



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.



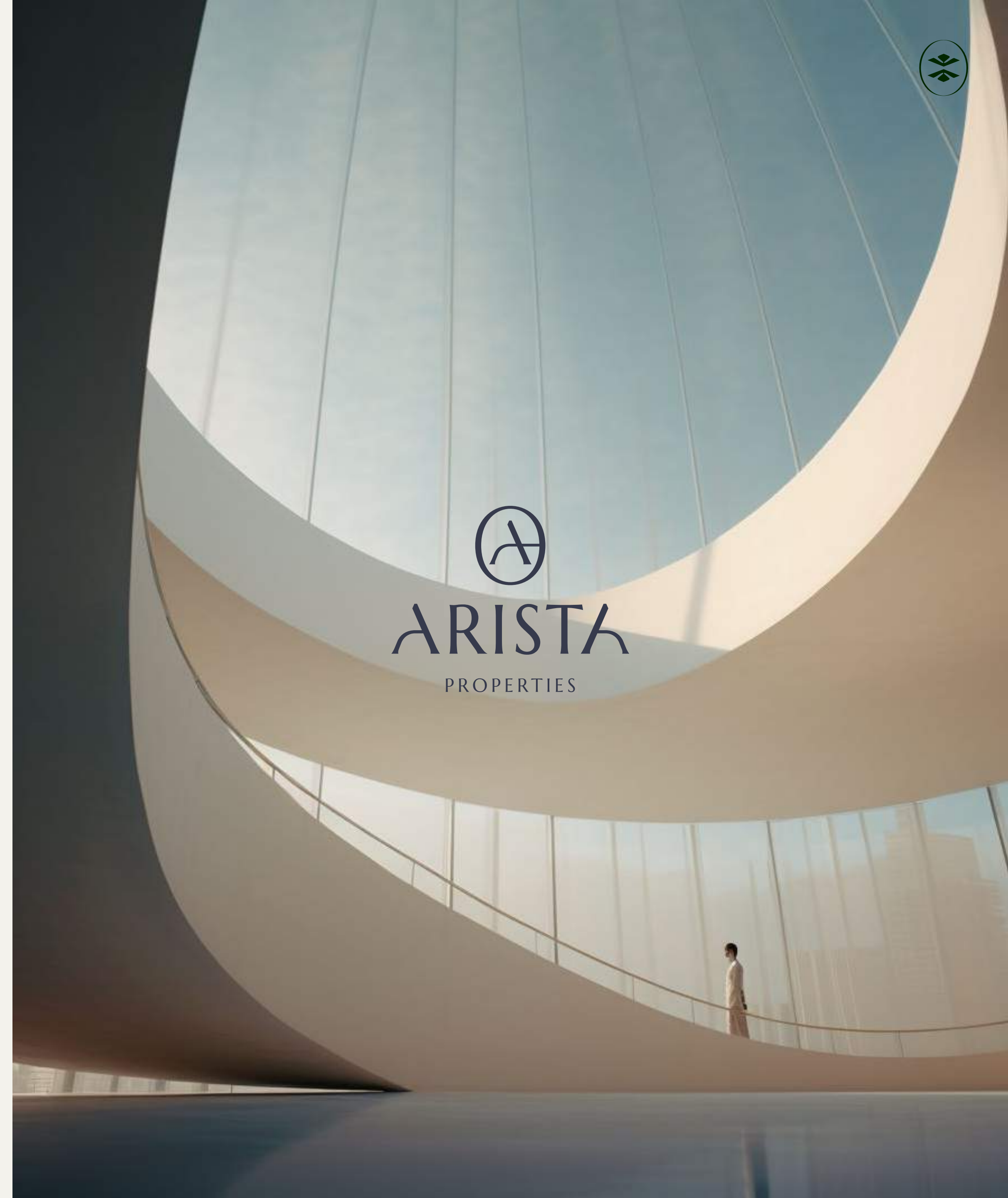
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REDEFINING INNOVATION

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



ARISTA
PROPERTIES



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.



WADI
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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



PARKS



MOSQUES

VILLAS

Iconic homes *nestled* amidst nature.



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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.









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 centrepiece 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.









4 Bedroom Villa

GROUND FLOOR

TOTAL AREA

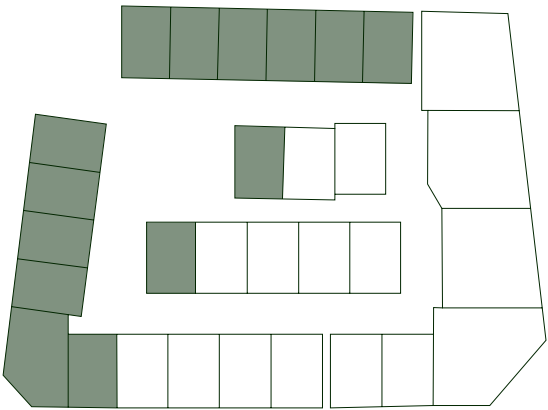
3,645 SQ.FT
APPROX



TOTAL BUILT UP AREA

6,545 SQ.FT
APPROX

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



KEY PLAN



4 Bedroom Villa

FIRST FLOOR

TOTAL AREA

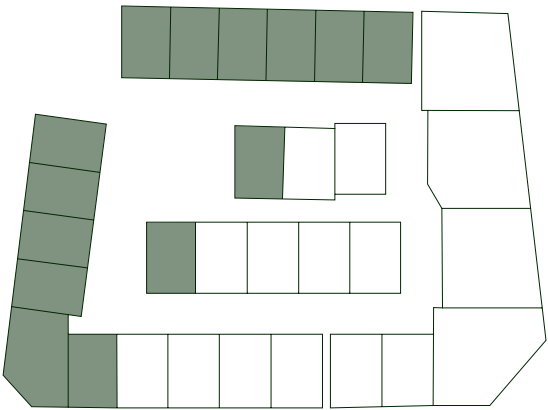
2,095 SQ.FT
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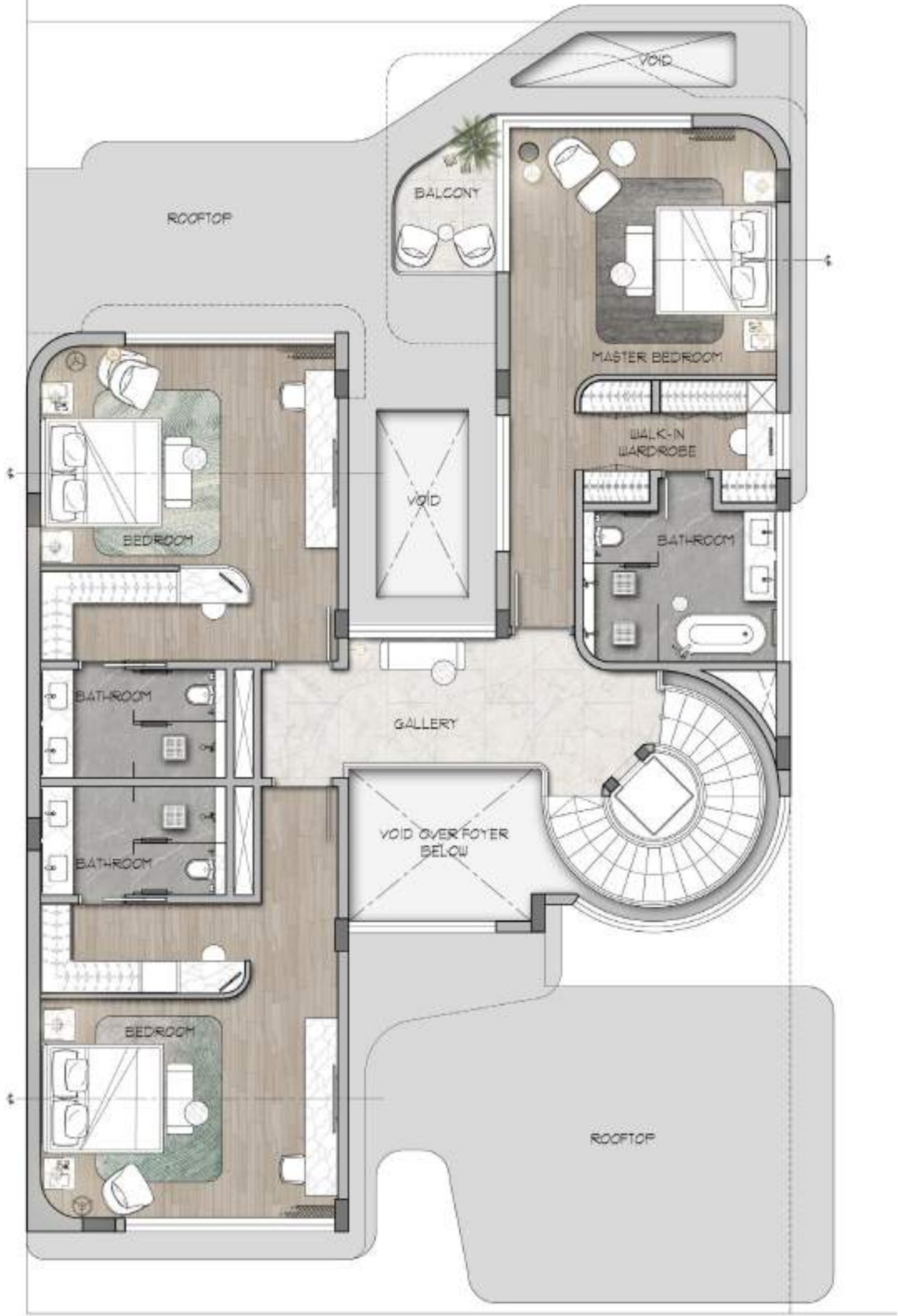
TOTAL BUILT UP AREA

6,545 SQ.FT
APPROX

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KEY PLAN



4 Bedroom Villa

SECOND FLOOR

TOTAL AREA

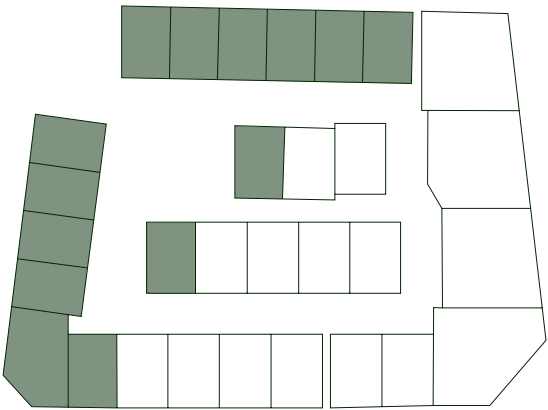
805 SQ.FT
APPROX



TOTAL BUILT UP AREA

6,545 SQ.FT
APPROX

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KEY PLAN





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.

















5 Bedroom Villa

GROUND FLOOR

TOTAL AREA

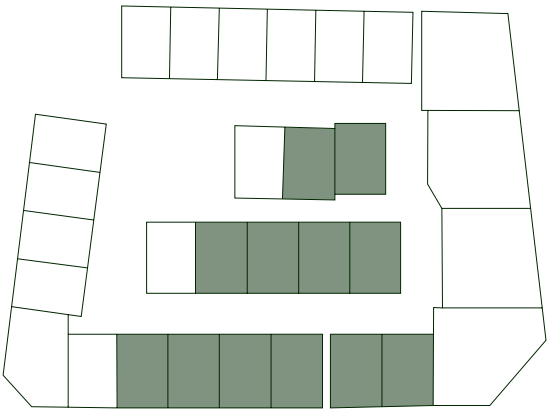
4,055 SQ.FT
APPROX



TOTAL BUILT UP AREA

8,020 SQ.FT
APPROX

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KEY PLAN



5 Bedroom Villa

FIRST FLOOR

TOTAL AREA

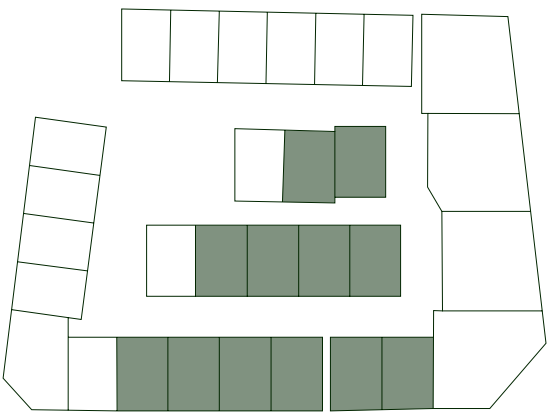
2,280 SQ.FT
APPROX



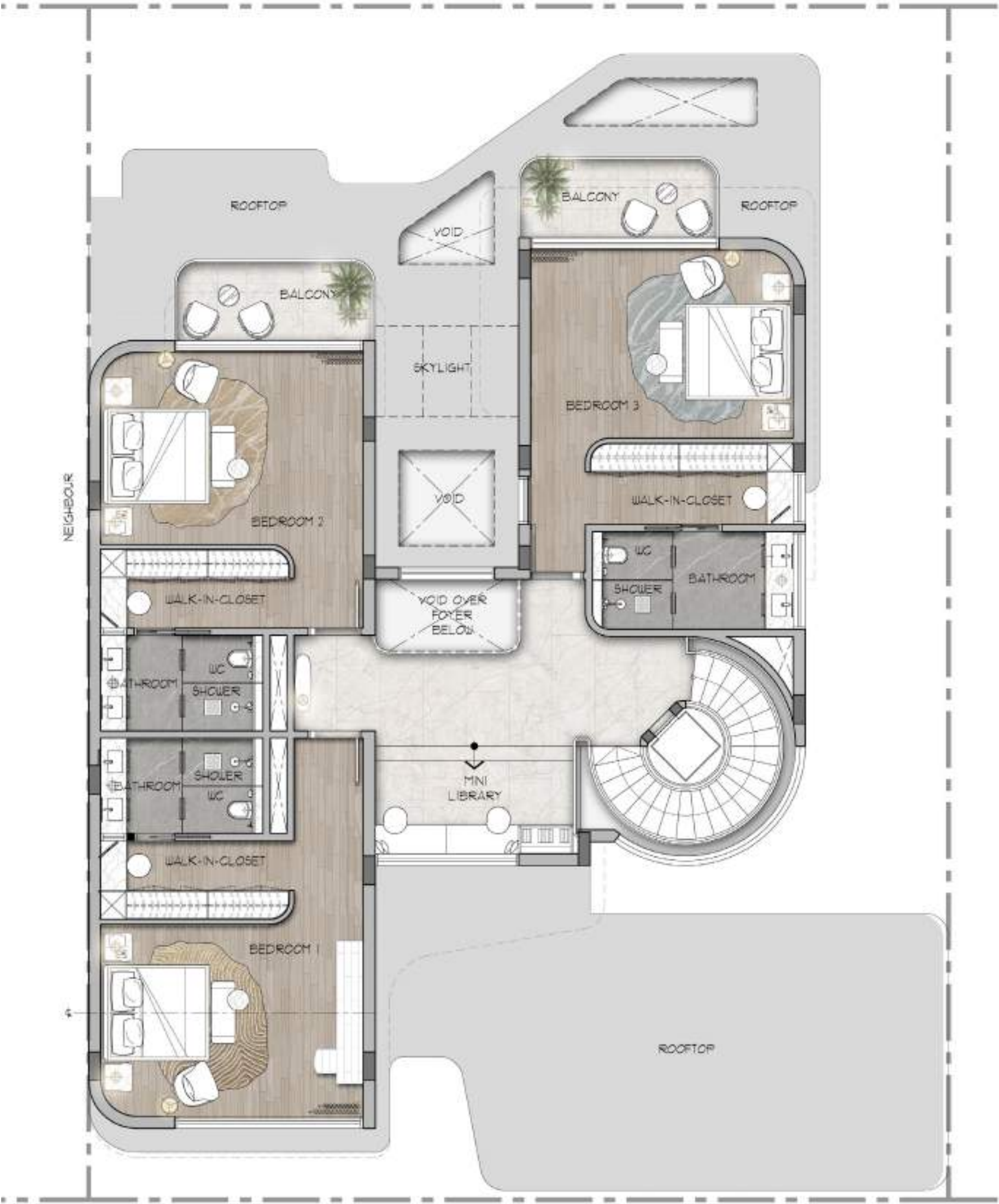
TOTAL BUILT UP AREA

8,020 SQ.FT
APPROX

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KEY PLAN



5 Bedroom Villa

SECOND FLOOR

TOTAL AREA

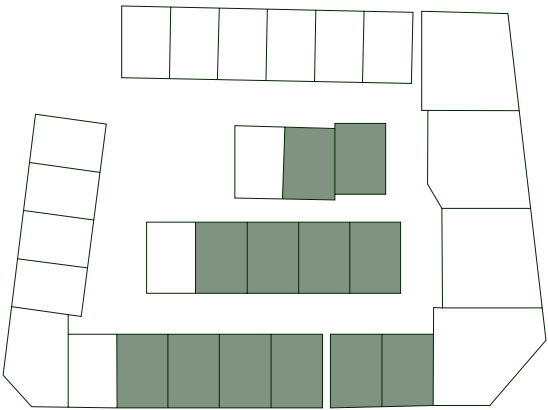
1,685 SQ.FT
APPROX



TOTAL BUILT UP AREA

8,020 SQ.FT
APPROX

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KEY PLAN





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.



6 Bedroom Mansion

BASEMENT

TOTAL AREA

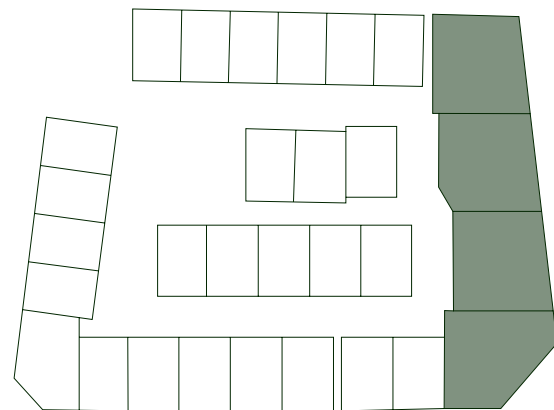
5,970 SQ.FT
APPROX



TOTAL BUILT UP AREA

16,085 SQ.FT
APPROX

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KEY PLAN



6 Bedroom Mansion

GROUND FLOOR

TOTAL AREA

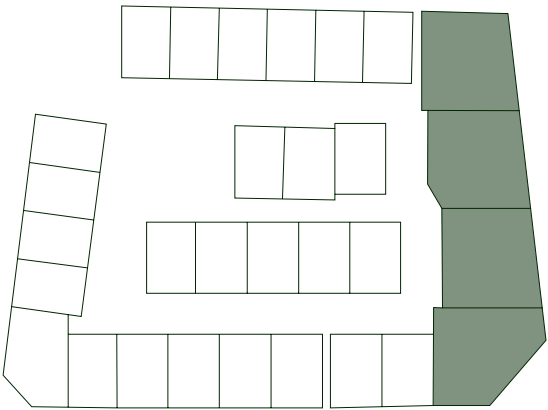
5,340 SQ.FT
APPROX



TOTAL BUILT UP AREA

16,085 SQ.FT
APPROX

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KEY PLAN



6 Bedroom Mansion

FIRST FLOOR

TOTAL AREA

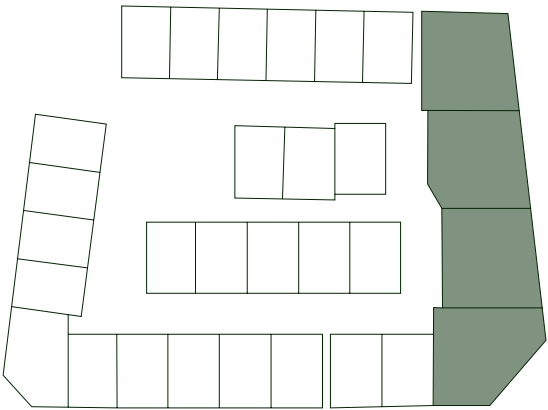
2,845 SQ.FT
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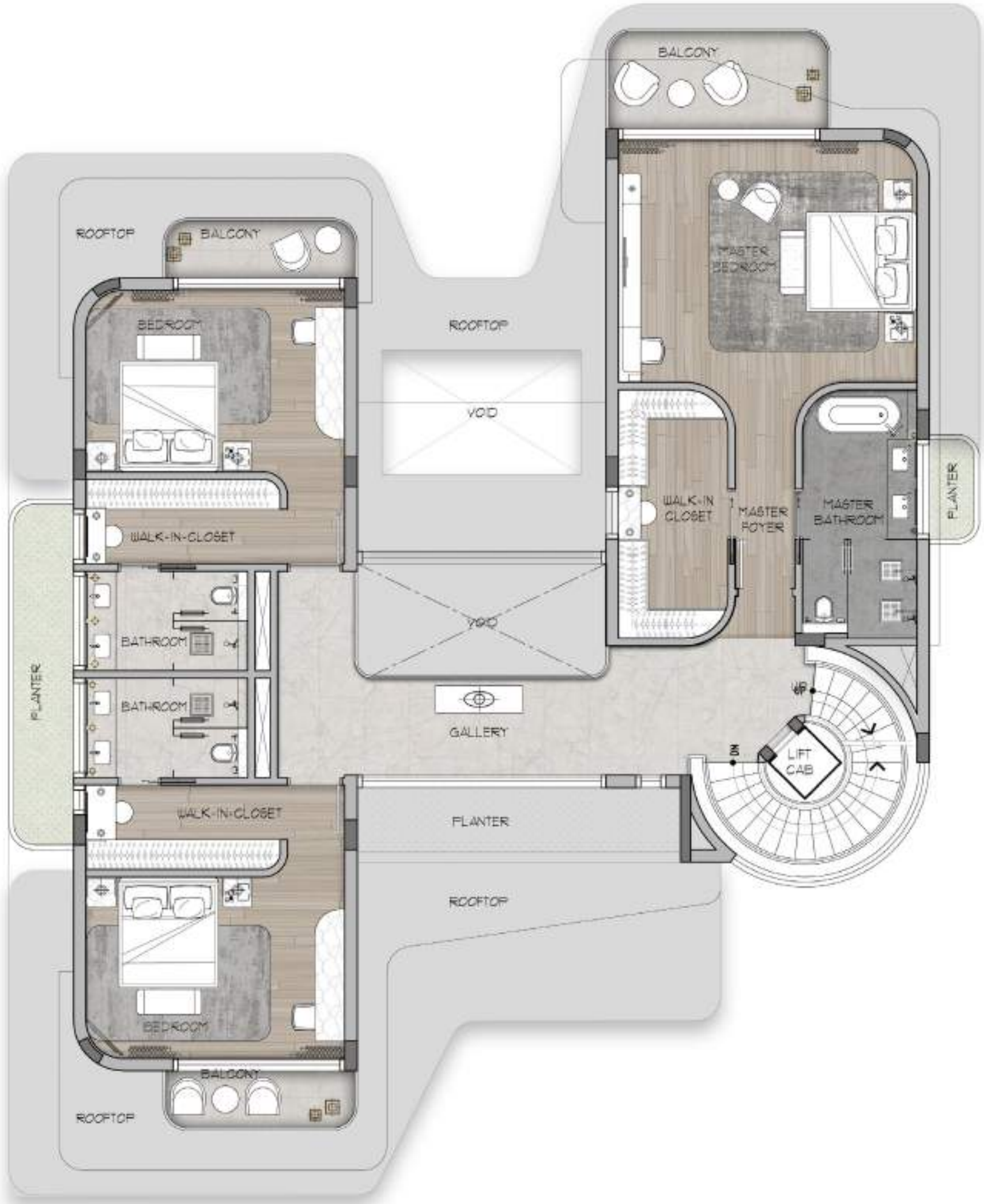
TOTAL BUILT UP AREA

16,085 SQ.FT
APPROX

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KEY PLAN



6 Bedroom Mansion

SECOND FLOOR

TOTAL AREA

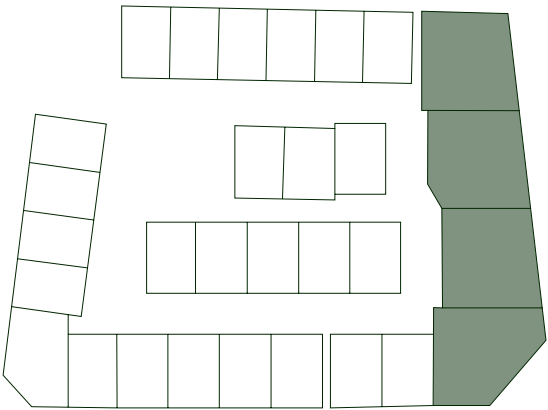
1,930 SQ.FT
APPROX



TOTAL BUILT UP AREA

16,085 SQ.FT
APPROX

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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.





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.





