

CASCADA 1&2



A LEGACY OF EXCELLENCE

THE FUTURE OF LIVING IN WAADA, DUBAI SOUTH

BT Properties creates world-class, master-planned communities designed for modern living. With expertise in urban planning, infrastructure, and lifestyle development, we go beyond building homes to shape vibrant neighborhoods. Now, we bring this vision to Dubai South with Waada, a landmark development redefining contemporary living.





*Wrapped in golden light and
the whispers of nature...*

I N T R O D U C I N G

WAADA PEAKS & FAIRY MEADOWS

The Spirit of Fairy Meadows breathes through every angle and curve, capturing the timeless beauty of its rolling meadows and towering peaks. Here, nature's grandeur is reimagined in modern form—where the crisp mountain air, the whisper of ancient pines, and the boundless serenity of open landscapes find their expression in elegant architecture.

Every space is designed to evoke the tranquility and wonder of this legendary retreat, blending organic inspiration with contemporary craftsmanship. Like a seamless extension of its breathtaking surroundings, this vision brings the magic of Fairy Meadows to life, transforming it into a living, breathing experience of home.



LUXURY REDEFINED

Waada is reshaping Dubai South with a new standard of luxury. Thoughtfully designed, it blends modern architecture with lush greenery and tranquil spaces, creating a refined and harmonious living experience.

THE NEW DOWNTOWN

1	Al Makatoum Int. Airport	9 km
2	Expo City Dubai	21 km
3	Ibn Battuta Mall	38 km
4	Palm Jebel Ali	32 km
5	Dubai Marina	39 km

6	Palm Jumeirah	45 km
7	City Centre Me'aisem	35 km
8	Global Village	34 km
9	Burj Khalifa	59 km
10	Dubai International Airport	70 km



Bahria Town



DUBAI'S NEW URBAN HUB

SEAMLESSLY CONNECTED

10⁺

km of pedestrian, cycling & jogging network

150k⁺

m² of open green spaces, wide array of play areas & sports facilities

RAIHA
6 & 4 BEDROOM VILLAS

School & Nursery
Gate Towers

Retail Center

Community Cultural Center

Eiffel Tower

CASCADa
1 & 2

Altura
1 & 2

RAYHAN 1
3 & 4 BEDROOM TOWNHOUSES



CASCADA 1 & 2

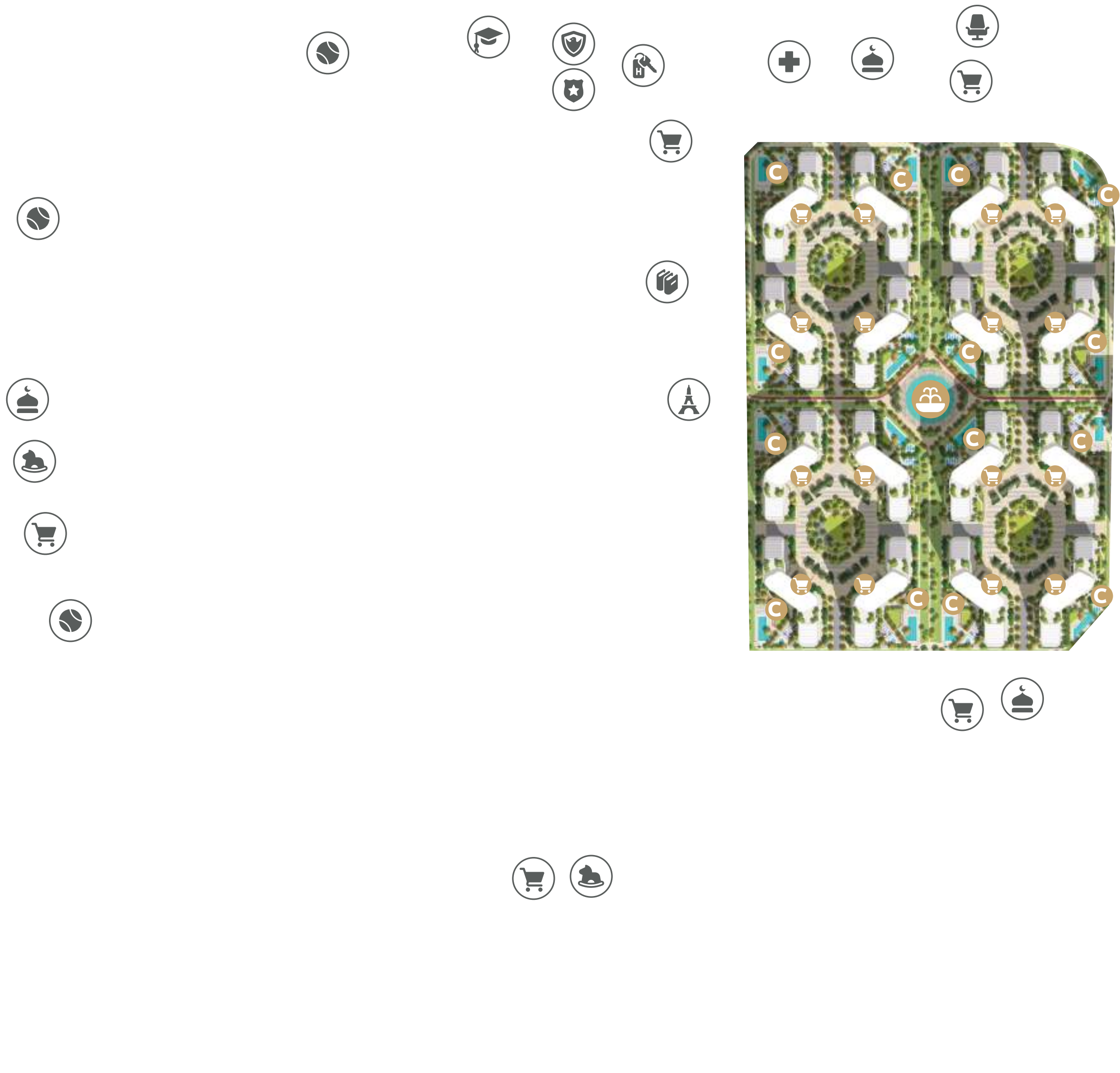
THE CASCADES

Cascada is a prestigious cluster of towers just beyond the main gate, easily accessible past the roundabout. Offering breathtaking views of the Eiffel Tower, Cascada features a spacious inner yard with world-class amenities, including a captivating dancing fountain. This vibrant space serves as a hub for recreation and connection, linking residents to essential services like a mosque, hospital, school, library, and retail outlets ensuring convenience, comfort, and an exceptional living experience.

CLUSTER AMENITIES

-  Retail Outlets at Podium Level
-  Community Spaces
-  Linear Park
-  Dancing Fountain

- | | |
|---|---|
|  Retail Center |  Business Center |
|  Hospital |  Dancing Fountain |
|  Sports Court |  Community Cultural Center |
|  Mosque |  Eiffel Tower |
|  School |  Kindergarten |



THE CASCADES

The Cascades offer three distinct apartment typologies to suit a variety of living needs - One-Bedroom Apartments, Two-Bedroom Apartments, and Three-Bedroom Apartments.

The residential experience begins on the first floor and extends up to the 16th floor. Each floor provides a diverse mix of layouts, with apartments thoughtfully designed to offer the best in comfort and style. From spacious one-bedroom units to expansive three-bedroom options, each apartment type has been curated to meet the needs of modern residents. The careful placement of units across the floors ensures that each resident has access to stunning views and maximum privacy.





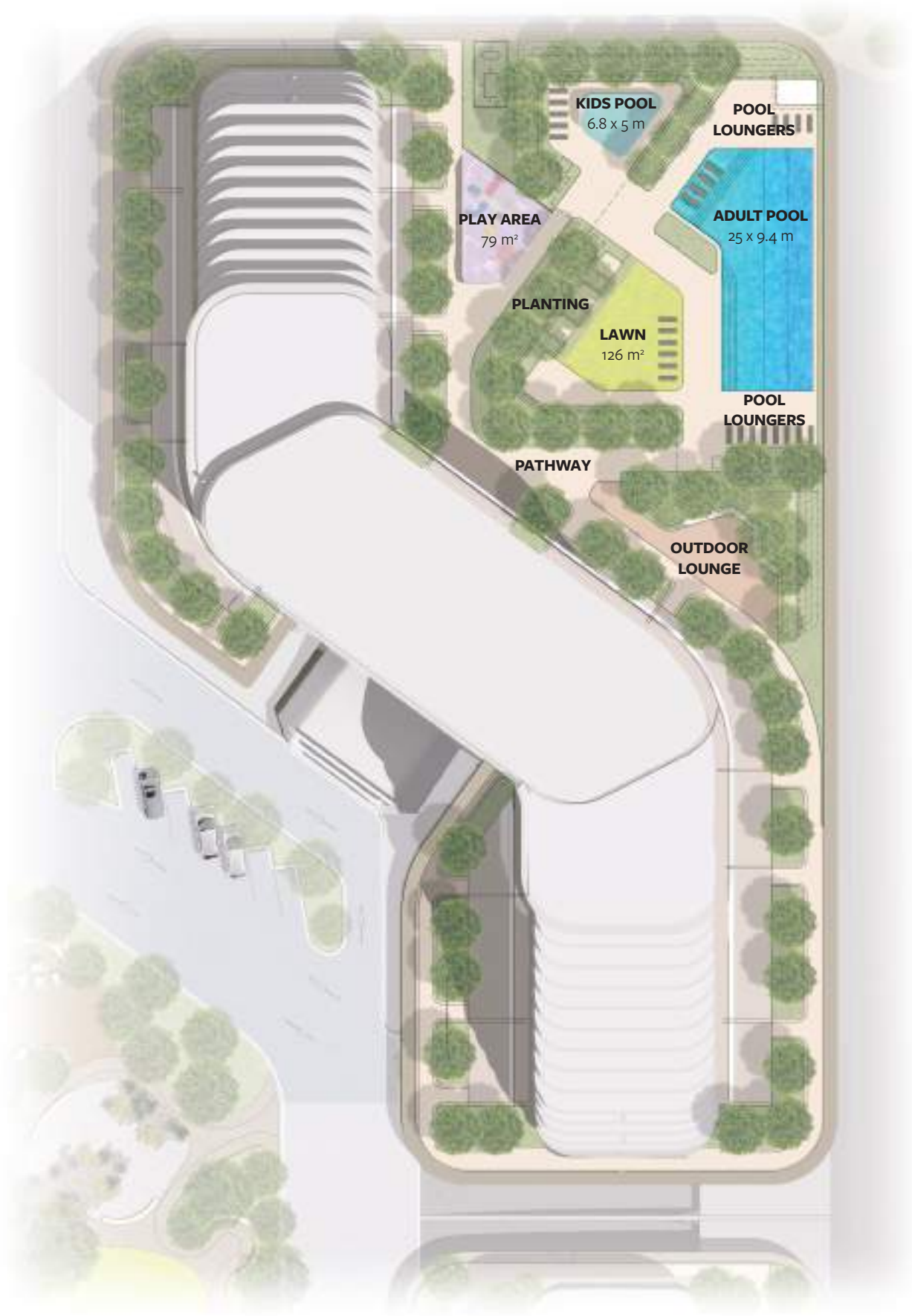
DESIGN FEATURES

The Cascades feature a one-of-a-kind façade, with a rectangular podium serving as the base. The true architectural play begins from level 1 and extends up to the 16th floor, where each successive floor is slightly smaller, creating the visual impression of the building being constructed like a pyramid. This dynamic design not only offers a mesmerizing shadow play throughout the day but also provides panoramic views for every resident.

The unique stepped design creates a sense of openness and light, with each level tapering inward, offering a sense of exclusivity and refinement that enhances the living experience

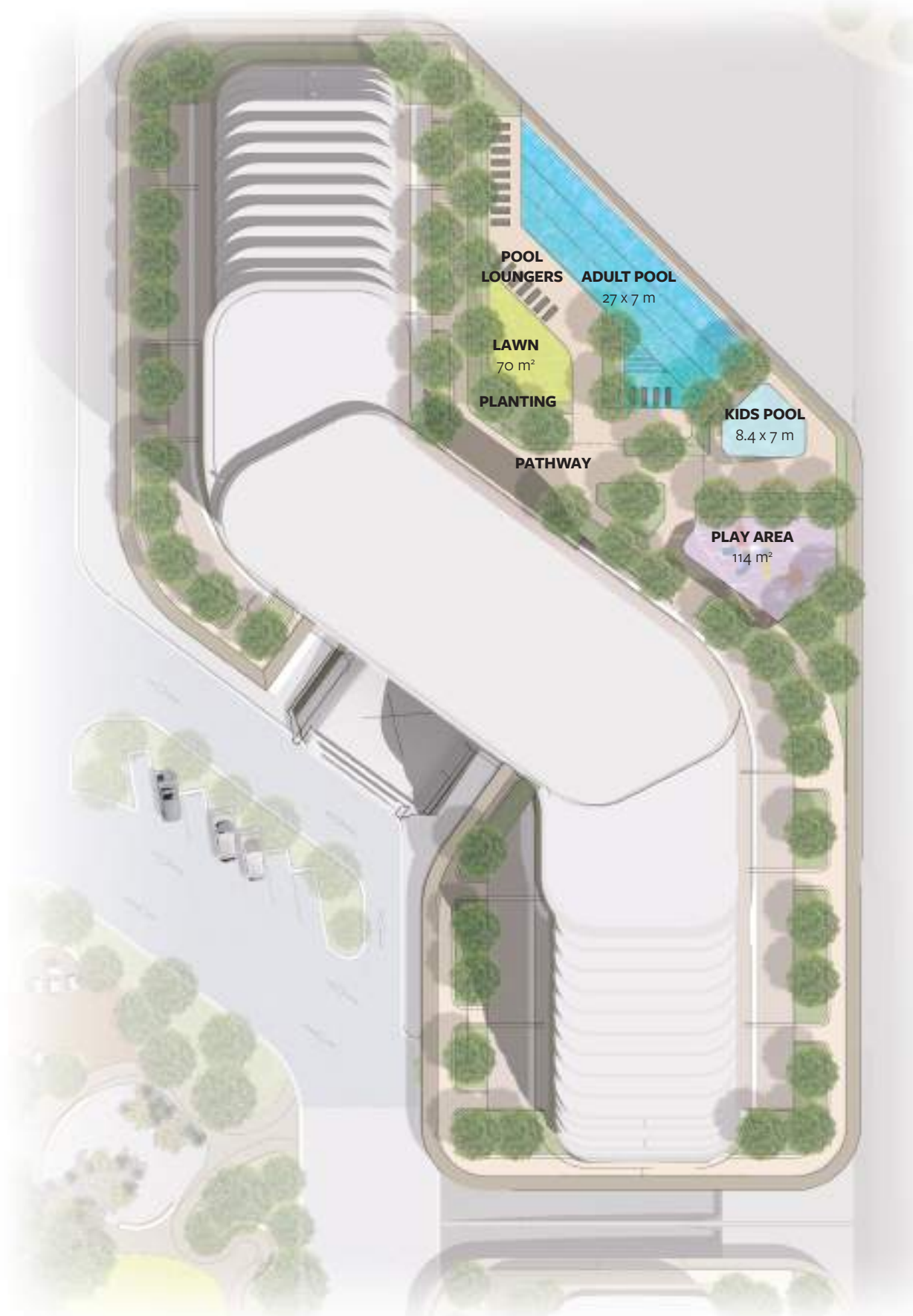


COMMON AREAS

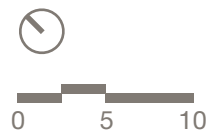


The podium pool terrace for the Cascades is a lush oasis featuring a large leisure pool, a kids’ pool, an outdoor lounge, a recreational lawn with cabanas, and meandering pathways framed by vibrant planting for a serene retreat.

SQUARE PODIUM	Area (m²)	Area (ft²)
Adult pool	265.00	2,852.44
Kids pool	37.40	402.57
Play area	79.00	850.35
Outdoor lounge	100.00	1,076.39
Lawn	126.00	1,356.25



CHAMFERED PODIUM	Area (m²)	Area (ft²)
Adult pool	247.00	2,658.69
Kids pool	46.60	501.60
Play area	114.00	1,227.09
Lawn	70.00	753.47



For illustrative purposes only.





The luxurious quality of the interiors and the well-considered design elements make each unit a sophisticated sanctuary. The attention to detail in both the external form and the internal layout ensures that the building serves as a true testament to modern luxury living.



Lobby

Fitness Centre



FLOOR PLANS

1 - BEDROOM APARTMENT



L 1

L 2-3

L 4-5

L 6-7

L 8-9

L 10

L 11

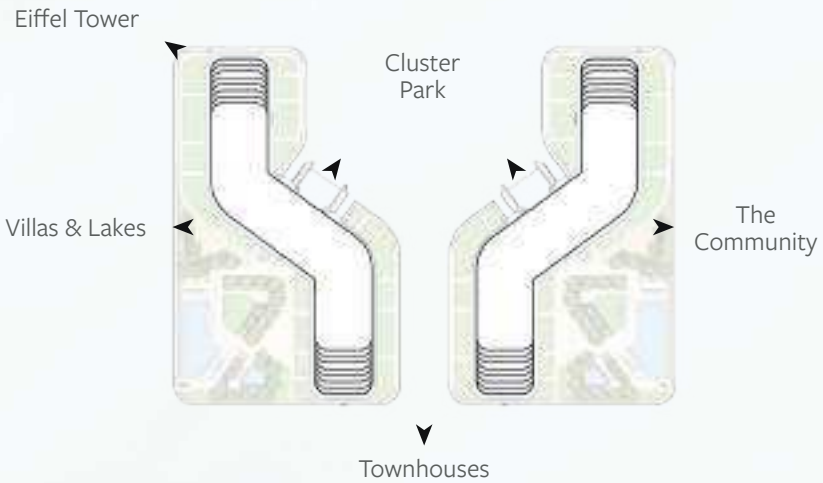
L 12-13

L 14

L 15-16

UNIT No.	LEVEL
101, 107, 115	1
201, 207, 211, 217	2
301, 307, 311, 317	3
401, 402, 403, 404, 408, 410, 411, 412, 413, 414, 415, 416, 420	4
501, 502, 503, 504, 508, 510, 511, 512, 513, 514, 515, 516, 520	5
601, 602, 603, 604, 607, 611, 612, 613, 616	6
701, 702, 703, 704, 707, 711, 712, 713, 716	7
801, 802, 806, 810, 814	8
901, 902, 906, 910, 914	9
1001, 1005, 1012	10
1101, 1102, 1105, 1109, 1112	11
1201, 1204, 1210	12
1301, 1304, 1310	13
1401, 1402, 1404, 1408, 1410	14
15101	15
1601	16

UNIT	Area (m ²)	Area (ft ²)
Suite Area	64.32	692.34
Balcony	6.31	67.92
Total	70.63	760.26

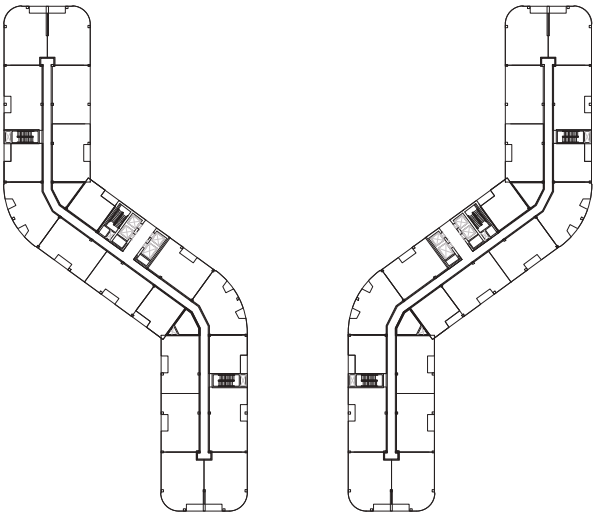


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FLOOR PLANS

2 - BEDROOM 01
(WITH MAID'S)
APARTMENT



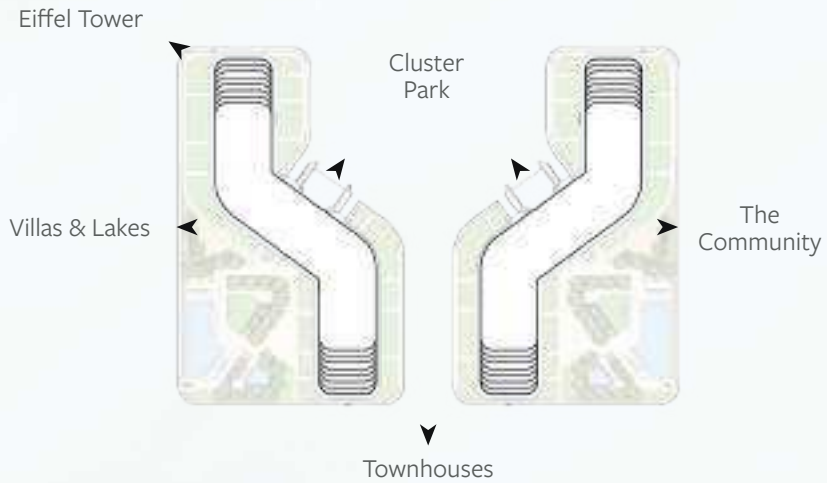
L 1-9

UNIT No.	LEVEL
106, 114	1
206, 216	2
306, 316	3
407, 419	4
507, 519	5
606, 615	6
706, 715	7
805, 813	8
905, 913	9

UNIT	Area (m²)	Area (ft²)
Suite Area	112.17	1,207.39
Balcony	5.80	62.43
Total	117.97	1,269.82

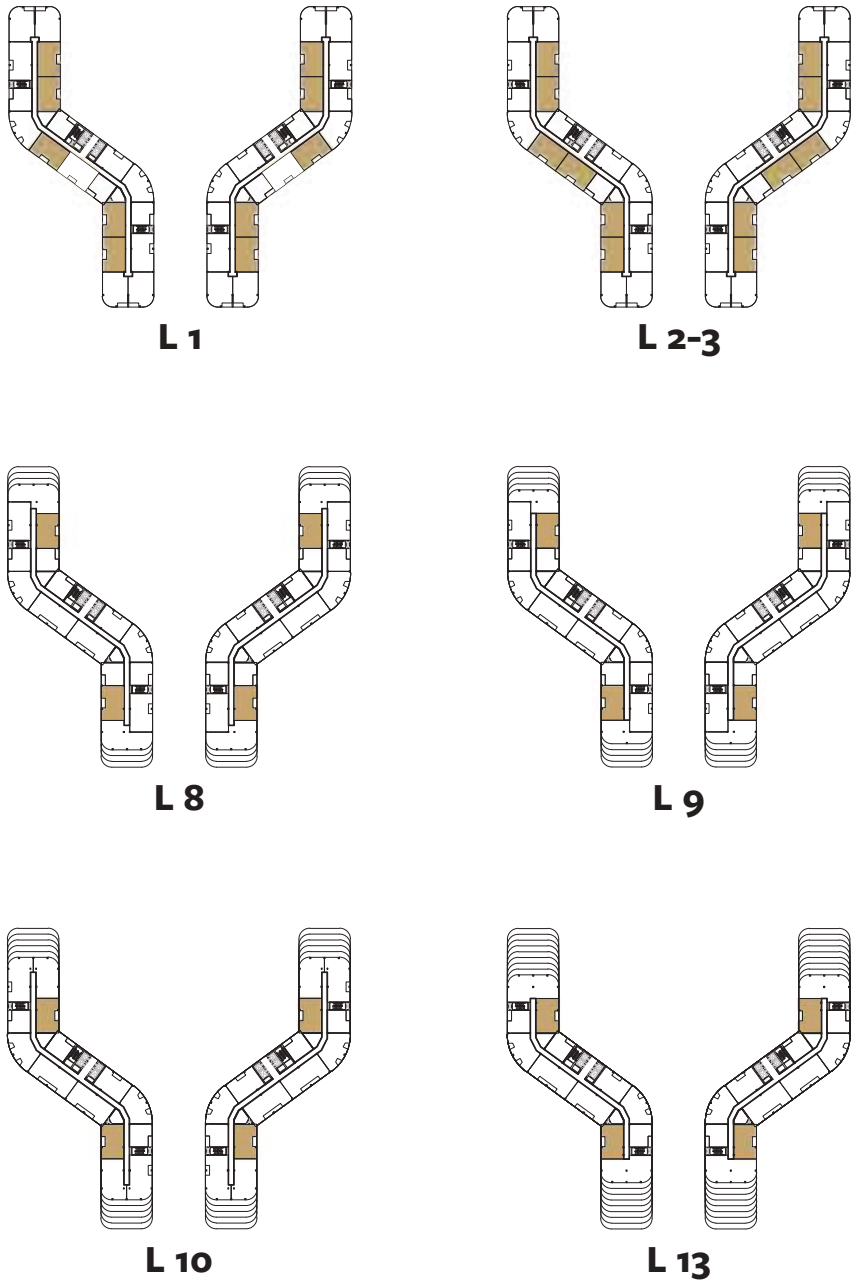
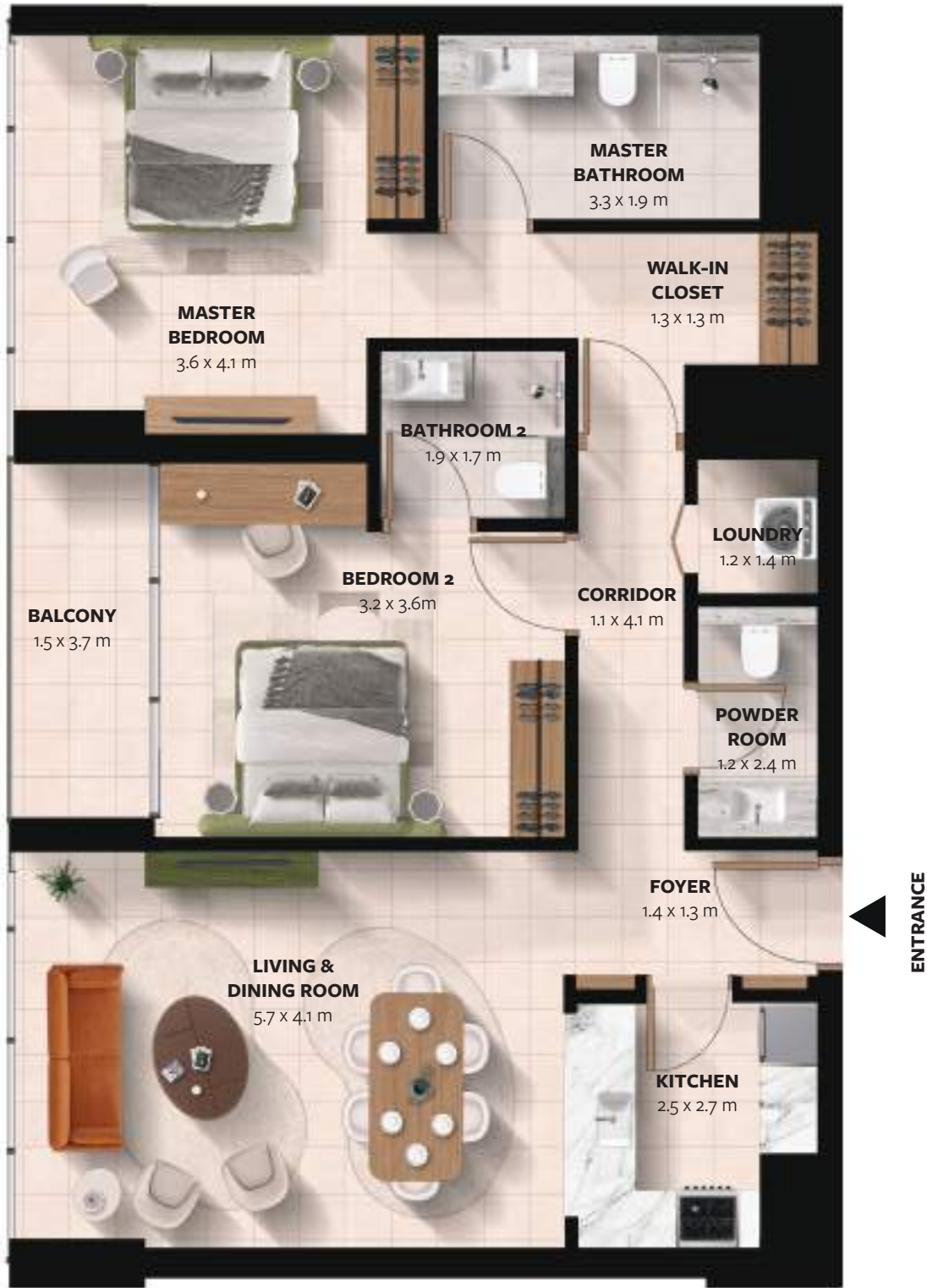
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FLOOR PLANS

2 - BEDROOM 02
APARTMENT

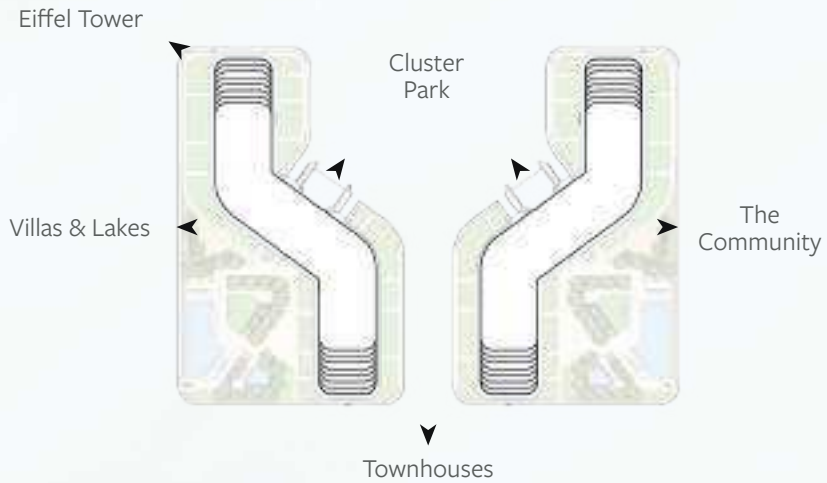


UNIT No.	LEVEL
102, 103, 109, 110, 111	1
202, 203, 209, 210, 212, 213	2
302, 303, 309, 310, 312, 313	3
803, 811	8
903, 911	9
1002, 1009	10
1302, 1308	13

UNIT	Area (m²)	Area (ft²)
Suite Area	100.66	1,083.44
Balcony	6.04	65.01
Total	106.70	1,148.45

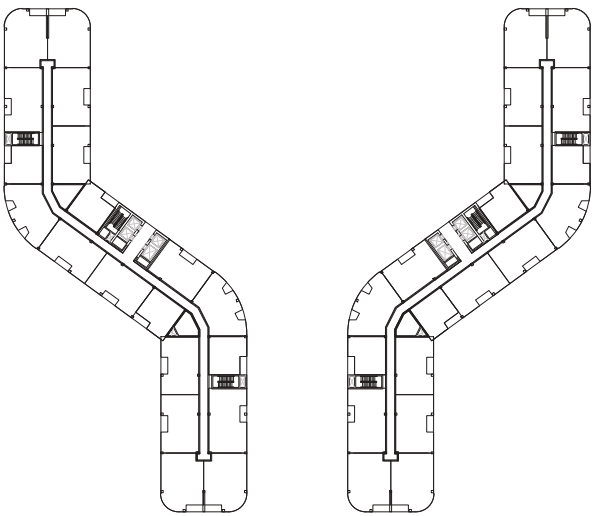
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FLOOR PLANS

2 - BEDROOM 03
APARTMENT



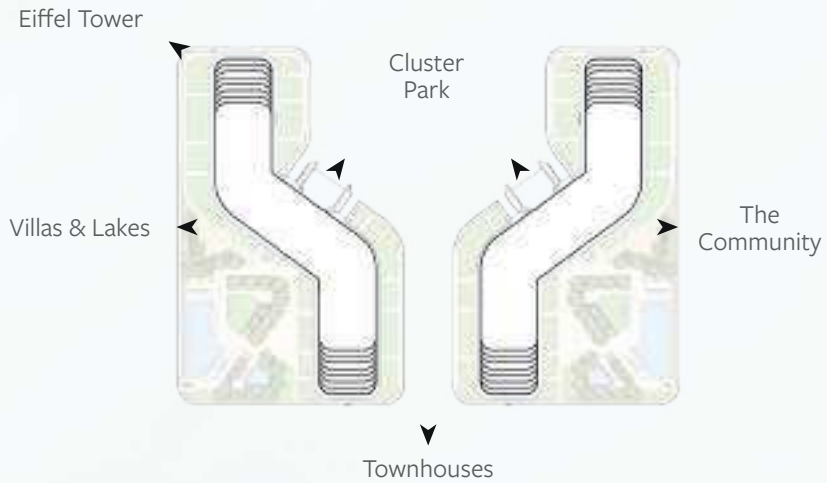
L 1-16

UNIT No.	LEVEL
117	1
219	2
319	3
422	4
522	5
618	6
718	7
816	8
916	9
1014	10
1114	11
1212	12
1312	13
1412	14
1508	15
1608	16

UNIT	Area (m²)	Area (ft²)
Suite Area	94.76	1,019.94
Balcony	6.02	64.80
Total	100.78	1,084.74

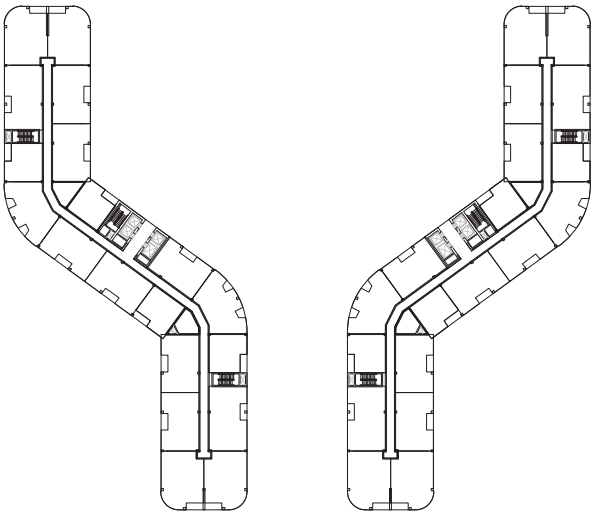
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FLOOR PLANS

2 - BEDROOM 04
APARTMENT



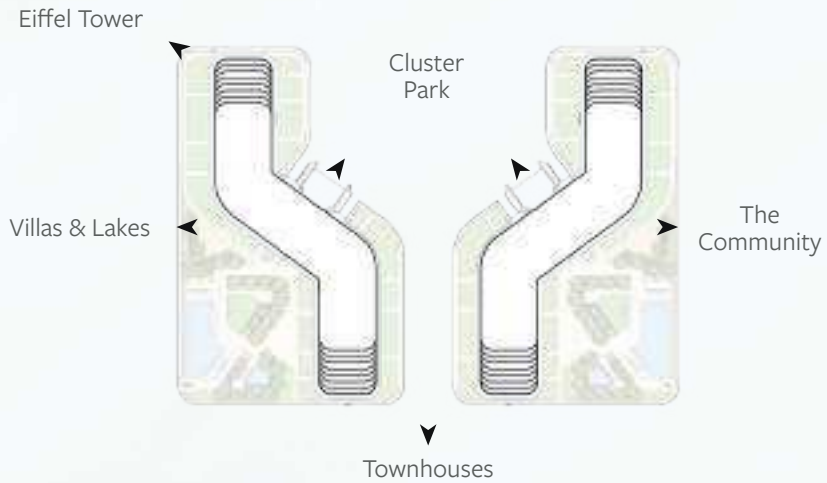
L 1-14

UNIT No.	LEVEL
108, 116	1
208, 218	2
308, 318	3
409, 421	4
509, 521	5
608, 617	6
708, 717	7
807, 815	8
907, 915	9
1006, 1013	10
1106, 1113	11
1205, 1211	12
1305, 1311	13
1405, 1411	14

UNIT	Area (m²)	Area (ft²)
Suite Area	100.69	1,083.77
Balcony	7.07	76.10
Total	107.76	1,159.87

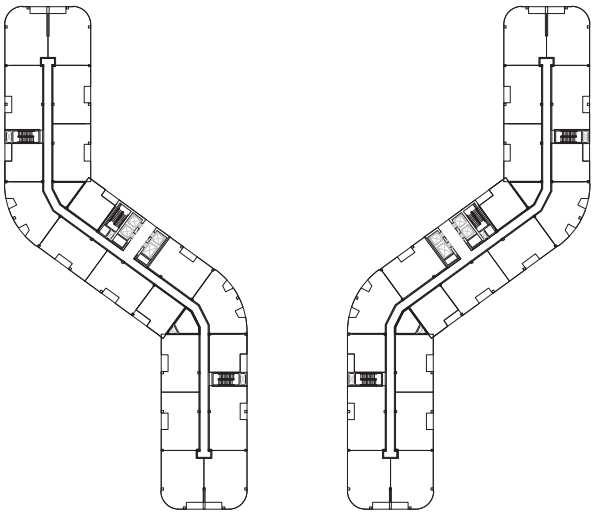
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FLOOR PLANS

2 - BEDROOM 05
APARTMENT



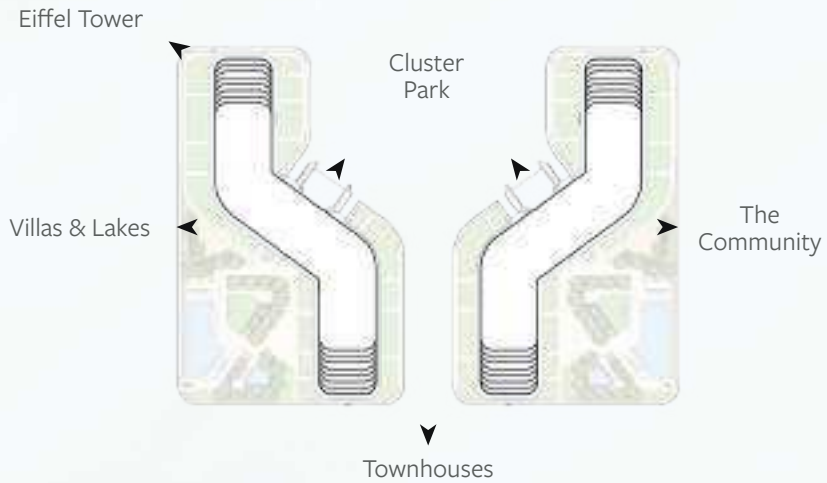
L 1-3

UNIT No.	LEVEL
104, 105, 112, 113	1
204, 205, 214, 215	2
304, 305, 314, 315	3

UNIT	Area (m²)	Area (ft²)
Suite Area	110.38	1,188.12
Balcony	6.19	66.63
Total	116.57	1,254.75

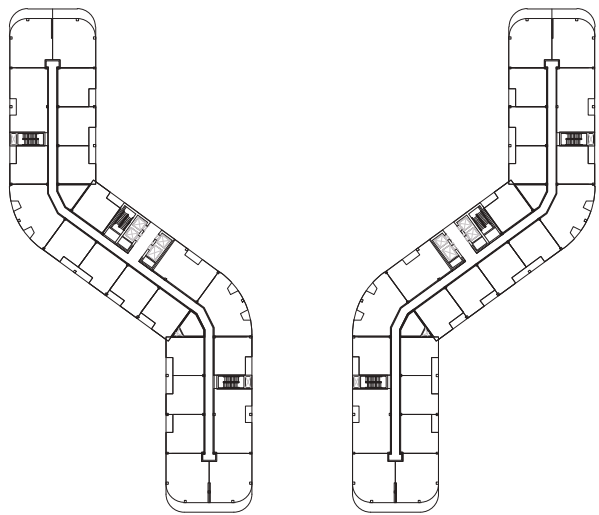
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FLOOR PLANS

2 - BEDROOM 06
APARTMENT



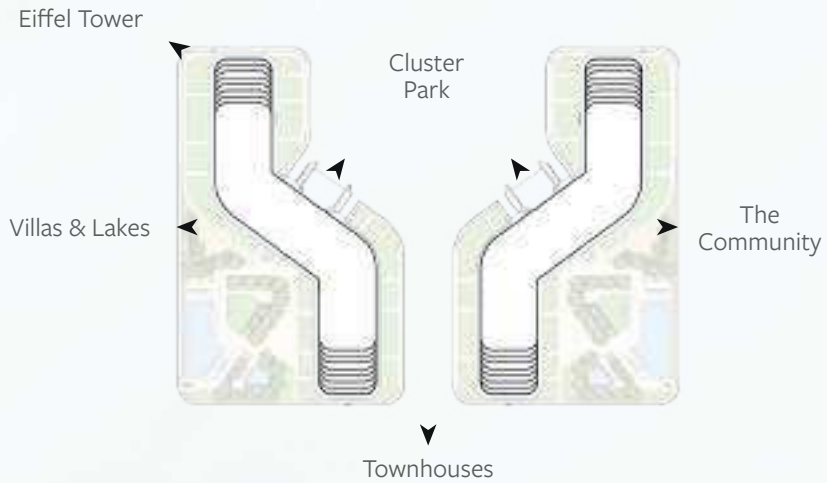
L 4-5

UNIT No.	LEVEL
405, 406, 417, 418	4
505, 506, 517, 518	5

UNIT	Area (m²)	Area (ft²)
Suite Area	96.31	1,036.62
Balcony	14.96	161.03
Total	111.27	1,197.65

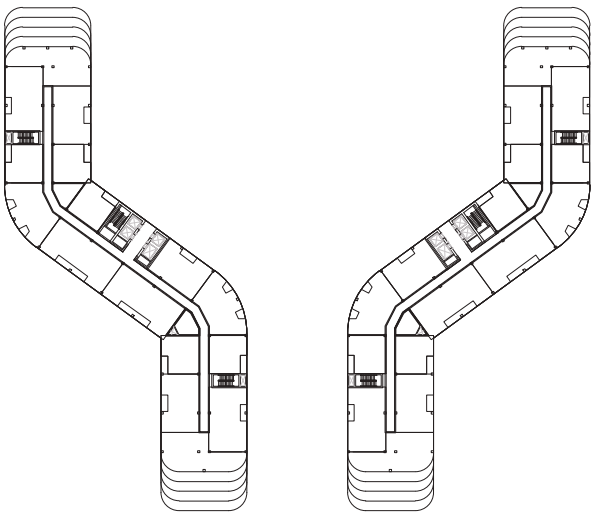
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FLOOR PLANS

2 - BEDROOM 07
APARTMENT



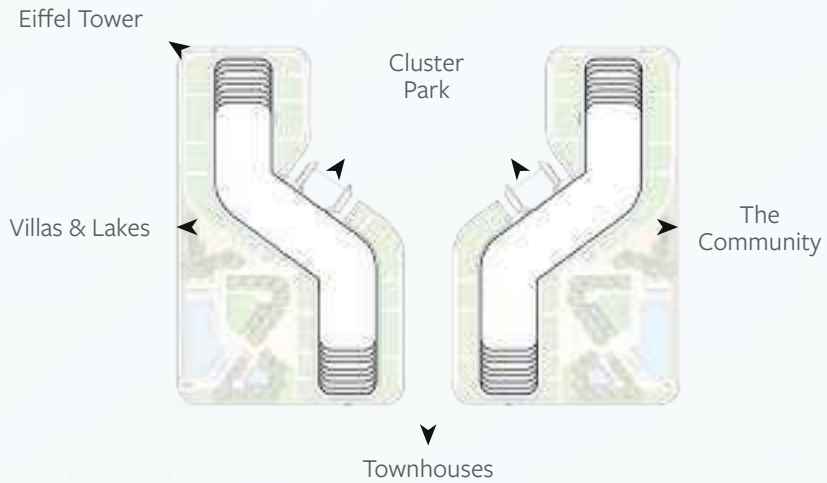
L 9

UNIT No.	LEVEL
904, 912	9

UNIT	Area (m²)	Area (ft²)
Suite Area	120.63	1,298.45
Balcony	42.28	455.10
Total	162.91	1,753.55

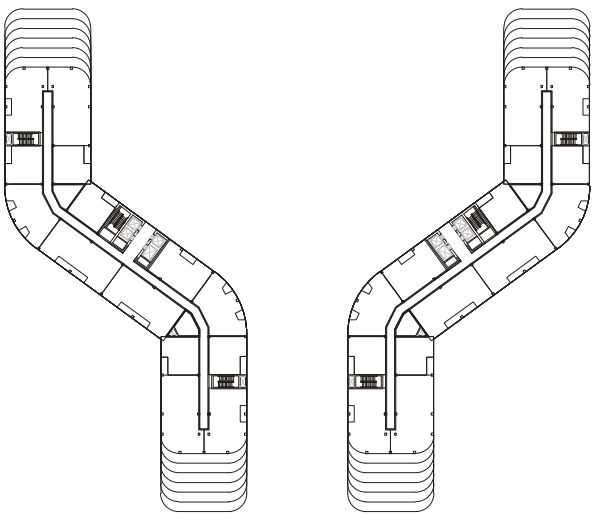
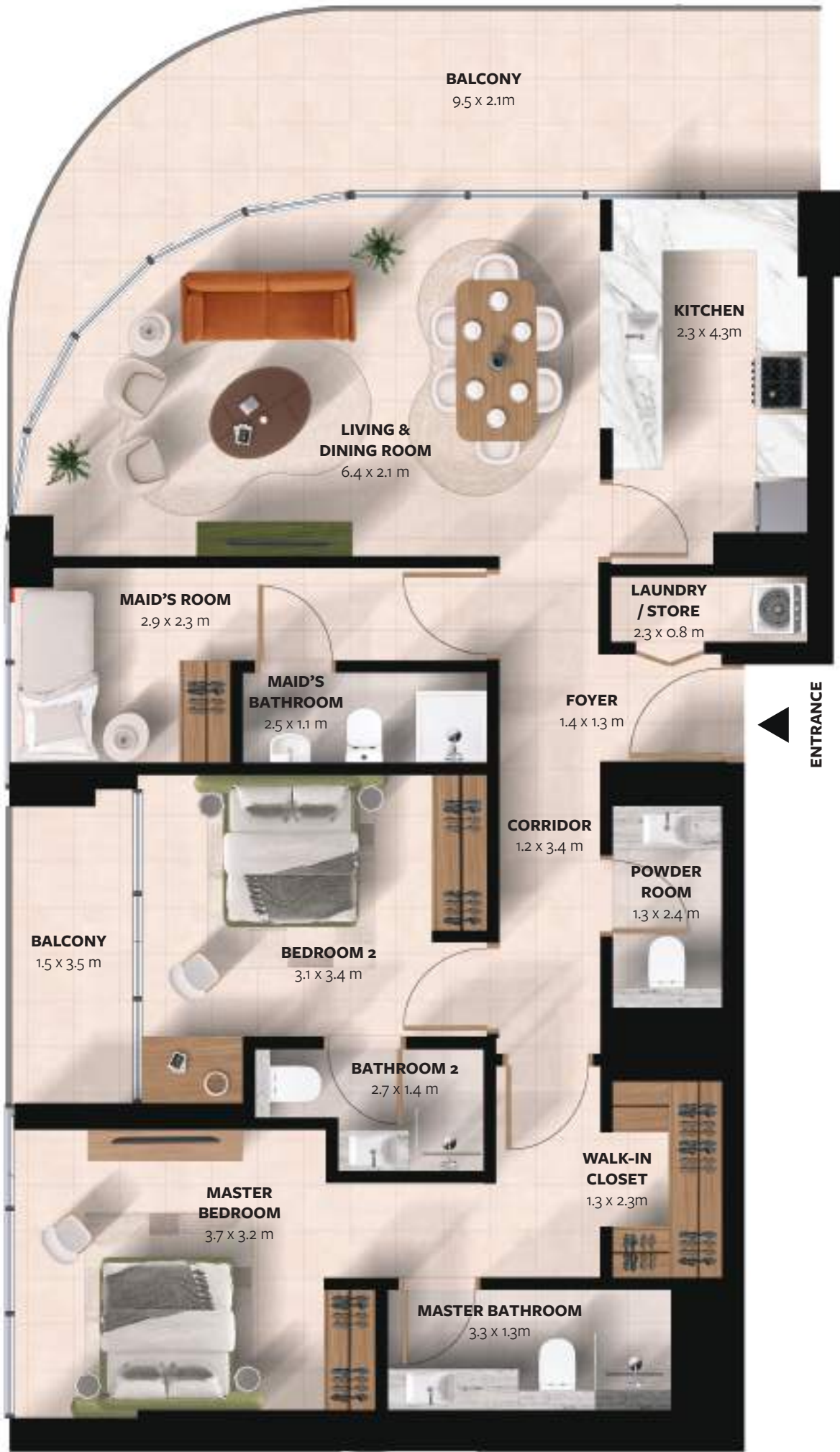
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FLOOR PLANS

2 - BEDROOM 08
(WITH MAID'S)
APARTMENT



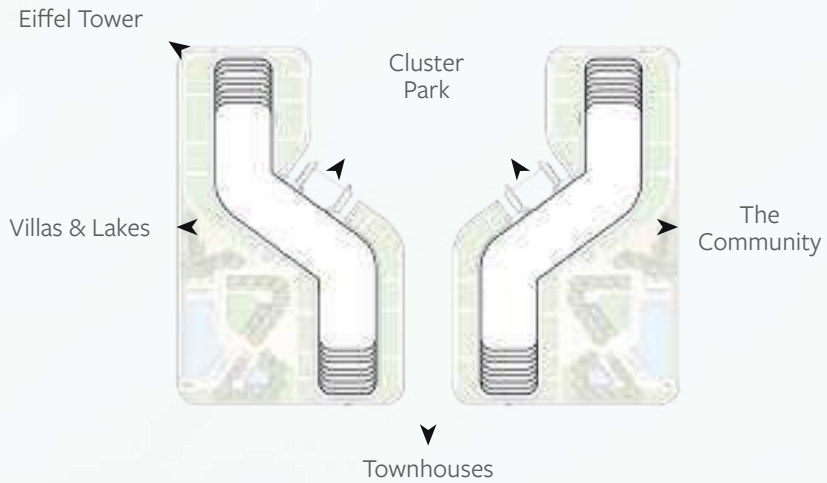
L 11

UNIT No.	LEVEL	
1104, 1111	11	

UNIT	Area (m²)	Area (ft²)
Suite Area	116.1	1,249.69
Balcony	26.96	290.20
Total	143.06	1,539.89

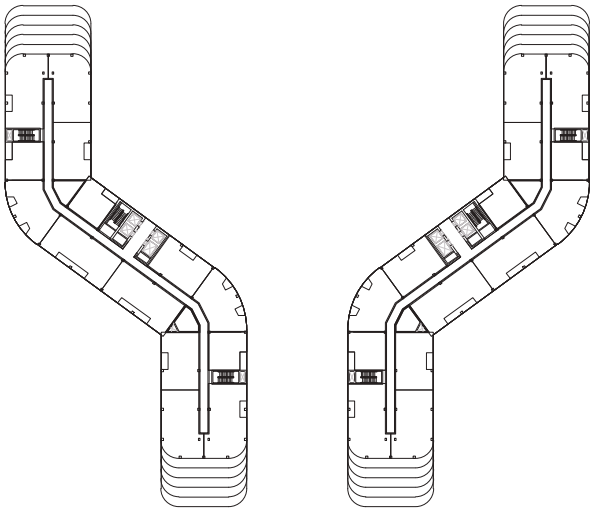
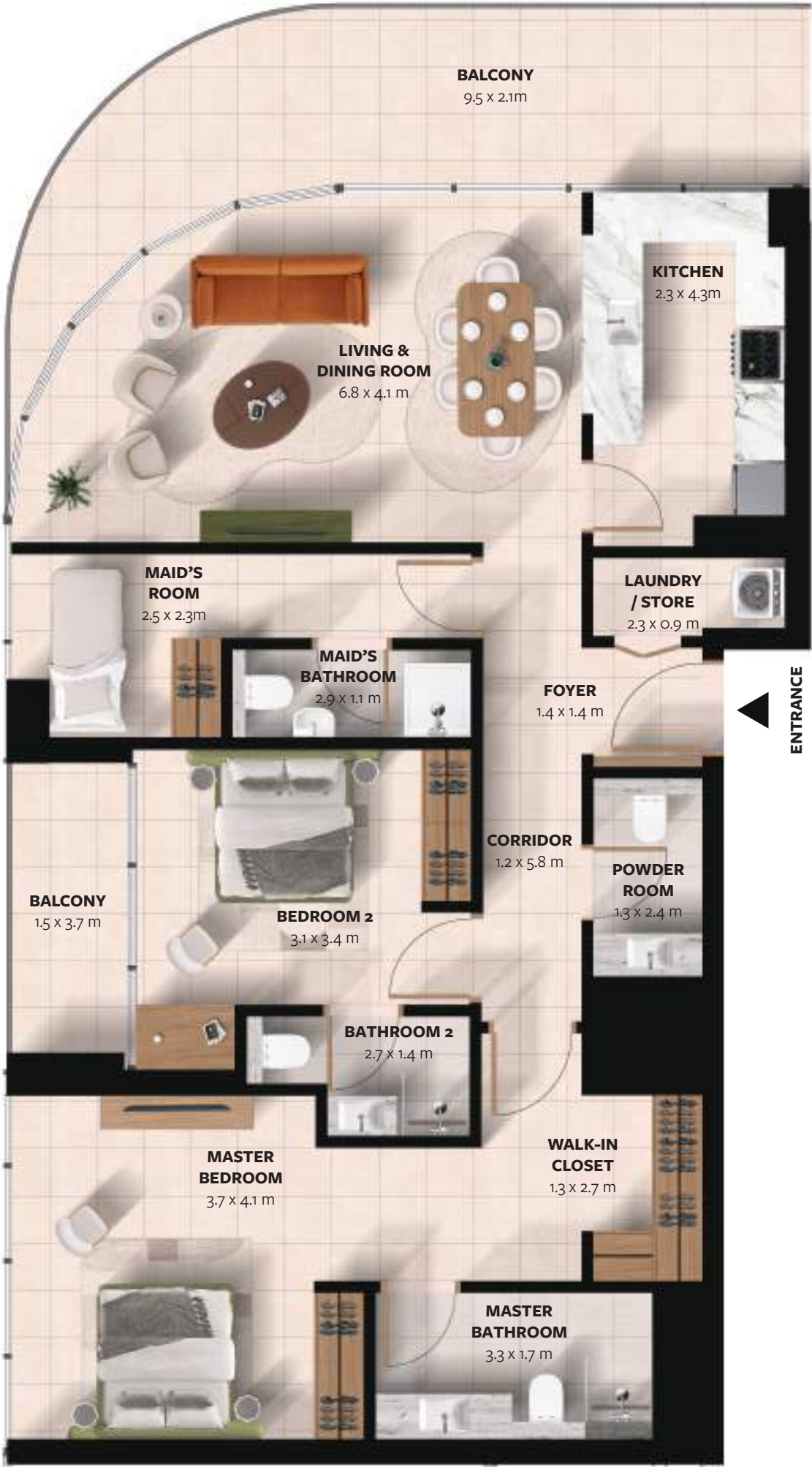
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FLOOR PLANS

2 - BEDROOM 09
(WITH MAID'S)
APARTMENT



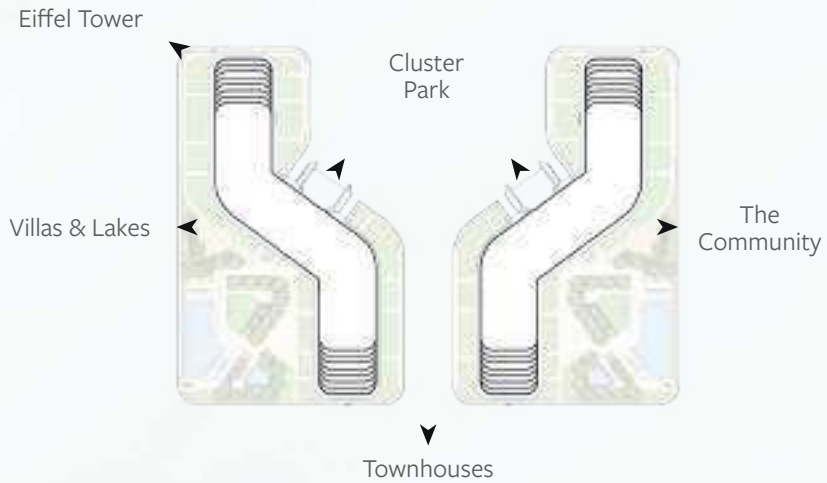
L 10

UNIT No.	LEVEL	
1003, 1010	10	

UNIT	Area (m²)	Area (ft²)
Suite Area	122.55	1,319.12
Balcony	27.18	292.56
Total	149.73	1,611.68

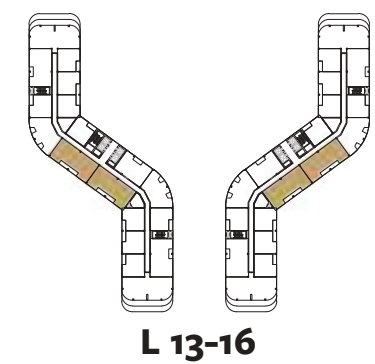
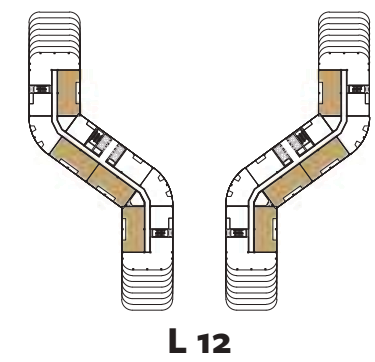
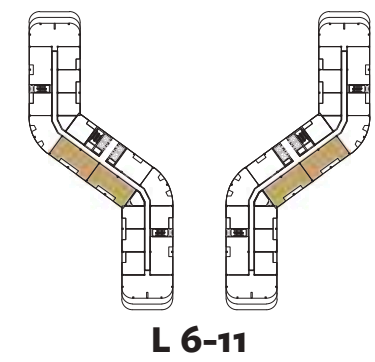
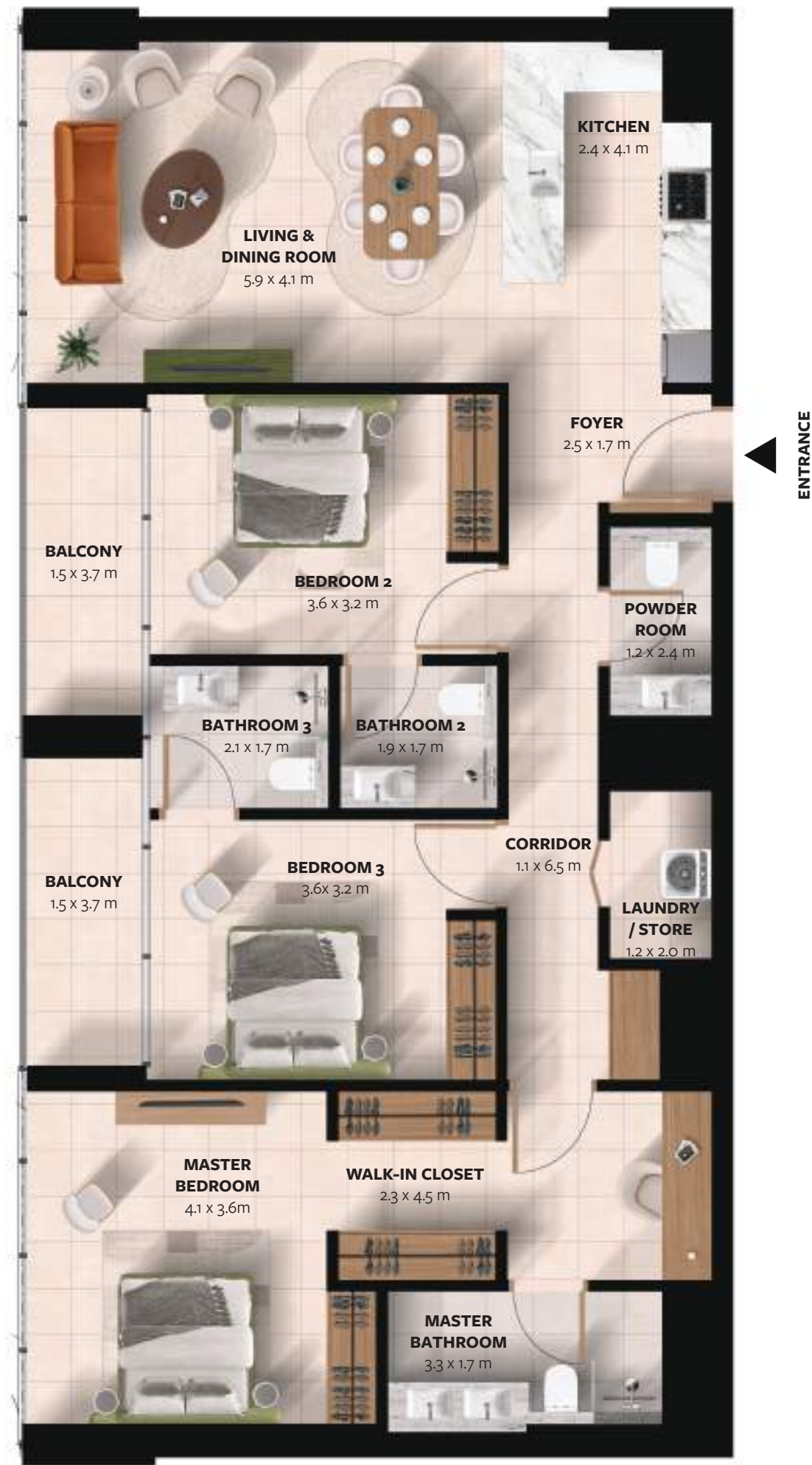
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FLOOR PLANS

3 - BEDROOM 01 APARTMENT

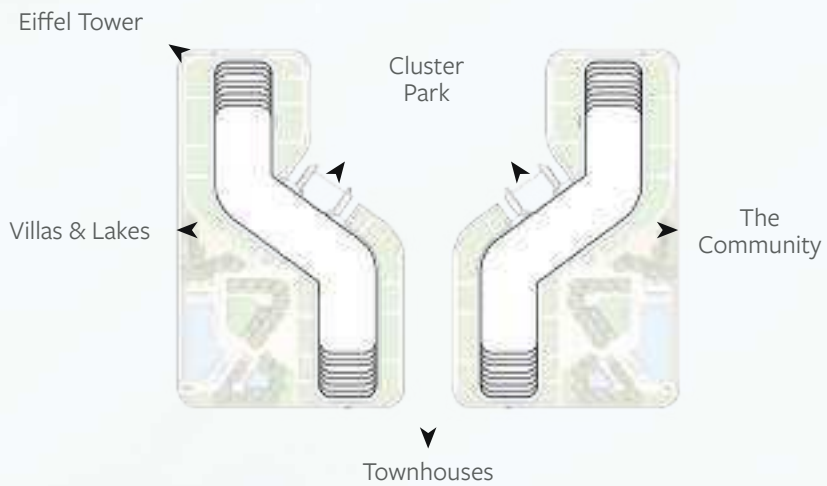


UNIT No.	LEVEL
609, 610	6
709, 710	7
808, 809	8
908, 909	9
1007, 1008	10
1107, 1108	11
1202, 1206, 1207, 1208	12
1306, 1307	13
1406, 1407	14
1504, 1505	15
1604, 1605	16

UNIT	Area (m²)	Area (ft²)
Suite Area	130.16	1,400.98
Balcony	12.45	134.01
Total	142.61	1,534.99

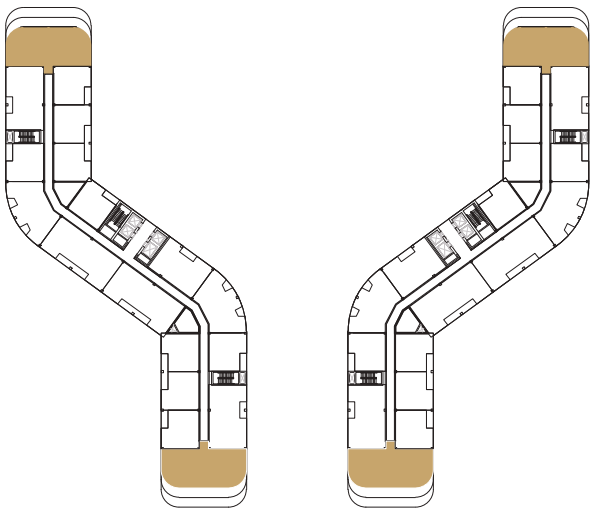
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FLOOR PLANS

3 - BEDROOM 02
(WITH MAID'S)
APARTMENT



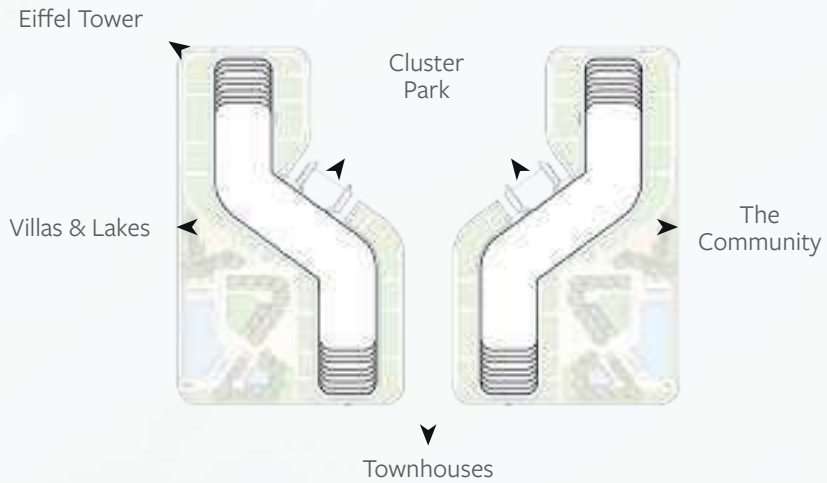
L 6-7

UNIT No.	LEVEL
605, 614	6
705, 714	7

UNIT	Area (m²)	Area (ft²)
Suite Area	160.35	1,725.94
Balcony	29.93	322.16
Total	190.28	2,048.10

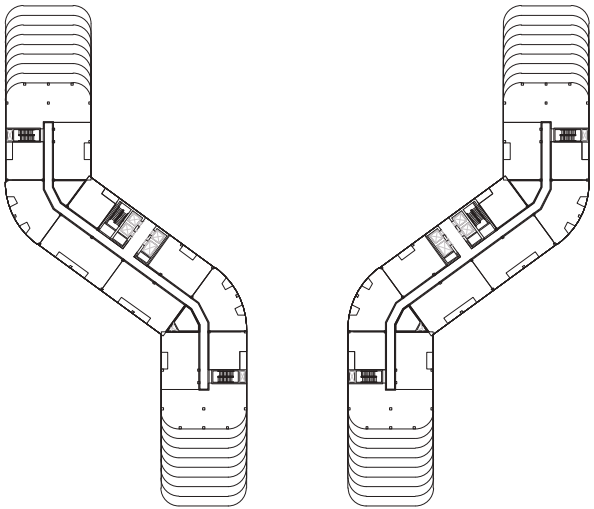
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FLOOR PLANS

3 - BEDROOM 03
(WITH MAID'S)
APARTMENT



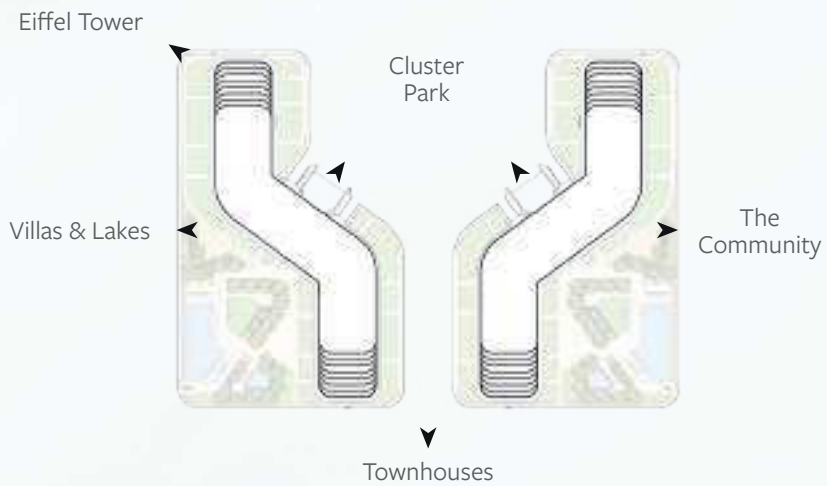
L 13

UNIT No.	LEVEL
1303, 1309	13

UNIT	Area (m²)	Area (ft²)
Suite Area	167.85	1,806.72
Balcony	42.31	455.42
Total	210.16	2,262.14

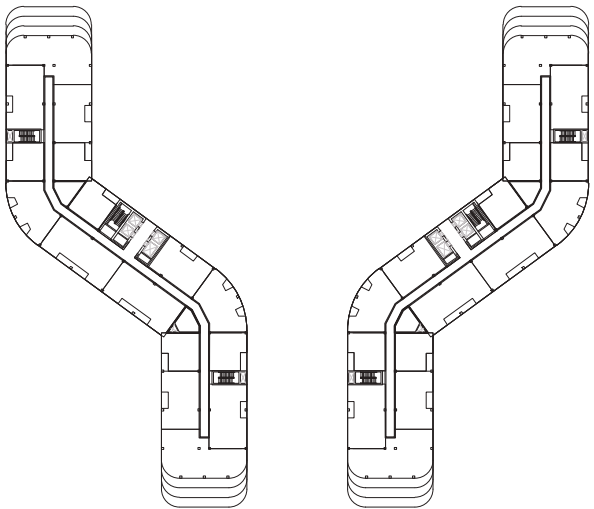
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FLOOR PLANS

3 - BEDROOM 04
(WITH MAID'S)
APARTMENT



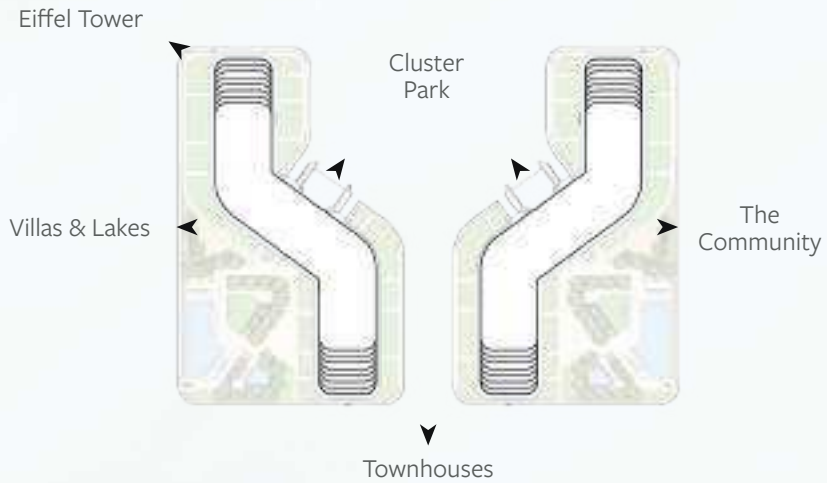
L 8

UNIT No.	LEVEL
804, 812	8

UNIT	Area (m²)	Area (ft²)
Suite Area	155.50	1,673.79
Balcony	42.30	455.31
Total	197.80	2,129.10

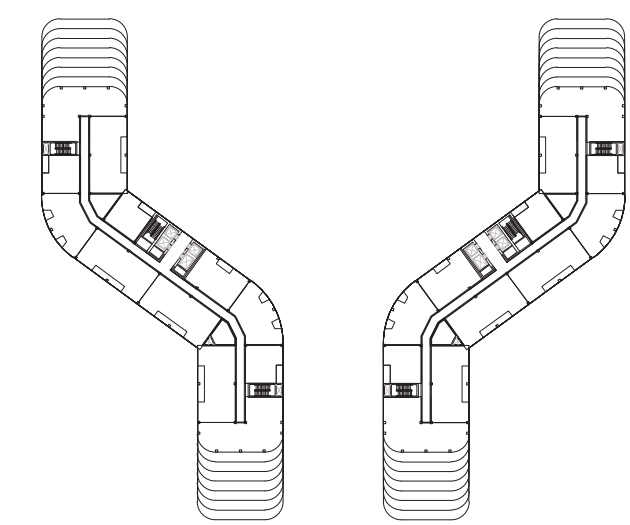
DISCLAIMER

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FLOOR PLANS

3 - BEDROOM 05
(WITH MAID'S)
APARTMENT



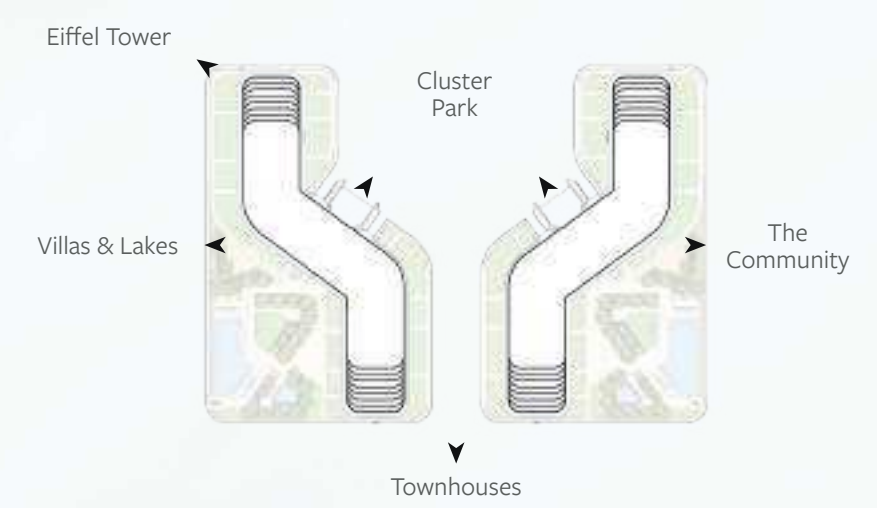
L 12

UNIT No.	LEVEL
1203, 1209	12

UNIT	Area (m²)	Area (ft²)
Suite Area	162.92	1,753.66
Balcony	48.12	517.96
Total	211.04	2,271.62

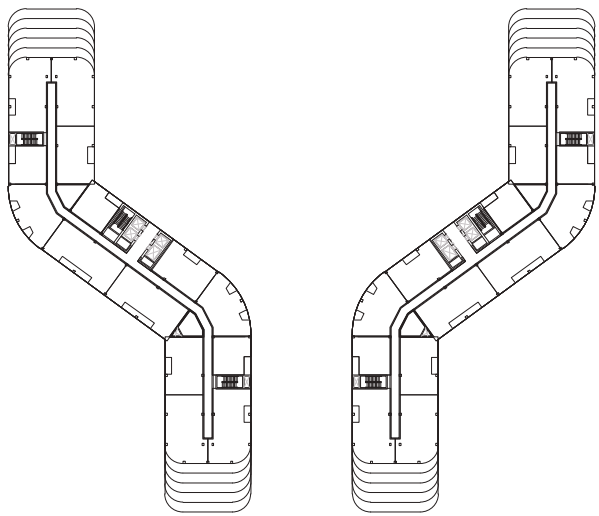
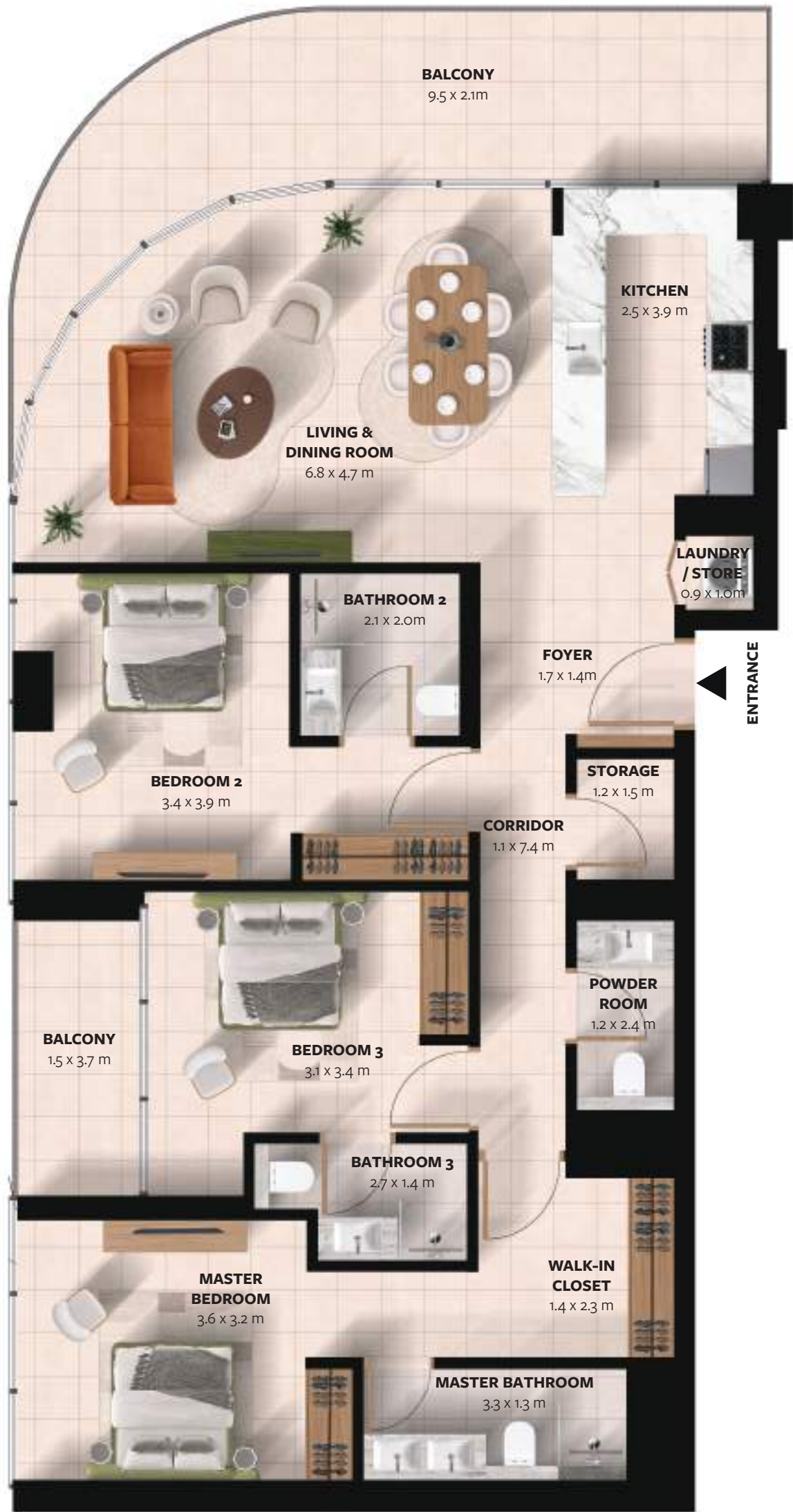
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FLOOR PLANS

3 - BEDROOM 06 APARTMENT



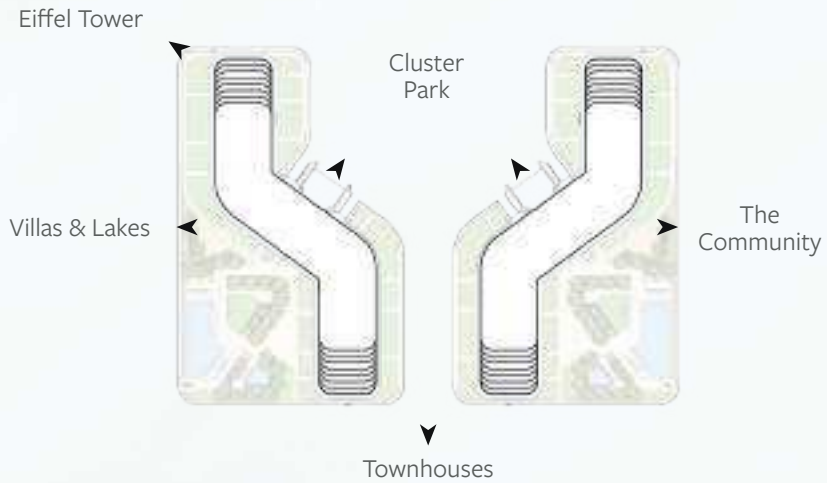
L 10

UNIT No.	LEVEL
1004, 1011	10

UNIT	Area (m²)	Area (ft²)
Suite Area	134.12	1,443.60
Balcony	27.41	295.04
Total	161.53	1,738.64

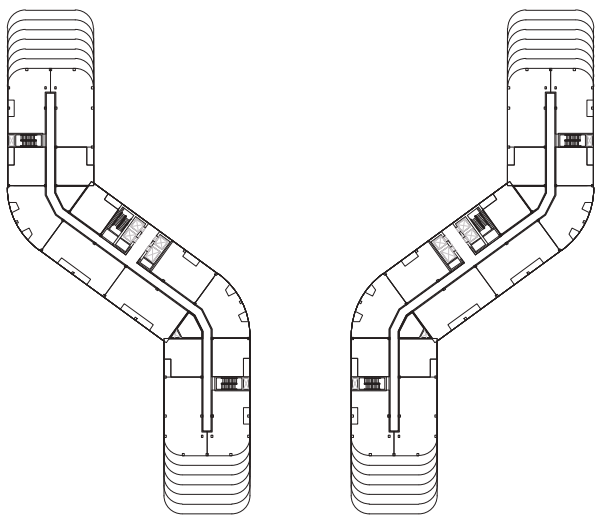
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FLOOR PLANS

3 - BEDROOM 07
APARTMENT



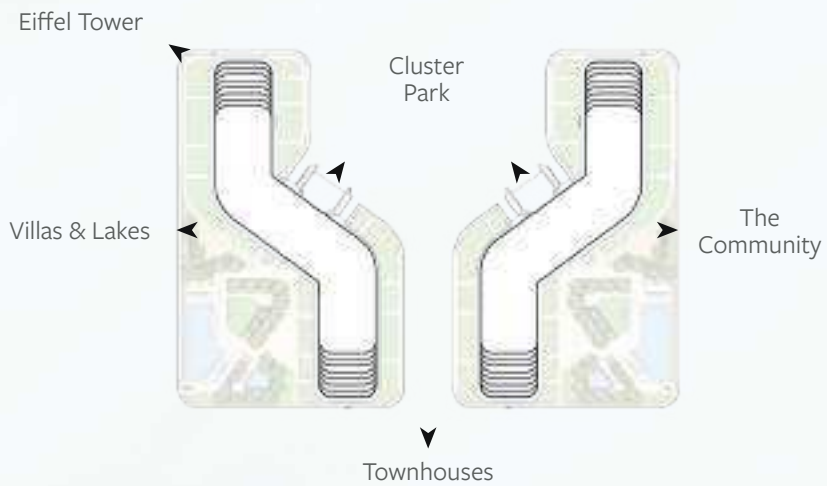
L 11

UNIT No.	LEVEL
1103, 1110	11

UNIT	Area (m²)	Area (ft²)
Suite Area	147.23	1,584.77
Balcony	21.16	227.76
Total	168.39	1,812.53

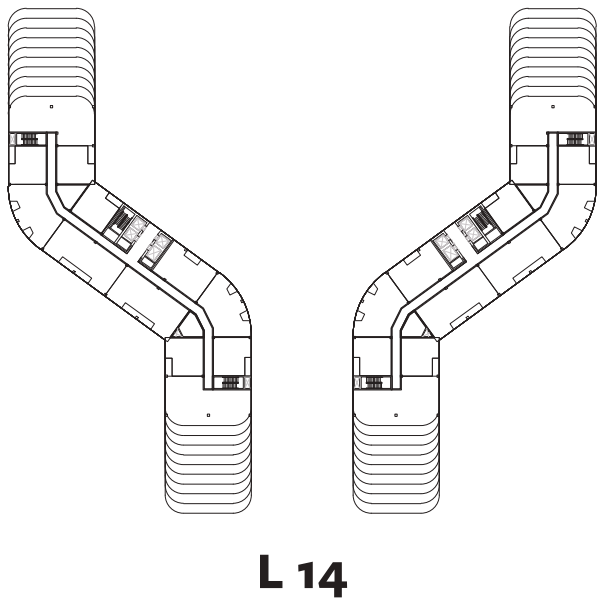
DISCLAIMER

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FLOOR PLANS

3 - BEDROOM 08
(WITH MAID'S)
APARTMENT

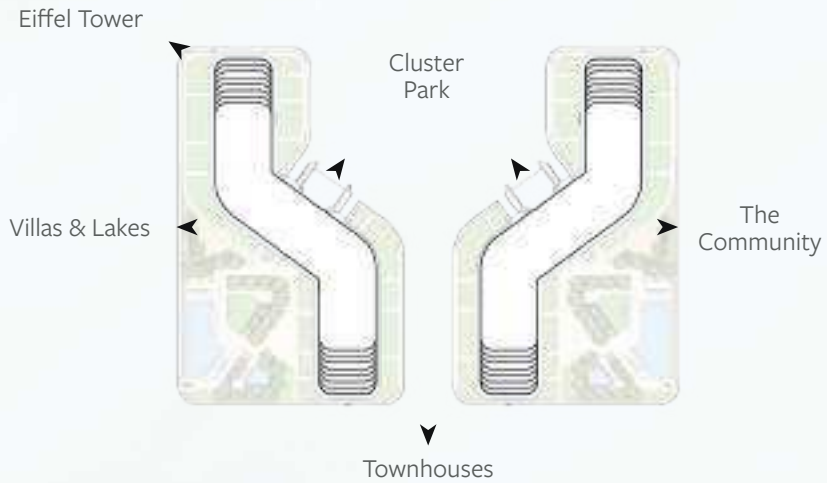


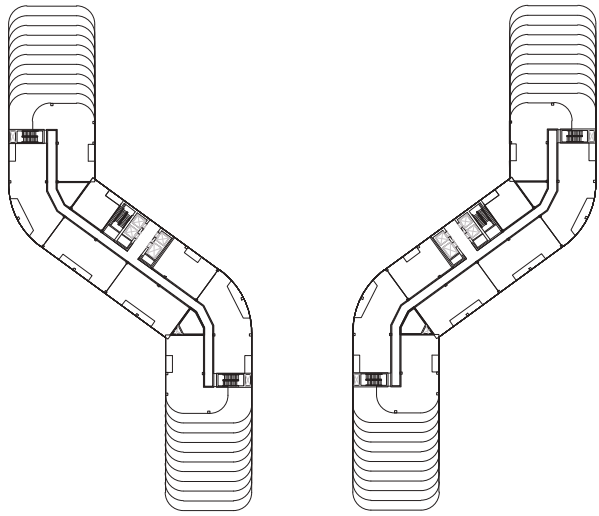
UNIT No.	LEVEL
1403, 1409	14

UNIT	Area (m²)	Area (ft²)
Suite Area	162.03	1,744.08
Balcony	45.68	491.70
Total	207.71	2,235.78

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L 15-16

FLOOR PLANS

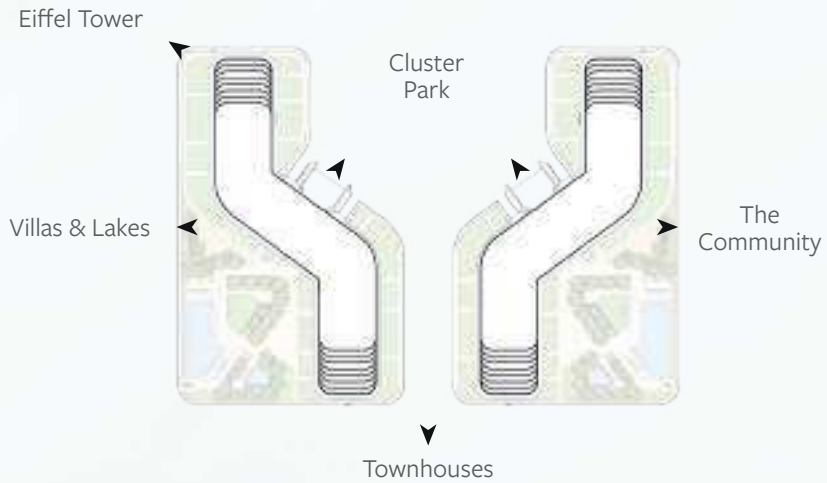
3 - BEDROOM 09
(WITH MAID'S)
APARTMENT

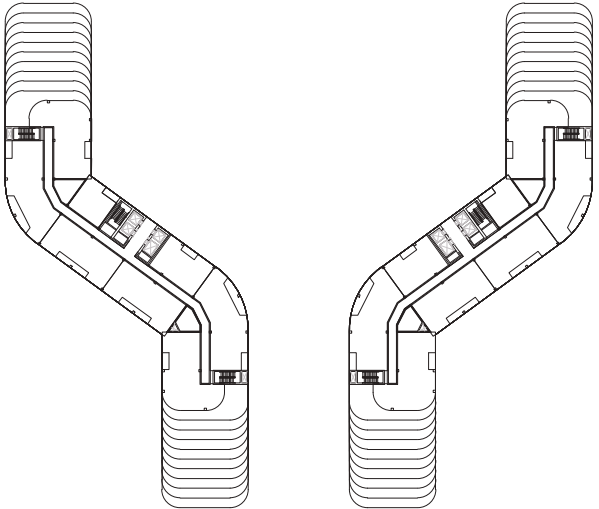
UNIT No.	LEVEL
1502, 1506	15
1602, 1606	16

UNIT	Area (m²)	Area (ft²)
Suite Area	161.07	1,733.69
Balcony	100.26	1,079.19
Total	261.33	2,812.88

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L 15-16

FLOOR PLANS

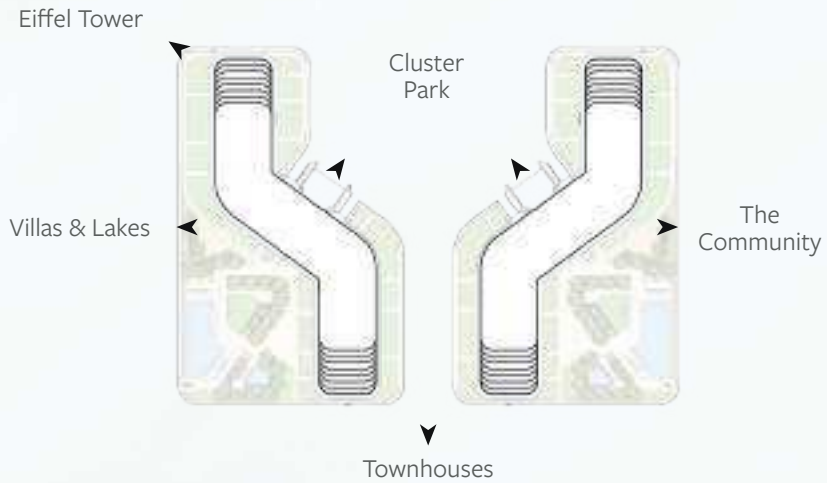
3 - BEDROOM 10
(WITH MAID'S)
APARTMENT

UNIT No.	LEVEL
1503, 1507	15
1603, 1607	16

UNIT	Area (m²)	Area (ft²)
Suite Area	157.19	1,691.93
Balcony	21.81	234.76
Total	179.00	1,926.69

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Living Room





Master Bathroom



Master Bedroom

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PROPERTIES