SAWA
RESIDENCES



MEANT TO BE

SAWA Residences is a contemporary residential address by QUBE Development, located within Mohammed Bin Rashid City. Thoughtfully designed around the way people live today, it brings together connected living, integrated amenities, and a balanced residential environment. Positioned for long-term value, SAWA offers a place where everyday convenience, wellbeing, and lasting confidence come naturally.

HANDOVER
Q1 2030

THE FUTURE OF WATERFRONT LIVING

Meydan Horizon is a new waterfront district within Mohammed Bin Rashid City, bringing together crystal lagoons landscaped parks, retail, wellness facilities, and walkable public spaces within one integrated community. Supported by, the continued evolution of MBR City and the transformation of the Ras Al Khor Corridor, it represents one of Dubai's emerging residential destinations for modern living and long-term value.

- CONTEMPORARY RESIDENTIAL DEVELOPMENT
- DIRECT ACCESS TO THE 2-KM MEYDAN HORIZON LAGOON
- 4-KM WATERFRONT AND AIR-CONDITIONED INDOOR PROMENADES
- FAMILY-ORIENTED COMMUNITY
- WELLNESS-FOCUSED LIFESTYLE OFFERING
- PREMIUM LOCATION NEAR DOWNTOWN DUBAI
- POSITIONED IN AN EMERGING RESIDENTIAL DESTINATION





EVERYTHING WITHIN REACH

Sawa Residences is ideally positioned in Meydan Horizon, Dubai, a well-connected waterfront community with convenient access to key destinations across the city.

In Dubai real estate, a strategic location plays a vital role in long-term value. Communities that combine strong connectivity with easy access to retail, lifestyle and everyday amenities tend to attract consistent tenant demand while supporting healthy property value growth.

BUSINESS & CONNECTIVITY

BUSINESS BAY	10 min
DUBAI CREEK HARBOUR	10 min
DUBAI INTERNATIONAL AIRPORT	18 min
DIFC	15 min
DUBAI DESIGN DISTRICT	16 min
AL MAKTOUM INTERNATIONAL AIRPORT	45 min

CONNECTIVITY

DIRECT ACCESS TO RAS AL KHOR ROAD (E44)

PROPOSED METRO STATION WITHIN MEYDAN HORIZON

ACCESS VIA DUBAI–AL AIN ROAD (E66)

EDUCATION

AMERICAN SCHOOL OF CREATIVE SCIENCE	16 min
GEMS MODERN ACADEMY	15 min
HARTLAND INTERNATIONAL SCHOOL	12 min
SPRINGDALES SCHOOL DUBAI	19 min

NATURE & RECREATION

MEYDAN RACECOURSE	12 min
RAS AL KHOR WILDLIFE SANCTUARY	8 min
NAD AL SHEBA CYCLE PARK	21 min
DUBAI CREEK GOLF & YACHT CLUB	22 min
JUMEIRAH BEACH	24 min
AL QUOZ POND PARK	17 min

RETAIL LIFESTYLE

MEYDAN ONE MALL	10 min
NAD AL SHEBA MALL	12 min
DUBAI FESTIVAL CITY MALL	15 min
BURJ KHALIFA & DUBAI MALL	15 min
PALM JUMEIRAH	36 min

HEALTHCARE

NAD AL HAMMAR HEALTH CENTRE	11 min
EMIRATES SPECIALTY HOSPITAL	18 min
LATIFA HOSPITAL	19 min
CLEMENCEAU MEDICAL CENTER HOSPITAL	17 min

DISCLAIMER: TRAVEL TIMES ARE APPROXIMATE AND MAY VARY DEPENDING ON TRAFFIC, ROUTE AND STARTING POINT WITHIN MEYDAN HORIZON.

AMENITIES

- POOL DECK
- SWIMMING POOL
- RELAXATION POOL
- KIDS POOL
- SUNBEDS & CABANAS
- SOLARIUMS
- MEETING ROOMS
- ZEN GARDEN
- GYM AND BOXING
- YOGA STUDIO
- OUTDOOR YOGA ZONE
- STEAM & SAUNA
- RESIDENTS' LOUNGE
- POOL BAR
- BBQ AREA
- OUTDOOR SEATING AREAS
- INDOOR CHILDREN'S PLAYROOM
- OUTDOOR CHILDREN'S PLAY AREA
- CINEMA ROOM & VIRTUAL REALITY CORNER

PAYMENT PLAN
60/40

STARTING PRICE
AED 1.1M

1 Bedroom

STARTING SIZE: 390 SQ FT

STARTING PRICE: AED 1.1M

2 Bedroom

STARTING SIZE: 1,013 SQ FT

STARTING PRICE: AED 2.41M

3 Bedroom

STARTING SIZE: 1,254 SQ FT

STARTING PRICE: AED 3.08M










Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions/alterations at their absolute discretion, without any liability whatsoever.