



# SANCTUARY

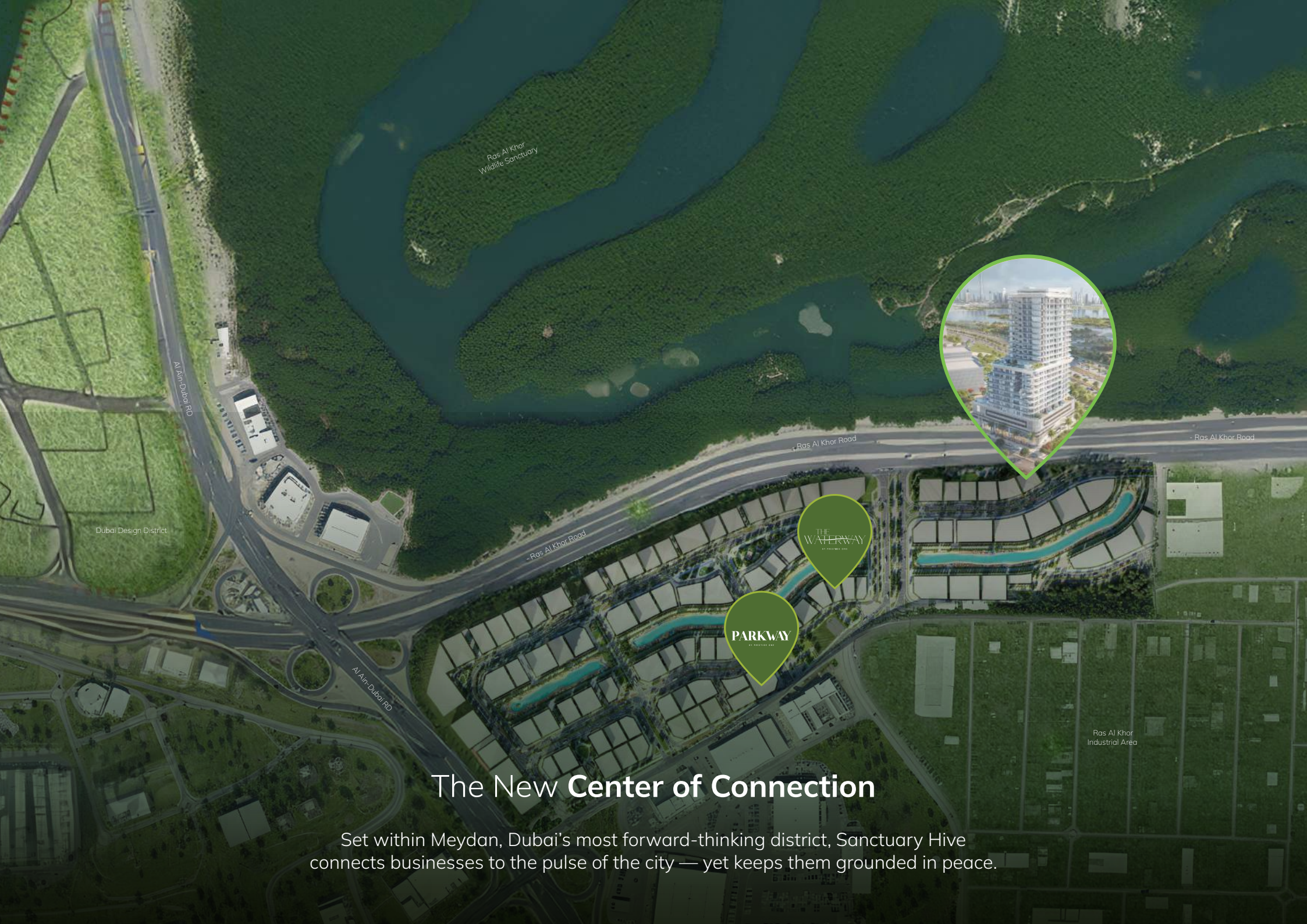
HIVE BY PRESTIGE ONE

## Where Work **Breathes Easier**

In a city that never slows down, Sanctuary Hive offers a rare stillness. A business hub surrounded by the calm of Ras Al Khor Wildlife Sanctuary — where time feels measured, and ideas have space to grow. It's more than a place to work. It's a place to think.







Ras Al Khor  
Wildlife Sanctuary

Al Ain-Dubai RD

Dubai Design District

Ras Al Khor Road

Ras Al Khor Road

Ras Al Khor Road

Al Ain-Dubai RD

THE  
WATERWAY  
BY PETERSON ONE

PARKWAY  
BY PETERSON ONE

Ras Al Khor  
Industrial Area

# The New Center of Connection

Set within Meydan, Dubai's most forward-thinking district, Sanctuary Hive connects businesses to the pulse of the city — yet keeps them grounded in peace.





Dubai  
Maritime City

Pearl  
Jumeirah

Emirates  
International  
School

Mall of  
Emirates

Al Barsha  
Pond Park

Al Quoz  
Industrial Area 2

Al Barsha  
South

Downtown Dubai  
Burj Khalifa  
Dubai Mall

Dubai  
International  
Financial  
Centre

Dubai Creek  
Park

Dubai  
International  
Airport

Dubai Creek  
Harbour

Meydan

# Driving Distances

10 mins  
Business Bay



12 mins  
Downtown Dubai



15 mins  
DIFC



15 mins  
Dubai Design District



18 mins  
Dubai International Airport



25 mins  
Dubai Marina







W

N

S

E

WINTER  
SUNSET

SUMMER  
SUNSET

SUMMER  
SUNRISE

WINTER  
SUNRISE



## Inspired by the **Calm that Surrounds it**

Named after the sanctuary it overlooks, Sanctuary Hive draws from the quiet rhythm of Ras Al Khor — a landscape of reflection and renewal. Here, the lines between work and wellbeing fade, replaced by clarity, light, and balance.





**Why Meydan  
is Perfect for  
Sanctuary Hive?**

Close enough to the city's core, yet  
far from its rush.

Balanced between business,  
lifestyle, and leisure.

Designed around movement,  
connection, and calm.

A destination for growth, both  
professional and personal.

Home to Dubai's most visionary  
masterplan.

A community built for the future  
of work.

## Where Work **Feels Effortless**

The glass façade reflects the skyline and the sanctuary — a visual dialogue between progress and peace. A place where clarity guides the day, and every moment is productive.







## A Reflection of Mindful Work

Inside Sanctuary Hive, productivity flows effortlessly, designed for calm concentration.



## Built for **the Quietly Driven**

For those who create more than they announce. For those who lead with purpose and precision. Sanctuary Hive is where ambition takes its calmest shape.





## Arrival **Redefined**

Step into a lobby of quiet grandeur — open spaces, natural textures, seamless finishes. An entrance designed to welcome, not overwhelm.



 **PRESTIGE ONE**  
DEVELOPMENTS

Grand Lobby

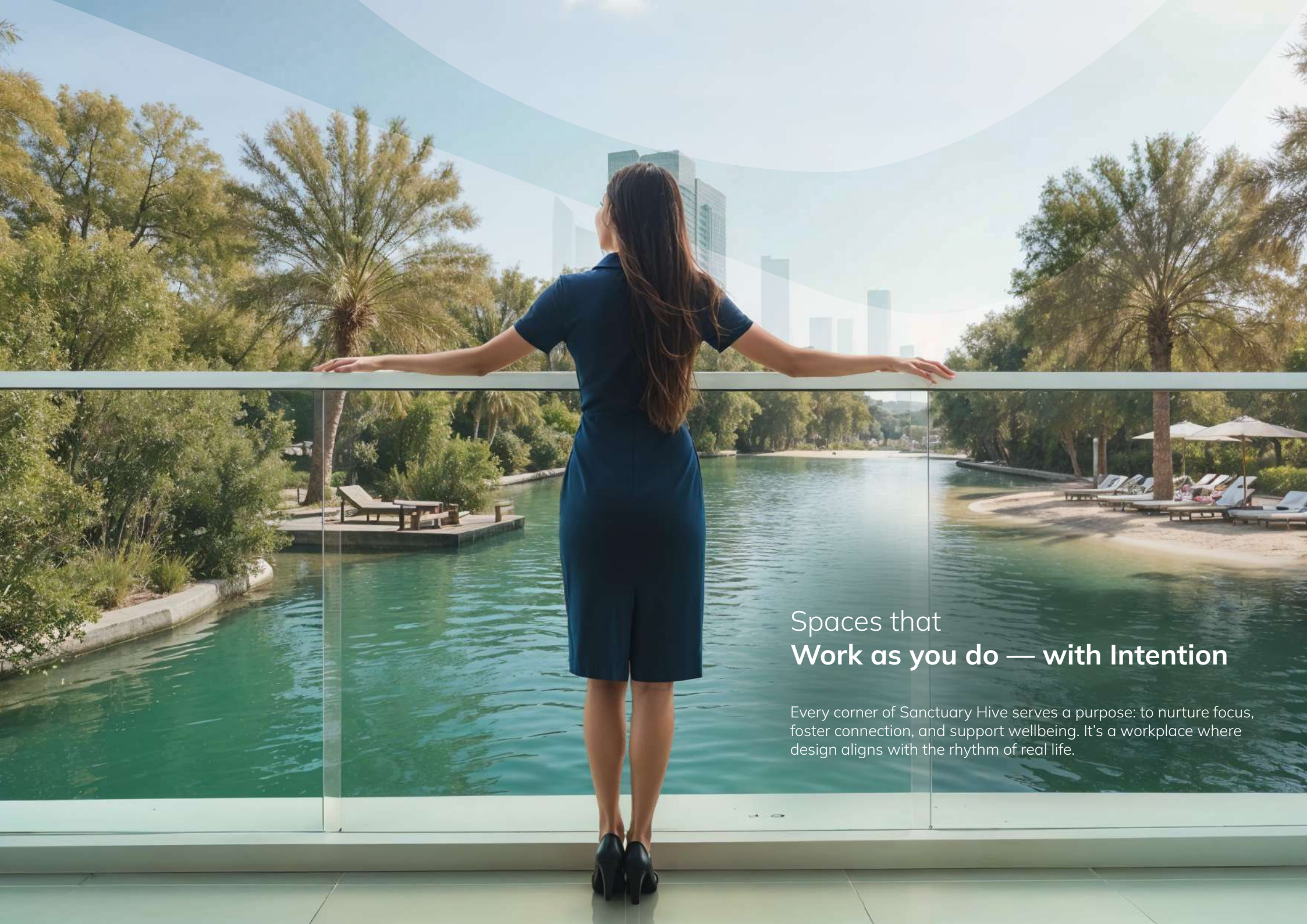


## Made for **How You Work**

Every detail at Sanctuary supports balance — where connection, comfort, and creativity come naturally, and your workspace feels like a second home.







Spaces that  
**Work as you do — with Intention**

Every corner of Sanctuary Hive serves a purpose: to nurture focus, foster connection, and support wellbeing. It's a workplace where design aligns with the rhythm of real life.



# Building Configuration

## Coworking Forum



Office Floors

Coworking Forum

Podium Floor 3

Podium Floor 2

Podium Floor 1

Ground Floor

Basement Floor



Grand Lobby



Lounge Area



Observation Deck



Seating Area



Garden Area



Gathering Zones



Co-Working Spaces



Communal Table



Meditation Zone



Prestige One Fitness



Yoga Area



Multipurpose Court





Gathering Zones





## Made for **Meaningful Exchanges**

A flexible space that invites ideas, conversation, and connection — naturally.



## Work Stronger, **Live Steadier**

Prestige Fitness & Wellness at Sanctuary Hive is a part of work. A workplace that restores energy, sharpens clarity, and helps every professional perform at their best.





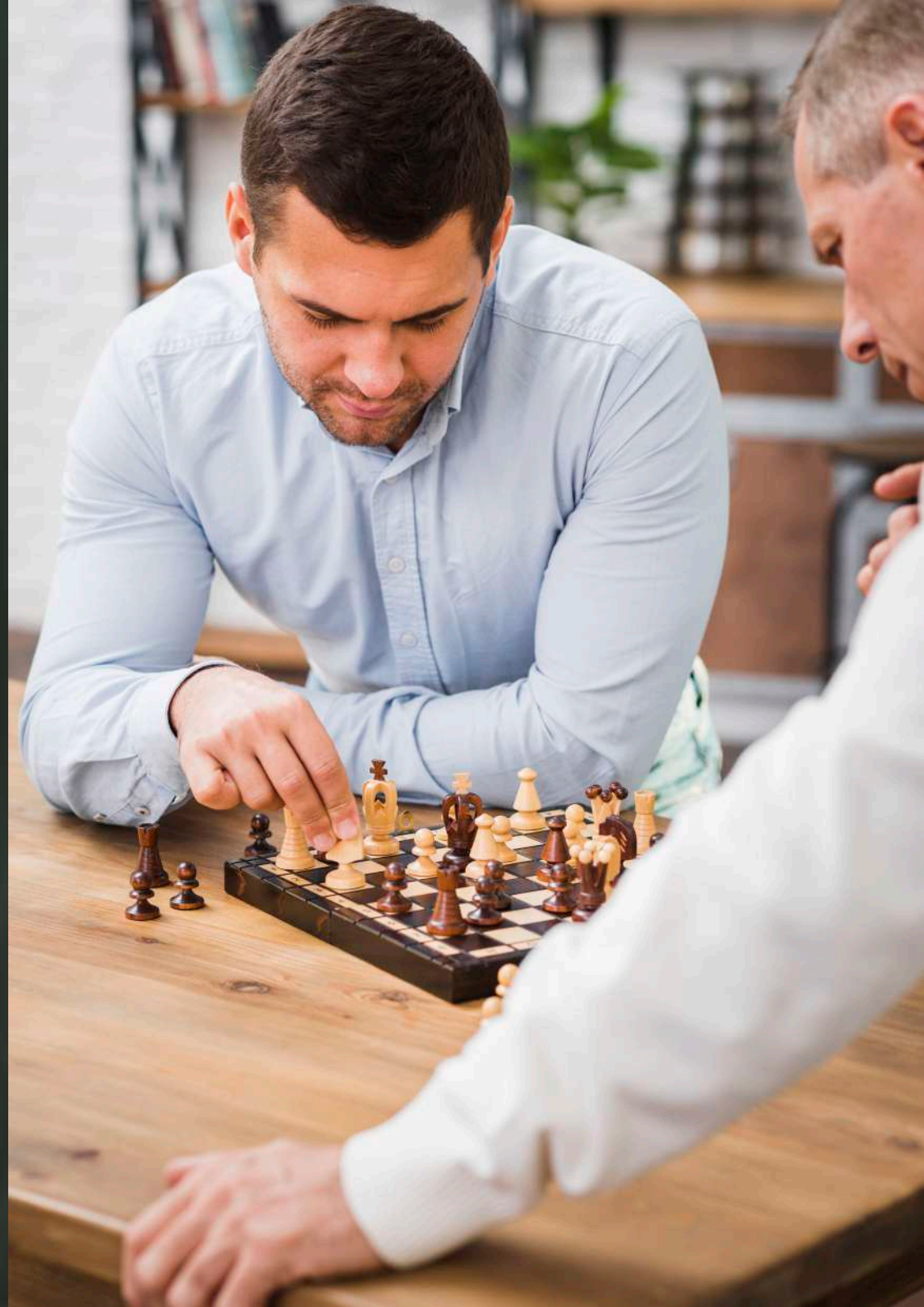


Prestige One Fitness



## Connection Made Easy

The Lounge brings people together beyond the desk — for coffee, casual talks, or a quick game that resets the mind.







Lounge Area



Restroom





PRESTIGE ONE

## Clarity in Every Detail

A sculpted form of glass and geometry, Sanctuary Hive embodies transparency — letting light, ideas, and collaboration flow freely. It's architecture that works as hard as the people inside it.