



# nudra

S A A D I Y A T

Nudra, is an exclusive community with private beach access, situated within Saadiyat Island's Cultural District.

The boutique development, with only 37 villas, puts the creative power in the hands of its residents with the opportunity to curate and design your very own bespoke home - a home that showcases your unique style, personality and individuality.

PROJECT ARCHITECT		Maisam Architects
LANDSCAPE ARCHITECT		Cracknells
MAIN CONTRACTOR		Wates & Eastern Joint Venture



Total No. of Villas | 37



Villa Mix | 4 br (23 units)  
5 br (5 Units)  
6 br (4 units)



Note: All villas have an additional suite at roof level that could be utilized as a bedroom subject to authority approvals.

Average Unit Size | 4 br-852 sqm  
5 br-1,261 sqm



Construction Started | Q1 2018









Unit Handover | November 2020




Ownership Rights | Saadiyat Island Investment Zone  
Freehold for GCC Nationals and non-GCC Nationals



## Amenities

-  Fitness Club
-  Tennis Court
-  Open Lawn
-  Children's play park
-  Gym
-  Running track
-  Pool
-  250m private beach

 Dedicated VIP secondary vehicle access for Shores & Beach B1 villas



**3 min** drive to Cranleigh Abu Dhabi School & Louvre Museum

**10 min** drive to NYUAD

**15 min** drive to Cleveland Clinic & Corniche Beach

**25 min** drive to Abu Dhabi international airport

## IMKAN

IMKAN is more than just a real estate development company; we are place-makers. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects - including residential, retail, hospitality and commercial - in various stages of development, that span over 30 million sqm across four continents. IMKAN is proud to pioneer a research-led approach which explores the social behaviours, habits, and unique characteristics of the members of our communities, and results in the creation of soulful places that enrich people's lives.

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