Wadeem Gardens buyer summary

Prepared by Knownable · Official sources checked 14 October 2026

Modon’s villa community on Hudayriyat Island. This summary records published project information, not a live inventory check.

Developer	Modon
Home options	4 bedrooms: 532 m², from AED 8.7 million 5 bedrooms: 630 m², from AED 10.2 million 6 bedrooms: 720 m², from AED 11.6 million
Payment plan	Published ratio: 25/75. The factsheet does not provide every instalment date.
Handover	Published target: Q2 2031

Before selecting a villa

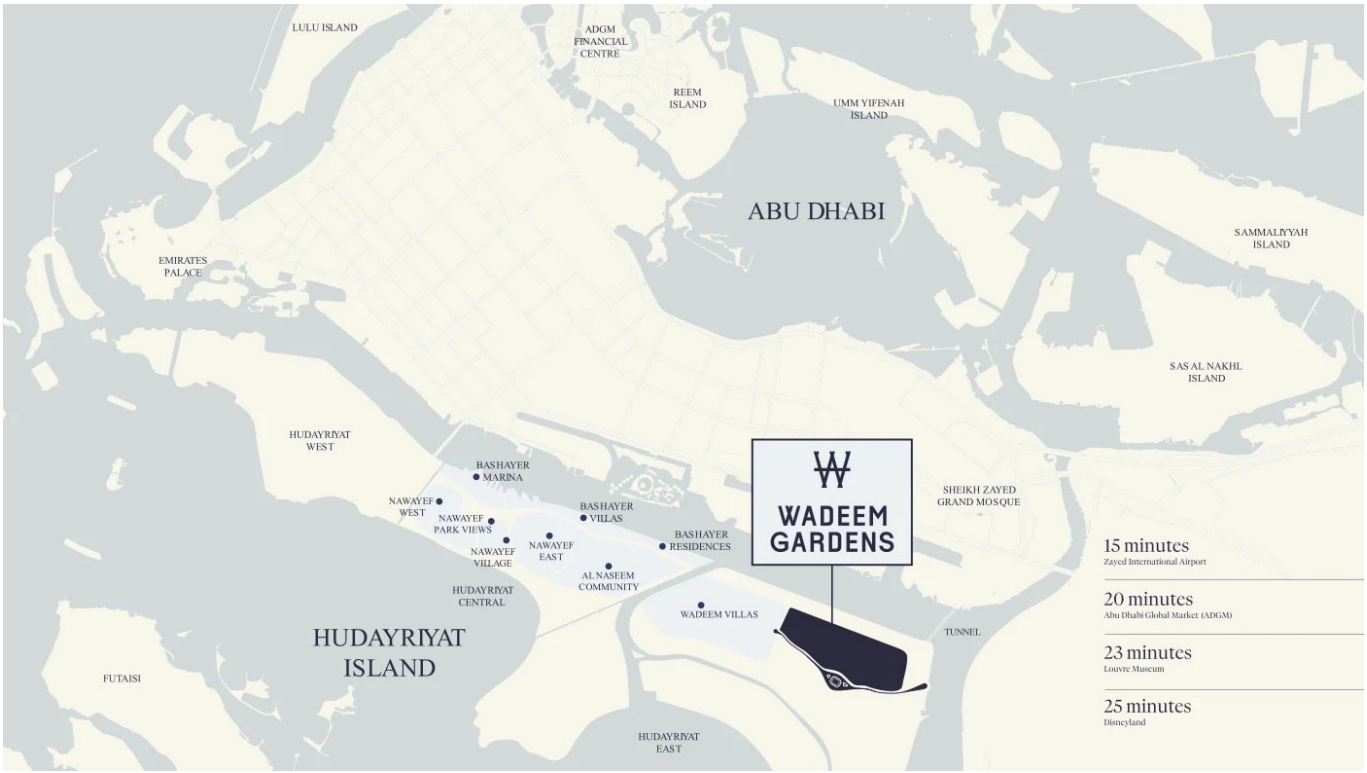
The villas are not directly on the waterfront. Modon describes access to waterfront promenades. Pool provision does not mean a completed pool is included.

Request the selected villa’s area schedule, layout revision, payment calendar, current quotation and service charges. Current availability and construction progress have not been independently confirmed.

Primary source

Modon project factsheet and FAQs, checked 14 October 2026

Wadeem Gardens location and project context



Official Wadeem location plan

Published by Modon. Journey times shown are developer estimates. Future destinations may be included.

Open the official plan or viewer

Documents still needed

A current developer brochure, a full measured drawing set, current availability and a complete charge schedule have not been verified. This Knownable summary is not a substitute for those documents.