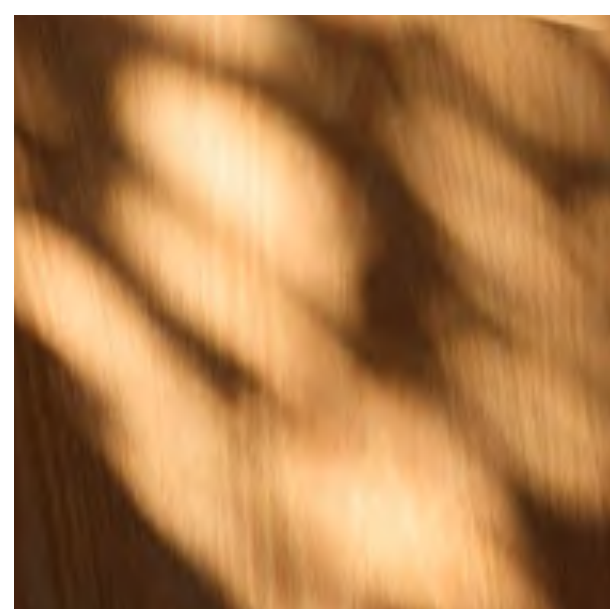




# BASHAYER

By

**MÜDON**



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# ABU DHABI: WHERE HERITAGE MEETS AMBITION

Abu Dhabi, a city of over 200 islands, blends tradition and innovation with golden beaches, lush mangroves, and vast deserts. Rich in culture and opportunity, it's a dynamic hub where success and prosperity thrive.





# WHERE NATURAL BEAUTY MEETS EXCEPTIONAL LIVING

Discover a life of unparalleled comfort and convenience right on your doorstep.

Hudayriyat Island is a vibrant development where stunning natural beauty meets exceptional living. With access to world-class amenities, it offers the perfect blend of modern living and tranquillity, making it the ideal place to call home.

WHERE WATER  
WELCOMES YOU

BAS JAWER



# BASHAYER

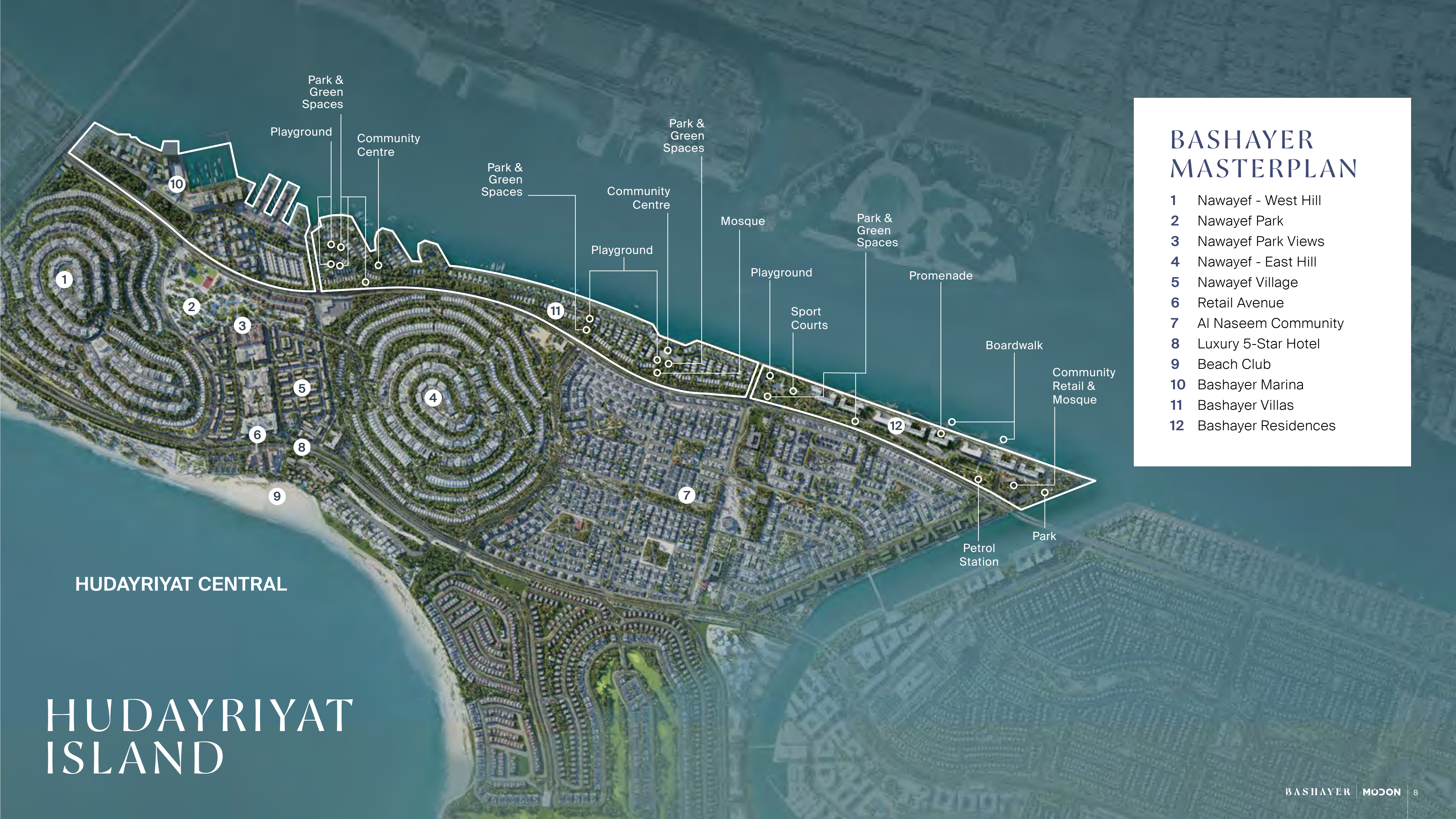
**MINUTES AWAY.  
WORLDS APART.**

<b>15 MINS</b> Sheikh Zayed Grand Mosque	<b>25 MINS</b> Zayed International Airport	<b>25 MINS</b> Abu Dhabi Global Market (ADGM)
<b>35 MINS</b> Saadiyat Island	<b>75 MINS</b> Al Maktoum International Airport	<b>90 MINS</b> Downtown Dubai

# COASTAL CHARM MEETS REFINED WATERFRONT LIVING

Set along the waterfront, Bashayer is a vibrant community with stunning views of Abu Dhabi's skyline. Inspired by Europe's coastal villages, it features elegant villas and residences set within lush surroundings.





# BASHAYER MASTERPLAN

- 1 Nawayef - West Hill
- 2 Nawayef Park
- 3 Nawayef Park Views
- 4 Nawayef - East Hill
- 5 Nawayef Village
- 6 Retail Avenue
- 7 Al Naseem Community
- 8 Luxury 5-Star Hotel
- 9 Beach Club
- 10 Bashayer Marina
- 11 Bashayer Villas
- 12 Bashayer Residences

HUDAYRIYAT CENTRAL

# HUDAYRIYAT ISLAND

# EXPLORE AMENITIES IN YOUR OWN WATER ENCLAVE



 Gated community

 Multi-Sports Courts

 Padel Courts

 Swimming pool

 Playground

 Community Centre

 Gym

 Spa

 Dining and Retail

 Park and green spaces

 Cycling and jogging trails



SWIMMING POOL



PLAYGROUND



MULTI-SPORTS COURTS



PROMENADE















GAMING ROOM





# UNVEILING MARINE- INSPIRED VILLAS AND RESIDENCES



Bashayer community features exclusive villas with a clubhouse and rooftop infinity pool set amid lush parkland, while elegant residences rise gracefully above a vibrant waterfront promenade. Together, they embody a new chapter of refined coastal living—just minutes from the heart of Abu Dhabi.



# BASHAYER VILLAS

# BASHAYER VILLAS MASTERPLAN



# SELECT VILLAS













# SHORE VILLAS













# BASHAYER SELECT VILLAS

## 4 BEDROOMS

Ground Floor:	171.90 sqm
First Floor:	194.09 sqm
Total GSA:	365.99 sqm



# BASHAYER SHORE VILLAS

## 5 BEDROOMS

Ground Floor: 298.04 sqm

First Floor: 292.47 sqm

Total GSA: 590.51 sqm



# MATERIAL BOARD

BLACK ALUMINUM

RAL 9010

BEIGE PORCELAIN

GREY PORCELAINWOOD

BROWNISH  
OAK WOOD

OAK WOOD

BRONZE  
METALICWOOD



# BASHAYER RESIDENCES

# BASHAYER RESIDENCES MASTERPLAN







BASHAYER























# MATERIAL BOARD

RESIDENCES

FLUTED RESIN

CERAMIC TILE

FROSTED GLASS

METAL FINISH

BATHROOM FEATURE WALLS

PORCELAIN TILE

QUARTZ

LAMINATE 1

LAMINATE 2

WOOD VENEER

ENGINEERED STONE

# MATERIAL BOARD

## PENTHOUSES

LAMINATE 1

LAMINATE 2

PORCELAIN TILE

FROSTED GLASS

METAL FINISH

FLUTED RESIN

WOOD VENEER

ENGINEERED STONE

SEMI-SOLID WOOD FLOORING

**MÜDON**

# BUILDING THE ICONS OF TOMORROW, TODAY

At Modon, we believe in shaping more than just landscapes. We create experiences, communities and opportunities that stand the test of time.

Headquartered in the heart of Abu Dhabi, we are an international holding company at the forefront of urban innovation. Our work spans real estate, hospitality, asset management, investments, events and leisure, each project thoughtfully designed to inspire and elevate everyday living.





The plans, drawings, and illustrations contained in this brochure are intended solely for illustrative purposes and should not be construed as a representation or warranty of the final details or exact specifications of the properties described. While every effort has been made to accurately represent the features and layout of the proposed development, based on preliminary development plans, variations may occur and the plans, drawings and illustrations are subject to change, without notice.

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