

THE LUSH COLLECTION



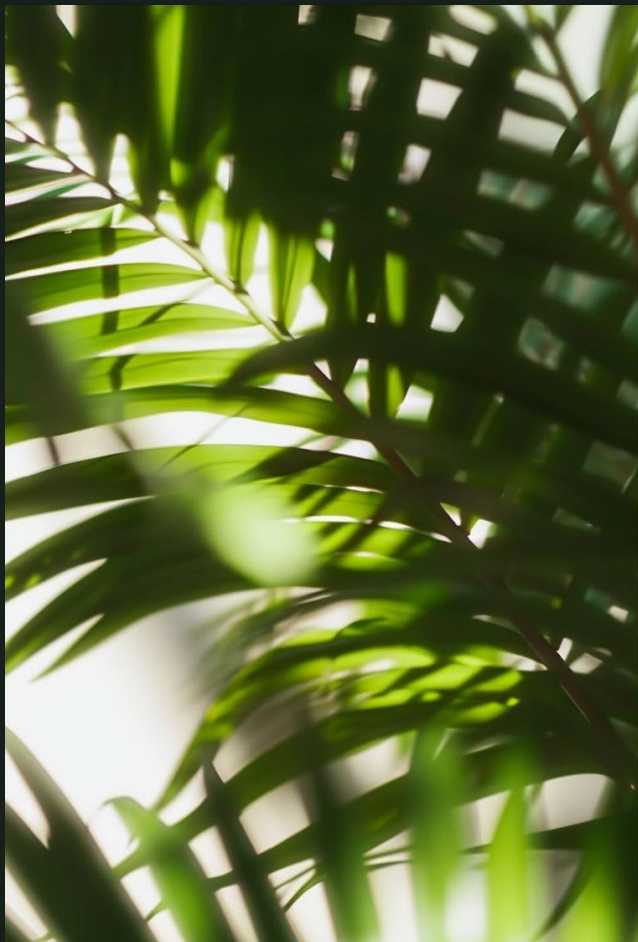
WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



ARISTA
PROPERTIES

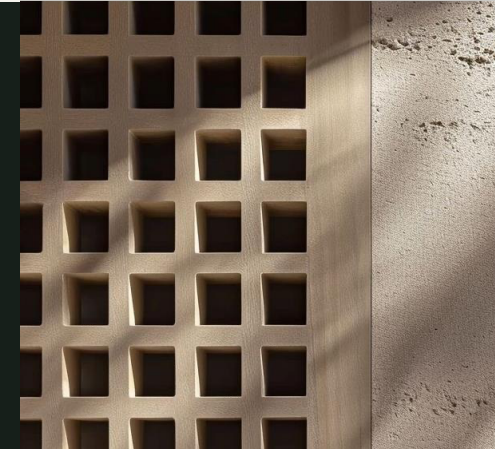




A vibrant, residential enclave where luxury, nature, and a distinguished community converge.

Offering a rejuvenating living experience in a class of its own, in the midst of one of the world's most vibrant cities.

Every sense is revered and embraced by architecture that harmonizes seamlessly with the environment.



LOCATION

Meydan District 11





9 MINS
Maydan Golf
Course



13 MINS
Dubai Mall



14 MINS
Business Bay



18 MINS
DIFC



18 MINS
Dubai International
Airport



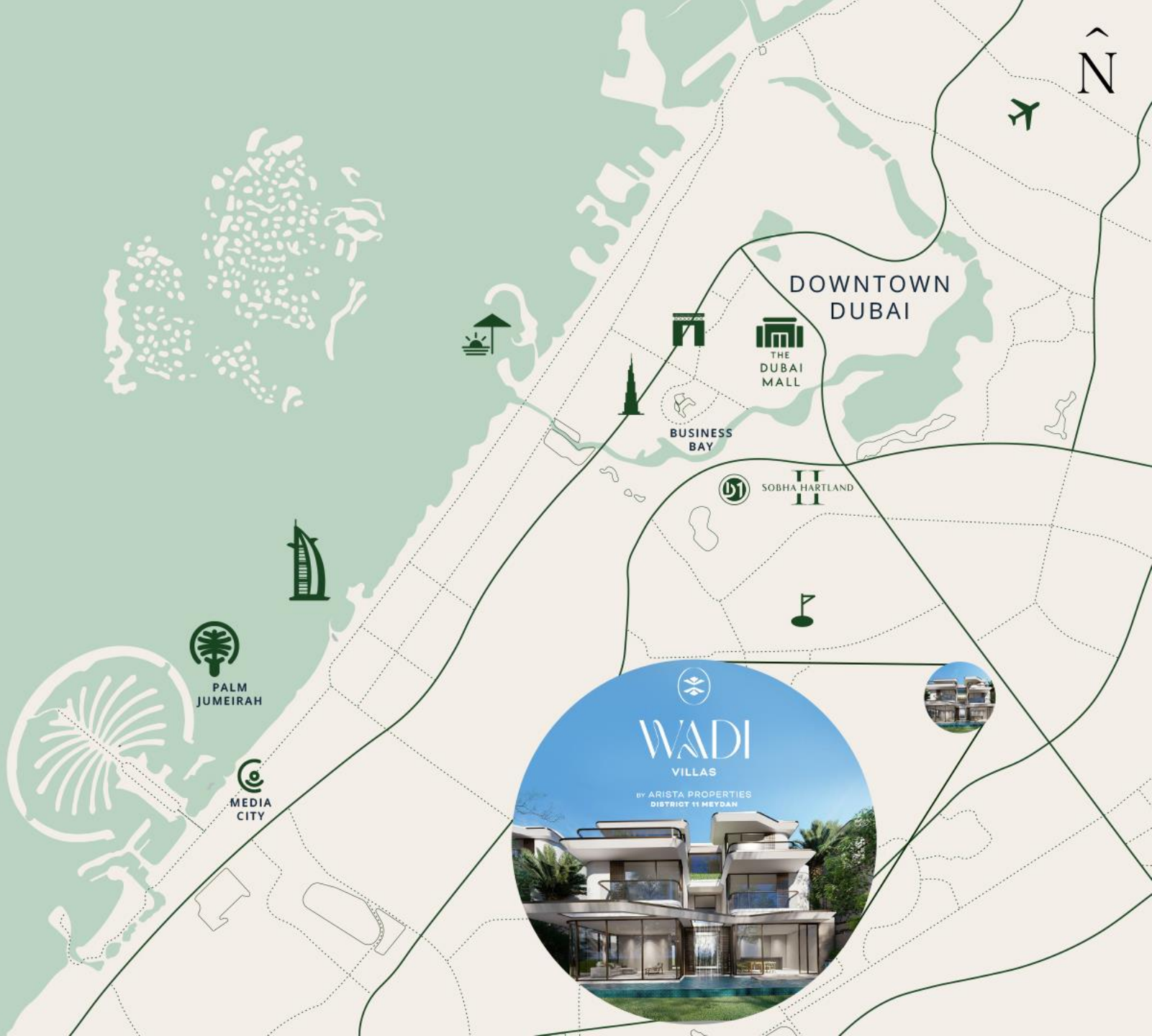
21 MINS
Kite Beach & Jumeirah
Bay Island



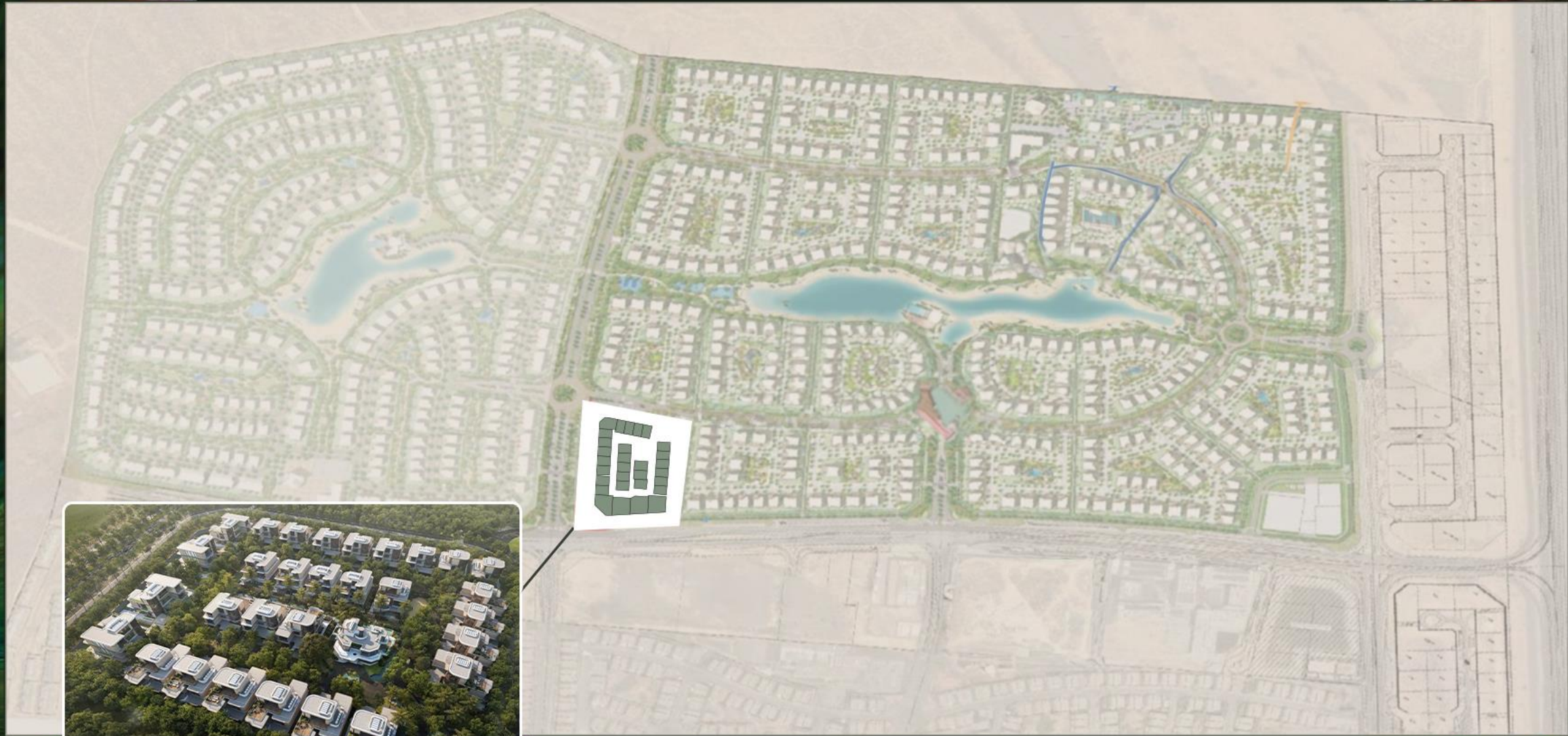
24 MINS
Dubai Media City



24 MINS
Palm Jumeirah



MBR CITY DISTRICT 11





The Community



Wadi Waters
(and boardwalk)

Community Club House
Kids' Play Area
Barbeque Area

Secure Gated Entry

The Club House



THE CLUB HOUSE

5 Star Luxury in an exclusive villa community

- Grand Entrance – Double height
- 25m Infinity Swimming Pool
- Cinema
- Co-working Lounge
- Multi purpose lounge
- Residents Lounge
- Clubhouse Café
- Residents Dining Terrace
- Fitness Centre
- Driver's waiting lounge
- Games Room
- Wadi Boardwalk
- Concierge
- Library
- Rooftop Terrace





WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



The Villas



THE VILLAS

30 exclusive 4, 5
and 6 bedroom
villas.

Houses designed for an experience of
privacy and absolute peace, with internal
courtyards, secluded gardens and internal
water-scape.

The comfort of the internal space is
expressed through large open spaces
seamlessly connected to luminous
windows, fine finishes and attention to
every detail contribute to an unparalleled
living experience.



Design & Architecture





Project Design:

HBA Architects is the world's No.1 Hospitality design firm. Renowned for creating innovative and enduring design solutions that respect and embody community heritage.



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 specializes 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 harmonizing 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.







The Villas Features

- Grand double-height entrance
- Sweeping spiral staircase
- Waterfalls in every Villa
- Full turn key villas as seen in renders (except furniture & chandeliers)
- Stone-clad exteriors with bronze metal trims
- Private swimming pools in every villa
- Designer Landscaping with every villa
- Walk-in wardrobes in every bedroom designed by **porro**
- Designer Italian Kitchens by **ARAN CUCINE**



NEW RELEASE

The Lush Collection





**4 Bedroom
Garden Facing Villas**



SPECIFICATION

4 Bedroom Villa

6,545 sq.ft. BUA
4,575 sq.ft. Plot

TURN KEY VILLAS



Highlights

- Swimming Pool
- Waterfall & reflective pool
- Interiors by HBA
- Landscaping by Coopers Hill
- Designer Kitchens & Wardrobes
- Park Views





Features

- Swimming Pool
- Reflective pool & Waterfall
- Glass capsule Elevator to all floors
- 4 Bedrooms with ensuite & Walk in Wardrobes
- Show Kitchen
- Dining Area
- Living Room
- Family Lounge
- Family Terrace
- BBQ Station
- 2 Covered Car Ports
- Back-of-house Kitchen & Service areas
- Maid's room
- Driver's room



4 Bedroom Villa

GROUND FLOOR

TOTAL AREA
3,645 SQ.FT
APPROX

FIRST FLOOR

TOTAL AREA
2,095 SQ.FT
APPROX

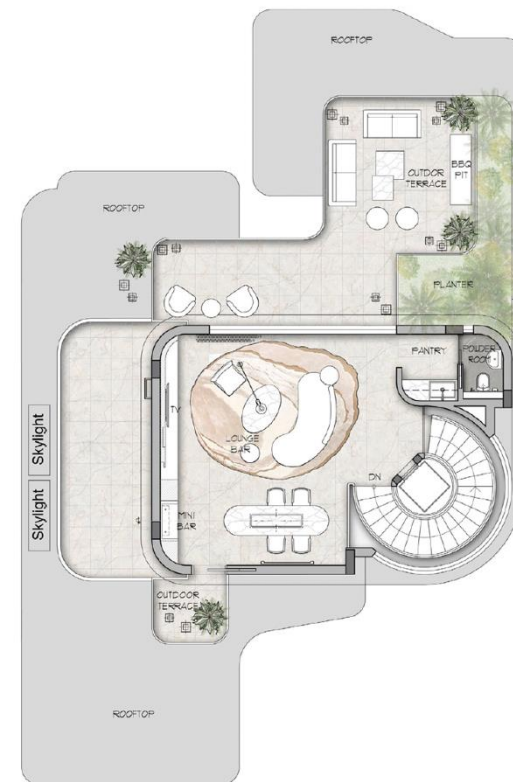
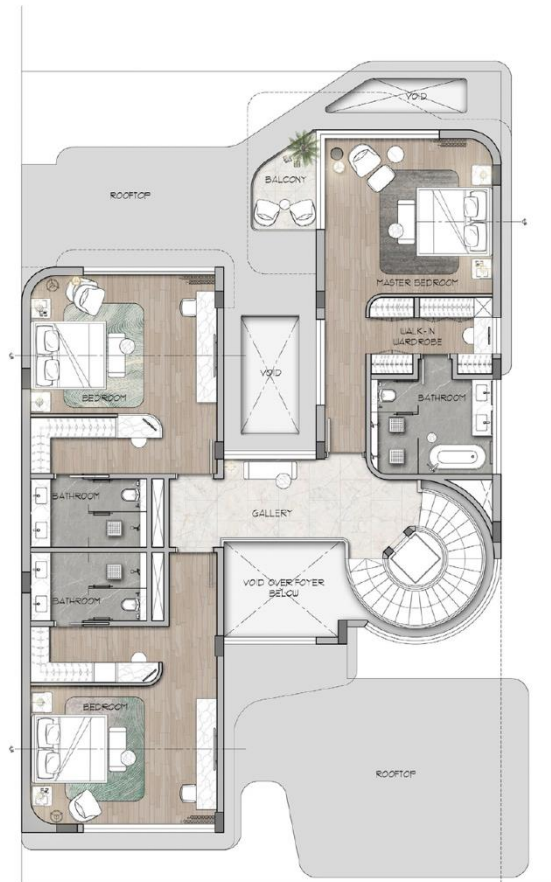
SECOND FLOOR

TOTAL AREA
805 SQ.FT
APPROX

TOTAL BUILT UP AREA

6,545 SQ.FT
APPROX

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



PAYMENT PLAN

40/60





A DEVELOPMENT BY:



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