

Press release

As part of Wadeem on Hudayriyat Island

Modon launches phase one of Wadeem Gardens, Abu Dhabi's first villa community to offer up to 75% off-plan home finance with ADIB

- *New community comprises villas from four-, five- and six-bedroom villas on Hudayriyat Island*
- *UAE national buyers will receive a non-transferable 5% rebate of the property price*

Abu Dhabi, UAE, 1 October 2026: Modon has launched phase one of Wadeem Gardens, the latest villa community on Hudayriyat Island and the first in Abu Dhabi to offer up to 75% off-plan home finance through Modon's partnership with Abu Dhabi Islamic Bank (ADIB). Eligible buyers can receive pre-approval within two hours, free of charge and with no obligation to proceed. UAE national buyers will also receive a non-transferable 5% rebate on the property price, equivalent to the final 5% payment due at handover.

Wadeem Gardens expands the residential offering within Wadeem, Modon's masterplan community on Hudayriyat Island. The wider masterplan is structured around a 2.3-kilometre urban spine connecting key residential and community destinations across Wadeem. The community comprises four-, five- and six-bedroom villas, with a choice of exterior finishes and interior layouts. Set within landscaped neighbourhoods, residents will have access to dedicated walking and running trails, waterfront promenades and a wide range of amenities and services across Wadeem, creating a well-connected residential environment with everyday needs within easy reach.



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Bill O'Regan, Group Chief Executive Officer of Modon Holding, said: “Wadeem Gardens represents another step in our wider vision for Hudayriyat Island and our ambition to bring cities to life through integrated, people-focused destinations. By expanding the residential offering within Wadeem, we are creating more ways for people to be part of this growing community while delivering long-term value for Abu Dhabi. Our strategic partnership with ADIB adds another important advantage, providing buyers and investors with greater flexibility to own a villa in Wadeem Gardens.”

Ibrahim Al Maghribi, Chief Executive Officer of Modon Real Estate, said: “At Wadeem Gardens, we have focused on creating an integrated approach to modern living, combining quality of life, seamless connectivity and easy access to a comprehensive range of amenities and services, while creating ownership opportunities for a broader segment of residents and investors in the UAE.

We believe that widening access to the real estate market represents a significant shift in market dynamics and how people buy property, towards a more inclusive and flexible model of ownership that further strengthens the UAE real estate market.”

Wadeem Gardens is located approximately 20 minutes by car from the Abu Dhabi Corniche, and approximately 15 minutes from Zayed International Airport.

For more information, 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). Modon is at the forefront of urban innovation, creating iconic designs and experiences that continually surpass expectations. From real estate to hospitality, asset and investment management, events, catering and tourism, and urban infrastructure, we are bringing cities to life through delivering long-term and sustainable value.

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