

OFF-PLAN INVESTMENT OPPORTUNITY · PUBLIC LAUNCH 16 JULY 2026

Bashayer

The Final Phase — Hudayriyat Island

The last waterfront release in Bashayer — a curated collection of sea-view apartments, townhomes and penthouses on Hudayriyat Central, launching to the public on **Thursday 16 July 2026**.

Every residence enjoys a sea view

PUBLIC LAUNCH

16 Jul 2026

Modon Sales Center, Hudayriyat

STARTING PRICE

AED 2.5M

1-bed · sea view

PAYMENT PLAN

50/50

5% to reserve · 50% on handover

HANDOVER

Apr 2030

Final instalment on completion

THE OPPORTUNITY

The **final chapter** of a sold-out address.

Bashayer is Modon's flagship waterfront community on Hudayriyat Island, where earlier phases sold out ahead of pace. This is its **final phase** — the last waterfront community to be released on Hudayriyat Central — and the widest choice yet: 1–3 bedroom apartments, a new 2 & 4 bedroom townhome typology, and 4-bedroom penthouses. **Every home is oriented to the water.** This guide sets out the case, the destination, the product, the prices and the payment plan.

INVESTMENT RATIONALE

Why invest now.

- 01 The last waterfront release**
The final phase of Bashayer and the last waterfront community on Hodayriyat Central — finite, front-row inventory that can't be repeated.
- 02 A sea view from every home**
Every apartment, townhome and penthouse is oriented to the water — a scarcity feature that supports both resale premium and low vacancy.
- 03 Abu Dhabi's #1 market**
Hodayriyat led the emirate in Q1 2026 with c. AED 11.97B in transactions — ahead of Saadiyat and Yas by volume.
- 04 Buyer-friendly payment plan**
Just 5% to reserve, a staggered 50% across construction, and 50% on handover in 2030 — low entry, long runway.
- 05 The island is already built**
Surf Abu Dhabi, the Velodrome, Circuit X, beaches and 220km of trails are operating today — delivery risk is low, lifestyle is live.
- 06 0% tax & Golden Visa**
No income, capital-gains or inheritance tax. Purchases from AED 2M qualify for the 10-year renewable Golden Visa.

The early-mover thesis

Abu Dhabi's islands reward early buyers as infrastructure completes and supply tightens. Hodayriyat is early on that curve — the leisure infrastructure is live, the masterplan is finalised, and this is the last waterfront release. A longer, deeper market than Dubai: a multi-year hold, not a quick flip.

~27%

Hodayriyat villa price growth, Q1 2026

AED 13B+

Sold on the island's newest launch, in days

AED 11.97_B

Hodayriyat Q1 2026 transactions — **#1 in Abu Dhabi.**

100%

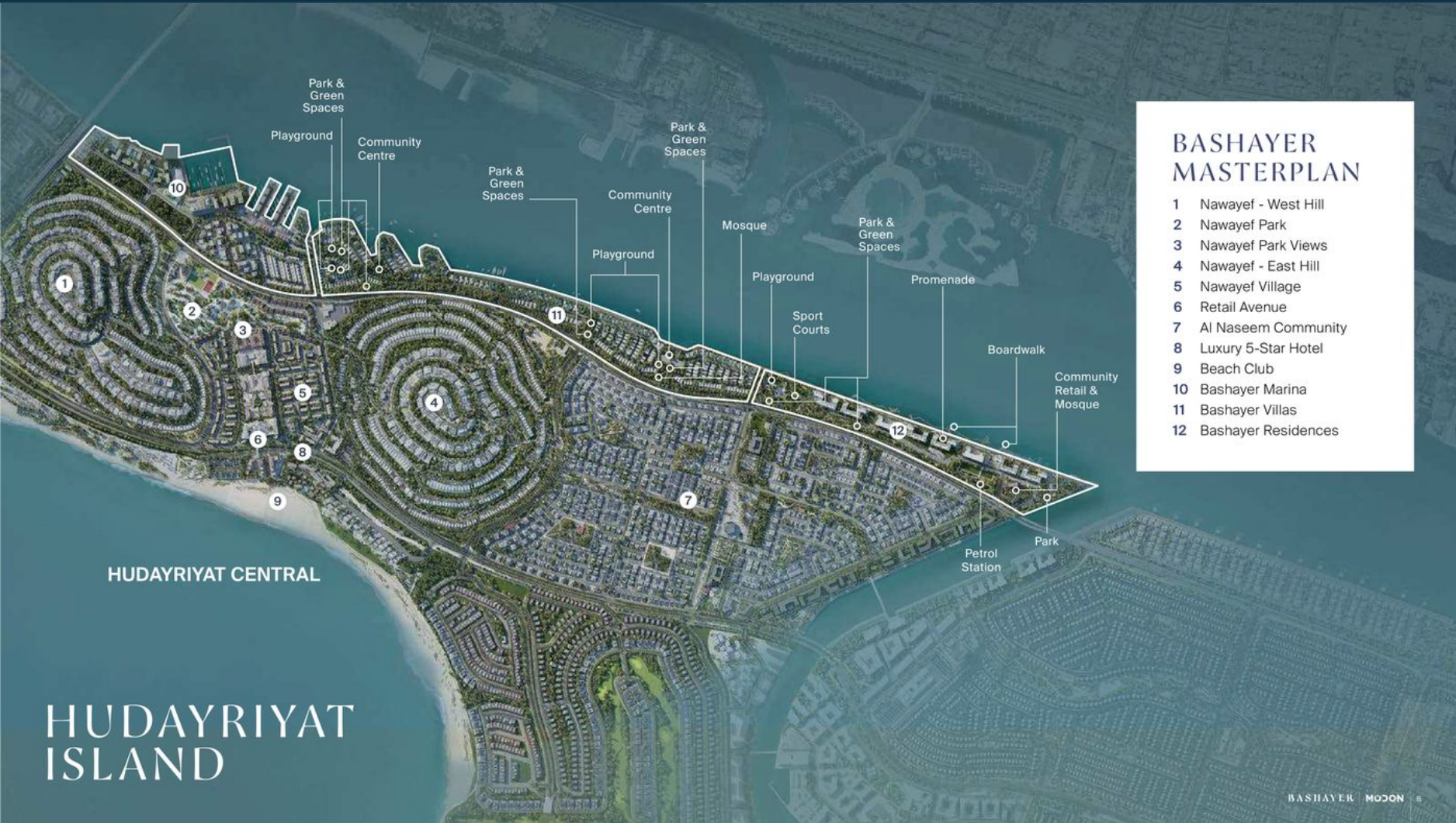
Of homes in this phase with a **sea view.**

5–8.5%

Indicative gross rental yield range cited for the island.

0%

Income, capital-gains & inheritance tax on UAE property.



HUDAYRIYAT ISLAND

HUDAYRIYAT ISLAND · MASTERPLAN

THE DESTINATION · HUDAYRIYAT ISLAND

A lifestyle island that's **already open.**

Bashayer sits inside a 51-million-m² island planned for just ~30,000 residents, adding 53km of new coastline and 16km of beaches to the capital. The attractions aren't renderings — they're operating today.

<p>Surf Abu Dhabi OPEN</p> <p>The world's largest man-made wave pool, built with Kelly Slater Wave Co.</p>	<p>Velodrome Abu Dhabi OPEN</p> <p>The Middle East's first UCI Category 1 indoor track, with a 600m rooftop ramp.</p>
<p>18-Hole Championship Golf COMING</p> <p>A 95-hectare course anchoring the island's new golf-front district.</p>	<p>Circuit X & Trail X</p> <p>Skate & BMX parks, high-ropes, a 100m zipline, and a 15km MTB course.</p>
<p>16 km of Beaches</p> <p>Public shore, Marsana night beach and calm-water swimming with skyline views.</p>	<p>220 km Cycling Network</p> <p>Road loops and dedicated lanes — a genuine car-optional lifestyle.</p>

CONNECTIVITY

Minutes away. **Worlds apart.**

15 Grand Mosque	25 Zayed Airport	25 ADGM	35 Saadiyat	75 Al Maktoum	90 Downtown Dubai
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Drive times in minutes. Central Abu Dhabi and Al Bateen are ~10–20 minutes via the Hudayriyat Bridge.



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



FINAL PHASE · EVERY RESIDENCE FACES THE WATER

THE PRODUCT & PRICES

Apartments, townhomes & penthouses.

A neighbourhood of 1–3 bedroom apartments and 4-bedroom penthouses, introduced alongside a new 2 & 4 bedroom townhome typology arranged across ground and first floors. Starting prices below reflect the current release.

TYPE	SIZE RANGE	FROM
1 Bedroom	81 – 94 m ²	AED 2.5M
2 Bedroom	129 – 226 m ²	AED 3.15M
2 Bedroom TOWNHOME · NEW	164 – 207 m ²	AED 4.3M
3 Bedroom	178 – 299 m ²	AED 4.6M
4 Bedroom TOWNHOME · NEW	253 – 386 m ²	AED 6.2M
Penthouse 4 BEDROOM	390 – 489 m ²	AED 9M



COMMUNITY AMENITIES



LAYOUTS & PRICES

Floor plans & areas.

Representative layouts for the final phase. Areas are indicative and subject to change.



1 Bedroom
APARTMENT

81–
94
M²

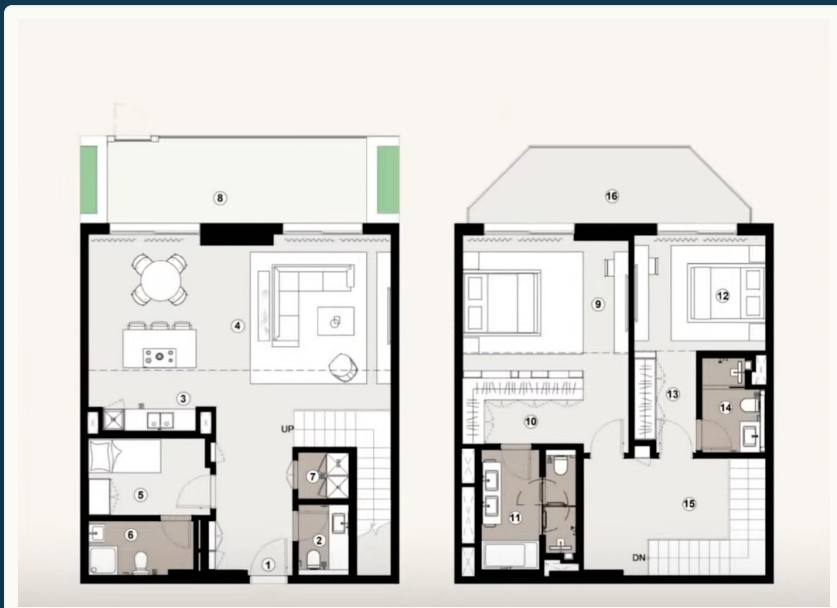
2.5M
FROM
AED



2 Bedroom
APARTMENT

129–
226
M²

3.15M
FROM
AED



2 Bedroom Townhome
GROUND & FIRST

164–
207
M²

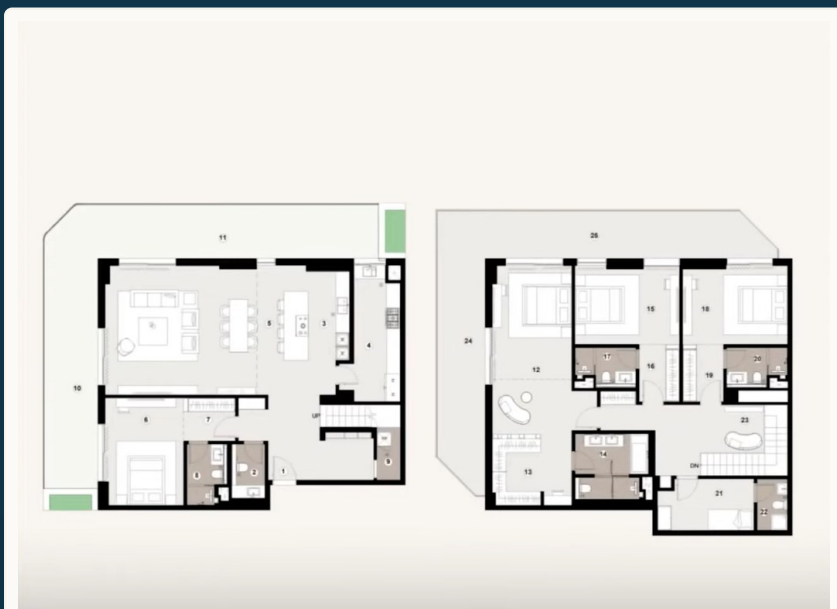
4.3M
FROM
AED



3 Bedroom
APARTMENT

178–
299
M²

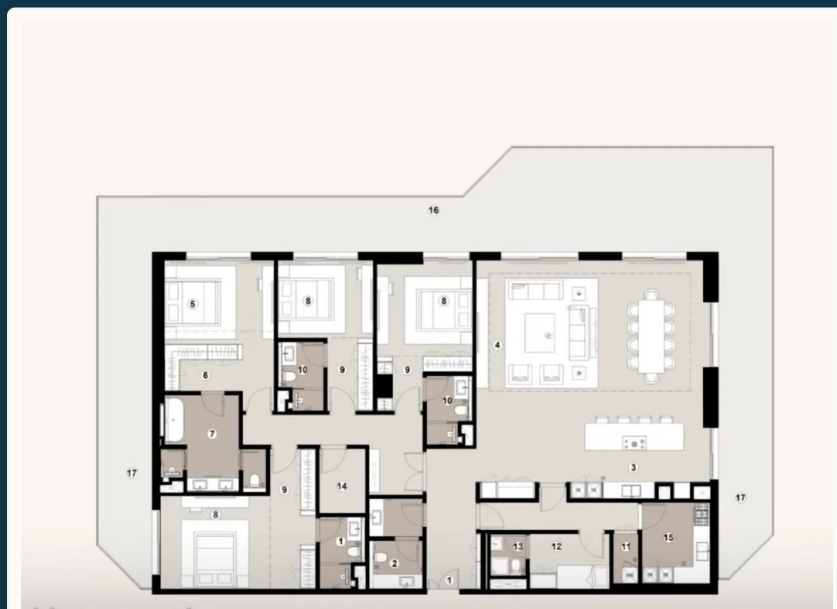
4.6M
FROM
AED



4 Bedroom Townhome
GROUND & FIRST

253–
386
M²

6.2M
FROM
AED



Penthouse
4 BEDROOM

390–
489
M²

9M
FROM
AED

PAYMENT PLAN

5% to reserve. 50% on handover.

A staggered 50/50 structure: reserve from just 5% in 2026, spread 50% across construction, and settle the balance on completion in 2030.

5% Down Payment On reservation	5% 1st Instalment 30 January 2027	10% 2nd Instalment 30 July 2027
5% 3rd Instalment 30 January 2028	5% 4th Instalment 31 July 2028	10% 5th Instalment 30 January 2029
5% 6th Instalment 30 July 2029	5% 7th Instalment 30 January 2030	50% On Handover 30 April 2030

50% paid across construction · 50% on handover · reserve your sea-view home from only 5%.

INVESTOR SUMMARY

01 Entry 5% To reserve at launch, on a staggered 50/50 plan through to handover.	02 Handover Apr 2030 Final instalment payable on completion of the final phase.	03 Tax & Residency 0% No income, CGT or inheritance tax. Golden Visa from AED 2M.
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Public launch — register your interest.
Units released at the Modon Sales Center, Hudayriyat Island. Early registration secures priority for the best sea-view positions.

16 Jul 2026
THURSDAY · PUBLIC LAUNCH

MODON THE DEVELOPER

ADX-listed Publicly listed; ADQ sovereign-backed	Master developer Of the entire Hudayriyat Island masterplan	2024 First phase (Nawayef) already delivered	AED 13B+ Record island launch demand, 2026
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GET IN TOUCH

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