

WADEEM GARDENS

by Modon

Freehold Villas · Hudayriyat Island, Abu Dhabi

EXCLUSIVE SALES PRESENTATION

**A DISTRICT DESIGNED AROUND LIFE.
A HOME DESIGNED AROUND YOU.**

Wadeem Gardens is where the different rhythms of life align — movement and stillness, culture and connection, everyday moments and memorable experiences. Three gated villa clusters offer a choice of Contemporary Arabic and Modernist façades, with varied layouts that let each home reflect its residents' individual taste.

Three Gated Villa Clusters

Contemporary Arabic and Modernist façades, each with its own character



As presented in the official Wadeem Gardens factsheet, Modon Properties

The Opportunity

A garden villa community within Modon's Hudayriyat Island masterplan

- Freehold villa community set within landscaped gardens, minutes from Downtown Abu Dhabi
- Part of Modon's wider Hudayriyat Island vision — one of the capital's fastest-growing waterfront destinations
- A choice of 4, 5, or 6-bedroom villas, each offered in two internal layout options (A & B)
- Backed by Modon Holding, a government-backed developer with a proven island masterplan track record

3

Villa Sizes
4 / 5 / 6 Bedroom

2

Layout Options
per villa type

2032

Full Masterplan
Vision Horizon

The Villa Collection

Every villa is offered in two internal layout options — Layout A and Layout B

4-BEDROOM VILLA

PLOT AREA

532 m²

GROSS SELLABLE AREA

430 m²

PRICES FROM

AED **8.7**M

Layout A & Layout B · Ground + First Floor

5-BEDROOM VILLA

PLOT AREA

630 m²

GROSS SELLABLE AREA

510 m²

PRICES FROM

AED **10.2**M

Layout A & Layout B · Ground + First Floor

6-BEDROOM VILLA

PLOT AREA

720 m²

GROSS SELLABLE AREA

591 m²

PRICES FROM

AED **11.6**M

Layout A & Layout B · Ground + First Floor

4-Bedroom Villa — Floor Plans

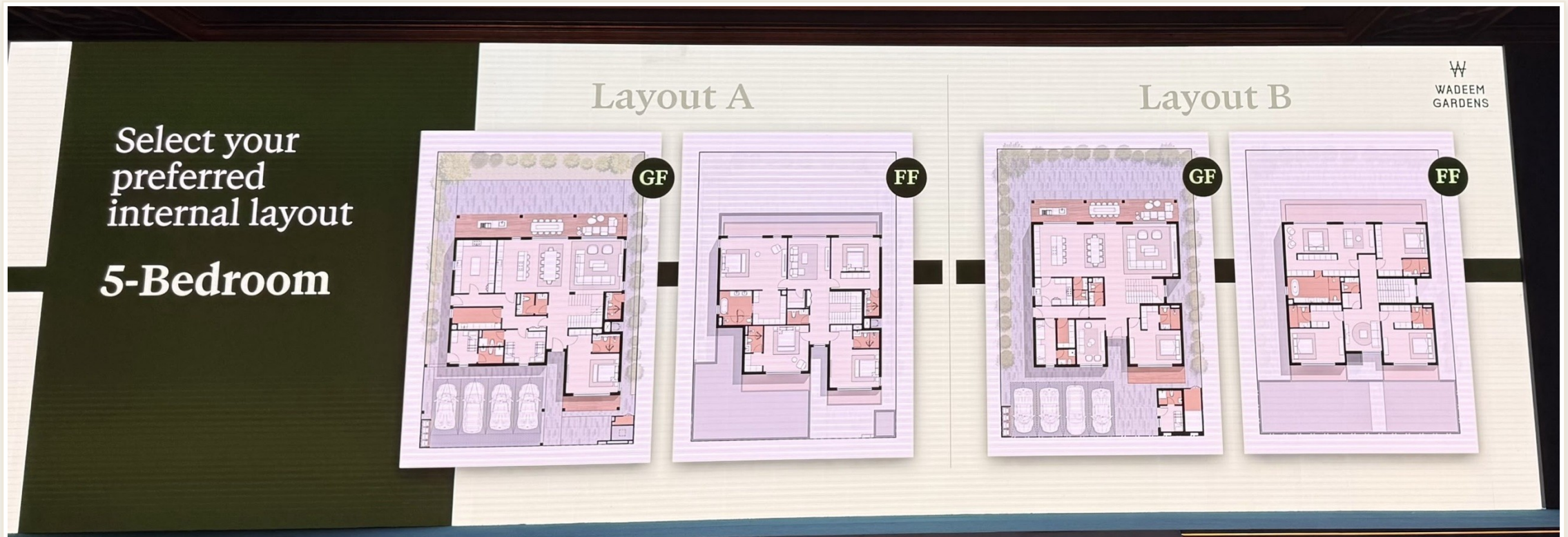
Layout A and Layout B, each with Ground Floor (GF) and First Floor (FF) plans



532 m² Plot • 430 m² GSA • As presented at the official Wadeem Gardens launch

5-Bedroom Villa — Floor Plans

Layout A and Layout B, each with Ground Floor (GF) and First Floor (FF) plans



630 m² Plot • 510 m² GSA • As presented at the official Wadeem Gardens launch

6-Bedroom Villa — Floor Plans

Layout A and Layout B, each with Ground Floor (GF) and First Floor (FF) plans



720 m² Plot • 591 m² GSA • As presented at the official Wadeem Gardens launch

The 2032 Vision

Wadeem Gardens sits within a masterplan built for the long term



6x

International
Schools



11x

Community Retail
Centres & Malls



2x

Office
Parks



2x

Golf
Courses



3x

Marinas



3x

Luxury
Hotels



6x

Sports
Facilities



2x

Healthcare
Centres



5x

Early Learning
Centres



3x

Beach
Clubs

Standard Payment Plan

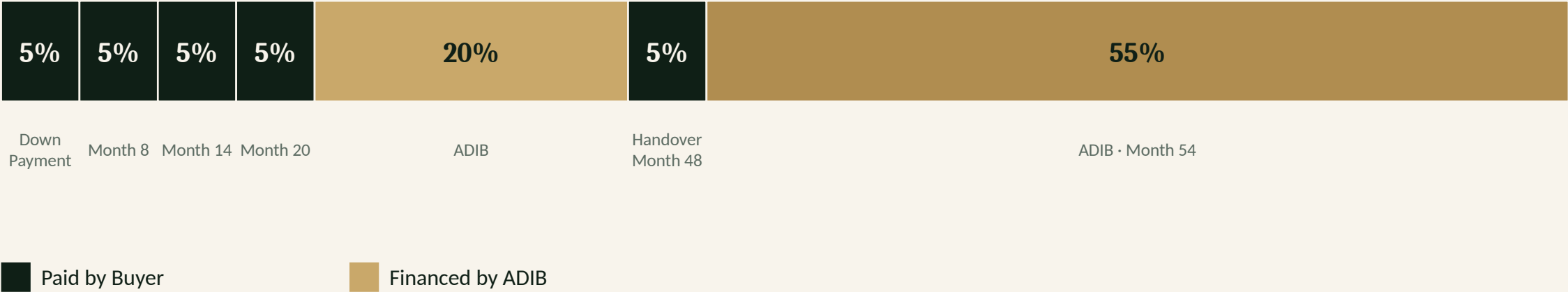
Structured across the construction period, with the balance due on handover



40% during construction • 60% on handover
No third-party financing required — payments are made directly to the developer through to Month 48.

A First-of-its-Kind Financial Solution

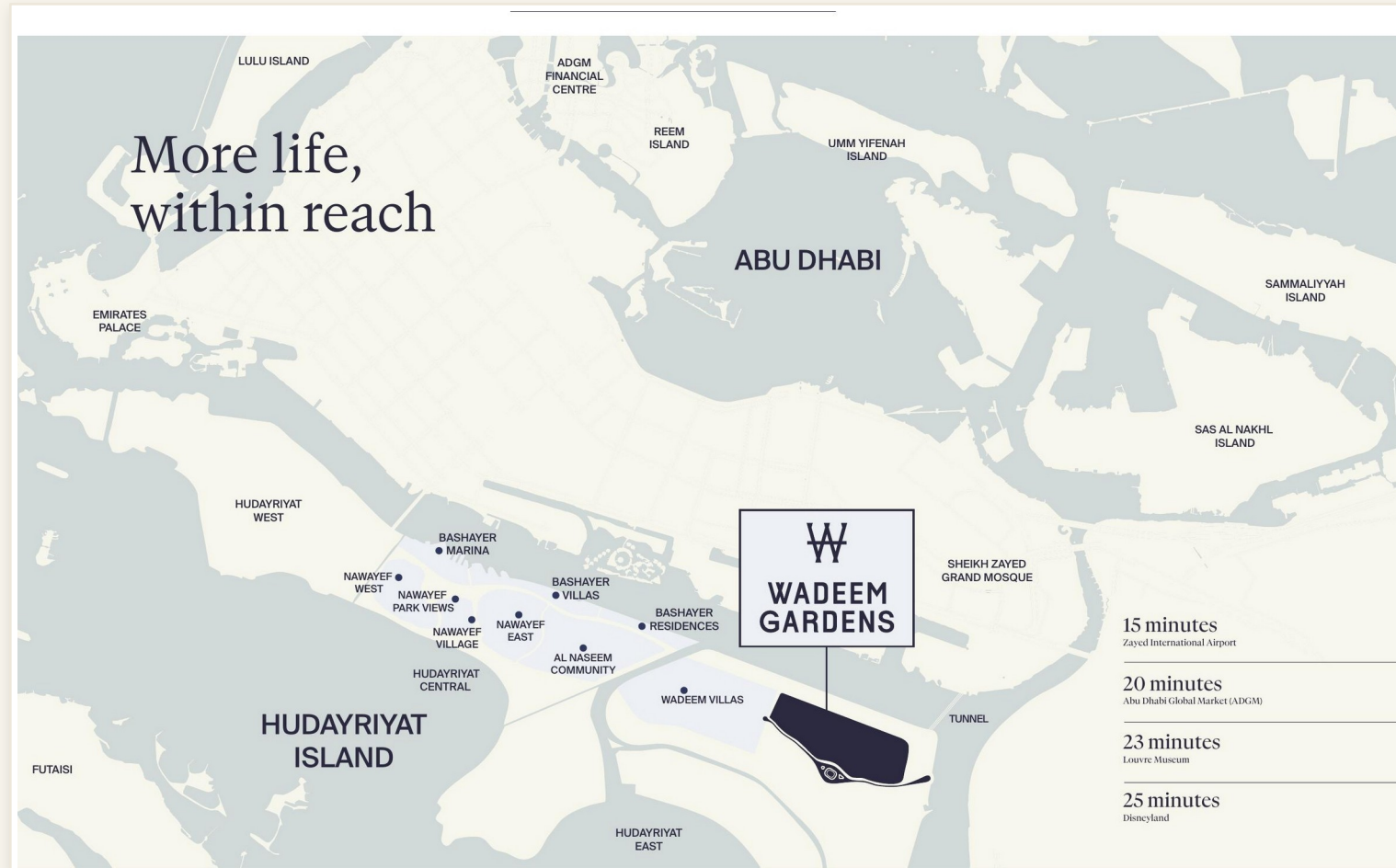
Developed in partnership with Abu Dhabi Islamic Bank (ADIB)



Just 25% from the buyer before and at handover
ADIB finances the remaining 75%, spread through construction and up to month 54 post-handover.

More Life, Within Reach

Hudayriyat Island, minutes from Abu Dhabi's landmarks



From the Launch Event

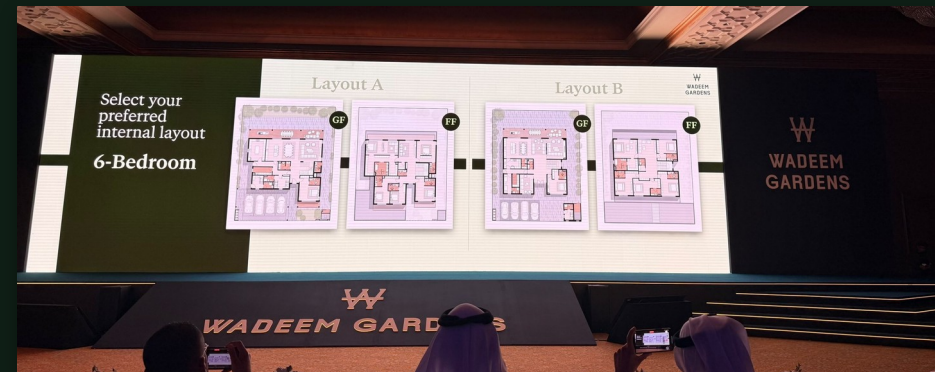
Wadeem Gardens — official sales launch presentation



The 2032 community vision, unveiled on stage



Revealing the Hudayriyat Island masterplan and villa sizes



6-Bedroom villa layouts, Options A & B



Secure Your Villa at Wadeem Gardens

Freehold villas by Modon, on Hudayriyat Island, Abu Dhabi

Max

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