RAPHAEL
HOMES

raphael.ae

+971 55 694 5440

Office 2506, Marina Plaza, Dubai Marina

Wadeem

By

MÖDON

MODON

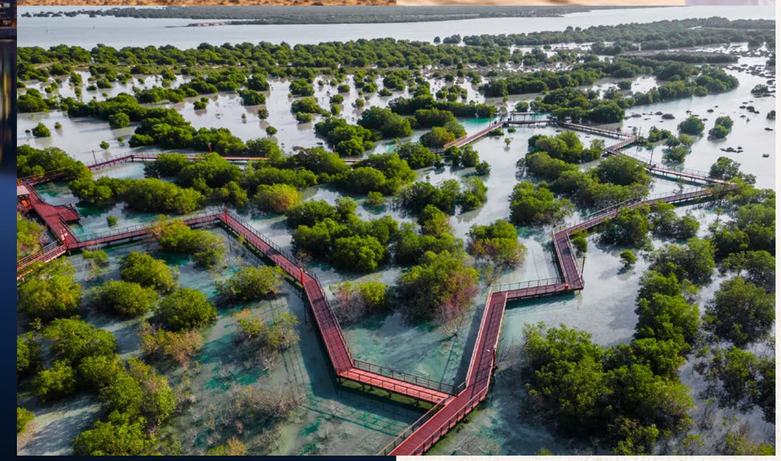
Modon develops vibrant communities, unique hospitality and lifestyle experiences, and world-class sports facilities. Based in Abu Dhabi with an international vision, Modon Holding's wide group of companies includes real estate, hospitality, asset management, investments and entertainment.

Through a diversified business portfolio in the UAE, we are engaged in strategic investment and innovation on an unrivalled scale, shaping future smart living. We aim to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.







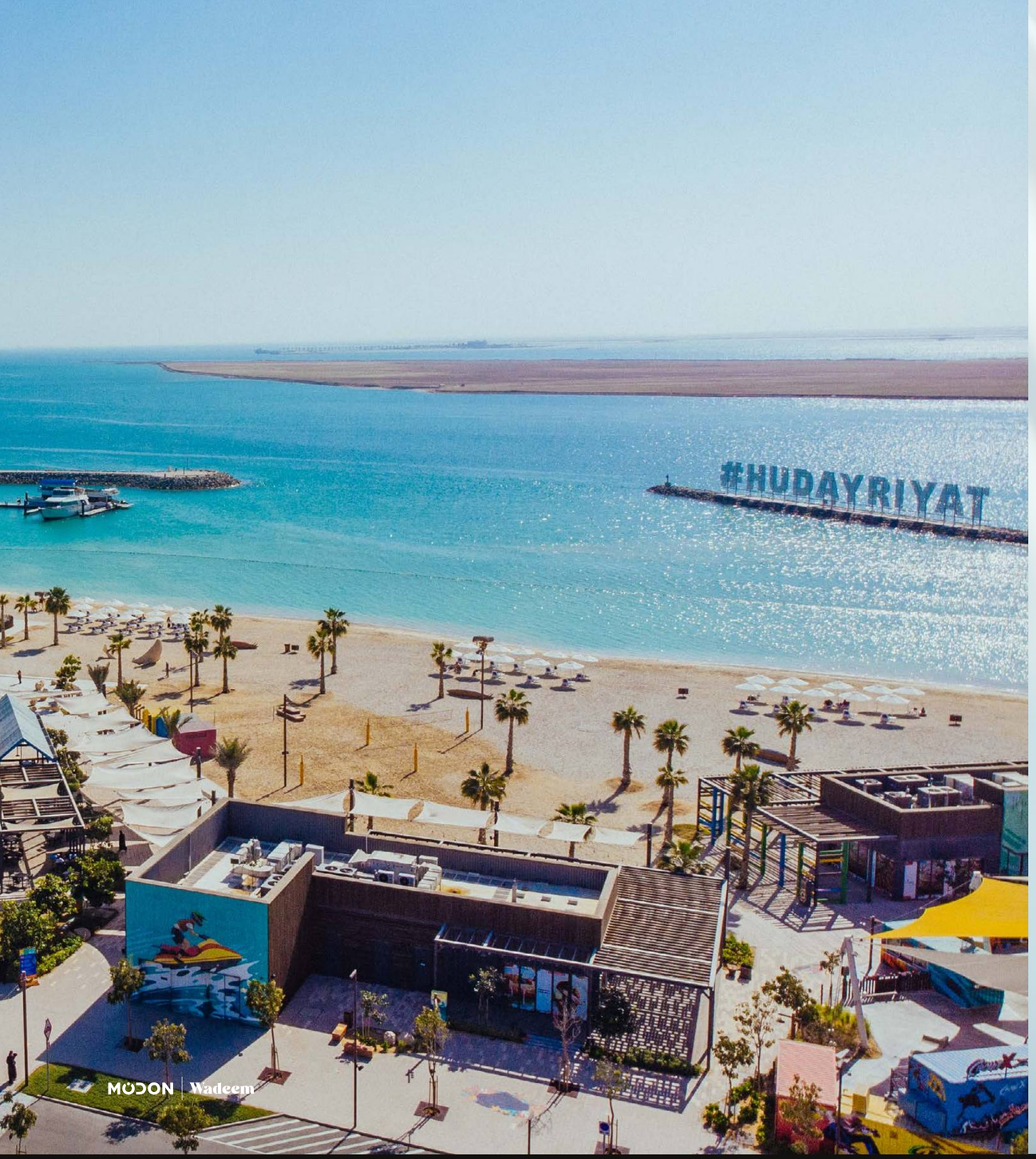


ABU DHABI

Nestled along the picturesque coastline of the Arabian Gulf, Abu Dhabi stands as a shining emblem of modernity and prosperity in the UAE. Boasting a dynamic economy, robust infrastructure and a flourishing real estate market, Abu Dhabi presents a compelling opportunity for investors seeking to capitalise on the region's growth and potential.

Abu Dhabi's real estate market is underpinned by a strong regulatory framework, ensuring transparency, security and investor confidence. The emirate's government has implemented progressive policies aimed at fostering sustainable growth, encouraging foreign investment and promoting economic diversification. Such initiatives have bolstered Abu Dhabi's appeal as a prime destination for real estate investment, attracting a steady influx of capital from both domestic and international investors.

MŪDON | Wadeem



HUDAYRIYAT **ISLAND**

Step into a world where every desire is thoughtfully fulfilled and every moment is extraordinary. Hudayriyat Island redefines community living, blending the thrill of sports, the serenity of nature, the joy of leisure and the warmth of exceptional hospitality—all in one vibrant destination.

Explore world-class sports facilities seamlessly integrated with breathtaking natural surroundings. From state-of-the-art venues to peaceful green spaces, Hudayriyat Island offers a gateway to some of the finest amenities in the region, designed to inspire and invigorate.

This visionary destination is home to iconic attractions such as Surf Abu Dhabi, alongside an eclectic mix of boutique retail, charming cafés and gourmet restaurants. Beyond these offerings, the dedicated green spaces and parks invites you to reconnect with nature, while an expansive cycling network calls adventurers to explore. With every detail crafted for an unparalleled lifestyle, Hudayriyat Island is more than a place—it's where life comes alive.







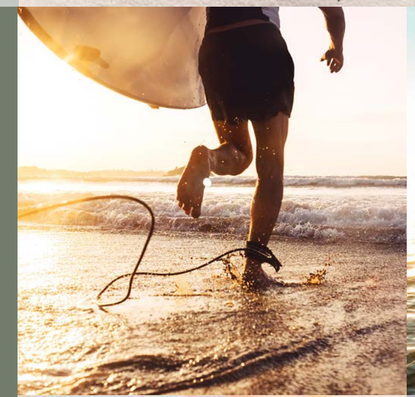


ISLAND
LIVING

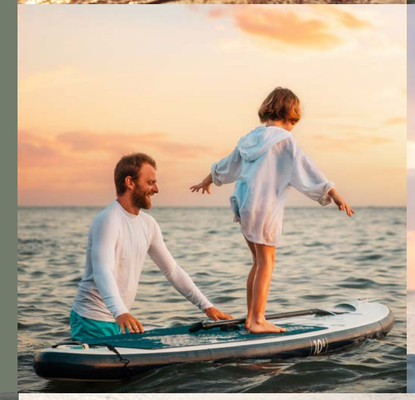
Wadeem offers a rare balance—where serene island living meets the rhythms of nature. Nestled on an island and embraced by canals and tranquil waterways, the community lets you live closer to the elements you love.

While lush greenery forms your everyday backdrop, the gentle presence of water adds a refreshing layer to life here.

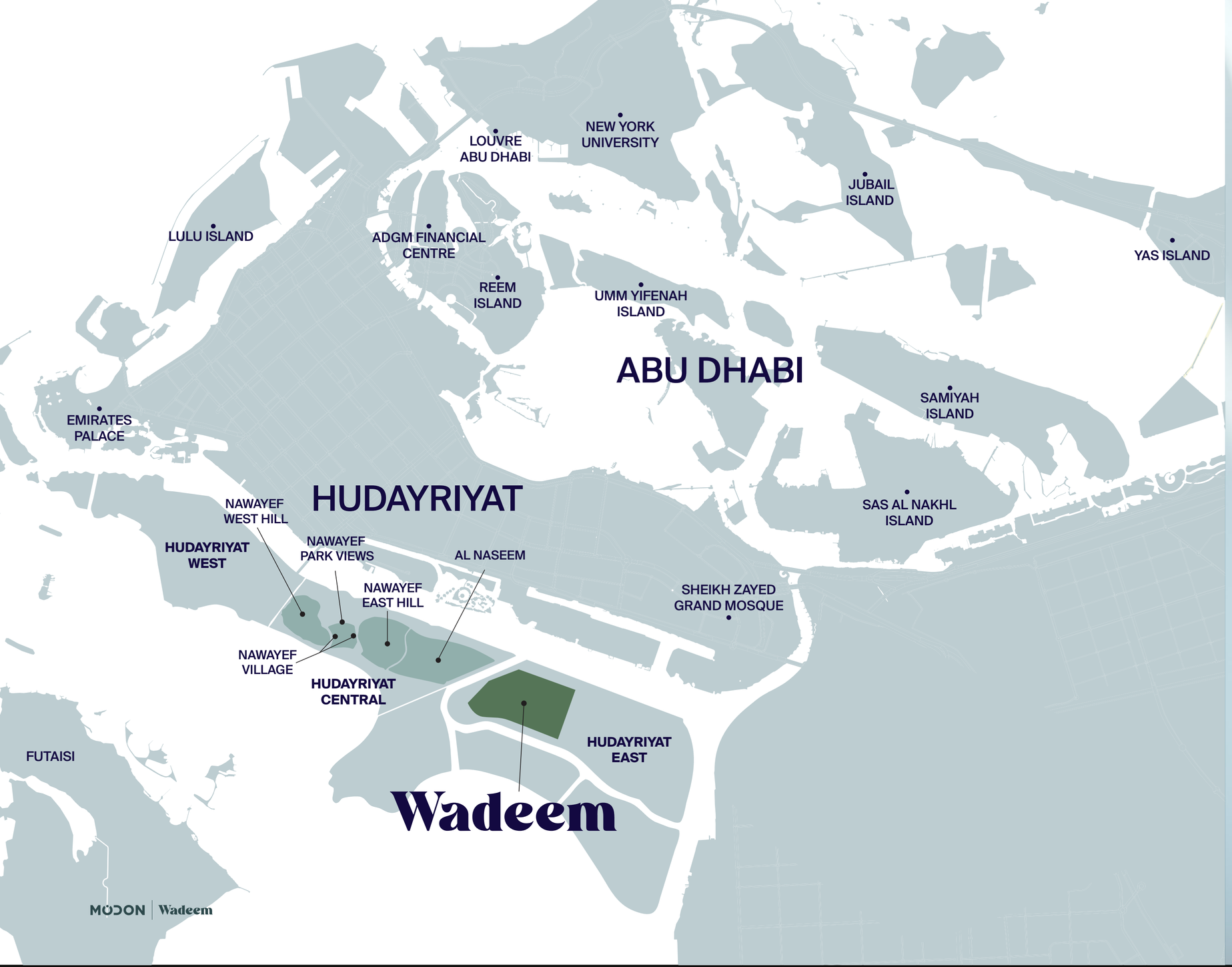
Wadeem celebrates island living not just in its setting, but in its soul—with a waterfront inspired lifestyle, scenic views, and tranquil moments.











ONE DESTINATION. **UNLIMITED EXPERIENCES.**

20 mins Downtown Abu Dhabi	23 mins Sheikh Zayed Grand Mosque
30 mins Louvre Abu Dhabi	39 mins Saadiyat Island
33 mins Zayed International Airport	30 mins Abu Dhabi Global Market Financial Centre
73 mins Dubai Marina	90 mins Downtown Dubai

HUDAYRIYAT ISLAND

HUDAYRIYAT CENTRAL

Wadeem

HUDAYRIYAT EAST

Neighbourhood Overview

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. East Town Centre
11. Al Bateen South Residences
12. South Hill Community



Wadeem DISTINCTION DEFINES YOU

Permanent and enduring, Wadeem signifies stability and strength.

Positioned on the breathtaking Hudayriyat Island, this premium community offers a chance to build your dream home in a prestigious island location just minutes from Downtown Abu Dhabi.

This gated community boasts thoughtfully designed exceptional amenities, including three clubhouses and extensive open space for an unparralled outdoor lifestyle.
Residents will enjoy seamless integration with adjacent facilities, which include two mosques, a school and community centre with convenient boutique retail.

With spacious plots tailored for 4- to 6-bedroom homes, this is a rare opportunity to create a bespoke residence in one of Abu Dhabi's most sought-after locations.



UNIQUE COMMUNITY FEATURES

5 X Exclusive Residential Clusters Across **2 X** Gated Communities

4.9km Interconnected Loop Along Scenic Linear Parks

6 x Community Recreational & Sporting Hubs

16 Ha Central Park Providing Lush, Green Landscapes

Pet Friendly Community

Community Pools

Sports Facilities

Outdoor Gym

Short Walk to Early Learning Centre and Schools

2 x Community Retail Centre

Ride to School

Proximity to Al Bateen Canal and East Central Canal

10 minute walk to a Planned Marina and Town Centre

Dedicated and Shaded Pedestrian Routes

Children's Play Areas

2 x Community Mosque and Juma

Wadeem

WHERE EVERY PATH LEADS TO NATURE

Wadeem will be a green community thoughtfully designed around lush landscapes and vibrant outdoor spaces. At its heart lies the iconic Central Park, the largest in the Wadeem community, offering something for everyone—from serene relaxation zones to recreational hubs and active leisure spaces.

Each residential cluster is surrounded by community parks, offering jogging tracks, children's play areas, outdoor exercise zones and inviting swimming pools—all thoughtfully built to nurture well-being and seamless connectivity.

Green pockets, nooks and linear parks connect neighbourhoods with scenic trails, yoga lawns, and garden spaces—complemented by natural buffer zones that offer both privacy and greenery. No matter where you live in Wadeem, you're always steps away from nature.



COMMUNITY RETAIL

CHILDREN'S PLAY AREA



OUTDOOR GYM



ACTIVITIES AREA

WALKING PATHS

SCHOOL AREA



COMMUNITY CENTRE





SHADED PATHWAY



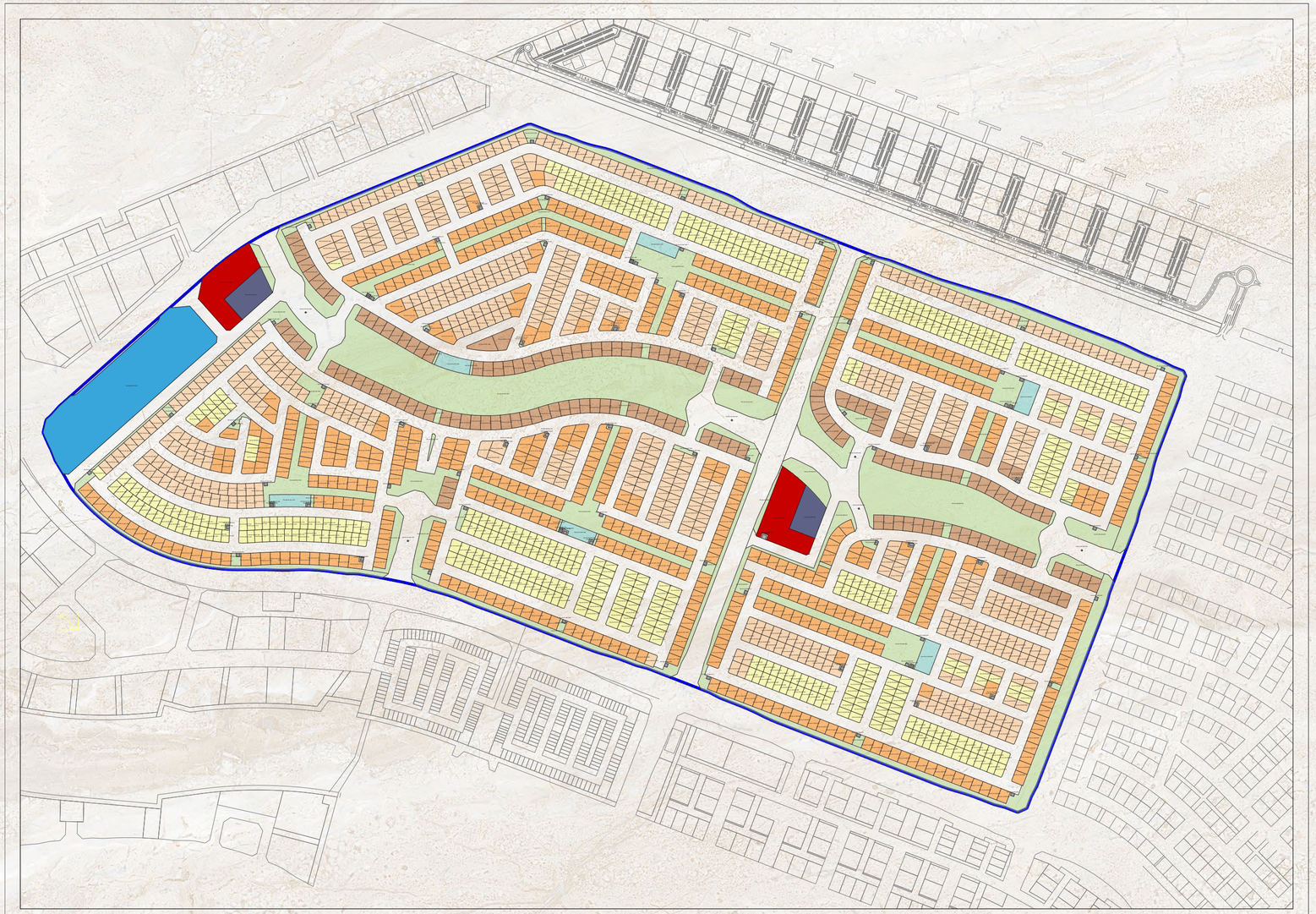
TYPICAL STREET VIEW



PLOT PLAN

LEGEND

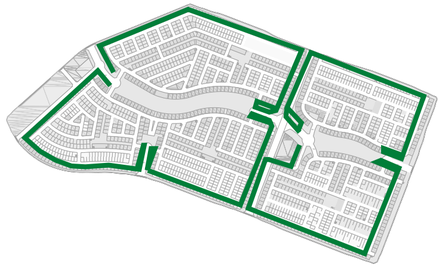
- Select Plot - 4 bed villa
- Prestige Plot - 5 bed villa
- Elite Plot - 6 bed villa
- Signature Plot - 6 bed + basement villa
- Commercial mixed-use
- Community centre
- Mosque and Juma
- Parks and public gardens
- School





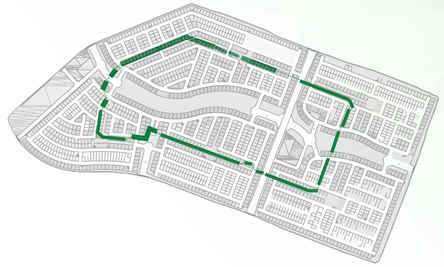
GREEN SPACE
TYPOLOGIES

ENTRANCE & BUFFER PARK



10.7km External green buffer park

LINEAR PARKS



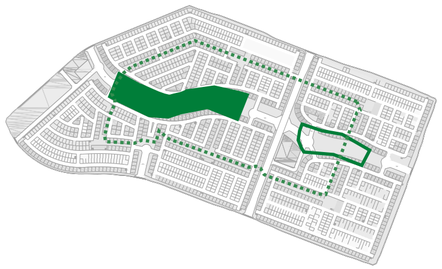
4.9km Internal interconnected green Loop

COMMUNITY PARKS

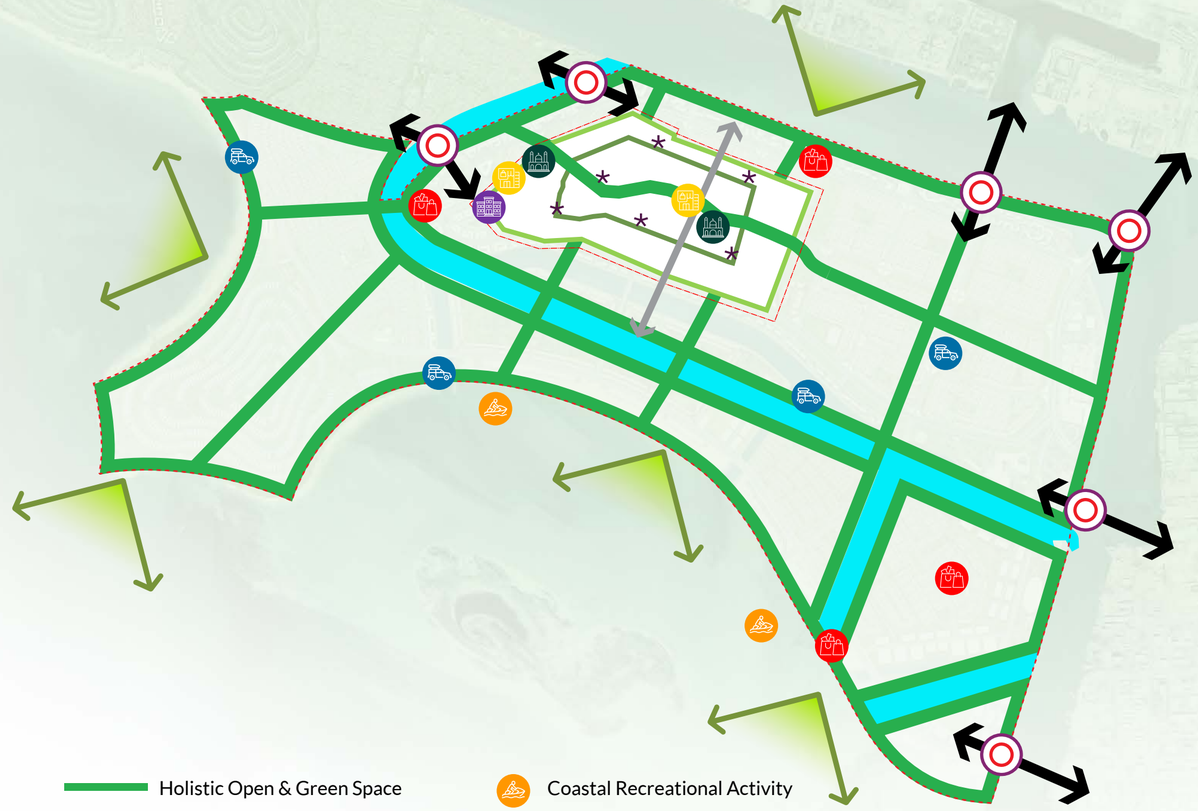


6 x Community Parks with Pool Hub

CENTRAL PARK



16 ha Central Park



- Holistic Open & Green Space
- View & Viewpoints
- Bridge Connections
- Island Gateways Potential
- Retail Attraction
- Destination / Recreational Activity
- Coastal Recreational Activity
- Site Boundary
- Community Retail
- Mosques
- School & ELC

INDICATIVE VILLA
TYPOLOGIES

Wadeem is a villa development with supporting community facilities that complement recreational offerings. The villa development is guided by a series of typologies that complement the specific locations.

The following pages and images indicate the Development Controls for the below shown plot types, and illustrates the proposed “look and feel” of the villa typologies.

SELECT PLOT
4-bed villa plot



PRESTIGE PLOT
5-bed villa plot



ELITE PLOT
6-bed villa plot



SIGNATURE PLOT
6-bed villa + basement plot

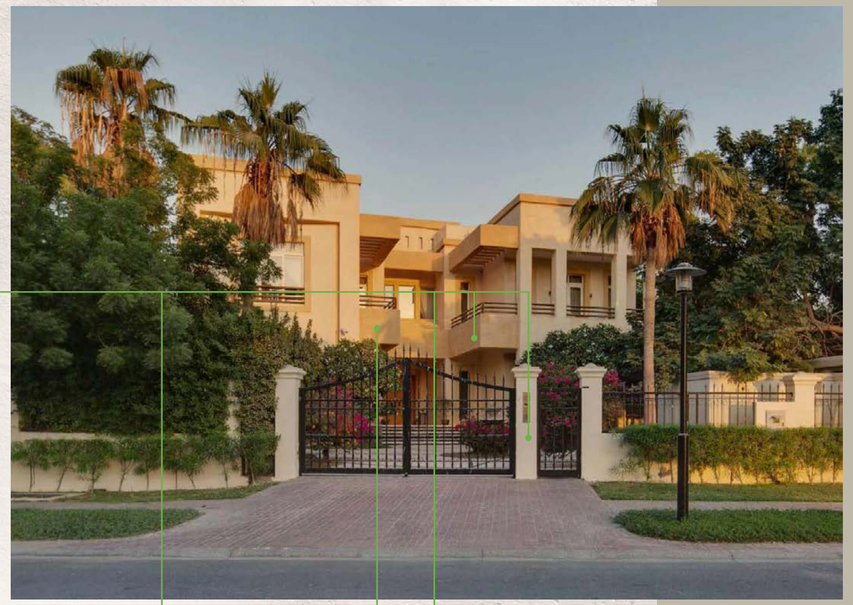


DESIGN ASPIRATIONS

Modern Arabic Villa Guidelines

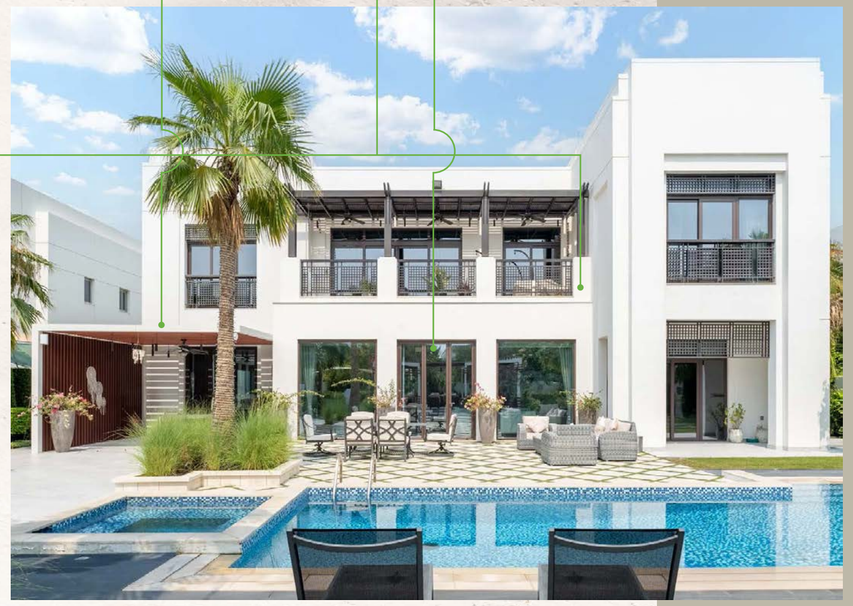
Front Door and Porches

Main building entry should be oriented towards the front yard for easy wayfinding. Entrances can be enhanced with arches, tile, stone, brick, or other accents for added detail and visual interest as appropriate to the architectural style. Recess doorways or provide awnings or roof overhangs to provide shelter from rain at the entrances.



Façade

Balconies and patios are encouraged to break up massing and provide shading. Screens are encouraged to ensure privacy, provide shading and ventilation.

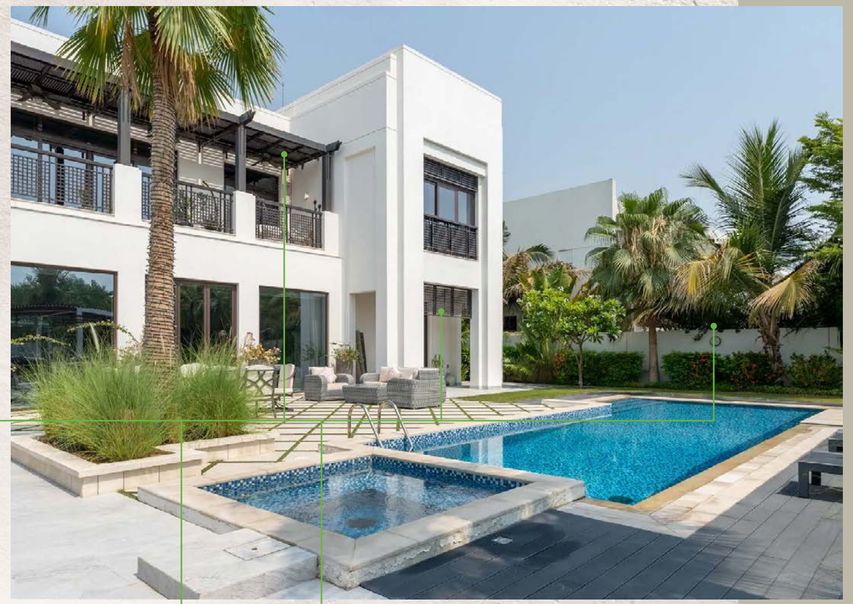


DESIGN ASPIRATIONS

Modern Arabic Villa Guidelines

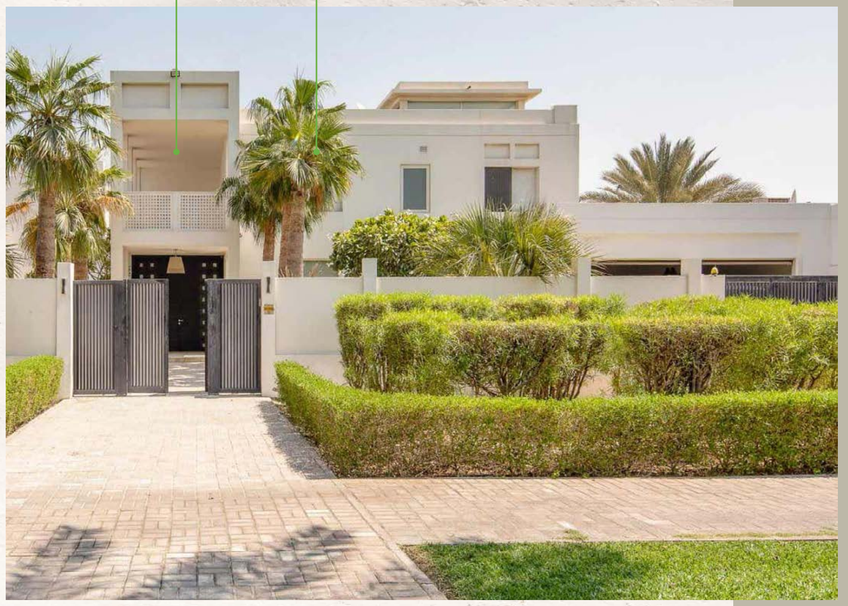
Shading

Porches, porticos, balconies, overhangs, and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.



Roof - MEP equipment to be on 1st Floor Roof or Roof Floor

Flat roofs with light colours and overhangs are encouraged to reduce heat gain. Mechanical units should be screened sufficiently within concealed flat areas for minimum visual impact.



DESIGN ASPIRATIONS

Mediterranean Villa Guidelines

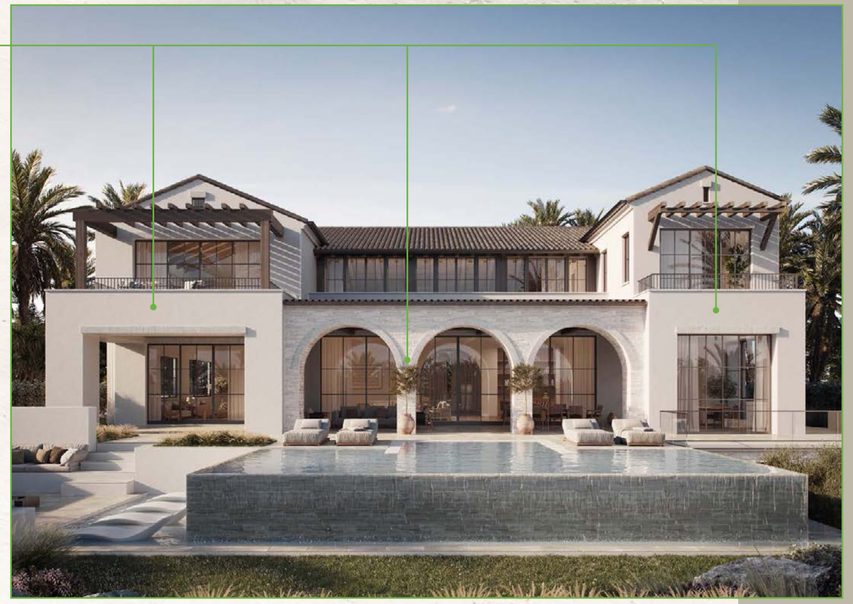
Front Door and Porches

Main building entry should be oriented towards the front yard for easy wayfinding. Entrances can be enhanced with arches, tile, stone, brick, or other accents for added detail and visual interest as appropriate to the architectural style. Recess doorways or provide awnings or roof overhangs to provide shelter from rain at the entrances.



Façade

Balconies and patios are encouraged to break up massing and provide shading. Screens are encouraged to ensure privacy, provide shading and ventilation.



DESIGN ASPIRATIONS

Mediterranean Villa Guidelines

Shading

Porches, porticos, balconies, overhangs, and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.

Roof - MEP equipment to be on 1st Floor Roof or Roof Floor

Sloped roofs (max. 35 degrees) with light colours and overhangs are encouraged to reduce heat gain. Mechanical units should be screened sufficiently within the 1st floor roof or roof floor area for minimum visual impact.





DESIGN ASPIRATIONS

Contemporary / Modern Villa Guidelines

Front Door and Porches

Main building entry should be oriented towards the front yard for easy wayfinding. Entrances can be enhanced with arches, tile, stone, brick, or other accents for added detail and visual interest as appropriate to the architectural style. Recess doorways or provide awnings or roof overhangs to provide shelter from rain at the entrances.

Façade

Balconies and patios are encouraged to break up massing and provide shading. Screens are encouraged to ensure privacy, provide shading and ventilation.



DESIGN ASPIRATIONS

Contemporary / Modern Villa Guidelines

Shading

Porches, porticos, balconies, overhangs and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.

Roof - MEP equipment to be on 1st floor roof or roof floor

Flat roofs with light colours and overhangs are encouraged to reduce heat gain. Mechanical units should be screened sufficiently within concealed flat areas for minimum visual impact.





Disclaimer:

The plot plans, drawings and illustrations contained in this brochure are intended solely for illustrative purposes and should not be construed as a representation or warranty of the final details or exact specifications of the plots described herein. While every effort has been made to accurately represent the typical layout of the plot, based on development plans, variations may occur and the Gross Floor Areas or Gross Sellable Areas and plot dimensions indicated on the plans, drawings and illustrations are subject to change, without notice.

No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted in the plans, drawings and illustrations will be provided or, if provided, will be as depicted or described herein.

Modon reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. This brochure does not constitute an offer to sell or a solicitation of an offer to buy any property.

Wadeem

MODON

MODON.COM | 800 MODON

RAPHAEL HOMES