

4 Bedroom Villas

Al Naseem Community | Av. Plot 750m²

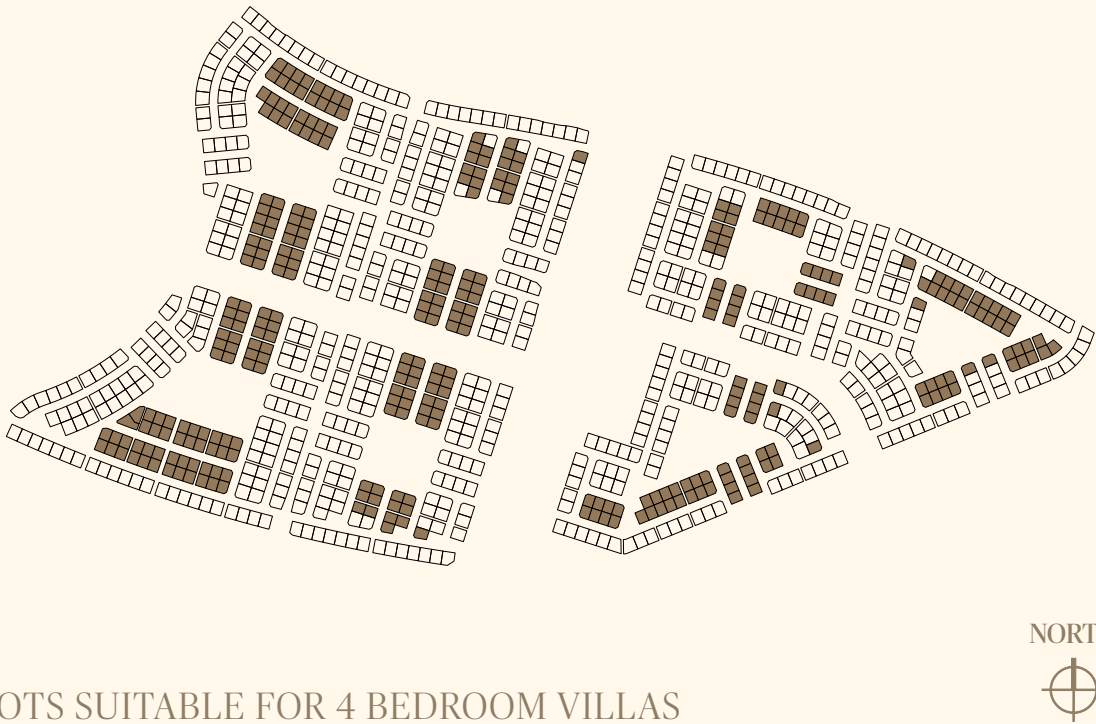
With its vast terraces and inviting interior, this four-bedroom villa is available with either a South Californian or Modern Contemporary style façade. Boasting a generous family room and majlis, the villa is spacious and light with earthy tones, timber and porcelain elements throughout.

Equipped with a pool and well-appointed on a generous plot, this property will provide an entryway onto Hudayriyat Island which will create the perfect family home in one of the city’s most sought-after addresses.

VILLA AREA

FIRST FLOOR	321m² (incl. 153m² external)
GROUND FLOOR	348m²
GRAND TOTAL	669m² (incl. 153m² external)

HUDAYRIYAT ISLAND | AL NASEEM COMMUNITY | PLOT LOCATIONS



PLOTS SUITABLE FOR 4 BEDROOM VILLAS

4 Bedroom

ROOM SCHEDULE

INTERIOR

1-	PRIMARY ENTRANCE	7.3m x 2.0m
2-	MAJLIS / FORMAL LIVING ROOM	7.0 m x 4.0m
3-	MAJLIS POWDER ROOM	5.5m x 2.0m
4-	MAJLIS DINING	5.5m x 4.0m
5-	FAMILY LIVING ROOM	5.5m x 4.0m
6-	FAMILY POWDER ROOM	3.5m x 1.9m
7-	FAMILY LOUNGE	4.2m x 4.0m
8-	DINING ROOM	5.3m x 4.0m
9-	SHOW KITCHEN	4.5m x 4.2m
10-	SERVICE KITCHEN	4.9m x 2.9m
11-	GUEST BEDROOM	5.5m x 3.3m
12-	GUEST BEDROOM WALK-IN WARDROBE	1.8m x 1.5m
13-	GUEST BEDROOM BATHROOM	2.7m x 1.7m
14-	LAUNDRY	3.5m x 2.9m
15-	MAID'S ROOM & BATHROOM	3.6m x 2.9m
16-	DRIVER'S ROOM & BATHROOM	3.1m x 3.0m
17-	GARAGE	6.0m x 6.0m
18-	UTILITY YARD	

EXTERIOR

19-	OUTDOOR LIVING	5.2m x 4.5m
20-	COVERED OUTDOOR DINING (BBQ)	6.5m x 3.5m
21-	MAIN ENTRANCE	
22-	COURTYARD	
23-	SWIMMING POOL	
24-	POOL DECK	
25-	POOL SHOWER	
26-	GUEST WALKWAY	
27-	SECONDARY ENTRANCE	
28-	WASTE ROOM	
29-	PARKING BAYS	



GROUND FLOOR



FIRST FLOOR

ROOM SCHEDULE

INTERIOR

1-	MASTER BEDROOM	7.2m x 4.0m
2-	MASTER BEDROOM - WALK-IN WARDROBE	4.2m x 4.0m
3-	MASTER BEDROOM - BATHROOM	4.2m x 2.6m
4-	BEDROOM 2	5.6m x 3.4m
5-	BEDROOM 2 - WALK-IN WARDROBE	2.4m x 2.3m
6-	BEDROOM 2 - BATHROOM	2.5m x 2.3m
7-	BEDROOM 3	4.5m x 4.2m
8-	BEDROOM 3 - WALK-IN WARDROBE	2.4m x 1.8m
9-	BEDROOM 3 - BATHROOM	2.5m x 2.3m
10-	LINEN	2.0m x 2.0m
11-	STAIRS	5.1m x 3.0m
12-	LOBBY	6.4m x 2.0m
13-	PANTRY	2.9m x 2.0m

EXTERIOR

14-	GREEN TERRACE
15-	BALCONY

5 Bedroom Villas

Al Naseem Community | Av. Plot 930m²

An elegant five-bedroom villa available with either a South Californian or Modern Contemporary style façade, this property provides an open and well-curated living and entertainment space with the flexibility to choose its purpose from an office to a games room, each with its own private garden and entrance.

With a central courtyard and privacy throughout the living areas, the lure of timber, porcelain and gold will provide the perfect canvas to bring your own home to life.

VILLA AREA

FIRST FLOOR	390m ² (incl. 195m ² external)
GROUND FLOOR	392m ²
GRAND TOTAL	782m ² (incl. 195m ² external)

HUDAYRIYAT ISLAND | AL NASEEM COMMUNITY | PLOT LOCATIONS



PLOTS SUITABLE FOR 5 BEDROOM VILLAS



5 Bedroom

ROOM SCHEDULE

INTERIOR

1-	PRIMARY ENTRANCE	7.3m x 2.0m
2-	MAJLIS / FORMAL LIVING ROOM	8.6m x 4.8m
3-	MAJLIS POWDER ROOM	5.5m x 2.0m
4-	MAJLIS DINING	5.5m x 4.0m
5-	FAMILY LIVING ROOM	6.8m x 5.5m
6-	FAMILY POWDER ROOM	3.5m x 1.9m
7-	FAMILY LOUNGE	4.8m x 4.2m
8-	DINING ROOM	5.3m x 4.8m
9-	SHOW KITCHEN	4.5m x 4.2m
10-	SERVICE KITCHEN	4.9m x 2.9m
11-	GUEST BEDROOM	5.5m x 3.3m
12-	GUEST BEDROOM WALK-IN WARDROBE	1.8m x 1.5m
13-	GUEST BEDROOM BATHROOM	2.7m x 1.7m
14-	LAUNDRY	3.5m x 2.9m
15-	MAID'S ROOM & BATHROOM	3.6m x 2.9m
16-	DRIVER'S ROOM & BATHROOM	3.1m x 3.0m
17-	GARAGE	6.0m x 6.0m
18-	UTILITY YARD	

EXTERIOR

19-	OUTDOOR LIVING 1	7.0m x 4.8m
20-	OUTDOOR LIVING 2	7.0m x 6.5m
21-	OUTDOOR LIVING 3	5.0m x 3.5m
22-	COVERED OUTDOOR DINING (BBQ)	8.0m x 4.0m
23-	GUEST PATIO	4.5m x 3.5m
24-	MAIN ENTRANCE	
25-	COURTYARD	
26-	SWIMMING POOL	
27-	POOL DECK	
28-	POOL SHOWER	
29-	GUEST ENTRANCE	
30-	MAJLIS GREEN POCKET	
31-	SECONDARY ENTRANCE	
32-	WASTE ROOM	
33-	PARKING BAYS	



GROUND FLOOR



FIRST FLOOR

ROOM SCHEDULE

INTERIOR

1-	MASTER BEDROOM	7.0m x 3.8m
2-	MASTER BEDROOM - WALK-IN WARDROBE	3.0m x 2.6m
3-	MASTER BEDROOM - BATHROOM	3.0m x 2.9m
4-	BEDROOM 2	5.6m x 3.4m
5-	BEDROOM 2 - WALK-IN WARDROBE	2.4m x 2.4m
6-	BEDROOM 2 - BATHROOM	2.6m x 2.3m
7-	BEDROOM 3	4.5m x 4.2m
8-	BEDROOM 3 - WALK-IN WARDROBE	2.4m x 2.0m
9-	BEDROOM 3 - BATHROOM	2.5m x 2.3m
10-	BEDROOM 4	4.5m x 4.2m
11-	BEDROOM 4 - WALK-IN WARDROBE	2.4m x 2.0m
12-	BEDROOM 4 - BATHROOM	2.5m x 2.3m
13-	PANTRY	2.9m x 2.0m
14-	LINEN	2.0m x 2.0m
15-	STAIRS	5.1m x 3.0m
16-	LOBBY	7.8m x 2.0m

EXTERIOR

17-	GREEN TERRACE
18-	BALCONY

Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa 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.

6 Bedroom Villas

Al Naseem Community | Av. Plot 930m²

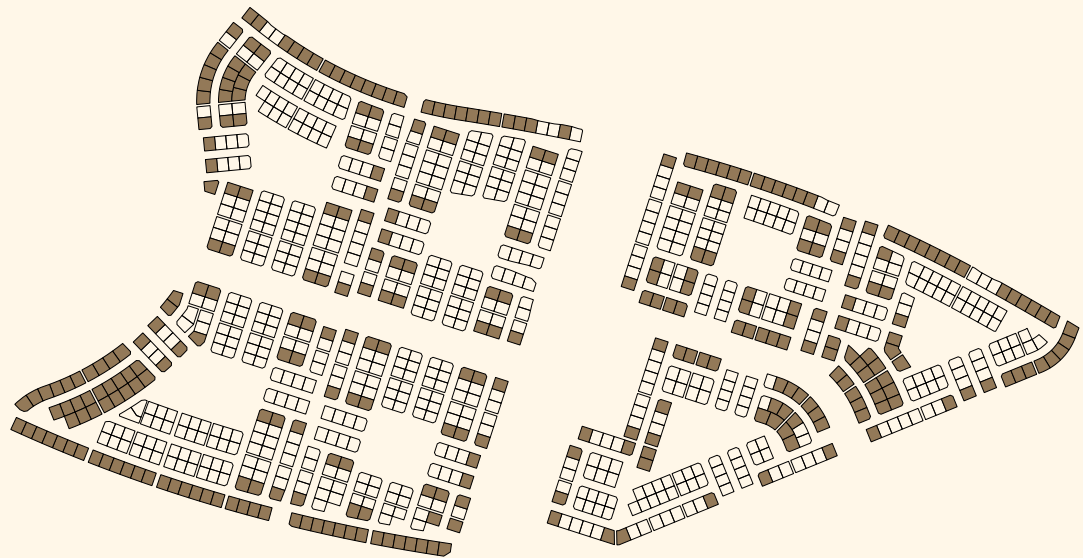
Al Naseem Community welcomes you to this elegant six-bedroom villa available with either a South Californian or Modern Contemporary style façade, designed to provide an expansive and open living space where the boundaries between the inside and outside blend seamlessly together.

Finished in neutral colours, bespoke oak veneer furniture, earthy travertine porcelain tiles, whitewashed paint and brushed gold metal detailing, the multiple living spaces from a majlis to family dining, along with the central outside courtyard and private gardens, provide an impressive home for generations to come.

VILLA AREA

FIRST FLOOR	390m ² (incl. 143m ² external)
GROUND FLOOR	392m ²
GRAND TOTAL	782m ² (incl. 143m ² external)

HUDAYRIYAT ISLAND | AL NASEEM COMMUNITY | PLOT LOCATIONS



PLOTS SUITABLE FOR 6 BEDROOM VILLAS



6 Bedroom

ROOM SCHEDULE

INTERIOR

1-	PRIMARY ENTRANCE	7.3m x 2.0m
2-	MAJLIS / FORMAL LIVING ROOM	8.6m x 4.8m
3-	MAJLIS POWDER ROOM	5.5m x 2.0m
4-	MAJLIS DINING	5.5m x 4.0m
5-	FAMILY LIVING ROOM	6.8m x 5.5m
6-	FAMILY POWDER ROOM	3.5m x 1.9m
7-	FAMILY LOUNGE	4.8m x 4.2m
8-	DINING ROOM	5.3m x 4.8m
9-	SHOW KITCHEN	4.5m x 4.2m
10-	SERVICE KITCHEN	4.9m x 2.9m
11-	GUEST BEDROOM	5.5m x 3.3m
12-	GUEST BEDROOM WALK-IN WARDROBE	1.8m x 1.5m
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17-	GARAGE	6.0m x 6.0m
18-	UTILITY YARD	

EXTERIOR

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20-	OUTDOOR LIVING 2	7.0m x 6.5m
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22-	COVERED OUTDOOR DINING (BBQ)	8.0m x 4.0m
23-	GUEST PATIO	4.5m x 3.5m
24-	MAIN ENTRANCE	
25-	COURTYARD	
26-	SWIMMING POOL	
27-	POOL DECK	
28-	POOL SHOWER	
29-	GUEST ENTRANCE	
30-	MAJLIS GREEN POCKET	
31-	SECONDARY ENTRANCE	
32-	WASTE ROOM	
33-	PARKING BAYS	



GROUND FLOOR



FIRST FLOOR

ROOM SCHEDULE

INTERIOR

1-	MASTER BEDROOM 1	7.0m x 3.8m
2-	MASTER BEDROOM 1 - WALK-IN WARDROBE	3.0m x 2.6m
3-	MASTER BEDROOM 1 - BATHROOM	3.0m x 2.9m
4-	MASTER BEDROOM 2	5.3m x 4.0m
5-	MASTER BEDROOM 2 - WALK-IN WARDROBE	3.0m x 2.3m
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10-	BEDROOM 4	5.0m x 4.2m
11-	BEDROOM 4 - WALK-IN WARDROBE	2.4m x 2.0m
12-	BEDROOM 4 - BATHROOM	2.5m x 2.3m
13-	BEDROOM 5	4.8m x 4.2m
14-	BEDROOM 5 - WALK-IN WARDROBE	2.4m x 2.0m
15-	BEDROOM 5 - BATHROOM	2.5m x 2.3m
16-	PANTRY	2.9m x 2.0m
17-	LINEN	2.0m x 2.0m
18-	STAIRS	5.1m x 3.0m
19-	LOBBY	7.8m x 2.0m

EXTERIOR

20-	GREEN TERRACE
21-	BALCONY

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