



Al Naseem

BROCHURE OF THE NEW PROJECT
IN THE AREA OF HUDAYRIYAT ISLAND

Al Naseem is a collection of two-story villas
on Hudayriat Island in Abu Dhabi.



+971 (4) 581-2364



Al Naseem

PLACE FOR ACTIVE LIFESTYLE ENTHUSIASTS

Hudayriyat Island is a sports and active lifestyle haven, offering a variety of attractions such as sandy beaches, Velodrome Abu Dhabi, Surf Abu Dhabi, boutique shops, charming cafes, and delicious restaurants. Additionally, it features the largest urban park in the Emirate and a vast 220-kilometer cycle track network, opening the breathtaking views on Abu Dhabi horizon.

LIFE ON ISLAND

225 ha
of green space

220 km
of cycle tracks

16 km
of beaches

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10 MINUTES FROM ABU DHABI'S CENTER

The community is situated in a premium infrastructure setting, just a 10-minute drive from Abu Dhabi's center. It offers both private and public schools, childcare facilities, large shopping malls such as Mushrif Mall and Al Mushrif Co-operative Society Shopping Mall. The international Abu Dhabi airport can be reached within 30 minutes by car.



VILLAS IN 2 STYLES

Al Naseem villas are designed in two architectural styles: modern contemporary and south californian, which harmoniously blend within the framework of one community.

Panoramic windows enhance the architectural appearance of residences, evoking a sense of harmony with nature.

ARCHITECTURE





Al Naseem

MODERN CONTEMPORARY VILLAS STYLE

The elevation showcases a harmonious mix of contemporary and minimalist design elements, creating an elegant and sophisticated aesthetic.

GREY METAL CORNICES
AND WHITE STUCCO WALLS

TIMBER PANELS





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SOUTH CALIFORNIAN VILLAS STYLE

South Californian exteriors are characterized by Cornish details in architecture, decorative window arrangements, and an emphasis on horizontal lines in the design.

SLOPED ROOF _____

WINDOW DRESSING _____

ARCHITECTURE



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In the project, you'll find villas featuring 4 to 6 bedrooms, separate driver and staff rooms, laundry facilities, spacious terraces and large garages.

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The finishing is made with high-quality materials such as wood, porcelain, travertine and metal. The kitchens are equipped with built-in appliances, and the bathrooms come with installed sanitary ware.

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LIVING ROOM INTERIOR OPTION



BEDROOM INTERIOR OPTION



BATHROOM INTERIOR OPTION



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— THE FOUR-BEDROOM VILLA LAYOUT —



— THE FIVE-BEDROOM VILLA LAYOUT —



— THE SIX-BEDROOM VILLA LAYOUT —



— PAYMENT PLAN —

10%

On booking

30%

During construction

60%

Upon completion
of construction



Al Naseem

PRIVATE TERRACE

The residences come with their own fenced plot, featuring a private pool and a sunny terrace where you can spend the day, enjoying the gentle sun rays and relaxing on a lounge chair. Also you can make a family dinner outdoors in the barbecue area on the terrace, easily accessible from the kitchen or living room.

AMENITIES

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SPACIOUS GARAGE

Each residence is equipped with a garage for two cars, which is suitable for parking your vehicle and storing additional equipment.

AMENITIES

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COMMUNITY WITH AMENITIES

The community is full of diverse amenities such as clubhouse with gym and swimming pool for residents, as well as numerous walking and bicycle paths for for leisurely strolls.

CLUBHOUSE WITH GYM,
SWIMMING POOL AND SPA

WALKING PATHS
AND CYCLE ROUTES





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SURF ABU DHABI

Experience world-class surfing at Abu Dhabi's largest surf club on Hudayriyat Island. Equipped with advanced wave generation technology, this top-notch facility welcomes both novice and expert surfers, ensuring a remarkable setting for the sport within the emirate.

INFRASTRUCTURE



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ABU DHABI CITY GOLF CLUB

The Abu Dhabi City Golf Club is a prestigious golfing destination located in the United Arab Emirates' capital city. It features an 18-hole championship course, state-of-the-art facilities, and stunning views, making it a popular choice for both local and international golf enthusiasts.



MANGROVE MARINE NATIONAL PARK

This unique park serves as a home for 75% of the mangrove groves across all emirates. Here, you can enjoy the diverse range of nature, including grey mangrove trees that grow in shallow, salty waters.



PROJECT DEVELOPER — MODON

Modon is a developer with an office in Abu Dhabi, which is engaged in the improvement of urban areas and the construction of residential and commercial complexes. The company's portfolio includes projects such as Abu Dhabi Fishmarket, the Marsana entertainment center and Courtyard Mall.





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The project will be ready in the Q4 of 2027



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Book a viewing by phone number
+971 (4) 581-2364



Dubai
+971 (4) 245-7511



Abu Dhabi
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