WAADA

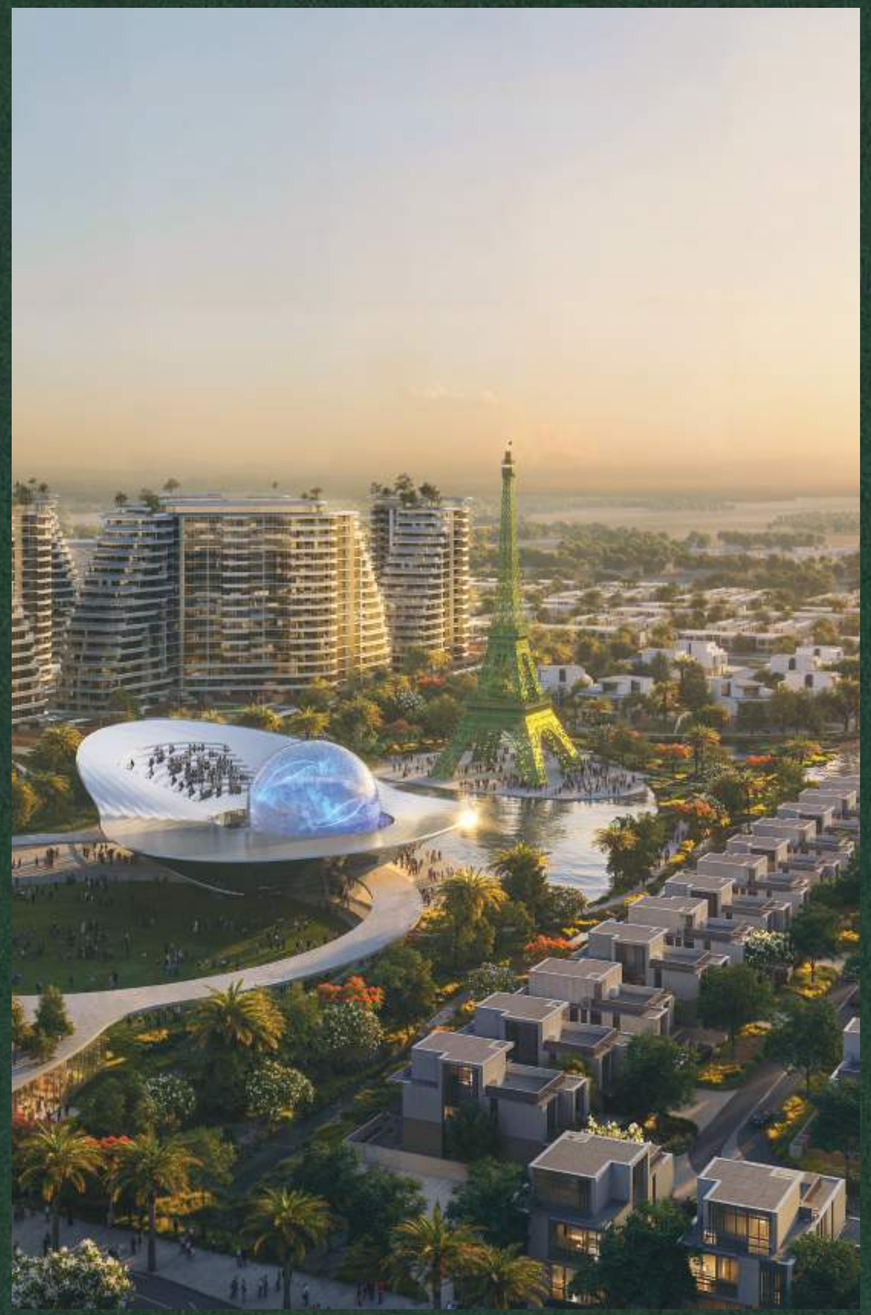
DUBAI SOUTH

RAYHAN 1

BT PROPERTIES

RAYHAN 1

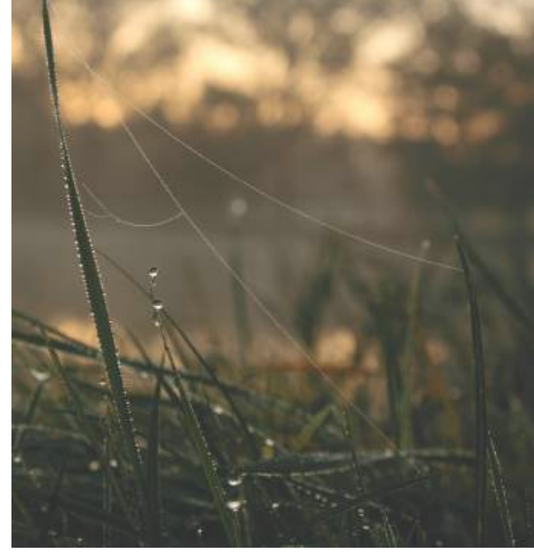
A Neighbourhood by BT PROPERTIES



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

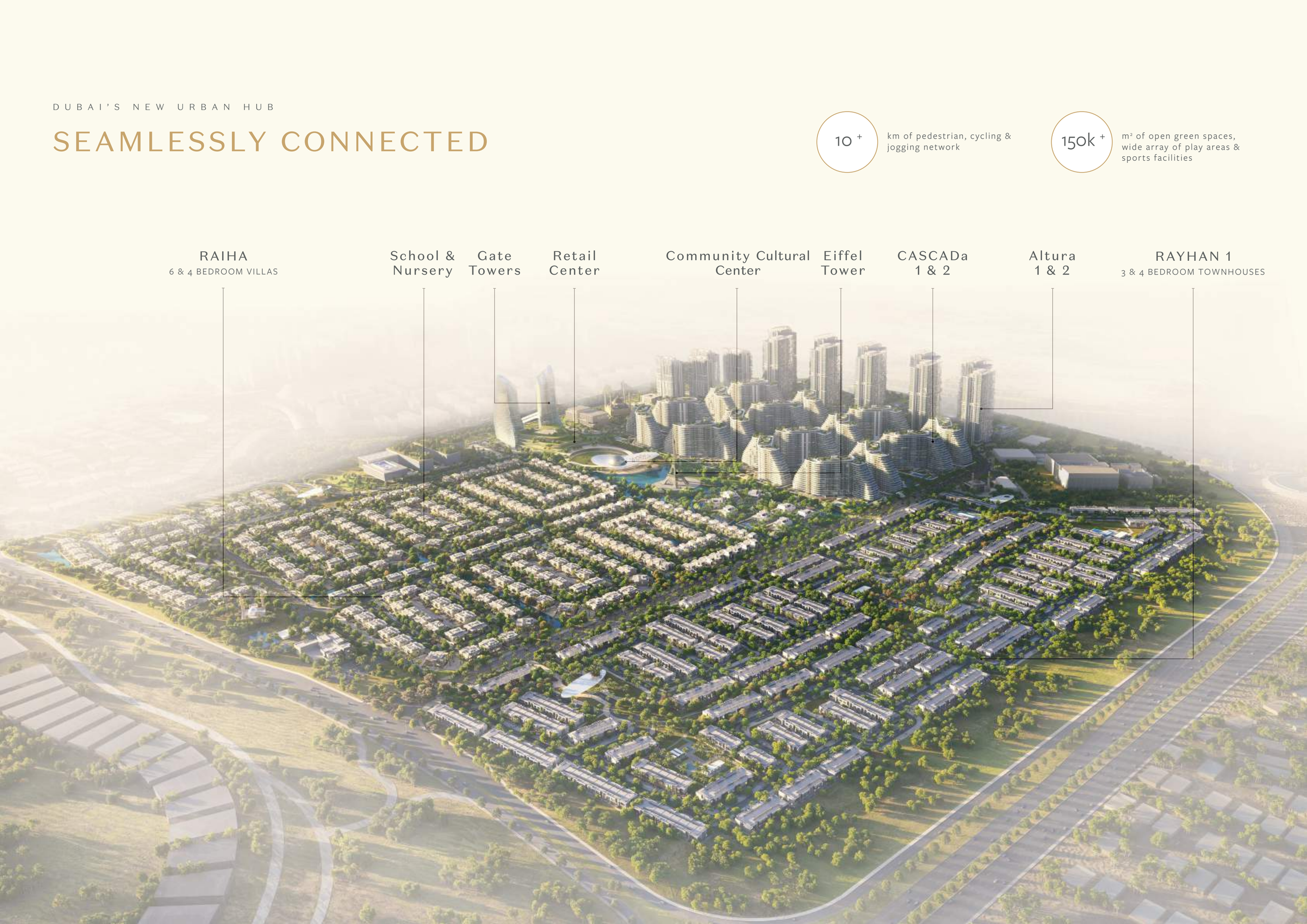
1	Al Makatoum Int. Airport	9 km
2	Expo City Dubai	21 km
3	Ibn Battuta Mall	38 km
4	Palm Jebel Ali	32 km
5	Dubai Marina	39 km
6	Palm Jumeirah	45 km
7	City Centre Me’aisem	35 km
8	Global Village	34 km
9	Burj Khalifa	59 km
10	Dubai International Airport	70 km

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



WAADA

DUBAI SOUTH

INTRODUCING

RAYHAN 1

ELEGANTLY SPACIOUS

3 & 4 BEDROOM TOWNHOUSES

74
76
78

RAYHAN 1

3 & 4 BEDROOM
TOWNHOUSES

A sleek and thoughtfully designed townhouse community seamlessly blending modern architecture with lush landscaping. This vibrant neighborhood offers a perfect balance of elegance and nature, creating a welcoming and contemporary living environment. The cluster includes a total of 730 townhouses, comprising 224 four-bedroom and 506 three-bedroom residences, each designed to provide comfort, functionality, and a strong connection to the surroundings.

CLUSTER AMENITIES

- C — Community Centers
- Linear Park
- 3 — Retail & Kindergarten
- Neighborhood Mosque
- Retail Center

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

LANDSCAPE

A simple and clean landscape, with an emphasis on curated planting selection of Mediterranean nature, encapsulates the townhouse street neighborhood.

The carriageway depicts a sleek and inviting neighborhood street that further compliments the distinct design envisioned for the townhouses.

Four-bedroom end-unit townhouse with corner glazing, spacious living areas, and seamless garden connectivity.

4 BEDROOM

TOWNHOUSE

Townhouses Entry View

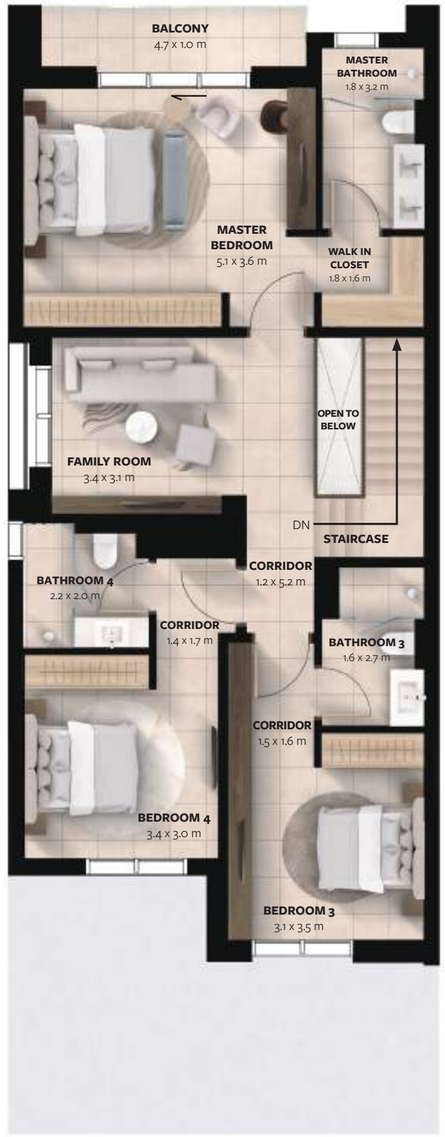
This townhouse is an end unit of a townhouse cluster. It offers 4 bedrooms distributed in 2 floors. Each of the bedrooms includes an en-suite bathroom with a walk-in shower, spacious wardrobes and plenty of natural light.

Spacious living and dining area are overlooking the garden and include corner glazing for amazing views and connectivity to the exterior.

Maid room and guest bedroom are provided on the ground floor. 3 bedrooms are located on the first floor.

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

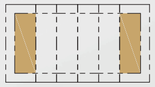
GROUND FLOOR



1ST FLOOR

FLOOR PLANS

4 BEDROOM TOWNHOUSE



GROUND FLOOR	Area (m²)	Area (ft²)
Ground Floor	101.10	1,088.23
Garage	53.55	576.41
Total	154.65	1,664.64

1ST FLOOR	Area (m²)	Area (ft²)
1st Floor	113.16	1,218.04
Balcony	5.63	60.60
Total	118.79	1,278.64

TOTAL BUA	273.44	2,943.28

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;

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

Living Room

Living Room

Kitchen

Master Bathroom

Master Bedroom

3 BEDROOM

TOWNHOUSE

Three-bedroom townhouse with double-height living areas, a cozy garden, and a two-car garage.

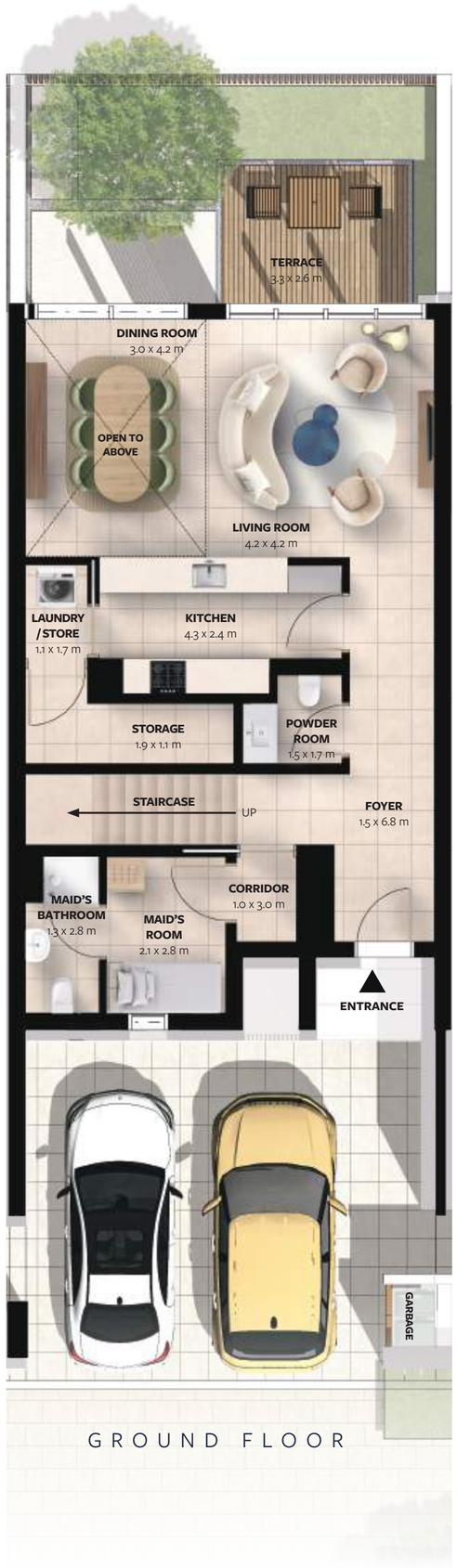
This mid unit of a townhouse cluster offers 3 bedrooms located on the first floor. Each of the bedrooms includes an en-suite bathroom with a walk-in shower, spacious wardrobes and plenty of natural light.

On the ground floor we have a spacious living and dining area with a double hight space and access to a cosy garden with exterior seating area.

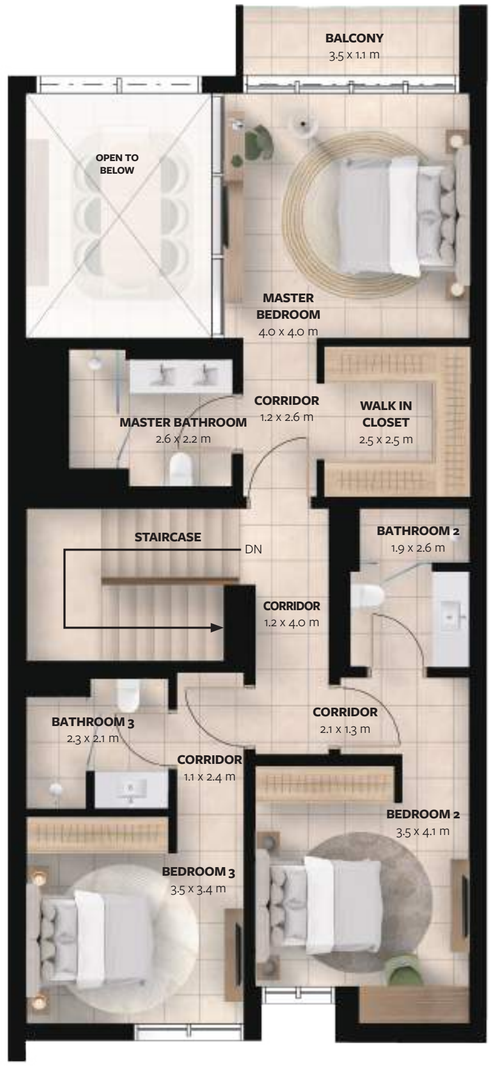
Maid room is provided on the ground floor.

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

Townhouses Backyard View



GROUND FLOOR



1ST FLOOR

FLOOR PLANS

3 BEDROOM TOWNHOUSE

GROUND FLOOR	Area (m²)	Area (ft²)
Ground Floor	93.15	1,002.66
Garage	45.56	490.40
Terrace	5.02	54.03
Total	143.73	1,547.10

1ST FLOOR	Area (m²)	Area (ft²)
1st Floor	105.95	1,140.44
Balcony	4.07	43.81
Total	110.02	1,184.25

TOTAL BUA	**253.75**	**2,731.34**

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Living Room

Kitchen

Master Bedroom

BT PROPERTIES

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WAADA

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