



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.



WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



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.





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.

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
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN

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.



WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



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
BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN

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

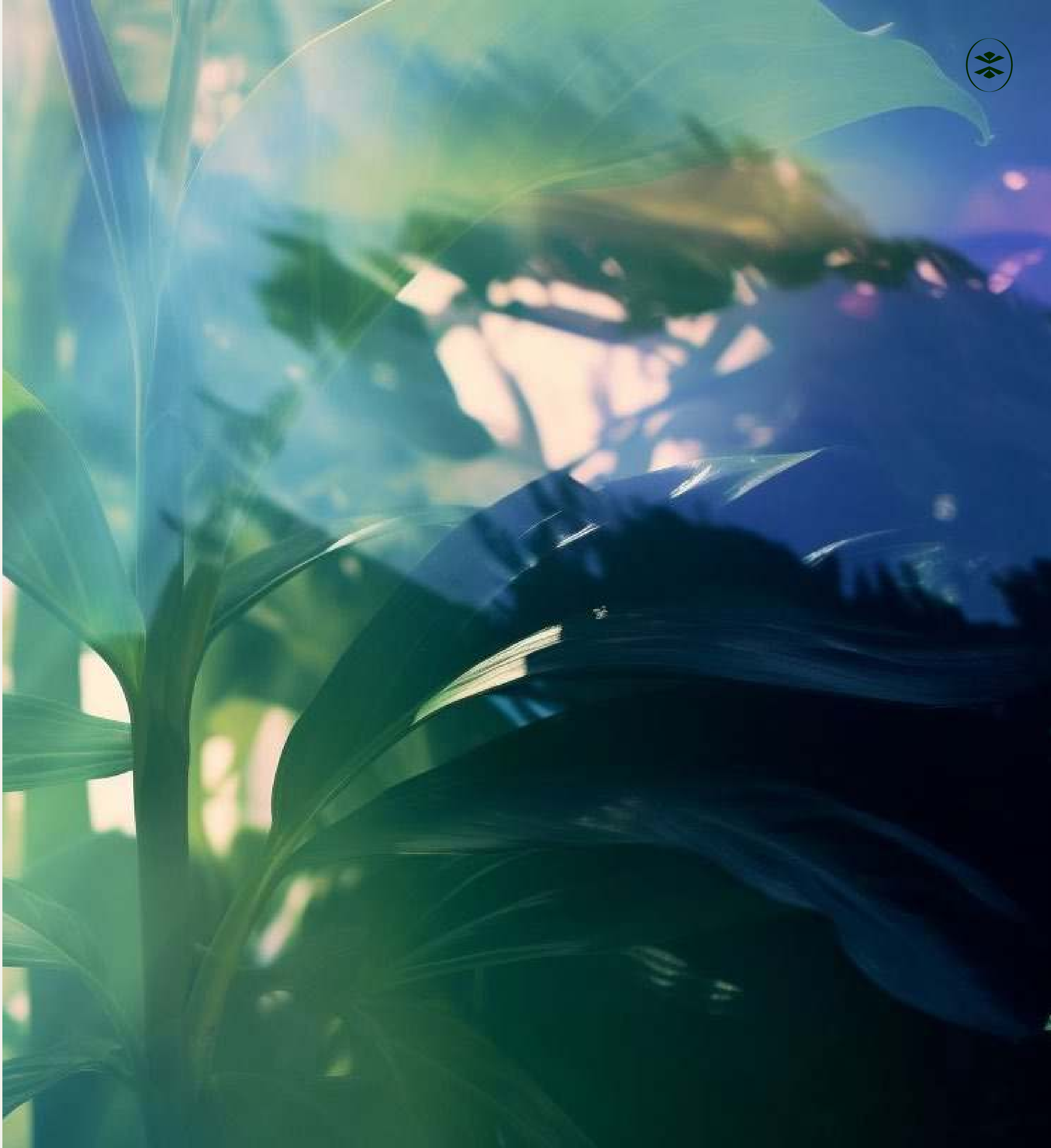
FITNESS

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



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.



WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



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.





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.







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.



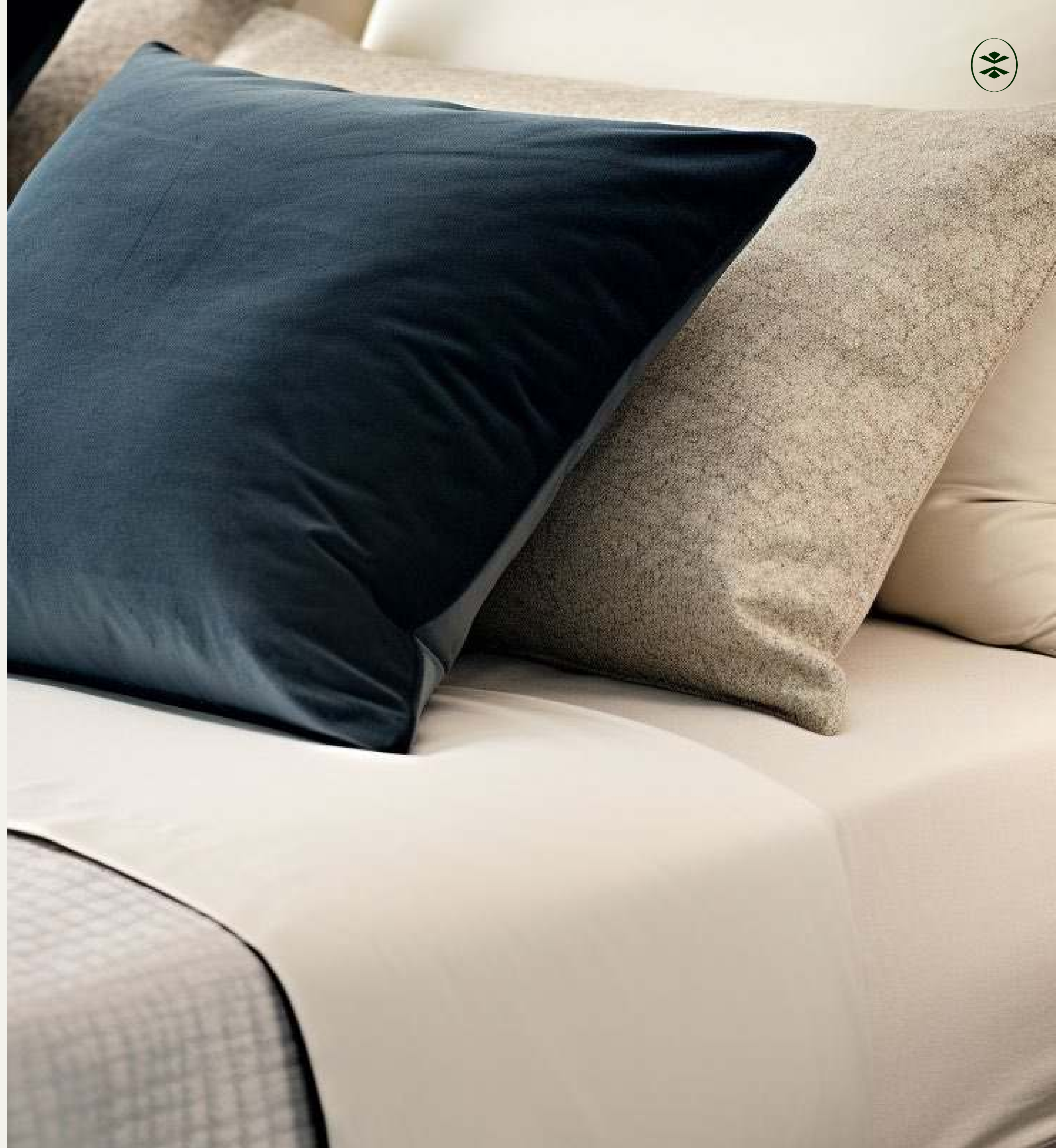




FEEL NATURE'S SERENE EMBRACE

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.

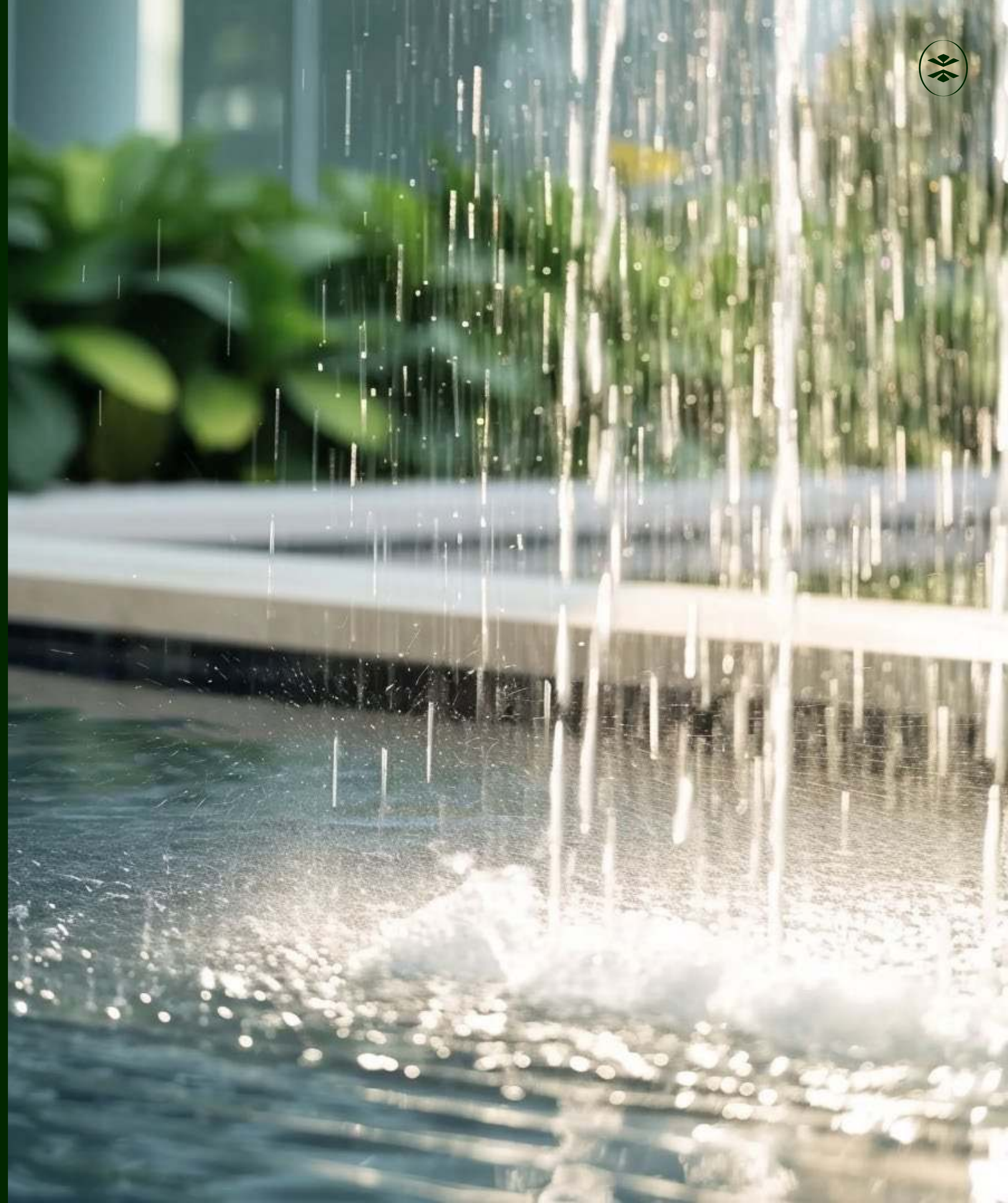




SCULPTURED MODERNITY LIVES
AMIDST VERDANT LUXURY

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.





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.





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.





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.





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*.



WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN

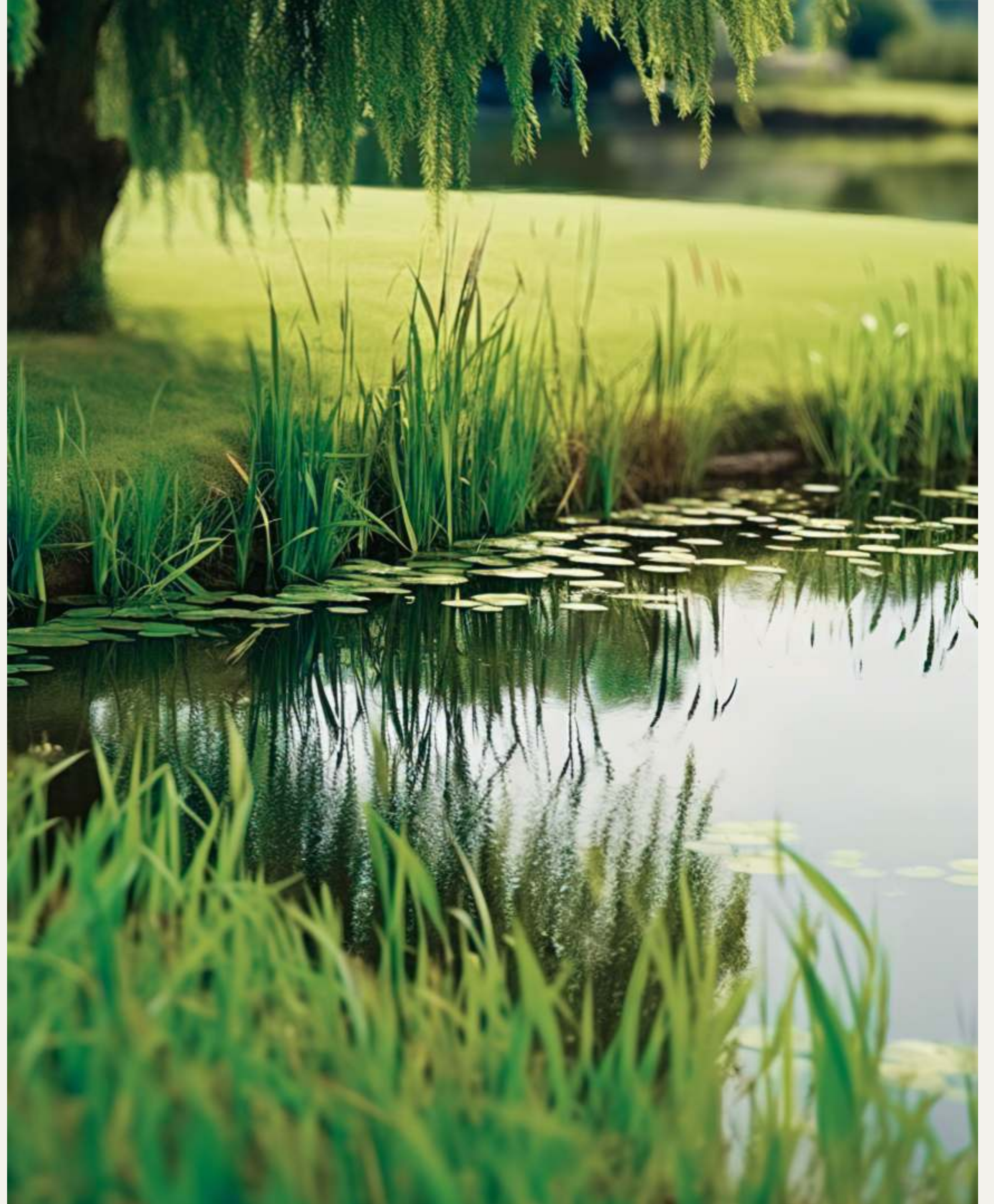


EXCLUSIVE CLUBHOUSE

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.





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.







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.





AMENITIES THAT VALUE THE IMPORTANCE OF LIVING WELL

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

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.









Payment Plan

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

PRICE STARTS FROM 14 MILLION AED

TEAM

A fusion of extraordinary *expertise*
and unerring commitment.



WADI
VILLAS

BY ARISTA PROPERTIES
DISTRICT 11 MEYDAN



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

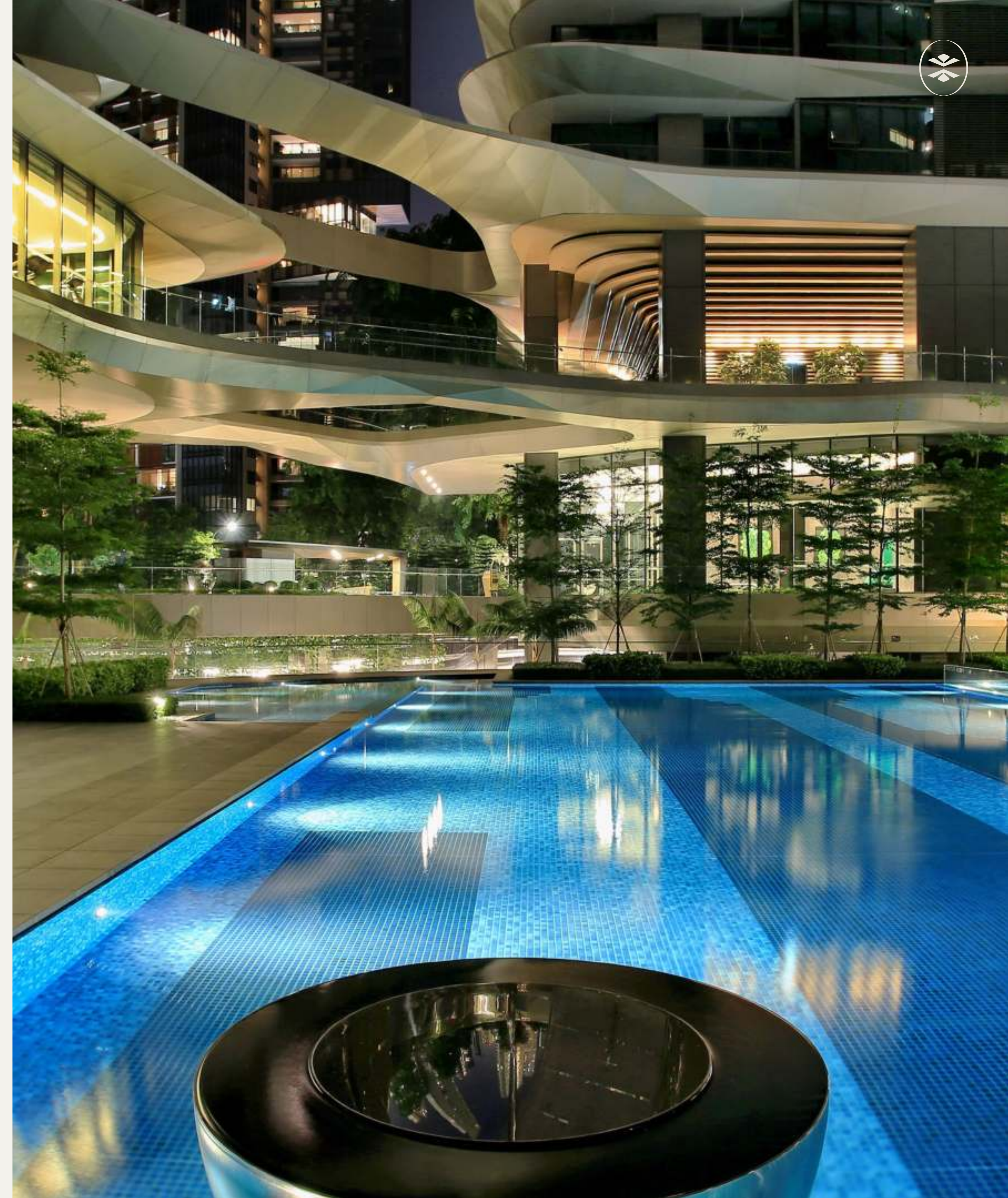
HBAarchitecture

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

