



RAYHAN 1

# RAYHAN 1



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...*

INTRODUCING

## 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<sup>+</sup>

km of pedestrian, cycling & jogging network

150k<sup>+</sup>

m<sup>2</sup> 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

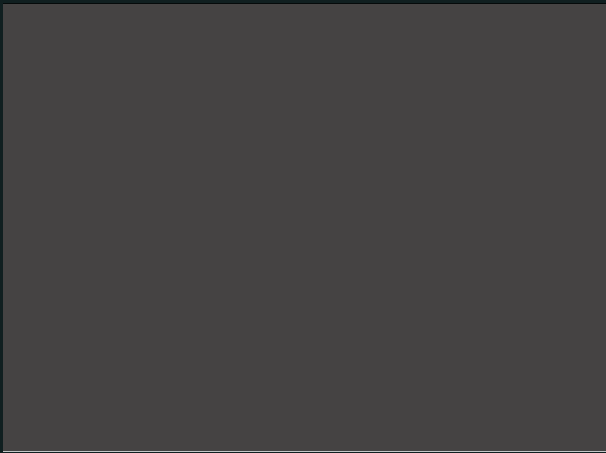
Eiffel Tower

CASCADa  
1 & 2

Altura  
1 & 2

RAYHAN 1  
3 & 4 BEDROOM TOWNHOUSES





INTRODUCING

RAYHAN 1



# RAYHAN 1

3 & 4 BEDROOM  
TOWNHOUSES

A sleek and thoughtfully designed townhouse community seamlessly blending modern architecture with lush landscaping. This vibrant neighborhood offers a perfect balance of elegance and nature, creating a welcoming and contemporary living environment. The cluster includes a total of 730 townhouses, comprising 224 four-bedroom and 506 three-bedroom residences, each designed to provide comfort, functionality, and a strong connection to the surroundings.

## CLUSTER AMENITIES

-  Community Centers
-  Linear Park
-  Retail & Kindergarten
-  Neighborhood Mosque
-  Retail Center

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



## LANDSCAPE

A simple and clean landscape, with an emphasis on curated planting selection of Mediterranean nature, encapsulates the townhouse street neighborhood.

The carriageway depicts a sleek and inviting neighborhood street that further compliments the distinct design envisioned for the townhouses.



Four-bedroom end-unit townhouse with corner glazing, spacious living areas, and seamless garden connectivity.

4 BEDROOM  
**TOWNHOUSE**



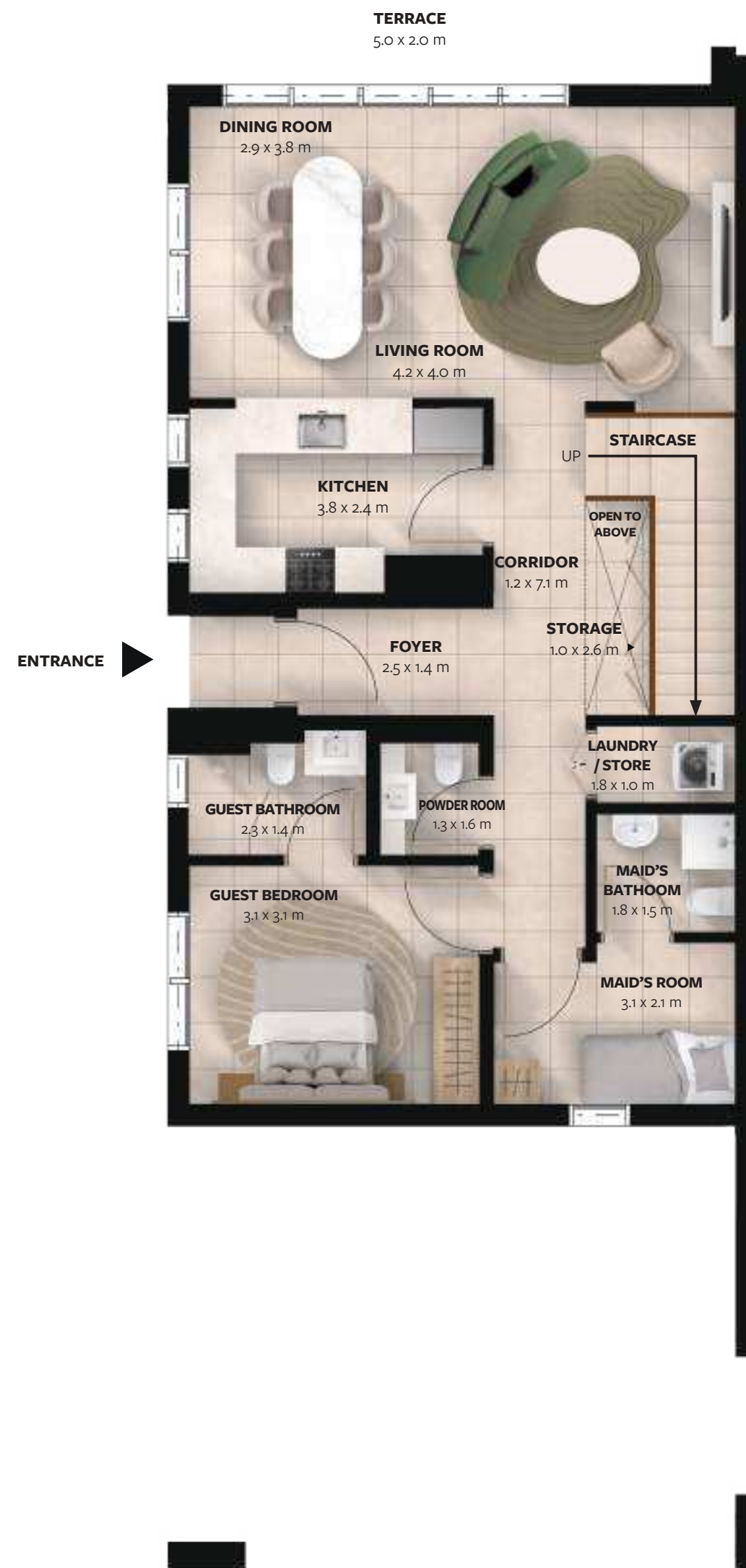
This townhouse is an end unit of a townhouse cluster. It offers 4 bedrooms distributed in 2 floors. Each of the bedrooms includes an en-suite bathroom with a walk-in shower, spacious wardrobes and plenty of natural light.

Spacious living and dining area are overlooking the garden and include corner glazing for amazing views and connectivity to the exterior.

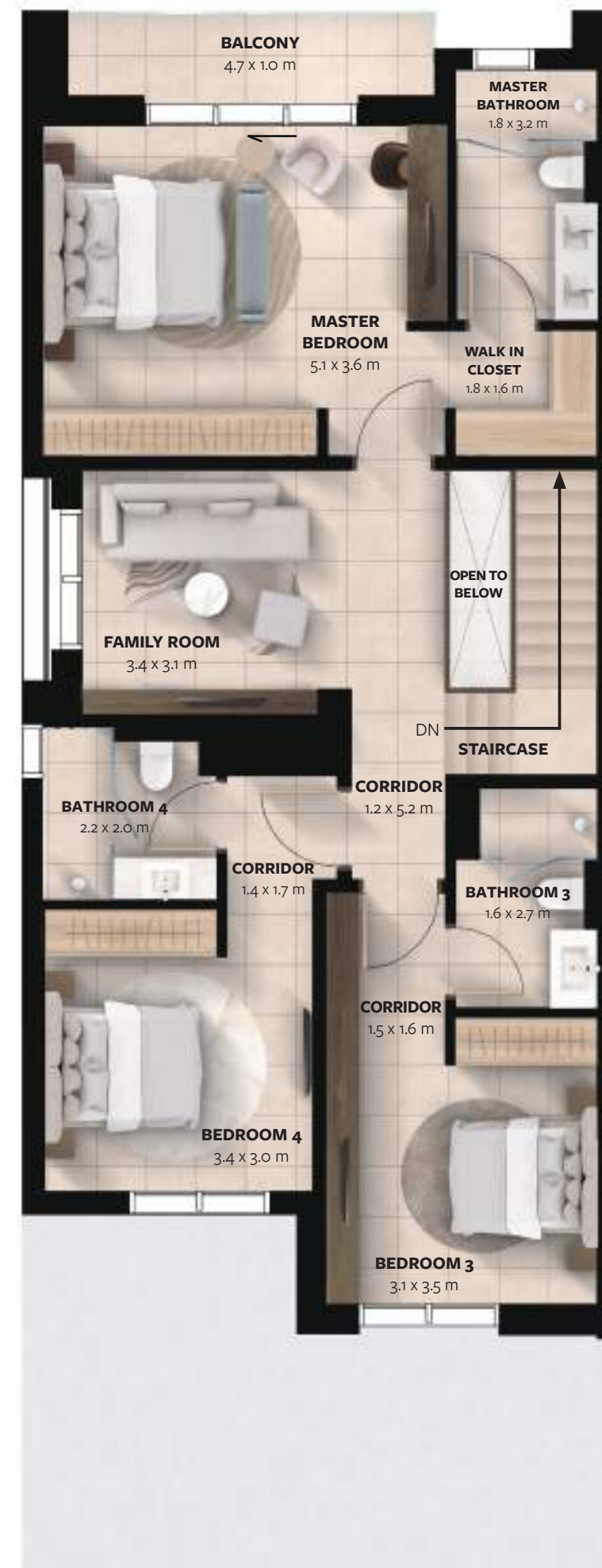
Maid room and guest bedroom are provided on the ground floor. 3 bedrooms are located on the first floor.

A garage space for 2 cars is provided in the street side.

*Townhouses Entry View*



GROUND FLOOR



1ST FLOOR

# FLOOR PLANS

## 4 BEDROOM TOWNHOUSE



| GROUND FLOOR | Area (m²) | Area (ft²) |
|--------------|-----------|------------|
| Ground Floor | 101.10    | 1,088.23   |
| Garage       | 53.55     | 576.41     |
| Total        | 154.65    | 1,664.64   |

| 1ST FLOOR | Area (m²) | Area (ft²) |
|-----------|-----------|------------|
| 1st Floor | 113.16    | 1,218.04   |
| Balcony   | 5.63      | 60.60      |
| Total     | 118.79    | 1,278.64   |

|           |        |          |
|-----------|--------|----------|
| TOTAL BUA | 273.44 | 2,943.28 |
|-----------|--------|----------|

### DISCLAIMER

All dimensions are measured from finish to finish excluding construction tolerances;  
All materials, dimensions, and drawings are approximate only;  
Information is subject to change without notice, at developers' absolute discretion;  
Actual area may vary from the stated area;  
Drawings not to scale;  
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings;  
The developer reserves right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

Living Room





Living Room



Kitchen

Master Bathroom



Master Bedroom

3 BEDROOM

## TOWNHOUSE

Three-bedroom townhouse with double-height living areas, a cozy garden, and a two-car garage.

This mid unit of a townhouse cluster offers 3 bedrooms located on the first floor. Each of the bedrooms includes an en-suite bathroom with a walk-in shower, spacious wardrobes and plenty of natural light.

On the ground floor we have a spacious living and dining area with a double height space and access to a cosy garden with exterior seating area.

Maid room is provided on the ground floor.

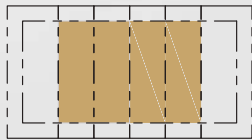
A garage space for 2 cars is provided in the street side.



*Townhouses Backyard View*

# FLOOR PLANS

## 3 BEDROOM TOWNHOUSE



| GROUND FLOOR | Area (m²) | Area (ft²) |
|--------------|-----------|------------|
| Ground Floor | 93.15     | 1,002.66   |
| Garage       | 45.56     | 490.40     |
| Terrace      | 5.02      | 54.03      |
| Total        | 143.73    | 1,547.10   |

| 1ST FLOOR | Area (m²) | Area (ft²) |
|-----------|-----------|------------|
| 1st Floor | 105.95    | 1,140.44   |
| Balcony   | 4.07      | 43.81      |
| Total     | 110.02    | 1,184.25   |

|           |        |          |
|-----------|--------|----------|
| TOTAL BUA | 253.75 | 2,731.34 |
|-----------|--------|----------|

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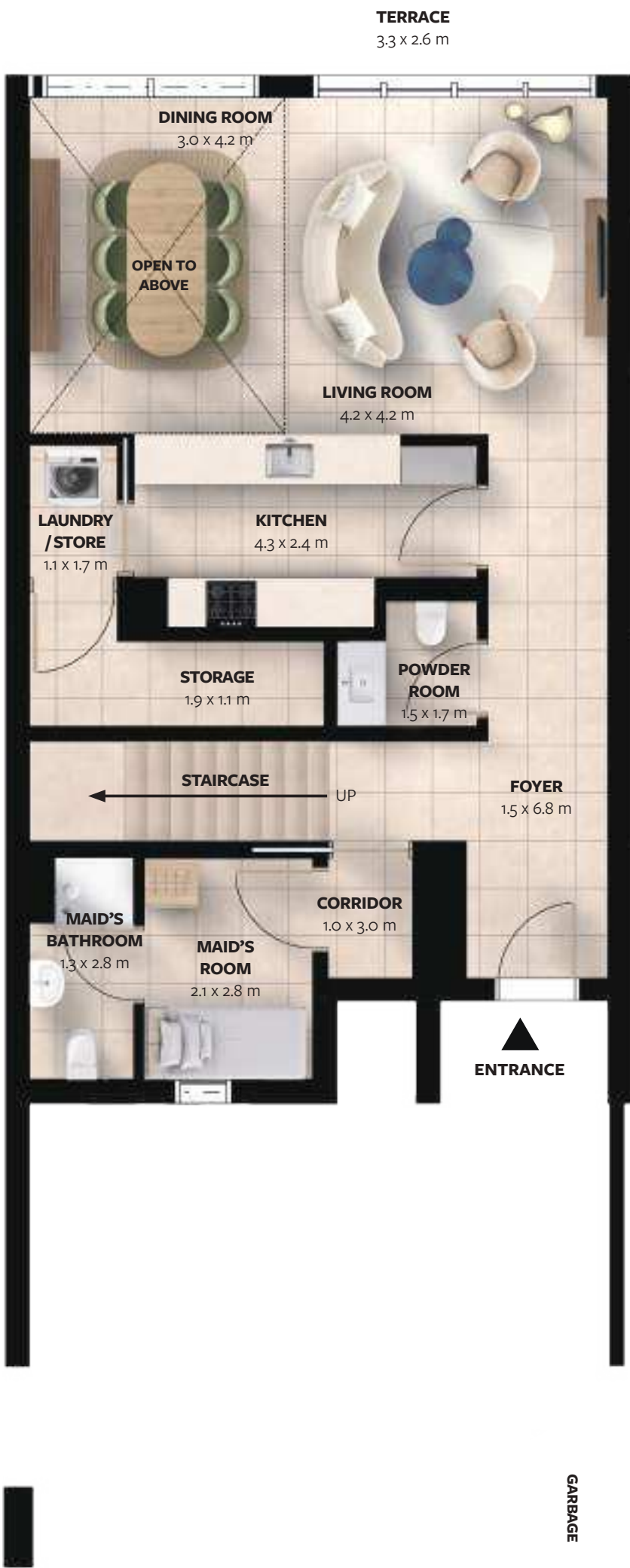
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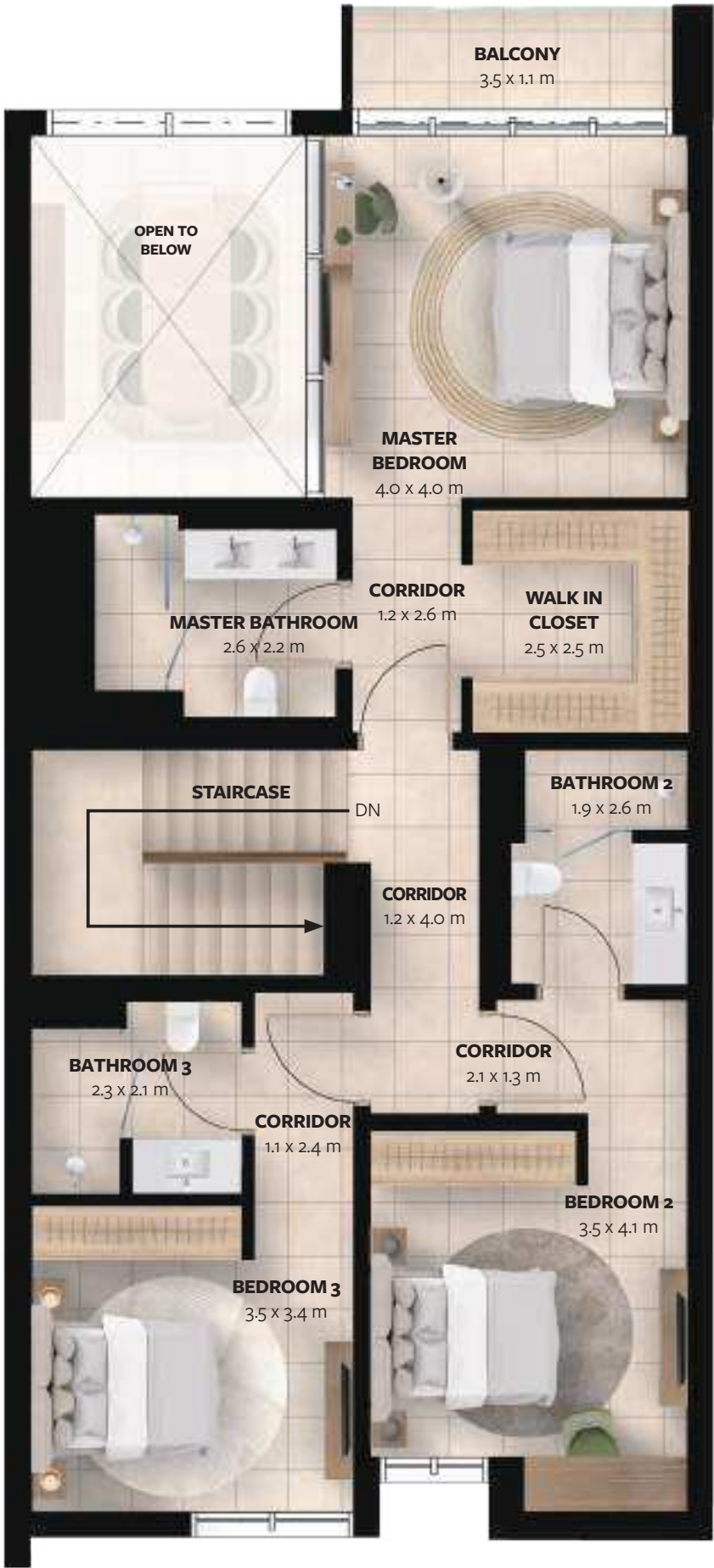
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GROUND FLOOR



1ST FLOOR



Kitchen



Master Bedroom





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A Neighbourhood by  **BT**  
PROPERTIES