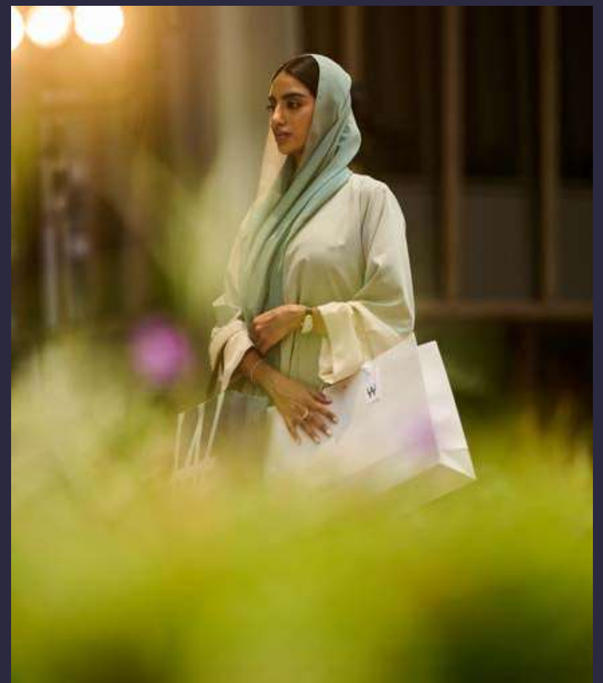
WADEEM GARDENS

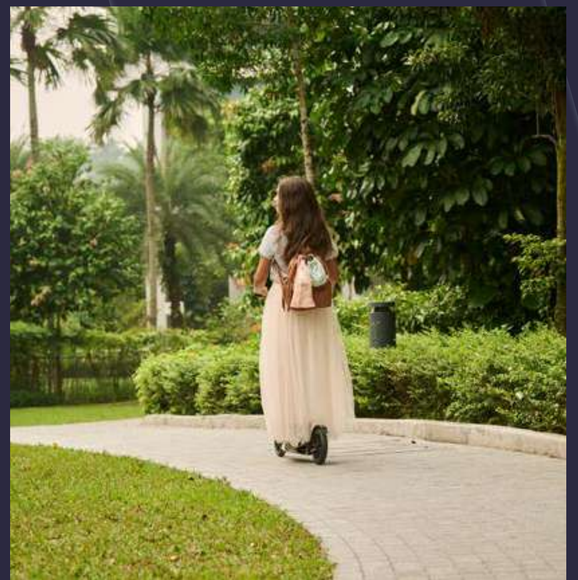
Hudayriyat Island, Abu Dhabi

MÖDON

WADEEM GARDENS

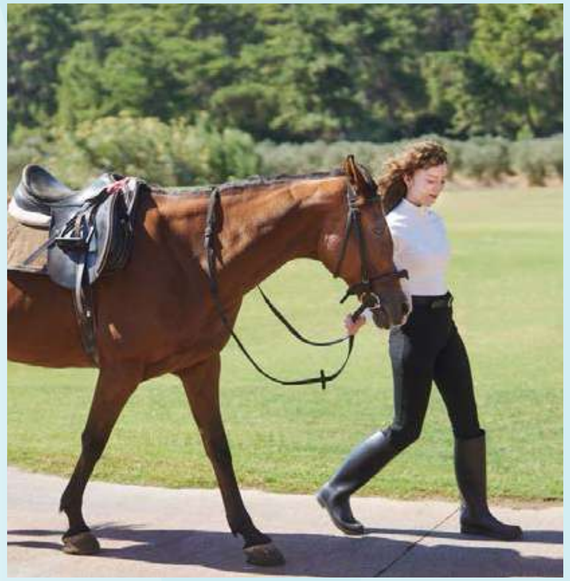
Where Everything Aligns





Abu Dhabi
Heritage At Heart
Future In Sight

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.



Settle For Everything

Hudayriyat Island

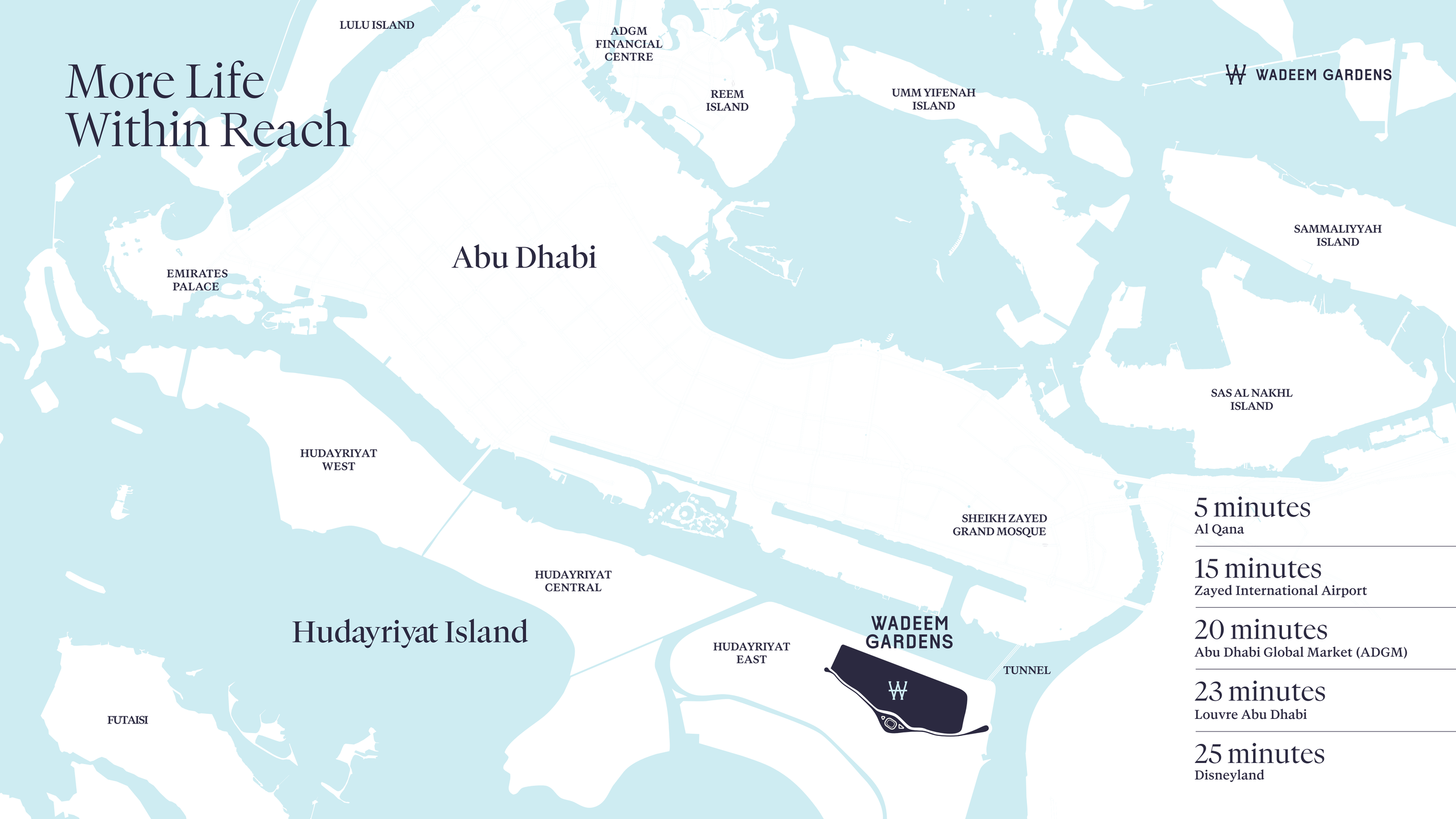
Set against open skies and pristine waters, Hudayriyat Island is a destination where you never have to choose between the things you love. Here, energy and calm, sport and leisure, urban life and nature, come together seamlessly, giving you the freedom to experience more, all in one place.

WADEEM GARDENS

Wadeem Gardens is a distinctive gated residential community centred around a vibrant spine, bringing together everyday living, leisure and wellbeing in one connected destination. Designed for those who value ease, choice and a sense of belonging, it offers a walkable setting where everything you need feels naturally within reach.

Master Community

More Life Within Reach



5 minutes
Al Qana

15 minutes
Zayed International Airport

20 minutes
Abu Dhabi Global Market (ADGM)

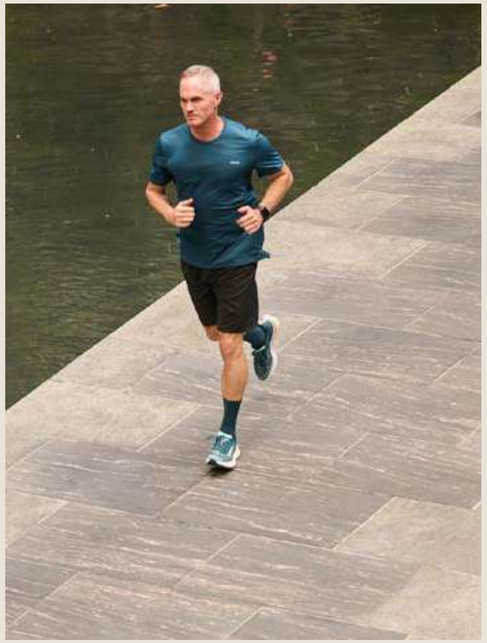
23 minutes
Louvre Abu Dhabi

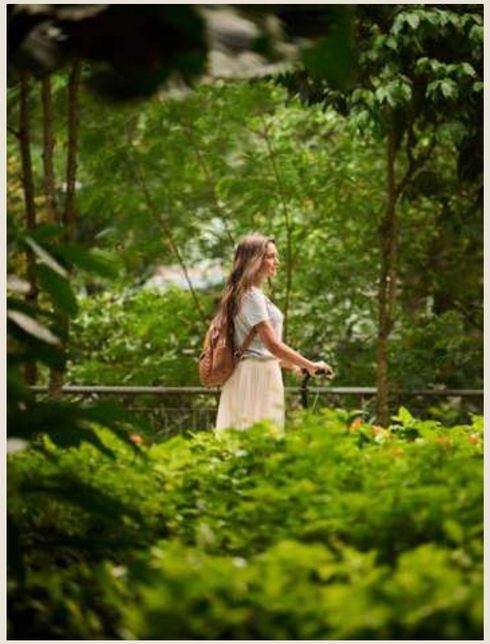
25 minutes
Disneyland

WADEEM GARDENS

A Lifestyle Around Everyday Life

- 2.3 km Spine
- Arena
- Clubhouses
- Multi-Sport Courts
- Football Academy
- Healthcare Centre
- Office Parks
- Maritime Museum
- Retail and Dining
- Waterfront Promenade
- Parks and Green Spaces
- International Schools





One Spine Connects It All

WADEEM GARDENS

₩
2.3 km Spine

Movement & Connectivity

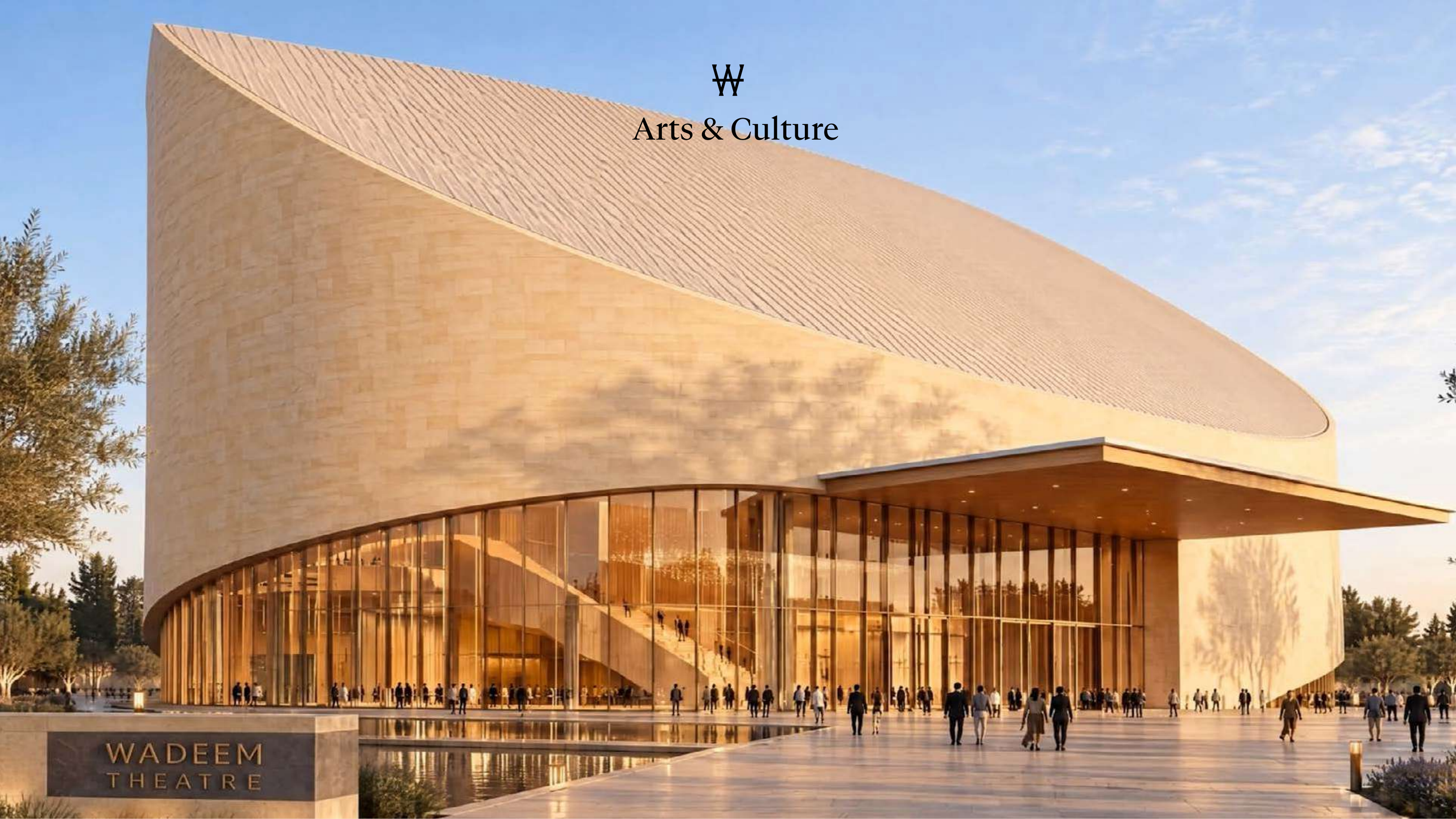
Hospitality & Lifestyle

Business & Innovation

Education & Learning

Hospitals & Healthcare

Arts & Culture



W
Arena

Clubhouse

International Schools

Football Academy
PLAYER
10
8
7

Hospitals & Healthcare

Retail Boulevard

Majlis Halls

Parks & Green Spaces

An Integrated Community

WADEEM GARDENS

Everything close by
Boutiques down the block
Schools just steps away
Wellbeing at the core
A life full of motion
Where families gather
Business within reach

Wadeem Gardens Masterplan
Shaped Around the Spine

WADEEM GARDENS

- Maritime Museum 1
- Waterfront Retail 2
- Waterfront Plaza 3
- Clubhouses 4
- Innovation Hub 5
- Town Square 6
- Waterfront Taxi Pier 7
- Sports Arena 8
- Retail 9
- Hospitals 10
- Hotels 11
- Schools 12
- Nursery 13

Homes Designed Around You

Choose from 4, 5, or 6-bedroom villas

Choose your preferred architectural design

Choose your ideal internal layout

A collection of 4, 5 and 6-bedroom villas, offered in Arabian and Modern façades, with thoughtfully designed layouts that offer space, flexibility and a sense of belonging.

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

Modern 4-Bedroom Villas

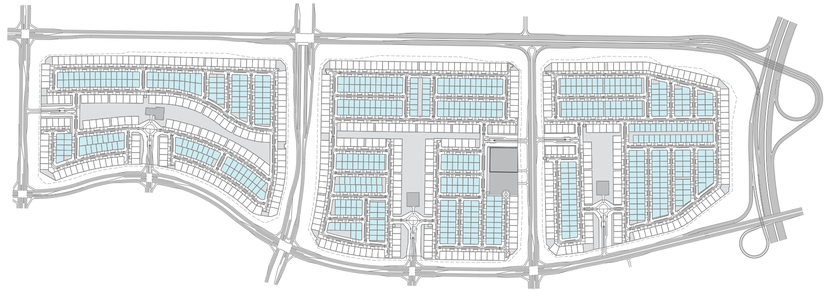
Front View

Modern 4-Bedroom Villas

Back View

Choose Your Design
4-Bedroom Villas

Plot Size	532 sqm
Unit Size	430 sqm



Arabian

Modern

4-Bedroom Villas
Floorplan Option A

WADEEM GARDENS

Unit Size	430 sqm

Ground Floor

Interior

1	Living Room	5.2 x 4.8 m
2	Dining Room	4.3 x 4.8 m
3	Show Kitchen	3.0 x 4.8 m
4	Service Kitchen	2.7 x 4.8 m
5	Powder Room	3.0 x 2.0 m
6	Guest Bedroom*	5.1 x 3.8 m
7	Maid's Room	2.8 x 3.3 m
8	Laundry	3.6 x 2.1 m
9	Driver's Room	2.7 x 3.3 m
10	Garden Bathroom	1.5 x 2.7 m

Exterior

A	Covered Car Parking
B	Deck
C	Pool**

First Floor

Interior

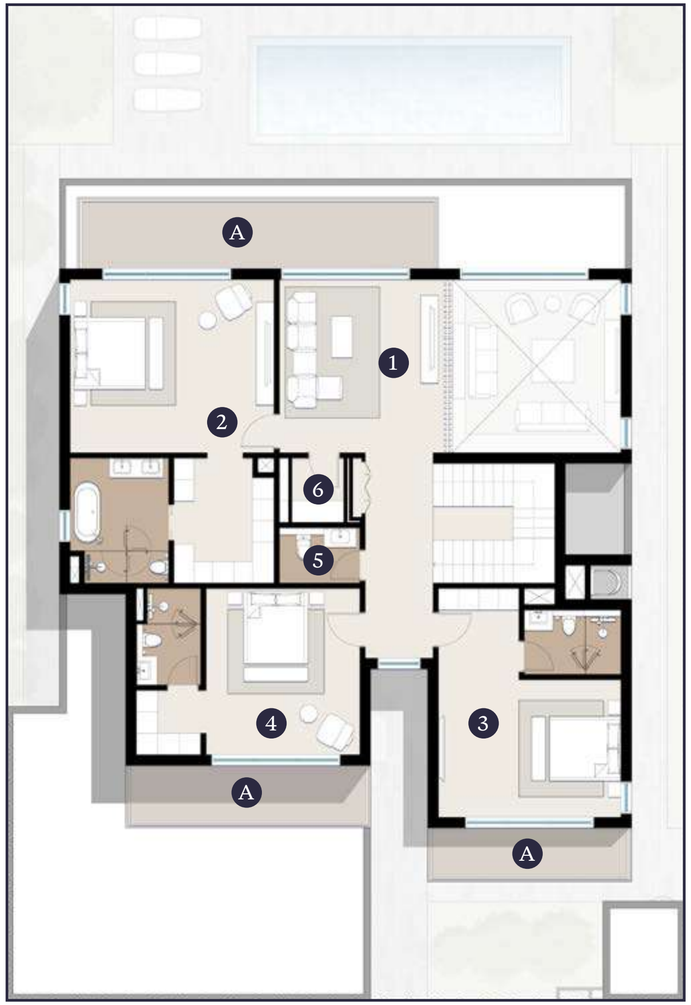
1	Family Living	4.8 x 4.8 m
2	Master Bedroom*	5.7 x 4.8 m
3	Bedroom 1*	5.1 x 3.8 m
4	Bedroom 2*	4.3 x 4.6 m
5	Powder Room	2.2 x 1.5 m
6	Pantry	1.4 x 1.8 m

Exterior

A	Balcony	6.8 x 1.7 m

*Bedroom dimensions exclude wardrobes and bathrooms.
**Pool provision only. Pool installation is by the owner, subject to approvals.

Ground Floor



First Floor

4-Bedroom Villas
Floorplan Option B

WADEEM GARDENS

Unit Size	430 sqm

Ground Floor

Interior

1	Living Room	5.6 x 4.8 m
2	Dining Room	5.4 x 4.8 m
3	Show Kitchen	3.0 x 4.8 m
4	Service Kitchen	3.2 x 3.2 m
5	Powder Room	1.5 x 1.6 m
6	Guest Bedroom*	5.3 x 4.2 m
7	Majlis	3.7 x 4.2 m
8	Maid's Room	2.6 x 2.6 m
9	Laundry	1.5 x 3.3 m
10	Driver's Room	2.4 x 4.3 m

Exterior

A	Covered Car Parking
B	Deck
C	Pool**

First Floor

Interior

1	Family Living	3.1 x 4.3 m
2	Master Bedroom*	5.1 x 3.0 m
3	Master Sitting Area	3.1 x 4.8 m
4	Bedroom 1*	5.2 x 3.4 m
5	Bedroom 2*	5.1 x 3.4 m
6	Powder Room	1.5 x 1.5 m
7	Pantry	1.6 x 1.7 m

Exterior

A	Balcony	5.5 x 1.5 m

*Bedroom dimensions exclude wardrobes and bathrooms.
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Ground Floor

First Floor

Arabian 5-Bedroom Villas

Front View

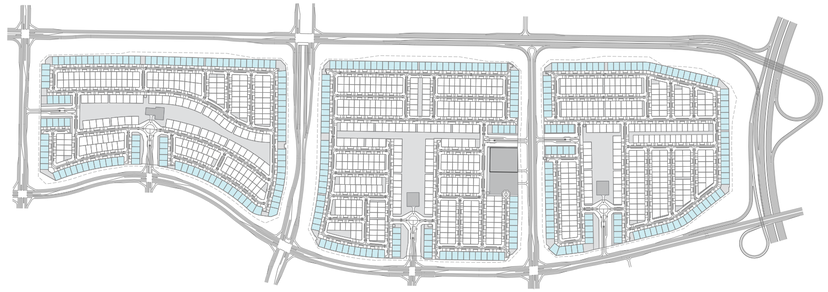
Arabian 5-Bedroom Villas

Back View

Choose Your Design
5-Bedroom Villas

WADEEM GARDENS

Plot Size	630 sqm
Unit Size	510 sqm



Arabian

Modern

5-Bedroom Villas
Floorplan Option A

WADEEM GARDENS

Unit Size	510 sqm

Ground Floor

Interior

1	Living Room	5.2 x 5.4 m
2	Dining Room	4.4 x 5.4 m
3	Show Kitchen	3.0 x 5.4 m
4	Service Kitchen	3.9 x 5.4 m
5	Powder Room	3.0 x 2.0 m
6	Guest Bedroom*	5.1 x 3.8 m
7	Maid's Room	4.0 x 3.3 m
8	Laundry	4.8 x 2.1 m
9	Driver's Room	2.7 x 3.3 m
10	Garden Bathroom	1.5 x 2.7 m

Exterior

A	Covered Car Parking
B	Deck
C	Pool**

First Floor

Interior

1	Family Living	4.4 x 5.4 m
2	Master Bedroom Suite*	6.9 x 5.4 m
3	Bedroom 1*	4.6 x 4.6 m
4	Bedroom 2*	5.1 x 3.8 m
5	Bedroom 3*	5.1 x 5.4 m
6	Powder Room	2.2 x 1.5 m
7	Pantry	1.4 x 1.8 m

Exterior

A	Balcony	7.1 x 1.7 m

*Bedroom dimensions exclude wardrobes and bathrooms.

**Pool provision only. Pool installation is by the owner, subject to approvals.

Ground Floor

First Floor

5-Bedroom Villas
Floorplan Option B

WADEEM GARDENS

Unit Size	510 sqm

Ground Floor

Interior

1	Living Room	6.6 x 5.5 m
2	Dining Room	5.5 x 5.5 m
3	Show Kitchen	3.0 x 5.5 m
4	Service Kitchen	3.9 x 2.8 m
5	Powder Room	1.5 x 2.8 m
6	Guest Bedroom*	5.4 x 3.3 m
7	Majlis	2.9 x 4.5 m
8	Maid's Room	2.1 x 4.5 m
9	Laundry	1.8 x 2.8 m
10	Driver's Room	2.3 x 4.1 m

Exterior

A	Covered Car Parking
B	Deck
C	Pool**

First Floor

Interior

1	Family Living	3.8 x 4.3 m
2	Master Bedroom Suite*	9.6 x 3.1 m
3	Bedroom 1*	5.4 x 3.5 m
4	Bedroom 2*	5.4 x 3.4 m
5	Bedroom 3*	5.6 x 3.5 m
6	Powder Room	1.7 x 1.5 m
7	Pantry	1.8 x 1.5 m

Exterior

A	Balcony	14.8 x 1.9 m

*Bedroom dimensions exclude wardrobes and bathrooms.

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Ground Floor

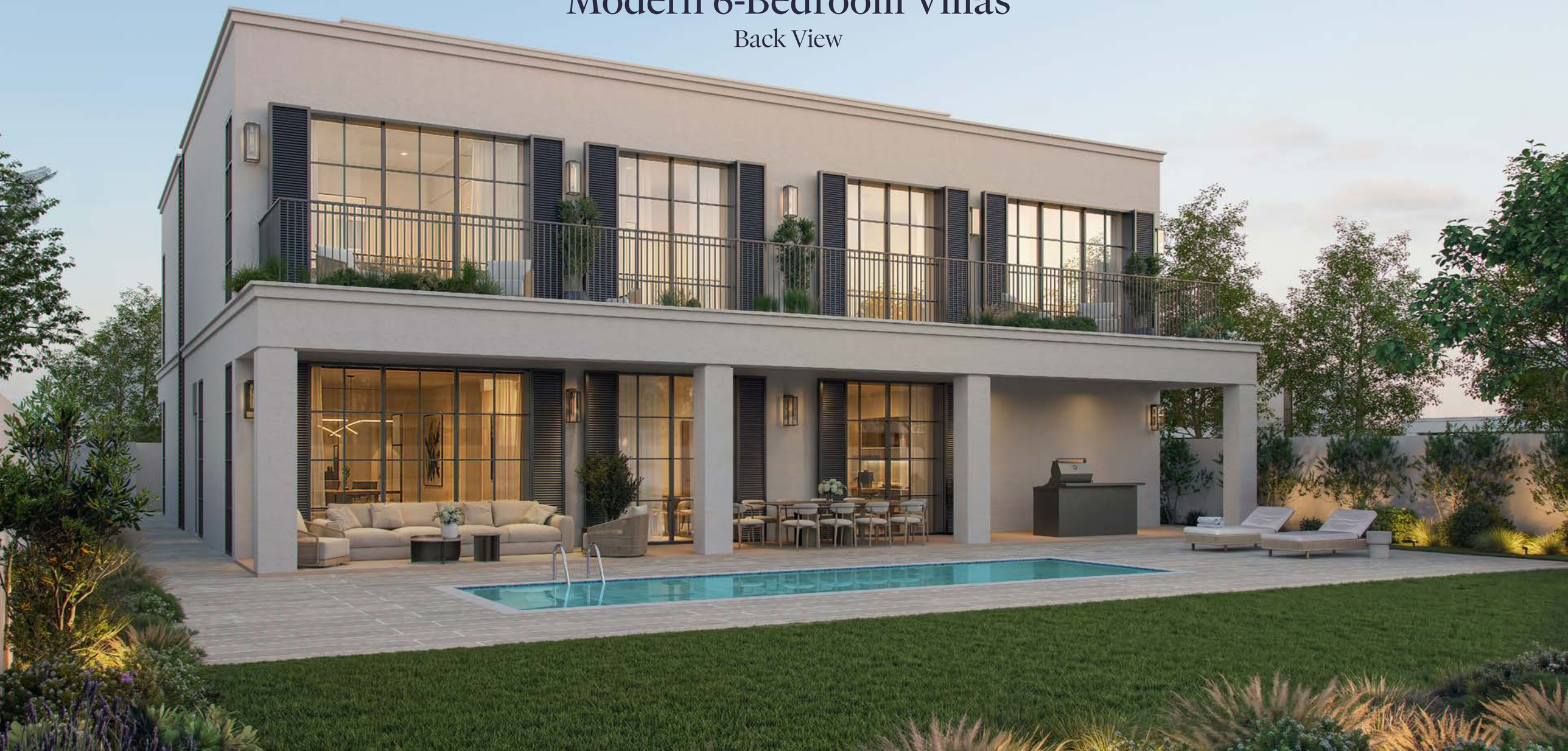
First Floor

Modern 6-Bedroom Villas

Front View

Modern 6-Bedroom Villas

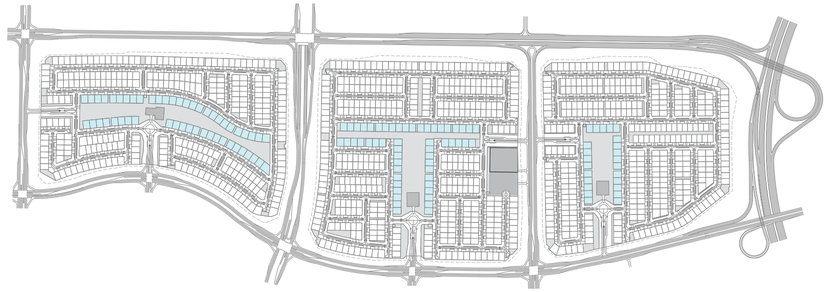
Back View



Choose Your Design
6-Bedroom Villas

WADEEM GARDENS

Plot Size	720 sqm
Unit Size	591 sqm



Arabian

Modern

6-Bedroom Villas
Floorplan Option A

WADEEM GARDENS

Unit Size	591 sqm

Ground Floor

Interior

1	Living Room	5.8 x 5.7 m
2	Dining Room	5.4 x 5.7 m
3	Show Kitchen	3.0 x 5.7 m
4	Service Kitchen	4.2 x 5.7 m
5	Powder Room	3.0 x 2.0 m
6	Guest Bedroom*	5.1 x 3.8 m
7	Maid's Room	4.0 x 3.3 m
8	Laundry	4.8 x 2.0 m
9	Driver's Room	2.7 x 3.3 m
10	Garden Bathroom	1.5 x 2.7 m

Exterior

A	Covered Car Parking
B	Deck
C	Pool**

First Floor

Interior

1	Family Living	4.6 x 5.7 m
2	Master Bedroom Suite*	8.5 x 3.8 m
3	Bedroom 1*	3.9 x 4.3 m
4	Bedroom 2*	5.1 x 3.8 m
5	Bedroom 3*	5.1 x 3.8 m
6	Bedroom 4*	3.9 x 3.2 m
7	Powder Room	2.2 x 1.5 m
8	Pantry	1.8 x 1.5 m

Exterior

A	Balcony	8.7 x 1.5 m

*Bedroom dimensions exclude wardrobes and bathrooms.
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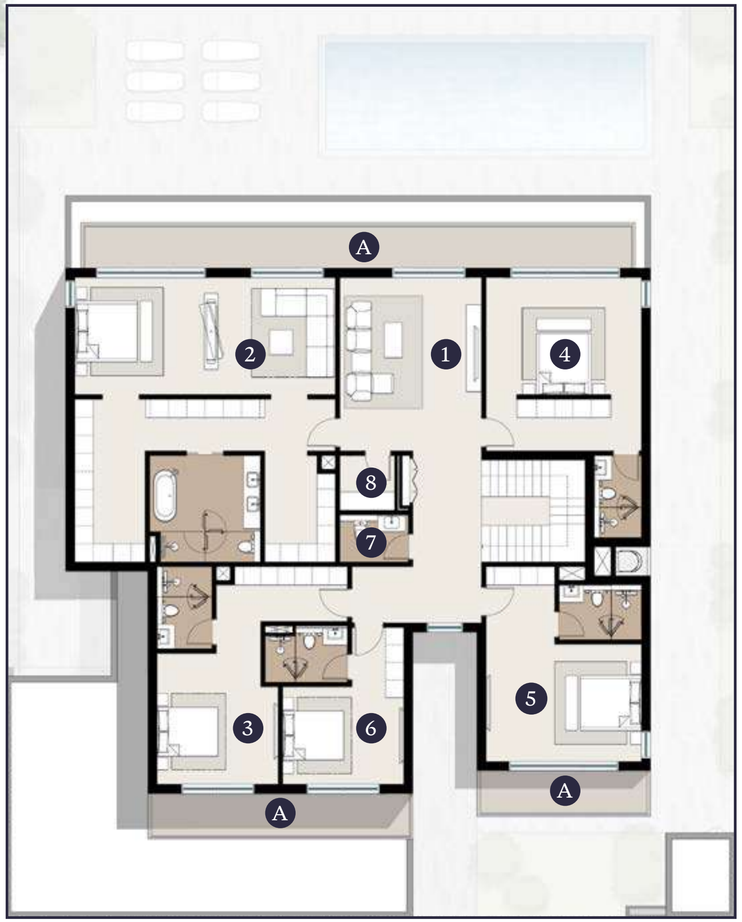
Ground Floor



First Floor

6-Bedroom Villas
Floorplan Option B

WADEEM GARDENS

Unit Size	591 sqm

Ground Floor

Interior

1	Living Room	9.3 x 5.5 m
2	Dining Room	4.6 x 5.5 m
3	Show Kitchen	3.0 x 5.5 m
4	Service Kitchen	4.6 x 2.6 m
5	Powder Room	1.5 x 2.6 m
6	Guest Bedroom*	5.1 x 3.7 m
7	Majlis	3.6 x 5.0 m
8	Maid's Room	2.1 x 5.0 m
9	Laundry	1.9 x 2.6 m
10	Driver's Room	2.3 x 4.1 m

Exterior

A	Covered Car Parking
B	Deck
C	Pool**

First Floor

Interior

1	Family Living	5.0 x 5.0 m
2	Master Bedroom Suite*	6.4 x 5.0 m
3	Bedroom 1*	4.7 x 4.4 m
4	Bedroom 2*	4.5 x 3.8 m
5	Bedroom 3*	4.5 x 4.4 m
6	Bedroom 4*	5.3 x 3.5 m
7	Pantry	1.5 x 1.65 m
8	Powder Room	1.5 x 1.65 m

Exterior

A	Balcony	17.6 x 1.7 m

*Bedroom dimensions exclude wardrobes and bathrooms.

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Ground Floor

First Floor

Entrance Hall

Living Room

Dining Room

Show Kitchen

Master Bedroom

Master Bathroom

WADEEM GARDENS

Wadeem Gardens
Where Everything Aligns

A community designed around everyday life, where homes, amenities and spaces connect along one vibrant spine. A place where everything you need is closer.

PROPERTY SHOP
INVESTMENT