

WADI MANSIONS



WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN

Briefing By


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



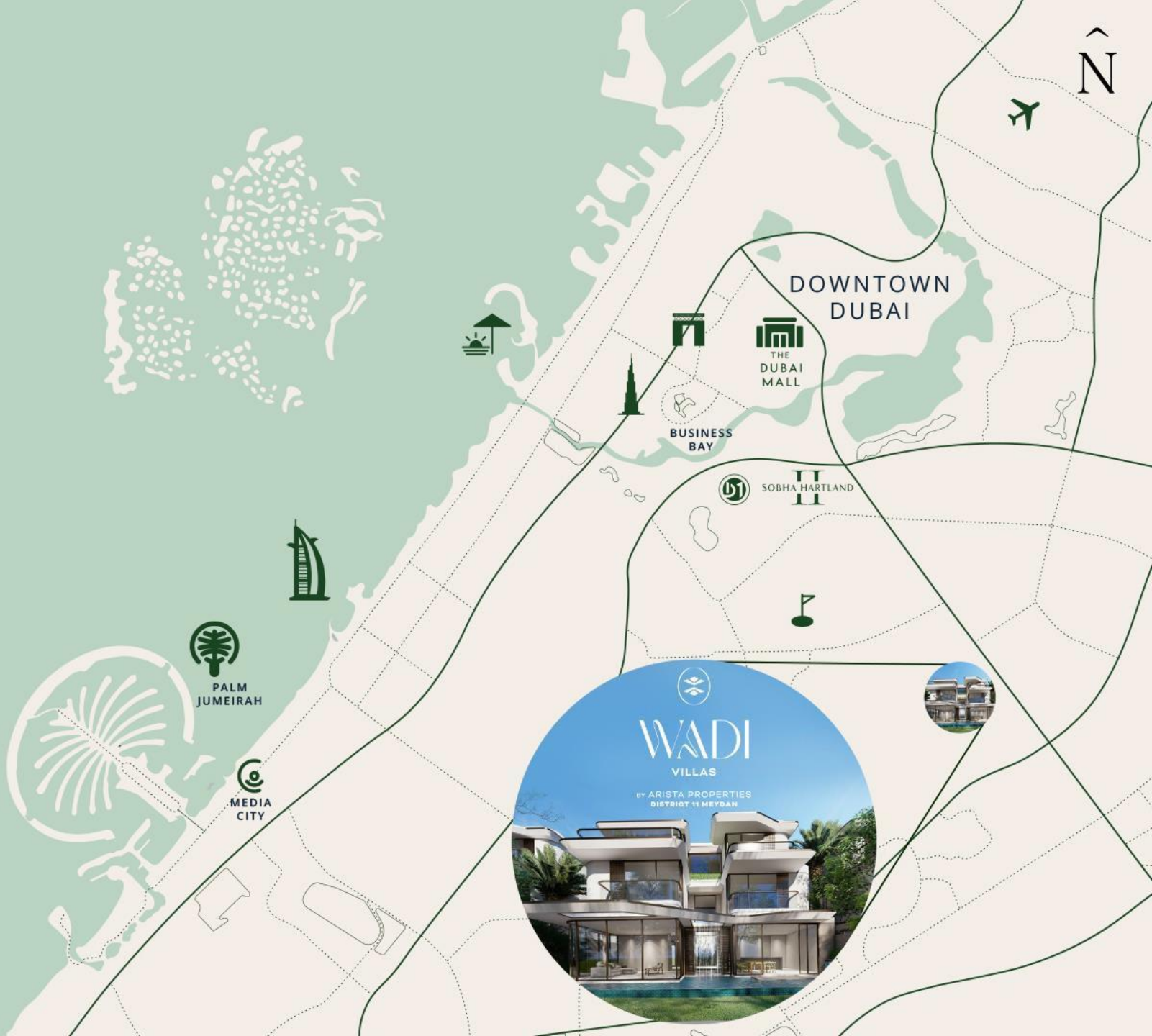
24 MINS

Dubai Media City

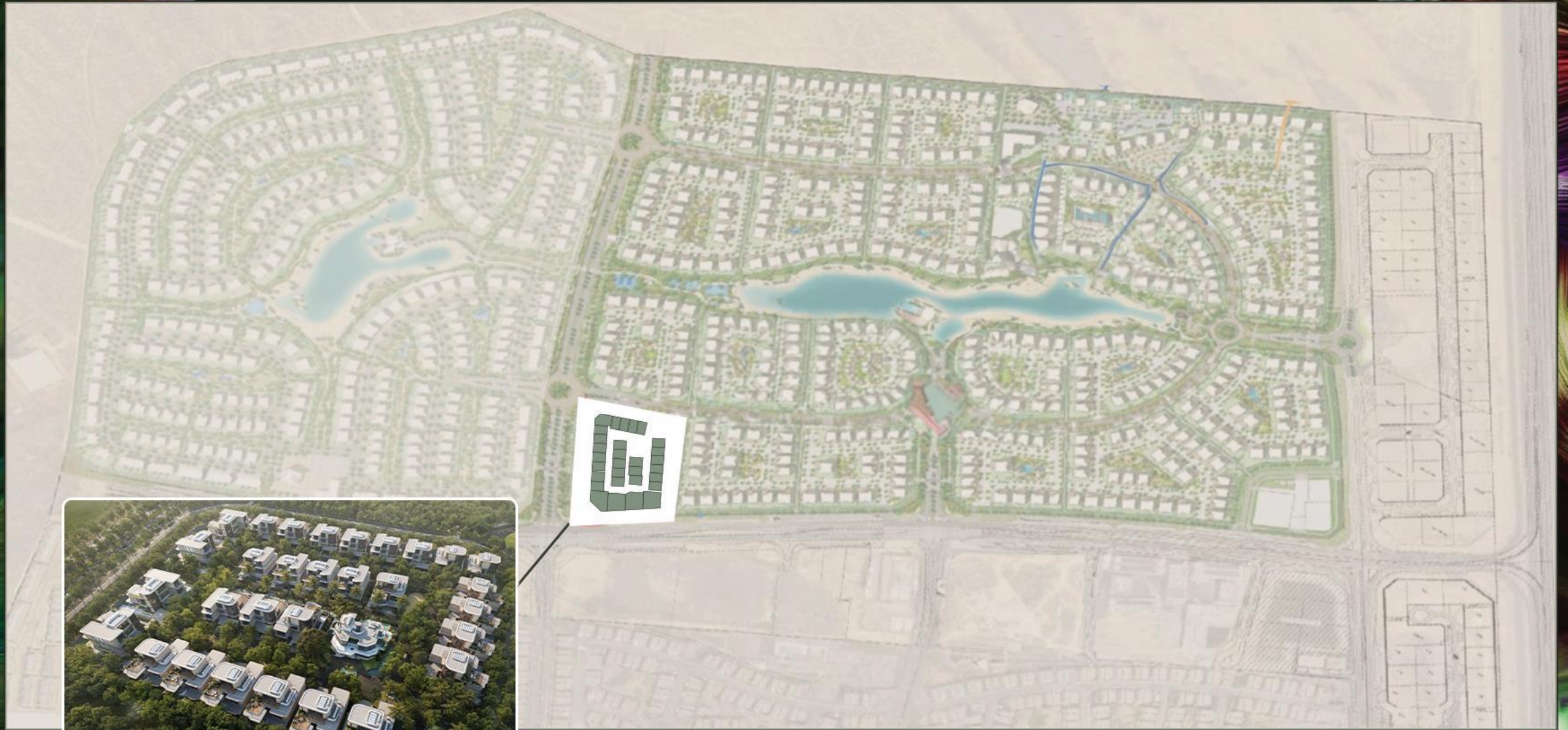


24 MINS

Palm Jumeirah



MBR CITY DISTRICT 11





The Community



Wadi Waters
(and boardwalk)

Community Club House

Kids' Play Area

Barbeque Area

Secure Gated Entry



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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





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

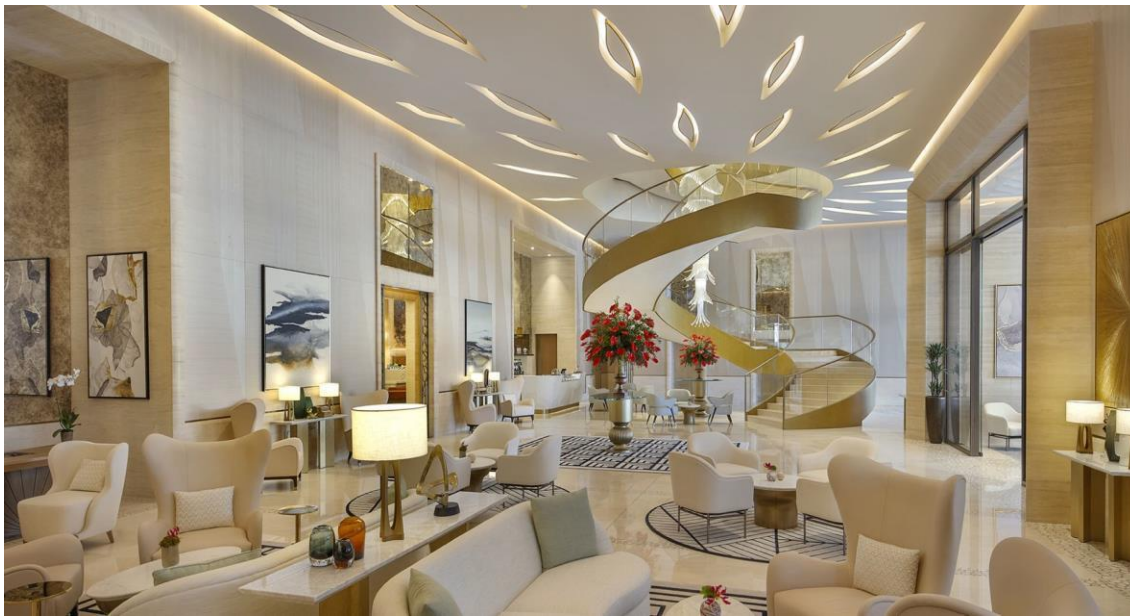




Project Design:

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.

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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
- Walkin wardrobes in every bedroom designed by **porro**
- Designer Italian Kitchens by **ARAN CUCINE**



NEW RELEASE

Wadi Mansions





**6 Bedroom
Garden Facing
Independent Mansions**

WADI
VILLAS

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DISTRICT 11 MEYDAN

SPECIFICATION

6 Bedroom Mansion

16,085 sq.ft. BUA
12,500 sq.ft. Plot

TURN KEY VILLAS



Highlights

- Grand Waterfall & reflective pool
- Landscaping by Coopers Hill
- Designer Kitchens & Wardrobes
- Largest plots in District 11
- Largest Villas in District 11
- Basement level parking and services
- Parking for 7 cars





6 Bedroom Features

- Swimming Pool & Deck
- Outdoor Cabana
- Waterfall
- Reflective pool & Water features
- Glass Capsule Elevator
- 6 Bedrooms with ensuite & walk-in closets
- Family Lounge
- Outdoor terrace with BBQ Station
- Show Kitchen
- Dining Area
- Living Room
- Bar
- Back-of-house Kitchen & Service areas
- XL Maid's room
- XL Driver's room
- 4 Car Basement Parking + 2 Covered Car Ports on Ground Floor



6 Bedroom Mansion

BASEMENT

TOTAL AREA

5,970 SQ.FT
APPROX

GROUND FLOOR

TOTAL AREA

5,340 SQ.FT
APPROX



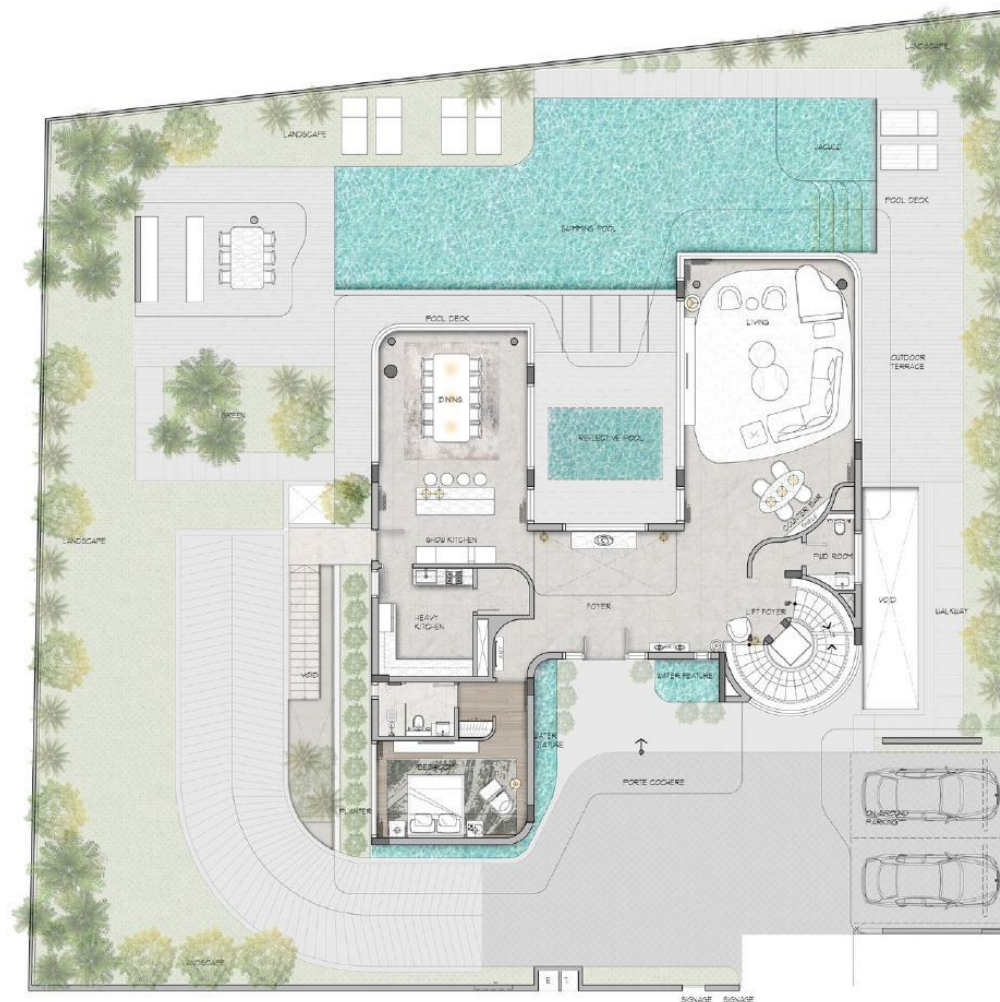
TOTAL BUILT UP AREA

16,085 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.



KEY PLAN



6 Bedroom Mansion

FIRST FLOOR

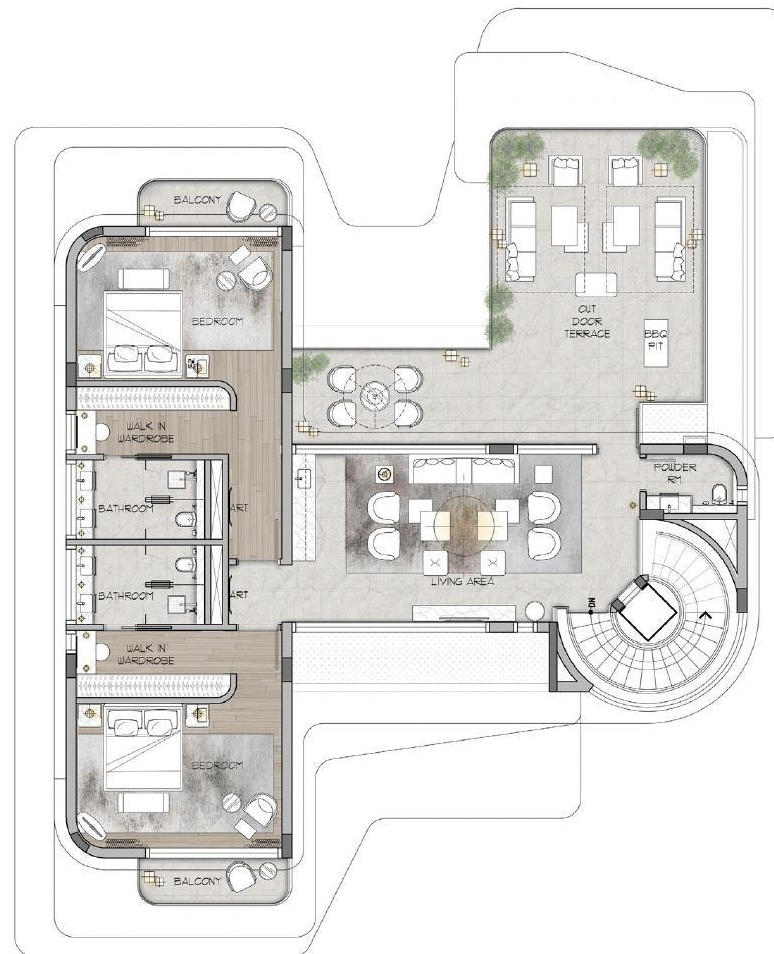
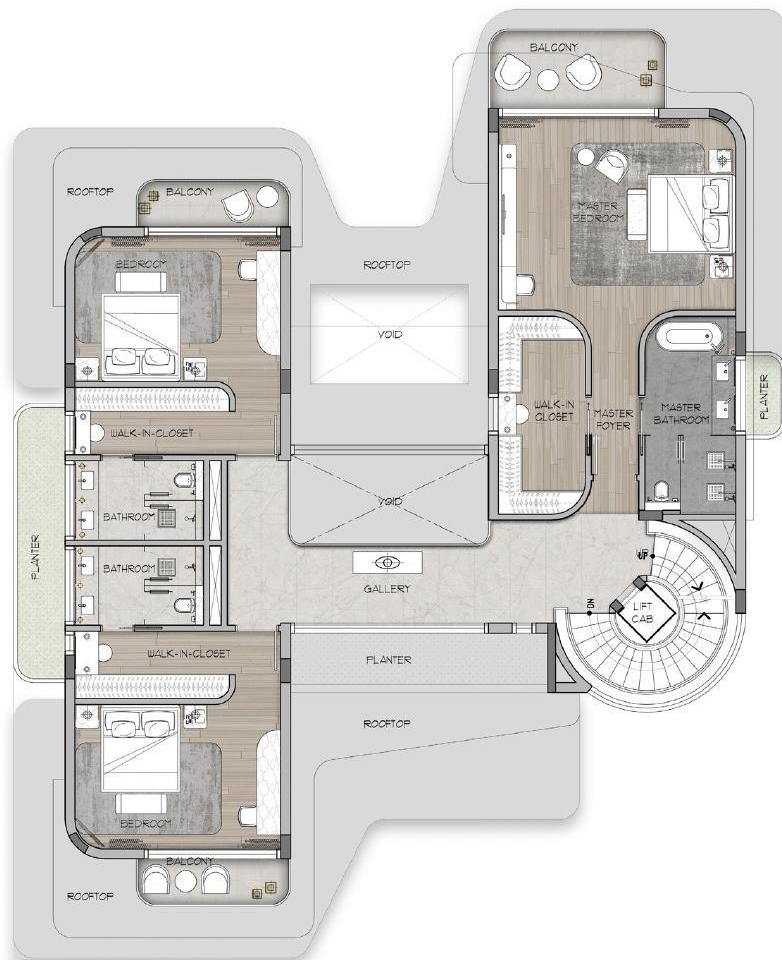
TOTAL AREA
2,845 SQ.FT
APPROX

SECOND FLOOR

TOTAL AREA
1,930 SQ.FT
APPROX



TOTAL BUILT UP AREA
16,085 SQ.FT
APPROX



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KEY PLAN



PAYMENT PLAN

60/40



Payment Plan

60 BOOKING

40 HANDOVER



10%	On Booking
10%	Within 30 Days From Booking (SPA)
10%	5 Months From SPA
10%	10 Months From SPA
10%	15 Months From SPA
10%	18 Months From SPA
40%	Upon Handover (Approx. Q4 2026)

PRICE STARTS FROM 35 MILLION

HANDOVER Q4 2026



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