



WADI

VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



ARISTA
PROPERTIES

ARISTA PROPERTIES

Excellence in crafting environments
that elevate and redefine the experience of distinctive living.



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ARISTA PROPERTIES

REDEFINING INNOVATION

Arista Properties is poised to cater to the nuanced residents who desire for the extraordinary.

Upholding an exceptional standard of quality, Arista Properties' residences are set to be an exquisite blend of premium finishes, functional floor layout, and innovative solutions. Each residence a testament to the art of value-based aesthetics seamlessly integrated with the science of efficient engineering.




ARISTA
PROPERTIES



INTRODUCTION

In the heart of Dubai's unique landscape an oasis beckons, offering a rare opportunity to reside where water flows through the landscape connecting you to the essence of life.

A vibrant, residential enclave where luxury, nature, and a distinguished community converge, offering a rejuvenating living experience in a class of its own, in the midst of one of the world's most vibrant cities. Where every sense is revered and embraced by architecture that harmonises seamlessly with the environment.

Be part of this journey redefining the concept of luxury living.

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LOCATION

Coveted by many, *owned* by few.



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DISTRICT 11 KEY PLAN

1. Community Center
2. Water Activity Zone
3. Community Club House
4. Swimmable Lagoon



PARKS



MOSQUE S





SCHOOLS

- 1. LLFPM
- 2. British Orchard Nursery - Liwan (DSO)
- 3. Mazaya 25
- 4. Zayed University UAE
- 5. The Indian International School, DSO
- 6. GEMS Wellington Academy
- 7. Arabian Kids Academy
- 8. Khalfan Bin Kharbash Quran School
- 9. Dubai Schools Nad Al Sheba
- 10. Fifth Dimension Elementary School
- 11. Repton School Dubai
- 12. International School of Creative Science - Nad Al Sheba
- 13. American School of Creative Science - Nad Al Sheba
- 14. Kings’ School Nad Al Sheba
- 15. GEMS Modern Academy
- 16. Yellow Frames Art Studio

MALLS

- 17. Aswaaq Mall - Nad Al Sheba
- 18. Silicon Central Mall
- 19. Avenue Mall - Nad Al Shiba
- 20. The Arch Mall

FITNESS

- 21. Football Field
- 22. Fitness First Dubai Silicon Oasis
- 23. District GYM
- 24. GEMS Modern Academy Athletics Field & Football Playground

 PARKS

 MOSQUES



LOCATION

MASTER PLAN

Iconic homes nestled
amidst nature

- Entrance
- Security
- Temperature controlled lazy river
- Kids play Area
- Barbeque Area

WILDLIFE SANCTUARY
12 minutes away

BUSINESS BAY
15 minutes away

DUBAI INTERNATIONAL AIRPORT
20 minutes away

BURJ KHALIFA
20 minutes away

DUBAI WORLD TRADE CENTRE
20 minutes away

JUMEIRAH BEACH
20 minutes away

VILLAS

Iconic homes *nestled* amidst nature.



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FOUR BEDROOM VILLAS

Nestled amidst the serene landscape, indulge in the extraordinary; surrounded by the ultimate in comfort and style.

With its sleek, modern architecture that seamlessly blends with the tranquil oasis setting, 4 bedroom villas are an intimate living experience for those who desire modernity and liveability. Elegant curves are subtly integrated into a contemporary design adding an element of softness and fluidity to create a modern, welcoming appearance.



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FOUR BEDROOM VILLAS



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FOUR BEDROOM VILLAS





Stepping into the stunning double height entrance, the breathtaking impact and sense of pristine environment from the generous use of glass sets a majestic tone.

ADMIRE THE SCULPTURED GRACE

A sweeping spiral staircase serves as a sculptural centrepiece and modern lighting fixtures add a warm and welcoming glow, beckoning residents and guests into the heart of this exquisite home. Light colours accentuated with dark finishings create sophisticated elegance underscored by the use superior materials and craftsmanship.





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FOUR BEDROOM VILLAS





4 Bedroom Villa

GROUND FLOOR

TOTAL AREA

3,645 SQ.FT

APPROX

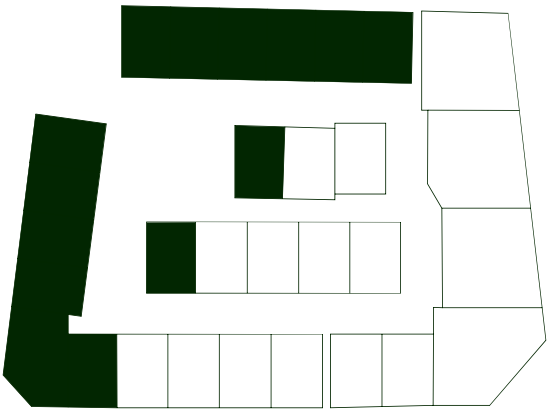


TOTAL BUILT UP AREA

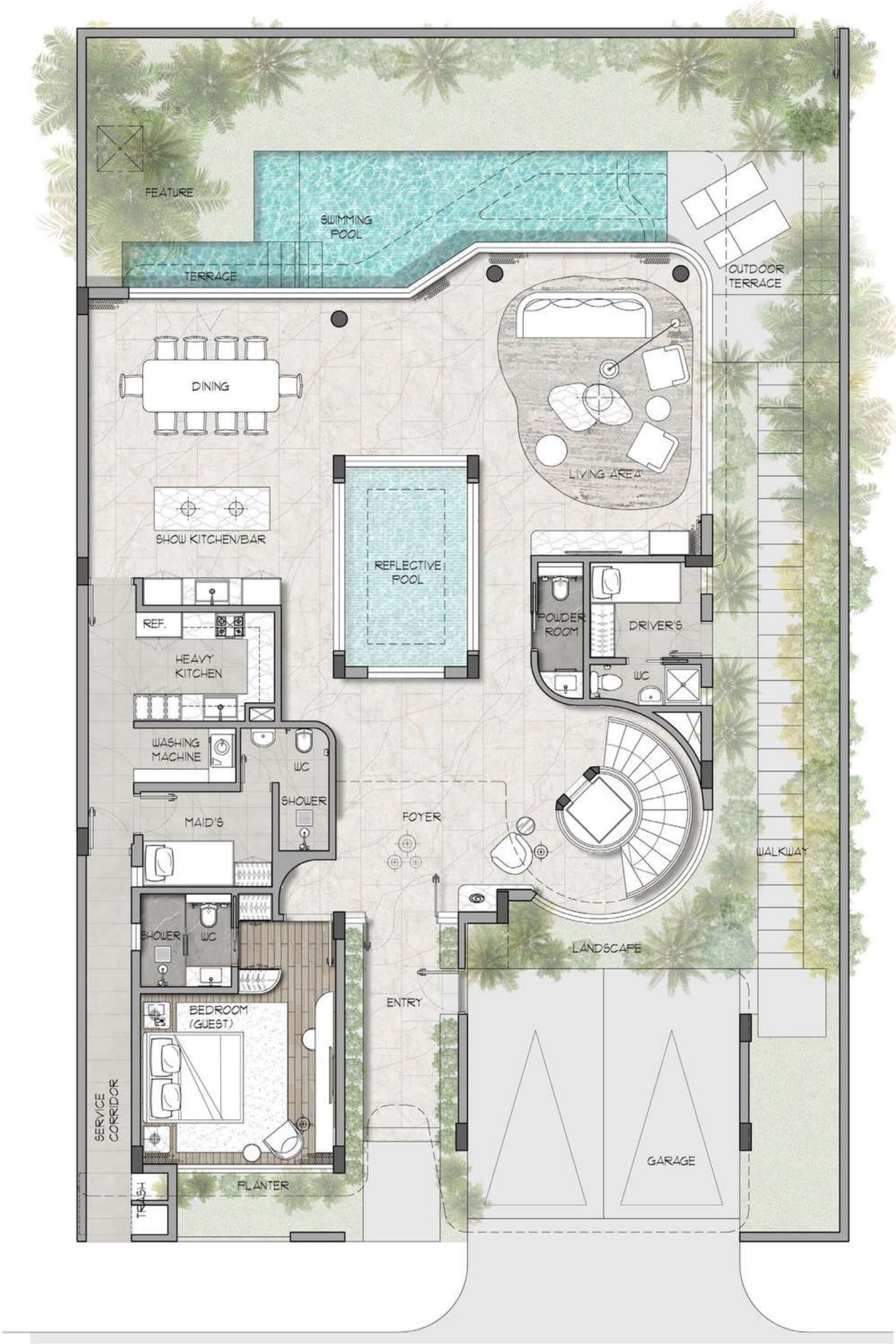
6,545 SQ.FT

APPROX

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KEY PLAN



4 Bedroom Villa

FIRST FLOOR

TOTAL AREA

2,095 SQ.FT

APPROX

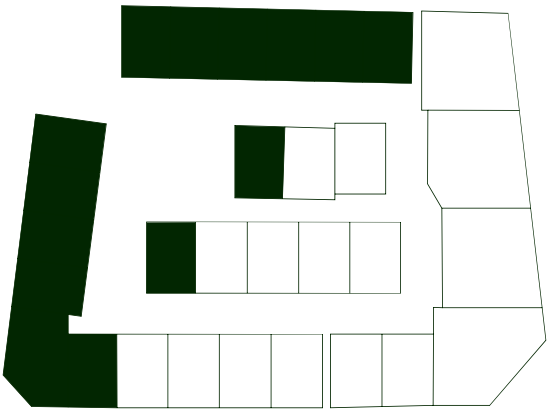


TOTAL BUILT UP AREA

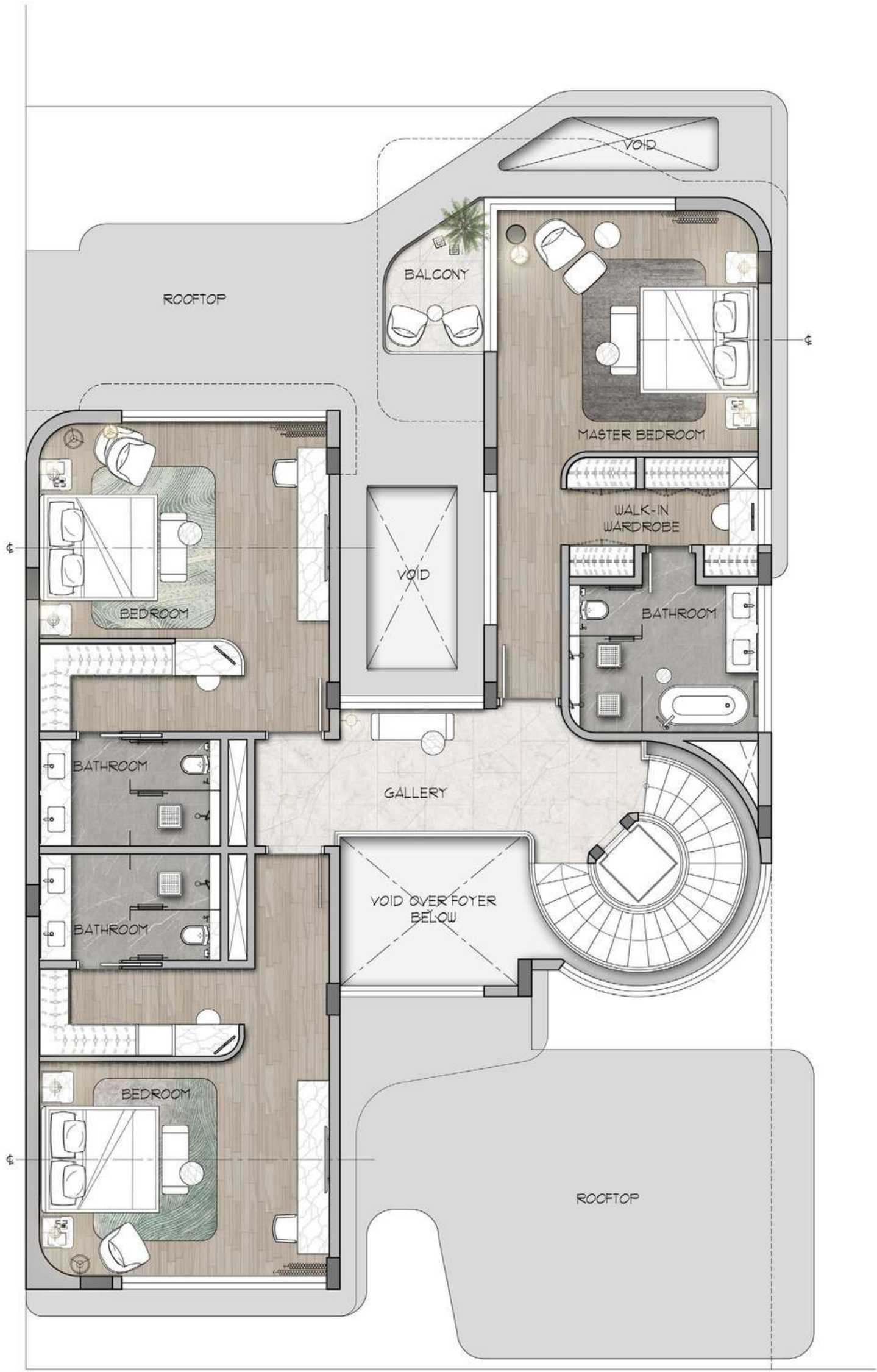
6,545 SQ.FT

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KEY PLAN



4 Bedroom Villa
SECOND FLOOR

TOTAL AREA

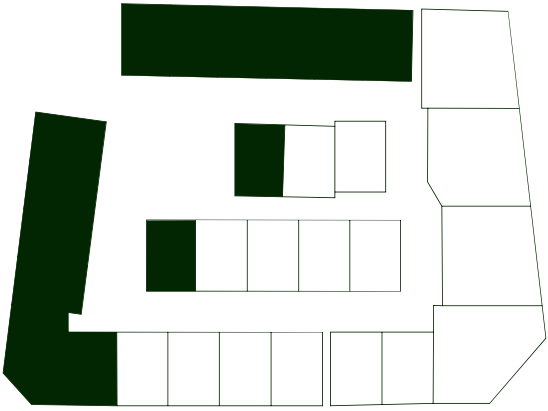
805 SQ.FT
APPROX



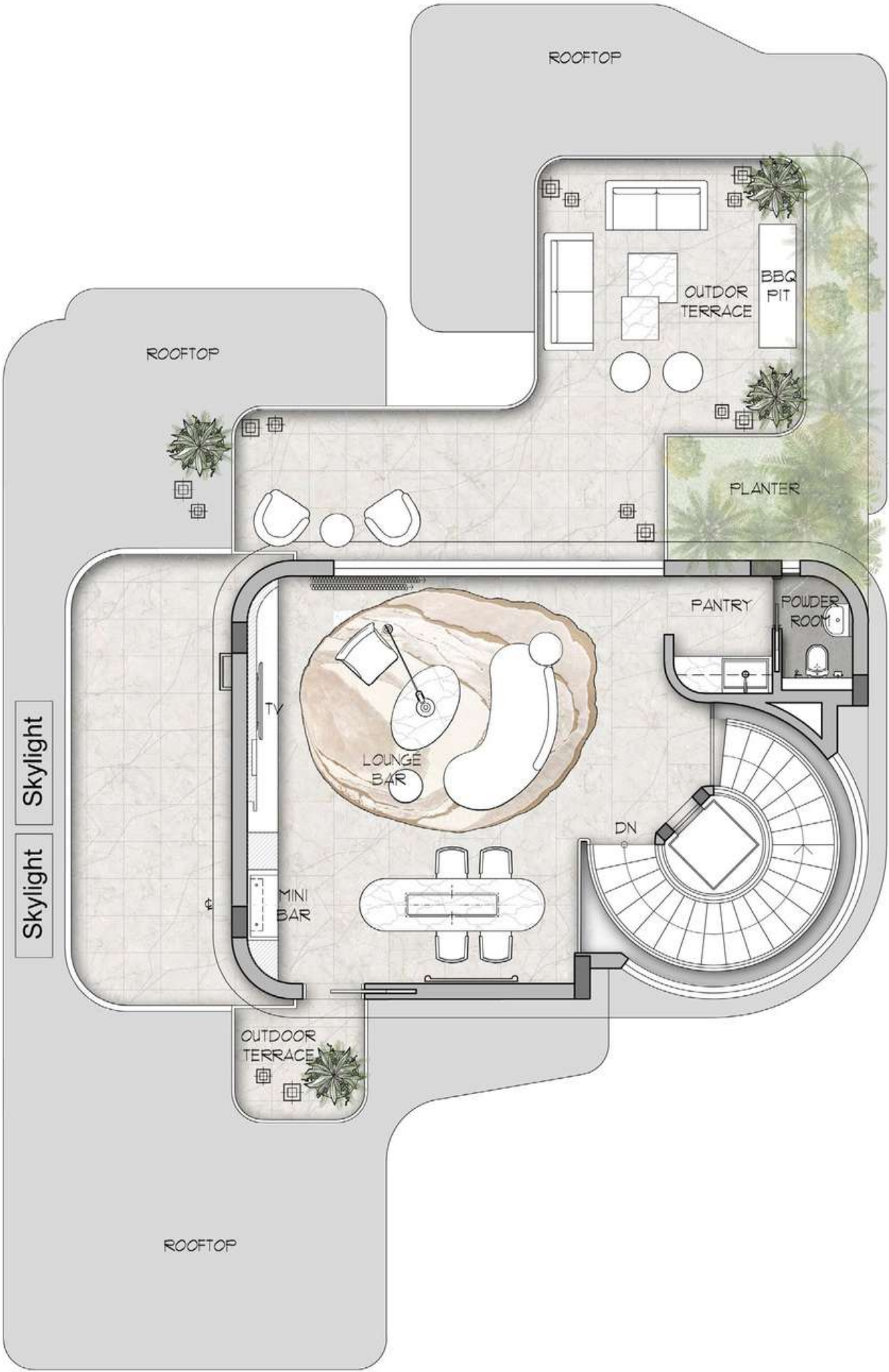
TOTAL BUILT UP AREA

6,545 SQ.FT
APPROX

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KEY PLAN





FIVE BEDROOM VILLAS

Be greeted by an atmosphere where grandeur meets minimalistic elegance, an interplay of form and structure with bold, cantilevered terraces and smooth geometric outlines.

A striking poolside façade provides a canvas where sunlight and shadow paint an ever-changing picture throughout the day, highlighting the textural contrasts and creating a living artwork. These 5 bedroom villas will indulge your senses every day.



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FIVE BEDROOM VILLAS



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FIVE BEDROOM VILLAS













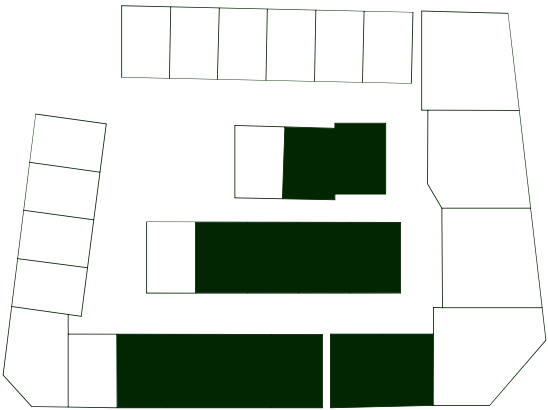
5 Bedroom Villa
GROUND FLOOR

TOTAL AREA
4,055 SQ.FT
APPROX



TOTAL BUILT UP AREA
8,020 SQ.FT
APPROX

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KEY PLAN



5 Bedroom Villa

FIRST FLOOR

TOTAL AREA

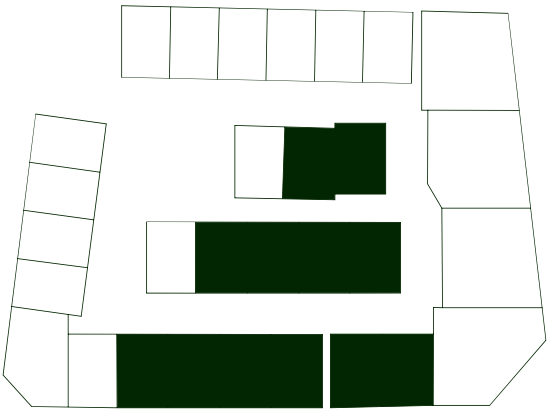
2,280 SQ.FT
APPROX



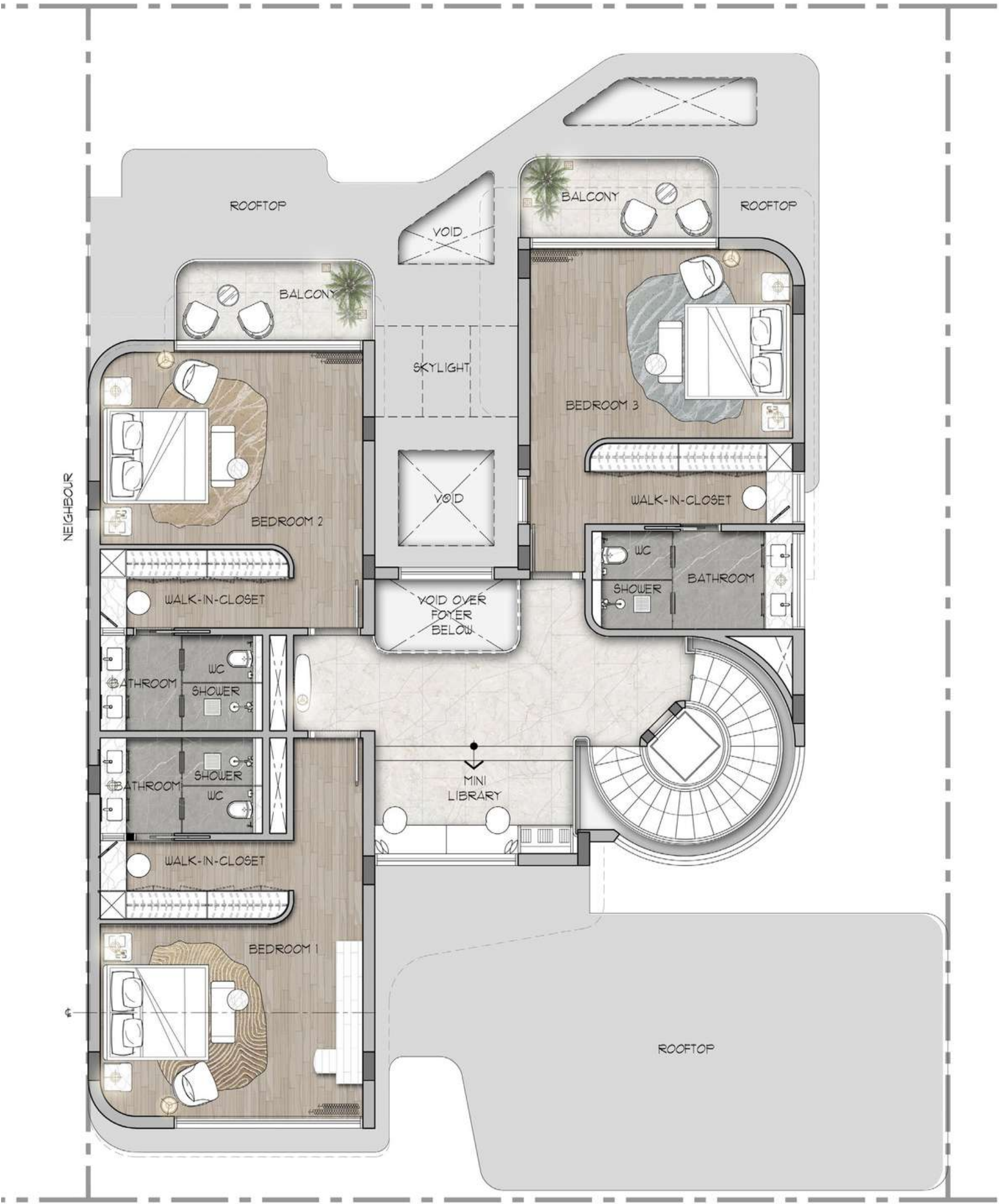
TOTAL BUILT UP AREA

8,020 SQ.FT
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KEY PLAN



5 Bedroom Villa

SECOND FLOOR

TOTAL AREA

1,685 SQ.FT

APPROX

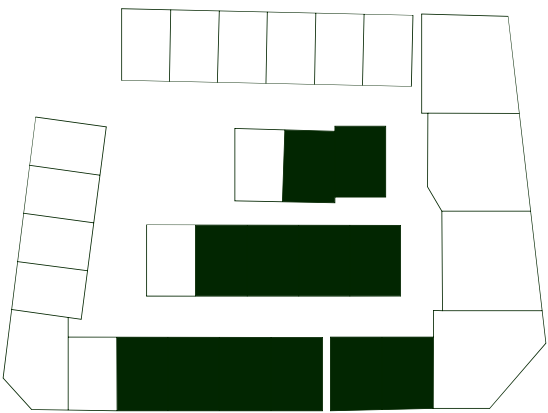


TOTAL BUILT UP AREA

8,020 SQ.FT

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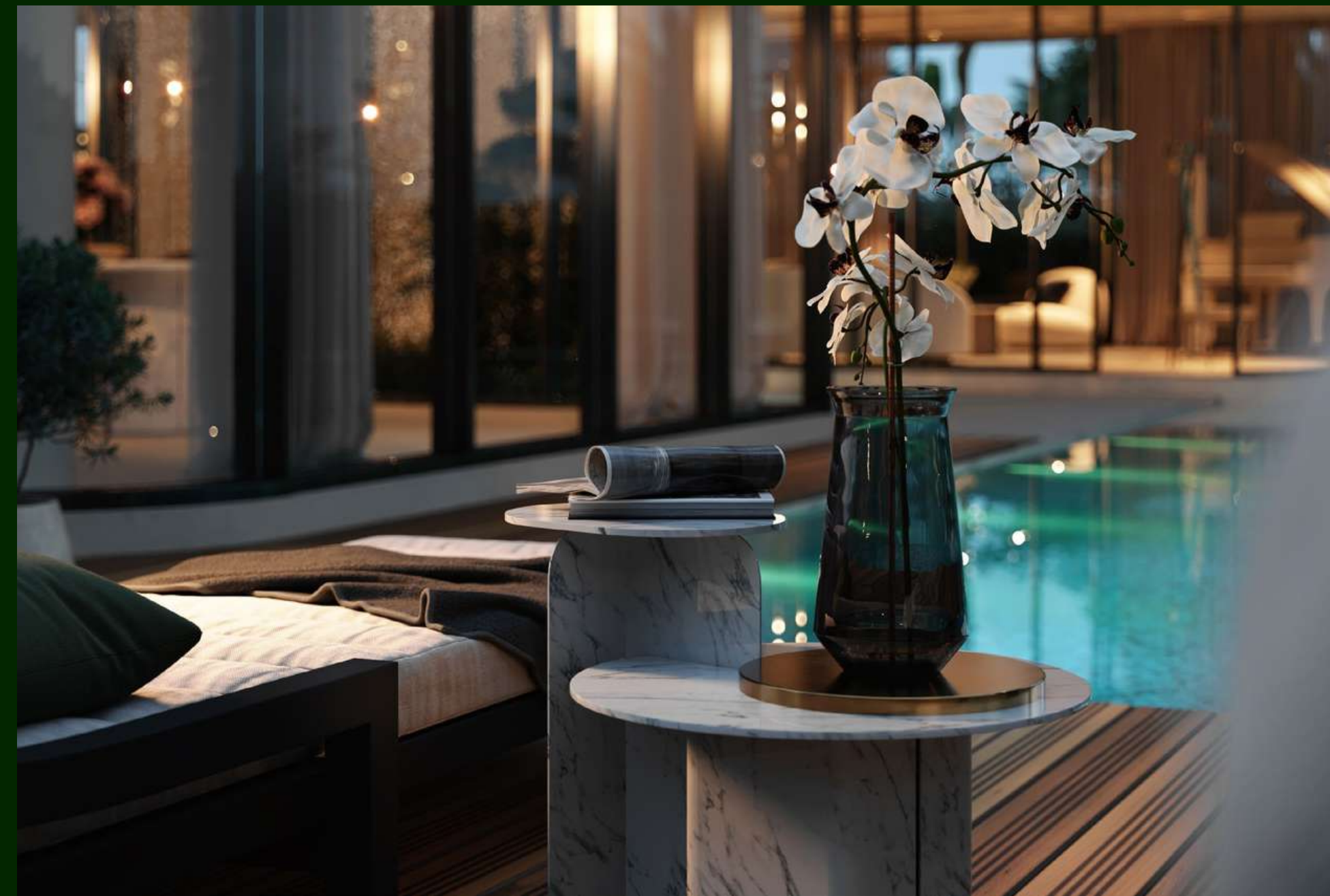


SIX BEDROOM MANSIONS

Bold, gracious, exterior curves and designer water features celebrate the essence of luxury living where glass walls erase the boundaries between indoors and outdoors.

Sweeping lines and curved facades echo the natural contours of the landscape, creating a sense of movement and fluidity.

This elegance, elevated by the superior quality of exterior materials and craftsmanship, emphasises the grandeur of 3 levels of extravagant living. At night, the mansion comes alive with strategic lighting that underscores its architectural beauty.



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SIX BEDROOM MANSIONS



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COLOURS REFLECT UNDERSTATED
GLAMOUR

Brilliant whites outlined
by a gleaming metallic
trim exude the simplicity
of dignified taste.

Enter into a world where opulent living is
redefined through curated details and a
whisper of glamour in the golden accents
that catch the light. An alluring exterior
design sets the scene for style to flow
inside through a graceful harmony of
indoor-outdoor flow.



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SIX BEDROOM MANSIONS



PERFECTION LIES IN THE DETAILS

Unerring attention to detail is testament to the level of craftsmanship and design in creating an experience of rare beauty.

The quintessence of water and the natural oasis are woven into the living space to craft an ambiance of exceptional allure. Interior finishings are characterised by a blend of natural stones and sophisticated design elements, an understated elegance that merges the interior spaces with the open greens.



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SIX BEDROOM MANSIONS





Living areas are a testament to modern sophistication creating a tactile experience for intimate gatherings and coveted relaxed living.

EXEMPLARY SPACES BLENDING
THE BOUNDARIES BETWEEN NATURE
AND DESIGN

Featuring a coveted 'glassed' lounge with three walls of windows providing both a sense of space and openness with the outdoors and a protected embrace. The epitome of opulent living where your senses will come alive and be refreshed by the integration of nature.

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Mirroring nature, where water's presence adds colour to the landscape and vegetation, the mansion's neutral palette is enlivened by touches of colour.



WADI
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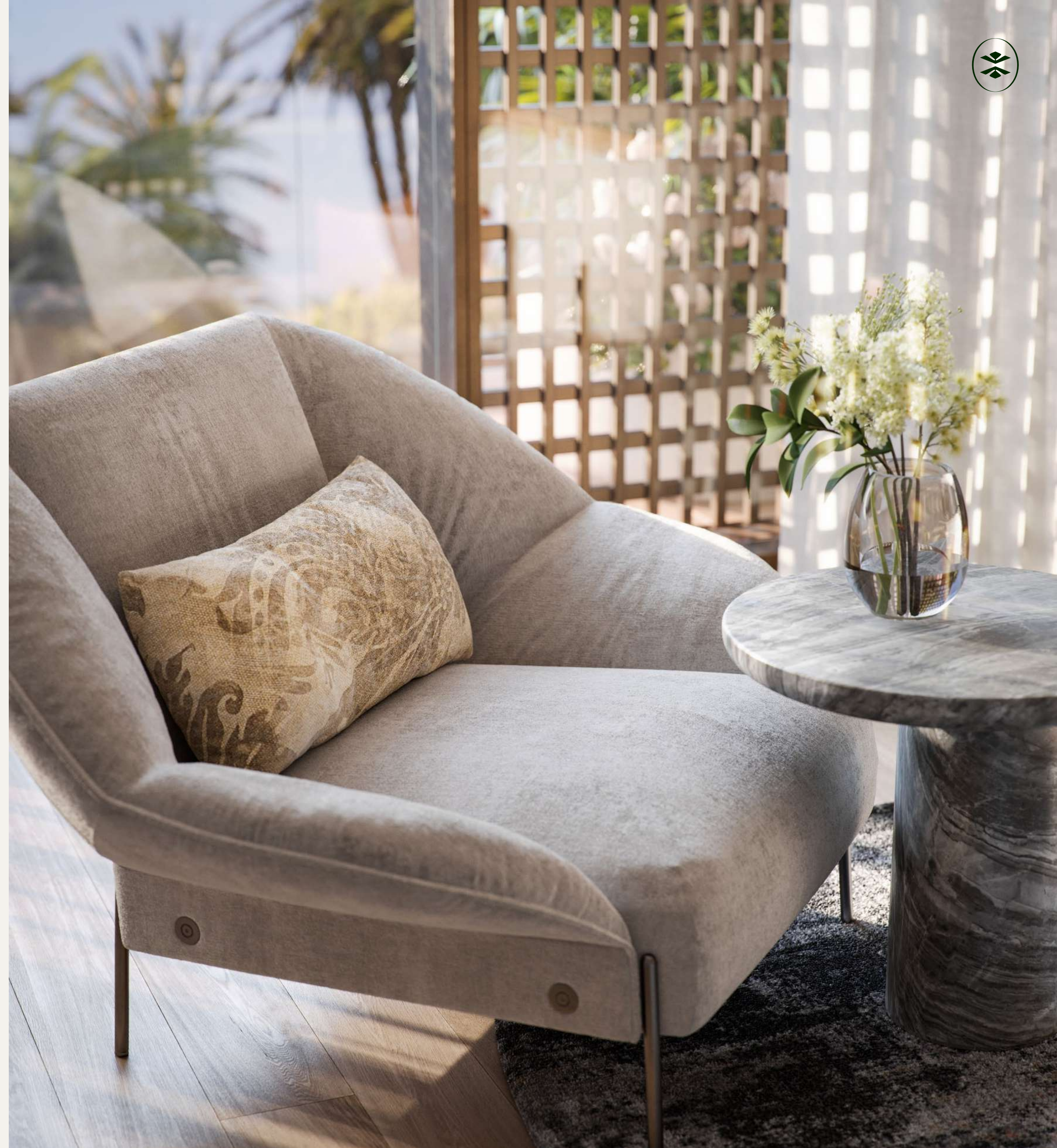
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SIX BEDROOM MANSIONS



AN ENRICHING CONFLUENCE
OF TEXTURES AND MATERIALS

Wooden elements bring warmth to cosy
yet palatial rooms where the avant-
garde lighting adds a touch of modernity.
Throughout this extravagant mansion,
space unfurls into indulgent comfort with
materials selected for their prestigious
quality and enriching textures.



6 Bedroom Mansion

BASEMENT

TOTAL AREA

5,970 SQ.FT

APPROX

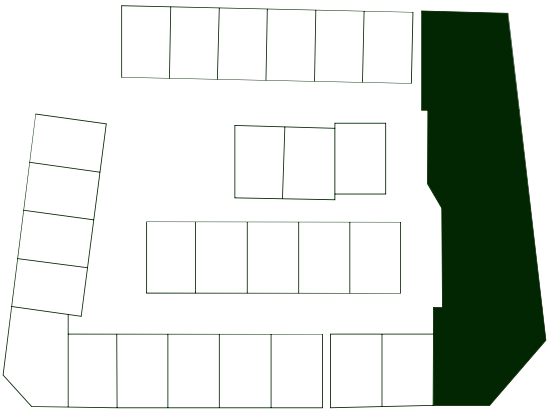


TOTAL BUILT UP AREA

16,085 SQ.FT

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KEY PLAN



6 Bedroom Mansion

GROUND FLOOR

TOTAL AREA

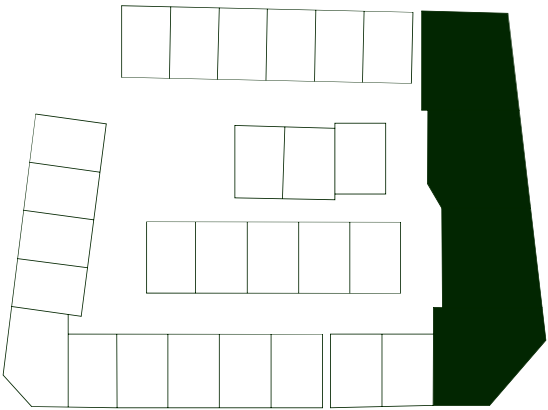
5,340 SQ.FT
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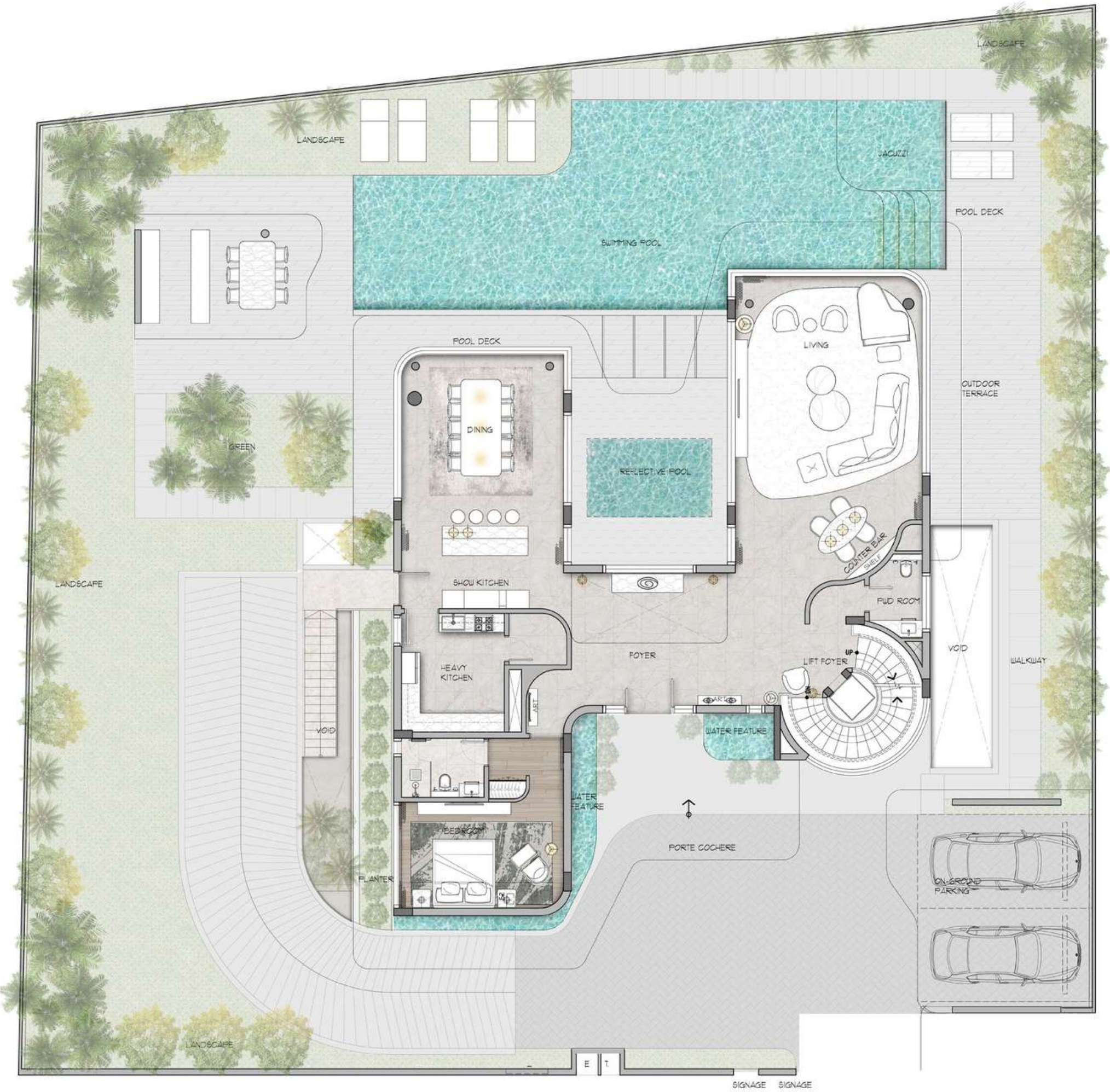
TOTAL BUILT UP AREA

16,085 SQ.FT
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KEY PLAN



6 Bedroom Mansion

FIRST FLOOR

TOTAL AREA

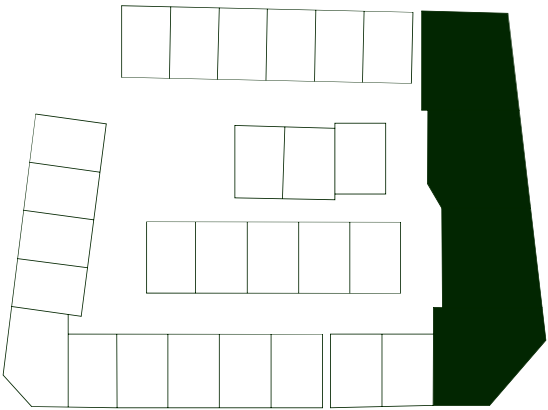
2,845 SQ.FT
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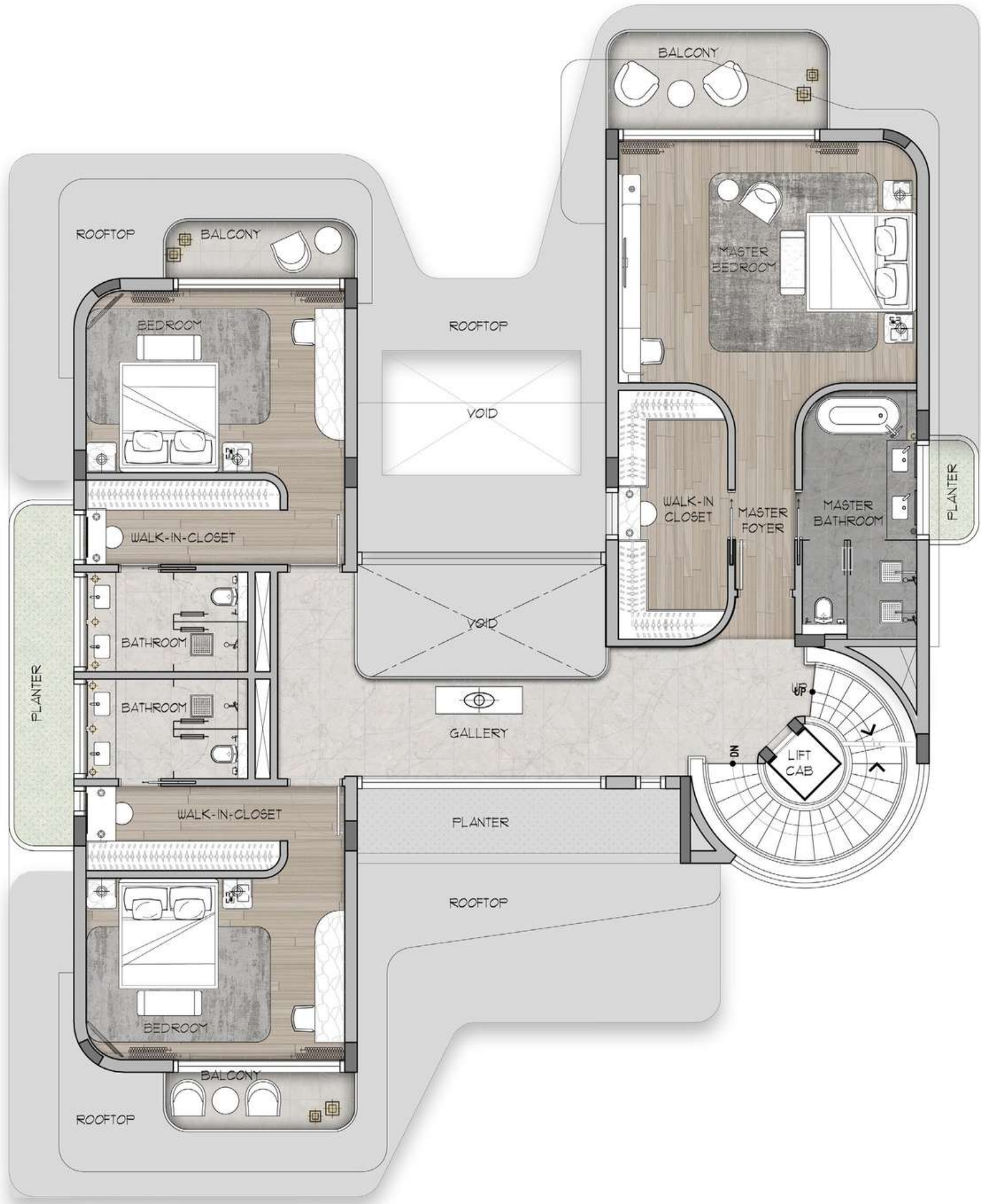
TOTAL BUILT UP AREA

16,085 SQ.FT
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KEY PLAN



6 Bedroom Mansion
SECOND FLOOR

TOTAL AREA

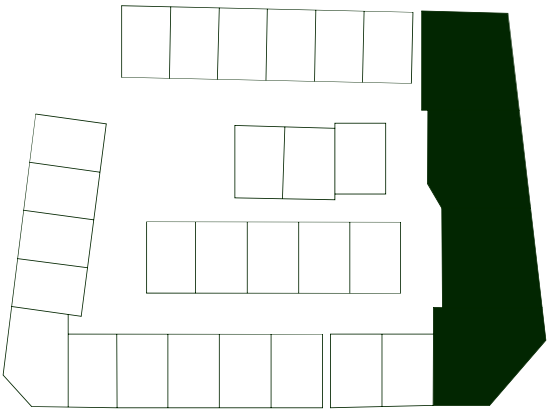
1,930 SQ.FT
APPROX



TOTAL BUILT UP AREA

16,085 SQ.FT
APPROX

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KEY PLAN



RESIDENTIAL AMENITIES

Indulgent amenities to stimulate all your *senses*.



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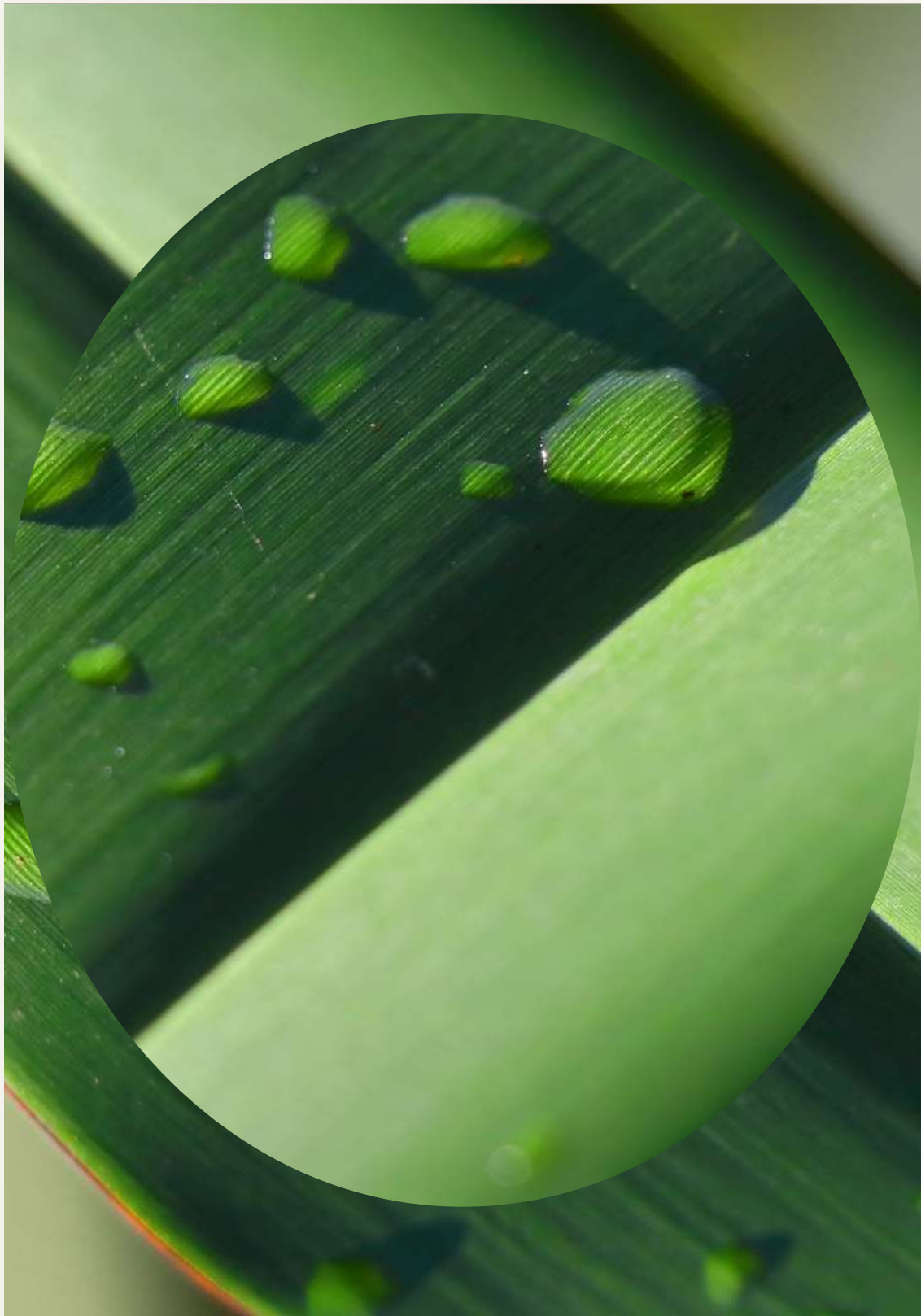


EXCLUSIVE CLUBHOUSE

The centrepiece of the enclave is its exclusive clubhouse with its spectacular symmetrical design and inspiring double height entrance.

A distinctive hub providing residents with a perfect space for relaxation and socialising in style. Central to its design is a tranquil water feature set against wooden accents and stone floors, offering a serene communal space that connects the indoors with the lush exterior, symbolising the exclusive and refined lifestyle within.



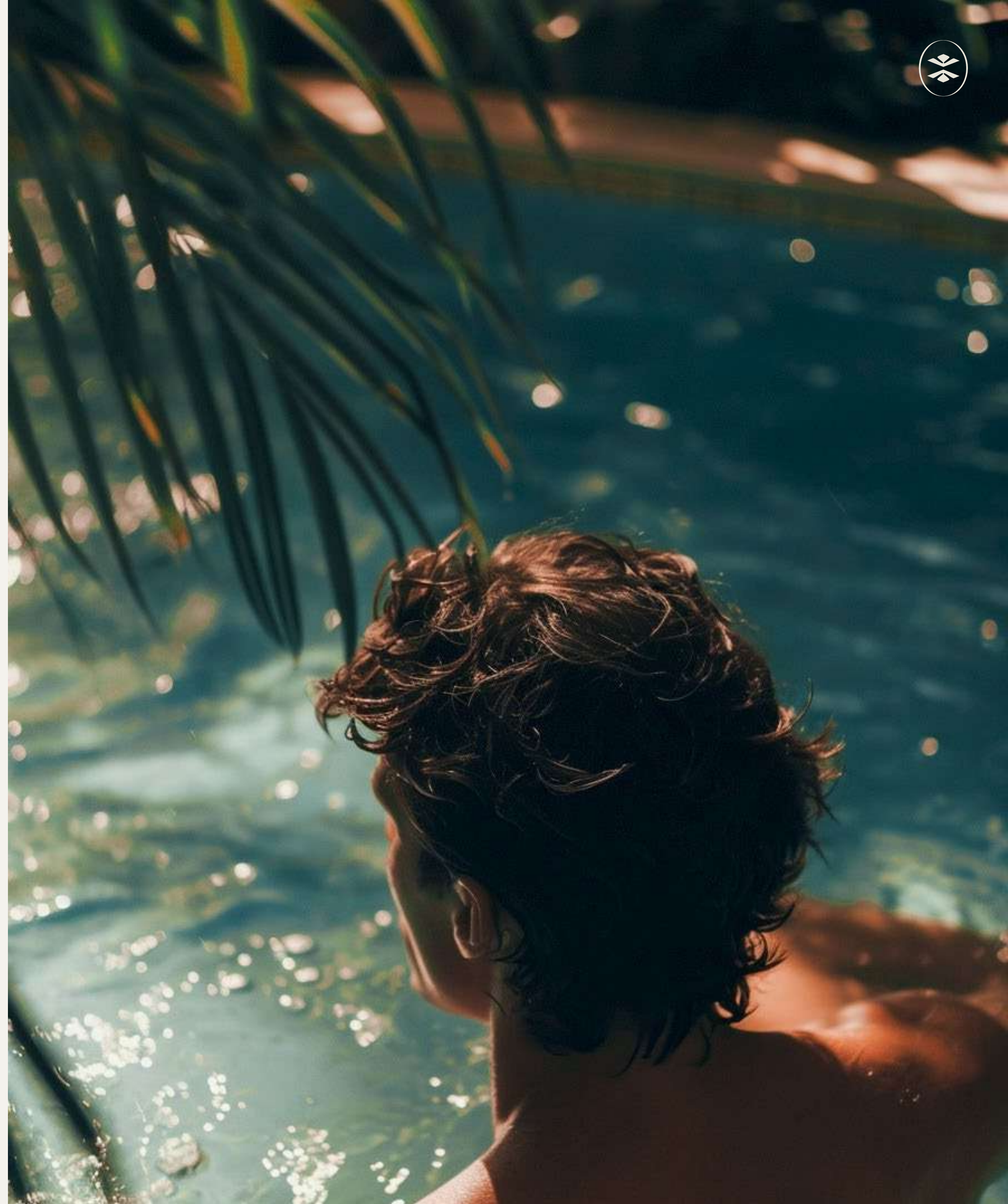


THE REJUVENATING ELIXIR OF WATER

The gem of the stylish clubhouse is a stunning infinity lap pool.

This 25-metre pool not only offers a stunning swimming experience but also serves as a visual masterpiece, seamlessly blending with the surrounding landscape and alluringly illuminated at night.

The pool area serves as the perfect spot after time spent either in the co-working lounge, the multi-purpose lounge, or the clubhouse café.



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RESIDENTIAL AMENITIES





Emphasising the oasis
ambience, unique
rainforest boardwalk
offers an immersive
nature experience for
regenerative moments.

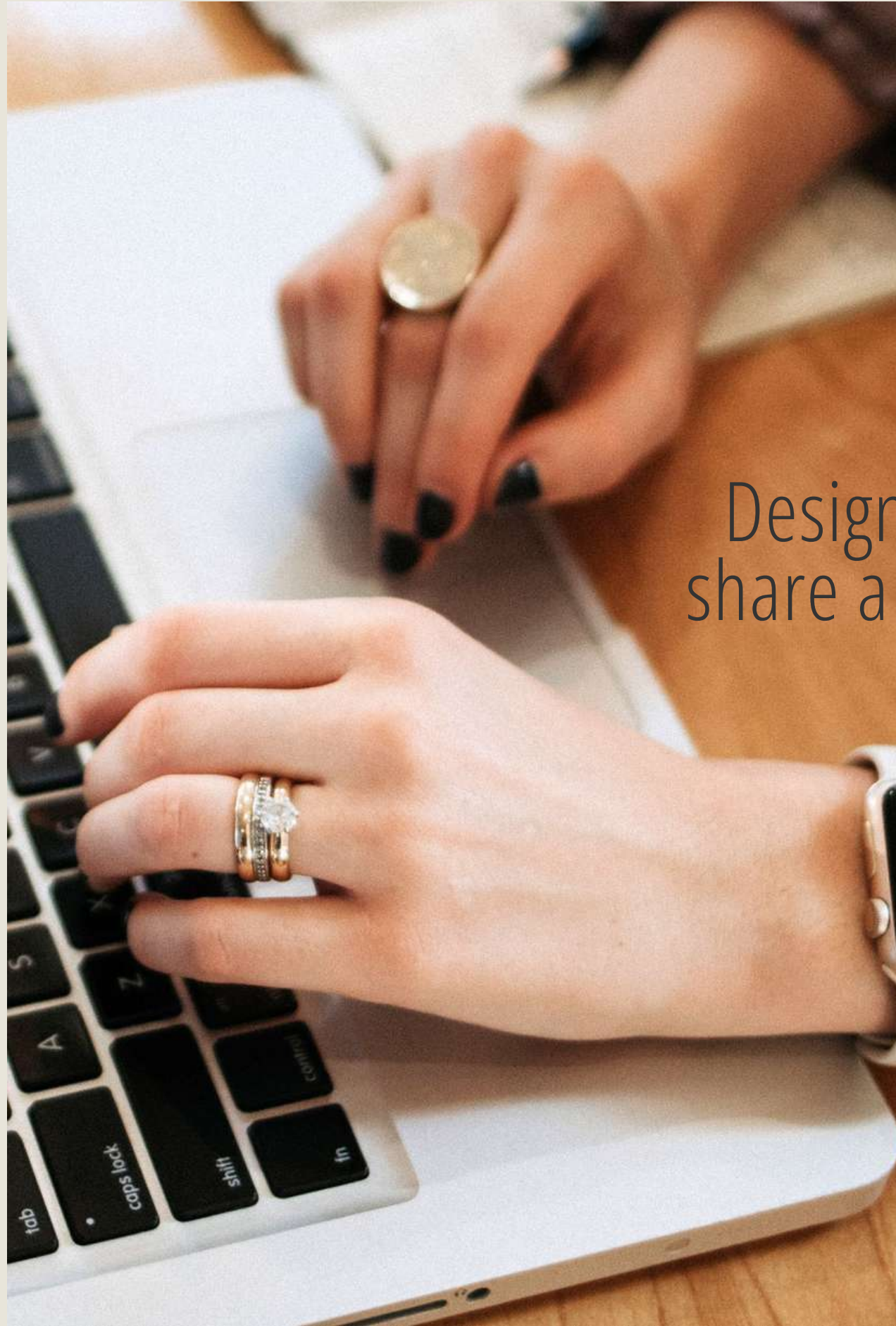
FUN FOR THE ENTIRE FAMILY

The enclave is designed with families in
mind, featuring a dedicated kids’ play area
and a game room. These spaces are safe
and engaging, allowing children to play and
socialise within the community.

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AMENITIES THAT VALUE THE IMPORTANCE OF LIVING WELL

Designed to foster connections, it's a place where those who share a vision of luxury intertwined with nature come together.

A state-of-the-art fitness centre caters to the health and wellness of all residents. Equipped with modern exercise equipment and designed to house a variety of fitness routines, from intensive workouts to yoga and meditation, the convenience promotes a healthy lifestyle.



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RESIDENTIAL AMENITIES







Payment Plan

60%	ON BOOKING
40%	ON HANDOVER - Q4 2026

PRICE STARTS FROM 14 MILLION AED



Project Design:
HBA Architects is
renowned for creating
innovative and enduring
design solutions that
respect and embody
community heritage.

 **HBA**architecture

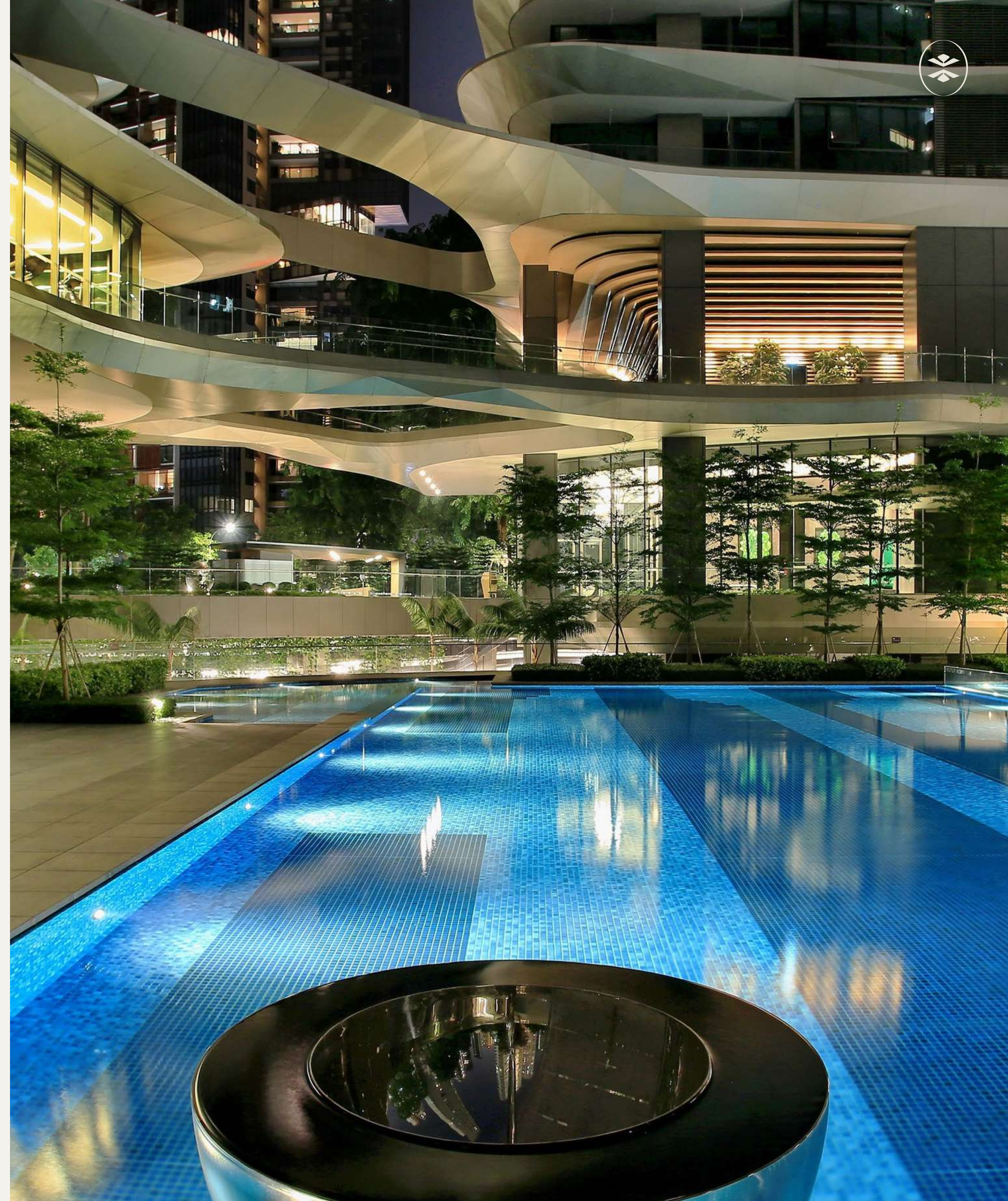
A diverse team of over 30 skilled architects, designers, and planners brings a wealth of expertise and local knowledge to each project. Selected for their ability to create inspirational architecture for landmark projects globally, HBA Architects specialises in meeting the unique needs of discerning clients in luxury markets, delivering designs that are exceptional and sustainably integrated into their surroundings.

Landscape Design:
Artfully crafted by
Coopers Hill who
expertly help connect
people to nature and
nature to people.



COOPERS HILL

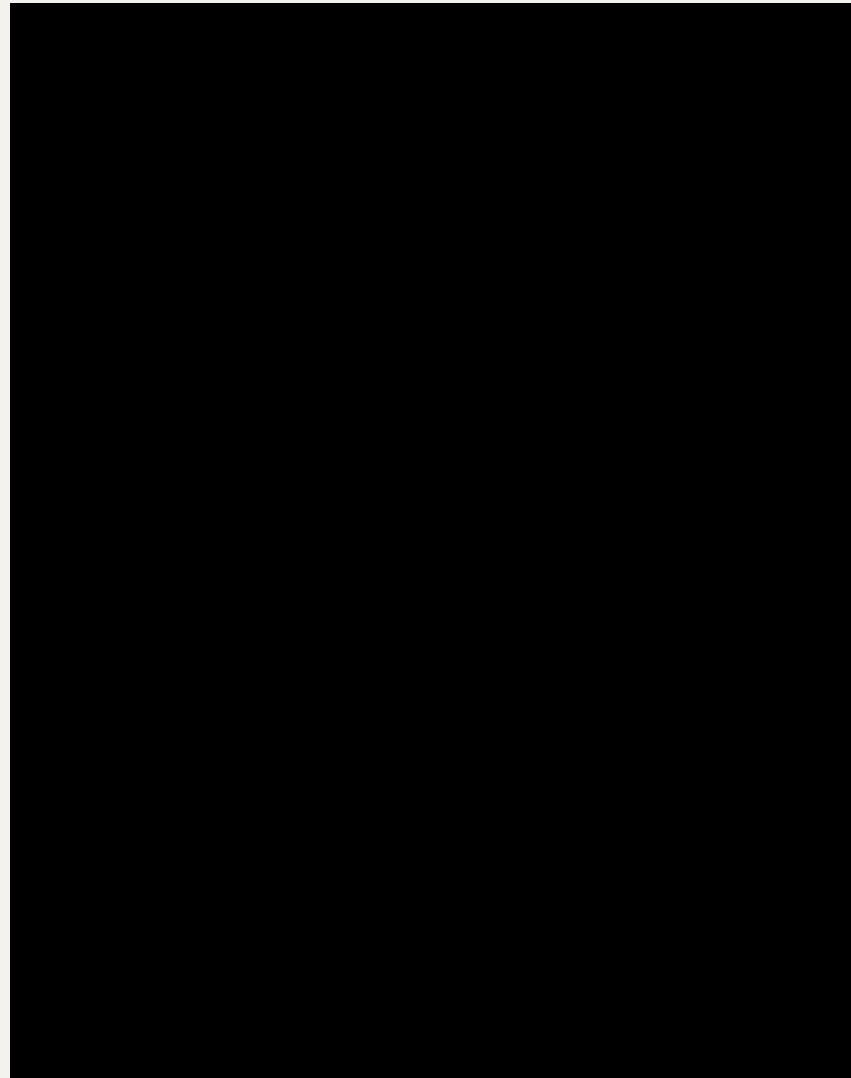
Coopers Hill, with over 40 years of experience in landscape design worldwide, is renowned for their culturally sensitive and responsible approach to harmonising the natural environment with human spaces. Their expertise lies in creating unique, award-winning designs with a focus on sustainable, timeless, and high-quality design that transcends fads and fashions, aligning the needs of mankind with the preservation of the natural world.





We have created an intimate neighbourhood oasis incorporating the theme of Water, this permeates the design of this *unique development*.

ALEX THONISSEN
ASSOCIATE ARCHITECT
HBA ARCHITECTURE



Evoked by the harmony of an oasis, we curated inviting spaces with soft lines, luxe textures, and earthy tones for a *sense of comfort*, accented by the gentle rhythm of water.

ANDREW MOORE
PARTNER & PRESIDENT
HBA MENA



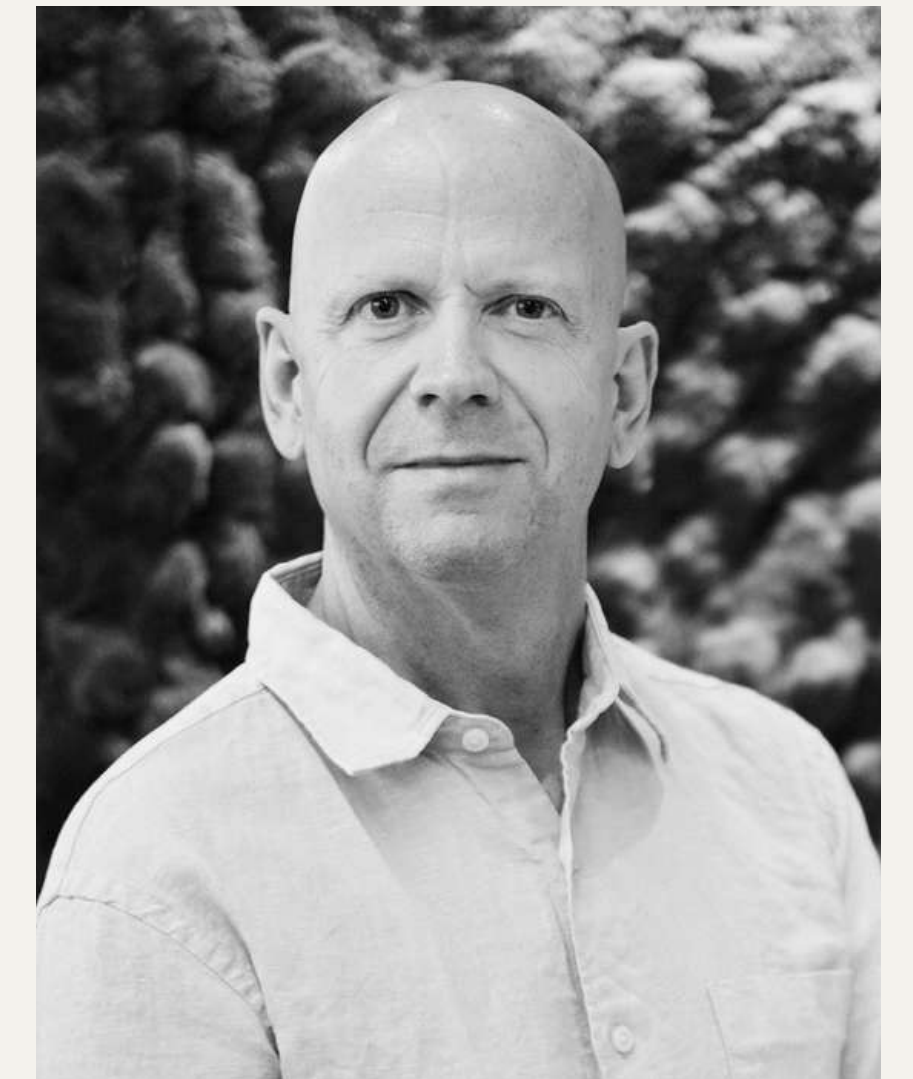
Upscale interiors designed with flow into *expansive living spaces* with streaming light, luxury details, and sophisticated palettes, blurring the lines between indoor and outdoor living.

LESHA FERNANDO
ASSOCIATE
HBA MENA



Inspired by nature, a stylized 'Wadi Landscape' of waterfalls, meandering streams, sculpted rock features and shady vegetation defines our landscape for the *'Residential Oasis'*.

ALLEN KERTON
DESIGN PRINCIPAL &
PARTNER COOPERS HILL





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A DEVELOPMENT BY:



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