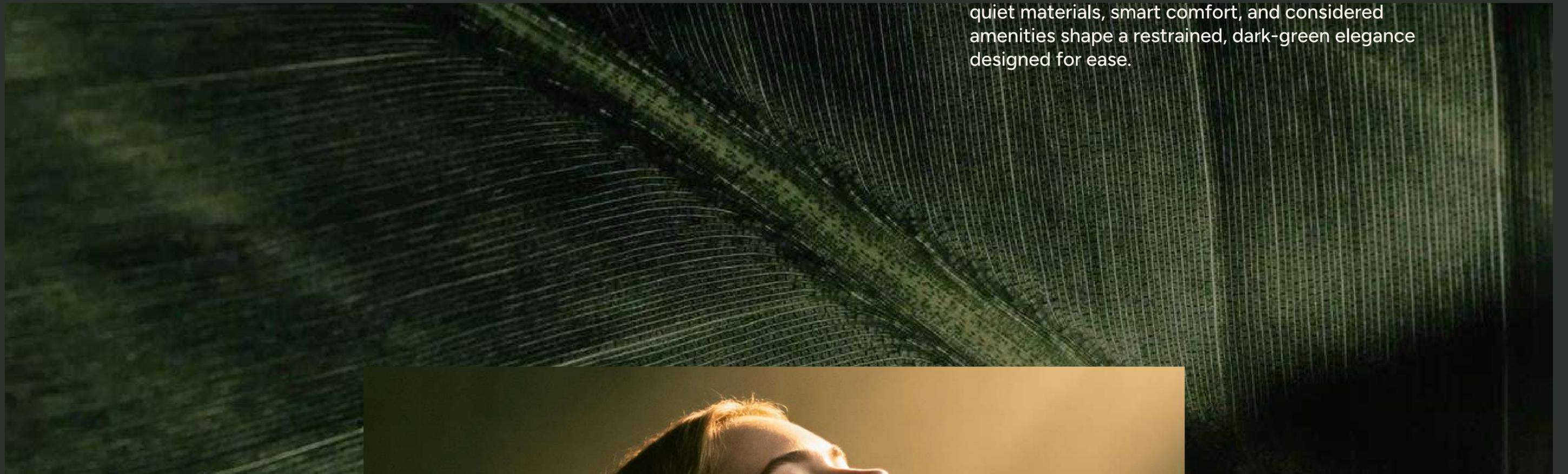


# CYBÉLÉ

*by Wadan*

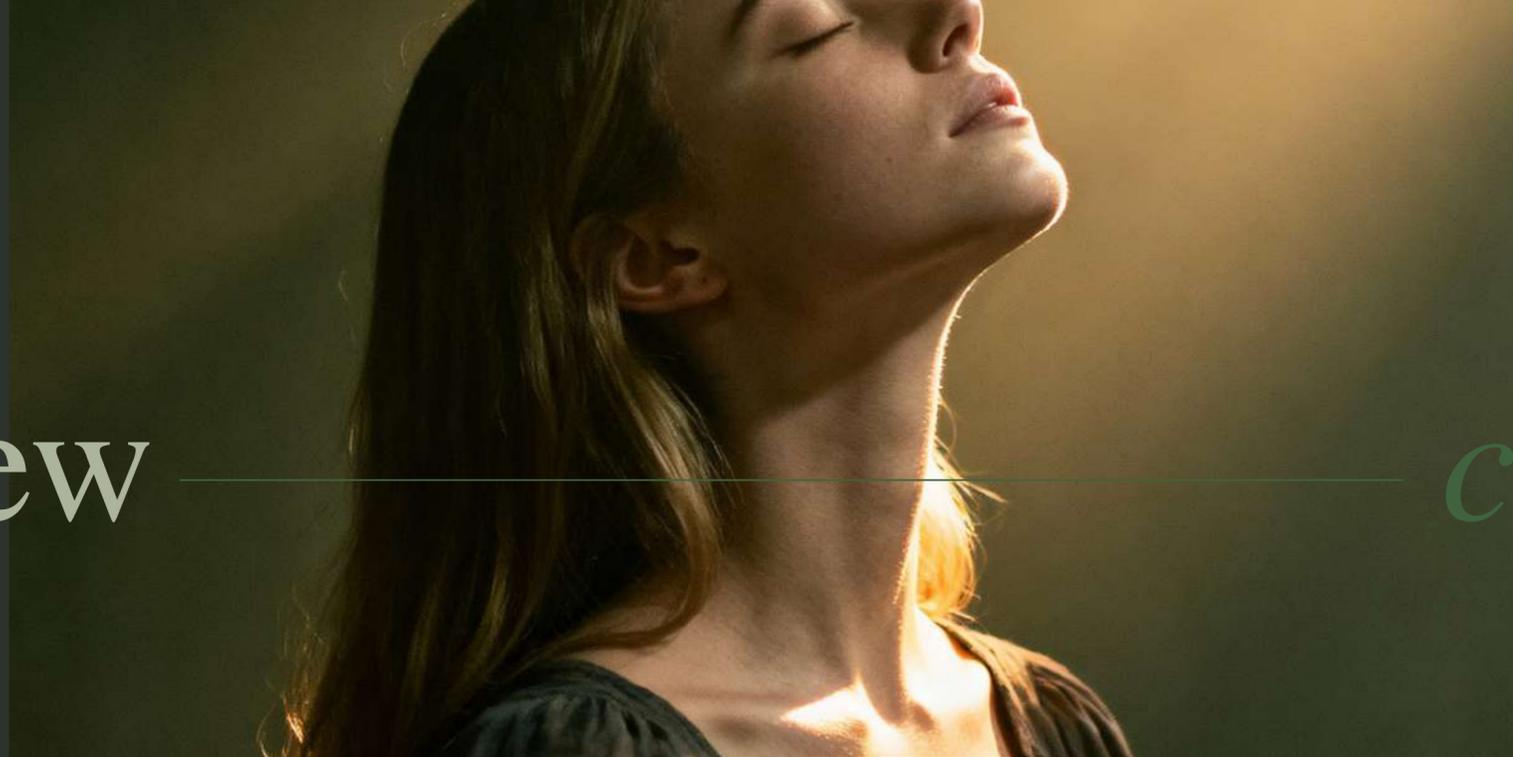
Experience *parkfront* living,  
envisioned  
*beyond*  
*luxury.*

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*

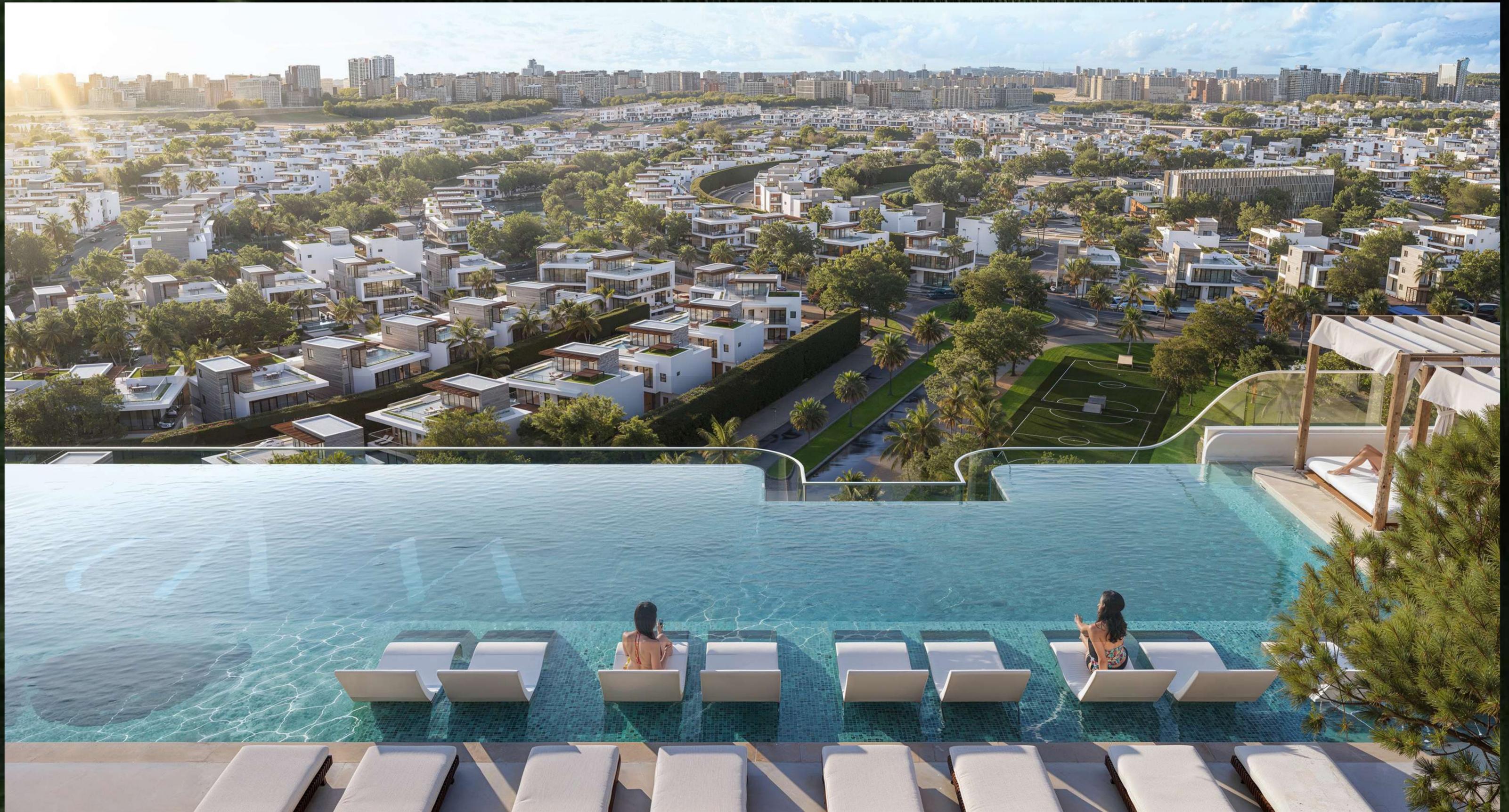


CYBÉLLE





The Parkside *icon*



# Life on the *green*

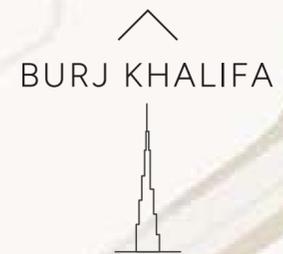




**CYBÈLE**  
*by Wodan*

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



# CYBÈLE

*by Wadan*







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



JACUZZI



OUTDOOR CINEMA



BOSCH

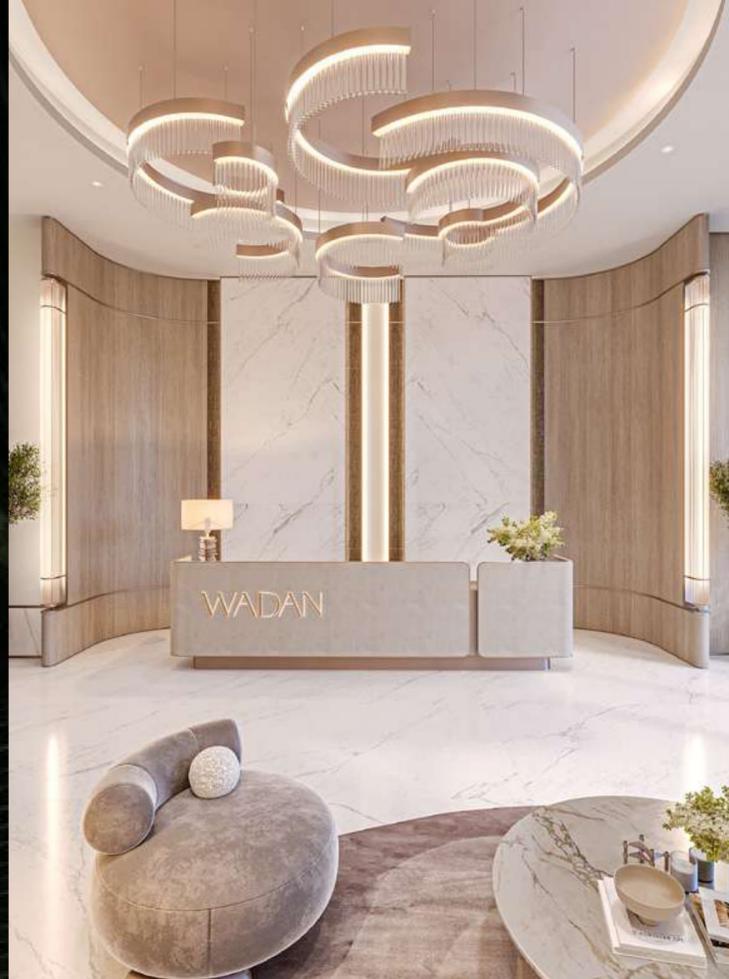
LAUFEN



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







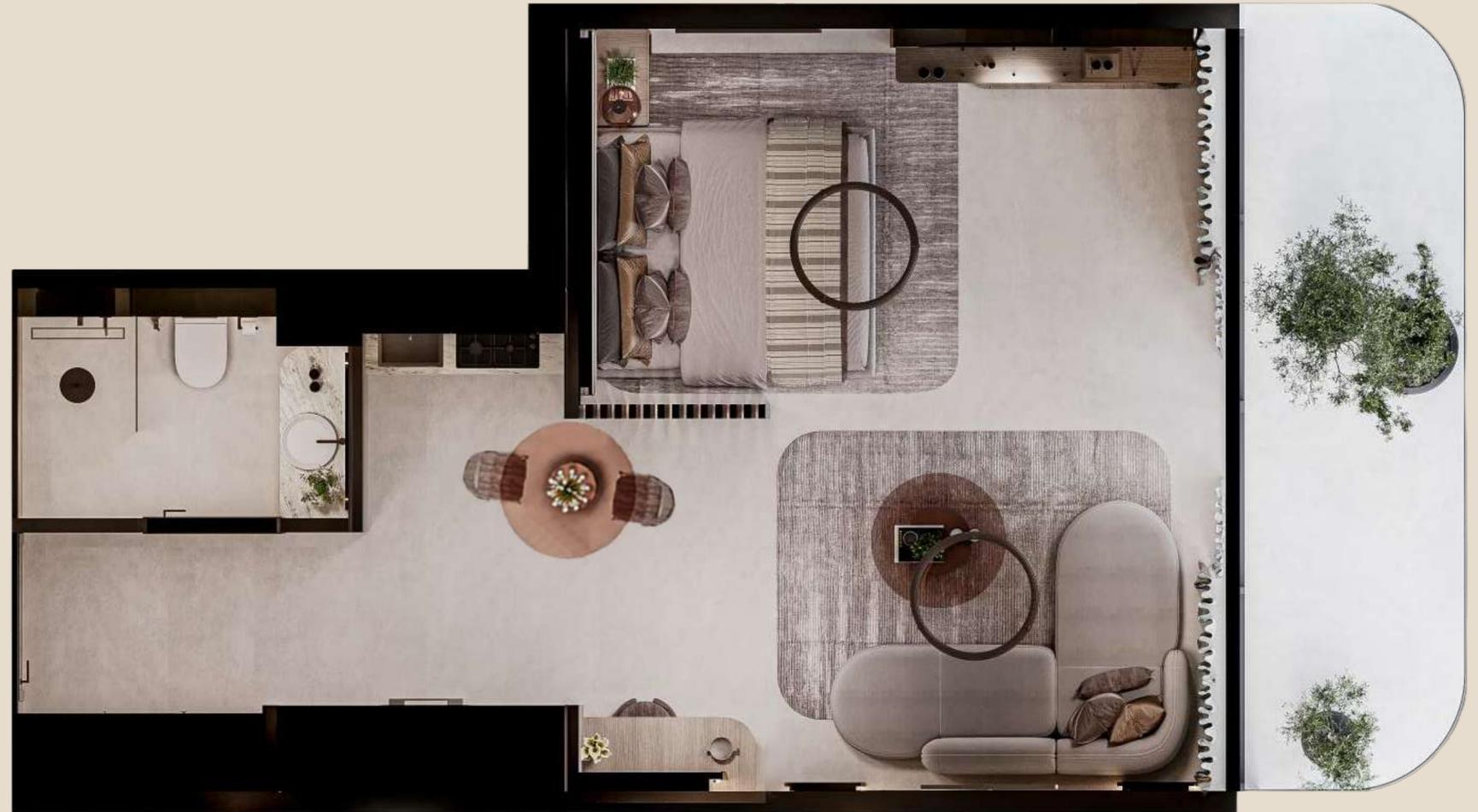
# *studio A*

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



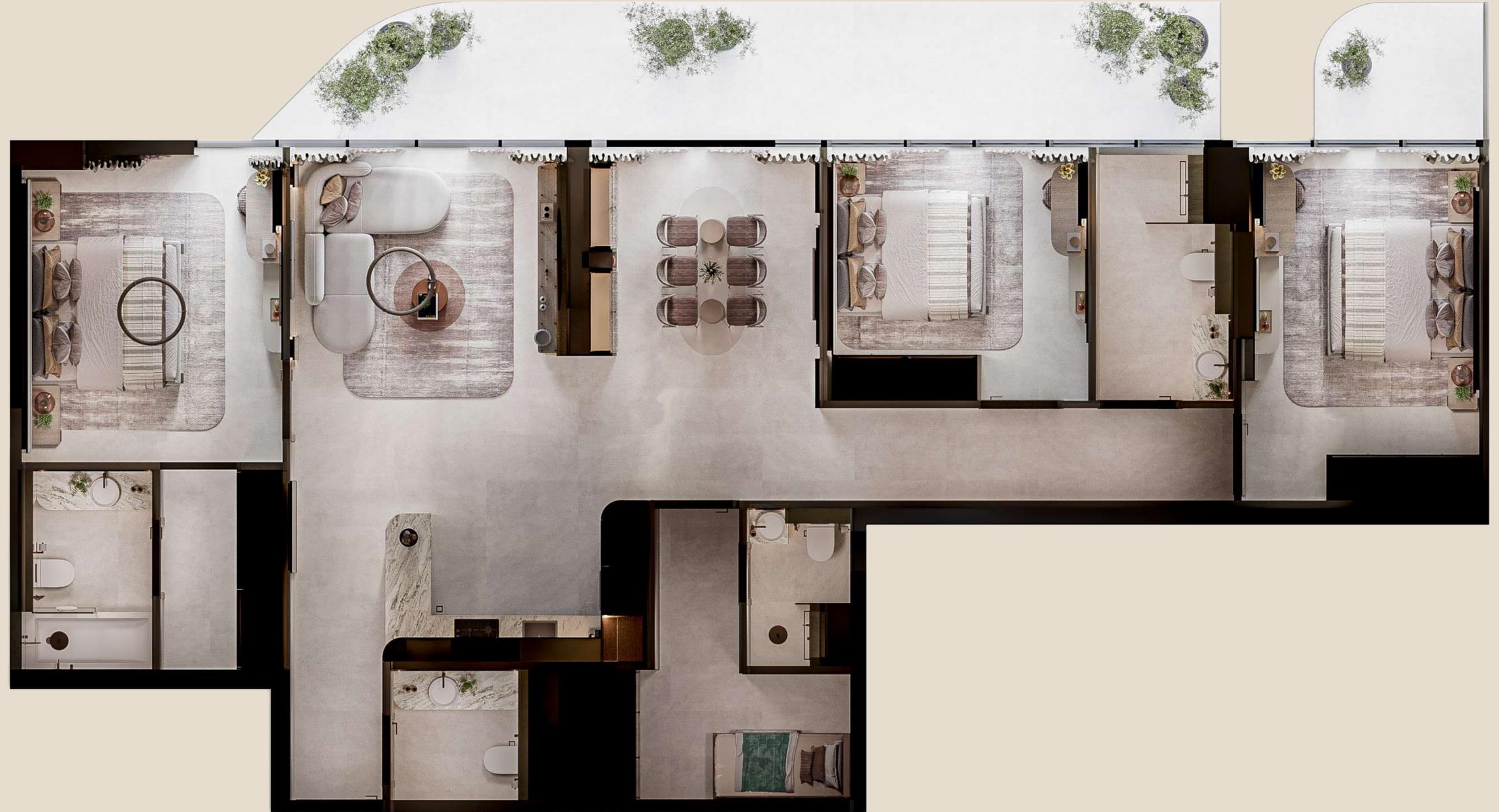
# *2br type B*

AVERAGE SIZE: 1300 sq.ft



*3br*

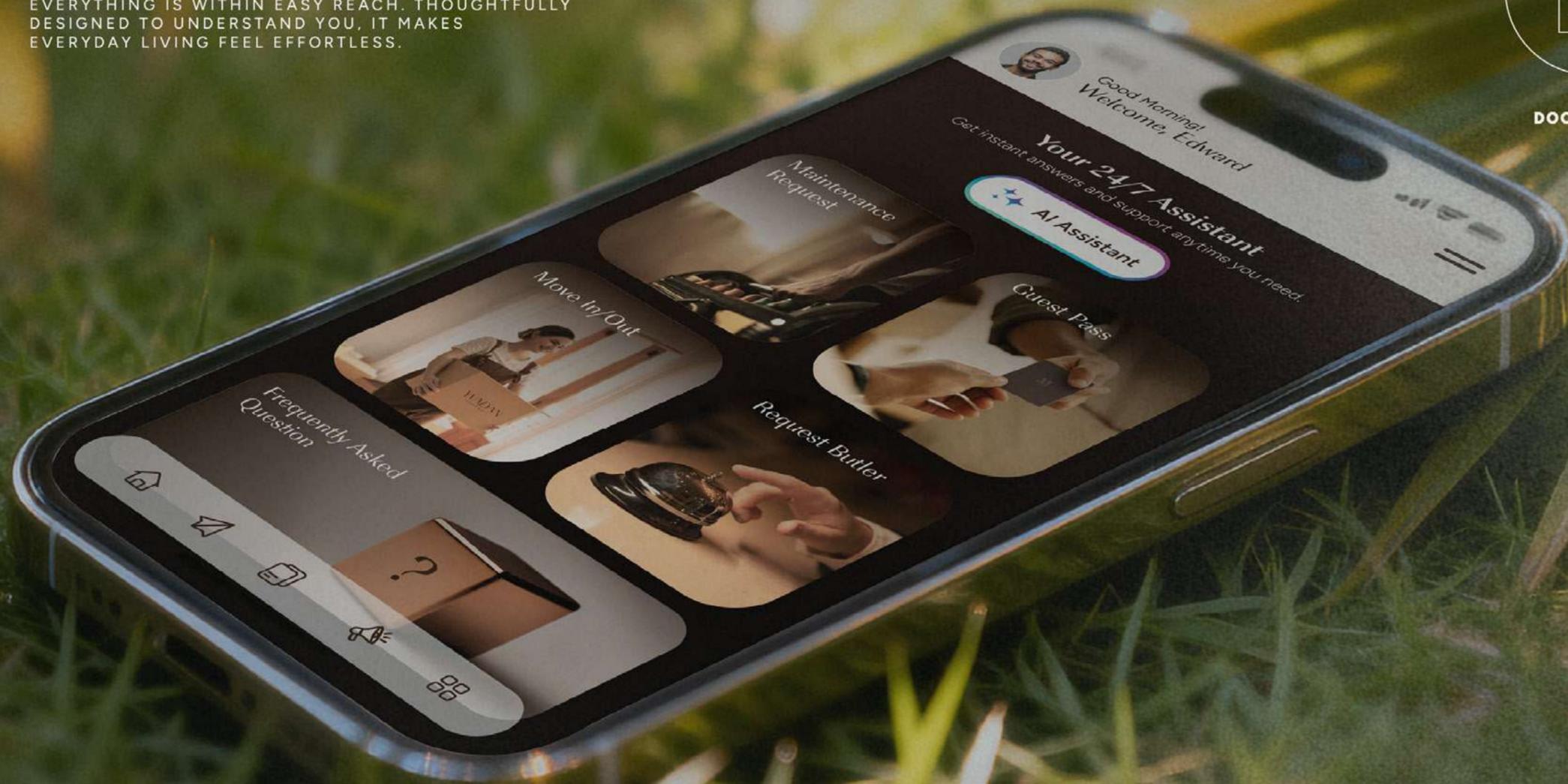
AVERAGE SIZE: 1670 sq.ft





# 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.



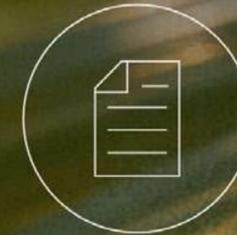
AI ASSISTANCE



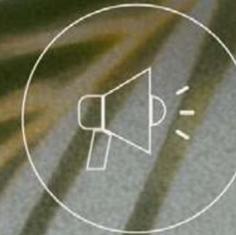
UPDATES



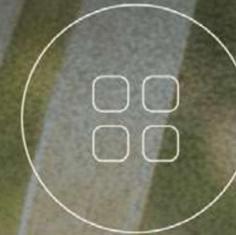
REQUESTS



DOCUMENTS



ANNOUNCEMENTS

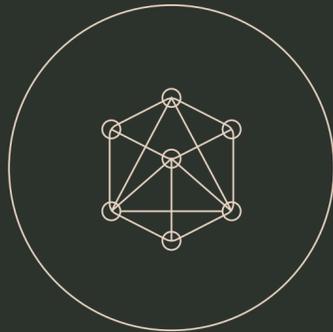


MORE

# brand dna

What Sets Wadan Apart  
Beyond Luxury – into Lifestyle

## TECH-INTEGRATED LIVING



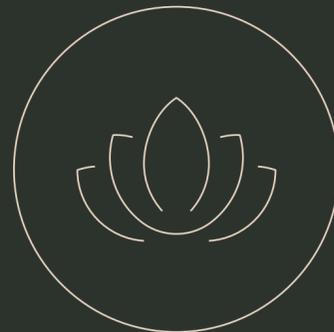
From smart climate  
to personalized ambience

## FULLY FURNISHED APARTMENTS



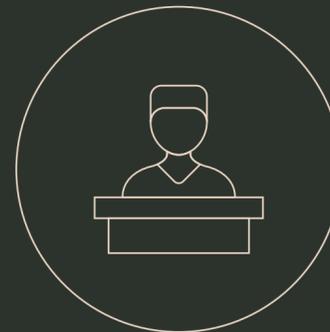
Elegantly curated.  
Ready for living.

## INTEGRATED WELLNESS FEATURES



Air purification,  
aromatherapy

## HOSPITALITY MINDSET



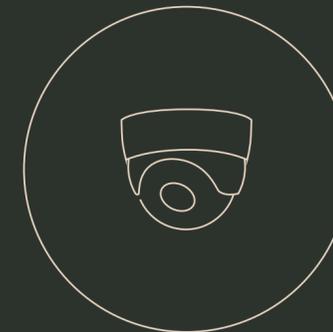
Butler-level concierge  
service, community  
curation

## AI POWERED WADAN APP



AI-driven personalization,  
Predictive maintenance &  
AI Concierge Chat

## AI SECURITY SYSTEM



Smart detection  
people, vehicles,  
facial recognition,  
behavioral Analysis

# WADAN

DEVELOPMENTS

---

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](http://www.wadan.com) | 800 7744

13<sup>th</sup> Floor, Boulevard Plaza Tower 2, Downtown Dubai, UAE