

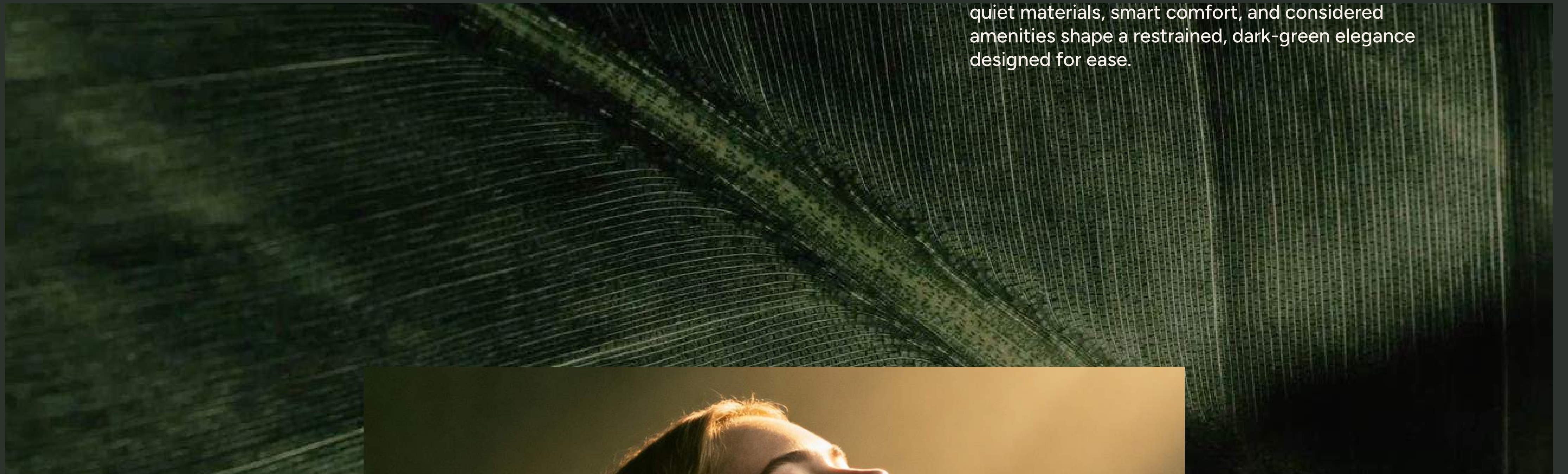
# CYBÉLE

*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

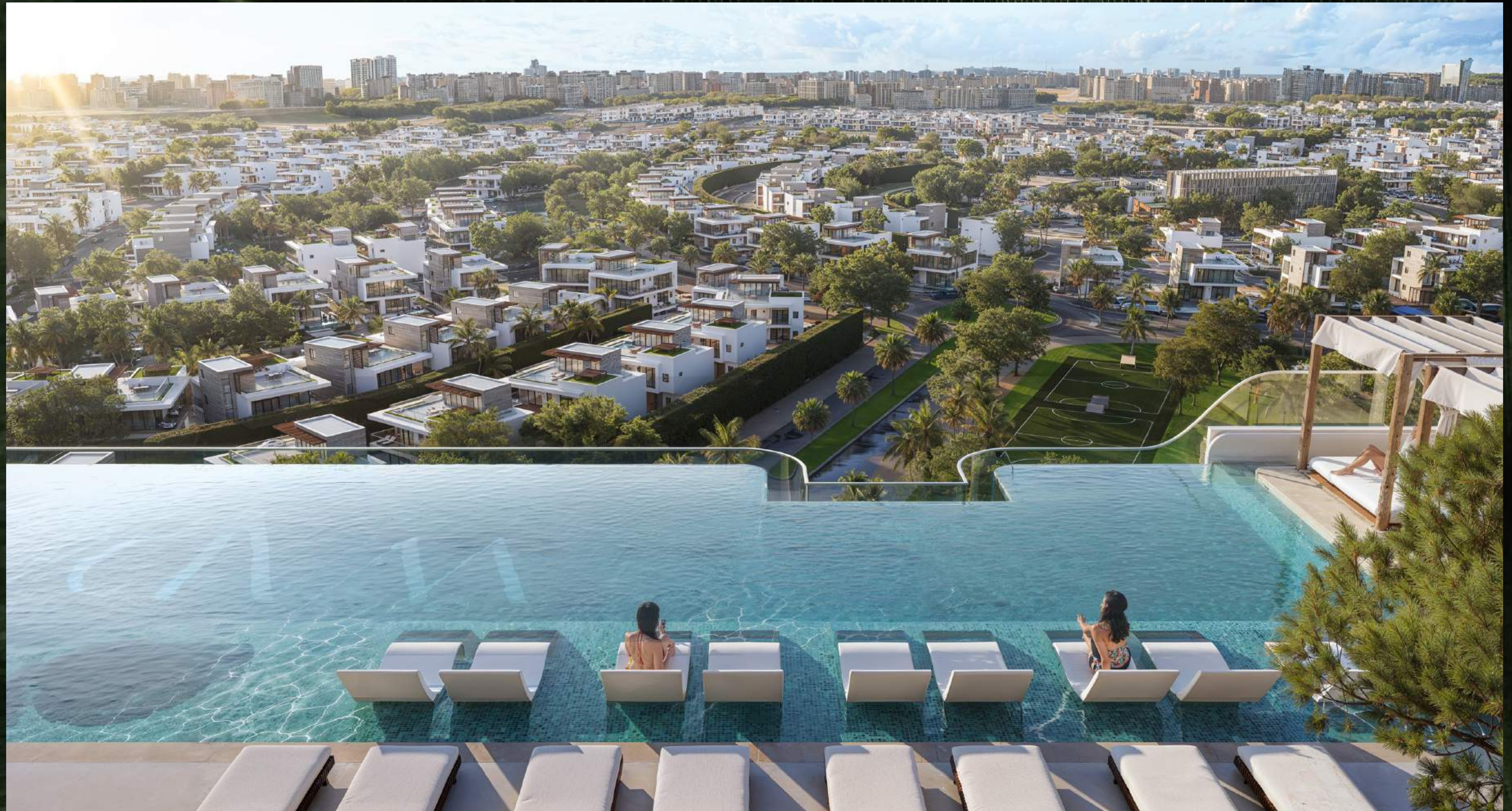






The Parkside *icon*



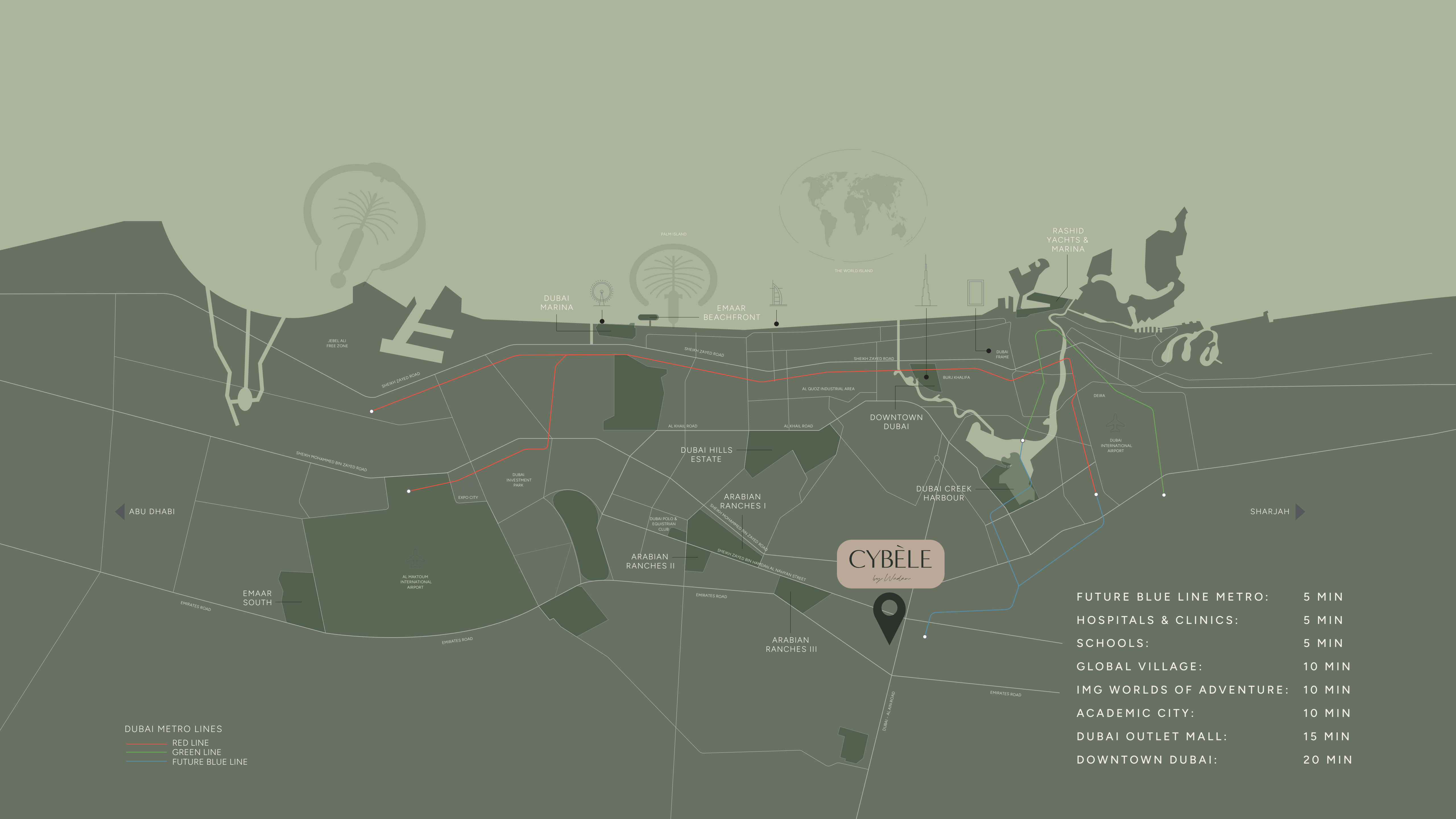




# Life on the *green*



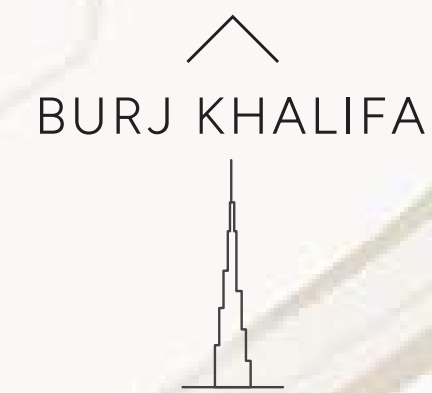




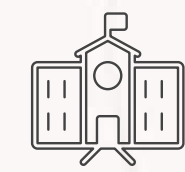
DUBAI METRO LINES  
RED LINE  
GREEN LINE  
FUTURE BLUE LINE

CYBÈLE  
*by Wadani*

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



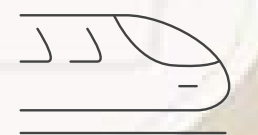
SCHOOL



THE VILLA



DUBAI LOOP



DUBAI METRO









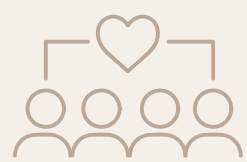
Sculpted for the *Park*







# Amenities & Brands



COMMUNITY  
CENTRE



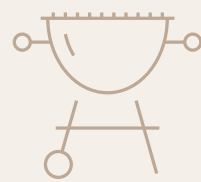
CO-WORKING  
SPACE



PLAY ROOM  
(WITH A BABYSITTER)



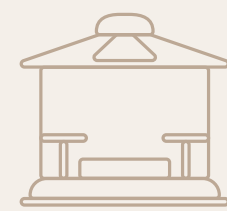
KIDS  
PARK



BBQ  
AREA



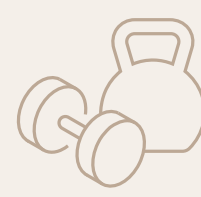
INFINITI  
POOL



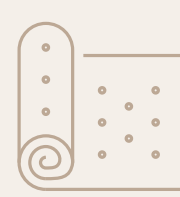
CABANAS



ICE BATH  
THERAPY



OUTDOOR &  
INDOOR GYM



YOGA AND PILATES  
CLASSES



JACCUZI



OUTDOOR  
CINEMA



BOSCH

LAUFEN

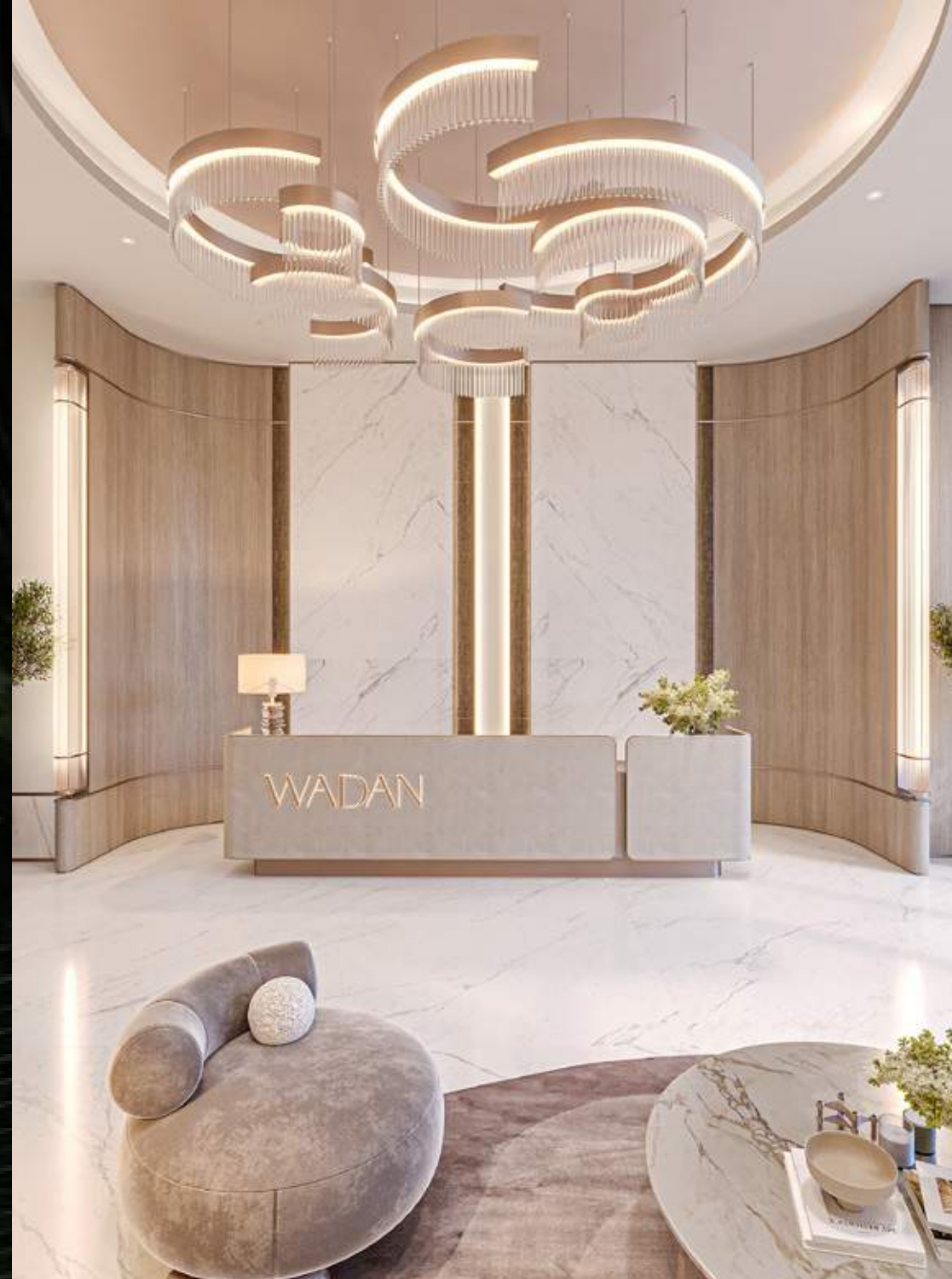
W

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









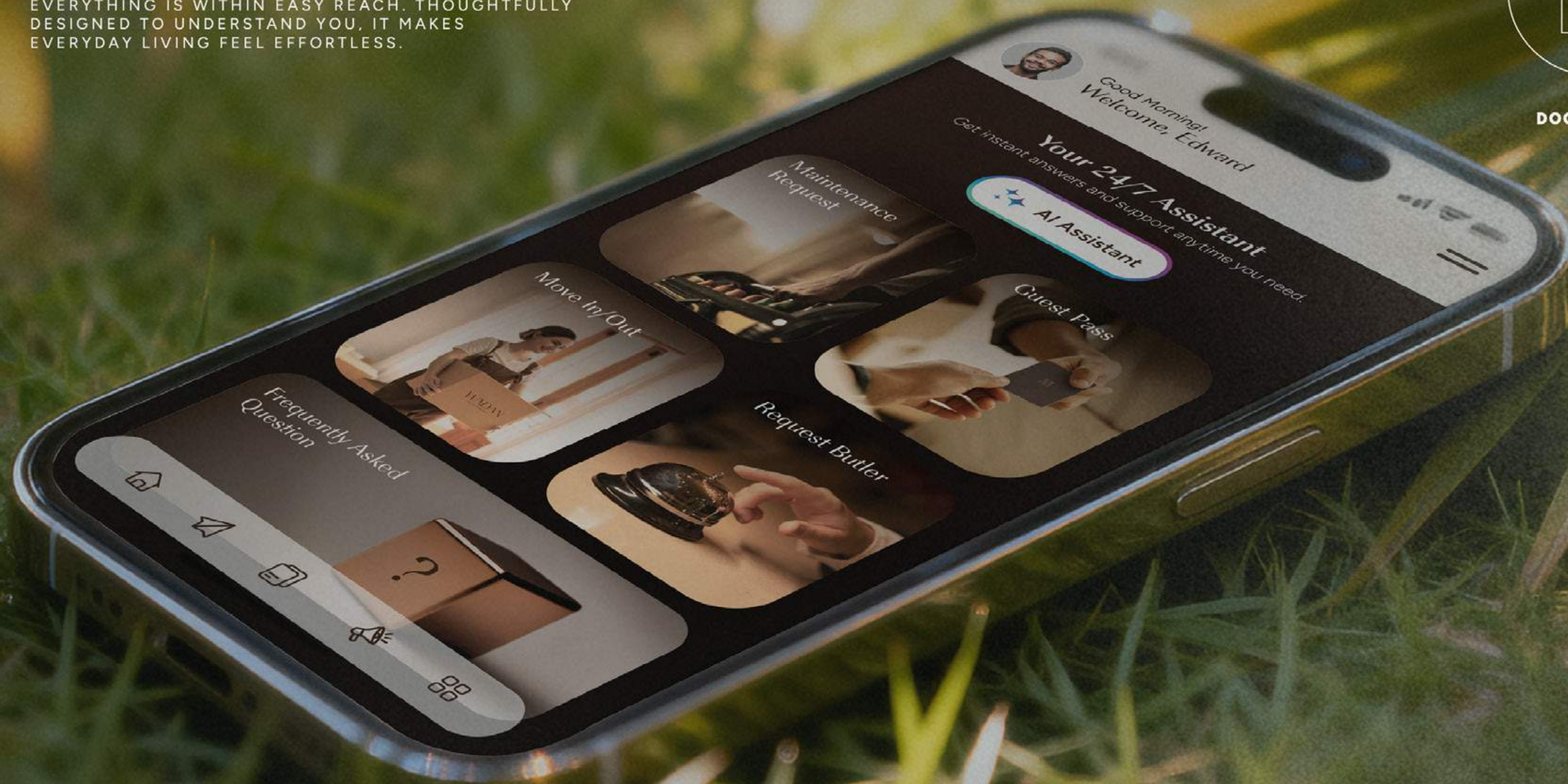






# AI powered WADAN APP

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



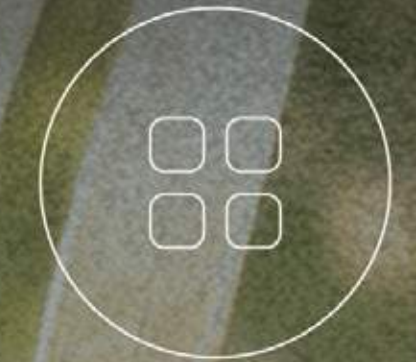
REQUESTS



DOCUMENTS



ANNOUNCEMENTS



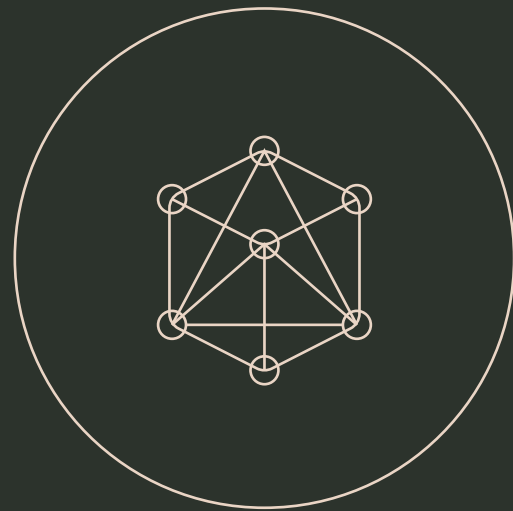
MORE



# 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.

