



— Hudayriyat Central —

AL NASEEM

by

**MÜDON**





Modon has hand-crafted some of the Capital's most vibrant leisure and culture destinations for those with an active soul and an appetite for life. We have designed, constructed, and now manage several leisure, hospitality, and retail projects which are serving the local community and the tourism industry within the Emirate of Abu Dhabi.



# Modon

We are delighted to announce the launch of one of the region's most anticipated residential island developments by Modon. This exceptional opportunity places homeowners in a prime location, a stone's throw from beautiful beaches and spacious parks offering an exclusive and coveted address in the city.

Perched high in the hills of Hudayriyat Island, overlooking the bustling marina, or nestled along the serene banks of the Hudayriyat Canal, these residential neighbourhoods are tailored for those in search of an enviable island lifestyle in the heart of the Capital.

Modon has brought to life nature's playground, providing a unique space where you can not only call home but also immerse yourself in a vibrant community offering opportunities to live, play, stay, dine, shop, and stay active.

DEVELOPING VIBRANT  
& UNIQUE LEISURE  
DESTINATIONS

STORY OF

# Abu Dhabi

THE CAPITAL OF THE UAE, 'THE SAFEST CITY IN THE WORLD'



Embracing over 200 islands, this vibrant emirate showcases a rich tapestry of landscapes, from pristine golden beaches and lush mangrove forests to breathtaking sand dunes.

Abu Dhabi stands as an enticing choice, not only for its scenic beauty but also for the cultural richness, economic stability, and the promise of a vibrant, multifaceted future. This city is a canvas of endless possibilities waiting for you to paint your story of success and prosperity.



Abu Dhabi, a city on the rise, has cemented its place as one of the world's fastest-growing economies. With real estate and tourism playing pivotal roles in the nation's success, Abu Dhabi's reputation as a global safe haven for both living and investment is well-deserved. The city's appeal extends beyond its economic strength.

Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city's commitment to innovation and progress. From the breathtaking Grand Mosque to the contemporary allure of Yas Island, Abu Dhabi beautifully bridges the gap between history and contemporary living.

Moreover, the city offers a wealth of cultural experiences, including numerous museums, galleries, and heritage sites that allow you to immerse yourself in its rich history. Abu Dhabi's diverse culinary scene, upscale shopping options, and year-round cultural events make it a compelling choice for those seeking a well-rounded lifestyle.

# Hudayriyat Island

**One Destination. Unlimited Experiences.**

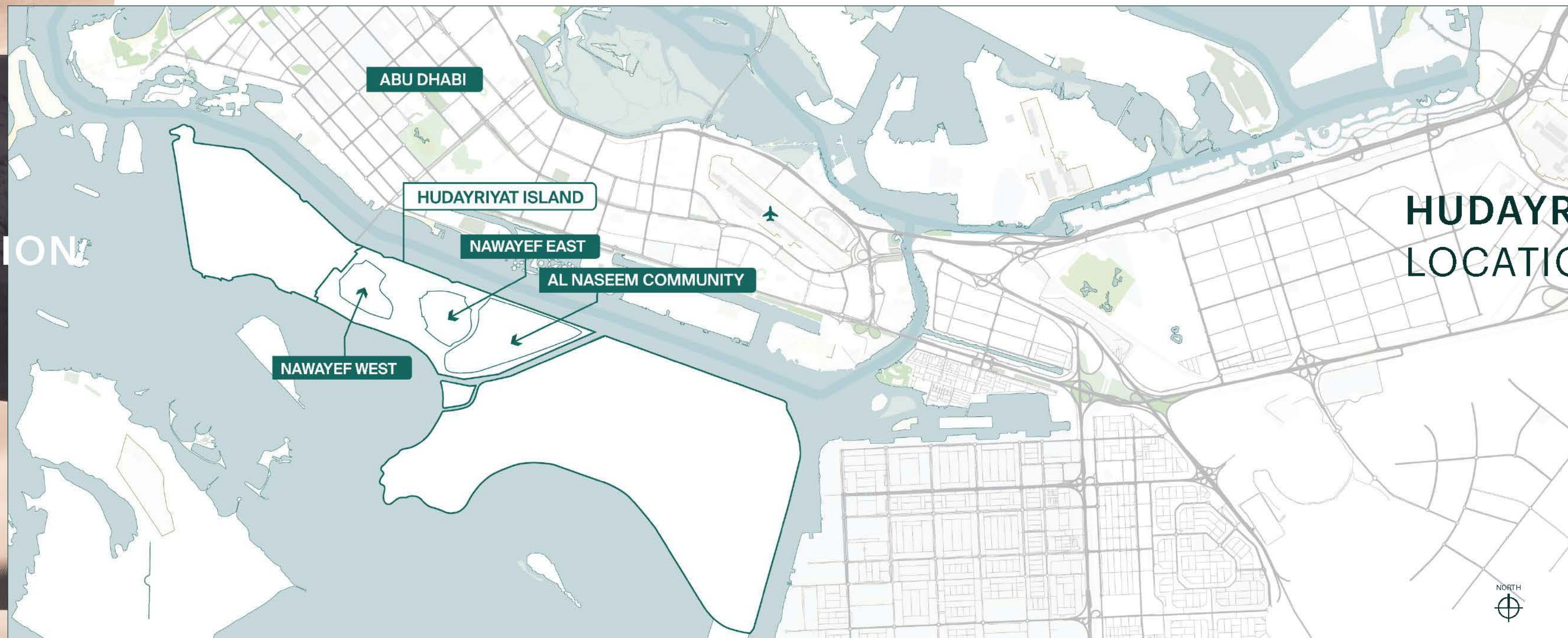
ACTIVATE YOUR  
LIFESTYLE BY  
LIVING ON  
HUDAYRIYAT  
ISLAND



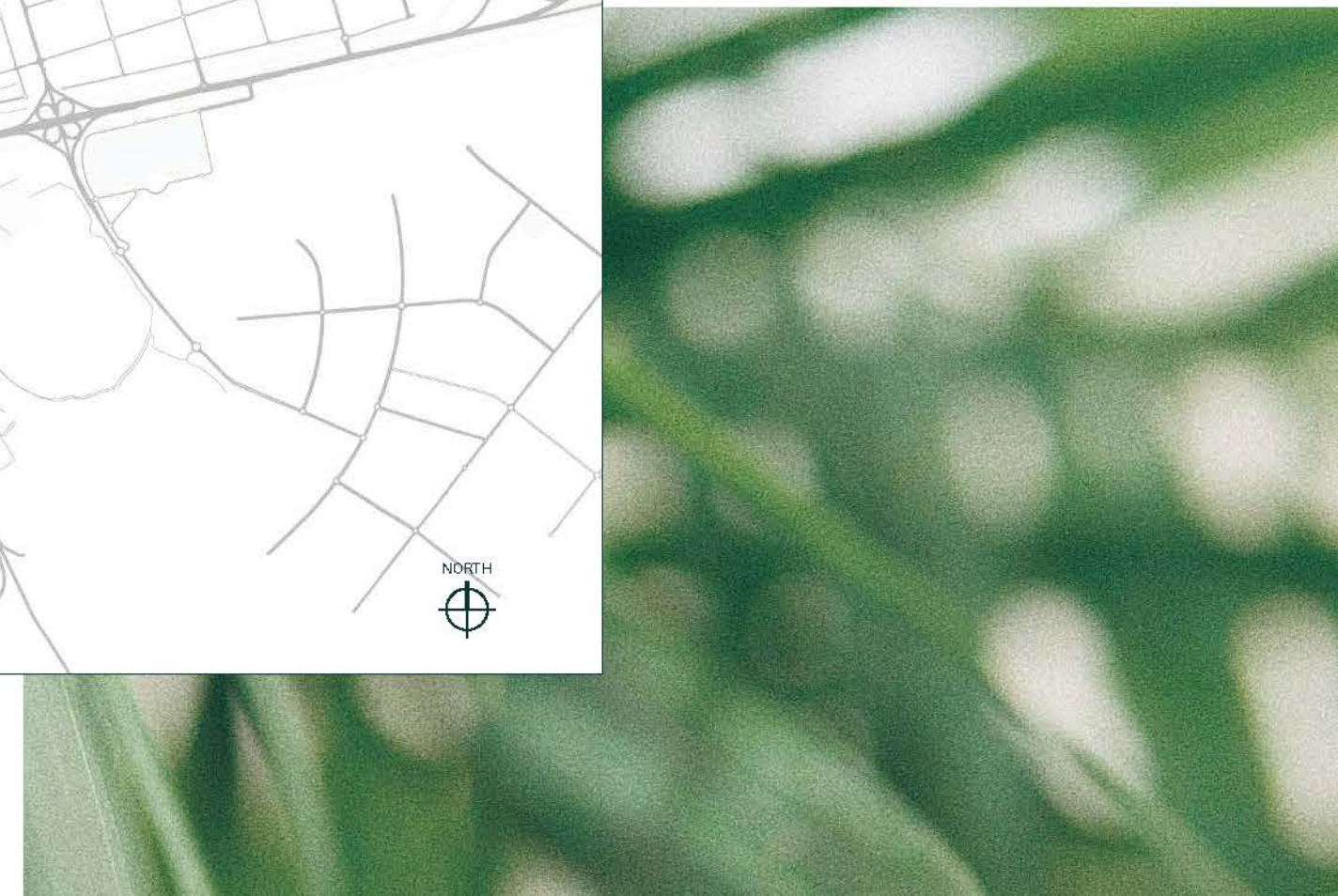
Uncover an array of activities right at your doorstep, meticulously curated to cater to every wish. Hudayriyat Island presents an all-encompassing community offering an exquisite fusion of sports, nature, relaxation, and warm hospitality, awaiting your arrival. This is where you'll find a collection of world-class sports facilities nestled within the embrace of nature's beauty, granting you access to some of the region's most exceptional amenities.

Hudayriyat Island's ambitious project unveils an impressive roster of destinations, including Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse range of sporting facilities, boutique retail outlets, charming cafes, and delectable restaurants. It doesn't end there; leisure amenities, the emirate's largest urban park, and a sprawling 220-kilometer network of cycle tracks beckon you to explore, promising an unmatched living experience.

ONE DESTINATION,  
UNLIMITED  
EXPERIENCES.



## HUDAYRIYAT ISLAND LOCATION MAP



# — Al Naseem Community —

The Hudayriyat Island Masterplan has been created to provide some of the finest homes within the UAE Capital and Al Naseem Community has been designed to complement the exclusive island living sought by so many. With four to six-bedroom villas set within generous boundaries, Al Naseems' properties provide spacious homes presented by two contrasting, yet complimentary facades.

Designed for your preferred arrival, choose from either the South Californian or the Modern Contemporary frontage, both with elegant kerb appeal whilst fitting into the attractive neighbourhood which is built around numerous amenities from schools and parks to mosques, a country club and accessible retail, all prepared to service every need of the community.



Hudayriyat Central

AMENITIES

Island wide activations include:

- Surf Abu Dhabi
- Marsana
- 321 Sports
- Hudayriyat Marina
- Bab Al Najoum
- Road Cycling Track
- MTB Track
- Hudayriyat Beach

Hill community amenities include:

- Country club with gym, spa & pool
- Mosque
- Gated entrance
- Pedestrian paths & cycle routes



HUDAYRIYAT CENTRAL  
MASTER PLAN

Hudayriyat Central

AL NASEEM | 930m<sup>2</sup> Plot | 6 BEDROOMS

Al Naseem welcomes you to this elegant six-bedroom villa available with either a Californian or Contemporary style facade, designed to provide an expansive and open living space where the boundaries between the inside and outside blend seamlessly together.

Finished in neutral colours, bespoke oak veneer furniture, earthy travertine porcelain tiles, whitewashed paint and brushed gold metal detailing, the multiple living spaces from a majlis to family dining along with the central outside courtyard and private gardens, provides an impressive home for generations to come.



VILLA AREA

GROUND FLOOR	345 m <sup>2</sup>
FIRST FLOOR	275 m <sup>2</sup>
<b>GRAND TOTAL:</b>	<b>620 m<sup>2</sup></b>

*\*Excluding Parking*

HUDAYRIYAT CENTRAL | AL NASEEM | Plot Locations



Plots suitable for Al Naseem 6 Bedroom Villas





**6 BEDROOMS  
ROOM SCHEDULE**

INTERIOR		
1	PRIMARY ENTRANCE	2.9m x 5.0m
2	MAJLIS / FORMAL LIVING ROOM	4.9m x 8.5m
3	MAJLIS POWDER ROOM	1.6m x 3.4m
4	MAJLIS DINING	3.9m x 4.9m
5	FAMILY LIVING ROOM	4.9m x 6.8m
6	FAMILY POWDER ROOM	1.8m x 3.3m
7	FAMILY LOUNGE	3.5m x 4.5m
8	DINING ROOM	5.0m x 4.5m
9	SHOW KITCHEN	3.5m x 5.5m
10	SECONDARY KITCHEN	3.0m x 3.0m
11	GUEST BEDROOM	4.2m x 5.0m
12	GUEST BEDROOM WALK-IN CLOSET	1.6m x 2.0m
13	GUEST BEDROOM BATHROOM	2.7m x 1.5m
14	LAUNDRY	3.0m x 3.2m
15	MAIDS ROOM & BATHROOM	3.0m x 3.8m
16	DRIVER'S ROOM & BATHROOM	2.4m x 3.0m
17	GARAGE	5.0m x 6.0m
EXTERIOR		
18	COVERED OUTDOOR MAJLIS	7.0m x 4.8m
19	OUTDOOR LIVING 1	6.5m x 7.0m
20	OUTDOOR LIVING 2	5.0m x 3.5m
21	COVERED OUTDOOR DINING (BBQ)	4.0m x 8.0m
22	GUEST PATIO	3.5m x 4.5m
23	MAIN ENTRANCE	
24	COURTYARD 1	
25	SWIMMING POOL	
26	POOL DECK	
27	POOL SHOWER	
28	GUEST ENTRANCE	
29	MAJLIS GREEN POCKET	
30	SECONDARY ENTRANCE	
31	WASTE ROOM	



**6 BEDROOMS  
ROOM SCHEDULE**

INTERIOR		
1	MASTER BEDROOM 1	6.9m x 3.8m
2	MASTER BEDROOM 1 WALK-IN CLOSET	2.8m x 2.9m
3	MASTER BEDROOM 1 BATHROOM	2.8m x 2.9m
4	MASTER BEDROOM 2	5.5m x 3.8m
5	MASTER BEDROOM 2 WALK-IN CLOSET	5.5m x 2.0m
6	MASTER BEDROOM 2 BATHROOM	3.7m x 2.9m
7	BEDROOM 3	5.7m x 3.9m
8	BEDROOM 3 WALK-IN CLOSET	2.0m x 2.5m
9	BEDROOM 3 BATHROOM	2.0m x 3.0m
10	BEDROOM 4	4.0m x 5.0m
11	BEDROOM 4 WALK-IN CLOSET	2.0m x 2.5m
12	BEDROOM 4 BATHROOM	2.0m x 2.5m
13	BEDROOM 5	4.0m x 5.0m
14	BEDROOM 5 WALK-IN CLOSET	2.0m x 2.5m
15	BEDROOM 5 BATHROOM	2.0m x 2.5m
16	PANTRY	2.5m x 2.0m
17	LINEN	2.5m x 2.0m
18	STAIRS	
19	LOBBY	
EXTERIOR		
20	GREEN TERRACE	
21	BALCONY	

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Modon makes no representation of warranty in relation to any of the information shown.

Hudayriyat Central

AL NASEEM | 930m<sup>2</sup> Plot | 5 BEDROOMS

Presenting an imposing five-bedroom villa available with either a Californian or Contemporary style facade, this property provides an open and well curated living and entertainment space with the flexibility to choose its purpose from an office to a games room, each with their own private garden and entrance.

With a central courtyard and privacy throughout the living areas, the lure of timber, porcelain and gold will provide the perfect canvas to bring your own home to life.

	<b>VILLA AREA</b>	
	GROUND FLOOR	345 m <sup>2</sup>
	FIRST FLOOR	215 m <sup>2</sup>
	<b>GRAND TOTAL:</b>	<b>560 m<sup>2</sup></b>

*\*Excluding Parking*



**5 BEDROOMS  
ROOM SCHEDULE**

<b>INTERIOR</b>		
1	PRIMARY ENTRANCE	2.9m x 5.0m
2	MAJLIS / FORMAL LIVING ROOM	4.9m x 8.5m
3	MAJLIS POWDER ROOM	1.6m x 3.4m
4	MAJLIS DINING	3.9m x 4.9m
5	FAMILY LIVING ROOM	4.9m x 6.8m
6	FAMILY POWDER ROOM	1.8m x 3.3m
7	FAMILY LOUNGE	3.5m x 4.5m
8	DINING ROOM	5.0m x 4.5m
9	SHOW KITCHEN	3.5m x 5.5m
10	SECONDARY KITCHEN	3.0m x 3.0m
11	GUEST BEDROOM	4.2m x 5.0m
12	GUEST BEDROOM WALK-IN CLOSET	1.6m x 2.0m
13	GUEST BEDROOM BATHROOM	2.7m x 1.5m
14	LAUNDRY	3.0m x 3.2m
15	MAIDS ROOM & BATHROOM	3.0m x 3.8m
16	DRIVER'S ROOM & BATHROOM	2.4m x 3.0m
17	GARAGE	5.0m x 6.0m
<b>EXTERIOR</b>		
18	COVERED OUTDOOR MAJLIS	7.0m x 4.8m
19	OUTDOOR LIVING 1	6.5m x 7.0m
20	OUTDOOR LIVING 2	5.0m x 3.5m
21	COVERED OUTDOOR DINING (BBQ)	4.0m x 8.0m
22	GUEST PATIO	3.5m x 4.5m
23	MAIN ENTRANCE	
24	COURTYARD 1	
25	SWIMMING POOL	
26	POOL DECK	
27	POOL SHOWER	
28	GUEST ENTRANCE	
29	MAJLIS GREEN POCKET	
30	SECONDARY ENTRANCE	
31	WASTE ROOM	



**5 BEDROOMS  
ROOM SCHEDULE**

<b>INTERIOR</b>		
1	MASTER BEDROOM 1	5.5m x 3.8m
2	MASTER BEDROOM 1 WALK-IN CLOSET	5.5m x 2.0m
3	MASTER BEDROOM 1 BATHROOM	3.7m x 2.9m
4	BEDROOM 2	3.5m x 5.5m
5	BEDROOM 2 WALK-IN CLOSET	2.5m x 1.8m
6	BEDROOM 2 BATHROOM	2.0m x 3.5m
7	BEDROOM 3	3.5m x 5.5m
8	BEDROOM 3 WALK-IN CLOSET	2.0m x 2.5m
9	BEDROOM 3 BATHROOM	2.0m x 3.0m
10	BEDROOM 4	4.0m x 5.0m
11	BEDROOM 4 WALK-IN CLOSET	2.0m x 2.5m
12	BEDROOM 4 BATHROOM	2.0m x 2.5m
13	PANTRY	2.0m x 2.0m
14	LINEN	2.0m x 2.0m
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16	LOBBY	
<b>EXTERIOR</b>		
17	GREEN TERRACE	
18	BALCONY	

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Hudayriyat Central

AL NASEEM | 750m<sup>2</sup> Plot | 4 BEDROOMS

With its vast terraces and inviting interior, this four-bedroom villa is available with either a Californian or Contemporary style facade. Boasting a generous family room and majlis, the villa is spacious and light with earthy tones, timber, and porcelain elements throughout.

Equipped with a pool and well-appointed on a generous plot, this property will provide an entryway onto Hudayriyat Island which will create the perfect family home in one of the city's most sought-after addresses.

	<b>VILLA AREA</b>	
	GROUND FLOOR	320 m <sup>2</sup>
	FIRST FLOOR	170 m <sup>2</sup>
	<b>GRAND TOTAL:</b>	<b>490 m<sup>2</sup></b>
	<i>*Excluding Parking</i>	



4 BEDROOMS  
ROOM SCHEDULE

INTERIOR

1	PRIMARY ENTRANCE	2.5m x 5.0m
2	MAJLIS / FORMAL LIVING ROOM	4.0m x 7.2m
3	MAJLIS POWDER ROOM	1.6m x 3.4m
4	MAJLIS DINING	3.9m x 4.9m
5	FAMILY LIVING ROOM	5.0m x 5.2m
6	FAMILY POWDER ROOM	1.5m x 2.3m
7	DINING ROOM	4.5m x 6.5m
8	SHOW KITCHEN	4.0m x 6.5m
9	SECONDARY KITCHEN	4.0m x 4.0m
10	GUEST BEDROOM	4.2m x 5.0m
11	GUEST BEDROOM BATHROOM	1.6m x 2.0m
12	LAUNDRY	2.7m x 1.5m
13	MAIDS ROOM & BATHROOM	3.0m x 5.0m
14	DRIVER'S ROOM & BATHROOM	3.2m x 2.8m
15	GARAGE	5.0m x 6.0m

EXTERIOR

16	OUTDOOR LIVING	5.2m x 4.5m
17	COVERED OUTDOOR DINING (BBQ)	3.5m x 6.5m
18	MAIN ENTRANCE	
19	COURTYARD 1	
20	SWIMMING POOL	
21	POOL DECK	
22	POOL SHOWER	
23	GUEST WALKWAY	
24	SECONDARY ENTRANCE	
25	WASTE ROOM	



25m



4 BEDROOMS  
ROOM SCHEDULE

INTERIOR

1	MASTER BEDROOM 1	3.7m x 7.6m
2	MASTER BEDROOM 1 WALK-IN CLOSET	3.7m x 4.3m
3	MASTER BEDROOM 1 BATHROOM	3.0m x 4.3m
4	BEDROOM 2	5.2m x 3.4m
5	BEDROOM 2 WALK-IN CLOSET	2.0m x 2.5m
6	BEDROOM 2 BATHROOM	2.0m x 3.2m
7	BEDROOM 3	4.0m x 5.2m
8	BEDROOM 3 WALK-IN CLOSET	2.0m x 2.5m
9	BEDROOM 3 BATHROOM	2.0m x 3.0m
10	LOBBY	
11	STAIRS	

EXTERIOR

12	GREEN TERRACE	
13	BALCONY	

## Hudayriyat Central

### AL NASEEM | Facade Options

Throughout the Al Naseem Community, there are two facade styles to choose from for all 6, 5 and 4 bedroom villas.

#### South Californian Style

The elevation treatment of this villa evokes a Californian style, featuring a sloped roof, and the integration of natural materials, such as wood, to the underside of the roof, the shading screens, pergolas and door finishes. Large windows and terraces connect the interior with the outdoors, providing an inviting and open atmosphere and allowing for a variety of external uses. Pergolas provide shade to outdoor living areas and dining experiences throughout the day. The design emphasizes cornish details and flat surfaces to create a sense of horizontality, contributing to the open and airy feel of the spaces.

#### Modern Contemporary Style

This contemporary style fuses modernity and sociability. Inspired by luxurious modernist architecture, the elevation treatment features a blend of modern and minimalist design elements. It showcases a combination of dark grey metal cornices and white stucco walls. Full-glazed windows are ornamented with timber panels that add an earthy tone. Together with its vast terraces, they connect the interior with the outdoors, creating an inviting and open atmosphere and allowing for a variety of external uses ranging from hosting a dining experience to a yoga session. Pergolas become a key feature of the design providing shade to the bedroom terraces and communal dining experiences in the garden throughout the day.











Al Naseem 930sqm Plot | MAJLIS



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Al Naseem 930sqm Plot | MAJLIS



Al Naseem 930sqm Plot | FAMILY LIVING ROOM



Al Naseem 930sqm Plot | FAMILY LOUNGE



Al Naseem 930sqm Plot | FAMILY DINING



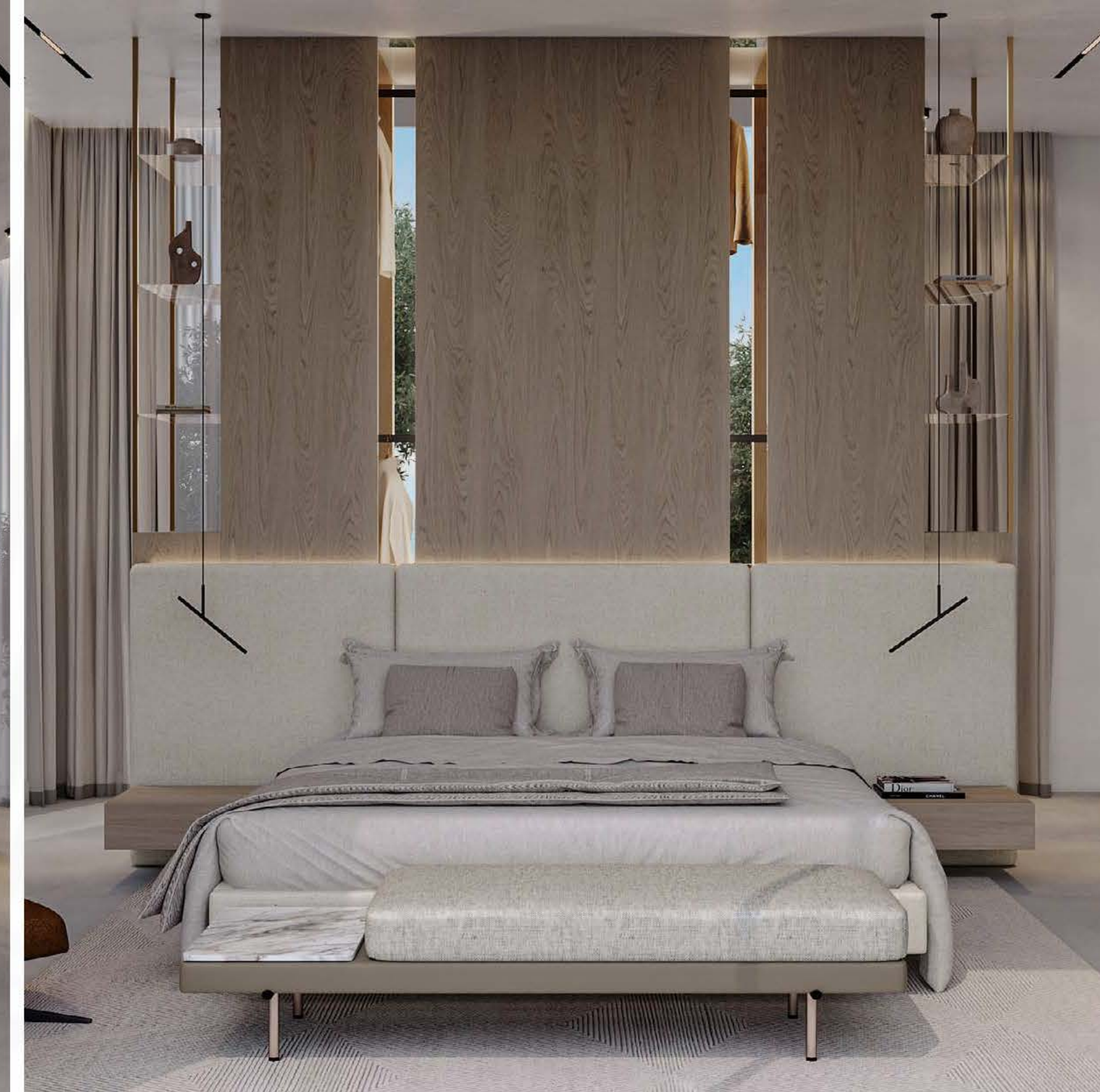
Al Naseem 930sqm Plot | SHOW KITCHEN



Al Naseem 930sqm Plot | STAIR & SEATING AREA



Al Nassem 930sqm Plot | MASTER BEDROOM



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Al Naseem 750m<sup>2</sup> Plot | EXTERIOR PERSPECTIVE - FRONT ELEVATION | Modern Contemporary Facade Option

Al Naseem 750m<sup>2</sup> Plot | FRONT EXTERIOR PERSPECTIVE - STREET VIEW | Modern Contemporary Facade Option





Al Naseem 750m<sup>2</sup> Plot | FRONT EXTERIOR PERSPECTIVE - STREET VIEW | Modern Contemporary Facade Option







Al Naseem 750m<sup>2</sup> Plot | FAMILY LIVING ROOM

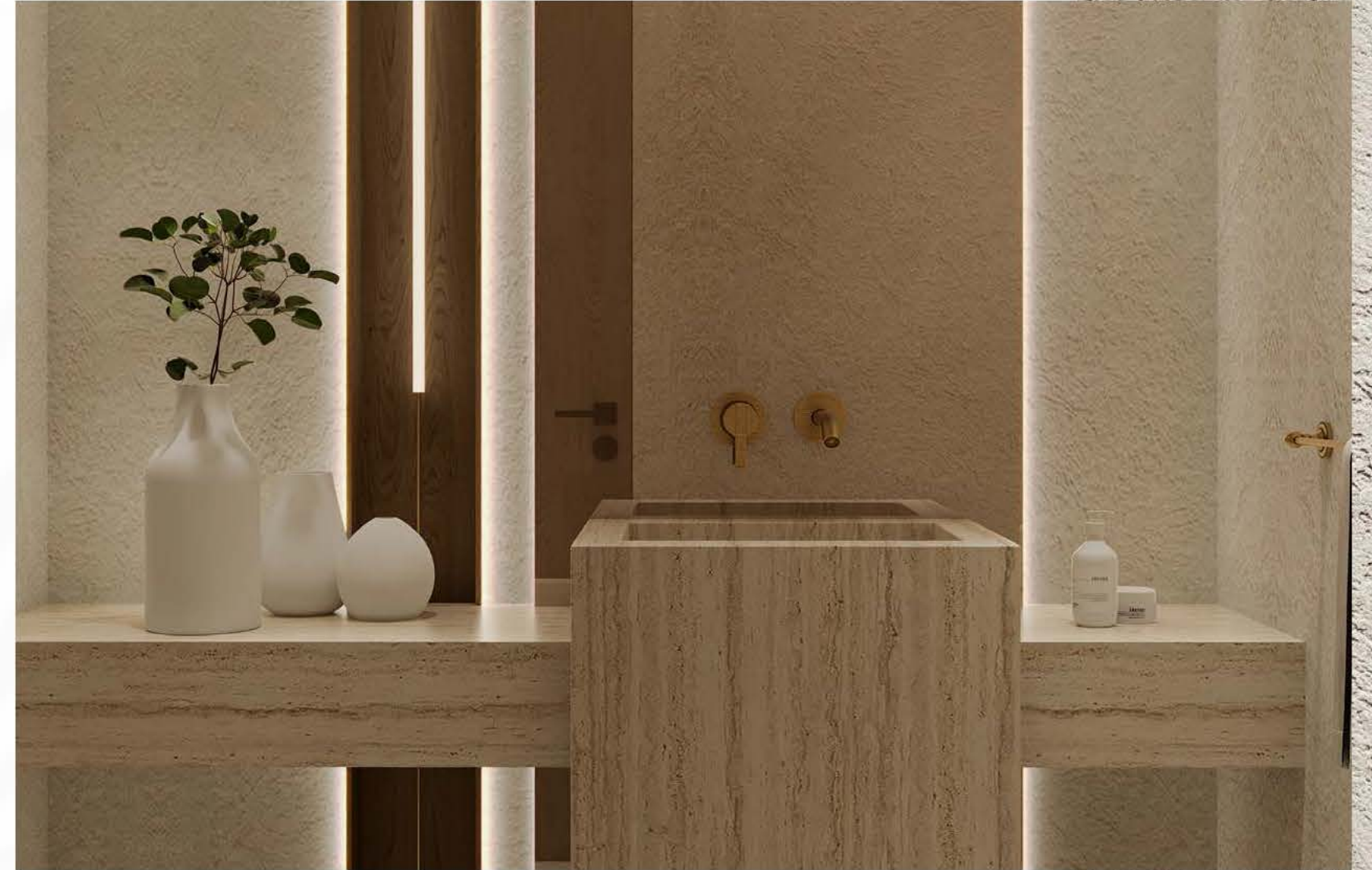


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Al Naseem 750m<sup>2</sup> Plot | LOBBY ENTRANCE



Al Naseem 750m<sup>2</sup> Plot | ENTRANCE LOBBY OVERLOOKING COURTYARD & MAJLIS



Al Naseem 750m<sup>2</sup> Plot | POWDER ROOM

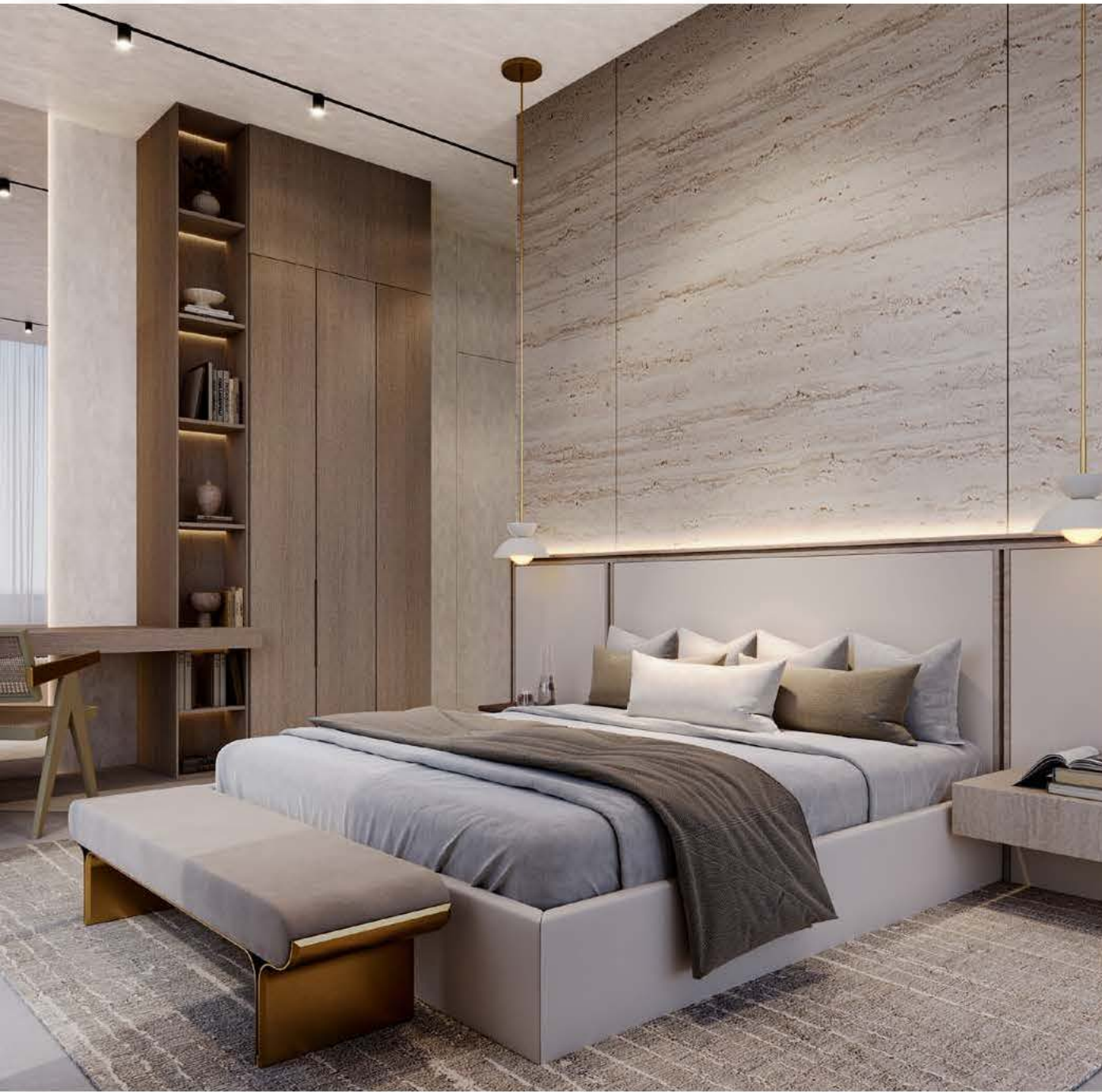


Al Naseem 750m<sup>2</sup> Plot | MAJLIS



Al Naseem 750m<sup>2</sup> Plot | COURTYARD





Al Naseem 750m<sup>2</sup> Plot | MASTER BEDROOM





Al Naseem 750m<sup>2</sup> Plot | MASTER BATHROOM



Al Naseem 750m<sup>2</sup> Plot | WALK-IN CLOSET



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