

The background is a dark, almost black, space filled with flowing, organic shapes that resemble liquid or smoke. These shapes are illuminated from the right, creating a gradient from deep black to a rich, dark green. The lighting highlights the texture and movement of the forms, giving them a sense of depth and fluidity. In the center, the word 'SANCTUARY' is written in a light green, serif font. Below it, the words 'BY PRESTIGE ONE' are written in a smaller, white, sans-serif font.

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 PARKWAY ONE

PARKWAY
BY 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





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S

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WINTER
SUNSET

SUMMER
SUNSET

SUMMER
SUNRISE

WINTER
SUNRISE

PRESTIGE ONE





PRESTIGE ONE

PRESTIGE ONE

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

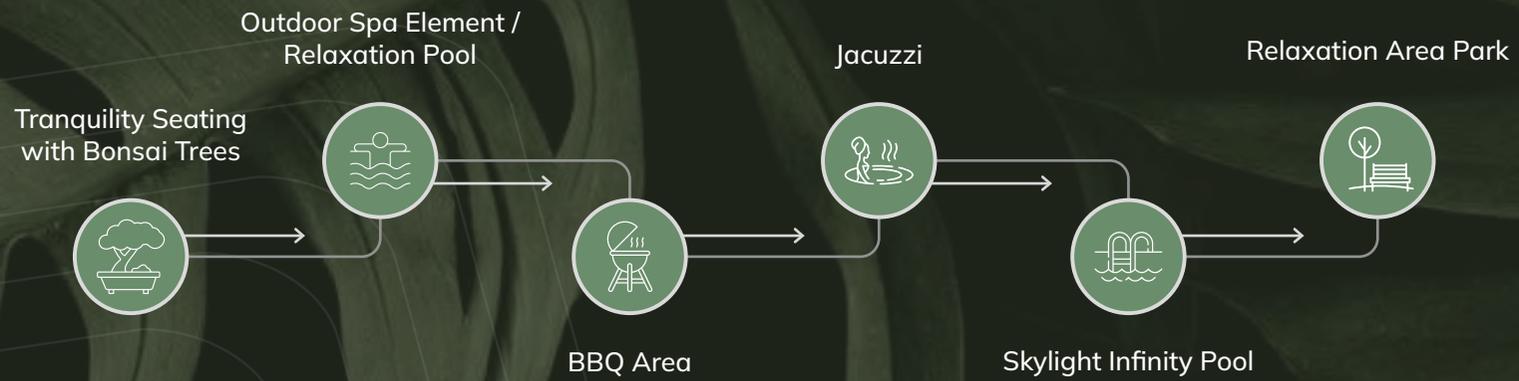
Podium Floor 1

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.

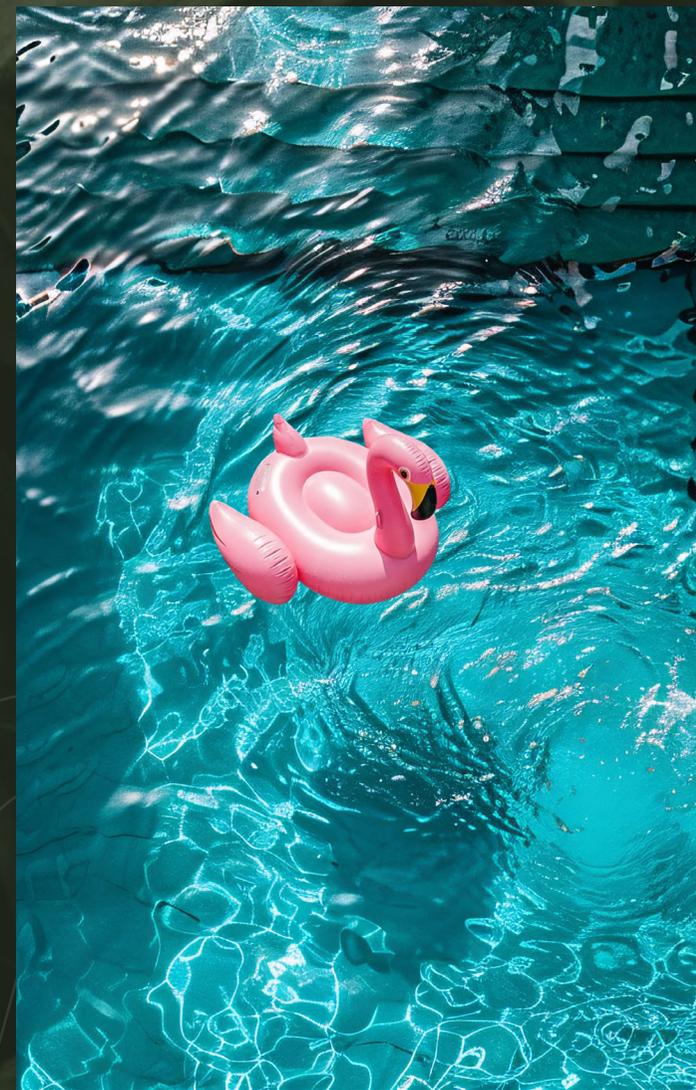




Dive Into **the Horizon**

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. The background is filled with lush green plants, including a large potted plant and a palm tree. A warm, glowing light fixture is visible in the upper right. In the foreground, a lit candle sits on a wooden tray next to a stack of rolled-up towels. The overall atmosphere is peaceful 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.

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



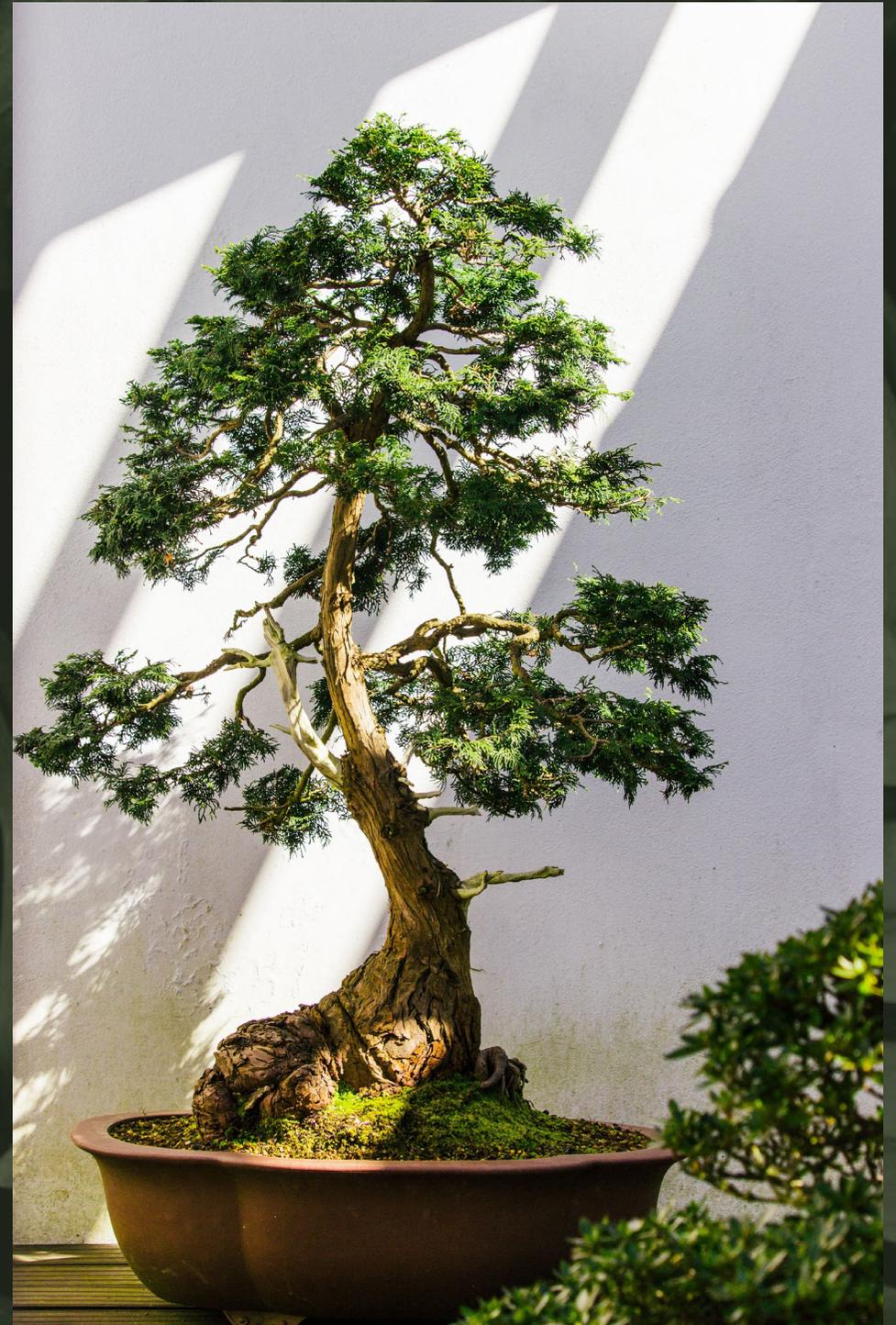
Your Perfect Spot to Relax and Reconnect Outdoors

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



Subject to marketing T&C*
Scan to know more

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