



MUHEIRA



MAYSAN
REEM ISLAND
By
MODON

Where the City Lives

Maysan is a unique residential development offering an exclusive island lifestyle. Comprising six distinct districts with spacious, organically designed homes surrounded by lush parks, Maysan provides world-class amenities focused on well-being. The community features walking and cycling paths that seamlessly blend indoor and outdoor living, creating a harmonious balance of relaxation and active outdoor enjoyment.

Where Every View Tells a Story



Muheira is a dynamic waterfront community on Abu Dhabi's vibrant canal, part of the Maysan development on Reem Island. It combines urban sophistication with natural beauty and features 1, 2, and 3-bedroom apartments.

The district features lush parks, expansive amenities, and a 400m promenade with jogging and cycling paths. Muheira provides a harmonious environment for families, young professionals, and couples, with easy access to world-class schools, healthcare, retail, and recreation. It offers a refined, connected living experience, blending urban energy with waterfront tranquility.

Unit types:
1 to 3-bedroom
apartments

Prices from:
AED 1.3M - 3.3M

Payment plan:
50/50

Handover:
Q4, 2028

Type	Min GSA	Max GSA	Prices from: (AED)
1-bed	70	107	1.3M
2-bed	108	139	2.3M
3-bed	179	186	3.3M



Live Leisurely

Experience a life of serenity and connection within our gated community, where beautifully landscaped parks and scenic walking trails invite you to unwind and savour the moment. Designed with your well-being in mind, these inviting green spaces provide the perfect setting for leisurely strolls, morning jogs or quality time with loved ones.

AMENITIES



350M WATERFRONT PROMENADE



SKY LOUNGE



GYM



EV CHARGING PARKING



CENTRAL PARK



ADULT AND KIDS POOL



INDOOR CINEMA



INDOOR PLAYROOM



READING ROOM



CYCLING AND JOGGING TRAILS

PAYMENT PLAN

Down payment	5%	On reservation
1 st Instalment	5%	28 th Aug 2025
2 nd Instalment	5%	28 th Feb 2026
3 rd Instalment	5%	28 th Jun 2026
4 th Instalment	5%	28 th Nov 2026
5 th Instalment	5%	28 th Apr 2027
6 th Instalment	5%	28 th Sep 2027
7 th Instalment	5%	28 th Feb 2028
8 th Instalment	5%	28 th Jun 2028
9 th Instalment	5%	28 th Sep 2028
Final Instalment	50%	Upon completion

Location: Reem Island



FOUR SEASONS HOTEL
فندق فور سيزونز
GALLERIA MALL
غاليريا مول

REEM CENTRAL PARK
حدائق ريم المركزية

SHAMS ABU DHABI
شمس أبو ظبي

CLEVELAND CLINIC
HOSPITAL
مستشفى كليفلاند كليك

CITY OF LIGHTS
مدينة الأضواء

REPTON SCHOOL
FRY CAMPUS
حرم مدرسة ريبتون فراي

REEM HOSPITAL
مستشفى ريم

MARINA SQUARE
مارينا سكوير

AL REEM ISLAND
جزيرة الريم

AL FAY PARK
حدائق الفاي

SORBONNE UNIVERSITY
جامعة السوربون

BURJEEL HOSPITAL
مستشفى برجيل

REEM MALL
ريم مول

NORD ANGLIA INTERNATIONAL SCHOOL
ABU DHABI (NAS ABU DHABI)
مدرسة نورد انجlia الدولية أبو ظبي

REEM HILLS
ريم هيلز

ABU DHABI MAINLAND
المخطط الرئيسي

MUHEIRA

ميسان
MAYSAN

5 mins

Reem Mall

20 mins

Zayed International Airport

15 mins

Downtown Abu Dhabi

15 mins

New York University

90 mins

Downtown Dubai