



WADEEM GARDENS

Hudayriyat Island, Abu Dhabi

MÜDON

Where Everything Aligns



Abu Dhabi Heritage At Heart Future In Sight

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.



Settle For Everything

Hudayriyat Island

Set against open skies and pristine waters, Hudayriyat Island is a destination where you never have to choose between the things you love. Here, energy and calm, sport and leisure, urban life and nature, come together seamlessly, giving you the freedom to experience more, all in one place.



WADEEM GARDENS

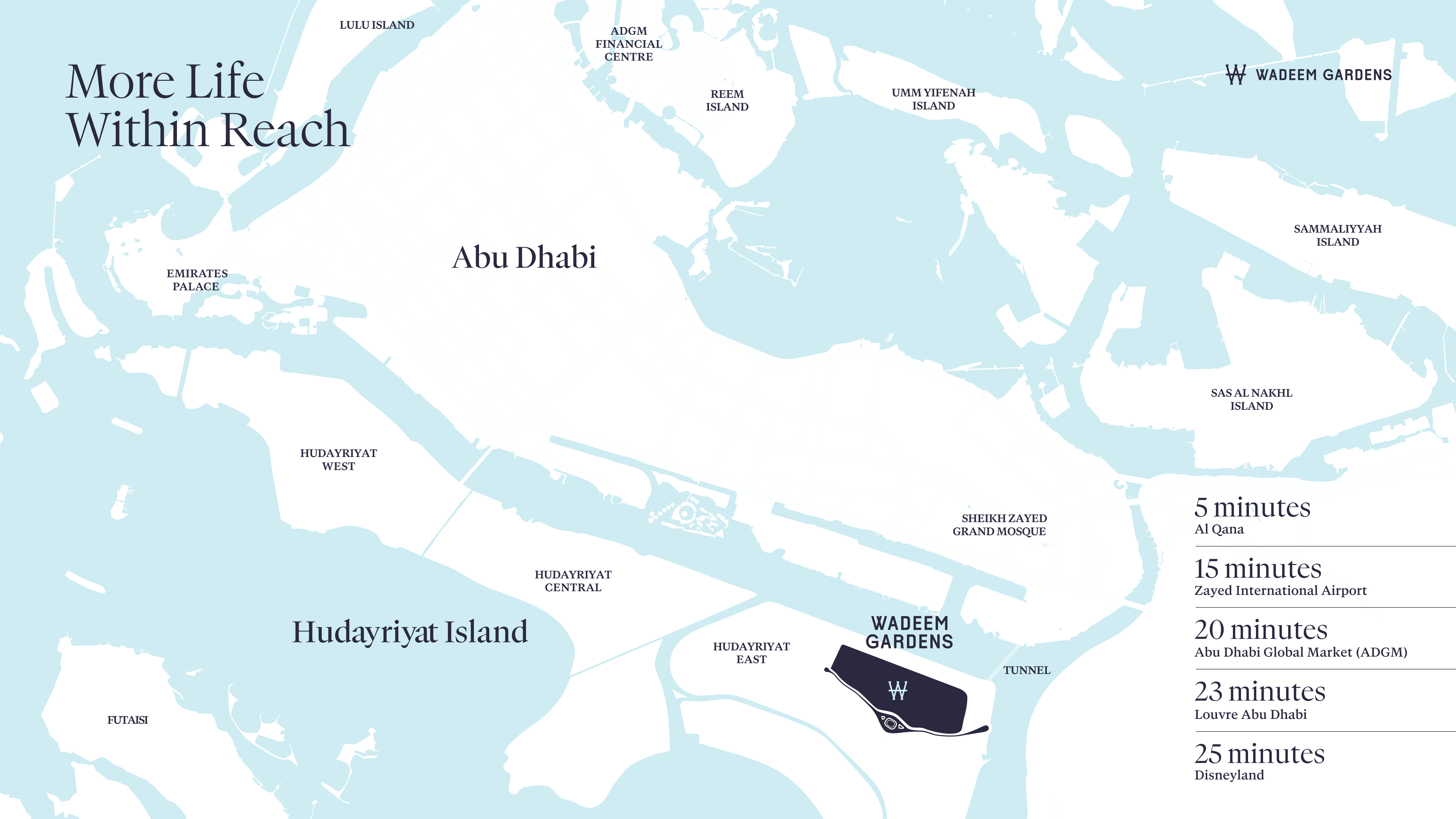
Wadeem Gardens is a distinctive gated residential community centred around a vibrant spine, bringing together everyday living, leisure and wellbeing in one connected destination. Designed for those who value ease, choice and a sense of belonging, it offers a walkable setting where everything you need feels naturally within reach.



Master Community



More Life Within Reach



Abu Dhabi

EMIRATES
PALACE

HUDAYRIYAT
WEST

HUDAYRIYAT
CENTRAL

Hudayriyat Island

FUTAISI

ADGM
FINANCIAL
CENTRE

REEM
ISLAND

UMM YIFENAH
ISLAND

WADEEM GARDENS

SAMMALIYYAH
ISLAND

SAS AL NAKHL
ISLAND

SHEIKH ZAYED
GRAND MOSQUE

WADEEM
GARDENS

TUNNEL

HUDAYRIYAT
EAST

5 minutes
Al Qana

15 minutes
Zayed International Airport

20 minutes
Abu Dhabi Global Market (ADGM)

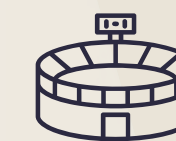
23 minutes
Louvre Abu Dhabi

25 minutes
Disneyland

A Lifestyle Around Everyday Life



2.3 km Spine



Arena



Clubhouses



Multi-Sport Courts



Football Academy



Healthcare Centre



Office Parks



Maritime Museum



Retail and Dining



Waterfront
Promenade



Parks and
Green Spaces



International
Schools



One Spine Connects It All



WADEEM GARDENS



W

2.3 km Spine





Movement & Connectivity





Hospitality & Lifestyle





Business & Innovation





Education & Learning



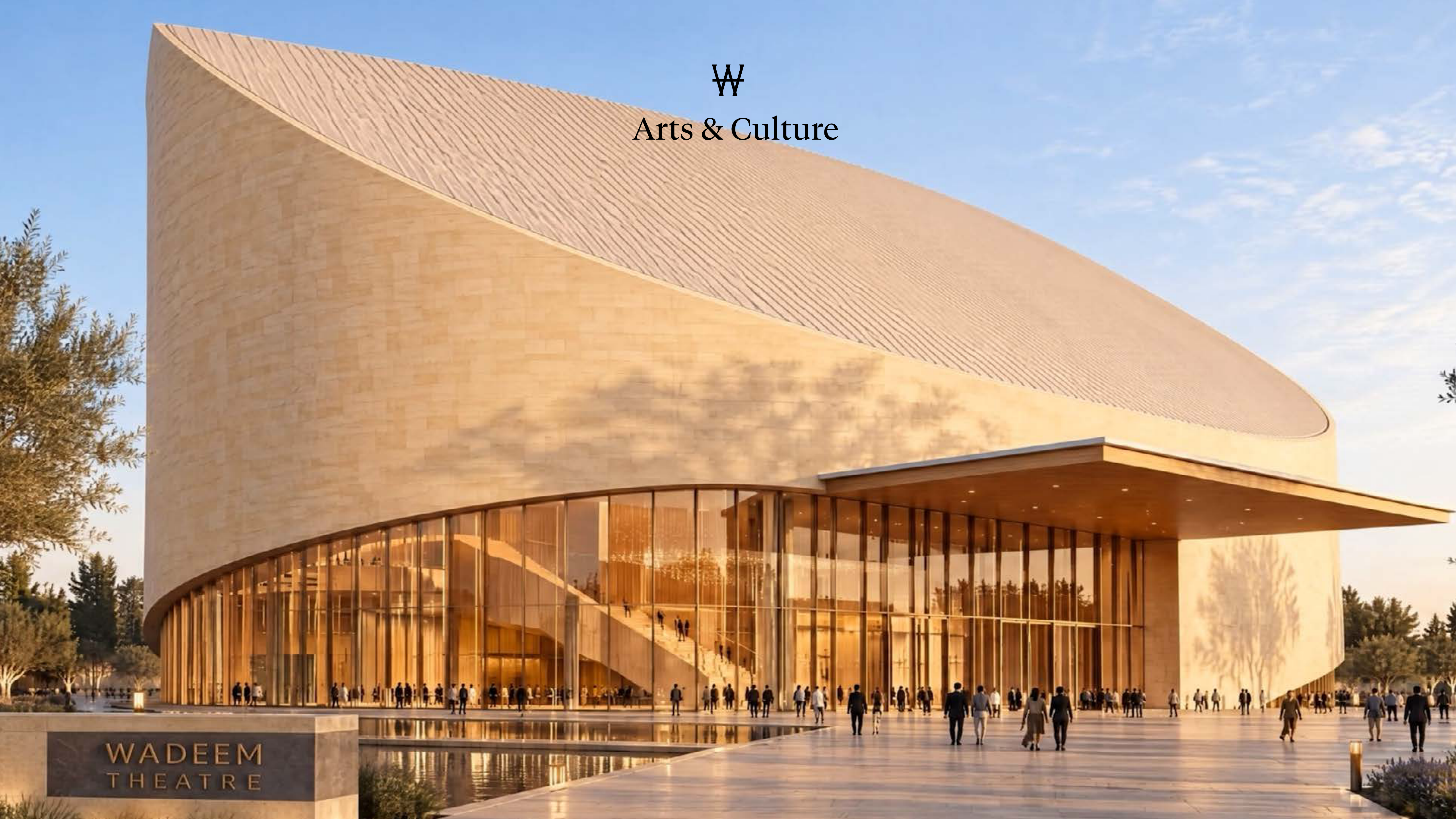


Hospitals & Healthcare



WADEEM
LONGEVITY CLINIC

W
Arts & Culture



WADEEM
THEATRE

W
Arena



W
Clubhouse





International Schools





Football Academy





Hospitals & Healthcare





Retail Boulevard





A group of men in traditional Arab attire are gathered in a modern lounge. One man in a pink thobe is serving coffee from a golden pot to others seated on a large, light-colored sectional sofa. The room features large windows, potted plants, and decorative lanterns. A round coffee table in the foreground holds a golden teapot and cups. The text 'W Majlis Halls' is overlaid on the image.



Parks & Green Spaces



An Integrated Community

W WADEEM GARDENS

Everything close by
Boutiques down the block
Schools just steps away
Wellbeing at the core
A life full of motion
Where families gather
Business within reach

Wadeem Gardens Masterplan

Shaped Around the Spine

WADEEM GARDENS

- Maritime Museum 1
- Waterfront Retail 2
- Waterfront Plaza 3
- Clubhouses 4
- Innovation Hub 5
- Town Square 6
- Waterfront Taxi Pier 7
- Sports Arena 8
- Retail 9
- Hospitals 10
- Hotels 11
- Schools 12
- Nursery 13



Homes Designed Around You



Choose from 4, 5, or 6-bedroom villas



Choose your preferred architectural design



Choose your ideal internal layout

A collection of 4, 5 and 6-bedroom villas, offered in Arabian and Modern façades, with thoughtfully designed layouts that offer space, flexibility and a sense of belonging.

Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the property and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

W
Modern 4-Bedroom Villas
Front View



W
Modern 4-Bedroom Villas
Back View



W
Arabian 5-Bedroom Villas
Front View



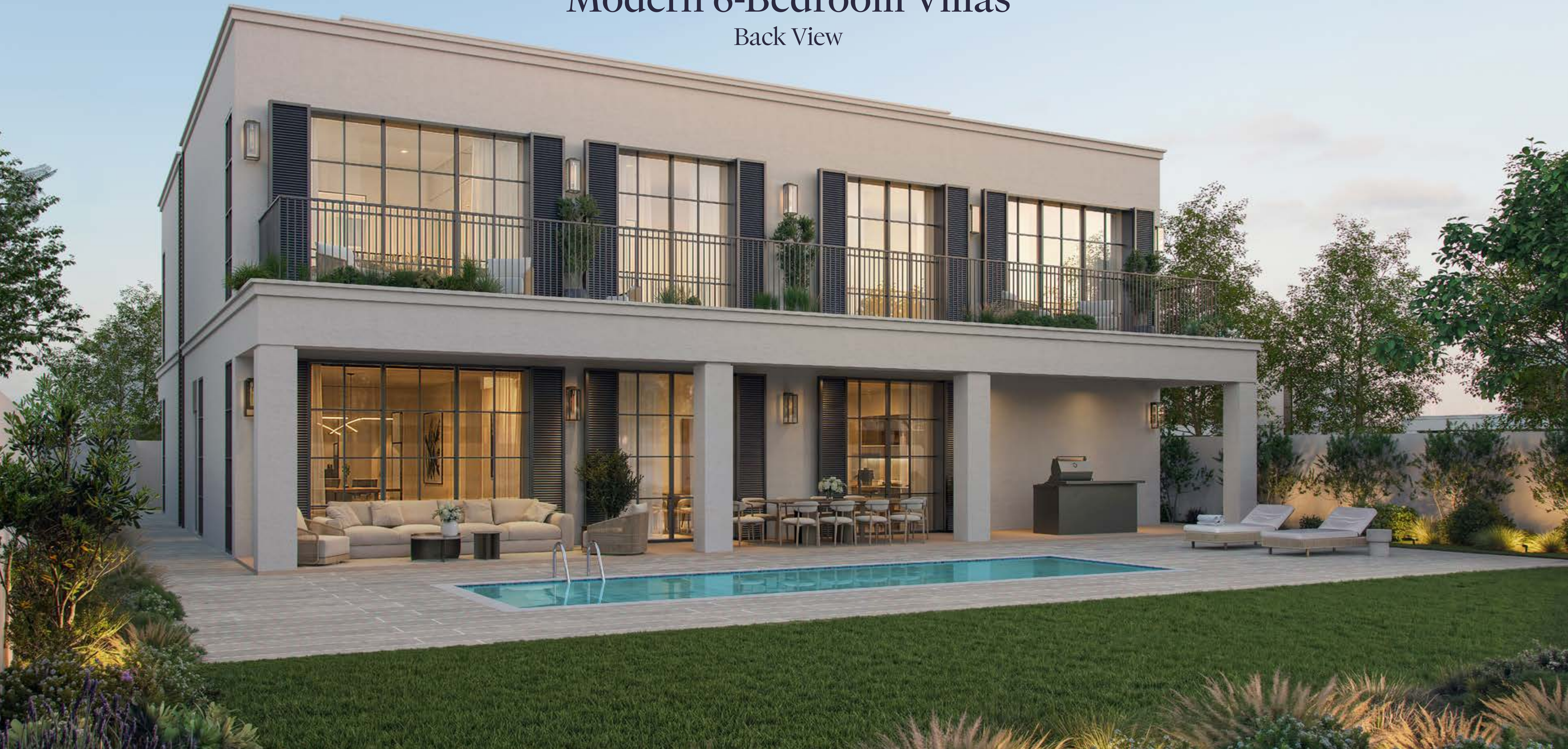
W
Arabian 5-Bedroom Villas
Back View



W
Modern 6-Bedroom Villas
Front View



W
Modern 6-Bedroom Villas
Back View





Entrance Hall



Living Room



Dining Room



Show Kitchen



Master Bedroom



Master Bathroom

Wadeem Gardens Where Everything Aligns

A community designed around everyday life, where homes, amenities and spaces connect along one vibrant spine. A place where everything you need is closer.