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.

MÖDON

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.

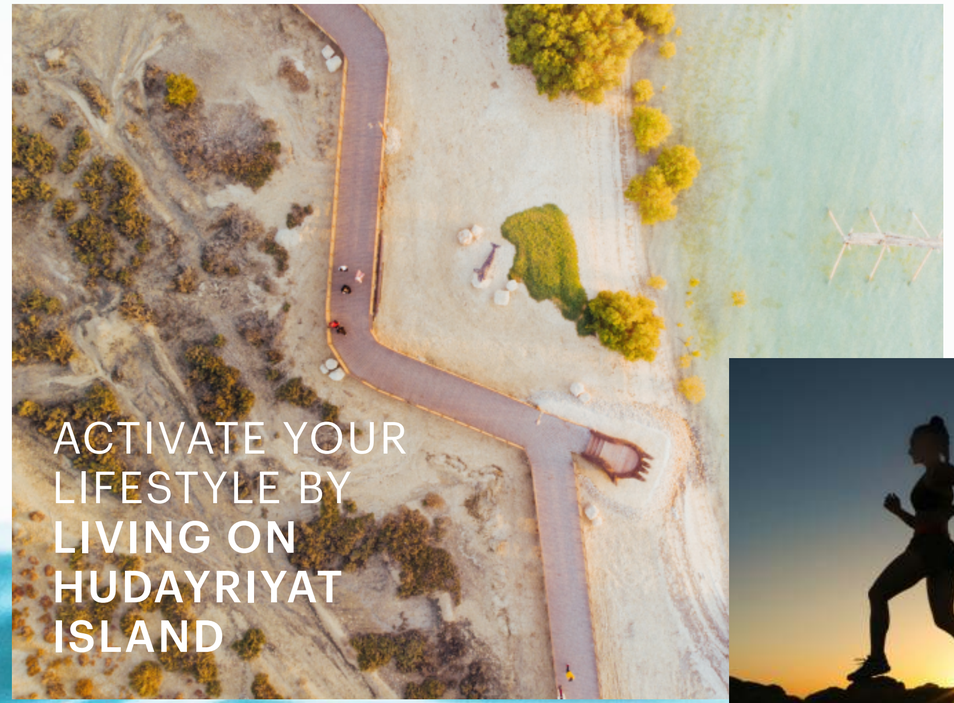
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city’s commitment to innovation and progress. From the breathtaking Grand Mosque to the contemporary allure of Yas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

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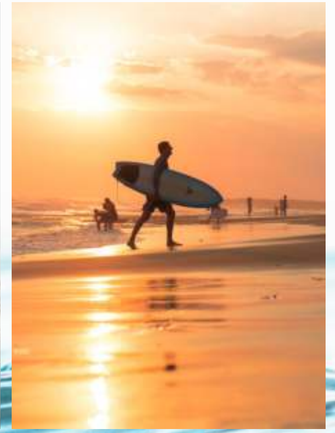
# Hudayriyat Island

**One Destination. Unlimited Experiences.**







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.

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**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

NORTH

Hudayriyat Central

# AL NASEEM | **930m² 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 m² |
| FIRST FLOOR | 275 m² |
| **GRAND TOTAL:** | **620 m²** |

**Excluding Parking*

**HUDAYRIYAT CENTRAL** | AL NASEEM | Plot Locations



Plots suitable for Al Naseem 6 Bedroom Villas

NORTH

Hudayriyat Central

# AL NASEEM | **930m² 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.



**VILLA AREA**

| | |
|---|---|
| GROUND FLOOR | 345 m² |
| FIRST FLOOR | 215 m² |
| **GRAND TOTAL:** | **560 m²** |

**Excluding Parking*

**HUDAYRIYAT CENTRAL | AL NASEEM | Plot Locations**



Plots suitable for Al Naseem 5 Bedroom Villas

NORTH

Hudayriyat Central

# AL NASEEM | **750m² 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.



**VILLA AREA**

| | |
|---|---|
| GROUND FLOOR | 320 m² |
| FIRST FLOOR | 170 m² |
| **GRAND TOTAL:** | **490 m²** |

**Excluding Parking*

**HUDAYRIYAT CENTRAL | AL NASEEM | Plot Locations**



Plots suitable for Al Naseem 4 Bedroom Villas

NORTH

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 | **REAR EXTERIOR PERSPECTIVE - South Californian Facade Option**





Al Naseem **930sqm Plot | FRONT EXTERIOR PERSPECTIVE - STREET VIEW | South Californian Facade Option**







Al Naseem **930sqm Plot** | **MAJLIS**






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 Naseem **930sqm Plot** | **MASTER BEDROOM**







Al Naseem **750m² Plot** | **EXTERIOR PERSPECTIVE - FRONT ELEVATION** | **Modern Contemporary Facade Option**

Al Naseem **750m² Plot** | **FRONT EXTERIOR PERSPECTIVE - STREET VIEW** | **Modern Contemporary Facade Option**





Al Naseem **750m² Plot** | **FRONT EXTERIOR PERSPECTIVE - STREET VIEW** | **Modern Contemporary Facade Option**





Al Naseem 750m² Plot | **EXTERIOR PERSPECTIVE - REAR ELEVATION** | Modern Contemporary Facade Option



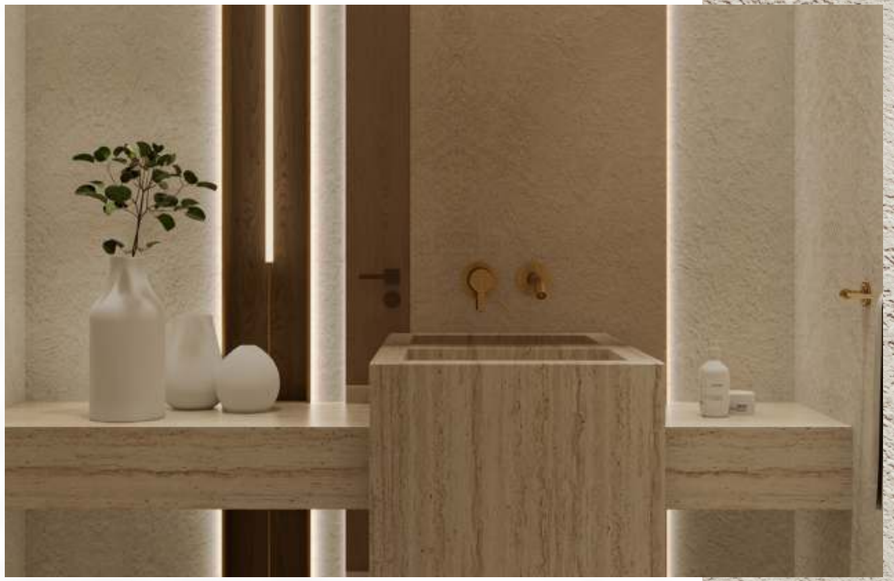

Al Naseem **750m² Plot** | **FAMILY LIVING ROOM**



Al Naseem **750m² Plot** | **LOBBY ENTRANCE**



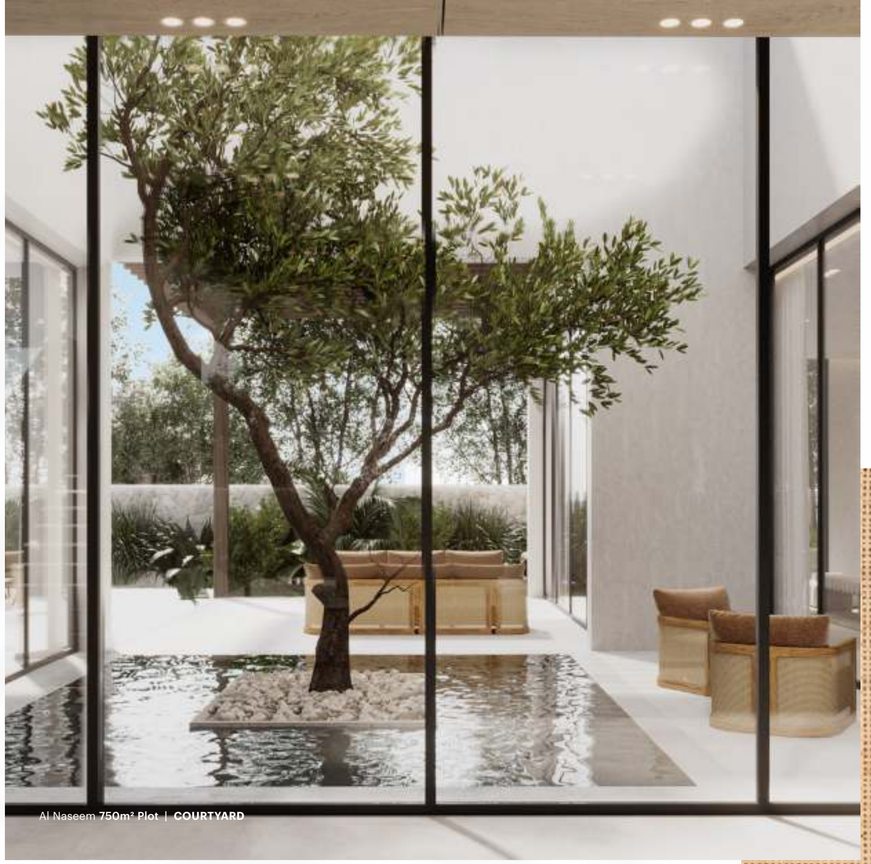
Al Naseem 750m² Plot | ENTRANCE LOBBY OVERLOOKING COURTYARD & MAJLIS



Al Naseem **750m² Plot** | **POWDER ROOM**



Al Naseem **750m² Plot** | **MAJLIS**



Al Naseem **750m² Plot** | **COURTYARD**

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Al Naseem **750m² Plot** | **MASTER BEDROOM**





Al Naseem **750m² Plot** | **MASTER BATHROOM**



Al Naseem **750m² Plot** | **WALK-IN CLOSET**