BI GROUP UAE

EVERYDAY LIFE IS ABOUT TO FEEL DIFFERENT

NEW WATERFRONT LIVING IN
MEYDAN HORIZON



BI GROUP UAE



A GLOBAL LEGACY.
A NEW CHAPTER IN DUBAI.

Founded in Kazakhstan in 1995, BI Group is an international master developer and construction group with more than three decades of experience building communities and contributing to the growth of cities.

Its expansion into Dubai brings established delivery capabilities, engineering expertise and a commitment to creating places where people can live, connect and thrive. Backed by a proven operating platform, disciplined execution and recognised financial credentials, BI Group has the experience and resources to deliver ambitious developments across international markets.

YEARS OF EXPERIENCE
31+

REAL ESTATE DELIVERED (MILLION SQM)
14

PROJECTS IN COMPANY'S PORTFOLIO
250+

EMPLOYEES WORLDWIDE
8,000+

APARTMENTS DELIVERED
150,000+

FROM 2019 AUDITED BY KPMG

KPMG

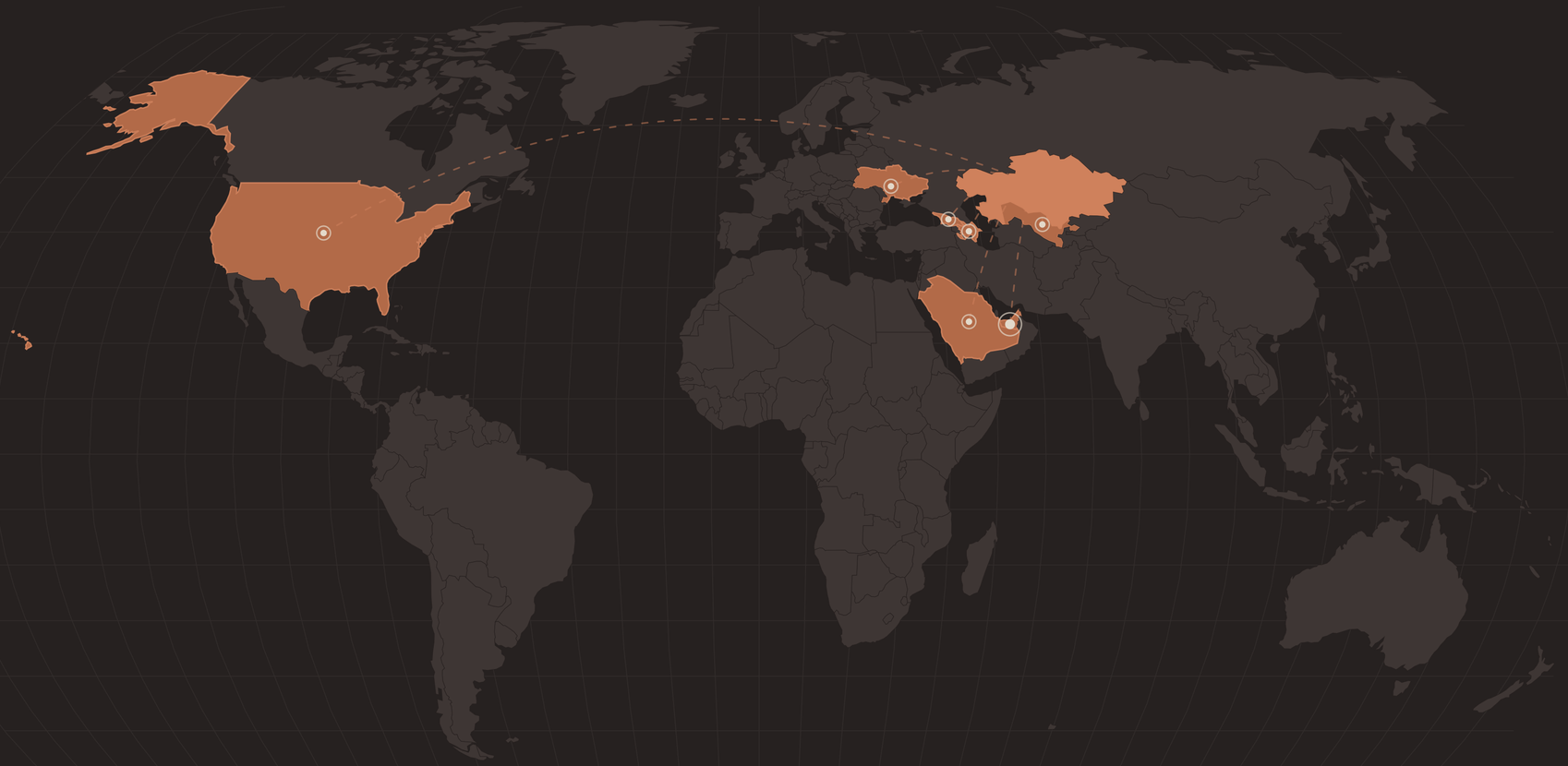
BB / STABLE

FitchRatings

131ST PLACE GLOBAL CONTRACTORS

ENR TOP 250

FROM CENTRAL ASIA TO THE WORLD



ORIGIN — NEW CHAPTER

08 INTERNATIONAL MARKETS

From its beginnings in Kazakhstan to its growing international portfolio, BI Group's journey reflects a continued ambition to create places that contribute to the cities around them.

With activity across eight markets, the company brings together knowledge gained from varied environments, project types and communities.

Its presence in the UAE marks a new chapter in that journey, introducing its development experience to one of the world's most dynamic real estate markets.



Al Wasl Villas by BI Group – Dubai



DESIGNED AROUND THE WAY LIFE FEELS

Set within Meydan Horizon, the development brings together contemporary architecture, welcoming residences and lifestyle spaces designed around how people truly live.

From energising mornings to relaxed evenings, every element creates new opportunities to enjoy the everyday.

CONNECTED TO EVERYTHING THAT MATTERS

07 MIN	Ras Al Khor Wildlife Sanctuary
09 MIN	Dubai Design District
11 MIN	Downtown Dubai & Dubai Mall
13 MIN	Dubai International Airport
16 MIN	Meydan Racecourse
16 MIN	Dubai International Financial Centre



MEYDAN
HORIZON



EVERYTHING
CLOSER TO HOME

BI Group Residential Project

50m wide Crystal Lagoon

Clinic

Park

Mosque

Golden Line
Metro Station
(Planned)

School

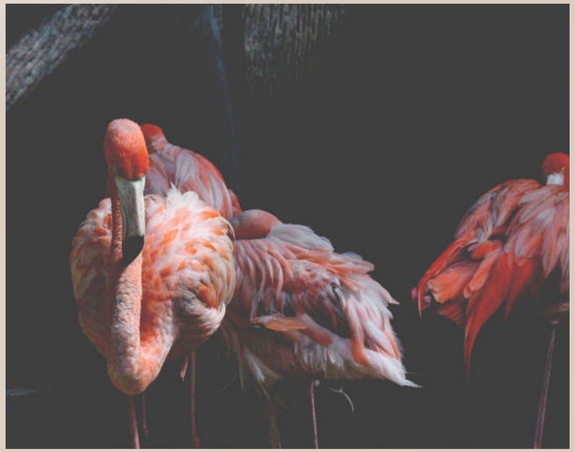
Nursery

4km Retail Promenade



DUBAI’S URBAN WETLAND

RAS AL KHOR WILDLIFE SANCTUARY



Ras Al Khor Wildlife Sanctuary is a protected wetland at the edge of Dubai Creek, known for its rich biodiversity.

It supports numerous resident and migratory bird species, including seasonal flocks of greater flamingos during the cooler months.

MEYDAN HORIZON

A NEW SIDE OF CITY LIVING



Meydan Horizon is an emerging urban destination where the energy of Dubai meets landscaped open spaces and waterfront surroundings.

With promenades, community spaces and convenient connections across the city, it offers a more balanced way to experience Dubai.







DESIGNED TO MAKE AN IMPRESSION

A distinctive contemporary presence in Meydan Horizon, this new waterfront address brings together refined architectural lines, generous outdoor spaces and carefully considered details.

Designed to feel as inviting as it looks.





ARRIVAL AND LOBBY

A WELCOME WORTH COMING HOME TO

The arrival experience sets the tone for everything that follows.

Warm materials, considered details and an inviting lobby create a refined transition from the energy of the city to the comfort of home.



SIGNATURE AMENITY

STAY A LITTLE LONGER

The infinity pool and surrounding relaxation spaces offer a beautiful setting for quiet moments, time with friends and effortless everyday escapes.

THE RESIDENCES

SPACE FOR LIFE TO UNFOLD

From slow mornings over coffee to lively evenings with friends, the living spaces are intended to embrace the different ways we enjoy being home.

Welcoming interiors and considered layouts create a setting for the rituals, conversations and spontaneous experiences that make each day your own.



KEY FACTS

FIND A HOME THAT FITS YOUR LIFE

This collection of residences is designed to accommodate different lifestyles, needs and ways of living.

Whether you're creating your first home, looking for more room to grow or discovering a new address in Dubai, the experience begins with finding a space that feels right for you.

RESIDENCE TYPES
1-bed & 2-bed

TOTAL RESIDENCES
209

RESIDENTIAL FLOORS
18

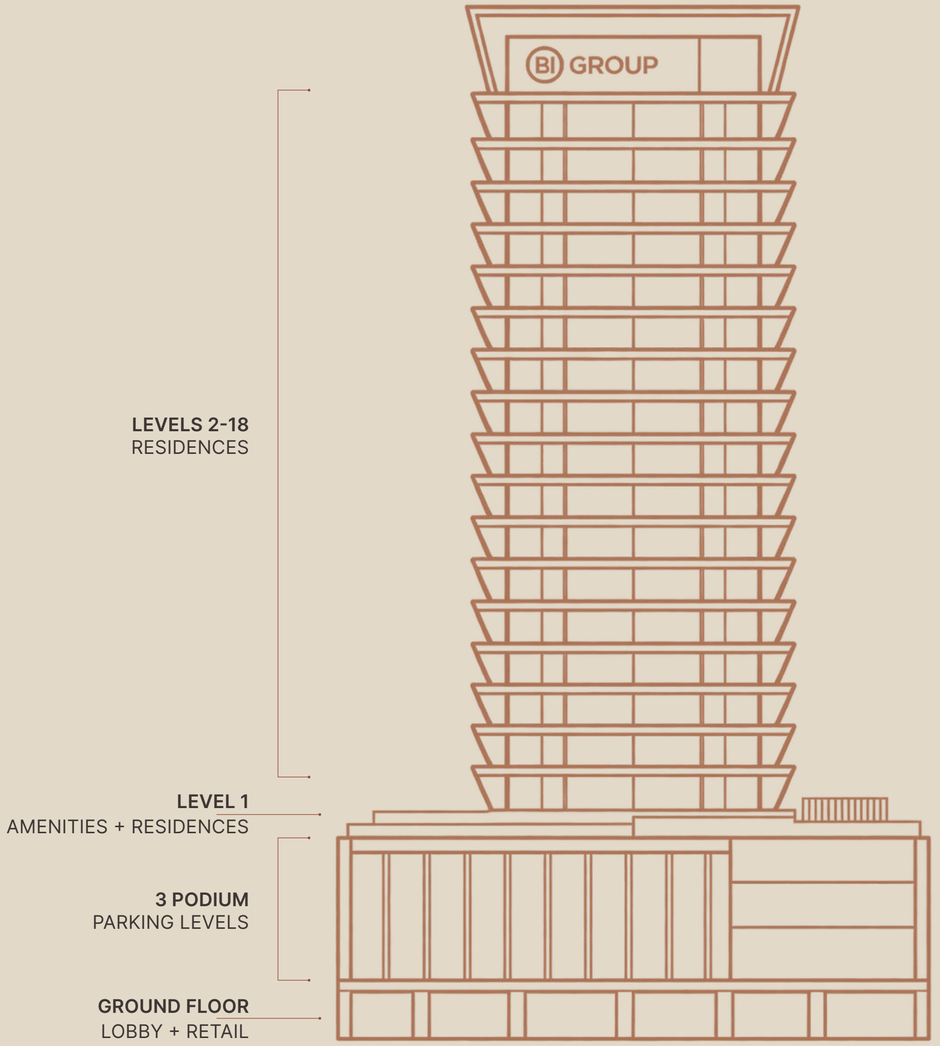
RETAIL UNITS
3

1-BEDROOM
from 637.12 sq.ft. | 59.2 sq.m.

2-BEDROOM
from 1,070.9 sq.ft. | 99.5 sq.m.

PARKING
1 space per unit

BUILDING CONFIGURATION





PAYMENT PLAN

10%

DOWN PAYMENT PART 01
IMMEDIATE

+ 4% DLD FEES

10%

DOWN PAYMENT PART 02
Q1 2027

3%

1ST INSTALLMENT
Q3 2027

3%

2ND INSTALLMENT
Q1 2028

3%

3RD INSTALLMENT
Q3 2028

3%

4TH INSTALLMENT
Q1 2029

3%

5TH INSTALLMENT
Q3 2029

65%

ON HANDOVER

COMPLETION DATE
Q2 2030