

THE WATERWAY

BY PRESTIGE ONE



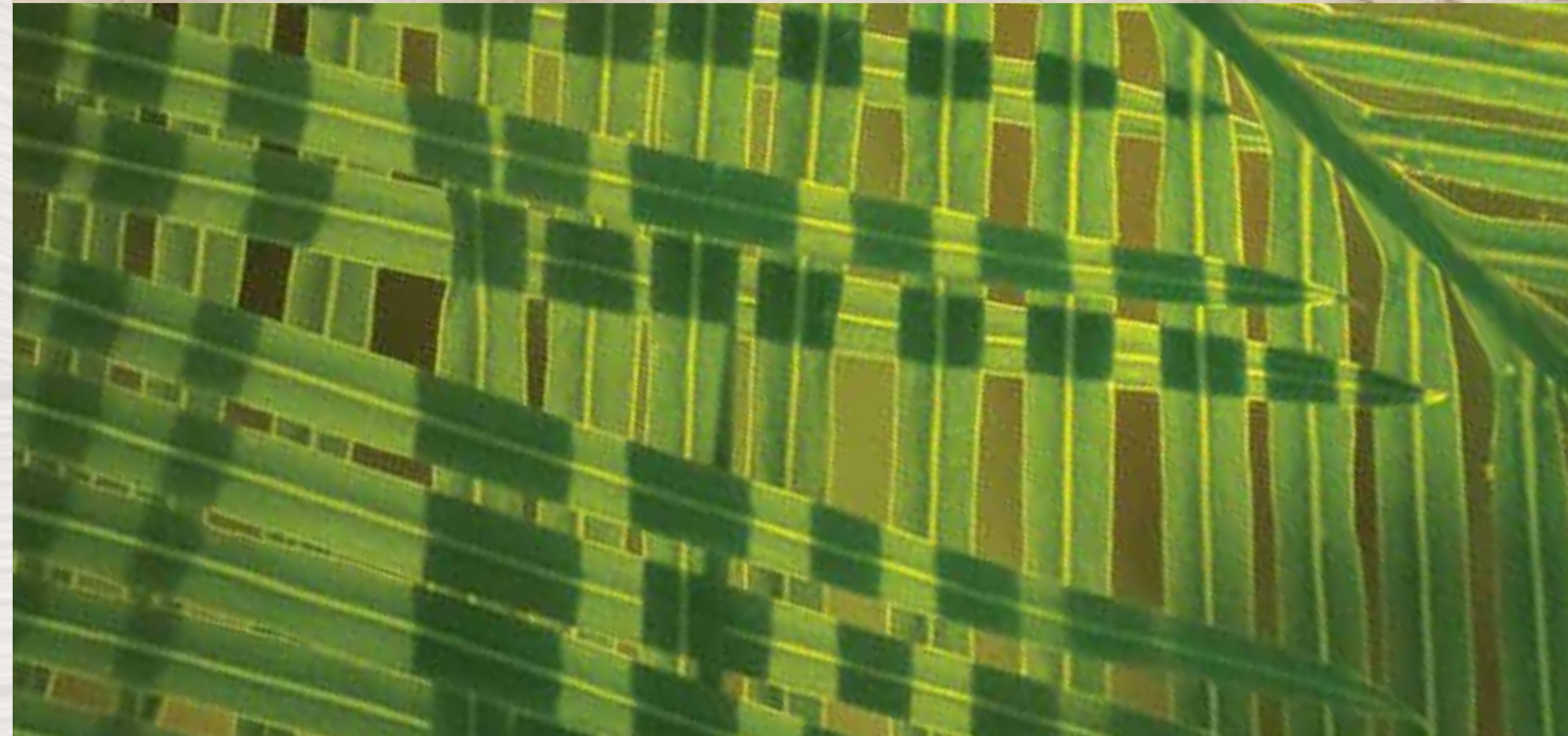
PRESTIGE ONE

An aerial photograph of a beach and ocean. The left side shows a sandy beach with some small dark spots, possibly pebbles or debris. The right side is a vast expanse of turquoise water with visible ripples and small waves. A white, wavy line separates the sand from the water.

FLOW
INTO
LUXURY



LIVE
CLOSER
TO
NATURE



A wide-angle photograph of the Dubai skyline at dusk. The Burj Khalifa is the central focus, its spire reaching into a clear blue sky. To its left, the Burj Dubai is visible. The foreground shows a complex network of highways and other skyscrapers, all bathed in the warm, golden light of the setting or rising sun. The overall scene conveys a sense of modernity and global connectivity.

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.



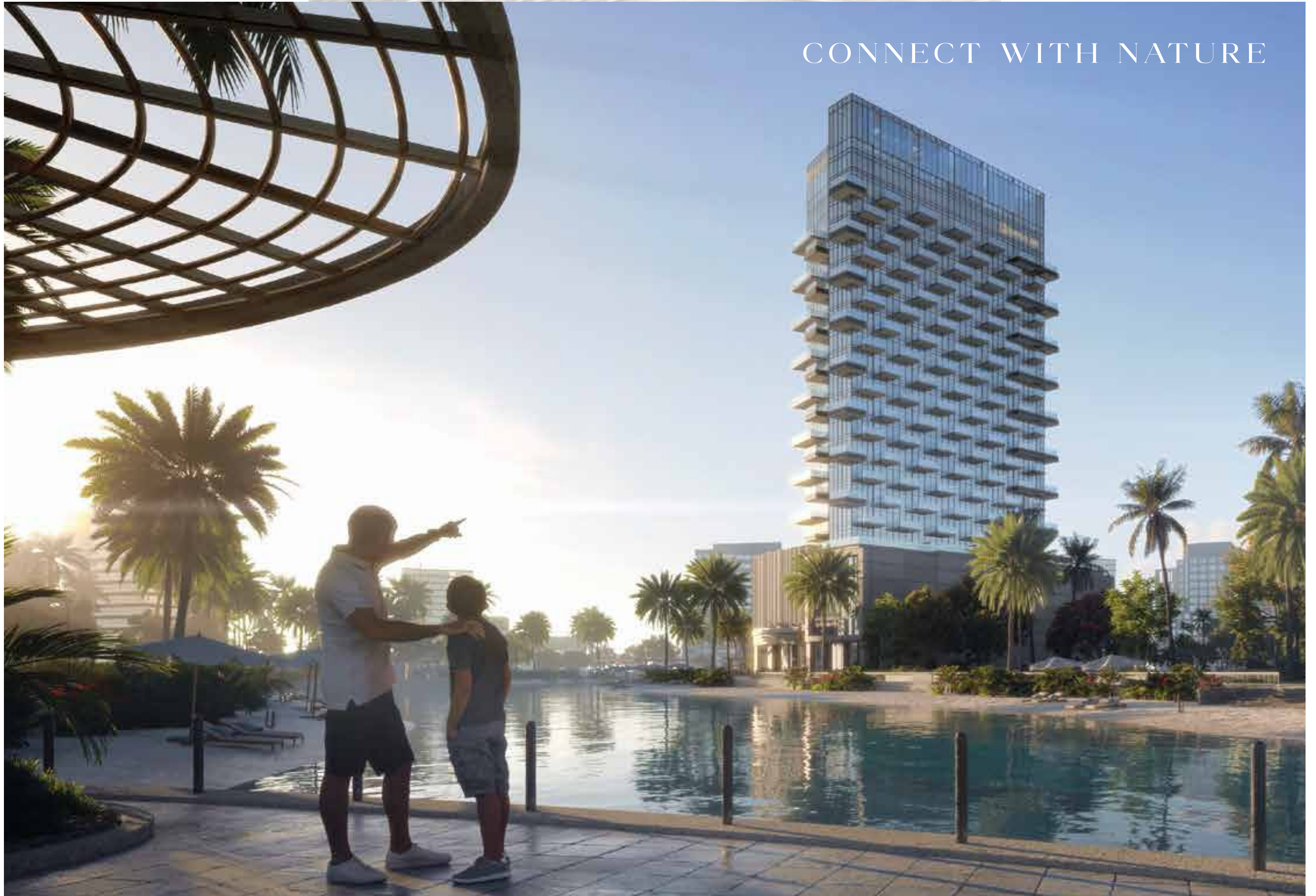
MEYDAN ONE MALL

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+21 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

