

THE WATERWAY

BY PRESTIGE ONE



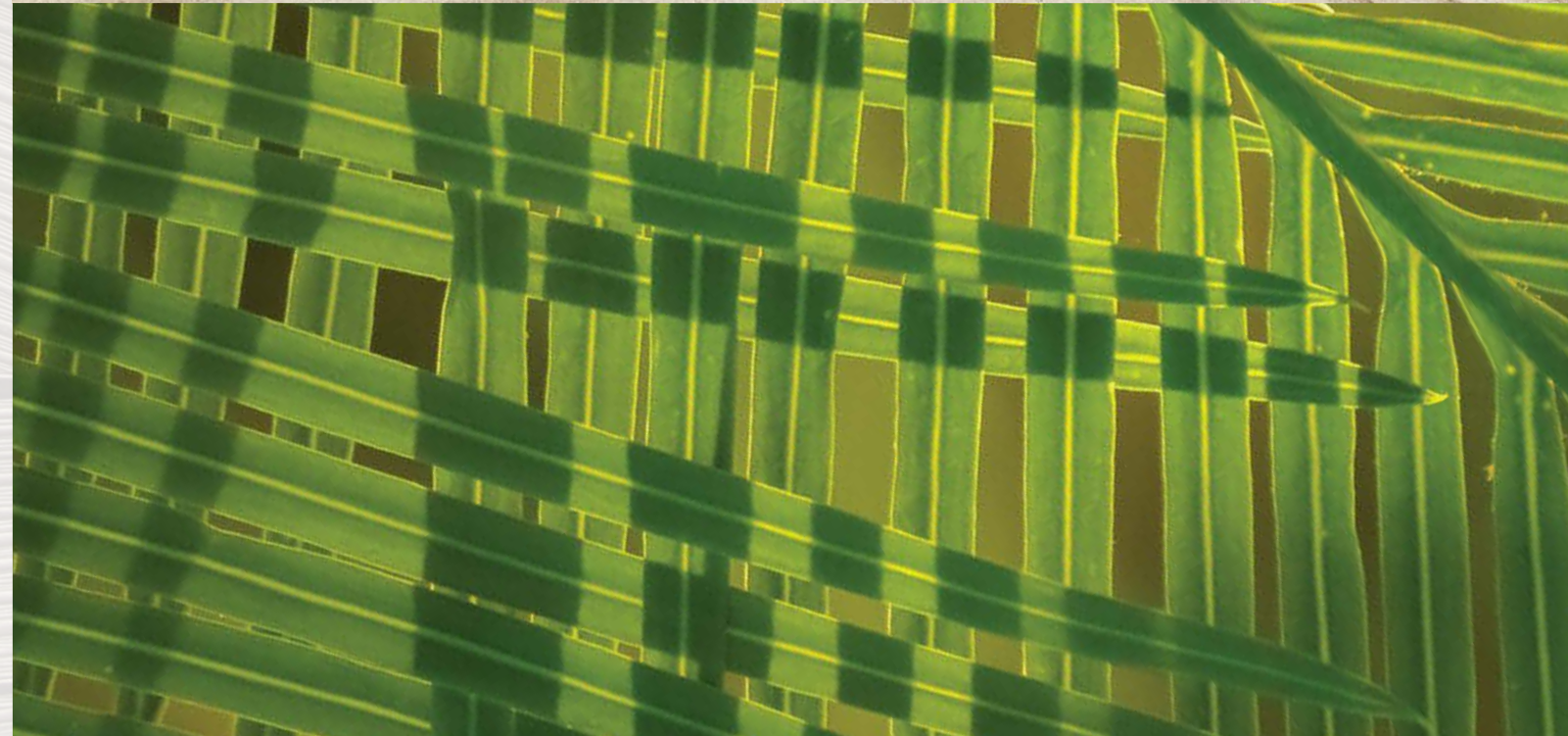
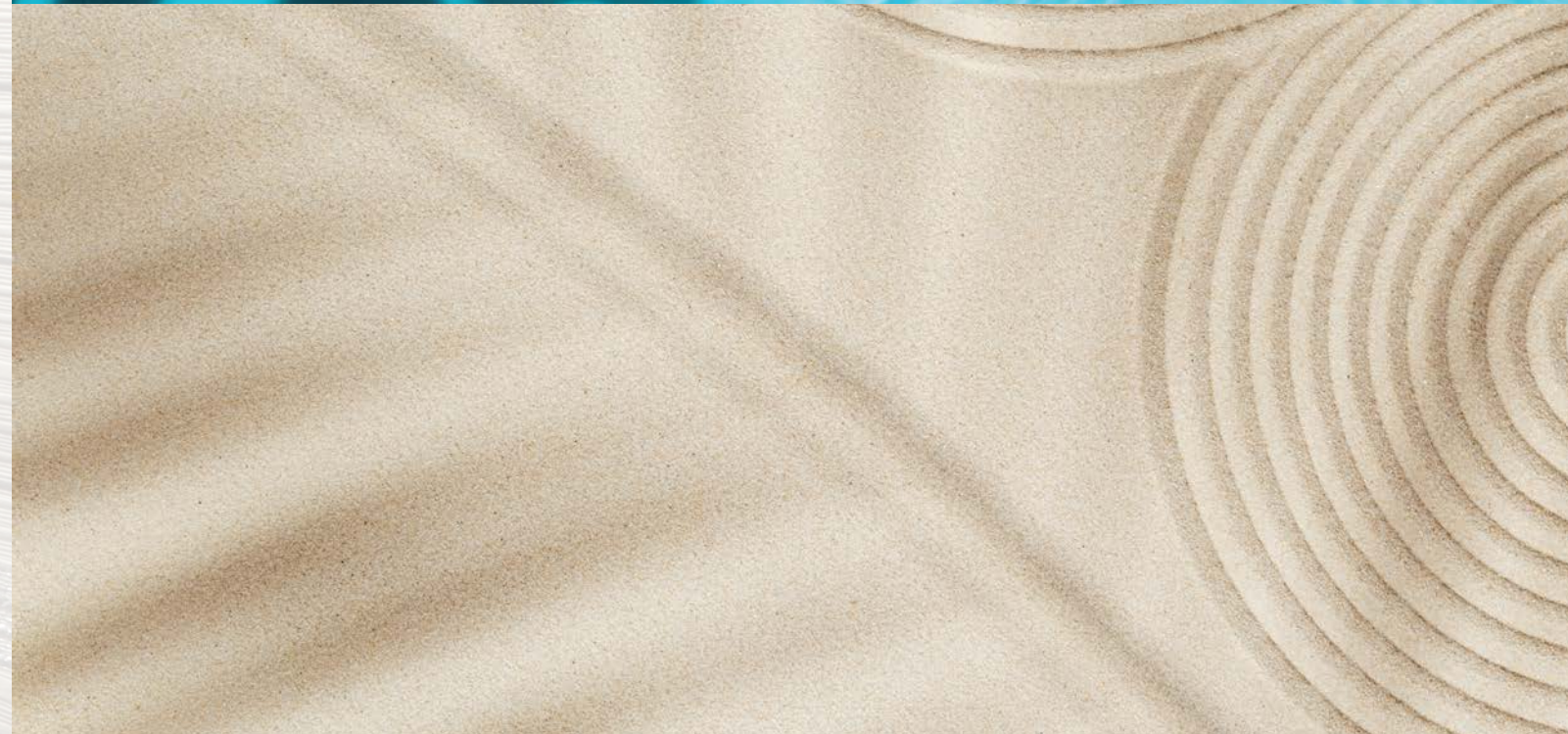
PRESTIGE ONE
DEVELOPMENTS

An aerial photograph of a beach and ocean. The left side shows a sandy beach with some small rocks and debris. The ocean is a vibrant turquoise color with white foam from waves washing onto the shore. The text 'FLOW INTO LUXURY' is overlaid on the right side of the image in a white, serif font. A thin white wavy line is positioned below the word 'LUXURY'.

FLOW
INTO
LUXURY



LIVE
CLOSER
TO
NATURE



A wide-angle photograph of the Dubai skyline at sunset. The Burj Khalifa is the central focus, its spire reaching into a clear blue sky. The city's skyscrapers are illuminated by the warm, golden light of the setting sun, creating a vibrant orange and yellow glow. In the foreground, a complex network of elevated highways and bridges is visible, with cars moving through the city. The overall scene conveys a sense of modernity, progress, and a thriving urban environment.

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

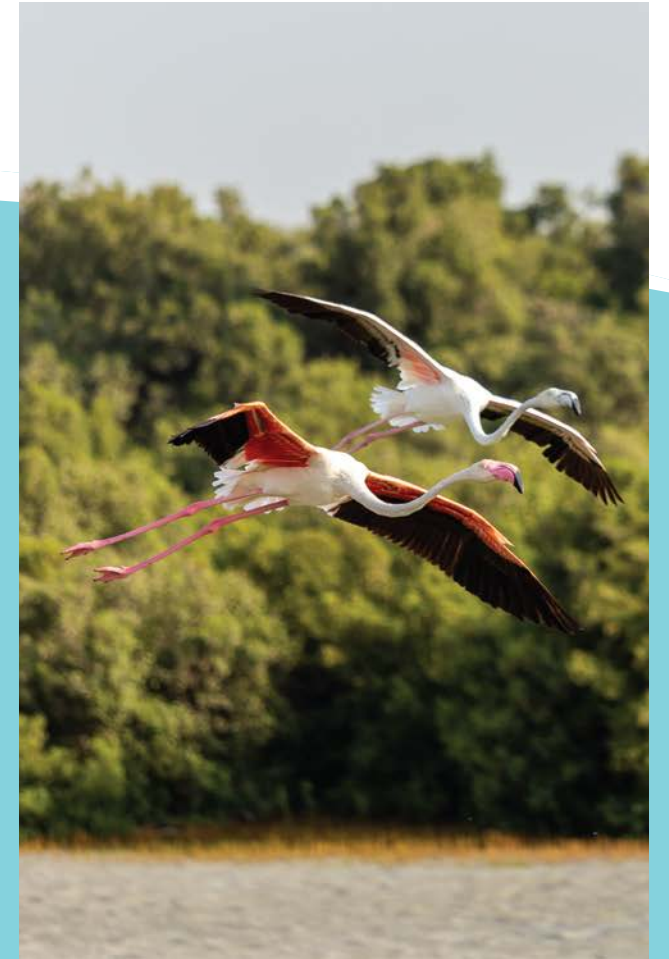
2KM
FLOWING CANAL

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.

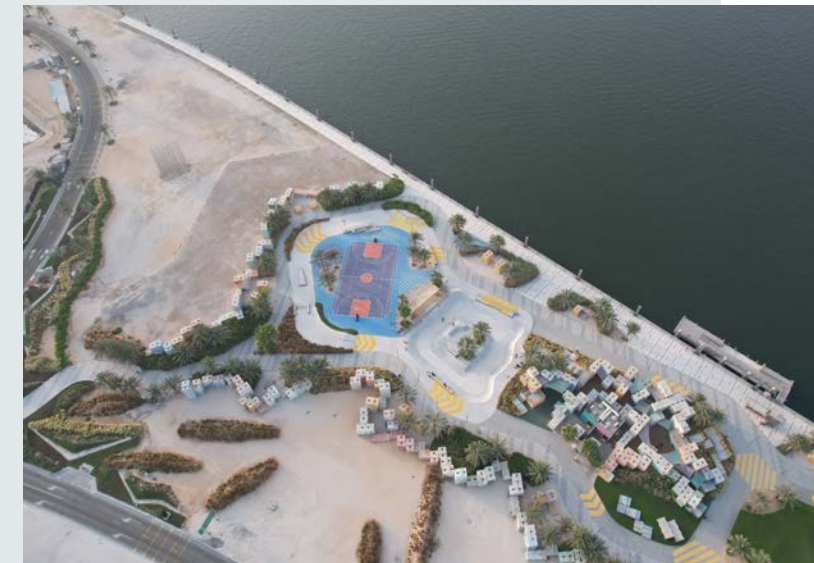


DUBAI



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





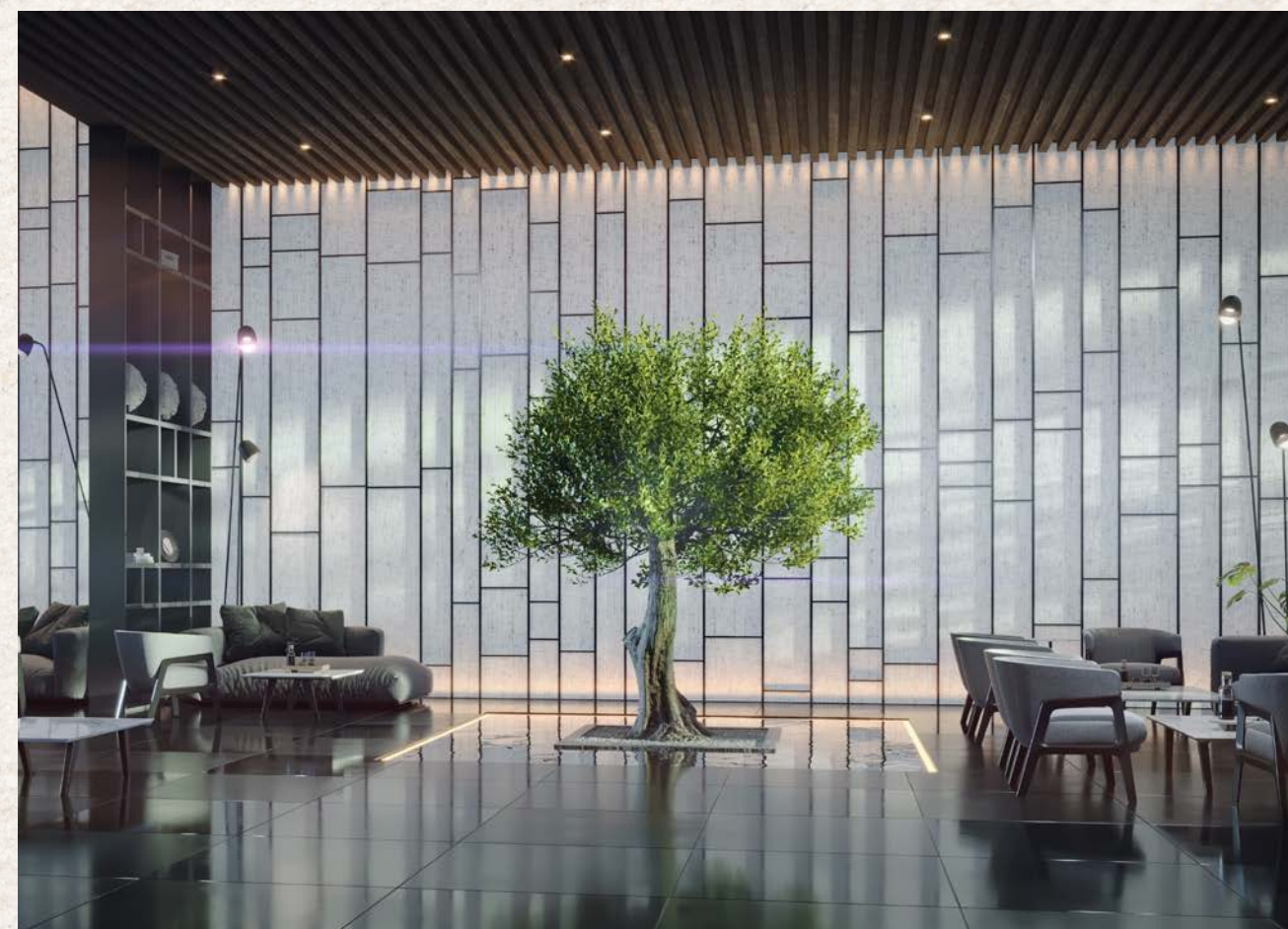


Discover The Waterway by Prestige One in Mohammed Bin Rashid City, your serene new home that portrays comfort and tranquillity.

This G+20 floor residence neighbours the serene crystal lagoons. The interiors boast spacious rooms with a minimalist aesthetic - drawing inspiration from the tranquil simplicity of Japanese design.

The Waterway is your gateway to a relaxed lifestyle, with leisure and recreation just moments away. Here, life by the water is effortless, thanks to amenities designed for enjoyment and relaxation.

RECEPTION LOBBY



As you set foot inside the building, appreciate the sense of space and the uncluttered comfort it offers.

The reception area's understated elegance invites a moment of quiet repose while you enjoy the surroundings around you.



LIVING AREA





INTERIORS

The Waterway by Prestige One is a sanctuary of sophistication that speaks to the soul.

Our selection of materials, from the rich veins in the marble to the intricate grain of the wood, harmonises with a lighting design that breathes life into every space.





BUILDING AMENITIES

Enhance your living experience with The Waterway by Prestige One's thoughtfully designed amenities.

Enjoy leisurely swims in our rooftop swimming pool or find your fitness peak in our luxurious, double-height rooftop gym.

Challenge yourself on our rock climbing wall, followed by a moment of repose in the dedicated changing rooms.

Entertain and indulge in the rooftop BBQ and lounge area, perfect for social evenings under the stars.

Our grand lobby welcomes you with the tranquil sounds of water features, setting the tone for a home that's a sanctuary of sophistication.

Take advantage of the outdoor cinema for memorable movie nights and unwind in our outdoor lounges that are complete with soothing water features—just one of many details that enrich life at The Waterway by Prestige One.



ROOFTOP SWIMMING POOL



ROOFTOP GYM
(LUXURIOUS DOUBLE HEIGHT)



ROCK CLIMBING WALL



MEN'S / WOMEN'S CHANGING ROOMS



ROOFTOP BBQ & LOUNGE AREA



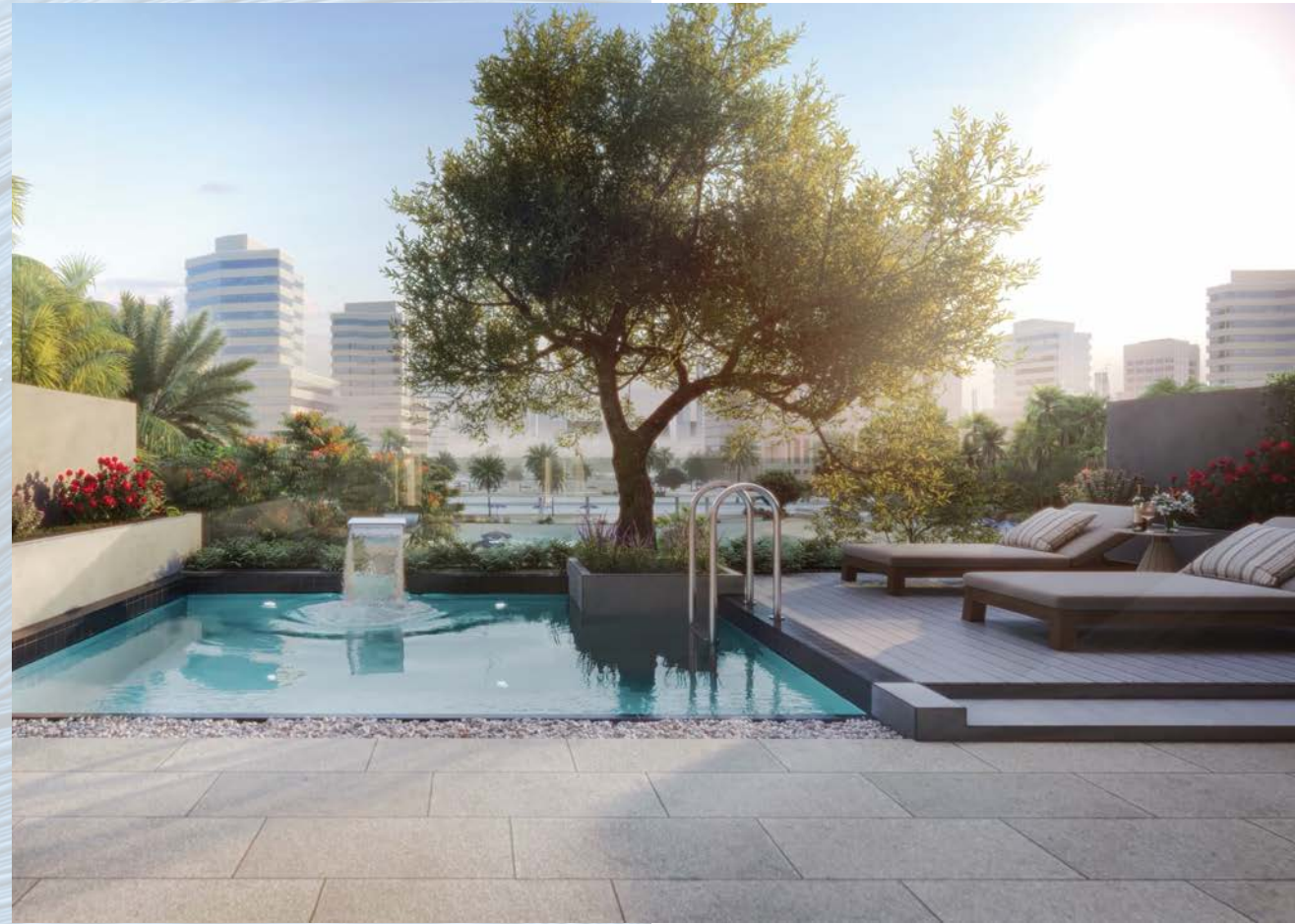
OUTDOOR CINEMA



2X OUTDOOR LOUNGES WITH WATER FEATURES



GRAND LOBBY / ENTRANCE WITH WATER FEATURES



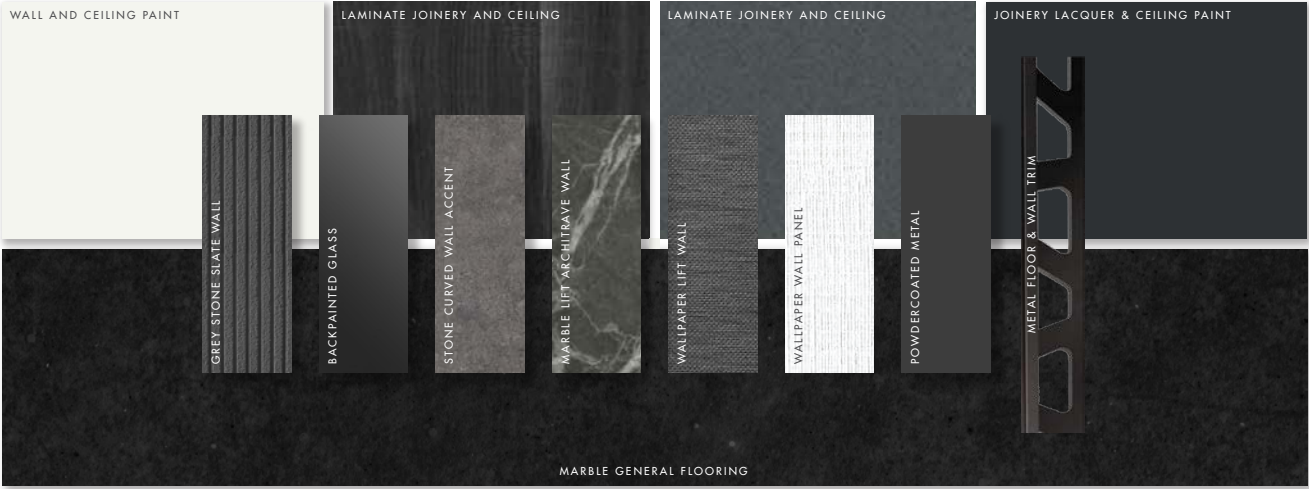


EXQUISITE MATERIALS AND FINISHES

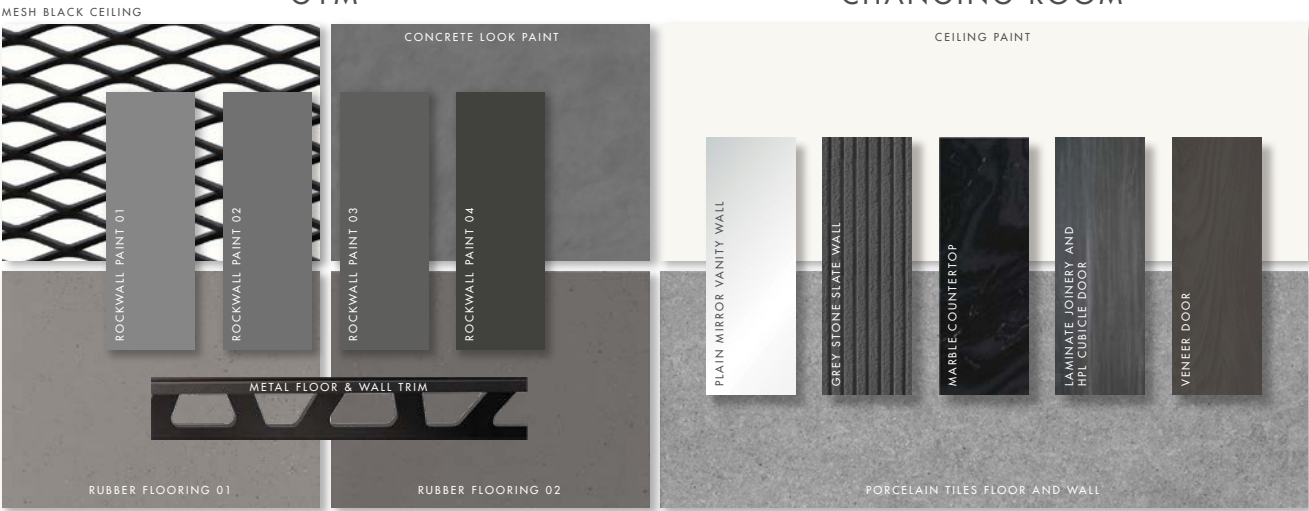
APARTMENTS



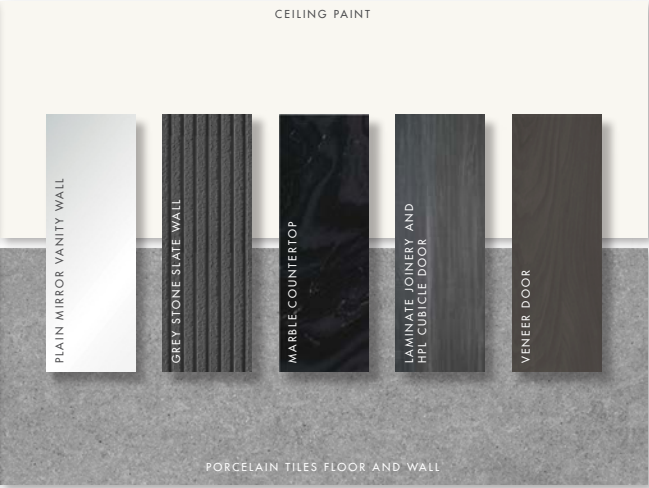
MAIN LOBBY | LOBBY LIFT | TYPICAL LIFT & CORRIDOR



GYM



CHANGING ROOM



PRESTIGE ONE

Prestige One Developments is a leading real estate development company renowned for its commitment to excellence and innovation in the luxury property market.

Since 2007, Prestige has made multibillion-dirham investments in real estate.

Based in Dubai, Prestige One specialises in creating high-end residential developments that elevate luxury living and urban sophistication.

With a focus on quality, sustainability, and modern design, the company consistently develops exceptional projects that exceed the ordinary.

At Prestige One, we are driven by a passion for excellence and a vision to shape the future of real estate in the region.



Subject to marketing T&C*
Scan to know more

prestigeone.ae

800 PRESTIGE

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