CYBÈLE

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*

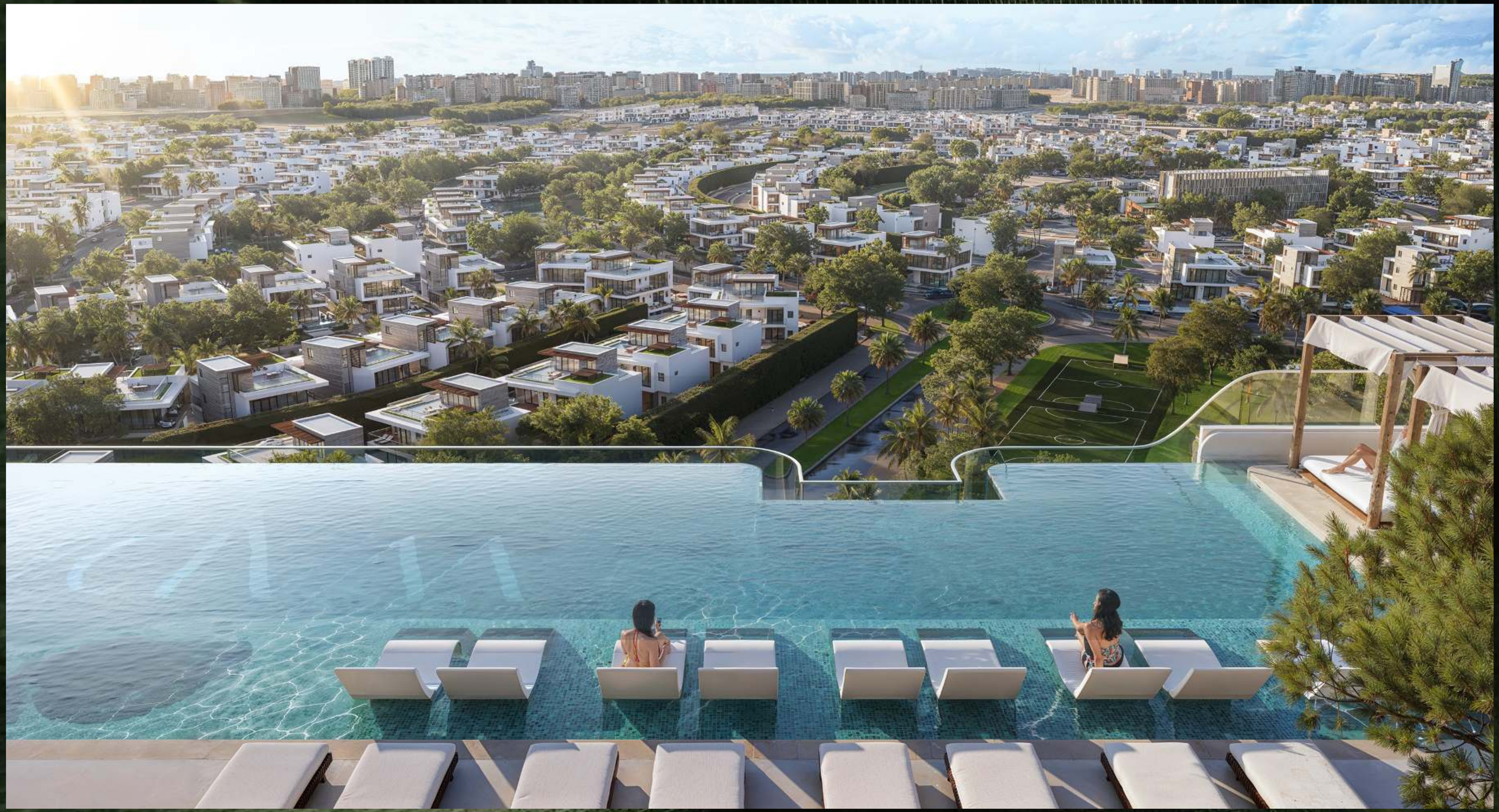


CYBÈLE





The Parkside *icon*



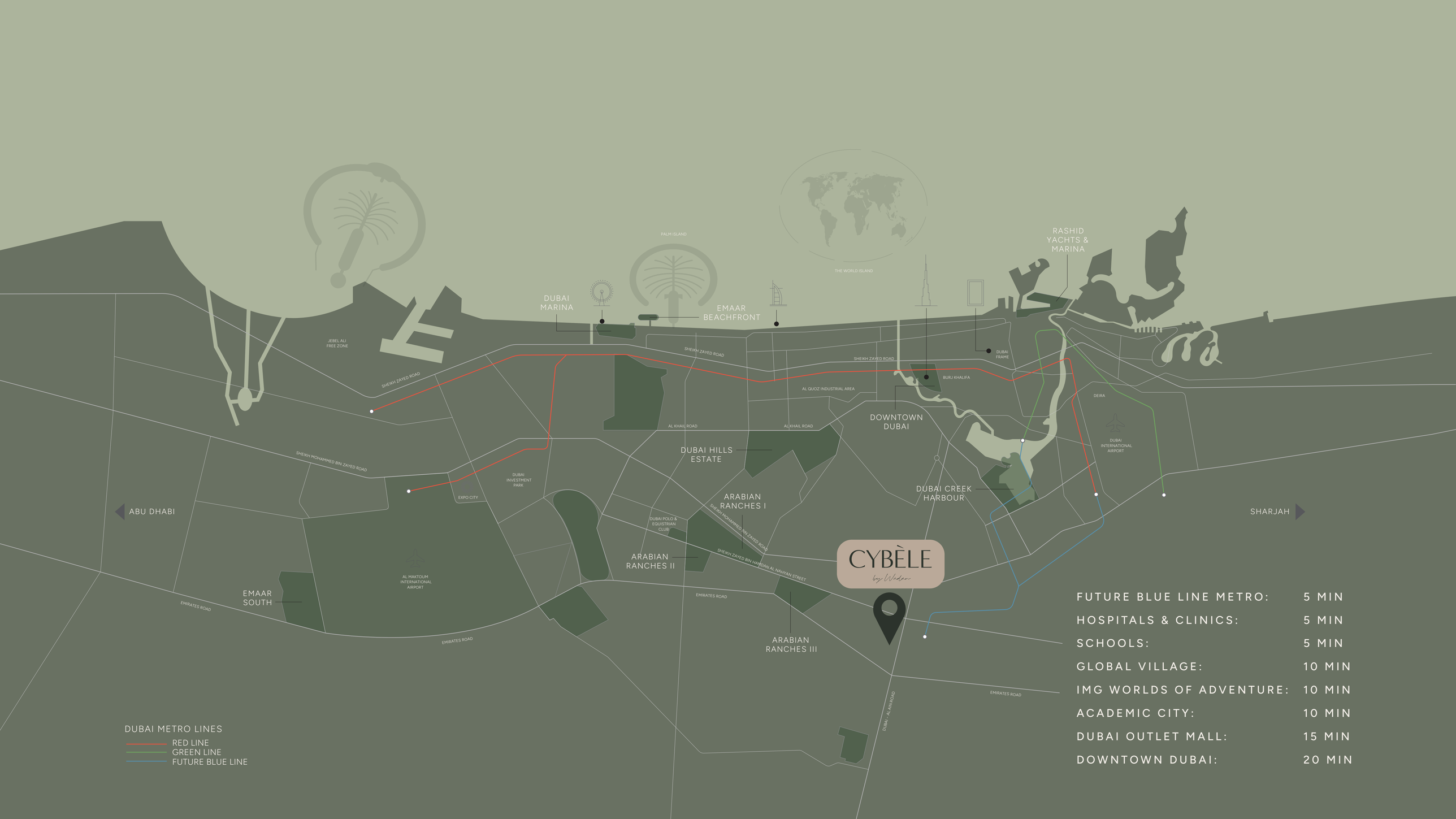
Life on the *green*







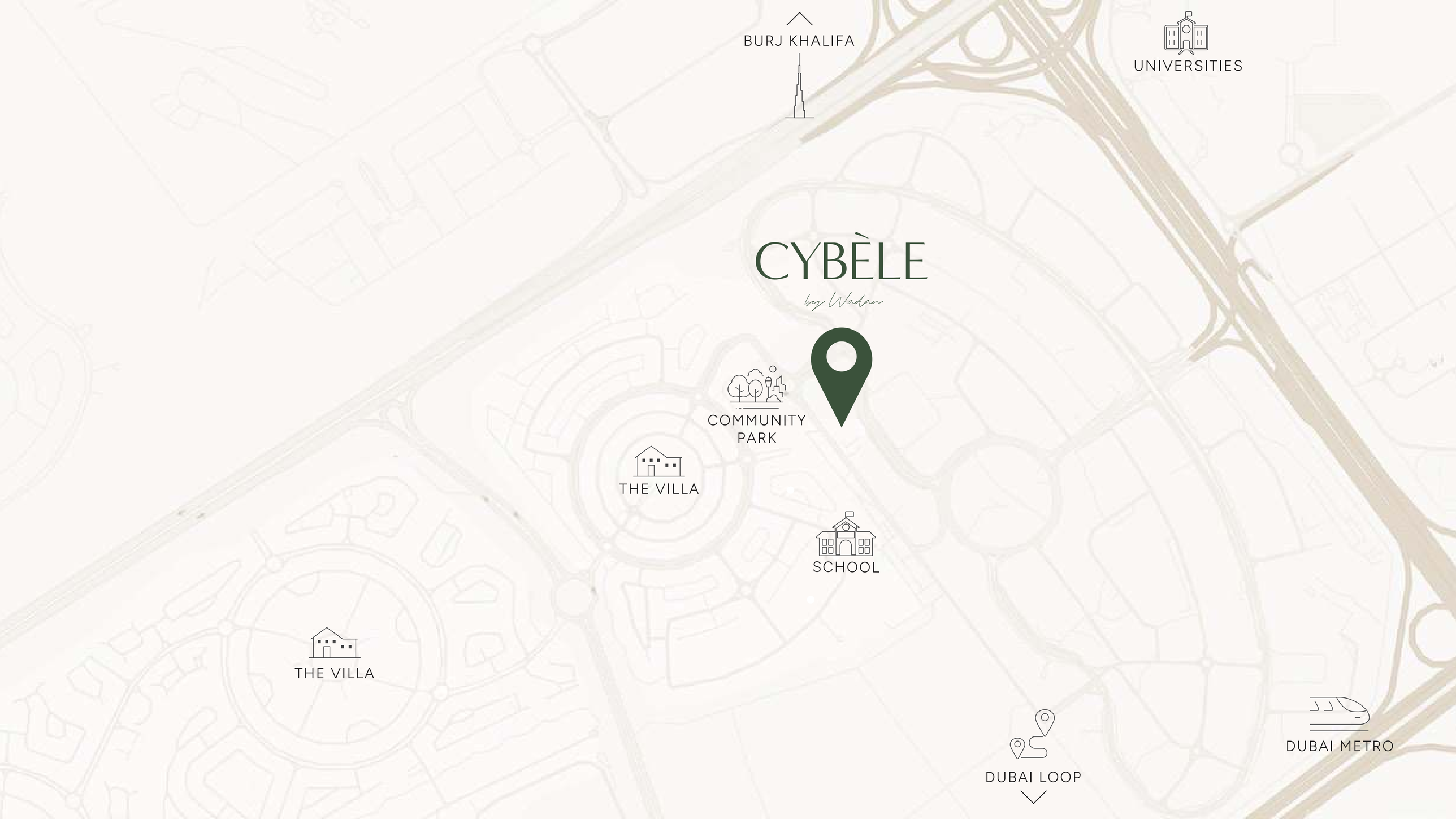




DUBAI METRO LINES

- 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

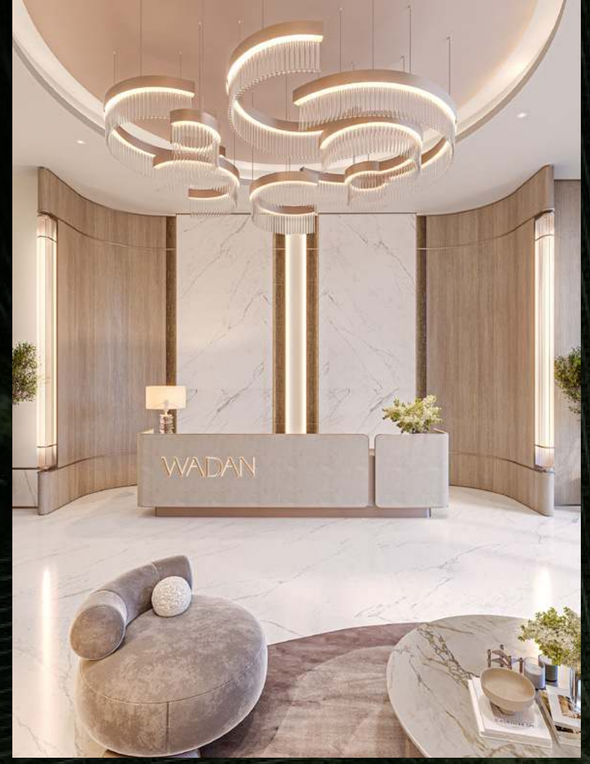
YOGA AND PILATES CLASSES

JACCUZI

OUTDOOR CINEMA

BOSCH LAUFEN 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*


MATRIX
MATRIX
MATRIX



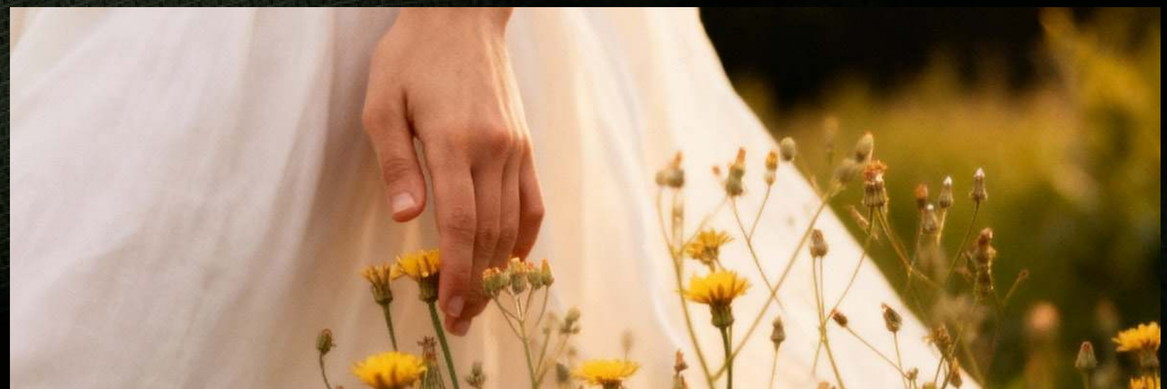
Ice bath *therapy*

A Private *Calm*

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





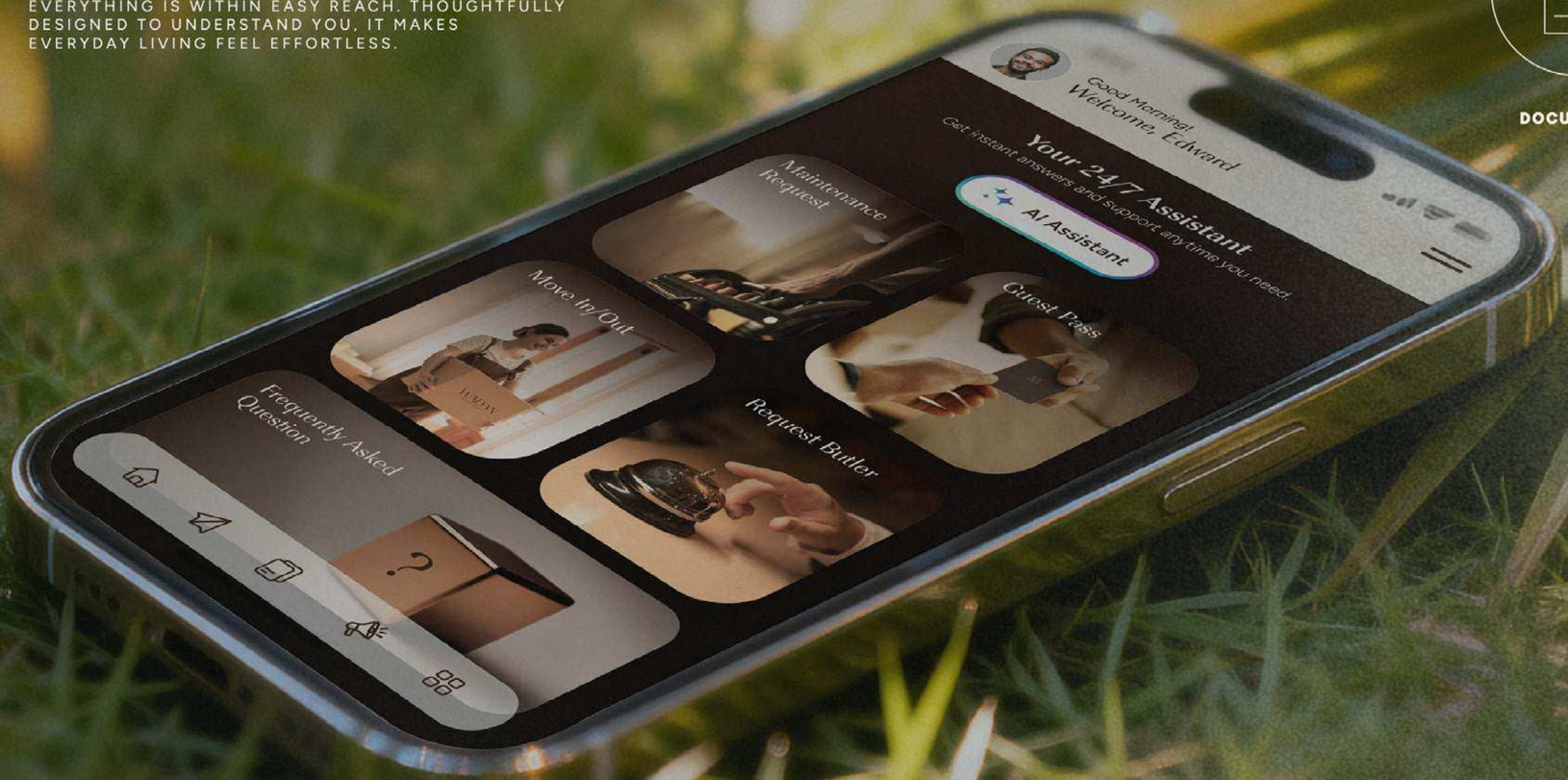






AI powered
WADAN APP

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

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.

