true beachfront leisure address located just 20 minutes from Abu Dhabi International Airport and 10 minutes from the city’s bustling downtown.



Cranleigh Abu Dhabi

Cranleigh School is one of the leading UK private schools with a history that stretches back to 1865. An elite sister campus, Cranleigh Abu Dhabi, is currently built over seven hectares of land.



Saadiyat Beach Club

The winner of the 2015 Ultra Travel Middle East Award for Best Beach Club in the UAE, Saadiyat Beach Club celebrates health and wellness in natural surroundings and beautiful facilities.



New York University

This liberal arts and science university is a world class educational institution that is fully supported by a leading US research university.

Saadiyat Beach Golf Club

Saadiyat Beach Golf Club, designed by Gary Player, is the Arabian Gulf's first beachfront course. Harnessing the stunning natural beauty of Saadiyat Island, it delivers an unparalleled experience, with spectacular views of the Gulf's glittering blue waters.



Louvre Abu Dhabi

Louvre Abu Dhabi will display works of historical, cultural and sociological significance from ancient times to the contemporary era.



Saadiyat Public Beach

Fully managed by BAKE, the Saadiyat Public Beach provides a laidback, leisure-oriented lifestyle for both resident and visitors alike.



Guggenheim Abu Dhabi

Guggenheim Abu Dhabi's permanent collection will celebrate the very finest examples of global art dating from the 1960s to the present day.



Zayed National Museum

The UAE's first national museum featuring the life and achievements of the founding President of the nation Sheikh Zayed bin Sultan Al Nahyan.



Park Hyatt Abu Dhabi Hotel

Park Hyatt Abu Dhabi Hotel and Villas is a 5-star luxury beach resort in Abu Dhabi nestled along the pristine beach of Saadiyat Island.



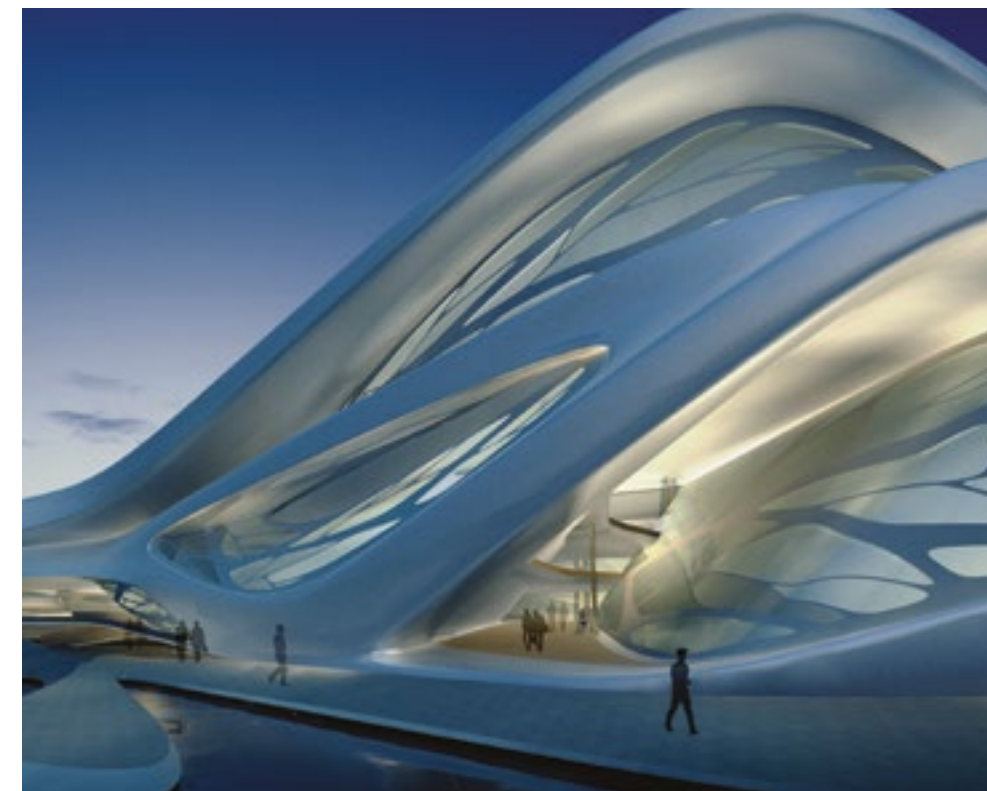
Manarat Al Saadiyat

Manarat Al Saadiyat is a purpose-built art and culture centre with multiple gallery spaces.



Performing Arts Centre

Based in the Saadiyat Cultural District, this multi-functional venue will be home to concert halls, theatres and experimental performance spaces.





A community destination like no other.

Existing within a masterplanned community means that amenities are always within reach, whilst leisure opportunities allow for encompassing experiences – including a tennis court, club house, gym and infinity pool with views over the Arabian Gulf.

The position of the community also means that you will be located between Saadiyat Cultural District and Saadiyat Beach, within a shortwalk of the Mamsha boardwalk with its vibrant restaurants and shops and with easy access to local institutions including Cranleigh School Abu Dhabi, Saadiyat Golf Club, as well as St Regis and Park Hyatt Beach Resorts. Abu Dhabi Island is only a ten minute drive away.

As Abu Dhabi looks to solidify its future of aspiration and innovation – so Nudra gives its residents the chance to create a lasting legacy – the first chapter of the new story of Abu Dhabi.



Forging a lasting bond between history & legacy.

- Five exclusive serviced land plots of approximately 2,500 sqm with an Allowable Build up Area of up to 2,000 sqm. Each with a bespoke villa design available for the purchaser.
- 37 villas, delivered to 'shell and core', enabling purchasers to design and fit-out the interiors to their exact requirements.
- Private Beaches and views over the Arabian Gulf
- First class amenities, including a gym, infinity pool, private spa, tennis court and children's play area.





Overview

Nudra offers a totally unique opportunity to design and build your own home to your desired design and specification in this irreplaceable location.

The Shores, the four serviced land plots, allow complete flexibility of design within the developer’s prescribed development controls or alternatively, the purchaser can utilise a bespoke villa design created for each of the plots.

The Beach and Dunes villas at Nudra are to be delivered to a ‘shell and core’ finish. This means that the main construction will be handled by the developer but you will have the freedom to design and fit out the layout to your own requirements and to add the finishes of your choice.

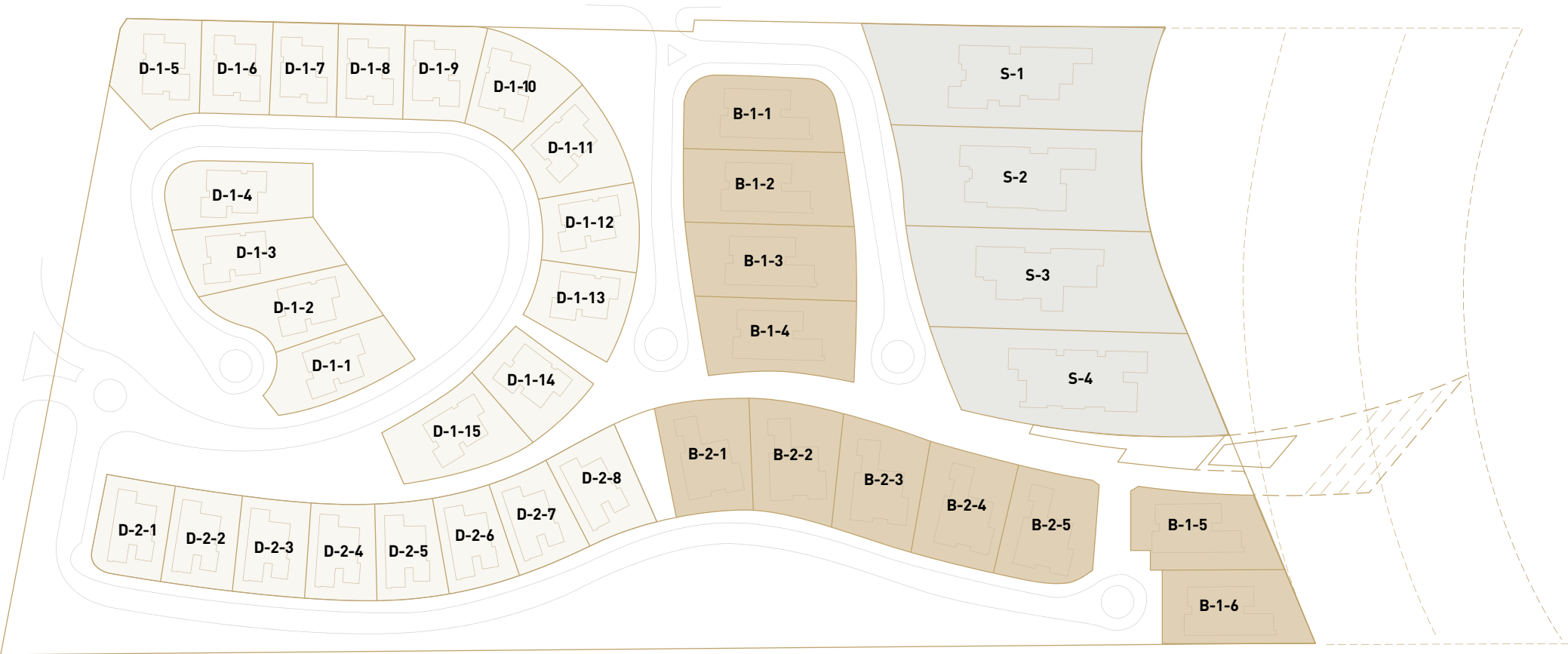
There will be a team of recommended professionals available to assist you with the process of interior design and fitting out of your home.

Masterplan

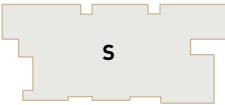


- | | |
|--|---|
| 1. Primary entry to development | 8. Tennis Court |
| 2. Terraced planted wall clad with feature stone | 9. Gym |
| 3. Pedestrian spine in feature paving and lined with feature palms | 10. Swimming Pool with views to the beach |
| 4. Central Plaza | 11. Dunes (Villas) |
| 5. Open Space 1 | 12. Beach (Villas) |
| 6. Open Space 2 | 13. The Shores (Land Plots) |
| 7. Secondary entry to the development | |

Plot Plan



The Shores



Beach



Dunes



Schedule of Areas

Villa type	Gross Sellable Area	Plot Size
The Shores		
S-1	1,900.00 m²	2,832.20 m²
S-2	1,900.00 m²	2,489.60 m²
S-3	1,900.00 m²	2,565.30 m²
S-4	1,900.00 m²	2,653.00 m²
Beach		
B-1-1	1,261.00 m²	1,135.60 m²
B-1-2	1,261.00 m²	1,247.70 m²
B-1-3	1,261.00 m²	1,253.80 m²
B-1-4	1,261.00 m²	1,222.90 m²
B-1-5	1,261.00 m²	1,097.00 m²
B-1-6	1,261.00 m²	1,056.80 m²
B-2-1	1,262.00 m²	1,000.10 m²
B-2-2	1,262.00 m²	1,000.90 m²
B-2-3	1,262.00 m²	1,007.10 m²
B-2-4	1,262.00 m²	1,007.40 m²
B-2-5	1,262.00 m²	1,004.50 m²
Dunes		
D-1-1	855.00 m²	865.30 m²
D-1-2	855.00 m²	885.00 m²

Villa type	Gross Sellable Area	Plot Size
D-1-3	855.00 m²	933.00 m²
D-1-4	855.00 m²	910.70 m²
D-1-5	855.00 m²	832.30 m²
D-1-6	855.00 m²	681.20 m²
D-1-7	855.00 m²	637.70 m²
D-1-8	855.00 m²	637.70 m²
D-1-9	855.00 m²	699.50 m²
D-1-10	855.00 m²	827.80 m²
D-1-11	855.00 m²	827.70 m²
D-1-12	855.00 m²	743.40 m²
D-1-13	855.00 m²	771.70 m²
D-1-14	855.00 m²	732.80 m²
D-1-15	855.00 m²	941.20 m²
D-2-1	852.00 m²	691.60 m²
D-2-2	852.00 m²	691.70 m²
D-2-3	852.00 m²	691.70 m²
D-2-4	852.00 m²	667.90 m²
D-2-5	852.00 m²	642.20 m²
D-2-6	852.00 m²	642.20 m²
D-2-7	852.00 m²	679.60 m²
D-2-8	852.00 m²	767.60 m²



LAND PLOTS



The Shores
Indicative View





The Shores
Indicative View



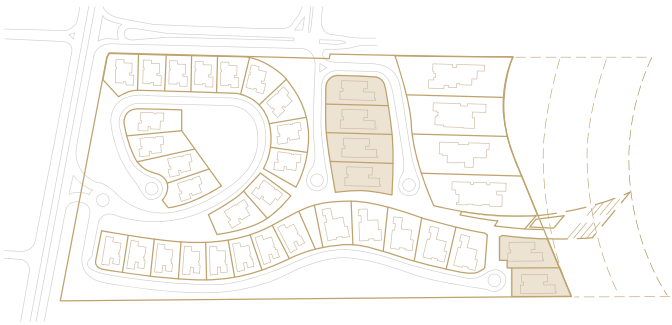
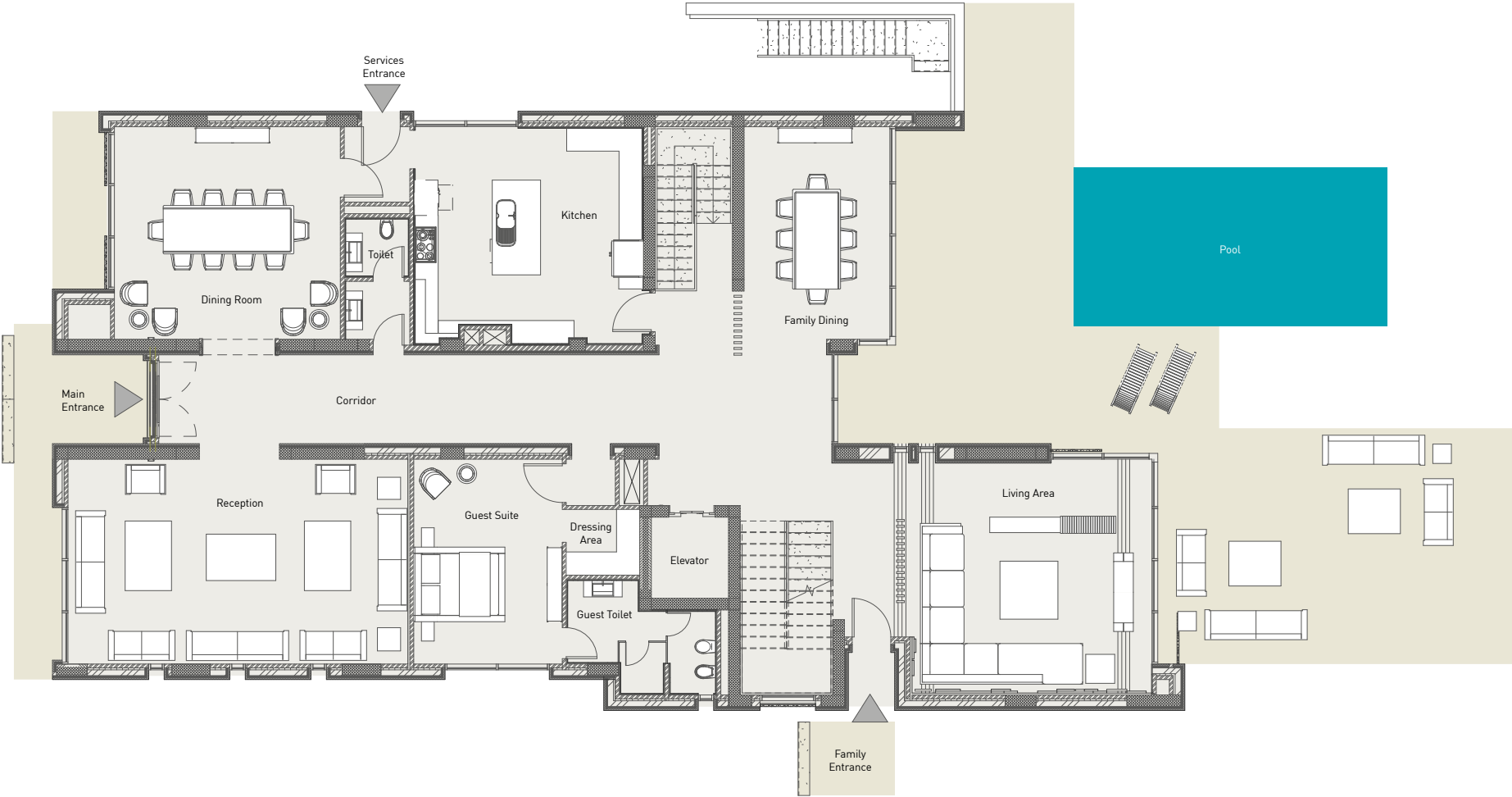
The Shores
Indicative View





The Shores
Indicative View

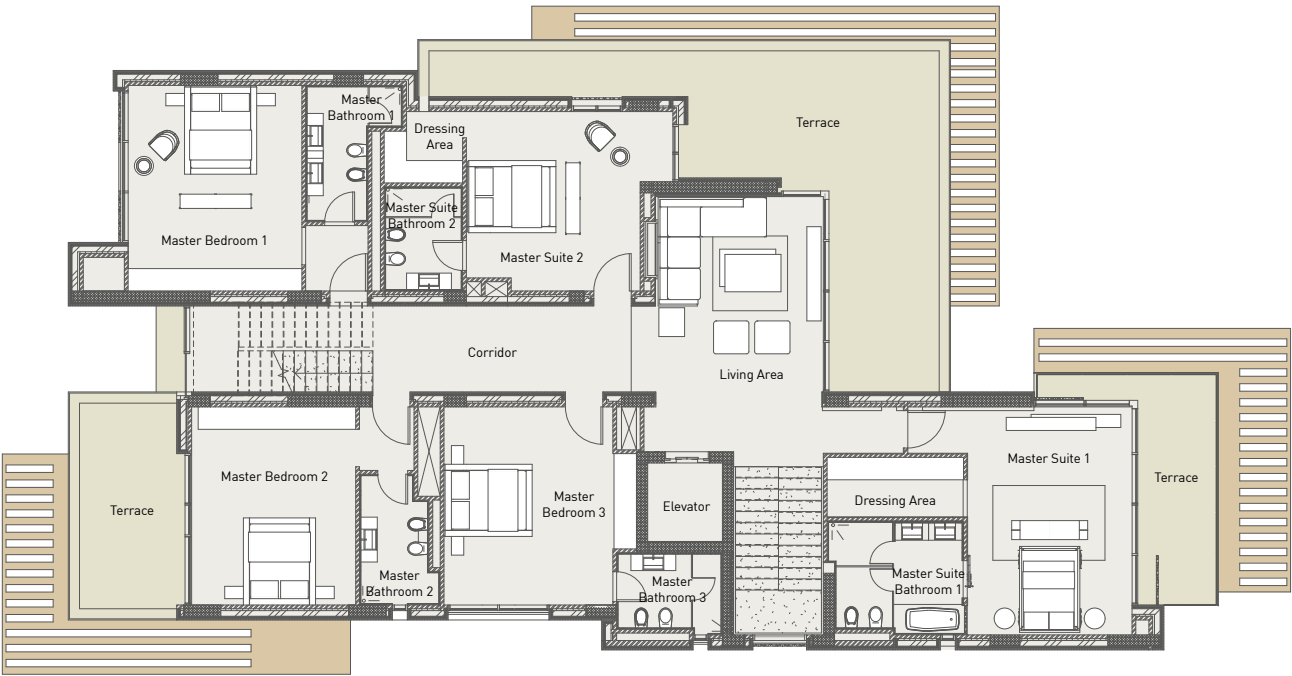
Beach - B-1



Ground Floor - Indicative Layout

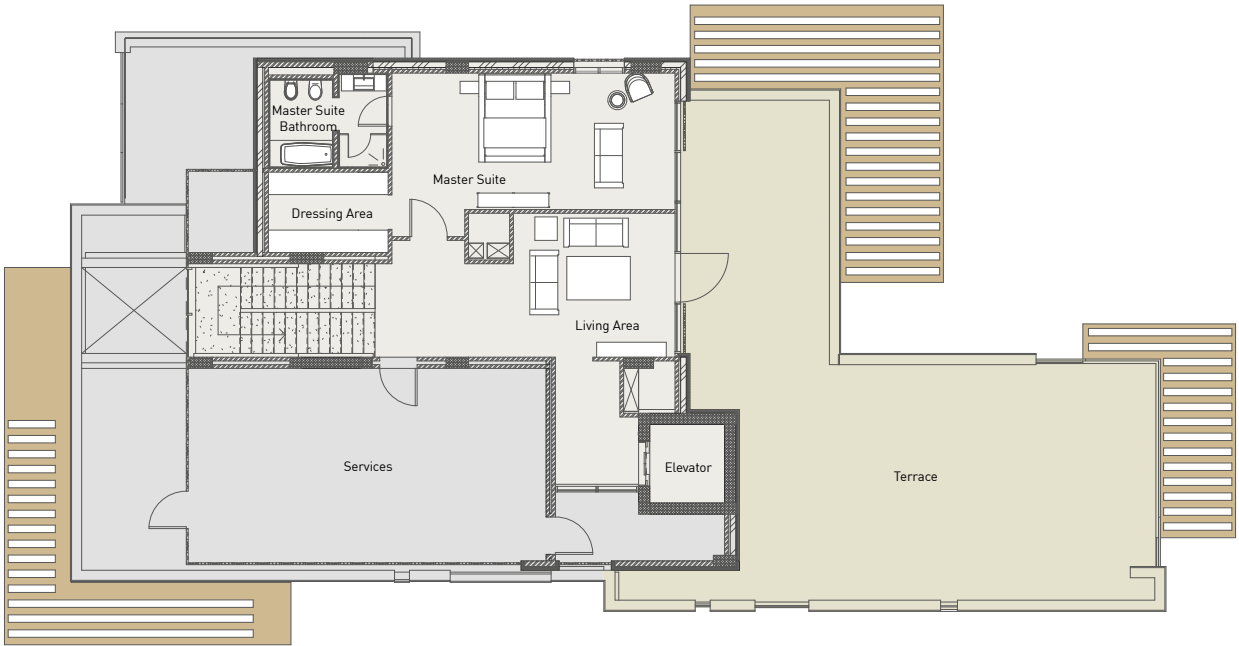
1	Reception	8.80 x 6.20	54.60m2
2	Dining Room	5.90 x 5.60	33.00m2
3	Kitchen	6.00 x 5.60	33.60m2
4	Family Dining	5.6 x 4.25	23.80m2
5	Living Area	6.30 x 6.20	39.10m2
8	Guest Suite	6.20 x 4.10	25.40m2

Beach - B-1



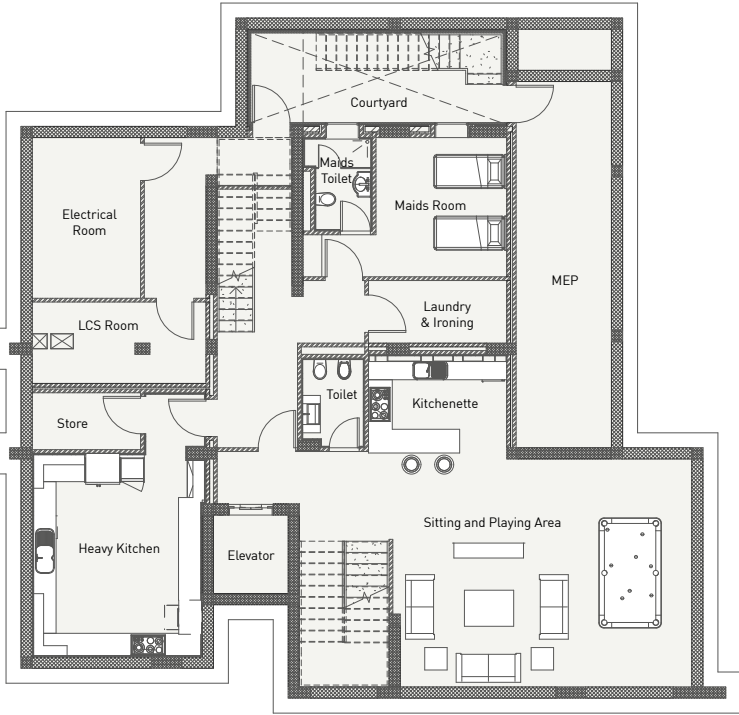
First Floor - Indicative Layout

1	Master Suite 1	6.20 x 5.10	31.60m2
2	Master Suite 2	5.20 x 4.80	25.00m2
3	Master Bedroom 1	5.20 x 4.70	24.40m2
4	Master Bedroom 2	5.70 x 4.00	22.80m2
5	Master Bedroom 3	6.20 x 4.35	27.00m2
6	Living Area	5.40 x 5.30	28.60m2



Roof - Indicative Layout

1	Living Area	6.00 x 5.00	30.00m2
2	Master Suite	8.30 x 4.00	33.20m2

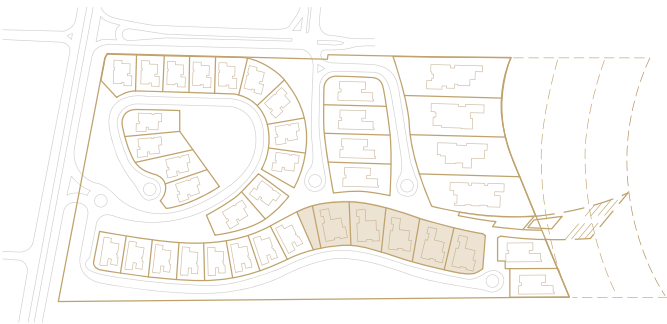


Basement - Indicative Layout

1	Sitting & Playing Area	7.80 x 6.20	48.40m2
2	Heavy Kitchen	5.60 x 4.75	26.60m2
3	Maid's Room	5.60 x 3.75	21.00m2
4	Laundry & Ironing	3.2 x 2.95	9.40m2
5	MEP	6.45 x 2.50	16.10m2



Beach - B-2



Ground Floor - Indicative Layout

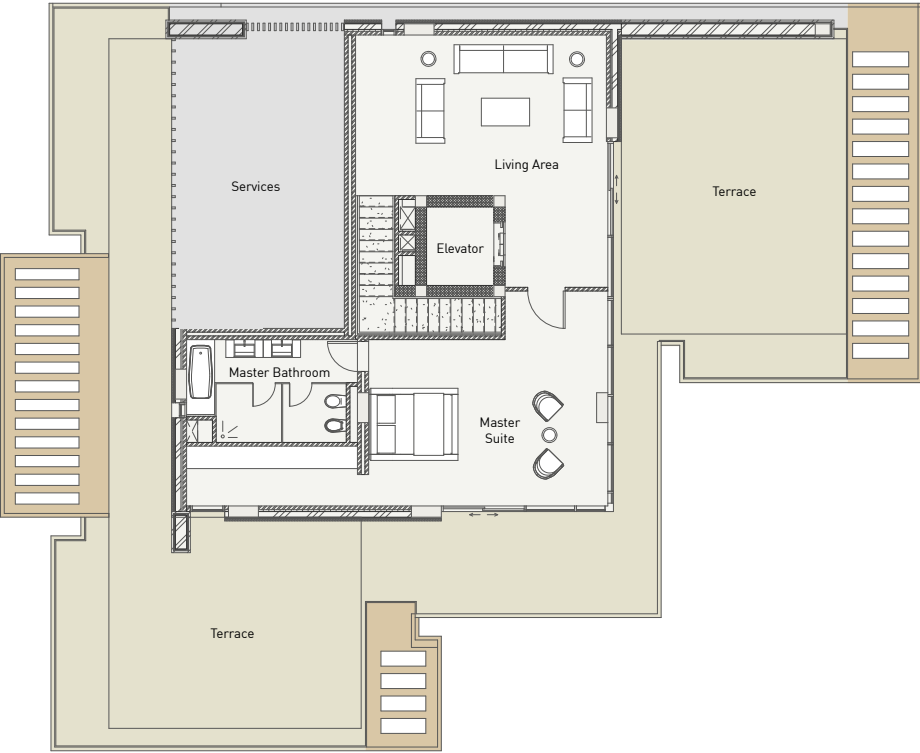
1 Reception	5.35 x 8.15	43.60m2
2 Living & Dining Area	7.80 x 8.70	67.90m2
3 Kitchen	6.65 x 4.00	26.60m2
4 Dining Room	4.60 x 6.65	30.60m2
5 Study Room	4.05 x 3.45	14.00m2
6 Guest Bedroom	4.65 x 4.70	22.00m2

Beach - B-2



First Floor - Indicative Layout

1	Master Suite 1	8.05 x 4.40	35.40m2
2	Master Suite 2	5.00 x 4.45	22.30m2
3	Master Bedroom 1	5.50 x 5.05	27.80m2
4	Master Bedroom 2	5.80 x 4.25	24.70m2
5	Living Area	4.00 x 5.00	20.00m2



Roof - Indicative Layout

1	Living Area	4.35 x 6.30	27.40m2
2	Master Suite	4.40 x 6.30	27.70m2
3	Services	4.35 x 4.05	17.60m2

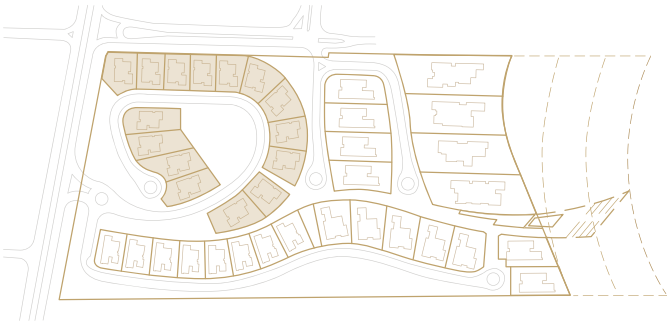
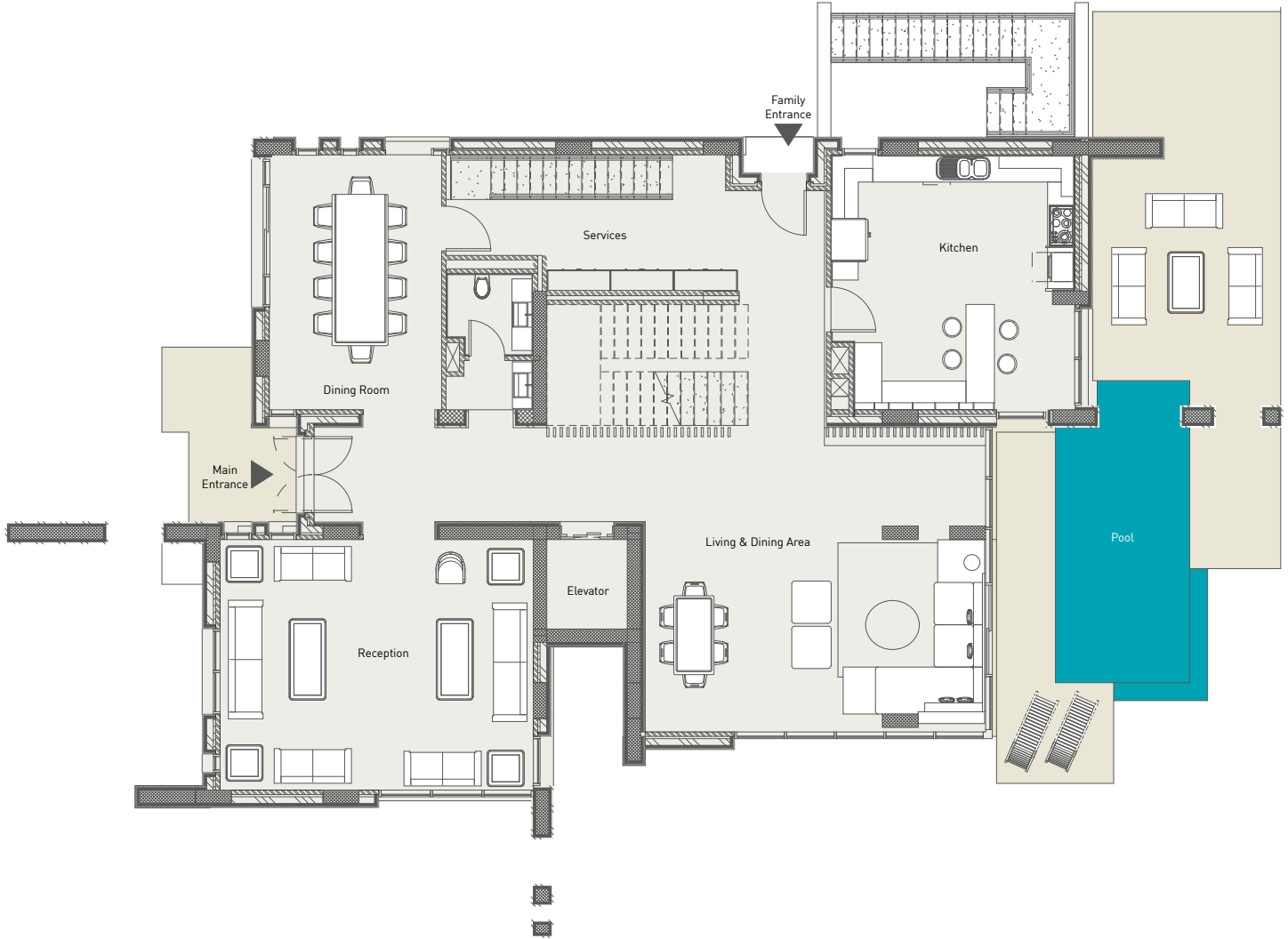


Basement - Indicative Layout

1	Sitting & Playing Area	9.20 x 8.30	76.40m2
2	Heavy Kitchen	6.40 x 6.55	41.90m2
3	Maid's Room	4.95 x 3.70	18.30m2
4	Laundry & Ironing	2.40 x 4.95	11.90m2
5	MEP	4.80 x 3.55	17.00m2



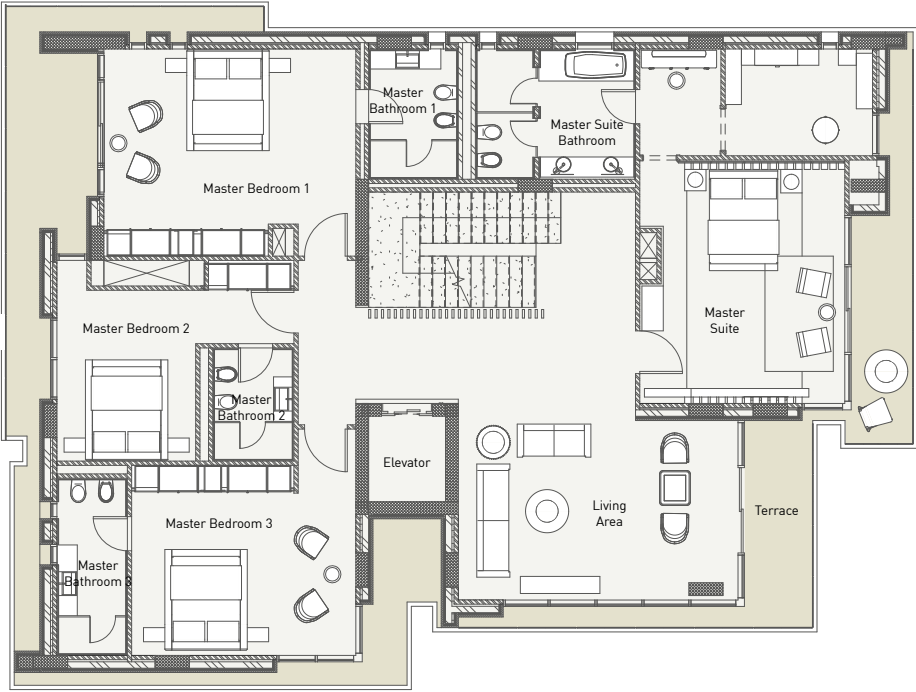
Dunes - D-1



Ground Floor - Indicative Layout

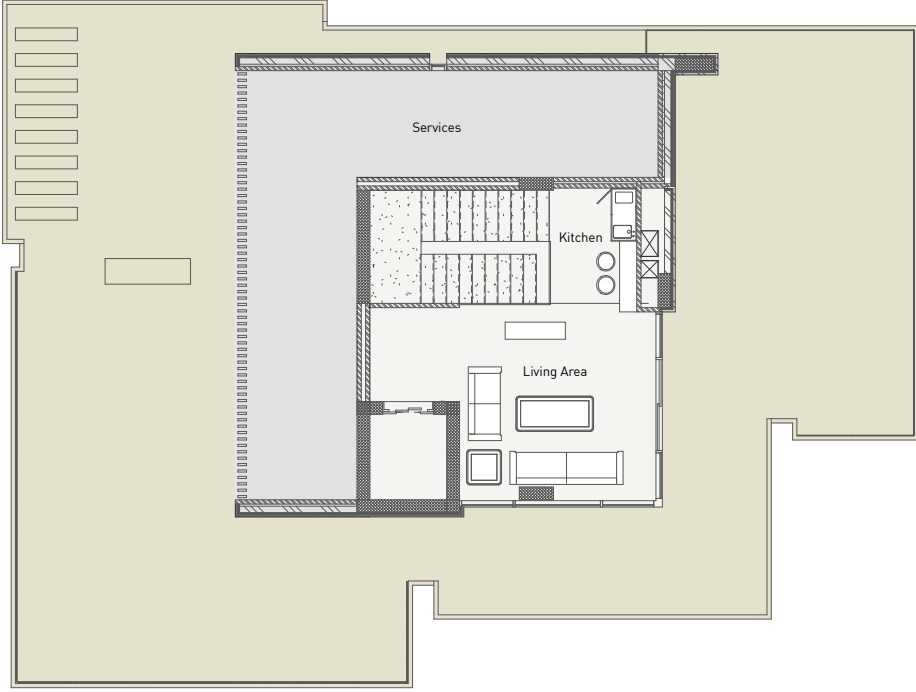
1 Reception	7.60 x 5.70	43.30m2
2 Living & Dining Area	7.30 x 6.40	46.70m2
3 Kitchen	6.00 x 5.65	33.90m2
4 Dining Room	6.00 x 4.60	27.60m2

Dunes - D-1



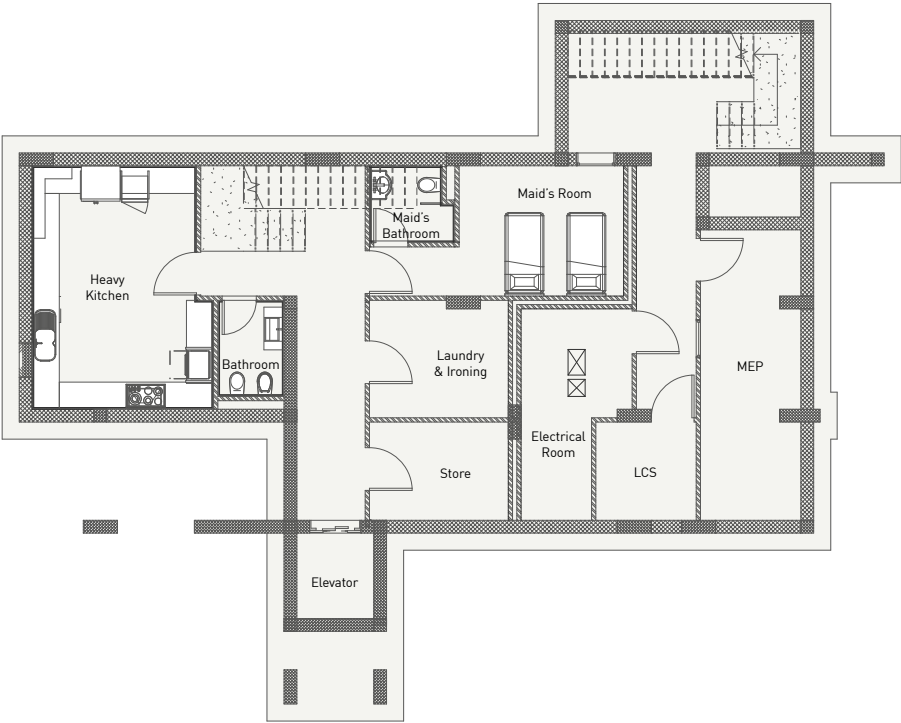
First Floor - Indicative Layout

1	Master Suite	6.70 x 4.30	28.80m2
2	Master Bedroom 1	6.50 x 4.85	31.50m2
4	Master Bedroom 2	4.70 x 4.10	19.30m2
5	Master Bedroom 3	5.60 x 4.45	24.90m2
6	Living Area	5.25 x 4.25	22.30m2



Roof - Indicative Layout

1	Living Area	5.40 x 4.55	24.60m2
---	-------------	-------------	---------

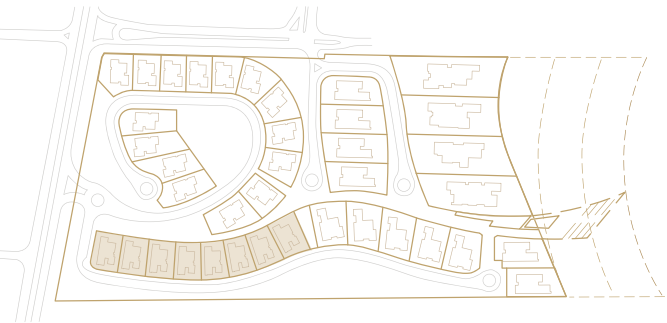


Basement - Indicative Layout

1	Heavy Kitchen	6.00 x 5.05	30.30m2
3	Maid's Room	4.65 x 3.60	16.70m2
4	Laundry & Ironing	5.05 x 2.50	12.60m2
5	MEP	4.90 x 3.00	14.70m2



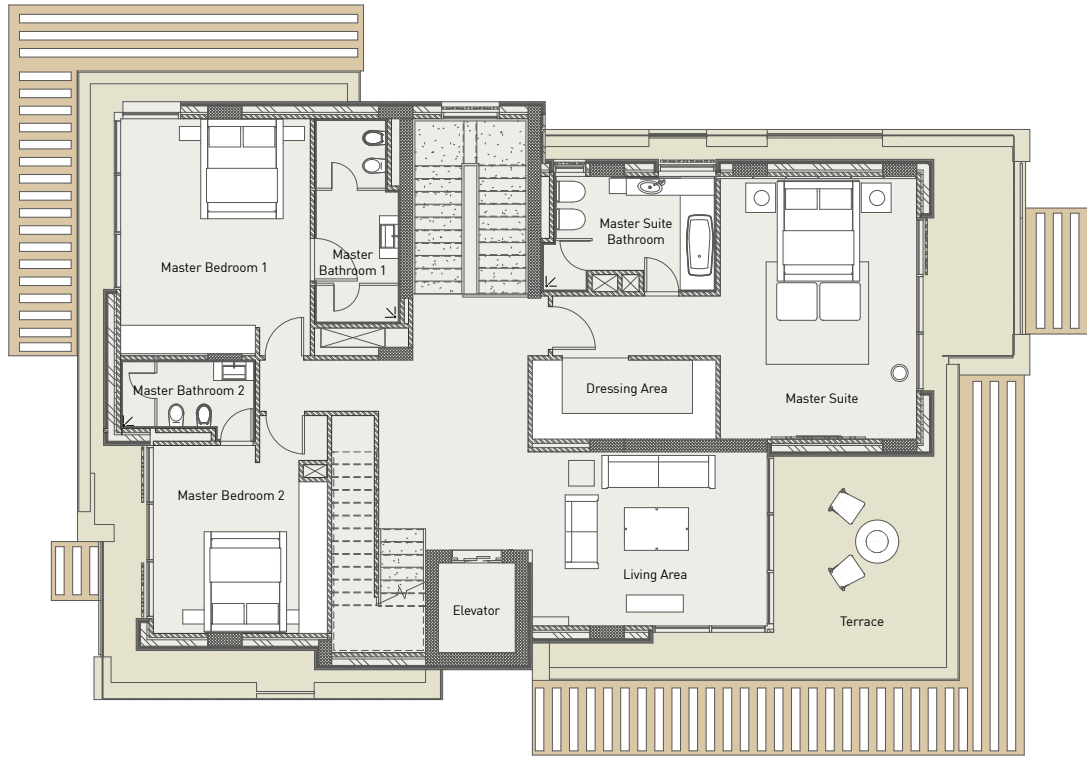
Dunes - D-2



Ground Floor - Indicative Layout

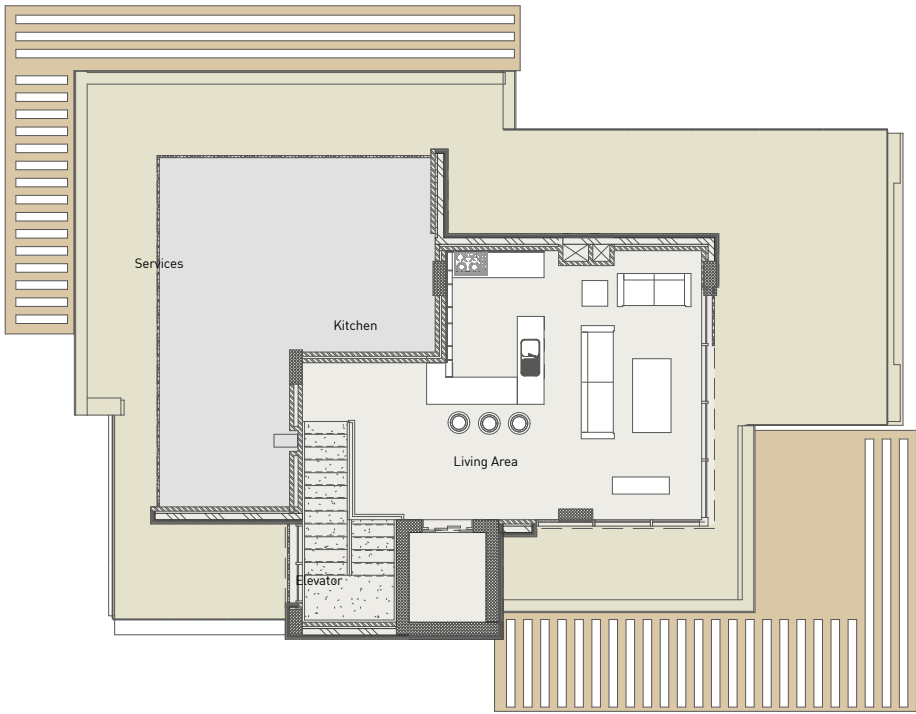
1 Reception	10.45 x 5.50	57.50m2
2 Living & Dining Area	8.70 x 4.50	39.20m2
3 Kitchen	5.50 x 4.40	24.20m2
4 Dining Room	6.00 x 4.60	27.60m2
5 Guest Bedroom	4.65 x 4.00	18.60m2

Dunes - D-2



First Floor - Indicative Layout

1	Master Suite	6.30 x 5.70	35.90m2
2	Master Bedroom 1	6.55 x 4.10	26.90m2
3	Master Bedroom 2	5.00 x 4.20	21.00m2
4	Living Area	5.60 x 4.10	23.00m2



Roof - Indicative Layout

1	Living Area	6.10 x 5.15	31.40m2
2	Kitchen	2.75 x 2.35	6.50m2



Basement - Indicative Layout

1	Heavy Kitchen	5.5 x 4.35	23.90m2
2	Maid's Room	4.75 x 3.55	16.90m2
3	Laundry & Ironing	2.80 x 2.70	7.60m2
4	MEP	4.85 x 2.70	13.10m2
5	Store	2.90 x 2.80	8.10m2



Clubhouse





ABOUT THE DEVELOPER

IMKAN's vision is to create soulful places to enrich lives. Led by a strong research base, IMKAN aims to introduce creative solutions while raising the overall standard of living.

IMKAN is invested in building strong integrated communities for generations to come.

For further sales information please contact us on 800-IMKAN (800 46526)

إمكان
I M K A N

nudra
S A A D I Y A T

www.nudra.ae

050 752 2578

enquiry@fcprop.net

02 445 5574

www.fcprop.net