



# WADI

VILLAS

BY ARISTA PROPERTIES  
DISTRICT 11 MEYDAN



ARISTA  
PROPERTIES



PROJECT

A unique oasis  
comes to life

P. 06

ARISTA PROPERTIES

Excellence in crafting  
superior living

P. 11

LOCATION

District 11 – Exclusive location  
in the heart of Dubai

P. 14

VILLAS

Graceful fluidity  
creates stunning villas

P. 20

RESIDENTIAL AMENITIES

Stimulate your  
senses

P. 66

TEAM

HBA Architects  
and Cooper Hills

P. 77





## INTRODUCTION

In the heart of Dubai's unique landscape an oasis beckons, offering a rare opportunity to reside where water flows through the landscape connecting you to the essence of life.

A vibrant, residential enclave where luxury, nature, and a distinguished community converge, offering a rejuvenating living experience in a class of its own, in the midst of one of the world's most vibrant cities. Where every sense is revered and embraced by architecture that harmonises seamlessly with the environment.

Be part of this journey redefining the concept of luxury living.





PROJECT

The *new* frontier in luxury living  
where the sinuous form of water is reflected in fluid architecture embraced by nature.



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A VISIONARY RESIDENTIAL DEVELOPMENT  
NURTURED BY WATER AND NATURE

Merging the principles  
of Biophilic Design with  
modern luxury, connectivity  
is at the heart of this  
residential project immersed  
in a lush landscape.

An internal waterscape flows through this unique  
development, its gracious fluidity is reflected in  
the sinuous curves of masterful architecture  
and winding garden paths. A dynamic eco-system  
symbolising and promoting confluence between  
people and nature, designed for a life of serene  
luxury complemented by the refined comforts of  
modern living.

PROJECT

WADI

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◊

A vibrant residential environment  
that blooms like a WADI streambed  
springs to life after rainfall.

◊







AN OASIS OF COMFORT TO STIMULATE ALL YOUR SENSES

A unique retreat in the heart of the bustling city of Dubai, offering a serene escape without compromising on connectivity and convenience.

PROJECT



Each villa is designed to offer the utmost comfort, privacy, and luxury. Enhanced by a treasure trove of amenities that cater to all aspects of wellness and leisure, ensuring a balanced and fulfilling lifestyle where well-being is woven into every detail. The exclusive community elevates all the senses, blending lush nature with contemporary sophistication.



ARISTA PROPERTIES

*Excellence in crafting environments*  
that elevate and redefine the experience of distinctive living.



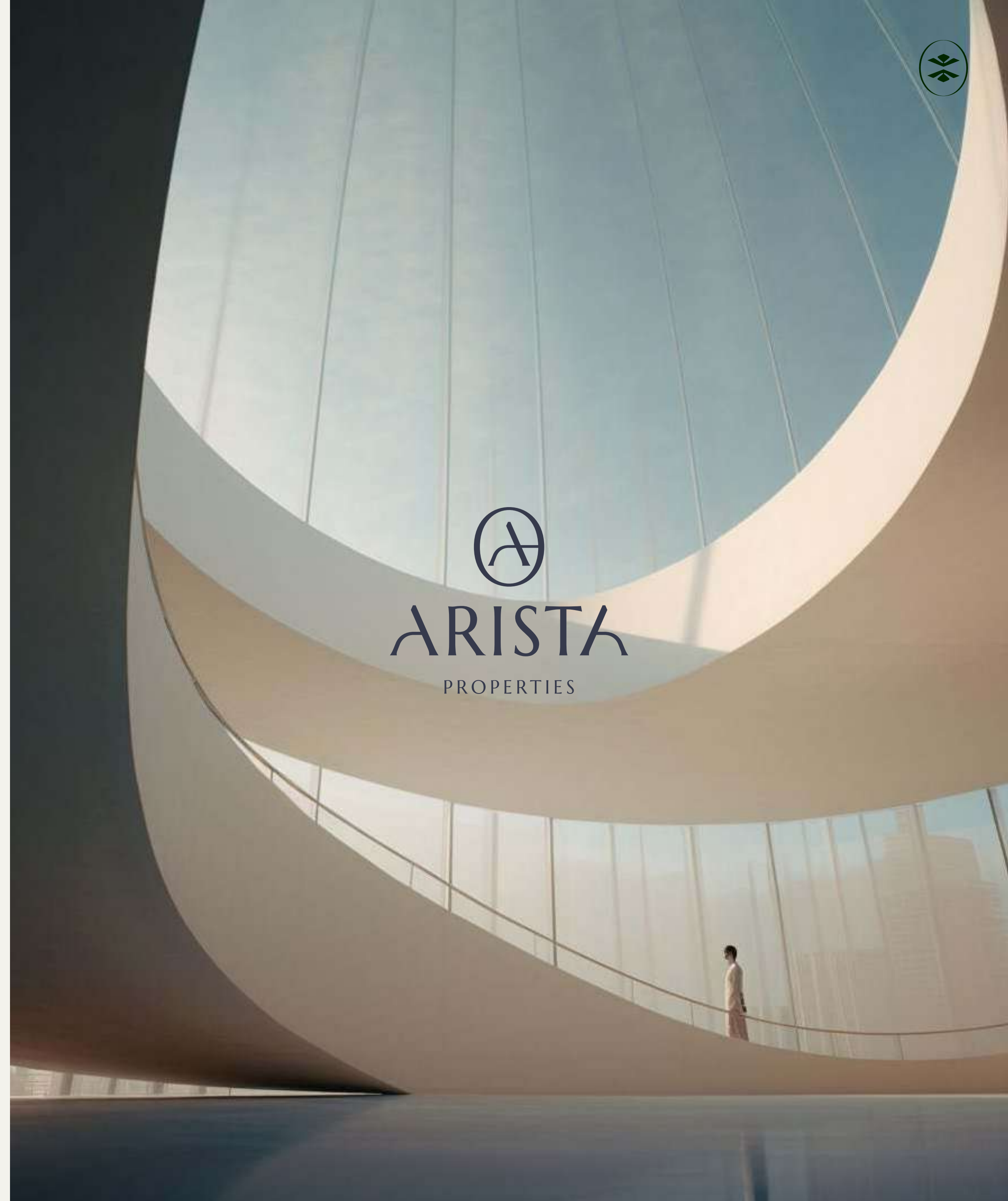
WADI  
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REDEFINING INNOVATION

Arista Properties is poised to cater to the nuanced residents who desire for the extraordinary.

Upholding an exceptional standard of quality, Arista Properties' residences are set to be an exquisite blend of premium finishes, functional floor layout, and innovative solutions. Each residence a testament to the art of value-based aesthetics seamlessly integrated with the science of efficient engineering.





Embracing technological innovations, Arista Properties is dedicated to delivering homes characterised by excellence and precision in every detail, ensuring a living experience that is both luxurious and practical.

#### COMMITMENT TO EXCELLENCE

Arista Properties' guiding principle is an unwavering commitment to enhancing the value and lifestyle of every resident. This involves designing sustainable, intelligent living solutions that proactively address and meet the changing demands of all residents. Designs seamlessly blends avant-garde architecture, meticulous detail, and superior villa quality, marrying natural elegance with modern sophistication.

LOCATION

Coveted by many, *owned* by few.



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MEYDAN DISTRICT 11, A PREMIER LIFESTYLE COMMUNITY SET IN THE HEART OF THE CITY

An exclusive location creating an oasis near the shimmering sands where water is not only the essence of life but the essence of a new lifestyle.



Nestled on the edge of Dubai's bustling cityscape, WADI offers a coveted retreat in a prime location. The strategic position not only promises peace and privacy but also ensures easy access to the city's key landmarks and amenities. It is an ideal location for those who seek a peaceful living environment without sacrificing the convenience of city life.





Celebrating the modern luxury  
community immersed in green  
tranquility.





**WILDLIFE SANCTUARY**  
12 minutes away

**BUSINESS BAY**  
15 minutes away

**DUBAI INTERNATIONAL AIRPORT**  
20 minutes away

**BURJ KHALIFA**  
20 minutes away

**DUBAI WORLD TRADE CENTRE**  
20 minutes away

**JUMEIRAH BEACH**  
20 minutes away





**WADI**  
VILLAS  
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**SCHOOLS**

1. LLFPM
2. British Orchard Nursery - Liwan (DSO)
3. Mazaya 25
4. Zayed University UAE
5. The Indian International School, DSO
6. GEMS Wellington Academy
7. Arabian Kids Academy
8. Khalfan Bin Kharbash Quran School
9. Dubai Schools Nad Al Sheba
10. Fifth Dimension Elementary School
11. Repton School Dubai
12. International School of Creative Science - Nad Al Sheba
13. American School of Creative Science - Nad Al Sheba
14. Kings' School Nad Al Sheba
15. GEMS Modern Academy
16. Yellow Frames Art Studio

**MALLS**

17. Aswaaq Mall - Nad Al Sheba
18. Silicon Central Mall
19. Avenue Mall - Nad Al Shiba
20. The Arch Mall

**FITNESS**

21. Football Field
22. Fitness First Dubai Silicon Oasis
23. District GYM
24. GEMS Modern Academy Athletics Field & Football Playground



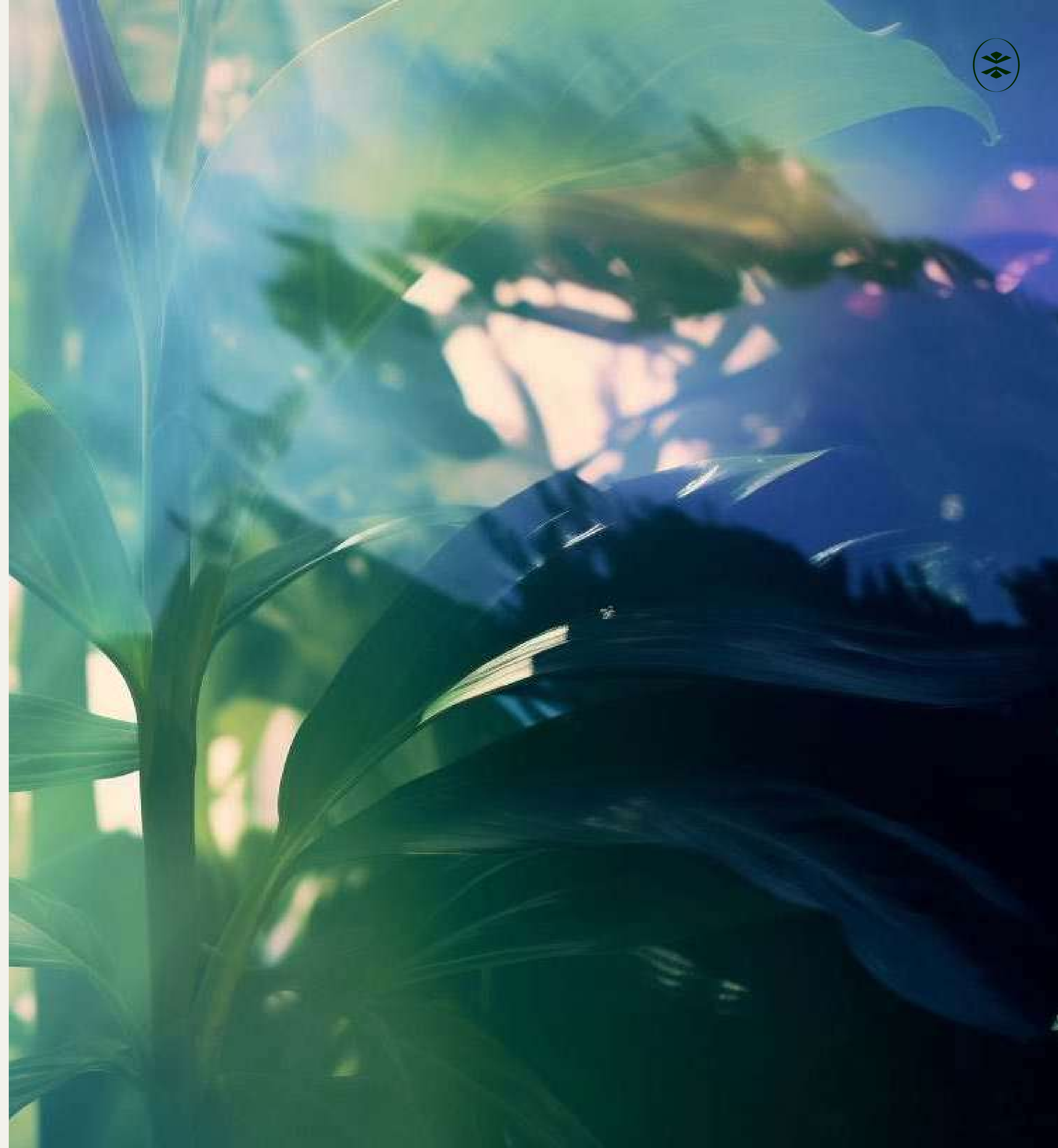
PARKS



MOSQUES

## A REFINED BLEND OF NATURE AND LUXURY

Surrounded by lush landscaped greenery and water features, the development is designed to evoke a sense of harmony and balance. A lifestyle choice offering a unique living experience that integrates the best of nature with the epitome of luxury. A place where those who share a vision of luxury intertwined with nature come together.



VILLAS

Iconic homes *nestled* amidst nature.



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THE GRACEFUL FLUIDITY OF  
EXCEPTIONAL ARCHITECTURE

An extravagant use  
of curves and organic  
forms encapsulates the  
flow of water and opulence  
of nature's design.

Each villa is meticulously crafted to embody a distinct way of living, seamlessly blending varying degrees of space, luxury, and functionality to meet eclectic tastes. Thoughtfully designed to cater to a wide spectrum of needs and preferences, ensuring a unique and refined experience. Private pools ensure the luxurious touch of water is always present.



# 4

## FOUR BEDROOM VILLAS

Nestled amidst the serene landscape, indulge in the extraordinary; surrounded by the ultimate in comfort and style.

With its sleek, modern architecture that seamlessly blends with the tranquil oasis setting, 4 bedroom villas are an intimate living experience for those who desire modernity and liveability. Elegant curves are subtly integrated into a contemporary design adding an element of softness and fluidity to create a modern, welcoming appearance.



# WADI VILLAS

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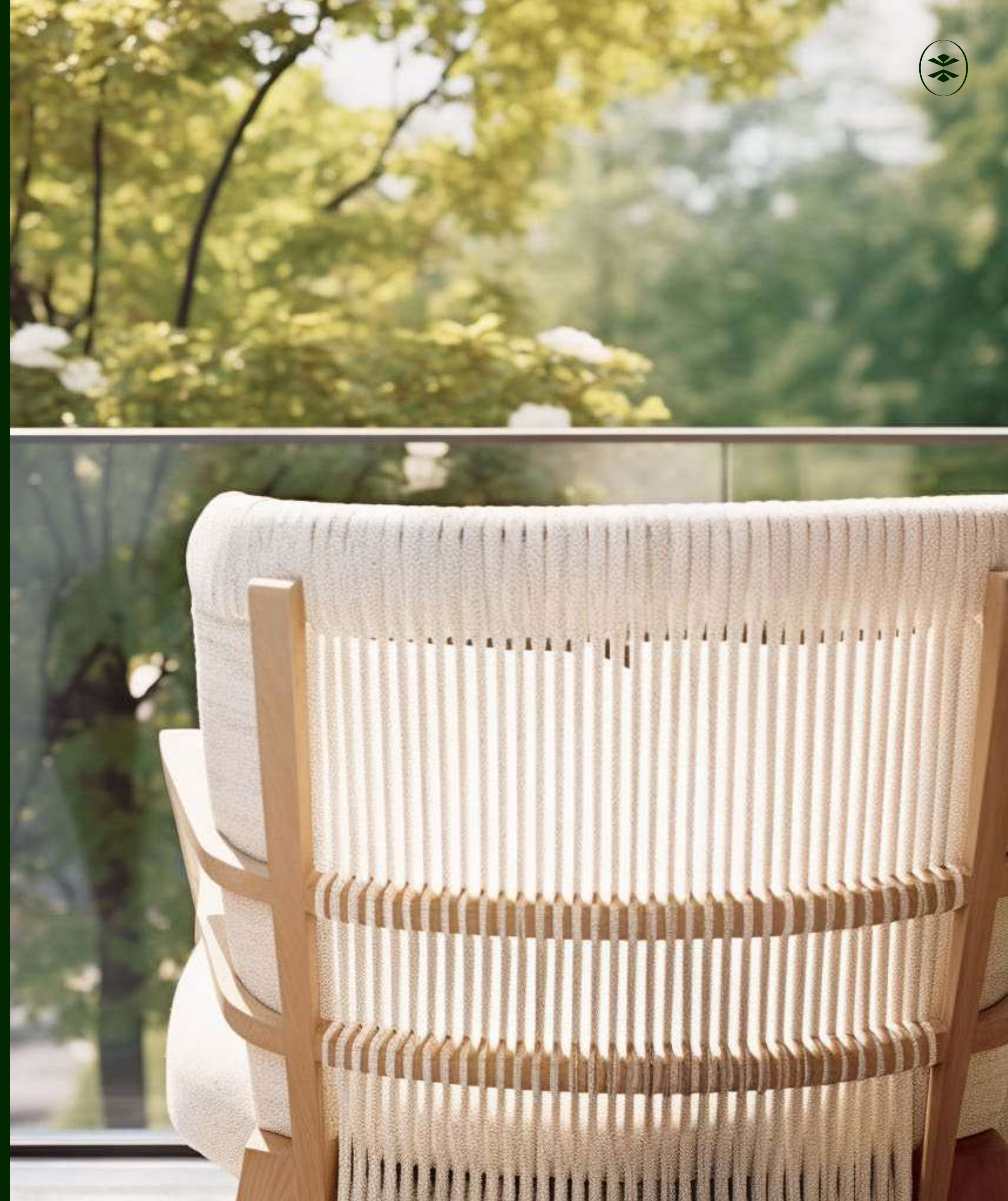
FOUR BEDROOM VILLAS



THE RHYTHM OF NATURE

Warm-toned stone and textured plaster in natural hues echo the desert's palette ensuring the villa is an integral part of the natural landscape.

Terraces extend organically as extensions of the interior living spaces. The tiered levels accentuated by subtle protrusions, giving depth and character to the facade while maintaining a sleek and modern silhouette that complements the tranquil surroundings.



# WADI VILLAS

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FOUR BEDROOM VILLAS







Stepping into the stunning double height entrance, the breathtaking impact and sense of pristine environment from the generous use of glass sets a majestic tone.

#### ADMIRE THE SCULPTURED GRACE

A sweeping spiral staircase serves as a sculptural centerpiece and modern lighting fixtures add a warm and welcoming glow, beckoning residents and guests into the heart of this exquisite home. Light colours accentuated with dark finishings create sophisticated elegance underscored by the use superior materials and craftsmanship.





PLUSH COMFORT WOVEN INTO EVERY DETAIL

Each space is curated with meticulous attention to detail, featuring intelligent layouts and exquisite finishings in neutral palettes that amplify the sense of luxury and space.

Finesse and elegance adorn the living areas, with floor-to-ceiling windows framing verdant views and bathing rooms in natural light. Curated materials in stone and wooden veneer complement the modern and chic aesthetic, perfect for relaxation or entertaining guests. State-of-the-art technology ensures rooms are visually stunning and inherently functional.



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FOUR BEDROOM VILLAS



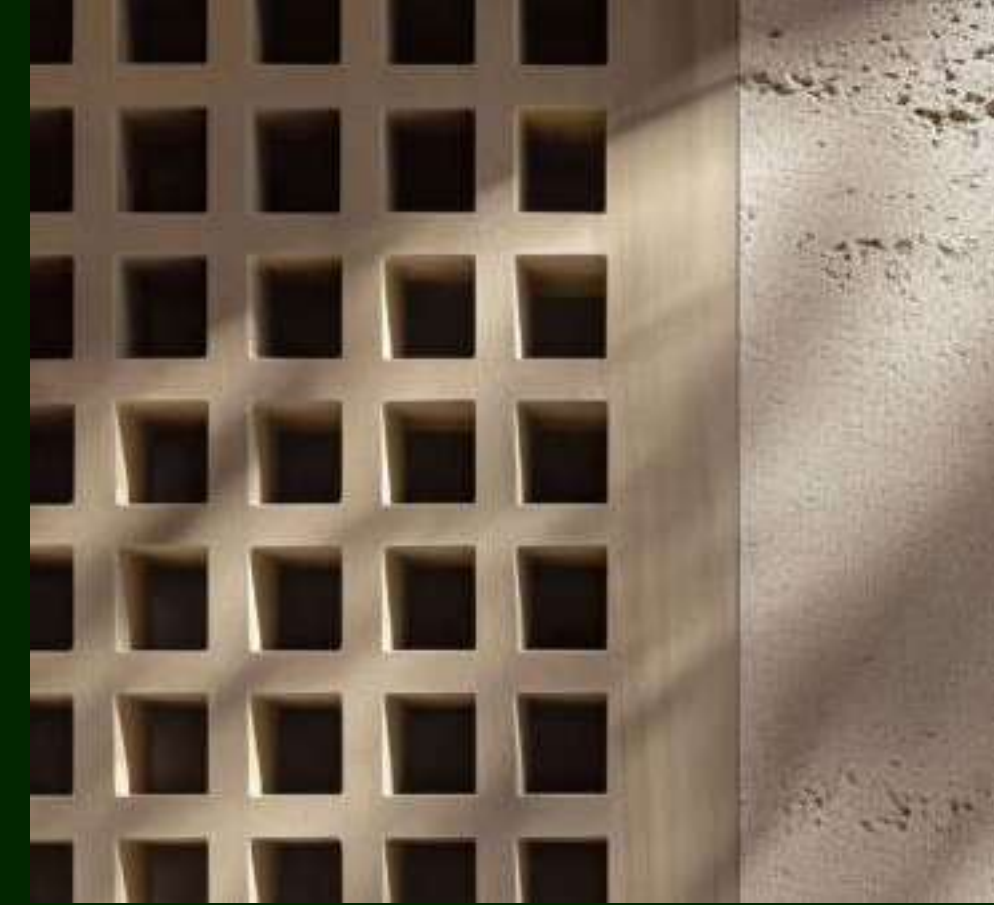


#### FEEL NATURE'S SERENE EMBRACE

Bedrooms are cosy private spaces of serenity and style boasting plush textiles, refined colour schemes, and a harmonious blend of textures and materials.

Throughout the villa, the outdoor and indoor spaces integrate seamless with natural elements, ensuring privacy and exclusivity for discerning residents.





# 5

## FIVE BEDROOM VILLAS

Be greeted by an atmosphere where grandeur meets minimalistic elegance, an interplay of form and structure with bold, cantilevered terraces and smooth geometric outlines.

A striking poolside façade provides a canvas where sunlight and shadow paint an ever-changing picture throughout the day, highlighting the textural contrasts and creating a living artwork. These 5 bedroom villas will indulge your senses every day.





# WADI VILLAS

BY ARISTA PROPERTIES  
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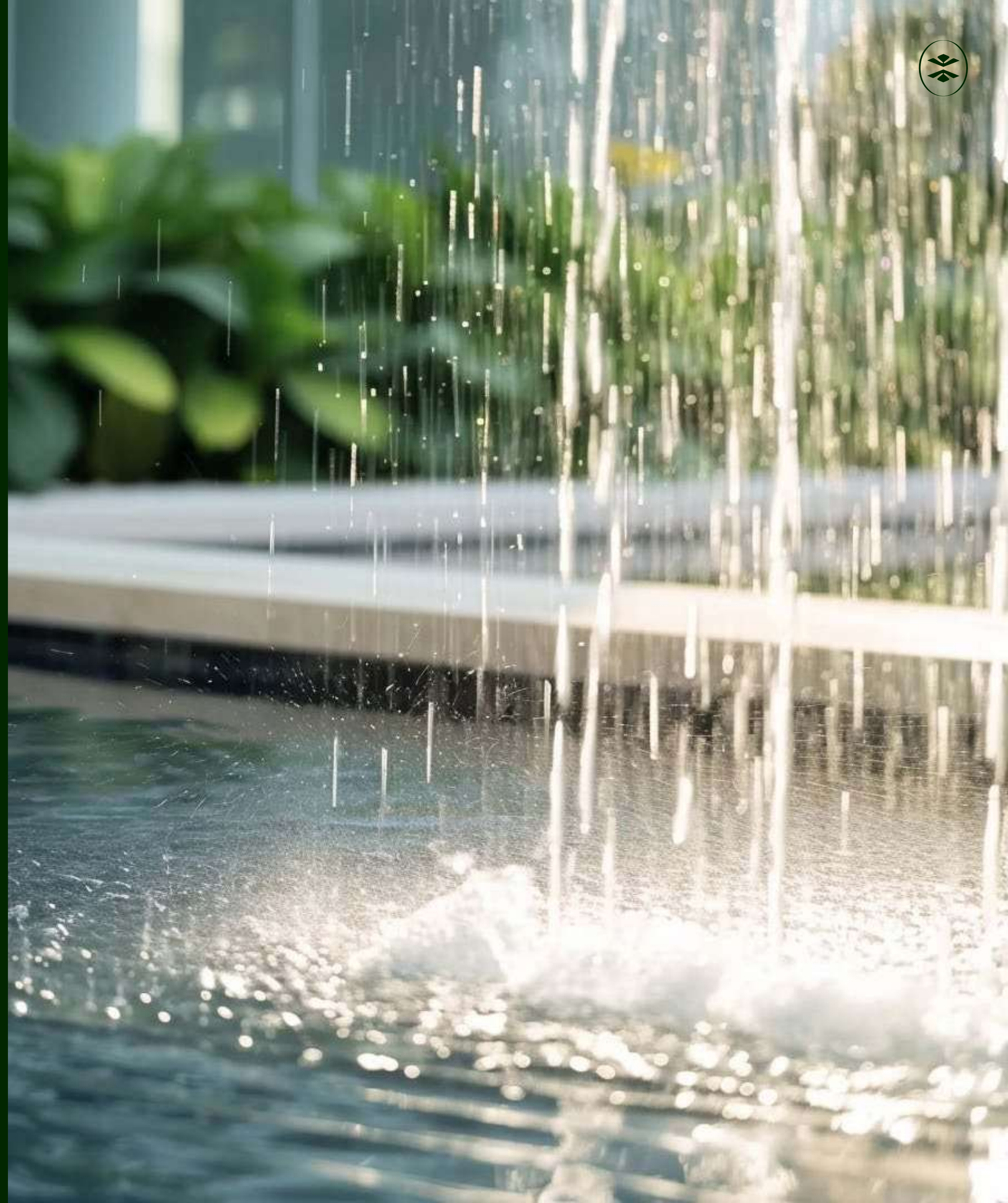
FIVE BEDROOM VILLAS



SCULPTURED MODERNITY LIVES  
AMIDST VERDANT LUXURY

Each level is defined by expansive glass facades and shaded by horizontal slabs that provide shade while adding a dynamic visual element.

Superior design using interesting shapes, expansive windows and light toned materials creates superior indoor-outdoor flow, redefining convenience and liveability. Each material and finish has been carefully chosen to provide a cohesive and luxurious experience, ensuring the villa is as functional as it is visually striking.



# WADI VILLAS

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FIVE BEDROOM VILLAS



PRECIOUS INTERIORS CREATE  
HARMONIOUS LIVING

The selection of  
interior materials create  
a luxurious living  
experience accentuated  
by elegant clean lines and  
graceful form.

Feel welcomed by a statement of luxury  
and refined taste. Vast open spaces sets  
a serene mood with earthy tones and the  
use of natural materials, like marble floors  
and wooden accents. The artistic add  
precious textile living experience.















A canvas of tranquility  
awaits in bedrooms  
where a soft colour  
palette evokes a sense of  
calm and sophistication.

**MATERIAL MASTERY CURATES PRIVATE  
SPACES**

Bathrooms skilfully combine sleek design  
and functionality. Spaces accented with  
the timeless elegance of marble and the  
warm tones of wood, resulting in a spa-like  
ambiance promising relaxation and  
rejuvenation.



AN INTRICATE DANCE OF LIGHT  
AND SHADOW

Masterful use of views and natural light accentuate the quality appliances and fixtures throughout the villa. Metallic finishes in dark bronze and black infuse interior spaces with a contemporary edge. The carefully selection of materials elevates the interior to the pinnacle of modern luxury.





# 6

## SIX BEDROOM MANSIONS

Bold, gracious, exterior curves and designer water features celebrate the essence of luxury living where glass walls erase the boundaries between indoors and outdoors.

Sweeping lines and curved facades echo the natural contours of the landscape, creating a sense of movement and fluidity.

This elegance, elevated by the superior quality of exterior materials and craftsmanship, emphasises the grandeur of 3 levels of extravagant living. At night, the mansion comes alive with strategic lighting that underscores its architectural beauty.



# WADI VILLAS

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SIX BEDROOM MANSIONS



WADI

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COLOURS REFLECT UNDERSTATED  
GLAMOUR

Brilliant whites outlined  
by a gleaming metallic  
trim exude the simplicity  
of dignified taste.

Enter into a world where opulent living is redefined through curated details and a whisper of glamour in the golden accents that catch the light. An alluring exterior design sets the scene for style to flow inside through a graceful harmony of indoor-outdoor flow.



# WADI VILLAS

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SIX BEDROOM MANSIONS



PERFECTION LIES IN THE DETAILS

Unerring attention to detail is testament to the level of craftsmanship and design in creating an experience of rare beauty.

The quintessence of water and the natural oasis are woven into the living space to craft an ambiance of exceptional allure. Interior finishings are characterised by a blend of natural stones and sophisticated design elements, an understated elegance that merges the interior spaces with the open greens.









Living areas are a testament to modern sophistication creating a tactile experience for intimate gatherings and coveted relaxed living.

EXEMPLARY SPACES BLENDING  
THE BOUNDARIES BETWEEN NATURE  
AND DESIGN

Featuring a coveted 'glassed' lounge with three walls of windows providing both a sense of space and openness with the outdoors and a protected embrace. The epitome of opulent living where your senses will come alive and be refreshed by the integration of nature.

# WADI VILLAS

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▼

Mirroring nature, where water's presence adds colour to the landscape and vegetation, the mansion's neutral palette is enlivened by touches of colour.

▲





AN ENRICHING CONFLUENCE  
OF TEXTURES AND MATERIALS

Wooden elements bring warmth to cosy yet palatial rooms where the avant-garde lighting adds a touch of modernity. Throughout this extravagant mansion, space unfurls into indulgent comfort with materials selected for their prestigious quality and enriching textures.



RESIDENTIAL AMENITIES

Indulgent amenities to stimulate all your *senses*.



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#### EXCLUSIVE CLUBHOUSE

The centrepiece of the enclave is its exclusive clubhouse with its spectacular symmetrical design and inspiring double height entrance.

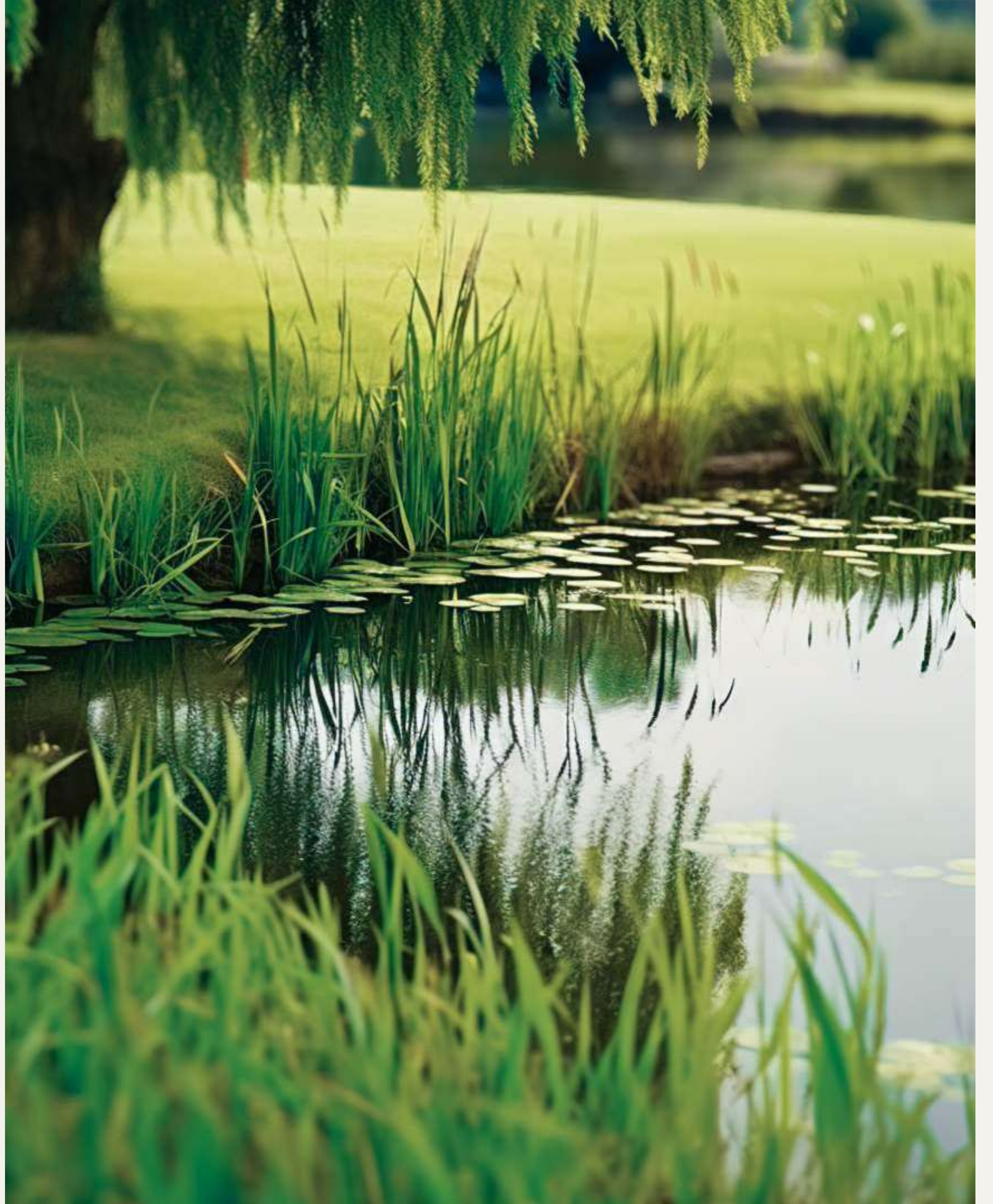
A distinctive hub providing residents with a perfect space for relaxation and socialising in style. Central to its design is a tranquil water feature set against wooden accents and stone floors, offering a serene communal space that connects the indoors with the lush exterior, symbolising the exclusive and refined lifestyle within.



# WADI VILLAS

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RESIDENTIAL AMENITIES



THE REJUVENATING ELIXIR OF WATER

The gem of the stylish clubhouse is a stunning infinity lap pool.

This 25-metre pool not only offers a stunning swimming experience but also serves as a visual masterpiece, seamlessly blending with the surrounding landscape and alluringly illuminated at night.

The pool area serves as the perfect spot after time spent either in the co-working lounge, the multi-purpose lounge, or the clubhouse café.



# WADI VILLAS

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RESIDENTIAL AMENITIES





Emphasising the oasis  
ambience, unique  
rainforest boardwalk  
offers an immersive  
nature experience for  
regenerative moments.

#### FUN FOR THE ENTIRE FAMILY

The enclave is designed with families in mind, featuring a dedicated kids' play area and a game room. These spaces are safe and engaging, allowing children to play and socialise within the community.

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Designed to foster connections, it's a place where those who share a vision of luxury intertwined with nature come together.

AMENITIES THAT VALUE THE IMPORTANCE OF LIVING WELL

A state-of-the-art fitness centre caters to the health and wellness of all residents. Equipped with modern exercise equipment and designed to house a variety of fitness routines, from intensive workouts to yoga and meditation, the convenience promotes a healthy lifestyle.



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RESIDENTIAL AMENITIES









## Payment Plan

<b>10%</b>	ON BOOKING
<b>10%</b>	WITHIN 60 DAYS FROM BOOKING OR SPA (whichever is earlier)
<b>5%</b>	150 DAYS FROM SPA - OCT 2024
<b>5%</b>	330 DAYS FROM SPA - APR 2025
<b>10%</b>	ON 510 DAYS FROM SPA - OCT 2025
<b>10%</b>	ON 690 DAYS FROM SPA - APR 2026
<b>10%</b>	ON 870 DAYS FROM SPA - OCT 2026
<b>40%</b>	ON HANDOVER - Q4 2026

PRICE STARTS FROM 14 MILLION AED

TEAM

A fusion of extraordinary *expertise*  
and unerring commitment.



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Project Design:  
HBA Architects is renowned for creating innovative and enduring design solutions that respect and embody community heritage.

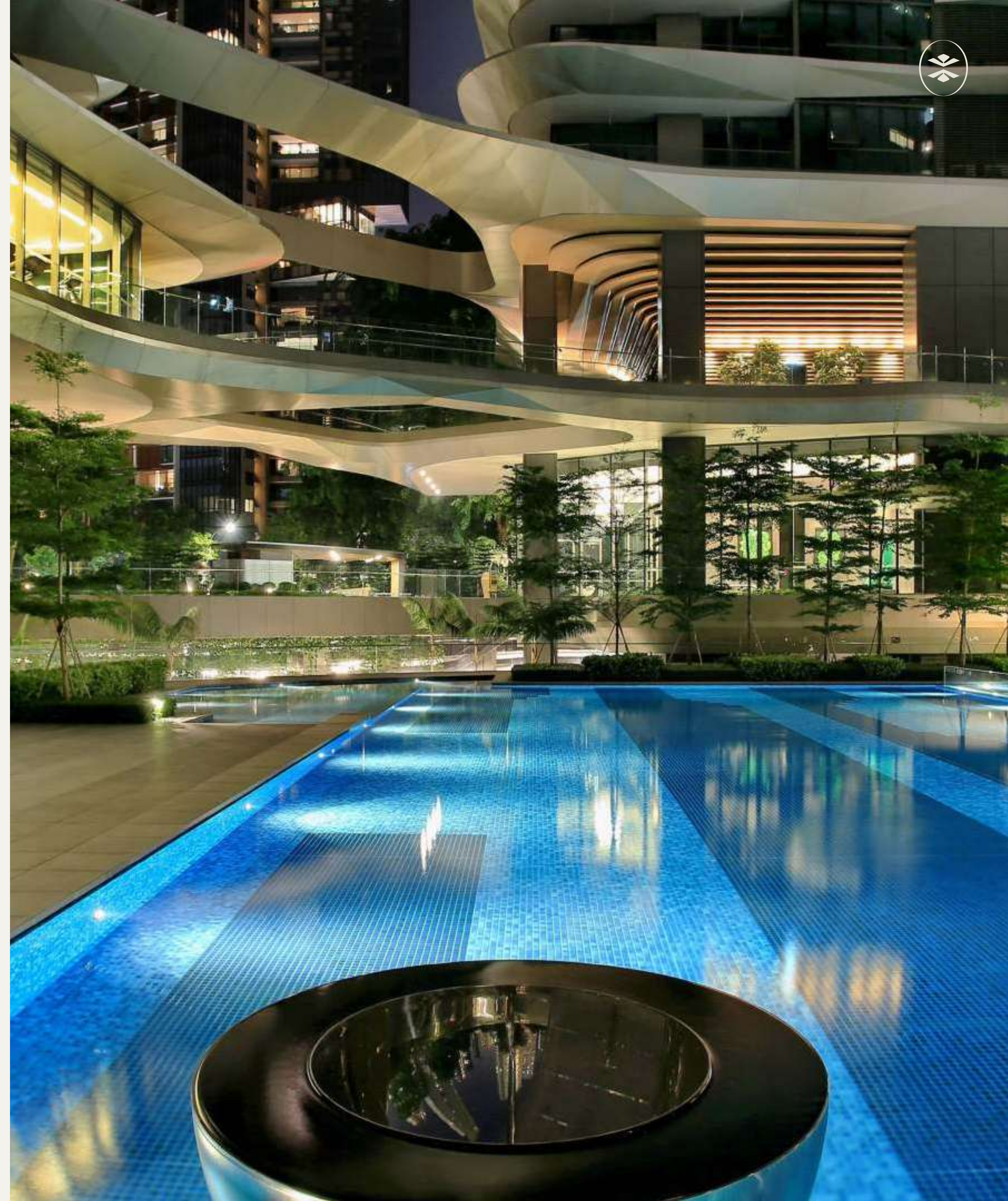
 **HBA**architecture

A diverse team of over 30 skilled architects, designers, and planners brings a wealth of expertise and local knowledge to each project. Selected for their ability to create inspirational architecture for landmark projects globally, HBA Architects specialises in meeting the unique needs of discerning clients in luxury markets, delivering designs that are exceptional and sustainably integrated into their surroundings.

Landscape Design:  
Artfully crafted by  
Coopers Hill who  
expertly help connect  
people to nature and  
nature to people.



Coopers Hill, with over 40 years of experience in landscape design worldwide, is renowned for their culturally sensitive and responsible approach to harmonising the natural environment with human spaces. Their expertise lies in creating unique, award-winning designs with a focus on sustainable, timeless, and high-quality design that transcends fads and fashions, aligning the needs of mankind with the preservation of the natural world.





We have created an intimate neighbourhood oasis incorporating the theme of Water, this permeates the design of this *unique development*.

**ALEX THONISSEN**  
ASSOCIATE ARCHITECT  
HBA ARCHITECTURE



Evoked by the harmony of an oasis, we curated inviting spaces with soft lines, luxe textures, and earthy tones for a *sense of comfort*, accented by the gentle rhythm of water.

**ANDREW MOORE**  
PARTNER & PRESIDENT  
HBA MENA



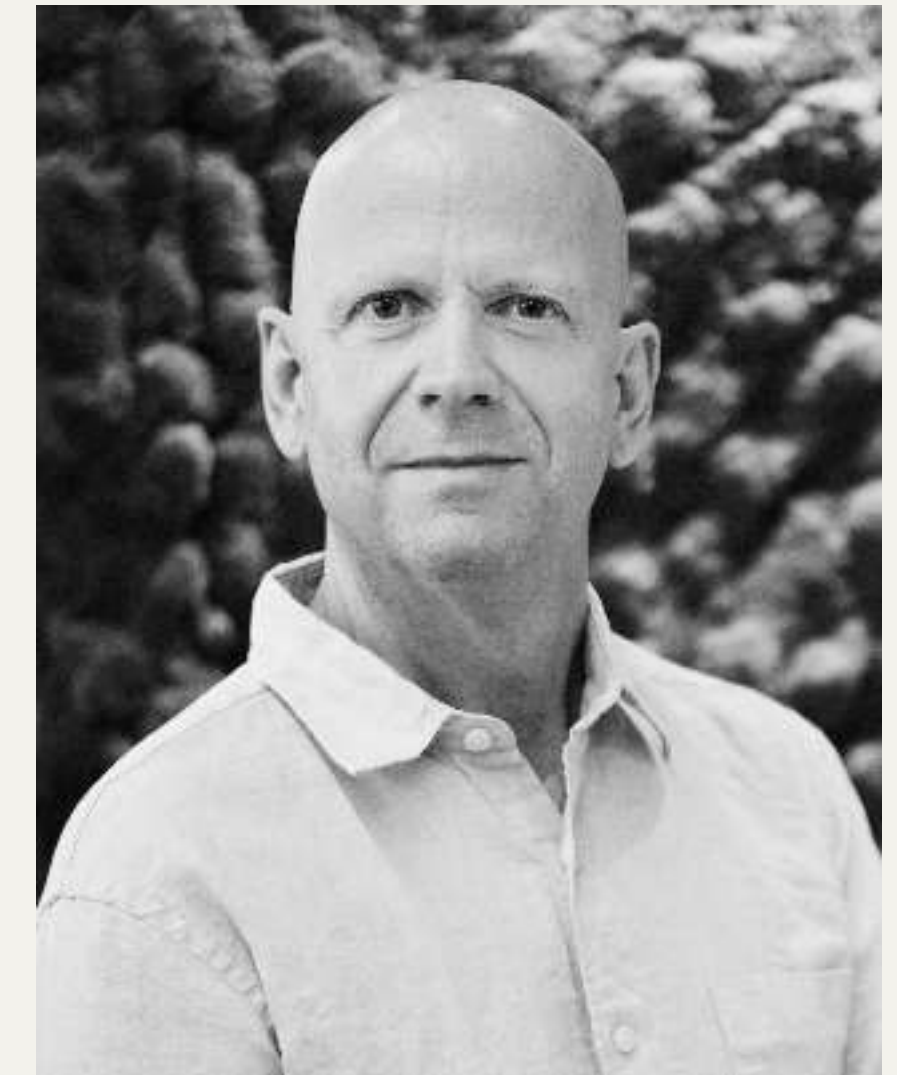
Upscale interiors designed with flow into *expansive living spaces* with streaming light, luxury details, and sophisticated palettes, blurring the lines between indoor and outdoor living.

**LESHA FERNANDO**  
ASSOCIATE  
HBA MENA



Inspired by nature, a stylized 'Wadi Landscape' of waterfalls, meandering streams, sculpted rock features and shady vegetation defines our landscape for the *'Residential Oasis'*.

**ALLEN KERTON**  
DESIGN PRINCIPAL & PARTNER  
COOPERS HILL





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