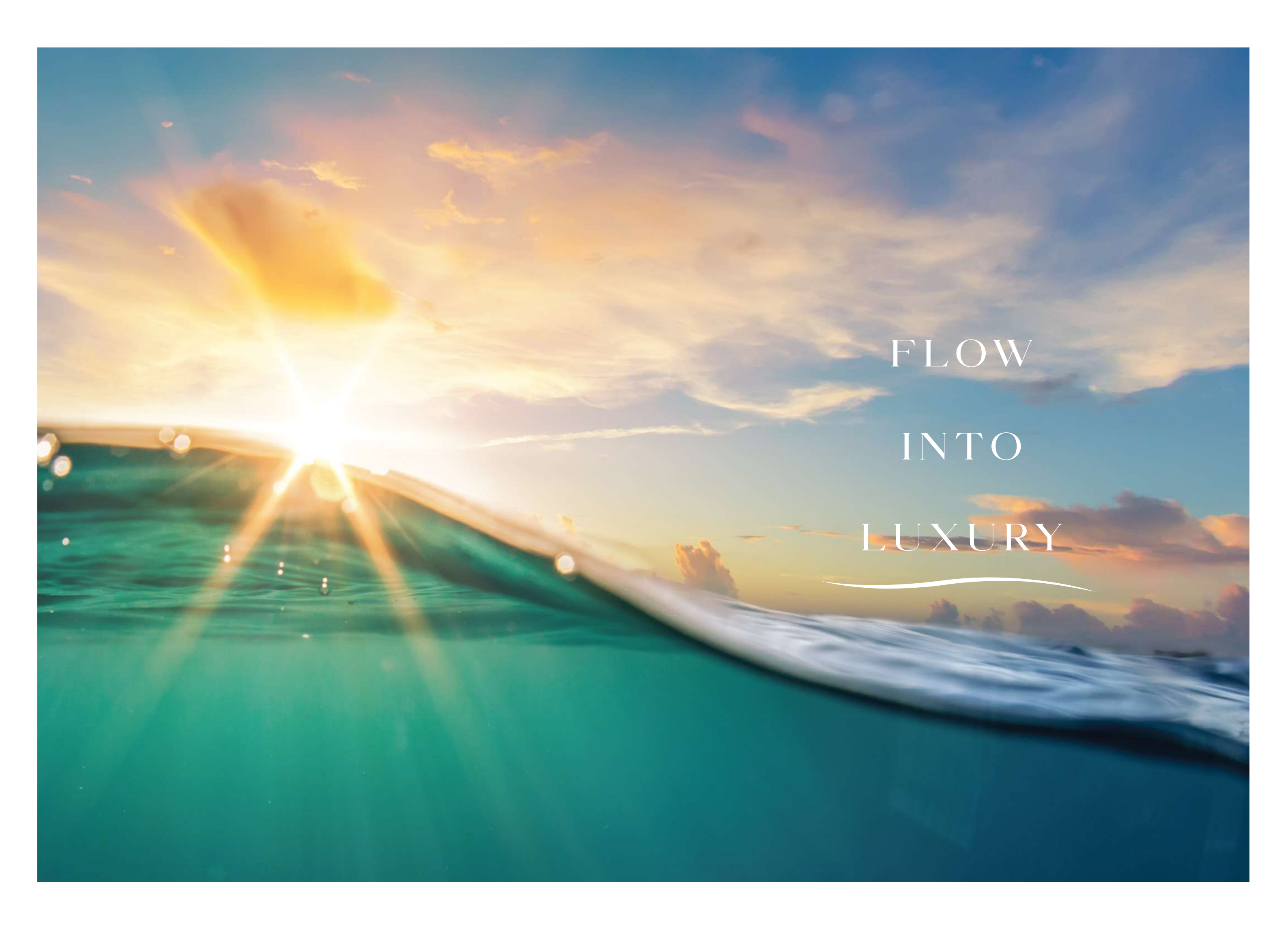




THE  
WATERWAY



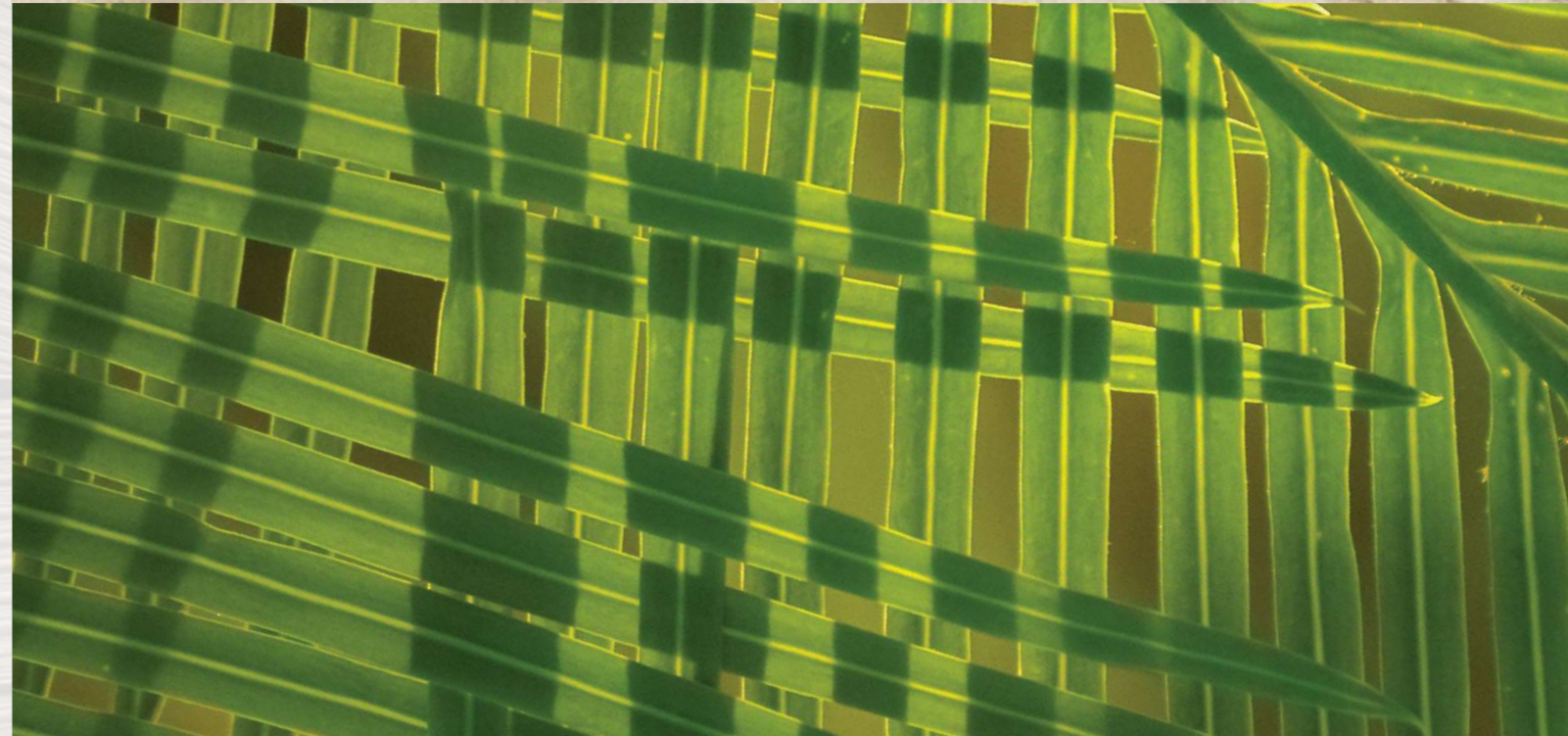
PRESTIGE ONE

A scenic sunset over a beach. The sun is low on the horizon, creating a bright glow and lens flare effects. The sky is filled with soft, colorful clouds in shades of orange, yellow, and blue. The ocean waves are visible in the foreground, with white foam washing onto the shore. The overall mood is peaceful and luxurious.

FLOW  
INTO  
LUXURY



LIVE  
CLOSER  
TO  
NATURE





# DUBAI: THE TOP REAL ESTATE DESTINATION IN THE WORLD



TAX-FREE  
ENVIRONMENT



THRIVING  
ECONOMY



SAFE AND  
SECURE CITY



STRONG  
RENTAL MARKET



HIGH RETURNS  
& ROI



GOLDEN VISA  
PROGRAM

# EVERYWHERE WITHIN REACH



# A NEW LOOK TO WATERFRONT LIVING



Meydan Horizon is a cutting-edge mixed-use development forming a part of the grand Mohammed Bin Rashid Al Maktoum City vision.

Spread over an impressive 185.5 hectares, this project offers a panoramic view of Ras Al Khor and encompasses over 39 million square feet of developable area.

**39M**  
SQUARE FEET

**72K**  
FUTURE RESIDENTS

**2KM**  
FLOWING CANAL

# RAS AL KHOR WILDLIFE SANCTUARY



Ras Al Khor Wildlife Sanctuary is a haven for avian enthusiasts and nature lovers alike.

Nestled at the mouth of Dubai Creek, it offers a serene escape with its lush mangroves, tranquil lagoons, and a host of migratory birds, including the colourful flamingos.





## DUBAI DOWNTOWN

Downtown Dubai stands as a towering testament to modernity.

At the pulsing heart of the city, it hosts the iconic Burj Khalifa, the bustling Dubai Mall, and the mesmerising Dubai Fountain.

## DUBAI INTERNATIONAL AIRPORT

Dubai International Airport offers an unmatched travel experience with state-of-the-art facilities and world-class services.

As the gateway to the Middle East, it connects the ancient charm of the desert with the bustling energy of a metropolitan city.





# DUBAI



Dubai Design District (d3) is the epicentre of innovation and creativity where aspiring designers, art aficionados, and fashionistas meet.

This district fosters a community of creative minds that shape the region's design landscape.



# DESIGN DISTRICT

# MEYDAN RACECOURSE

Meydan Racecourse is a landmark of equestrian excellence, home to the prestigious Dubai World Cup.

This high-end facility marries luxury with sports that offers a premier racing experience against the backdrop of Dubai's skyline.



# MEYDAN ONE MALL

Meydan One Mall is set to redefine luxury shopping and modern retail in Dubai.

With its avant-garde architecture and a vast array of high-end stores, it promises a shopping experience like no other.



CONNECT WITH NATURE





AN ICONIC  
MASTERPIECE



NEXT TO  
CRYSTAL LAGOONS







Welcome to The Waterway in Meydan Horizon, a new place to call home that's all about easy living and cool comfort. With a G+3P+18+R floor structure, it sits right next to pristine crystal lagoons. Inside, you'll find spacious rooms with a clean and simple style.

The Waterway is where you can really live it up, with great spots to relax or play, right at your doorstep. Step outside and you're by the water, with everything set up for you to have fun or just chill out.

If you love the thought of waking up to water views and want a place that feels special every day, The Waterway is waiting for you.

# RECEPTION LOBBY



As you enter this amazing structure, feel the openness and indulge in the space that is presents.

The hotel-like feel of the reception area evokes the sense of minimalism and simplicity, yet it draws you in so you can relax and take in the sights.



LIVING AREA





## INTERIORS

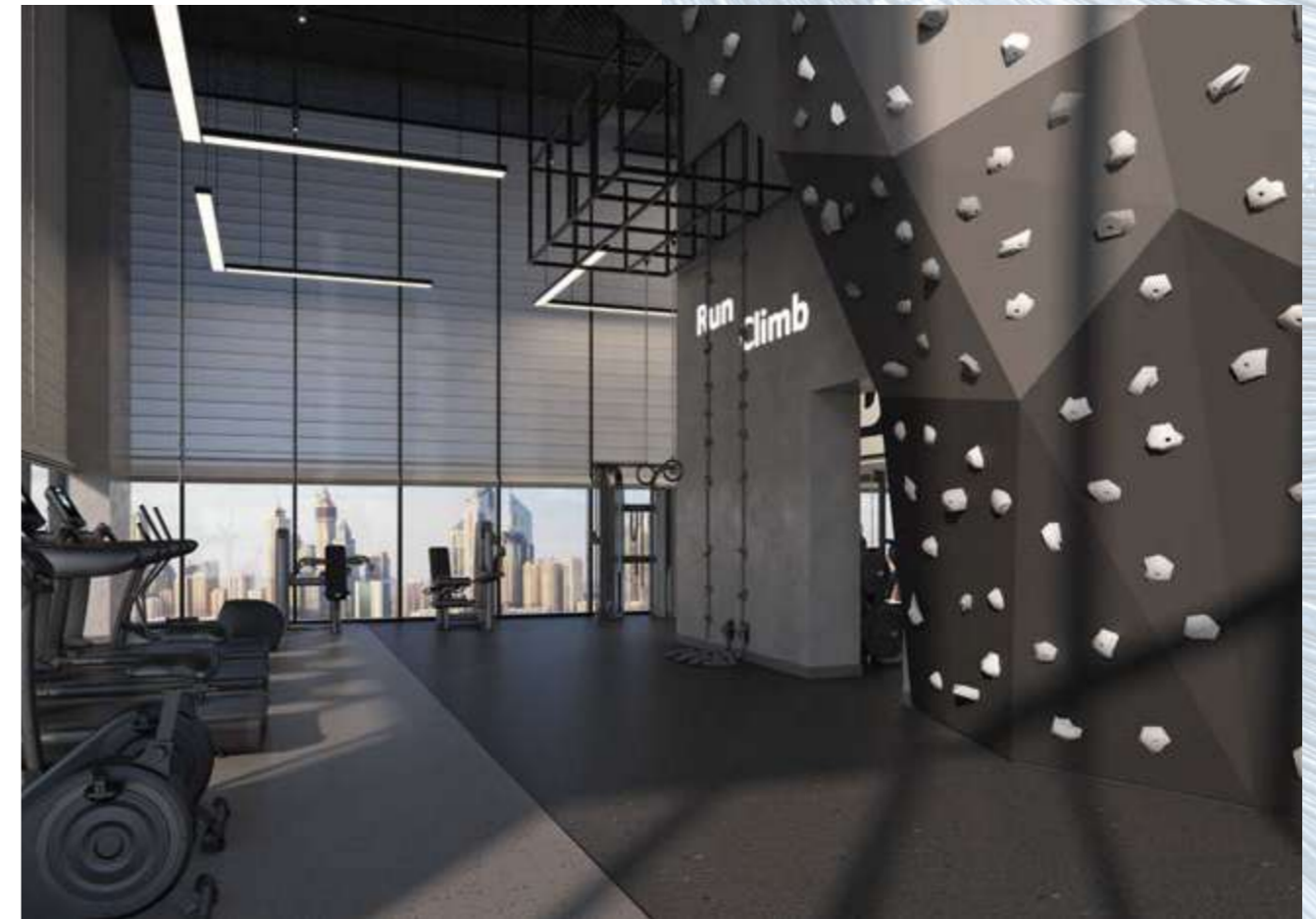
Exquisite materials and detailed finishing is what you will find in The Waterway.

Each tile, paneling, lighting and hardware are all meticulously hand-picked to match your taste.

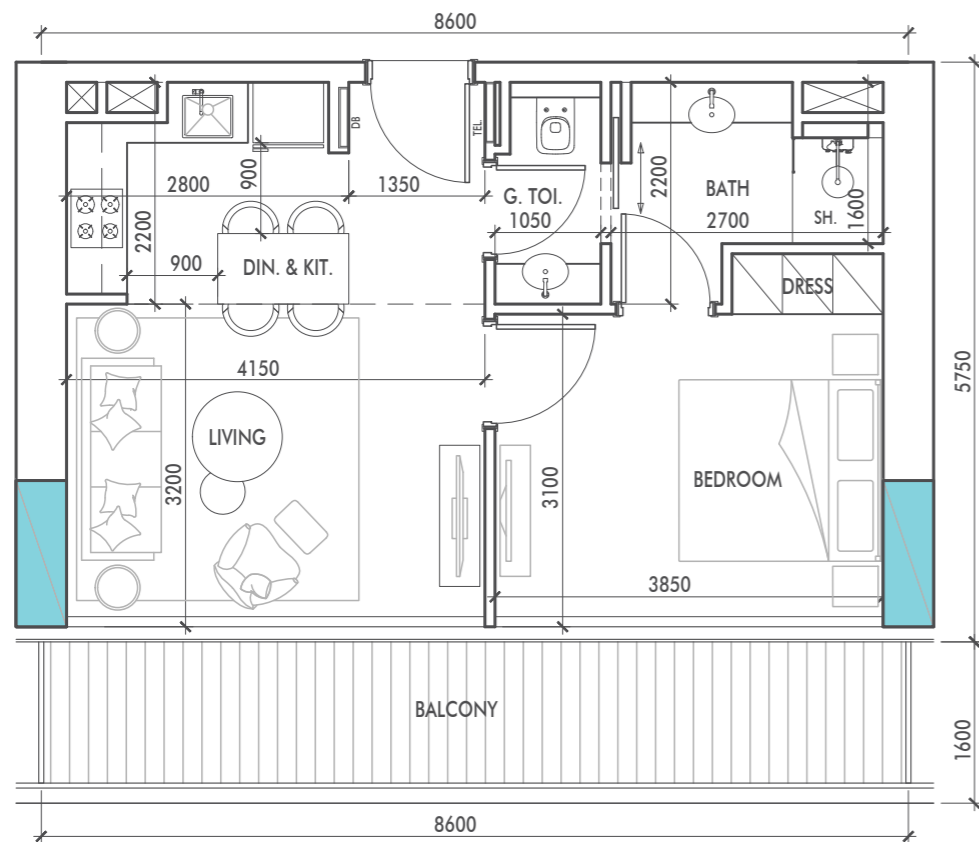


# BUILDING AMENITIES

Enjoy state-of-the-art amenities in The Waterway, from a fully equipped gym with a climbing wall to a world-class observation deck.

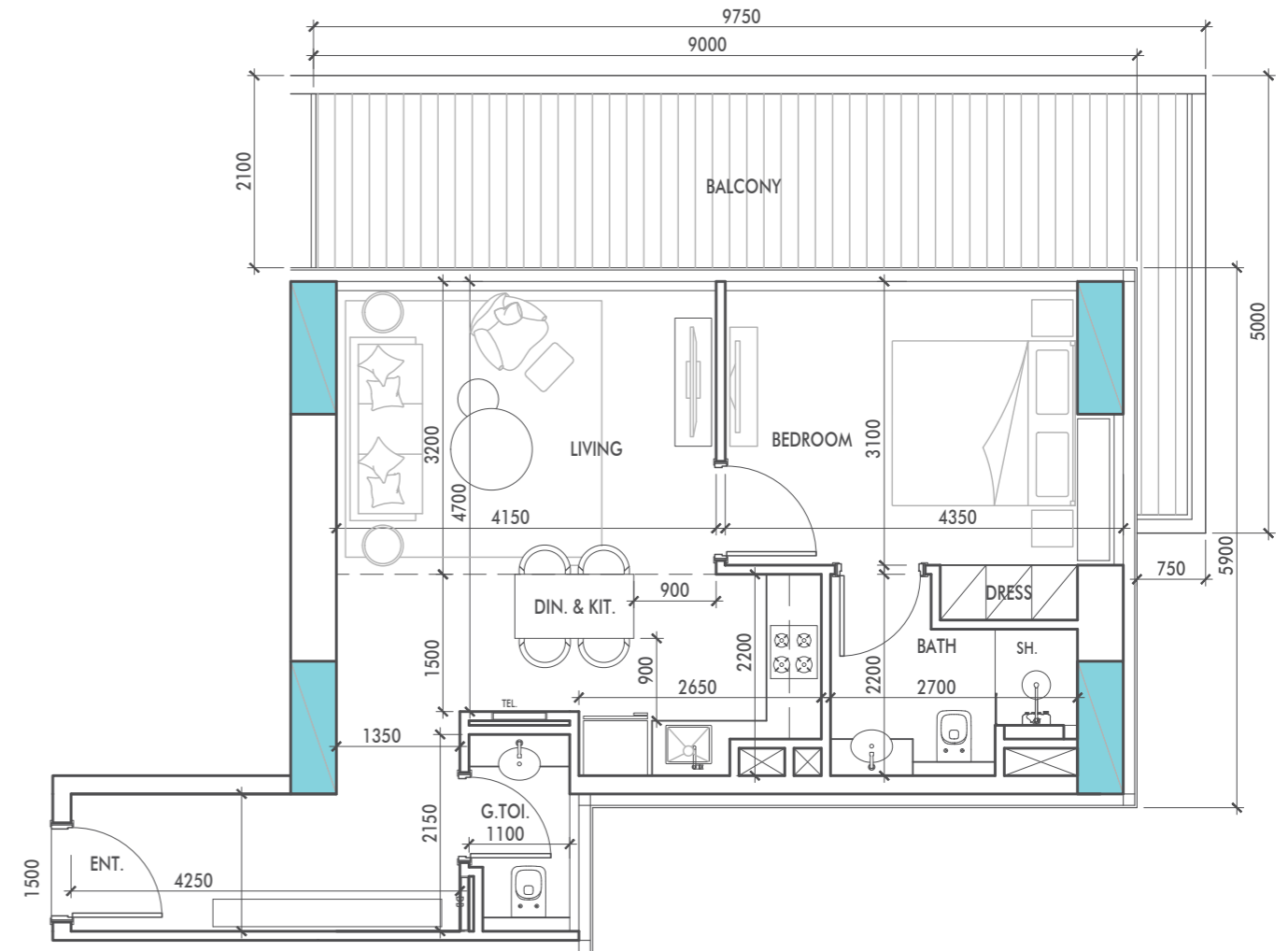


# 1-BEDROOM TYPE A



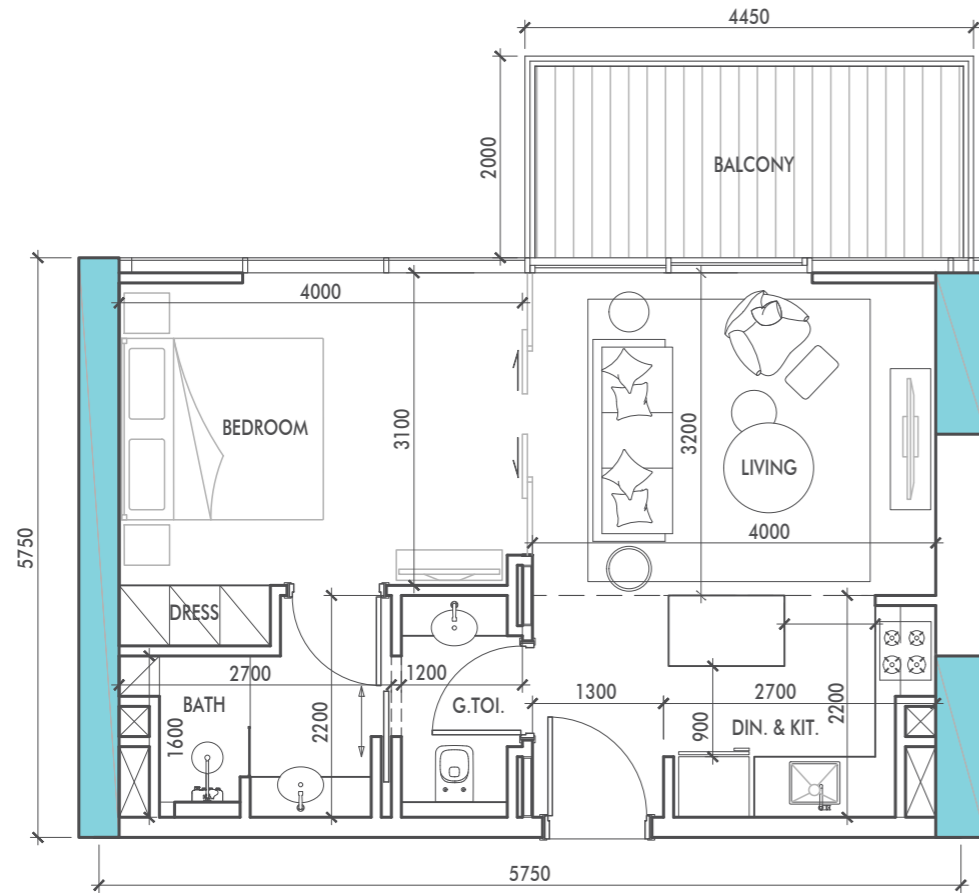
APARTMENT AREA - 47.44 M<sup>2</sup>  
 BALCONY AREA - 12.36 M<sup>2</sup>  
 TOTAL AREA - 59.8 M<sup>2</sup>

# 1-BEDROOM TYPE B



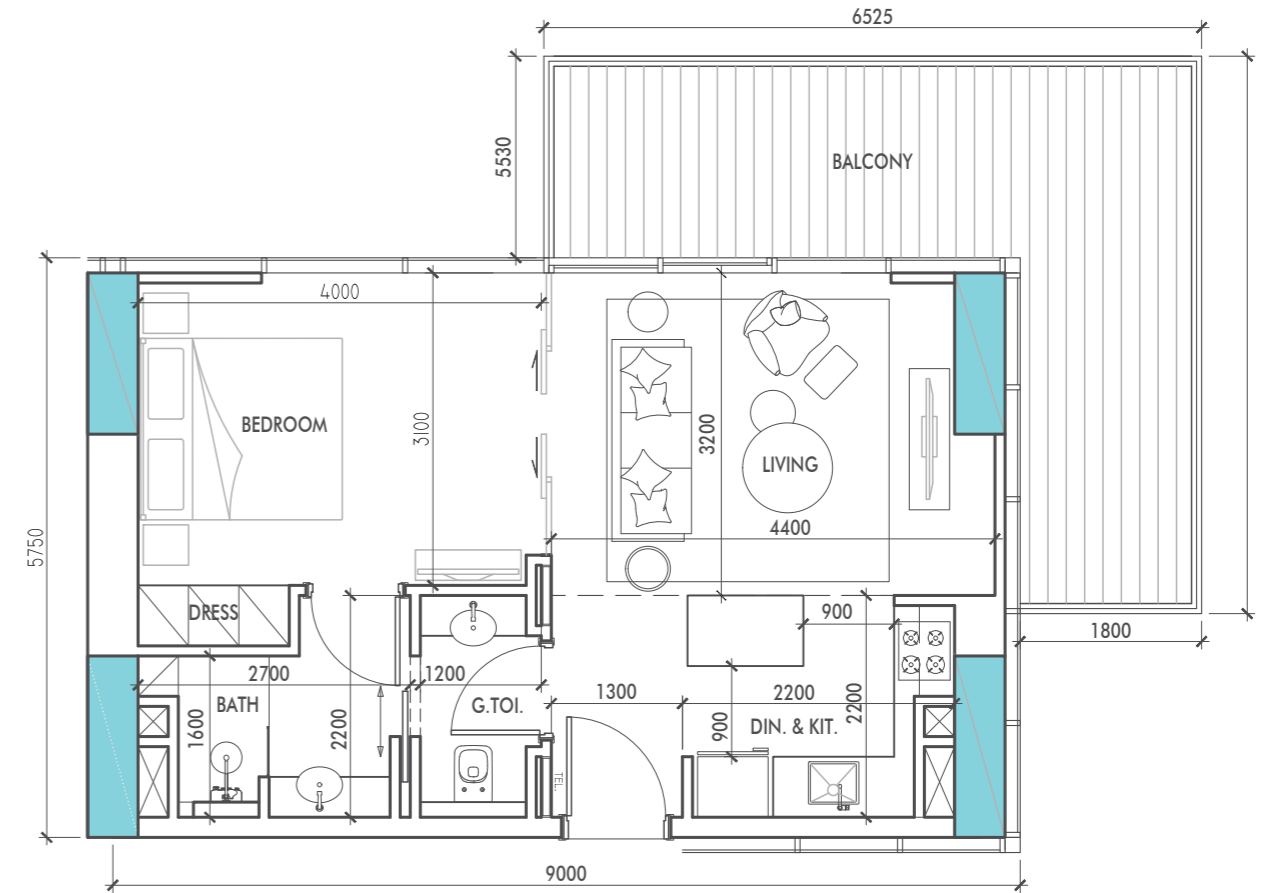
APARTMENT AREA - 61.0 M<sup>2</sup>  
 BALCONY AREA - 20.86 M<sup>2</sup>  
 TOTAL AREA - 81.86 M<sup>2</sup>

# 1-BEDROOM TYPE C



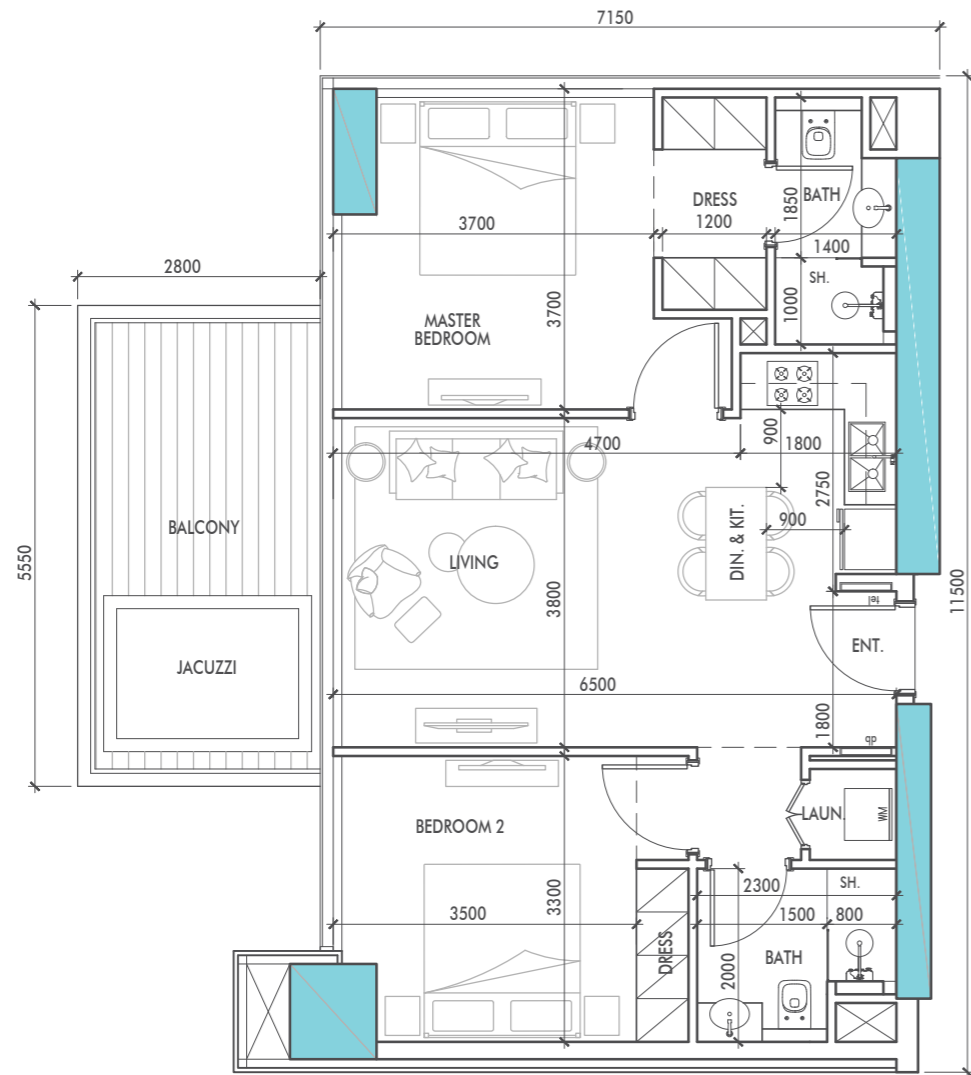
APARTMENT AREA - 46.58 M<sup>2</sup>  
 BALCONY AREA - 8.91 M<sup>2</sup>  
 TOTAL AREA - 55.49 M<sup>2</sup>

# 1-BEDROOM TYPE D



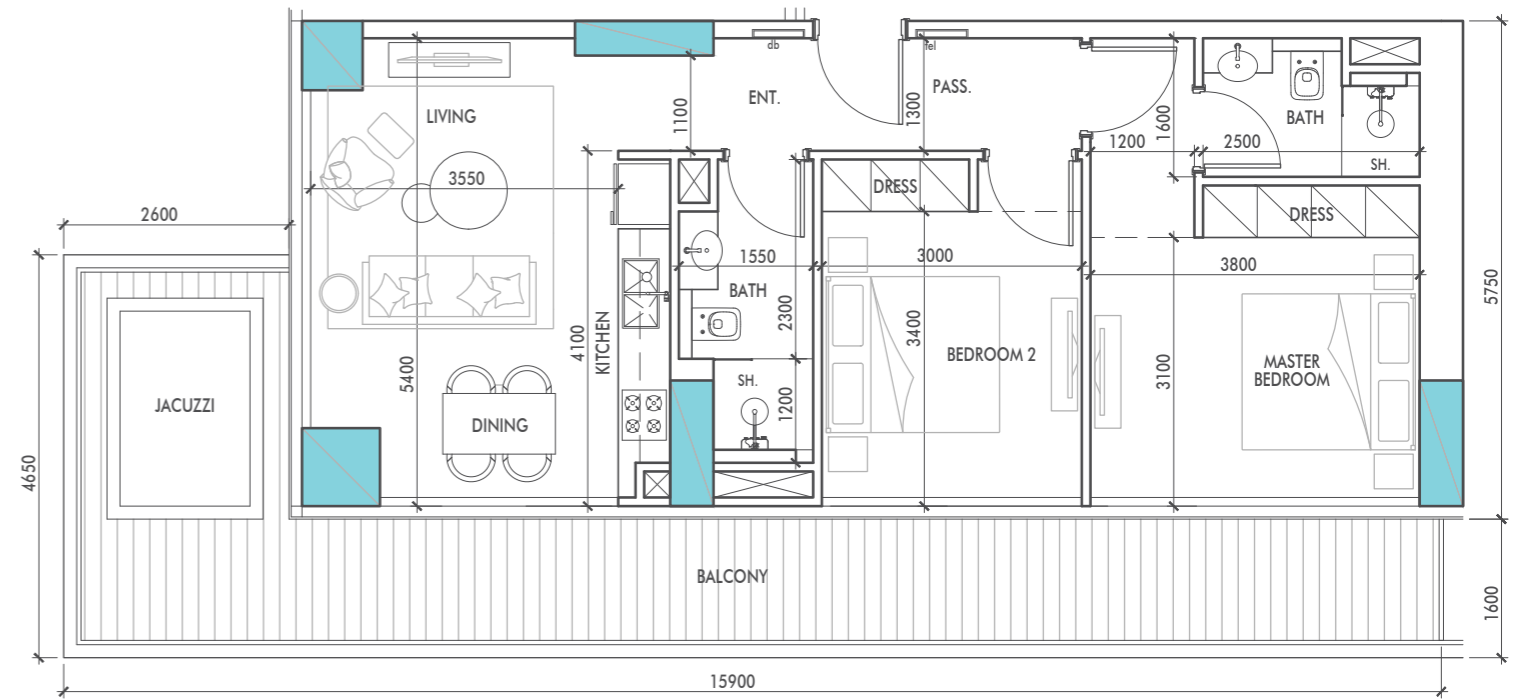
APARTMENT AREA - 48.54 M<sup>2</sup>  
 BALCONY AREA - 19.27 M<sup>2</sup>  
 TOTAL AREA - 67.81 M<sup>2</sup>

# 2-BEDROOM TYPE A



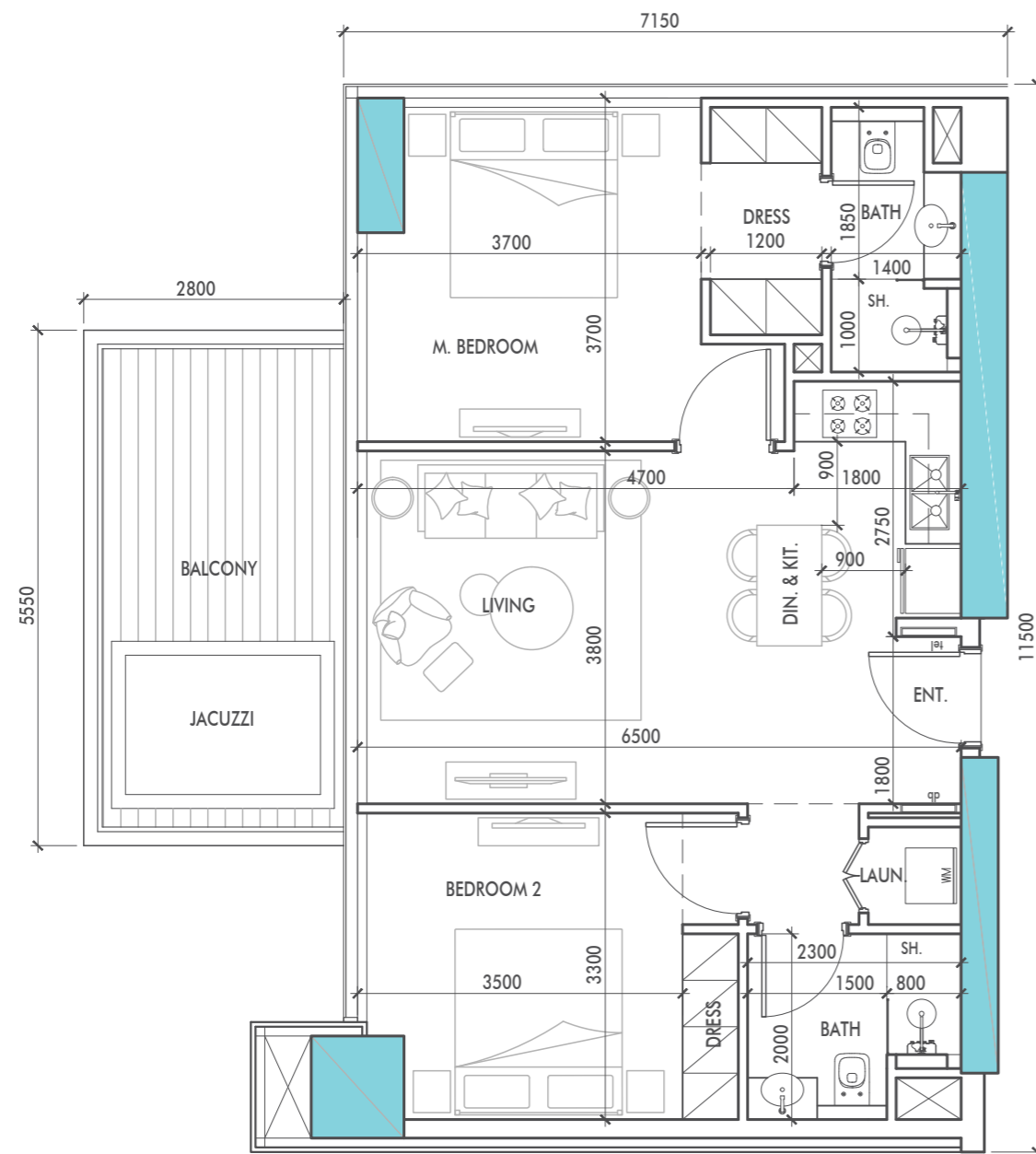
APARTMENT AREA - 75.67 M<sup>2</sup>  
 BALCONY AREA - 13.71 M<sup>2</sup>  
 TOTAL AREA - 89.38 M<sup>2</sup>

# 2-BEDROOM TYPE B



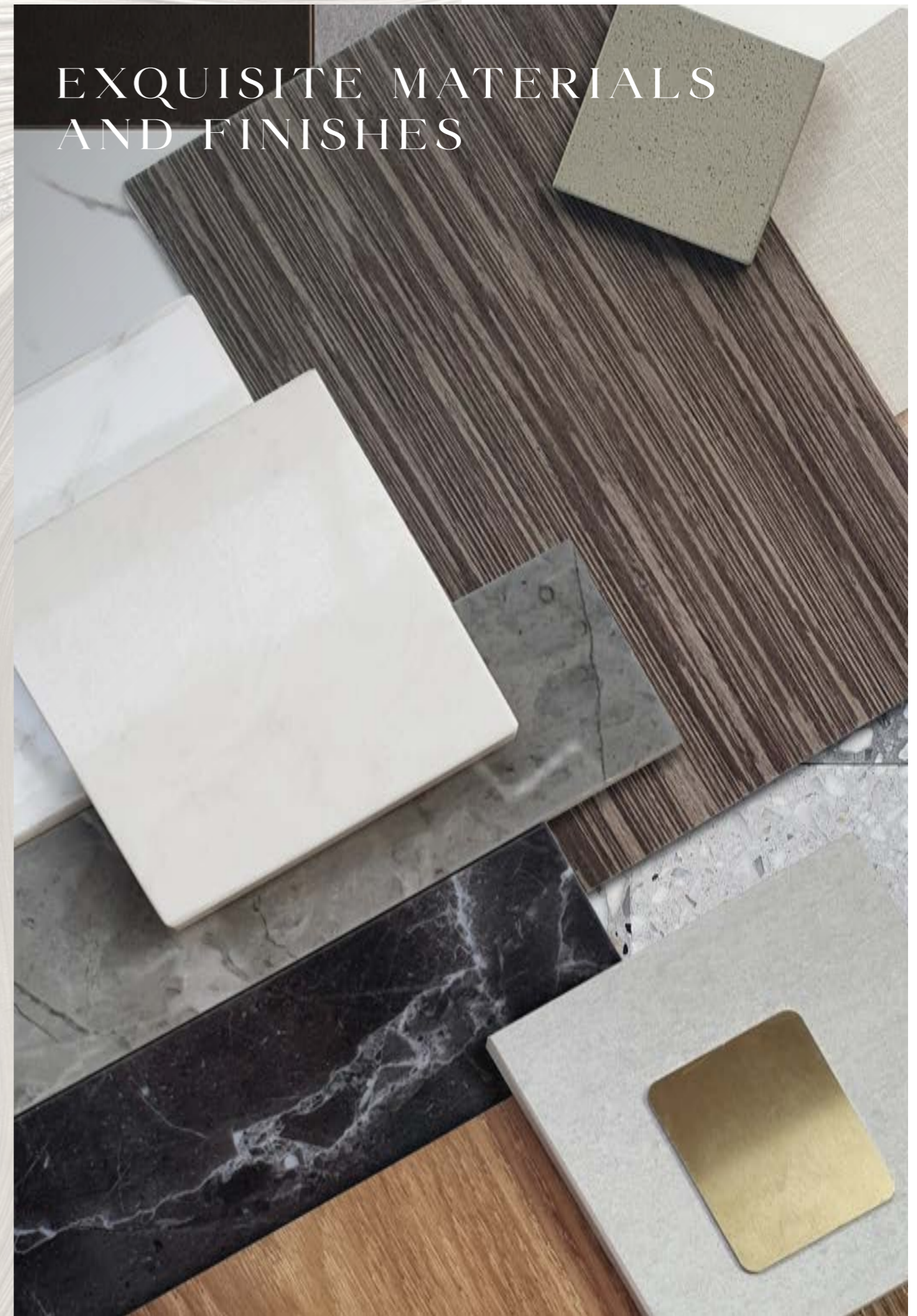
APARTMENT AREA - 74.29 M<sup>2</sup>  
 BALCONY AREA - 29.82 M<sup>2</sup>  
 TOTAL AREA - 104.11 M<sup>2</sup>

# 2-BEDROOM TYPE C



APARTMENT AREA - 75.67 M<sup>2</sup>  
BALCONY AREA - 13.71 M<sup>2</sup>  
TOTAL AREA - 89.38 M<sup>2</sup>

# EXQUISITE MATERIALS AND FINISHES



# PRESTIGE ONE

