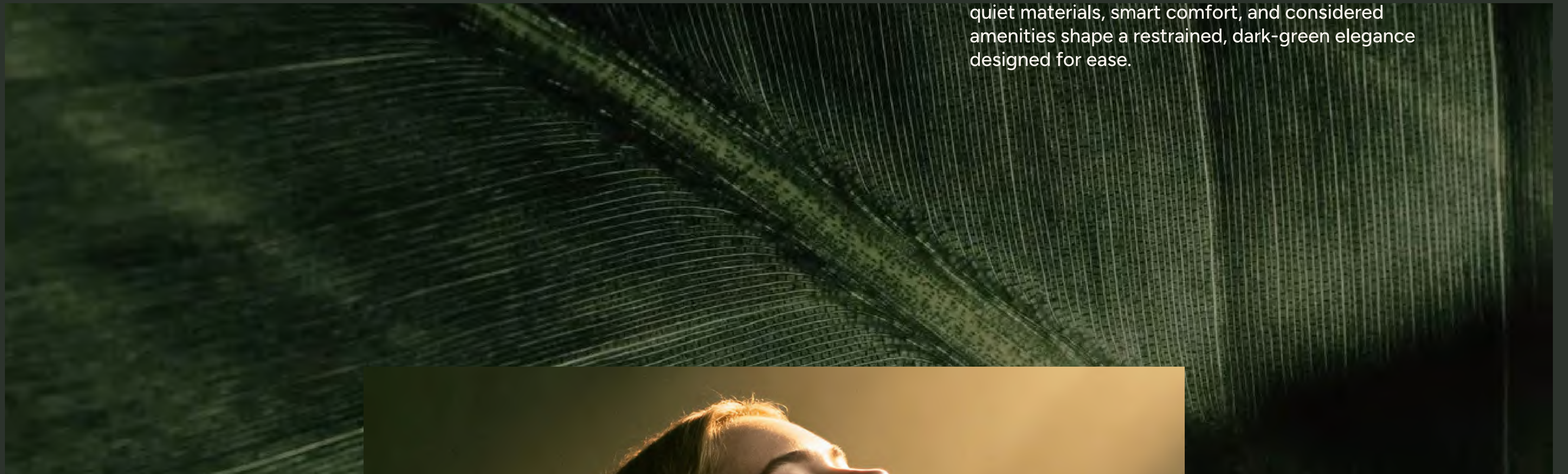


CYBÉLE

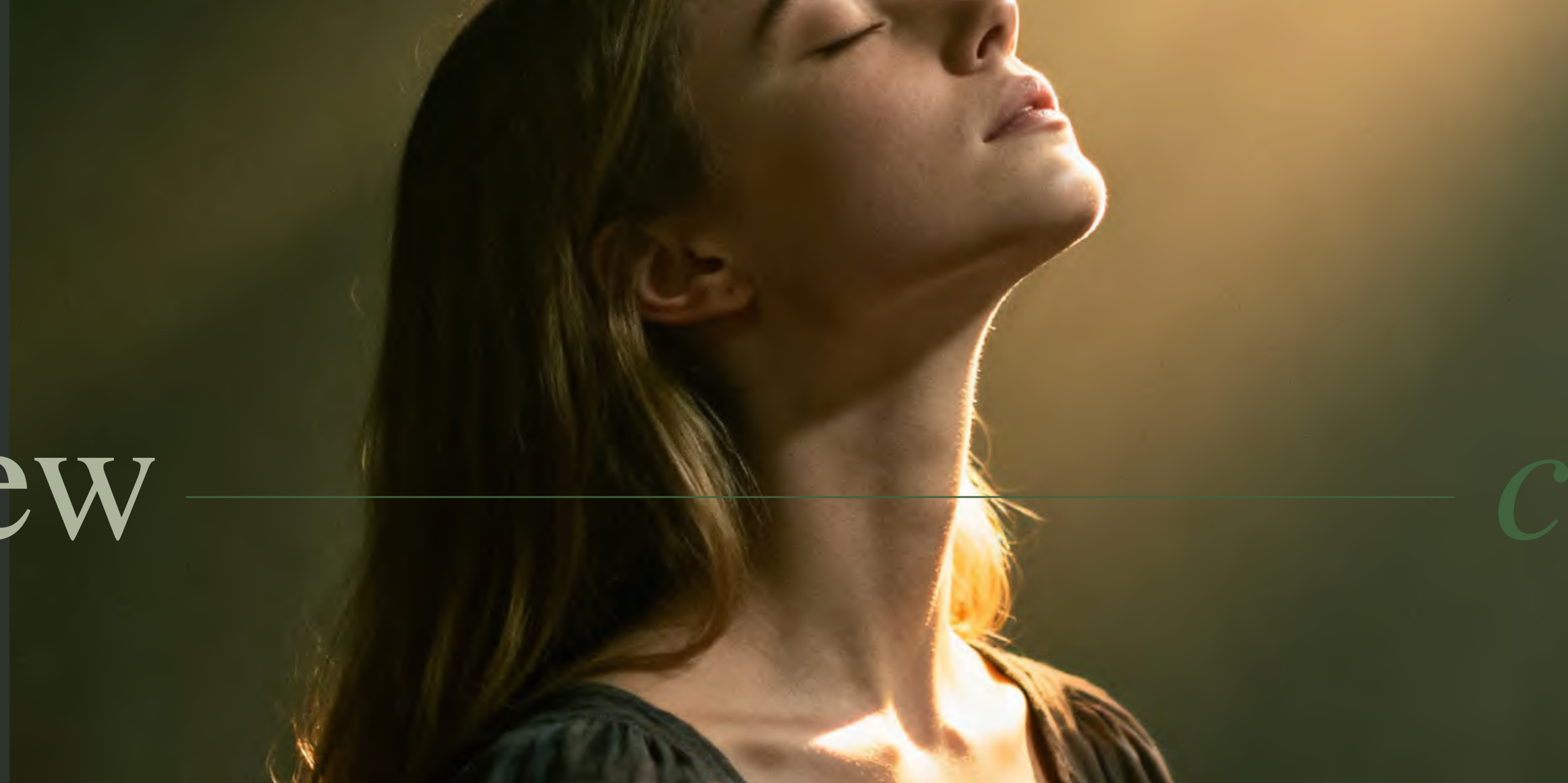
by Wadon

Experience *parkfront* living,
envisioned
beyond
luxury.

At DLRC green edge, cybèle faces the community park with sculpted terraces and expansive glass; quiet materials, smart comfort, and considered amenities shape a restrained, dark-green elegance designed for ease.



A new ————— *concept*



CYBÉLE

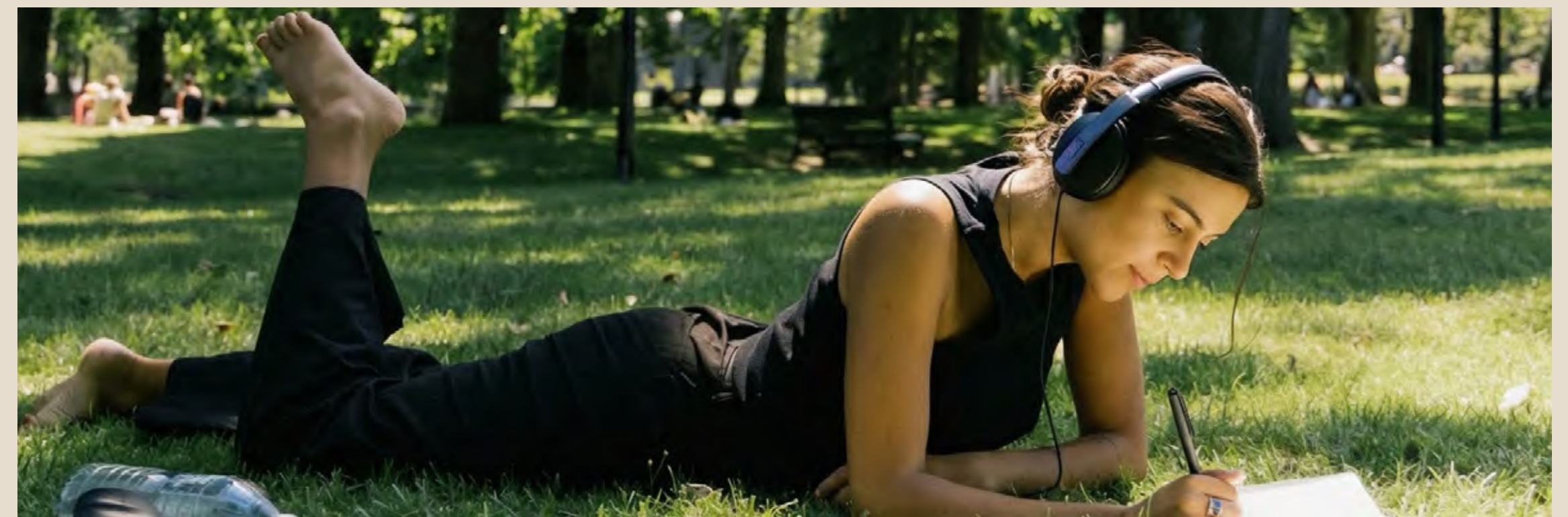


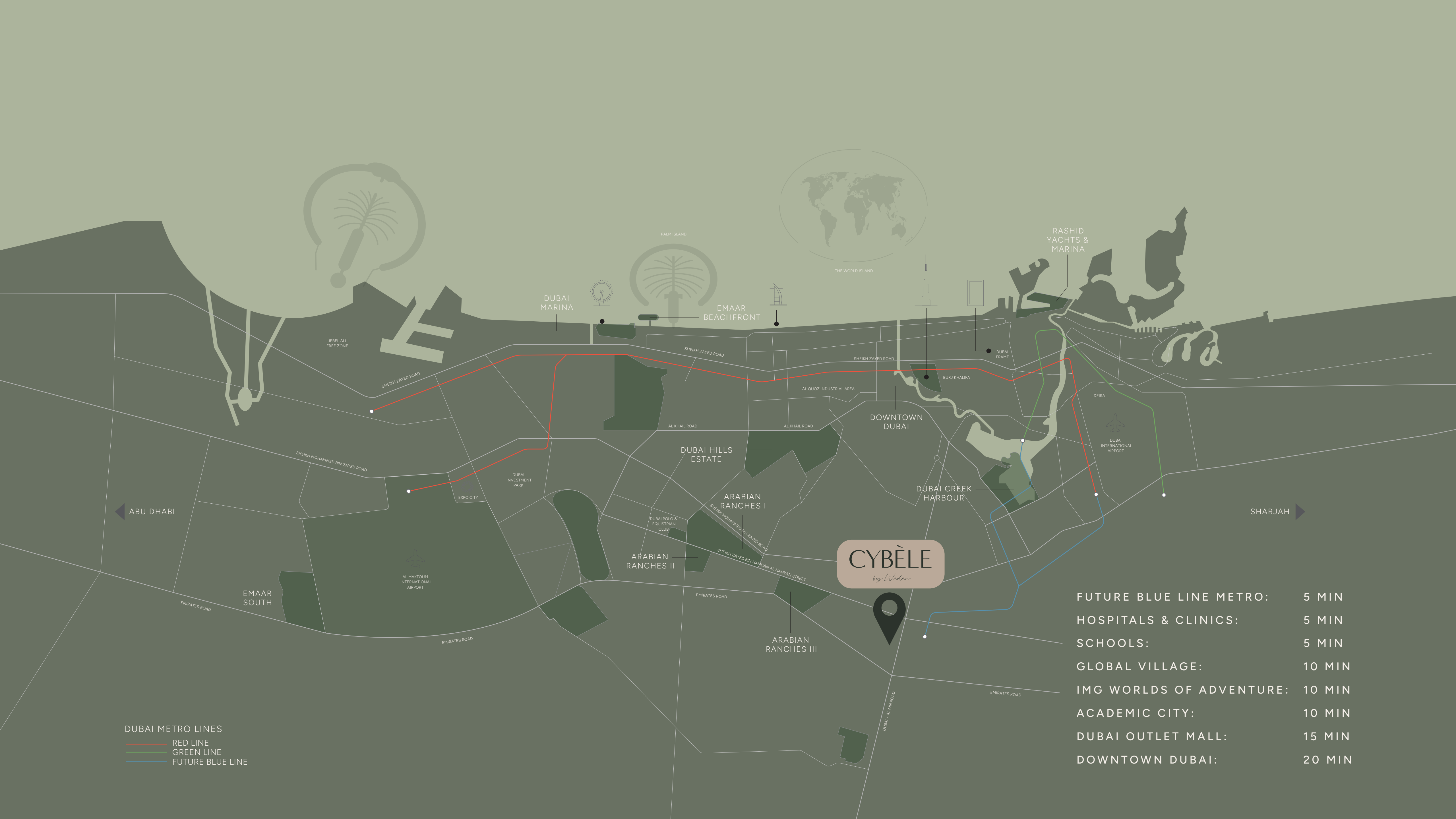


The Parkside *icon*



Life on the *green*





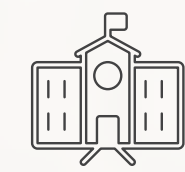
DUBAI METRO LINES

- RED LINE
- GREEN LINE
- FUTURE BLUE LINE

- FUTURE BLUE LINE METRO: 5 MIN
- HOSPITALS & CLINICS: 5 MIN
- SCHOOLS: 5 MIN
- GLOBAL VILLAGE: 10 MIN
- IMG WORLDS OF ADVENTURE: 10 MIN
- ACADEMIC CITY: 10 MIN
- DUBAI OUTLET MALL: 15 MIN
- DOWNTOWN DUBAI: 20 MIN



BURJ KHALIFA



UNIVERSITIES

CYBÈLE

by Wadan



COMMUNITY
PARK



THE VILLA



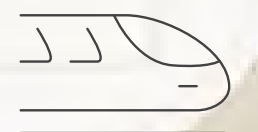
SCHOOL



THE VILLA



DUBAI LOOP



DUBAI METRO

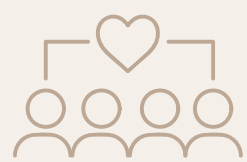




Sculpted for the *Park*



Amenities & Brands



COMMUNITY
CENTRE



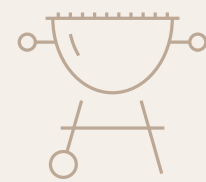
CO-WORKING
SPACE



PLAY ROOM
(WITH A BABYSITTER)



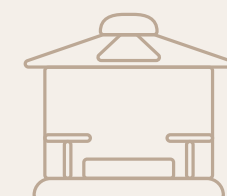
KIDS
PARK



BBQ
AREA



INFINITI
POOL



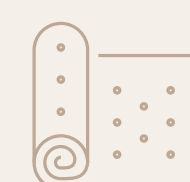
CABANAS



ICE BATH
THERAPY



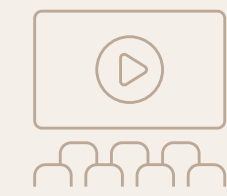
OUTDOOR &
INDOOR GYM



YOGA AND PILATES
CLASSES



JACCUZI



OUTDOOR
CINEMA



BOSCH

LAUFEN

W

UniFi

amazon

BOSE



Arrival, *Composed*

A serene lobby in stone and soft timber welcomes you home. Discreet concierge care, lounge seating, and artful lighting set a calm, confident tone from the very first step.





parkside *living*

Cybèle sits beside the community park in DLRC, surrounded by greenery and fresh open views, designed for easy, family-focused living.





kids play room *with a babysitter*





kids *park*





The Social *Heart*







Movement, *Naturally*

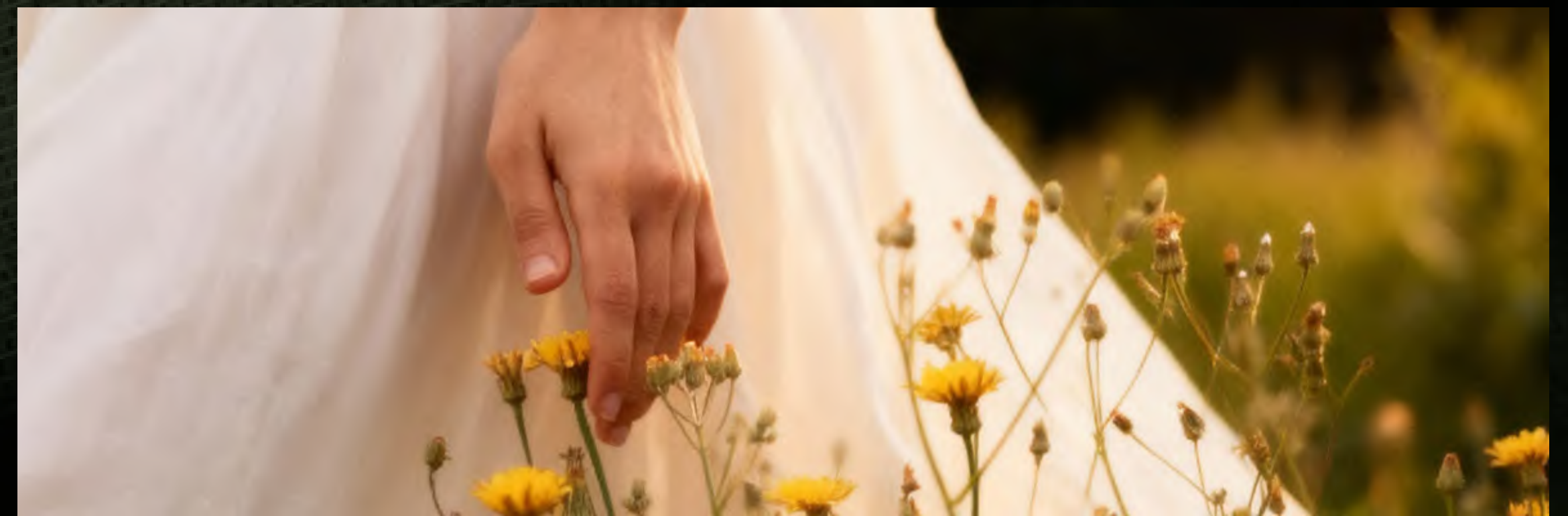




Ice bath *therapy*

A Private *Calm*

Bedrooms welcome morning light; bathrooms pair refined materials with well-placed lighting. Every detail is tuned for rest, renewal, and ease







studio A

AVERAGE SIZE: 440 sq.ft



smart studio A

AVERAGE SIZE: 600 sq.ft



smart studio B

AVERAGE SIZE: 600 sq.ft



1br type A

AVERAGE SIZE: 850 sq.ft



1br type B

AVERAGE SIZE: 850 sq.ft



smart 1br type A

AVERAGE SIZE: 700 sq.ft



2br type A

AVERAGE SIZE: 1300 sq.ft



2br type B

AVERAGE SIZE: 1300 sq.ft



3br

AVERAGE SIZE: 1670 sq.ft





AI powered WADAN APP

THE WADAN APP IS NOT JUST ABOUT CONVENIENCE, IT'S LIKE HAVING A PERSONAL HAND OF CARE. FROM SCHEDULING SERVICES AND WELCOMING GUESTS TO TAILORED ASSISTANCE AND COMMUNITY UPDATES, EVERYTHING IS WITHIN EASY REACH. THOUGHTFULLY DESIGNED TO UNDERSTAND YOU, IT MAKES EVERYDAY LIVING FEEL EFFORTLESS.



AI ASSISTANCE



UPDATES



REQUESTS



DOCUMENTS



ANNOUNCEMENTS

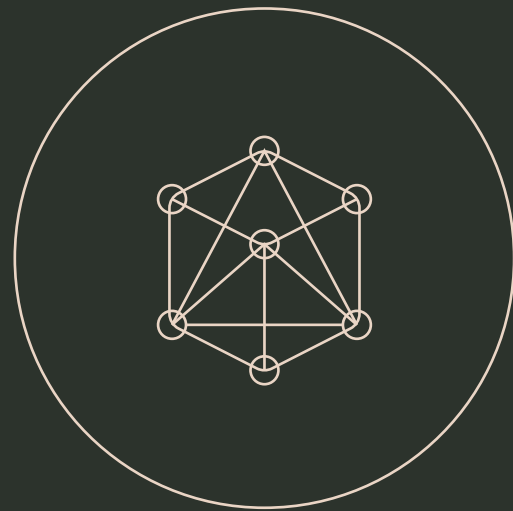


MORE

brand *dna*

What Sets Wadan Apart
Beyond Luxury – into Lifestyle

TECH-INTEGRATED LIVING



From smart climate
to personalized ambience

FULLY FURNISHED APARTMENTS



Elegantly curated.
Ready for living.

INTEGRATED WELLNESS FEATURES



Air purification,
aromatherapy

HOSPITALITY MINDSET



Butler-level concierge
service, community
curation

AI POWERED WADAN APP



AI-driven personalization,
Predictive maintenance &
AI Concierge Chat

AI SECURITY SYSTEM



Smart detection
people, vehicles,
facial recognition,
behavioral Analysis



Cybèle by Wadan surrounded by greenery, designed for family life, made to feel refreshingly simple.

At Wadan Developments, we believe true luxury goes beyond finishes and square footage, it's about how a space makes you feel, how effortlessly it supports your lifestyle, and how thoughtfully it's designed for your well-being.

Our vision is to create residences where technology, wellness, and timeless design come together in perfect harmony. Every detail we craft is guided by one purpose: to deliver Excellence, with Precision, and a sense of Finesse that defines everything we do.

This is more than real estate. This is A Vision Beyond Luxury.

www.wadan.com | 800 7744

13th Floor, Boulevard Plaza Tower 2, Downtown Dubai, UAE