

BY WADAN



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

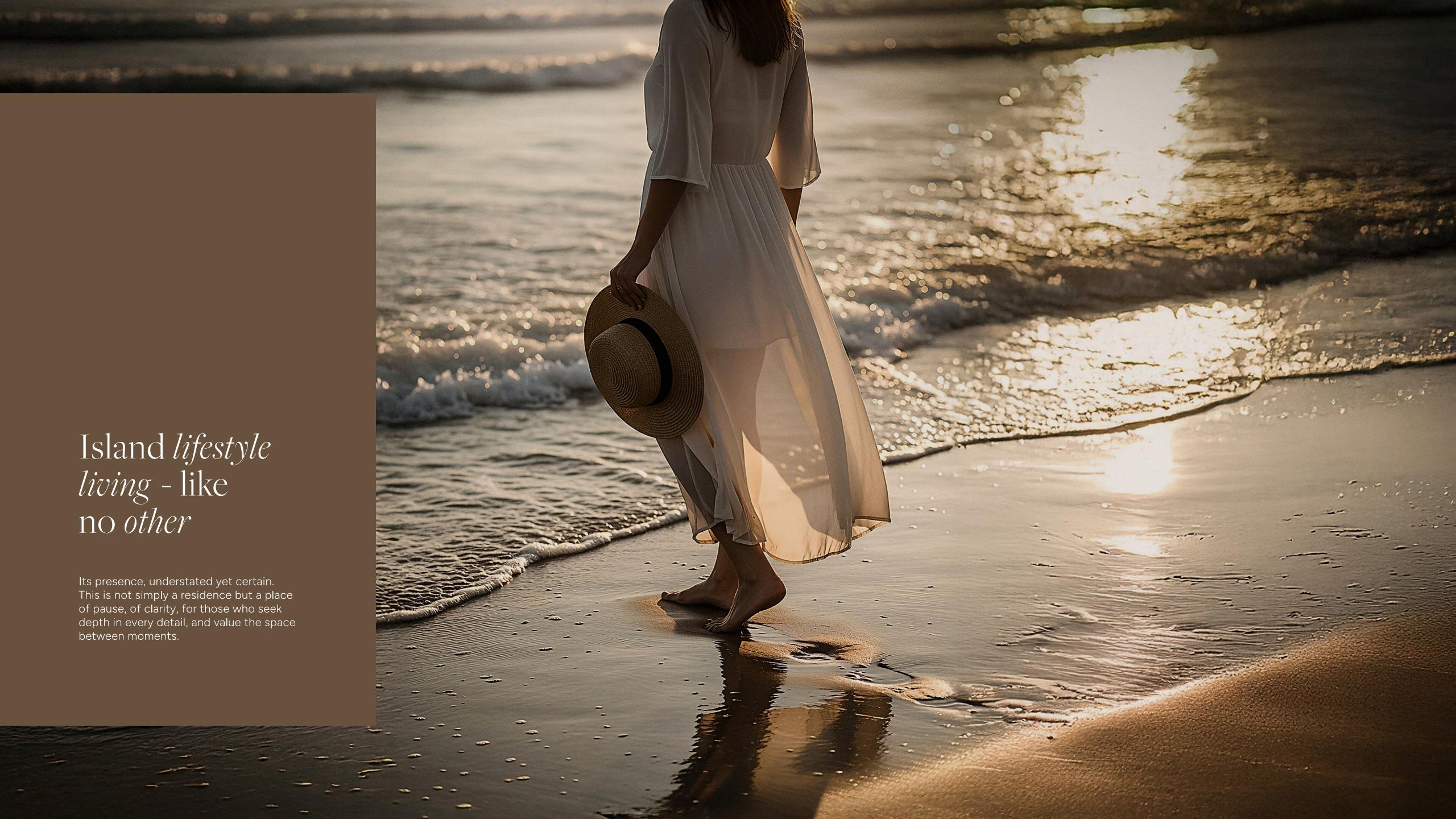


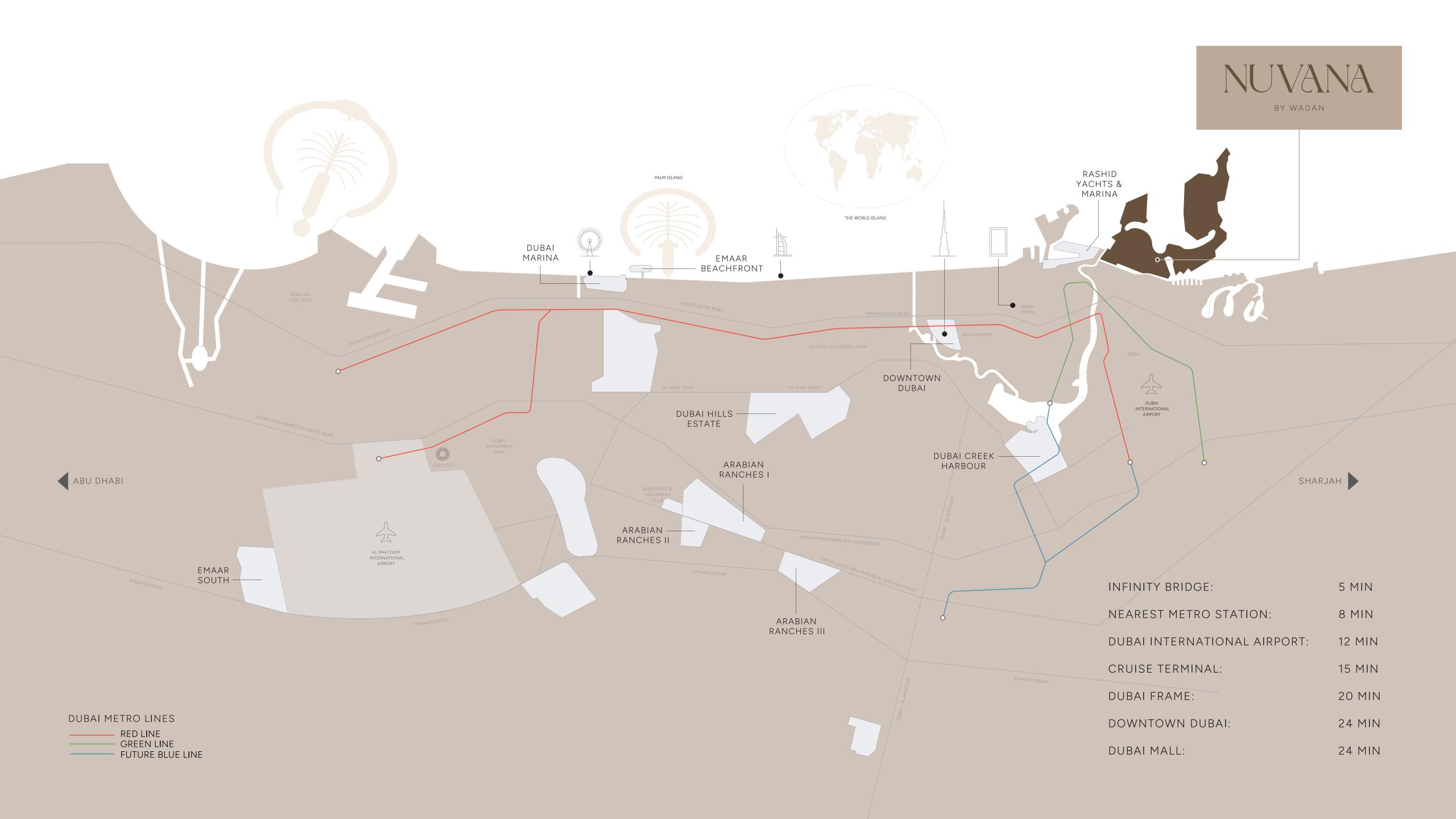






















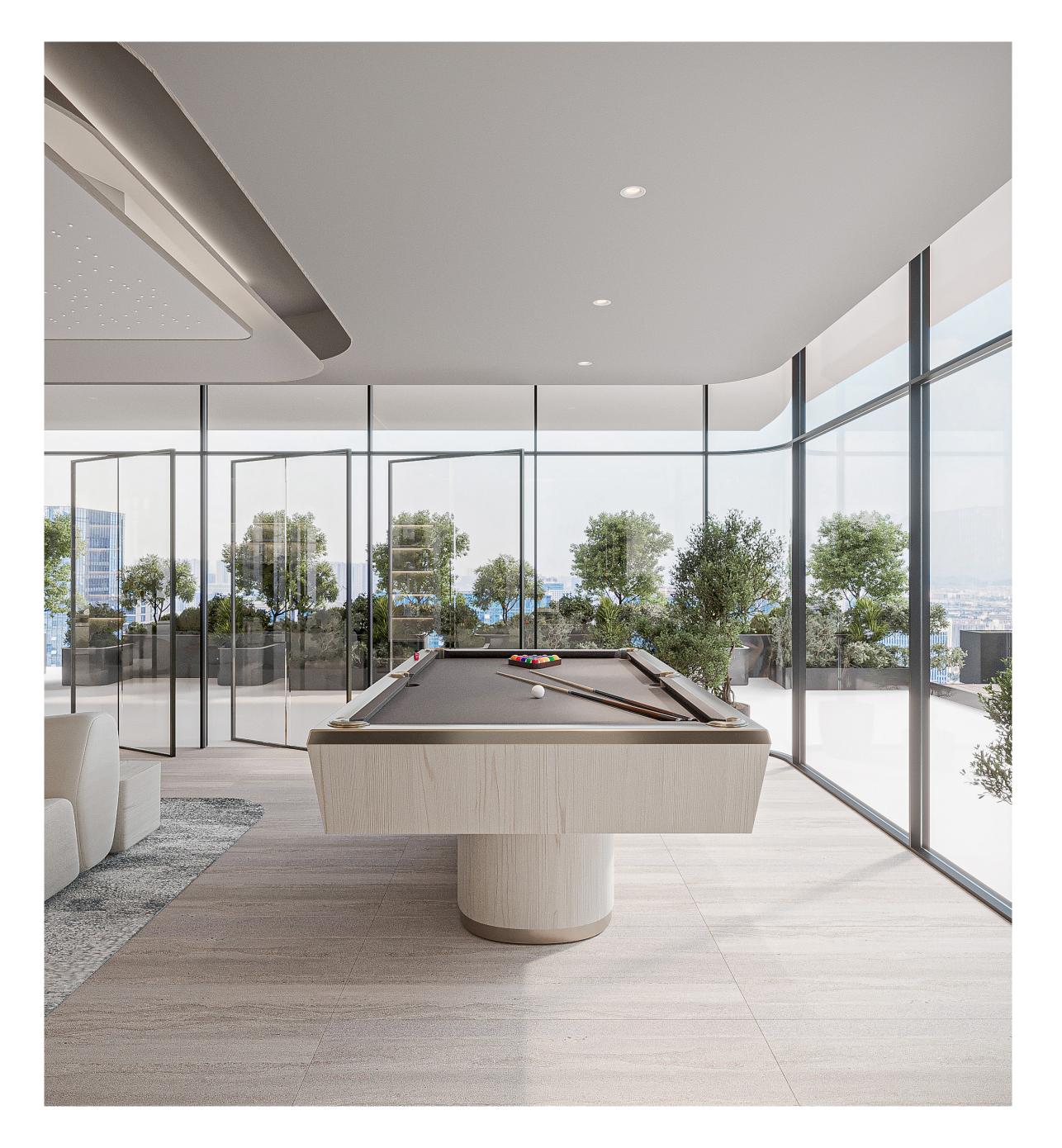


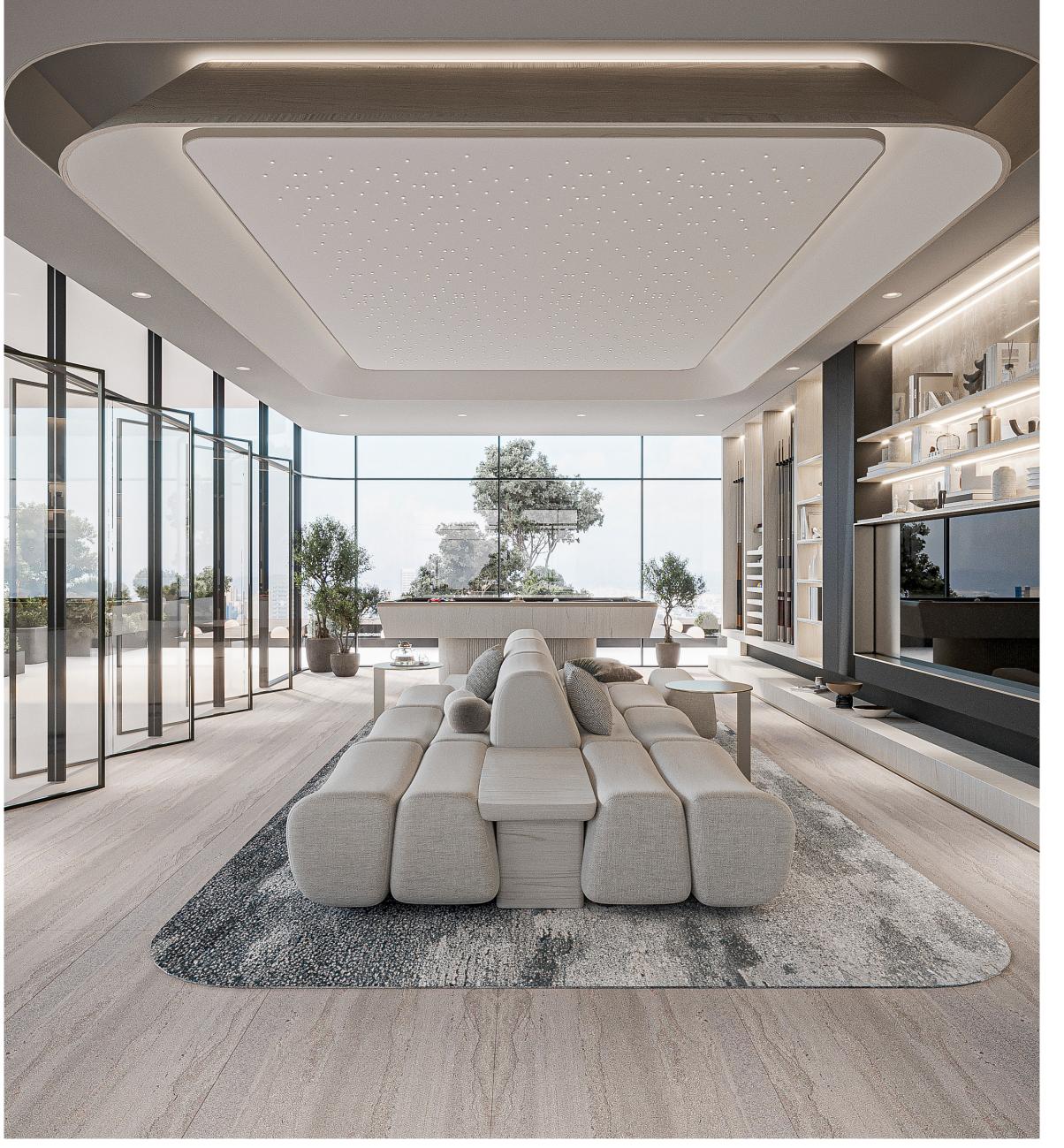


Wellness in Every Detail Wellness isn't an amenity it's a way of life. At Nuvana, it's seamlessly embedded: Natural light optimization in every unit Yoga terraces with sea breeze, Spa-like bathrooms with aromatherapy integration - Silent HVAC systems Calming natural finishes throughoutt























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



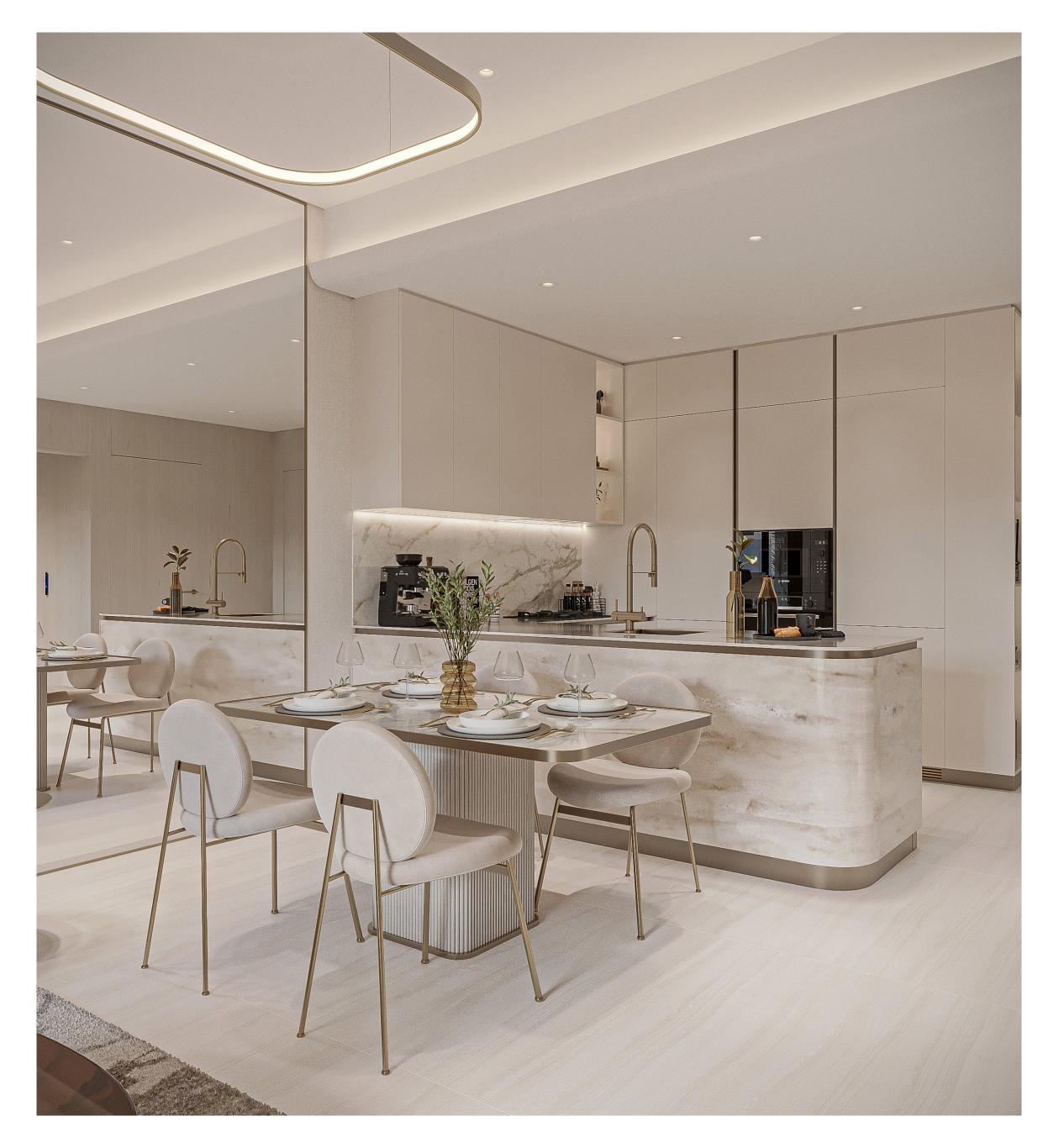
BOSE

Miele





EKINEX 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

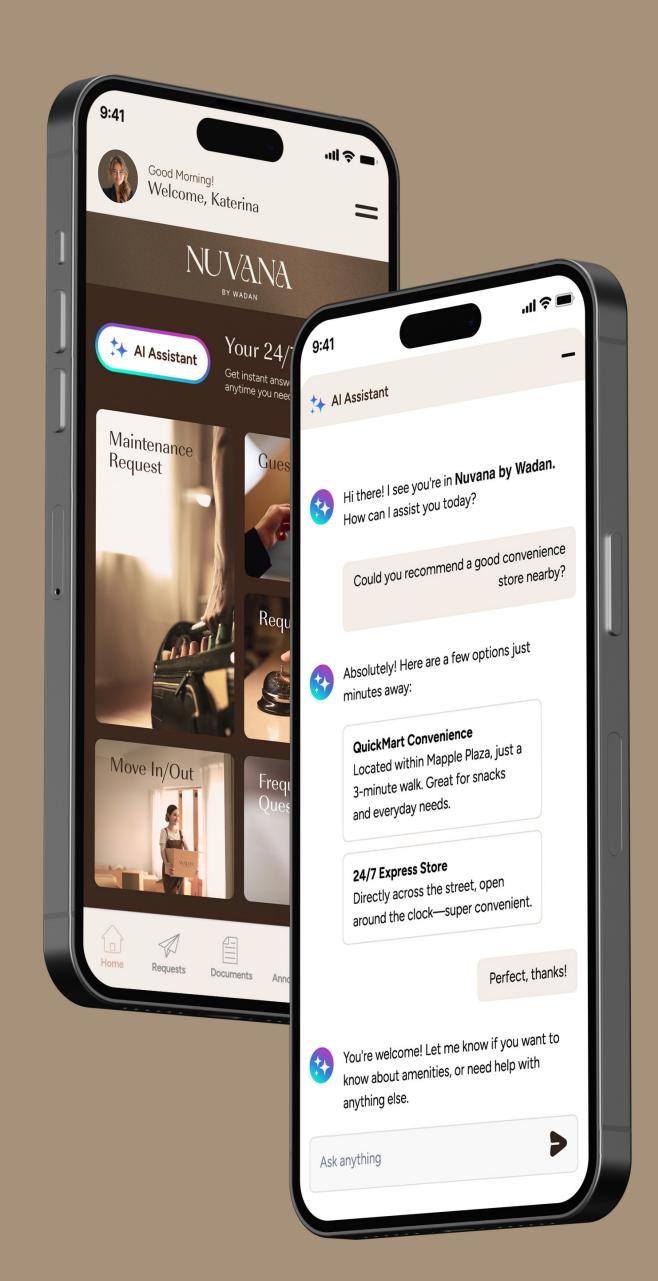
Its presence, understated yet certain.
This is not simply a residence but a place of pause, of clarity, for those who seek depth in every detail, and value the space between moments.





AI Powered Wadan App

The Nuvana App is more than convenience it's your personal Al 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









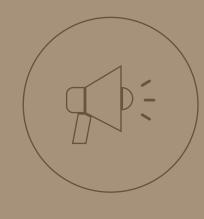
UPDATES



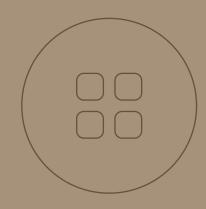
REQUESTS



DOCUMENTS



ANNOUNCEMENTS



MORE

Brand DNA

What Sets Wadan Apart Beyond Luxury – into Lifestyle

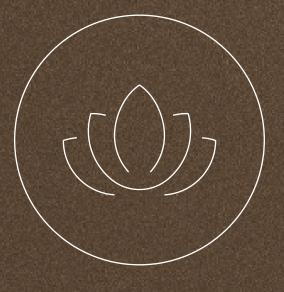
TECH-INTEGRATED LIVING

From smart climate to personalized ambience

Elegantly curated.

Ready for living.

FULLY FURNISHED APARTMENTS INTEGRATED WELLNESS FEATURES



Air purification, aromatherapy, circadian lighting

HOSPITALITY MINDSET



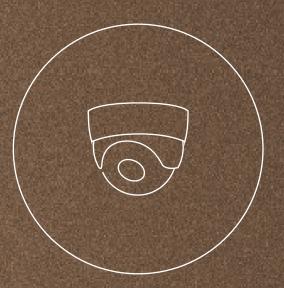
Butler-level concierge service, community curation

AI POWERED WADAN APP



Al-driven personalization, Predictive maintenance & Al Concierge Chat

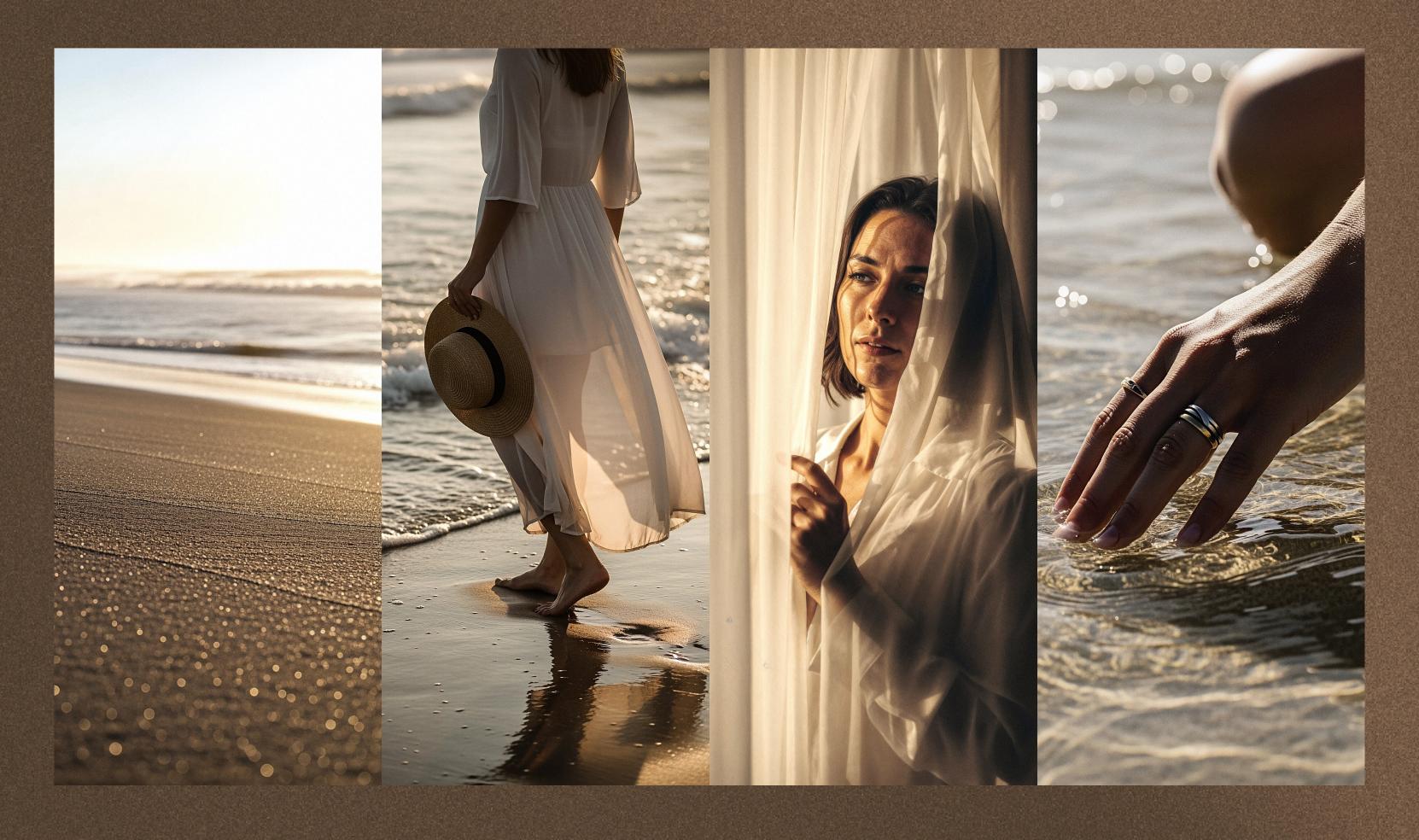
AI SECURITY SYSTEM



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.



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

13th Floor, Boulevard Plaza Tower 2, Downtown Dubai, UAE

