



# WADI

VILLAS

BY ARISTA PROPERTIES  
DISTRICT 11 MEYDAN



ARISTA  
PROPERTIES



ARISTA PROPERTIES

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



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REDEFINING INNOVATION

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

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.





## 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.

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LOCATION

Coveted by many, *owned* by few.



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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



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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





VILLAS

Iconic homes *nestled* amidst nature.



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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.



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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.





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FOUR BEDROOM VILLAS









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## 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.





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FIVE BEDROOM VILLAS

















# 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.



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SIX BEDROOM MANSIONS



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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.



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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.



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SIX BEDROOM MANSIONS





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.



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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.

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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.





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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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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.



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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



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

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.

