

# NUVANA

BY WADAN

*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*



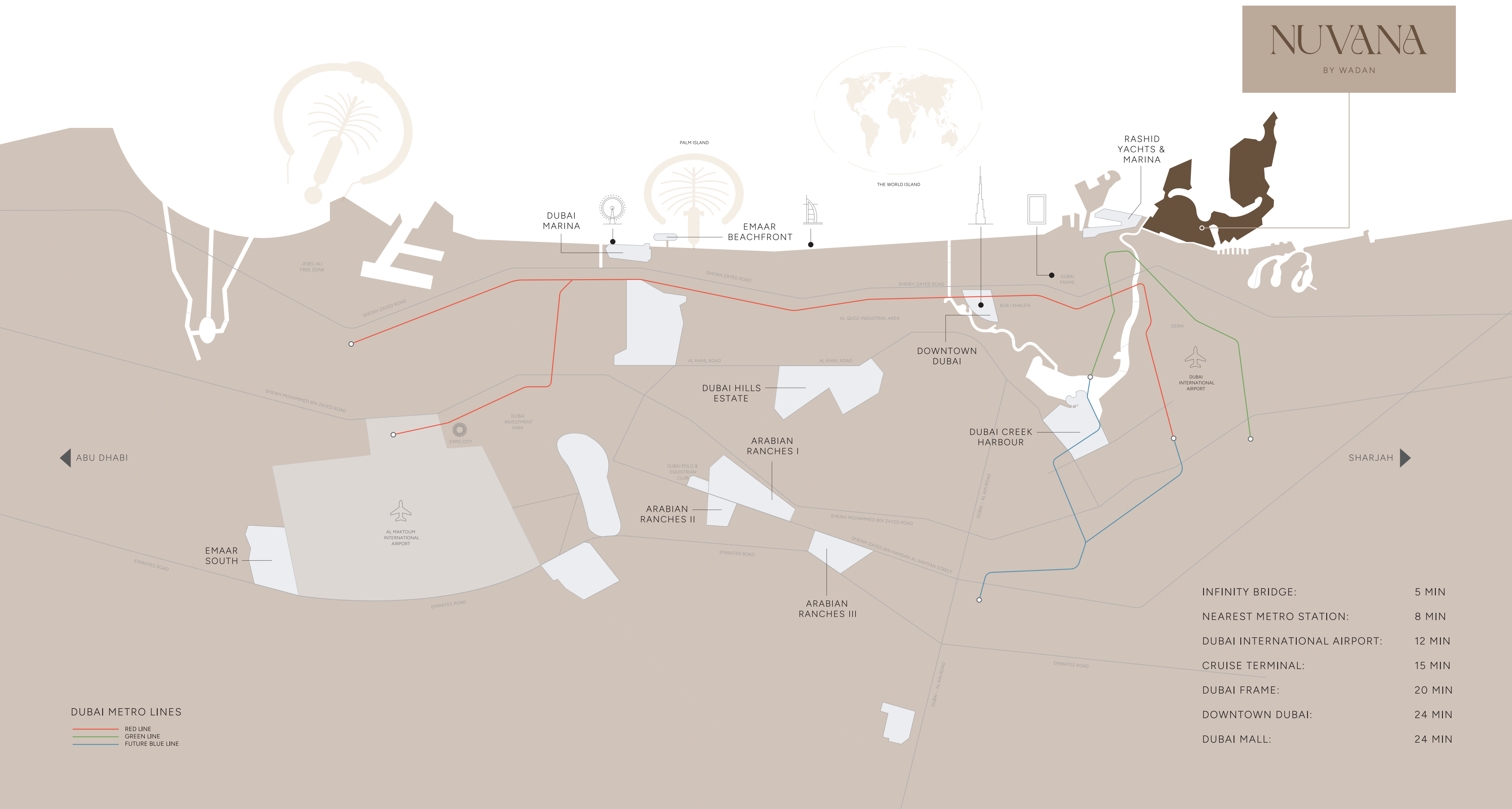
# DUBAI ISLANDS

Located in *a*  
*land of dreams*



# NUVANA

BY WADAN



ABU DHABI

SHARJAH

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 depth in every detail, and value the space between moments.





WADAN

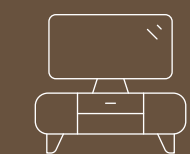
NUVANA  
BY VIBAW

# WADAN





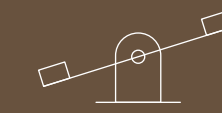




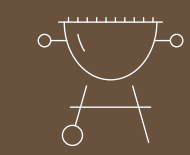
Lounge



Swimming Pool



Kids  
Play Area



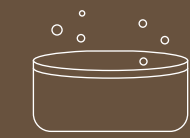
BBQ Area



Yoga



Gym



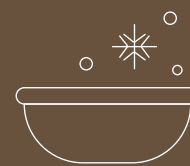
Jacuzzi



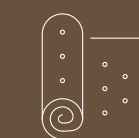
Sun Bathing



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 throughout



*Architecture Composed  
Like a Symphony*







# Fitness







## 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







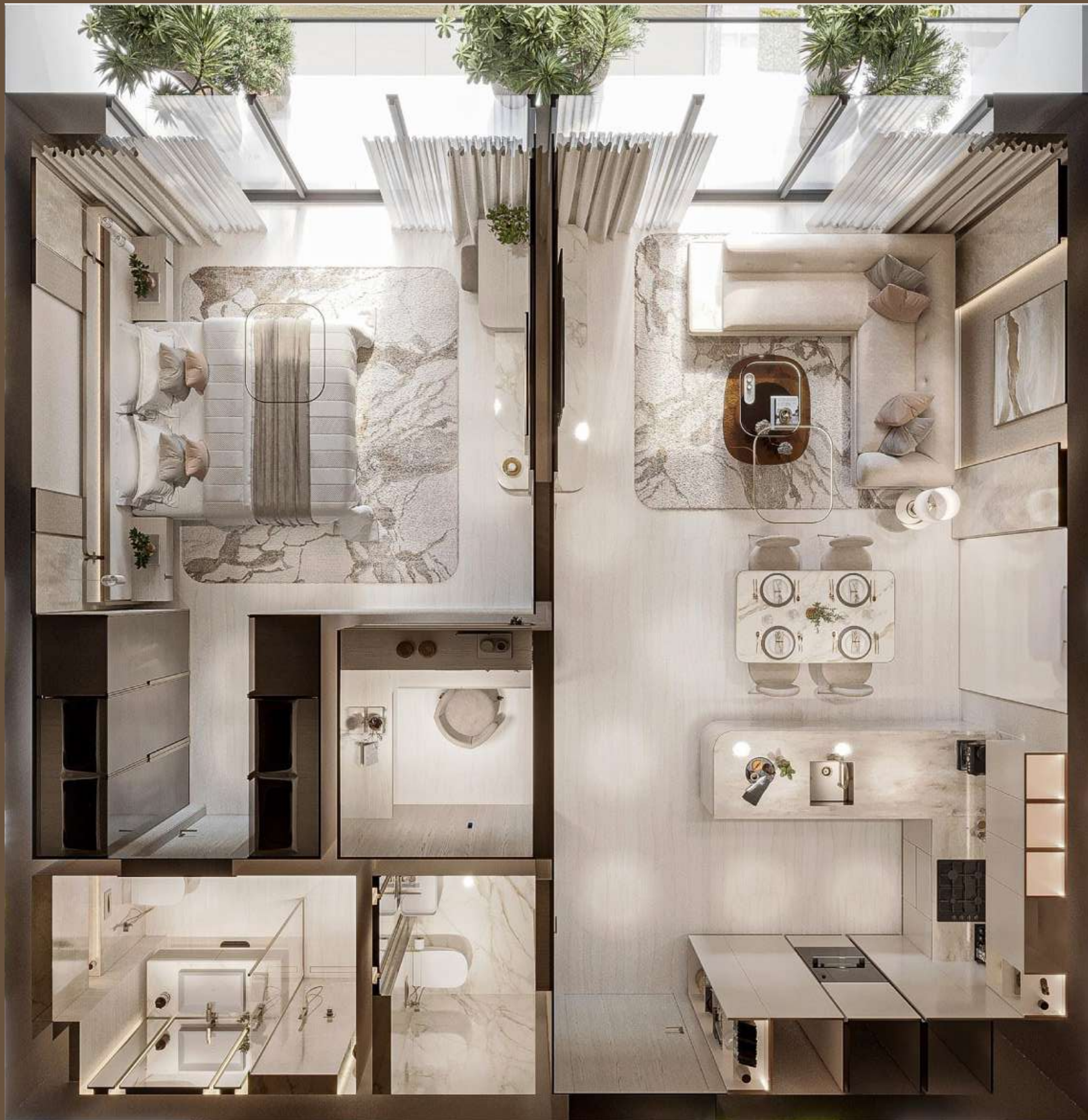


# Designed for *living*, Shaped for *comfort*

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.

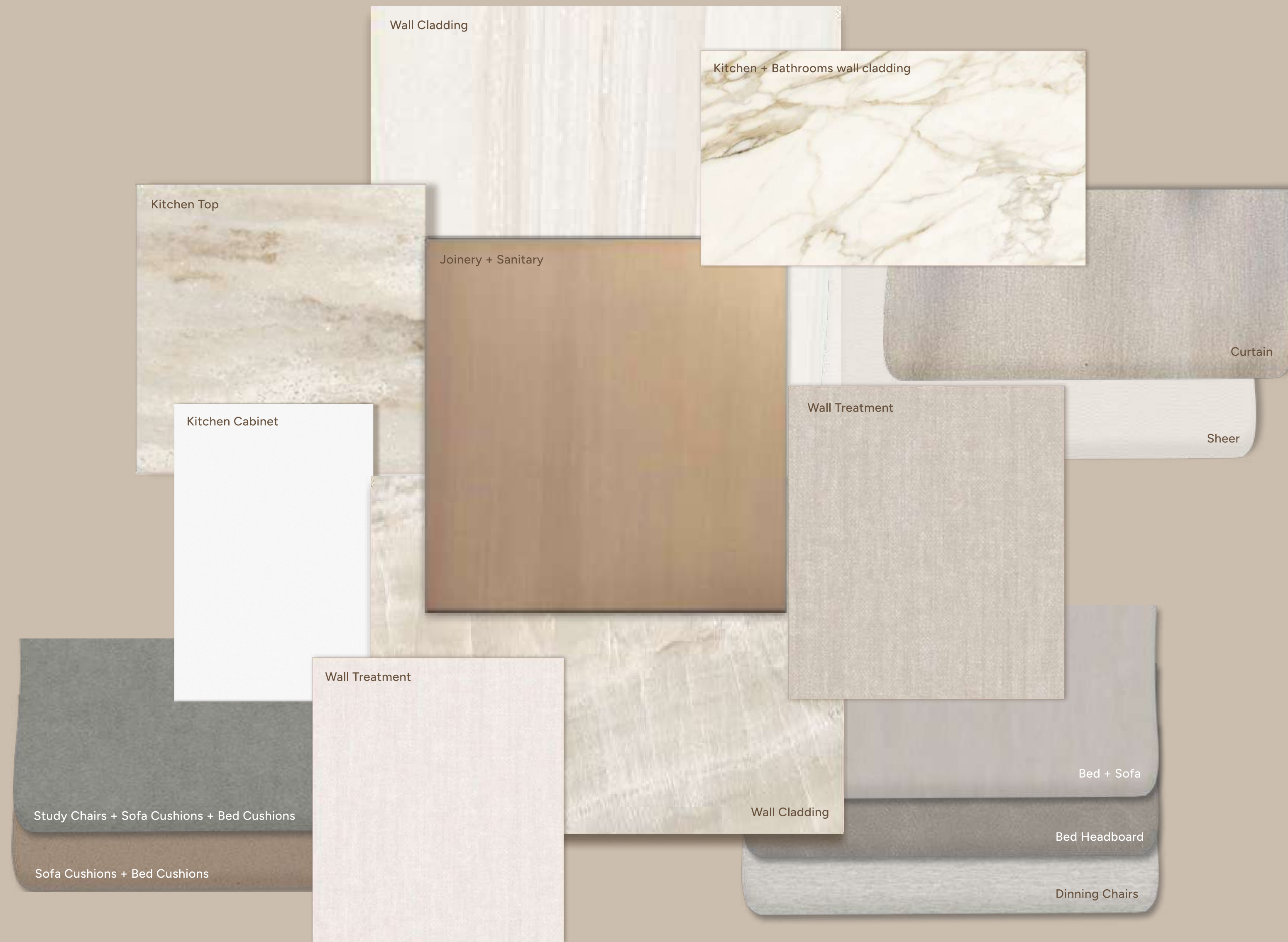
AVERAGE SIZES: 3BR - 2100 sqft

TYPES: 1



# Exquisite Materials

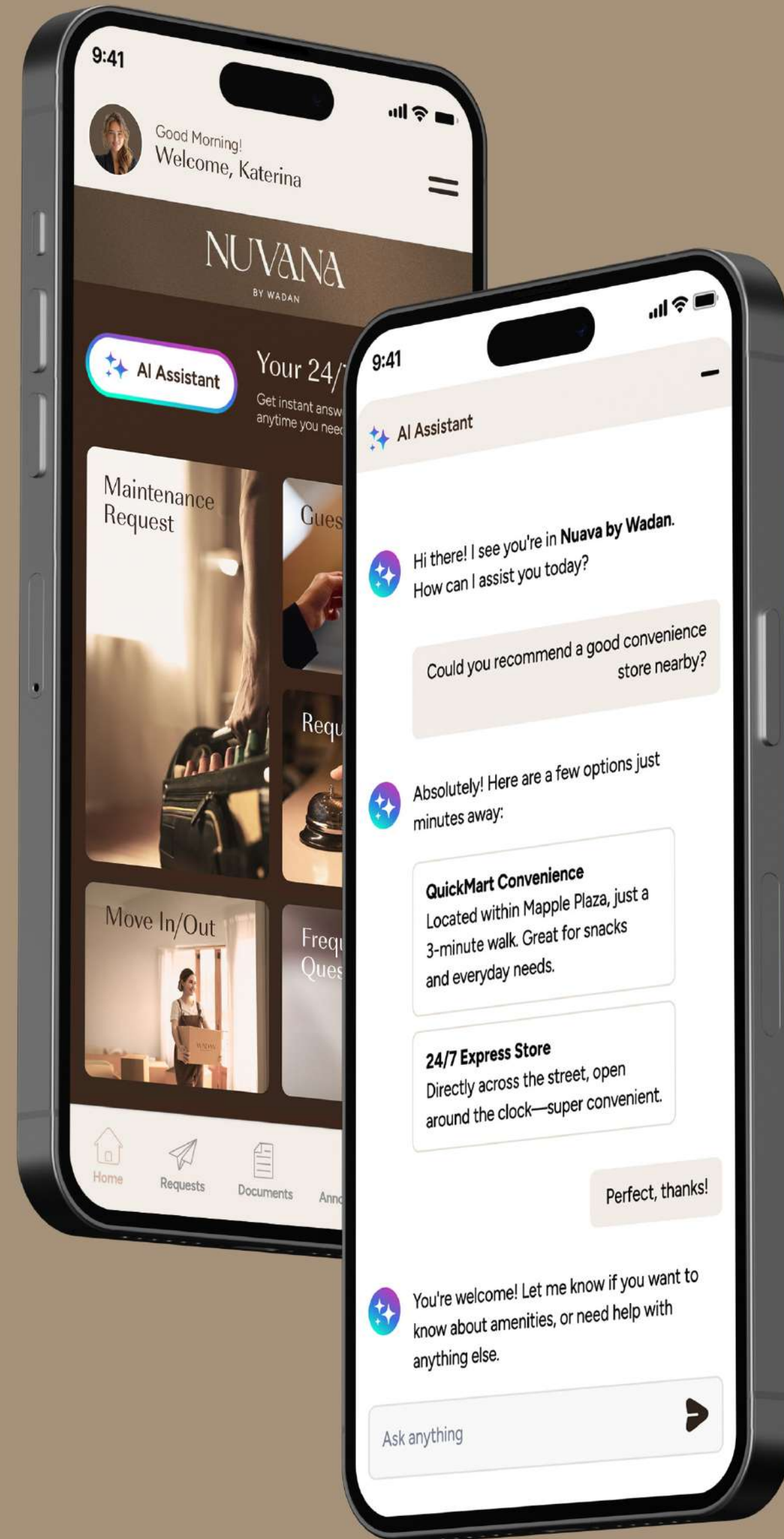
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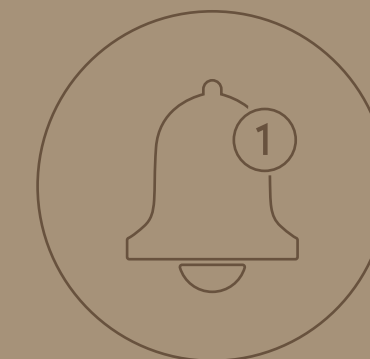


# AI Powered Wadan App

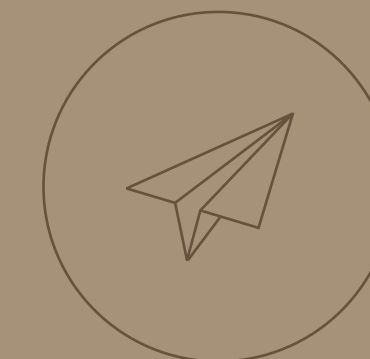
The Nuvana App is more than convenience it's your personal AI concierge. Schedule services, welcome guests, request tailored assistance, or receive instant community updates and much more. Designed to anticipate your needs, it ensures every detail of living is seamless.



AI ASSISTANCE



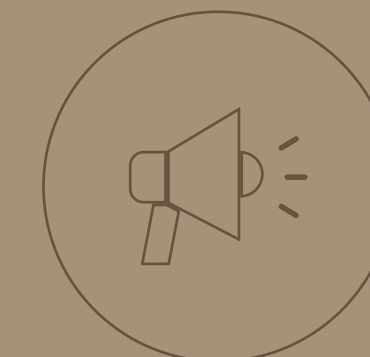
UPDATES



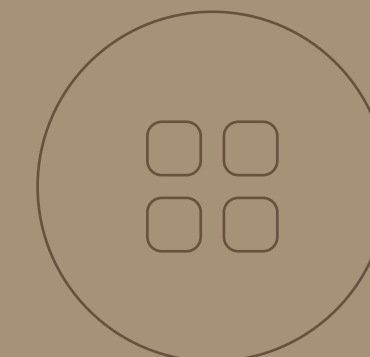
REQUESTS



DOCUMENTS



ANNOUNCEMENTS

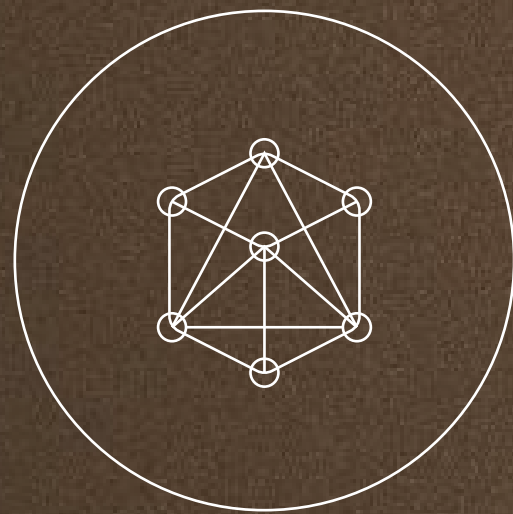


MORE

# Brand DNA

What Sets Wadan Apart  
Beyond Luxury – into Lifestyle

## TECH-INTEGRATED LIVING



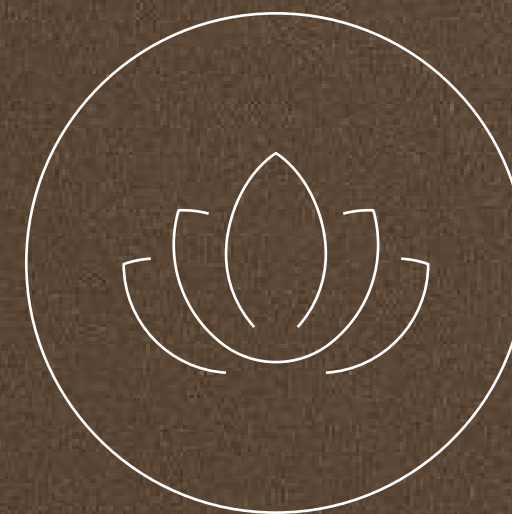
From smart climate  
to personalized ambience

## FULLY FURNISHED APARTMENTS



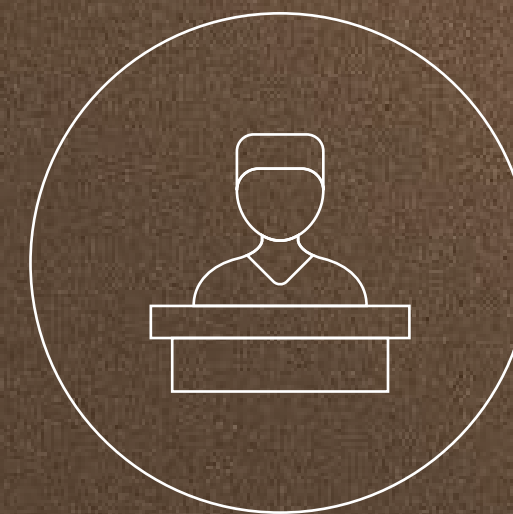
Elegantly curated.  
Ready for living.

## INTEGRATED WELLNESS FEATURES



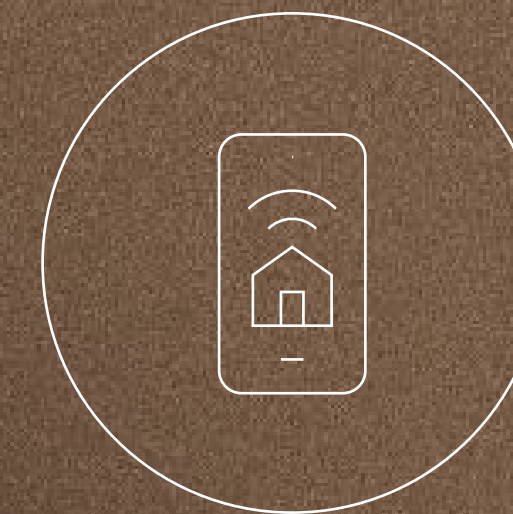
Air purification, aromatherapy,  
circadian lighting

## HOSPITALITY MINDSET



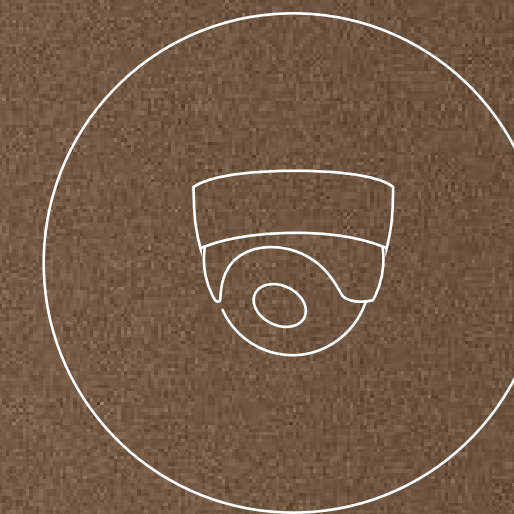
Butler-level concierge  
service, community curation

## AI POWERED WADAN APP



AI-driven personalization,  
Predictive maintenance &  
AI Concierge Chat

## AI SECURITY SYSTEM



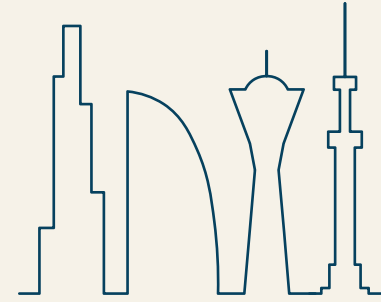
Smart detection – people,  
vehicles, facial recognition,  
behavioral Analysis

# 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.



**PREFERENCE**  
properties

**PREFERENCE properties**

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