



R A I H A



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...*

I N T R O D U C I N G

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



Bahria Town



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





RAIHA

6 B E D R O O M
I N D E P E N D E N T V I L L A S

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

- C

Community Centers
- Linear Park

- 

Retail Center
- 

Hospital
- 

Sports Court
- 

Mosque
- 

School
- 

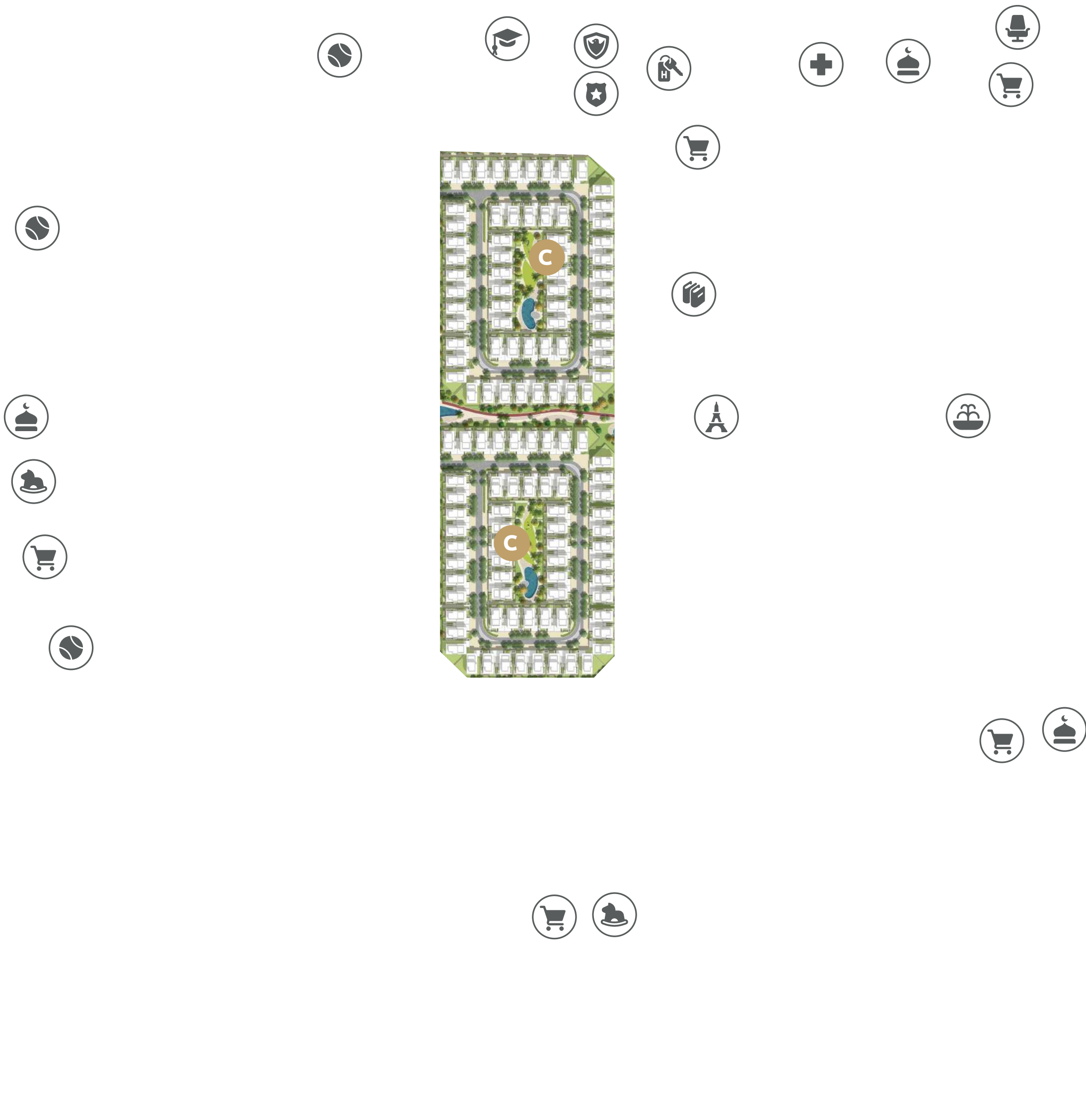
Business Center
- 

Dancing Fountain
- 

Community Cultural Center
- 

Eiffel Tower
- 

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.



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

6 BEDROOM
VILLA



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 wide 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 Entry View



THE
ON
ACK



GROUND FLOOR

FLOOR PLANS

6 BEDROOM VILLA

GROUND FLOOR	Area (m²)	Area (ft²)
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 (m²)	Area (ft²)
1st Floor	166.25	1,789.50
Balcony	9.60	103.33
Total	175.85	1,892.83

2ND FLOOR	Area (m²)	Area (ft²)
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.

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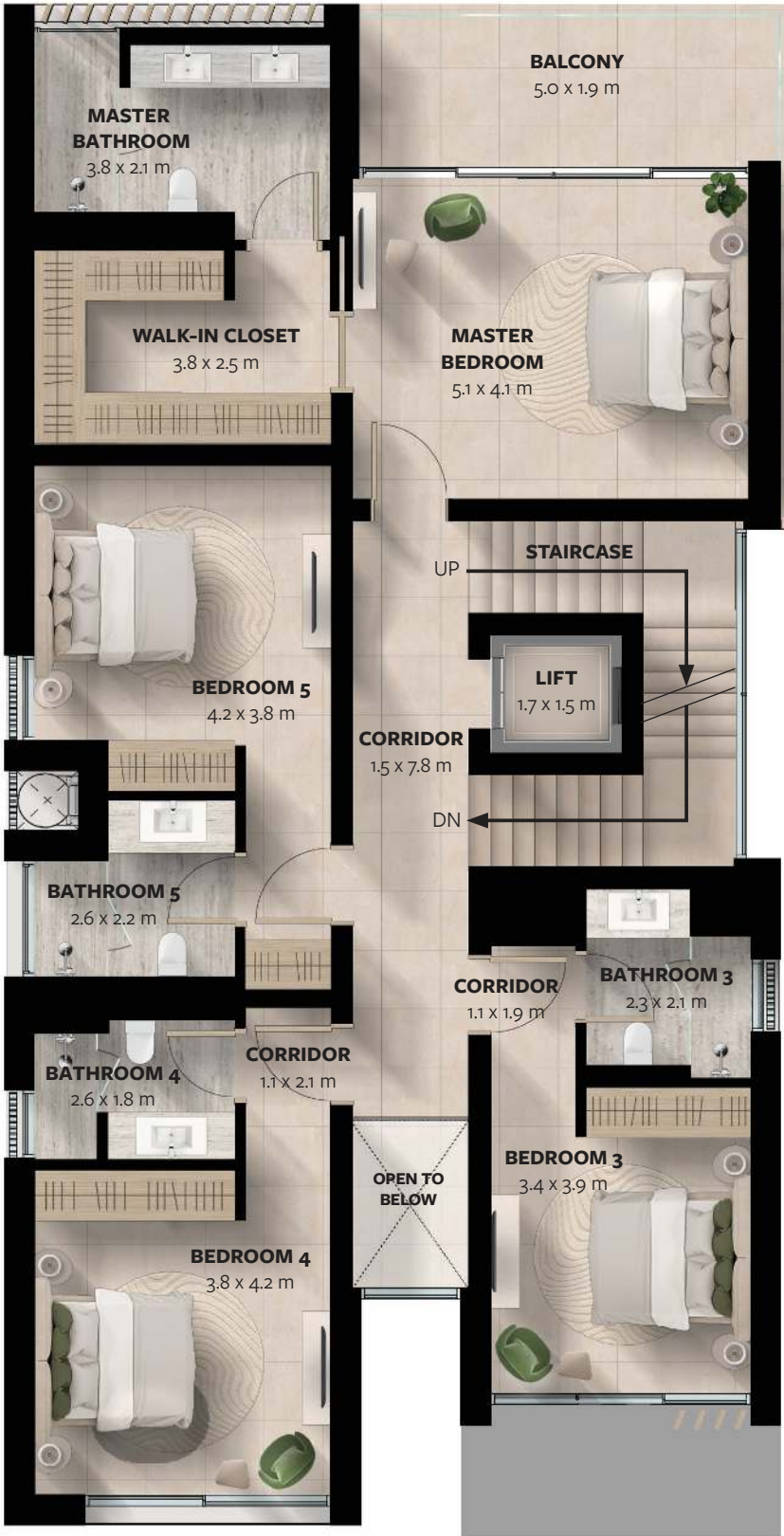
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1ST FLOOR



2ND FLOOR

Living Room





Dining Area

Kitchen



Master Bathroom



Master Bedroom





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A Neighbourhood by  **BT**
PROPERTIES