

The background of the entire image is a piece of marbled paper with a complex, organic pattern of swirling, veined, and layered textures in shades of cream, beige, and light brown. The pattern resembles natural stone or aged parchment.

WATERSIDE

RESIDENCES

The art of living lightly

Object 1

OVERVIEW

Meydan Horizon is one of Dubai's most anticipated master-planned communities — a future-forward destination that blends waterfront living, innovation, and world-class amenities.

Designed to become a major urban hub, the district offers **strong investment potential**, superior infrastructure, and unmatched accessibility.

WATERSIDE
RESIDENCES



MINUTES FROM DUBAI'S MOST ICONIC DESTINATIONS

WATERSIDE
RESIDENCES

Meydan Horizon offers fast access to Dubai's most visited and high-value locations:

- | | | | |
|-----------------|----------------------------------|------------------|-----------------------------------|
| 7-10
MINUTES | Downtown Dubai
& Burj Khalifa | 12-15
MINUTES | DIFC |
| 8
MINUTES | Meydan
Racecourse | 15
MINUTES | Dubai Mall |
| 10
MINUTES | Business Bay | 18
MINUTES | Dubai
International
Airport |
| 10
MINUTES | District One
Crystal Lagoon | | |

This proximity ensures **constant rental demand** and strong resale appeal.



MASTERPLAN OVERVIEW

WATERSIDE
RESIDENCES

A balanced mix of residential, commercial, and lifestyle components designed for long-term sustainable living.



- High-rise and low-rise residential clusters
- Boutique retail promenades
- Educational institutions
- Healthcare facilities
- Parks, jogging tracks, cycling loops
- Premium F&B and entertainment zones
- Future metro connectivity (planned MBR City extension)

WATERSIDE

RESIDENCES

MEYDAN HORIZON, DUBAI

WATERSIDE RESIDENCES is shaped by a belief in **quiet luxury** — the idea that true prestige is felt, not shown; lived, not displayed.

It suggests a **private shoreline retreat within the city**, created for residents who choose peace over spectacle, calm over noise, and timeless elegance over trend.

Building configuration: B+G+2P+18+R

Anticipated Completion: Q3 2028

1 BEDROOM	2 BEDROOM	DUPLEX 3 BEDROOM	TOTAL
238	40	6	284



Here, each residence opens toward serene views, framed by generous terraces that blur the boundary between indoors and the calming world outside. The atmosphere is boutique and resort-like: curated amenities and thoughtfully composed spaces that invite you to slow down, breathe, and reclaim balance.

WATERSIDE RESIDENCES is more than a home. It is a sanctuary — a place where the horizon feels close, time moves gently, and every day carries the subtle ease of life beside the water.

WATERSIDE
RESIDENCES



WATERSIDE
RESIDENCES



WATERSIDE
RESIDENCES





WATERSIDE

RESIDENCES



LOBBY



SKY POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY
AREA



GYM



OUTDOOR
SPORT



JOGGING
TRACK



CLUBHOUSE



BBQ AREA



2-STOREY
PARKING



DISABLED
PARKING

WATERSIDE
RESIDENCES

AMENITIES

WATERSIDE
RESIDENCES



WATERSIDE
RESIDENCES

WATERSIDE
RESIDENCES

LOBBY

SKY POOL



KIDS POOL



KIDS PLAY AREA



GYM



OUTDOOR SPORT



CLUBHOUSE



BBQ AREA

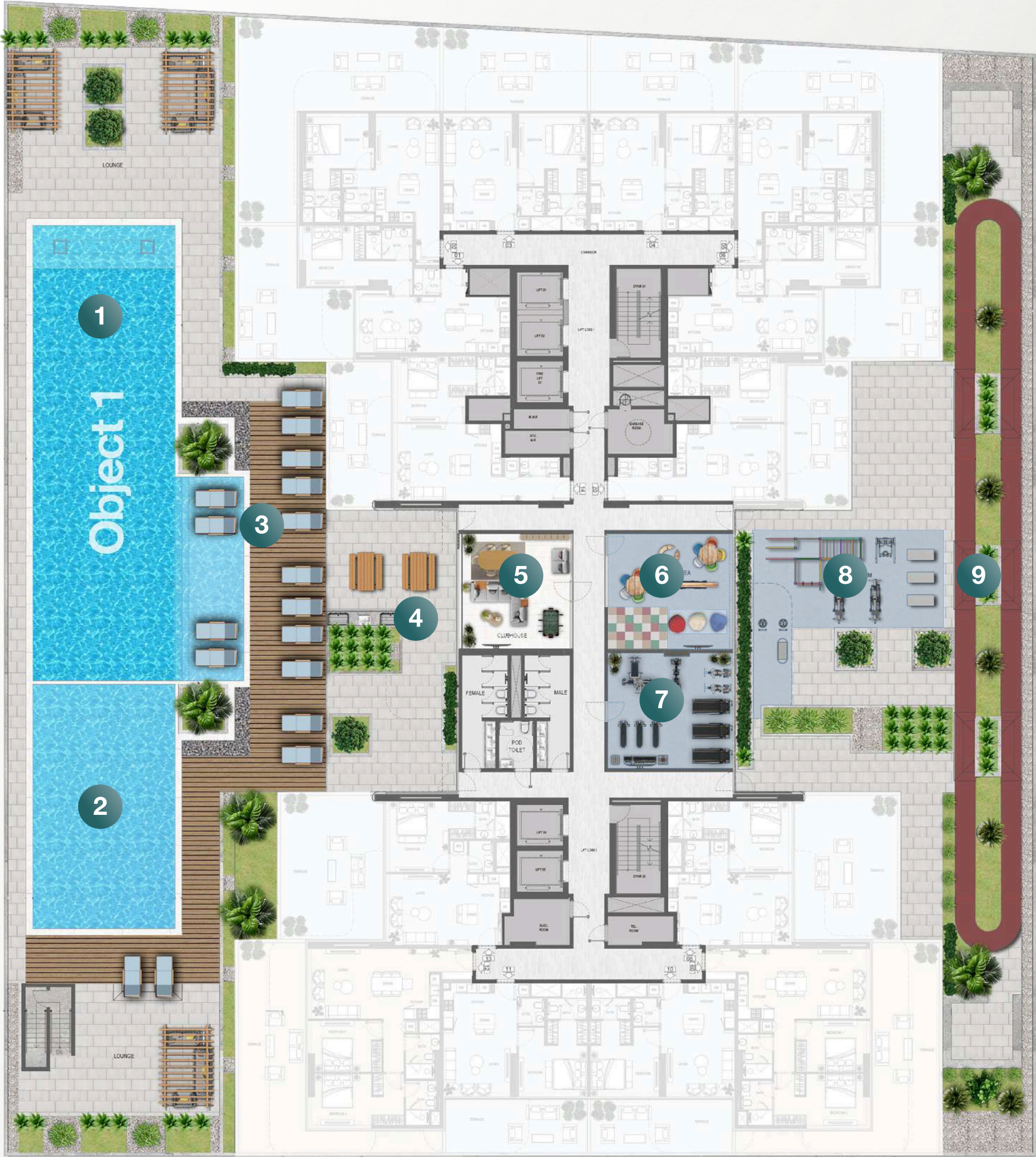


Object 1

WATER SIDE
RESIDENCES



COMMUNITY VIEW



LAGOON VIEW

COMMUNITY VIEW

FLOOR 1

- 1 SKY POOL
- 2 KIDS POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 BBQ AREA
- 5 CLUBHOUSE
- 6 KIDS PLAY AREA
- 7 GYM
- 8 OUTDOOR SPORT
- 9 JOGGING TRACK

WHY INVEST IN MEYDAN HORIZON

DUBAI URBAN MASTER PLAN 2040

A major development area shaping Dubai's long-term expansion.

A NEW LIFESTYLE HUB NEAR DOWNTOWN

A modern residential cluster located minutes from the city's core.

UNIQUE WATERFRONT INFRASTRUCTURE

Lagoons, a canal and long promenades — a rare lifestyle offering in central Dubai.

DIRECT ACCESS TO MAJOR HIGHWAYS

Convenient connectivity to Ras Al Khor Road, Dubai–Al Ain Road and Al Khail Road.

FUTURE METRO STATION

Improved accessibility and long-term uplift in property value.

BALANCE OF NATURE AND CITY

Waterfront views, green spaces and proximity to Ras Al Khor Wildlife Sanctuary.



LIFESTYLE & COMMUNITY BENEFITS

WATERSIDE
RESIDENCES

RESIDENTIAL APPEAL

- Peaceful, low-density urban design
- Wide boulevards, green parks, family areas
- Ideal for families, working professionals, pet owners

SPORTS & RECREATION

- Meydan Racecourse & Grandstand
- Cycling tracks (part of Dubai's longest cycling route)
- Running & wellness facilities
- Equine lifestyle culture

ENTERTAINMENT INFRASTRUCTURE

- Meydan One Mall (future)
- Fine dining and exclusive lounges
- Crystal Lagoon (District One) nearby



ADVANTAGES FOR EARLY BUYERS

WATERSIDE
RESIDENCES

- Lower entry price compared to Downtown/Sobha Hartland
- High resale demand expected at handover
- Strong rental market from surrounding business districts
- End-user appeal ensures price stability
- Long-term government-backed development ensures security

