



**Prop971**

# Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

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- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

**Visit Us:** [www.prop971.com](http://www.prop971.com)

\*Prop971 is a curated data platform for UAE off plan properties.\*

The background is a dark, moody green with a sense of movement and depth. It features several large, overlapping, curved shapes that resemble flowing fabric or perhaps the veins of a leaf. The lighting is dramatic, with the central areas of these shapes being slightly brighter, creating a gradient from deep black to a rich, forest green. The overall effect is one of elegance and mystery.

SANCTUARY  
BY PRESTIGE ONE



# 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.

**Seamless Connectivity**

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

**Inspiring Surroundings**

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

**Lifestyle Convenience**

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

**Future-Focused Development**

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

**Global Business Magnet**

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

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

Ras Al Khor  
Industrial Area



THE  
WATERWAY  
BY PENTON ONE

PARKWAY  
BY PENTON ONE

# At the Heart of Meydan Horizon

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



# 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





WINTER  
SUNSET



SUMMER  
SUNSET



WINTER  
SUNRISE



SUMMER  
SUNRISE





PRESTIGE ONE

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PRESTIGE ONE

RETAIL

RETAIL

RETAIL

RETAIL

# Building Configuration



Sky Garden Amenities Level 21

Residential Level 9 - 20

Living Deck Amenities Level 9

Podium Floor 2

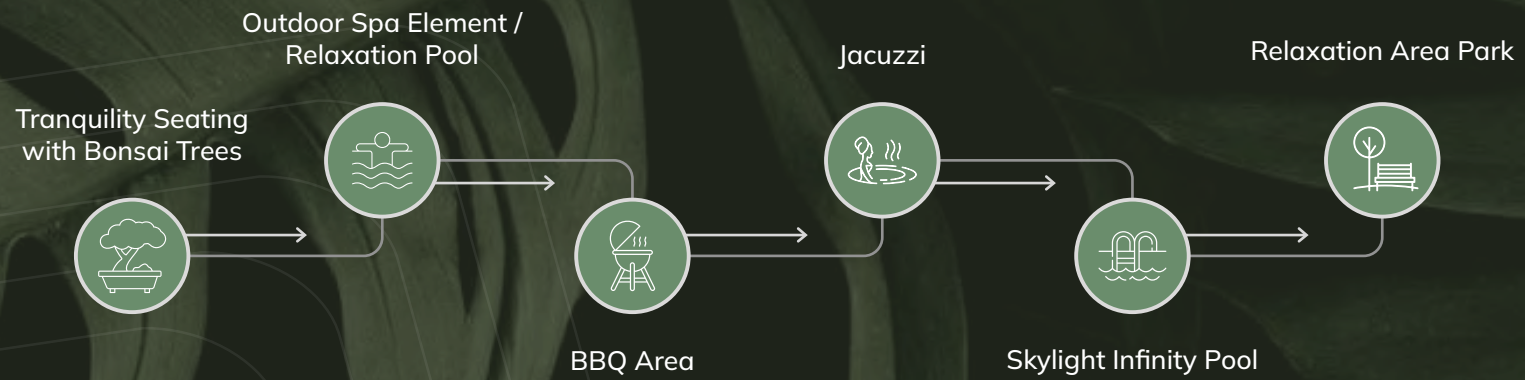
Podium Floor 1

Ground Floor

# Living Deck Amenities Level 9



# Sky Garden Amenities Level 21





## 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.

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.

A serene spa setting featuring a hot tub in the foreground, a lit candle, and several rolled towels on a wooden tray. The background is filled with lush green plants and warm, ambient lighting.

## 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.

## 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.



## 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.





BBQ Area



## Your Perfect Spot to Relax and Reconnect Outdoors

A serene outdoor space where families and friends can gather, unwind, and enjoy nature. Featuring shaded seating areas, lush green lawns, and well-maintained picnic tables, it's the ideal setting for leisurely meals, casual hangouts, and joyful celebrations.



## 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.





Bonsai Garden



Outdoor Kids Area

Where Iconic  
Design Meets Everyday Elegance



The building's striking façade stands as a bold statement of modern luxury, blending seamless retail experiences at street level with refined living above. Here, sophisticated design meets vibrant urban life, creating a dynamic community where convenience and exclusivity coexist effortlessly.



 **PRESTIGE ONE**  
DEVELOPMENTS

Lounge Area



 **PRESTIGE ONE**  
DEVELOPMENTS

Lift Lobby



Lift Lobby



  
**PRESTIGE ONE  
FITNESS**

## 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.



Sauna



Indoor Cinema



Kids Play Area



Games Area



1 Bedroom Living Area



1 Bedroom



2 Bedroom



3 Bedroom Living Area



3 Bedroom



3 Bedroom Bathroom



3 Bedroom Bathroom



## 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.



# PRESTIGE ONE

DEVELOPMENTS

*The Heart of Every Location*

[prestigeone.ae](http://prestigeone.ae)



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