"Experience the transformative power of minimalism with our 'less is more' approach, tailored to suit today's mindset."

COLLABORATION

Welcome to the unveiling of Wadi 645, nestled in the tranquil green surroundings of Al Barari, Wadi Al Safa 3 Zone, Dubai. Our project is dedicated to giving back to the community by fostering a lifestyle centered on sustainable and minimalist living for enhanced mental and physical health. Development and customer management by Greenside Development and Jad Global, post-completion experience powered by Deyaar's community management and marketing and sales powered by Harbor Real Estate. Wadi 645 represents a new movement in development projects, embracing a 'less is more' approach from design to brand experience, we invite you to join us in embracing minimalist living and discovering the joy of owning less to live more. From the very start of the design process to the management of facilities, Wadi 645 promises an experience where simplicity meets sophistication. Welcome to a new era of living at Wadi 645.

DEVELOPMENT AND CUSTOMER MANAGEMENT BY:

GREENSIDE DEVELOPMENT
Our team's mission is to create and enrich modern lifestyles. We approach our projects with a focus on emotional well-being, promoting a clean, minimalist community lifestyle tailored to our clients' needs.

JAD GLOBAL REAL ESTATE DEVELOPMENT
Led by Dubai's seasoned real estate veterans, Jad Global Real Estate transcends mere development. We're visionaries, transforming every project – even smaller ones – into impactful landmarks. Our expertise goes beyond bricks and mortar. We craft opportunities to maximize your wealth and create unforgettable memories within your dream home.

POST-COMPLETION EXPERIENCE POWERED BY:

DEYAAR COMMUNITY MANAGEMENT
Since our inception in 2009, Deyaar Community Management has been dedicated to delivering top-notch solutions. Our diverse team stands as a formidable force, equipped with extensive industry knowledge and unwavering technical prowess. With a portfolio encompassing over 10,000 units across 40 communities, Deyaar Community Management understands the exact standards of service and care necessary for fostering happy, vibrant communities.

MARKETING AND SALES POWERED BY:

HARBOR REAL ESTATE
A trusted name in real estate for over 50 years. Our award-winning team caters to diverse clients, from public entities to individual investors. Recognized for exceptional service and market knowledge, we hold the prestigious Dubai Land Department Gold Ranking for seven consecutive years. Top publications like Forbes, Arabian Business and Property Times acknowledge our dedication. Let our experience be your guide; achieve your real estate goals with Harbor Real Estate..

Wadi 645, nestled in Safa 3, Al Barari, embraced by lush greenery, offering a serene environment with easy access to natural activities and nearby outdoor facilities.

BRIEF

Greenside Development's objective for the project was to transcend mere development.

Our project brief was initiated with a philanthropic aim, focusing on how we could contribute to improving people's lives and crafting a lifestyle suited for global citizens.

Our "why" centers around giving back to the community, while our "how" revolves around translating this mission into reality through enhanced design.

We begin with emotions, allowing them to guide our design process from the very start, encompassing architecture, interior design, material selection, and the end user's daily living support facilities.

The project's founder emphasized the importance of every team member feeling as though they were designing their own homes. We compiled a comprehensive list of everyone's dreams and aspirations, seamlessly integrating them into the development journey of WADI 645, ensuring it became a true reflection of a collection of ideas.

Embrace the vibrant multiculturalism of Dubai with the Greenside team, pioneering a new international cultural movement and community where everyone seeks connections beyond borders.

WADI AL SAFA 3, AL BARARI

"Wadi Al Safa 3, translates to 'The Valley' in Arabic. Nestled in Al Barari, it combines peace and accessibility, blending convenience with natural beauty.

Dive into a valley-inspired community that seamlessly integrates modern living with a refreshing retreat. Wadi 645 presents an ideal investment opportunity for those craving a harmonious and revitalizing living experience. The location was precisely selected for its abundant green nature.

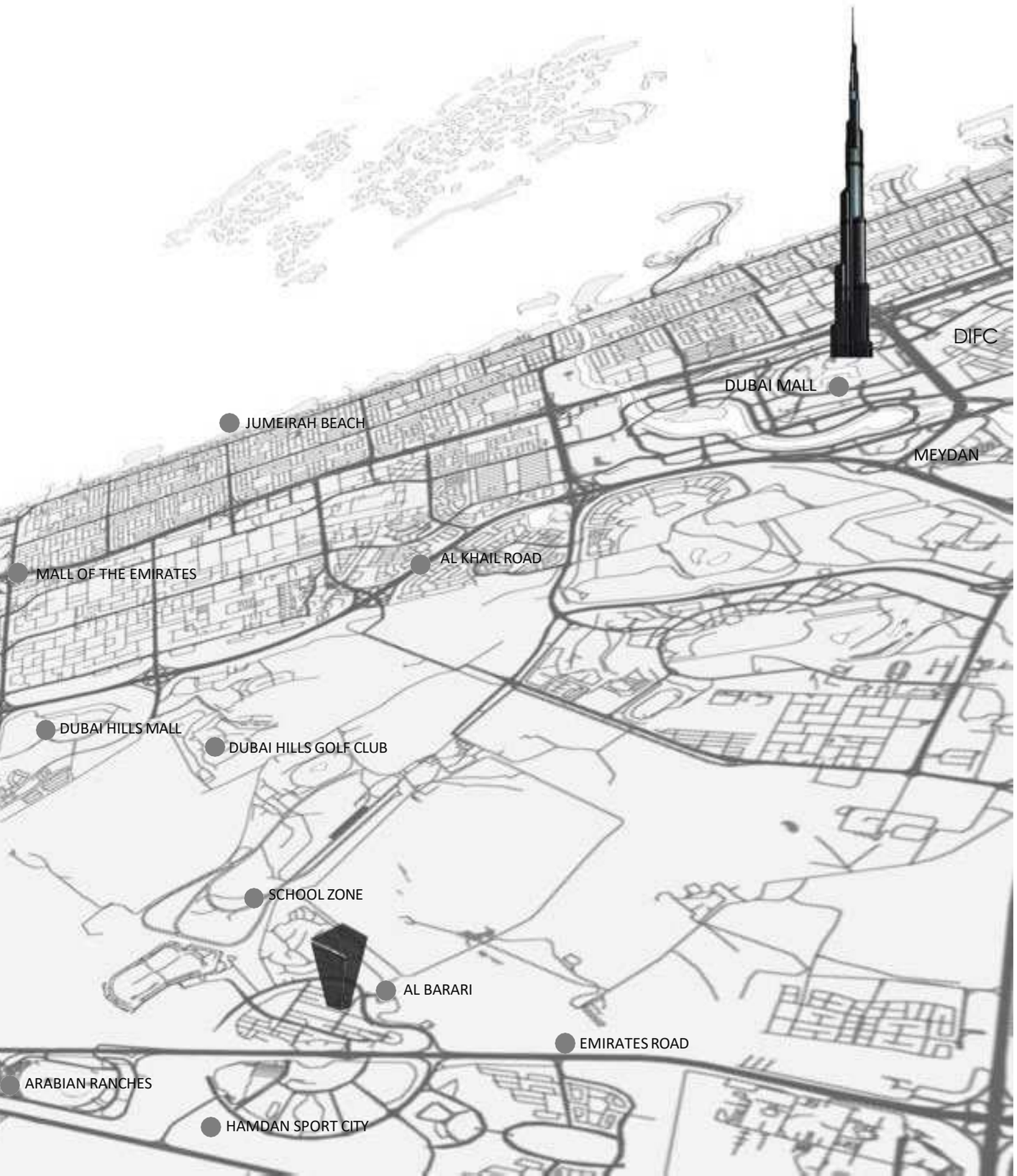
In the vibrant landscape of Dubai, WADI 645 emerges as a modern oasis, epitomizing the essence of minimalist living, amidst lush greenery. Located near the Hamdan Sports Complex and a short 15-minute travel from downtown Dubai.

Drawing inspiration from nature, our design philosophy centers on elevating human well-being, envisaging spaces tailored for a healthy lifestyle, complete with cycle tracks and vibrant activities.

WADI 645 provides a tranquil getaway just 15 minutes from the city's bustle. Close to schools, sports centers, and various lifestyle activities, it offers a rejuvenating lifestyle amidst urban amenities."

DUBAI

"Dubai is enticing due to its sustainability initiatives, world-class safety measures, and robust economic growth. The city's evolution into a green city enhances the long-term value of investments, while its status as one of the safest cities globally adds to its appeal. With new visa laws attracting diverse talent and stable property values reflecting resilience, Dubai offers promising opportunities. Greenside Development and our collaboration team aim to introduce a lifestyle centered around minimalist living, aligning with the preferences of residents prioritizing health and well-being, making Dubai an attractive destination for property investment."



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WADI 645 IS LOCATED WADI AL SAFA 3, AL BARARI

Wadi 645, nestled in Al Barari, Dubai, offers a suburban haven surrounded by vibrant lifestyle activities. Only 15 minutes from the city, it provides modern living with easy access to a multitude of amenities. The location ensures a dynamic and convenient lifestyle in a thriving community setting.

• DUBAI INTERNATIONAL AIPORT	20 kms
• DUBAI MALL	12 kms
• MALL OF THE EMIRATES	15 kms
• DUBAI HILLS MALL	18 kms
• BURJ KHALIFA	12 kms
• DUBAI DOWNTOWN	12 kms
• JUMEIRAH BEACH	20 kms
• PARKVIEW HOSPITAL	8 kms
• NEARBY SCHOOLS/ UNIVERSITIES	5 kms
• EMIRATES ROAD	5 kms
• AL BARARI FARM	2 kms
• HAMDAN SPORTS CITY	5 kms
• AL QUDRA CYCLING TRACK	16 kms

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RESTAURANTS – WALKING DISTANCE

- The Hideout, 84 M
- The Farm Restaurant, Al Barari, 1.4 KM
- New Earth Café , 350 M
- The Mill , 350 M
- Lowe Dubai

SALON & SPAS – WALKING DISTANCE

- Heart and Soul Spa 1km
- The Nail Pavilion - 800 M
- Miss Keratin Beauty Salon - 160 M

ACCESSIBILITY – WALKING DISTANCE

- Majan Family Park & Volleyball Court, 700 M
- Al Barari Playground Area, 800 M
- Majan Public Park, 850 M
- Midtown Central Majan, 900 M
- Majan Basketball Court, 1 KM
- Al Barari Nature Escapes

EDUCATION – WALKING DISTANCE

- Dunecrest American School, 1.4 KM
- Odyssey Nursey, Living Legends, 1.8 KM

PHARMACIES – WALKING DISTANCE

- Life Pharmacy 138, 120 M
- Sheefa Al Madeena Pharmacy, 280 M

ACCESSIBILITY

- Dubai International Airport, 21 minutes
- Downtown, 15 minutes
- DIFC (Dubai International Financial Center), 12 minutes
- Dubai Design District, 15 minutes
- The Beach, 20 minutes

ART AND CULTURE

- Museum of The Future, 20 minutes
- Dubai Public Library, 25 minutes
- Butterfly Garden, 20 minutes
- Al Serkal Avenue, 25 minutes

MALLS

- Dubai Mall, 20 minutes
- Dubai Hills Mall, 15 minutes
- Meydan One Mall, 15 minutes

EDUCATION

- Gems-Willington-Private School, 17 minutes
- The English College, 15 minutes
- Dubai International Private School, 17 minutes
- Kings School Al Barsha 15 minutes

HEALTHCARE

- Medicare Hospital, 15 minutes
- Emirates Hospital, 17 minutes
- Mediclinic City Hospital, 19 minutes
- King's College Hospital, 15 minutes

GOLF CLUBS

- Arabian Ranches Golf Club, 10 minutes
- Dubai Hills Golf Club, 15 minutes
- Emirates Golf Club, 24 minutes

AMENITIES

The amenities at WADI 645 are meticulously designed with a minimalist and airy aesthetic, embodying the 'less is more' philosophy. Integrated with the apartments, they create a unified living experience within the building. We understand that living in the home means the entire building is designed as a singular space, with all amenities functioning as extensions of the apartments, so every corner of the building feels like home.

The project offers an outdoor gathering space and co-working area, providing an open-air ambiance by the pool. Perfect for both day and night use, it fosters a vibrant and dynamic vibe.

The gym is designed to facilitate core workouts and physical exercises, with an emphasis on functionality. In addition, we have incorporated an open space for yoga and Pilates workouts, featuring lush green plantations in the center, creating a serene and rejuvenating environment for holistic wellness activities.

The salted wellness pool on the rooftop of WADI 645 is meticulously designed for year-round use, offering stunning views of downtown Dubai. It serves as a tranquil oasis where residents can unwind, rejuvenate, and recharge, providing a serene escape from the hustle and bustle of city life.

The rooftop at WADI 645 features a dynamic co-working space and outdoor sofa area, extending your living space beyond the confines of your apartment. It's designed to foster productivity in a relaxed environment while also providing a cozy spot for socializing with friends and family, blurring the lines between work and leisure for a well-balanced lifestyle.

The lobby features a spacious waiting area with a large sofa, creating a welcoming environment that invites guests and tenants to enjoy social interactions in comfort. This initial impression sets the tone for their experience, ensuring they feel warmly welcomed from the moment they arrive.

APARTMENTS

In the design of our apartments at WADI 645, we prioritize spacious layouts with ample open space, integrating all functionalities whilst maximizing storage for a minimalist living approach. Embracing light colors and smooth matte textures, our design aims to evoke a sense of emotional well-being, where colors and functionality merge harmoniously.

We minimize the use of walls, achieving functionality without clutter, and prioritize natural lighting by strategically placing windows throughout the space. We've meticulously organized all home functionalities in a closed-off design, ensuring that they remain invisible, contributing to a clean and clutter-free environment with optimal storage solutions.

Our emphasis on minimalist living underscores our commitment to promoting the holistic well-being of our residents, ensuring that every aspect of the design contributes to a serene and mindful living experience.

Every aspect of the building is meticulously crafted to suit your lifestyle, ensuring that your space feels like home. Your apartment is a reflection of your life, with amenities seamlessly integrated into your home.

We prioritize functionality and comfort, allowing you to enjoy every moment in your living space with ease and convenience.

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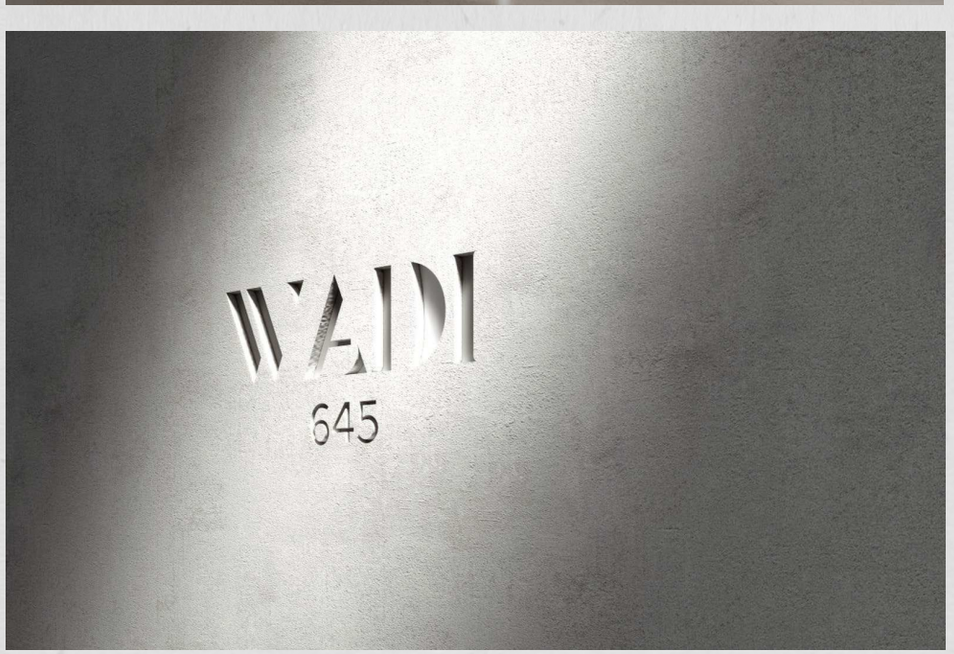

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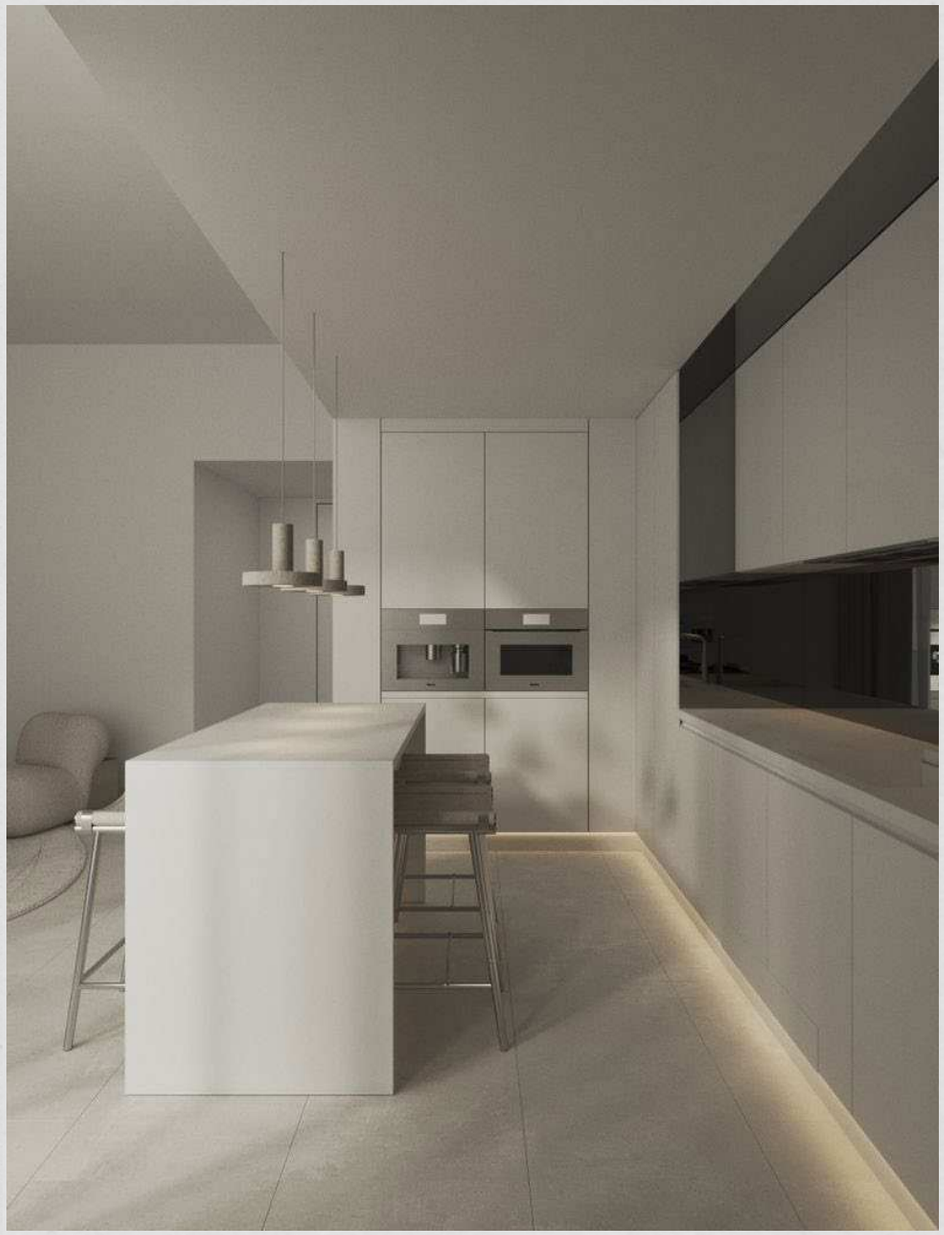

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THE FLOW OF AIR, LIGHT, COLOUR, SPACE, TEXTURE AND MATERIAL

The invisible components of our daily lives, air, light, color and space are vital in maintaining and restoring our physical, mental and emotional well-being.

THE FLOW OF AIR

The homes at Wadi 645 are crafted with a focus on optimal air circulation. Featuring double-volume interior spaces, our design naturally enhances the flow of air, creating a refreshing and open atmosphere. Embracing cutting-edge technology, Wadi 645 incorporates super-efficient VRF (Variable Refrigerant Flow) technology.

This not only reduces energy costs but also ensures residents' comfort by delivering cooled air precisely to different zones. The advanced air filtration system operates silently, effectively eliminating pollen, cooking odors, and smoke. As a result, Wadi 645 not only provides a stylish and comfortable living space but also prioritizes a clean, purified, and refreshing indoor environment for its residents.

THE FLOW OF LIGHT

The architecture of Wadi 645 prioritizes the seamless flow of natural light, carefully balancing illumination without the intrusion of excess heat or glare. The building harnesses daylight efficiently, promoting a well-lit and welcoming environment.

As night falls, our architectural lighting strategy comes into play, aligning with the body's circadian system. This not only enhances residents' mood, comfort, and alertness but also contributes to the quality of their sleep.

In every space, lighting is strategically lateral, never directly overhead, to optimize visual comfort. This deliberate approach not only enhances the overall ambiance but also creates distinct atmospheres by zone, fostering a subtle and healing environment throughout Wadi 645.

THE FLOW OF COLOUR

The flow of color at Wadi 645 is a harmonious integration with the raw beauty of the desert landscape, fostering an ambiance of solace and serenity.

The exterior seamlessly merges with the interior through a bleached bone colored travertine facade. Vertical bronze slats play with light and shade, adding a subtle dynamism.

Inspired by the desert's natural palette, the interior boasts a three cool-neutral tone-on-tone palette made up of cream, champagne, and bronze. These hues, coupled with three textured elements — wood, stone, and metal, create a symbiotic blend mirroring the colors and textures of the surrounding desert. This intentional color flow enhances the overall aesthetic, enveloping Wadi 645 in a soothing, desert-inspired atmosphere.

THE FLOW OF SPACE

Wadi 645 homes are conceived and designed from the inside out using contemporary architectural principles of the five elements, proportions, ratio and daylight, in raw, natural materials.

The volumetric, open-plan spaces optimize the flow of passage, without corridors or hallways. Furniture and fixtures are custom-designed for each residence and produced for each space.

They blend perfectly into the interior, freeing the flow of residents' movement, and elevating their physical and mental well-being.

THE FLOW OF TEXTURE AND MATERIAL

A meticulous selection of textures — glass, travertine, wood, and metal. Each raw material was chosen to align with the natural flow of energy within the space. While distinctive in their individual perfection, these materials come together to create a dynamic interplay, exchanging energies harmoniously when placed side by side.

This intentional blend of texture and material at every turn not only enhances the visual richness of the project but also contributes to a sensory experience where the interwoven materials create a tapestry of tactile and visual engagement.

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