WAADA

DUBAI SOUTH

BT PROPERTIES

A Neighbourhood by 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

01

BT PROPERTIES

Redefining life, into
a statement.

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THE WAADA
COMMUNITY

The Joy of Belonging.

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Nation’s most connected
neighbourhood.

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DUBAI VISION
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For a Positive and
Progressive Tomorrow.

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Livable and Loveable

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Right mix of uses, density,
look and feel.

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NATURE

Beauty in its most rare form.

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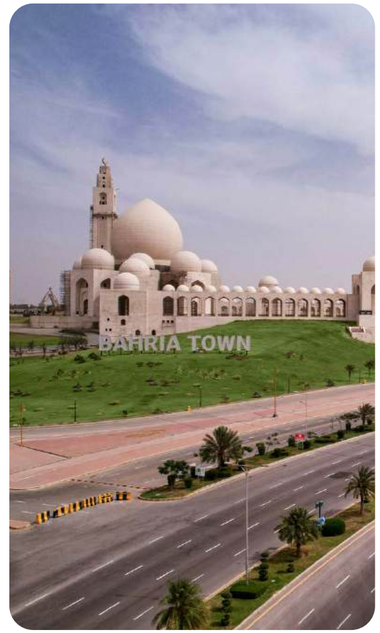
Redefining life, into a statement.

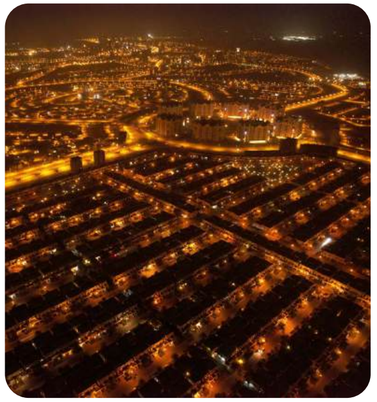
01

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.

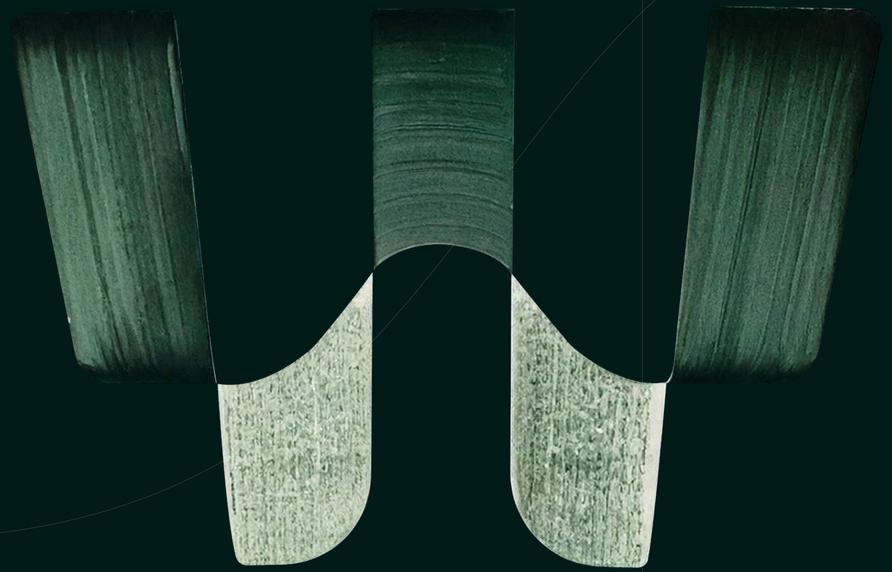
What began as a vision for innovative housing in Pakistan has evolved into world-class developments across multiple cities, each embodying our commitment to quality, trust, and timely delivery.



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.

SIGNATURE CASCADING ARCHITECTURE:

Creating Private, Spacious Living with Uninterrupted Views.

APPROXIMATELY 40% OPEN SPACES:

With Interconnected Parks and Water Features.

SAFE PEDESTRIAN PATHWAYS:

Connecting Homes to Amenities and Gathering Spaces.

CULTURE, FAITH AND EDUCATION:

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

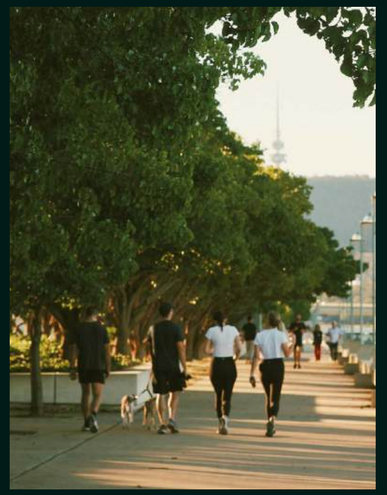
DIVERSE HOUSING OPTIONS:

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

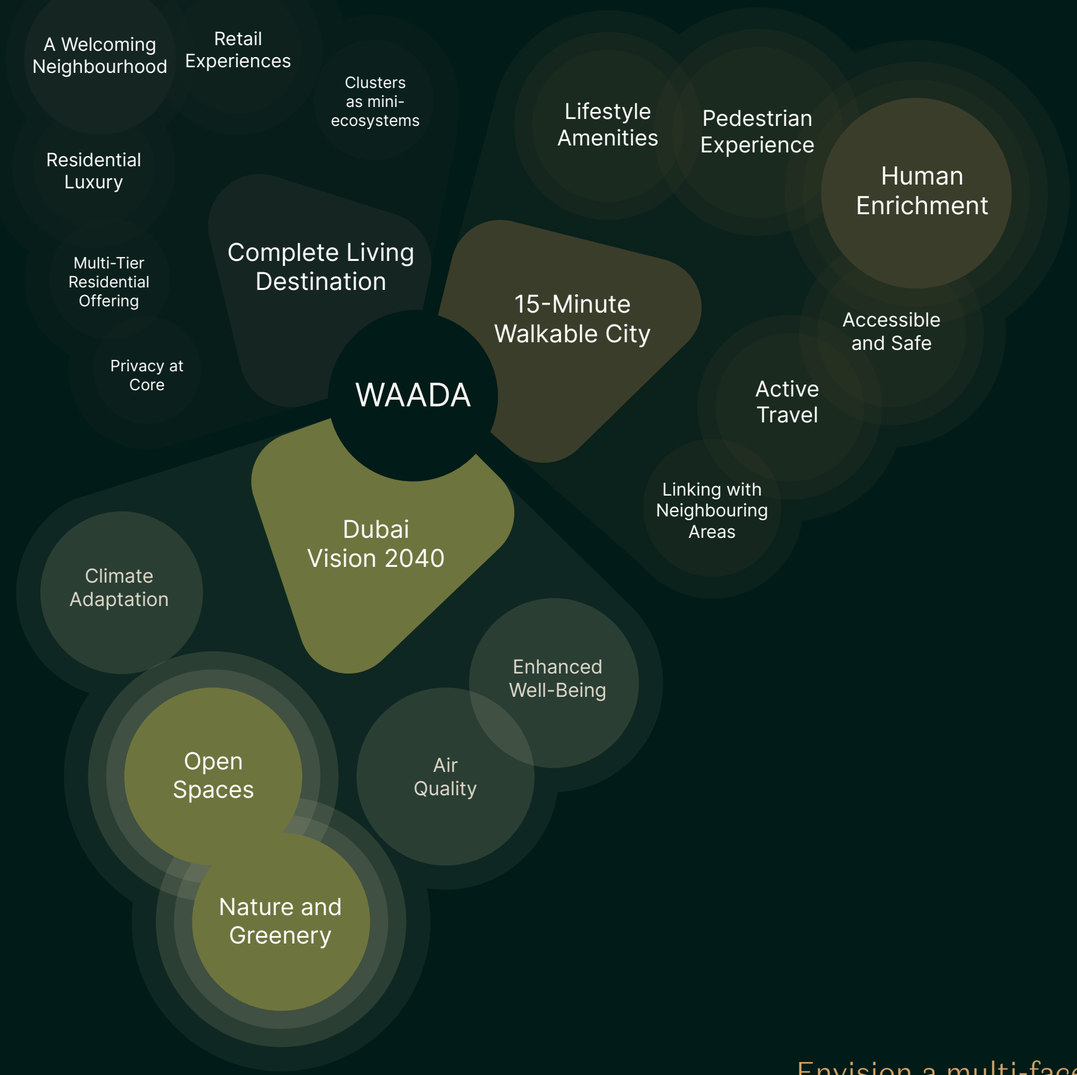
Being a complete living destination that offers residents all they would need to live a beautiful life.

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.

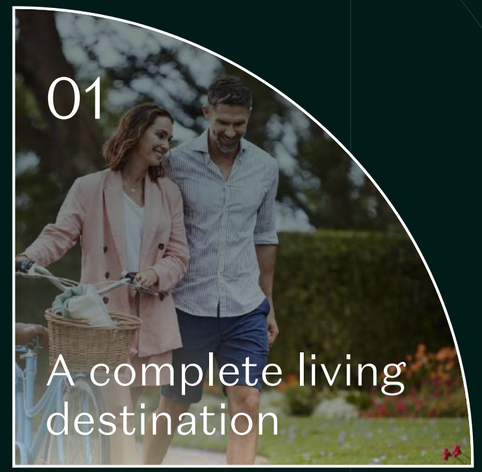
Waada: The Heart of Dubai South.



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.

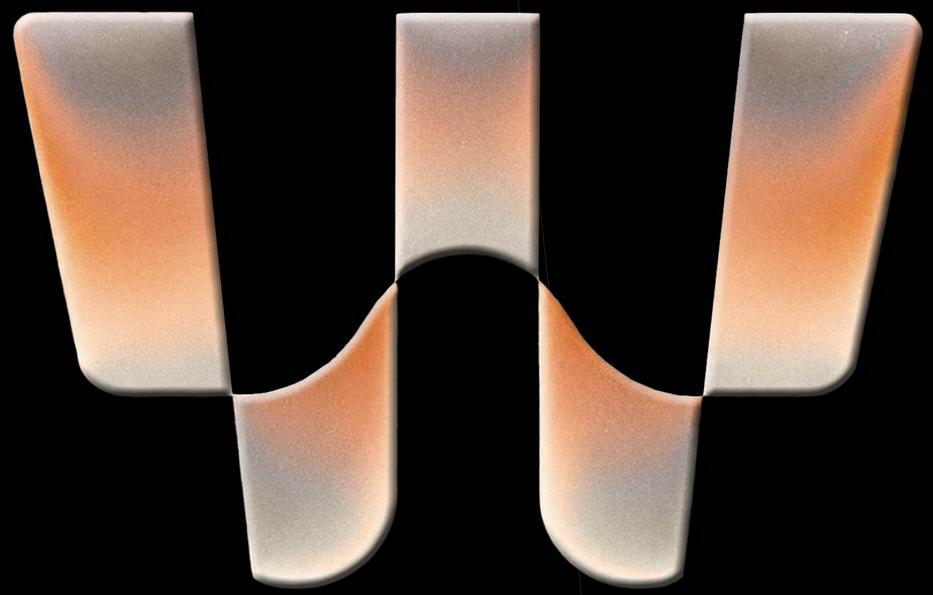
A visionary community deserves a visionary design. A place where mind, body and spirit flourish at its centre, Waada is meticulously crafted around three foundational pillars:







Beauty in its most rare form.

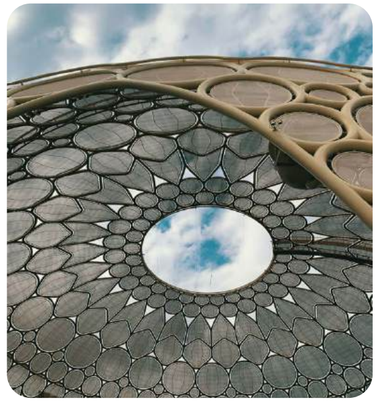


DUBAI SOUTH

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.

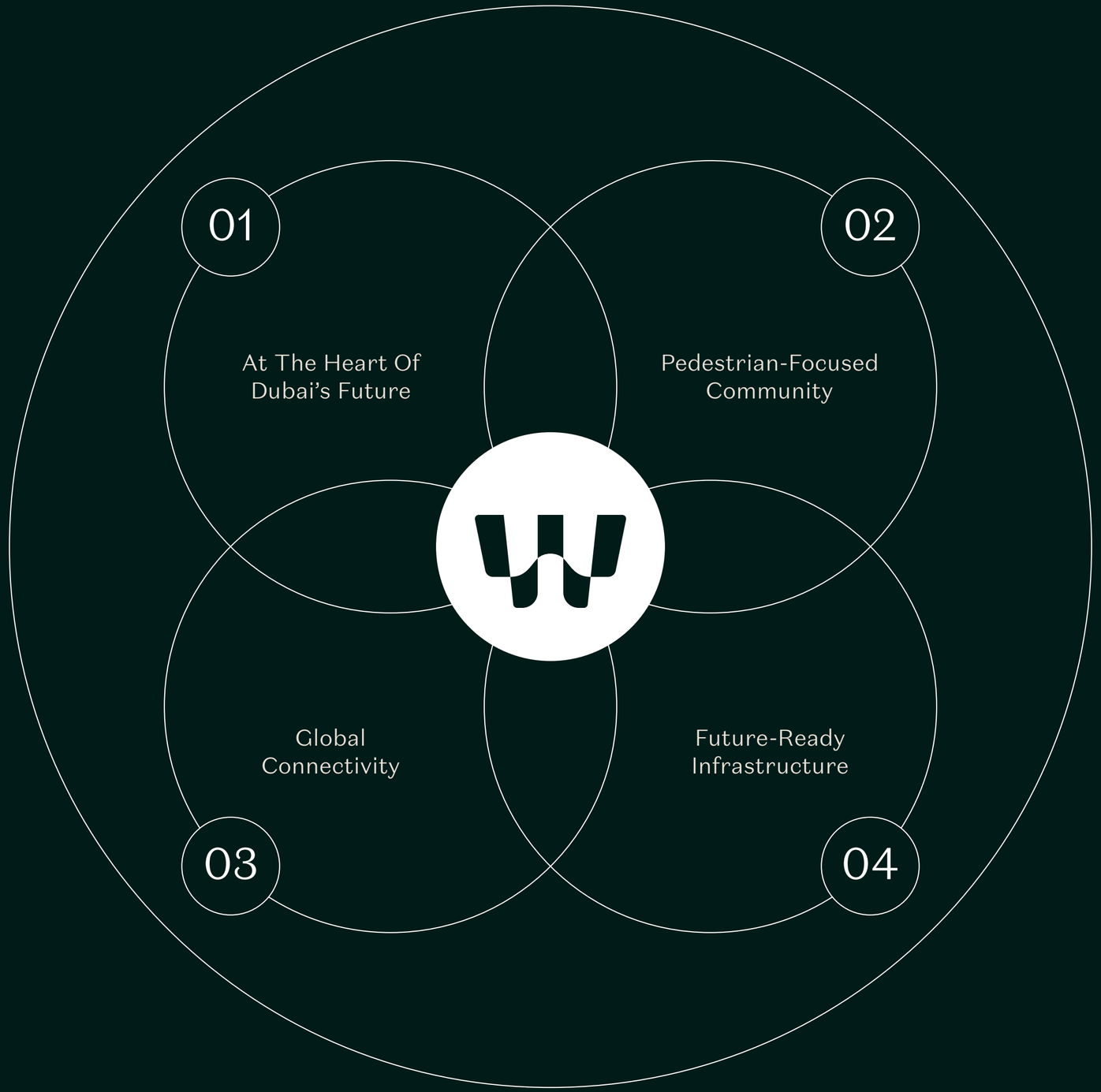


Situated near Expo City Dubai, residents benefit from proximity to global innovation while maintaining a serene residential atmosphere.



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 Sheikh Zayed Road.

15 mins
To Dubai Parks & Resorts

30 mins
To The Mall Of The Emirates

Easy Access To International Business Hubs

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

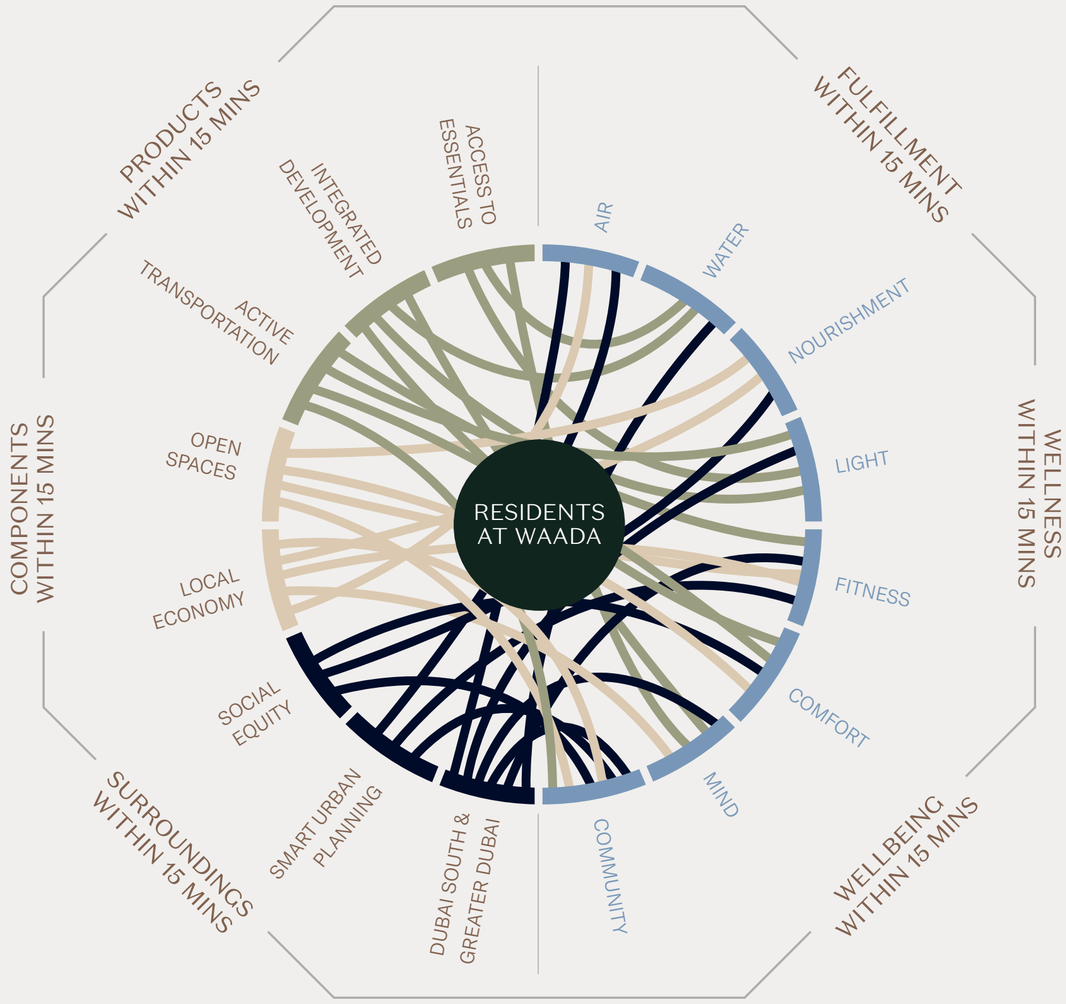
The 15-Minute Walkable City

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.

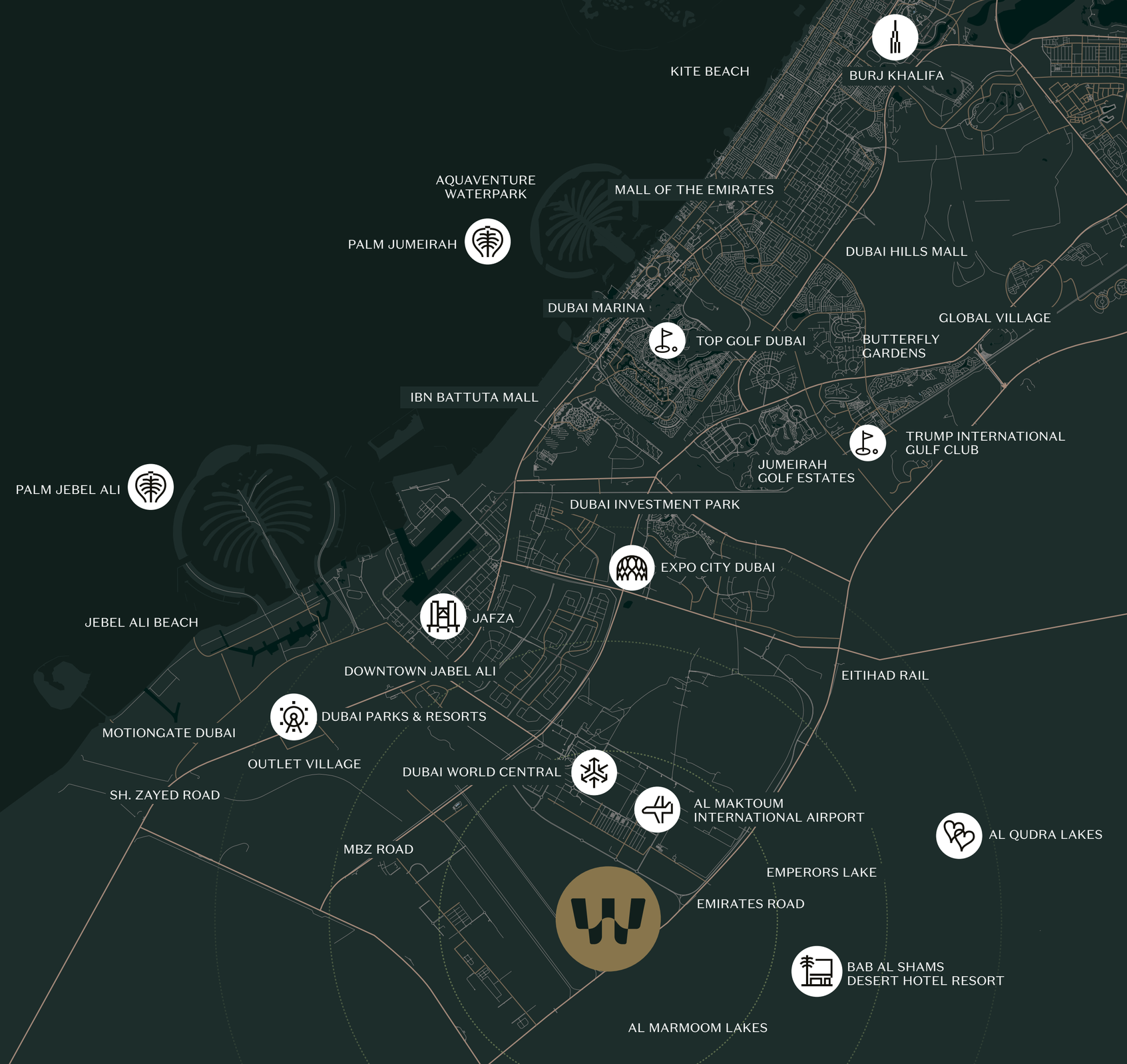


This pedestrian-first design reclaims precious time typically lost to commuting, transforming daily routines into opportunities for health, spontaneous social connections, and environmental sustainability.



Connectivity Map

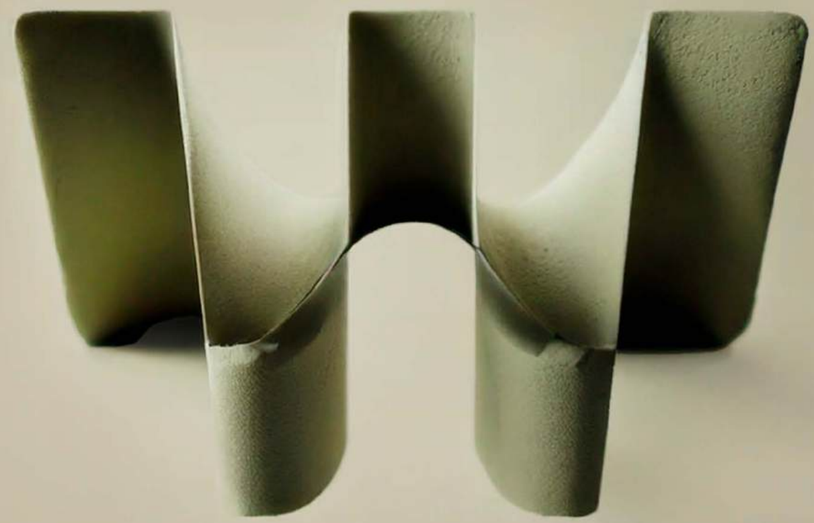
5 mins	Emirates Road
7 mins	Al Maktoum International Airport
15 mins	Dubai Parks & Resorts
20 mins	Dubai Investment Park
25 mins	The Palm Jabel Ali
25 mins	Dubai Marina
30 mins	Mall of the Emirates
30 mins	Expo City Dubai
35 mins	Downtown Jabel Ali
35 mins	Outlet Village
35 mins	Jafza
40 mins	Bab Al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



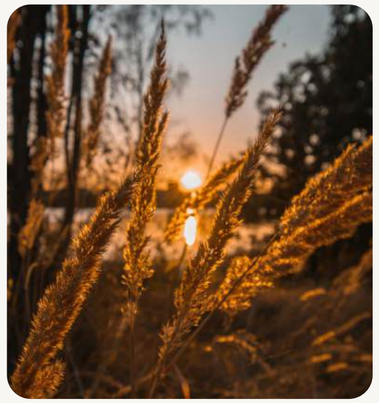
Innovating the future
of world-class design.

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.



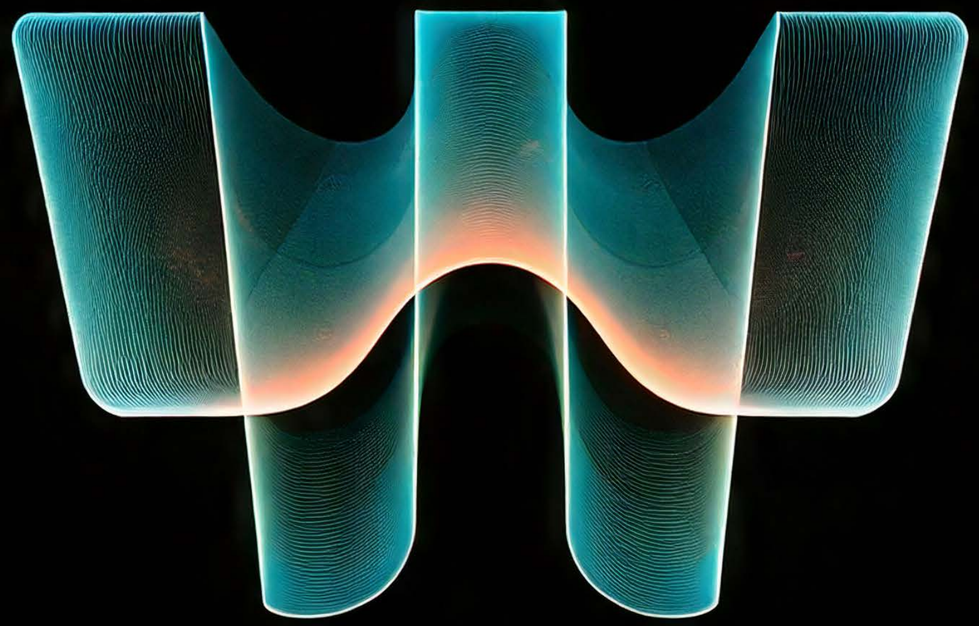




Through innovative urban planning, advanced digital infrastructure, and culturally integrated spaces.

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.

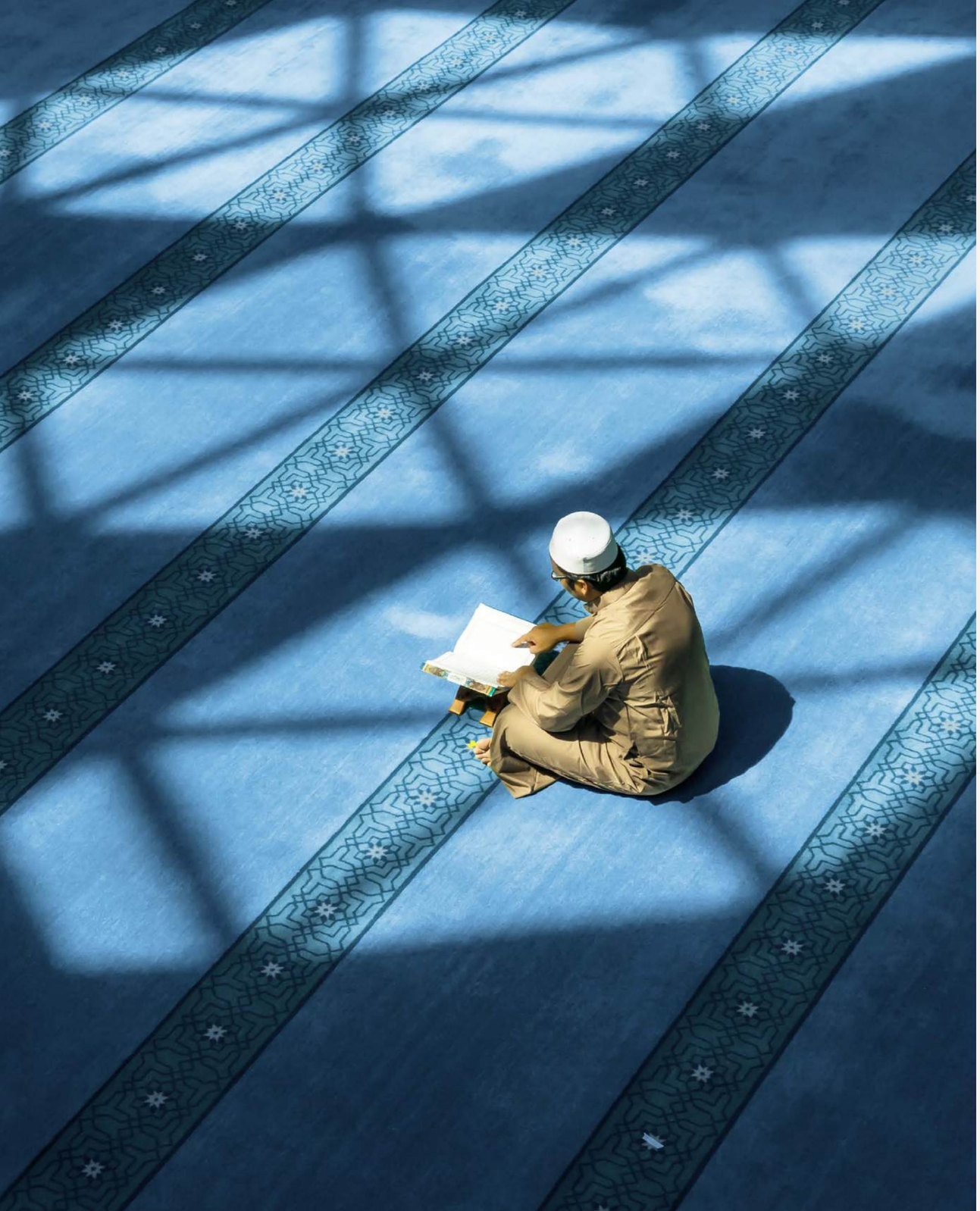
Designed to global standards, it offers a seamless academic journey from early childhood through graduation, nurturing intellectual, creative, and personal development. With a curriculum aligned to international benchmarks, the school attracts both local and expatriate families seeking outstanding education. 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.













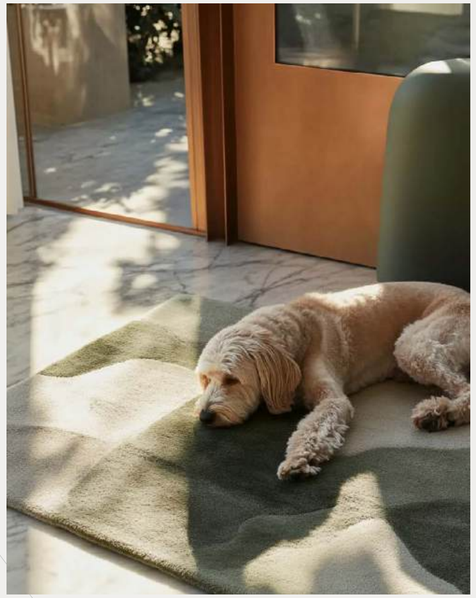
Within these walls lies more than shelter – each residence is a personal sanctuary where design meets intention, where every detail speaks the language of home.

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.



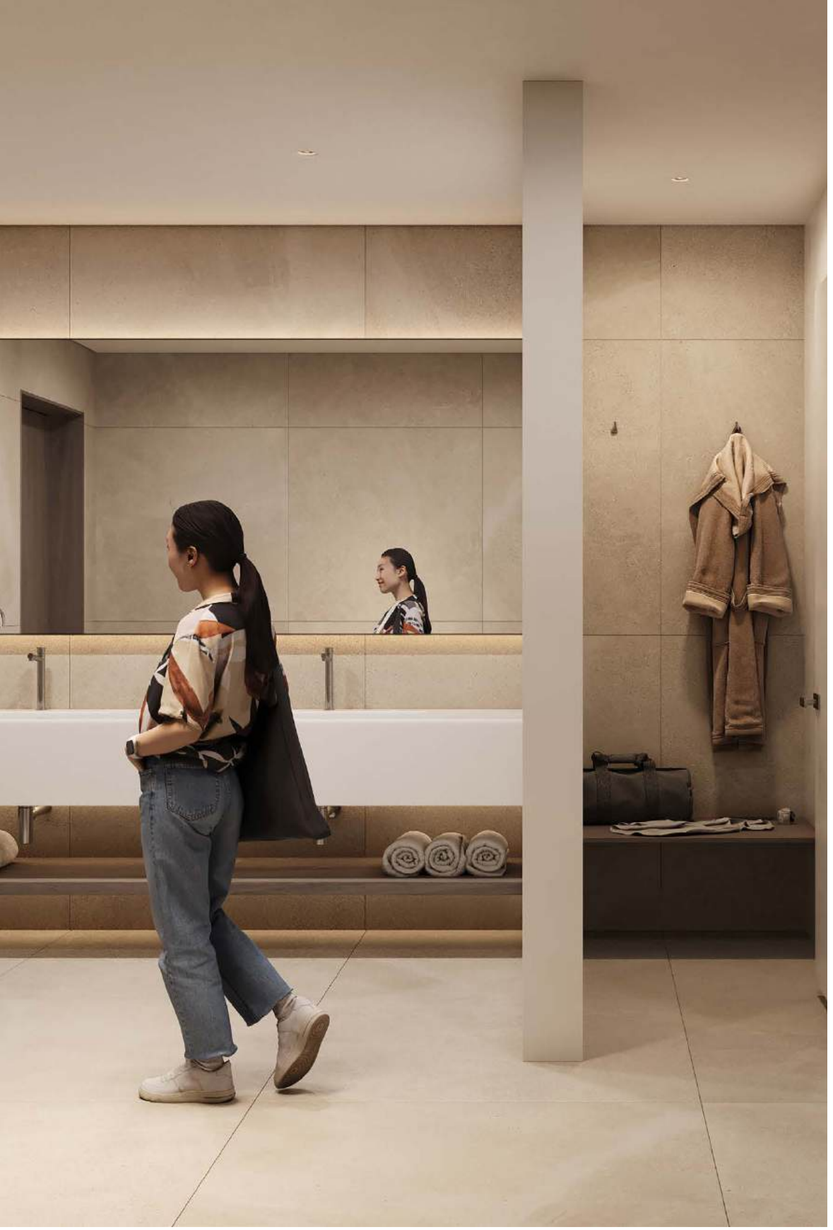
Majestic heights: Waada’s skyline masterpiece.

Sunset sanctuary:
Where poolside conversations become memories.



Lobby

A curated sanctuary of arrival





Changing Room | Fitness Centre

An uncompromising lifestyle awaits at Altura

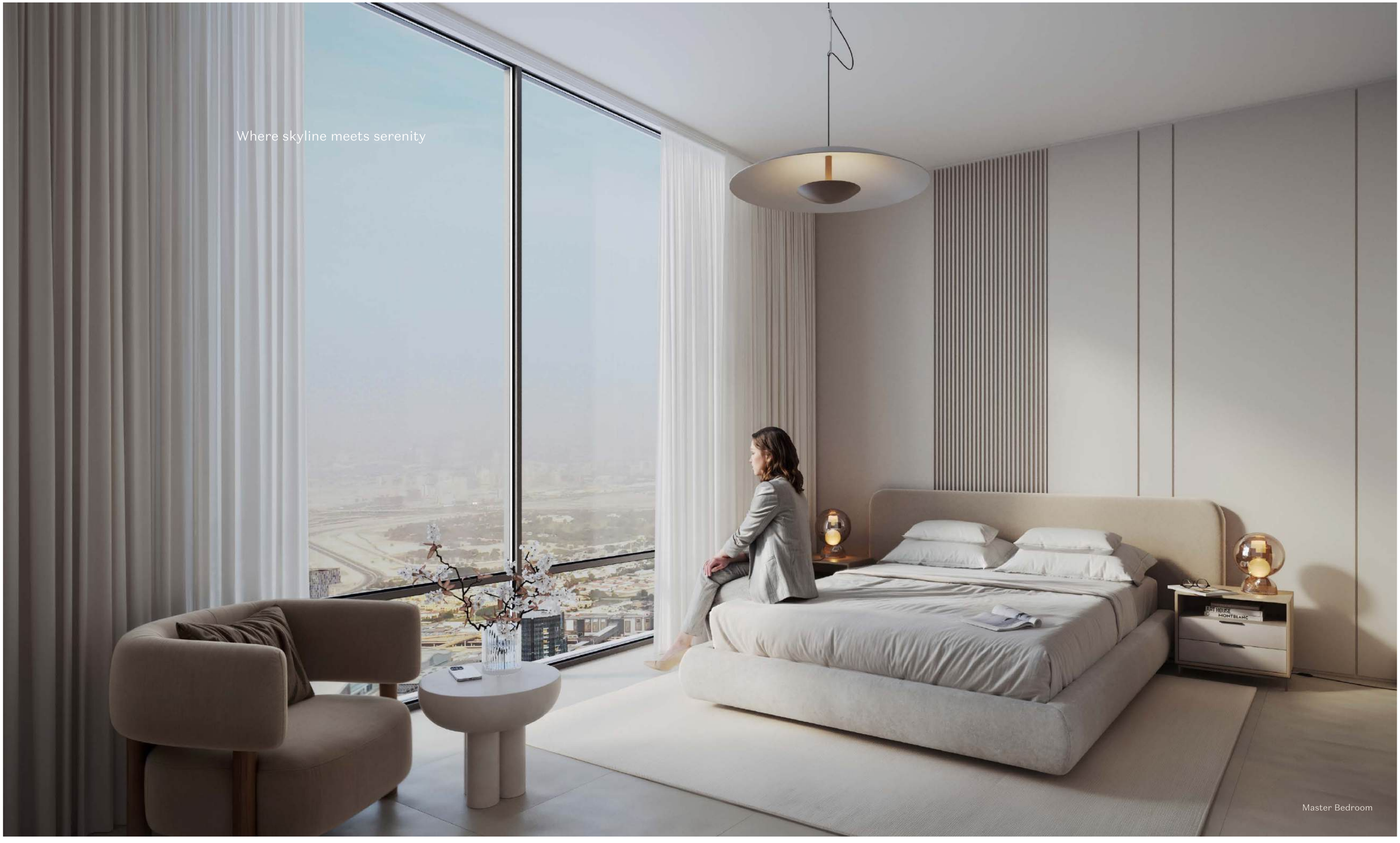




Living & Dining | Kitchen

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

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.

Lobby

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



Lift



Premium fitness machinery

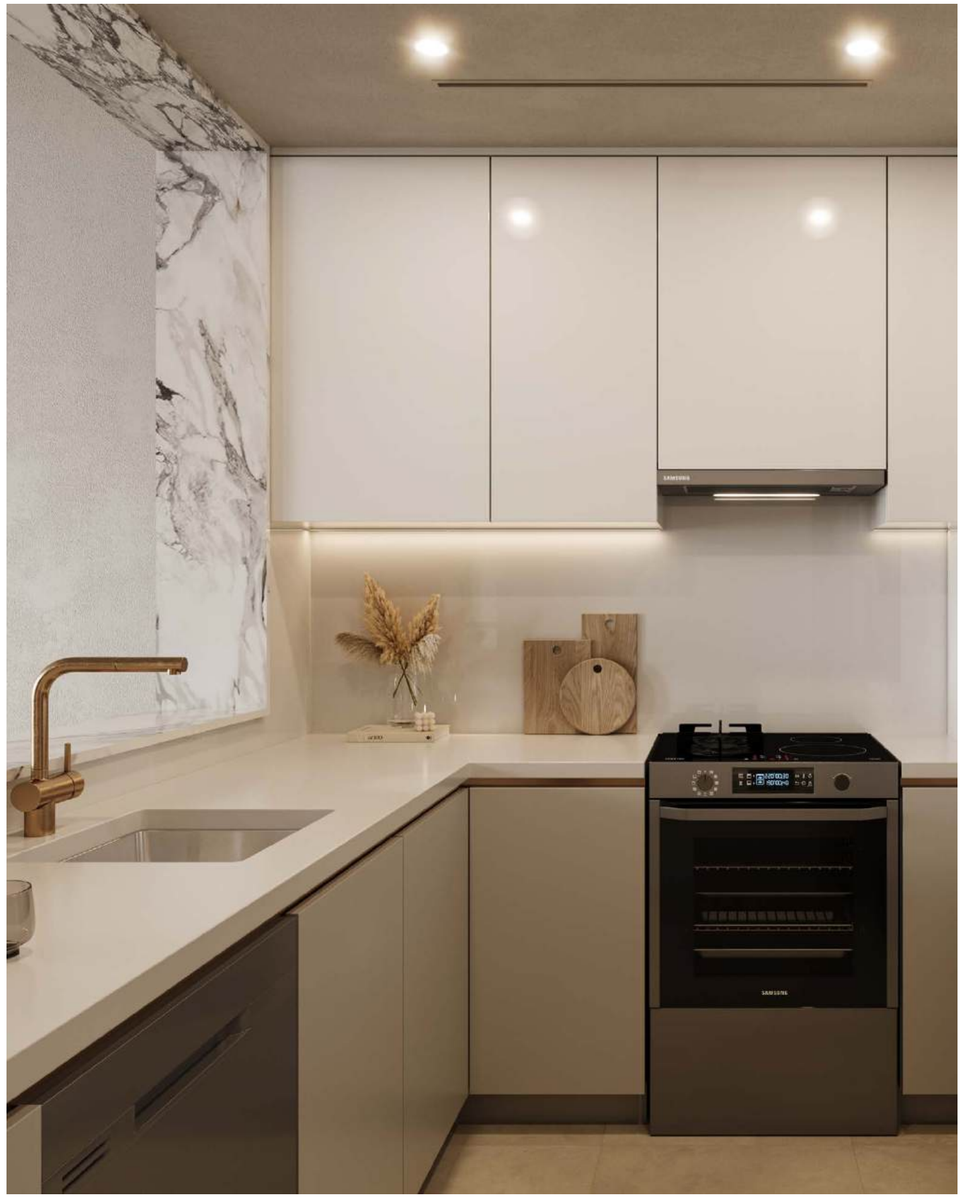
Fitness Centre



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



Thoughtfully designed.



Expansive glass walls showcase
breathtaking views.





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



Living Room & Dining Area

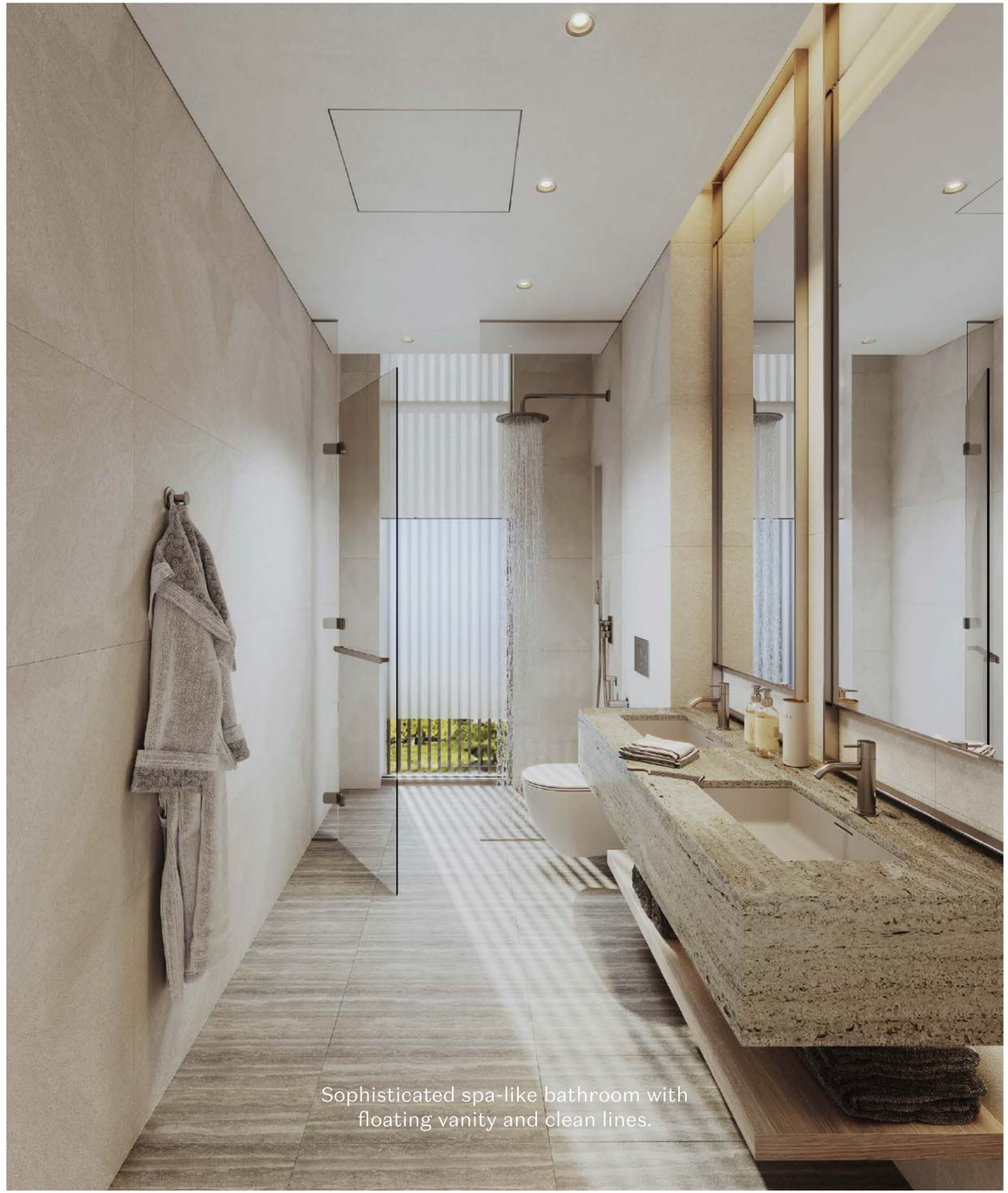
Master Bedroom



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.

Living & Dining



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.

Master Bedroom



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



Seamless Indoor-Outdoor Living Perfected.



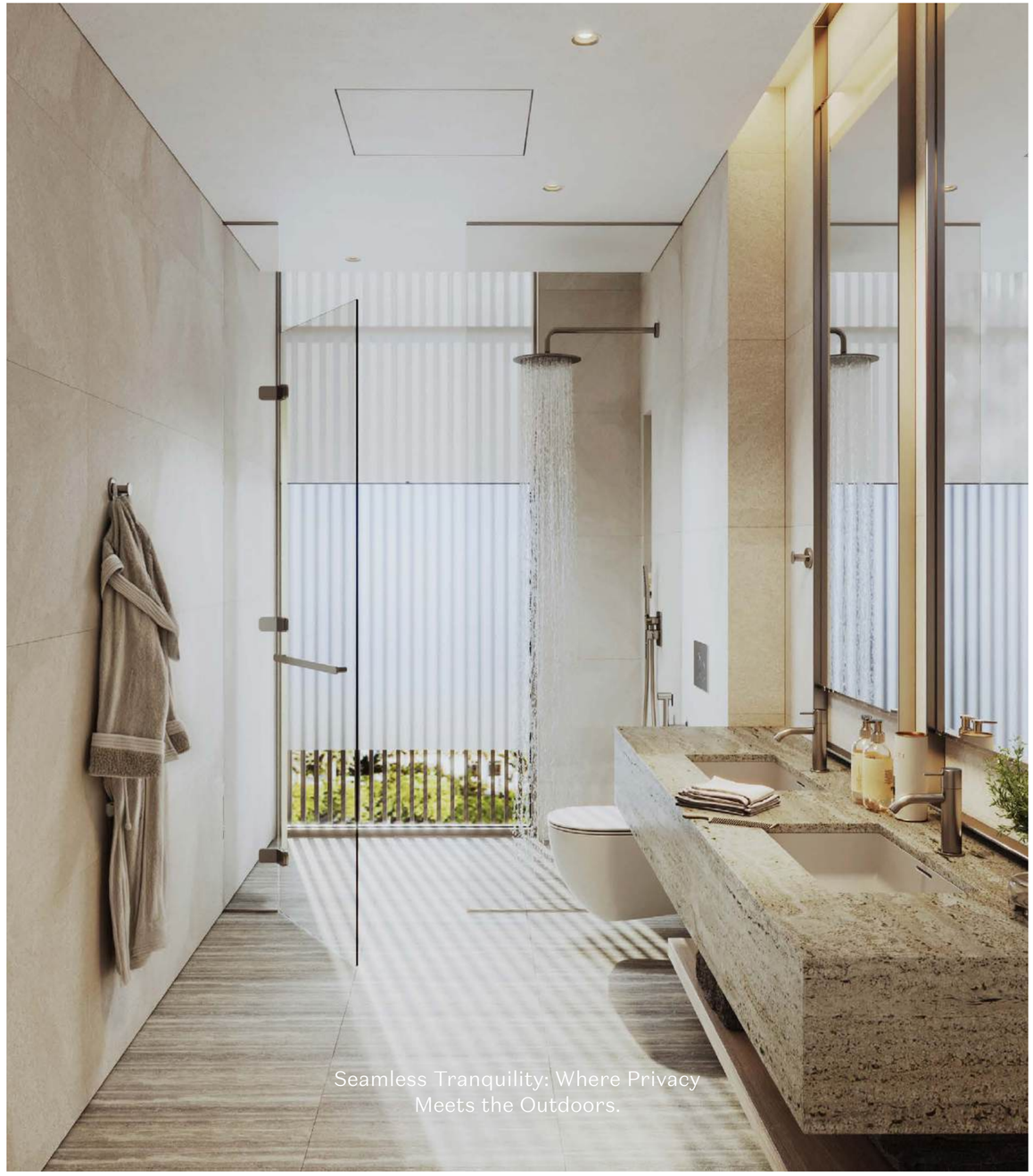


Luminous Living: Where Light Meets Luxury.

Living Room



Pure lines: kitchen harmony
in neutral tones.



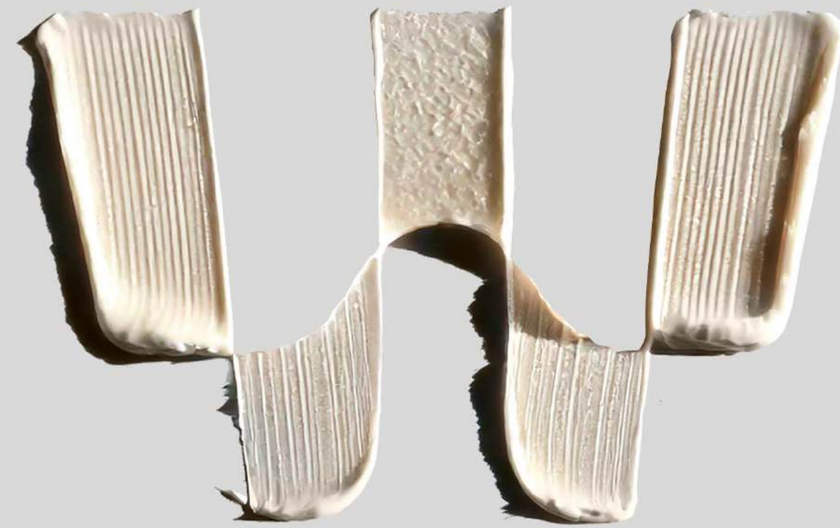
Seamless Tranquility: Where Privacy
Meets the Outdoors.

Bedroom

Bathed in Light:
Serenity Through Design.

WELLNESS AND NATURE

Beauty in its most rare form.

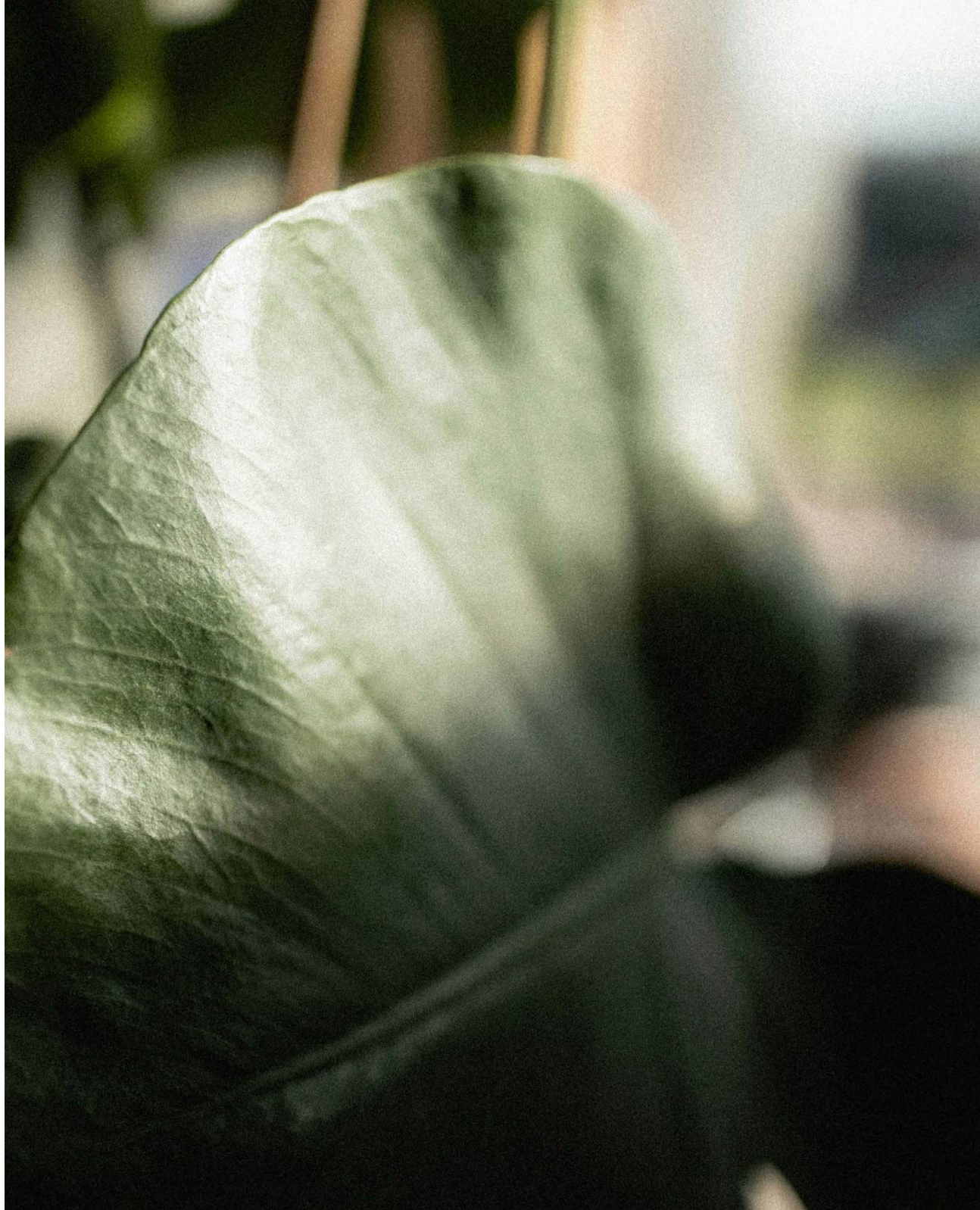


A Holistic Approach to Well-being.

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.





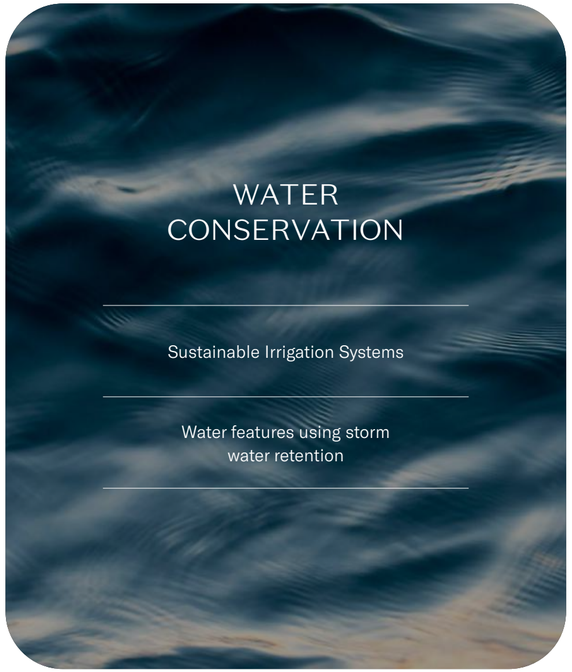
The Green Heart Of Waada:



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 %

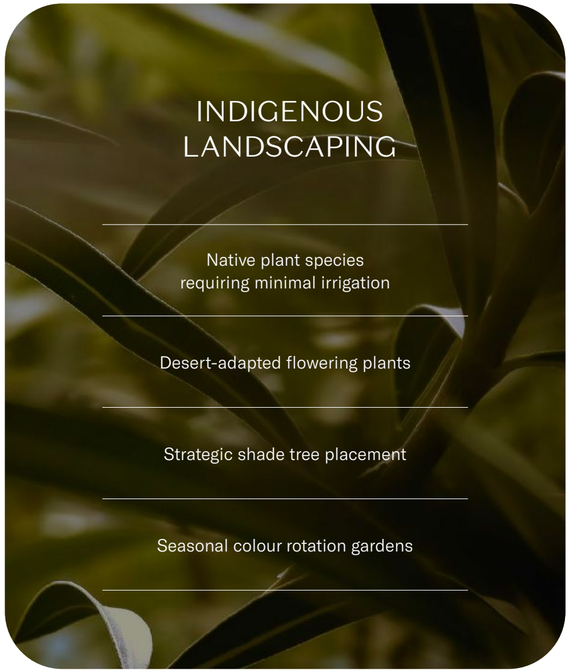
DEDICATED TO NATURE



WATER CONSERVATION

Sustainable Irrigation Systems

Water features using storm water retention



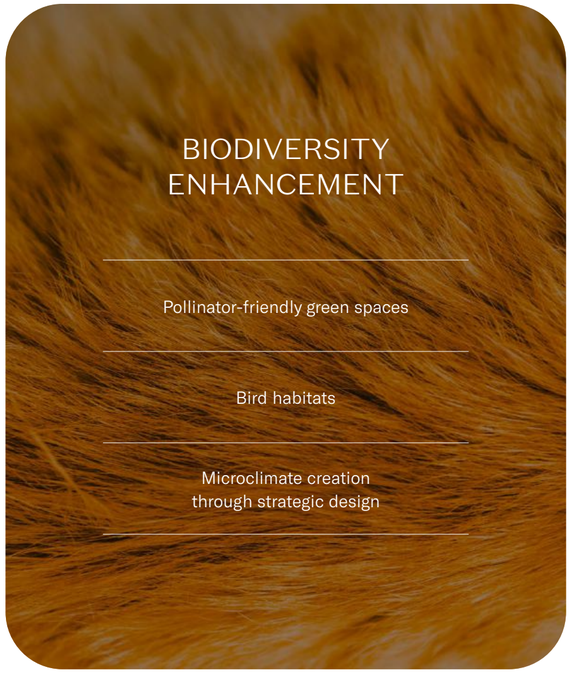
INDIGENOUS LANDSCAPING

Native plant species requiring minimal irrigation

Desert-adapted flowering plants

Strategic shade tree placement

Seasonal colour rotation gardens

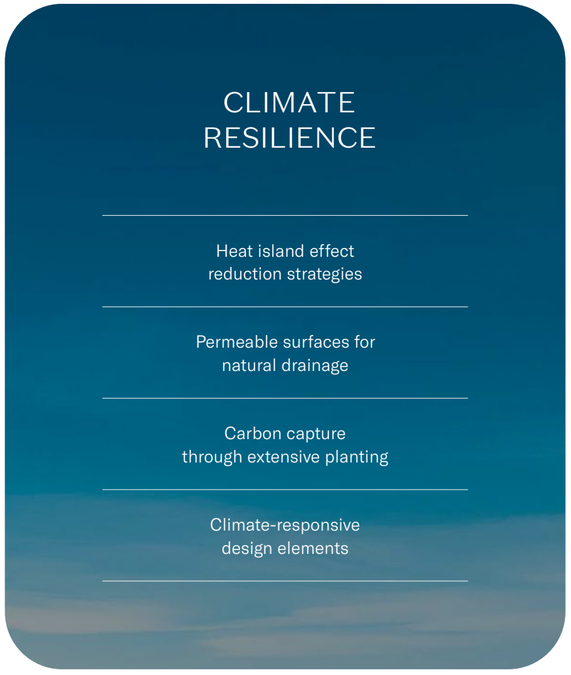


BIODIVERSITY ENHANCEMENT

Pollinator-friendly green spaces

Bird habitats

Microclimate creation through strategic design



CLIMATE RESILIENCE

Heat island effect reduction strategies

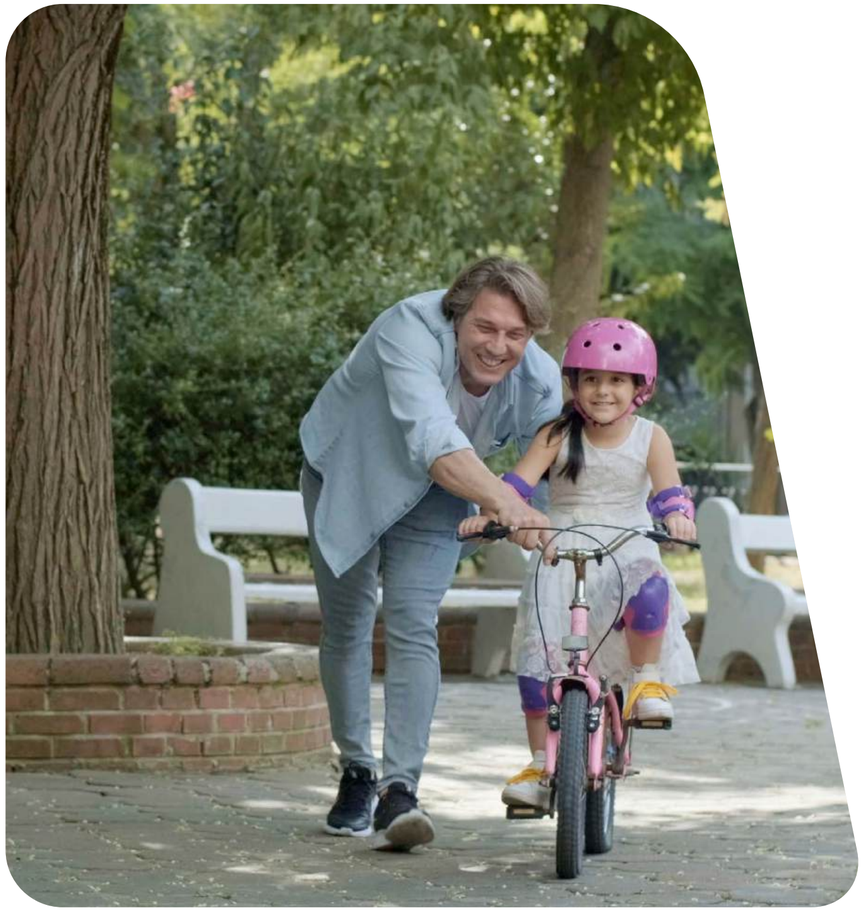
Permeable surfaces for natural drainage

Carbon capture through extensive planting

Climate-responsive design elements

The Waada Lifestyle: Cultivating Well-being

Five Flourishing Behaviors



CONNECT

Community engagement
Multigenerational interaction
Social infrastructure
Cultural integration





THRIVE

Sustainable living
Premium amenities
Future-ready design

BALANCE

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





MOVE

Pedestrian pathways
Cycling infrastructure
Active lifestyle
Car-free zones

NURTURE

Family-centred spaces
Educational facilities
Growth opportunities
Cultural enrichment



Waada Is Defined As...





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WAADA

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