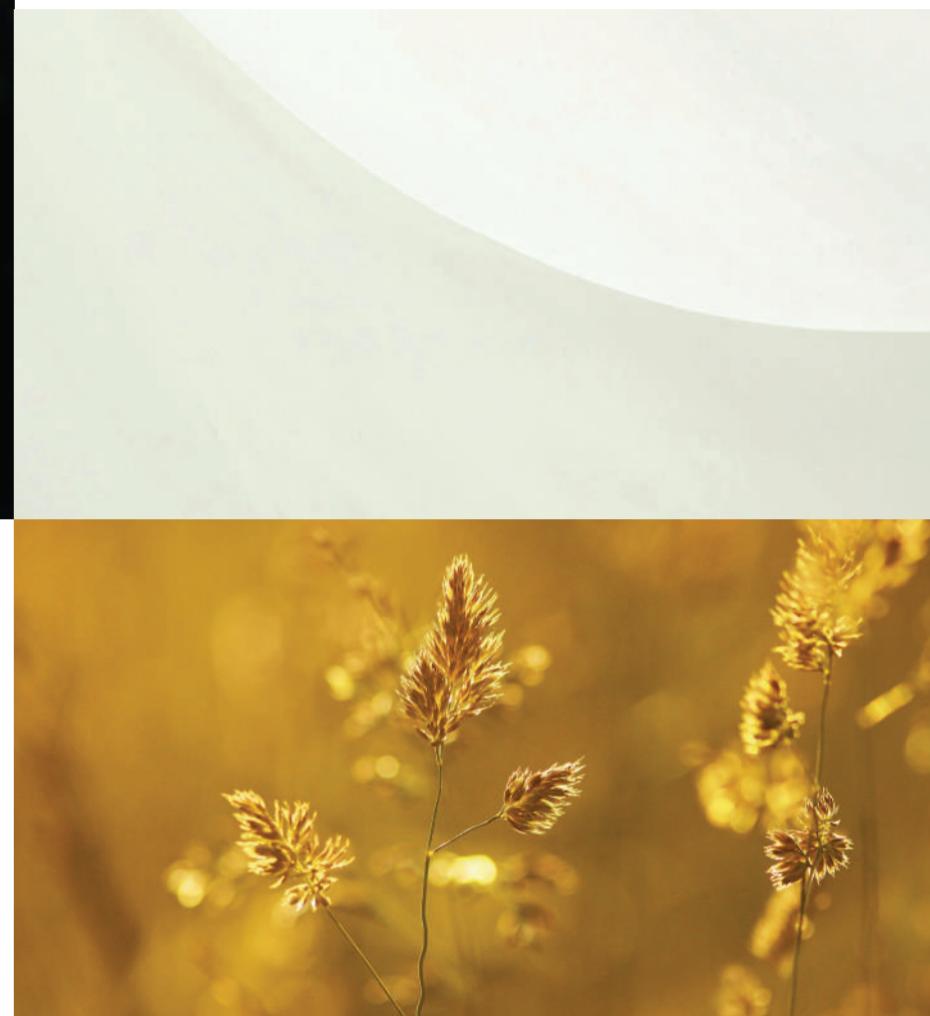
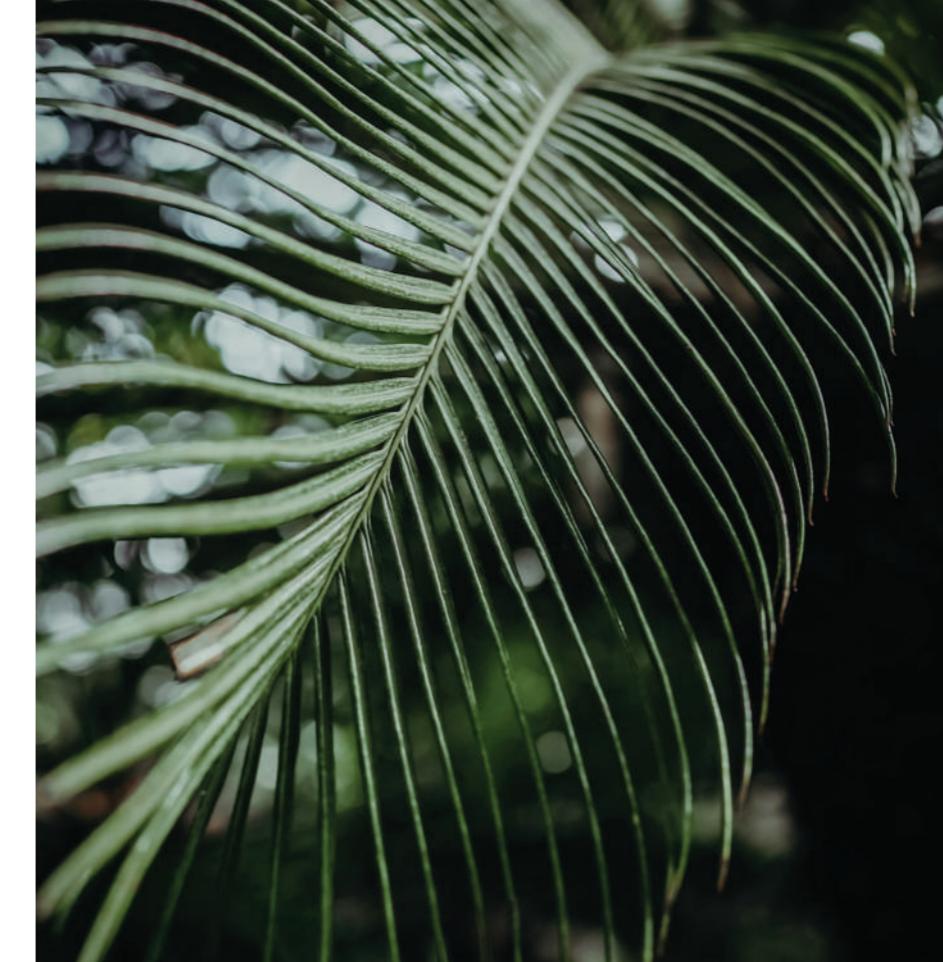
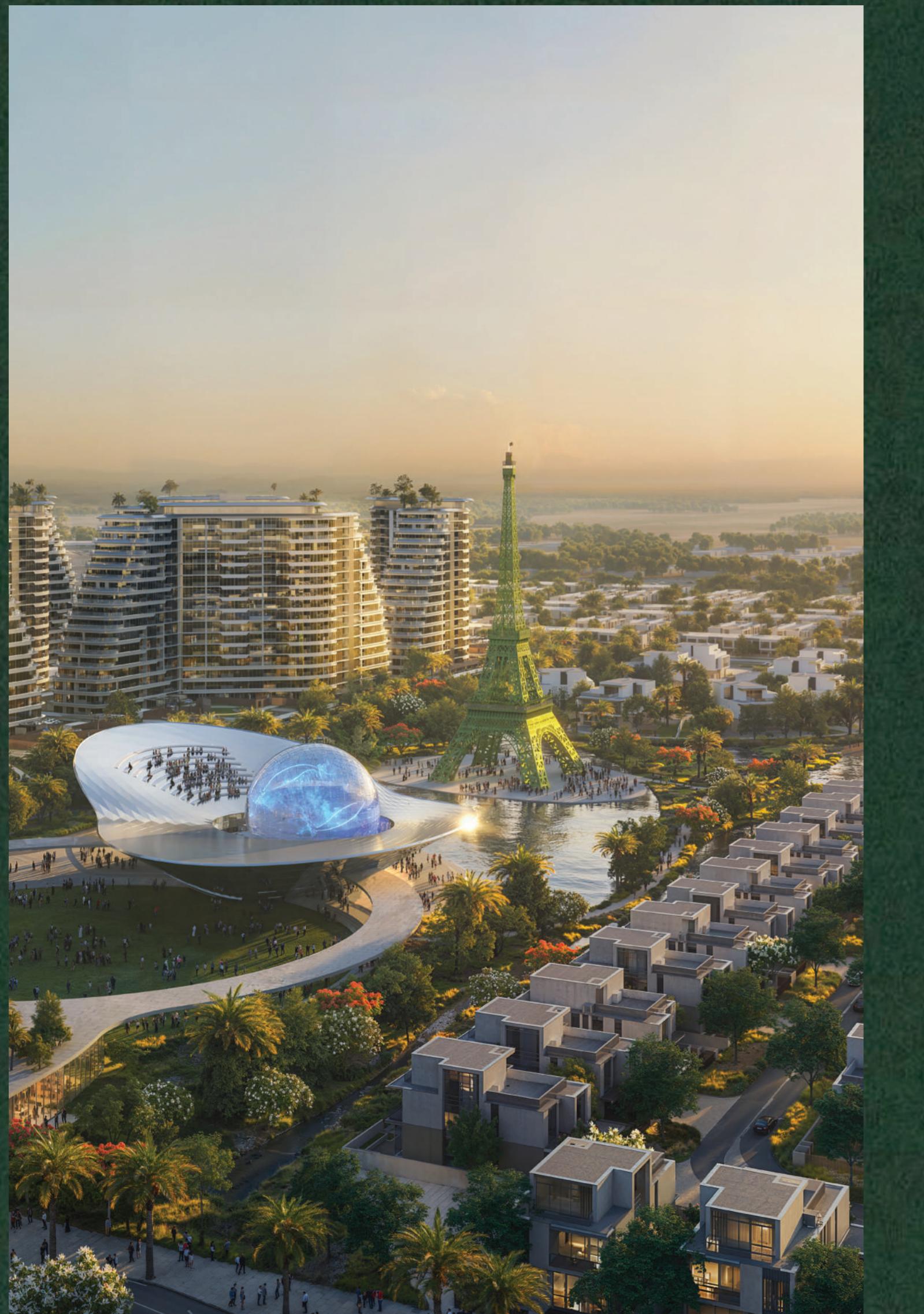




RAIHA



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.





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.



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



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



DUBAI'S NEW URBAN HUB

SEAMLESSLY CONNECTED

10 +

km of pedestrian, cycling & jogging network

150k +

m² 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

LUXURIOUSLY SPACIOUS
6 BEDROOM VILLAS



RAIHA

6 BEDROOM INDEPENDENT VILLAS

An exclusive enclave of 124 luxury villas, thoughtfully positioned near Waada's main retail center, central park, school, and hospital for ultimate convenience. Designed for refined living, this prestigious community offers expansive residences surrounded by lush landscapes and scenic views. Spacious gardens, double-height living areas, and seamless indoor-outdoor connections create a sense of openness and grandeur. With modern architecture and premium amenities, this cluster sets a new benchmark for luxury living in the heart of Waada.

CLUSTER AMENITIES

 Community Centers

 Linear Park

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



LANDSCAPE

The flourishing six-bedroom villa street is distinguished by vibrant flowering trees that line the neighborhood, enchanting residents with their fragrance and lush surroundings.

The carriageway extends throughout the community, enhancing the seamless blend of elegance and contemporary villa design.

A rich mix of tropical greenery and native vegetation fosters a deep connection with nature, creating a fluid indoor-outdoor living experience that integrates the villas with their verdant surroundings.



6 BEDROOM

VILLA

Exclusive luxury villas with expansive living spaces, lush gardens, and prime location near Waada's key amenities.



6 Bedroom Villa Entry View

This luxury villa offers 6 bedrooms distributed in 3 floors. Each of the bedrooms includes an en-suite bathroom with a walk-in shower, spacious wardrobes and plenty of natural light. Additionally, driver and maid rooms are provided on the ground floor. There are two accesses: the main entrance is from the street and service entrance is from the side.

The villa has a beautiful garden with scenic views to surrounding landscape. The living room and dining area include a glazed façade overlooking the garden. There is an external lounge area connected to the formal living by vide sliding door.

On the second floor we find a bedroom with rooftop access and scenic views. This room can be also transformed in a spacious family lounge.

Lift is provided for excellent accessibility to all floors. The villa features garage for 2 cars plus one uncovered parking space.



6 Bedroom Villa Backyard View

FLOOR PLANS

6 BEDROOM
VILLA



GROUND FLOOR		Area (m ²)	Area (ft ²)
Ground Floor		156.30	1,682.40
Garage		38.95	419.25
Terrace		8.25	88.80
Total		203.50	2,190.46

1ST FLOOR		Area (m ²)	Area (ft ²)
1st Floor		166.25	1,789.50
Balcony		9.60	103.33
Total		175.85	1,892.83

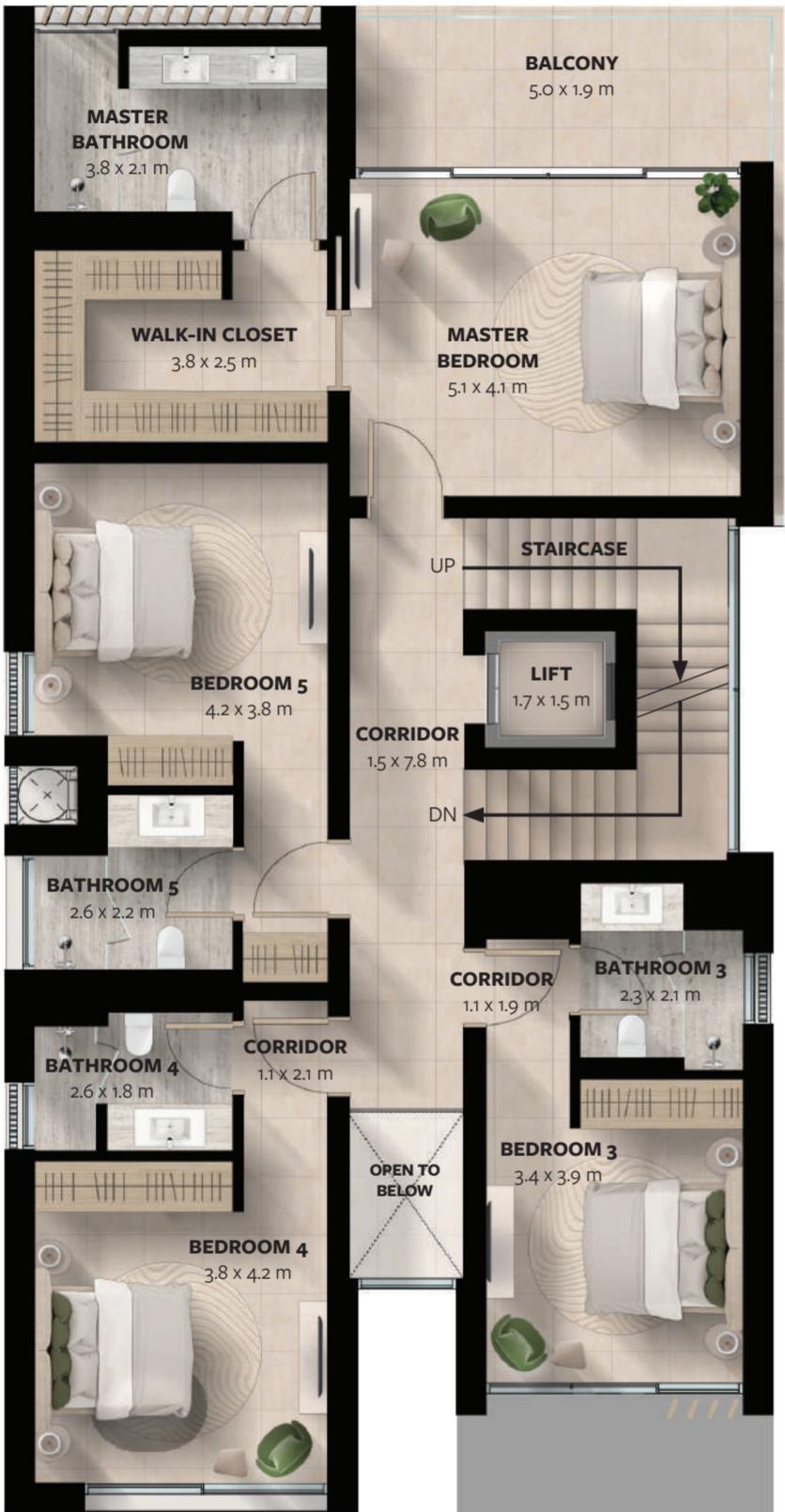
2ND FLOOR		Area (m ²)	Area (ft ²)
2nd Floor		58.24	626.89
Balcony		8.81	94.83
Total		67.05	721.72

TOTAL BUA	446.40	4,805.01
Uncovered Parking	23.12	248.86
TOTAL AREA	469.52	5,053.87

DISCLAIMER

01. All dimensions are measured from finish to finish excluding construction tolerances; 02. All materials, dimensions, and drawings are approximate only; 03. Information is subject to change without notice, at developers' absolute discretion; 04. Actual area may vary from the stated area; 05. Drawings not to scale; 06. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings; 07. The developer reserves right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

FLOOR PLANS



1ST FLOOR



2ND FLOOR

6 BEDROOM
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Living Room





Dining Area



Kitchen

Master Bathroom



Master Bedroom



Familz Room



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WAADA

A Neighbourhood by 