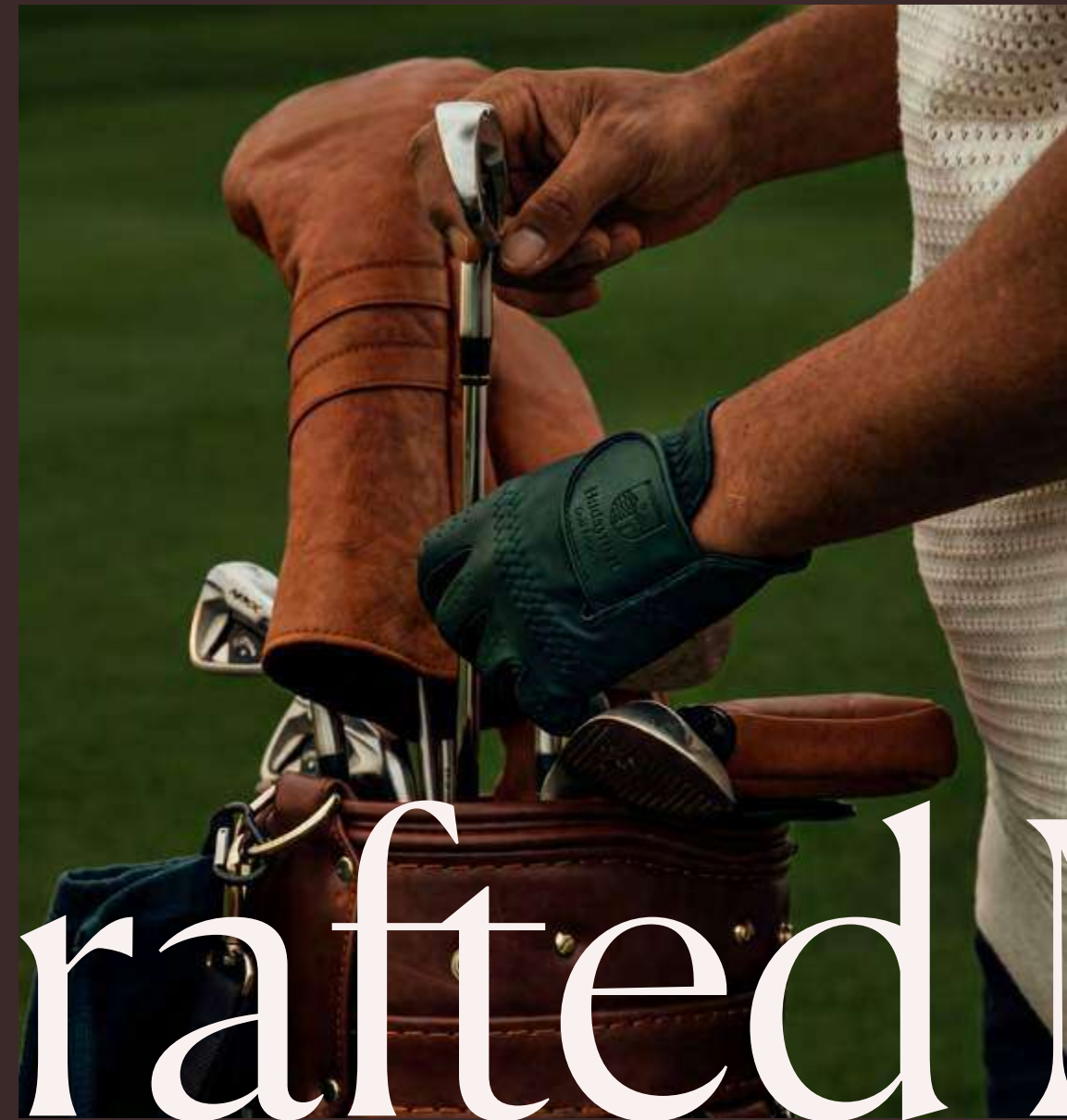




Hudayriyat
Golf Estates

MÜDÖN

Where life finds its *swing*



A Crafted Masterpiece





Table of Contents

- 1 Abu Dhabi
- 2 Hudayriyat Island
- 3 Hudayriyat Golf Estates
- 4 Amenities
- 5 Mansions and Villas
- 6 Townhomes
- 7 Modon



Abu Dhabi Heritage at Heart. *Ambition in Motion.*

From iconic skylines to golden beaches, lush mangroves, and vast deserts, Abu Dhabi is a globally connected capital shaped by diversity and possibility. Home to more than 200 nationalities, the emirate is a thriving financial centre, innovation hub, cultural destination, and global gateway for world-class living.



A Life in *Flow*



Hudayriyat Island

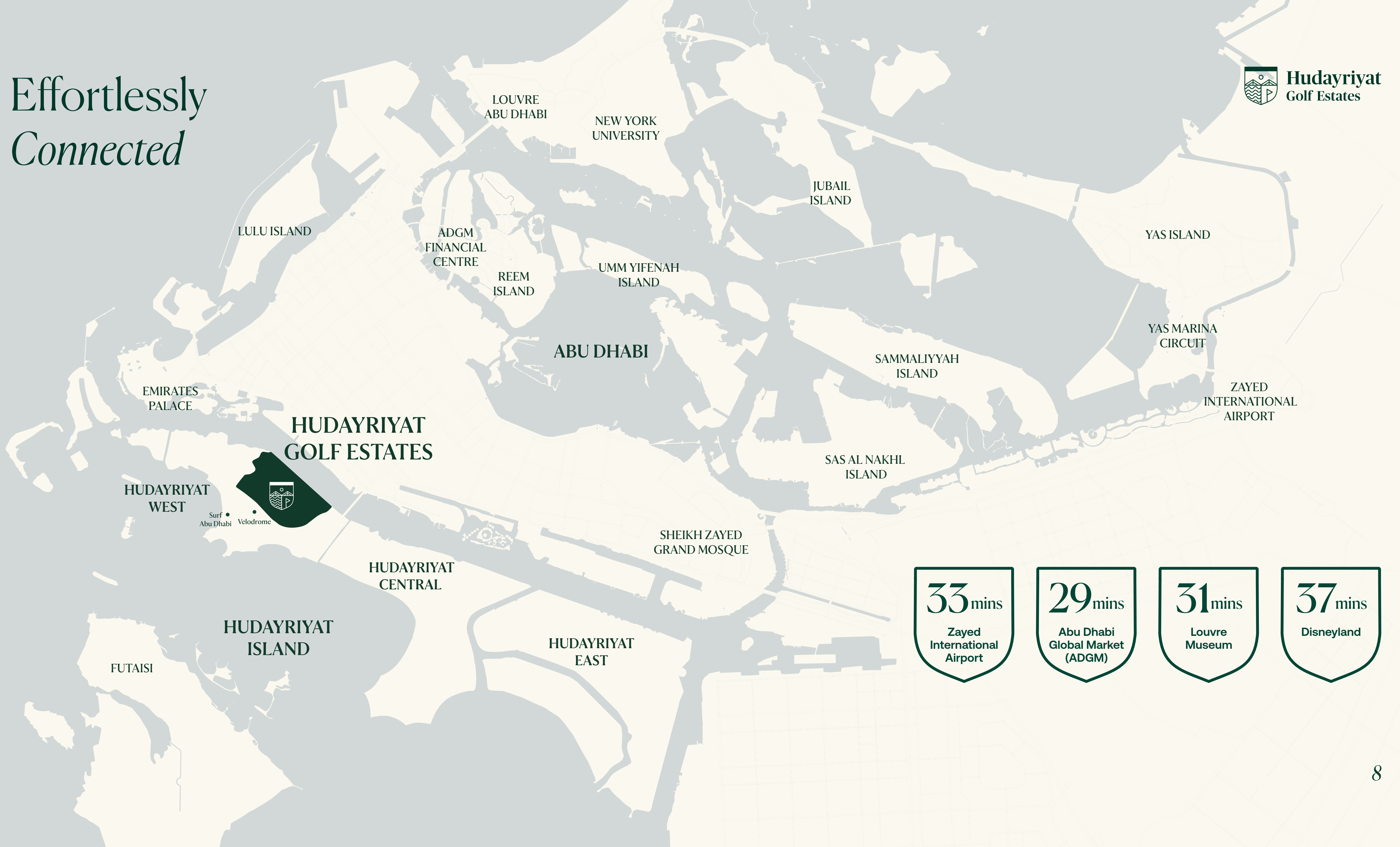
Set against pristine waters and open skies, Hudayriyat Island is a destination shaped by duality — where energy and calm, urbanity and sanctuary, discovery and accessibility exist in seamless balance. Bringing together leisure, sport, wellness, and community in one iconic setting, the island is designed for life to move in a natural state of flow — grounded, yet boundless at once.

Hudayriyat Golf Estates

Hudayriyat Golf Estates offers a distinguished residential experience set alongside sweeping fairways and serene water channels. Designed for those who appreciate tranquility and prestige, this exclusive precinct brings together Andalusian-inspired architecture, pristine nature, and world-class amenities in perfect balance.



Effortlessly
Connected



33 mins
Zayed International Airport

29 mins
Abu Dhabi Global Market (ADGM)

31 mins
Louvre Museum

37 mins
Disneyland

Where the game
Becomes the day





Partnered to *Succeed*

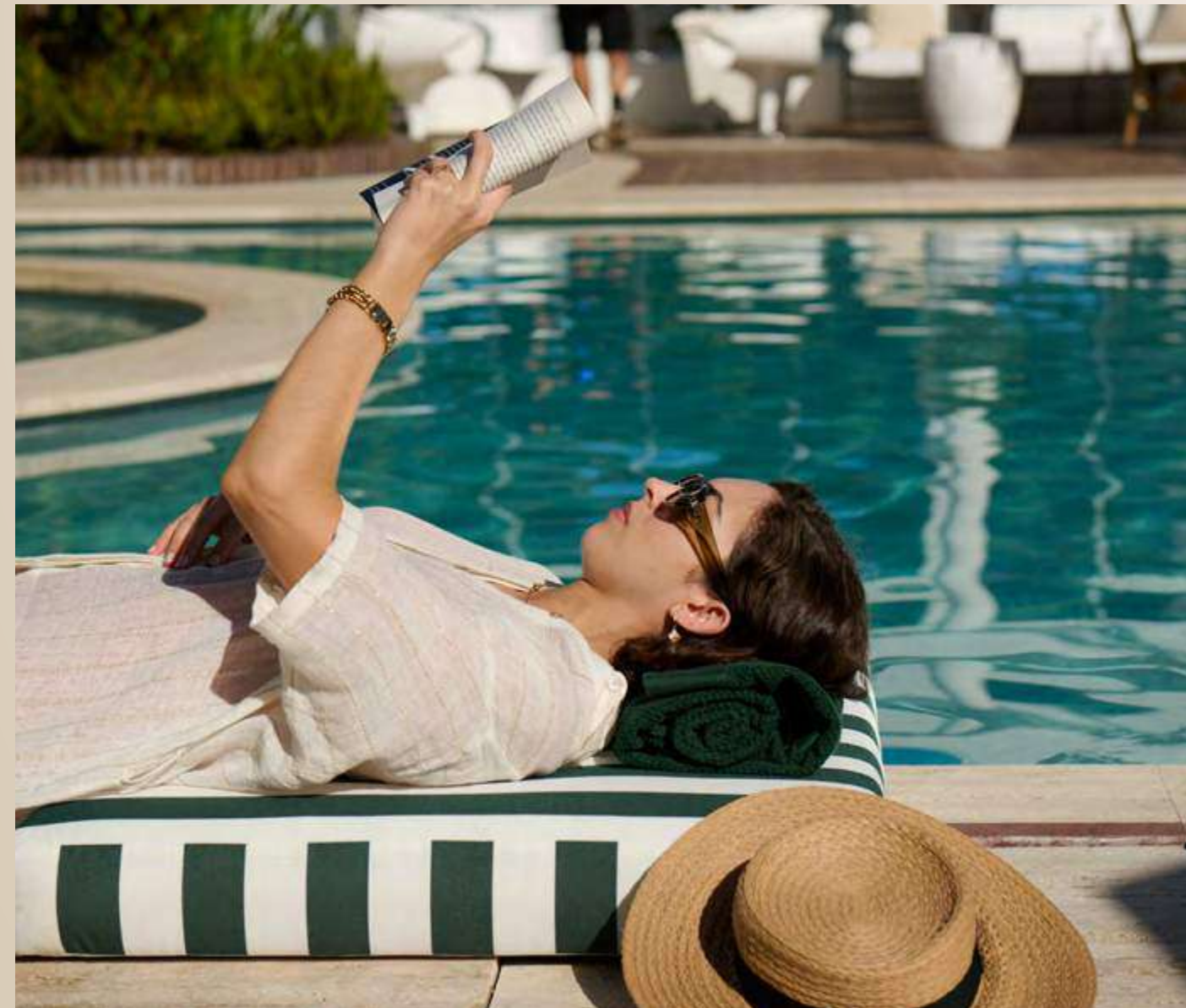
With over 30 years of global expertise, Lobb + Partners creates award-winning, world-class golf destinations shaped by local culture, sustainable designs and exceptional player experiences, bringing its distinctive vision to Hudayriyat Golf Estates.




LOBB + PARTNERS

GOLF COURSE ARCHITECTS



Every Amenity,
Thoughtfully Curated



-  **18-hole Golf Course**
-  **Community Retail**
-  **Country Club House**
-  **Private School**
-  **Golf Academy**
-  **Cycling Trails**
-  **Dining & Retail**
-  **Parks & Green Spaces**
-  **Wellness Centre**
-  **Coworking Spaces**
-  **Multi-Sports Courts**

Country Clubhouse,
Lifestyle hub





The Island's Pulse *Moments Away*

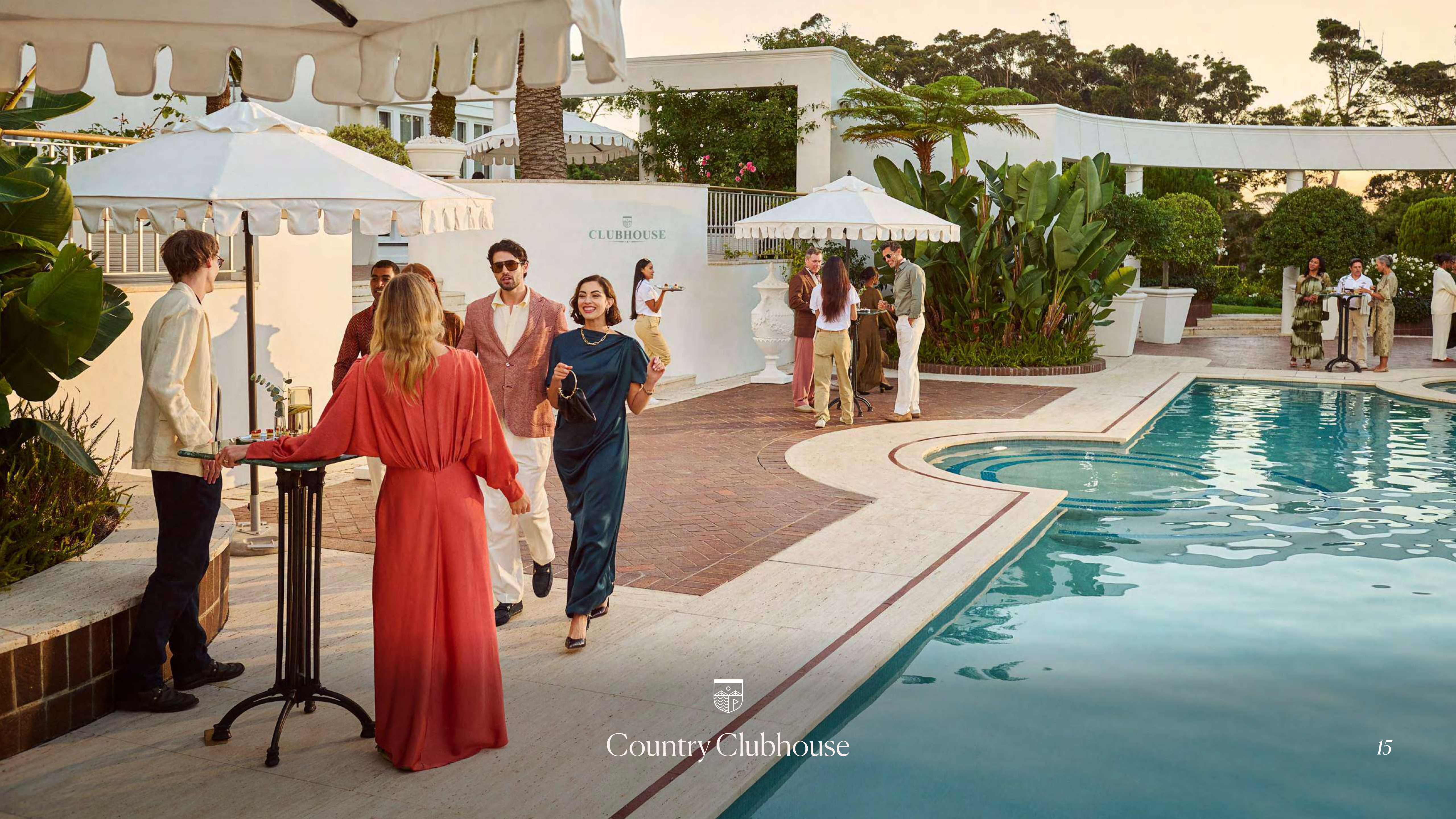
Minutes from Hudayriyat Island's iconic Sports Village. Experience a life defined by world-class energy, situated moments from Surf Abu Dhabi, the Velodrome, and the elite High Performance Centre.





18-Hole Golf Course





CLUBHOUSE



Country Clubhouse



Spa & Wellness Centre





Sports Court





Golf Academy





School




Hudayriyat
Golf Estates
School



Fine Dining





Waterfront Golf Community



A master community where every element flows as one, bringing together coastline, community, movement, and experience to create a new expression of waterfront and fairways living shaped by connection, energy, and belonging.



Master Community



Hudayriyat Golf Estates *Masterplan*



Equestrian

Biotopia

18-Hole
Golf Course

Clubhouse

Community Retail

Velodrome

Schools

Olympia Resort

Clinic

Surf Abu Dhabi

Retail

Beach

HUDAYRIYAT WEST

0 500m 1km

Sports Village



Hudayriyat
Golf Estates

Mansions and Villas

Mansions and Villas are defined by their prime positioning and panoramic outlooks. Designed for those who seek exclusivity, they offer a living experience where every detail is elevated.

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.



Golf Mansions



6-Bedroom Golf Mansions

Basement Floor	238 sqm
Ground	372 sqm
First	420 sqm
Penthouse	120 sqm
Total GSA	1,150 sqm



6-Bedroom Golf Mansions

Basement

INTERIOR

- 1 Hall
- 2 Main Staircase
- 3 Elevator
- 4 Miscellaneous Room
- 5 Office
- 6 Exterior Entrance
- 7 Powder Room
- 8 Changing Room
- 9 Gym
- 10 Spa
- 11 Massage Room

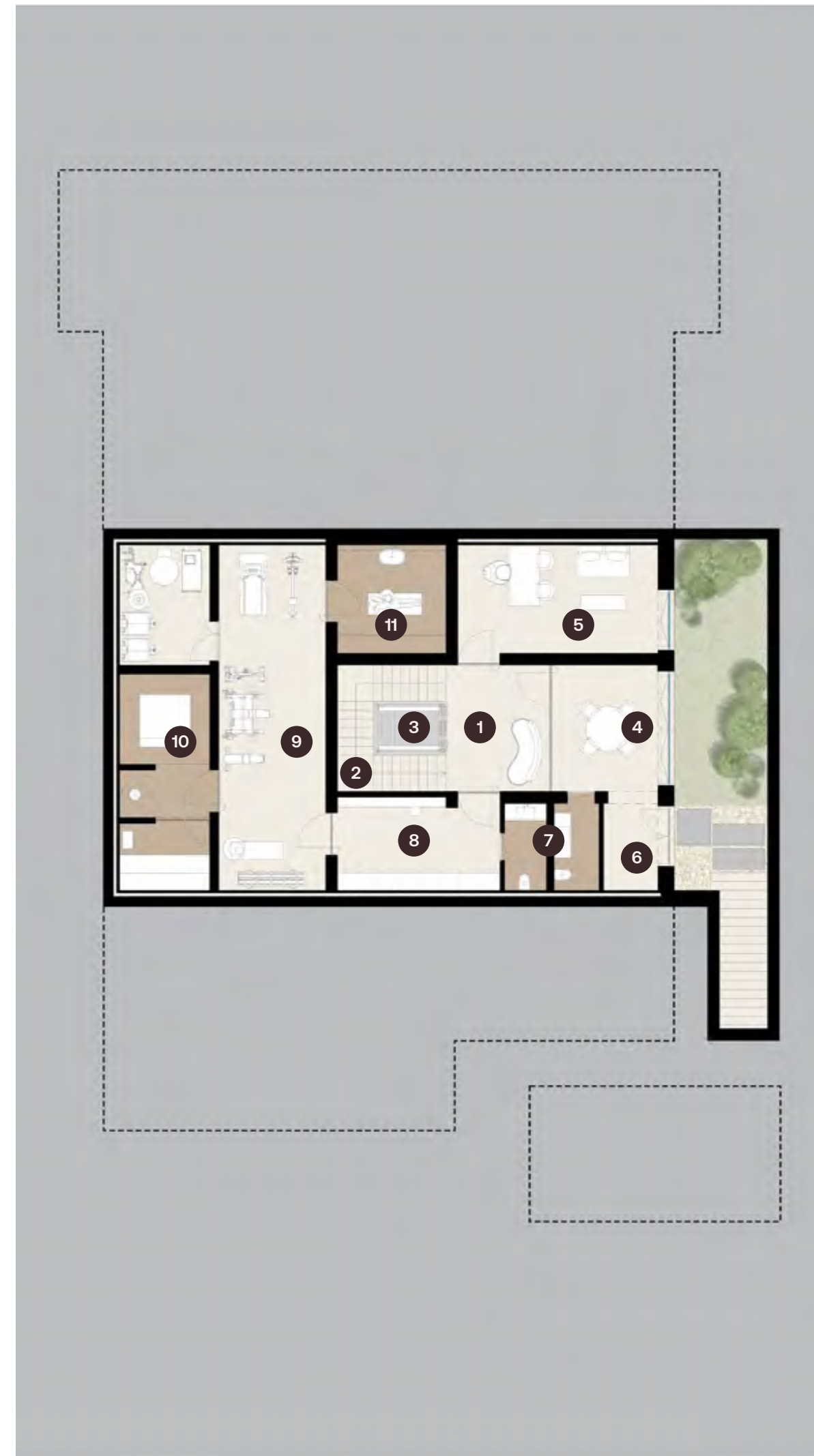
Ground

INTERIOR

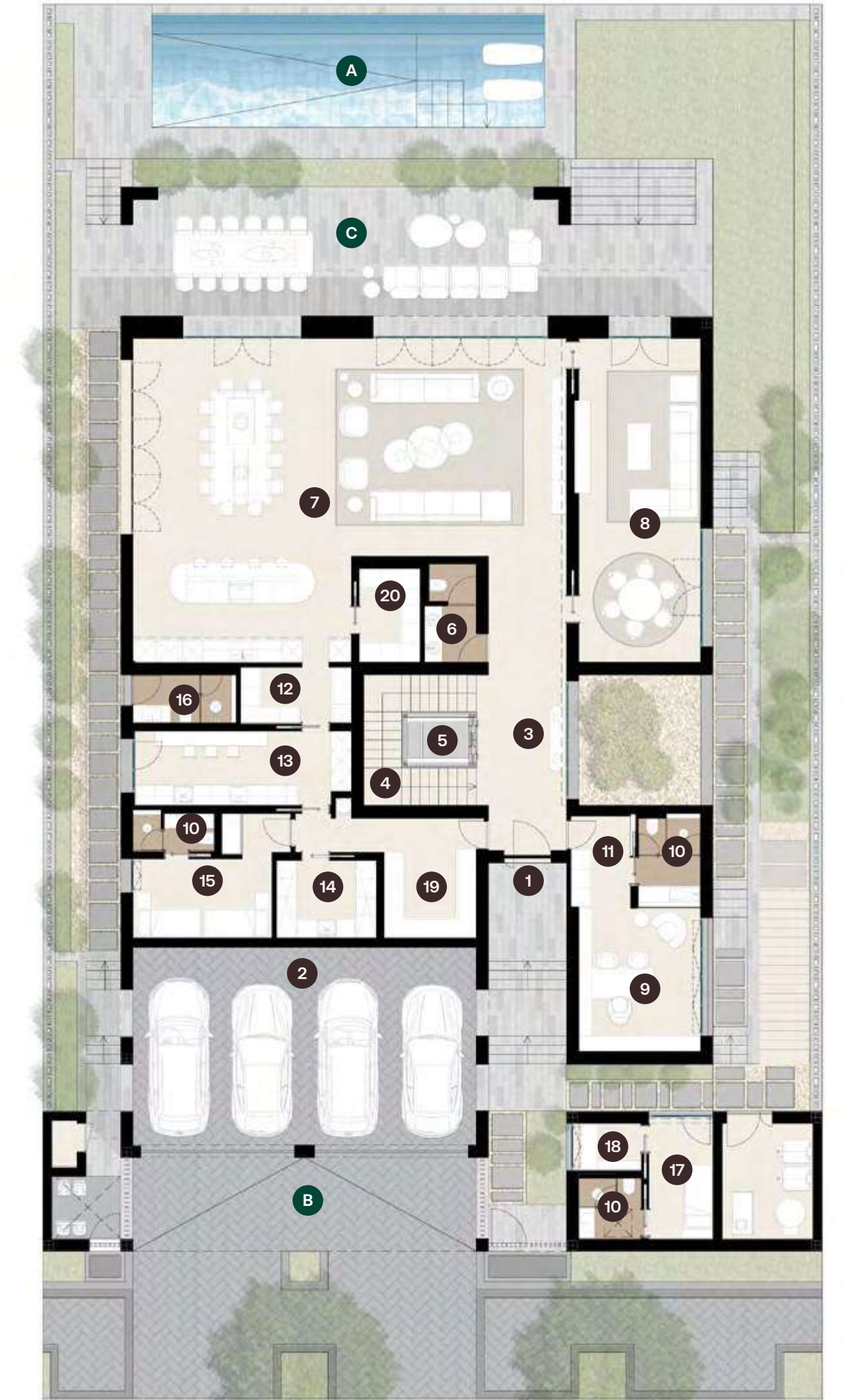
- 1 Entrance
- 2 Garage
- 3 Ground Floor Hall
- 4 Main Staircase
- 5 Elevator
- 6 Powder Room
- 7 Family Living-Dining-Kitchen
- 8 Majlis Living-Dining Room
- 9 Office/Gym/Bedroom
- 10 Bathroom
- 11 Dressing Room
- 12 Pantry
- 13 BOH Kitchen
- 14 Laundry Room
- 15 Maid's Room
- 16 Pool Toilet
- 17 Driver's Room
- 18 Security Room
- 19 Storage Room
- 20 Majlis's Pantry

EXTERIOR

- A Pool
- B Pergola
- C Covered Terrace



Basement



Ground

6-Bedroom Golf Mansions

First

INTERIOR

- 1 Main Staircase
- 2 Master Bedroom
- 3 Family Living
- 4 Bedroom 2
- 5 Bedroom 3
- 6 Bedroom 4
- 7 Bedroom 5
- 8 Bedroom 6
- 9 Wardrobe
- 10 Bathroom

EXTERIOR

- A Balcony



Penthouse

INTERIOR

- 1 Penthouse Floor Hall
- 2 Elevator
- 3 Pantry
- 4 Powder Room
- 5 Game Room
- 6 Living Room



First



Penthouse

2

Fairway Villas



6-Bedroom Fairway Villas

Ground	418 sqm
First Floor	388 sqm
Penthouse	104 sqm
Total GSA	910 sqm



6-Bedroom Fairway Villas

Ground

INTERIOR

- 1 Entrance Hall
- 2 Garage
- 3 Ground Floor Hall
- 4 Main Staircase
- 5 Elevator
- 6 Powder Room
- 7 Family Living-Dining-Kitchen
- 8 Majlis Living-Dining Room
- 9 Office/Gym/Bedroom
- 10 Bathroom
- 11 Dressing Room
- 12 Pantry
- 13 BOH Kitchen
- 14 Laundry Room
- 15 Maid's Room
- 16 Pool Toilet
- 17 Driver's Room
- 18 Security Room
- 19 Storage Room
- 20 Majlis's Pantry

EXTERIOR

- A Pool
- B Pergola
- C Covered Terrace

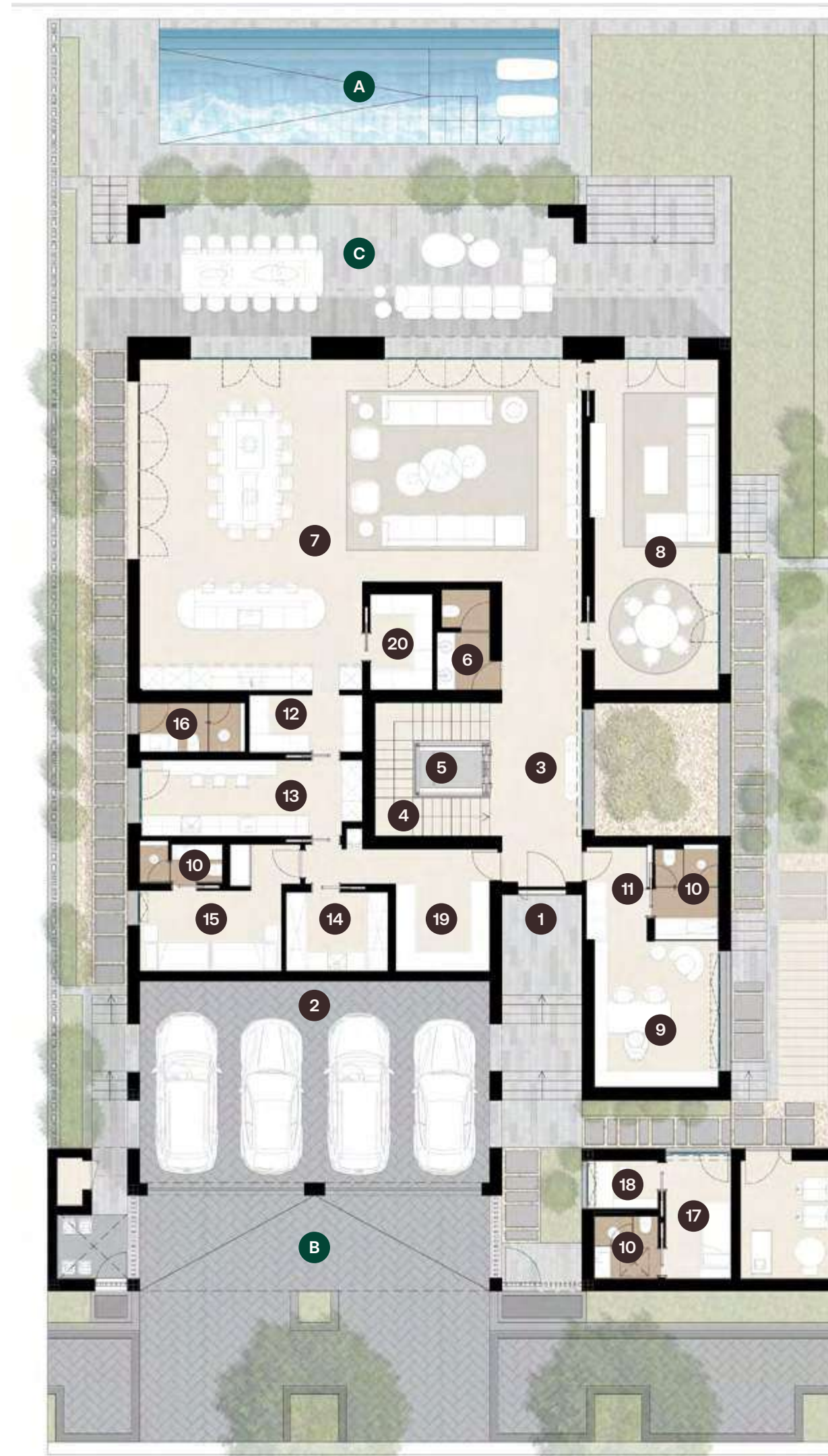
First

INTERIOR

- 1 First Floor Hall
- 2 Main Staircase
- 3 Elevator
- 4 Master Bedroom
- 5 Dressing Room
- 6 Upstairs Family Room
- 7 Bedroom 1
- 8 Bedroom 2
- 9 Bedroom 3
- 10 Bedroom 4
- 11 Bedroom 5
- 12 Bathroom

EXTERIOR

- A Terrace



Ground



First

6-Bedroom Fairway Villas

Penthouse

INTERIOR

- 1 Penthouse Floor Hall
- 2 Main Staircase
- 3 Pantry
- 4 Powder Room
- 5 Game Room
- 6 Living Room

EXTERIOR

- A Terrace



Penthouse

3

Range Villas



5-Bedroom Range Villas

Ground	285 sqm
First Floor	262 sqm
Total GSA	547 sqm



5-Bedroom Range Villas

Ground

INTERIOR

- 1 Entrance Hall
- 2 Garage
- 3 Ground Floor Hall
- 4 Main Staircase
- 5 Patio
- 6 Powder Room
- 7 Family Living-Dining-Kitchen
- 8 Majlis Living-Dining Room
- 9 Bedroom
- 10 Bathroom
- 11 Dressing Room
- 12 Pantry
- 13 BOH Kitchen
- 14 Laundry Room
- 15 Maid's Room
- 16 Pool Toilet
- 17 Driver's Room
- 18 Security Room

EXTERIOR

- A Pool
- B Covered Terrace

First

INTERIOR

- 1 First Floor Hall
- 2 Main Staircase
- 3 Double Height
- 4 Master Bedroom
- 5 Bedroom 1
- 6 Bedroom 2
- 7 Bedroom 3
- 8 Family Room
- 9 Dressing Room
- 10 Bathroom

EXTERIOR

- A Terrace



Ground



First



Par Villas



Par 4 Villas

Ground Floor	159 sqm
First Floor	168 sqm
Total GSA	327 sqm



4-Bedroom

Ground

INTERIOR

1. Foyer
2. Stairs
3. Living Room
4. Dining Room
5. Show Kitchen
6. Guest Room
7. Bathroom
8. Powder Room
9. Laundry
10. Service Kitchen
11. Maid's Room

EXTERIOR

- A. Entrance
- B. Covered Parking
- C. Storage Room

First

INTERIOR

1. Stairs
2. Family Living
3. Master Bedroom
4. Wardrobe
5. Bathroom
6. Bedroom 2
7. Bedroom 3
8. Powder Room
9. Kitchenette

EXTERIOR

- A. Terrace
- B. Balcony



Ground



First

Par 3 Villas

Ground Floor	102 sqm
First Floor	133 sqm
Total GSA	235 sqm



3-Bedroom

Ground

INTERIOR

- 1. Foyer
- 2. Stairs
- 3. Living Room
- 4. Dining Room
- 5. Show Kitchen
- 6. Powder Room
- 7. Maid's Bathroom
- 8. Maid's Bathroom
- 9. Laundry

EXTERIOR

- A. Entrance
- B. Covered Parking

First

INTERIOR

- 1. Stairs
- 2. Master Bedroom
- 3. Wardrobe
- 4. Bathroom
- 5. Bedroom 2
- 6. Bedroom 3

EXTERIOR

- A. Balcony



Ground



First

5

Golf Homes



4-Bedroom Golf Homes

Ground	201 sqm
First Floor	171 sqm
Total GSA	372 sqm



4-Bedroom Golf Homes

Ground

INTERIOR

- 1 Main Entrance
- 2 Hallway
- 3 Guest Bedroom
- 4 Bathroom
- 5 Feature Staircase
- 6 Staff Bedroom
- 7 Laundry Space
- 8 Powder Room
- 9 Service Kitchen
- 10 Show Kitchen
- 11 Family Dining
- 12 Family Living

EXTERIOR

- A Outdoor Living
- B Covered Parking

First

INTERIOR

- 1 Hallway
- 2 Family Living
- 3 Feature Staircase
- 4 Master Bedroom
- 5 Bedroom 2
- 6 Bedroom 3
- 7 Wardrobe
- 8 Bathroom
- 9 Powder Room
- 10 Storage

EXTERIOR

- A Balcony





Hudayriyat
Golf Estates

Golf Townhomes

Townhomes offer a modern residential solution that balances functionality and style. Blending efficiency with elegance, these townhouses are tailored for modern families, delivering comfort, practicality, and a sense of belonging within a vibrant community.

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.

6

Golf Townhomes



4-Bedroom Golf Townhomes

Ground Floor	154 sqm
First Floor	83 sqm
Total GSA	237 sqm



4-Bedroom Golf Townhomes

Ground

INTERIOR

- 1 Entrance Hall
- 2 Powder Room
- 3 Feature Staircase
- 4 Kitchen
- 5 BOH Kitchen
- 6 Family Dining
- 7 Family Living
- 8 Guest Bedroom
- 9 Bathroom
- 10 Wardrobe
- 11 Staff Lobby
- 12 Staff Bedroom
- 13 Laundry Room
- 14 Storage Area

EXTERIOR

- A Entrance
- B Covered Parking
- C Outdoor Living
- D Landscaping

First

INTERIOR

- 1 Feature Staircase
- 2 Hallway
- 3 Master Bedroom
- 4 Master Wardrobe
- 5 Master Bathroom
- 6 Bedroom 1
- 7 Bathroom
- 8 Bedroom 2
- 9 Wardrobe

EXTERIOR

- A Terrace



Ground



First

3-Bedroom Golf Townhomes

Ground Floor	121 sqm
First Floor	83 sqm
Total GSA	204 sqm



3-Bedroom Golf Townhomes

Ground

INTERIOR

- 1 Entrance Hall
- 2 Powder Room
- 3 Office/ Studio
- 4 Feature Staircase
- 5 Family Living
- 6 Kitchen
- 7 BOH Kitchen
- 8 Family Dining
- 9 Staff Bedroom
- 10 Laundry Room
- 11 Storage Area

EXTERIOR

- A Entrance
- B Covered Parking
- C Outdoor Living
- D Landscaping

First

INTERIOR

- 1 Feature Staircase
- 2 Hallway
- 3 Master Bedroom
- 4 Bedroom 1
- 5 Bedroom 2
- 6 Wardrobe
- 7 Bathroom



Ground



First

Where life finds its *swing*

Hudayriyat Golf Estates, the precinct where that promise becomes an address. An Andalusian architectural expression. A 95-hectare flagship course at its heart. With a 2.3 km of green spine threading through it like a quiet pulse. Part of Abu Dhabi's most connected island. A world designed to flow.

For more information visit
[WORLD.MODON.COM](https://www.worldmodon.com)



MÜDÖN

800 MODON
MODON.COM