



## The Royal Window to Stunning Sea and city - Abu Dhabi #NC

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,678,000

### Location

Country: United Arab Emirates  
State/Region/Province: Dubai  
Posted: Dec 06, 2025

### Description:

**Location** Hudayriyat Island, Abu Dhabi

**Type** Villa (4 & 5 Bedroom)

**View** Sea / Oceanfront / Palace & Skyline Views

**Built Up Area** 3,928 sq.ft. (4 BR) to 6,200 sq.ft. (5 BR)

**USP of the Property** Pay 10% Booking Government Developer Direct Beach Access

**Status of Property** Off-plan

**Vacant or Rented** Vacant on handover

Bashayer Villas by Modon Properties introduces 157 exclusive waterfront homes on Hudayriyat Island by the Abu Dhabi Government Developer. Offering 4- and 5-bedroom villas with private beach access, panoramic sea views and modern architecture, these residences blend luxury and long-term value. 4-bed villas start from **AED 7.2 million**, while 5-bed ultra-luxury units are limited to 34 and already oversubscribed. Residents enjoy access to a clubhouse, golf course, equestrian centre, surf park, and fitness circuits. **Parking is available**, ownership is **freehold**, and units are **unfurnished**. Payment plan: 10% booking, 40% during construction, 50% on handover with mortgage options available. Completion expected **Q4 2028**, making it a rare government-backed investment in Abu Dhabi's most coveted coastal location.

CAPRI REALTY is a 15 years old boutique real estate firm specializing in sales of villas and townhouses in secondary and primary markets.

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**NEETA CHAUDHARY**

**PROPERTY FEATURES:**

- Balcony
- Basement parking
- Broadband ready
- Broadband ready
- Built in wardrobes
- Carpets
- Central air conditioning
- Community View
- Covered parking
- Gymnasium
- Intercom
- Laundry/washing room
- Maid's room
- Marble floors
- Part furnished
- Pets allowed
- Private garage
- Private garden
- Private swimming pool
- Satellite/Cable TV
- Storage room
- Study
- View of parkland
- View of sea/water
- 24 hours Maintenance
- Bank/ATM Facility
- Beach Access
- Children's play area
- Clubhouse
- Concierge service
- Cycling tracks
- Fitness Center
- Laundry Service
- Public park
- Restaurants
- School
- Shopping mall

**Common**

Bathrooms:	4
Finished sq. ft.:	364.9231 sq m



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## Room details

Total rooms: 4

## Building details

Parking: Yes  
Number of Garages: 1  
Outdoor Amenities: Pool

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/BRIN-T22599/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIN-T22599/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: cr-s-35850

