MÜDON

MODON

# Who We Are

We create iconic designs and experiences for living, leisure and business that continually surpass expectations.

Through accelerated strategic investment and innovation on an unrivalled scale, we provide unparalleled opportunities to shape the future and advance societies.

Our goal is to deliver long-term, sustainable value wherever we go, laying the foundations for a new era of intelligent, connected living.

# CONNECTED LIVING

MODON

**OUR GOAL IS TO DELIVER LONG-TERM, SUSTAINABLE VALUE WHEREVER WE GO, LAYING THE FOUNDATIONS FOR A NEW ERA OF INTELLIGENT, CONNECTED LIVING.**

Conscious

### Connected to heritage & culture

Creating balance and harmony with nature, ancient wisdom and tradition, connecting the past to the future, incorporating timeless traditions within modern smart cities

Sustainable

### Connected to the environment

Creating and enabling sustainable living and lifestyle choices that allow our investors, residents and visitors to enjoy and promote mindful conscious living

Vibrant

### Connected to Modon lifestyle offerings

Inspiring and enabling our customers to make the most of their lives by developing diverse, dynamic communities offering effortless access for all

Intelligent

### Connected to the community

Embracing technological innovation to design and deliver intelligent infrastructure paired with smart services that enable seamless, customised lifestyle experiences

=

### Connected Living

These elements combine to set a new benchmark in prime, future-proofed living, lending our communities a competitive edge as global populations grow

# PORTFOLIO OVERVIEW

Our operations span 3 Continents and 7 Countries

MODON

## Business Activities

### Real Estate Development

**340Mn** sq.m.

Of land under development. Key developments include Hudayriyat and Ras El Hekma, Reem Hills and Mina Zayed Port

Hudayriyat

RAS AL HEKMA

REEM HILLS

MIZA

MINA ZAYED PORT

Saadiyat Marina

### Asset Management

**23Mn** sq.m.

Of land under management.

**Operator of Surf Abu Dhabi, 321 Sports, Circuit X.**

**3K** Residential units

**60K** sq.m. Retail & Commercial GLA under management

**41K** Rooms for labour accommodation

FISH MARKET

Surf

ALRAYAN

AL AIN ADVENTURE

### Hospitality

**28** Hotels

**7,617** Keys

ANANTARA

QASR AL SARAB

Fairmont

SHANGRI-LA

GRAND HYATT

aloft

BAB AL NOJOUM

BAB AL NOJOUM

BAB AL NOJOUM

Park Rotana

ANdAZ

FOUR SEASONS

Kempinski

EDITION

DOUBLETREE by Hilton

### Events & Venues

**4** Venues

**40** Million meals prepared

**5.2Mn** Visitors forecasted in FY'24

ADNEC GROUP

capital events

tourism365 business & leisure

ExCeL LONDON

twofour54 abu dhabi

BUSINESS DESIGN CENTRE

MODON | MUHEIRA

What makes
**Reem Island**
the ideal place
to call **home?**

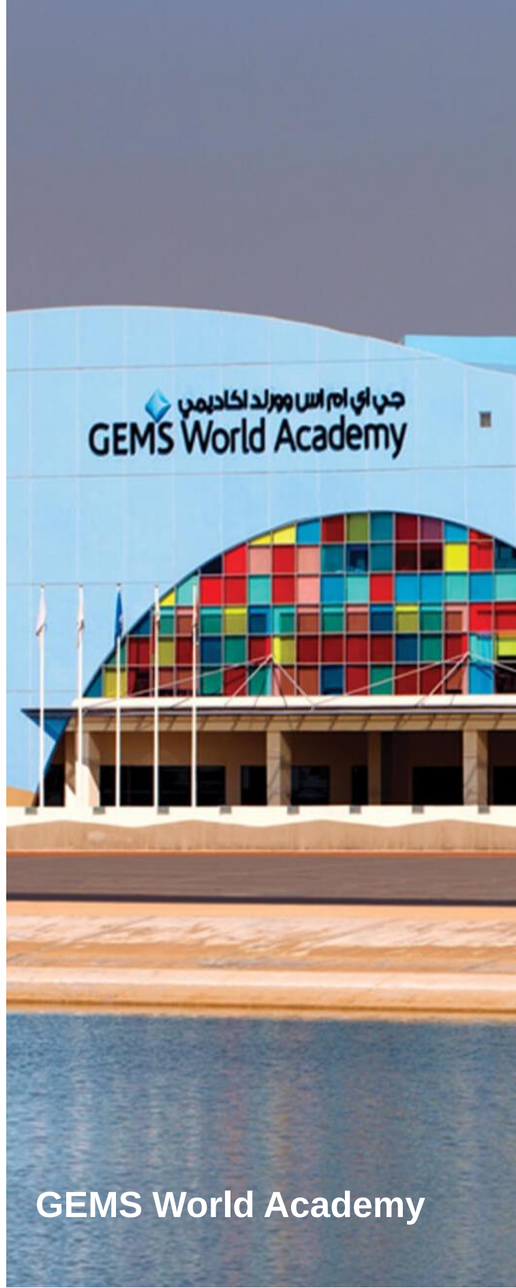
MODON | MUHEIRA

Repton School

Reem Mall

Sorbonne University

The Galleria




GEMS World Academy

# EVERYTHING WITHIN REACH

**GALLERIA MALL & ADGM**
5 MINS

**DOWNTOWN ABU DHABI**
15 MINS

**ZAYED INTERNATIONAL AIRPORT**
25 MINS

**NEW YORK UNIVERSITY**
17 MINS

**DOWNTOWN DUBAI**
90 MINS

# MUHEIRA

## REEM ISLAND

MODON | MUHEIRA
Waterfront community
with resort-style living
and park offering

# MUHEIRA

REEM ISLAND

RESORT-STYLE LIVING

MODON | MUHEIRA

# MUHEIRA

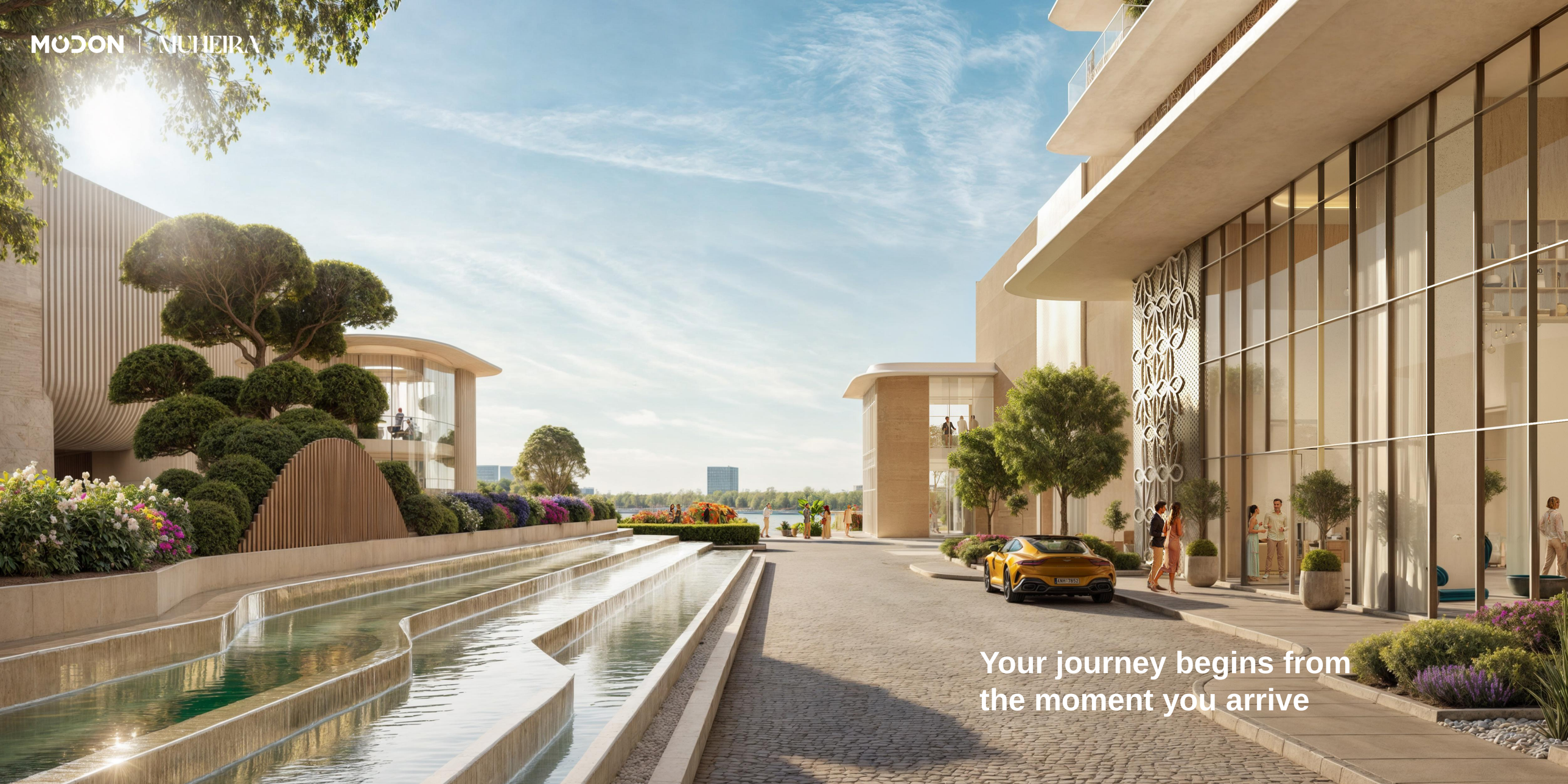
REEM ISLAND

- **Two Towers:**

  Tower 1 (25 Floors)

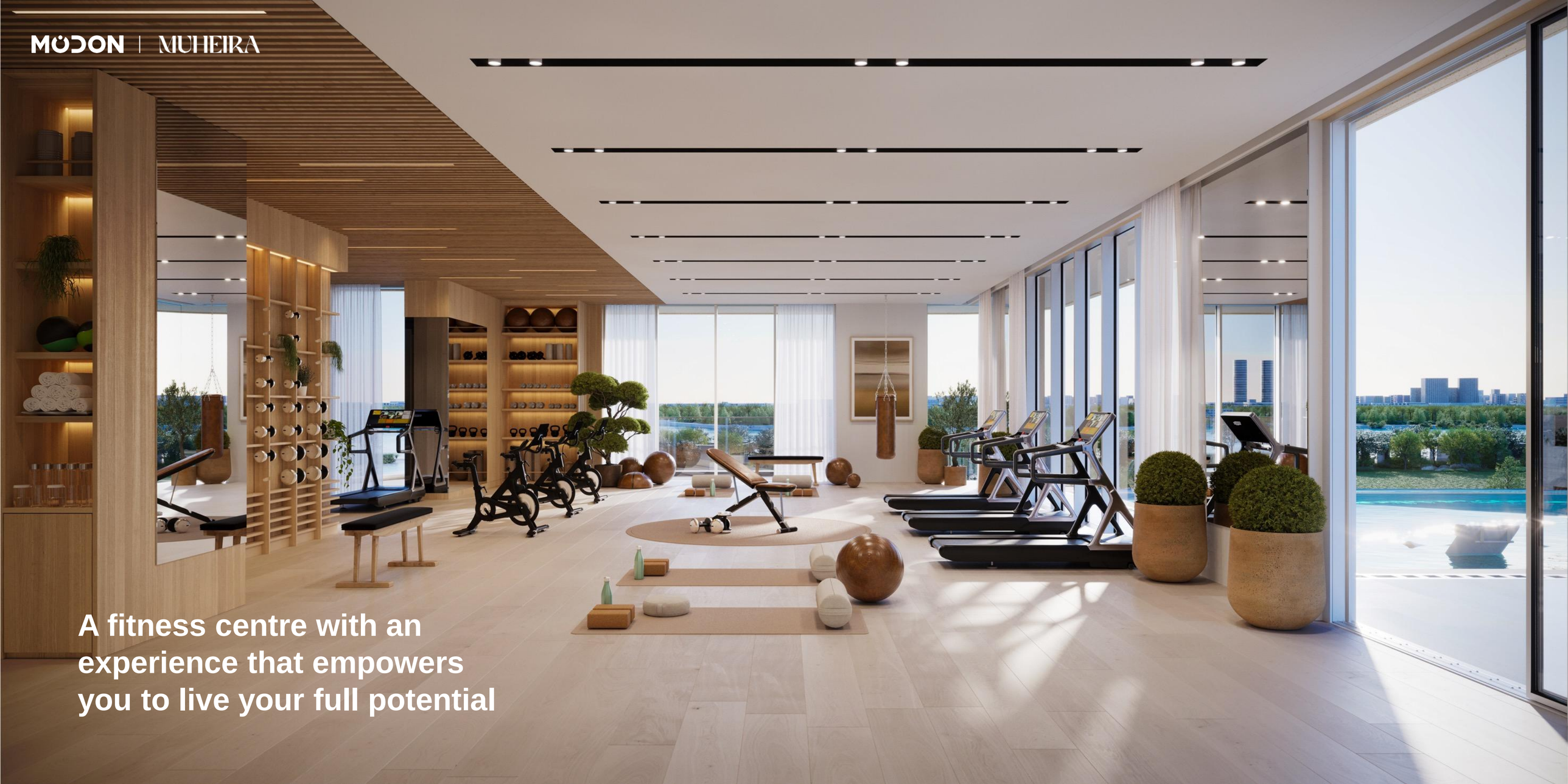
  Tower 2 (25 Floors)

- **475** Apartments
- One Bedroom (134 Apartments)
- Two Bedrooms (275 Apartments)
- Three Bedrooms (66 Apartments)


MODON | MULEIRA
Your journey begins from
the moment you arrive

**Step inside an elegant lobby leaving you with an exceptional first impression**

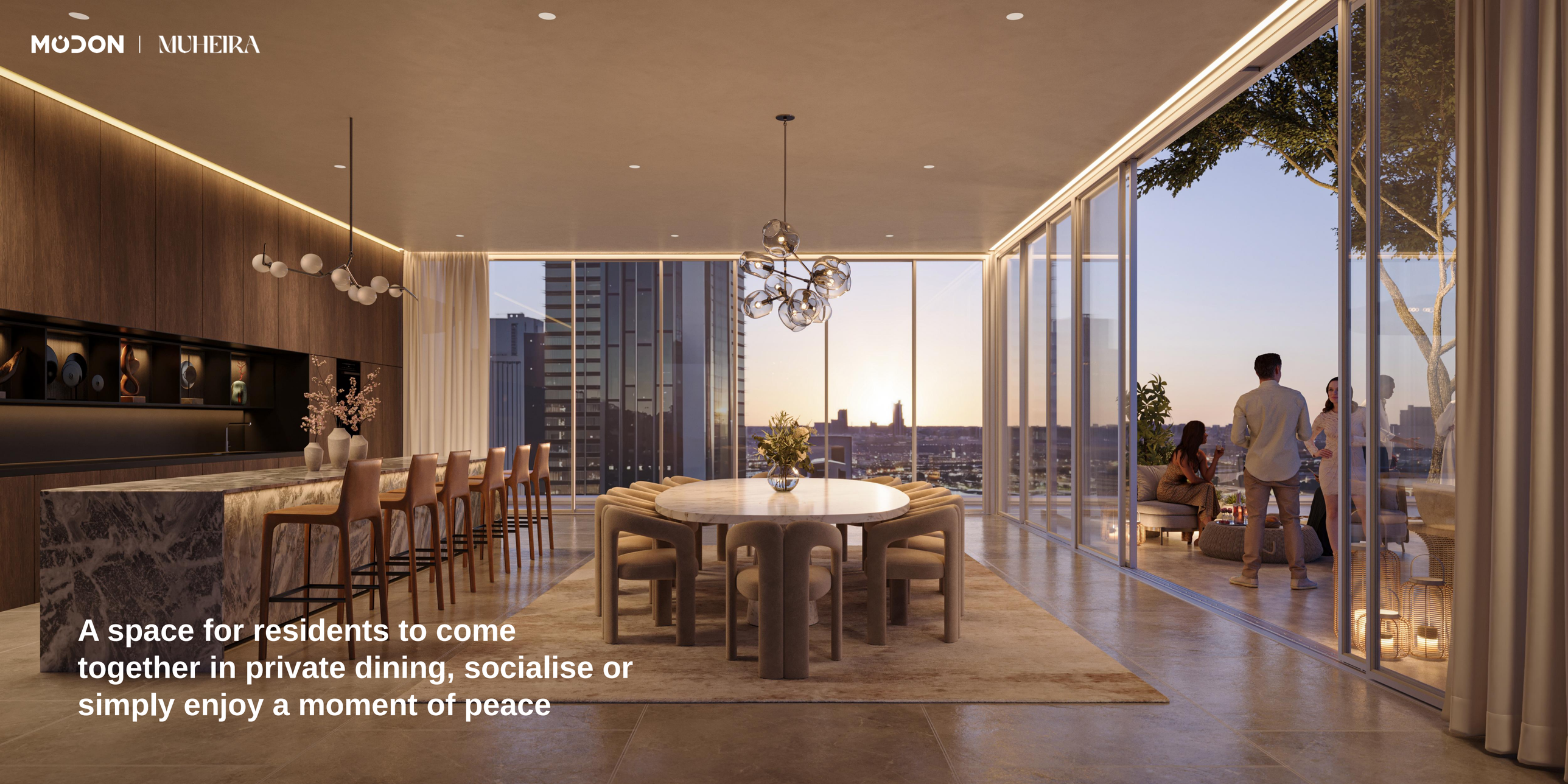
MODON | MUHEIRA
An extension of your living room with uplifted and sophisticated interiors


MODON | MUHEIRA
A fitness centre with an experience that empowers you to live your full potential

MÜDON | MUHEIRA
MUHEIRA
MÜDON
Gather with friends, family or just
enjoy a night in our cinema room

MODON | MUHEIRA
Welcome to the Kids Club, where adventure and imagination come to life everyday

MODON | MUHEIRA
MUHEIRA
REEM ISLAND
Designed to be your personal haven with bookable amenities and stunning views


MODON | MUHEIRA
A space for residents to come together in private dining, socialise or simply enjoy a moment of peace

At the sky lounge,
your lifestyle reaches
new heights

MODON | MUHEIRA
Breathtaking views
with a serene
atmosphere

MODON | MUHEIRA
Cutting edge architecture, with sophisticated design, offering not just a home, but an elevated lifestyle

Panoramic views of the city skyline, a constant reminder that you live above it all

# MUHEIRA

## REEM ISLAND

## FLOOR PLANS

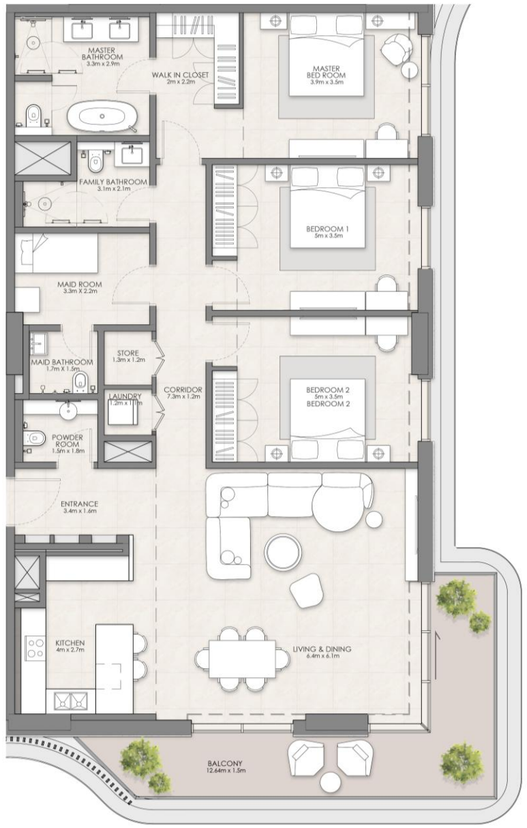
# One Bedroom Apartment

GSA Range:
73 - 107 sqm

# Two Bedroom Apartment

GSA Range:
110 - 180 sqm

# Three Bedroom Apartment




GSA Range:
182 - 237 sqm

# MUHEIRA

## REEM ISLAND

## INTERIOR AND FINISHES

**Expansive living room that invites light and warmth**

MODON | MUHEIRA
A space where modern design
meets timeless comfort

MODON | MUHEIRA
A perfect setting for
rest and relaxation

MODON | MUHEIRA

MODON | MUHEIRA

# MUHEIRA

## REEM ISLAND

## PAYMENT PLAN

# MUHEIRA

REEM ISLAND

| 50/50 | 5% | 5% |
|---|---|---|
| Payment Plan | Down Payment | Milestone Payments |

# MUHEIRA

REEM ISLAND

| 1 BED | 2 BED | 3 BED |
|---|---|---|
| AED 1.2m | AED 2.2m | AED 3.4m |

# MUHEIRA

REEM ISLAND

## Investor

- ✓ A Community By Modon
- ✓ Prime Waterfront Location
- ✓ Relaxed Payment Plan
- ✓ Competitively Priced
- ✓ High Return on investment

## Home Buyer

- ✓ A Community By Modon
- ✓ Waterfront Resort-style Living
- ✓ Walking Distance to Galleria Mall and ADGM
- ✓ Well-sized apartments
- ✓ Relaxed Payment Plan

## When?

**May 2025**

## Where?

**Modon Sales Centre**

## Partners

**4%**

# THANK YOU FOR JOINING US

PLEASE SCAN THE QR CODE TO DOWNLOAD THE BROKER KIT

MUHEIRA
REEM ISLAND