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

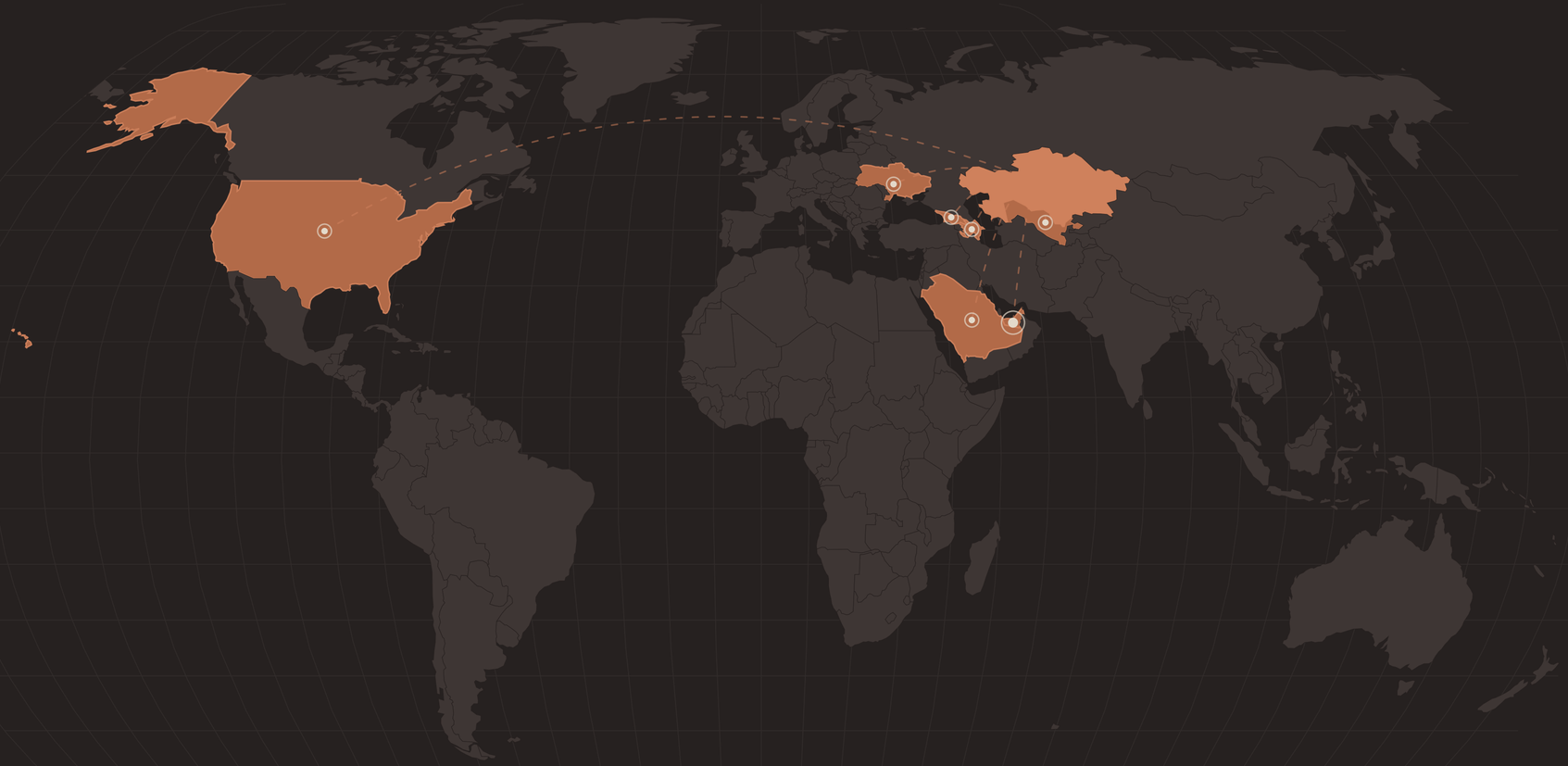
FROM CENTRAL ASIA TO THE WORLD

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

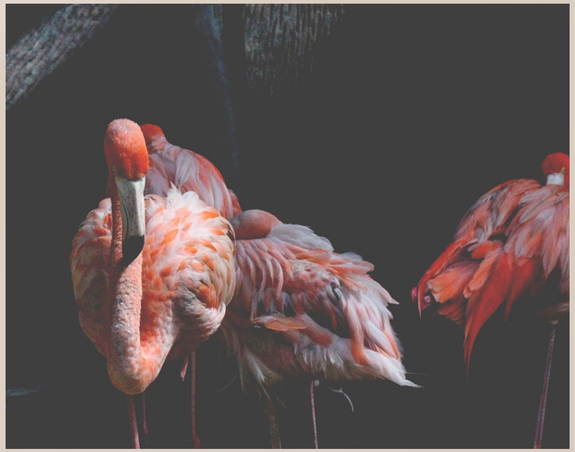
Nursery

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.

A LIFE OF EXPERIENCES

EVERYTHING YOU LOVE, IN ONE PLACE

A thoughtfully selected collection of lifestyle spaces brings leisure, wellness and connection into everyday life.

WATER & LEISURE

01	Infinity-edge Leisure Pool with Canopy
02	Poolside Sunbeds
03	Kids' Pool
04	Relaxation Lounge

MOVEMENT & WELLNESS

05	Fitness Centre
06	Outdoor Gym
07	Pilates & Yoga
08	Steam Room & Sauna

CHILDREN'S PLAY

09	Indoor Area
10	Outdoor Playground

CONNECT & CREATE

11	Barbecue Deck with Dining Area
12	Clubhouse with Lounge and Kitchenette
13	Co-working Space
14	Games Area

OUTDOOR SPACES

15	Sunken Lounge
16	Garden Lounge
17	Informal Seating Areas

MORE WITHIN REACH

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



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

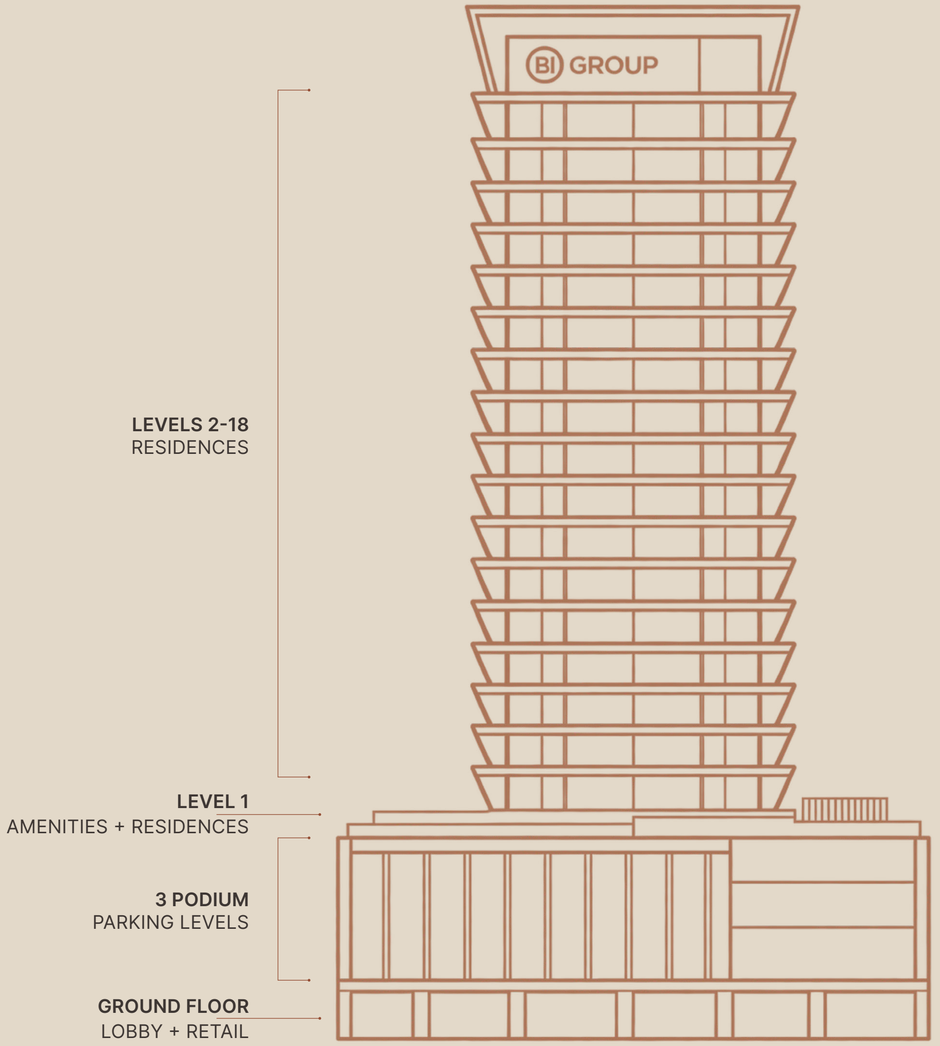
RETAIL UNITS
3

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



TYPICAL PLANS

UNIT LAYOUTS



1-BED | TYPE A

RESIDENCE	SQ.M.	SQ.FT.
Internal Area	52.18	561.66
Balcony Area	8.28	89.13
Total Area	**60.46**	**650.79**



2-BED | TYPE A

RESIDENCE	SQ.M.	SQ.FT.
Internal Area	86.94	935.81
Balcony Area	12.99	139.82
Total Area	**99.93**	**1,075.64**

Disclaimer. Floor plans are for illustrative purposes only and are not to scale. Dimensions, areas, layouts, finishes, furniture, fixtures, and fittings are approximate and may be subject to change without notice. Furniture and accessories are shown for visualization only and are not included unless expressly stated. Purchasers should rely solely on the final contractual documents and approved architectural drawings.



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

BI GROUP UAE

WE BUILD HAPPINESS

REGISTER YOUR INTEREST

Discover a new perspective on everyday living with BI Group in Meydan Horizon, Dubai.

B I - G R O U P . A E

Disclaimer. All renders, names, unit plans, floor plans and images are for illustrative purposes only and are subject to change by the developer without prior notice.