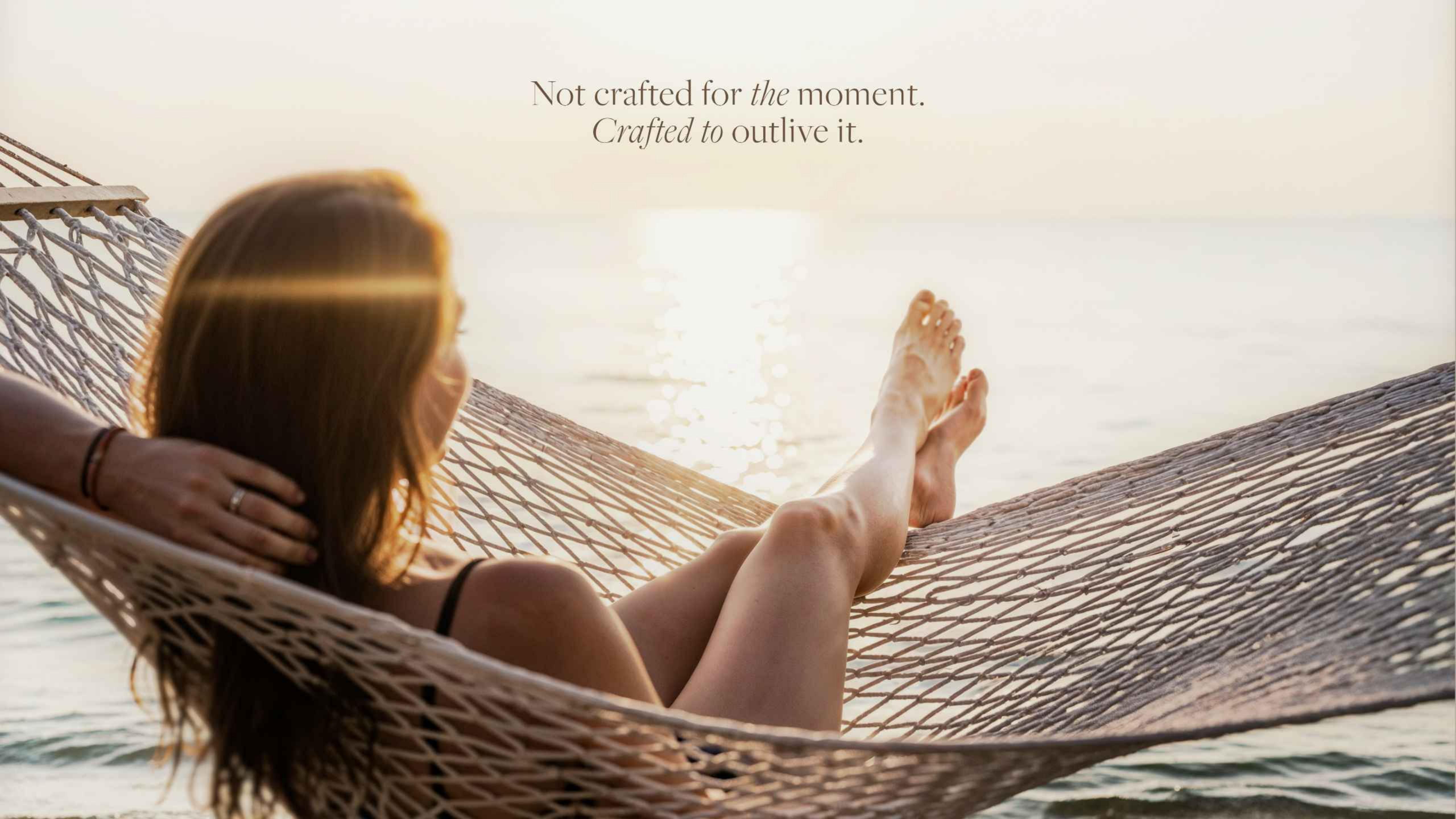


NUVANA

BY WADAN

A woman with long, light-colored hair is lying in a hammock, viewed from behind. She is wearing a black bikini top and black bottoms. Her feet are propped up, and she is looking out over a bright, sandy beach towards the ocean. The sky is a warm, golden color, suggesting sunset. The hammock is made of a light-colored, woven material.

Not crafted for *the* moment.  
*Crafted* to outlive it.

# *A Place* composed



Set quietly by the shore, Nuvana rises with purpose a sculpted expression of calm just minutes from the sea. Its form follows light.



Its presence, understated yet certain. This is not simply a residence but a place of pause, of clarity, for those who seek depth in every detail, and value the space between moments.

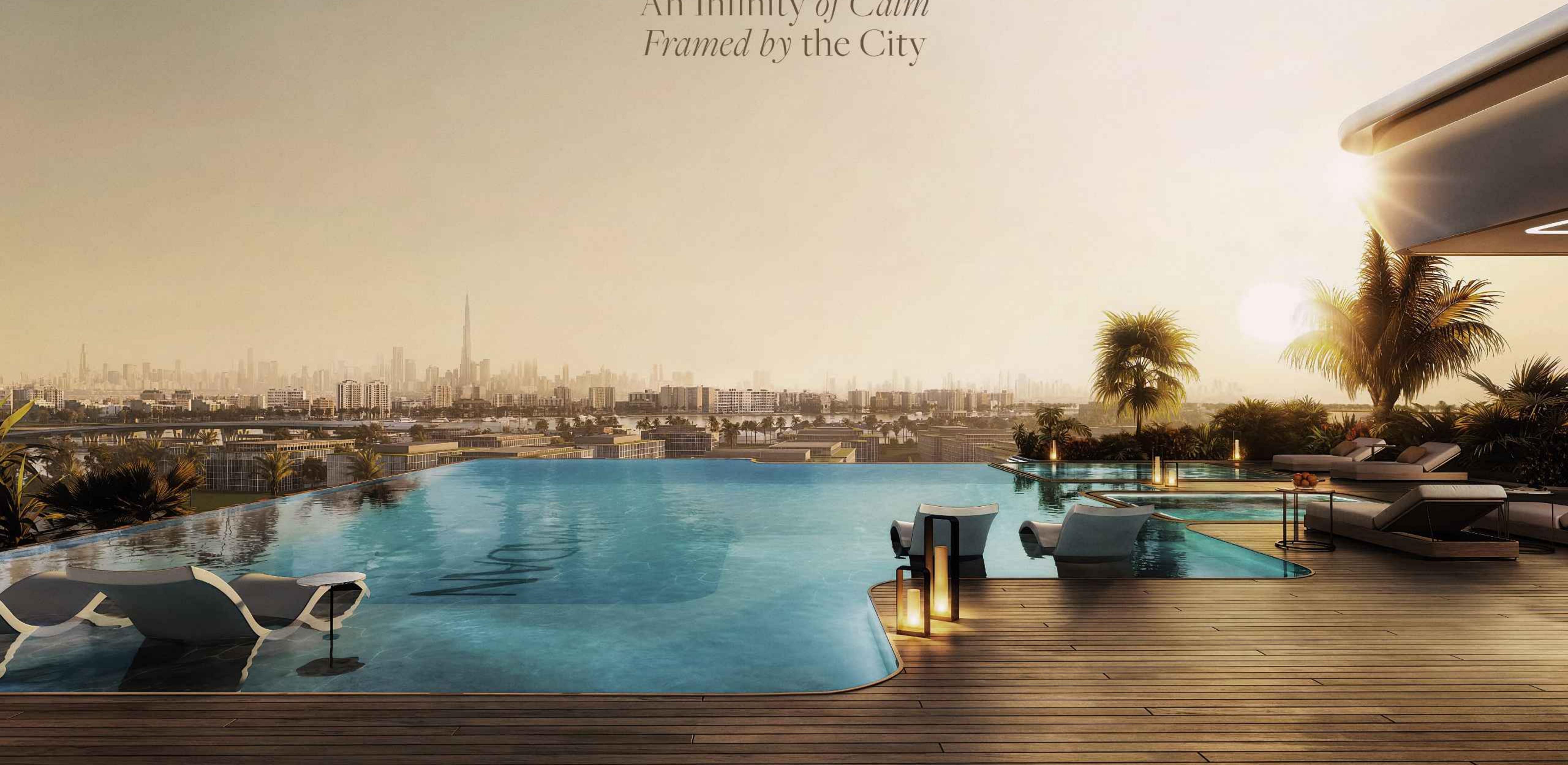
# Where the Sea Meets Stillness. Where Architecture Breathes.

Gracefully poised at the edge of Dubai Islands, Nuvana by Wadan captures the poetry of coastal living in its purest form. Each curve of its architecture mirrors the rhythm of the tide, while sun-drenched terraces and lush greenery dissolve the boundaries between home and horizon. This is not just beachfront it is balance, beauty, and quiet brilliance, brought to life through design that listens to its surroundings.

Welcome to a sanctuary sculpted by serenity, elevated by elegance.  
Welcome to Nuvana.



*An Infinity of Calm  
Framed by the City*





Where *the sun*  
softly touches you

# DUBAI ISLANDS

Located in *a*  
*land of dreams*



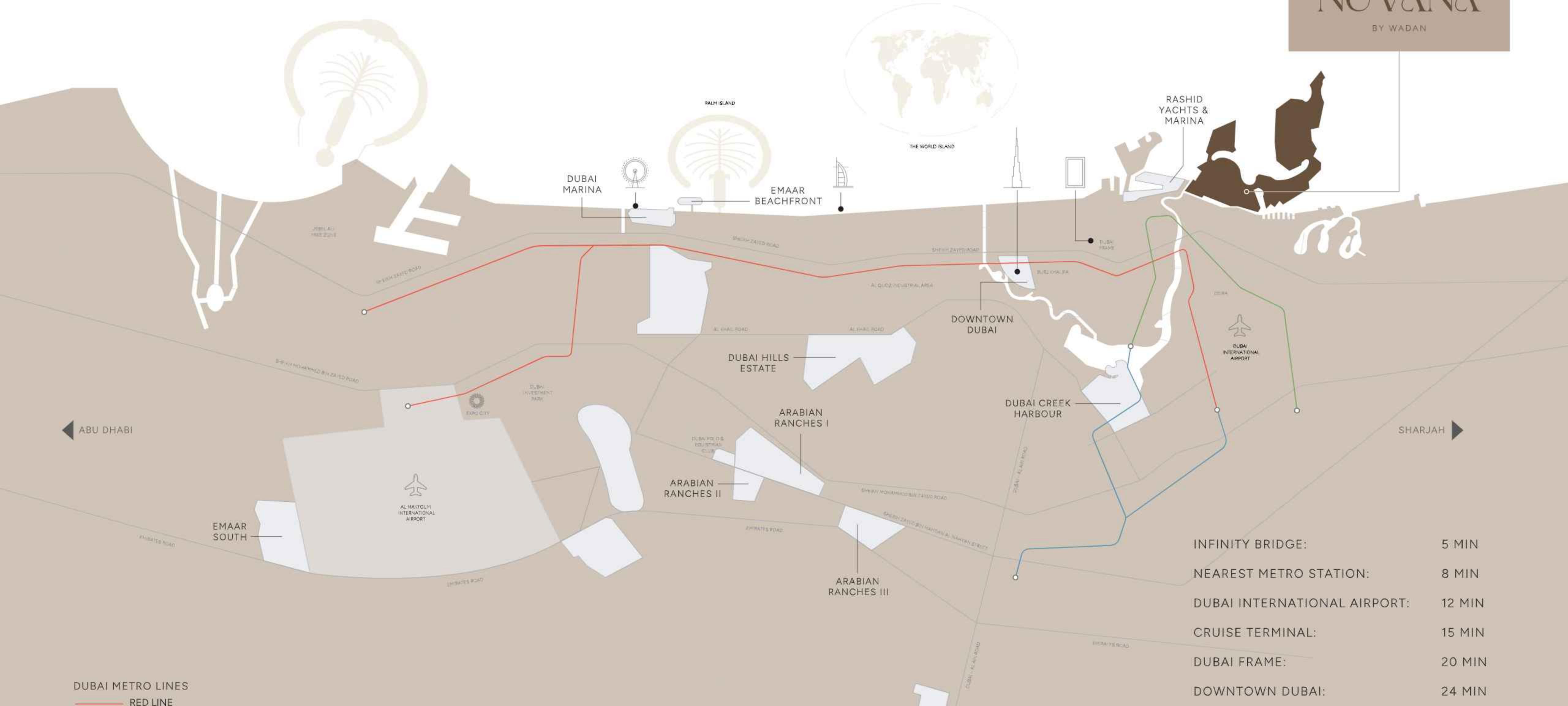
## *Island lifestyle living - like no other*

Its presence, understated yet certain.  
This is not simply a residence but a place  
of pause, of clarity, for those who seek  
depth in every detail, and value the space  
between moments.



# NUVANA

BY WADAN



## DUBAI METRO LINES

— RED LINE  
— GREEN LINE  
— FUTURE BLUE LINE

|                              |        |
|------------------------------|--------|
| INFINITY BRIDGE:             | 5 MIN  |
| NEAREST METRO STATION:       | 8 MIN  |
| DUBAI INTERNATIONAL AIRPORT: | 12 MIN |
| CRUISE TERMINAL:             | 15 MIN |
| DUBAI FRAME:                 | 20 MIN |
| DOWNTOWN DUBAI:              | 24 MIN |
| DUBAI MALL:                  | 24 MIN |



*5min walk  
from the marina  
to shore*

Its presence, understated yet certain.  
This is not simply a residence but a place  
of pause, of clarity, for those who seek  
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between moments.





NUVANA

BY WADAN

WADAN

# WADAN







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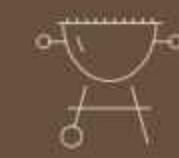
Lounge



Swimming Pool



Kids Play Area



BBQ Area



Yoga



Gym



Jacuzzi



Sun Bathing



Sauna



Ice Bath Therapy



Pilates Reformers



Cinema



Billiards



Work Station

## Wellness *in* Every Detail

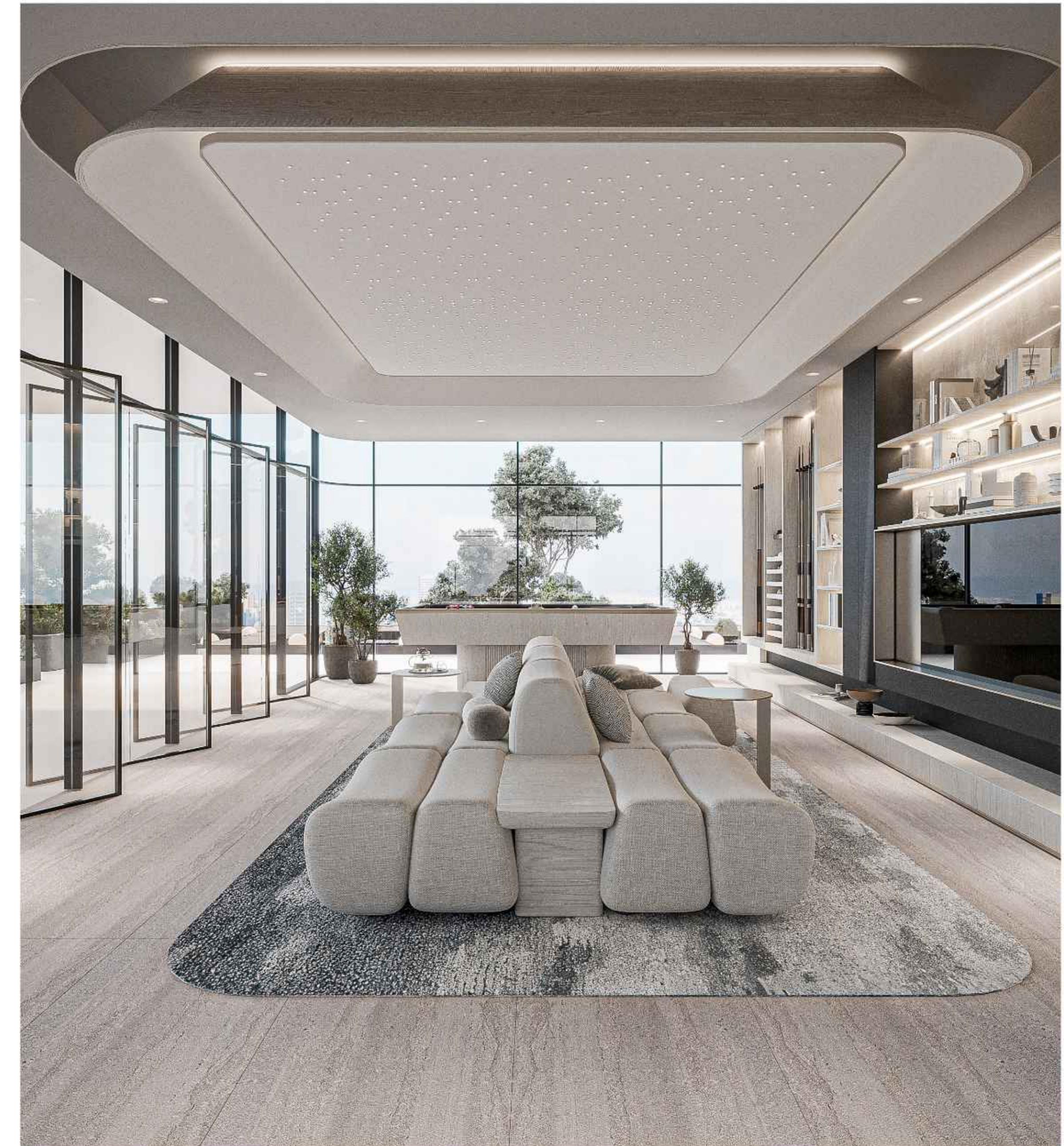
Wellness isn't an amenity it's a way of life. At Nuvana, it's seamlessly embedded: Natural light optimization in every unit Yoga terraces with sea breeze, Spa-like bathrooms with aromatherapy integration - Silent HVAC systems Calming natural finishes throughout



*Architecture Composed  
Like a Symphony*











## Where *Interiors* Whisper

Every element, from the fluid layout to the intelligent automation, has been curated for comfort with intention. Spaces are open yet intimate, luxurious yet understated a quiet celebration of form, function, and feeling.





# Where *Design* Meets Intelligence

Every Nuvana residence is infused with future-forward living systems, seamlessly integrated into refined design.

## LIVING ROOM

LG Ultra Slim OLED TV, Apple TV 4K, Bose Dolby Atmos Ai Powered Soundbar, Amazon Voice Control

## KITCHEN

Miele Smart Connect appliances (Oven, Hob, Coffee Machine, Fridge, Microwave)  
Different layouts for 1BR, 2BR and 3BR configurations

## HOME INTELLIGENCE

Ekinex KNX Full Automation, Lighting, Curtains, HVAC - USB-C & USB-A Smart Sockets,  
Apple & Android Integration, Energy Monitoring

## SECURITY & CONNECTIVITY

SALTO Smart Lock System (BMS & Airbnb ready), UNIFI WiFi 7 +  
Smart Display Panels



UniFi

amazon

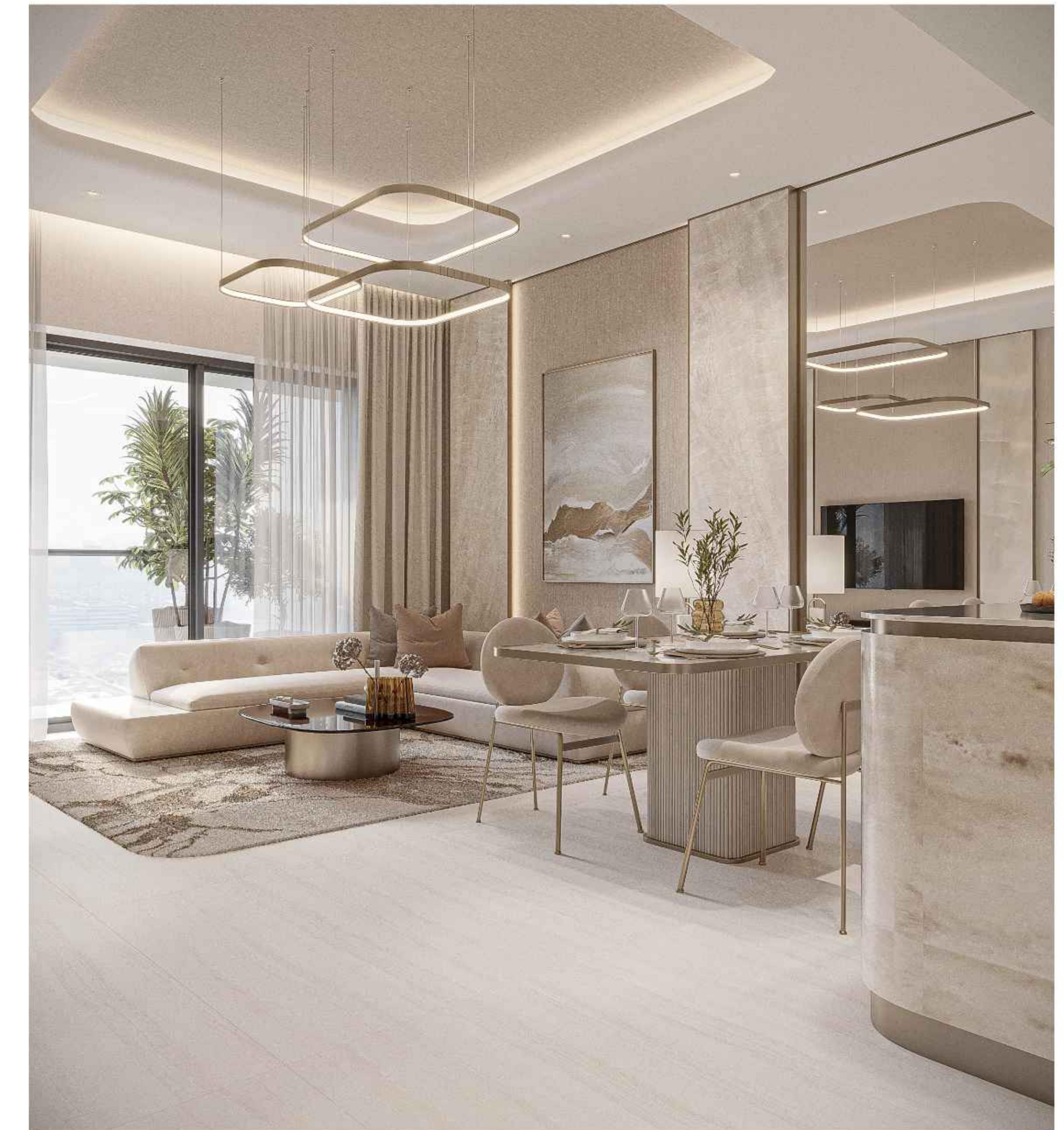
BOSE

Miele

ekinex  
CONTROL YOUR LIVING SPACE

GESSI

FLAMINIA. LAUFEN









Designed *for*  
*living*, Shaped  
*for comfort*

Spacious in design yet intimate in feel,  
the 1-bedroom residence offers  
thoughtful layouts, elegant finishes,  
and a seamless connection between  
living, dining, and rest.

AVERAGE SIZES: 1BR - 950 sqft

TYPES: 3



# Space to share, Style to own

With 2-bedrooms, open living areas, and refined detailing throughout, this residence is crafted for those who seek both privacy and connection in a home of enduring character.

AVERAGE SIZES: 2BR - 1500 sqft

TYPES: 3



# *A Home of Distinction*

Crafted for comfort and sophistication, the 3-bedroom residence offers spacious interiors, refined finishes, and thoughtful layouts a sanctuary for families who aspire to live beautifully.

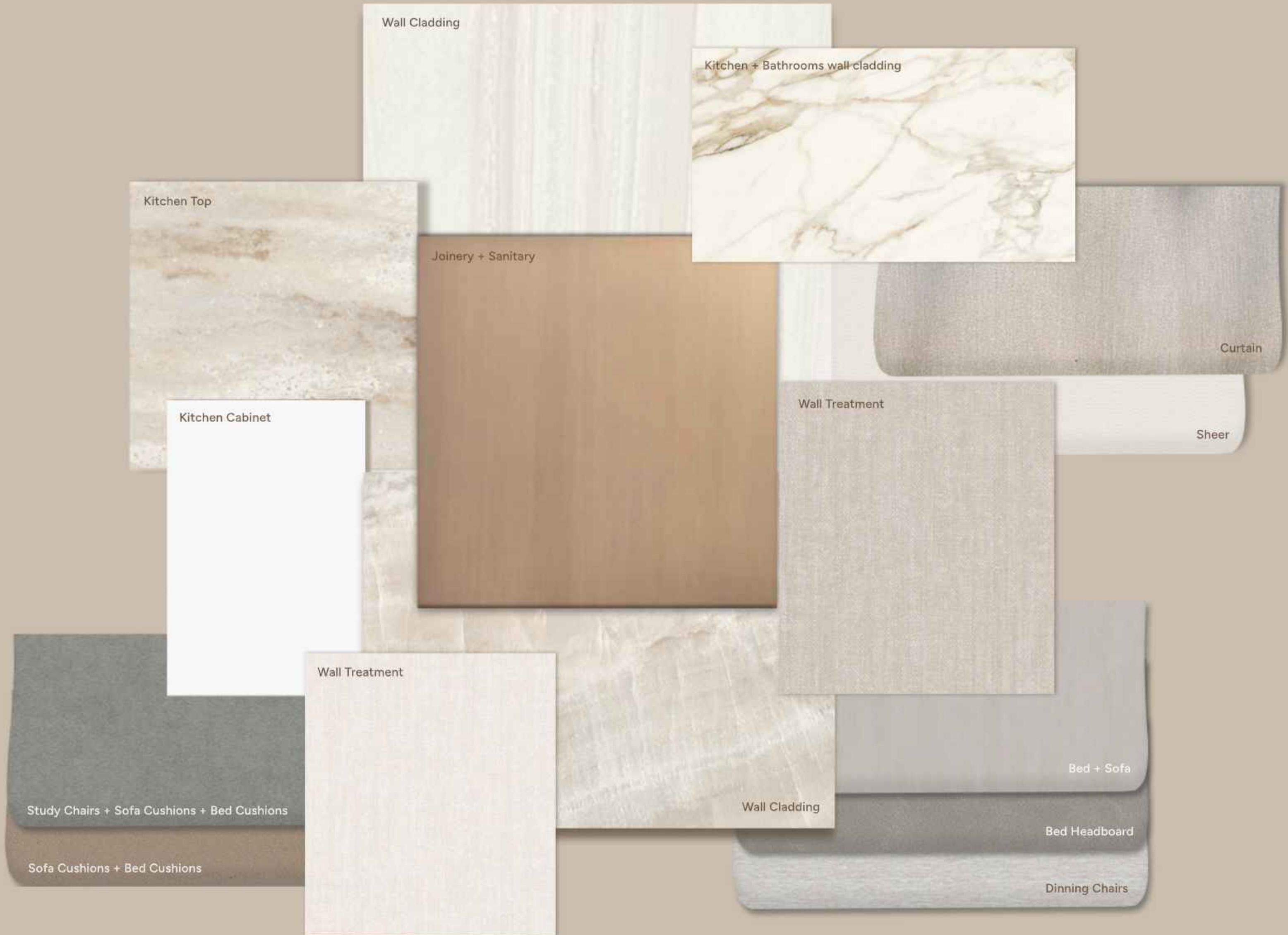
**AVERAGE SIZES:** 3BR - 2100 sqft

**TYPES:** 1



# *Exquisite* Materials

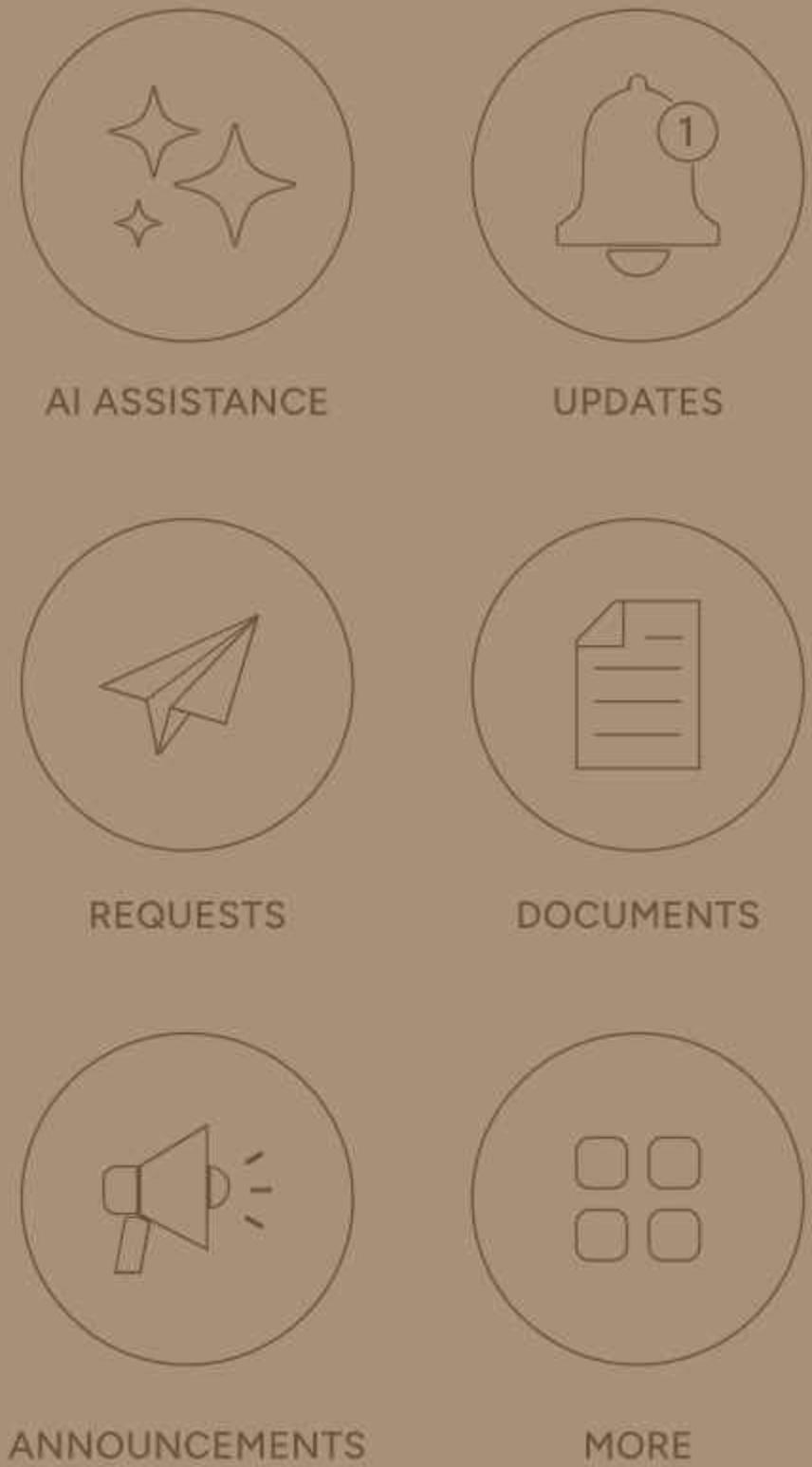
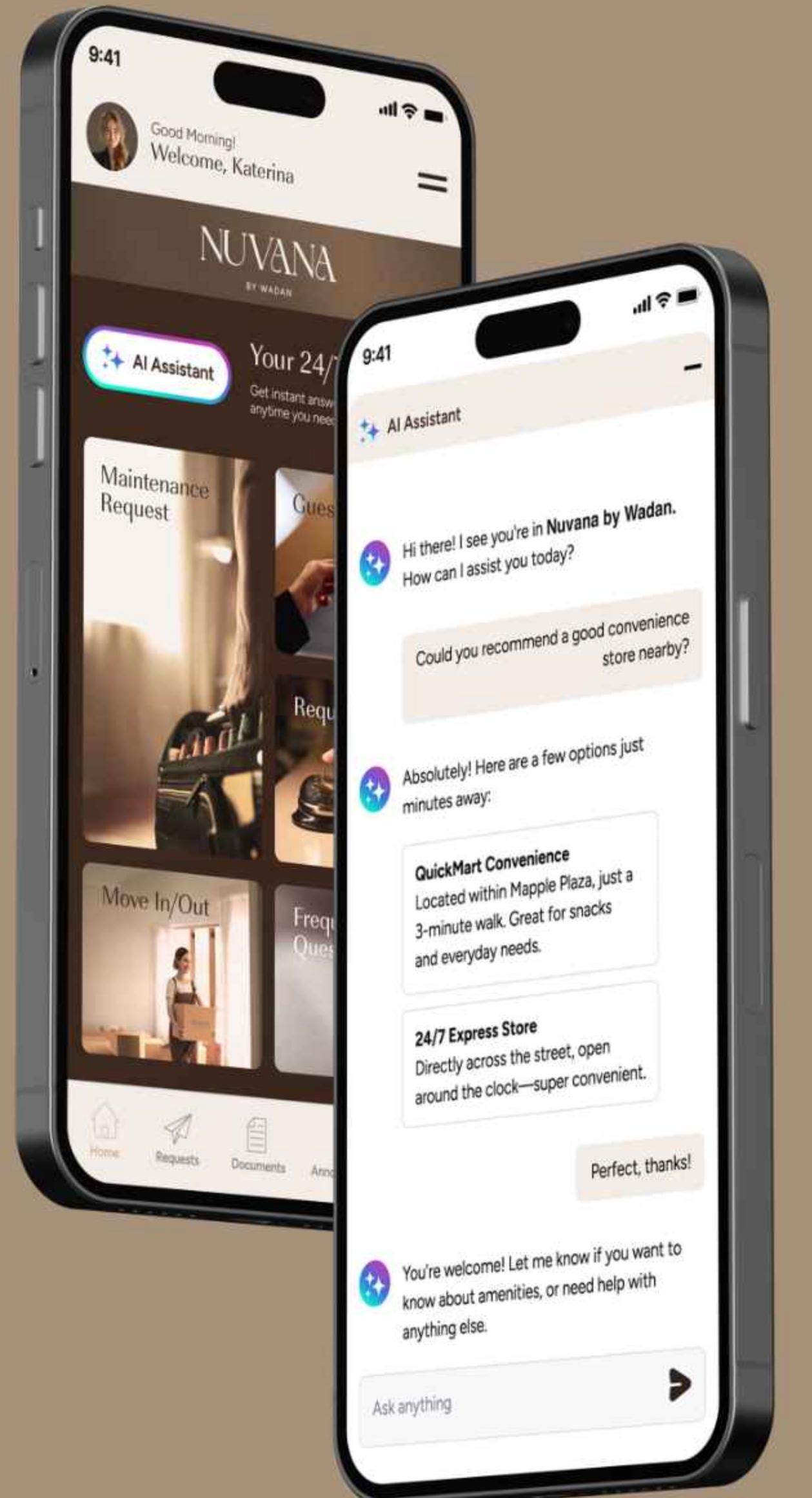
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## AI Powered Wadan App

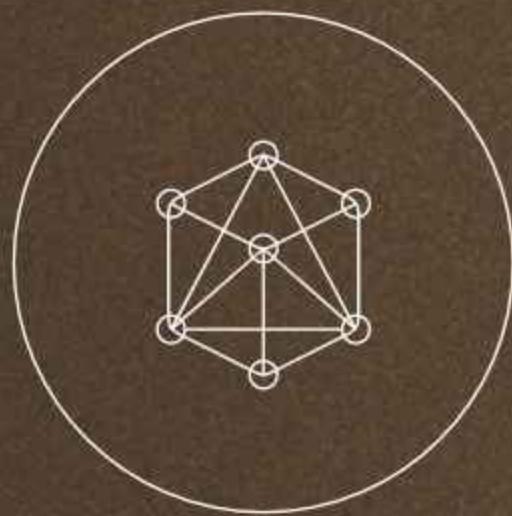
The Nuvana App is more than convenience it's your personal AI concierge. Schedule services, welcome guests, request tailored assistance, or receive instant community updates and much more. Designed to anticipate your needs, it ensures every detail of living is seamless.



# Brand DNA

What Sets Wadan Apart  
Beyond Luxury – into Lifestyle

## TECH-INTEGRATED LIVING



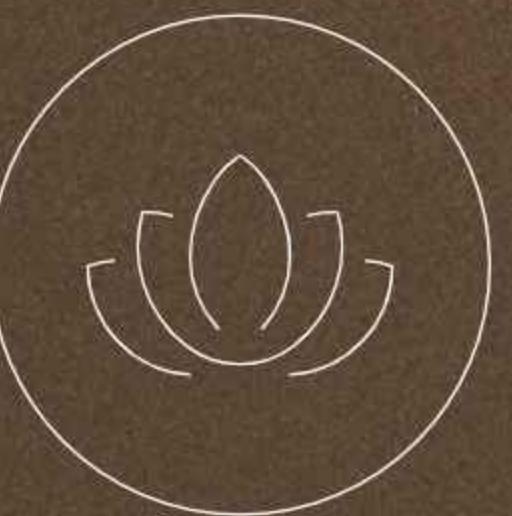
From smart climate  
to personalized ambience

## FULLY FURNISHED APARTMENTS



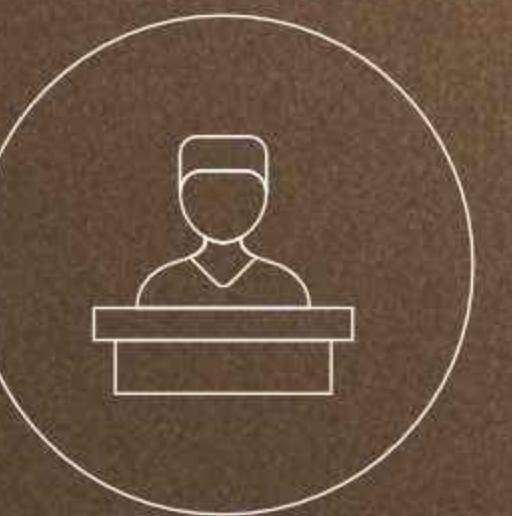
Elegantly curated.  
Ready for living.

## INTEGRATED WELLNESS FEATURES



Air purification, aromatherapy,  
circadian lighting

## HOSPITALITY MINDSET



Butler-level concierge  
service, community curation

## AI POWERED WADAN APP



AI-driven personalization,  
Predictive maintenance &  
AI Concierge Chat

## AI SECURITY SYSTEM



Smart detection - people,  
vehicles, facial recognition,  
behavioral Analysis

# NUVANA

BY WADAN



For those who live with intention, Nuvana is not just a home  
it's a reflection of who they are, and what they quietly aspire to become.

# WADAN

DEVELOPMENTS

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Nuvana is not just a home. It's the first statement from Wadan, where our vision of understated luxury and wellness-centered living takes form.

At Wadan Developments, we believe true luxury goes beyond finishes and square footage, it's about how a space makes you feel, how effortlessly it supports your lifestyle, and how thoughtfully it's designed for your well-being.

Our vision is to create residences where technology, wellness, and timeless design come together in perfect harmony. Every detail we craft is guided by one purpose: to deliver Excellence, with Precision, and a sense of Finesse that defines everything we do.

This is more than real estate. This is **A Vision Beyond Luxury**.

[www.wadan.com](http://www.wadan.com) | 800 7744

13<sup>th</sup> Floor, Boulevard Plaza Tower 2, Downtown Dubai, UAE

