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Waada Dubai South

Date of creation 19.02.2026



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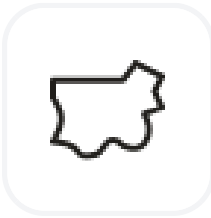


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Waada Dubai South



Developer
BT Properties



District
Dubai Industrial City,
Dubai

Unit type	Bedrooms	Amount	Area, sqft	Price from
Apartments	1 Bedroom	12/17	744 - 771	905 000 AED
Apartments	2 Bedrooms	18/22	1 092 - 1 288	1 268 000 AED
Apartments	3 Bedrooms	10/13	1 520 - 2 822	1 787 000 AED
Townhouse	3 Bedrooms	4/7	2 725	2 998 000 AED
Townhouse	4 Bedrooms	0/2	2 942	3 573 000 AED



ABOUT THE PROJECT

Unit type	Bedrooms	Amount	Area, sqft	Price from
Villa	4 Bedrooms	2/5	3 422	4 271 000 AED





ABOUT THE PROJECT

Waada Dubai South



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Description

Project general facts

Waada Dubai South is a visionary master-planned community located in Dubai South, redefining urban living through an integrated and future-focused design. Crafted by BT Properties, this ambitious development blends the principles of sustainability, connectivity, and architectural elegance to create an entirely self-sufficient neighborhood. Signature cascading architecture, wide green promenades, and carefully curated communal spaces turn Waada Dubai South into more than a place to live — it becomes a statement of lifestyle and belonging.

The residential offering at Waada Dubai South is incredibly diverse, encompassing everything from high-rise apartments to spacious townhouses and exclusive villas. Each home is designed to reflect modern sophistication with open layouts, panoramic views, and premium finishes that emphasize comfort and quality. Carefully positioned to enhance privacy and surrounded by nature, the residences seamlessly integrate indoor and outdoor living, offering refined tranquility and functional beauty.

Waada Dubai South also delivers a complete ecosystem of wellness and lifestyle amenities. From rooftop gardens and fitness centers to international schools, community



mosques, theaters, and a state-of-the-art cultural center, everything is within a 15-minute walk. Surrounded by lush green spaces, lakes, and pedestrian zones, the development encourages an active, community-focused life while staying in harmony with nature. Waada Dubai South is not just a neighborhood—it is a forward-thinking environment designed for generations to flourish.

Finishing and materials

Modern finishing with high-quality materials.

Kitchen and appliances

Equipped kitchens.

Furnishing

No.

Location description and benefits

Dubai South, also known as the Dubai South Free Zone, is a dynamic and strategically planned district located in the southern part of Dubai. It serves as a major hub for economic, commercial, and logistical activities, designed with a vision to support the growth of various industries. One of its standout features is its proximity to the Al Maktoum International Airport, the world's largest airport in terms of cargo volume, making it a key player in the global logistics and aviation sectors.

In addition to its logistical prowess, Dubai South is home to the Dubai Expo 2020 site, which served as a testament to the district's capacity to host large-scale global events. The Expo site has now transitioned into a legacy district, offering a wide range of amenities and infrastructure, including residential communities, educational institutions, and recreational facilities. Dubai South's commitment to sustainability is evident in its green initiatives, with a focus on eco-friendly urban planning and energy-efficient buildings.

Dubai South continues to grow as a thriving business and residential hub, attracting both international and local investors. Its strategic location, state-of-the-art infrastructure,



and diverse range of opportunities make it a compelling destination for businesses and individuals alike, contributing to the ongoing development and economic diversification of Dubai.







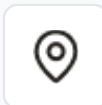
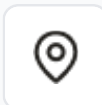
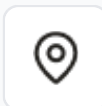
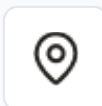
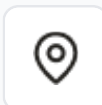


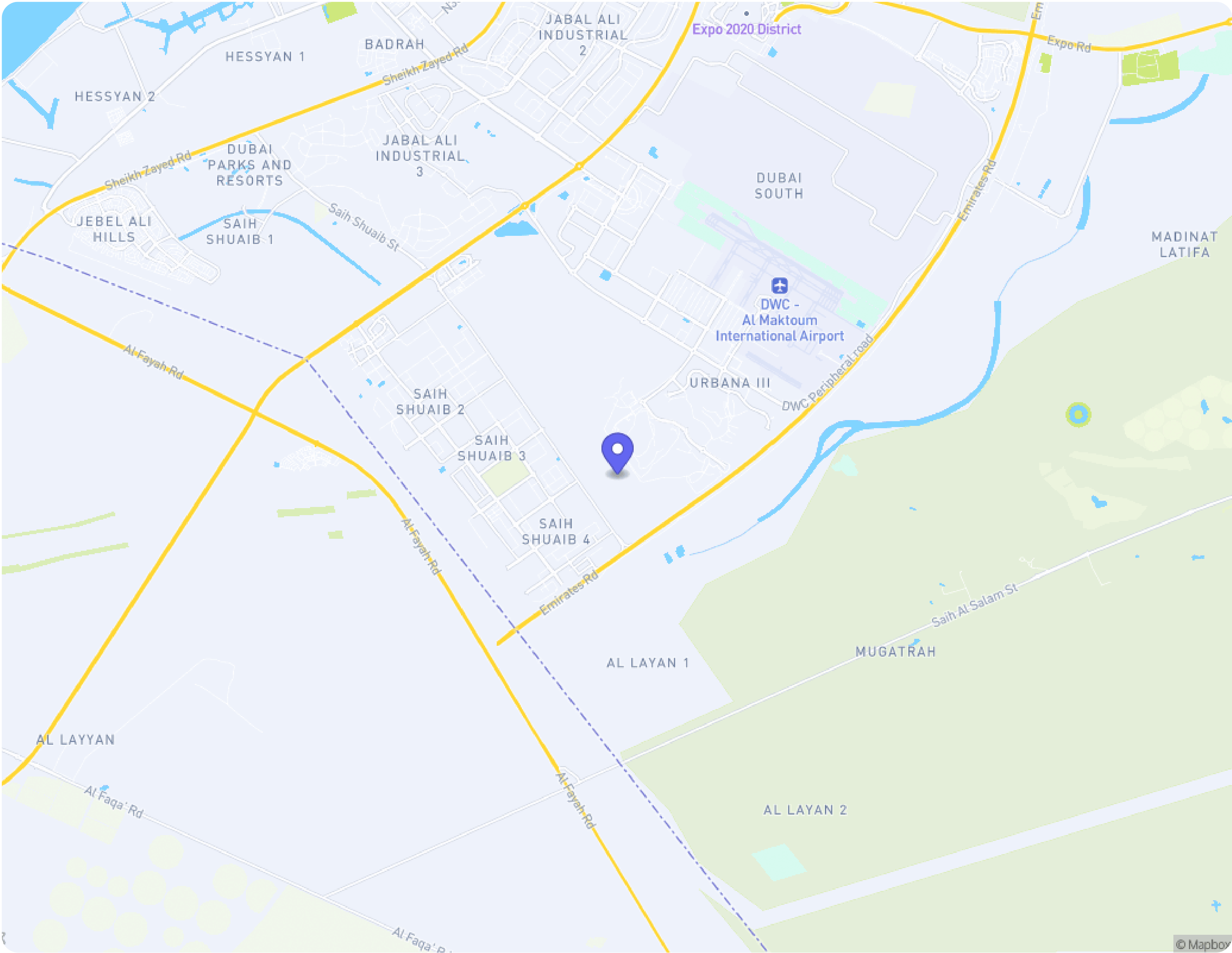


Location

Dubai Industrial City, Dubai

What is nearby

-  Al Maktoum International Airport 13 km
-  Jebel Ali Beach 31.3 km
-  Sapphire Mall 8.3 km
-  Pulse Community Park 22.1 km
-  GEMS Founders School - Dubai South 21.3 km



Features & Amenities



Pocket Parks With Children’S Playgrounds



State-Of-The-Art Theatre & Celebration Areas



Art Installations & Exhibition Spaces



Swimming Pool



Fitness Centre



Sports Courts



International School & Professional Daycare Centre



Library



Lifestyle Retail Precinct



Waterfront Dining Destinations



Cafés & Gathering Space

Masterplan



Payment Plan Option

2 Years Post Handover
Payment Plan

All options



2 Years Post Handover Payment Plan

On booking	10%
During construction	55%
Upon Handover	5%
Within 24 months PH	30%

Typical Units

- Number of available units
- Apartments: 1 Bedroom - 12
 - Apartments: 2 Bedrooms - 18
 - Apartments: 3 Bedrooms - 10
 - Townhouse: 3 Bedrooms - 4
 - Villa: 4 Bedrooms - 2



Apartments: 1 Bedroom

from AED 905 000 to AED 935 000
from 744 sqft to 771 sqft

from AED 1 191/sqft to AED 1 251/sqft



Apartments: 2 Bedrooms

from AED 1 268 000 to AED 1 703 000
from 1 092 sqft to 1 288 sqft

from AED 1 152/sqft to AED 1 363/sqft

Typical Units

Villa: 4 Bedrooms - 2



from **AED 1 154/sqft** to **AED 1 220/sqft**



from **AED 1 100/sqft** to **AED 1 146/sqft**

Typical Units

- Number of available units
- Apartments: 1 Bedroom - 12**
 - Apartments: 2 Bedrooms - 18**
 - Apartments: 3 Bedrooms - 10**
 - Townhouse: 3 Bedrooms - 4**
 - Villa: 4 Bedrooms - 2**



Villa: 4 Bedrooms

from AED 4 271 000 to AED 4 705 000
from 3 422 sqft to 3 422 sqft

from **AED 1 248/sqft** to **AED 1 375/sqft**

Developer



BT Properties, a subsidiary of the renowned Bahria Town, brings over 30 years of visionary real estate expertise to the global stage, now extending its legacy into Dubai. As one of Asia’s most influential private developers, the company has redefined urban development by transforming landscapes into fully integrated, master-planned communities. With a deep-rooted commitment to quality, innovation, and sustainable growth, BT Properties has delivered world-class homes and infrastructure that uplift both lifestyles and economies.

Guided by values of integrity and forward-thinking design, BT Properties is dedicated to shaping vibrant environments where people and businesses thrive. Every project is a reflection of their philosophy: to craft more than homes, but enduring legacies that inspire generations. With its expansion into the UAE market, the developer continues to set new benchmarks in modern living by blending architectural excellence with community-centric planning and environmental responsibility.