

NUVANA

BY WADAN

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



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.

A Place composed



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*



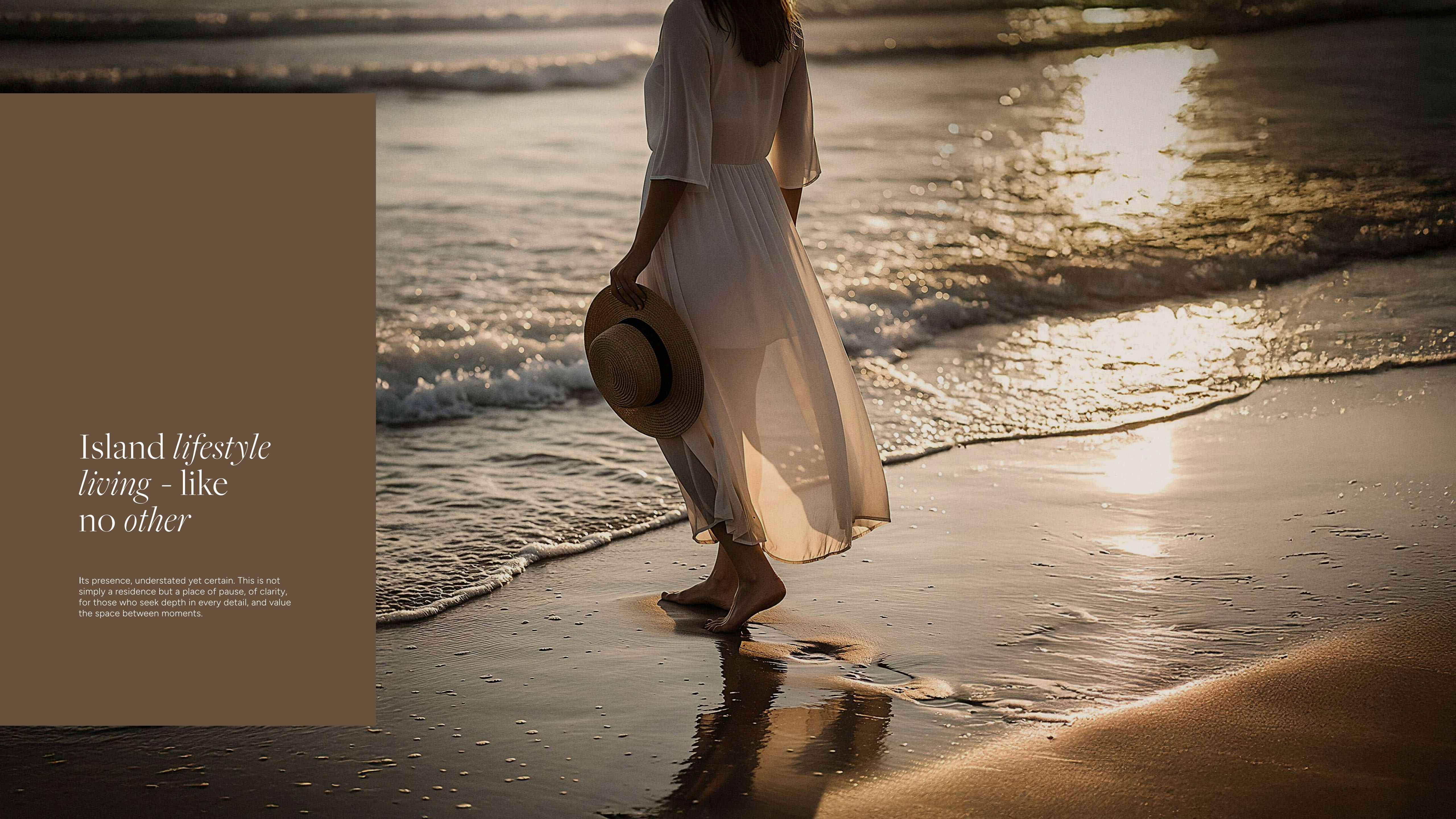
Where *the sun*
softly touches you



DUBAI ISLANDS

Located in *a*
land of dreams



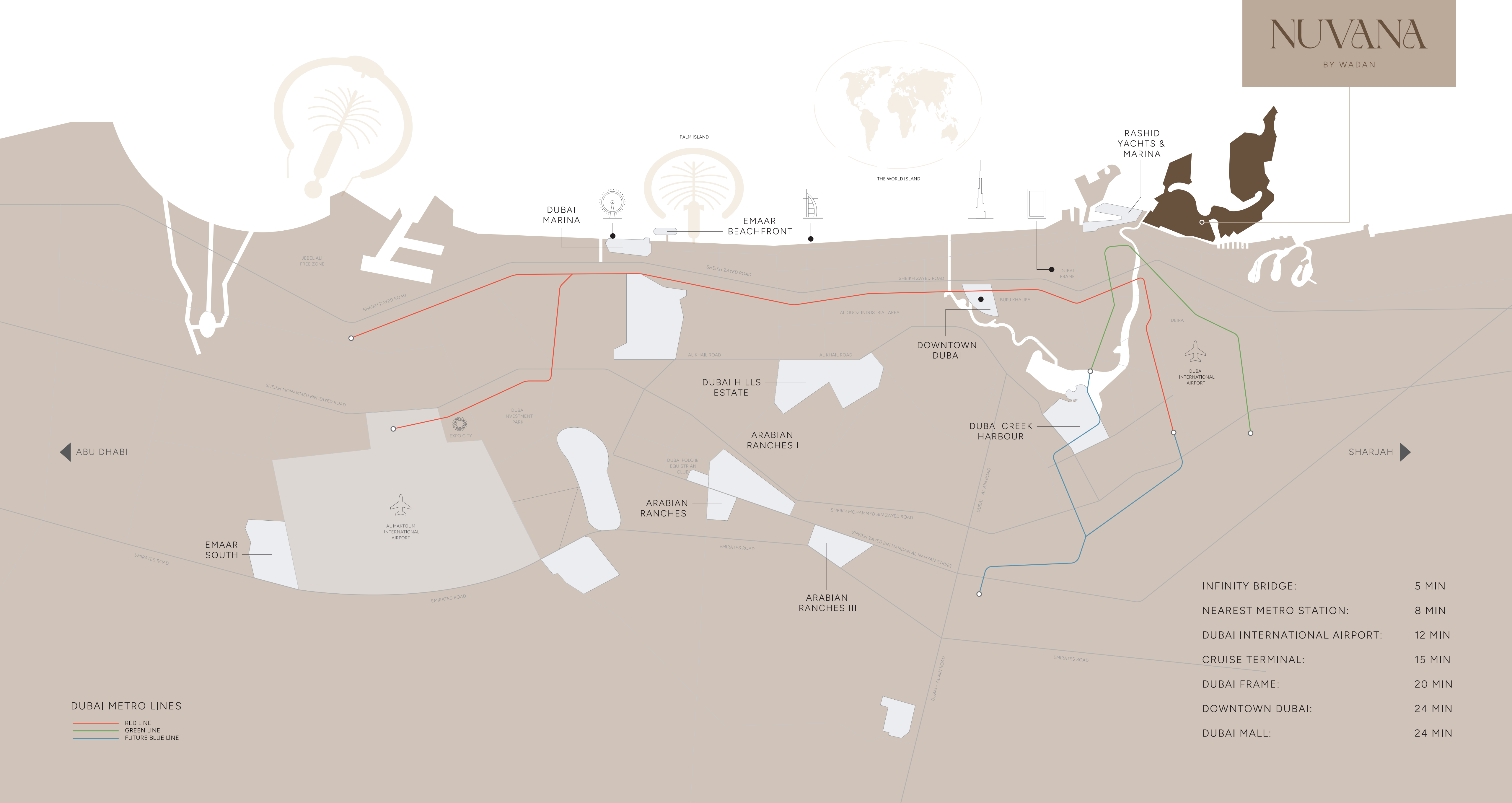
A woman in a long, flowing white dress stands barefoot on a wet beach at sunset. She holds a wide-brimmed straw hat in her right hand. The ocean waves are visible in the background, and the wet sand reflects the golden light of the setting sun. The overall mood is serene and peaceful.

Island *lifestyle* *living* - like no *other*

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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

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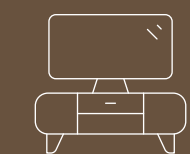


WADAN

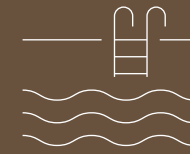




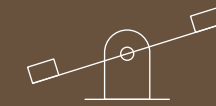




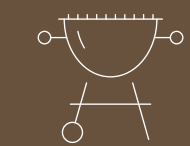
Lounge



Swimming Pool



Kids
Play Area



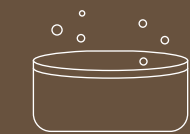
BBQ Area



Yoga



Gym



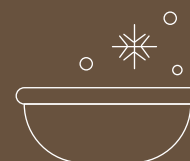
Jacuzzi



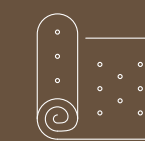
Sun Bathing



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 throughout



*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



UniFi

amazon

BOSE

Miele

ekinex
CONTROL YOUR LIVING SPACE

GESSI

→ FLAMINIA.

LAUFEN







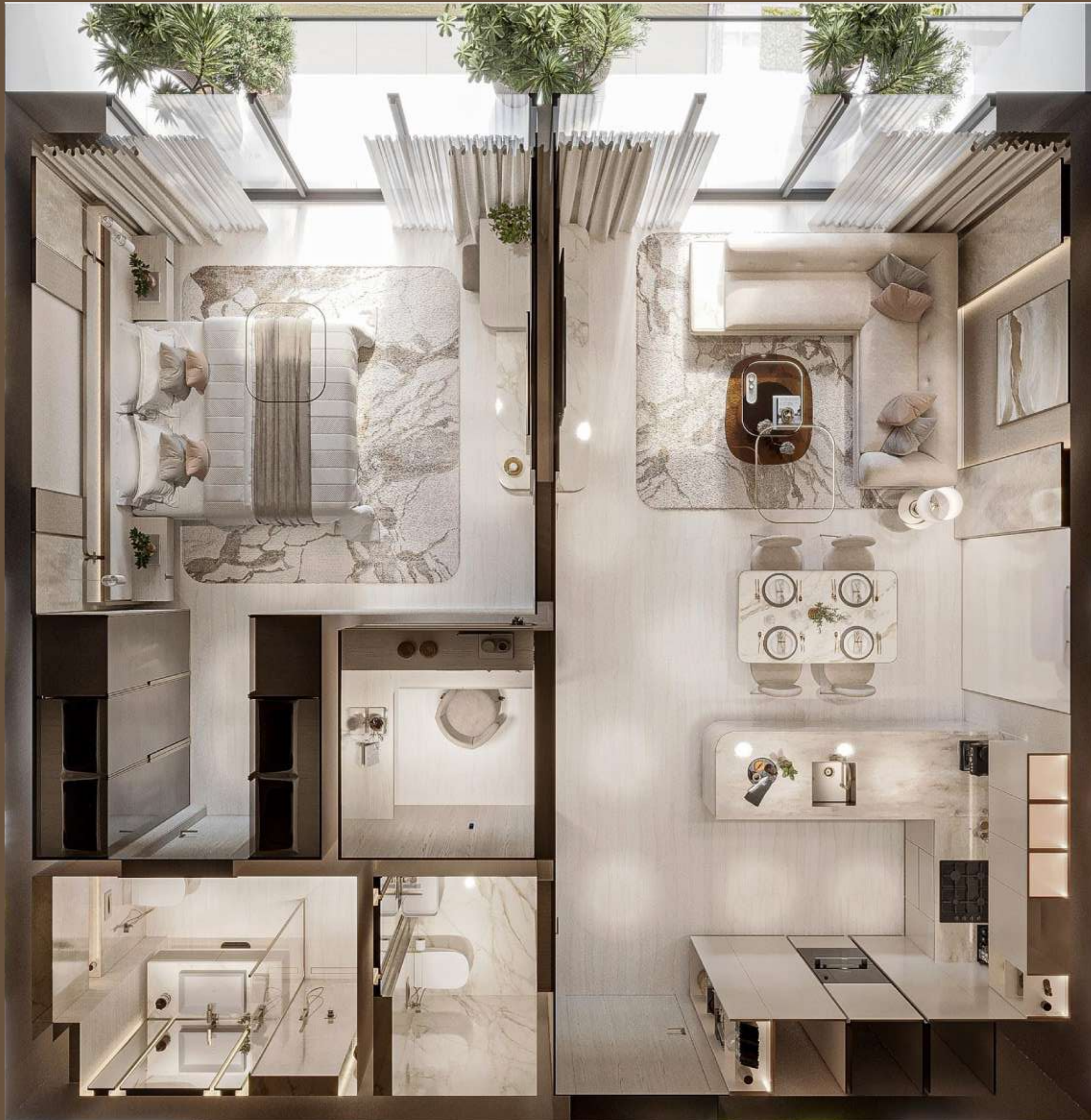


Designed *for living*, Shaped *for comfort*

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*

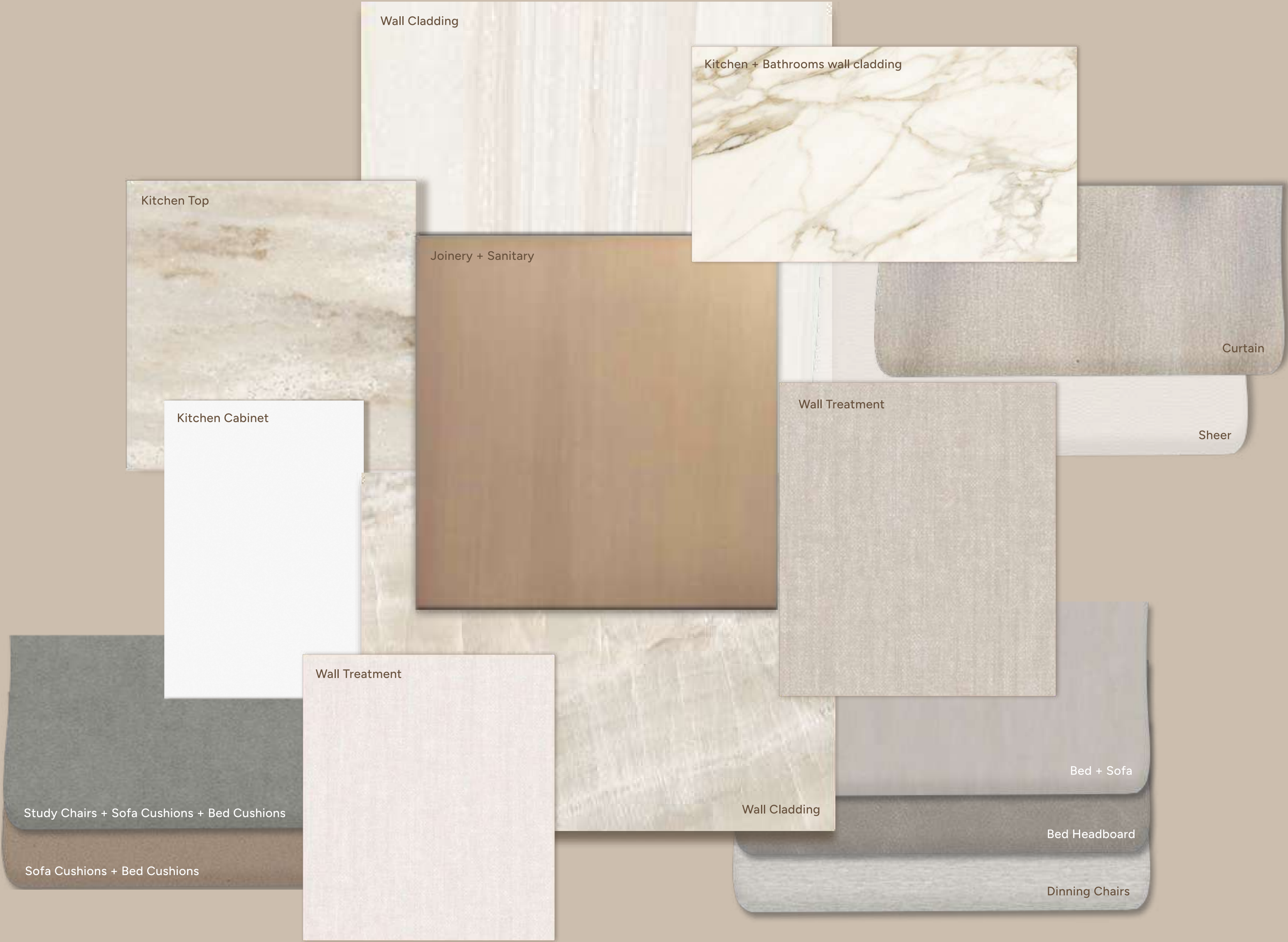
Crafted for comfort and sophistication, the 3-bedroom residence offers spacious interiors, refined finishes, and thoughtful layouts a sanctuary for families who aspire to live beautifully.

AVERAGE SIZES: 3BR - 2100 sqft

TYPES: 1

Exquisite Materials

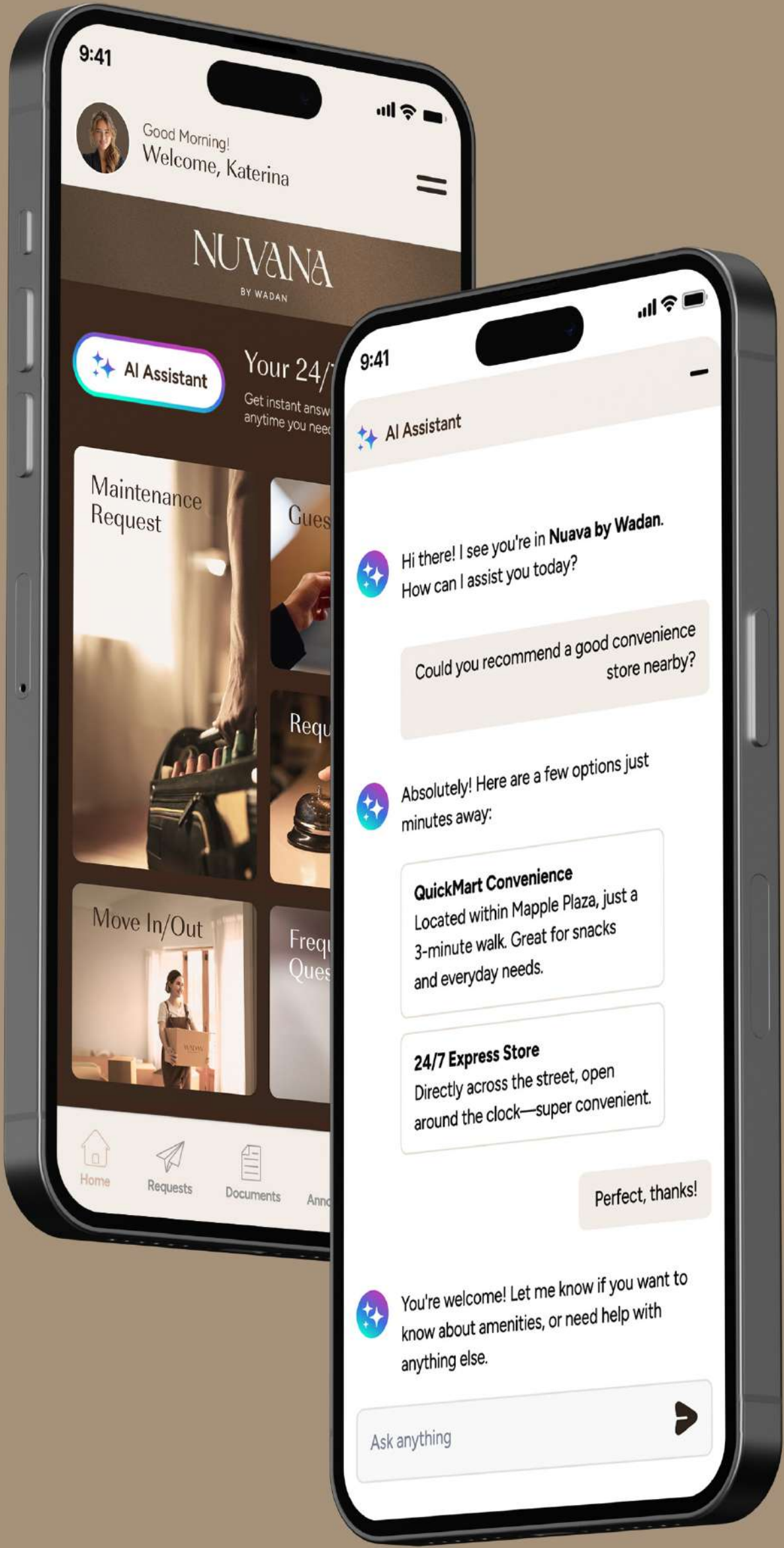
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AI Powered Wadan App

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



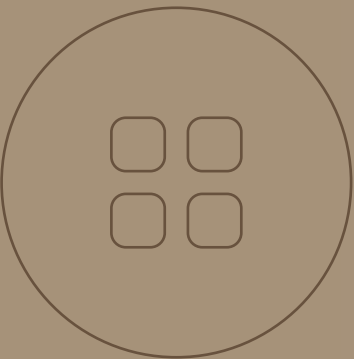
REQUESTS



DOCUMENTS



ANNOUNCEMENTS



MORE