

*nudra*

S A A D I Y A T

*Nestled in a unique location and accented by contemporary Arabian culture and flare, Nudra is a fully integrated residential community situated on the coast of Saadiyat's cultural district.*

Acting as a centrepiece of Saadiyat Island, Nudra's neighbourly community is comprised of an eclectic mélange of the world's greatest cultural institutions, spanning from educational establishments to world-class entertainment facilities. All just a 10-minute drive from Abu Dhabi.

Nudra's strategic position as a lifestyle destination places residents in the heart of a vibrant, energised district. Situated between the Saadiyat Cultural and Beach Districts, Nudra is within a short walk of Mamsha Al Saadiyat, with lively restaurants and world-class shopping experiences. Residents can also enjoy easy access to local institutions, including Cranleigh School Abu Dhabi and Saadiyat Golf Club, as well as the St. Regis and Park Hyatt Beach Resorts.

Nudra offers a rare experience that caters to the mind, the body and the soul.

Residents are surrounded by many of the capital's cultural landmarks, allowing for a meaningful connection with the world. Just minutes away are the Louvre Abu Dhabi, Manarat Al Saadiyat, the future Guggenheim Museum and several cultural centres – each guaranteed to inspire and delight.

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

*nudra*  
S A A D I Y A T

- 
- Guggenheim Abu Dhabi
  - Louvre Abu Dhabi
  - Performing Arts Centre
  - Zayed National Museum
  - Park Hyatt Abu Dhabi Hotel
  - Manarat Al Saadiyat
  - Cranleigh Abu Dhabi
  - St. Regis Island Resort
  - New York University
  - Saadiyat Beach Golf Club
  - Saadiyat Public Beach
  - Saadiyat Beach Club

*Nudra is a “rare gem” on Saadiyat Island, giving its residents the ultimate freedom to express their individuality and creativity by designing the interior of their own home.*

Masterplanned with residents' convenience in mind, Nudra is an all-encompassing destination, introducing a world of amenities and leisure experiences at every doorstep.

With an eye for exclusivity and a dedication to re-define the conventional norms of design, Nudra is comprised of 32 villas and five land plots—The Shores Land Plots, The Dunes and The Beach Villas.

Nudra boasts a cutting-edge gym, tennis court, a lively Fitness Club and two playparks – in addition to an infinity pool overlooking the Arabian Gulf and a verdant family park that serves as the heart of the community. Nudra offers the ideal family setting to interact, relax and unwind.

All villa designs speak to an authentic language of architectural harmony, infusing contemporary elegance with a modernised, traditional feel – from layering to look to materials.

A third-level or penthouse is integral to all Units, providing a private family space with tranquil views of the gulf and a lively cultural district.

An abstract, textured background featuring a mix of purple, green, and brown tones. The texture appears to be layered and somewhat translucent, resembling marbled paper or a similar material. The colors are blended and layered, creating a complex, organic feel.

a u t o n o m y

i n c r e a t i o n .

l e g a c y

b y d e s i g n .

*5 exclusive* land plots of approximately 2,500 sqm with an allowable build-up area of up to 2,400 sqm—each with a bespoke villa design available.

*32 villas*, delivered to ‘shell and core’, enabling purchasers to design and fit-out the interiors to their exact requirements.

*Saadiyat's only exclusive private beach access* on the Arabian Gulf.

*First-class amenities*, including a gym, infinity pool, tennis court and children’s play area.

*Closed & intimate community* with only 36 neighbours.

*Elevated views* of the Louvre Abu Dhabi.



*Expertly designed to curate distinctive homes that define individualism in design, Nudra offers a unique opportunity to create and build your own home based on your tastes and specifications.*

#### **The Shores**

The five land plots allow complete flexibility of design within the developer's prescribed controls. Or alternatively, the purchaser can utilise a bespoke villa design created for each of the plots. The architecture of the villas is carefully considered.

#### **The Beach and The Dunes**

Villas are all personalised, and the remaining villas are governed by their context on site, split into two types of Beach Villas and two types of Dune Villas.

Nudra's key distinguishing factor lies in the opportunity for residents to design their own home interiors. The Beach and The 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, while adding the services and finishes of your choice.

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



01. Primary entry to development

02. Terraced-planted wall clad with feature stone

03. Pedestrian spine in feature paving and lined with feature palms

04. Central Plaza

05. Open Space 1

06. Open Space 2

07. Secondary entry to the development

08. Tennis Court

09. Gym

10. Swimming Pool with views of the beach

11. The Dunes (Villas)

12. The Beach (Villas)

13. The Shores (Land Plots)



# VILLA TYPES



*\*Artist impression*

# Beach B1



*\*Artist impression*

# Beach B2



*\*Artist impression*



*\*Artist impression*





إمكان  
I M K A N



IMKAN is an Abu Dhabi-based real estate developer with a portfolio of 26 projects spanning four continents. We aim to create soulful places that enrich people's lives. Our proposition is built around a unique research platform that uncovers the distinct social behaviours and habits of specific market segments, from millennials to discerning high-net-worth individuals; to formulate tailored user profiles. This research-led approach enables us to shape communities that are in tune with the mindset of each profile. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects, in various stages of development and in the pipeline, that span over 30 million sqm across four continents. We're a wholly owned subsidiary of Abu Dhabi Capital Group (ADCG). Our key projects include two developments in Makers District; The—Artery, a multi-use building that integrates a makers' space with a parking garage, and Pixel, our first mixed-use destination. In addition, our portfolio includes Nudra, a luxury beach-side villa community, and Sheikha Fatima Park, an open-air project that seeks to enhance community interaction.