WAADA

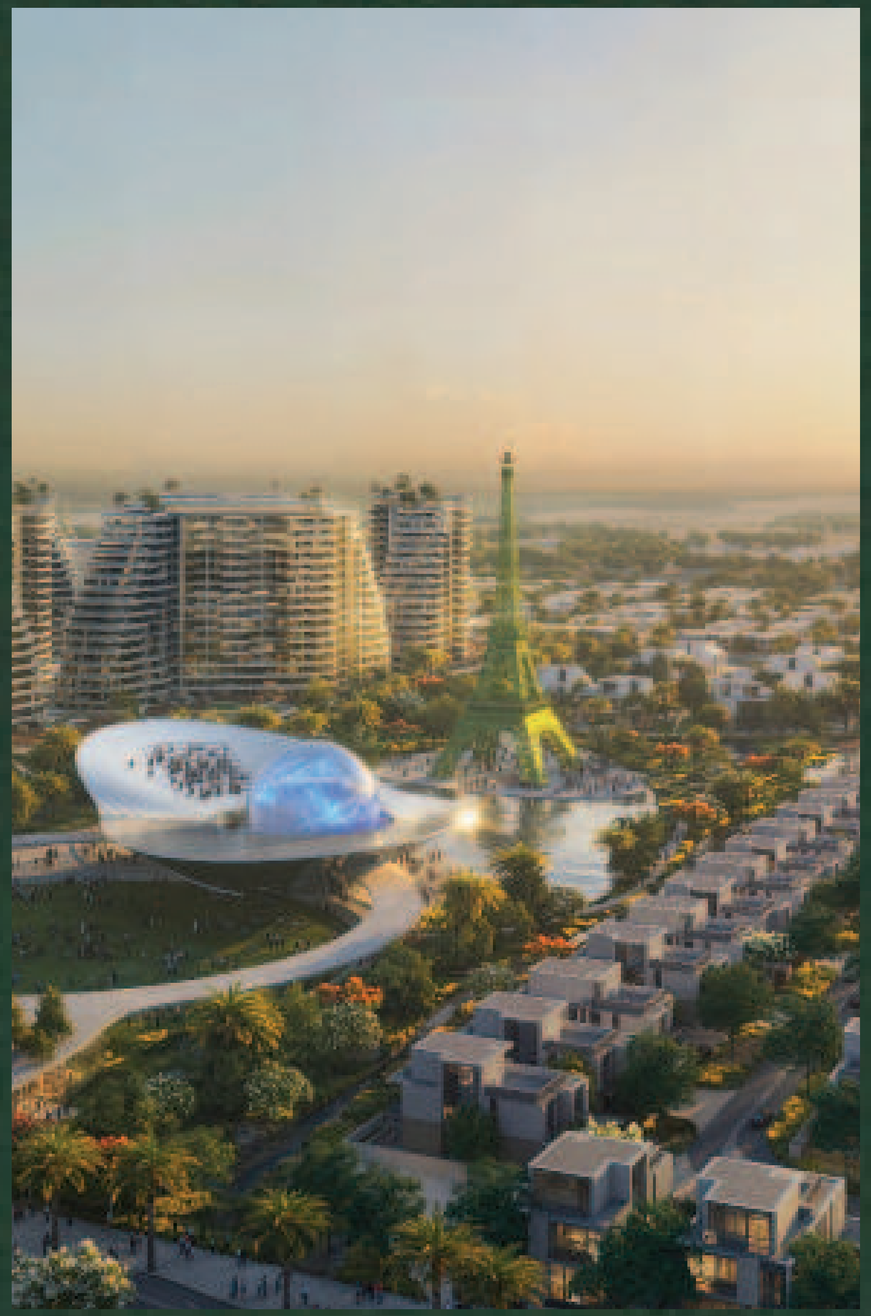
DUBAI SOUTH

RAIHA

BT PROPERTIES

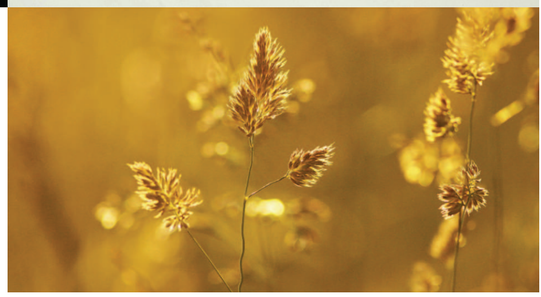
RAIHA

A Neighbourhood by BT PROPERTIES







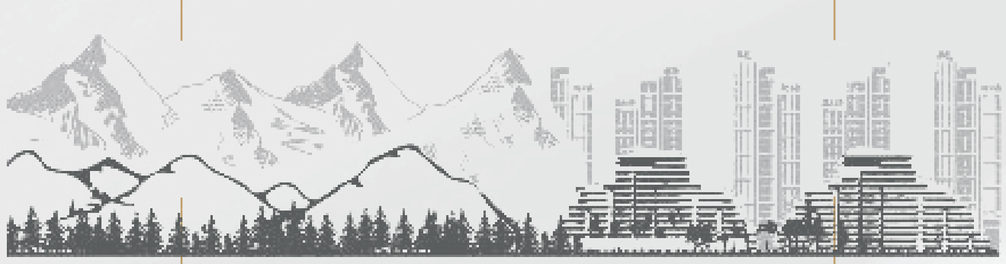


A LEGACY OF EXCELLENCE

THE FUTURE OF LIVING IN WAADA, DUBAI SOUTH

BT Properties creates world-class, master-planned communities designed for modern living. With expertise in urban planning, infrastructure, and lifestyle development, we go beyond building homes to shape vibrant neighborhoods. Now, we bring this vision to Dubai South with Waada, a landmark development redefining contemporary living.







Wrapped in golden light and the whispers of nature...

INTRODUCING

WAADA PEAKS & FAIRY MEADOWS

The Spirit of Fairy Meadows breathes through every angle and curve, capturing the timeless beauty of its rolling meadows and towering peaks. Here, nature's grandeur is reimagined in modern form—where the crisp mountain air, the whisper of ancient pines, and the boundless serenity of open landscapes find their expression in elegant architecture.
Every space is designed to evoke the tranquility and wonder of this legendary retreat, blending organic inspiration with contemporary craftsmanship. Like a seamless extension of its breathtaking surroundings, this vision brings the magic of Fairy Meadows to life, transforming it into a living, breathing experience of home.

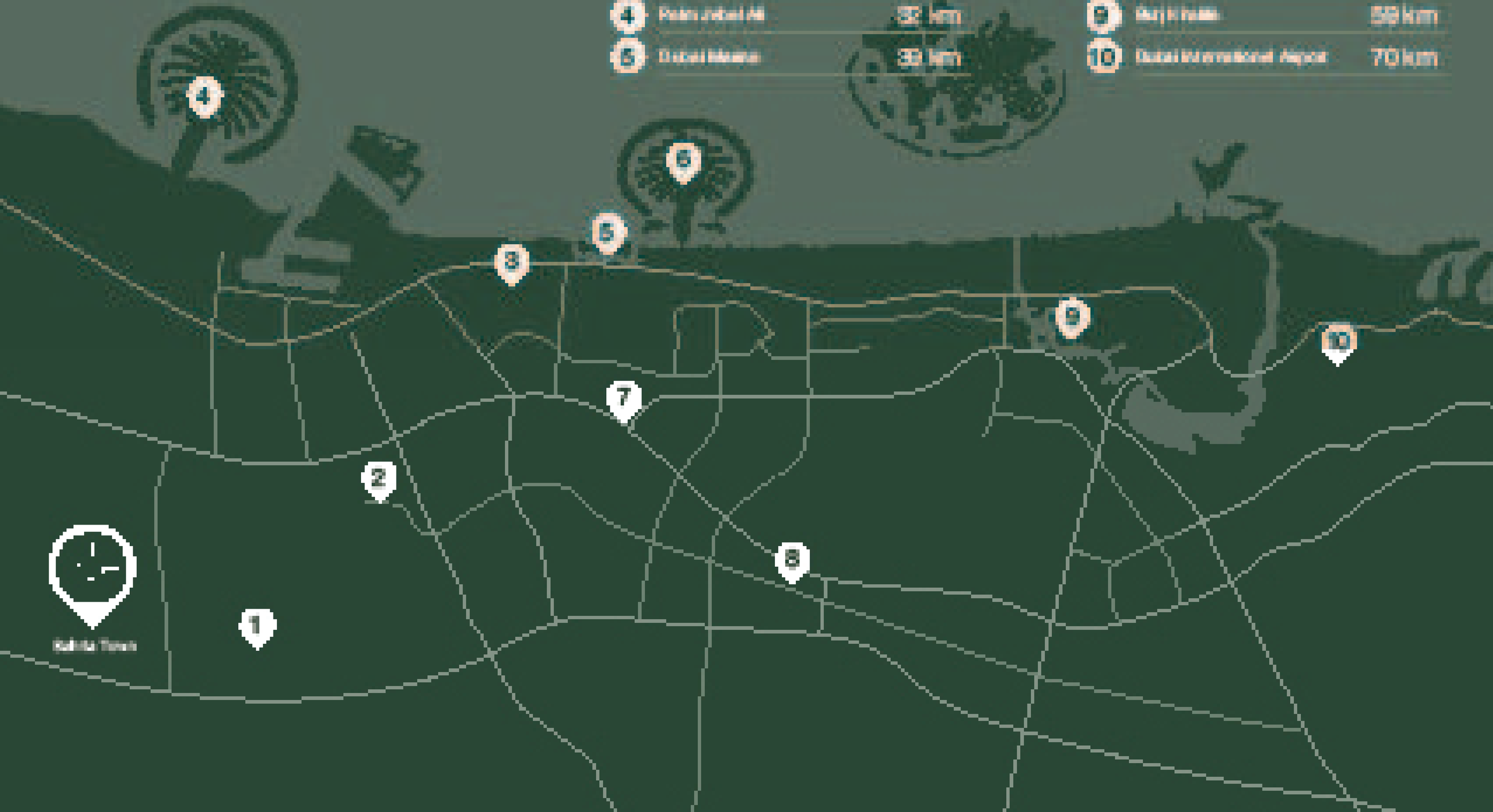


LUXURY REDEFINED

Waada is reshaping Dubai South with a new standard of luxury. Thoughtfully designed, it blends modern architecture with lush greenery and tranquil spaces, creating a refined and harmonious living experience.

THE NEW DOWNTOWN

1	Al Maktoum Int. Airport	9 km
2	Expo City Dubai	21 km
3	Ibn Battuta Mall	38 km
4	Palm Jebel Ali	32 km
5	Dubai Marina	33 km
6	Palm Jumeirah	45 km
7	City Centre Mirdif	35 km
8	Global Village	34 km
9	Burj Khalifa	39 km
10	Dubai International Airport	70 km



DUBAI'S NEW URBAN HUB

SEAMLESSLY CONNECTED

10+ km of pedestrian, cycling & jogging network

150k+ m^2 of open green spaces, wide array of play areas & sports facilities

RAIHA
6 & 4 BEDROOM VILLAS

School & Nursery

Gate Towers

Retail Center

Community Cultural Center

Eiffel Tower

CASCADa 1 & 2

Altura 1 & 2

RAYHAN 1
3 & 4 BEDROOM TOWNHOUSES



WAADA

DUBAI SOUTH

INTRODUCING

RAIHA

(SEMI-DETACHED) 4 BEDROOM VILLAS

DESIGNED FOR SEAMLESS LIVING


42

RAIHA

(SEMI-DETACHED)
4 BEDROOM VILLAS

A serene enclave of 366 semi-detached villas, offering spacious 4-bedroom homes designed for modern family living. Spread across two floors, each villa features en-suite bedrooms with walk-in showers, ample wardrobes, and abundant natural light. A double-height living and dining area seamlessly connects to a private garden and outdoor lounge, creating a perfect indoor-outdoor flow. This community blends elegance, comfort, and functionality in a lush, tranquil setting.

CLUSTER AMENITIES

- Community Centers
- Linear Park
- Kindergarten
- Neighborhood Mosque
- Retail Center
- Sports Court

- Retail Center
- Hospital
- Sports Court
- Mosque
- School
- Business Center
- Dancing Fountain
- Community Cultural Center
- Eiffel Tower
- Kindergarten

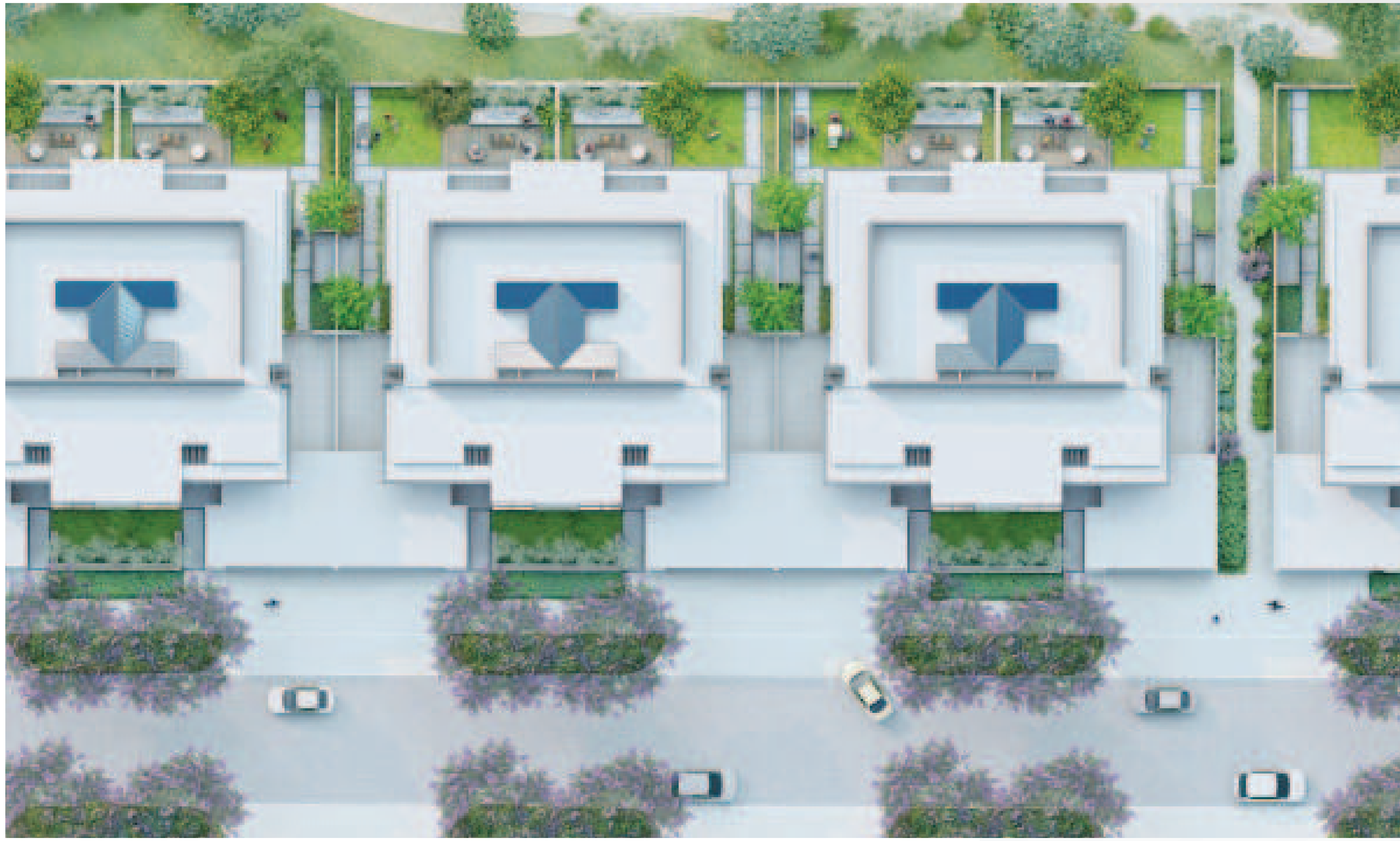


LANDSCAPE

The four-bedroom villa street is announced with the vibrant flowering trees along the neighborhood – capturing the senses of the residents by the fragrance emitted by trees and surrounding landscape.

The carriageway runs harmoniously throughout the neighborhood, perfectly complementing the elegant and contemporary design of the villas.

Lush and tropical with a hint of native vegetation captivates biophilia within the landscape, giving a seamless in-and-out green experience between the neighborhood and the villas.





North West Clubhouse Amenities

Spacious 4-bedroom villa with double-height living areas, abundant natural light, and seamless indoor-outdoor living.

4 BEDROOM (SEMI-DETACHED)

VILLA



4 Bedroom Villa Entry View

This spacious villa offers 4 bedrooms distributed in 2 floors. Each of the bedrooms includes an en-suite bathroom with a walk-in shower, spacious wardrobes and plenty of natural light.

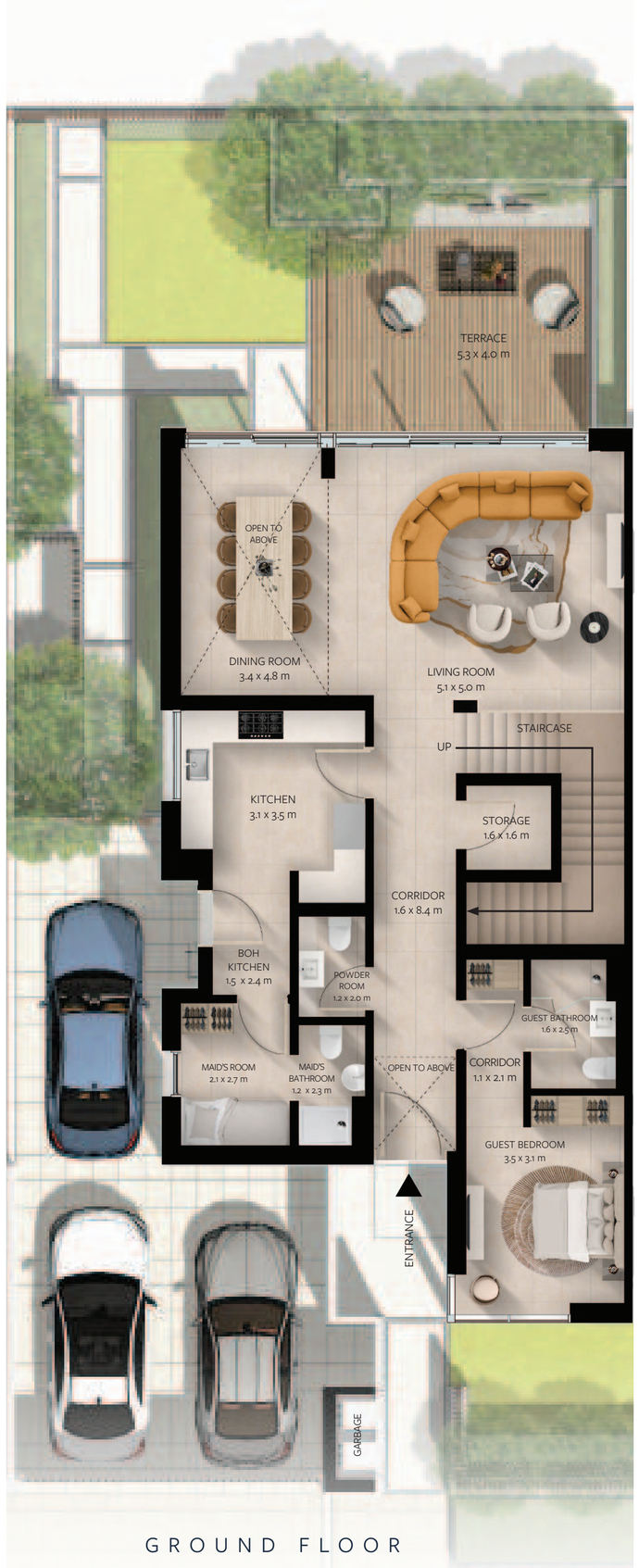
Maid room is provided on the ground floor, adjacent to the kitchen. There are two accesses: the main entrance is from the street and service entrance is from the side.

The villa has a spacious living and dining are with a double height space and plenty of natural sunlight. The living space is connected to a beautiful garden with external lounge area.

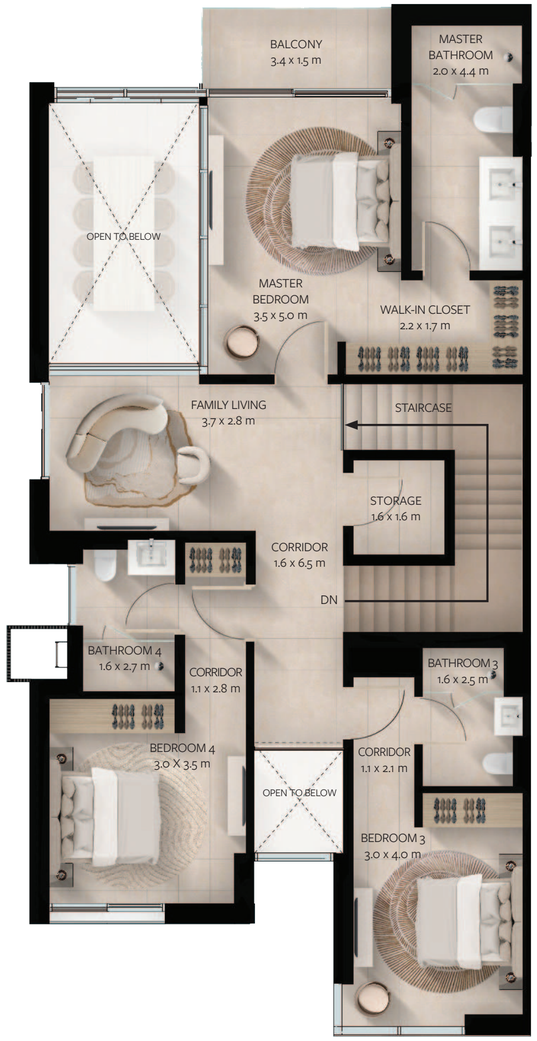
A garage space for 2 cars is provided in the street side.



4 Bedroom Villa Backyard View



GROUND FLOOR



1ST FLOOR

FLOOR PLANS

4 BEDROOM VILLA (SEMI-DETACHED)

GROUND FLOOR	Area (m²)	Area (ft²)
Ground Floor	134.72	1,450.11
Terrace	9.25	99.57
Garage	41.56	447.35
Total	185.53	1,997.03

1ST FLOOR	Area (m²)	Area (ft²)
1st Floor	126.49	1,361.53
Balcony	5.27	56.73
Total	131.76	1,418.25

TOTAL BUA	317.29	3,415.28
Uncovered Parking	20.72	223.03
TOTAL AREA	338.01	3,638.31

DISCLAIMER

All dimensions are measured from finish to finish excluding construction tolerances;

All materials, dimensions, and drawings are approximate only;

Information is subject to change without notice, at developers' absolute discretion;

Actual area may vary from the stated area;

Drawings not to scale;

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings;

The developer reserves right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

Kitchen





Dining & Living Room

Living Room



Master Bathroom





Master Bedroom

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BT PROPERTIES

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WAADA

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