Hudayriyat
Golf Estates

MÖDON

Where life finds its *swing*







A Crafted Masterpiece









Hudayriyat
Golf Estates

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Hudayriyat
Golf Estates

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.

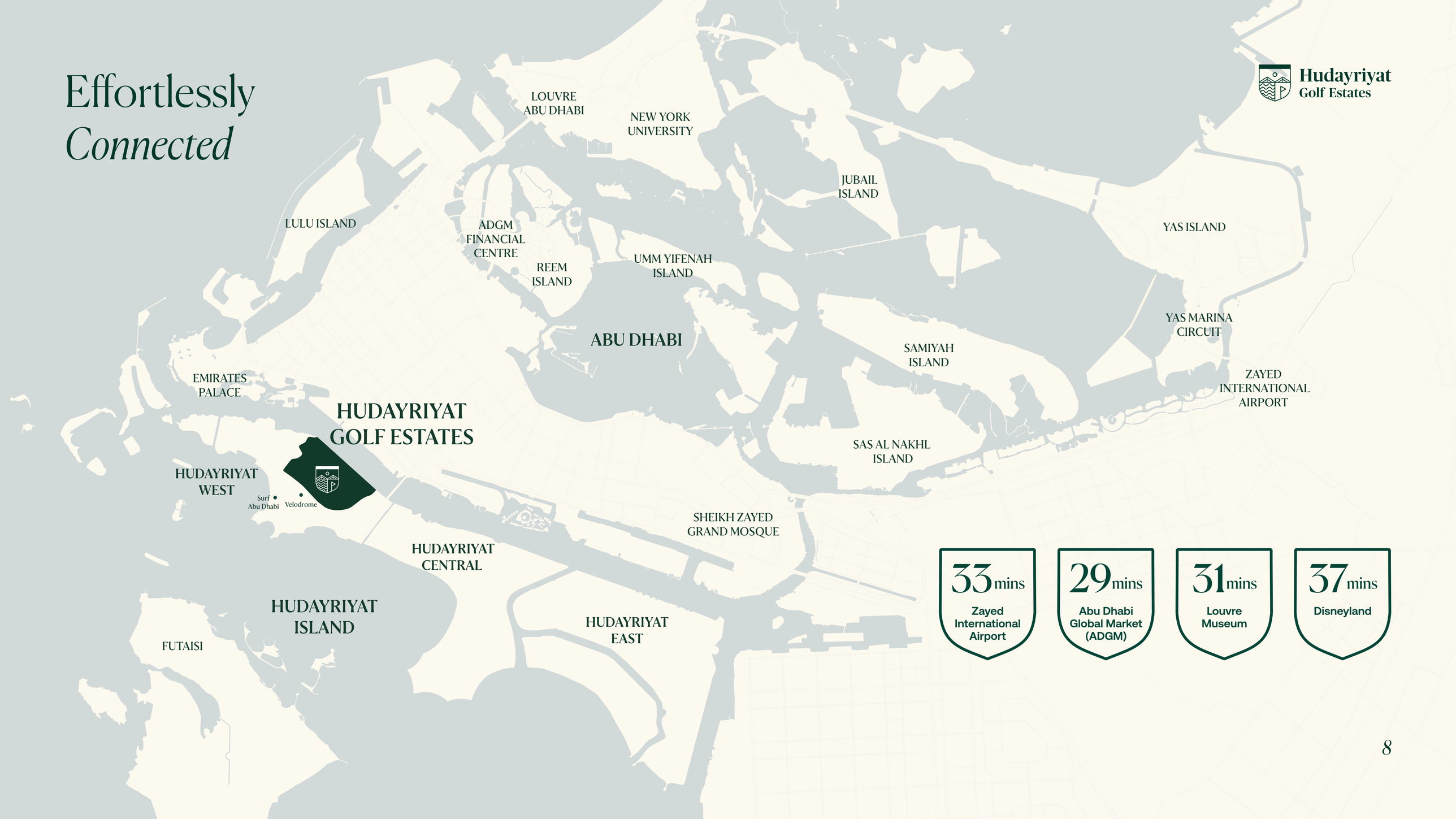


Hudayriyat Golf Estates

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*

Hudayriyat Golf Estates



33 mins Zayed International Airport

29 mins Abu Dhabi Global Market (ADGM)

31 mins Louvre Museum

37 mins Disneyland

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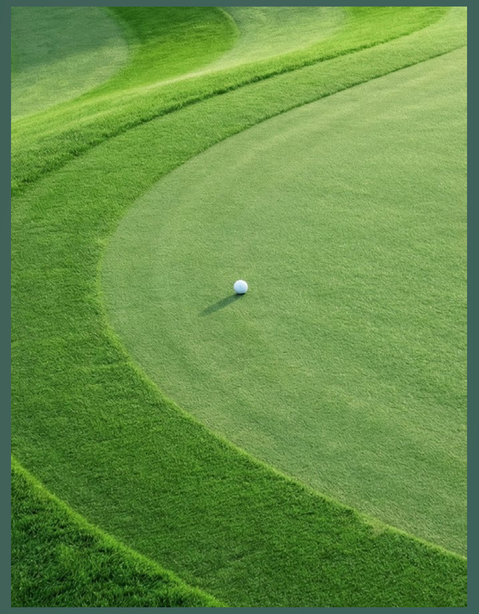
Golf Estates

Where the game *Becomes the day*



















Partnered to *Succeed*

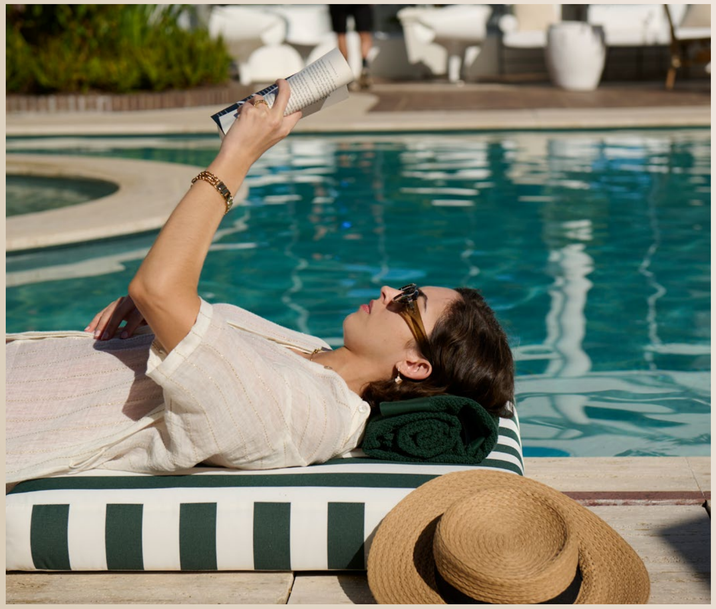
With over 30 years of global expertise, Lobb + Partners creates award-winning, world-class golf destinations shaped by local culture, sustainable designs and exceptional player experiences, bringing its distinctive vision to Hudayriyat Golf Estates.

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

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Country Clubhouse, *Lifestyle hub*













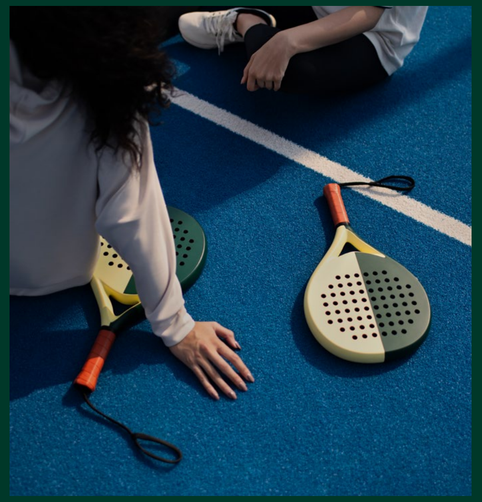







The Island's Pulse
Moments Away

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


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
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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1

Golf Mansions





Hudayriyat
Golf Estates

6-Bedroom Golf Mansions

Basement Floor	238 sqm
Ground	372 sqm
First	420 sqm
Penthouse	120 sqm
Total GSA	**1,150 sqm**



6-Bedroom Golf Mansions

Hudayriyat Golf Estates

Basement

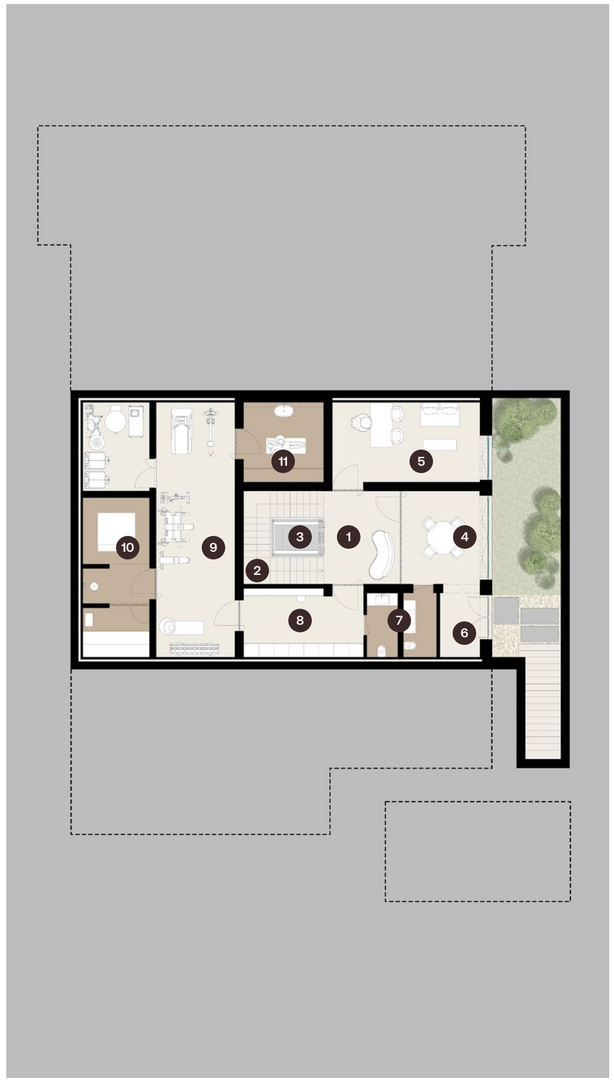
INTERIOR	
1	Hall
2	Main Staircase
3	Elevator
4	Miscellaneous Room
5	Office
6	Exterior Entrance
7	Powder Room
8	Changing Room
9	Gym
10	Spa
11	Massage Room



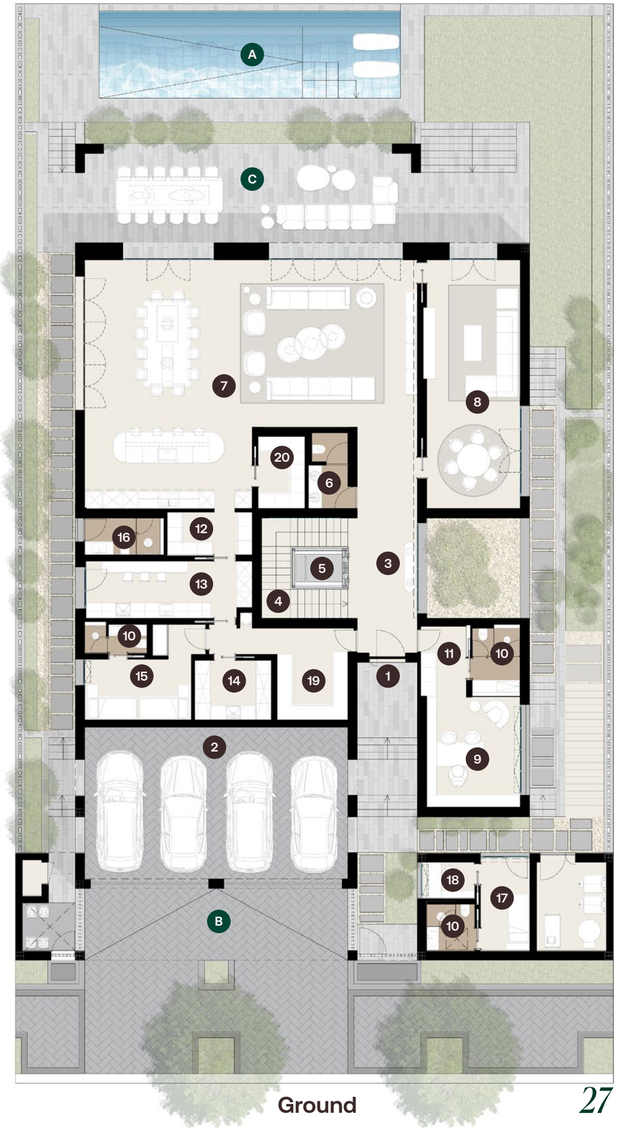
Ground

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

Hudayriyat Golf Estates

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



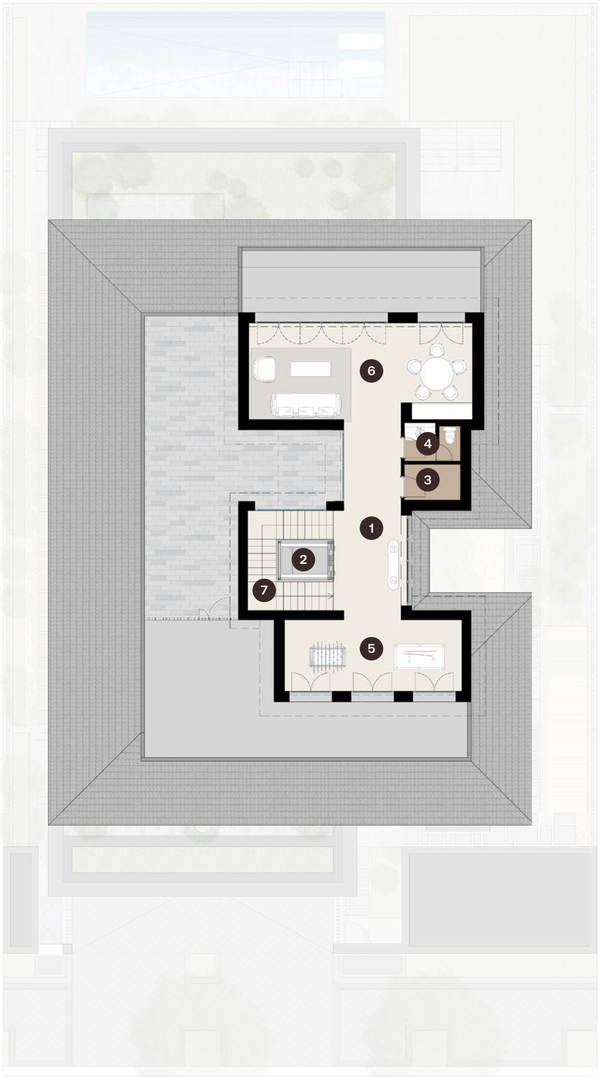
Penthouse

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





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Golf Estates

6-Bedroom Fairway Villas

Ground	418 sqm
First Floor	388 sqm
Penthouse	104 sqm
Total GSA	**910 sqm**



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

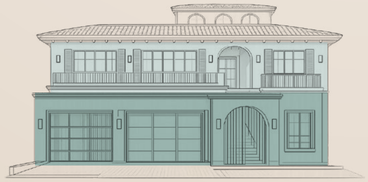
First

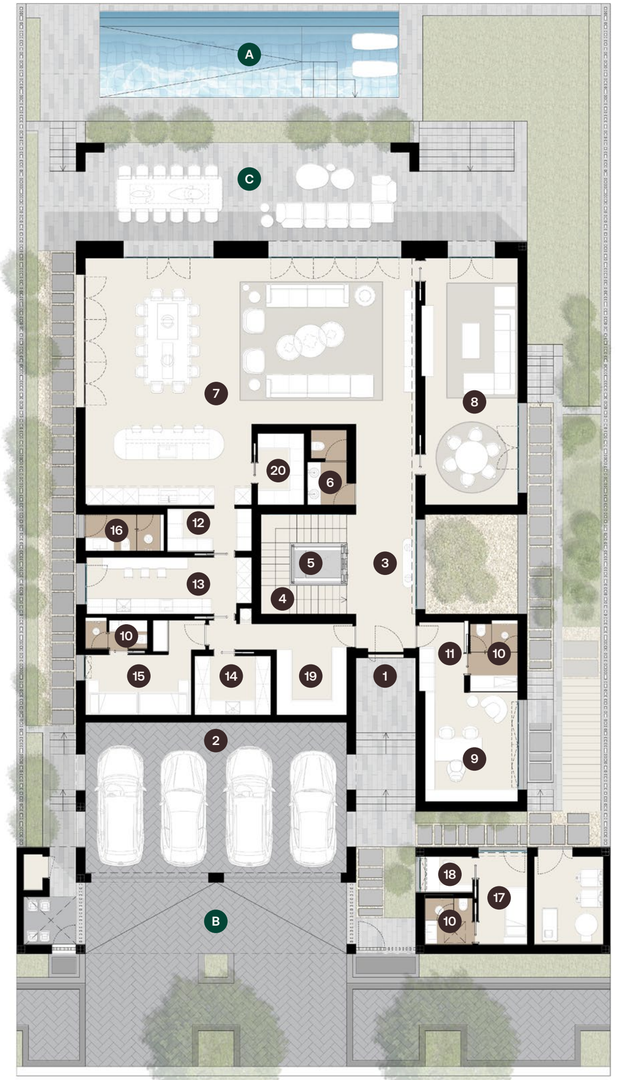
INTERIOR

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





Ground



First

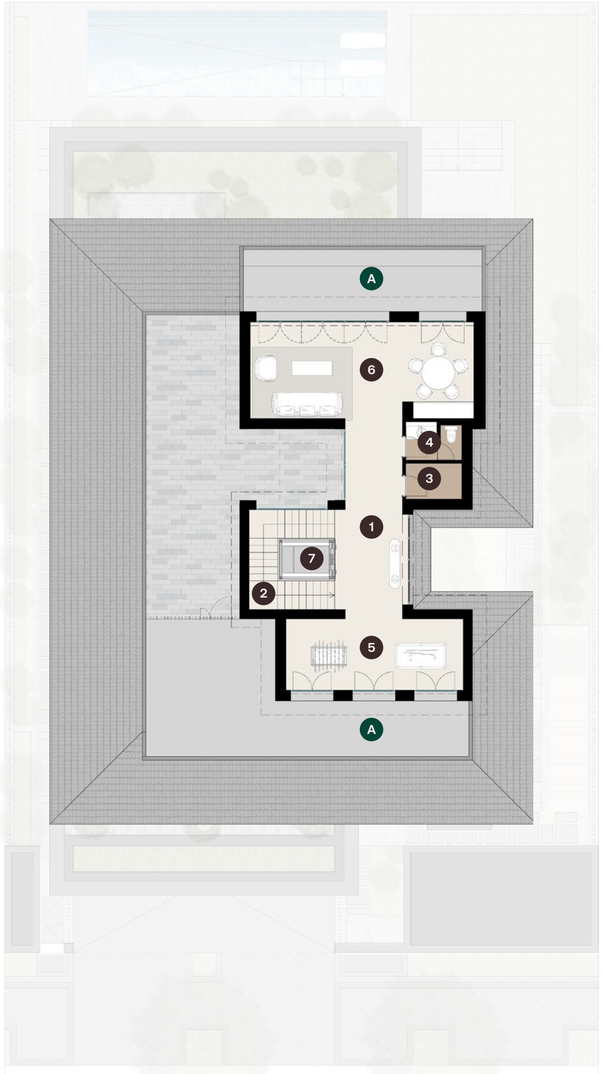
6-Bedroom Fairway Villas

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



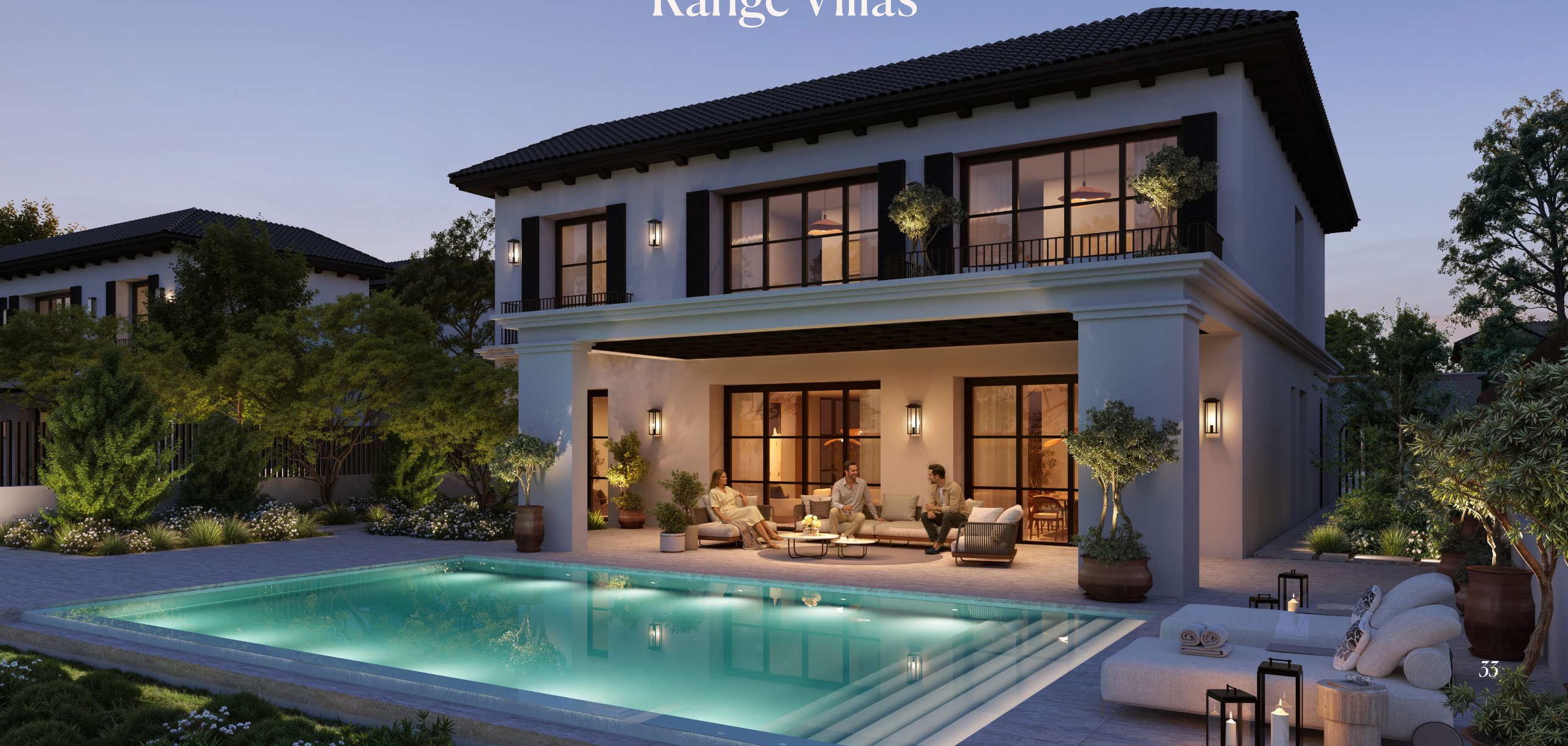


Penthouse

Hudayriyat
Golf Estates

3

Range Villas





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5-Bedroom Range Villas

Ground	285 sqm
First Floor	262 sqm
Total GSA	**547 sqm**



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

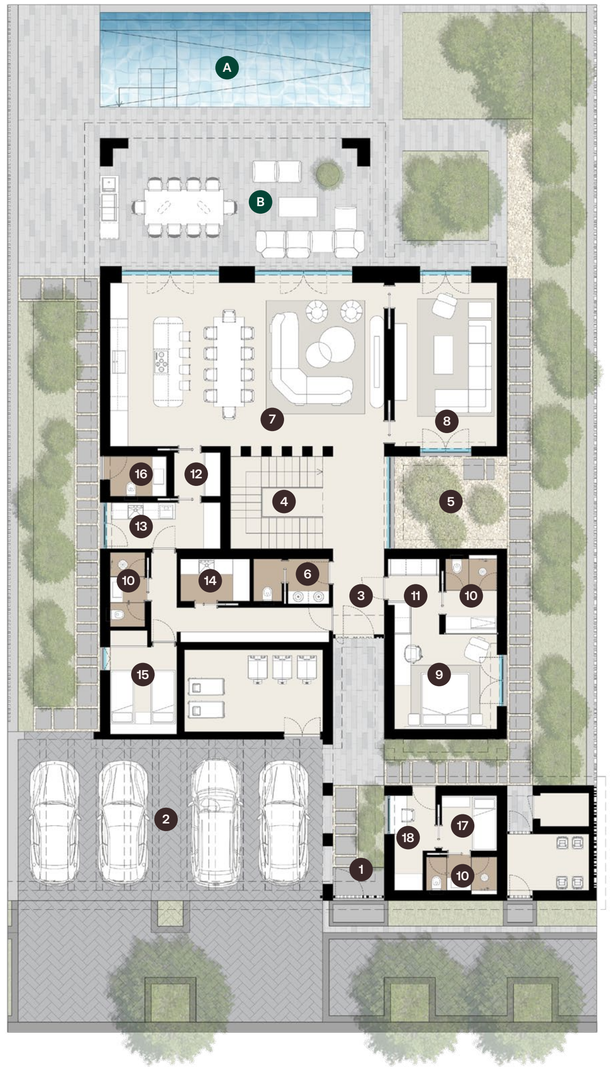
INTERIOR

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

4

Golf Homes





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4-Bedroom Golf Homes

Ground	201 sqm
First Floor	171 sqm
Total GSA	**372 sqm**



4-Bedroom Golf Homes

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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

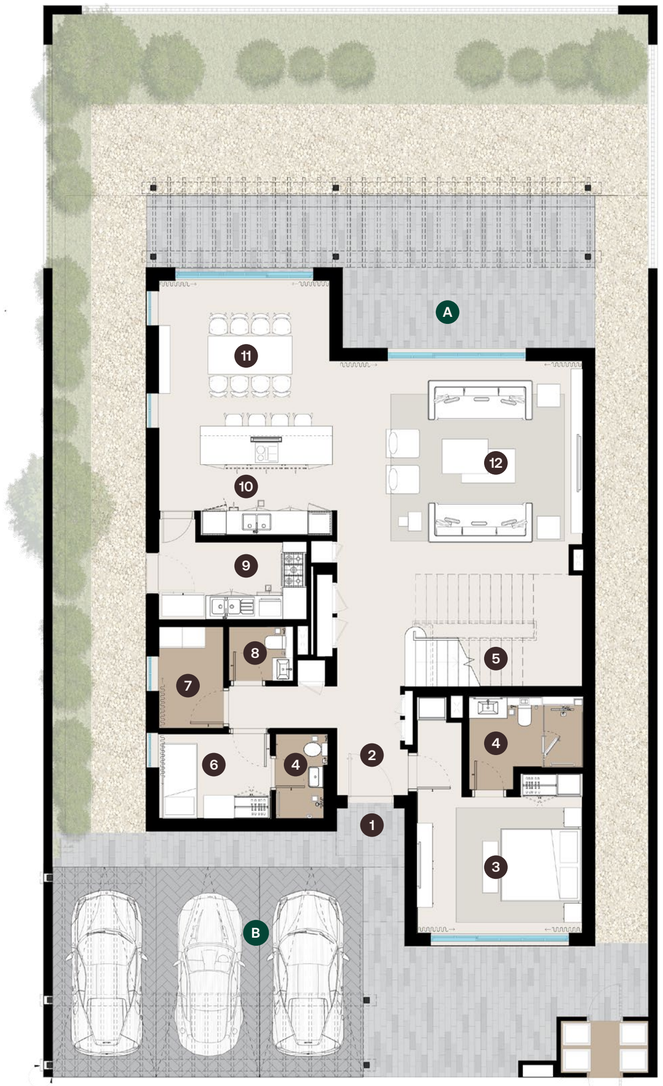
INTERIOR

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

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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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Golf Townhomes





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4-Bedroom Golf Townhomes

Ground Floor	154 sqm
First Floor	83 sqm
Total GSA	**237 sqm**



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

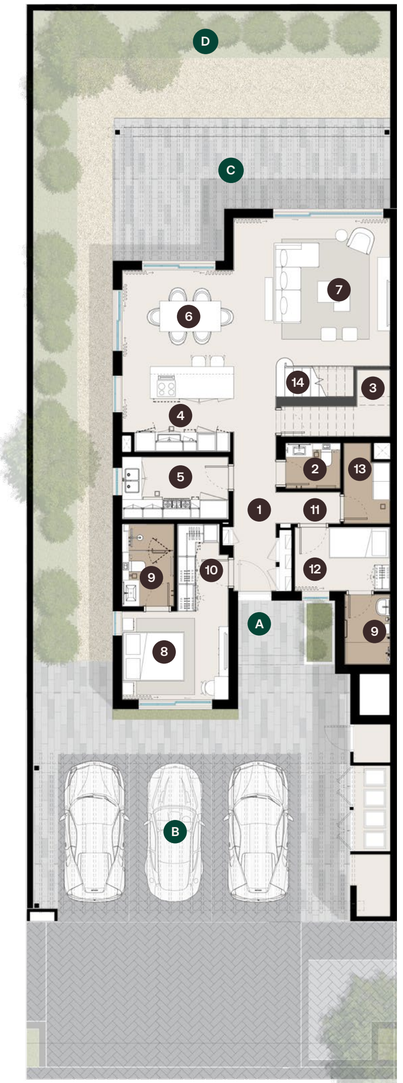
EXTERIOR	
A	Entrance
B	Covered Parking
C	Outdoor Living
D	Landscaping

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





Ground



First

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3-Bedroom Golf Townhomes

Ground Floor	121 sqm
First Floor	83 sqm
Total GSA	**204 sqm**



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

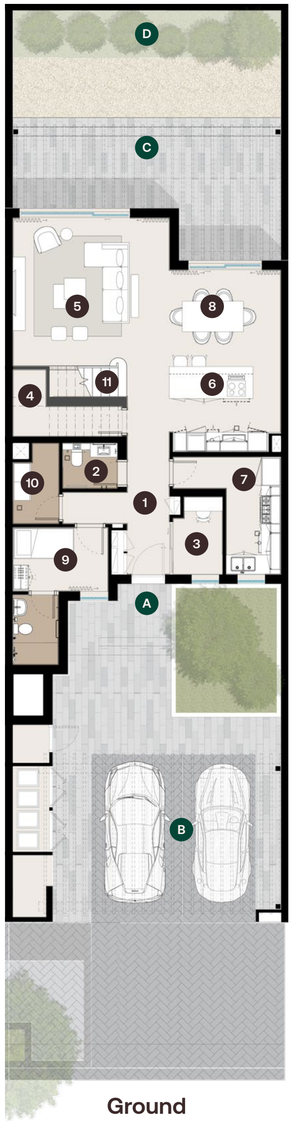
A	Entrance
B	Covered Parking
C	Outdoor Living
D	Landscaping

First

INTERIOR

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





Ground



First

Hudayriyat
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Hudayriyat
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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
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