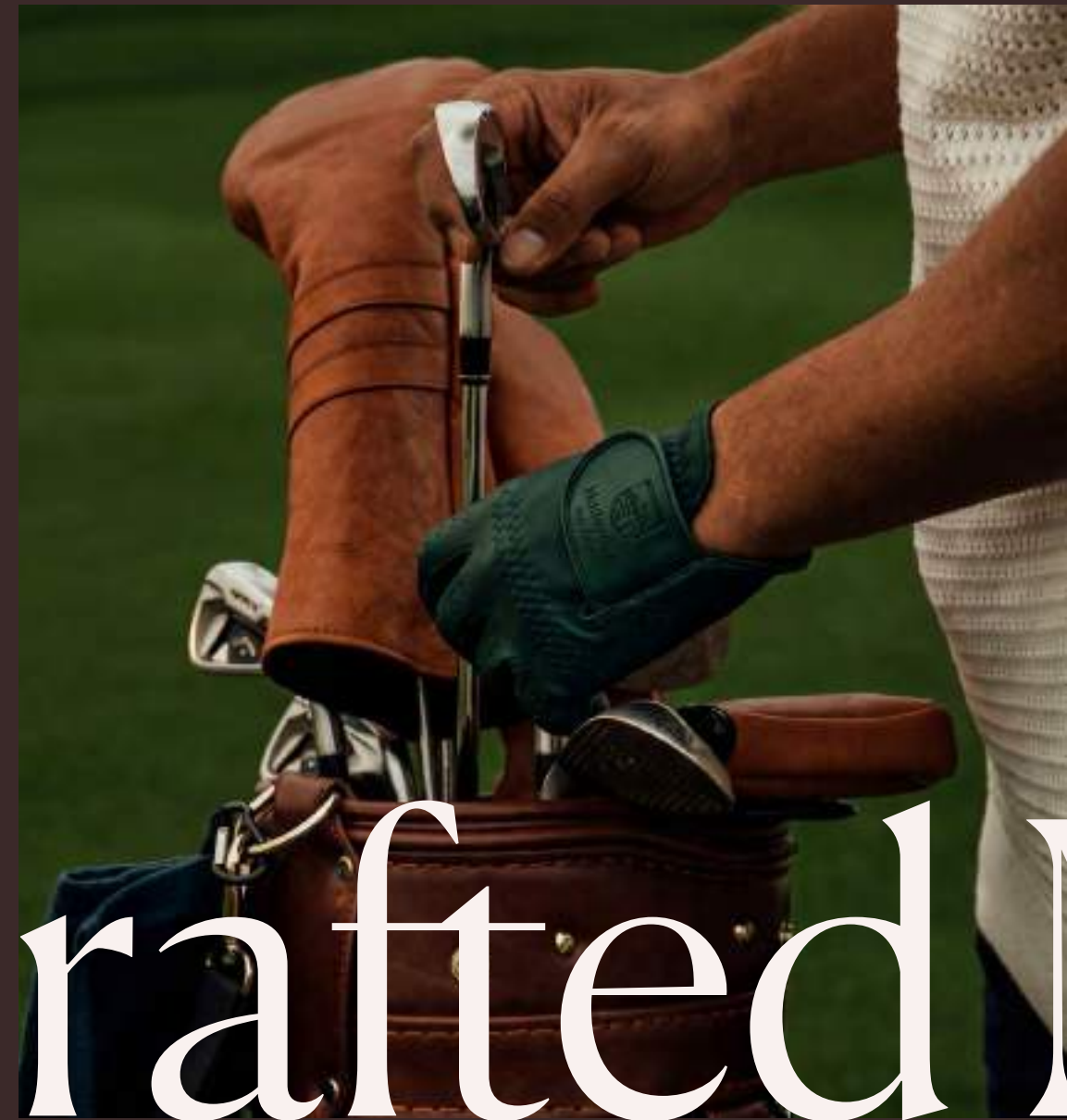




**Hudayriyat**  
Golf Estates

**MÜDÖN**

Where life finds its *swing*



# A Crafted Masterpiece





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# Abu Dhabi Heritage at Heart. *Ambition in Motion.*

From iconic skylines to golden beaches, lush mangroves, and vast deserts, Abu Dhabi is a globally connected capital shaped by diversity and possibility. Home to more than 200 nationalities, the emirate is a thriving financial centre, innovation hub, cultural destination, and global gateway for world-class living.



# A Life in *Flow*



## Hudayriyat Island

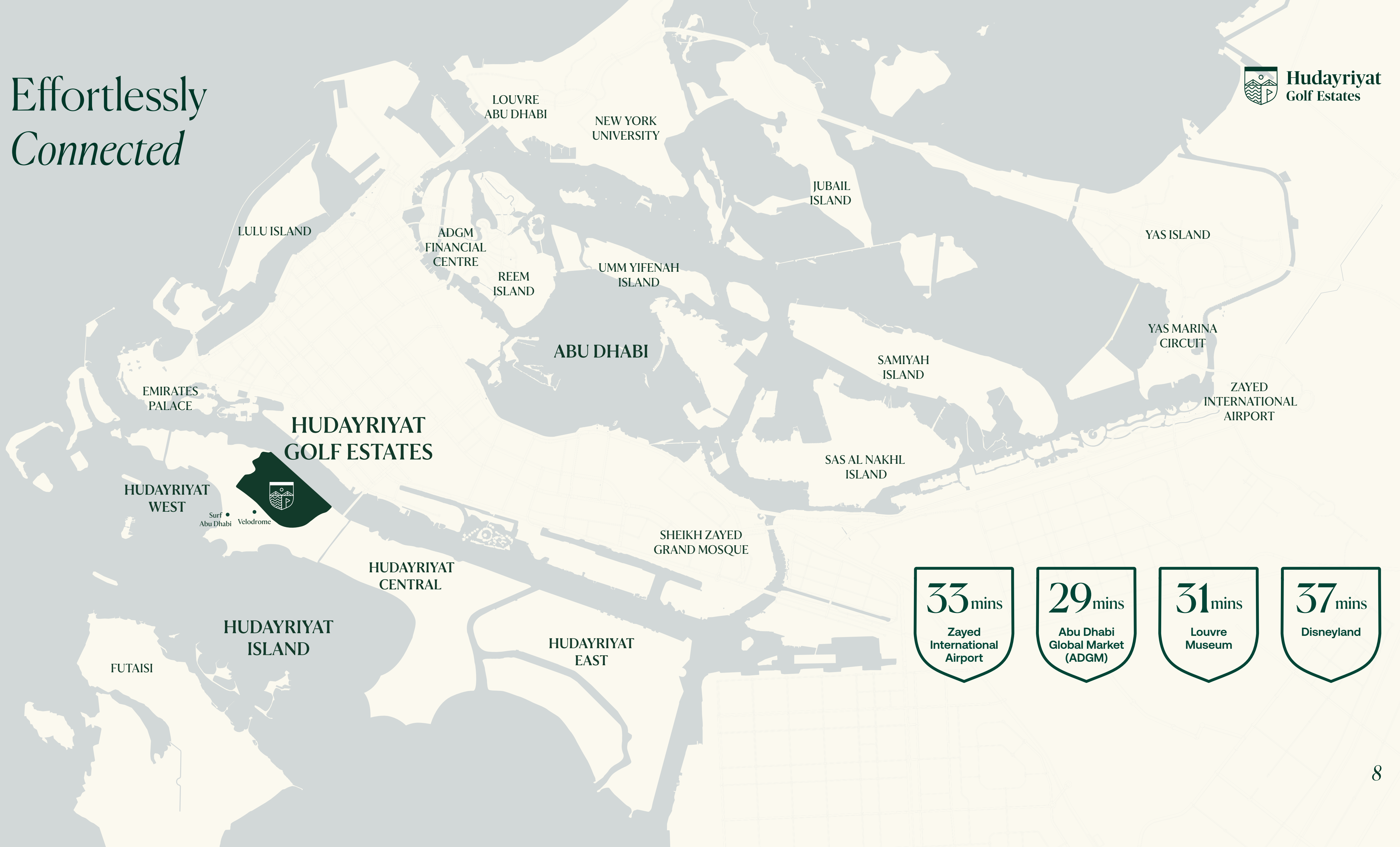
Set against pristine waters and open skies, Hudayriyat Island is a destination shaped by duality — where energy and calm, urbanity and sanctuary, discovery and accessibility exist in seamless balance. Bringing together leisure, sport, wellness, and community in one iconic setting, the island is designed for life to move in a natural state of flow — grounded, yet boundless at once.

# Hudayriyat Golf Estates

Hudayriyat Golf Estates offers a distinguished residential experience set alongside sweeping fairways and serene water channels. Designed for those who appreciate tranquility and prestige, this exclusive precinct brings together Andalusian-inspired architecture, pristine nature, and world-class amenities in perfect balance.



Effortlessly  
Connected



**33 mins**  
Zayed International Airport

**29 mins**  
Abu Dhabi Global Market (ADGM)

**31 mins**  
Louvre Museum

**37 mins**  
Disneyland

Where the game  
*Becomes the day*





## Partnered to *Succeed*

With over 30 years of global expertise, Lobb + Partners creates award-winning, world-class golf destinations shaped by local culture, sustainable designs and exceptional player experiences, bringing its distinctive vision to Hudayriyat Golf Estates.

**LOBB + PARTNERS**






GOLF COURSE ARCHITECTS



Every Amenity,  
*Thoughtfully Curated*



-  18-hole Golf Course
-  Country Club House
-  Golf Academy
-  Dining & Retail
-  Wellness Centre
-  Multi-Sports Courts

-  Community Retail
-  Private School
-  Cycling Trails
-  Parks & Green Spaces
-  Coworking Spaces

Country Clubhouse,  
*Lifestyle hub*





## The Island's Pulse *Moments Away*

Minutes from Hudayriyat Island's iconic Sports Village. Experience a life defined by world-class energy, situated moments from Surf Abu Dhabi, the Velodrome, and the elite High Performance Centre.





# 18-Hole Golf Course





CLUBHOUSE



Country Clubhouse



# Spa & Wellness Centre





# Sports Court





Golf Academy





# School





# Fine Dining





# Waterfront Golf Community



A master community where every element flows as one, bringing together coastline, community, movement, and experience to create a new expression of waterfront and fairways living shaped by connection, energy, and belonging.



# Master Community



# Hudayriyat Golf Estates *Masterplan*



Equestrian

Biotope

18-Hole  
Golf Course

Clubhouse

Community Retail

Velodrome

Schools

Surf Abu Dhabi

Clinic

Olympia Resort

Retail

Sports Village

Beach

HUDAYRIYAT WEST

0 500m 1km



**Hudayriyat**  
Golf Estates

# Mansions and Villas

Mansions and Villas are defined by their prime positioning and panoramic outlooks. Designed for those who seek exclusivity, they offer a living experience where every detail is elevated.

Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.



# Golf Mansions



# 6-Bedroom Golf Mansions



|                  |                  |
|------------------|------------------|
| Basement Floor   | 238 sqm          |
| Ground           | 372 sqm          |
| First            | 420 sqm          |
| Penthouse        | 120 sqm          |
| <b>Total GSA</b> | <b>1,150 sqm</b> |



2

# Fairway Villas



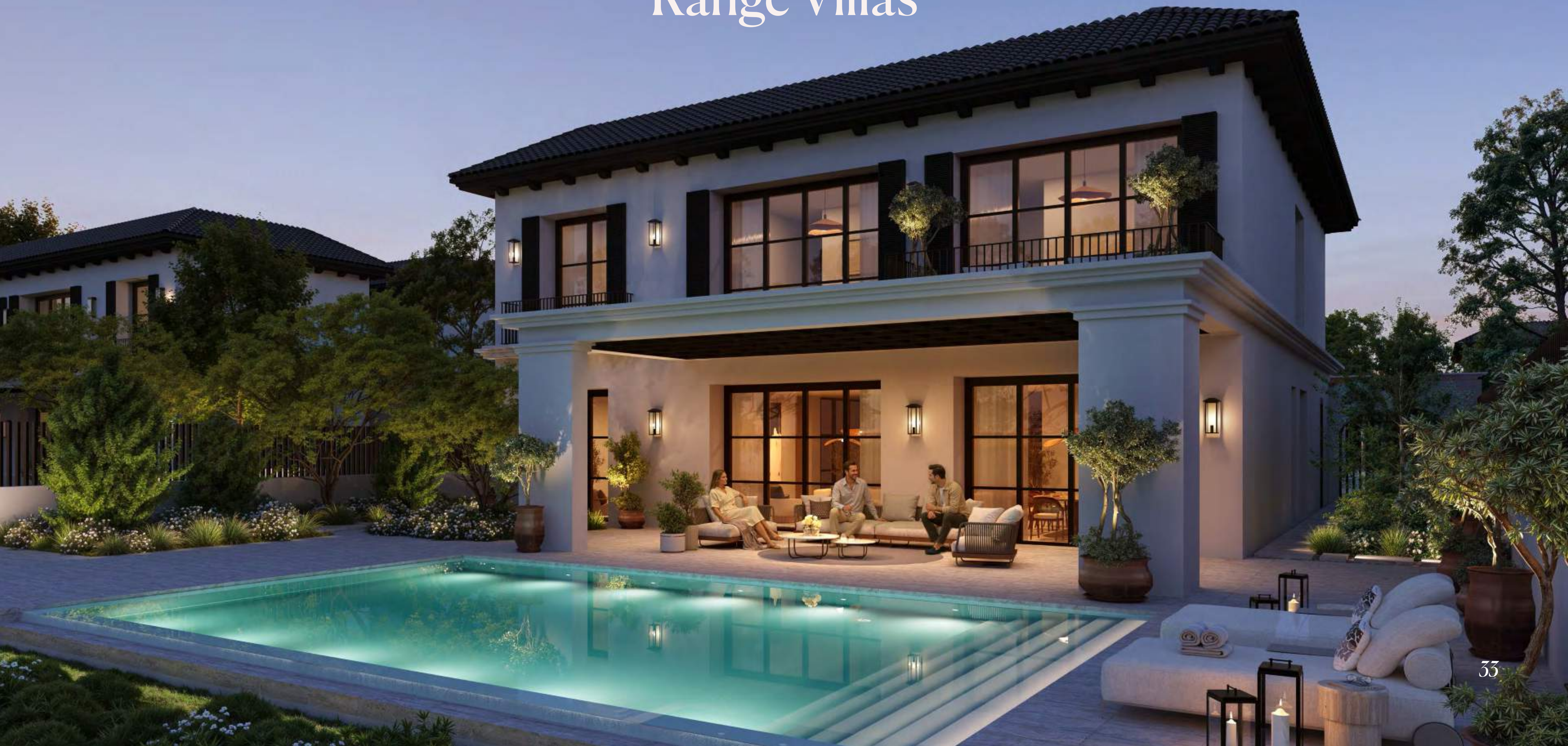
# 6-Bedroom Fairway Villas

|                  |                |
|------------------|----------------|
| Ground           | 418 sqm        |
| First Floor      | 388 sqm        |
| Penthouse        | 104 sqm        |
| <b>Total GSA</b> | <b>910 sqm</b> |



3

# Range Villas



# 5-Bedroom Range Villas

|                  |                |
|------------------|----------------|
| Ground           | 285 sqm        |
| First Floor      | 262 sqm        |
| <b>Total GSA</b> | <b>547 sqm</b> |



4

# Golf Homes



# 4-Bedroom Golf Homes

|                  |                |
|------------------|----------------|
| Ground           | 201 sqm        |
| First Floor      | 171 sqm        |
| <b>Total GSA</b> | <b>372 sqm</b> |





**Hudayriyat**  
Golf Estates

# Golf Townhomes

Townhomes offer a modern residential solution that balances functionality and style. Blending efficiency with elegance, these townhouses are tailored for modern families, delivering comfort, practicality, and a sense of belonging within a vibrant community.

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# Golf Townhomes




# 4-Bedroom Golf Townhomes

|                  |                |
|------------------|----------------|
| Ground Floor     | 154 sqm        |
| First Floor      | 83 sqm         |
| <b>Total GSA</b> | <b>237 sqm</b> |



# 3-Bedroom Golf Townhomes



|                  |                |
|------------------|----------------|
| Ground Floor     | 121 sqm        |
| First Floor      | 83 sqm         |
| <b>Total GSA</b> | <b>204 sqm</b> |

