

Fact *Sheet*

CYBÈLE

by Wadan



A new concept with a vision *beyond luxury*

PARK-FRONT ADDRESS IN DLRC, SET DIRECTLY OPPOSITE THE COMMUNITY PARK AND VILLAS. SCULPTED, RIBBONED TERRACES AND SWEEPING GLASS CREATE LIGHT-FILLED HOMES WITH GENEROUS OUTDOOR LIVING AND GREEN VIEWS ON EVERY LEVEL. CURATED AMENITIES AND DISCREET SERVICES SHAPE CALM, EVERYDAY LUXURY—ARTICULATED THROUGH WADAN'S SIGNATURE DARK-GREEN IDENTITY.



BOSCH

LAUFEN

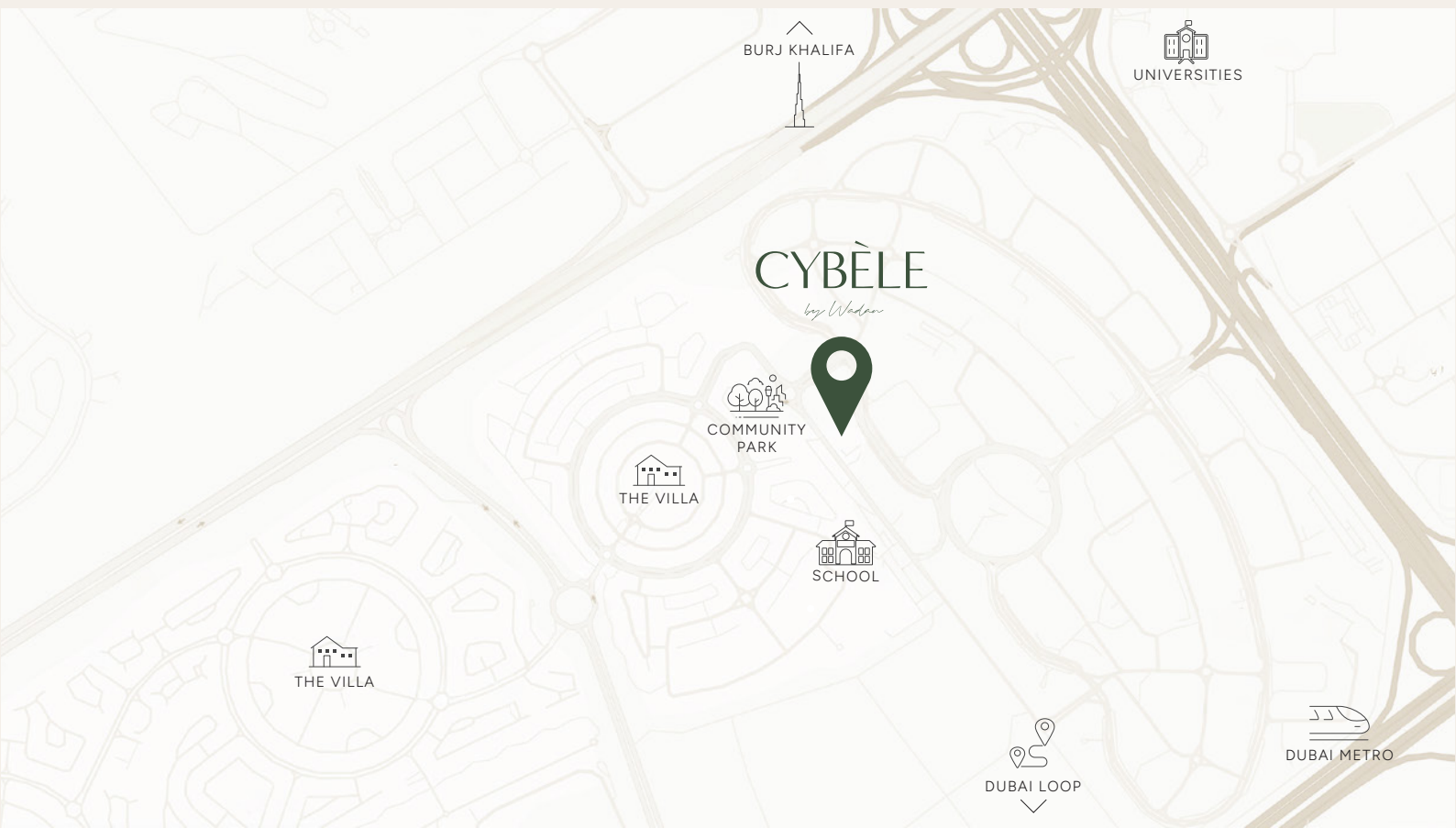


UniFi

amazon

BOSE

Location & Destination



Features & Amenities

- COMMUNITY CENTRE
- CO-WORKING SPACE
- PLAY ROOM (WITH A BABYSITTER)
- KIDS PARK
- BBQ AREA
- INFINITI POOL
- JACCUZI
- CABANAS
- ICE BATH THERAPY
- OUTDOOR & INDOOR GYM
- YOGA AND PILATES CLASSES
- OUTDOOR CINEMA



Unit *Details*

STUDIO APARTMENT

STARTING FROM

AED 640k

AVERAGE 440 SQFT

SMART STUDIOS

STARTING FROM

AED 740k

AVERAGE 600 SQFT

SMART 1 BEDROOM

STARTING FROM

AED 970k

AVERAGE 700 SQFT

1 BEDROOM

STARTING FROM

AED 1.050M

AVERAGE 850 SQFT

2 BEDROOM

STARTING FROM

AED 1.5M

AVERAGE 1300 SQFT

3 BEDROOM

STARTING FROM

AED 1.8M

AVERAGE 1670 SQFT

PARK-FRONT ADDRESS IN DLRC, SET DIRECTLY OPPOSITE THE COMMUNITY PARK AND VILLAS. SCULPTED, RIBBONED TERRACES.



SMART 1BEDROOM

SMART STUDIO



Payment Plan



option 1

50/50 PAYMENT PLAN

INSTALLMENT	DATE	PAYMENT IN%
ON BOOKING	ON BOOKING	20%
1 st	15 th APRIL, 2026	5%
2 nd	15 th JULY, 2026	5%
3 rd	15 th OCTOBER, 2026	5%
4 th	15 th JANUARY, 2027	5%
5 th	15 th MAY, 2027	10%
ON COMPLETION	15 th DECEMBER, 2027	50%

option 2

70/30 PAYMENT PLAN

INSTALLMENT	DATE	PAYMENT IN%
ON BOOKING	ON BOOKING	20%
1 st	15 th APRIL, 2026	5%
2 nd	15 th JULY, 2026	5%
3 rd	15 th OCTOBER, 2026	5%
4 th	15 th JANUARY, 2027	5%
5 th	15 th APRIL, 2027	10%
6 th	15 th JULY, 2027	10%
ON COMPLETION	15 th DECEMBER, 2027	10%

QUARTERLY 2.5% FOR 3 YEARS