THE ART OF REFINED LIVING IN DUBAILAND

Alwaleed W.S 1

AN EXCLUSIVE PROJECT WITH ROYAL TIARA REAL ESTATE BROKERS

AL WALEED GROUP

WELCOME TO Alwaleed W.S 1 BY AL WALEED GROUP

Alwaleed W.S 1 is a contemporary residential community that redefines urban comfort and investment value in the heart of Dubailand — one of Dubai's most promising and strategically located districts. Designed for both families and forward-thinking investors, this project blends architectural simplicity with functional elegance, offering homes that are modern, spacious, and thoughtfully crafted for everyday life.

More than just a building, Alwaleed W.S 1 is an ecosystem of convenience and community — a place where wellness, lifestyle, and connectivity intersect. With premium amenities, smart layouts, and seamless access to Dubai's key destinations, this project stands as an ideal choice for those seeking value-driven luxury.

With a legacy spanning over 25 years, Al Waleed Real Estate has cemented its reputation as a trusted developer and property management company in the UAE. The brand is known for delivering high-quality residential and commercial properties that balance modern design, durability, and investor value.

Operating across Dubai's most dynamic neighborhoods, Al Waleed Real Estate is committed to delivering on time, building with integrity, and exceeding expectations — making it a name that residents and investors trust.

Our developments are not just structures they're sustainable communities where people truly belong.

Mohammed Abdul Razak Al Mutawa

MOHAMMED ABDUL RAZAK AL MUTAWA
CEO,AL WALEED GROUP

ALWALEED W.S 1

NOT JUST A HOME
A REFLECTION OF YOU

Some buildings shelter. This one speaks. To the thoughtful, the grounded, the quietly ambitious. Alwaleed W.S 1 is for those who know what they want, and choose it with intention.

INSPIRED BY PURPOSE.

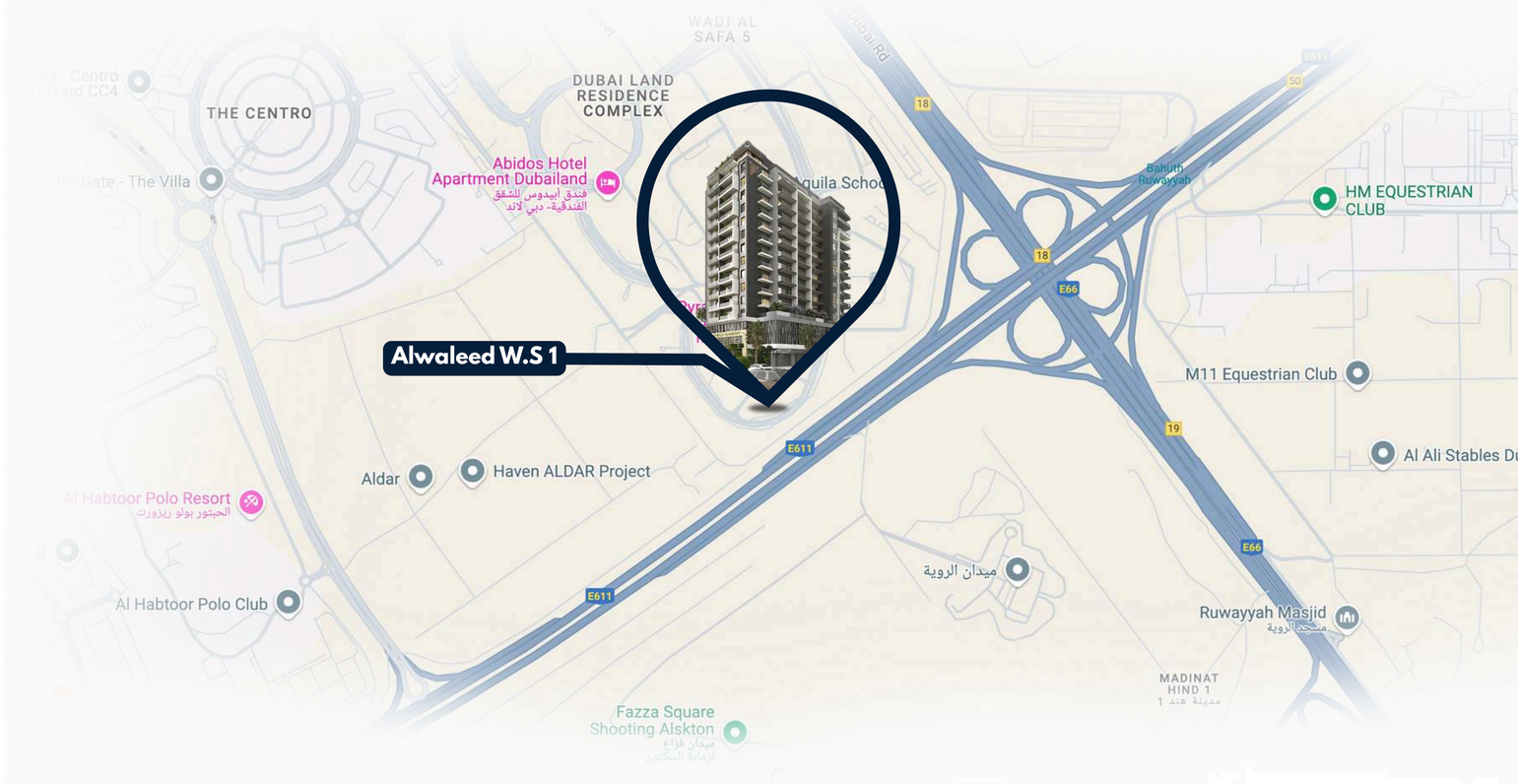
MODERN LIVING, DEFINED BY PRECISION.

Each home at Alwaleed W.S 1 is a study in balance , generous in space, grounded in design, and enriched with subtle elegance.

DUBAILAND RESIDENCE COMPLEX

PRIME CONNECTIVITY
EVERYDAY CONVENIENCE

Located on Dubai-Al Ain Road, right opposite Dubai Silicon Oasis, Alwaleed W.S 1 places you at the center of it all. Enjoy effortless access to key destinations



DXB AIRPORT
15-MIN

EMIRATES ROAD
EASY ACCESS

DOWNTOWN
15-MIN

DUBAI OUTLET MALL
5-MIN

LULU CENTRAL
5-MIN

GLOBAL VILLAGE
15-MIN

SMART DESIGN. PEACEFUL LIVING

Step into thoughtfully designed spaces that prioritize comfort and style. From stylishly appointed rooms to contemporary finishes, every detail at Alwaleed W.S 1 enhances everyday living. With a family-friendly atmosphere, peaceful surroundings, and a prime location, your home becomes more than just a place — it becomes your sanctuary.

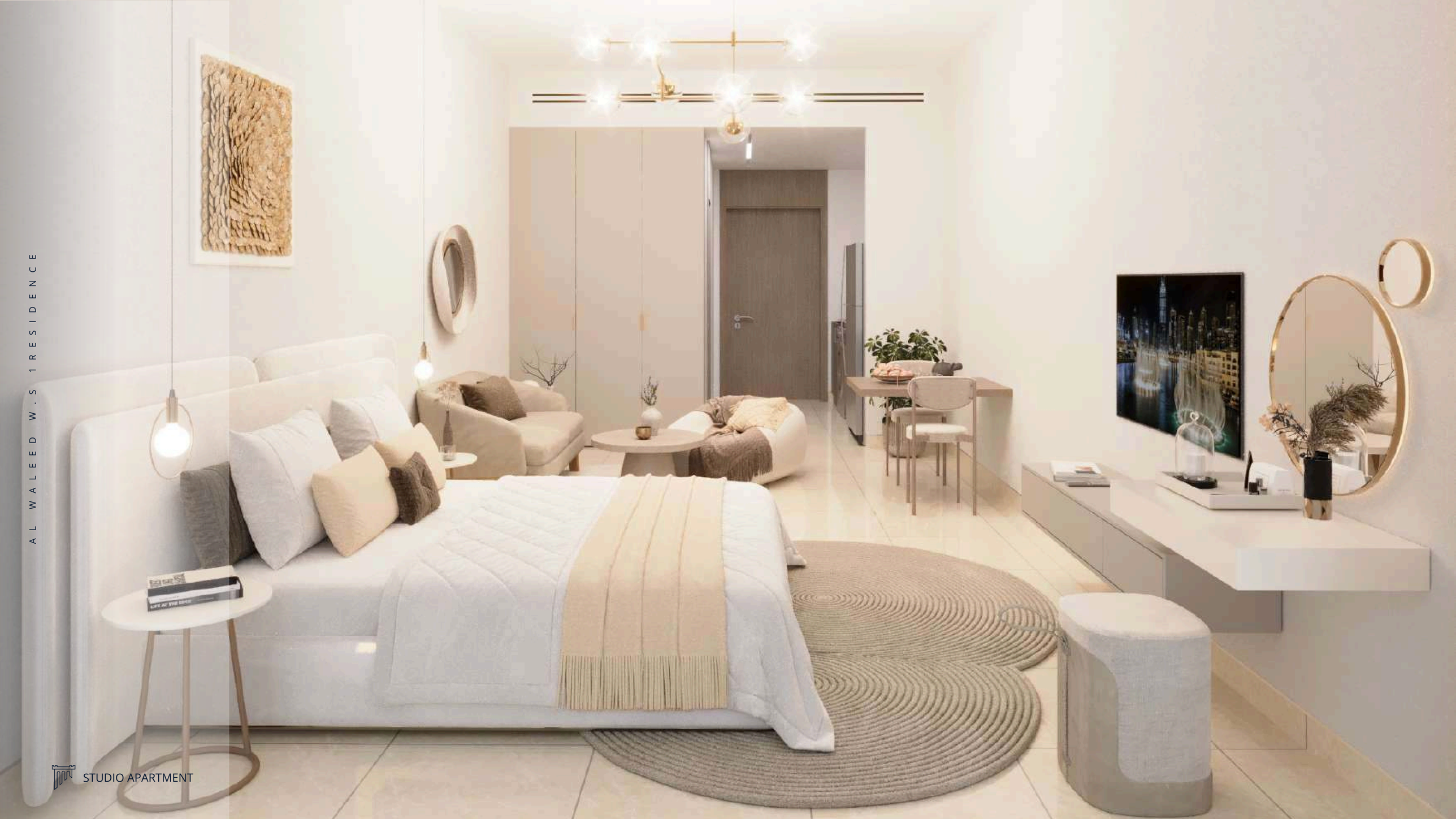
A Location Built for Growth & Return

Situated in Wadi Al Safa 5, Alwaleed W.S 1 offers excellent investment potential with a strong track record of high ROI. Enjoy the benefits of a rapidly growing community, covered parking, district cooling, and energy-efficient lighting, all while staying connected via Oud Metha Road and Dubai–Al Ain Road. It's not just smart living, it's strategic ownership.

Where Simplicity Meets Sophistication

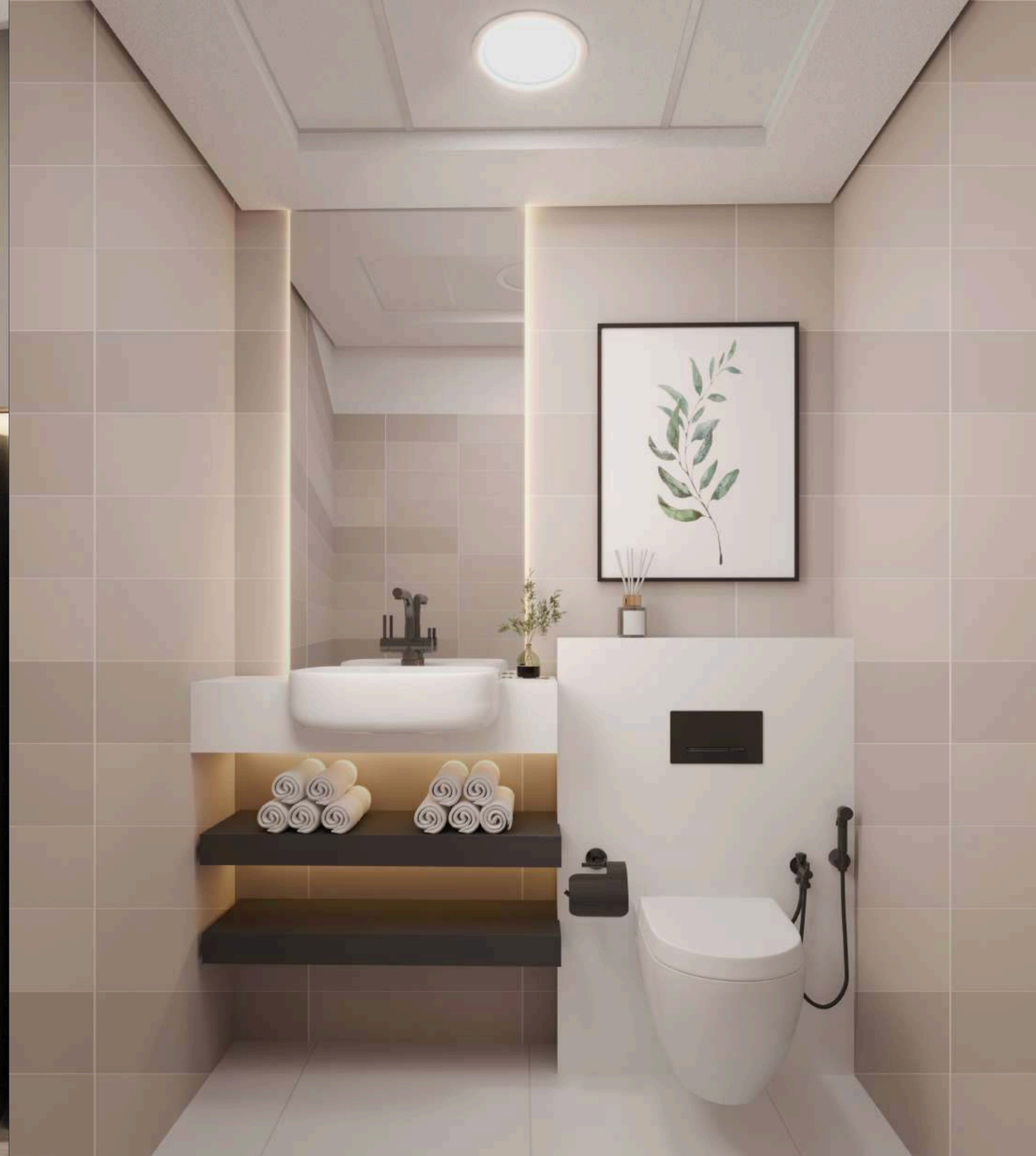
Al Waleed W.S 1
Crafted for Living, Not Just for Show

At Al Waleed W.S 1, every space is designed to feel natural, open, and timeless. From cozy studios to spacious 1 and 2-bedroom apartments, these homes let in light, air, and a quiet sense of calm. It’s not about flashy finishes — it’s about thoughtful details, smart layouts, and a feeling of balance the moment you walk in. This is effortless living, built to last and feel like home from day one.

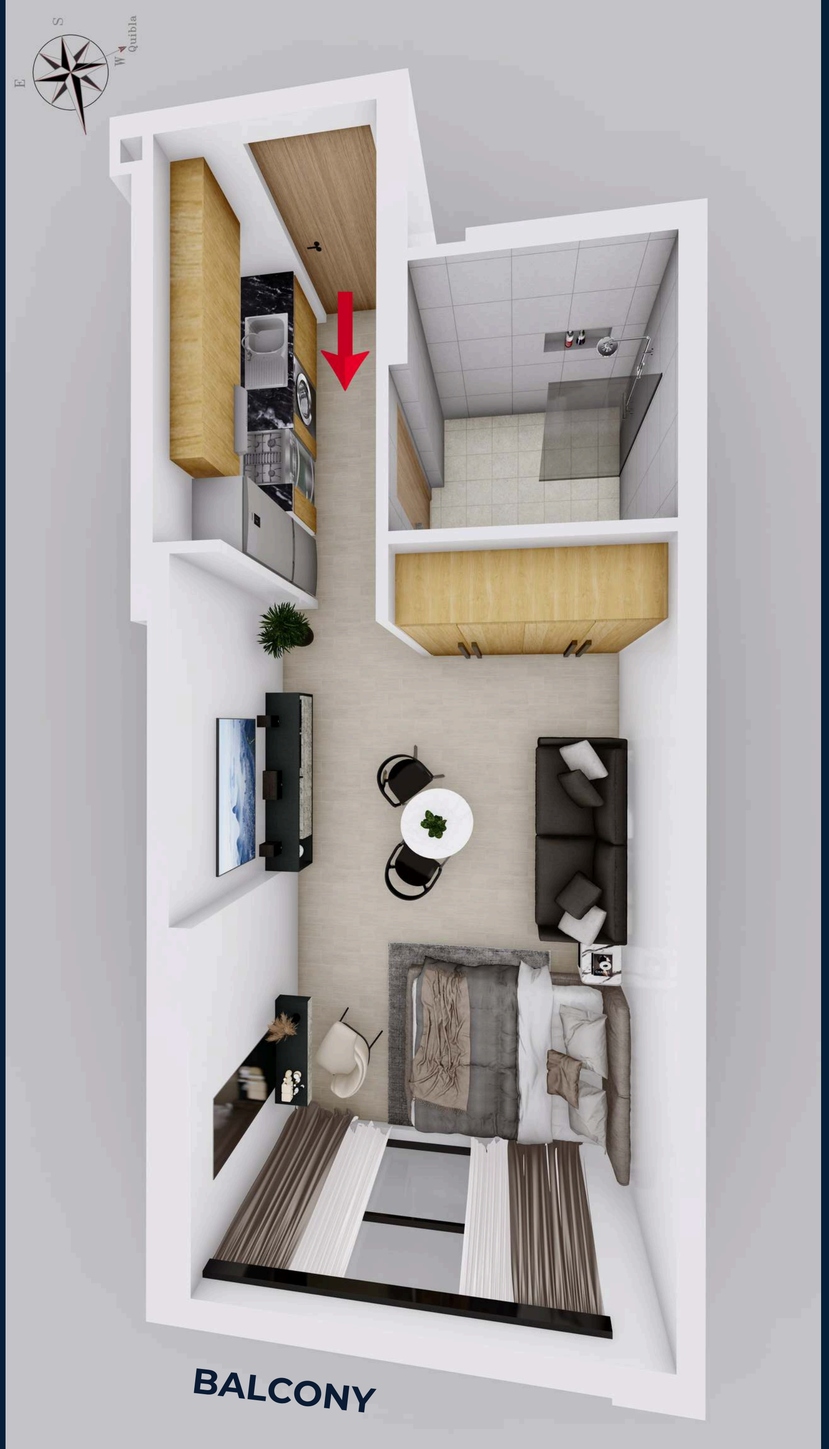


AL WALEED W.S 1 RESIDENCE

STUDIO APARTMENT



KITCHEN & BATHROOM



ELEGANT STUDIO LIVING
SMART, STYLISH, SERENE

Discover a perfectly designed studio apartment that combines comfort, functionality, and style. Featuring a spacious balcony, high-end finishes, and modern interiors, this cozy space is crafted to feel refreshingly open yet intimately private. Enjoy fitted wardrobes, decorative wall cabinets, and thoughtfully designed ventilation that keeps your home naturally cool and bright. Ideal for individuals or couples seeking a blend of simplicity and sophistication in the heart of Dubailand.

STARTING FROM

AED592K

STUDIO W/ BALCONY 412 - 440 SQ FT

WYNWOOD BY IMTIAZ - DUBAI ISLAND

A One-Bedroom That Feels Like So Much More

Al Waleed W.S 1
Live Smart. Live Well.

Step into a 1-bedroom at Al Waleed W.S 1 and feel the difference. Designed with intention, each apartment offers just the right flow of space — open yet defined, calm yet connected.
Natural light fills every corner, while smart layouts create room for everything you need (and nothing you don’t). Whether you're starting fresh or settling into your rhythm, this is a space that feels like it fits — beautifully and effortlessly.

KITCHEN

KITCHEN

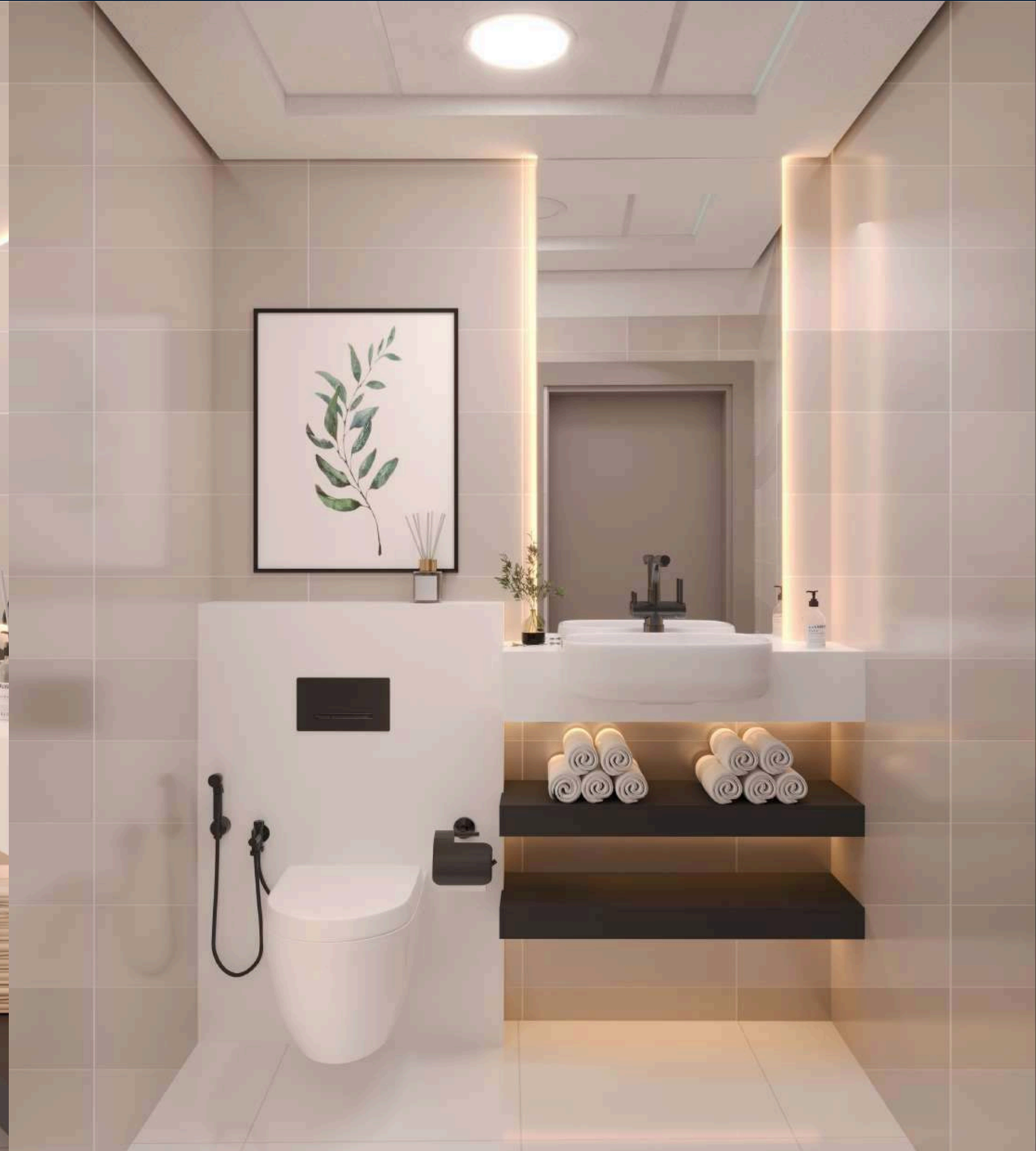
AL WALEED W.S 1 RESIDENCE

KITCHEN

AL WALEED W.S 1 RESIDENCE

BEDROOM

BEDROOM



BATHROOM

ONE-BEDROOM APARTMENTS
SPACE, STYLE & COMFORT

Step into a thoughtfully planned one-bedroom apartment that offers the perfect balance of elegance and everyday functionality. With a spacious layout, huge balcony, and premium finishes, this home is designed to elevate your lifestyle. Choose between a closed or open kitchen to suit your preference, while enjoying the convenience of fitted wardrobes and contemporary interiors that reflect modern living at its best.

STARTING FROM

AED857K

1 BR W/ BALCONY 704 - 1106 SQ FT

Room to Breathe, Space to Grow

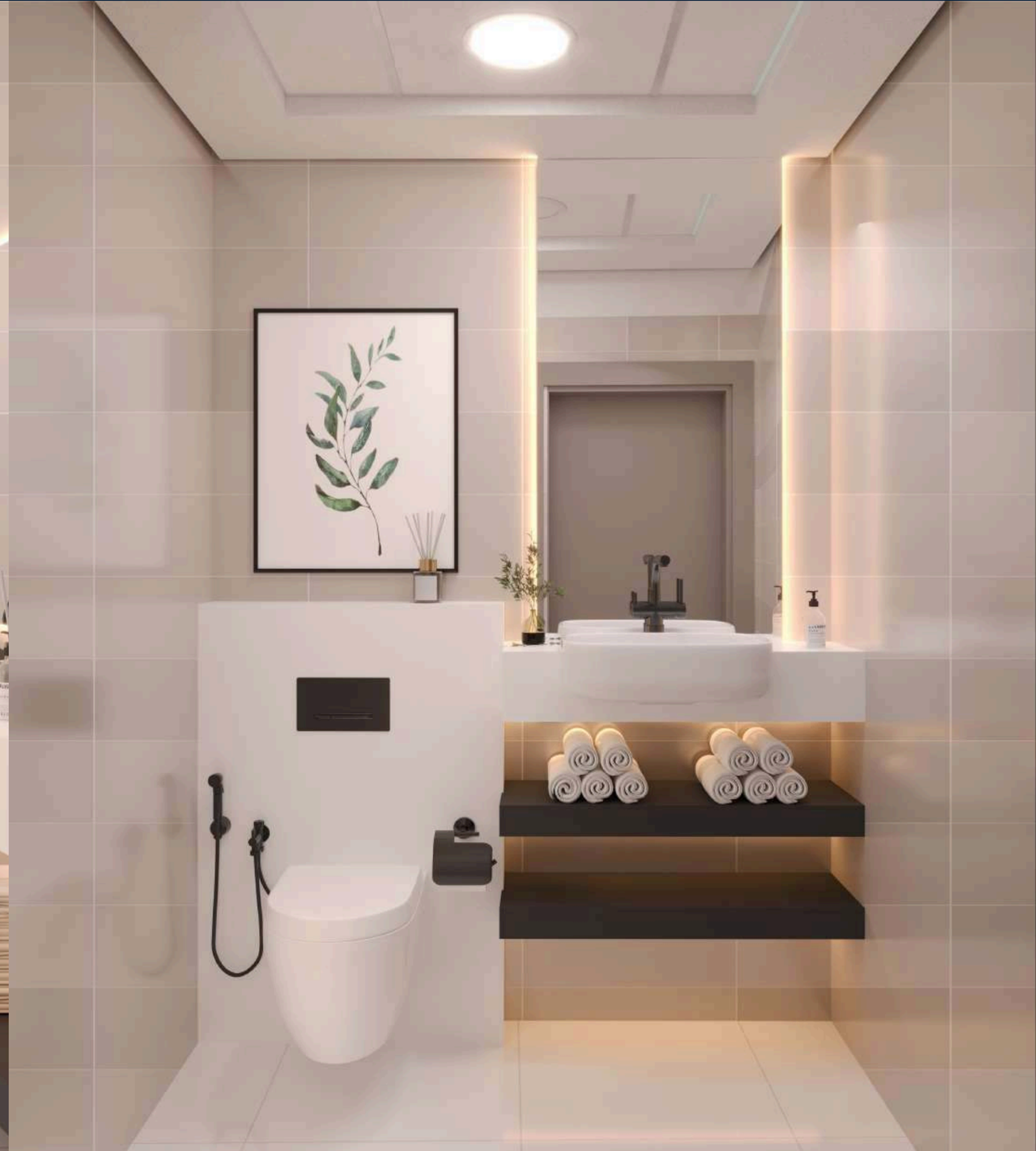
Al Waleed W.S 1
More Than Just Space. It’s a Lifestyle.

The 2-bedroom apartments at Al Waleed W.S 1 are thoughtfully designed for those who need a little more — more comfort, more privacy, more flexibility.
Whether it’s a growing family, a work-from-home setup, or space to host with ease, every corner is made to feel light, open, and purposeful. With generous living areas, well-separated bedrooms, and a calm, natural flow — this is where elevated daily living truly begins.

KITCHEN

BEDROOM

BEDROOM-2



BATHROOM

SPACIOUS TWO-BEDROOM RESIDENCES DESIGNED FOR MODERN FAMILY LIVING

Enjoy the comfort of generous living with our well-appointed two-bedroom apartments, thoughtfully designed for growing families or those who simply want more space. Each unit features two en-suite bathrooms, an additional guest washroom, a dedicated laundry room, and a closed kitchen for added privacy. With a huge balcony, fitted wardrobes, and high-end finishes throughout, this home offers both luxury and practicality in equal measure — all in a calm and connected Dubailand community.

STARTING FROM

AED1,296,000

2 BR W/ BALCONY 1196.62 - 1587.00 SQ FT