



BASHAYER

By
MÜDON



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ABU DHABI: WHERE HERITAGE MEETS AMBITION

Abu Dhabi, a city of over 200 islands, blends tradition and innovation with golden beaches, lush mangroves, and vast deserts. Rich in culture and opportunity, it's a dynamic hub where success and prosperity thrive.





WHERE NATURAL BEAUTY MEETS EXCEPTIONAL LIVING

Discover a life of unparalleled comfort and convenience right on your doorstep.

Hudayriyat Island is a vibrant development where stunning natural beauty meets exceptional living. With access to world-class amenities, it offers the perfect blend of modern living and tranquillity, making it the ideal place to call home.

WHERE WATER
WELCOMES YOU

BASHAVER



COASTAL CHARM MEETS REFINED WATERFRONT LIVING

Set along the waterfront, Bashayer is a vibrant community with stunning views of Abu Dhabi's skyline. Inspired by Europe's coastal villages, it features elegant villas set within lush surroundings.





BASHAYER

MINUTES AWAY. WORLDS APART.

15 MINS

Sheikh Zayed
Grand Mosque

25 MINS

Zayed
International
Airport

25 MINS

Abu Dhabi
Global Market
(ADGM)

35 MINS

Saadiyat Island

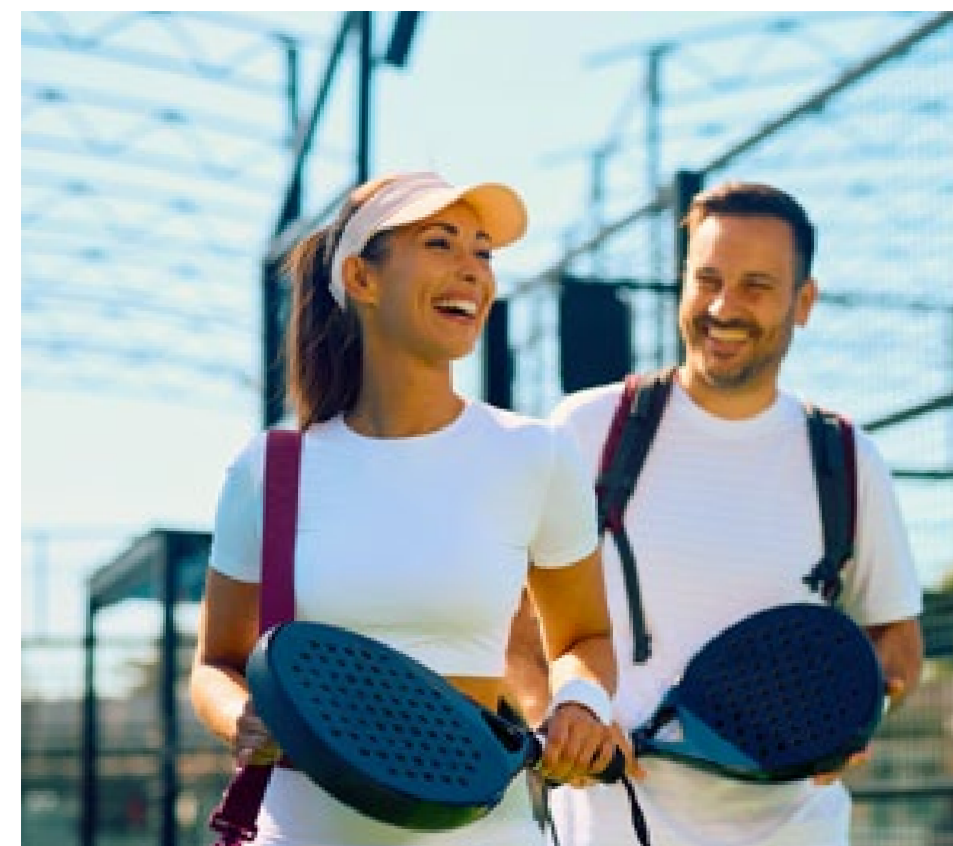
30 MINS






Yas Island





90 MINS

Downtown
Dubai

EXPLORE AMENITIES IN YOUR OWN WATER ENCLAVE



-  Waterfront Location
-  Gated Community
-  Multi-Sports Court
-  Padel Courts
-  Swimming Pool

-  Playground
-  Gym
-  Park and Green Spaces
-  Cycling and Jogging Trails

BASHAYER

NEIGHBOURHOOD OVERVIEW

- | | |
|-----------------------|-----------------------|
| 1 Nawayef - West Hill | 7 Al Naseem Community |
| 2 Nawayef Park | 8 Luxury 5-Star Hotel |
| 3 Nawayef Park Views | 9 Beach Club |
| 4 Nawayef - East Hill | |
| 5 Nawayef Village | |
| 6 Retail Avenue | |

HUDAYRIYAT CENTRAL

HUDAYRIYAT
ISLAND

BASHAYER MASTERPLAN

- | | |
|---------------------|---------------------------------|
| 1 Nawayef East Hill | 4 Park and Children's Play Area |
| 2 Nawayef Park | 5 Waterfront Park |
| 3 Sports Facilities | 6 Marina |



A LIFE BETWEEN COASTLINE & SKYLINE



THE ISLAND ESCAPE YOU CALL HOME



Bashayer offers a life of quiet elegance, where peaceful mornings, waterfront views and shared moments are part of every day.

It's a place to slow down, connect and savour the beauty of island living just minutes from the heart of Abu Dhabi.

SEA-INSPIRED

COASTAL LIVING



COMMUNITY VIEW



COMMUNITY VIEW









SELECT VILLA | DINING ROOM



KITCHEN













BASHAYER SELECT

4 BEDROOMS

Ground Floor:	172 sqm
First Floor:	193 sqm
Total GSA:	365 sqm



BASHAYER SELECT

GROUND FLOOR

INTERIOR

1	Main Entrance	N/A
2	Foyer	1.9m x 5.6m
3	Guest Bedroom	4.4m x 3.6m
4	Guest Bathroom	3.0m x1.6m
5	Feature Staircase	4.7m x 2.8m
6	Staff Bedroom	2.8m x 2.2m
7	Staff Bathroom	1.3m x 2.3m
8	Laundry	1.8m x 2.7m
9	Powder Room	1.7m x 1.5m
10	Service Kitchen	3.9m x 2.0m
11	Show Kitchen	4.5m x 2.8m
12	Family Dining	4.5m x 3.3m
13	Family Living	5.0m x 5.8m

EXTERIOR

A	Outdoor Living
B	Parking
C	Utilities

Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.



BASHAYER SELECT

FIRST FLOOR

INTERIOR

1	Foyer	2.3m x 2.9m
2	Family Living	6.4m x 3.8m
3	Feature Staircase	4.1m x 2.9m
4	Master Bedroom	4.5m x 4.4m
5	Master Wardrobe	3.2m x 3.0m
6	Master Bathroom	3.2m x 3.2m
7	Bedroom 2	5.7m x 4.2m
8	Bedroom 2 Bathroom	3.4m x 1.8m
9	Bedroom 3	5.1m x 4.2m
10	Bedroom 3 Bathroom	3.4m x 1.9m
11	Powder Room	2.5m x 1.5m
12	Storage	1.3m x 1.3m

EXTERIOR

A Balcony



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BASHAYER PREMIUM

5 BEDROOMS

Ground Floor:	283 sqm
First Floor:	293 sqm
Total GSA:	576 sqm



BASHAYER PREMIUM

GROUND FLOOR

INTERIOR

1	Main Entrance	N/A
2	Foyer	1.8m x 4.0m
3	Guest Bedroom	4.1m x 4.0m
4	Guest Bathroom	2.2m x 2.8m
5	Feature Staircase	4.0m x 3.7m
6	Staff Bedroom	3.2m x 2.9m
7	Staff Bathroom	1.4m x 2.5m
8	Staff Wardrobe	1.7m x 2.4m
9	Powder Room 1	3.8m x 2.4m
10	Laundry	2.0m x 5.5m
11	Service Kitchen	4.6m x 2.2m
12	Pantry	2.5m x 1.8m
13	Powder Room 2	1.9m x 1.8m
14	Show Kitchen	3.0m x 6.9m
15	Family Dining	3.5m x 6.9m
16	Formal Living	4.8m x 6.9m
17	Family Living	4.1m x 6.9m

EXTERIOR

A	Outdoor Living
B	Outdoor Grill
C	Parking
D	Utilities



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BASHAYER PREMIUM

FIRST FLOOR

INTERIOR

1	Foyer	5.3m x 7.8m
2	Feature Staircase	4.1m x 3.9m
3	Master Bedroom	5.9m x 4.9m
4	Master Wardrobe	5.9m x 2.5m
5	Master Bathroom	4.6m x 3.4m
6	Bedroom 2	5.1m x 4.6m
7	Bedroom 2 Bathroom	3.9m x 2.8m
8	Bedroom 3	4.1m x 3.2m
9	Bedroom 3 Bathroom	2.9m x 1.5m
10	Bedroom 3 Wardrobe	4.1m x 1.9m
11	Bedroom 4	4.1m x 3.2m
12	Bedroom 4 Bathroom	2.9m x 1.5m
13	Bedroom 4 Wardrobe	4.1m x 1.9m
14	Family Living	5.3m x 4.9m
15	Powder Room	3.0m x 1.3m

EXTERIOR

A Balcony



23m

40m

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BASHAYER PREMIUM

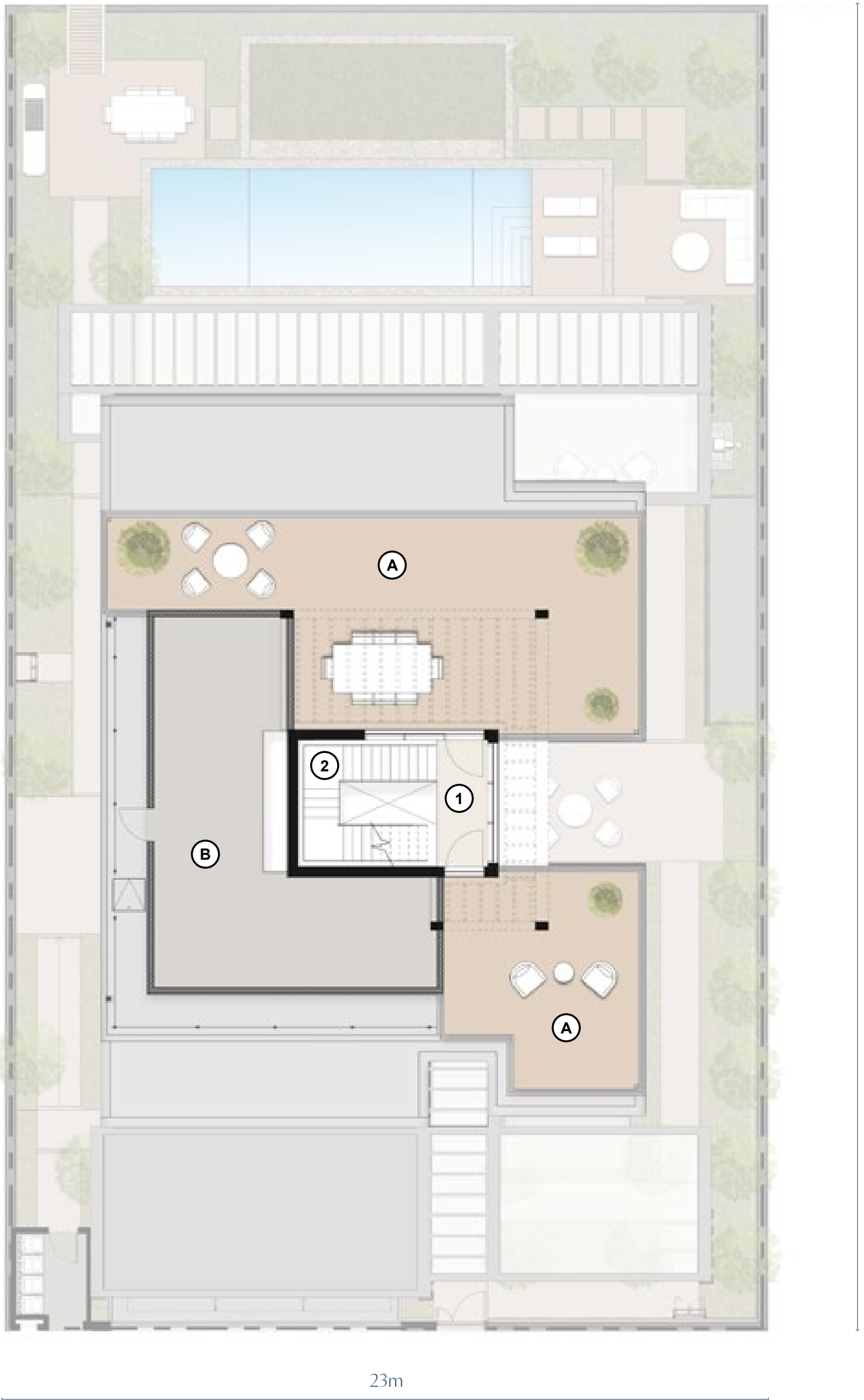
ROOF TERRACE

INTERIOR

- | | | |
|---|-------------------|-------------|
| 1 | Foyer | 1.5m x 3.8m |
| 2 | Feature Staircase | 4.2m x 3.8m |

EXTERIOR

- | | |
|---|----------------------|
| A | Outdoor Terrace |
| B | Utilities' Provision |



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YOUR WINDOW TO THE CITY AND THE SEA



MÜDON

BUILDING THE ICONS OF TOMORROW, TODAY

At Modon, we believe in shaping more than just landscapes. We create experiences, communities and opportunities that stand the test of time.

Headquartered in the heart of Abu Dhabi, we are an international holding company at the forefront of urban innovation. Our work spans real estate, hospitality, asset management, investments, events and leisure, each project thoughtfully designed to inspire and elevate everyday living.





The plans, drawings, and illustrations contained in this brochure are intended solely for illustrative purposes and should not be construed as a representation or warranty of the final details or exact specifications of the properties described. While every effort has been made to accurately represent the features and layout of the proposed development, based on preliminary development plans, variations may occur and the plans, drawings and illustrations are subject to change, without notice. No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted in the plans, drawings and illustrations will be provided or, if provided, will be as depicted, or described herein. Modon reserves the right to modify, revise, or withdraw any or all the same in its sole discretion and .without prior notice. This brochure does not constitute an offer to sell or a solicitation of an offer to buy any property



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