Modon launches Bashayer: Hudayriyat Island's first ultra-premium waterfront community

- *The ultra-exclusive waterfront community comprises 157 luxury villas, as well as 330 apartments, including penthouses, overlooking Al Bateen Beach and the Abu Dhabi skyline*

Abu Dhabi, UAE, 8 December 2025: Modon has unveiled Bashayer, the first waterfront community on Hudayriyat Island, with views of Al Bateen and Abu Dhabi's skyline. The neighbourhood offers ultra-premium four- and five-bedroom villas and one- to three-bedroom apartments, including four-bedroom penthouses, for relaxed yet vibrant living.

The gated villa community includes 157 villas offering a clubhouse with a rooftop infinity pool, all set within an open green park that includes a children's playground and multiple sports courts. Close to the villas, 330 premium residences are situated in two low-rise terraced buildings. A 3.5-kilometre waterfront promenade features walkable piers extending into the water, complemented by a linear park allowing pedestrian connectivity within the community.

Bill O'Regan, Group CEO of Modon Holding, said: "The launch of Hudayriyat Island's first waterfront community begins the next phase in its transformation as an integrated lifestyle destination. With Bashayer, Modon is realising the full potential of Hudayriyat's coastal landscapes, inspiring connection and unlocking opportunity."

Ibrahim Al Maghribi, CEO of Modon Real Estate, remarked: "Bashayer presents a rare opportunity to own an ultra-premium home on a world-class waterfront. Its design, scale and location will appeal to discerning buyers seeking long-term value in Abu Dhabi."

To register interest in Bashayer, prospective investors can visit www.modon.com or call 800 MODON.

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About Modon:

Modon is an international holding company, headquartered in Abu Dhabi, United Arab Emirates, and listed on the Abu Dhabi Securities Exchange (ADX). We are at the forefront of urban innovation, creating iconic designs and experiences that continually surpass expectations. Our primary business sectors include real estate, hospitality, asset management, investments, events, and tourism. Our goal is to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.

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