

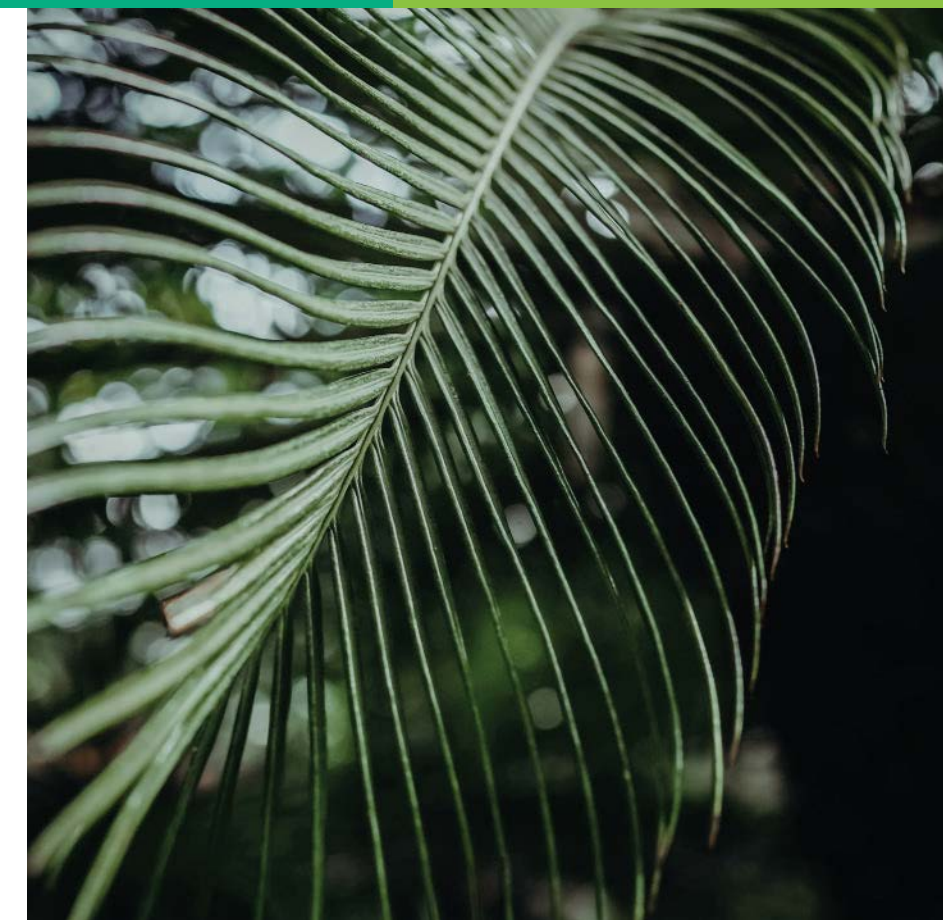
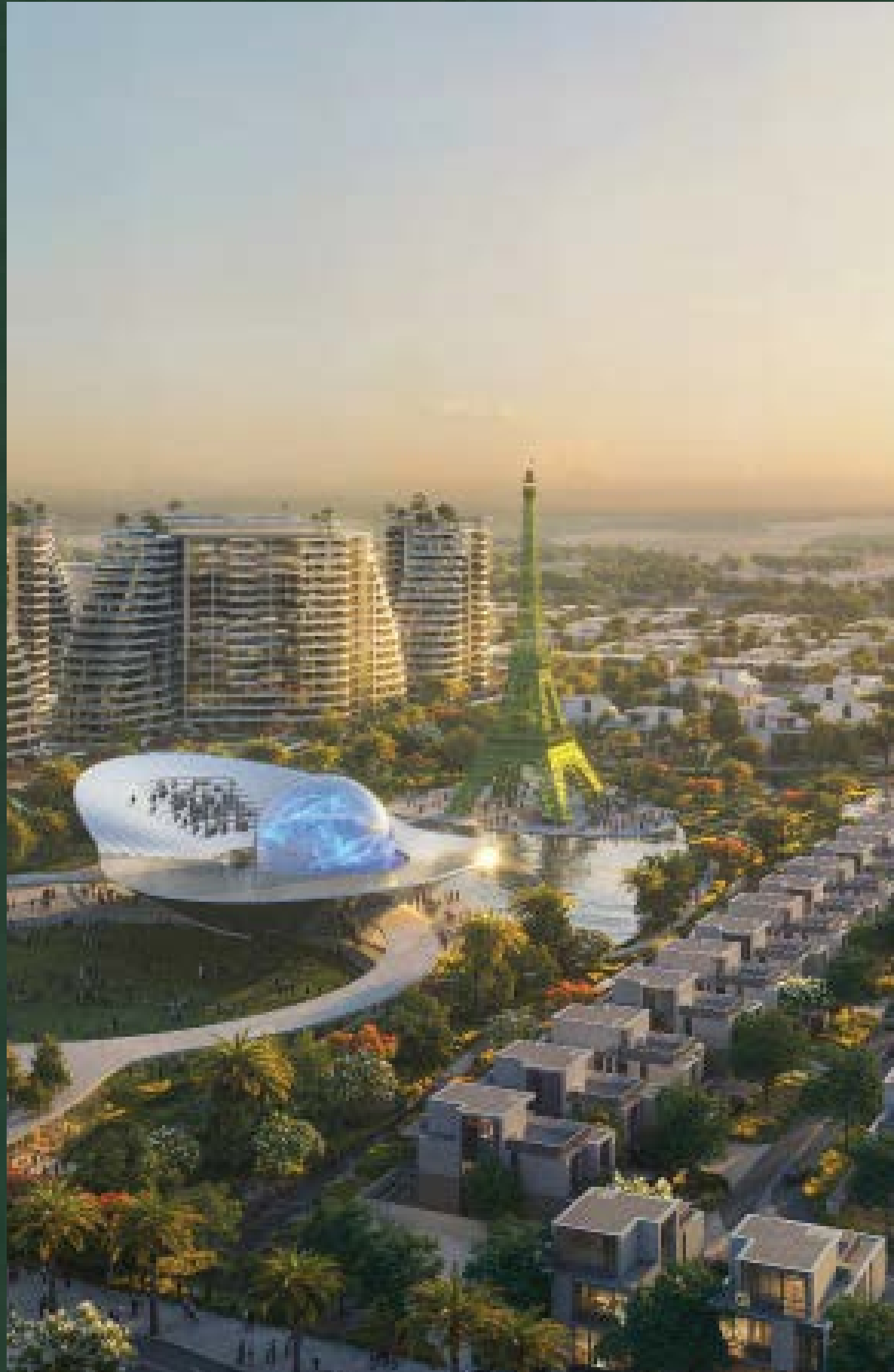


RAIHA



# RAIHA





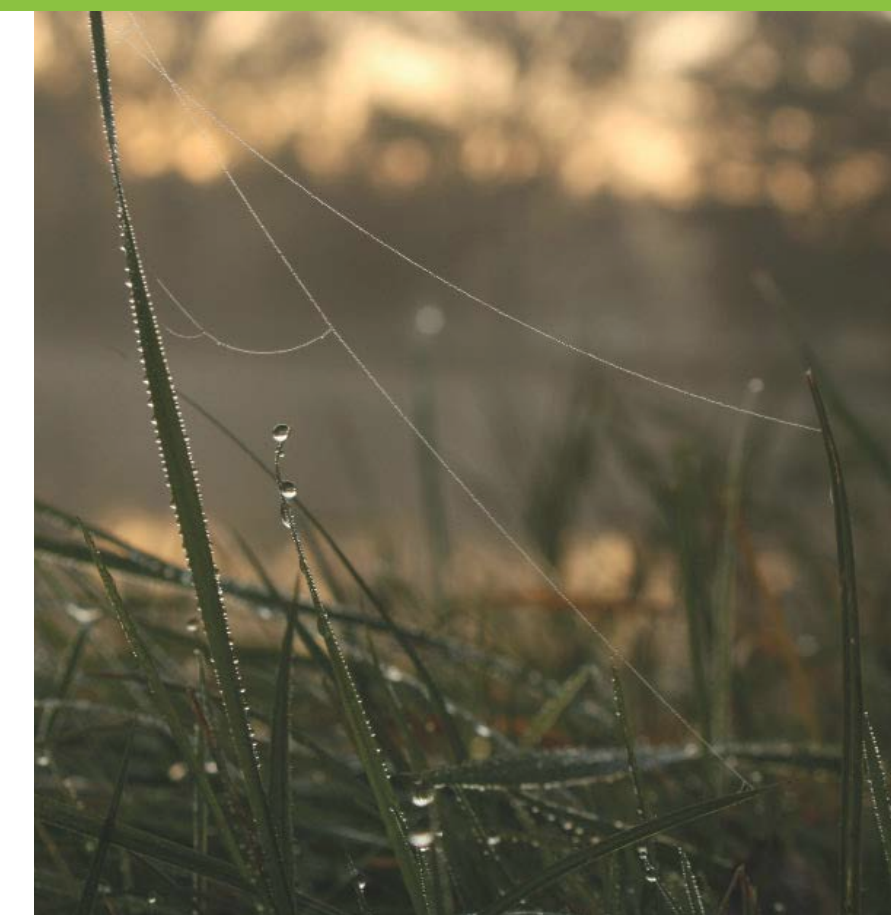
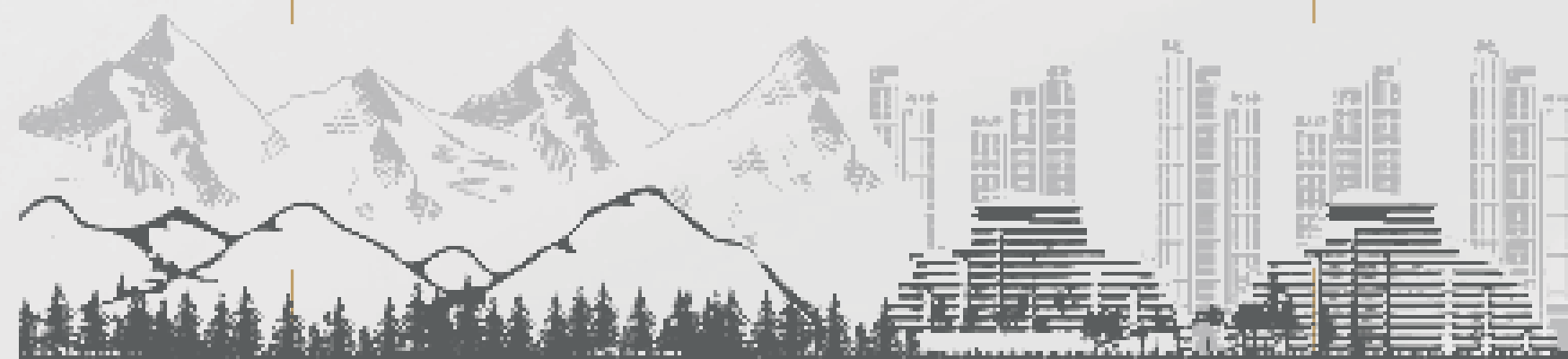
A LEGACY OF EXCELLENCE

## 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 Habtoor City, Al Jaddaf	9 km	6	Palm Jumeirah	45 km
2	Expo City Dubai	21 km	7	City Centre Mirdafa	35 km
3	Umm Alhawa Mall	38 km	8	Global Village	34 km
4	Palm Jumeirah	32 km	9	Deira Mall	59 km
5	Dubai Mall	39 km	10	Dubai International Airport	70 km



Estimated Time



DUBAI'S NEW URBAN HUB

# SEAMLESSLY CONNECTED

10<sup>+</sup>

km of pedestrian, cycling  
& jogging network

150k<sup>+</sup>

m<sup>2</sup> 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







INTRODUCING

# RAIHA

(SEMI-DETACHED) 4 BEDROOM VILLAS  
DESIGNED FOR SEAMLESS LIVING





















# 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		Business Center
	Hospital		Dancing Fountain
	Sports Court		Community Cultural Center
	Mosque		Eiffel Tower
	School		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



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 area 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 Entry View



4 Bedroom Villa Backyard View

Kitchen



Dining & Living Room







Master Bathroom



Master Bedroom





# RAIHA

FOR MORE INFORMATION PLEASE CONTACT

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**W**  
**WAADA**

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