



BT
PROPERTIES



BT Properties | Introduction

- **As Asia's leading private real estate developer**, Bahria Town has spent **30 years transforming landscapes and shaping skylines with vision and expertise**. Driven by a steadfast commitment to quality, we have delivered countless homes and developed extensive and significant infrastructure, elevating the standard of living for families while boosting local economies.
- Each development fosters **stronger communities, creates jobs, and supports long-term urban growth**. We transform ideas into iconic, master-planned cities that blend modernity with functionality. Every endeavor reflects our focus on fulfilling today's needs while preparing for tomorrow. Through visionary planning and flawless execution, we have established ourselves as a trusted leader in urban development across Asia—and now, in Dubai.
- Our pursuit of perfection is evident in every project. With over **262,980 hours of award-winning attention to detail**, we have transformed blueprints into masterpieces, earning the confidence of millions.

Our Projects



Corporate Divisions



HOSPITALITY



LEISURE & ENTERTAINMENT



EDUCATION



HEALTH CARE



COMMERCIAL & RETAIL



GOLF COURSES & GOLF CLUBS



AMENITIES



INFRASTRUCTURE



CSR



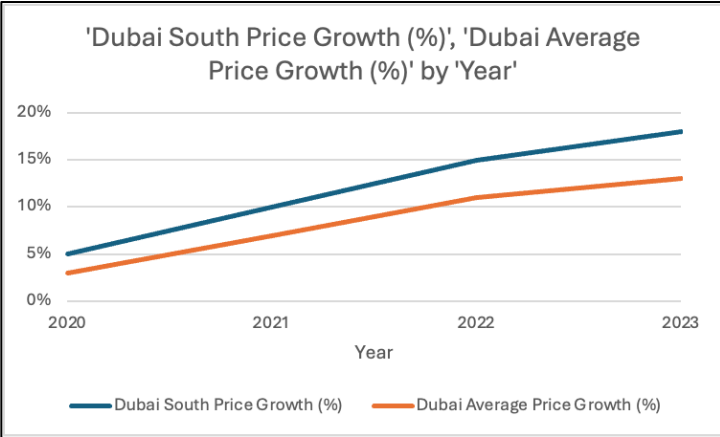
BT
PROPERTIES

Wa'ada | Dubai South

We Promise, We Deliver

Dubai South

- **Economic Growth:** Expected to contribute AED 88 billion annually to Dubai’s GDP by 2030.
- **Population Growth:** Anticipated to house over 1 million residents by 2040.
- **Al Maktoum International Airport Expansion:** In April 2024, Sheikh Mohammed bin Rashid Al Maktoum approved a \$34.85 billion expansion of Al Maktoum International Airport, set to become the world's largest airport with a capacity of 260 million passengers annually.
- **Surge in Property Transactions:** Dubai South recorded approximately 860 off-plan property transactions in August 2024 alone, contributing to a year-to-date total of 1,290 units, indicating strong investor interest.
- **Affordability and High Rental Yields:** Average property prices in Dubai South are around AED 1,200 per square foot, with rental yields projected at 6-8%.



| Key Statistics for ROI and Capital Appreciation: | | |
|--|----------------|------------------|
| Indicator | Dubai South | Dubai Average |
| Average Rental Yield | 7% | 5.5% |
| Capital Appreciation (2022) | 15% | 11% |
| Population Growth (2040) | 1 million | 5.8 million |
| GDP Contribution (2030) | AED 88 billion | AED 1.2 trillion |

Wa'ada | Dubai South



**BT
PROPERTIES**



Wa'ada | Location

- **Strategic location & connectivity |**

Wa'ada is positioned at a prime location, providing easy access to major highways, business hubs, and lifestyle destinations:

- **East:** access to E611 Emirates Road, a key transportation route
- **North:** Al Maktoum International Airport
- **West:** E311 Sheikh Mohamed Bin Zayed Road
- **South:** Close to Dubai Industrial City (DIC), a major commercial and industrial zone



We Promise, We Deliver

- Welcome to Wa'ada by BT Properties. A visionary master-planned community, designed on **13.6 million square feet**, to redefine luxury living in Dubai. Offering a perfect blend of modern architecture, premium amenities, and **lush green landscapes**, this development is set to become one of the most sought-after residential and commercial hubs in the city.
- Step into the future of **luxury living at Wa'ada**; a community designed for elegance, comfort and convenience featuring:
 - The **high-rise cluster with skyline views**
 - The **low-rise cluster with community style living**
 - The **villas cluster with spacious, premium homes**
 - The **townhouses cluster with contemporary family residences**
 - The community centre in the **heart of the development with water features, mall, school, hospital, premium entertainment, grand mosque, landmark structures**



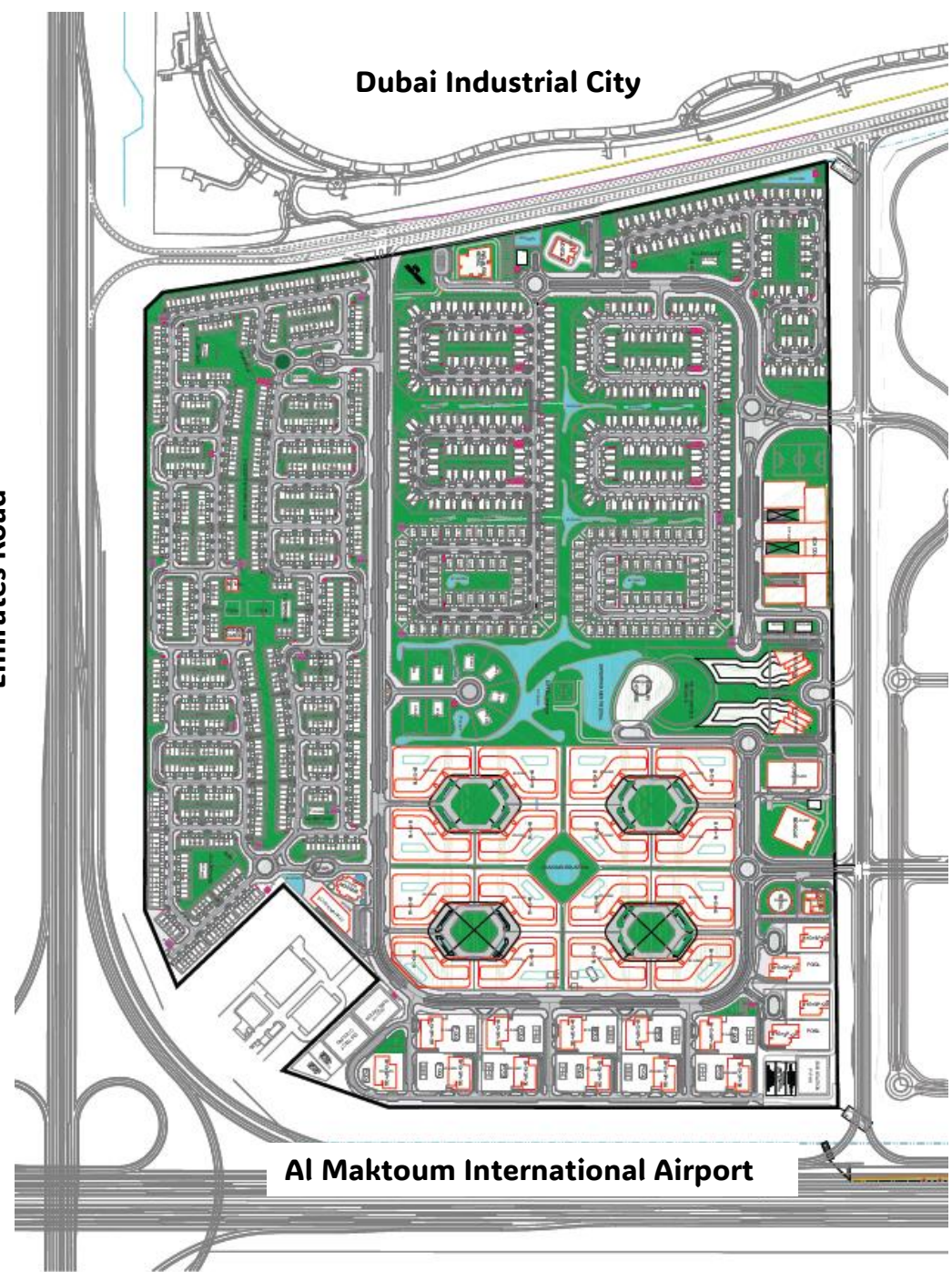
Wa'ada – The Future of Luxury Living in Dubai South

Wa'ada | Master Plan

Emirates Road

Dubai Industrial City

Al Maktoum International Airport



Wa'ada | Master Plan

Towers | High Rise Apartments G+35

Cascade | Mid Rise Apartments G+16

Villas

- 6 BR
- 4 BR Semi Detached

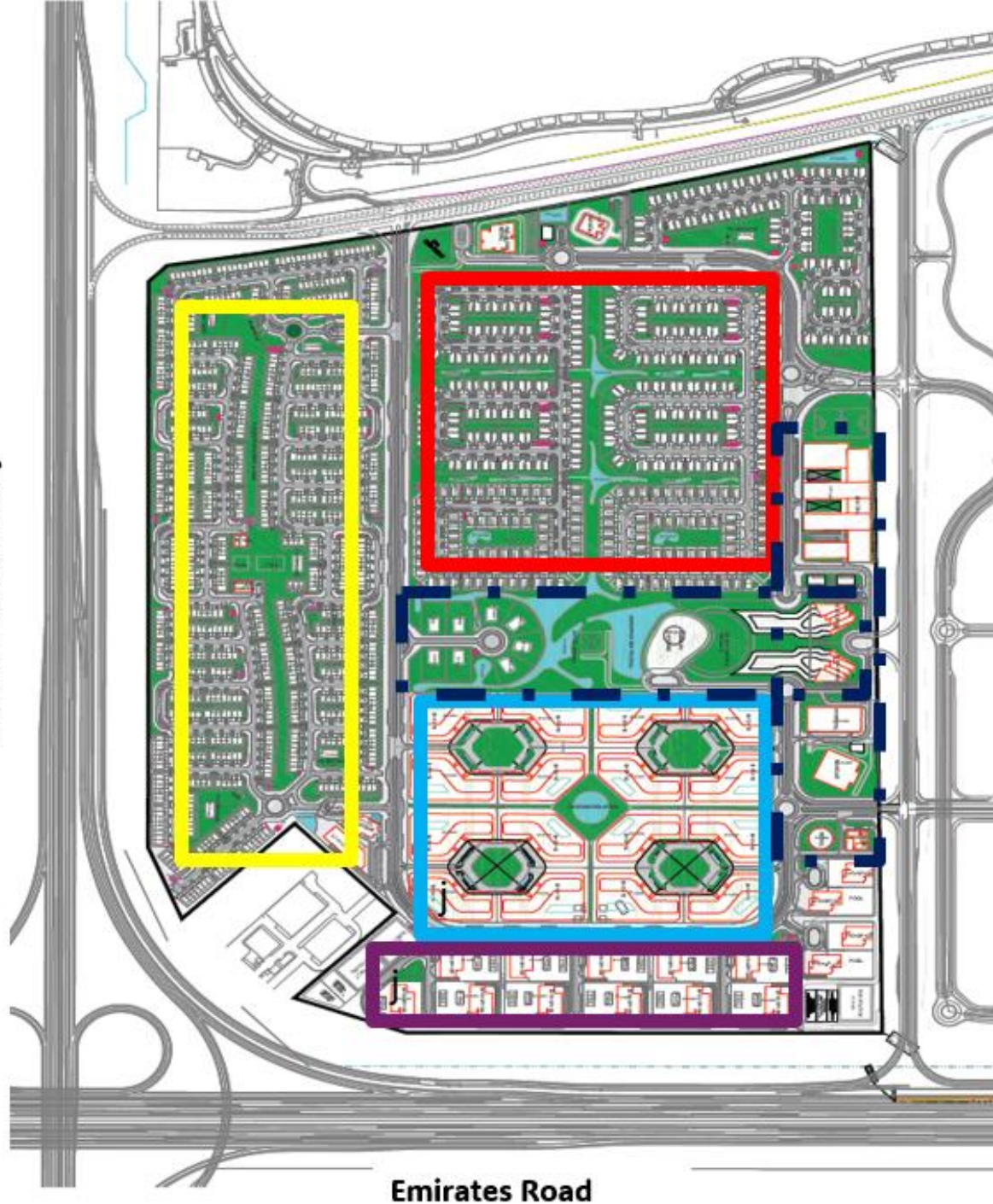
Townhouses

- 3 BR
- 4 BR

Heart of Wa'ada

- Grand entrance to hotels and hotel apartments with iconic gate towers
- Central Park featuring an 82m structure inspired by the Eiffel Tower, lakes and observatories
- Dubai's largest mosque, inspired by the Blue Mosque in Turkey
- Mall, hospital and school within the community
- Luxury recreational spaces, parks and water features

Dubai Industrial City





Wa'ada Overview

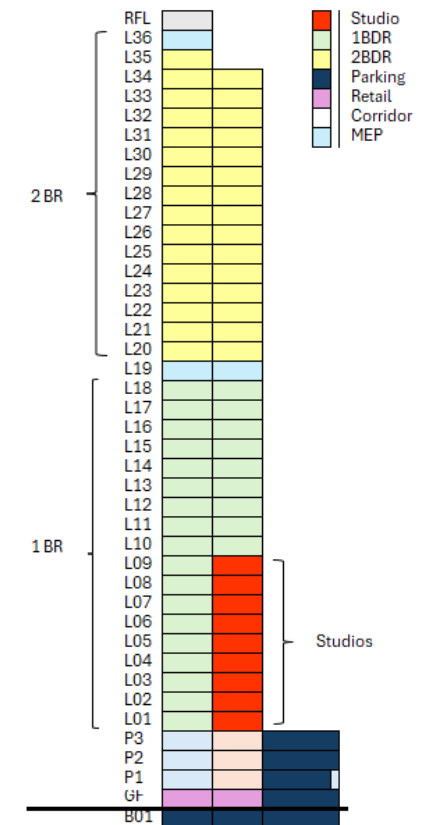


A nighttime architectural rendering of a modern urban development. Several tall, slender high-rise towers with glass and metal facades are illuminated from within, showing warm interior lights. The towers are arranged in a row, with some featuring unique, stepped or cantilevered upper sections. In the background, a hillside is covered with terraced residential buildings, also lit up. The foreground shows a landscaped area with low-lying plants and a road with light trails from moving vehicles. The sky is a deep blue, indicating dusk or night.

Towers | High Rise



| TOWERS G + 3P + 35 | | |
|------------------------------|-----------|---------------------------|
| | BUA (SQF) | Number of Units Per Tower |
| Studio Type A | 442.19 | 36 |
| Studio Tupe B | 400.00 | 123 |
| Total Studios | | 159 |
| 1 BR Type A | 756.06 | 56 |
| 1 BR Type B | 754.56 | 73 |
| 1 BR Type C | 752.42 | 21 |
| Total 1 BR | | 150 |
| 2 BR Type A | 1,130.44 | 60 |
| 2 BR Type B | 1,263.59 | 30 |
| 2 BR Type C | 1,273.06 | 30 |
| Total 2BR | | 120 |
| Total Units Per Tower | | 429 |



Towers High Rise

The development features **11 high-rise residential towers**, each with **35 floors** and **3 podium levels**, offering a variety of housing options with **studios, 1 & 2 bedroom** apartments designed to cater to individuals, families & investors.



High Rise Residential Tower

A modern, curved mid-rise building with a glass facade and balconies. The building features a series of horizontal balconies and a curved roofline. The glass reflects the surrounding environment, including other buildings and trees. The sky is clear and blue.

Cascade | Mid Rise



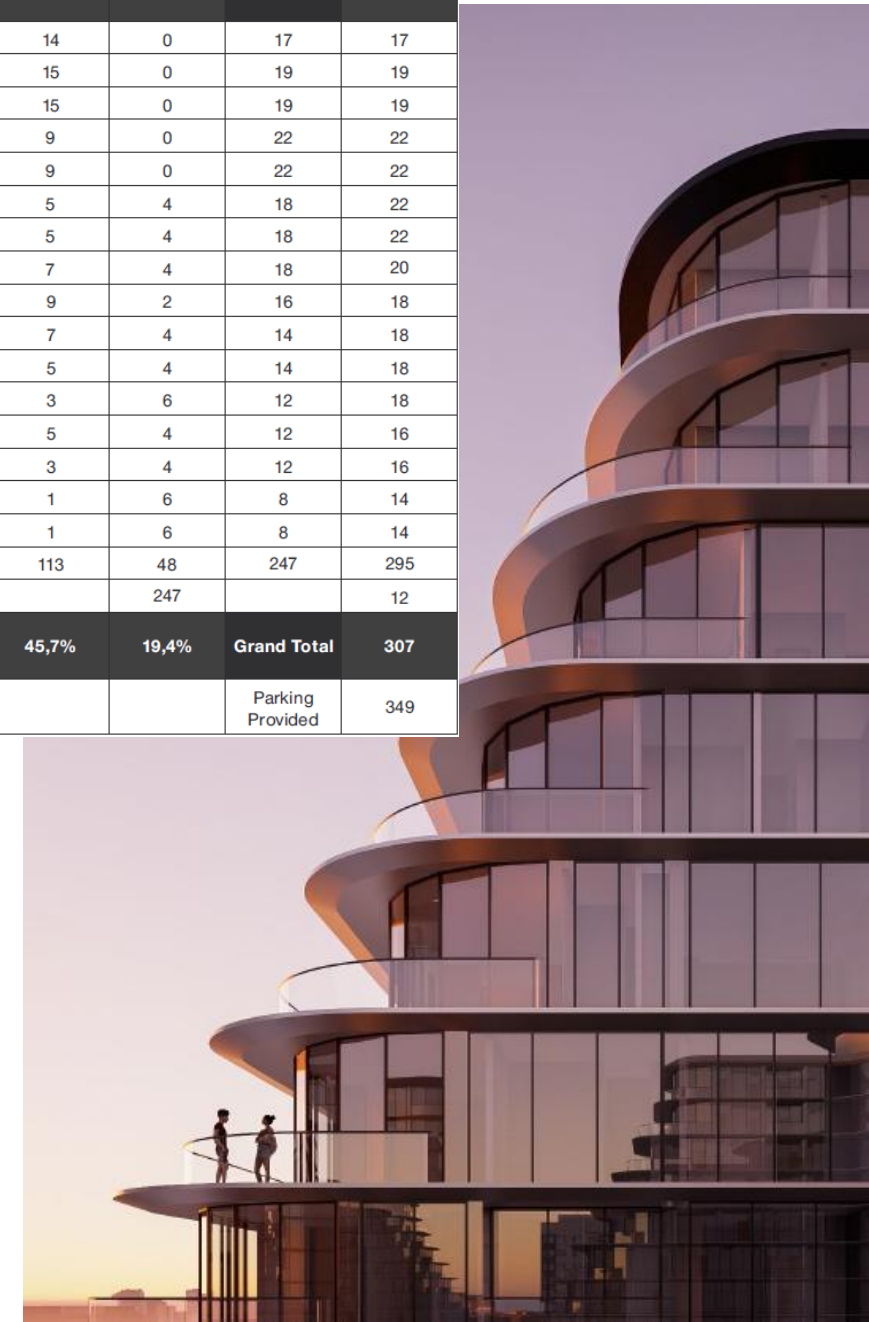
| CASCADE TOWER: B + G + 16 | | |
|---------------------------|-----------|---------------------------|
| | BUA (SQF) | Number of Units Per Tower |
| 1 BR Apartment | 775 | 34.8% |
| 2 BR Type 1 + Maid | 1,281 | 45.7% |
| 2 BR Type 2 | 1,152 | |
| 2 BR Type 3 | 1,109 | |
| 2 BR Type 4 | 1,163 | |
| 2 BR Type 5 | 1,259 | |
| 2 BR Type 6 | 1,249 | |
| 2 BR Type 7 | 1,722 | |
| 2 BR Type 8 + Maid | 1,539 | |
| 2 BR Type 9 + Maid | 1,604 | |
| 3 BR Type 1 + Maid | 1,539 | 19.4% |
| 3 BR Type 2 + Maid | 2,153 | |
| 3 BR Type 3 + Maid | 2,282 | |
| 3 BR Type 4 + Maid | 2,131 | |
| 3 BR Type 5 + Maid | 2,260 | |
| 3 BR Type 6 + Maid | 1,744 | |
| 3 BR Type 7 + Maid | 1,798 | |
| 3 BR Type 8 + Maid | 2,196 | |
| 3 BR Type 9 + Maid | 2,325 | |
| 3 BR Type 10 + Maid | 1,959 | |

| FLOOR LEVEL | UNIT TYPE | | | Unit per Floor | Required Parking |
|-------------|-----------|------------|------------|------------------|------------------|
| | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | | |
| LEVEL - 01 | 3 | 14 | 0 | 17 | 17 |
| LEVEL - 02 | 4 | 15 | 0 | 19 | 19 |
| LEVEL - 03 | 4 | 15 | 0 | 19 | 19 |
| LEVEL - 04 | 13 | 9 | 0 | 22 | 22 |
| LEVEL - 05 | 13 | 9 | 0 | 22 | 22 |
| LEVEL - 06 | 9 | 5 | 4 | 18 | 22 |
| LEVEL - 07 | 9 | 5 | 4 | 18 | 22 |
| LEVEL - 08 | 5 | 7 | 4 | 18 | 20 |
| LEVEL - 09 | 5 | 9 | 2 | 16 | 18 |
| LEVEL - 10 | 3 | 7 | 4 | 14 | 18 |
| LEVEL - 11 | 5 | 5 | 4 | 14 | 18 |
| LEVEL - 12 | 3 | 3 | 6 | 12 | 18 |
| LEVEL - 13 | 3 | 5 | 4 | 12 | 16 |
| LEVEL - 14 | 5 | 3 | 4 | 12 | 16 |
| LEVEL - 15 | 1 | 1 | 6 | 8 | 14 |
| LEVEL - 16 | 1 | 1 | 6 | 8 | 14 |
| SUB-TOTAL | 86 | 113 | 48 | 247 | 295 |
| | | | 247 | | 12 |
| UNIT MIX | 34,8% | 45,7% | 19,4% | Grand Total | 307 |
| | | | | Parking Provided | 349 |

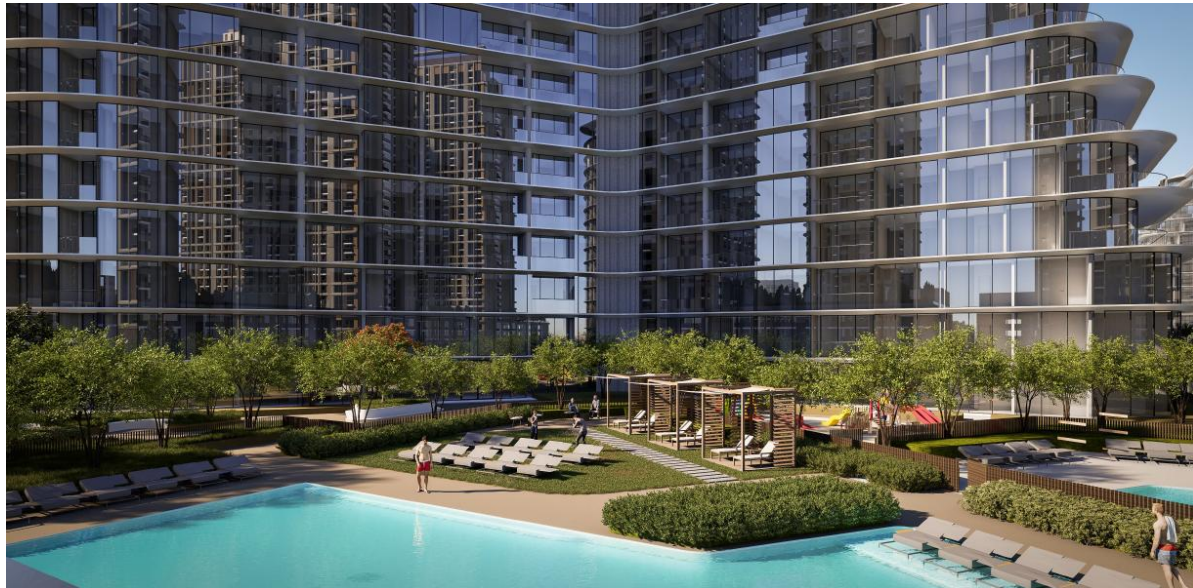
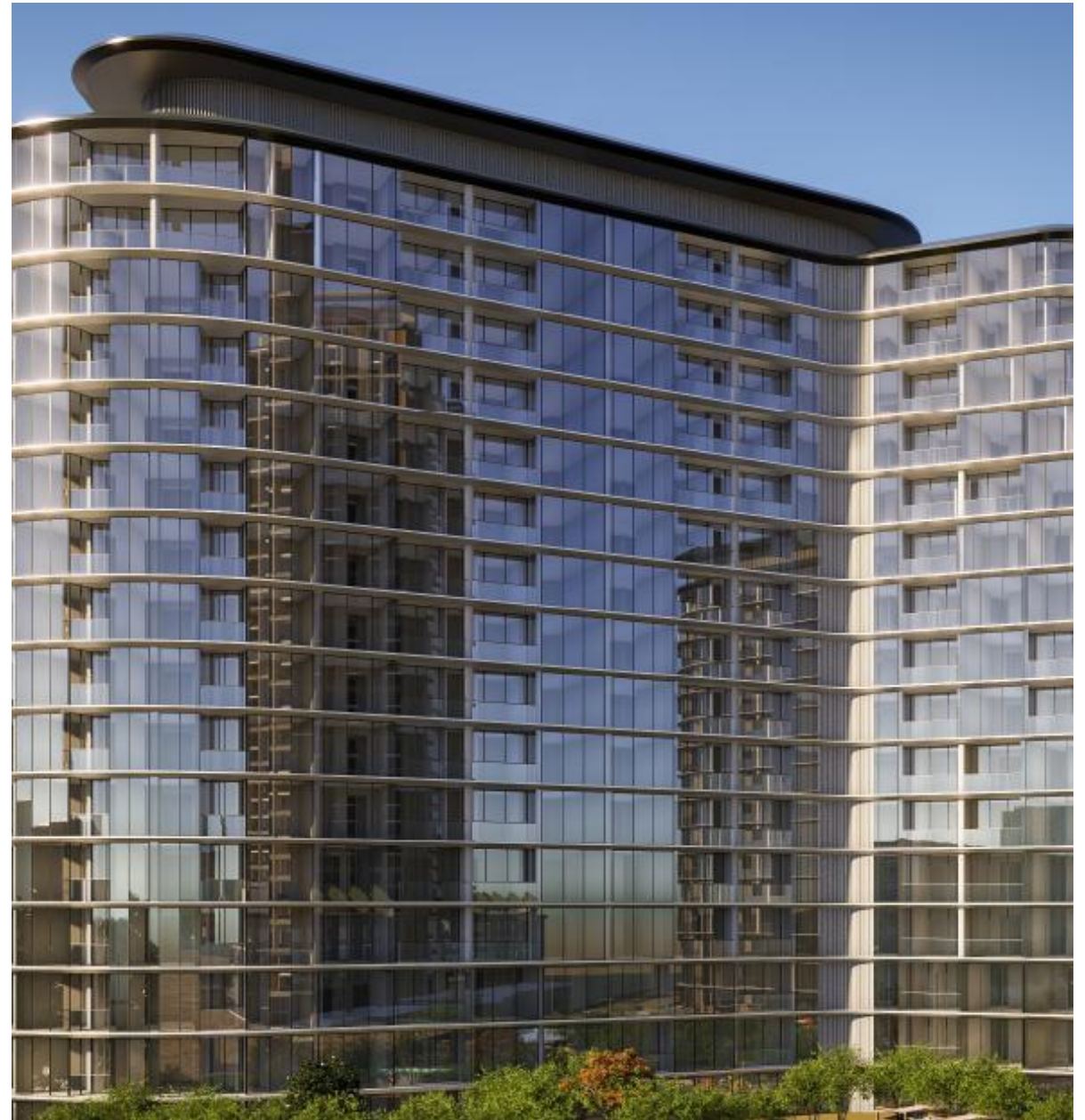
Cascade Mid Rise

This cluster comprises mid-rise buildings with 16 floors and a semi-basement.

Apartment options include 01-, 02- and 03-bedroom apartment and 03-bedroom penthouses.









Villas

Wa'ada | 6

Bedroom Stand

Alone Villas

Features: A standalone villa, offering complete privacy and exclusivity.

Six-bedroom layout ideal for large families or those who desire expansive living space. Grand living and dining areas, complemented by high-end finishes.

Ample outdoor space, perfect for gardens, entertainment and leisure.

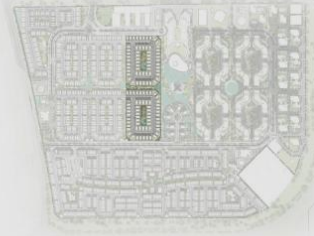
Private elevator, maids' & drivers' quarters

3 dedicated parking spaces





6 Bedroom Villa



| | |
|------------|---------------|
| PLOT AREA* | 4,562.25 sqft |
| BUA * | 5,373.45 sqft |

Area Calculations

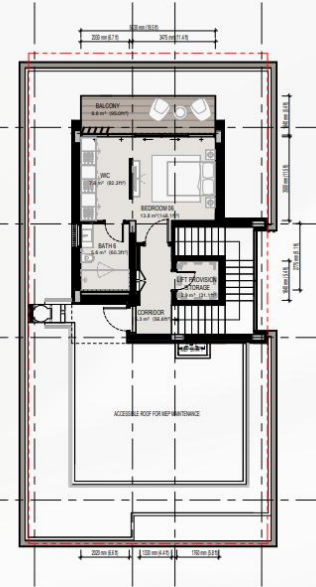
*Approx. Area is subject to adjustment and Actual may Vary



Ground Floor



First Floor

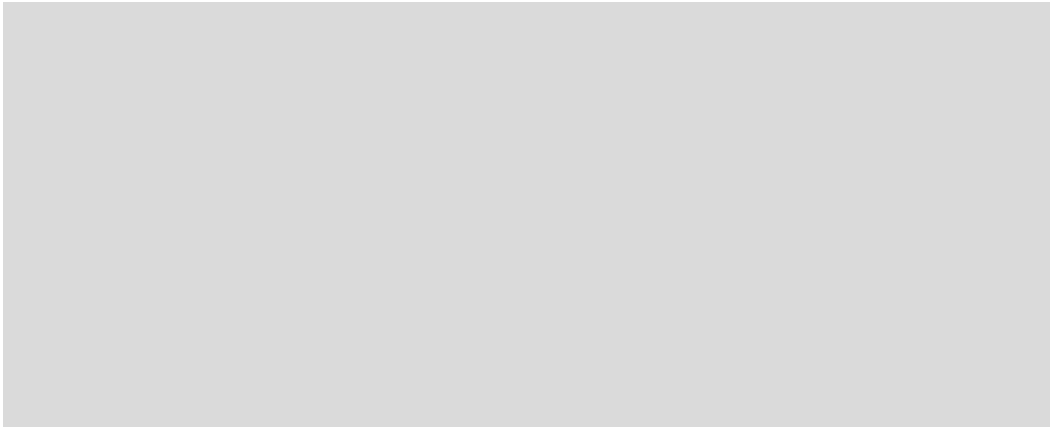


Second Floor

Villas

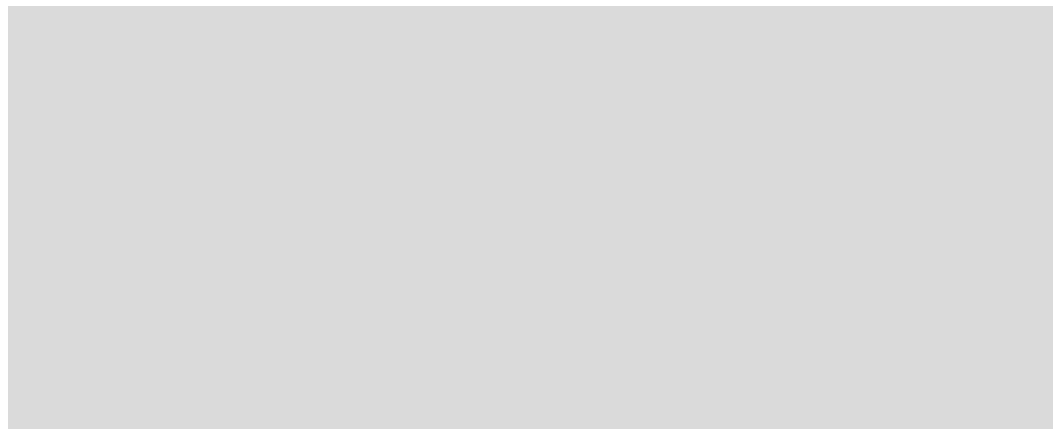
6 Bedroom Standalone

| Villas | | | |
|------------|-----------|-----------------|-----------------|
| | BUA (SQF) | Plot Size (SQF) | Number of Units |
| 6 BR Villa | 5,375 | 4,562 | 119 |





Master bedroom



Wa'ada | 4 Bedroom Semi- Detached Villas

Features: A semi-detached design, offering a balance between privacy and community living. Spacious four-bedroom layout with elegantly designed interiors. Thoughtfully planned living and dining areas, maximizing space and comfort. Private outdoor area for relaxation and gatherings.

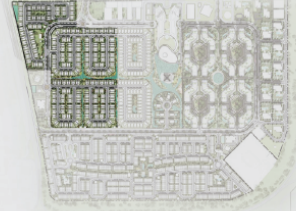
Maids' & drivers' quarters

3 dedicated parking spaces





4 Bedroom Villa

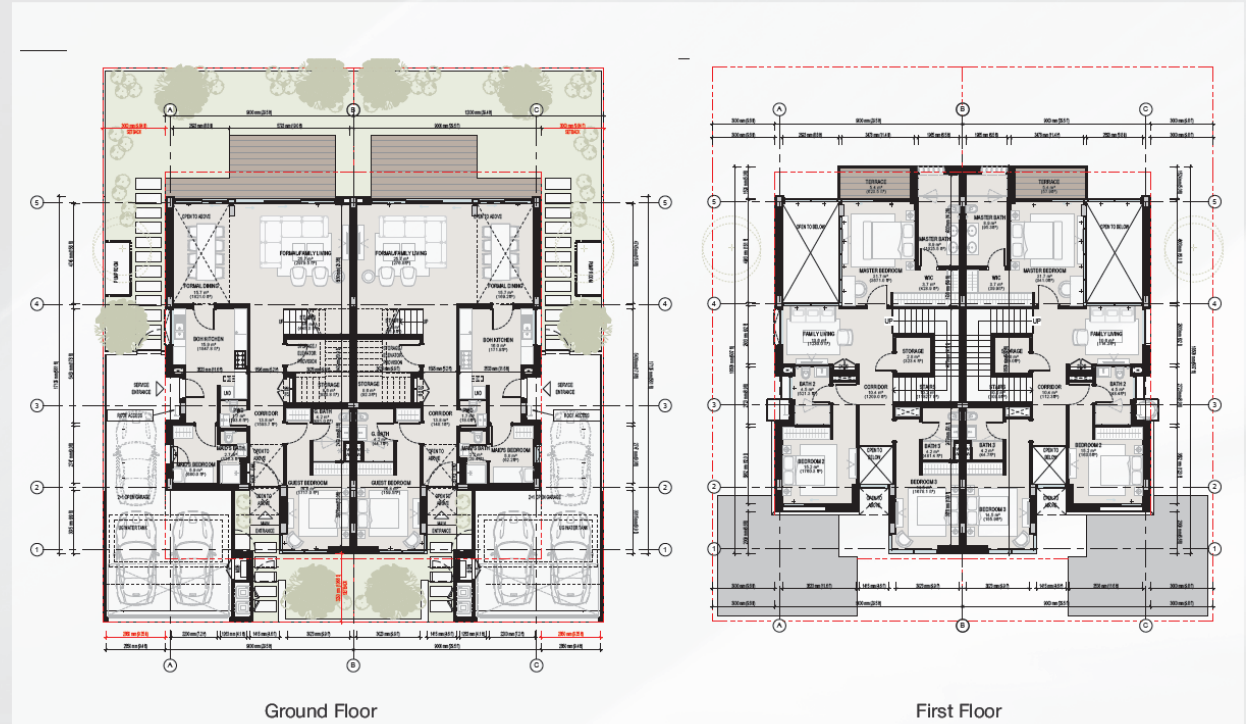


PLOT AREA * 3,423.00 sqft

BUA* 3,589.60 sqft

Area Calculations

**Approx. Area is subject to adjustment and Actual may Vary*



Villas

4 Bedroom

Semi-

detached

| Villas | | | |
|-------------------|-----------|-----------------|-----------------|
| | BUA (SQF) | Plot Size (SQF) | Number of Units |
| 4BR Semi Detached | 3,590 | 3,423 | 336 |

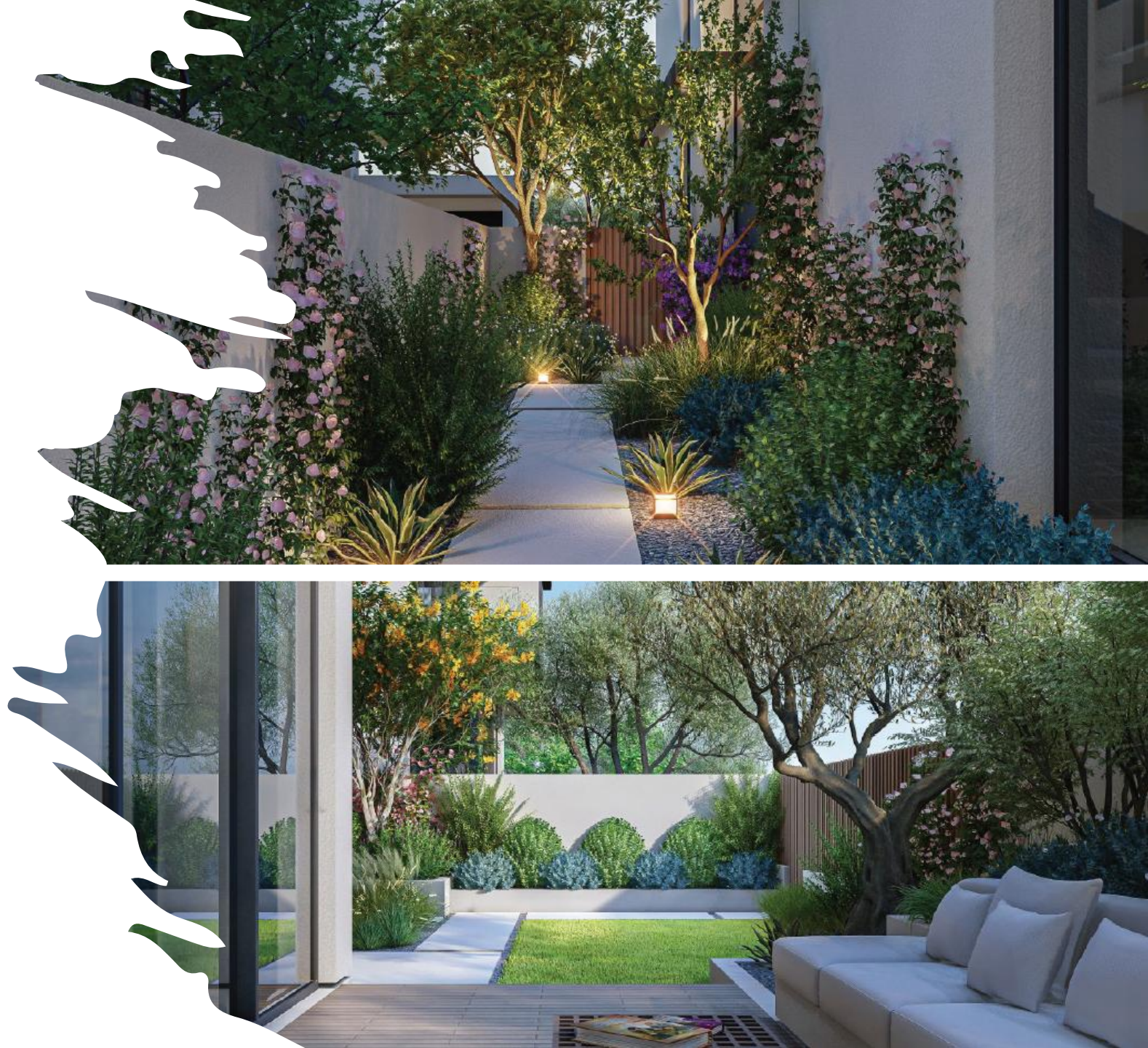




Villa Cluster Amenities

Residents of the villa cluster enjoy access to premium community amenities, including:

- Mosque
- Sports area for an active and healthy lifestyle
- Kids' play area
- Beautifully landscaped gardens for tranquility and leisure
- Swimming pools



Townhouses



Wa'ada | Townhouses

3- & 4-bedroom townhouses with modern layouts

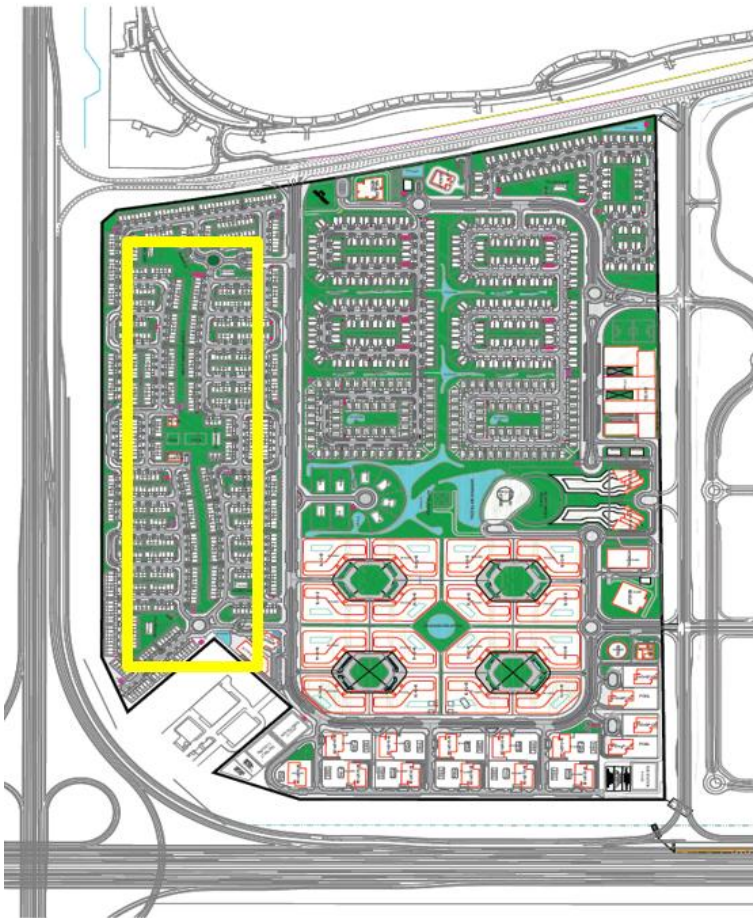
Maid's room included in all units

2 dedicated parking spaces per townhouse

Community mosque for residents

Luxury community centre with premium amenities





Townhouse End Unit

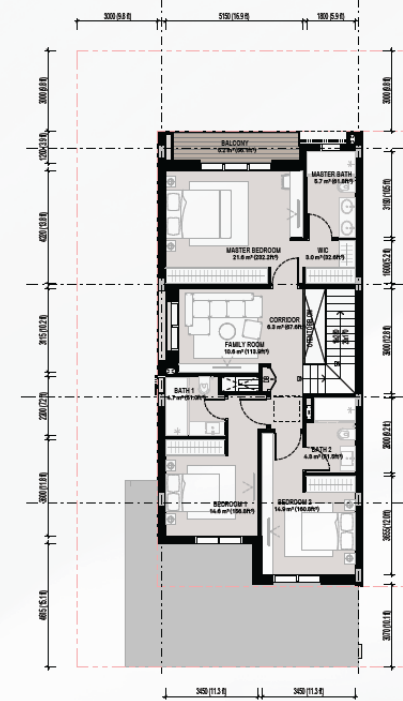
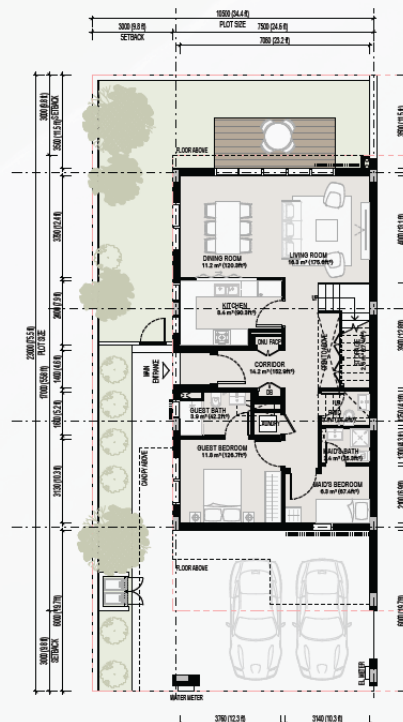


PLOT AREA* 2,597.20 sqft

BUA* 2,912.65 sqft

Area Calculations

*Approx. Area is subject to adjustment and Actual may Vary



Townhouses

| Townhouses | | | |
|----------------|-----------|-----------------|-----------------|
| | BUA (SQF) | Plot Size (SQF) | Number of Units |
| 3BR TownHouses | 2,707 | 1,857 | 504 |
| 4BR TownHouses | 2,913 | 2,597 | 224 |









THE HEART OF THE DEVELOPMENT

COMMUNITY CENTRE



Wa'ada | Heart of the Community

- Grand entrance to hotels and hotel apartments with iconic gate towers
- Central Park featuring an 82m structure inspired by the Eiffel Tower, lakes and observatories
- Dubai's largest mosque, inspired by the Blue Mosque in Turkey
- Mall, hospital and school within the community
- Luxury recreational spaces, parks and water features



