



WAADA

DUBAI SOUTH



**BT**  
PROPERTIES



ONE PROMISE. *Limitless* LIVING.

Waada aims to influence people's lives positively,  
embodying a fusion of international character and Dubai's  
Vision – ultimately creating the ideal place to live.

[www.btproperties.ae](http://www.btproperties.ae)

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# 01

## BT PROPERTIES

Redefining life, into  
a statement.

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# BT PROPERTIES

Redefining life, into a statement.



01

Waada Dubai South



For 30 years,  
BT Properties has  
set benchmarks in  
creating sustainable  
communities that  
redefine urban living.



# Three Decades of Real Estate Excellence.



## Sharing Our Legacy with Dubai.

What began as a vision for innovative housing in Pakistan has evolved into world-class developments across multiple cities, each embodying our commitment to quality, trust, and timely delivery.



We Promise. We Deliver.



At BT Properties, we don't just build homes—we create environments where families thrive, businesses flourish, and lasting legacies are built for generations to come.





# THE WAADA COMMUNITY

The Joy of Belonging.

02

Waada Dubai South

Live in one of the world's  
outstanding urban quarters.



A community where  
life unfolds at its own  
perfect rhythm – where  
nature, architecture,  
and human connection  
create a symphony of  
balanced living.



## A Community of 40,000 Heartbeats.



### The Complete Living Ecosystem.

Waada represents a revolutionary approach to urban living, thoughtfully designed as a self-sustaining ecosystem where every element works harmoniously.

This master-planned development in Dubai South, integrates diverse housing options, world-class amenities, and abundant open spaces.



## The Masterplan: The Next Evolution of Living.

### SELF-SUSTAINING ECOSYSTEM:

Fostering Connections in Dubai's  
Exciting South.

### MULTI-GENERATIONAL DESIGN:

With Social Zones Catering to All  
Ages and Interests.

### APPROXIMATELY 40% OPEN SPACES:

With Interconnected Parks and  
Water Features.

### CULTURE, FAITH AND EDUCATION:

Integrated Mosques, an  
International School, Theatres  
and Entertainment Zones.

### SIGNATURE CASCADING ARCHITECTURE:

Creating Private, Spacious Living  
with Uninterrupted Views.

### SAFE PEDESTRIAN PATHWAYS:

Connecting Homes to Amenities  
and Gathering Spaces.

### DIVERSE HOUSING OPTIONS:

From Premium Apartments to  
Exclusive Mansions.





Dubai's exciting  
new neighbourhood.

# The Waada Principles



## An Integrated Neighbourhood That Focuses on 3 Principles:

### ALL AROUND COMPLETE LIVING DESTINATION

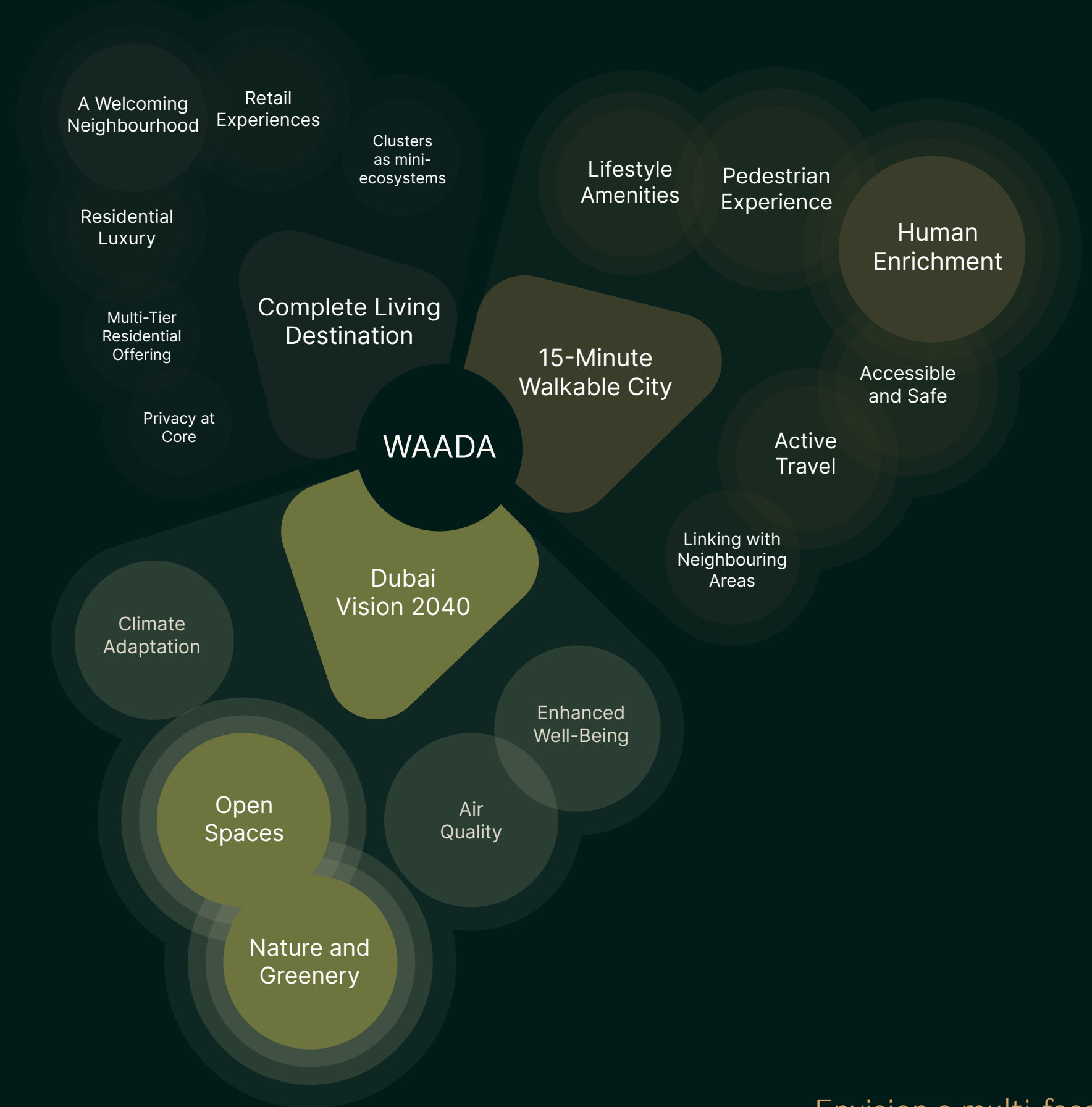
Being a complete living destination that offers residents all they would need to live a beautiful life.

### 15-MINUTE WALKABLE CITY

Being a 15-minute walkable city that encourages community living and well-being.

### IN LINE WITH DUBAI VISION 2040

Being a part of Dubai's Vision 2040 and growing with it towards the future, for a greener and healthier Dubai.



Envision a multi-facet experience.

## Waada: The Heart of Dubai South.



In Dubai South, a new paradigm of urban living is taking shape. It is a visionary community designed from the ground up to seamlessly blend luxury, sustainability, and human connection.

Where human enrichment meets environmental preservation, creating not just a neighbourhood but a legacy for generations to come.

A visionary community deserves a visionary design. A place where mind, body and spirit flourish at its centre, Waada is meticulously crafted around three foundational pillars:

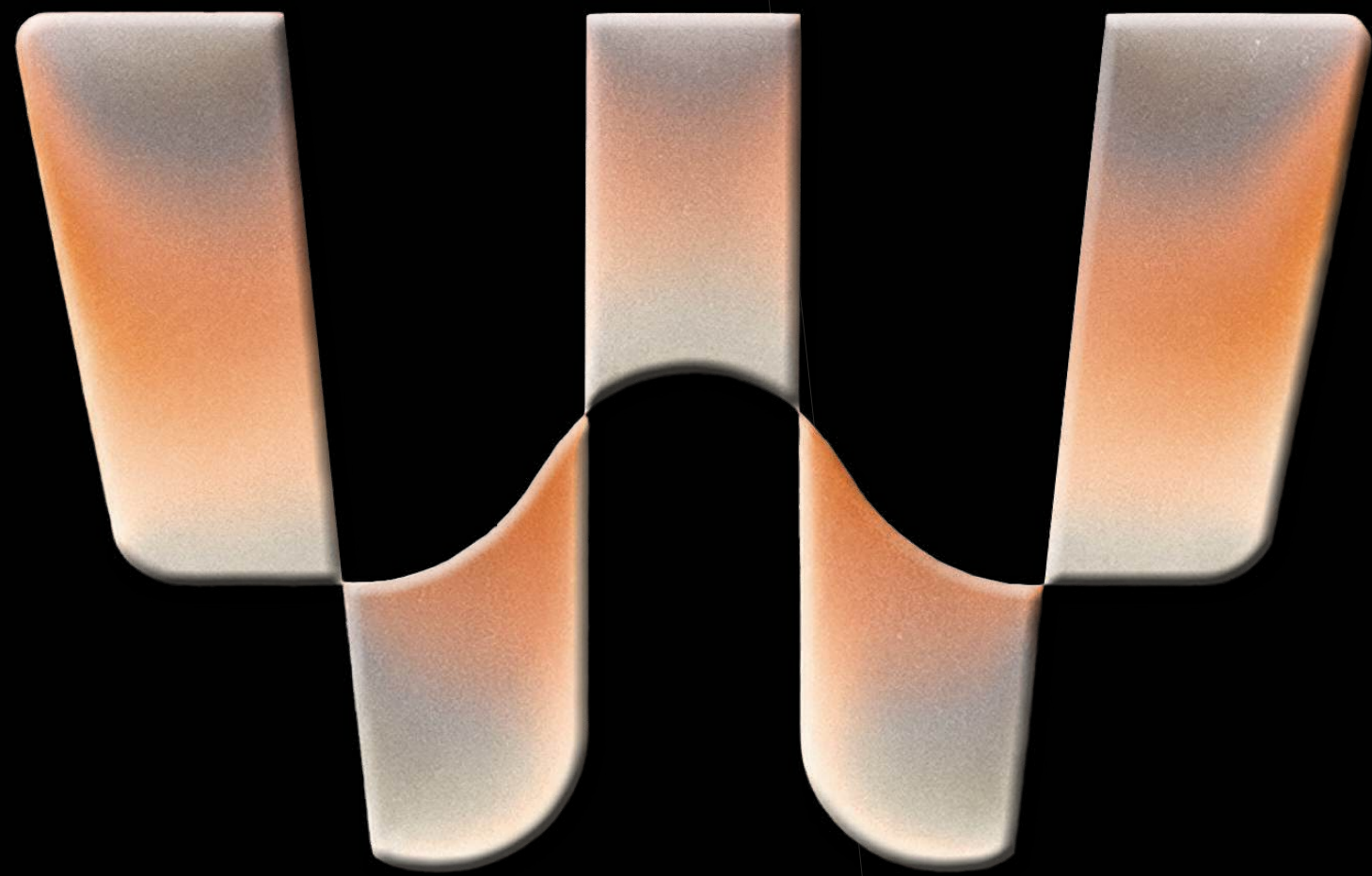




Beauty in its most rare form.

# DUBAI SOUTH

Nation's most connected  
neighbourhood.



We didn't design buildings with spaces in between. We crafted openness first, then thoughtfully placed architecture around them.



## The Vibrant Heart of Dubai South.



### Dubai Vision 2040 Hotspot.

Unmatched location, unbeatable access. Waada enjoys a privileged position in Dubai South, a dynamic district poised to become one of the city's most coveted addresses.



Situated near Expo City Dubai, residents benefit from proximity to global innovation while maintaining a serene residential atmosphere.



The neighbourhood is  
your playground.



## Waada: Strategic Connectivity

7 mins  
To Al Maktoum International Airport

5 mins  
To Emirates Road

25 mins  
To Dubai Marina

Easy Access To International Business Hubs

Easy Access To Sheikh Zayed Road.

15 mins  
To Dubai Parks & Resorts

30 mins  
To The Mall Of The Emirates

Gateway To Expo City Dubai Innovation District



18 KMs  
Of Walkable Pathways

11 KMs  
Of Dedicated Cycling Trails

Elevated Pedestrian Bridges

Electric Vehicle Charging Stations

Integrated With Dubai 2040 Transport Vision

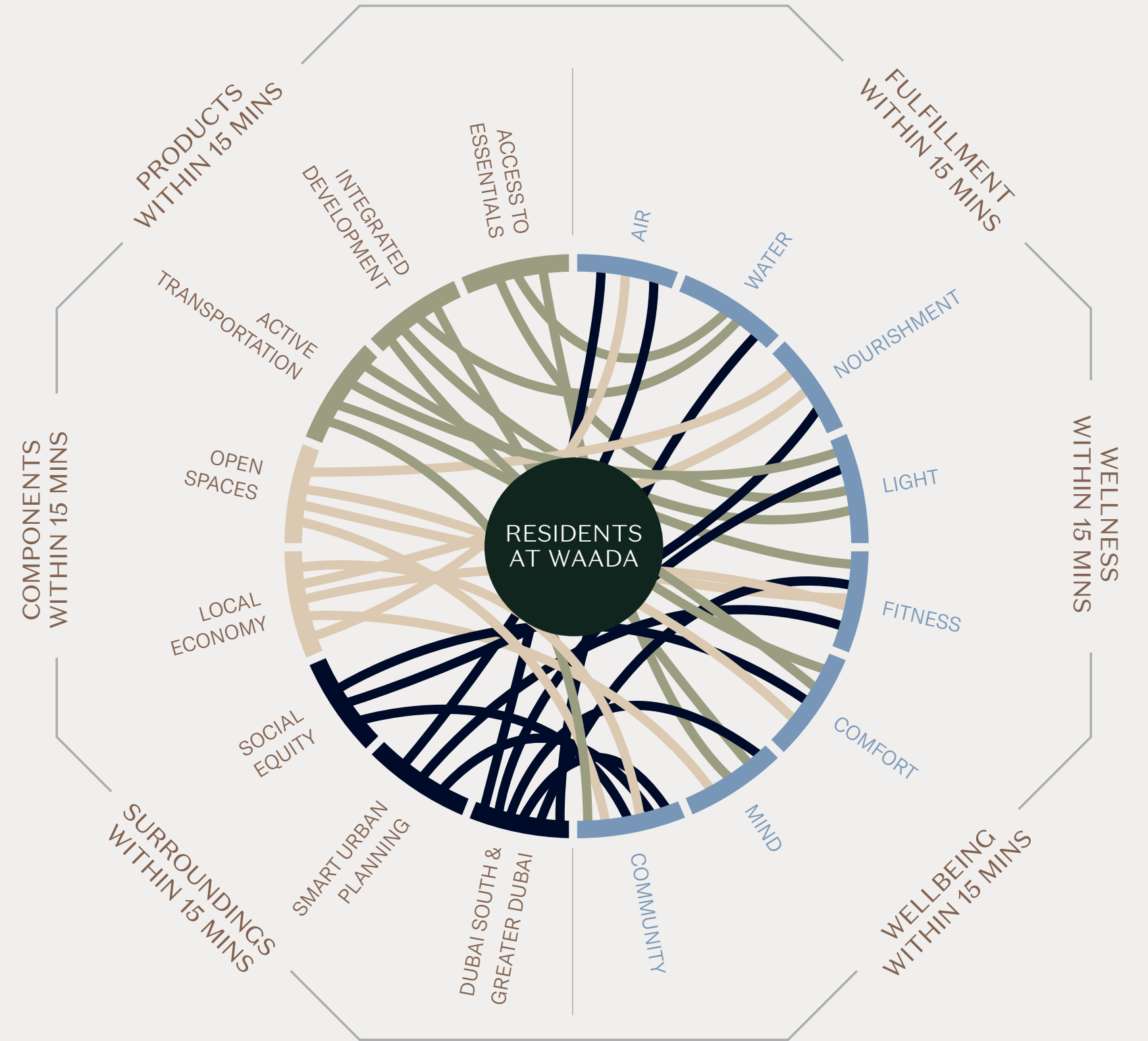
# The 15-Minute Walkable City

## Your Gateway to Urban Convenience.

Experience a revolutionary approach to urban mobility where daily necessities are always just a short stroll away. Waada reimagines how residents move within and beyond the community.

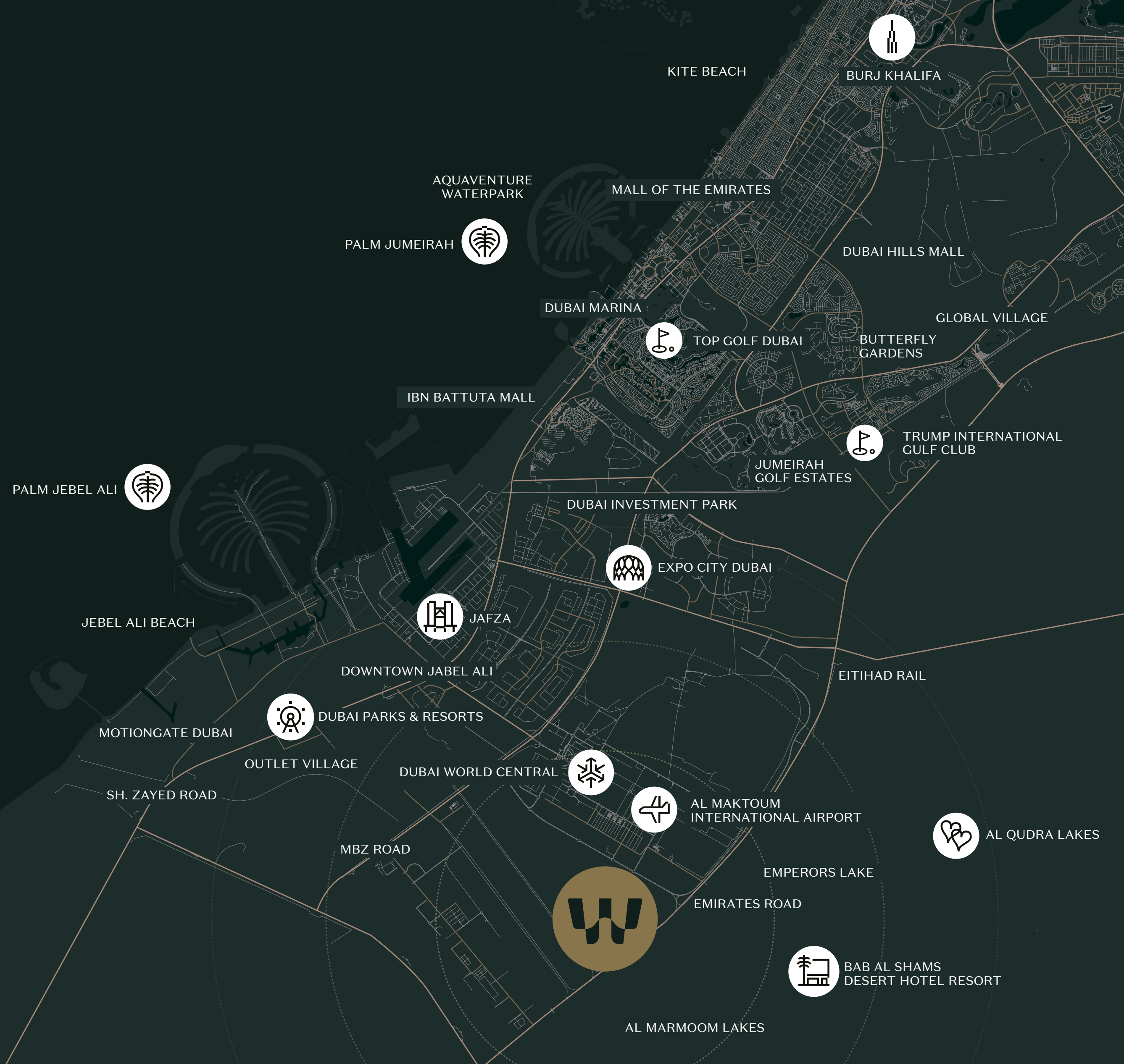


This pedestrian-first design reclaims precious time typically lost to commuting, transforming daily routines into opportunities for health, spontaneous social connections, and environmental sustainability.



# Connectivity Map

- 5 mins Emirates Road
- 7 mins Al Maktoum International Airport
- 15 mins Dubai Parks & Resorts
- 20 mins Dubai Investment Park
- 25 mins The Palm Jabel Ali
- 25 mins Dubai Marina
- 30 mins Mall of the Emirates
- 30 mins Expo City Dubai
- 35 mins Downtown Jabel Ali
- 35 mins Outlet Village
- 35 mins Jafza
- 40 mins Bab Al Shams Desert Hotel Resort
- 45 mins Al Qudra Lakes
- 50 mins Burj Khalifa

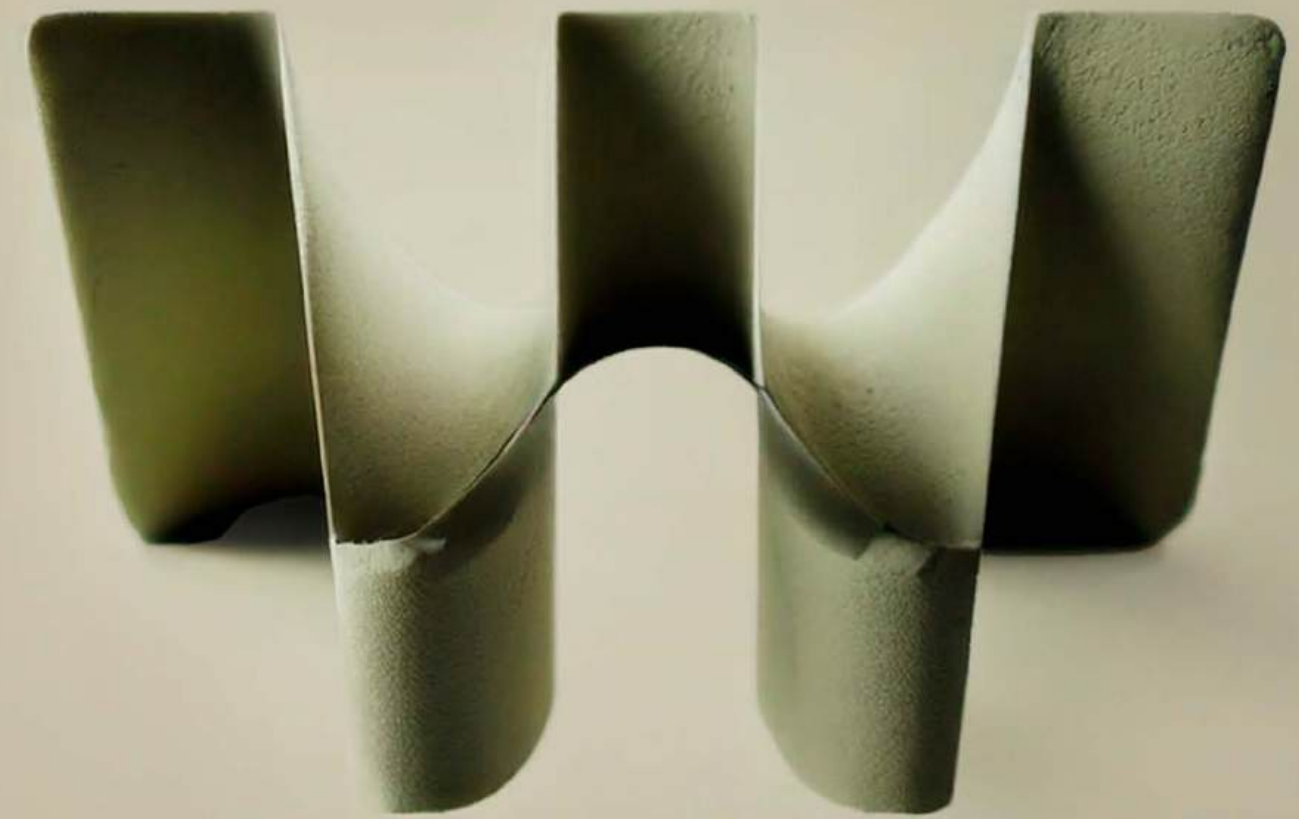


Innovating the future  
of world-class design.



# DUBAI VISION 2040

For a Positive and  
Progressive Tomorrow.





Waada isn't just a place to live; it's a canvas where memories are painted, connections are forged, and legacies begin.



The Next Evolution  
of Living.



## The New Pulse of Dubai South.

Where Dubai's Future Vision Takes Shape Today.

Waada stands at the vanguard of Dubai South's transformation, embodying His Highness Sheikh Mohammed bin Rashid Al Maktoum's Dubai 2040 Vision through its distinctive masterplan.





# Embodying Dubai's 2040 Vision

## 01

### Sustainable Development

40%  
Open spaces

Energy-efficient  
building systems

Storm water  
conservation

Waste management  
systems.

## 02

### Community Well-being

Pedestrian-friendly  
urban planning

Integrated  
healthcare facilities

Multi-generational  
social spaces

Active and passive  
outdoor lifestyle

## 03

### Economic Vitality

Mix-land use supporting  
investment and capital  
appreciation

Strategic location in  
the growth corridor

Proximity to  
business hubs

Future-ready

## 04

### Cultural Enrichment

Iconic mosques as  
community anchors

International school  
promoting global  
citizenship

Community Centres  
fostering social cohesion

Spaces for cultural  
expression and  
celebration

With direct proximity to Expo City Dubai and Al Maktoum International Airport, Waada occupies a strategic position in Dubai's expansion corridor.



Through innovative urban planning, advanced digital infrastructure, and culturally integrated spaces.

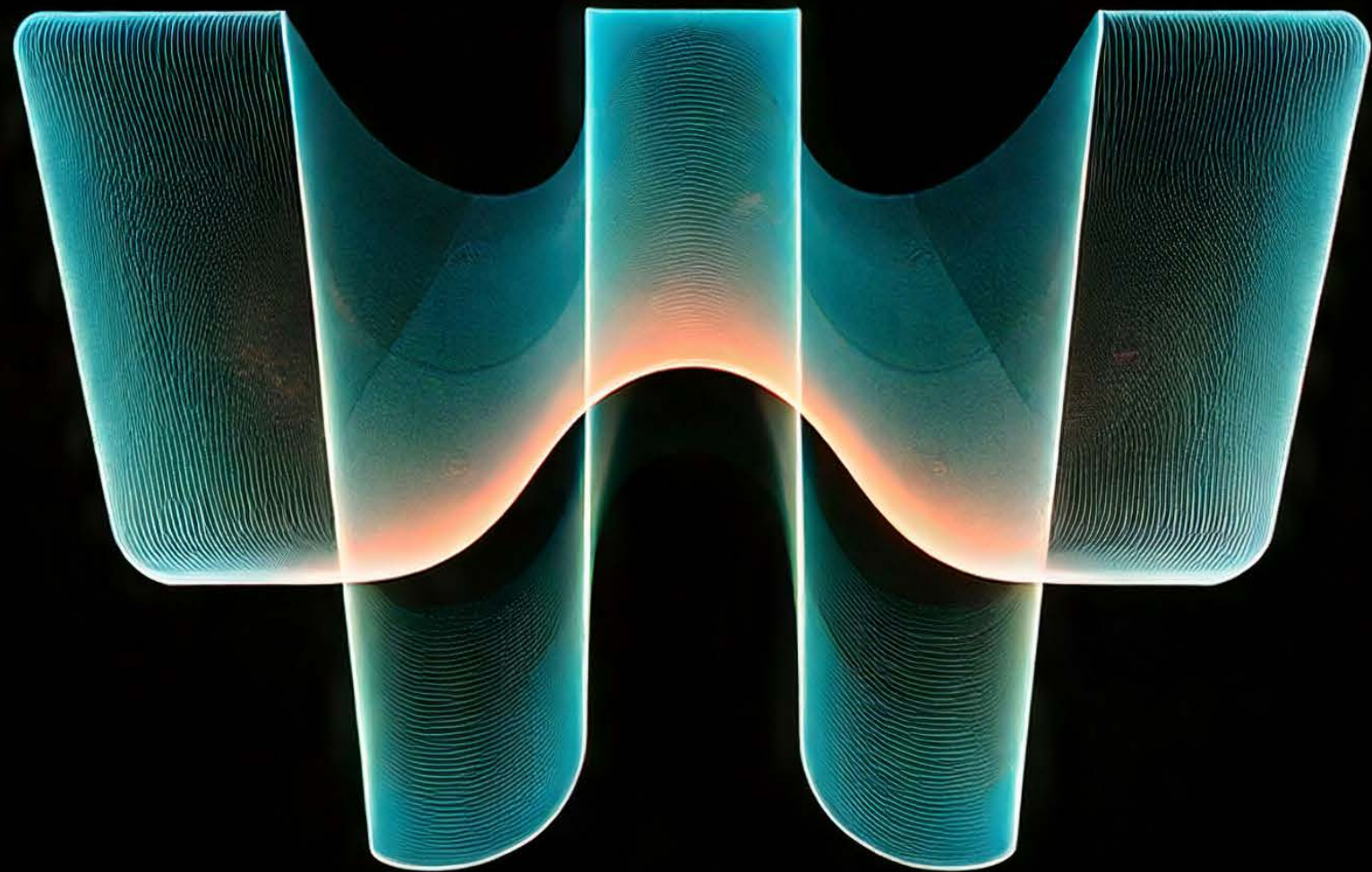
Waada doesn't just align with Dubai's 2040 Vision – it actively brings that future into the present.

Dawn of a New Era.



# COMMUNITY CULTURAL CENTRE

Livable and Loveable



05

The heart of connection  
beats strongest here, where  
pathways cross, conversations  
bloom, and the fabric of  
community is woven daily  
through shared experiences  
and meaningful exchange.



Every element is our element.



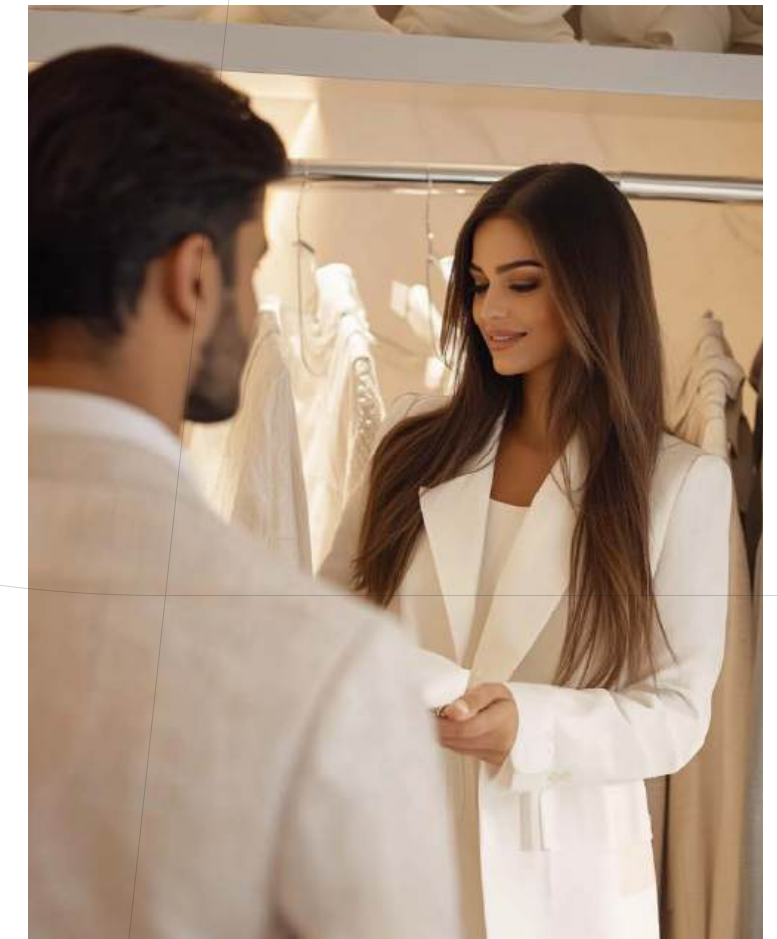


## The Beating Heart of Waada Life.

Where Shared Experiences Create a True Sense of Belonging.

More than just living, it's a state of mind. The Waada Community Cultural Centre is the development's social anchor, thoughtfully designed to foster meaningful connections among residents.

The centre seamlessly integrates leisure, education, and cultural facilities into a vibrant ecosystem where residents of all ages can gather, connect, and grow together.





## LEISURE & RECREATION

- Grand dancing fountain plaza and lakes
- Multipurpose Facilities, sports courts and fitness stations
- Pocket parks with children's playgrounds



## EDUCATION & DEVELOPMENT

- International school campus with K to 12 Programme
- Knowledge hub library
- Professional daycare centre
- Lifelong learning workshops



## HOSPITALITY, RETAIL & DINING

- Hotel and Service Apartments
- Lifestyle retail precinct
- Waterfront dining destinations
- Gourmet marketplace
- Artisanal cafés and gathering spaces

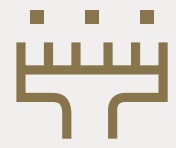


## CULTURAL EXPERIENCES

- State-of-the-art theatre
- Art installations and exhibition spaces
- Cultural centre for community events
- Heritage celebration areas



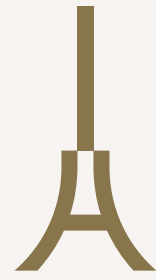
## Community Cultural Centre: The Family Centre of Waada



### Where Life's Moments Are Celebrated Together.

Waada's community cultural centre transcends the ordinary, creating a vibrant tapestry where family connections flourish naturally. Each carefully curated space works in harmony to support the rhythms of family life.

From children's first discoveries to quiet moments of personal growth and grand celebrations that bring everyone together.

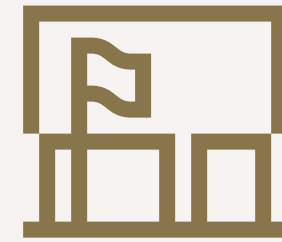


## BTeiffel Tower

Inspired by the timeless grandeur of the Parisian landmark, the BTeiffel Tower stands as a signature feature within the masterplan.

Offering an iconic focal point that captures the spirit of elegance, this striking structure creates a dynamic centre for community life. Encircled by lively plazas, gourmet dining, retail, and landscaped promenades, it becomes a magnet for residents and visitors alike. The BTeiffel Tower embodies a sense of global sophistication, cultural vibrancy, and aspirational living, creating unforgettable experiences at its heart.

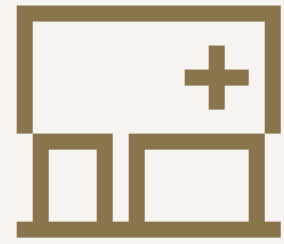




## International School

The International School serves as a cornerstone of the masterplan, delivering a world-class K-12 education within a vibrant, future-ready environment.

Designed to global standards, it offers a seamless academic journey from early childhood through graduation, nurturing intellectual, creative, and personal development. With a curriculum aligned to international benchmarks, the school attracts both local and expatriate families seeking outstanding education. Serving a diverse community, it fosters academic excellence, innovation, and a strong sense of belonging at the heart of the development.

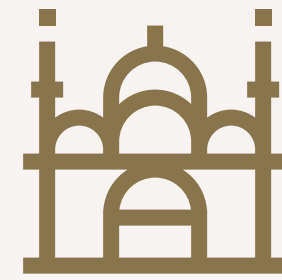


## Hospital

The Hospital will enhance the masterplan by offering world-class healthcare in a modern, patient-centred environment.

Designed to the highest international standards, it will provide accessible, high-quality medical care that supports the health and well-being of residents and the broader community. With a focus on excellence, innovation, and compassionate care, the hospital will be seamlessly integrated into the community's daily life, reflecting the development's commitment to a holistic and sustainable living experience.





## Masjid-e-Riaz

Inspired by the exquisite elegance of the Blue Mosque, this stunning architectural masterpiece serves as a welcoming sanctuary for prayer, reflection, and learning.

It provides spaces for community gatherings and religious education, reinforcing a spirit of inclusivity, faith, and cultural connection. Reflecting the spiritual grace of the Blue Mosque, it will stand as a symbol of spiritual enrichment and shared identity, fostering a deeper sense of community among residents and visitors alike.



## 5 Star Hotel With Service Apartments

The 5-star hotel with integrated service apartments offers an elegant blend of refined hospitality and residential comfort.

It caters seamlessly to both short- and long-term guests, delivering a premium living experience within a sophisticated setting. Designed to embody contemporary luxury, the hotel provides personalized service, attention to detail, and an atmosphere of understated elegance.

Its presence enhances the vibrancy of the community, offering a prestigious address where residents and visitors experience the finest in lifestyle and accommodation.



# THE RESIDENCES

Right mix of uses, density,  
look and feel.



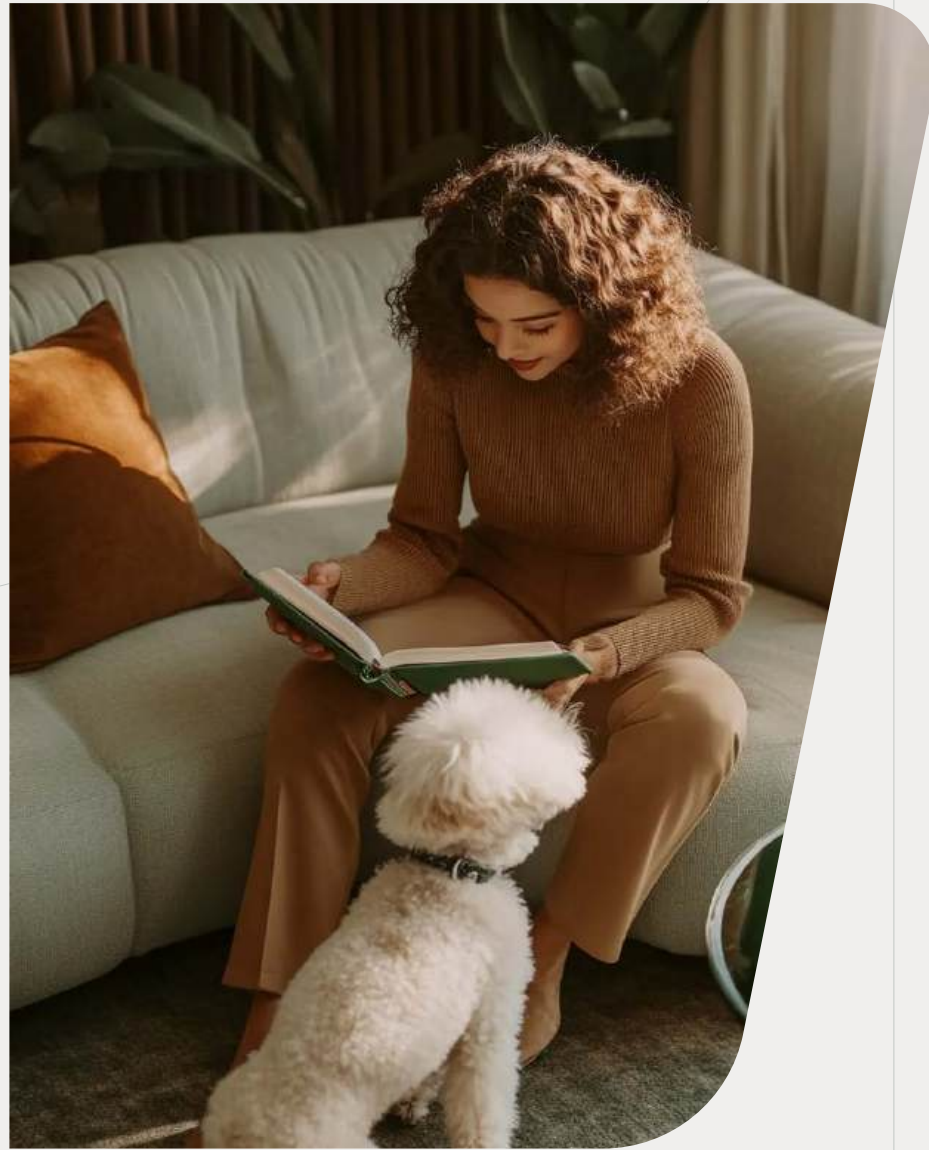
06



Within these walls lies more than shelter – each residence is a personal sanctuary where design meets intention, where every detail speaks the language of home.

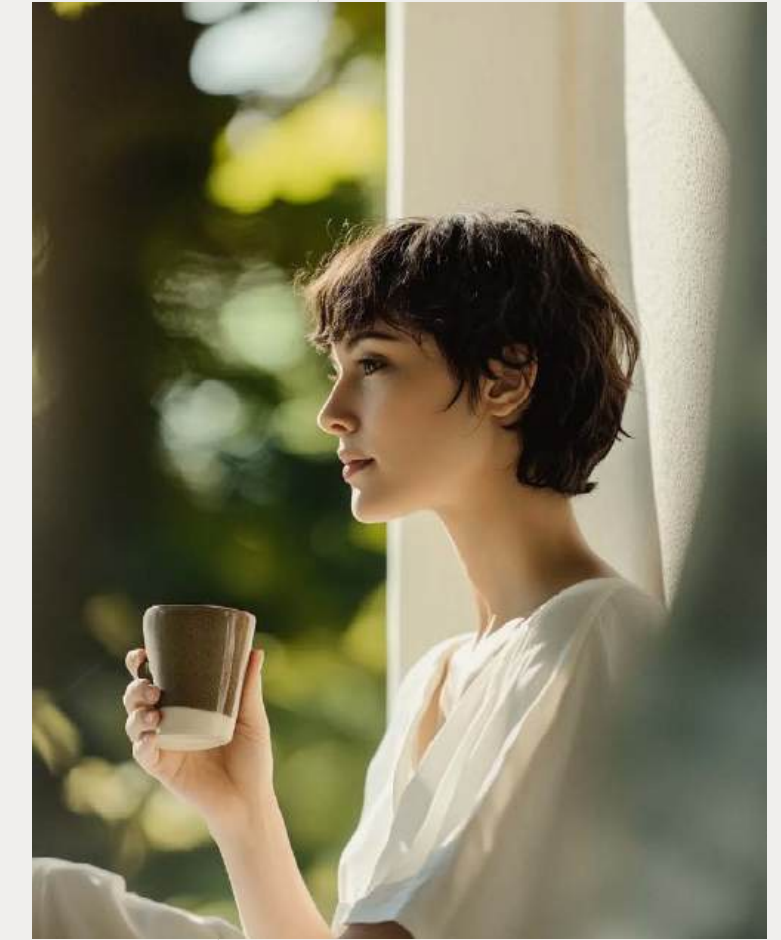


## Thoughtfully Crafted Living Spaces



### Redefining Life Into A Statement.

Waada offers an unparalleled diversity of residences, from sophisticated apartments to luxurious villas, each designed with generous proportions that exceed market standards.



Our signature cascading architecture ensures privacy between homes while creating expansive terraces and gardens that extend living spaces into the open air.

# ALTURA

*at WAADA*

## HIGH-RISE APARTMENTS

Distinctive silhouettes defining Dubai's new standard of living. Experience everyday elegance in these architectural masterpieces of the Waada community.

PANORAMIC DUBAI  
SKYLINE VIEWS

PREMIUM FIXTURES  
AND FINISHES

PRIVATE  
TERRACES



The home is the ultimate destination.



Majestic heights: Waada's skyline masterpiece.





Sunset sanctuary:  
Where poolside conversations become memories.



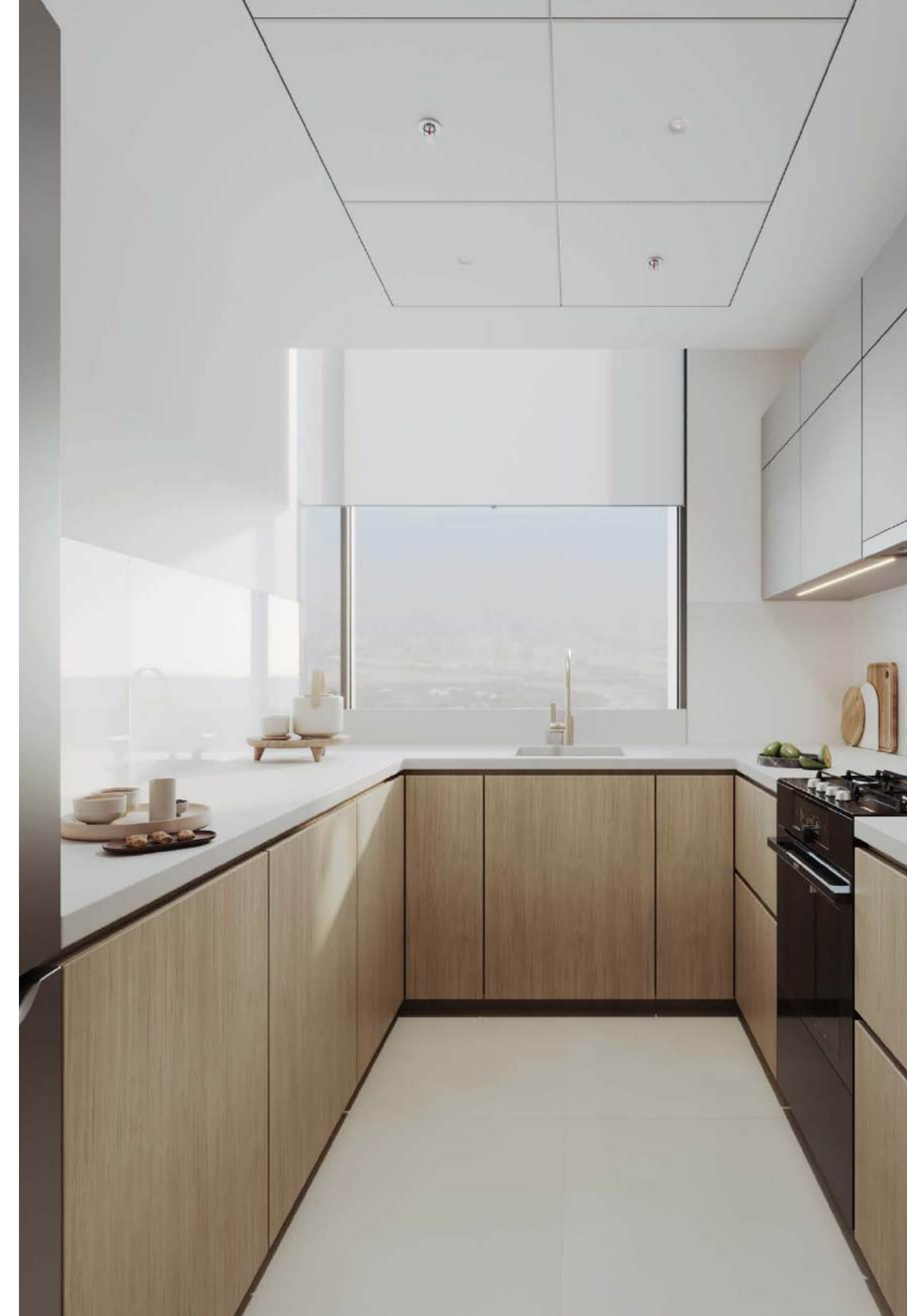
Lobby

A curated sanctuary of arrival



Changing Room | Fitness Centre

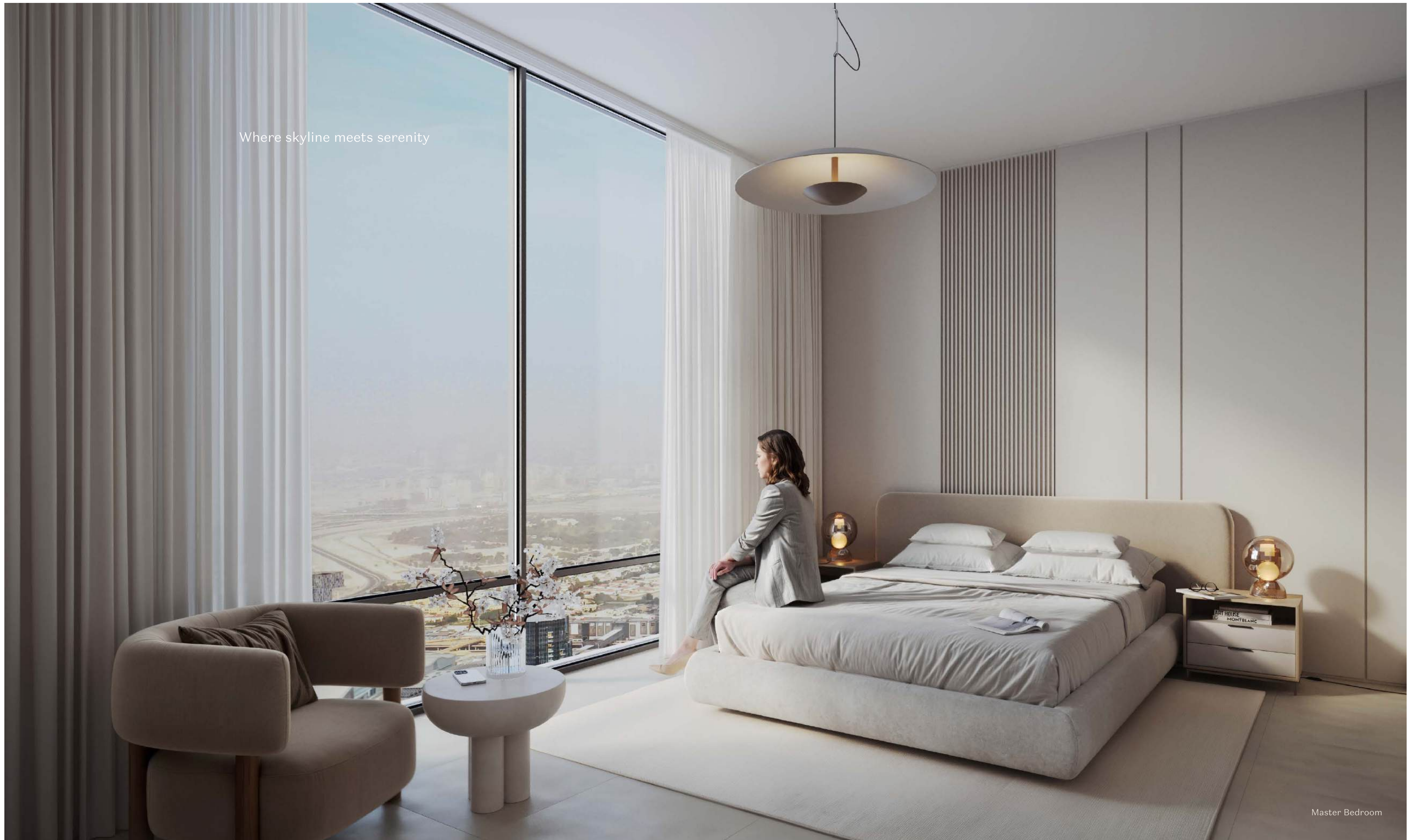
An uncompromising lifestyle awaits at Altura



Light-infused sanctuaries where panoramic vistas  
and thoughtful design create fluid spaces

Living & Dining | Kitchen

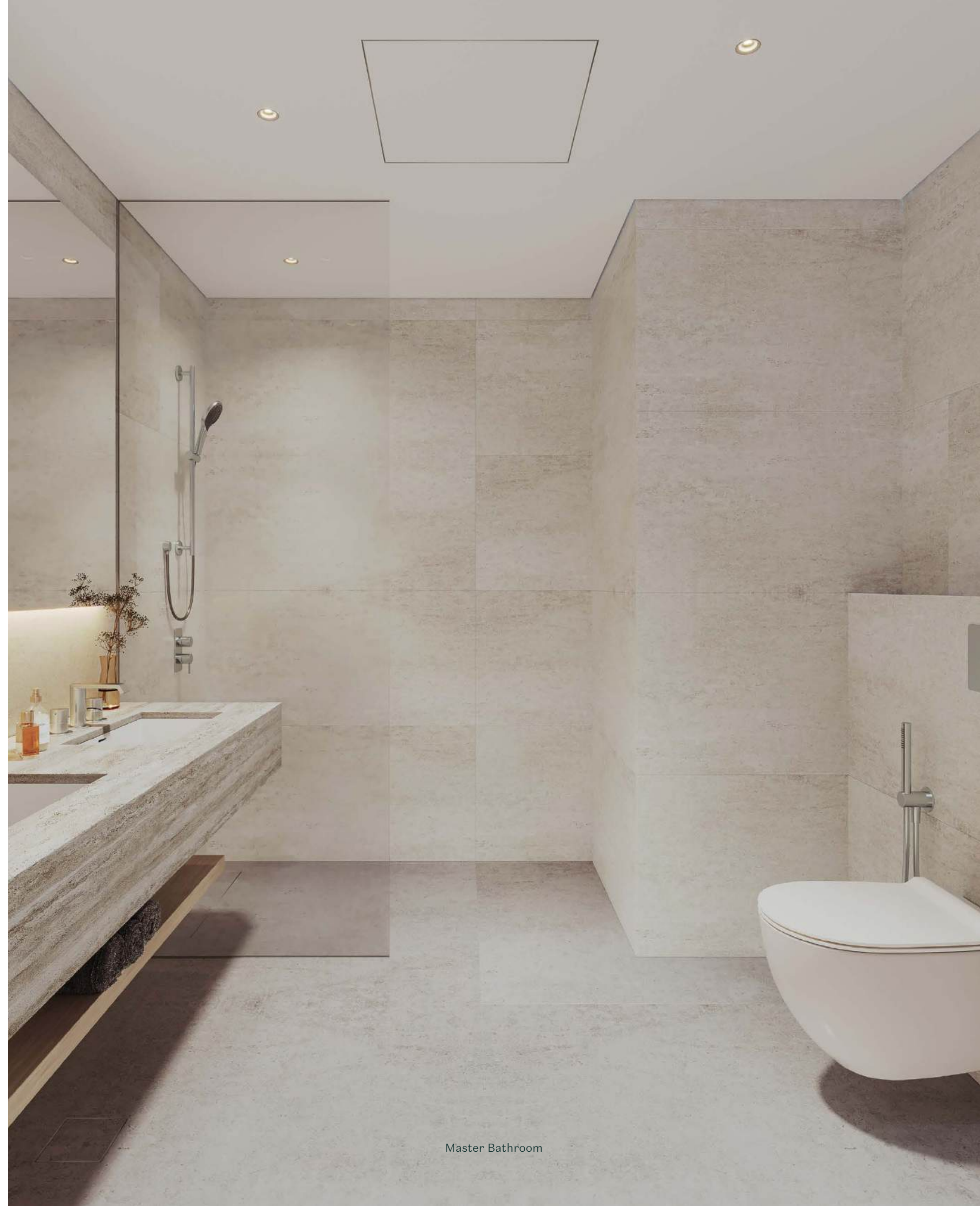
Where skyline meets serenity



Master Bedroom



Stone, light, and space: Crafted tranquility for life's intimate pauses.



Master Bathroom

# CASCADA

at WAADA

## MID-RISE APARTMENTS

Architectural brilliance meets everyday luxury. The perfect balance of comfort and sophistication in Dubai's finest address.

SIGNATURE CASCADING  
ARCHITECTURE

EXPANDED OUTDOOR  
LIVING SPACES

INTEGRATED  
GARDEN TERRACES

ENHANCED  
PRIVACY FEATURES



Immerse in a high-class experience.





Lush garden oasis nestled  
between sleek glass towers.



Fluid architectural poetry:  
Curved volumes and bold stone textures  
creating a seamless luxury narrative.





Remember the goal.

Premium fitness machinery

Fitness Centre



Sculptural furnishings meet splendid views

Soft-curved furnishings in muted color



Bedroom

The interiors seamlessly blend modernity,  
functionality and liveability.



Kitchen



Bathroom

# RAYHAN

*at WAADA*

## TOWNHOUSES

Private retreats woven into community fabric. Modern townhouses that balance seclusion with access to WAADA's premier lifestyle offerings.

CONNECTED  
URBAN LIVING

COMMUNITY  
GARDEN ACCESS

MULTI-LEVEL  
FAMILY SPACES



Space meets comfort.



Thoughtfully designed.



Expansive glass walls showcase breathtaking views.





Sun-drenched living area with seamless indoor-outdoor flow.



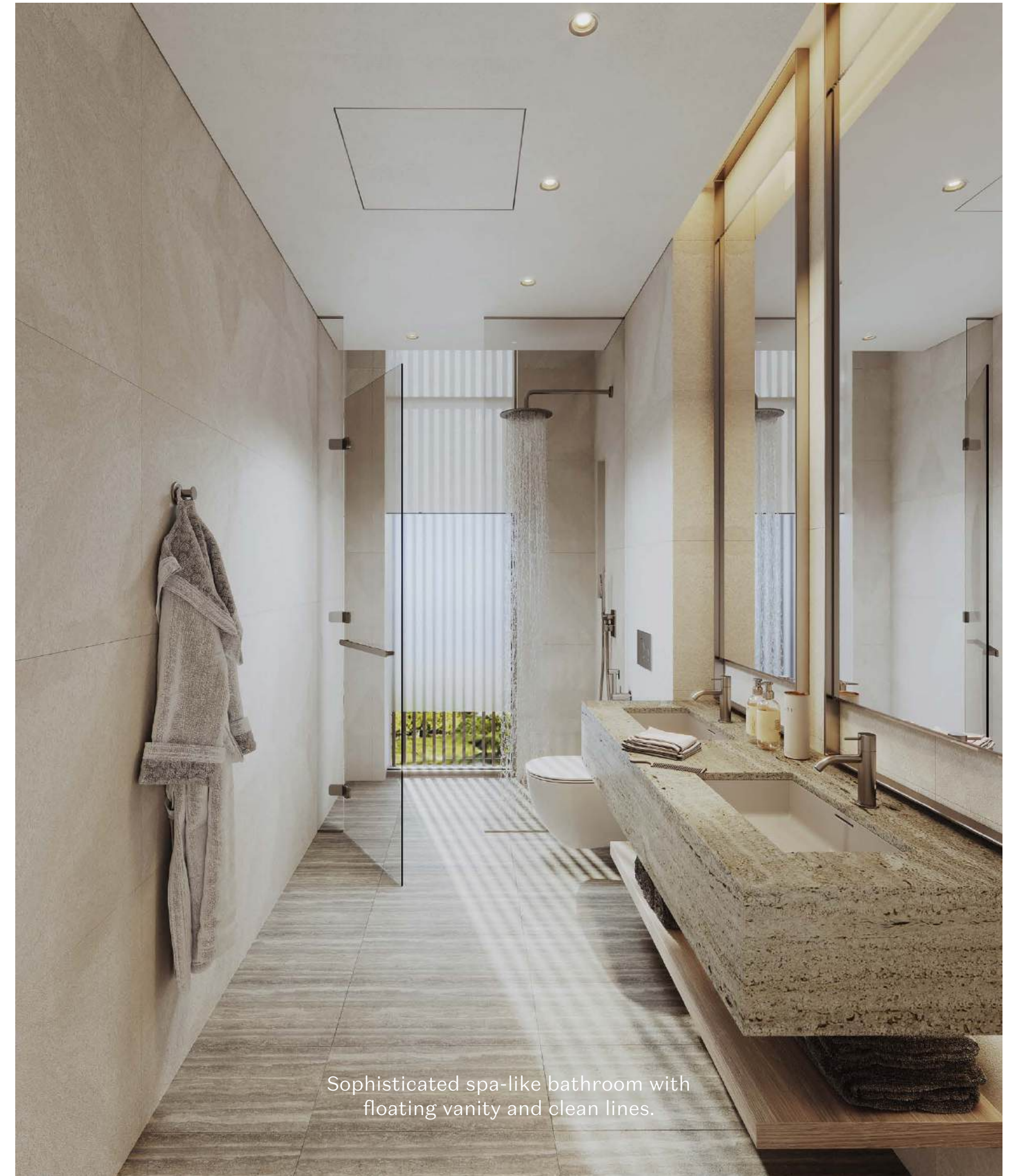
Living Room & Dining Area



Minimalist elegance bathed in natural light.



Minimalist kitchen design balancing warmth and practicality.



Sophisticated spa-like bathroom with floating vanity and clean lines.

# RAIHA

*at WAADA*

## 6 BEDROOM VILLAS

Perfectly situated within the community, these exclusive 6-bedroom villas offer luxurious living with private gardens while maintaining seamless access to premium lifestyle amenities.

6 BEDROOM EXCLUSIVE  
RESIDENCES

PRIVATE GARDENS  
AND OUTDOOR  
ENTERTAINING

PREMIUM LOCATION  
WITHIN THE COMMUNITY



Experience the great outdoors.



Tropical landscaping and elegant architectural detailing.



Where the gentle river becomes your backyard.





Natural light floods the sculptural living space.



Precision-crafted culinary space with seamless storage and ambient lighting.



Floating vanity and sleek fixtures create an atmosphere of refined luxury.



Tranquil bedrooms with panoramic views and private terrace access.



Thoughtfully balanced proportions for both conversation and relaxation.



Dining | Family Room

# RAIMA

at WAADA

## 4 BEDROOM VILLAS

Elegantly designed residences that blend sophisticated living with functional aesthetics, creating an exclusive retreat within the premium Waada community.

4 BEDROOM EXCLUSIVE RESIDENCES

PRIVATE GARDENS AND OUTDOOR ENTERTAINING

PREMIUM LOCATION WITHIN THE COMMUNITY



Deriving aesthetics from efficiency.



Seamless Indoor-Outdoor Living Perfected.



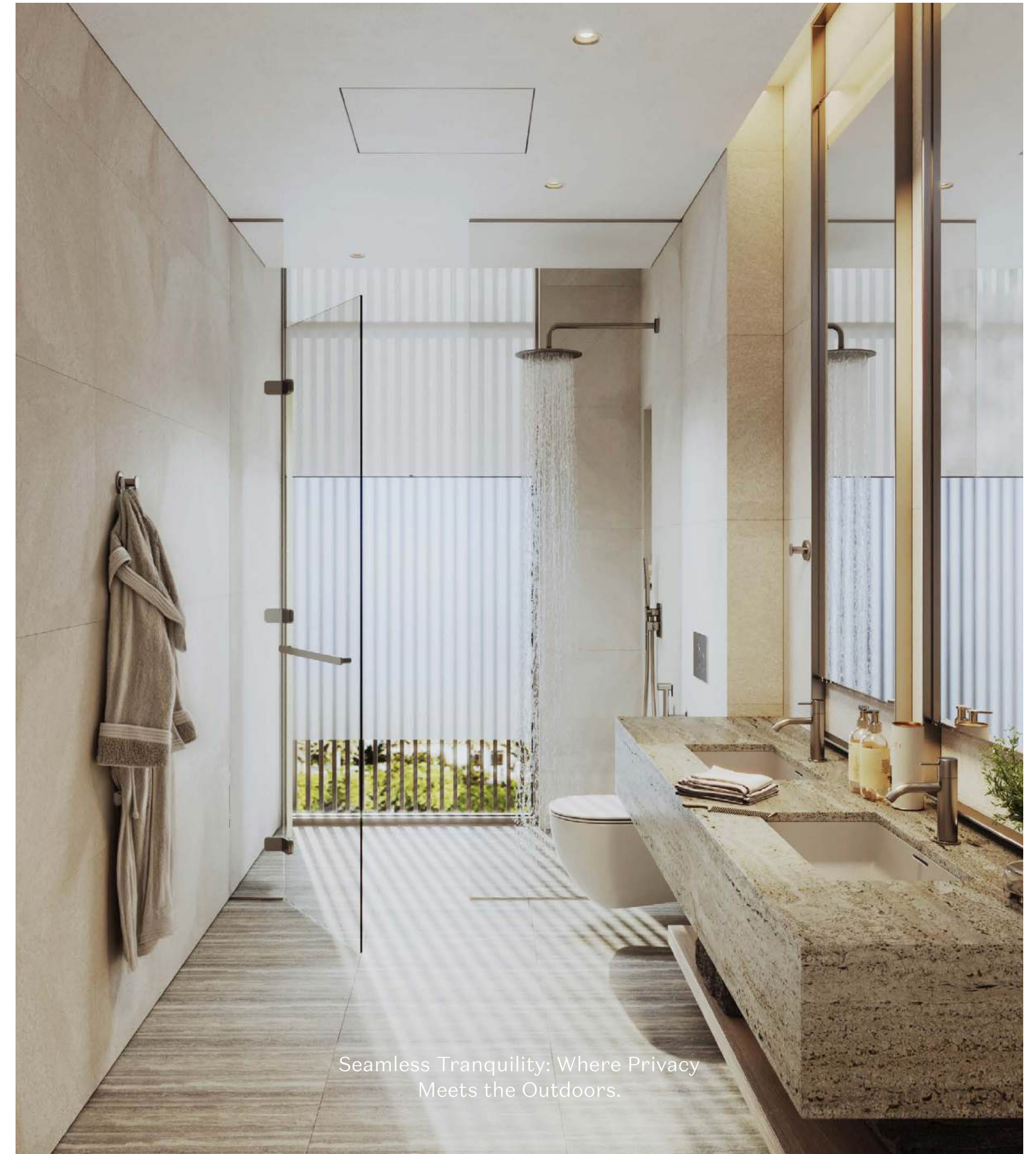


Luminous Living: Where Light Meets Luxury.

Living Room



Pure lines: kitchen harmony  
in neutral tones.



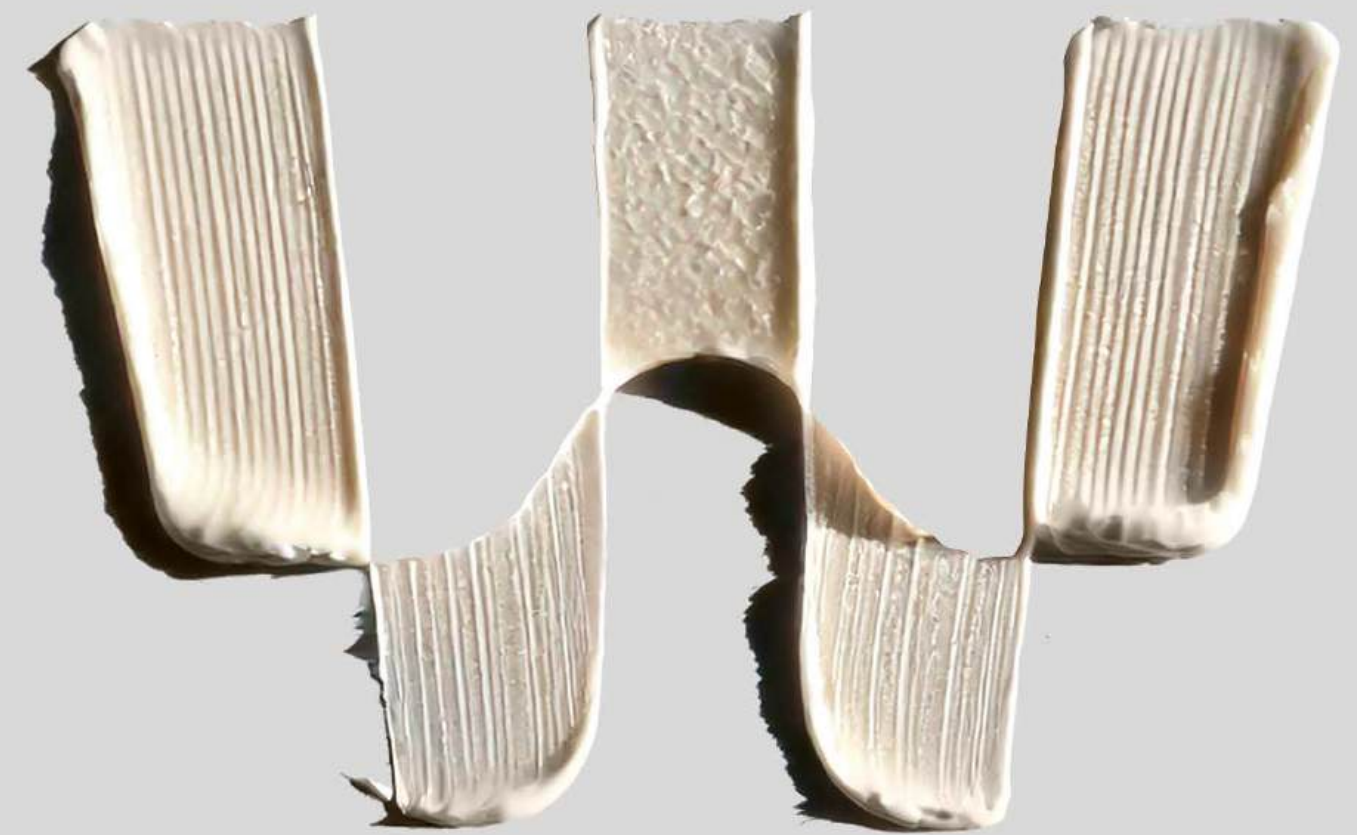
Seamless Tranquility: Where Privacy  
Meets the Outdoors.

Bathed in Light:  
Serenity Through Design.



# WELLNESS AND NATURE

Beauty in its most rare form.

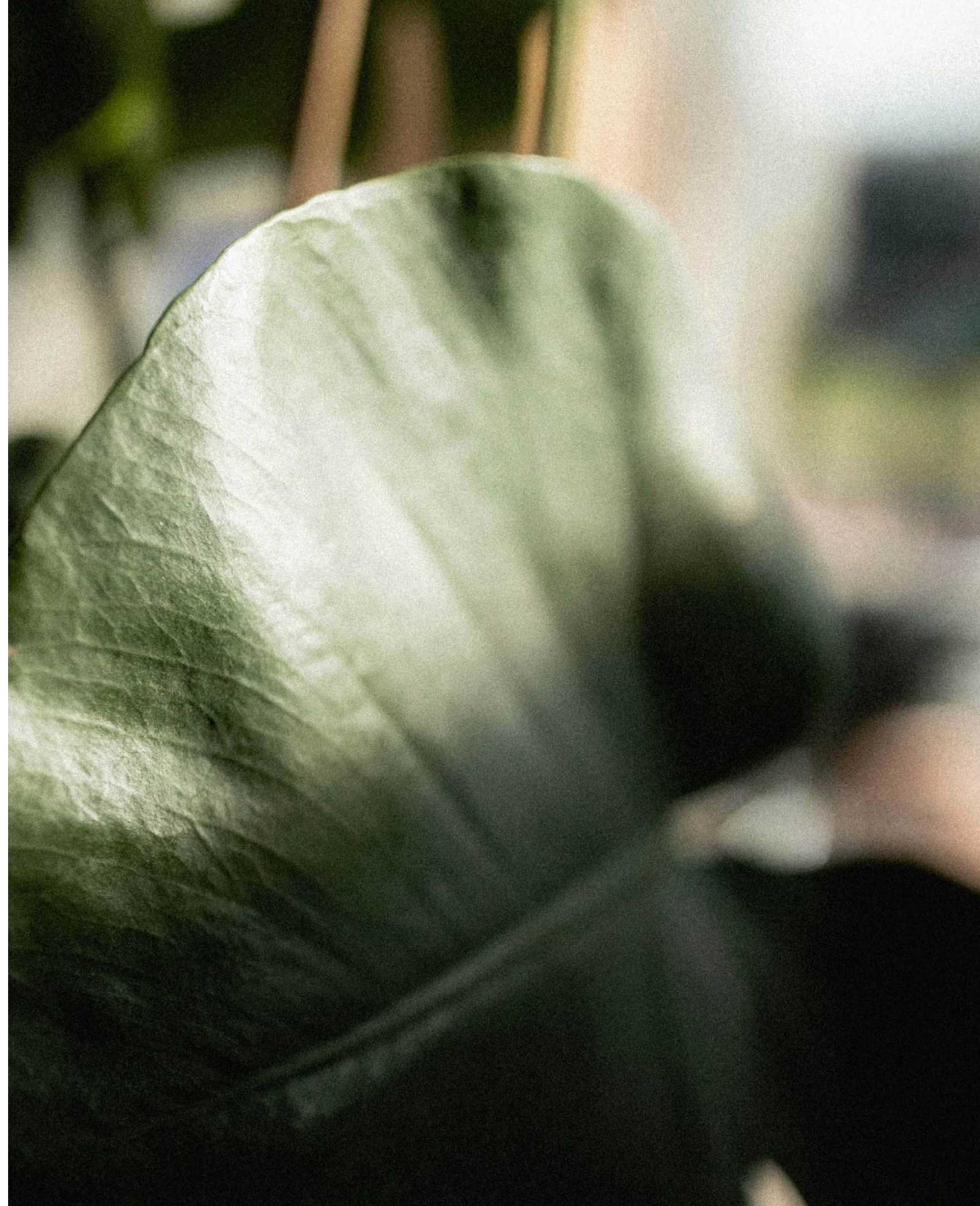


07

## A Holistic Approach to Well-being.

### Nature's Grandeur, Reimagined.

Waada embraces a comprehensive wellness vision that permeates every aspect of community design and daily life. The abundant open spaces, comprising 40% of our development, offer tranquil retreats and active recreation areas.



## The Green Heart Of Waada:

This holistic approach to well-being is complemented by Waada's social infrastructure, which creates a community where balanced, healthy living happens naturally rather than requiring effort.

# 40%

## DEDICATED TO NATURE

### WATER CONSERVATION

Sustainable Irrigation Systems

Water features using storm water retention

### INDIGENOUS LANDSCAPING

Native plant species requiring minimal irrigation

Desert-adapted flowering plants

Strategic shade tree placement

Seasonal colour rotation gardens

### BIODIVERSITY ENHANCEMENT

Pollinator-friendly green spaces

Bird habitats

Microclimate creation through strategic design

### CLIMATE RESILIENCE

Heat island effect reduction strategies

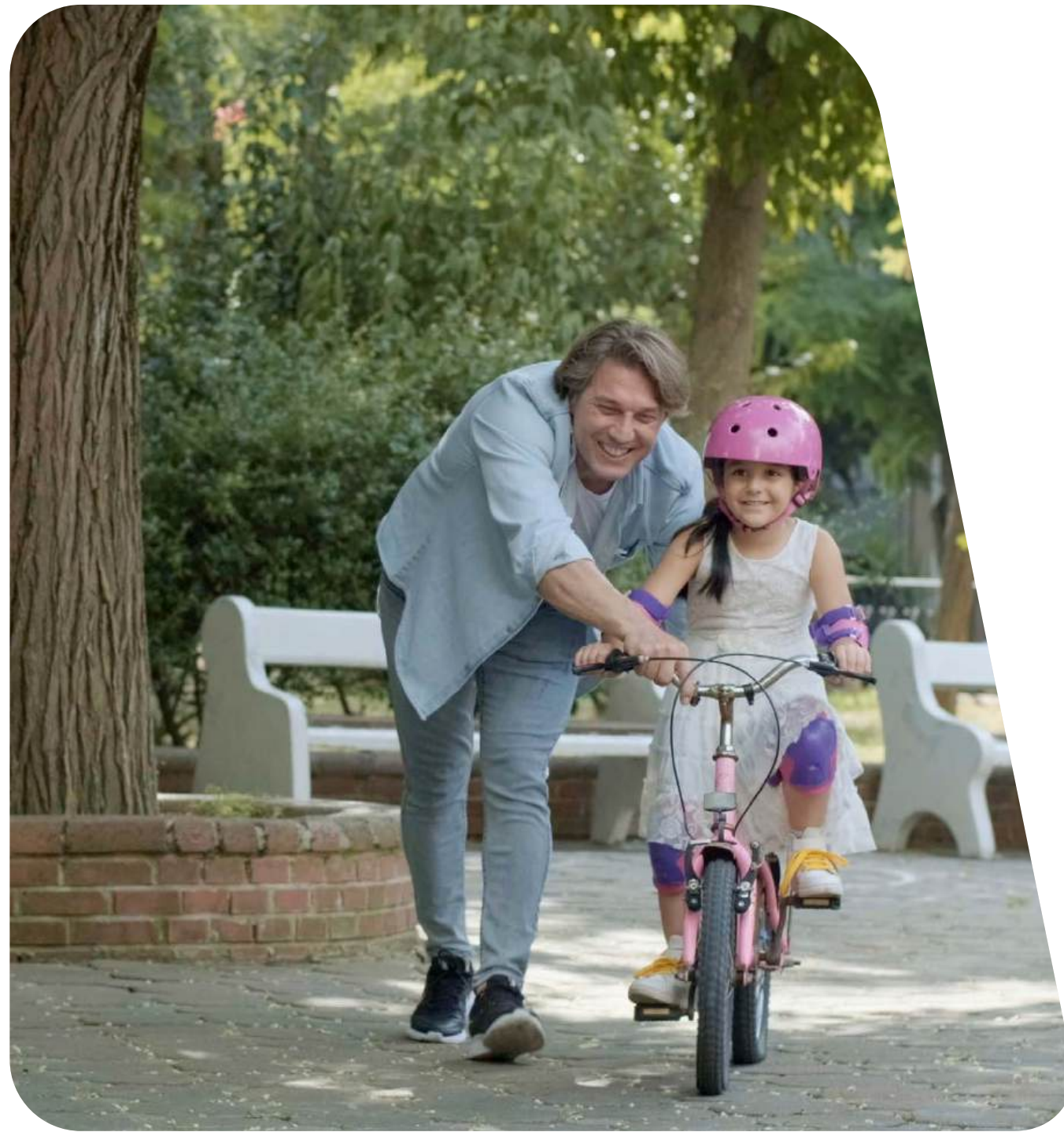
Permeable surfaces for natural drainage

Carbon capture through extensive planting

Climate-responsive design elements

# The Waada Lifestyle: Cultivating Well-being

## Five Flourishing Behaviors



### CONNECT



### BALANCE



### NURTURE

Community engagement  
Multigenerational interaction  
Social infrastructure  
Cultural integration



### THRIVE

Sustainable living  
Premium amenities  
Future-ready design



Work-life harmony  
Accessible recreation  
Green retreats  
Mental well-being

### MOVE

Pedestrian pathways  
Cycling infrastructure  
Active lifestyle  
Car-free zones

Family-centred spaces  
Educational facilities  
Growth opportunities  
Cultural enrichment



### Waada Is Defined As...






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A Neighbourhood by  **BT**  
PROPERTIES