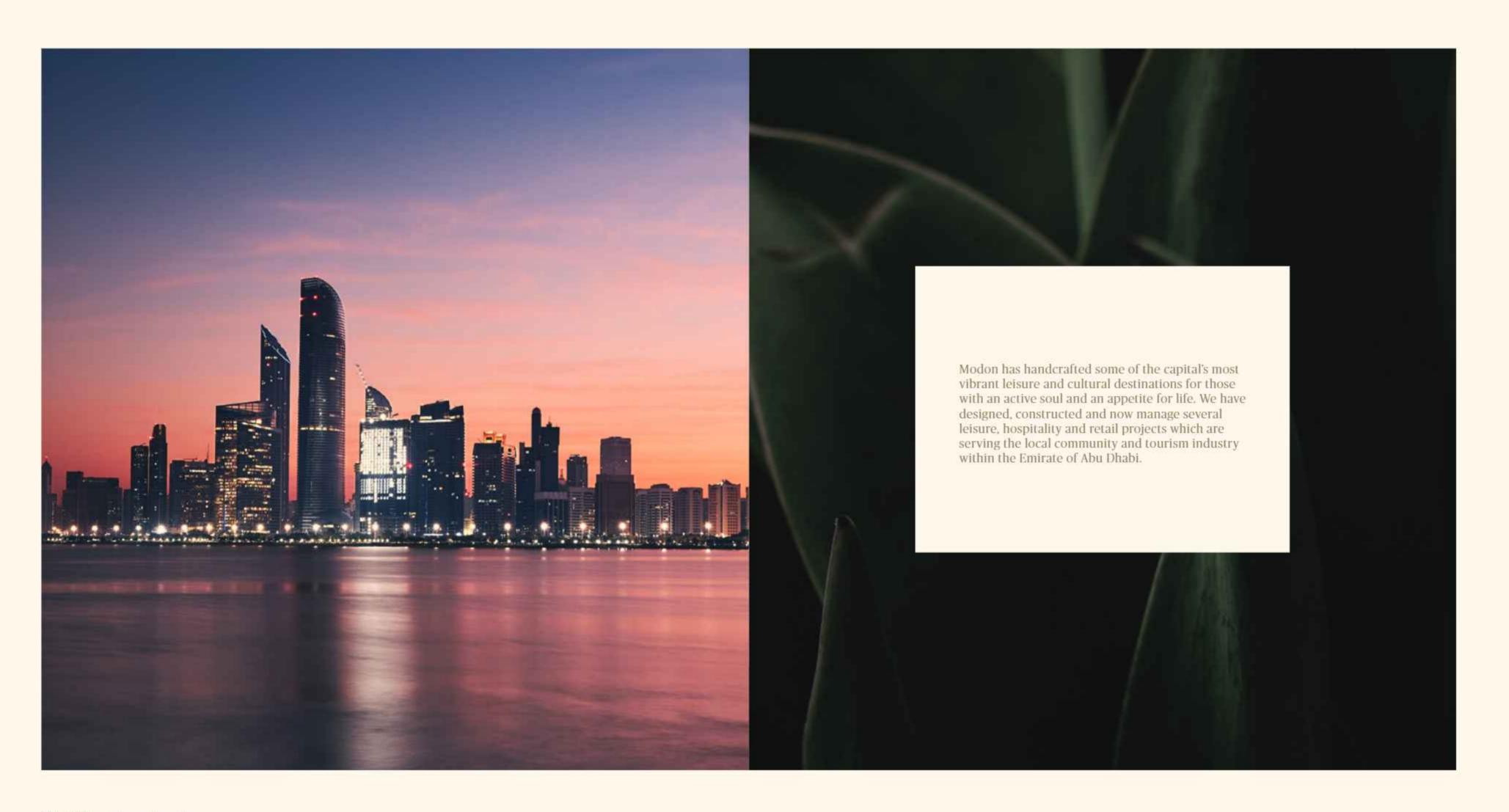


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Developing Vibrant & Unique Leisure Destinations

We are delighted to announce the launch of one of the region's most anticipated, freehold, 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 you can call home as you immerse yourself in a vibrant community, offering opportunities to live, play, stay, dine, shop and stay active.

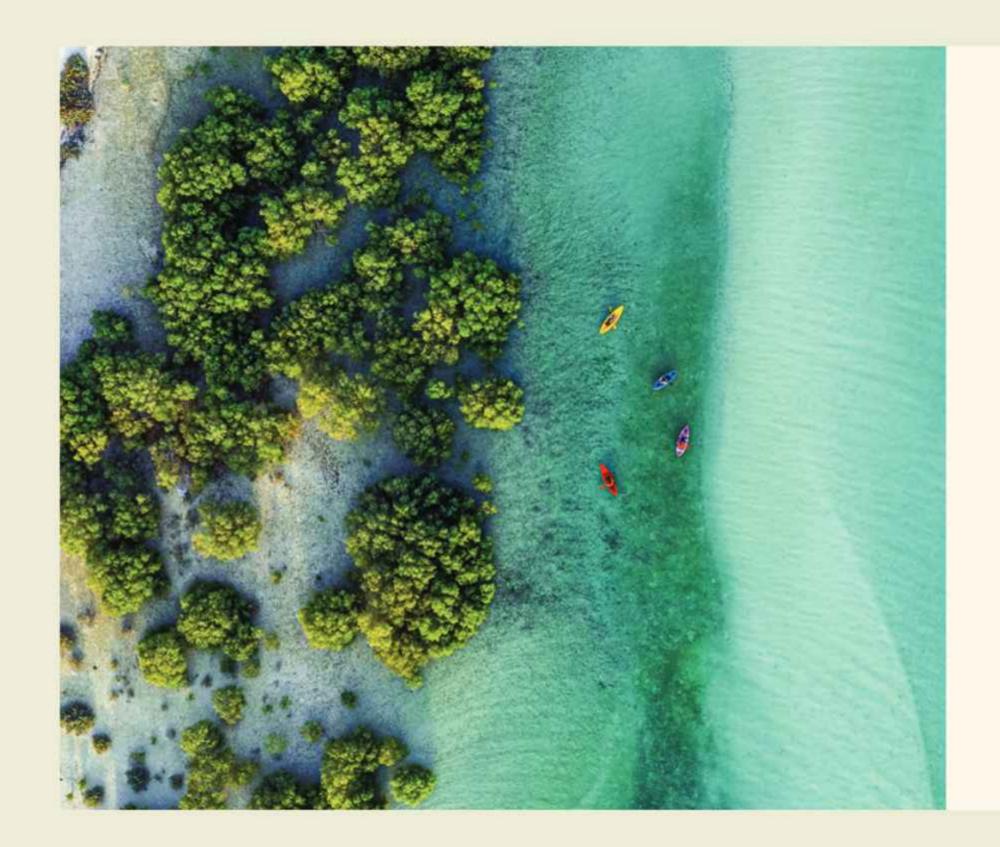
O2. ABU DHABI



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 its 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.



Story of Abu Dhabi

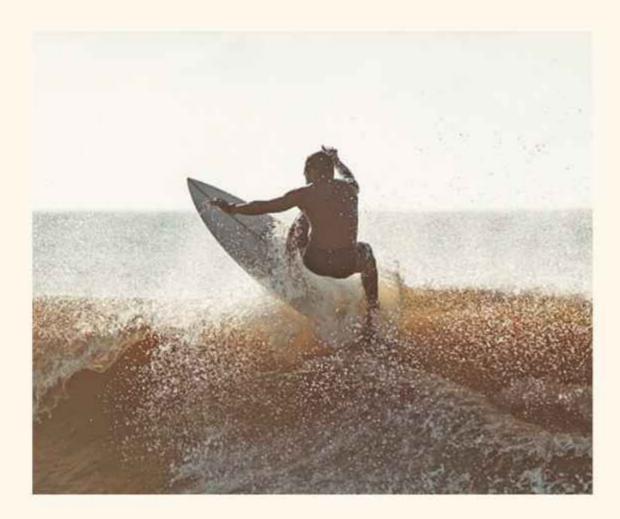
Abu Dhabi, a city on the rise, has cemented its place as one of the world's fastest-growing economies. With real estate and tourism playing pivotal roles in the nation's success, Abu Dhabi's reputation as a global safe haven for both living and investment is well-deserved. The city's appeal extends beyond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

O3. HUDAYRIYAT ISLAND





Embrace an Active Lifestyle on Hudayriyat Island

One Destination, Unlimited Experiences

Uncover an array of activities right on 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-kilometre network of cycle tracks beckon you to explore, promising an unmatched living experience.

The Ideal Destination for Relaxation, Adventure and Leisure







MODON Al Naseem Community

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 Naseem's freehold properties provide spacious homes presented by two contrasting, yet complimentary façades.

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 including parks, green spaces and mosques, all prepared to service every need of the community.



Hudayriyat Island Masterplan



ISLAND-WIDE ACTIVITIES INCLUDE:

- · SURF ABU DHABI
- MARSANA BEACH
- 321 SPORTS
- · HUDAYRIYAT MARINA
- BAB AL NOJOUM
- CYCLING TRACKS
- JOGGING TRACKS
- · TRAILX
- BIKE PARK
- CIRCUIT X
- · HUDAYRIYAT HERITAGE TRAIL
- HUDAYRIYAT BEACH

AL NASEEM COMMUNITY AMENITIES INCLUDE:

- MOSQUE
- PEDESTRIAN PATHS AND CYCLE ROUTES
- PARKS AND GREEN SPACES

4 Bedroom Villas

Al Naseem Community | Av. Plot 750m²

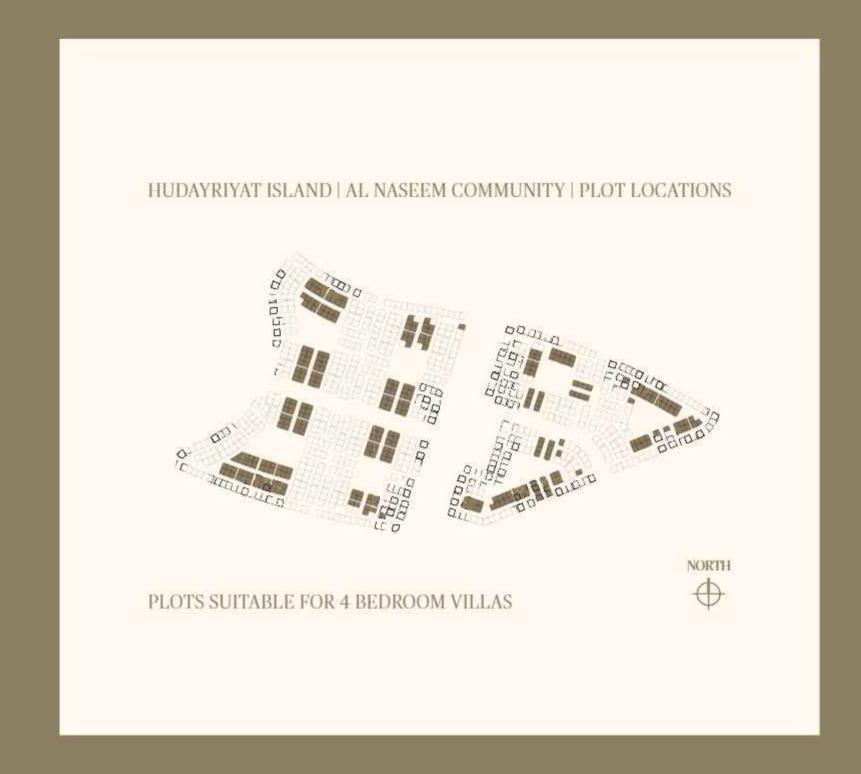
With its vast terraces and inviting interior, this four-bedroom villa is available with either a South Californian or Modern Contemporary style façade. Boasting a generous family room and majlis, the villa is spacious and light with earthy tones, timber and porcelain elements throughout.

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

FIRST FLOOR 184m²
GROUND FLOOR 314m²
GRAND TOTAL *498m²

*Excluding Parking



MODON At Naseem Community

4 Bedroom

ROOM SCHEDULE

INTERIOR

1-	PRIMARY ENTRANCE	7.3m x 2.0m
2-	MAJLIS/FORMALLIVING ROOM	7.0 m x 4.0m
3-	MAJLIS POWDER ROOM	55m x 2.0m
4-	MAJLISTINING	5.5m x 4,0m
5-	FAMILY LIVING ROOM	5.5m x.4.0m
6-	FAMILY POWDER ROOM	35m x 1.9m
7-	FAMILY LOUNGE	4.2m x.4.0m
8-	DININGROOM	5.3m x 4.0m
9-	SHOW KITCHEN	4.5m x 4.2m
1()-	SERVICE KEICHEN	49m x 29m
11-	CUEST BEDROOM	5.5m x 3.3m
12-	GUEST BEDROOM WALKEN WARDROBE	1.8m x 1.5m
13-	CUEST BEDROOM BATHROOM	27m x 1.7m
14-	LAUNDRY	3.5m x 2.9m
15 -	MAID'S ROOM & BATHROOM	3.6m x 2.9m
16-	DRIVERS ROOM & BATHROOM	3.1m.x.3.0m
17-	GARAGE	6.0m x GOm

EXTERIOR

18 - UTILITY YARD

19 - OUTLXXXR LIVING	5.2m x 4.5m
20 - COVERED OUTDOOR DINING (BBQ)	6.5m x 3.5m
21 - MAIN ENTRANCE	
22 - COURTYARD	
23 - SWIMMING POOL	
24 - POOLDECK	
25 - POOL SHOWER	

27 - SECONDARY ENTRANCE

28 - WASTEROOM

29 - PARKING BAYS

26 - CUEST WALKWAY

25m



GROUND FLOOR

25m



ROOM SCHEDULE

INTERIOR

1-	MASTER BEDROOM	7.2m x 4.0m
2-	MASTER BEDROOM - WALK-IN WARDROBE	4.2m x 4.0π
3-	MASTER BEDROOM - BATHROOM	4.2m x 2.6m
4-	BEDROOM 2	56m x 34m
5-	BEDROOM 2-WALK-IN WARDROBE	24m x 23m
6-	BEDROOM 2 - BATHROOM	25m x 23m
7-	BEDROOM 3	4.5m x 4.2m
8-	BEDROOM 3 - WALK-IN WARDROBE	24m x 1.8m
9-	BEDROOM 3 - BATHROOM	25m x 23m
1()-	LINEN	20m x 20m
11-	STAIRS	5.tm x 3.0m
12-	LOBBY	64m x 20m
13-	PANTRY	29m x 20m

EXTERIOR

14- GREEN TERRACE

15- BALCONY

FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout. The inclusion of a pool is provisional and subject to change based on final design approvals. Modern makes no representation or warranty in relation to any of the information shown.

5 Bedroom Villas

Al Naseem Community | Av. Plot 930m²

An elegant five-bedroom villa available with either a South Californian or Modern Contemporary style façade, 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 its 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

FIRST FLOOR 209m²
GROUND FLOOR 357m²
GRAND TOTAL *566m²

*Excluding Parking



MODON Al Naseem Community

5 Bedroom

ROOM SCHEDULE

INTERIOR

1-	PRIMARY ENTRANCE	73m x 20m
2-	MAJLIS / FORMAL LIVING ROOM	8.6m x 4.8m
3-	MAJLIS POWDER ROOM	55m x 20m
4-	MAJLIS DINING	5.5m x 4.0m
5-	FAMILY LIVING ROOM	6.8m x 5.5m
6-	FAMILY POWDER ROOM	35m x 1.9m
7-	FAMILY LOUNGE	4.8m x 4.2m
8-	DININGROOM	5.3m x 4.8m
9-	SHOW KITCHEN	4.5m x 4.2m
10 -	SERVICE KITCHEN	49m x 29m
11-	CUEST BEDROOM	5.5m x 3.3m
12 .	GUEST BEDROOM WALKEN WARDROBE	1.8m x 1.5m
13-	CUEST BEDROOM BATHROOM	27m x 1.7m
14-	LAUNDRY	3.5m x 2.9m
15-	MAID'S ROOM & BATHROOM	36m x 29m
16-	DRIVERS ROOM & BATHROOM	3.lm x 3.0m
17 -	GARAGE	60m x 60m
18-	UTILITY YARD	

EXTERIOR

19 - OUTEXXOR LIVING I	7.0m x.4.8m
20 - OUTDOOR LIVING 2	7.0m x 6.5m
21 - OUTDOOR LIVING 3	50m x 35m
22 - COVERED OUTDOOR DINING (BBQ)	8.0m x 4.0n
23 - GUEST PATIO	4.5m x 3.5m

24 - MAIN ENTRANCE

25 - COURTYARD

26 - SWIMMING POOL

27 - POOLDECK

28 - POOL SHOWER

29 - GUEST ENTRANCE

30 - MAJLIS CREEN POCKET

31 - SECONDARY ENTRANCE

32 - WASTEROOM

33 - PARKING BAYS

28m



GROUND FLOOR



INTERIOR

ROOM SCHEDULE

1-	MASTER BEDROOM	7.0m x 3.8m
2-	MASTER BEDROOM-WALK-IN WARDROBE	30m x 26m
3-	MASTER BEDROOM-BATHROOM	30m x 29m
4-	BEDROOM 2	56m x 34m
5-	BEDROOM 2 - WALK-IN WARDROBE	24m x 24m
6.	BEDROOM 2 - BATHROOM	26m x 23m
7-	BEDROOM 3	4.5m x 4.2m
8-	BEDROOM 3 - WALK-IN WARDROBE	24m x 20m
9-	BEDROOM 3 - BATHROOM	25m x 23m
10-	BEDROOM 4	4.5m x 4.2m
11-	BEDROOM 4 - WALK-IN WARDROBE	24m x 20m
12-	BEDROOM 4 - BATHROOM	25m x 23m
13 -	PANTRY	29m x 20m
14-	LINEN	20m x 2.0m
15-	STAIRS	51m x 30m
16-	LOBBY	7.8m x 2.0m

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EXTERIOR

17 - GREEN TERRACE

18 - BALCONY

FIRST FLOOR

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6 Bedroom Villas

Al Naseem Community | Av. Plot 930m²

Al Naseem Community welcomes you to this elegant six-bedroom villa available with either a South Californian or Modern Contemporary style façade, 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, provide an impressive home for generations to come.

VILLA AREA

FIRST FLOOR 263m² GROUND FLOOR 357m² GRAND TOTAL *620m²

*Excluding Parking



6 Bedroom

ROOM SCHEDULE

INTERIOR

1-	PRIMARY ENTRANCE	73m x 20m
2-	MAJLIS / FORMAL LIVING ROOM	8.6m x 4.8m
3-	MAJLIS POWDER ROOM	5.5m x 2.0m
4-	MAJLIS DINING	5.5m x 4.0m
5-	FAMILY LIVING ROOM	6.8m x 5.5m
6-	FAMILY POWDER ROOM	35m x 1.9m
7-	FAMILY LOUNCE	4.8m x 4.2m
8-	DININGROOM	5.3m x 4.8m
9-	SHOW KITCHEN	4.5m x 4.2m
10 -	SERVICE KITCHEN	49m x 29m
11-	GUEST BEDROOM	5.5m x 3.3m
12.	GUEST BEDROOM WALK-IN WARDROBE	1.8m x 1.5m
13-	CUEST BEDROOM BATHROOM	27m x 1.7m
14-	LAUNDRY	3.5m x 2.9m
15-	MAID'S ROOM & BATHROOM	36m x 29m
16-	DRIVERS ROOM & BATHROOM	3.lm x 3.0m
17-	GARAGE	6.0m x 6.0m

EXTERIOR

18 - UTILITY YARD

19 - OUTEXXOR LIVING I	7.0m x 4.8m
20 - OUTDOOR LIVING 2	7.0m x 6.5m
21- OUTDOOR LIVING 3	5.0m x 3.5m
22 - COVERED OUTDOOR DINING (BBQ)	80m x 4.0m
23 - GUEST PATIO	4.5m x 3.5m
THE CONTRACTOR OF THE CONTRACT	

- 24 MAIN ENTRANCE
- 25 COURTYARD
- 26 SWIMMING POOL
- 27 POOLDECK
- 28 POOL SHOWER 29 - GUEST ENTRANCE
- 30 MAJLIS CREEN POCKET
- 31 SECONDARY ENTRANCE
- 32 WASTEROOM
- 33 PARKING BAYS

28m



GROUND FLOOR

28111



ROOM SCHEDULE

INTERIOR

Ε.	MASTER BEDROOM I	7.0m x 3.8m
2-	MASTER BEDROOM 1 - WALK-IN WARDROBE	30m x 26m
3-	MASTER BEDROOM 1-BATHROOM	30m x 29m
1	MASTER BEDROOM 2	5.3m x 4.0m
5-	MASTER BEDROOM 2 - WALK-IN WARDROBE	30m x 23m
ir.	MASTER BEDROOM 2 - BATHROOM	30m x 29m
7-	BEDROOM3	56m x 34m
3-	BEDROOM 3 - WALK-IN WARDROBE	24m x 24m
}-	BEDROOM 3 - BATHROOM	25m x 23m
()-	BEDROOM 4	50m x 4.2m
1-	BEDROOM 4 - WALK-IN WARDROBE	24m x 20m
2-	BEDROOM 4 - BATHROOM	25m x 23m
3-	BEDROOM 5	4.8m x 4.2m
4-	BEDROOM 5 - WALK-IN WARDROBE	24m x 20m
5-	BEDROOM 5 - BATHROOM	25m x 23m
(i-	PANTRY	29m x 20m
7-	LINEN	20m x 20m
8-	STAIRS	51m x 30m
9-	LOBBY	7.8m x 2.0m

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EXTERIOR

20 - GREEN TERRACE 21 - BALCONY

FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout. The inclusion of a pool is provisional and subject to change based on final design approvals. Modon makes no representation or warranty in relation to any of the information shown. MOJON Al Naseem Community





Façade Options

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

South Californian Style

The elevation treatment of this villa captures the essence of Californian style with its sloped roof and incorporation of natural elements like wood. From the underside of the roof to the shading screens, pergolas and door finishes, wood features prominently, adding warmth and character. Expansive windows and terraces seamlessly merge the indoor and outdoor spaces, fostering an inviting and airy ambience while accommodating various external activities. Pergolas offer shade for outdoor living and dining areas, ensuring comfort throughout the day. The design prioritises clean lines and flat surfaces, enhancing the horizontal flow and overall openness of the interiors.



MODON Al Naseem Community



Modern Contemporary Style

This contemporary aesthetic seamlessly merges modernity with a welcoming atmosphere. Drawing inspiration from opulent modernist architecture, the exterior design incorporates a harmonious blend of contemporary and minimalist elements. A striking combination of dark grey metal cornices and pristine white stucco walls characterises the elevation treatment. The expansive windows, adorned with timber panels, introduce a natural touch to the façade. These features, along with spacious terraces, seamlessly integrate indoor and outdoor spaces, creating an inclusive and airy ambience suitable for various activities, from intimate dining gatherings to rejuvenating yoga sessions. Pergolas play a pivotal role in the design, offering shade for bedroom terraces and communal dining areas in the garden, ensuring comfort throughout the day.









REAR EXTERIOR PERSPECTIVE | SOUTH CALIFORNIAN FACADE OPTION



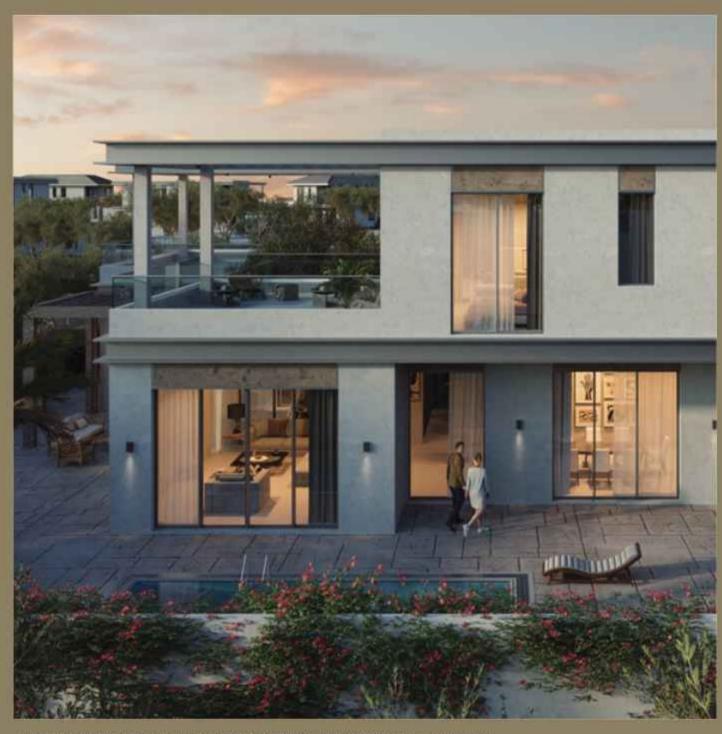


REAR EXTERIOR PERSPECTIVE | SOUTH CALIFORNIAN FACADE OPTION









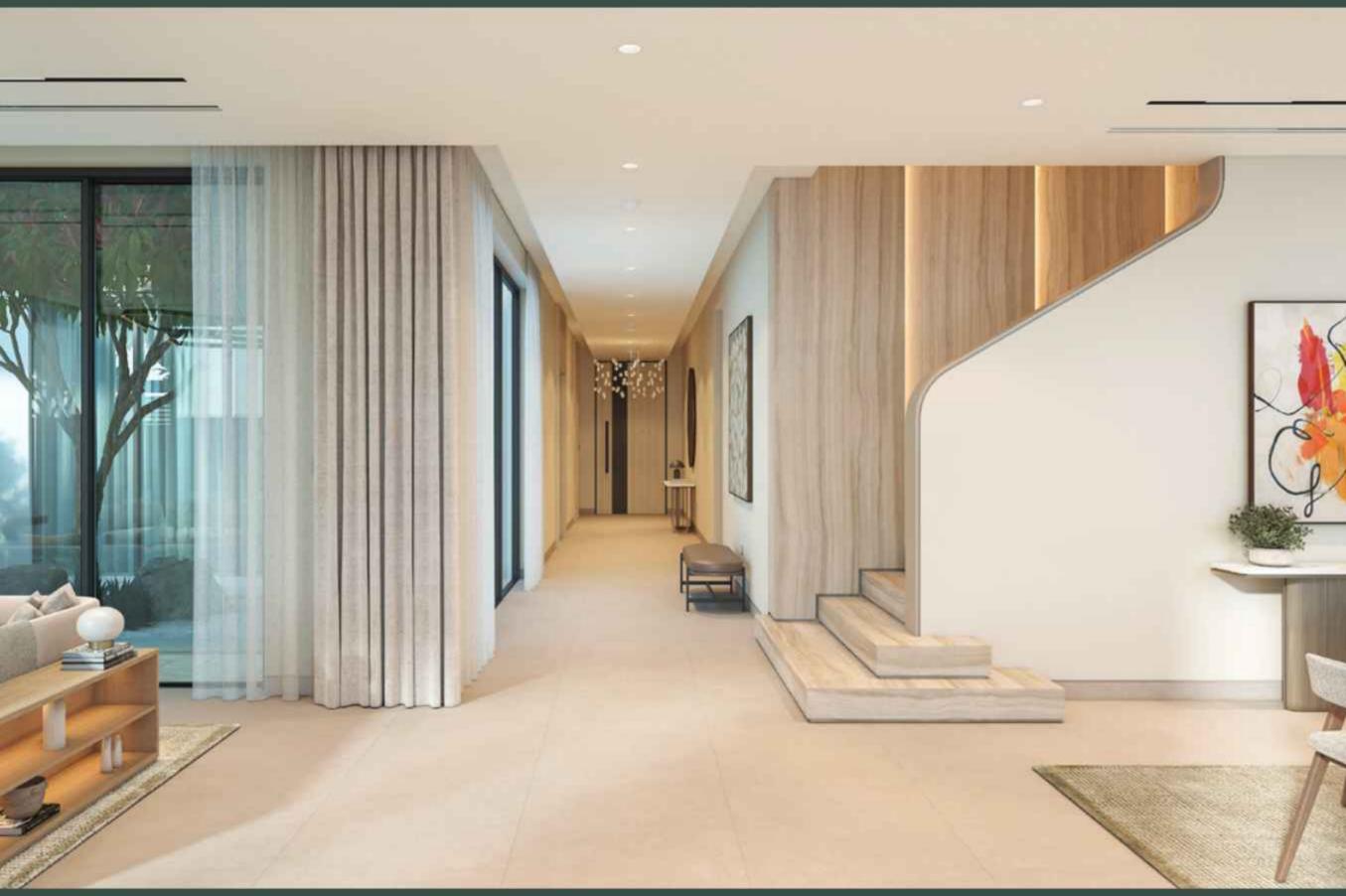
EXTERIOR PERSPECTIVE - REAR ELEVATION | MODERN CONTEMPORARY FAÇADE OPTION



REAR EXTERIOR PERSPECTIVE | MODERN CONTEMPORARY FAÇADE OPTION







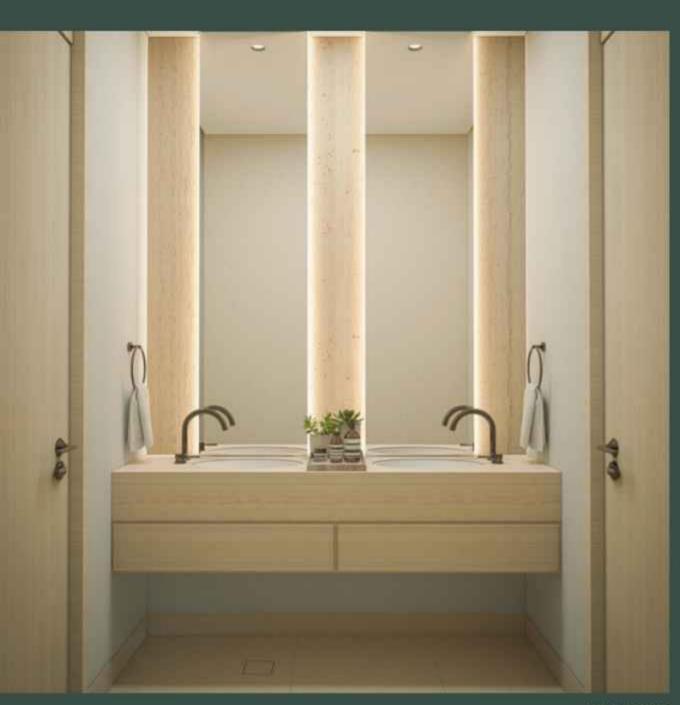
POWDER ROOM

ENTRANCE LOBBY OVERLOOKING COURTYARD & MAJLIS

MOOON Al Naseem Community







POWDER ROOM



MOOON Al Naseem Community











MÜDON Al Naseem Community

Light Colour Palette

THROUGHOUT THE VILLAS



VENEER



PORCELAIN TILE



WHITE WASHED PAINT EFFECT

THROUGHOUT



BRUSHED METAL

ENTRANCE FOYER



PORCELAIN TILE

SHOW KITCHEN



ENGINEERED STONE

POWDER ROOM



PORCELAIN TILE

MASTER BEDROOM BATHROOM



PORCELAIN TILE

Dark Colour Palette

THROUGHOUT THE VILLAS



VENEER



PORCELAIN TILE



THROUGHOUT



ANTHRACITE METAL

ENTRANCE FOYER



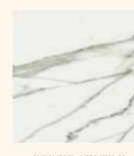
PORCELAIN TILE

SHOW KITCHEN



ENGINEERED STONE

POWDER ROOM



PORCELAIN TILE

MASTER BEDROOM BATHROOM



PORCELAIN TILE





800 MODON