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Jake Nazer Analysis

Hudayriyat Island Villa Investment Overview

Why Hudayriyat?

Abu Dhabi is targeting a specific type of investor—and Hudayriyat Island by Modon represents that vision fully. This isn't just a beachfront project. It's a purpose-built coastal community that cannot be replicated. Click here for interactive Modon map

Key Advantages:

Community that can't be replicated: This level of premium architecture, leisure, and hospitality in one location. Set below the new Bvlgari Resort, next to royal family palaces, 15 minutes to Emirates Palace, 20 minutes to ADGM (financial district) and the international airport. This is the only plot in central Abu Dhabi with the scale to deliver a master community like Hudayriyat, and only a government developer would fund such a concept.

Unrepeatable Topography: Villas are built on man-made hills with a 15-metre elevation difference per row, with the highest villa being over 50 metres above ground level. Views vary, with the majority having an ocean and/or city skyline view. (Two hills have sold out, one to come with no set date or price.)

Future villa concepts: include Wadeem which has just been announced, at the time of writing this it is before the announcement and Designs and pricing are not confirmed, but the recently updated interactive map shows they are planned. Modon has demonstrated design versatility across previous launches— Hudayriyat Golf Estates, Nawayef, Al Naseem and Bashyer—all sold out, unique yet cohesive, and maintaining the island's premium exclusivity.

Clean Ocean Water: 17 km of beaches. Thanks to Abu Dhabi's mangrove reserves, the surrounding ocean water remains clean and clear.

Unrivalled Sports Facilities (this can never be beaten in the UAE)

- Surf Abu Dhabi: The world's most advanced wave pool
- Velodrome Abu Dhabi: Olympic-grade, air-conditioned cycling arena
- Dedicated running and cycling tracks better than anywhere in the UAE
- Football pitches, mountain bike trails, climbing walls, skateboard park

Explore more here: Hudayriyat Island

What's to come: a championship golf course, an equestrian centre, hiking hill, horse racing track, additional five-star hotels, and boat moorings. Tunnels are also verbally confirmed to reduce drive time to the financial district (pending final government approval).

Dining & Lifestyle on Hudayriyat Island

Modon has already launched licensed, high-end restaurants, setting the tone before the homes even complete:

- Ilios Restaurant & Beach Club: A Mediterranean venue bringing Mykonos vibes to Abu Dhabi. Located inside Surf Abu Dhabi, it offers poolside service, elevated seating, and a premium Greek-inspired menu. Widely considered the island's top restaurant, Ilios holds a 4.7-star rating on Google. **Already licensed to serve alcohol.**
- Nalu Restaurant & Lounge: A beachfront Latin American venue known for its Saturday brunches, casual vibe, and excellent cocktails. **Already licensed to serve alcohol**
- Feels Juice Bar & Kitchen: Is one example of many restaurants open in a different area of the island on the beach. A wellness café right on the beach serving smoothie bowls, juices, and healthy meals.

Location Highlights:

- 20 minutes to Zayed International Airport
- 20 minutes to ADGM (Abu Dhabi Global Market)
- 15 minutes to Emirates Palace / Mandarin Oriental
- 0 minutes to the beach… yay 😌

Developer Profile – Modon

Hudayriyat is being developed by Modon Properties, which is 84.76% owned by L'imad Holding Company, a sovereign investment entity wholly owned by the Abu Dhabi Government. Abu Dhabi's broader sovereign wealth platform collectively manages approximately $1.7 trillion in assets globally. L'imad's Board of Directors was formed by a resolution of the Supreme Council for Financial and Economic Affairs and is chaired by **His Highness Sheikh Khaled bin Mohamed bin Zayed Al Nahyan**.

L'imad develops and manages a diversified portfolio of assets across priority sectors within the UAE and internationally, including infrastructure and real estate, financial services and asset management, advanced industries and technologies, urban mobility, and smart cities. Modon's goal is to build iconic, liveable destinations, and Hudayriyat is its flagship luxury beachfront project. This is not about selling property purely for profit — Abu Dhabi's sovereign wealth already does that — but about improving quality of life for existing residents and attracting the type of people the emirate wants to bring in.

Previous Payment Plans on past launches below

Legally, payments are linked to construction milestones in Abu Dhabi

- 5% or 10% on booking
- 30% or 40% during construction
- 60% or 50% on handover (mortgageable)

The Wadeem launch changes the structure. It books at 5%, and for the first time in the UAE the property can be mortgaged once 20% is paid. A further 5% falls due near completion, taking you to 25% before the bank funds the remaining 75%. This was agreed with the UAE Central Bank and is Sharia-compliant, arranged through ADIB.

Comparable Transactions

The figures below are registered transactions from the Abu Dhabi Real Estate Centre, not listing prices. Window December 2025 to July 2026, filtered to villas selling between AED 15 million and 21 million. Areas in square feet.

Date	Project	Beds	BUA	Plot	Price	AED/sqft BUA	AED/sqft Plot
14/07/26	Hidd Al Saadiyat - Al Suhoul	5	6,015	7,824	20,000,000	3,325	2,556
13/07/26	Jubail Island	5	6,091	14,903	18,000,000	2,955	1,208
02/07/26	Hidd Al Saadiyat - Al Suhoul	4	4,556	6,781	16,000,000	3,511	2,359
11/05/26	Hidd Al Saadiyat - Al Suhoul	5	6,024	8,728	18,800,000	3,121	2,154
08/05/26	Hidd Al Saadiyat - Al Suhoul	5	4,708	6,781	15,850,000	3,367	2,337
13/04/26	Jawaher Al Saadiyat	4	5,025	8,979	17,000,000	3,383	1,893
17/02/26	Hidd Saadiyat - Al Suhoul	5	4,693	6,700	15,300,000	3,260	2,284
05/12/25	Jubail Island - Phase 2	5	5,038	19,462	15,400,000	3,057	791
AVG	**Hidd Al Saadiyat only**		**5,199**	**7,363**	**17,190,000**	**3,317**	**2,338**

Hidd Al Saadiyat Al Suhoul is the tightest comparable on size, at 4,500 to 6,000 sqft built-up area. Jubail Island carries much larger plots, which lowers the blended plot rate but not the built-up rate.

The Hidd Al Saadiyat average is AED 3,317 per sqft built-up area and AED 2,338 per sqft plot. That is the benchmark used in the projections below.

Hudayriyat versus Saadiyat

Hidd Al Saadiyat sits next to a beach, though not one as good as the beaches within the cultural district. The villas are older and not finished to a premium standard. The community itself offers very little, with one gym and one coffee shop. It may be easier to walk to the beach, but it does not offer a fraction of the amenities Hudayriyat does. Hudayriyat has no direct comparable, because nothing like it has been built in the UAE.

Villa Resale ROI Projections

Based on Hudayriyat Golf Estates launch pricing from July 2026, against the comparable rates above discounted 20% on both plot and built-up area to reflect Hudayriyat's launch position versus established Saadiyat resale.

Unit Type	Launch Price	Capital (40%)	Projected Value	Net Profit	ROI on Capital
4 bed standalone villa	7,350,000	2,940,000	9,848,362	2,498,362	85%
5 bed standalone villa	**10,150,000**	**4,060,000**	**16,023,161**	**5,873,161**	**145%**

Projected value is the average of a plot-rate and a built-up-rate valuation. ROI on capital assumes 40% paid before handover. Typically these rates are reached around one year after handover, and Abu Dhabi sqft rates can rise further over a four year build, adding upside beyond these figures.

All the numbers above are my own projections, based on formulas I created and the best market comparables I could find. Property market analysis only, not financial advice.

Summary

There is no comparable off-plan investment opportunity in the UAE. This cannot be replicated—especially with this level of infrastructure, direct oceanfront access, and proximity to Abu Dhabi's financial district, ADGM.

A government developer, construction-linked payment milestones, and limited capital paid before handover make this as low risk as an off-plan investment can be.

On handover, demand will be there; supply will not. This community cannot be built again, and Abu Dhabi carefully controls future supply relative to demand.