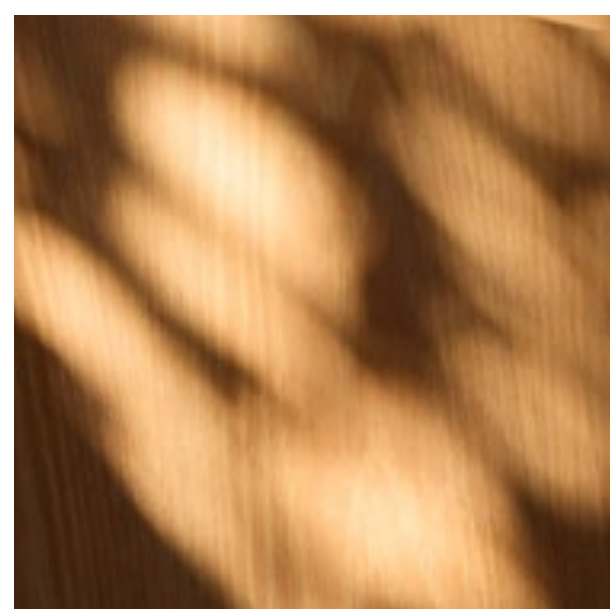


A large, stylized, light blue letter 'B' graphic that serves as a background for the main title. It has a thick, rounded stroke and is positioned centrally behind the text.

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

BASIN



BASHAYER

MINUTES AWAY.
WORLDS APART.

15 MINS
Sheikh Zayed
Grand Mosque

25 MINS
Zayed
International
Airport

25 MINS
Abu Dhabi
Global Market
(ADGM)

35 MINS
Saadiyat Island

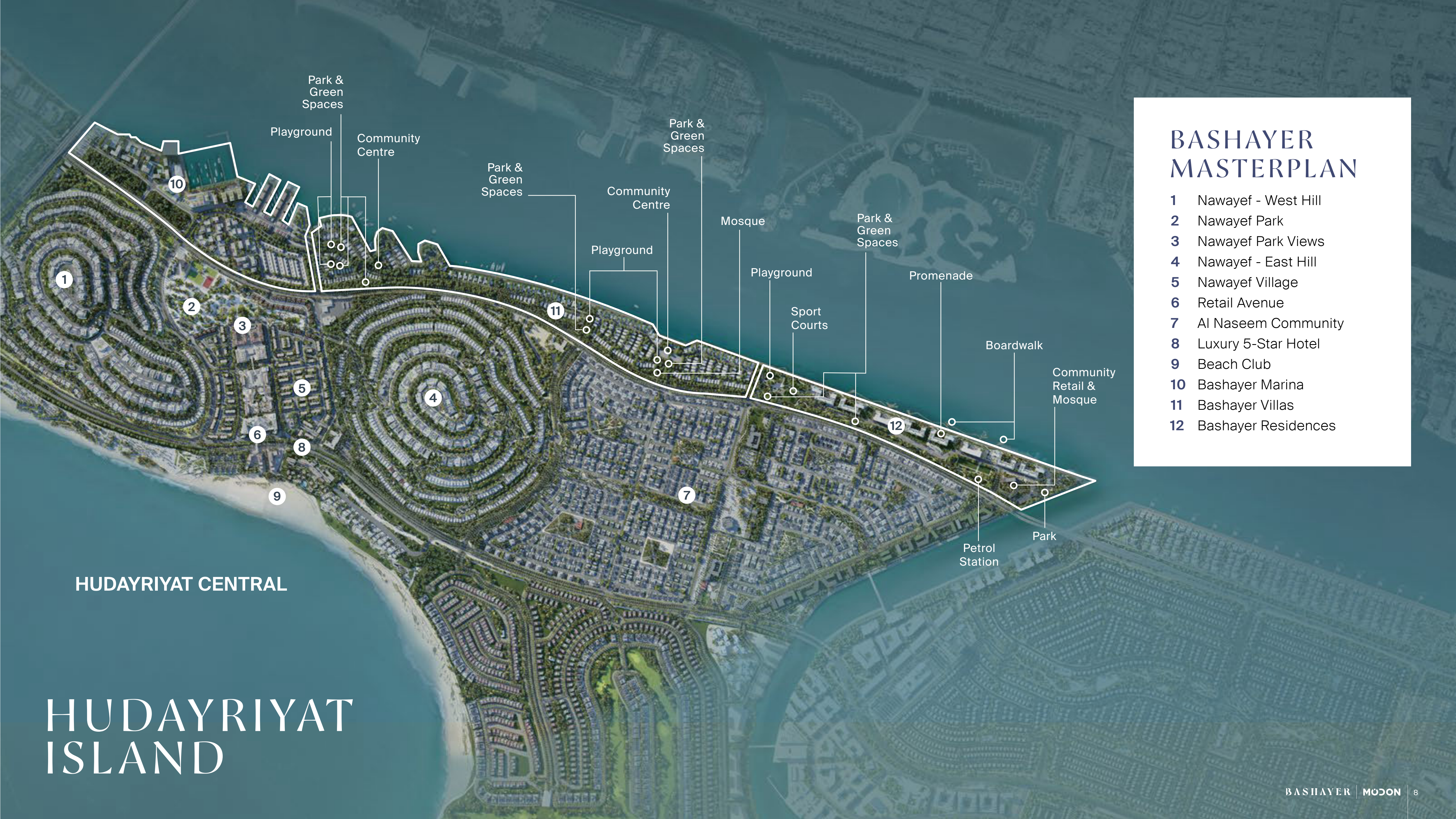
75 MINS
Al Maktoum
International
Airport

90 MINS
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

Park & Green Spaces

Playground

Community Centre

Park & Green Spaces

Community Centre

Mosque

Playground

Sport Courts

Park & Green Spaces

Promenade

Boardwalk

Community Retail & Mosque

Petrol Station

Park

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





MULTI-SPORTS COURTS

















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 SELECT VILLAS

GROUND FLOOR

INTERIOR

1	Main Entrance	N/A
2	Foyer	1.9m x 5.6m
3	Guest Bedroom	4.4m x 3.6m
4	Guest Bathroom	3.0m x1.6m
5	Feature Staircase	4.7m x 2.8m
6	Staff Bedroom	2.8m x 2.2m
7	Staff Bathroom	1.3m x 2.3m
8	Laundry	1.8m x 2.7m
9	Powder Room	1.7m x 1.5m
10	Service Kitchen	3.9m x 2.0m
11	Show Kitchen	4.5m x 2.8m
12	Family Dining	4.5m x 3.3m
13	Family Living	5.0m x 5.8m

EXTERIOR

A	Outdoor Living
B	Parking
C	Utilities

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BASHAYER SELECT VILLAS

FIRST FLOOR

INTERIOR

1	Foyer	2.3m x 2.9m
2	Family Living	6.4m x 3.8m
3	Feature Staircase	4.1m x 2.9m
4	Master Bedroom	4.5m x 4.4m
5	Master Wardrobe	3.2m x 3.0m
6	Master Bathroom	3.2m x 3.2m
7	Bedroom 2	5.7m x 4.2m
8	Bedroom 2 Bathroom	3.4m x 1.8m
9	Bedroom 3	5.1m x 4.2m
10	Bedroom 3 Bathroom	3.4m x 1.9m
11	Powder Room	2.5m x 1.5m
12	Storage	1.3m x 1.3m

EXTERIOR

A Balcony

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BASHAYER SHORE VILLAS

5 BEDROOMS

Ground Floor:	298.04 sqm
First Floor:	292.47 sqm
Total GSA:	590.51 sqm



BASHAYER SHORE VILLAS

GROUND FLOOR

INTERIOR

1	Main Entrance	N/A
2	Foyer	1.8m x 4m
3	Guest Bedroom	4.1m x 4.0m
4	Guest Bathroom	2.2m x 2.8m
5	Feature Staircase	4.0m x 3.7m
6	Staff Bedroom	3.2m x 2.9m
7	Staff Bathroom	1.4m x 2.5m
8	Staff Wardrobe	1.7m x 2.4m
9	Powder Room 1	3.8m x 2.4m
10	Laundry	2.0m x 5.5m
11	Service Kitchen	4.6m x 2.2m
12	Pantry	2.5m x 1.8m
13	Powder Room 2	1.9m x 1.8m
14	Show Kitchen	3.0m x 6.9m
15	Family Dining	3.5m x 6.9m
16	Formal Living	4.8m x 6.9m
17	Family Living	4.1m x 6.9M
18	Driver's Room	2.1m x 4.6m

EXTERIOR

A	Outdoor Living
B	Outdoor Grill
C	Parking
D	Utilities

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BASHAYER SHORE VILLAS

FIRST FLOOR

INTERIOR

1	Foyer	5.3m x 7.8m
2	Feature Staircase	4.1m x 3.9m
3	Master Bedroom	5.9m x 4.9m
4	Master Wardrobe	5.9m x 2.5m
5	Master Bathroom	4.6m x 3.4m
6	Bedroom 2	5.1m x 4.6m
7	Bedroom 2 Bathroom	3.9m x 2.8m
8	Bedroom 3	4.1m x 3.2m
9	Bedroom 3 Bathroom	2.9m x 1.5m
10	Bedroom 3 Wardrobe	4.1m x 1.9m
11	Bedroom 4	4.1m x 3.2m
12	Bedroom 4 Bathroom	2.9m x 1.5m
13	Bedroom 4 Wardrobe	4.1m x 1.9m
14	Family Living	5.3m x 4.9m
15	Powder Room	3.0m x 1.3m

EXTERIOR

A Balcony



23m

40m

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MATERIAL BOARD

BLACK ALUMINUM

RAL 9010

BEIGE PORCELAIN

GREY PORCELAINWOOD

BROWNISH
OAK WOOD

OAK WOOD

BRONZE
METALICWOOD



BASHAYER RESIDENCES

BASHAYER RESIDENCES MASTERPLAN







BASHAYER





















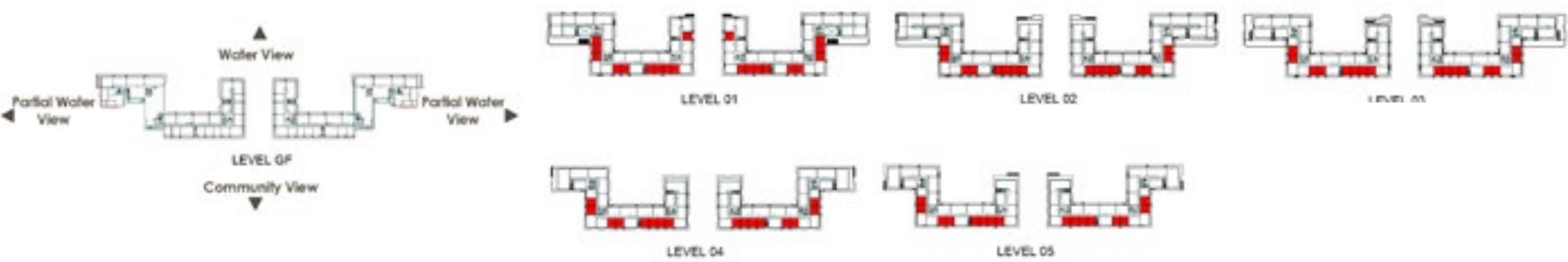


1 BEDROOM UNIT TYPE - 1A

Internal:	77 sqm
Balcony:	16 sqm
Total GSA:	93 sqm

INTERIOR

1.	Entrance	
2.	Powder Room	2.1 x 1.8 m
3.	Open Kitchen	3.4 x 3.3 m
4.	Living & Dining Room	6.0 x 4.6 m
5.	Master Bedroom	4.0 x 3.7 m
6.	Master WIC	2.4 x 2.1 m
7.	Master Bathroom	3.2 x 1.8 m
8.	Laundry	1.7 x 1.0 m
9.	Balcony	6.0 x 2.1m



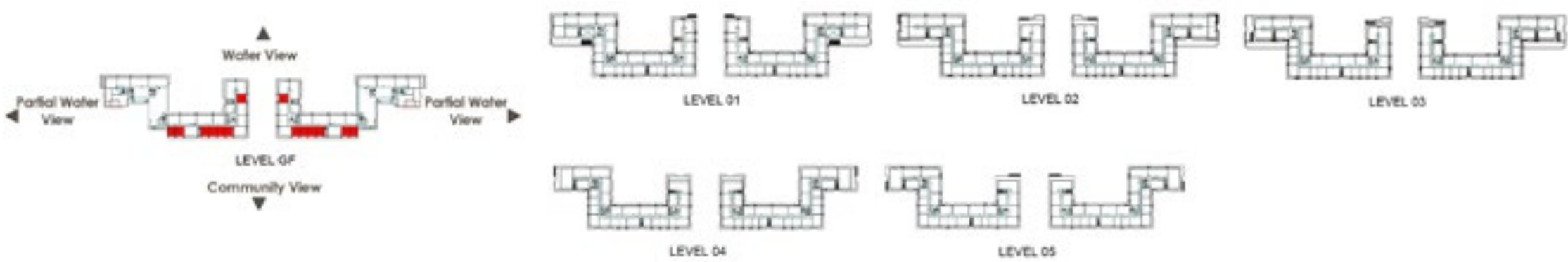
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1 BEDROOM UNIT TYPE - 1C

Internal:	77 sqm
Balcony:	23 sqm
Total GSA:	100 sqm

INTERIOR

- | | | |
|----|----------------------|-------------|
| 1. | Entrance | |
| 2. | Powder Room | 2.1 x 1.8 m |
| 3. | Open Kitchen | 3.4 x 3.3 m |
| 4. | Living & Dining Room | 6.0 x 4.6 m |
| 5. | Master Bedroom | 4.0 x 3.7 m |
| 6. | Master WIC | 2.4 x 2.1 m |
| 7. | Master Bathroom | 3.2 x 1.8 m |
| 8. | Laundry | 1.7 x 1.0 m |
| 9. | Terrace | 8.6 x 2.4 m |



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2 BEDROOM UNIT TYPE - 1A

Internal:	117 sqm
Balcony:	26 sqm
Total GSA:	143 sqm

INTERIOR

- | | | |
|-----|----------------------|--------------|
| 1. | Entrance | |
| 2. | Powder Room | 1.6 x 1.5 m |
| 3. | Open Kitchen | 3.7 x 2.8 m |
| 4. | Living & Dining Room | 6.5 x 4.9 m |
| 5. | Master Bedroom | 3.9 x 3.9 m |
| 6. | Master WIC | 3.9 x 2.0 m |
| 7. | Master Bathroom | 3.4 x 2.7 m |
| 8. | Secondary Bedroom | 3.7 x 3.7 m |
| 9. | Secondary WIC | 2.8 x 1.8 m |
| 10. | Secondary Bathroom | 2.7 x 1.8 m |
| 11. | Laundry / Storage | 2.4 x 1.5 m |
| 12. | Balcony | 10.2 x 2.1 m |



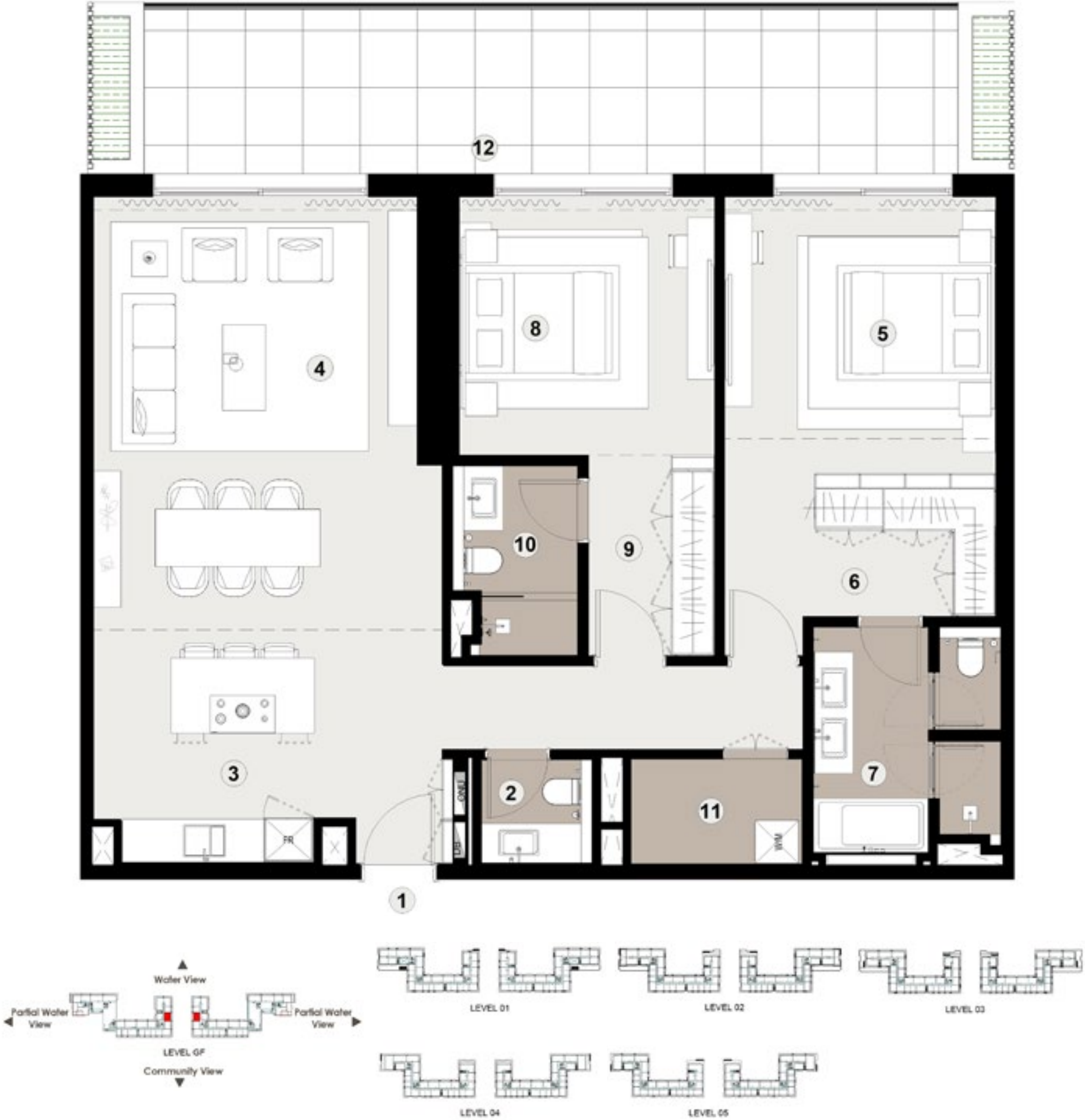
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2 BEDROOM UNIT TYPE - 1E

Internal:	117 sqm
Balcony:	34 sqm
Total GSA:	151 sqm

INTERIOR

- | | | |
|-----|----------------------|--------------|
| 1. | Entrance | |
| 2. | Powder Room | 1.6 x 1.5 m |
| 3. | Open Kitchen | 3.7 x 2.8 m |
| 4. | Living & Dining Room | 6.5 x 4.9 m |
| 5. | Master Bedroom | 3.9 x 3.9 m |
| 6. | Master WIC | 3.9 x 2.0 m |
| 7. | Master Bathroom | 3.4 x 2.7 m |
| 8. | Secondary Bedroom | 3.7 x 3.7 m |
| 9. | Secondary WIC | 2.8 x 1.8 m |
| 10. | Secondary Bathroom | 2.7 x 1.8 m |
| 11. | Laundry / Storage | 2.4 x 1.5 m |
| 12. | Terrace | 12.0 x 2.4 m |



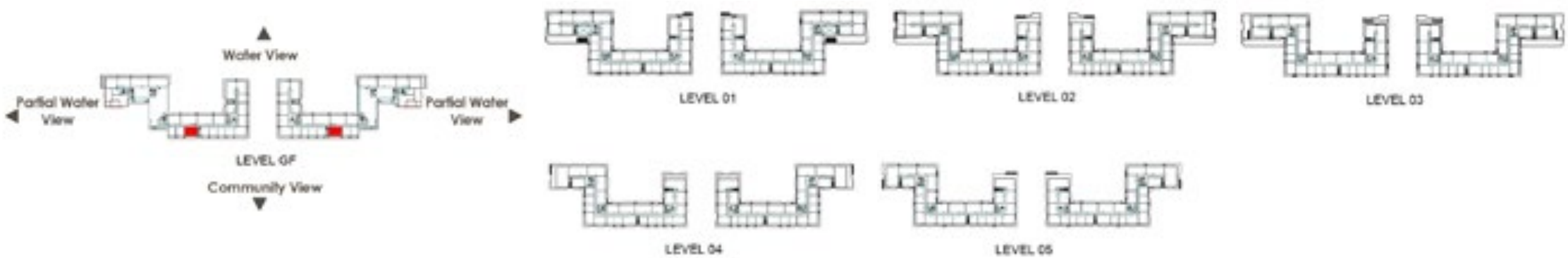
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2 BEDROOM UNIT TYPE - 3B

Internal:	123 sqm
Balcony:	37 sqm
Total GSA:	160 sqm

INTERIOR

- | | |
|-------------------------|--------------|
| 1. Entrance | |
| 2. Powder Room | 2.0 x 1.2 m |
| 3. Open Kitchen | 3.8 x 3.4 m |
| 4. Living & Dining Room | 6.0 x 5.9 m |
| 5. Master Bedroom | 4.0 x 3.9 m |
| 6. Master WIC | 4.0 x 2.0 m |
| 7. Master Bathroom | 3.4 x 2.7 m |
| 8. Secondary Bedroom | 3.7 x 3.1 m |
| 9. Secondary WIC | 2.8 x 1.8 m |
| 10. Secondary Bathroom | 2.7 x 1.8 m |
| 11. Laundry / Storage | 2.1 x 1.7 m |
| 12. Terrace | 14.1 x 2.4 m |



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2 BEDROOM UNIT TYPE - 6A

Internal:	118 sqm
Balcony:	15 sqm
Total GSA:	133 sqm

INTERIOR

- | | |
|-------------------------|-------------|
| 1. Entrance | |
| 2. Powder Room | 1.7 x 1.5 m |
| 3. Open Kitchen | 3.3 x 2.6 m |
| 4. Living & Dining Room | 6.5 x 5.1 m |
| 5. Master Bedroom | 3.9 x 3.8 m |
| 6. Master WIC | 3.9 x 2.0 m |
| 7. Master Bathroom | 3.5 x 2.7 m |
| 8. Secondary Bedroom | 3.7 x 3.7 m |
| 9. Secondary WIC | 2.8 x 1.8 m |
| 10. Secondary Bathroom | 2.7 x 1.8 m |
| 11. Laundry / Storage | 2.1 x 1.5 m |
| 12. Balcony | 6.0 x 2.1 m |



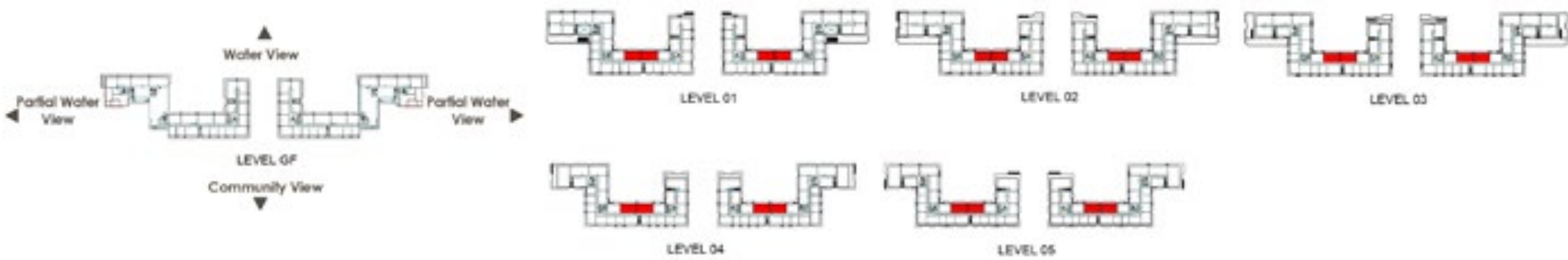
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3 BEDROOM UNIT TYPE - 1A

Internal:	154 sqm
Balcony:	36 sqm
Total GSA:	190 sqm

INTERIOR

- | | |
|-------------------------|--------------|
| 1. Entrance | |
| 2. Powder Room | 2.1 x 1.5 m |
| 3. Open Kitchen | 5.1 x 3.4 m |
| 4. Living & Dining Room | 6.0 x 5.1 m |
| 5. Master Bedroom | 3.9 x 3.9 m |
| 6. Master WIC | 3.9 x 2.0 m |
| 7. Master Bathroom | 3.4 x 2.7 m |
| 8. Secondary Bedroom | 3.8 x 3.1 m |
| 9. Secondary WIC | 2.8 x 1.8 m |
| 10. Secondary Bathroom | 2.7 x 1.8 m |
| 11. Laundry / Storage | 1.7 x 1.0 m |
| 12. Maid's Room | 3.0 x 2.2 m |
| 13. Maid's Bathroom | 1.8 x 1.6 m |
| 14. Balcony | 14.1 x 2.1 m |



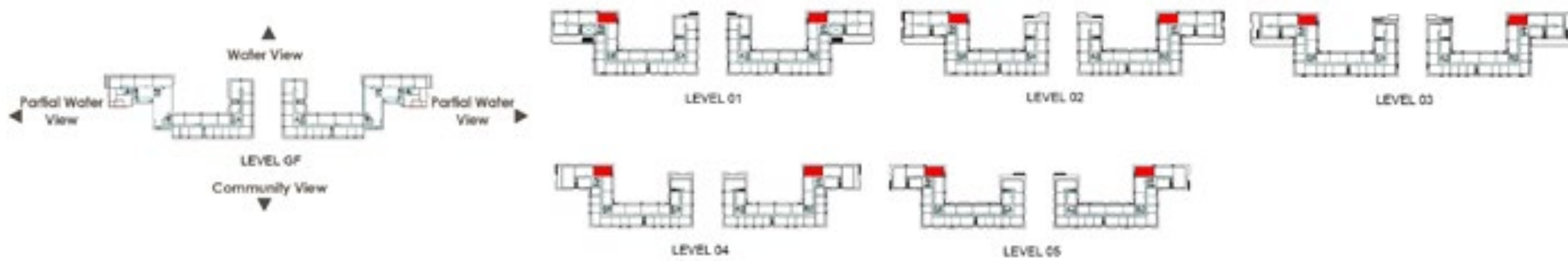
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3 BEDROOM UNIT TYPE - 1D

Internal:	175 sqm
Balcony:	62 sqm
Total GSA:	237 sqm

INTERIOR

- | | | |
|-----|----------------------|--------------|
| 1. | Entrance | |
| 2. | Powder Room | 1.8 x 1.5 m |
| 3. | Open Kitchen | 6.5 x 3.3 m |
| 4. | Living & Dining Room | 7.3 x 6.0 m |
| 5. | Master Bedroom | 4.0 x 3.7 m |
| 6. | Master WIC | 4.0 x 2.2 m |
| 7. | Master Bathroom | 3.3 x 2.7 m |
| 8. | Secondary Bedroom | 3.6 x 3.1 m |
| 9. | Secondary WIC | 2.8 x 1.8 m |
| 10. | Secondary Bathroom | 2.7 x 1.8 m |
| 11. | Laundry / Storage | 2.3 x 1.0 m |
| 12. | Maid's Room | 3.1 x 2.1 m |
| 13. | Maid's Bathroom | 2.1 x 1.4 m |
| 14. | Balcony | 19.4 x 2.1 m |
| 15. | Balcony | 6.1 x 2.1 m |



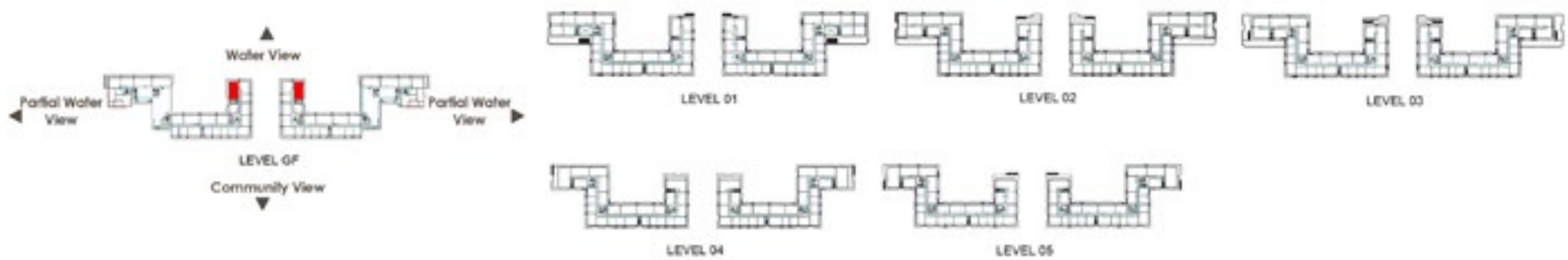
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3 BEDROOM UNIT TYPE - 2D

Internal:	175 sqm
Balcony:	82 sqm
Total GSA:	258 sqm

INTERIOR

- | | |
|-------------------------|--------------|
| 1. Entrance | |
| 2. Powder Room | 2.1 x 1.6 m |
| 3. Open Kitchen | 4.4 x 4.1 m |
| 4. Living & Dining Room | 7.8 x 6.2 m |
| 5. Master Bedroom | 3.9 x 3.9 m |
| 6. Master WIC | 3.9 x 2.0 m |
| 7. Master Bathroom | 3.3 x 2.7 m |
| 8. Secondary Bedroom | 3.5 x 3.1 m |
| 9. Secondary WIC | 2.8 x 1.8 m |
| 10. Secondary Bathroom | 2.7 x 1.8 m |
| 11. Laundry / Storage | 2.9 x 1.5 m |
| 12. Maid's Room | 3.1 x 2.1 m |
| 13. Maid's Bathroom | 2.1 x 1.4 m |
| 14. Terrace | 18.9 x 2.4 m |
| 15. Terrace | 11.5 x 2.4 m |



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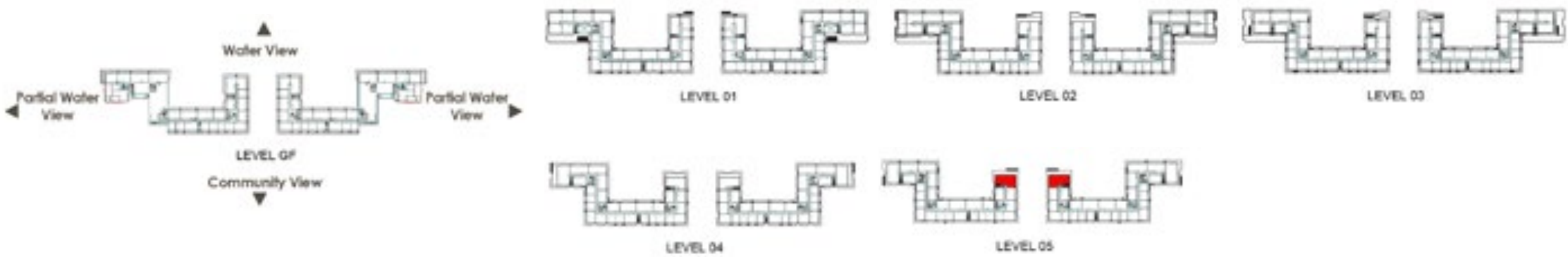
PENTHOUSES

UNIT TYPE - 1B

Internal:	222 sqm
Balcony:	175 sqm
Total GSA:	397 sqm

INTERIOR

1. Entrance	
2. Powder Room	2.1 x 1.6 m
3. Open Kitchen	5.4 x 3.2 m
4. Living & Dining Room	9.4 x 5.4 m
5. Master Bedroom	5.9 x 4.0 m
6. Master WIC	2.2 x 2.1 m
7. Master Bathroom	3.4 x 2.7 m
8. Secondary Bedroom	3.5 x 3.1 m
9. Secondary WIC	2.8 x 1.8 m
10. Secondary Bathroom	2.7 x 1.8 m
11. Laundry	1.7 x 1.2 m
12. Maid's Room	3.0 x 2.2 m
13. Maid's Bathroom	2.2 x 1.4 m
14. Storage	2.2 x 1.5 m
15. Balcony	12.8 x 2.1 m
16. Balcony	23.8 x 6.1 m
17. Balcony	16 x 2.1 m



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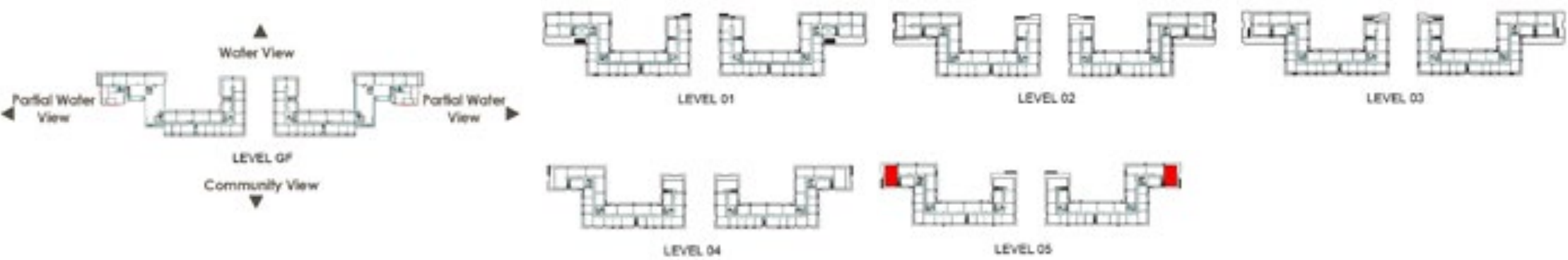
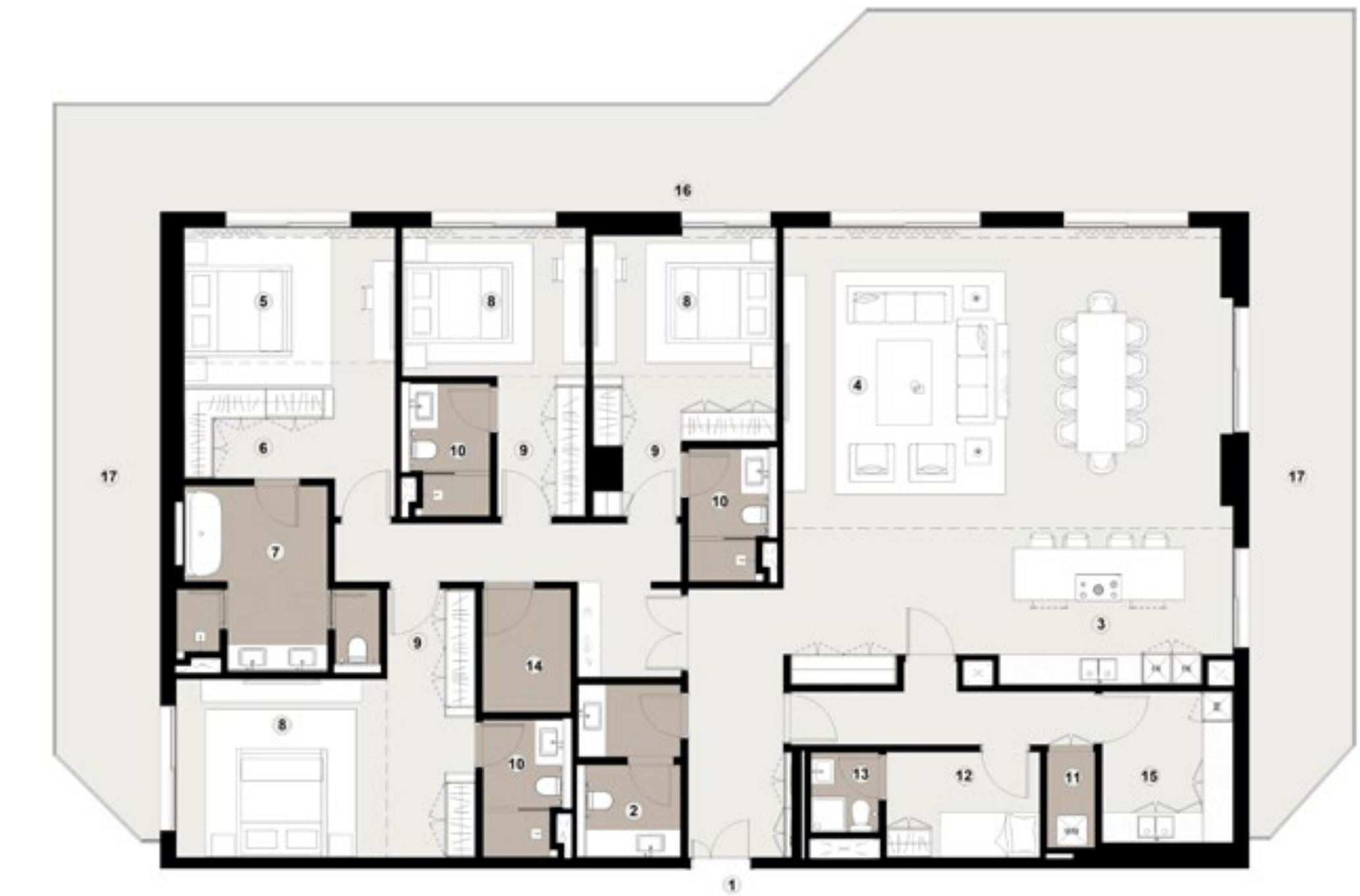
PENTHOUSES

UNIT TYPE - 2B

Internal:	261 sqm
Balcony:	141 sqm
Total GSA:	402 sqm

INTERIOR

1.	Entrance	
2.	Powder Room	2.1 x 1.9 m
3.	Open Kitchen	9.0 x 3.3 m
4.	Living & Dining Room	9.0 x 6.0 m
5.	Master Bedroom	4.4 x 3.5 m
6.	Master WIC	4.2 x 1.8 m
7.	Master Bathroom	3.4 x 3.2 m
8.	Secondary Bedroom	3.7 x 3.1 m
9.	Secondary WIC	2.8 x 1.8 m
10.	Secondary Bathroom	2.7 x 1.8 m
11.	Laundry	2.1 x 1.1 m
12.	Maid's Room	3.0 x 2.2 m
13.	Maid's Bathroom	1.7 x 1.6 m
14.	Storage	2.5 x 1.8 m
15.	Service Kitchen	3.5 x 2.8 m
16.	Balcony	24.0 x 3.0 m
17.	Balcony	13.8 x 2.1 m



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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

FLUTED RESIN

WOOD VENEER

LAMINATE 1

ENGINEERED
STONE

LAMINATE 2

PORCELAIN TILE

FROSTED
GLASS

SEMI-SOLID
WOOD FLOORING

METAL
FINISH

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.





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