



MEYDAN  
HORIZON



AT HOME IN  
NATURE'S  
EMBRACE

# VIBRANT & LAYERED LIFESTYLE

With urbanity and nature in equal measure, Meydan Horizon is an elevated, 21.5M sq. ft. mixed-use development with a vibrant and layered lifestyle vision.

Developed by world-leading Meydan, Meydan Horizon seamlessly blends into the natural environment with lush landscaping, four crystal lagoons, and stunning views of the Ras al Khor Wildlife Sanctuary, all within the center of the bustling vibrancy of Dubai.



# A LANDMARK DEVELOPMENT

Commercial, residential, retail, and recreational spaces combine to create an integrated, high-end, family-friendly community that thrives amongst turquoise waters, bespoke amenities, and ample green spaces.

Offering an exceptional opportunity to invest in this landmark development, Meydan invites you to build within nature's embrace.



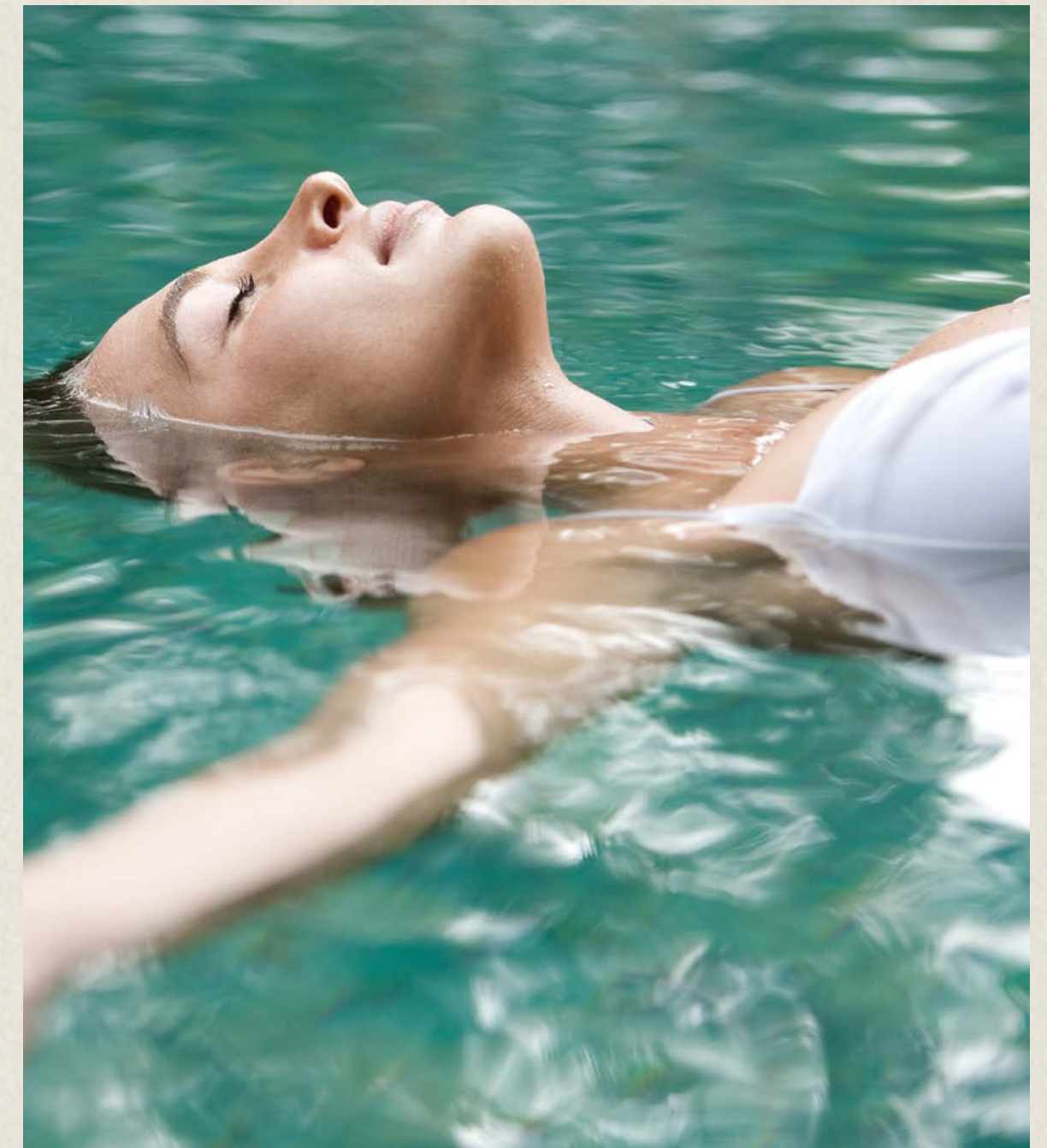
# EXCEPTIONAL VIEWS & ACCESS

NO MATTER THE LOCATION  
IN MEYDAN HORIZON,  
STUNNING VIEWS ABOUND.  
FROM THE CENTER OF THE  
DEVELOPMENT, VIEWS  
OF THE FOUR CRYSTAL  
LAGOONS AND LUSH  
LANDSCAPING SURROUND.

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Stunning views of Ras al Khor Wildlife Sanctuary and the Dubai skyline stretch out from the towers.

Meydan Horizon's unique location in the center of Dubai makes it an ideal jumping-off point for exploring the city's acclaimed cultural institutions, shopping and dining, entertainment, and bustling business districts.



# AN INTEGRATED MASTERPLAN



## LEGEND

- AVAILABLE PLOTS
- MIXED USE  
(RESIDENTIAL/RETAIL/OFFICES/HOSPITALITY)
- PUBLIC FACILITIES
- OPEN SPACES, RECREATION
- PARKS
- UTILITIES
- LAGOON/WATERBODY
- PROMENADE
  
- ⤴ JUMA MOSQUE
- S SCHOOL
- N NURSERY
- H CLINIC
- A AMBULANCE
- ★ POLICE POINT
- ⌄ PLAZA
- 🌳 FAMILY/NEIGHBORHOOD PARK
- 🌳🌳 COMMUNITY PARK
- M METRO STATION



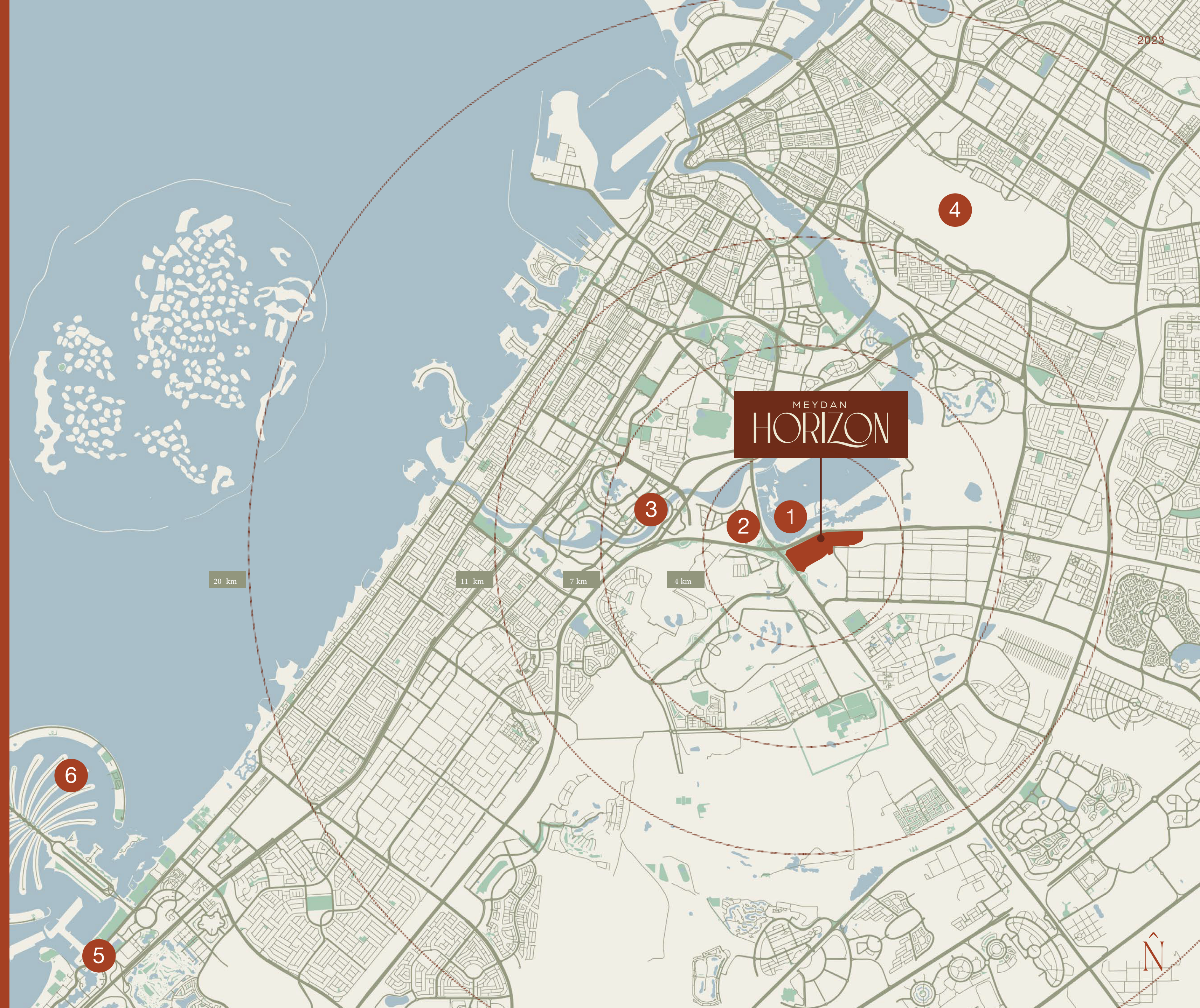
# CONVENIENTLY CONNECTED

Meydan Horizon, conveniently located near Downtown Dubai and the Dubai International Airport, is easily accessible via the Dubai al Ain Highway and Ras Al Khor Highway. Planning is underway for a metro green line that will pass through the development, bringing robust public transportation infrastructure into Meydan Horizon.

Many of Dubai's most popular destinations, including the Meydan Racecourse, Dubai Lagoons, and Meydan One, are situated close by.

## POINTS OF INTEREST

01. Ras Al Khor Wildlife
02. Dubai Design District
03. Dubai Downtown
04. Dubai International Airport
05. Dubai Marina
06. Palm Jumeirah



# A VALUE-DRIVEN INVESTMENT OPPORTUNITY

As Dubai's real estate market continues to flourish, Meydan brings an exceptional investment opportunity by way of residential plot development within Meydan Horizon. The development opportunity encompasses an area of 88.8 hectares and GFA of approx. 2 million square metres, with individual plot areas ranging from 18.7k – 56.8k sqft., the eleven available plots will be developed into high end residential towers averaging G+19 floor.

These residential towers will benefit from Meydan's value driven community approach, incorporating world-class amenities and true waterfront access.



# AVAILABLE DEVELOPMENT PLOTS



REF NO.	LAND USE
1	Residential, Retail
2	Residential, Retail
3	Residential, Retail
4	Residential, Retail
5	Residential, Retail
6	Residential, Retail
7	Residential, Retail
8	Residential, Retail
9	Residential, Retail
10	Residential, Retail
11	Residential, Retail

# DETAILED PLOT AVAILABILITY

REF NO.	OLD DM NO.	LAND USE	PLOT AREA (SQ.FT)	FAR	GFA (SQ.FT)
1	6117226	Residential, Retail	32,227	4.51	145,301
2	6117222	Residential, Retail	23,928	5.55	132,815
3	6117249	Residential, Retail	26,449	5	132,234
4	6117248	Residential, Retail	29,037	4.55	132,234
5	6117276	Residential, Retail	34,257	8	274,081
6	6117283	Residential, Retail	24,104	10	241,045
7	6117268	Residential, Retail	18,699	5.15	96,327
8	6129824	Residential, Retail	56,868	4.31	245,383
9	6129886	Residential, Retail	23,913	4.99	119,430
10	6129830	Residential, Retail	50,559	6	303,337
11	6129832	Residential, Retail	56,722	4.39	248,796



# FOUR CRYSTAL LAGOONS



## LEGEND

- Project Boundary
- Lagoon
- Deck over water with activities
- Deck over water with loungers
- Deck over water with exclusive cabanas
- ... Beach walk

In the heart of Meydan Horizon stands four crystal lagoons surrounded by a 4km Promenade. A series of pristine beaches line the crystal lagoons, with private beach access, chic lounge and cabana areas, and invigorating leisure and recreational-watersports for residents.





# 4-KILOMETRE URBAN PROMENADE



## LEGEND

- Project Boundary
- Active frontage at street
- Active frontage at promenade
- Active frontage at sikka
- Events Plaza

Encircling the central lagoons is the signature 4km Urban Promenade, dotted with waterfront restaurants, storefronts, public parks and multi-purpose spaces, and lounge decks stretching out over the water. The lushly landscaped promenade features idyllic pedestrian paths and seating under the cool shade of palm trees.





# SUSTAINABLE, *G*REEN, & WELL



The lush landscaping and abundant gardens of Meydan Horizon are sustainable and responsibly maintained, taking inspiration from Ras al Khor Wildlife Sanctuary, one of the world's few protected areas within an urban environment.

Green lawns, shaded community areas, and winding pedestrian and cycling paths are incorporated throughout the development, making it family-friendly and wellness-centric.





# A VIBRANT & FAMILY-FRIENDLY COMMUNITY



## LEGEND

- Project Boundary
- Beach & Lagoon
- Kids Play Area & Activities
- Indicative connections between zone

The family-friendly development also features areas dedicated to children's playgrounds and recreational spaces, as well as dedicated parks for teens. An event plaza adjacent to the crystal lagoons is the perfect backdrop for community and family gatherings, while the peaceful mosque plaza is ideal for quiet contemplation and meditation.





# ABOUT MEYDAN

A stellar real estate developer. Meydan is the visionary concept of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister, and Ruler of Dubai. It includes a wide range of commercial developments, sports, hotels, entertainment and fun facilities, schools, residential villa communities with luxury waterfront developments.

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