



## 4BR Townhouse - near Al Maktoum International Airport



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 871,441.68

### Location

Country: United Arab Emirates  
State/Region/Province: Dubai  
Posted: Sep 10, 2025  
Description: Rayhan 1 at Waada, Dubai South

### Developer & Concept

- Developed by **BTPProperties**, 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 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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### Common

|                   |               |
|-------------------|---------------|
| Bathrooms:        | 4             |
| Finished sq. ft.: | 273.4397 sq m |
| Lot Size:         | 273.4136 sq m |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

### Building details

|          |     |
|----------|-----|
| Parking: | Yes |
|----------|-----|

### Lease terms

Date Available:

### Additional information

|              |                                                                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/BRIN-T18586/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BRIN-T18586/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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### Contact information



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