



# Al Naseem



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## Hudayriyat Island

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The Hudayriyat Island Masterplan has been created to provide some of the finest homes within the UAE Capital and Al Naseem Community has been designed to complement the exclusive island living sought by so many.

With four to six-bedroom villas set within generous boundaries, Al Naseem's properties provide spacious homes presented by two contrasting, yet complimentary facades.

Designed for your preferred arrival, choose from either the South Californian or the Modern Contemporary frontage, both with elegant kerb appeal whilst fitting into the attractive neighbourhood which is built around numerous amenities from schools and parks to mosques, a country club and accessible retail, all prepared to service every need of the community.





South  
Californian  
Style



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## South Californian Style

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The elevation treatment of this villa evokes a Californian style, featuring a sloped roof, and the integration of natural materials, such as wood, to the underside of the roof, the shading screens, pergolas and door finishes. Large windows and terraces connect the interior with the outdoors, providing an inviting and open atmosphere and allowing for a variety of external uses. Pergolas provide shade to outdoor living areas and dining experiences throughout the day.

The design emphasizes Cornish details and flat surfaces to create a sense of horizontality, contributing to the open and airy feel of the spaces





Modern  
Contemporary  
Style



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## Modern Contemporary Style

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This contemporary style fuses modernity and sociability. Inspired by luxurious modernist architecture, the elevation treatment features a blend of modern and minimalist design elements.

It showcases a combination of dark grey metal cornices and white stucco walls. Full-glazed windows are ornamented with timber panels that add an earthy tone. Together with its vast terraces, they connect the interior with the outdoors, creating an inviting and open atmosphere and allowing for a variety of external uses ranging from hosting a dining experience to a yoga session.

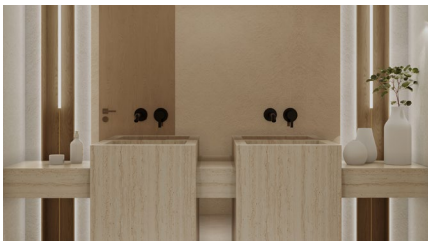
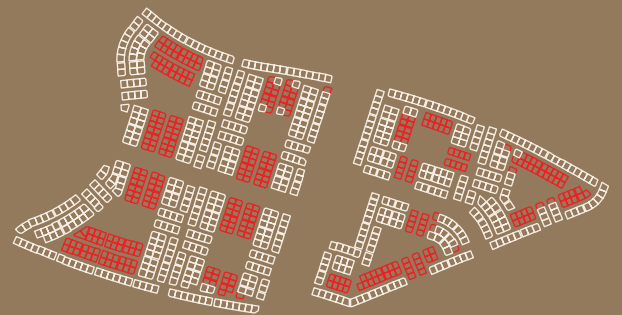
Pergolas become a key feature of the design providing shade to the bedroom terraces and communal dining experiences in the garden throughout the day.





4-Bedroom Villa

# Al Naseem



With its vast terraces and inviting interior, this four-bedroom villa is available with either a Californian or Contemporary style facade. Boasting a generous family room and majlis, the villa is spacious and light with earthy tones, timber, and porcelain elements throughout.

Equipped with a pool and well-appointed on a generous plot, this property will provide an entryway onto Hudayriyat Island which will create the perfect family home in one of the city's most sought-after addresses.

**GFA:**  
490  
sqm

**Plot size:**  
874 - 974  
sqm

**Starting price:**  
From 7.8M  
AED

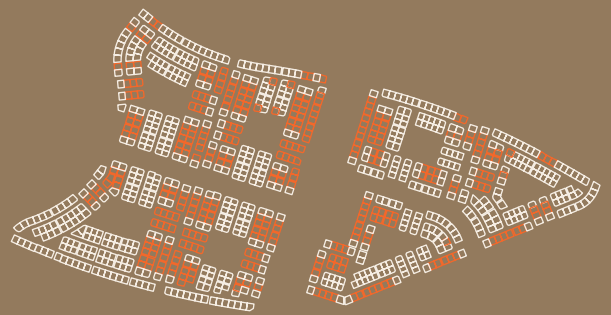
**Payment Plan:**  
40 | 60





5-Bedroom Villa

# Al Naseem



Presenting an imposing and elegant five-bedroom villa available with either a Californian or Contemporary style facade, this property provides an open and well-curated living and entertainment space with the flexibility to choose its purpose from an office to a games room, each with their own private garden and entrance.

With a central courtyard and privacy throughout the living areas, the lure of timber, porcelain and gold will provide the perfect canvas to bring your own home to life.

**GFA:**  
560  
sqm

**Plot size:**  
874 - 974  
sqm

**Starting price:**  
From 8.9M  
AED

**Payment Plan:**  
40 | 60





6-Bedroom Villa

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Al Naseem welcomes you to this elegant six-bedroom villa available with either a Californian or Contemporary style facade, designed to provide an expansive and open living space where the boundaries between the inside and outside blend seamlessly together.

Finished in neutral colours, bespoke oak veneer furniture, earthy travertine porcelain tiles, whitewashed paint and brushed gold metal detailing, the multiple living spaces from a majlis to family dining along with the central outside courtyard and private gardens, provides an impressive home for generations to come.

**GFA:**  
620  
sqm

**Plot size:**  
924 - 1,024  
sqm

**Starting price:**  
From 9.9M  
AED

**Payment Plan:**  
40 | 60



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HUDAYRIYAT ISLAND

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- 2  220 km of cycling track
- 3  Surf Abu Dhabi
- 4  Food and beverage
- 5  Retail stores
- 6  Velodrome
- 7  Marina
- 8  Sports centre
- 9  Mosque
- 10  Club house
- 11  Beach
- 12  School

For enquiries, please contact.  
**800 MODON**

Or visit the Modon Sales Centre,  
Hudayriyat Island.

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