

SANCTUARY
BY PRESTIGE ONE

KEY FACTS



FACTSHEET

Step into a world where serene living meets sophisticated design. Sanctuary offers you a lifestyle that's as peaceful as it is prestigious.



Project Location
Meydan Horizon



Building Configuration
B+G+3p+20+Roof



Total Units
125 Apartments



Residential Unit Mix
One Bedroom, Two Bedroom
& Three Bedroom



Completion
Q3 2029



Payment Plan
65/35

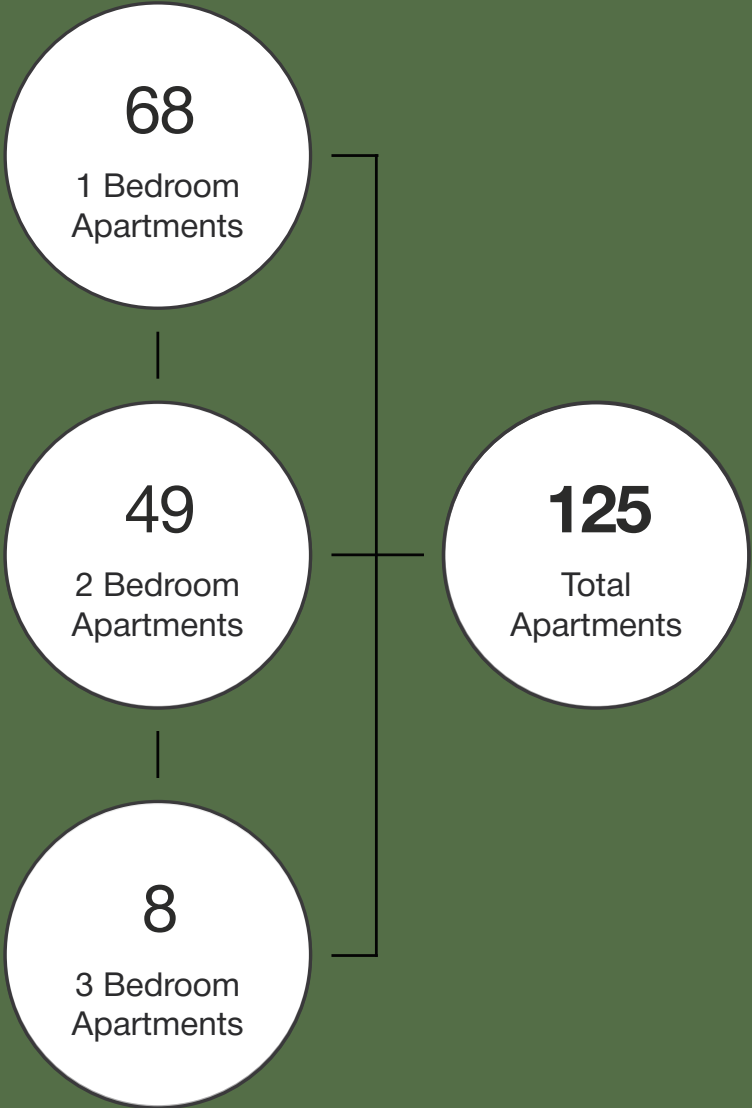


Starting Price
1.85M Aed



Starting Area
649.17 Sq.ft

UNIT MIX



FLOOR	UNIT TYPE			Unit per Floor	Required Parking
	1 Bedroom	2 Bedrooms	3 Bedrooms		
GFL			0	0	0
FLOOR - 01	3	3	0	6	6
FLOOR - 02	3	3	0	6	6
FLOOR - 03	3	3	0	6	6
FLOOR - 04	3	3	0	6	6
FLOOR - 05	3	3	0	6	6
FLOOR - 06	3	3	0	6	6
FLOOR - 07	3	3	0	6	6
FLOOR - 08	3	3	0	6	6
FLOOR - 09	0	0	0	0	0
FLOOR - 10	4	3	0	7	7
FLOOR - 11	4	3	0	7	7
FLOOR - 12	4	3	0	7	7
FLOOR - 13	4	2	1	7	7
FLOOR - 14	4	2	1	7	7
FLOOR - 15	4	2	1	7	7
FLOOR - 16	4	2	1	7	7
FLOOR - 17	4	2	1	7	7
FLOOR - 18	4	2	1	7	7
FLOOR - 19	4	2	1	7	7
FLOOR - 20	4	2	1	7	7
SUB-TOTAL	68	49	8	125	125 (Residential)
UNIT MIX	54.40%	39.20%	6.40%		

UNIT SIZES AND TICKET PRICES

UNIT TYPE	AREA	STARTING PRICE
1-BEDROOM	649.17 TO 1,516.53 SQ.FT	1.85M AED
2-BEDROOM	1,010.19 TO 2,471.72 SQ.FT	2.80M AED
3-BEDROOM	2,046.76 TO 2,063.87 SQ.FT	5.17M AED
-	-	-
-	-	-



PAYMENT PLAN

65/35 PAYMENT PLAN

20%	On Booking
5%	After 90 Days
5%	After 180 Days
5%	After 270 Days
10%	After 360 Days
5%	After 450 Days
5%	After 540 Days
5%	After 630 Days
5%	After 720 Days
35%	Upon Handover



A woman with long blonde hair, wearing a white sleeveless dress and a straw hat, is seen from behind, walking through a dense forest of green ferns. The background is filled with tall, thin trees, creating a soft, dappled light effect. The overall mood is serene and natural.

PROJECT LOCATION & HIGHLIGHTS

LOCATION HIGHLIGHTS

VISION: MEYDAN HORIZON — ALIGNED WITH DUBAI 2040 MASTERPLAN

A New Waterfront Urban Community in the Heart of Dubai

Meydan Horizon is a new community in **MBR City** with homes, retail, leisure and waterfront views.

Located minutes from Downtown Dubai, it offers easy city access and peaceful views of **Ras Al Khor Wildlife Sanctuary**.

- **39 MILLION SQ.FT. –**

A large master-planned community with homes, retail, offices, parks and amenities

- **4KM BOARDWALK –**

A walking path by the water with cafés, restaurants, retail and leisure spaces

- **320,000 SQ.FT.**

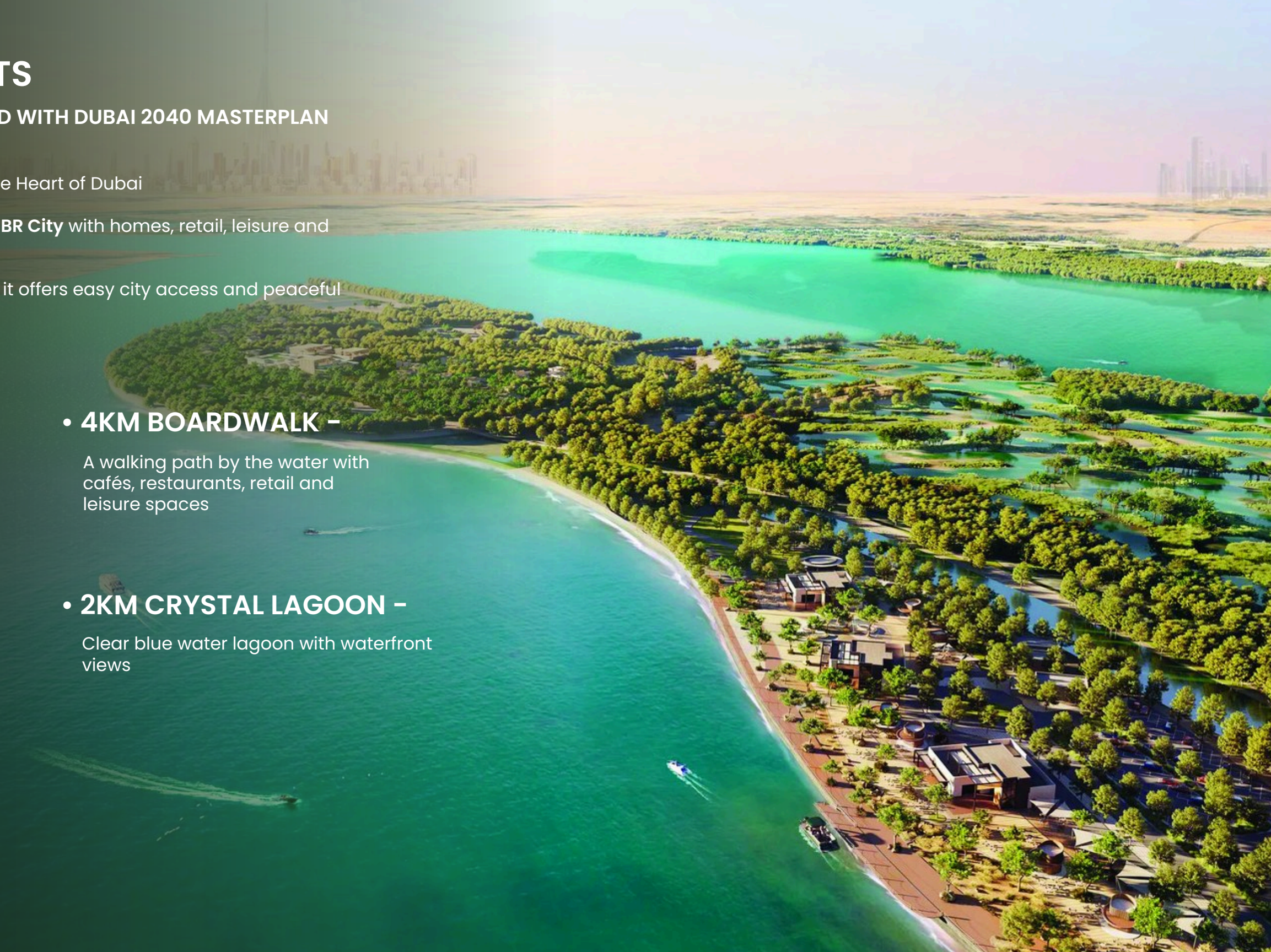
A large green park inside the city

- **2KM CRYSTAL LAGOON –**

Clear blue water lagoon with waterfront views

- **72,000+ RESIDENTS**

A future community planned for more than 72,000 residents



UNIQUE SELLING POINTS

WHY MEYDAN IS PERFECT?

Planned Future Metro Connectivity

Planned future metro access for easier movement

Ras Al Khor Nature Views

Near flamingos, trees and protected natural surroundings

Inspiring Surroundings

Views of Ras Al Khor Sanctuary and Dubai skyline make the location special

Prestigious Address

Meydan is known as a premium and luxury location

Seamless Connectivity

Close to Downtown Dubai, Dubai International Airport and major roads

Dubai Creek Harbour & Future Tower

Views towards Creek Harbour and the future Dubai Creek Tower area

Lifestyle Convenience

Close to shops, dining, leisure and residential communities

Global Business Magnet

A strong location for local and international buyers and investors

PROJECT LOCATION



PROJECT LOCATION

The Project is bound by Dubai - Al Ain Road at west, Ras Al Khor Road at north, Al Manama Road at south and Ras Al Khor Industrial Area 1 at the east. Access to the development is from Ras Al Khor Road from the north, from Dubai - Al Ain Road on the west, from Al Manama Road from the south and from Ras Al Khor Industrial Area 1 at the east.

The Horizon Project is to be linked into the primary movement networks of Dubai including Sheikh Zayed Road and the Dubai Metro system with connection to the neighbouring areas.

The extension of the green planned metro line in the horizon of 2030 will provide this development a great public connectivity to all over the Dubai Emirate.

Meydan Racecourse District

The project is adjacent to the Prestigious Meydan Racecourse District separated by Dubai - Al Ain Road. Meydan Racecourse District consists of the Racecourse and Grand stand, the Meydan Hotel, a five star destination for leisure and business travel, Golf course and Golf villas, residential and mixed use communities, Equestrian Facilities complemented by other premium leisure and sporting attractions.

Ras Al Khor Natural Reserve and Sanctuary

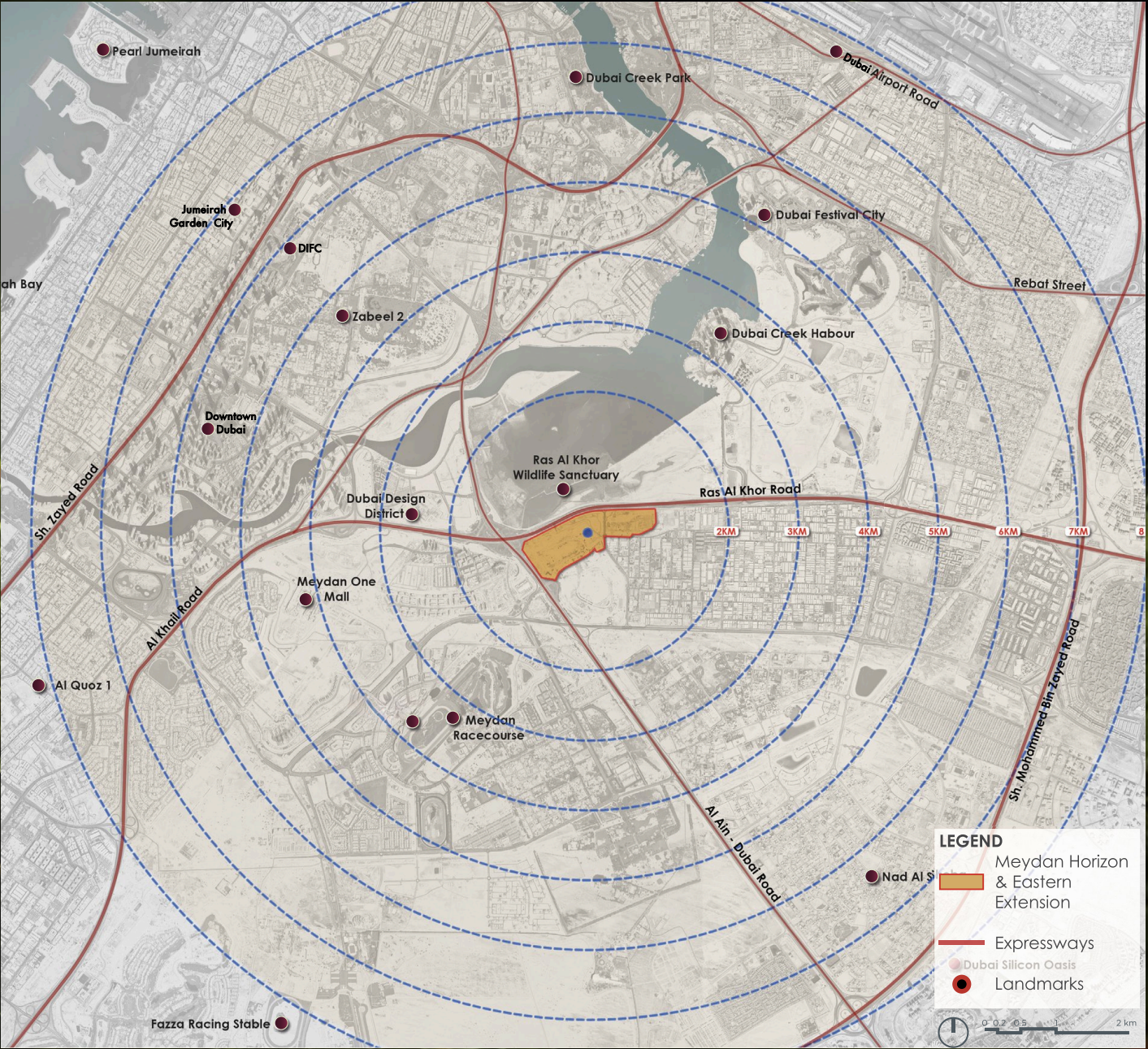
The sanctuary lies at the bottom of the Dubai Creek. Ras Al Khor Natural Reserve is a wet land reserve attracting migratory birds. Rose Flamingo is one of the primary attractions of the place. The Horizon and Eastern Extension project has direct visibility to the place.

Downtown Dubai

Horizon development is located in close vicinity to the downtown Dubai which is home of some of the city's most important landmarks including Burj Khalifa, Dubai Mall and Dubai Fountain.

Dubai Design District

This is a sought-after fashion and design destination in the city which borders Downtown Dubai. The district is a hub for creativity and innovation, and it hosts a variety of events and exhibitions throughout the year to showcase the work of local and international designers. The area also has offices, retail spaces, residential areas, hotels etc.



PROJECT DESIGN PRINCIPLES

Legend

-  Site Ingress & Egress Points
-  Proposed Underground Metro Line
-  Site Boundary

Accessibility Facilitating Movement

- 01. Access into the Development from highways and adjacencies to Ras Al Khor Sanctaury.
- 02. A future metro connection is planned for the Meydan Horizon area. The route shown is indicative only and remains subject to final RTA confirmation and approvals.
- 03. Connectivity to other Meydan Development through Meydan Road extension and bridging over Dubai - Al Ain Highway.
- 04. Internal Connectivity through an urban road network designed under multi - modal principles.

Adaptability – Facilitating 'Wholeness' and Positive Change

- 01. Various character zones in response to intensity demand, edge or second row conditions.
- 02. Positive change that Horizon could generate in its vicinity with identification of extension zones.





NEIGHBORHOOD OVERVIEW

RAS AL KHOR WILDLIFE SANCTUARY – A protected nature area with flamingos, birds, trees and open views. It gives Sanctuary a peaceful and private feel.

DUBAI CREEK HARBOUR – A waterfront destination with restaurants, walking areas, marina views and skyline views.

MEYDAN RACECOURSE – A famous Dubai landmark known for horse racing, luxury events and premium lifestyle.

DOWNTOWN DUBAI & BURJ KHALIFA – Residents are only minutes away from Dubai Mall, Burj Khalifa, dining, shopping and attractions.



RAS AL KHOR

CREEK ISLAND

CREEK TOWER

SANCTUARY
BY PRESTIGE ONE

CRYSTAL LAGOONS

2040 دبي
DUBAI

supports sustainability
and quality-of-life vision.

AED 100M

Phase 1 is worth AED 100M
and planned for completion by
end of 2026

144%

More water areas
will be added

60%

More mangrove trees
will be planted

60%

More trees will help
clean the air

5.6km

New cycling tracks
around the area

3km

New walking
paths for visitors



Ras Al Khor **Wildlife Sanctuary**

RAS AL KHOR WILDLIFE SANCTUARY



Flamingo Habitat

Home to thousands of migratory birds, including the famous Greater Flamingos, creating a unique natural experience within the city.

Rich Biodiversity

A habitat for over 450 species of fauna and hundreds of bird species, making it a landmark for nature and eco-tourism.

Protected Wetland Ecosystem

One of Dubai's most important conservation areas, preserving mangroves, lagoons, mudflats and diverse wildlife.

Scenic Viewing Areas

Dedicated wildlife viewing hides allow visitors to experience nature while remaining close to central Dubai

MASTERPLAN FEATURES

Waterfront + Urban Connectivity

The masterplan includes:

4 Crystal Lagoons

Clear blue water lagoons that create a waterfront lifestyle

11 Residential Development Plots

Designed for mid-rise and high-rise residential communities

Ground-Level Retail

Supporting a walkable neighborhood experience

Schools & Public Facilities

Facilities planned for families and long-term living

Future Metro Connectivity

Planned metro connection for better access in the future

5 Parks & Open Spaces

Community parks and family parks for outdoor living

Clinic & Ambulance Point

Healthcare support planned within the community



CURRENT INFRASTRUCTURE & FUTURE CONNECTIVITY ADVANTAGE

A Well-Connected Location Today, Positioned for Tomorrow's Growth

Infrastructure Driver	Current Advantage	Future Value Impact
Meydan Horizon Waterfront Development	Planned community with lagoons, promenades, parks and retail	Future development is expected to support a more integrated premium neighbourhood.
Meydan One Mall (Future Lifestyle Hub)	Planned future retail, entertainment and leisure destination in the wider Meydan area.	Future development is expected to enhance lifestyle convenience and neighbourhood appeal.
Dubai Square Mall	Planned future retail and lifestyle destination within Dubai Creek Harbour.	Future development is expected to expand shopping, leisure and entertainment options in the wider area.
Dubai Creek Tower	Planned future landmark within Dubai Creek Harbour.	Future development may contribute to the long-term profile of the wider area.
Meydan Masterplan Development	Existing Meydan ecosystem with further planned development across the wider area.	Future development is expected to expand the area's residential and lifestyle offering.
Existing Downtown Proximity	5 minutes from Burj Khalifa, Dubai Mall and Business Bay	Maintains premium positioning similar to established central Dubai locations
Ras Al Khor Road (E44 corridor)	Provides quick connectivity between Meydan, Downtown Dubai, Dubai Creek and surrounding districts	Supports the transformation of Meydan into a central Dubai lifestyle destination
Al Khail Road (E44)	Direct access to one of Dubai's major highways connecting Downtown, Business Bay, Dubai Marina and major communities	Improved accessibility strengthens residential demand and reduces travel friction across Dubai
Dubai-Al Ain Road (E66)	Connects Meydan with emerging residential areas, Academic City and inland Dubai	Supports future expansion and population growth in surrounding communities
Dubai International Airport Connectivity	Easy access to DXB for international residents and investors	Increases appeal for global buyers, executives and short-term rental demand
Ras Al Khor Wildlife Sanctuary Proximity & Views	Proximity to Ras Al Khor Wildlife Sanctuary, with selected views toward the sanctuary depending on unit location and orientation	Enhances the project's nature-oriented positioning and connection to the surrounding natural landscape

DUBAI SQUARE MALL, THE FUTURE OF RETAIL NEARBY

A landmark destination by Emaar, set to bring world-class shopping, dining, hospitality and entertainment closer to Sanctuary.

- Future landmark by Emaar
- 750,000 sq.m. retail space
- Part of Dubai Creek Harbour
- Luxury retail, dining and leisure
- Entertainment and family attractions
- Next-generation shopping experience
- 2.6 Million sq.m. total development area



MEYDAN ONE MALL — FUTURE LIFESTYLE LANDMARK NEARBY

Located just minutes away from Sanctuary, Meydan One Mall is planned to become one of Dubai's major retail and entertainment destinations, adding another layer of convenience and lifestyle value to the Meydan community.

- 180 F&B Outlets
- 580 Retail Stores
- 21 Cinema Screens
- 12,600 Parking Spaces
- 400 Metre Central Canyon
- 1 KM Indoor Ski Slope – world's longest indoor ski slope
- 333,000 sq.m.- Gross Leasable Area
- 25,000 sq.m. Dancing Water Fountain
- 15.6 Million sq.ft.- Dubai's one of the biggest retail & entertainment destination within few minutes of reach



LOCATION – FUTURE ROADMAP TOWARDS A SELF-SUSTAINING URBAN HUB



Project	Gross Leasable Area (GLA)	Retail Units
Dubai Sqaure Mall	333,000 sqm	580 stores
Meydan One Mall	350,000 sqm	1,200+ stores
Dubai Mall	255,000 sqm	630+ stores
Mall of the Emirates	232,000 sqm	400+ stores

DRIVING DISTANCES

5 mins
Business Bay



5 mins
Downtown Dubai



5 mins
Dubai Design District



10 mins
DIFC



15 mins
Dubai International Airport

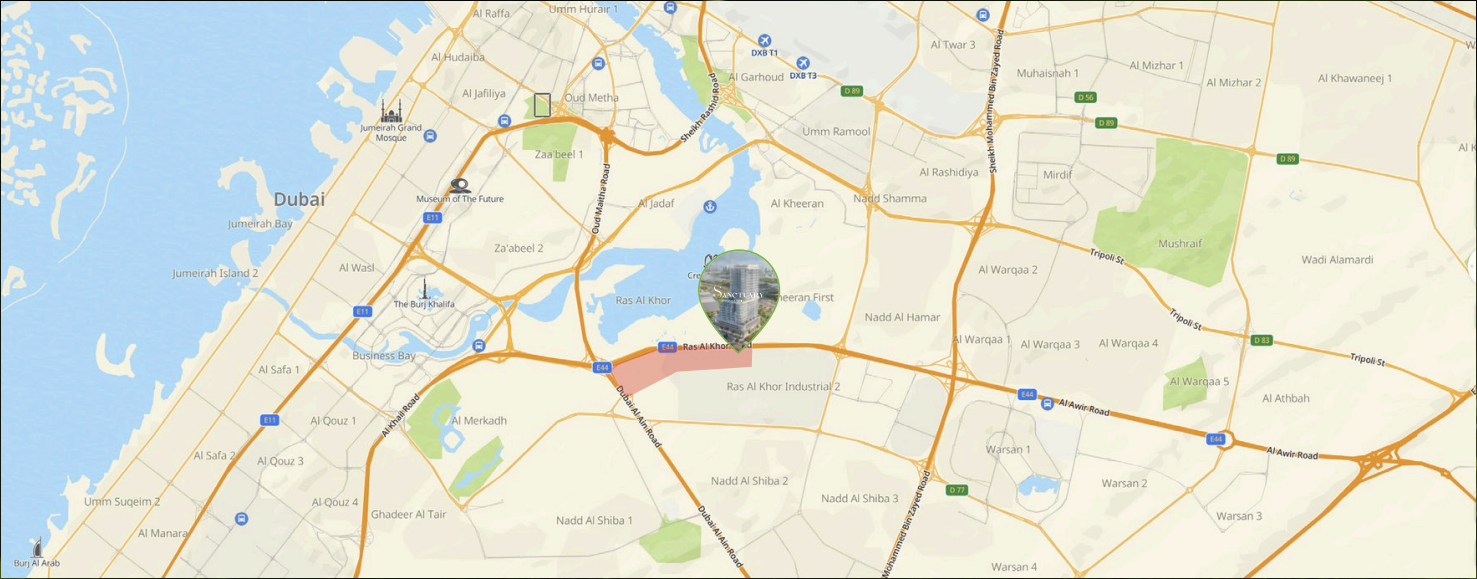


20 mins
Dubai Marina

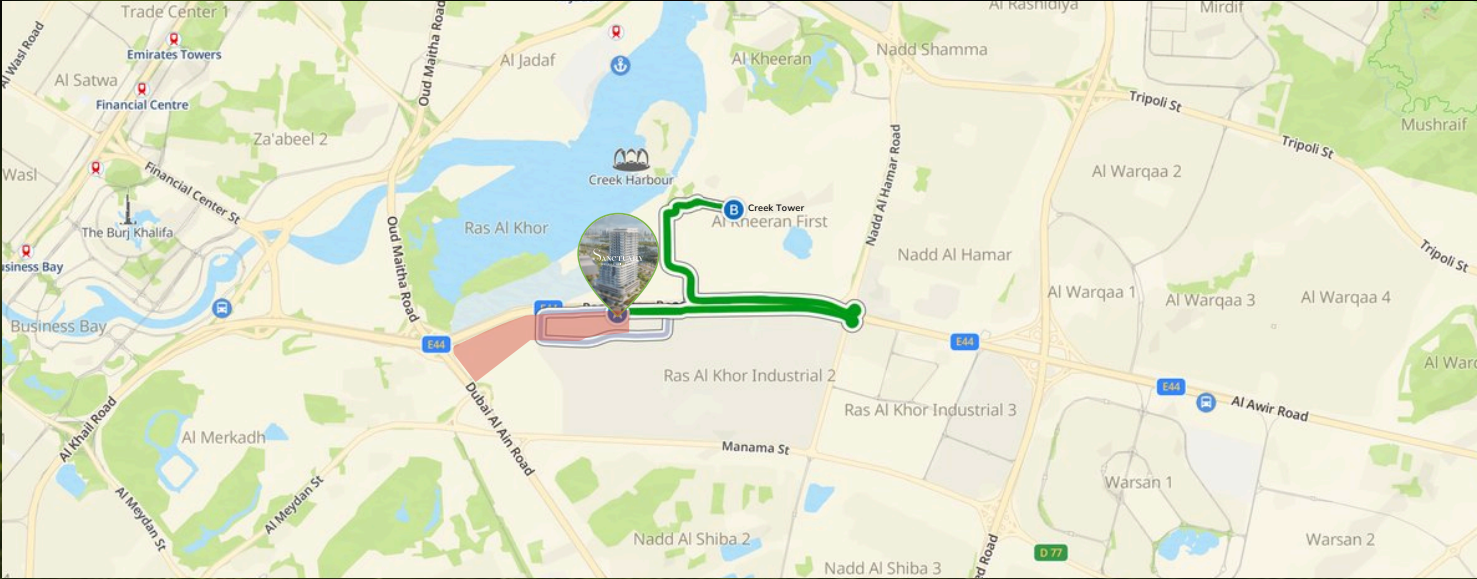


LOCATION CONNECTIVITY

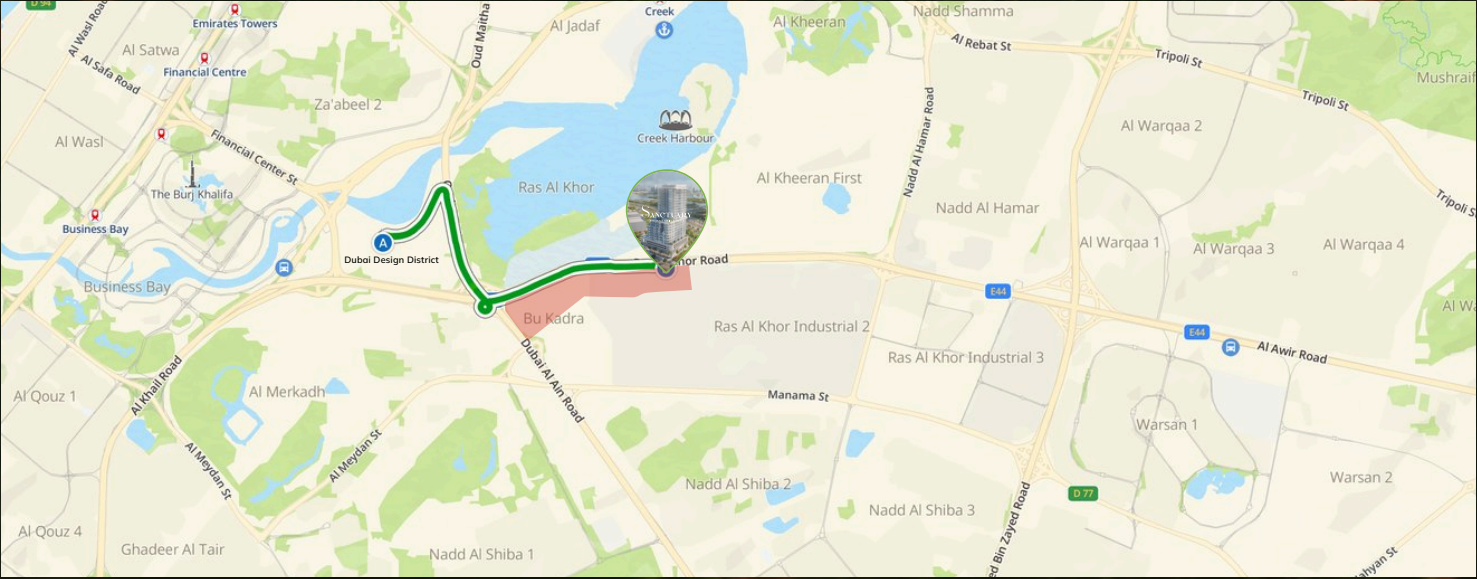
Main Road Connectivity



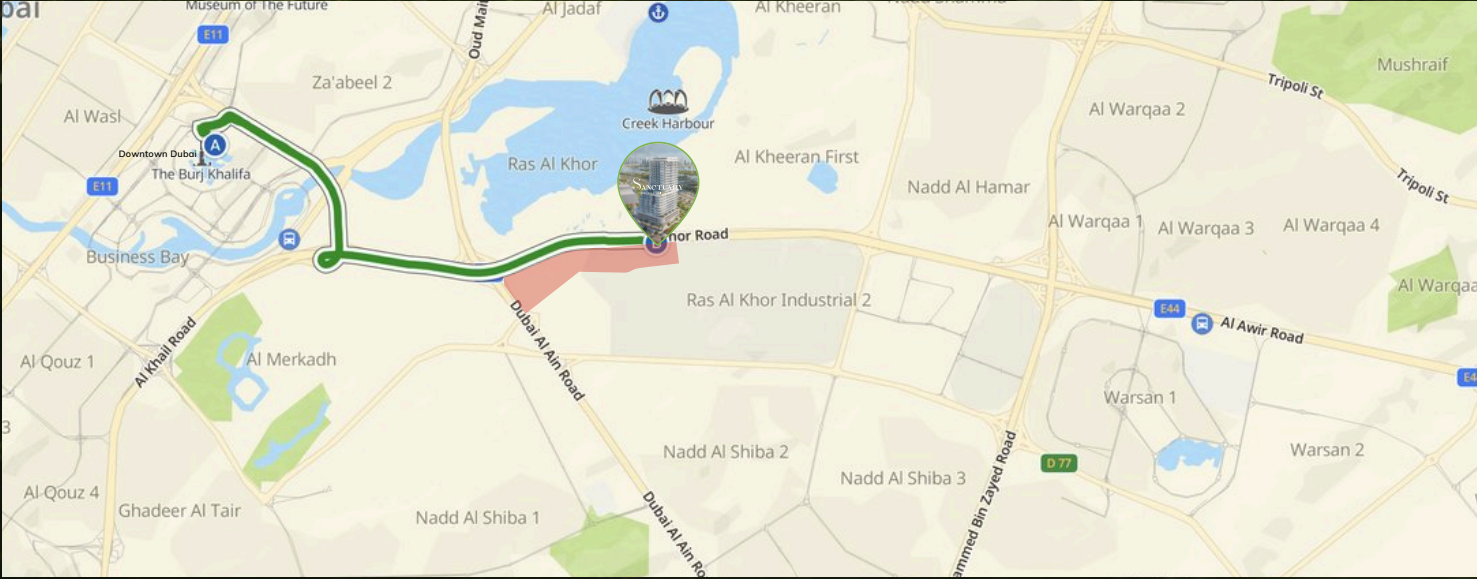
Creek Tower - 5Min



Dubai Design District - 5Min



Downtown Dubai - 5Min



SANCTUARY VS MEYDAN MARKET

AVERAGE TICKET PRICE COMPARISON

UNIT TYPE	SANCTUARY STARTING TICKET PRICE	MEYDAN AREA AVERAGE TICKET PRICE	ENTRY ADVANTAGE
1 Bedroom	AED 1.859M	AED 2.1M – 2.3M	Strategic Price Positioning
2 Bedroom	AED 2.805M	AED 3.2M – 3.6M	High-Value Acquisition
3 Bedroom	AED 5.17M	AED 4.5M – 5.5M+	Limited premium inventory
Office	AED 3.295M	AED 3.68M average asking price	Competitive Commercial Entry
Retail	AED 3.229M	AED 3.80M average asking price	Strategic Retail Positioning

RESIDENTIAL DESIGN, AMENITIES & UNIT



Building Configuration



Sky Garden Amenities Level 21

Residential Level

Living Deck Amenities Level 9

Podium Floor 3

Podium Floor 2

Podium Floor 1

Ground Floor

Basement Floor

ELEVATORS

Passenger Elevators: 3

OWNERSHIP

Private Ownership Title

ANTICIPATED COMPLETION DATE

Q3 2029

KEY VIEWS

Ras Al Khor Sanctuary, Downtown Dubai Skyline, Dubai Creek Harbour Skyline and MBR City Community Views



SUMMER
SUNSET

W

N

WINTER
SUNSET

SUMMER
SUNRISE

S

WINTER
SUNRISE

E

DESIGN

Modern Architectural Design



DESIGN

Lounge Area & Lift Lobby



DESIGN

Serenity Garden & Outdoor Kids' Play Area



DESIGN

Teenager Space & Indoor Cinema



DESIGN

Indoor Kids' Play Area & Indoor Gym



DESIGN

Skyline Pool



DESIGN

Games Area & Sauna



DESIGN

Outdoor BBQ & Tranquility Bonsai Garden





3 Bedroom Bathroom



SANCTUARY

HIVE BY PRESTIGE ONE

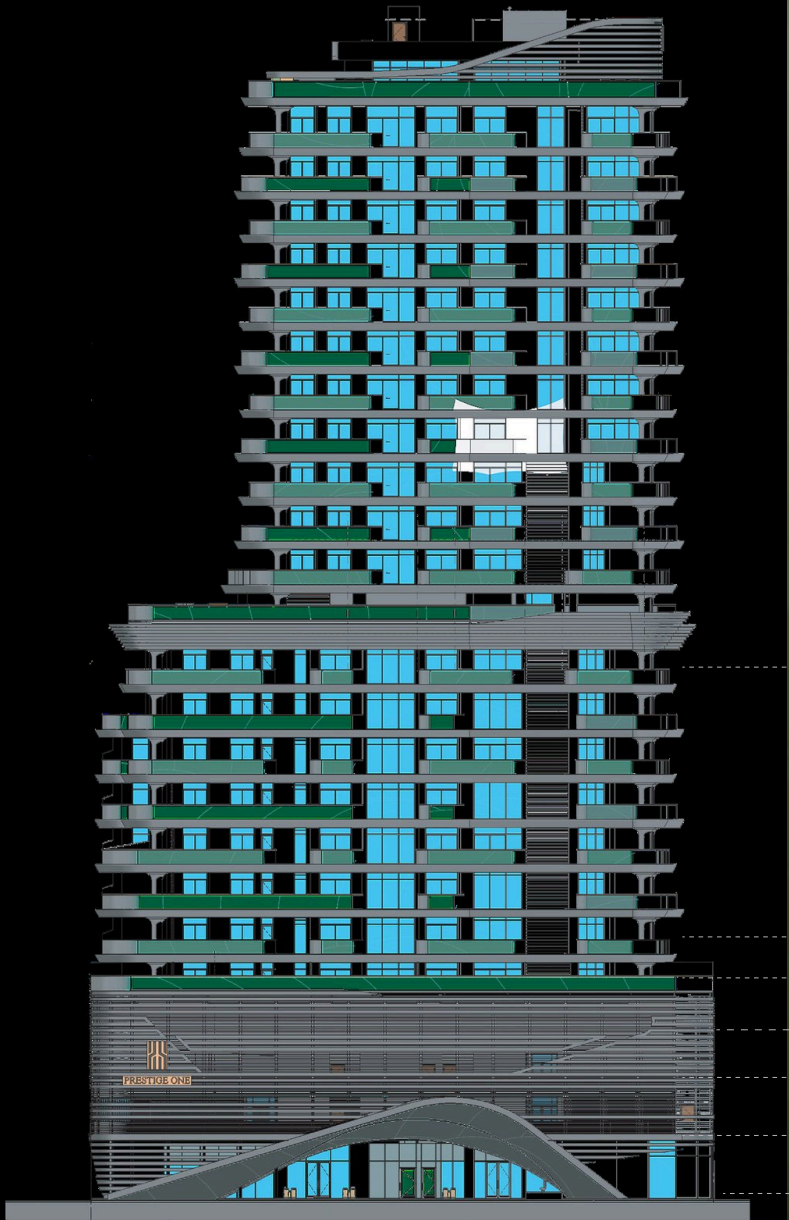


HIVE FACTSHEET

Sanctuary Hive is a calm workspace in Meydan, where nature, focus, and connectivity come together.

	Project Location Meydan Horizon		Building Configuration B+G+3p+20+Roof
	Total Office Space 34 Office		Total Retail Shop 7 Retail
	Completion Q3 2029		Payment Plan 70/30
	Office Starting Price 3.29M Aed		Office Starting Area 794.70 Sq.ft
	Retail Starting Price 3.22M Aed		Retail Starting Area 672.10 Sq.ft

Building Configuration



Office Floors

Coworking Forum

Podium Floor 3

Podium Floor 2

Podium Floor 1

Ground Floor

Basement Floor

ELEVATORS

Passenger Elevators: 3

OWNERSHIP

Private Ownership Title

ANTICIPATED COMPLETION DATE

Q3 2029

KEY VIEWS

Ras Al Khor Sanctuary Views, Muhammad Bin Rashid City Community Views, Meydan Horizon Views, Burj Khalifa Views



PAYMENT PLAN

70/30 PAYMENT PLAN

20%	On Booking
5%	After 90 Days
5%	After 180 Days
5%	After 270 Days
15%	After 360 Days
5%	After 450 Days
5%	After 540 Days
5%	After 630 Days
5%	After 720 Days
30%	Upon Handover



UNIT SIZES AND TICKET PRICES

UNIT TYPE	AREA	STARTING PRICE
OFFICE	794.70 TO 6,743.48 SQ.FT	3.29M AED
RETAIL SHOP	672.10 TO 1,900.37 SQ.FT	3.22M AED
-	-	-
-	-	-
-	-	-

A group of people are practicing yoga in a park at sunset. In the foreground, a person is in a lotus position with their hands in a mudra. In the background, several other people are also in yoga poses on mats. The sun is low on the horizon, creating a warm, golden glow and long shadows. The text "HIVE DESIGN, AMENITIES & UNIT" is overlaid in white, bold, sans-serif font on the right side of the image.

HIVE DESIGN, AMENITIES & UNIT



 **PRESTIGE ONE**
DEVELOPMENTS

Grand Lobby



Lift Lobby



Gathering Zones





Lounge Area



Padel Court



Co-Working Spaces



Restroom



Your Sanctuary in Meydan Horizon

A calm residential address with easy access to
Downtown Dubai, Creek Harbour and key city destinations.


PRESTIGE ONE