Hudayriyat
Golf Estates

MODON

Where life finds its *swing*

Hudayriyat
Golf Estates

A Crafted Masterpiece

Hudayriyat
Golf Estates

Table of Contents

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

Hudayriyat
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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.

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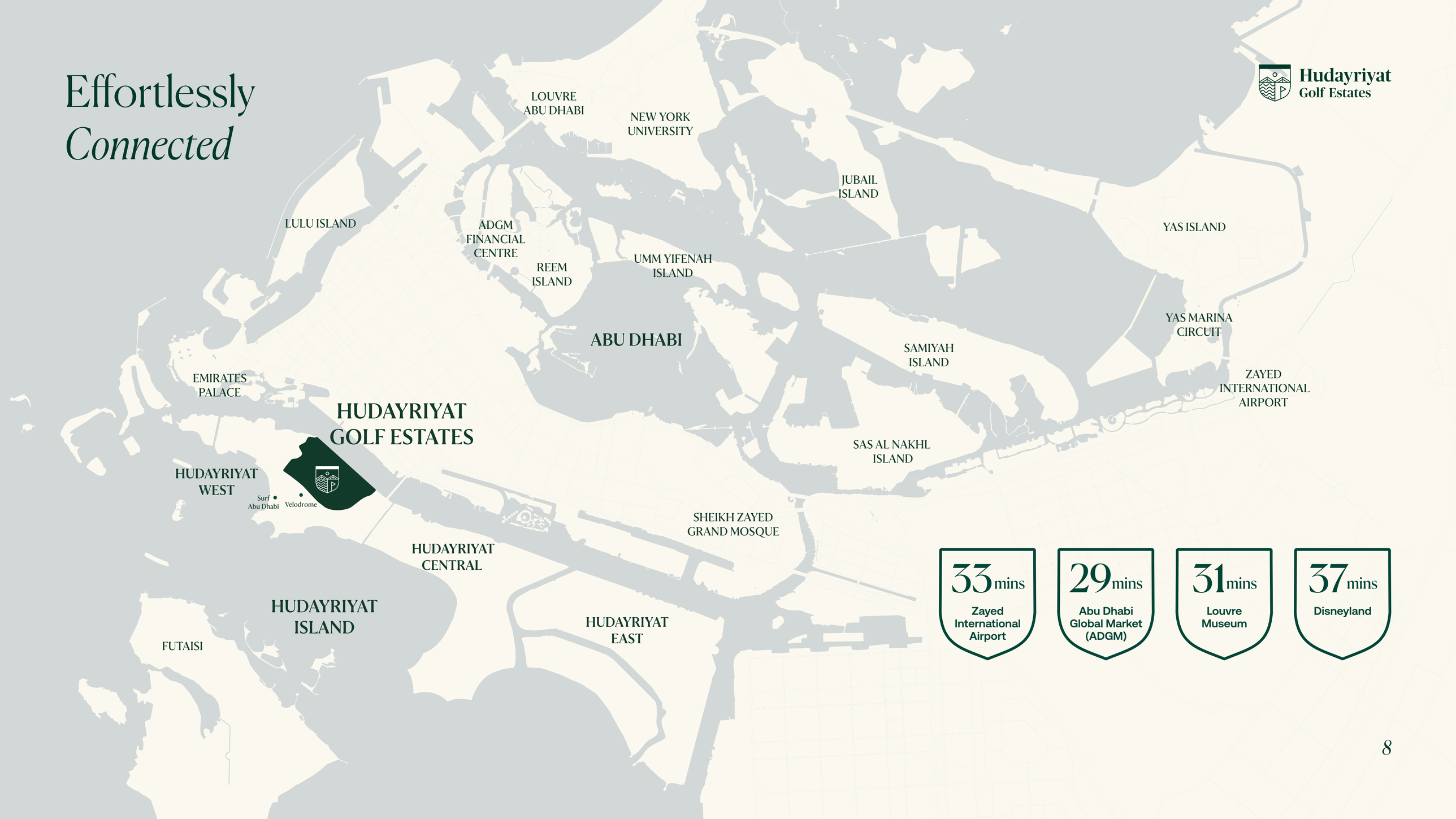
Hudayriyat Golf Estates

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*

Hudayriyat Golf Estates



33 mins Zayed International Airport

29 mins Abu Dhabi Global Market (ADGM)

31 mins Louvre Museum

37 mins Disneyland

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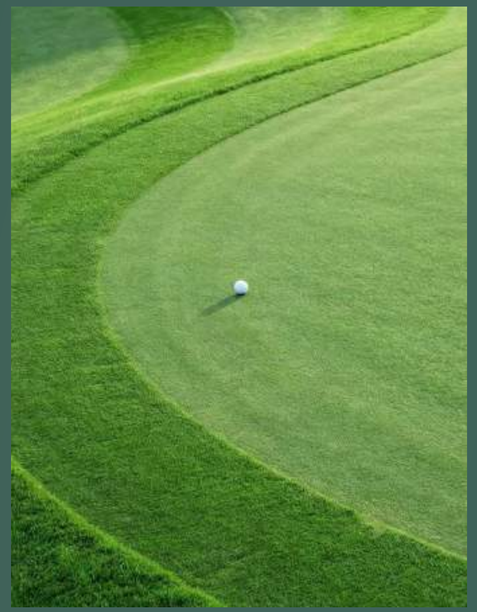
Where the game
Becomes the day



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

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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

Spa & Wellness Centre

Sports Court

Golf Academy

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

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.

1

Golf Mansions

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6-Bedroom Golf Mansions

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

2

Fairway Villas

Hudayriyat
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6-Bedroom Fairway Villas

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

3

Range Villas

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5-Bedroom Range Villas

Ground	285 sqm
First Floor	262 sqm
Total GSA	**547 sqm**

4

Golf Homes

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4-Bedroom Golf Homes

Ground	201 sqm
First Floor	171 sqm
Total GSA	**372 sqm**

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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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5

Golf Townhomes

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4-Bedroom Golf Townhomes

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

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3-Bedroom Golf Townhomes

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

PSI.

PROPERTY SHOP

INVESTMENT