

The background of the image is a dense, lush green forest. Sunlight filters through the canopy, creating a warm, golden glow at the top of the frame. Three flamingos are captured in flight, their pink feathers contrasting with the dark green foliage. One flamingo is on the left, one in the center, and one on the right, all with their wings spread. The text 'SANCTUARY' is written in a large, white, serif font, with the 'S' being particularly large and stylized. Below it, 'BY PRESTIGE ONE' is written in a smaller, white, sans-serif font.

SANCTUARY

BY PRESTIGE ONE



Nature speaks softly
and every leaf whispers peace.

Crafted for Those
Who Seek More Than Just a Home

Step into a world where serene living meets sophisticated design. Sanctuary offers you a lifestyle that's as peaceful as it is prestigious.





Where Luxury Meets Nature's Masterpiece

Nestled beside the serene Ras Al Khor Wildlife Sanctuary, this is living in perfect balance — where urban elegance flows seamlessly into natural beauty. Wake up to the rhythm of nature, with breathtaking views and a lifestyle rooted in tranquility.

Why Meydan is Perfect?

Prestigious Address

Meydan is synonymous with luxury & exclusivity, giving every workplace an elevated sense of status.

Inspiring Surroundings

Workspaces framed by views of Ras Al Khor Sanctuary and Dubai's iconic skyline create a unique daily experience.

Future-Focused Development

As part of Dubai's long-term vision, Meydan delivers cutting-edge infrastructure & sustainable growth.

Seamless Connectivity

Located minutes from Downtown Dubai, Dubai International Airport, & major highways, ensuring effortless access.

Lifestyle Convenience

Surrounded by retail, dining, leisure, & residential offerings that enhance work-life balance.

Global Business Magnet

Its reputation as a hub for innovation & exclusivity makes Meydan attractive to local and international enterprises alike.

2040 **دبي**
DUBAI

supports sustainability
and quality-of-life vision.

AED 100M

Phase 1 set for completion
by end of 2026

144%

increase in water
surface area

60%

improvement in carbon
dioxide absorption

60%

increase in mangrove
vegetation coverage

5.6km

cycling tracks

3km

walking trails



Ras Al Khor **Wildlife Sanctuary**



Commercial Zone 2

Mangrove Village

Lagoon Platform

Photographer Hide

Observation Tower

Flamingo Hide

Visitor Center

Mangrove Trail

Ras Al Khor
Wildlife Sanctuary

Reef Hide

Ras Al Khor Road

Ras Al Khor Road



Ras Al Khor
Wildlife Sanctuary

Al Ain-Dubai RD

Dubai Design District

Ras Al Khor Road

Ras Al Khor Road

Al Ain-Dubai RD

Ras Al Khor Road

THE
WATERWAY
BY PENTHOUSE ONE

PARKWAY
BY PENTHOUSE ONE

Ras Al Khor
Industrial Area

At the Heart of Meydan Horizon

Positioned within Meydan, offering unrivalled access to Dubai's skyline, sanctuary, and global lifestyle destinations.

Driving Distances

5 mins
Business Bay



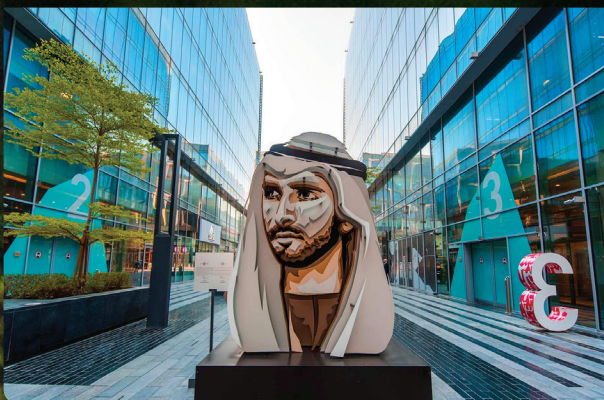
5 mins
Downtown Dubai



5 mins
DIFC



10 mins
Dubai Design District



15 mins
Dubai International Airport



20 mins
Dubai Marina



A woman with long brown hair, wearing a long-sleeved olive green dress, is sitting on a large, moss-covered log in a forest. She has her eyes closed and a peaceful expression. The forest is filled with tall, thin trees and lush green ferns. Sunlight filters through the canopy, creating a warm, golden glow and soft bokeh in the background.

Nature speaks

in whispers of peace.

Building Configuration



Sky Garden Amenities Level 21

Residential Level

Living Deck Amenities Level 9

Podium Floor 3

Podium Floor 2

Podium Floor 1

Ground Floor

Basement Floor

ELEVATORS

Passenger Elevators: 3

OWNERSHIP

Private Ownership Title

ANTICIPATED COMPLETION DATE

Q3 2029

KEY VIEWS

Ras Al Khor Sanctuary Views, Muhammad Bin Rashid City Community Views, Meydan Horizon Views, Burj Khalifa Views





SUMMER
SUNSET

W

N

WINTER
SUNSET

SUMMER
SUNRISE

S

WINTER
SUNRISE

E




PRESTIGE ONE



AMENITIES



RAS AL KHOR SANCTUARY

DUBAI DOWNTOWN SKYLINE

CREEK HARBOUR SKYLINE

TOWARDS CREEK HARBOUR

TOWARDS DOWNTOWN

RAS AL KHOR ROAD

LIVING DECK 9TH FLOOR

AMENITIES

- YOGA DECK
- VIEWING DECK
- LOUNGING AREA
- FEATURE WALL
- WATER CASCADE
- SERENITY GARDEN
- OUTDOOR BAR LOUNGE
- OUTDOOR CINEMA
- OUTDOOR KIDS' PLAY AREA
- OUTDOOR LAWN
- INDOOR CINEMA
- KIDS' POOL
- KHALEDO'S PLAY HOUSE
- TEENAGER SPACE
- OUTDOOR GYM
- INDOOR GYM

PARK

GREENERY

GREENERY

MEYDAN HORIZON

Endless Views, Endless Calm

Experience a pool that blends seamlessly with the horizon, offering uninterrupted views and a serene escape. Every swim feels like floating on the edge of the sky—where luxury and tranquility meet.





Where their **Laughter Becomes Part of Your Peace**

You sit back as the little ones chase joy in sparkling waters. Designed for safety, created for smiles—this is their sanctuary of play, and your quiet moment to breathe.





Outdoor Kids' Area



Teenager Space



Indoor Cinema



Khaledo's Play House



Elevate Your Wellness, Anytime You Choose

Prestige One Fitness is a state-of-the-art gym designed to inspire and empower you on your health journey. Equipped with modern cardio machines, strength training equipment, and dedicated spaces for yoga and functional workouts, it caters to all fitness levels.

RAS AL KHOR SANCTUARY

DUBAI DOWNTOWN SKYLINE

CREEK HARBOUR SKYLINE

TOWARDS CREEK HARBOUR

SKY GARDEN ROOFTOP

TOWARDS DOWNTOWN

RAS AL KHOR ROAD

PARK

GREENERY

GREENERY

MEYDAN HORIZON

AMENITIES

SUN LOUNGERS

JACUZZI

SKYLINE POOL

SUNKEN LOUNGERS

GAMES AREA

JUICE BAR

OWNERS' LOUNGE

STEAM BATH

COFFEE BAR

SAUNA

OUTDOOR DINING AREA

OUTDOOR BBQ

RELAXATION GARDEN

TRANQUILITY BONSAI GARDEN

Let the **Sky Stretch Above you**

Lie back, breathe in the silence, and let the soft sun ease you into a slower rhythm—here, every sun bed is a pause button on life.



Dive Into the Horizon

Experience the ultimate in relaxation with our stunning edge swimming pool — where the water blends seamlessly into panoramic skyline or nature views. Whether it's a morning swim or a sunset dip, every moment feels like a private escape.



A serene spa scene featuring a hot tub in the foreground with water reflecting light. In the background, there are several potted plants, including a large fern and a palm tree. A lit candle sits on a wooden tray next to a stack of rolled-up towels. The overall atmosphere is calm and relaxing.

Your Own **Slice of Serenity**

Feel the bubbles rise, the day unwind, and the peace settle in. The jacuzzi is your escape from everything—but indulgently close to home.



Games Area



Sauna



Where Every **Path Leads to Peace**

Stroll beneath shade-giving trees and vibrant blooms, surrounded by nature's soft whispers. The garden is your green escape—a place to recharge, reflect, and reconnect.

Gather, Grill and Celebrate Together

Step into a space designed for connection—where sizzling grills meet laughter and conversations flow freely. Whether it's a casual weekend feast or an evening under the stars, the BBQ area is your perfect spot to create lasting memories with friends and family.





Outdoor BBQ



Tranquility Bonsai Garden

A close-up portrait of a woman with long, wavy brown hair and blue eyes. Her face is partially covered by the dark, intricate shadows of a fern frond, which is positioned diagonally across the frame. The background is a lush, out-of-focus green jungle. The lighting is warm and directional, creating a dramatic effect. The word "INTERIORS" is written in a clean, white, sans-serif font on the right side of the image.

INTERIORS



DEVELOPMENT
PRESTIGE ONE

PRESTIGE ONE
DEVELOPMENTS

Lounge Area



 **PRESTIGE ONE**
DEVELOPMENTS

Lift Lobby



Lift Lobby



1 Bedroom Living Area



1 Bedroom



2 Bedroom Living Area



2 Bedroom



3 Bedroom Living Area



3 Bedroom



3 Bedroom Bathroom



3 Bedroom Bathroom



PRESTIGE ONE

DEVELOPMENTS

The Heart of Every Location



Subject to marketing T&C*
Scan to know more

prestigeone.ae

800 PRESTIGE

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