



MÜDÖN



CONTENTS

01
ABU DHABI

02
HUDAYRIYAT ISLAND

03
BASHAYER

04
AMENITIES

05
BASHAYER RESIDENCES

06
MODON

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.





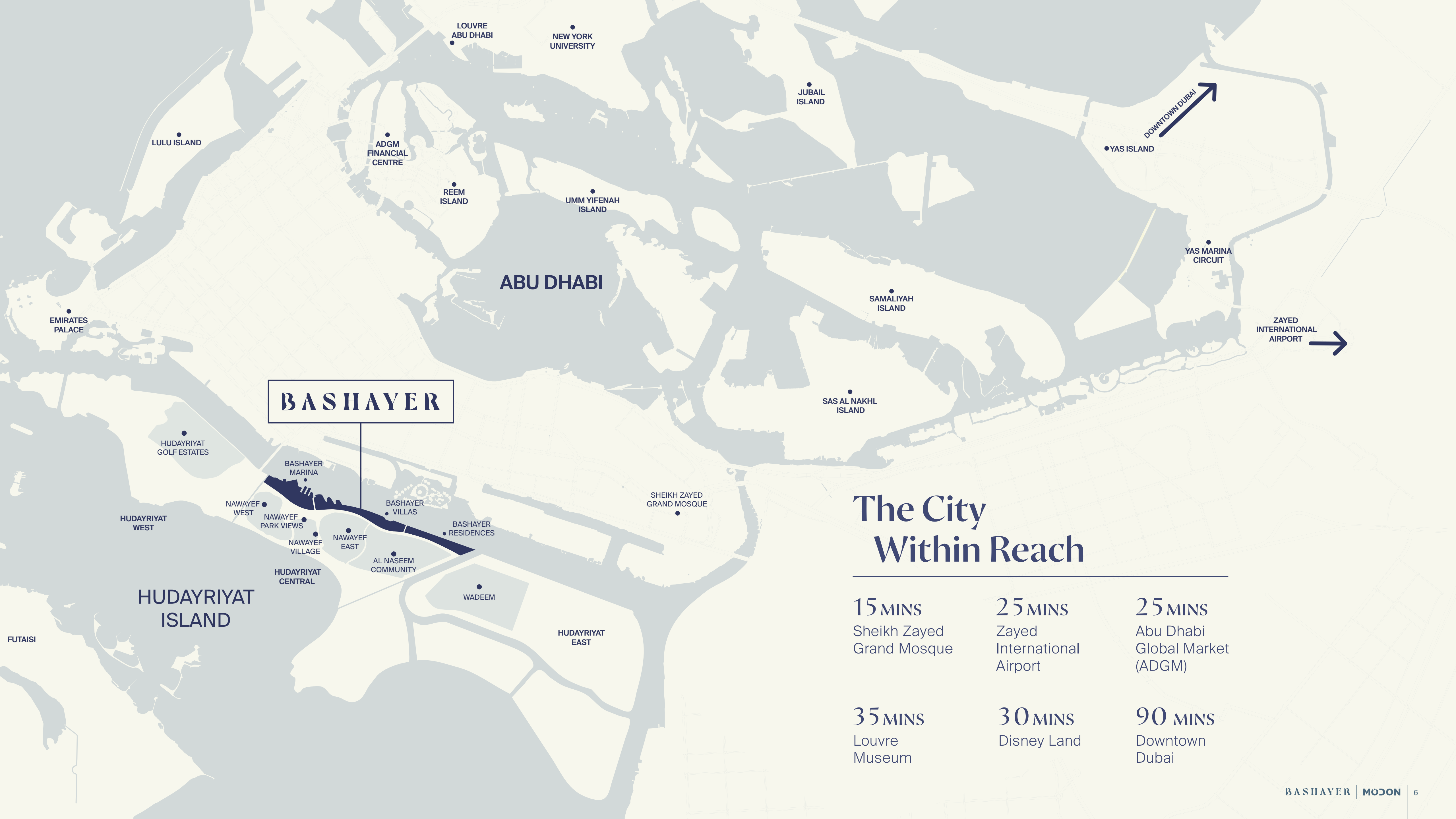
WHERE NATURAL BEAUTY MEETS EXCEPTIONAL LIVING

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

BASIN



BASHAYER

The City Within Reach

15 MINS
Sheikh Zayed
Grand Mosque

25 MINS
Zayed
International
Airport

25 MINS
Abu Dhabi
Global Market
(ADGM)

35 MINS
Louvre
Museum

30 MINS
Disney Land

90 MINS
Downtown
Dubai

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 and residences set within lush surroundings.





HUDAYRIYAT CENTRAL

HUDAYRIYAT ISLAND

BASHAYER MASTERPLAN

- 1 Nawayef - West Hill
- 2 Nawayef Park
- 3 Nawayef Park Views
- 4 Nawayef - East Hill
- 5 Nawayef Village
- 6 Retail Avenue
- 7 Al Naseem Community
- 8 Luxury 5-Star Hotel
- 9 Beach Club
- 10 Bashayer Marina
- 11 Bashayer Villas
- 12 Bashayer Residences

Park & Green Spaces

Playground

Community Centre

Park & Green Spaces

Park & Green Spaces

Community Centre

Playground

Park & Green Spaces

Sport Courts

Promenade

Boardwalk

Community Retail

Park

EXPLORE AMENITIES IN YOUR OWN WATER ENCLAVE



 Gated Community

 Multi-Sports Courts

 Padel Courts

 Swimming Pool

 Children's Play Area

 Community Centre

 Dining and Retail

 Gym

 Park and Green Spaces

 Cycling and Jogging Trail

 Waterfront Promenade

 Hydrotherapy & Salt Room

 Digital Library & Podcast Room

 Indoor Kids Club

 High-Tech Gaming Room

 Spa



SWIMMING POOL



PLAYGROUND



MULTI-SPORTS COURTS









CHEF'S KITCHEN & LOUNGE















GAMING ROOM





BASHAYER RESIDENCES

Bashayer community features a clubhouse and rooftop infinity pool set amid lush parkland, while elegant residences rise gracefully above a vibrant waterfront promenade. Together, they embody a new chapter of refined coastal living—just minutes from the heart of Abu Dhabi.







BASHAYER

DROP-OFF



EVENING VIEW



BALCONY VIEW



TERRACE VIEW



















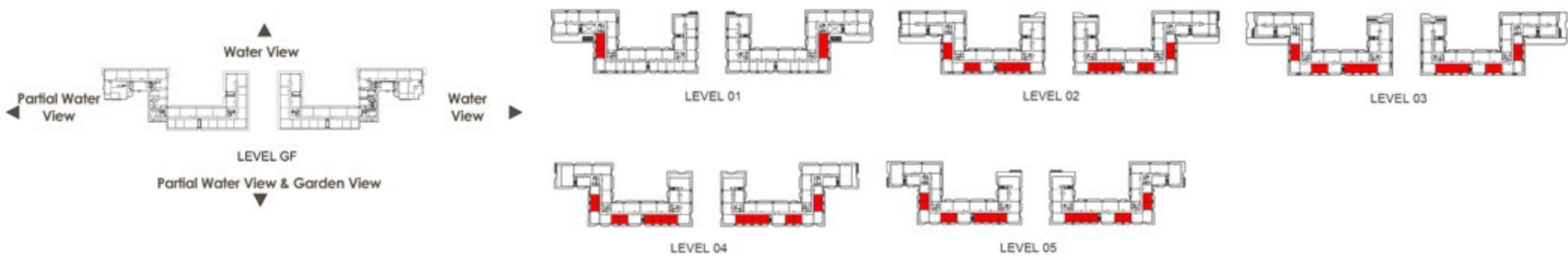
1 BEDROOM

TYPICAL LAYOUT

Internal:	76.16 sqm
Balcony:	15.66 sqm
Total GSA:	91.82 sqm

INTERIOR

1.	Entrance	
2.	Powder Room	2.1 x 1.8 m
3.	Open Kitchen	3.4 x 3.3 m
4.	Living & Dining Room	6.0 x 4.6 m
5.	Master Bedroom	4.0 x 3.7 m
6.	Master WIC	2.4 x 2.1 m
7.	Master Bathroom	3.2 x 1.8 m
8.	Laundry	1.7 x 1.0 m
9.	Balcony	6.0 x 2.1m



Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the unit 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.

2 BEDROOM

TYPICAL LAYOUT

Internal:	117.41 sqm
Balcony:	16.99 sqm
Total GSA:	134.40 sqm

INTERIOR

1.	Entrance	
2.	Powder Room	1.7 x 1.5 m
3.	Open Kitchen	3.3 x 2.6 m
4.	Living & Dining Room	6.5 x 5.1 m
5.	Master Bedroom	3.9 x 3.8 m
6.	Master WIC	3.9 x 2.0 m
7.	Master Bathroom	3.5 x 2.7 m
8.	Secondary Bedroom	3.7 x 3.7 m
9.	Secondary WIC	2.8 x 1.8 m
10.	Secondary Bathroom	2.7 x 1.8 m
11.	Laundry / Storage	2.1 x 1.5 m
12.	Balcony	6.0 x 2.1 m



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2 BEDROOM

TOWNHOME

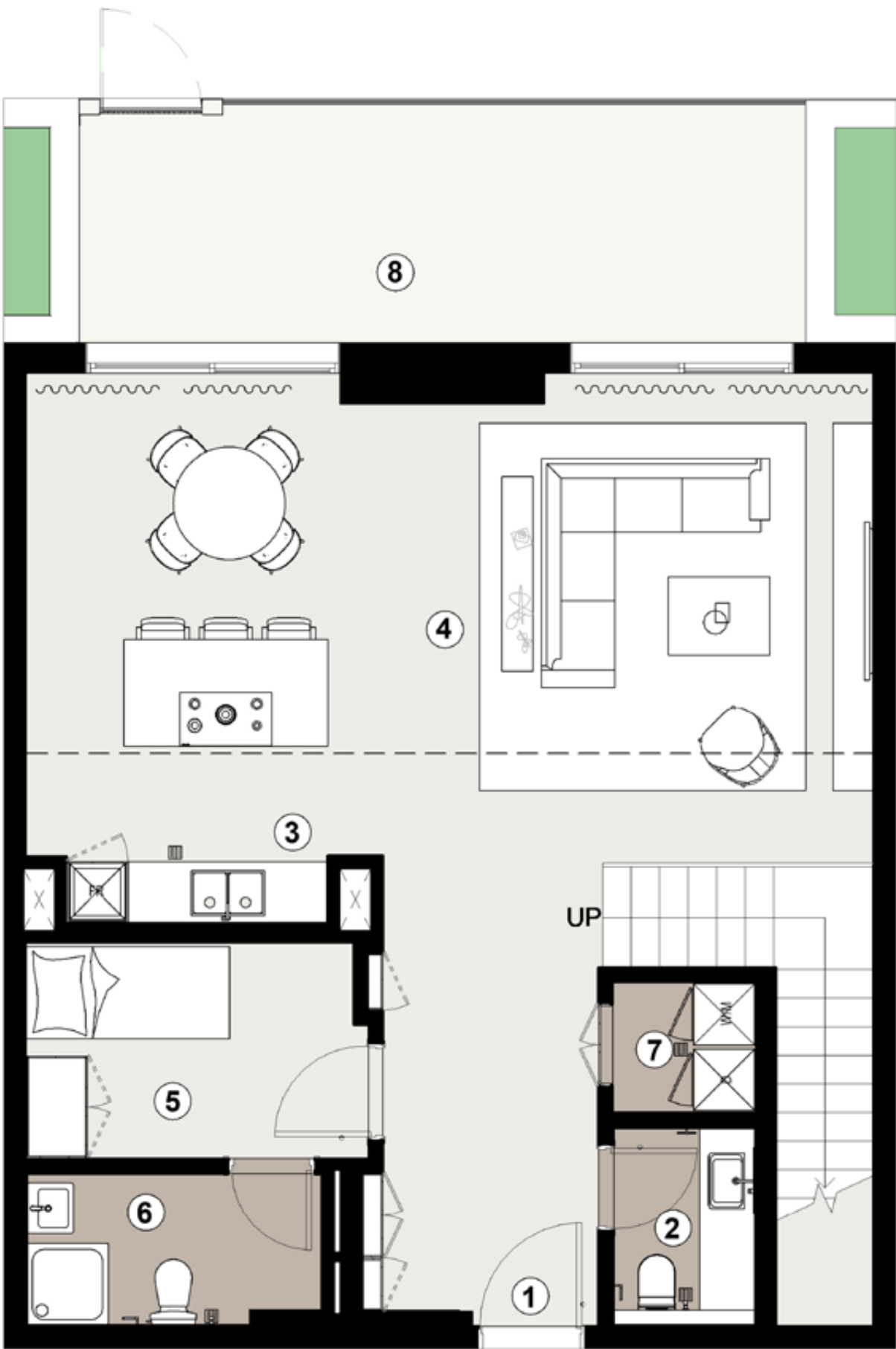
Internal	145.54 sqm
Garden	23.88 sqm
Balcony	16.66 sqm
Total (GSA)	186.08 sqm

GROUND FLOOR

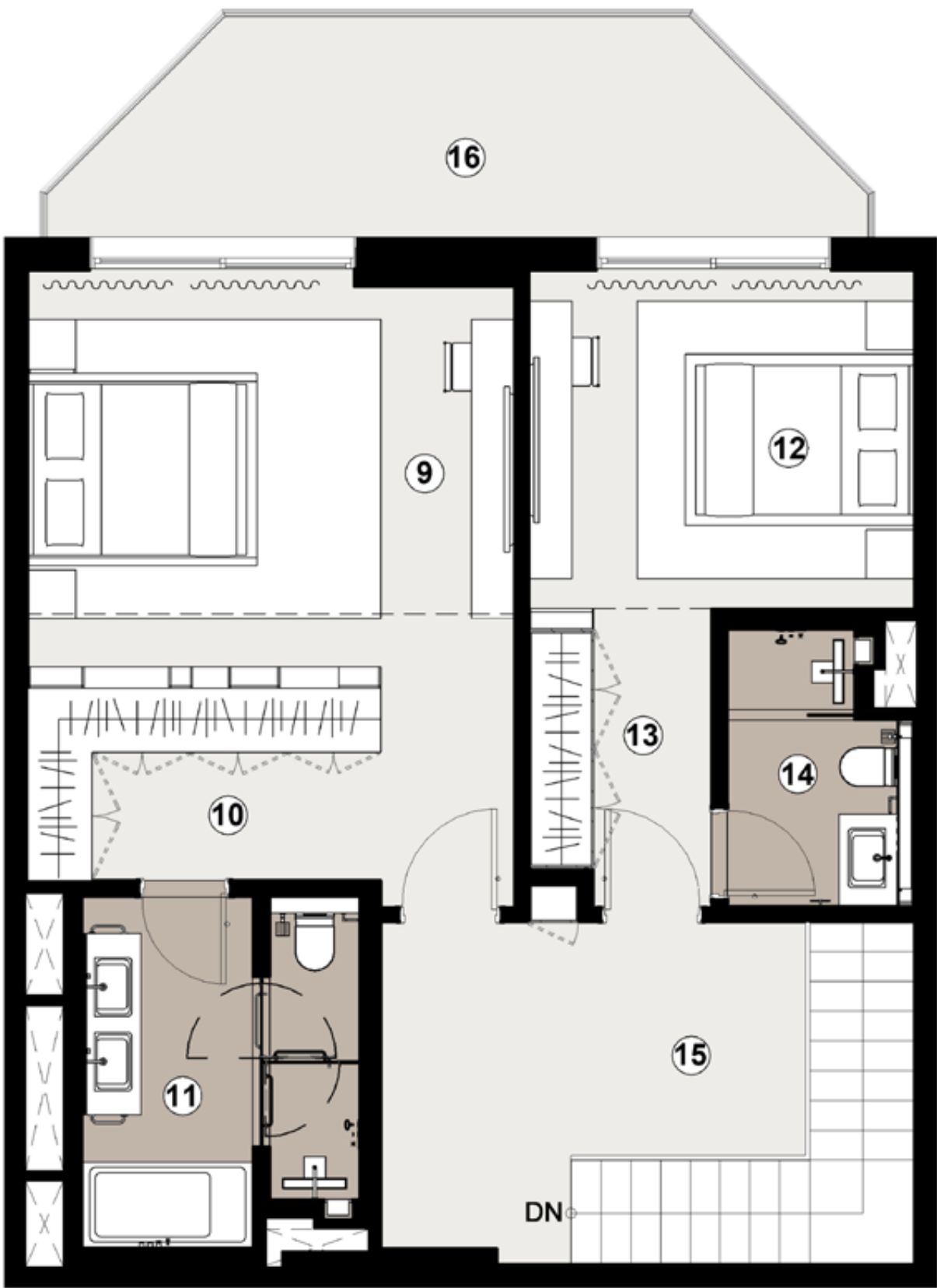
1.	Entrance	3.5 x 2.1 m
2.	Powder Room	2.0 x 1.4 m
3.	Open Kitchen	3.5 x 2.9 m
4.	Living & Dining Room	8.3 x 4.8 m
5.	Maid Room	3.4 x 2.1 m
6.	Maid Bath	2.9 x 1.5 m
7.	Secondary Bathroom	1.5 x 1.3 m
8.	Garden	7.4 x 2.4 m

FIRST FLOOR

9.	Master bedroom	4.6 x 3.7 m
10.	Master WIC	4.6 x 2.0 m
11.	Master Bathroom	3.4 x 2.7 m
12.	Secondary Bedroom	3.6 x 3.2 m
13.	Secondary WIC	2.8 x 1.7 m
14.	Secondary Bathroom	2.7 x 1.8 m
15.	Study Area	2.3 x 2.2 m
16.	Balcony	7.4 x 2.4 m

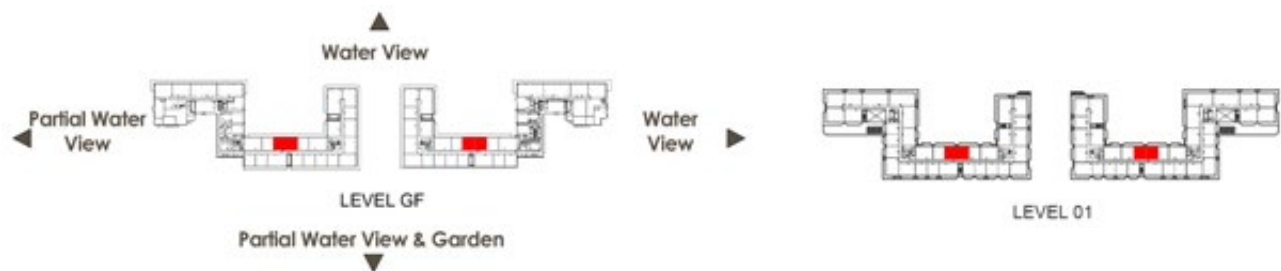


GROUND FLOOR



FIRST FLOOR

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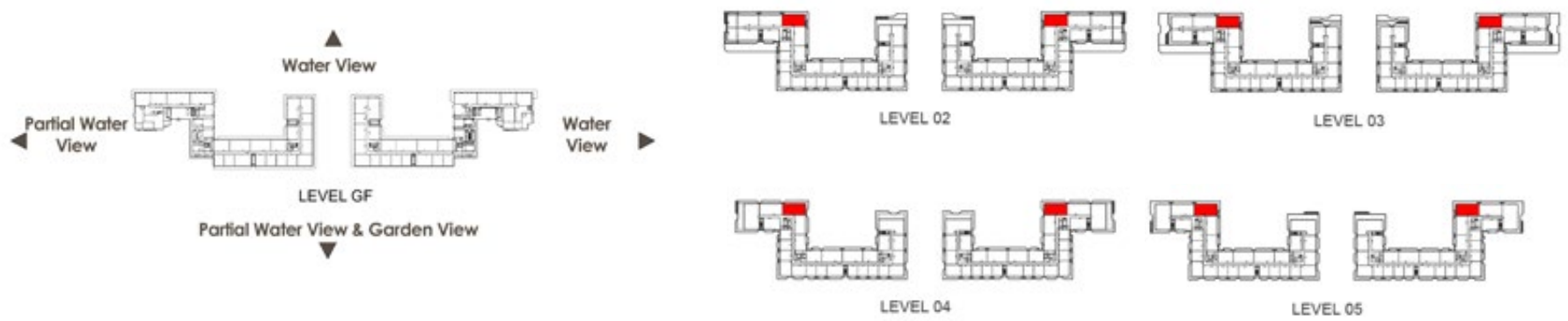
3 BEDROOM

TYPICAL LAYOUT

Internal:	174.63 sqm
Balcony:	61.73 sqm
Total GSA:	236.36 sqm

INTERIOR

1.	Entrance	
2.	Powder Room	1.8 x 1.5 m
3.	Open Kitchen	6.5 x 3.3 m
4.	Living & Dining Room	7.3 x 6.0 m
5.	Master Bedroom	4.0 x 3.7 m
6.	Master WIC	4.0 x 2.2 m
7.	Master Bathroom	3.3 x 2.7 m
8.	Secondary Bedroom	3.6 x 3.1 m
9.	Secondary WIC	2.8 x 1.8 m
10.	Secondary Bathroom	2.7 x 1.8 m
11.	Laundry / Storage	2.3 x 1.0 m
12.	Maid's Room	3.1 x 2.1 m
13.	Maid's Bathroom	2.1 x 1.4 m
14.	Balcony	19.4 x 2.1 m
15.	Balcony	6.1 x 2.1 m



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4 BEDROOM

TOWNHOME

Internal	255.59 sqm
Garden	71.52 sqm
Balcony	58.90 sqm
Total (GSA)	386.01 sqm

GROUND FLOOR

1.	Entrance	3.7 x 2.3 m
2.	Powder Room	2.4 x 1.5 m
3.	Open Kitchen	5.4 x 2.9 m
4.	BOH Kitchen	5.9 x 2.1 m
5.	Living & Dining Room	7.1 x 5.6 m
6.	Secondary Bedroom	4.7 x 3.4 m
7.	Secondary WIC	2.3 x 1.9 m
8.	Secondary Bathroom	2.7 x 1.8 m
9.	Laundry	2.3 x 1.1 m
10.	Garden	12.4 x 2.4 m
11.	Garden	12.2 x 2.4 m

FIRST FLOOR

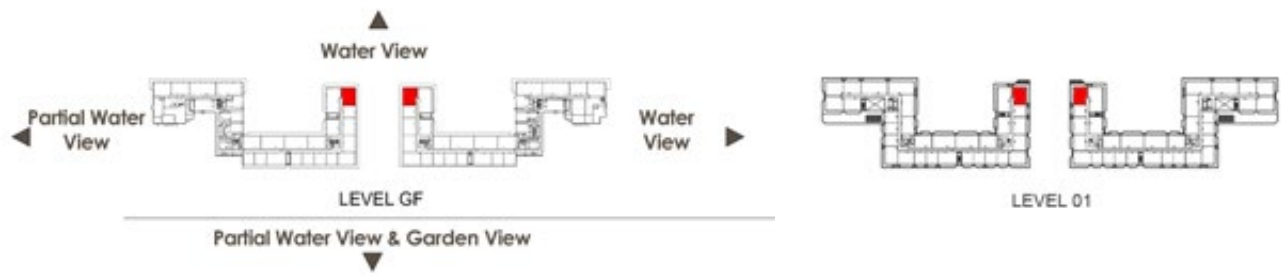
12.	Master bedroom	7.3 x 3.5 m
13.	Master WIC	3.5 x 3.1 m
14.	Master Bathroom	3.2 x 2.9 m
15.	Secondary Bedroom	4.6 x 3.4 m
16.	Secondary WIC	2.5 x 1.8 m
17.	Secondary Bathroom	2.7 x 1.8 m
18.	Secondary Bedroom	4.6 x 3.4 m
19.	Secondary WIC	2.5 x 1.8 m
20.	Secondary Bathroom	2.7 x 1.8 m
21.	Maid room	4.2 x 2.2 m
22.	Maid Bath	2.3 x 1.4 m
23.	Family Living	2.1 x 1.9 m
24.	Balcony	12.5 x 2.1 m
25.	Balcony	12.8 x 2.1 m



GROUND FLOOR



FIRST FLOOR



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PENTHOUSE

TYPICAL LAYOUT

Internal:	260.35 sqm
Balcony:	144.28 sqm
Total GSA:	404.63 sqm

INTERIOR

1.	Entrance	2.2 x 1.9 m
2.	Powder Room	2.1 x 1.9 m
3.	Open Kitchen	9.0 x 3.3 m
4.	Living & Dining Room	9.0 x 6.0 m
5.	Master Bedroom	4.4 x 3.5 m
6.	Master WIC	4.2 x 1.8 m
7.	Master Bathroom	3.4 x 3.2 m
8.	Secondary Bedroom	3.7 x 3.1 m
9.	Secondary WIC	2.8 x 1.8 m
10.	Secondary Bathroom	2.7 x 1.8 m
11.	Laundry	2.1 x 1.1 m
12.	Maid's Room	3.0 x 2.2 m
13.	Maid's Bathroom	1.7 x 1.6 m
14.	Storage	2.5 x 1.8 m
15.	Service Kitchen	12.8 x 2.1 m
16.	Balcony	24.0 x 3.0 m
17.	Balcony	13.8 x 2.1 m



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MATERIAL BOARD

RESIDENCES

FLUTED
RESIN

CERAMIC
TILE

FROSTED
GLASS

METAL
FINISH

BATHROOM FEATURE
WALLS

PORCELAIN
TILE

QUARTZ

LAMINATE 1

LAMINATE 2

WOOD VENEER

ENGINEERED
STONE

MATERIAL BOARD

PENTHOUSES

FLUTED RESIN

WOOD VENEER

LAMINATE 1

ENGINEERED
STONE

LAMINATE 2

PORCELAIN TILE

FROSTED
GLASS

SEMI-SOLID
WOOD FLOORING

METAL
FINISH

MUDON

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.





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