



## 3BR Townhouse - near Al Maktoum International Airport



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 735,279.28

### Locatie

Aanbevolen Auto Onderdelen:	United Arab Emirates
Staat/Regio/Pronvincie:	Dubai
Geplaatst:	10-09-2025
Omschrijving:	
Rayhan 1 at Waada, Dubai South	

### Developer & Concept

- Developed by **BTProperties**, the international arm of Bahria Town, Rayhan 1 is part of the larger **Waada master-planned community**, envisioned as a self-sufficient urban ecosystem.

### Unit Mix & Sizes

- Boasts **730 residential units**, comprising **506 three-bedroom** and **224 four-bedroom townhouses**
- Unit sizes range from approximately **2,731sq ft (254m)** to **2,943sq ft (273m)**

### Design & Living Experience

- Townhouses are two-storey, featuring **maids rooms, double-height living areas, private gardens, and two-car garages**. The 4bedroom units often include **corner glazing** for panoramic views.
- The design draws inspiration from **Fairy Meadows**, using natural materials and a calming color



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palette to evoke tranquility.

## Amenities & Community Features

- Waada offers an immersive lifestyle, featuring **linear parks**, jogging and cycling trails, community retail zones, a mosque, cultural spaces, and even a replica of the Eiffel Tower.
- The community also includes schools, nurseries, a cultural hub, sports areas, and wellness-focused zones.
- Nestled in **Dubai South**, near **Al Maktoum International Airport (just minutes away)**.
- Within 2030 minutes of key destinations such as **Expo City, Ibn Battuta Mall, Dubai Marina, and Downtown Dubai.**

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### Algemeen

Badkamers:	3
Afgewerkte vierkante meter:	253.7498 m <sup>2</sup>
Lot Afmeting:	253.7182 m <sup>2</sup>

### Room details

Total rooms:	3
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### Building details

Parking:	Ja
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### Lease terms

Date Available:

### Additionele informatie

Website URL:	<a href="http://www.arkadia.com/BRIN-T18585/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BRIN-T18585/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	cr-s-31919
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