NUVANA

BY WADAN


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

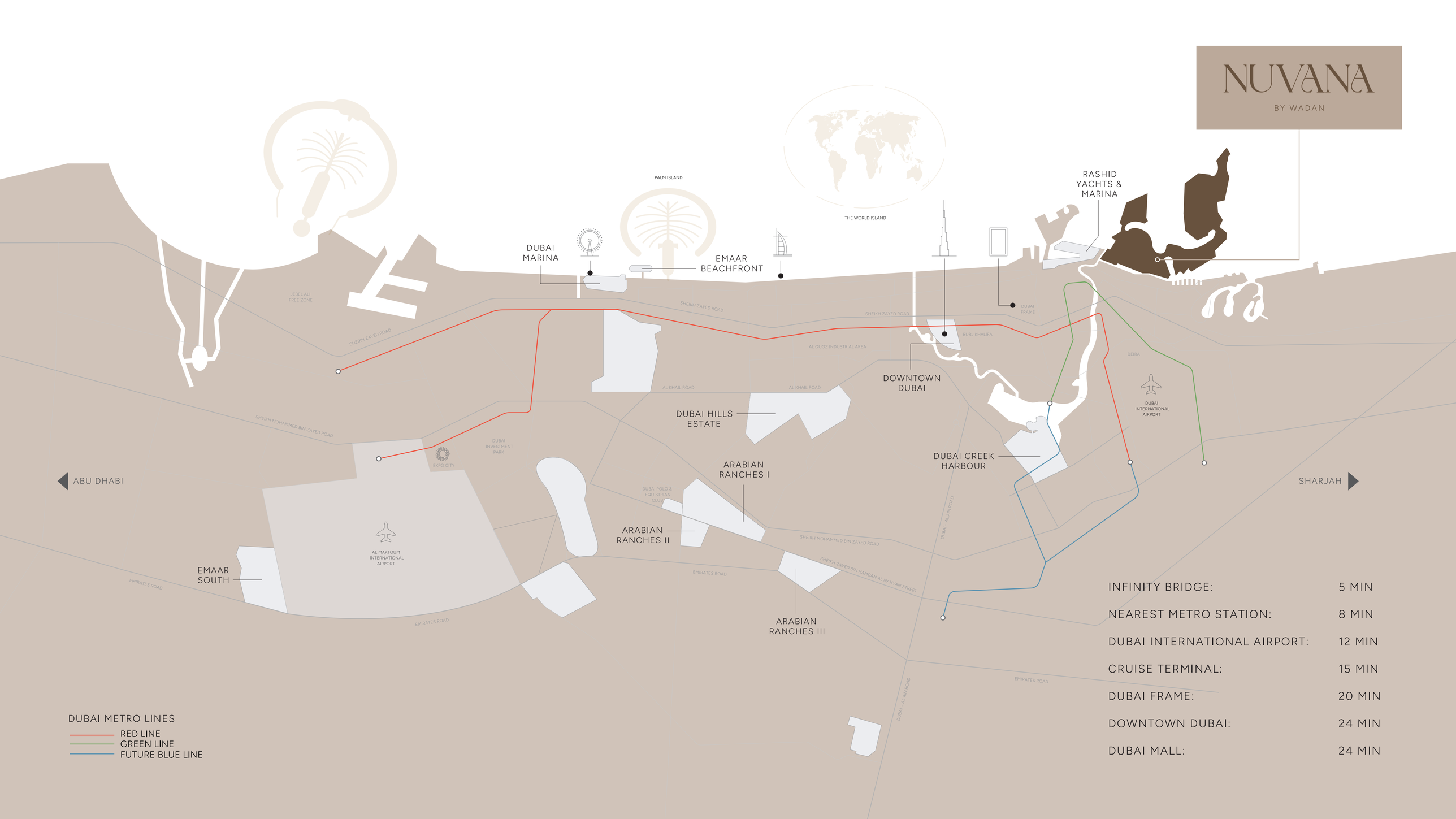

Where *the sun*
softly touches you


DUBAI
ISLANDS
Located in *a*
land of dreams



Island *lifestyle living* - like no *other*

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PALM ISLAND
THE WORLD ISLAND
RASHID YACHTS & MARINA
DUBAI MARINA
EMAAR BEACHFRONT
JEBEL ALI FREE ZONE
SHEIKH ZAYED ROAD
SHEIKH ZAYED ROAD
SHEIKH ZAYED ROAD
DUBAI FRAME
BURJ KHALIFA
AL QUOZ INDUSTRIAL AREA
DEIRA
DOWNTOWN DUBAI
AL KHAIL ROAD
AL KHAIL ROAD
DUBAI HILLS ESTATE
DUBAI INTERNATIONAL AIRPORT
SHEIKH MOHAMMED BIN ZAYED ROAD
DUBAI INVESTMENT PARK
EXPO CITY
DUBAI CREEK HARBOUR
ABU DHABI
SHARJAH
ARABIAN RANCHES I
DUBAI POLO & EQUISTRIAN CLUB
DUBAI - AL AIN ROAD
ARABIAN RANCHES II
SHEIKH MOHAMMED BIN ZAYED ROAD
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
AL MAKTOUM INTERNATIONAL AIRPORT
EMAAR SOUTH
EMIRATES ROAD
EMIRATES ROAD
ARABIAN RANCHES III
EMIRATES ROAD
DUBAI - AL AIN ROAD
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


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WADAN



5min *walk from the* marina *to shore*

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WADAN






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 throughoutt



Architecture *Composed*
Like a Symphony










Fitness



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






ORNAMENT
ORNAMENT





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.

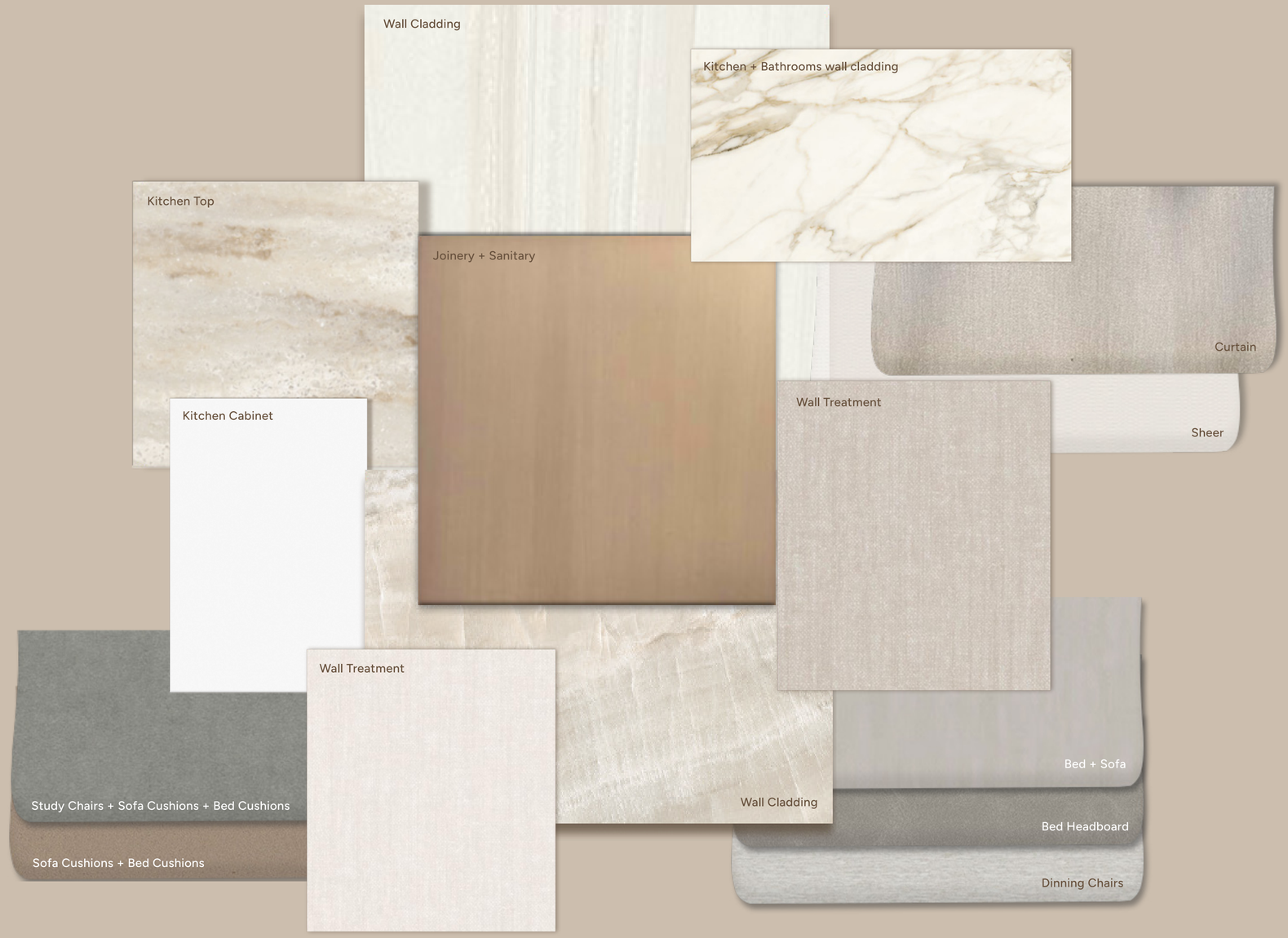
AVERAGE SIZES: 3BR - 2100 sqft

TYPES: 1



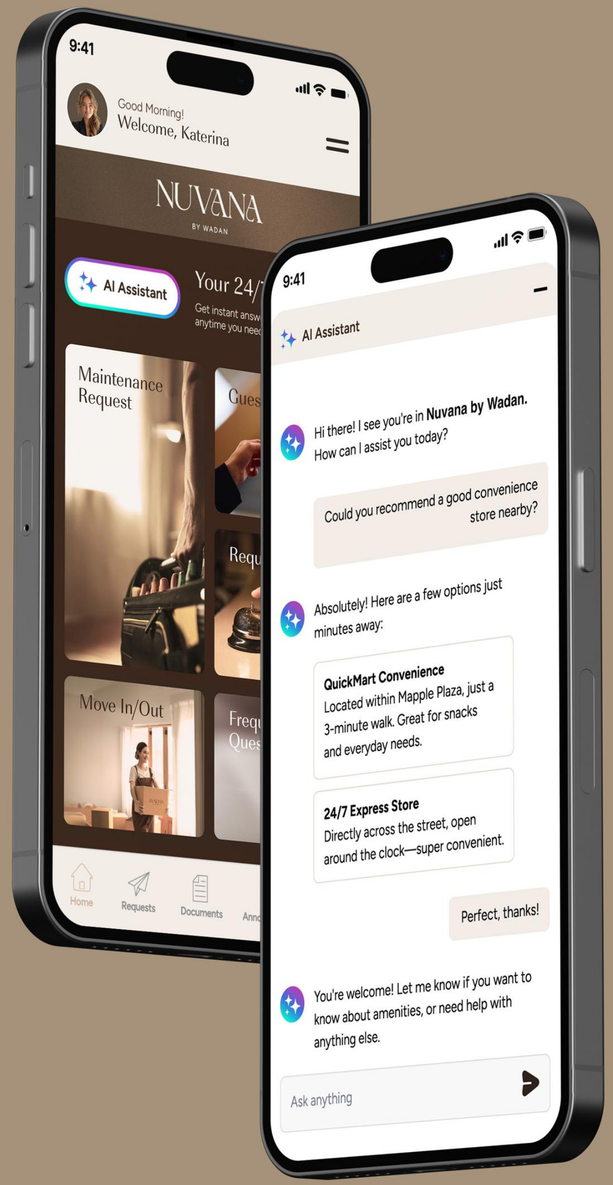
Exquisite Materials

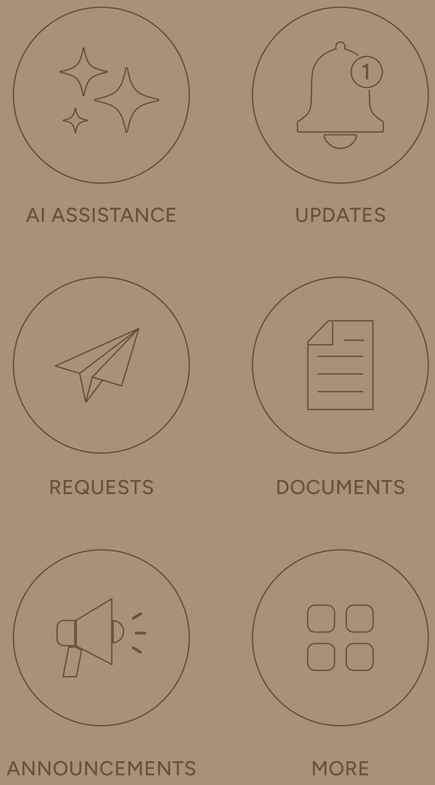
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AI *Powered* Wadan App

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.

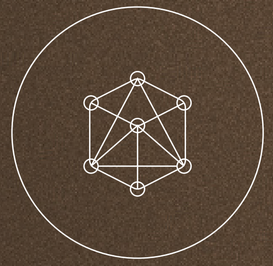




Brand DNA

What Sets Wadan Apart
Beyond Luxury – into Lifestyle

TECH-INTEGRATED LIVING



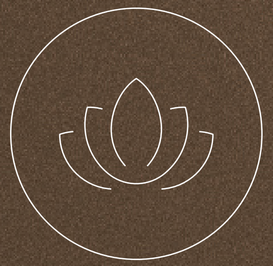
From smart climate
to personalized ambience

FULLY FURNISHED APARTMENTS



Elegantly curated.
Ready for living.

INTEGRATED WELLNESS FEATURES



Air purification, aromatherapy,
circadian lighting

HOSPITALITY MINDSET



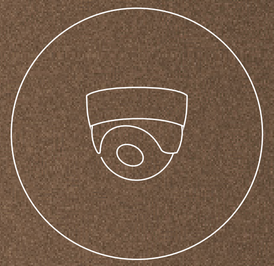
Butler-level concierge
service, community curation

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

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 | 800 7744

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