Hudayriyat Island Report

Masterplan, residential communities and buyer analysis

Prepared by Ahmed Elsayed | Reviewed 1 October 2026

Hudayriyat Island is Modon’s major residential, waterfront and sports destination in Abu Dhabi, opposite Al Bateen. Its proposition combines coastal living, elevated villa neighbourhoods, recreation and everyday services.

Masterplan figures refer to the full development vision. They should not be presented as facilities all completed today.

Metric	Official masterplan figure
Area	More than 51 million sqm, approximately 51 sq km
Scale	Equivalent to 53.8% of Abu Dhabi Island
Added coastline	53.5 km
Beaches	16 km
Planned cycling network	220 km

The masterplan includes Surf Abu Dhabi, Velodrome Abu Dhabi and the emirate’s largest urban park. Existing leisure destinations include Marsana, 321 Sports and public beaches. Education, healthcare, shopping and additional hospitality form part of the wider residential ecosystem.

Modon markets approximately 10 minutes to Abu Dhabi city. Actual travel time depends on the residential community, destination and traffic. No verified island-wide population or final housing total is stated in this report.

Sources and further reading

Abu Dhabi Media Office, masterplan

Modon, island overview

AL NASEEM SHOW VILLA / PHOTOGRAPHS SHARED BY AHMED

Step inside Al Naseem

A closer look at the spaces, finishes and indoor-outdoor connections in Modon’s Al Naseem show villa.

Show villa photographs. Furnishings, styling, upgrades and specifications may differ by villa type and project. Confirm the selected home’s inclusions with Ahmed.



Villa exterior



Central courtyard



Entrance hall



Staircase and balustrade

Open the full photo gallery and arrange a viewing on FindingmyProperty

Nawayef and Al Naseem

Nawayef provides elevated living across East and West hill neighbourhoods. Modon describes Nawayef East terrain reaching up to 60 metres, with skyline and water outlooks. Views and frontage must be checked against the exact plot.

Collection	Product / published price	Plan / handover
Nawayef East Homes	4–5BR villas, from AED 6.6M	40/60, December 2028
Nawayef East Heights	5–7BR villas, from AED 19.3M	Confirm by unit and phase
Nawayef East Mansions	6–8BR mansions, price on enquiry	Confirm by unit and phase
Al Naseem	4BR AED 7.8M, 5BR AED 9M, 6BR AED 10M, starting prices	40/60, first phase Q4 2027
Nawayef Village	3–5BR townhouses and twin villas, from AED 4.1M	50/50, Q1 2029
Nawayef Park Views	1–4BR apartments, from AED 2M	60/40, Q1 2028

Nawayef East Homes: published villa areas 370–468 sqm, approximately 3,983–5,038 sqft. Payment structure: 10% booking, 30% during construction, 60% at handover.

Al Naseem: standalone Ground + 1 villas with South Californian or Modern Contemporary façades. A published 5BR example has 587 sqm internal BUA plus 195 sqm external BUA, totalling 782 sqm (approximately 8,417 sqft). Compare enclosed space separately from external areas.

Nawayef Village: Tuscan-inspired family homes between the hills. Park Views: Mediterranean-inspired apartments near the park and souq, with a gym, pools and wellness amenities. Park Views payment structure: 10% booking, 50% during construction, 40% at handover.

Sources and further reading

Nawayef East

Al Naseem

Nawayef Village

Nawayef Park Views

AL NASEEM SHOW VILLA / PHOTOGRAPHS SHARED BY AHMED

Kitchen, bathroom and living spaces

A closer look at the spaces, finishes and indoor-outdoor connections in Modon’s Al Naseem show villa.

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Kitchen island and cabinetry



Bathroom and shower



Glazing to the courtyard



Courtyard connection

Open the full photo gallery and arrange a viewing on FindingmyProperty

Hudayriyat Golf Estates

An Andalusian-inspired community alongside fairways and water channels, with an 18-hole golf course, country clubhouse, wellness facilities, parks and cycling trails. Published areas below use Modon's "size" label; confirm the area definition for the selected unit.

Type	Published size	Average price (AED)
3BR townhome	204 sqm	4.2M
4BR townhome	237 sqm	4.9M
4BR Golf Home	372 sqm	7.4M
5BR Range Villa	547 sqm	10.3M
6BR Fairway Villa	910 sqm	26.8M
6BR Golf Mansion	1,150 sqm	35.8M
Par 3 Villa	235 sqm	4.9M
Par 4 Villa	327 sqm	6.6M

Payment plan: 40/60. Published handover: Q3 2030, specifically August 2030 in the project FAQ.

Modon states that pre-handover resale requires at least 20% of the total payment made and compliance with project requirements. The community is offered on a freehold basis to all nationalities.

Buyer fit: suitable for buyers prioritising golf community living with a 2030 delivery horizon. It does not meet a mandatory 2027 or early-2028 handover requirement. Confirm actual golf frontage rather than relying on the product name.

Sources and further reading

Modon, Golf Estates factsheet and FAQ

Bashayer waterfront residences

Bashayer occupies the northern waterfront. Its portfolio includes 4–5BR villas plus apartments, townhomes and penthouses. Prices below are published averages, not live stock quotes.

Residence	Published size range	Average price (AED)
1BR apartment	81–94 sqm	2.5M
2BR apartment	129–226 sqm	3.15M
3BR apartment	178–299 sqm	4.6M
2BR townhome	164–207 sqm	4.3M
4BR townhome	253–386 sqm	6.2M
Penthouse	390–489 sqm	9M

Payment plan: 50/50, described as 5% booking, 45% during construction and 50% at handover. Amenities include pools, parks, padel courts, a gym and cycling / jogging trails.

Handover discrepancy: the dedicated Bashayer page currently lists apartments for Q2 2030 and villas for Q1 2030. Modon’s island overview contains earlier dates, including Q1 2029 in the project card and Q3 2028 in its FAQ. Obtain the specific phase’s written factsheet and SPA before committing to a date.

The AED 6.2M product is labelled a 4BR townhome on the dedicated page. Earlier references to Q1 2030 apartment delivery or a generic 4BR apartment at that price should not be reused without phase-specific verification.

Sources and further reading

Modon, Bashayer

Modon, island overview (date comparison)

Wadeem and Wadeem Gardens

Wadeem plots and Wadeem Gardens villas offer different ownership routes. Wadeem plots let buyers design and build their own home. Wadeem Gardens delivers developer-built villas.

Wadeem: more than 1,700 residential plots, typically around 6,450 to over 9,650 sqft. Planned amenities include a 16-hectare central park, six neighbourhood parks and an approximately 4.9 km walking and cycling loop. Modon reports the launch release sold out in 72 hours, generating approximately AED 5.5B.

Wadeem Gardens	Starting price (AED)	Published size*
4BR villa	8.7M	532 sqm
5BR villa	10.2M	630 sqm
6BR villa	11.6M	720 sqm

*The website labels these figures “size”. Confirm the plot and built area breakdown in the unit factsheet. Payment plan: 25/75. Published handover: Q2 2031.

The district includes a 2.3 km central spine, six clubhouses, an arena, office park, healthcare, two international schools and a waterfront promenade. These are announced community amenities.

Wadeem Gardens villas are not directly waterfront. Promenades are within walking distance. Each villa has designated space and provision for a pool, subject to community approvals, rather than an unconditional promise of an installed pool.

Modon’s ADIB home finance arrangement is subject to eligibility, credit policies and approval. Do not present the 75% financing component as automatically available to every purchaser. Pre-handover resale requires at least 20% paid and compliance with project requirements.

Sources and further reading

Modon, Wadeem Gardens

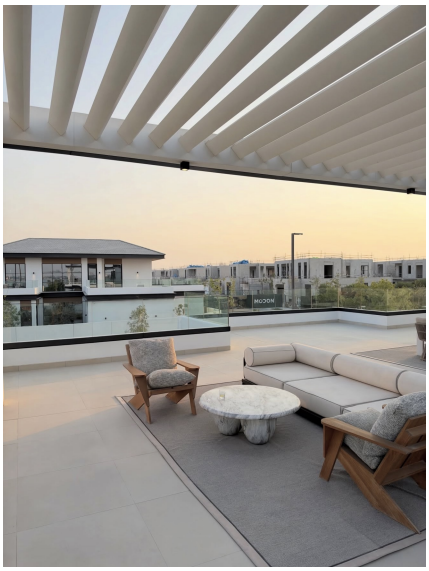
Modon, island guide / Wadeem plots

AL NASEEM SHOW VILLA / PHOTOGRAPHS SHARED BY AHMED

Terraces and community outlooks

A closer look at the spaces, finishes and indoor-outdoor connections in Modon’s Al Naseem show villa.

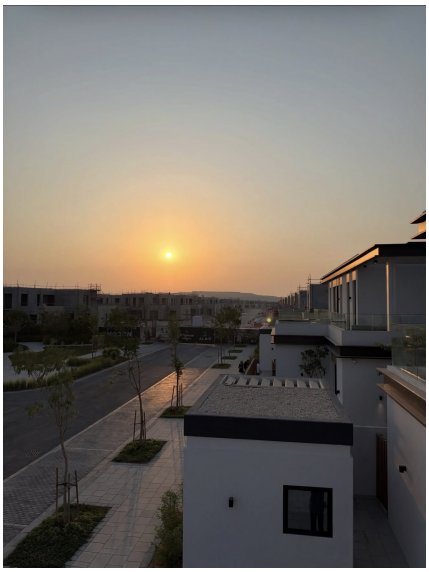
Show villa photographs. Furnishings, styling, upgrades and specifications may differ by villa type and project. Confirm the selected home’s inclusions with Ahmed.



Covered terrace



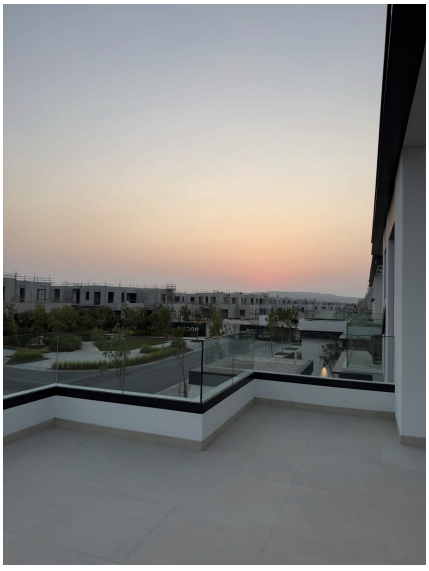
Neighbourhood outlook



Sunset outlook



Upper-level courtyard outlook



Balcony and community outlook

Open the full photo gallery and arrange a viewing on FindingmyProperty

Buyer fit and advisor conclusions

The strongest comparison starts with the buyer’s delivery deadline, property type and required frontage. An island address, water view, waterfront plot and direct beach access carry different meanings and values.

Buyer priority	Assessment
Standalone villa, delivery by 2028	Examine Al Naseem first-phase units and Nawayef East Homes. Confirm the contractual date and plot-specific outlook.
Golf-front home, delivery 2027 to Q1 2028	Golf Estates misses the deadline, with August 2030 published delivery. Another location or a revised timeline is needed.
Golf lifestyle with longer horizon	Compare Golf Homes and Range Villas by actual frontage, size definition and total purchase cost.
Waterfront apartment	Compare Bashayer views and layouts, with phase-specific handover confirmation.
Build a bespoke home	Wadeem plots require a separate construction budget, approvals and build programme.
Developer-built family villa, 2031 horizon	Wadeem Gardens offers staged payment and potential ADIB finance, subject to approval.

Published starting and average prices are reference figures. They do not confirm current availability, resale premiums, transaction costs or a particular unit’s price.

Before recommending a purchase, verify the unit’s location and view, internal / external / plot areas, written payment schedule, SPA handover, current availability and finance eligibility where relevant.

Date conflicts also appear for Al Naseem on the island overview FAQ, which says Q4 2026, while its dedicated page states first-phase Q4 2027. This report uses the dedicated project page and flags the need for contractual confirmation.

Prepared for FindingmyProperty by Ahmed Elsayed, Senior Property Advisor at Driven Properties. Discuss your budget, preferred frontage and delivery deadline directly with Ahmed.

Sources and further reading

Official interactive island masterplan

FindingmyProperty

Contact Ahmed on WhatsApp