



# 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.



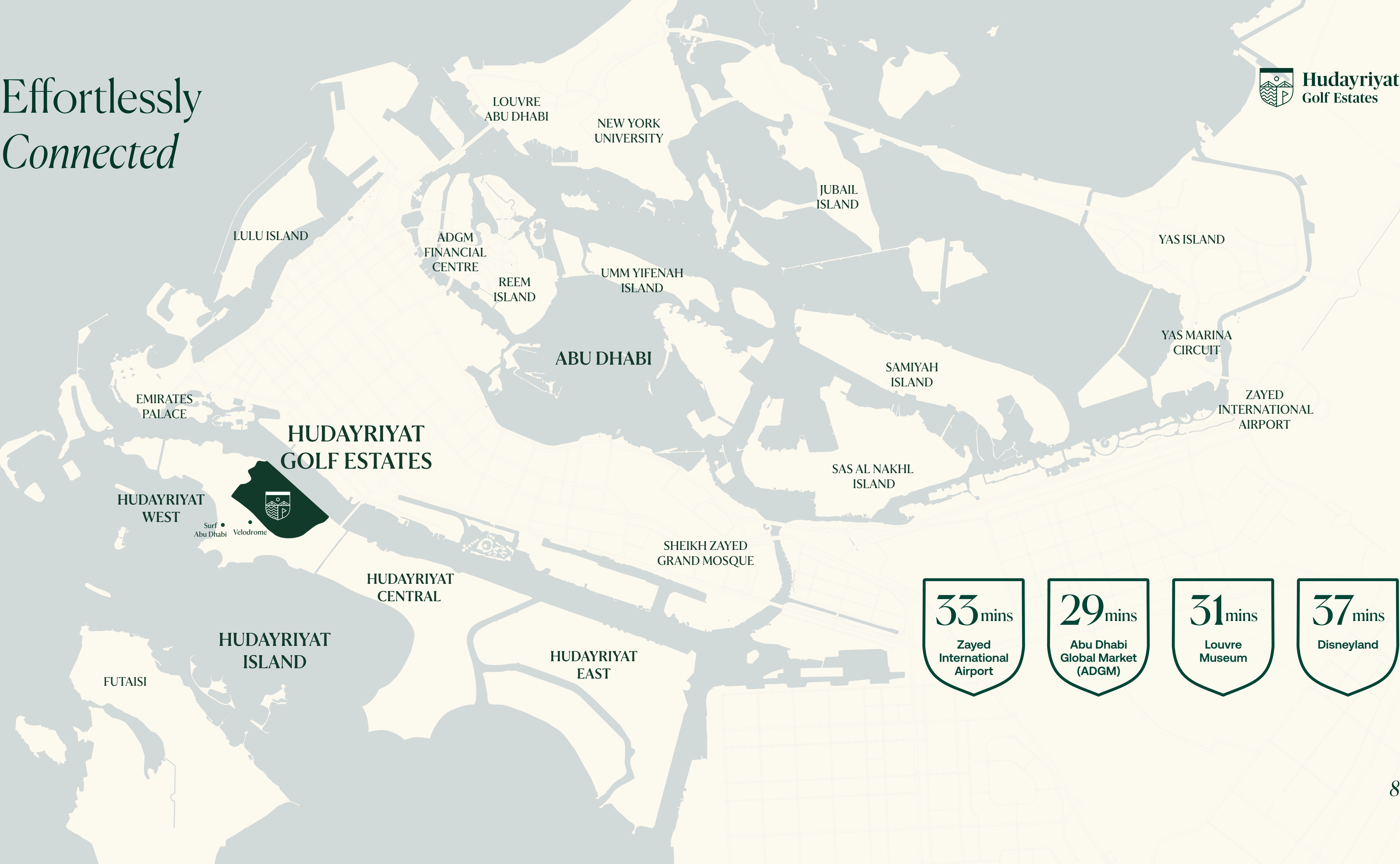
# Hudayriyat Golf Estates

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*



33mins

Zayed  
International  
Airport

29mins

Abu Dhabi  
Global Market  
(ADGM)

31mins

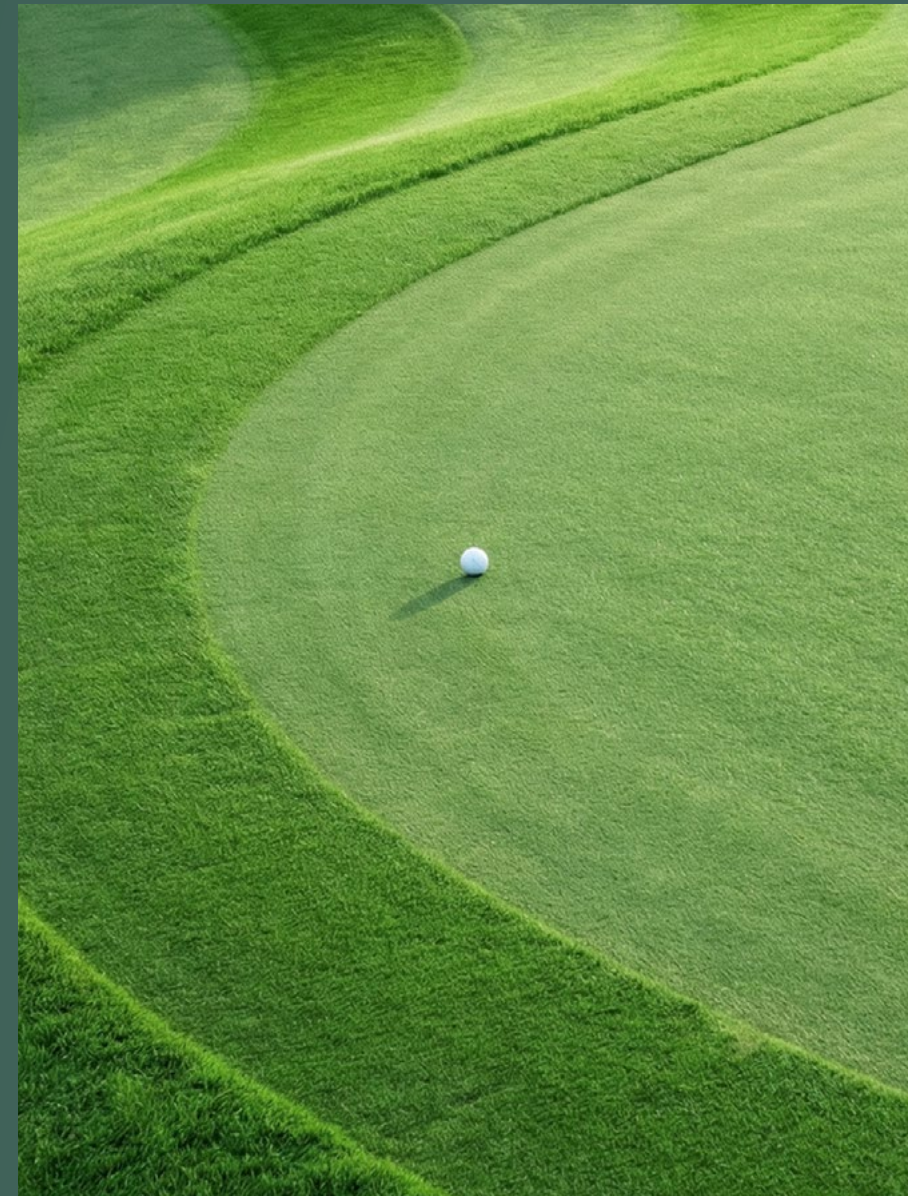
Louvre  
Museum

37mins

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*

HUDAYRIYAT WEST

Equestrian

Biotopia

18-Hole  
Golf Course

Clubhouse

Community Retail

Schools

Clinic

Retail

Beach

Velodrome

Surf Abu Dhabi

Olympia Resort

Sports Village

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.

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# 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> |





# 6-Bedroom Golf Mansions

## Basement

### INTERIOR

- |    |                    |
|----|--------------------|
| 1  | Hall               |
| 2  | Main Staircase     |
| 3  | Elevator           |
| 4  | Miscellaneous Room |
| 5  | Office             |
| 6  | Exterior Entrance  |
| 7  | Powder Room        |
| 8  | Changing Room      |
| 9  | Gym                |
| 10 | Spa                |
| 11 | Massage Room       |

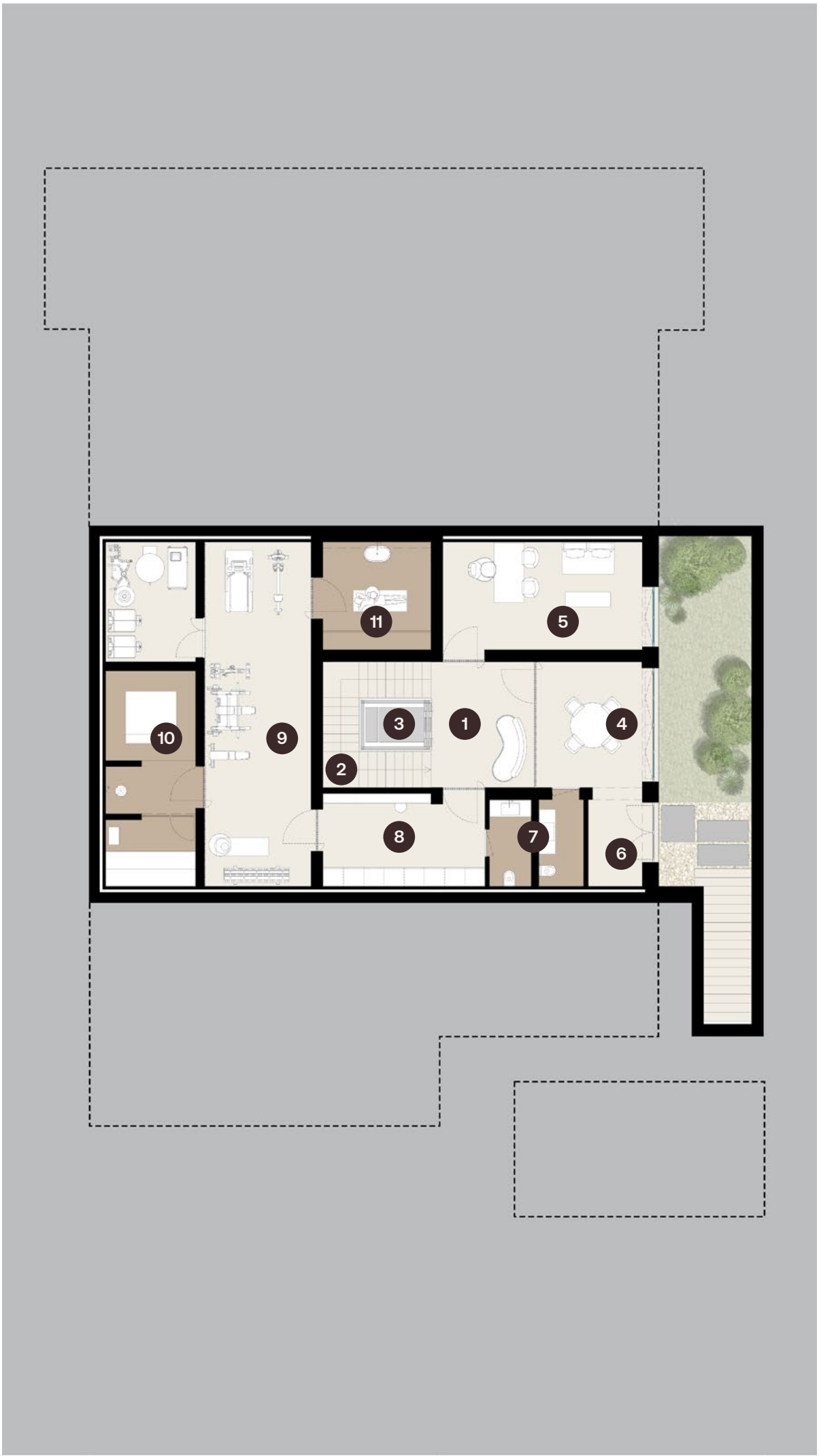
## Ground

### INTERIOR

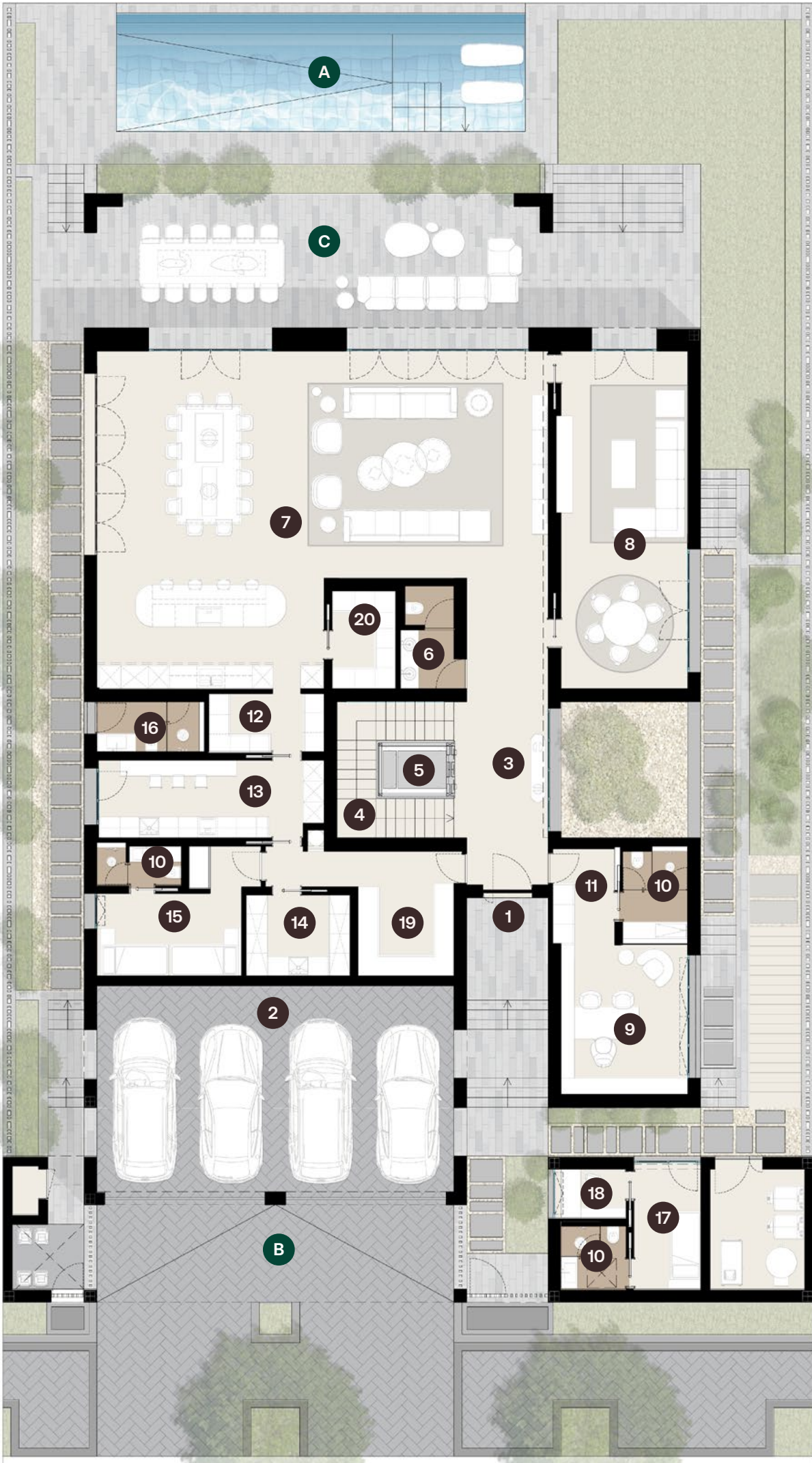
- |    |                              |
|----|------------------------------|
| 1  | Entrance                     |
| 2  | Garage                       |
| 3  | Ground Floor Hall            |
| 4  | Main Staircase               |
| 5  | Elevator                     |
| 6  | Powder Room                  |
| 7  | Family Living-Dining-Kitchen |
| 8  | Majlis Living-Dining Room    |
| 9  | Office/Gym/Bedroom           |
| 10 | Bathroom                     |
| 11 | Dressing Room                |
| 12 | Pantry                       |
| 13 | BOH Kitchen                  |
| 14 | Laundry Room                 |
| 15 | Maid's Room                  |
| 16 | Pool Toilet                  |
| 17 | Driver's Room                |
| 18 | Security Room                |
| 19 | Storage Room                 |
| 20 | Pantry                       |

### EXTERIOR

- |   |                 |
|---|-----------------|
| A | Pool            |
| B | Pergola         |
| C | Covered Terrace |



Basement



Ground



# 6-Bedroom Golf Mansions

## First

### INTERIOR

- |    |                |
|----|----------------|
| 1  | Main Staircase |
| 2  | Master Bedroom |
| 3  | Family Living  |
| 4  | Bedroom 2      |
| 5  | Bedroom 3      |
| 6  | Bedroom 4      |
| 7  | Bedroom 5      |
| 8  | Bedroom 6      |
| 9  | Wardrobes      |
| 10 | Bathroom       |
| 11 | Elevator       |

### EXTERIOR

- |   |         |
|---|---------|
| A | Balcony |
|---|---------|



## Penthouse

### INTERIOR

- |   |                      |
|---|----------------------|
| 1 | Penthouse Floor Hall |
| 2 | Elevator             |
| 3 | Pantry               |
| 4 | Powder Room          |
| 5 | Game Room            |
| 6 | Living Room          |
| 7 | Main Staircase       |



First



Penthouse



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> |





# 6-Bedroom Fairway Villas

## Ground

### INTERIOR

- 1

Entrance Hall
- 2

Garage
- 3

Ground Floor Hall
- 4

Main Staircase
- 5

Elevator
- 6

Powder Room
- 7

Family Living-Dining-Kitchen
- 8

Majlis Living-Dining Room
- 9

Office/Gym/Bedroom
- 10

Bathroom
- 11

Dressing Room
- 12

Pantry
- 13

BOH Kitchen
- 14

Laundry Room
- 15

Maid's Room
- 16

Pool Toilet
- 17

Driver's Room
- 18

Security Room
- 19

Storage Room
- 20

Pantry

### EXTERIOR

- A

Pool
- B

Pergola
- C

Covered Terrace

## First

### INTERIOR

- 1

First Floor Hall
- 2

Main Staircase
- 3

Elevator
- 4

Master Bedroom
- 5

Dressing Room
- 6

Upstairs Family Room
- 7

Bedroom 1
- 8

Bedroom 2
- 9

Bedroom 3
- 10

Bedroom 4
- 11

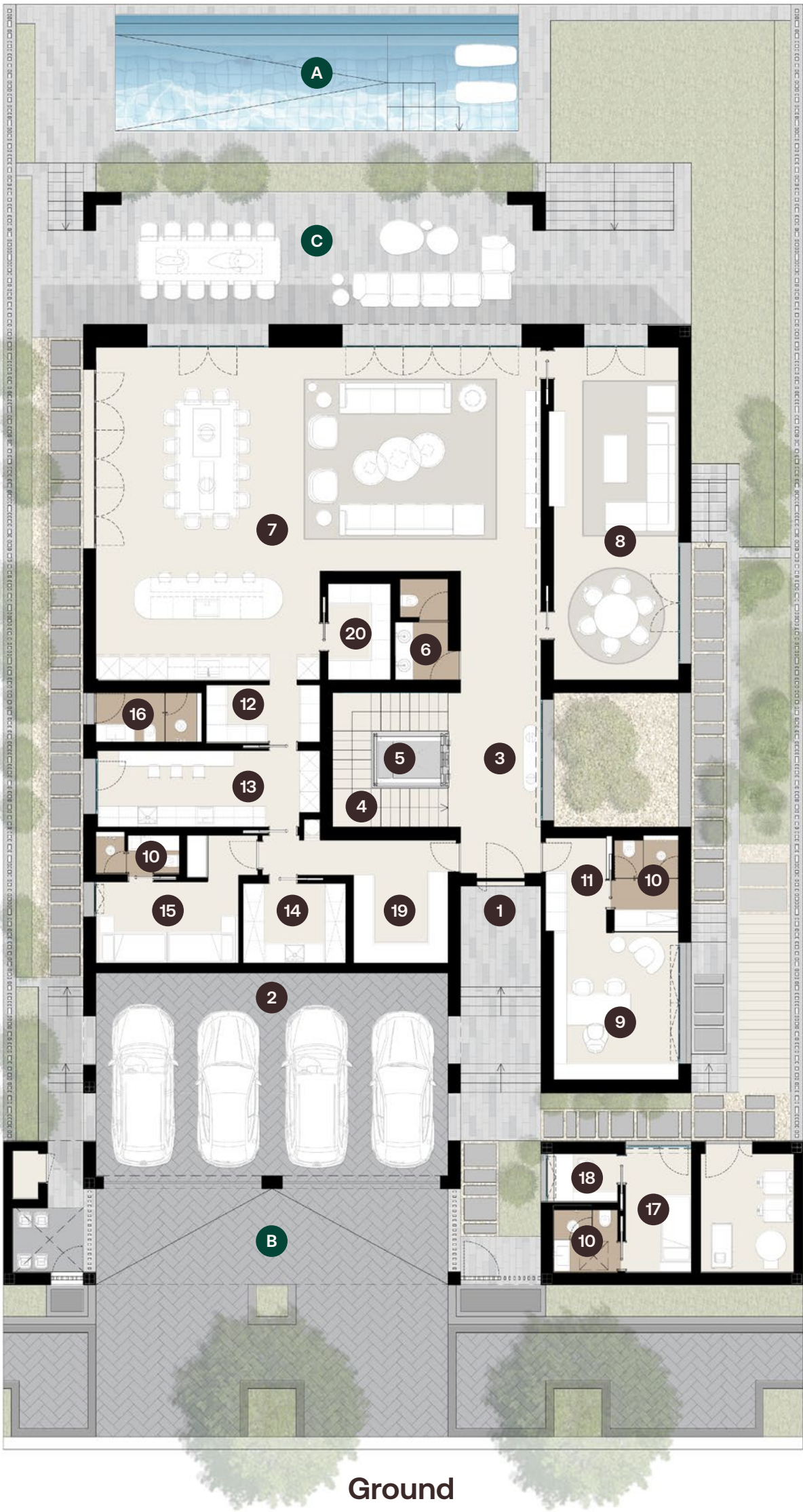
Bedroom 5
- 12

Bathroom

### EXTERIOR

- A

Terrace





# 6-Bedroom Fairway Villas

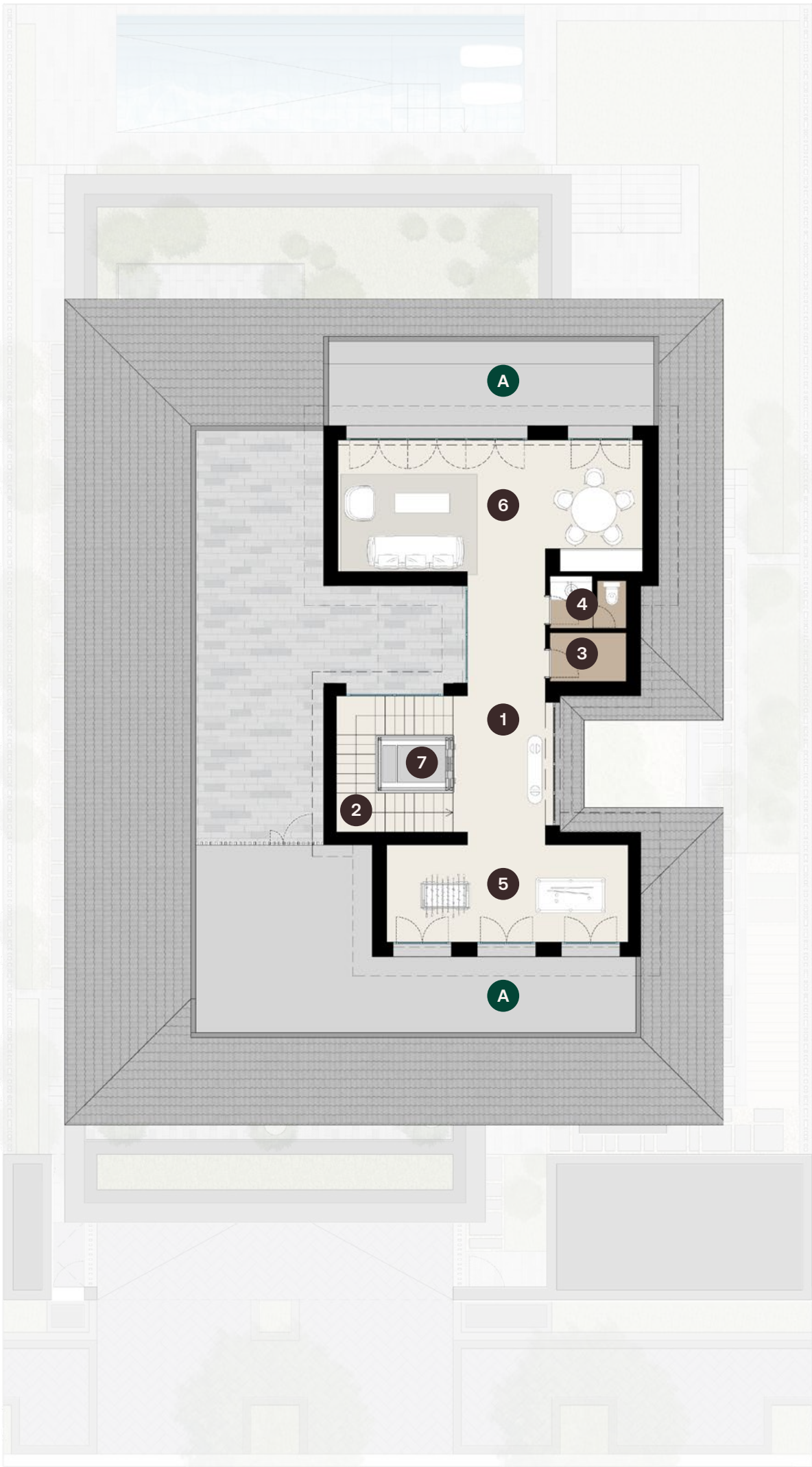
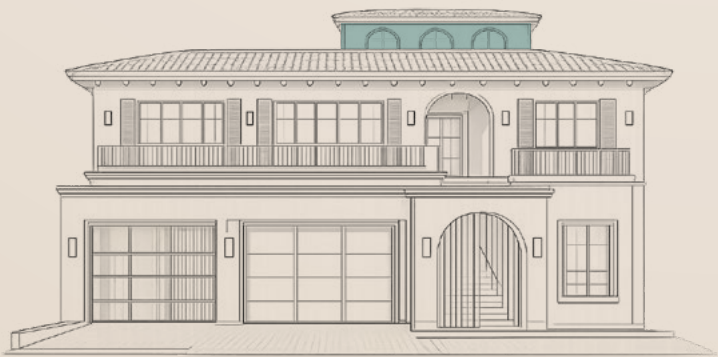
## Penthouse

### INTERIOR

- 1 Penthouse Floor Hall
- 2 Main Staircase
- 3 Pantry
- 4 Powder Room
- 5 Game Room
- 6 Living Room
- 7 Elevator

### EXTERIOR

- A Terrace



Penthouse



3

# Range Villas





# 5-Bedroom Range Villas



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





# 5-Bedroom Range Villas

## Ground

### INTERIOR

- |    |                              |
|----|------------------------------|
| 1  | Entrance Hall                |
| 2  | Garage                       |
| 3  | Ground Floor Hall            |
| 4  | Main Staircase               |
| 5  | Patio                        |
| 6  | Powder Room                  |
| 7  | Family Living-Dining-Kitchen |
| 8  | Majlis Living-Dining Room    |
| 9  | Bedroom                      |
| 10 | Bathroom                     |
| 11 | Dressing Room                |
| 12 | Pantry                       |
| 13 | BOH Kitchen                  |
| 14 | Laundry Room                 |
| 15 | Maid's Room                  |
| 16 | Pool Toilet                  |
| 17 | Driver's Room                |
| 18 | Security Room                |

### EXTERIOR

- |   |                 |
|---|-----------------|
| A | Pool            |
| B | Covered Terrace |

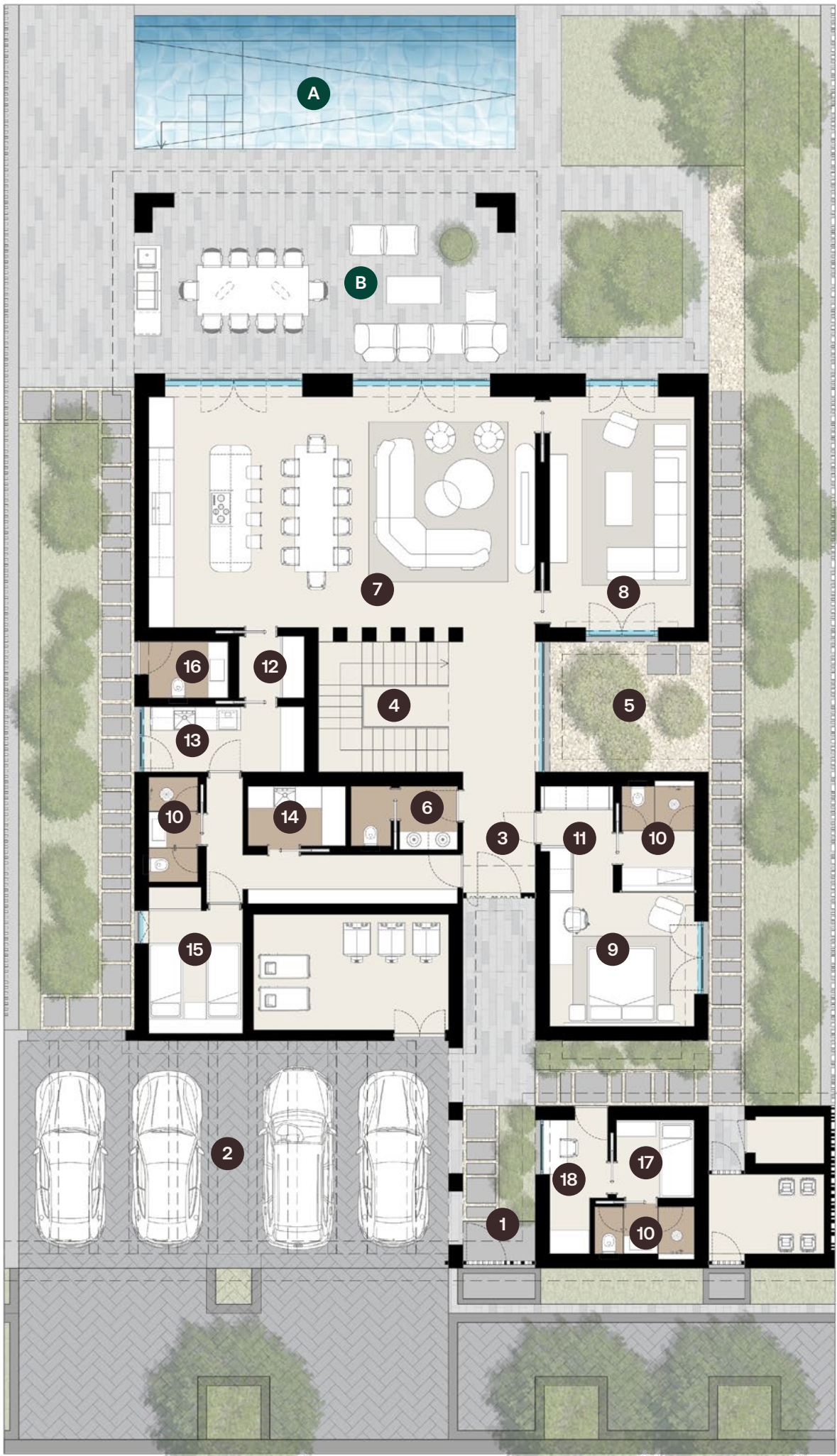
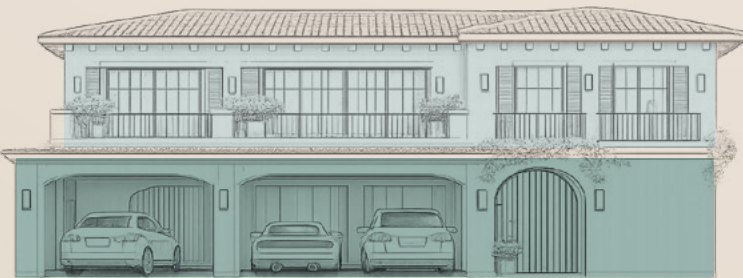
## First

### INTERIOR

- |    |                  |
|----|------------------|
| 1  | First Floor Hall |
| 2  | Main Staircase   |
| 3  | Double Height    |
| 4  | Master Bedroom   |
| 5  | Bedroom 1        |
| 6  | Bedroom 2        |
| 7  | Bedroom 3        |
| 8  | Family Room      |
| 9  | Dressing Room    |
| 10 | Bathroom         |

### EXTERIOR

- |   |         |
|---|---------|
| A | Terrace |
|---|---------|



Ground



First





# Golf Homes





# 4-Bedroom Golf Homes

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





# 4-Bedroom Golf Homes

## Ground

### INTERIOR

- |    |                   |
|----|-------------------|
| 1  | Main Entrance     |
| 2  | Hall              |
| 3  | Guest Bedroom     |
| 4  | Bathroom          |
| 5  | Feature Staircase |
| 6  | Staff Bedroom     |
| 7  | Laundry Space     |
| 8  | Powder Room       |
| 9  | Service Kitchen   |
| 10 | Show Kitchen      |
| 11 | Family Dining     |
| 12 | Family Living     |

### EXTERIOR

- |   |                |
|---|----------------|
| A | Outdoor Living |
| B | Car Parking    |

## First

### INTERIOR

- |    |                   |
|----|-------------------|
| 1  | Hall              |
| 2  | Family Living     |
| 3  | Feature Staircase |
| 4  | Master Bedroom    |
| 5  | Bedroom 2         |
| 6  | Bedroom 3         |
| 7  | Wardrobe          |
| 8  | Bathroom          |
| 9  | Powder Room       |
| 10 | Storage           |

### EXTERIOR

- |   |         |
|---|---------|
| A | Balcony |
|---|---------|



Ground



First





**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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5

# Golf Townhomes







# 4-Bedroom Golf Townhomes

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





# 4-Bedroom Golf Townhomes

## Ground

### INTERIOR

- |    |                   |
|----|-------------------|
| 1  | Entrance Hall     |
| 2  | Powder Room       |
| 3  | Feature Staircase |
| 4  | Kitchen           |
| 5  | BOH Kitchen       |
| 6  | Family Dining     |
| 7  | Family Living     |
| 8  | Guest Bedroom     |
| 9  | Bathroom          |
| 10 | Wardrobe          |
| 11 | Staff Lobby       |
| 12 | Staff Bedroom     |
| 13 | Laundry Room      |
| 14 | Storage Area      |

### EXTERIOR

- |   |                 |
|---|-----------------|
| A | Entrance        |
| B | Covered Parking |
| C | Outdoor Living  |
| D | Landscaping     |

## First

### INTERIOR

- |   |                   |
|---|-------------------|
| 1 | Feature Staircase |
| 2 | First Floor Hall  |
| 3 | Master Bedroom    |
| 4 | Master Wardrobe   |
| 5 | Master Bathroom   |
| 6 | Bedroom 1         |
| 7 | Bathroom          |
| 8 | Bedroom 2         |
| 9 | Wardrobe          |

### EXTERIOR

- |   |         |
|---|---------|
| A | Terrace |
|---|---------|







# 3-Bedroom Golf Townhomes

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





# 3-Bedroom Golf Townhomes

## Ground

### INTERIOR

- |    |                   |
|----|-------------------|
| 1  | Entrance Hall     |
| 2  | Powder Room       |
| 3  | Office/ Studio    |
| 4  | Feature Staircase |
| 5  | Family Living     |
| 6  | Kitchen           |
| 7  | BOH Kitchen       |
| 8  | Family Dining     |
| 9  | Staff Bedroom     |
| 10 | Laundry Room      |
| 11 | Storage Area      |

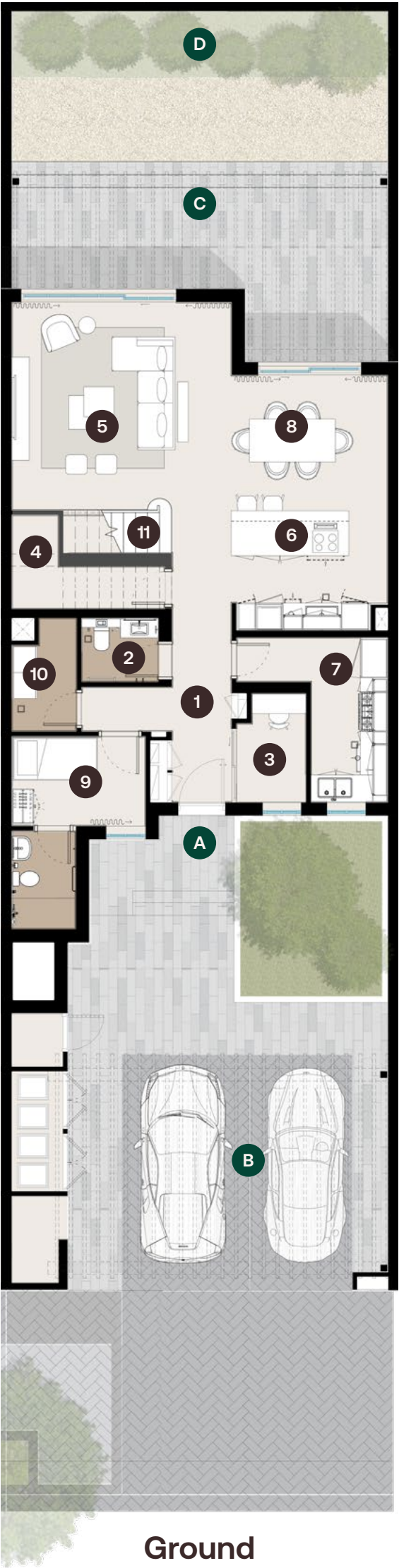
### EXTERIOR

- |   |                 |
|---|-----------------|
| A | Entrance        |
| B | Covered Parking |
| C | Outdoor Living  |
| D | Landscaping     |

## First

### INTERIOR

- |   |                   |
|---|-------------------|
| 1 | Feature Staircase |
| 2 | First Floor Hall  |
| 3 | Master Bedroom    |
| 4 | Bedroom 1         |
| 5 | Bedroom 2         |
| 6 | Wardrobe          |
| 7 | Bathroom          |



Ground



First



# Where life finds its *swing*

Hudayriyat Golf Estates, the precinct where that promise becomes an address. An Andalusian architectural expression. A 95-hectare flagship course at its heart. With a 2.3 km of green spine threading through it like a quiet pulse. Part of Abu Dhabi's most connected island. A world designed to flow.

For more information visit  
**WORLD.MODON.COM**





# MÜDON

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