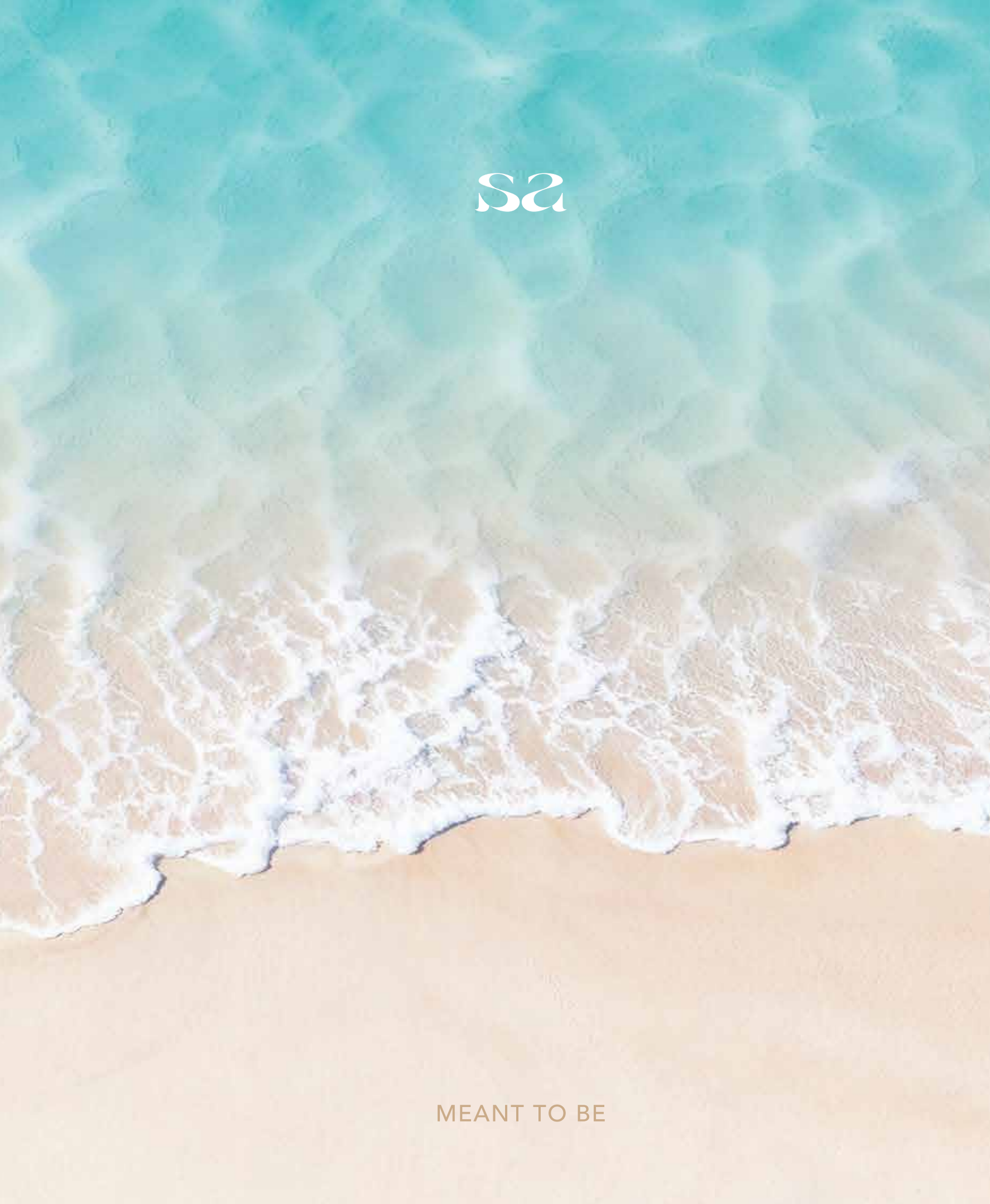
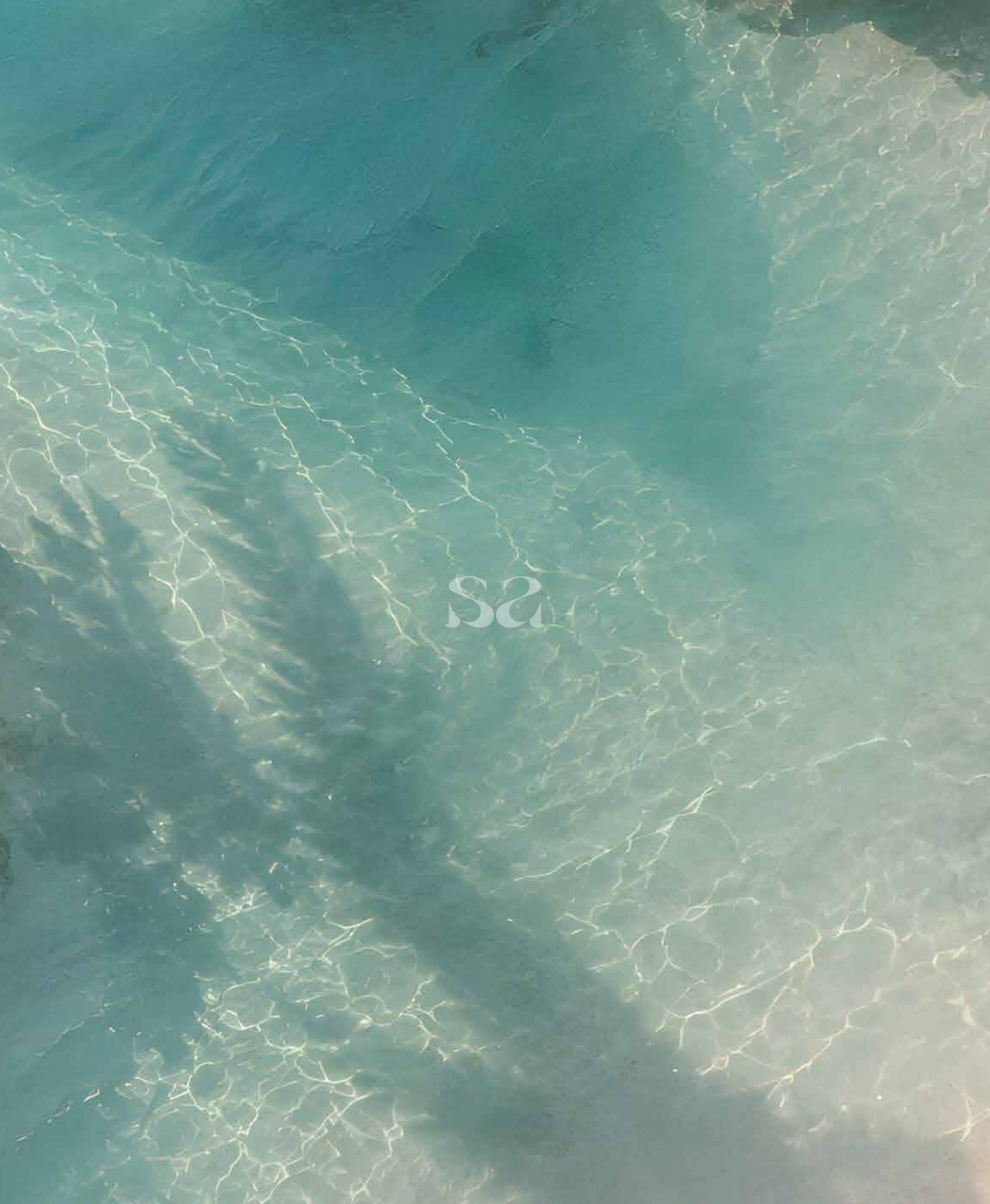

sawa
RESIDENCES
QUBE
DEVELOPMENT



MEANT TO BE





MEANT TO BE

SOME PLACES FEEL RIGHT FROM THE MOMENT YOU DISCOVER THEM.

EVERY ELEMENT COMES TOGETHER NATURALLY. THE LOCATION. THE SURROUNDINGS. THE WAY LIFE UNFOLDS AROUND THEM.

SET WITHIN MOHAMMED BIN RASHID CITY, SAWA RESIDENCES IS A CONTEMPORARY WATERFRONT ADDRESS WHERE THOUGHTFUL DESIGN, CONNECTED LIVING AND EVERYDAY COMFORT EXIST IN PERFECT HARMONY.

SOME PLACES ARE SIMPLY
MEANT TO BE.

BUILT FOR LONG-TERM CONFIDENCE

FOR MORE THAN FIVE DECADES, THE UAE HAS TRANSFORMED AMBITIOUS VISION INTO MEASURABLE PROGRESS. THROUGH ECONOMIC DIVERSIFICATION, WORLD-CLASS INFRASTRUCTURE AND INVESTOR-FOCUSED POLICIES, IT HAS ESTABLISHED ONE OF THE WORLD'S MOST RESILIENT AND COMPETITIVE ENVIRONMENTS FOR LIVING, BUSINESS AND INVESTMENT.



AED 1.9 TRILLION GDP (2025)

+6.8% NON-OIL GDP GROWTH (2025)

77.3% NON-OIL CONTRIBUTION TO GDP (Q1 2025)

0% PERSONAL INCOME TAX

11.6 MILLION POPULATION (2026)

AED 177.3 BILLION FDI INFLOWS (2025)



SOURCES:
UAE Ministry of Economy & Tourism;
UNCTAD World Investment Report 2026;
UAE Government Portal (u.ae)

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A CITY THAT NEVER STOPS MOVING FORWARD

DUBAI HAS BECOME ONE OF THE WORLD'S MOST DESIRABLE CITIES TO LIVE, WORK AND INVEST. THROUGH VISIONARY LEADERSHIP, CONTINUOUS INVESTMENT AND FORWARD-THINKING URBAN PLANNING, IT HAS CREATED A GLOBALLY CONNECTED ECONOMY AND ONE OF THE WORLD'S STRONGEST REAL ESTATE MARKETS.

4+ MILLION
POPULATION
(2026)

5.8 MILLION
POPULATION TARGET
BY 2040

AED 761 BILLION
FOREIGN TRADE
(2025)

270,000+
REAL ESTATE TRANSACTIONS
(2025)

AED 252 BILLION
REAL ESTATE TRANSACTIONS
(Q1 2026)

AED 148.35 BILLION
FOREIGN REAL ESTATE
INVESTMENT (Q1 2026)

Dubai-it

SOURCES: Dubai Statistics Center; Dubai Media Office; Dubai Land Department; Dubai 2040 Urban Master Plan.

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THE NEXT CHAPTER OF MOHAMMED BIN RASHID CITY

MOHAMMED BIN RASHID CITY (MBR CITY) CONTINUES TO SHAPE DUBAI'S RESIDENTIAL LANDSCAPE, WITH ITS NEWEST WATERFRONT CHAPTER BRINGING TOGETHER WATER, NATURE AND CITY LIVING.

54+ MILLION SQ.FT.
PRIME FREEHOLD DEVELOPMENT

AED 30 BILLION
DEVELOPMENT VALUE

600 HECTARES
OPEN & GREEN SPACE

20 HECTARES+
CRYSTAL LAGOONS ALREADY ACROSS DISTRICT ONE & RIVIERA

2012
MOHAMMED BIN RASHID CITY ANNOUNCED MULTIPLE WATERFRONT COMMUNITIES ACROSS THE WIDER DEVELOPMENT



SOURCES:
Government of Dubai;
Mohammed Bin Rashid City / District One official development announcements; Crystal Lagoons


DUBAI INTERNATIONAL AIRPORT (DXB)
DUBAI FRAME
THE MUSEUM OF THE FUTURE
RAS AL KHOR WILDLIFE SANCTUARY
DOWNTOWN DUBAI
DUBAI DESIGN DISTRICT
AL QUOZ POND PARK
MEYDAN RACEHORSE
NAD AL SHEBA CYCLE PARK
QUBE DEVELOPMENT

RAS AL KHOR CORRIDOR: A DISTRICT IN TRANSFORMATION



THE WORLD'S MOST SUCCESSFUL COMMUNITIES ARE DEFINED BY WHERE THEY ARE HEADING. THE RAS AL KHOR CORRIDOR IS UNDERGOING ONE OF DUBAI'S MOST SIGNIFICANT TRANSFORMATIONS, COMBINING ENVIRONMENTAL ENHANCEMENT, INFRASTRUCTURE INVESTMENT AND URBAN REGENERATION.

AT THE HEART OF THIS TRANSFORMATION IS THE AED 650 MILLION ENHANCEMENT OF THE RAS AL KHOR WILDLIFE SANCTUARY, ALONGSIDE NEW MIXED-USE NEIGHBOURHOODS, UPGRADED INFRASTRUCTURE AND IMPROVED CONNECTIVITY ACROSS THE CORRIDOR. TOGETHER, THESE DEVELOPMENTS ARE STRENGTHENING THE AREA'S LONG-TERM APPEAL AS IT EVOLVES INTO A MORE CONNECTED AND ESTABLISHED DESTINATION.


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A NEW WATERFRONT CHAPTER

MEYDAN HORIZON IS THE NEWEST WATERFRONT COMMUNITY WITHIN MOHAMMED BIN RASHID CITY, BRINGING TOGETHER LAGOON LIVING, LANDSCAPED OPEN SPACES AND A CONNECTED URBAN SETTING. DESIGNED AROUND WATER AND A 4 KM PROMENADE, THE COMMUNITY CREATES A MORE OPEN RESIDENTIAL ENVIRONMENT WHILE REMAINING CLOSELY CONNECTED TO DUBAI'S KEY DESTINATIONS.

EVERYTHING WITHIN REACH

BUSINESS & CONNECTIVITY

BUSINESS BAY	10 MIN
DUBAI CREEK HARBOUR	10 MIN
DUBAI INTERNATIONAL AIRPORT	18 MIN
DIFC	15 MIN
DUBAI DESIGN DISTRICT	16 MIN
AL MAKTOUM INTERNATIONAL AIRPORT	45 MIN

HEALTHCARE

NAD AL HAMMAR HEALTH CENTRE	11 MIN
EMIRATES SPECIALTY HOSPITAL	18 MIN
LATIFA HOSPITAL	19 MIN
CLEMENCEAU MEDICAL CENTER HOSPITAL	17 MIN

NATURE & RECREATION

MEYDAN RACECOURSE	12 MIN
RAS AL KHOR WILDLIFE SANCTUARY	8 MIN
AL QUOZ POND PARK	17 MIN
NAD AL SHEBA CYCLE PARK	21 MIN
DUBAI CREEK GOLF & YACHT CLUB	22 MIN
JUMEIRAH BEACH	24 MIN

EDUCATION

AMERICAN SCHOOL OF CREATIVE SCIENCE	16 MIN
GEMS MODERN ACADEMY	15 MIN
HARTLAND INTERNATIONAL SCHOOL	12 MIN
SPRINGDALES SCHOOL DUBAI	19 MIN

RETAIL LIFESTYLE

MEYDAN ONE MALL	10 MIN
NAD AL SHEBA MALL	12 MIN
DUBAI FESTIVAL CITY MALL	15 MIN
BURJ KHALIFA & DUBAI MALL	15 MIN
PALM JUMEIRAH	36 MIN

CONNECTIVITY

DIRECT ACCESS TO RAS AL KHOR ROAD (E44)

FUTURE METRO STATION WITHIN MEYDAN HORIZON

DIRECT ACCESS TO DUBAI–AL AIN ROAD (E66)

DISCLAIMER:
TRAVEL TIMES ARE APPROXIMATE AND MAY VARY DEPENDING ON TRAFFIC, ROUTE AND STARTING POINT WITHIN MEYDAN HORIZON.

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CLINIC
JUMA MOSQUE
AMBULANCE
SCHOOL
POLICE POINT
NURSERY
METRO STATION
FAMILY PARK
HOSPITAL
SCHOOL
NURSERY
PARKS
JUMA MOSQUE

ONE OF MEYDAN HORIZON'S BEST ADDRESSES

THE VALUE OF A COMMUNITY IS DEFINED BY ITS BEST LOCATIONS.

POSITIONED ON ONE OF THE MOST DESIRABLE WATERFRONT PLOTS WITHIN MEYDAN HORIZON, SAWA RESIDENCES ENJOYS ONE OF THE COMMUNITY'S LONGEST LAGOON FRONTAGES, DIRECT ACCESS TO THE WATERFRONT PROMENADE AND ONE OF ITS LOWEST-DENSITY SETTINGS.

SURROUNDED BY PARKS, OPEN SPACES AND FUTURE COMMUNITY AMENITIES, SAWA HAS BEEN CAREFULLY POSITIONED TO MAXIMISE OPENNESS, CONNECTIVITY AND LONG-TERM VALUE.





LIFE MOVES AT A DIFFERENT PACE

LIFE FEELS DIFFERENT WHEN WATER BECOMES PART OF THE EVERYDAY.
MORNING WALKS ALONG THE PROMENADE. COFFEE OVERLOOKING THE LAGOON. CHILDREN PLAYING OUTDOORS. EVENINGS SPENT WATCHING THE LIGHT CHANGE ACROSS THE WATER.

AT SAWA RESIDENCES, WATERFRONT LIVING IS MORE THAN A VIEW, IT SHAPES THE RHYTHM OF EVERYDAY LIFE. IT CREATES SPACE TO SLOW DOWN, AND ENJOY THE MOMENTS THAT MATTER MOST,

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DESIGNED TO BELONG
THIS IS SAWA RESIDENCES

A CONTEMPORARY WATERFRONT RESIDENCE SHAPED BY ITS SETTING WITHIN MEYDAN HORIZON. POSITIONED DIRECTLY ON THE SWIMMABLE LAGOON WITH ACCESS TO THE WATERFRONT PROMENADE, SAWA BRINGS WATER INTO EVERYDAY LIFE. REFINED ARCHITECTURE, TROPICAL LANDSCAPING AND LIGHT-FILLED HOMES CONNECT THE BUILDING NATURALLY TO THE WATERFRONT AND ITS SURROUNDINGS.

A PLACE DESIGNED TO BELONG,
FROM THE MOMENT YOU ARRIVE.





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EVERYTHING IN ITS PLACE

THE BEST COMMUNITIES ARE DESIGNED AROUND THE WAY PEOPLE LIVE

EVERY SPACE AT SAWA HAS BEEN DESIGNED TO SUPPORT THE RHYTHM OF EVERYDAY LIFE, WHETHER IT'S MOVEMENT, RELAXATION, FAMILY TIME OR SIMPLY ENJOYING THE WATERFRONT.


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WELLBEING, EVERY DAY

DESIGNED TO SUPPORT BOTH BODY AND MIND, SAWA BRINGS MOVEMENT AND RECOVERY INTO EVERYDAY LIFE WITH A GYM, INDOOR AND OUTDOOR YOGA AREA, BOXING STUDIO, STEAM ROOM AND SAUNA. SPACES TO EXERCISE, RECHARGE AND SLOW DOWN MAKE WELLBEING A NATURAL PART OF THE DAY.

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DESIGNED AROUND EVERYDAY LIFE

FROM CHILDREN'S PLAY TO QUIET MOMENTS TOGETHER, EVERY SPACE HAS BEEN DESIGNED TO MAKE EVERYDAY LIFE FEEL EASIER, MORE COMFORTABLE AND MORE CONNECTED.

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CONNECTION, EVERY DAY

THE RESIDENTS' LOUNGE, HONESTY BAR, OUTDOOR SEATING AND BBQ AREA CREATE NATURAL PLACES TO MEET, GATHER AND SPEND TIME WITH FRIENDS AND NEIGHBOURS, WHILE MEETING ROOMS PROVIDE A DEDICATED SPACE TO WORK OR CONNECT WHEN NEEDED.


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MacBook Pro


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RELAXATION, EVERY DAY

THE POOL DECK BRINGS TOGETHER THE SWIMMING POOL, RELAXATION POOL, SOLARIUM, SUNBEDS AND CABANAS, CREATING SPACE TO SWIM, UNWIND AND SPEND TIME OUTDOORS. A ZEN CORNER WITH A WATER FEATURE OFFERS A QUIETER PLACE TO PAUSE.




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MEANT FOR THE WAY YOU LIVE

SAWA OFFERS 355 ONE, TWO AND THREE-BEDROOM RESIDENCES, WITH A RANGE OF LAYOUTS SHAPED AROUND DIFFERENT NEEDS AND STAGES OF LIFE. EACH HOME BRINGS TOGETHER PRACTICAL PLANNING, COMFORT AND A SENSE OF EASE, CREATING SPACES THAT FEEL RIGHT FROM THE MOMENT YOU ARRIVE.

APARTMENTS	TYPES	NUMBER OF UNITS
1 BEDROOM	8	246 UNITS
2 BEDROOMS	5	91 UNITS
3 BEDROOMS	2	18 UNITS




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A HOME MEANT FOR YOU

A HOME SHOULD FEEL EFFORTLESS.

AT SAWA, NATURAL LIGHT, PRACTICAL LAYOUTS AND REFINED FINISHES COME TOGETHER TO CREATE RESIDENCES THAT FEEL OPEN, COMFORTABLE AND EASY TO LIVE IN.

SPACES THAT FEEL RIGHT,
FROM THE MOMENT YOU ARRIVE.

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ONE BEDROOM APARTMENT

TOTAL AREA: APPROX. 390–744 SQ FT

ROOM / AREA	SIZE
LIVING & DINING	134 TO 279 SQ FT
MASTER BEDROOM	115 TO 156 SQ FT
MASTER BATHROOM	35.5 TO 60 SQ FT
GUEST BATHROOM	18.6 TO 25 SQ FT
BALCONY	20 TO 154 SQ FT





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TWO BEDROOM APARTMENT

TOTAL AREA: APPROX. 891–1,279 SQ FT

ROOM / AREA	SIZE
LIVING & DINING	163 TO 332 SQ FT
MASTER BEDROOM	113 TO 263 SQ FT
MASTER BATHROOM	36 TO 56 SQ FT
BEDROOM 2	107 TO 143 SQ FT
BATHROOM 2	39 TO 63 SQ FT
GUEST BATHROOM	16 TO 26 SQ FT
BALCONY	43 TO 270 SQ FT





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THREE BEDROOM APARTMENT

TOTAL AREA: APPROX. 1,254–1,558 SQ FT

ROOM / AREA	SIZE
LIVING & DINING	261 TO 363 SQ FT
MASTER BEDROOM	158 TO 169 SQ FT
MASTER BATHROOM	64 SQ FT
BEDROOM 2	135 SQ FT
BATHROOM 2	41 TO 43 SQ FT
BEDROOM 3	135 TO 147 SQ FT
GUEST BATHROOM	21 SQ FT
BALCONY	96 TO 215 SQ FT



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TIMELESS BY DESIGN

EVERY MATERIAL HAS BEEN SELECTED WITH LONGEVITY IN MIND, COMBINING REFINED AESTHETICS WITH EVERYDAY DURABILITY.

CONTEMPORARY KITCHENS, ELEGANT BATHROOMS, PREMIUM APPLIANCES AND CONSIDERED FINISHES COME TOGETHER TO CREATE INTERIORS THAT ARE REFINED, PRACTICAL AND MADE TO LAST.

BECAUSE QUALITY ISN'T SIMPLY SEEN.
IT'S EXPERIENCED EVERY DAY.



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SMARTER BY DESIGN

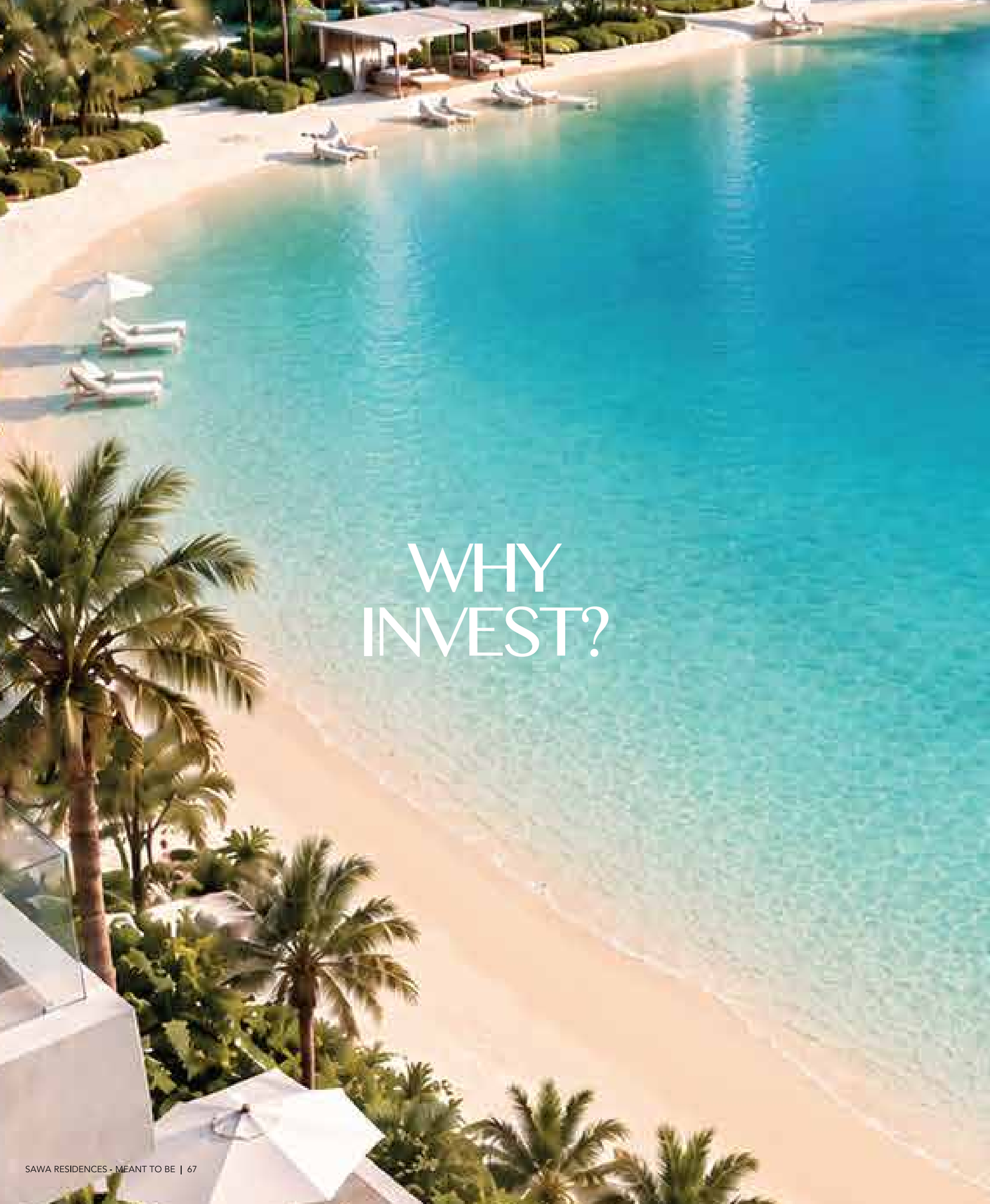
SAWA BRINGS TECHNOLOGY AND EVERYDAY CONVENIENCE TOGETHER THROUGH THE SYNCROW SMART HOME SYSTEM, GIVING RESIDENTS INTUITIVE CONTROL OF THEIR HOME ENVIRONMENT.

BOSCH APPLIANCES COMPLETE THE EXPERIENCE, COMBINING RELIABLE PERFORMANCE WITH CLEAN, CONTEMPORARY DESIGN.

TECHNOLOGY THAT MAKES EVERYDAY LIFE EASIER.



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WHY INVEST?


THE RIGHT PLACE.
THE RIGHT TIME.
THE RIGHT CHOICE.

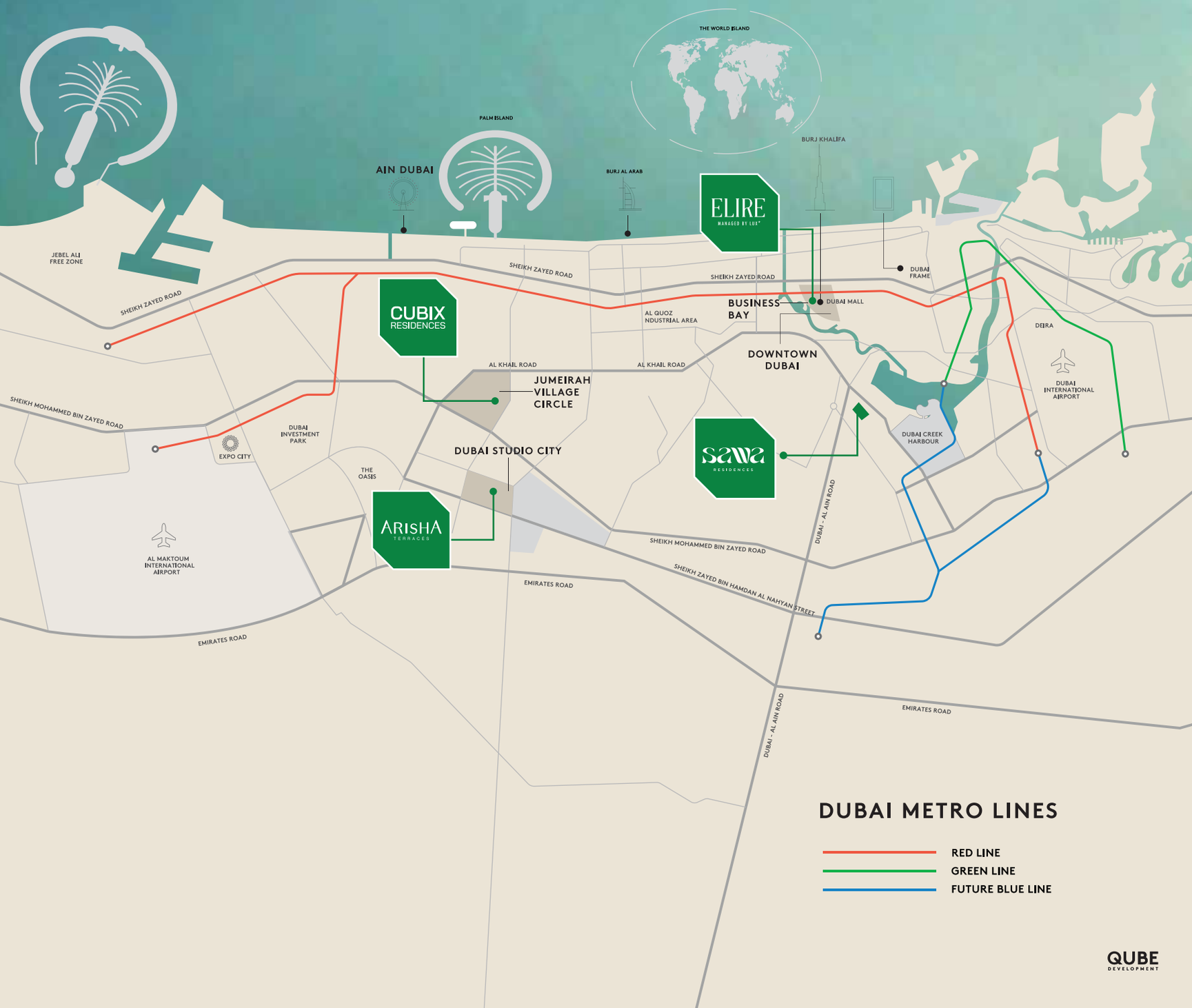
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DESIGNED FOR LONG TERM VALUE

At QUBE Development, we create residential environments shaped around thoughtful design, disciplined execution, and enduring relevance.

Every project is approached with long-term intention, balancing lifestyle, connectivity, and lasting value to create homes designed to remain meaningful over time.

EVERY DESTINATION, JUST MOMENTS AWAY



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LET'S CONNECT

WE ARE HERE TO ANSWER YOUR QUESTIONS AND HELP
YOU DISCOVER THE RIGHT INVESTMENT.

VISIT US

QUBE DEVELOPMENT
EXPERIENCE CENTER , DUBAI, UAE

CALL US

800 78 2323

EMAIL US

SALES@QBD.AE

VISIT OUR WEBSITE

WWW.QBD.AE

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