

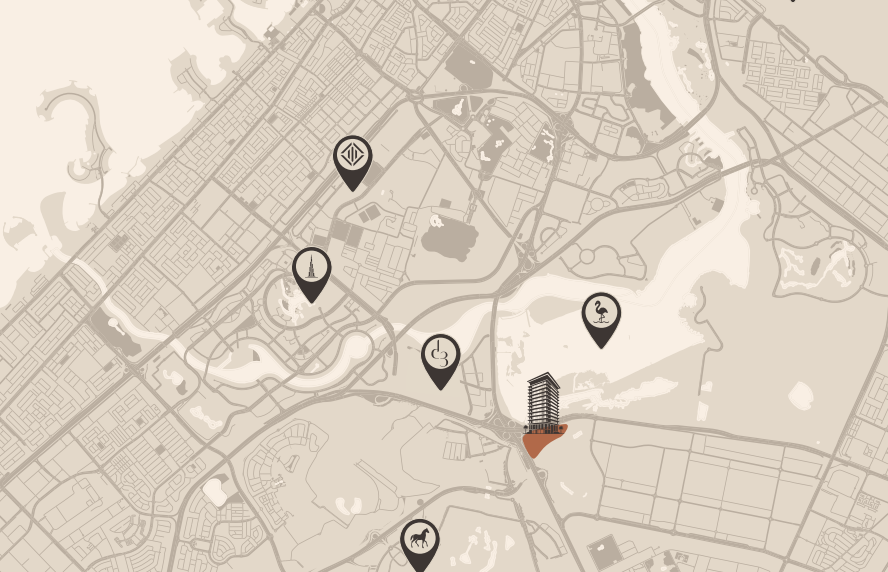
EVERYDAY LIFE IS ABOUT TO FEEL DIFFERENT

A NEW WATERFRONT RESIDENTIAL ADDRESS BY BI GROUP
COMING SOON TO MEYDAN HORIZON

A NEW PERSPECTIVE ON EVERYDAY LIVING

A new residential development by BI Group is taking shape in Meydan Horizon, Dubai, with the city's leading business, retail and leisure destinations within easy reach.

- 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



LIFE, SHAPED BY THE WATER

Set beside the lagoon, this new development brings together 209 one- and two-bedroom residences, ground-floor retail and a curated collection of leisure, fitness and wellness amenities, all designed around the way people live every day.



WHAT SETS IT APART

CONNECTED LOCATION

An emerging Meydan address within easy reach of central Dubai.

LAGOON-SIDE LIVING

A waterfront setting with the lagoon, beach and promenade woven into everyday life.

EVERYDAY AMENITIES

Spaces for swimming, fitness, wellness, play, work and socialising.

FOCUSED RESIDENTIAL COLLECTION

209 one- and two-bedroom residences with balconies and selected large terraces.

ESTABLISHED DEVELOPER

Backed by more than three decades of BI Group experience.



SPACE FOR LIFE TO UNFOLD

Each residence is thoughtfully planned to balance comfort and functionality, with efficient layouts, natural light and private outdoor space connecting the home to its Meydan Horizon surroundings.

PROJECT FACTS

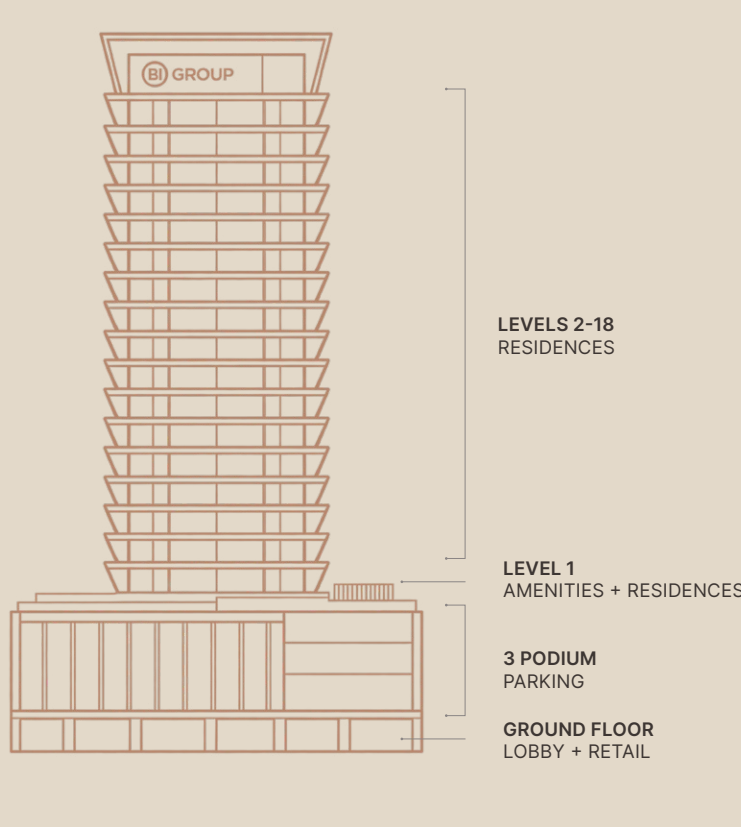
- Ground floor
- 3 podium parking levels
- 18 residential floors
- Dedicated amenity level
- 209 residences
- 3 ground-floor retail units
- 1 parking space per residence

RESIDENTIAL UNITS

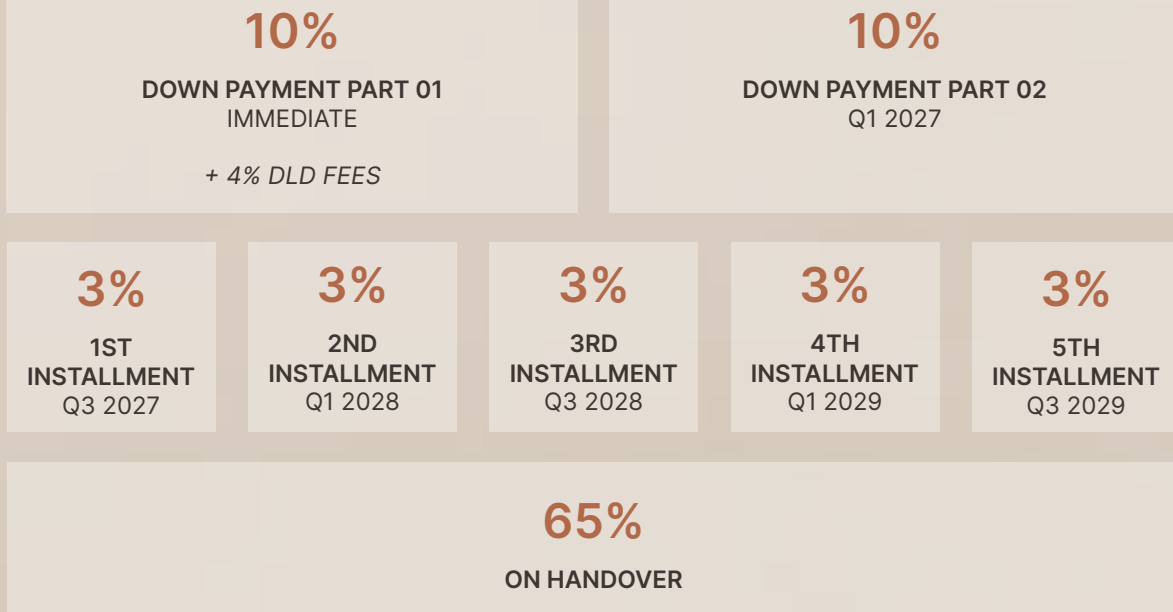
Type	No. of Units	Size Range
1-Bed	139	637.12–922 sq. ft. 59.2–85.65 sq. m.
2-Bed	70	1070.9–1,651 sq. ft. 99.5–153.4 sq. m.

RETAIL UNITS

Type	No. of Units	Size Range
Retail	3	2,097–3,735 sq. ft. 194.8–347 sq. m.



PAYMENT PLAN



COMPLETION DATE
Q2 2030

MAKE ROOM FOR MORE OF WHAT YOU LOVE

The amenity level extends the experience of home, bringing together spaces to exercise, unwind, work, play and spend time with others.

WATER & LEISURE.

- Infinity-edge Leisure Pool with Canopy
- Poolside Sunbeds
- Kids' Pool
- Relaxation Lounge

MOVEMENT & WELLNESS.

- Fitness Centre
- Outdoor Gym
- Pilates & Yoga
- Steam Room & Sauna

CHILDREN'S PLAY.

- Indoor Area
- Outdoor Playground

CONNECT & CREATE.

- Barbecue Deck with Dining Area
- Clubhouse with Lounge and Kitchenette
- Co-working Space
- Games Area

OUTDOOR SPACES.

- Sunken lounge
- Garden lounge
- Informal seating area

MORE WITHIN REACH.

- Crystal Lagoon Access with Sun Loungers Area
- Air-conditioned Retail Arcade
- Retail and F&B Shops



THE DEVELOPER

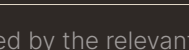
Founded in Kazakhstan in 1995, BI Group is an international development and construction group with more than three decades of experience. Its portfolio includes over 250 projects and approximately 14 million sq. m. of delivered real estate across eight international markets. The group employs more than 8,000 people worldwide.

YEARS OF EXPERIENCE	REAL ESTATE DELIVERED (IN MILLION SQM)	PROJECTS IN COMPANY'S PORTFOLIO
31+	14	250+
INTERNATIONAL MARKETS	EMPLOYEES WORLDWIDE	APARTMENTS DELIVERED
08	8,000+	150,000+

FROM 2019 AUDITED BY KPMG	BB STABLE	131ST PLACE GLOBAL CONTRACTORS
KPMG	FitchRatings	ENR TOP 250

EXPRESSION OF INTEREST NOW OPEN

BI-GROUP.AE



All information is indicative and subject to change. Final details will be governed by the relevant contractual and approved project documentation.