

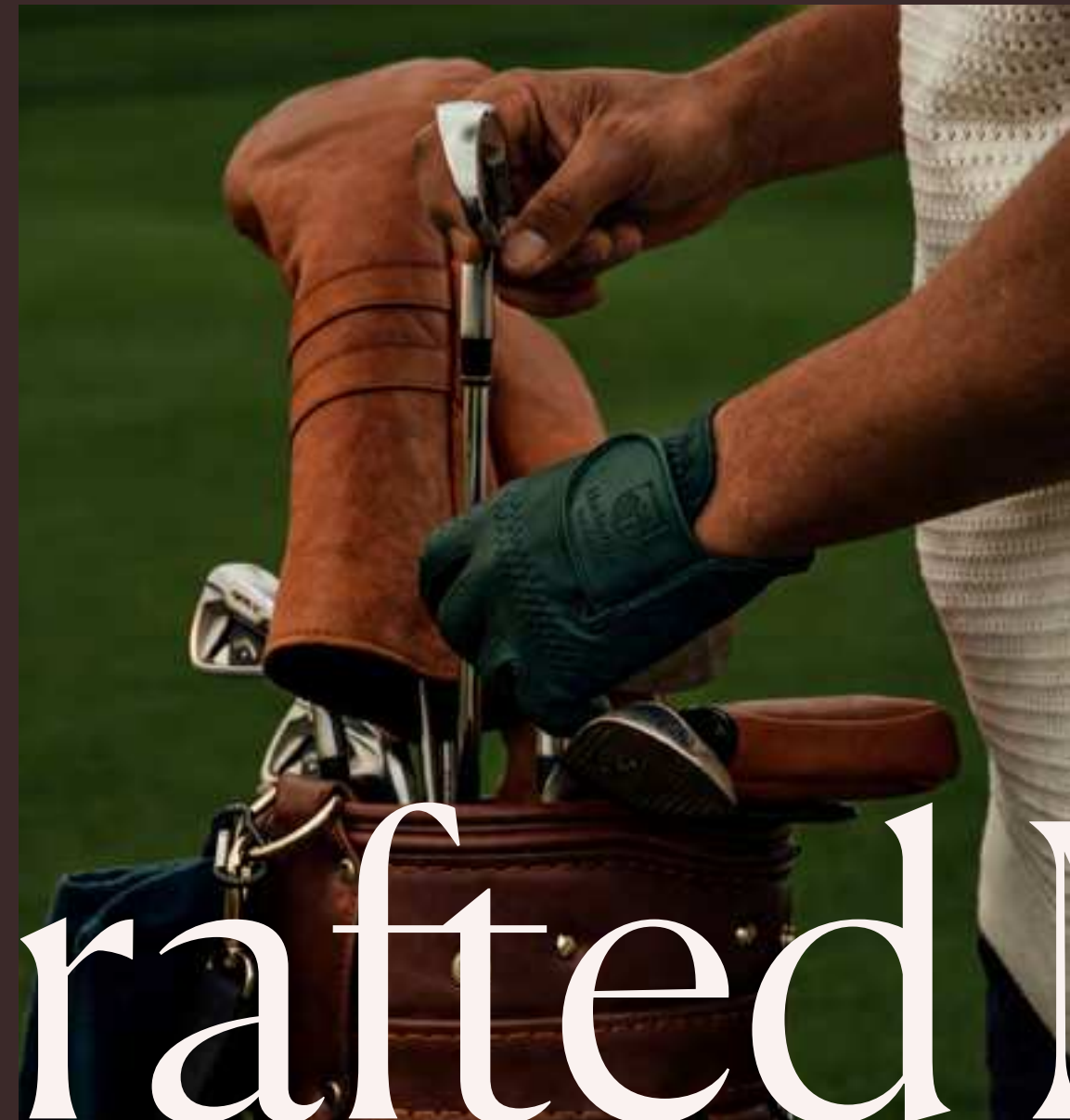


Hudayriyat

Golf Estates

MÜDÖN

Where life finds its *swing*



A Crafted Masterpiece



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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*



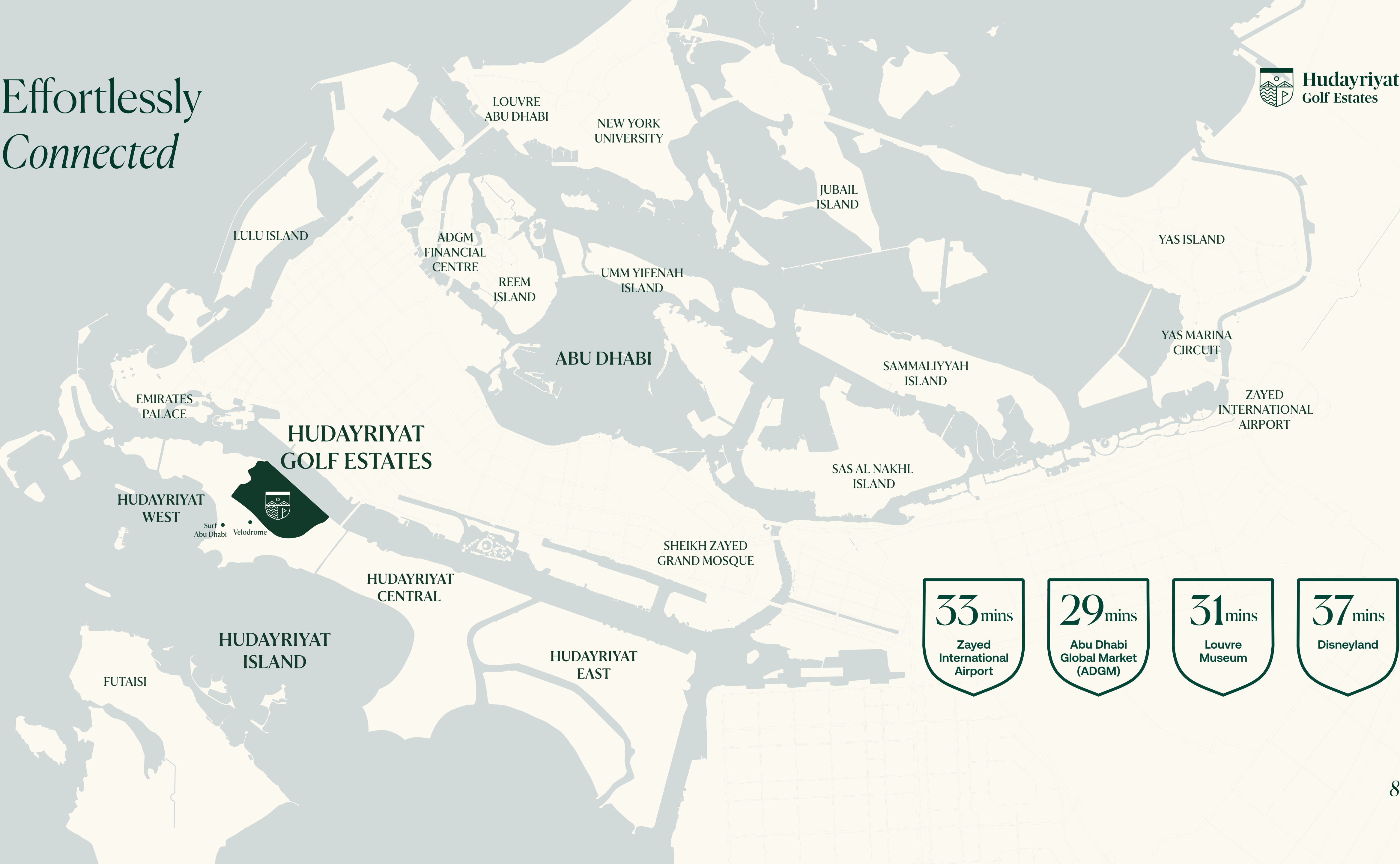
Hudayriyat Island

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



33mins

Zayed International Airport

29mins

Abu Dhabi Global Market (ADGM)

31mins

Louvre Museum

37mins

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*

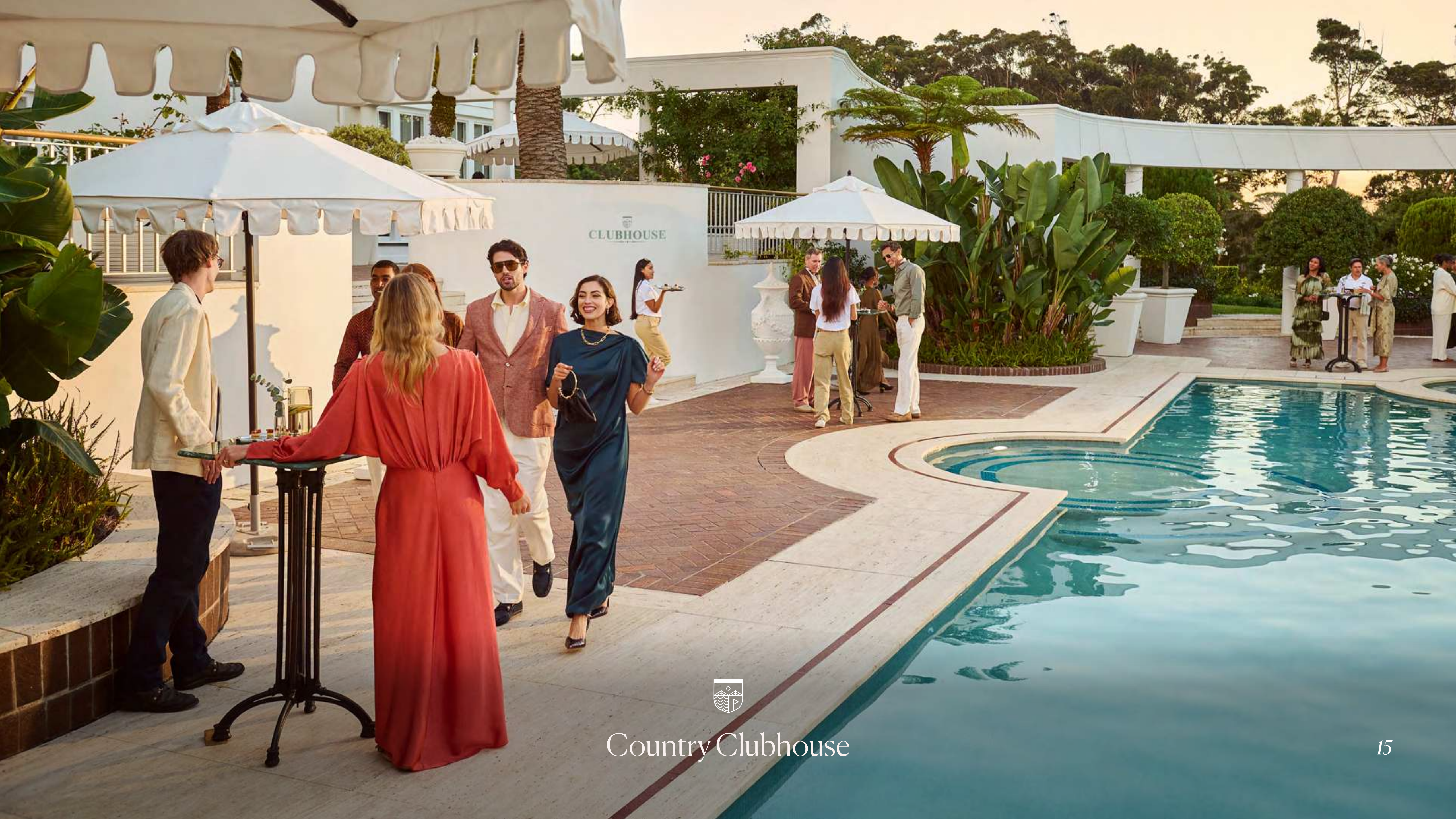
Minutes from Hudayriyat Island's iconic Sports Village. Experience a life defined by world-class energy, situated moments from Surf Abu Dhabi, the Velodrome, and the elite High Performance Centre.





18-Hole Golf Course





CLUBHOUSE



Country Clubhouse

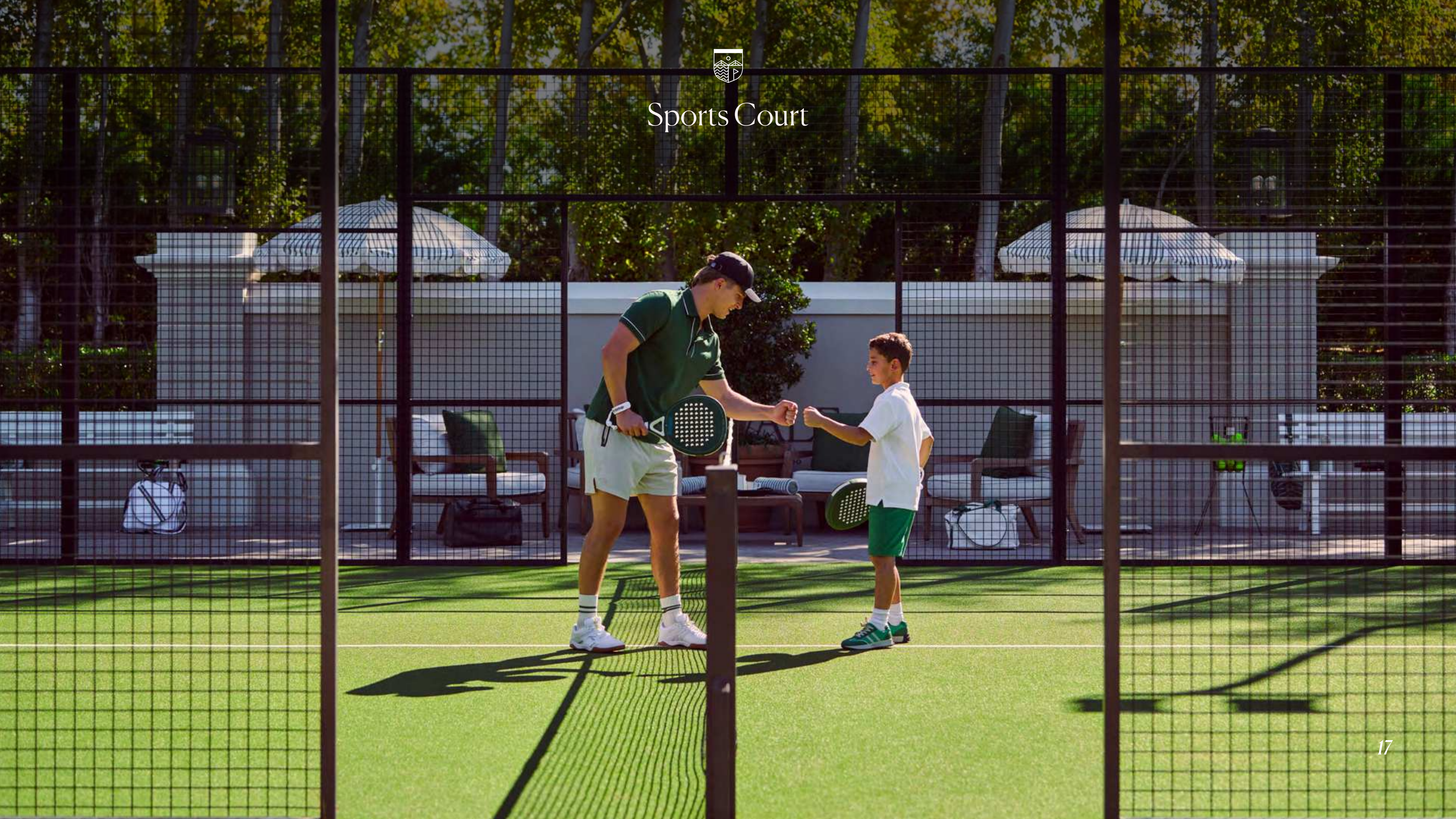


Spa & Wellness Centre





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

Biotope

18-Hole
Golf Course

Clubhouse

Community Retail

Schools

Clinic

Retail

Beach

Velodrome

Olympia Resort

Surf Abu Dhabi

Sports Village

HUDAYRIYAT WEST

0 500m 1km



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



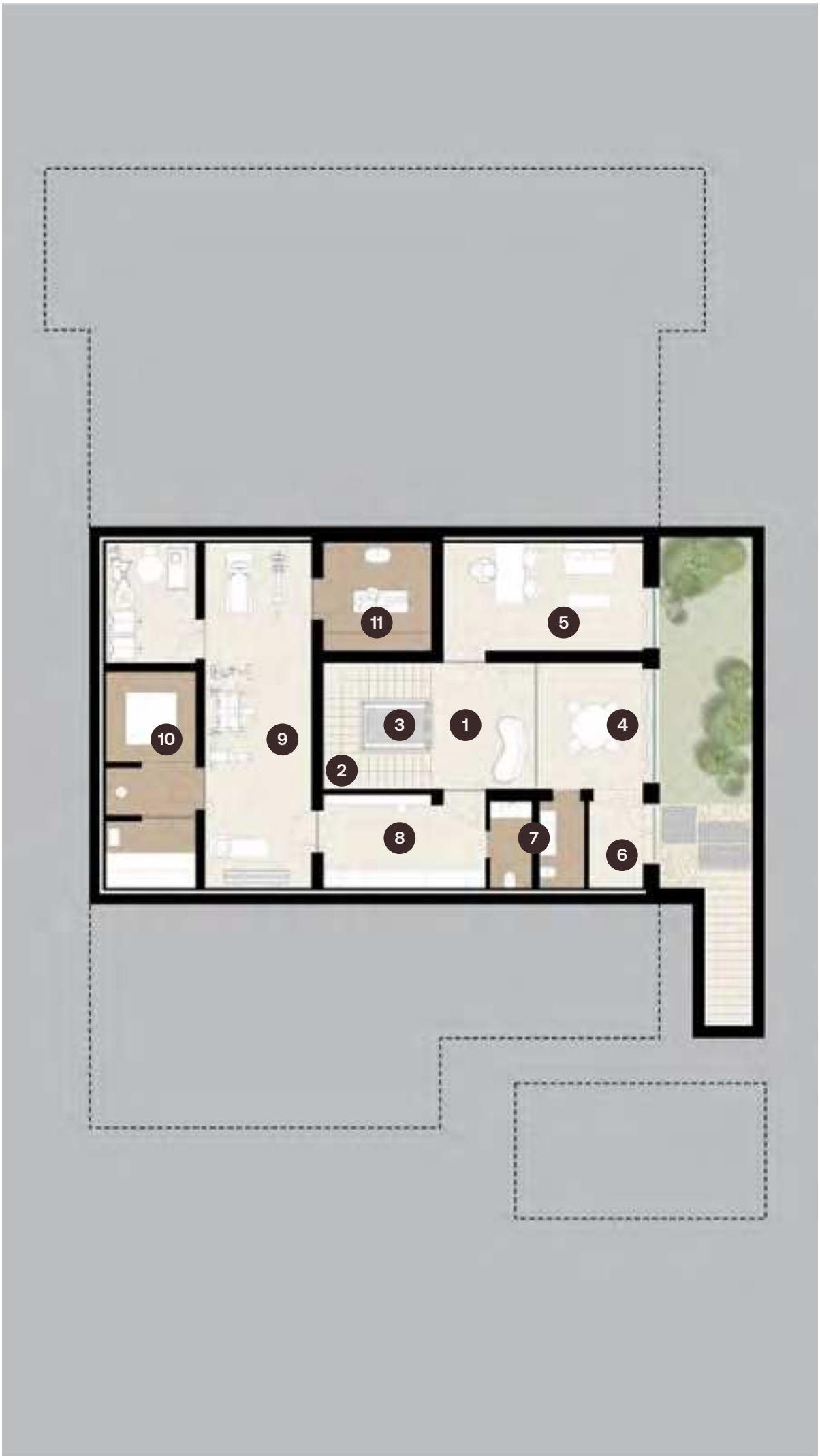
Ground

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 |

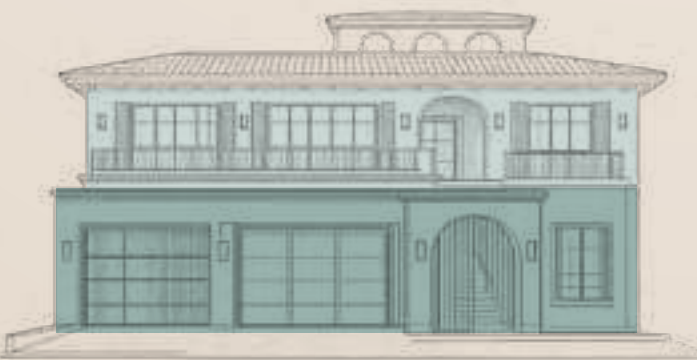
First

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 |
|---|---------|



6-Bedroom Fairway Villas

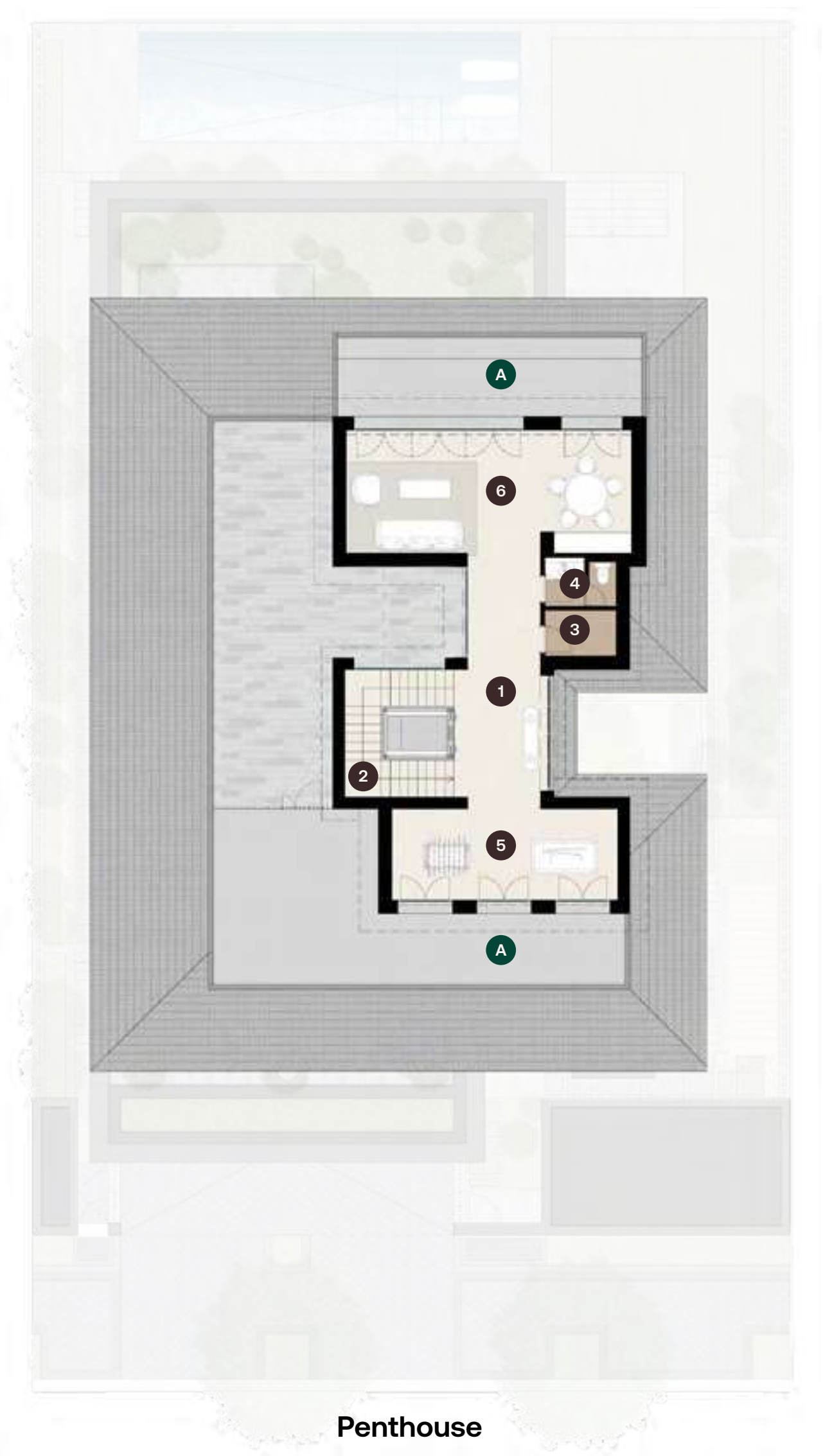
Penthouse

INTERIOR

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

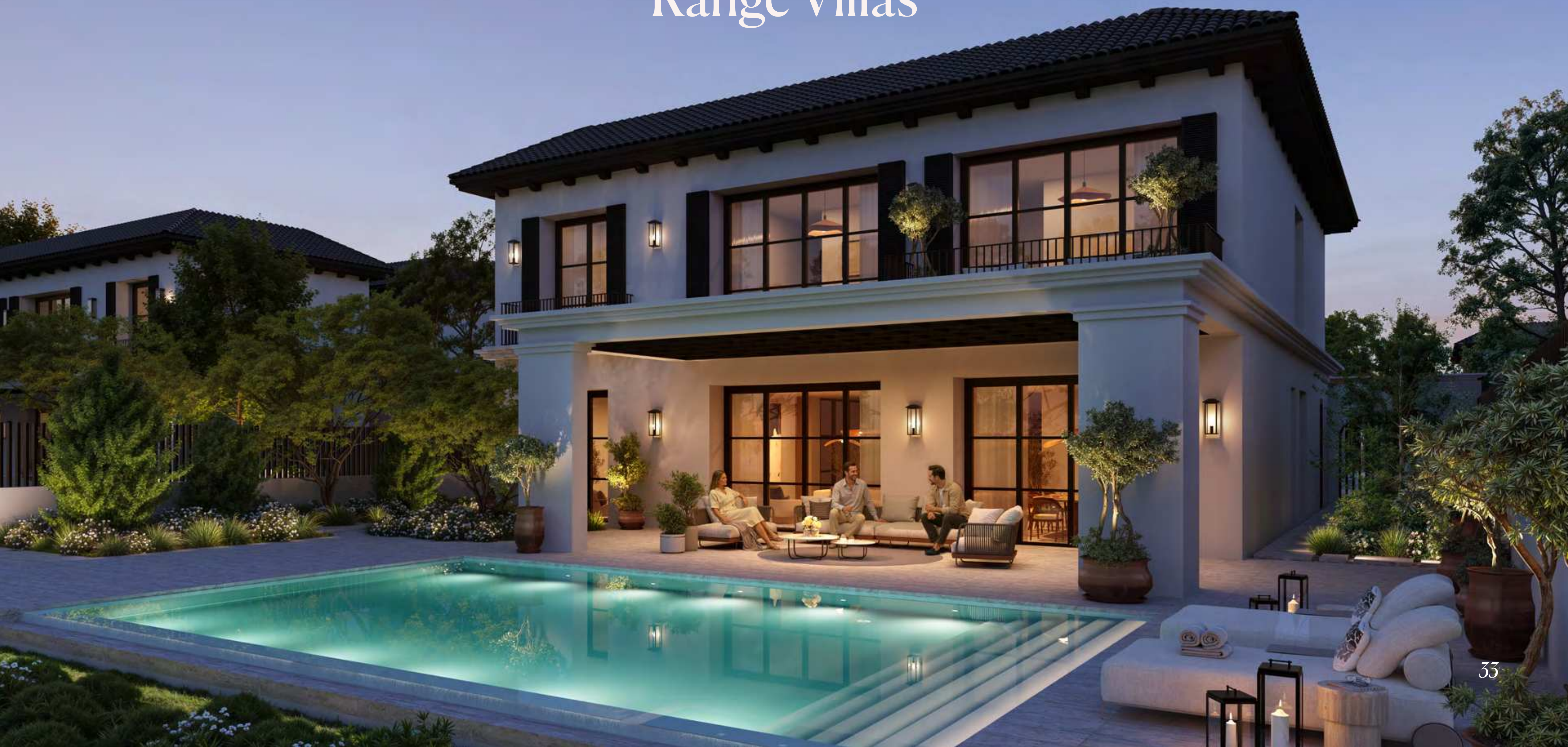
EXTERIOR

- A Terrace



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	161 sqm
First Floor	157 sqm
Total GSA	318 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. Entance
- 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	127 sqm
Total GSA	229 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 |
|---|---------|



Ground



First



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.

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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 |

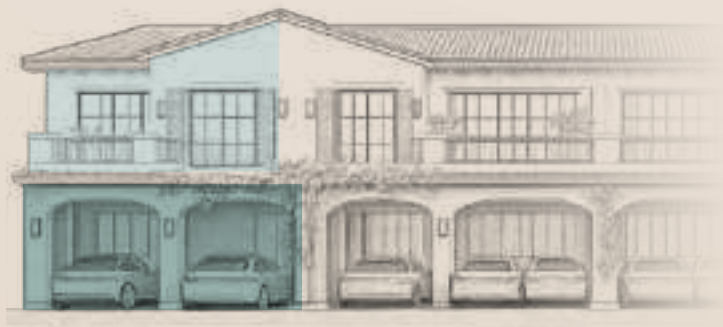
First

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



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



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