

Modon Properties, Part of Q Holdings, Unveils Landmark Luxury Freehold Residences on Hudayriyat Island

- *With a range of living options, Modon Properties is offering a unique development that will comprise of two vibrant freehold communities, Nawayef and Al Naseem*
- *The development includes high-end residential villas with panoramic views of the Abu Dhabi skyline and waterfront, as well as a family-oriented tranquil community organised around a network of essential needs and recreational options*
- *The project aligns with Abu Dhabi's strategic vision, driving urban expansion and enhancing the city's global appeal*

Abu Dhabi, UAE – 15 March 2024: Modon Properties has revealed the first phases of freehold residences on Hudayriyat Island, marking a significant milestone in the region's real estate landscape. Nawayef and Al Naseem, the two communities within the development, will each offer unique experiences that cater to a wide array of lifestyles, granting an elevated living experience unparalleled in the market.

Featuring an extensive list of unique living options across 84 different property typologies, these residences set a new standard in living spaces. Nestled within Hudayriyat Island, the development is surrounded by stunning coastlines, offering unparalleled views and access to a stretch of pristine beaches. This development consolidates Abu Dhabi's status as a premier lifestyle destination, seamlessly integrating tourism, leisure, sport and urban living. The two projects are available to buyers of all nationalities.

Nawayef, inspired by Newport Hills, California, is set upon and around hills reaching up to 55 metres, and offers expansive views of the Abu Dhabi skyline and the Arabian Gulf. Each property within the development is meticulously designed to maximise these views, providing residents with bespoke luxury and a serene, private living environment.

The generous sized villas ranging from 350 to 2,700 square metres, create spacious living areas filled with natural light and a sense of grandeur. 19 different villa types have been strategically placed throughout the neighbourhood to foster an organic village atmosphere.

Al Naseem is a family-oriented, low-density, tranquil community surrounded by an extensive network of amenities including an exclusive country club with gym, spa and pool, alongside a mosque. Each villa, comes with the option of two distinct façade designs, with sizes ranging from 490 to 620 square metres, is designed to offer a living experience with expansive, versatile spaces that indulge residents in elegant, modern design. The villas integrate both indoor and outdoor spaces, offering a perfect blend of beauty and functionality, designed for privacy and natural cross ventilation.

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Residents of both Nawayef and Al Naseem will be able to access world-class amenities, including Surf Abu Dhabi, Velodrome Abu Dhabi, the largest urban park in the emirate, in addition to Marsana and a range of leisure and sports facilities located on Hudayriyat Island. The development also features over 220 kilometres of dedicated cycling tracks, catering to sports enthusiasts and nature lovers.

His Excellency Jassem Mohamed Bu Ataba Al Zaabi, Chairman of Q Holdings, said: “The launch of these exclusive residential projects on Hudayriyat Island represents a milestone for Modon Properties in its mission to foster vibrant communities, elevate resident well-being and contribute to the evolution of Abu Dhabi’s built environment. Simultaneously, both projects will enhance the Emirate’s status as a global pioneer and innovator in urban development – reflecting Modon Properties’ efforts to support Abu Dhabi’s growth as a premier world-leading lifestyle, tourism, sports and services destination.”

Bill O’Regan, Group Chief Executive Officer of Q Holdings said: “We are pleased to unveil the first two residential projects in this one-of-a-kind development. Nawayef and Al Naseem will set new standards in modern, island living, enhancing Hudayriyat Island as a leading waterfront destination with exceptional experiences and dynamic lifestyle opportunities that are sure to continue captivating residents, visitors, and tourists alike.”

Modon Properties, known for its visionary approach, has been instrumental in developing vibrant communities and unique lifestyle experiences in Abu Dhabi.

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