

FALCON CITY OF WONDERS

Sakura Gardens

By HRE Development | Dubailand, Dubai

Studio from
AED 720,000

Expected handover
Q1 2029

Studios to three bedrooms

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Launched in Falcon City, Dubailand, Sakura Gardens offers studios from AED 720,000, a car-free landscaped setting and expected Q1 2029 handover, with 40% paid after handover over 40 months.

From AED
720,000

Expected handover
Q1 2029

Status
Launched

Launched | Falcon City of Wonders, Dubailand, Dubai

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Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Garden living in Falcon City

Sakura Gardens brings studios and apartments to a low-rise community in Falcon City of Wonders, Dubailand. Developed by HRE Development, it has launched with studio prices from AED 720,000 and expected handover in Q1 2029.

Its four G+9 buildings use curved balconies, floor-to-ceiling glazing and organic forms inspired by cherry blossom branches and petals. Gardens, courtyards and lagoon-facing spaces shape the daily experience. Underground parking keeps cars away from the pedestrian areas, giving residents room to walk, meet and spend time outdoors.

Masterplan and surrounding district

The 49,000 sq m site contains four G+9 buildings and a central landscaped setting. The masterplan includes 1,438 residences across apartments and duplexes, plus 30 retail units. The central park is planned at 30,000 sq m.

Falcon City of Wonders is within Dubailand, with villa communities and established residential districts around it. Al Barari and Arabian Ranches are approximately 10 minutes away by car. Sheikh Mohammed Bin Zayed Road and Emirates Road provide connections to other parts of Dubai.

Approximate driving times include 5 minutes to IMG Worlds of Adventure, 7 minutes to Global Village, 12 minutes to Habtoor Polo Club, 22 minutes to Dubai International Airport and 25 minutes to Burj Khalifa or Dubai Marina. Actual journeys vary with traffic and route.

Project at a glance

School options for families

GEMS First Point School offers a UK curriculum from ECC through Year 13 and holds a Very Good KHDA rating for 2023–2024. JESS Arabian Ranches and Safa Community School hold Outstanding ratings for the same inspection cycle. Compare curricula and campus details in our guide to KHDA-rated schools in Dubai. Remington Properties can help assess the school run alongside suitable homes; journey times depend on the chosen campus and traffic.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Studio	452–508 sq ft	From AED 720,000
1 bedroom + study	825–1,333 sq ft	From AED 1,150,000
2 bedrooms + study	1,362–1,747 sq ft	From AED 1,999,000
3 bedrooms	1,616–2,063 sq ft	From AED 2,408,000

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 4 published plan sheets.

HOMES, SIZES & PRICES

Homes, sizes & prices

Homes and starting prices

*Indicative starting-price/minimum-area ratio, rounded to the nearest dirham. Starting prices and minimum advertised areas may refer to different units; these figures are not verified unit prices per square foot. The featured one- and two-bedroom floor plans include a study.

The wider masterplan includes four-bedroom apartments and duplex formats alongside the featured studio to three-bedroom selection. Remington Properties can compare the current available-unit list, including layout, floor position, view and total purchase price.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	Down payment	On booking
50%	During construction	Contractual instalment schedule
40%	Post-handover	1% monthly for 40 months
4%	DLD fee (separate)	In addition to purchase price

Expected handover

Q1 2029

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Payment structure

Pay 10% as a down payment, 50% during construction and the remaining 40% after handover in 40 monthly instalments of 1%. The 4% Dubai Land Department fee is separate. The expected handover is Q1 2029; the written sales agreement governs payment dates and delivery terms.

Sakura Gardens combines a studio entry price of AED 720,000 with a low-rise, landscaped setting and a payment plan extending 40 months beyond handover. Furnished homes, study layouts and shared wellness, fitness and work spaces give buyers concrete features to compare for personal use or a future rental. Remington Properties can obtain available-unit details and compare total prices, views, layouts and written terms. Future rental income and resale value depend on the chosen residence, delivery, market conditions and ongoing costs; no return is guaranteed.

LIFESTYLE & AMENITIES

A place for everyday living.



- Wellness studio overlooking the lagoon
- Healing areas within the gardens
- Indoor jacuzzi
- Spa-inspired relaxation lounges
- Zen garden seating corners
- Serenity pavilion for meditation and sound healing
- Rooftop gym with skyline views
- Dual running track with natural-stone and rubber surfaces
- Basketball court
- Outdoor showers
- Clubhouse overlooking the lagoon
- Yoga and meditation platforms
- Indoor sauna
- Rooftop wellness deck with skyline views
- Quiet escape garden
- Aromatherapy and mindfulness walkways
- Ground-level gym overlooking the lagoon
- Outdoor gym stations
- Padel courts
- Stretching and recovery zone
- Bicycle parking areas

Illustrative project amenities. Final specifications are subject to the developer's sales documents.

LIFESTYLE & AMENITIES

A place for everyday living.

- Co-working and creative studios
- Multi-purpose community hall for private events
- Barbecue and picnic areas
- Benches and shaded courtyards
- Sunbeds and relaxation decks
- Garden-view coffee shops
- Rooftop leisure deck
- Podcast studio
- Sky lounge and rooftop bar
- Family gathering zones
- Lagoon-style central pool
- Water features and cascading fountains
- Restaurants and dining terraces
- Car-free pedestrian community
- Gaming and entertainment room
- Pool bar and sun deck
- Children’s play areas and activity stations
- Rooftop infinity pool
- Café corners and outdoor lounges
- Retail promenade and boutique stores
- Over 50% of the masterplan dedicated to greenery

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LIFESTYLE & AMENITIES

A place for everyday living.

- Sakura Boulevard and flower walk
- Outdoor reading and reflection corners
- Solar-panel integration
- Underground parking
- Sculptural water gardens
- Fully furnished residences
- Electric-vehicle charging stations
- Dedicated bicycle parking
- Meditation bridge over the lagoon
- Smart-home automation
- Recycled-water irrigation

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Falcon City of Wonders.

Falcon City of Wonders, Dubai

Falcon City of Wonders is a Dubailand district surrounded by villa communities. Sheikh Mohammed Bin Zayed Road and Emirates Road connect the area with other parts of Dubai; Al Barari and Arabian Ranches are among the surrounding residential districts. Falcon City of Wonders places Sakura Gardens in Dubailand beside a lagoon, with links to Sheikh Mohammed Bin Zayed Road and Emirates Road.

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

Approximate driving times: IMG Worlds 5 minutes, Global Village 7 minutes, Al Barari and Arabian Ranches 10 minutes, Habtoor Polo Club 12 minutes, DXB 22 minutes, Burj Khalifa and Dubai Marina 25 minutes. Times vary with traffic and route.

PROJECT GALLERY

See the project in detail.



— Aerial view



— Lagoon courtyard



— Cherry blossom garden



— Lagoon at dusk



— Curved waterfront balconies



— Lobby lounge

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Co-working lounge



— Studio living room



— One-bedroom living and dining



— Two-bedroom kitchen and dining



— Three-bedroom living room

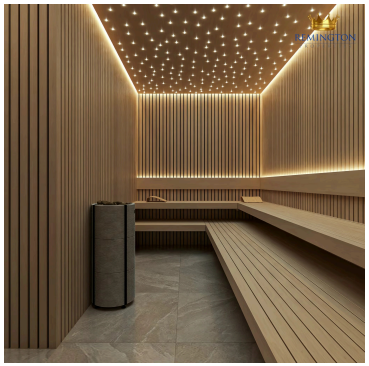


— Children’s playroom

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Sauna



— Fitness room



— Meeting room



— Residents' lounge



— Lounge and dining area

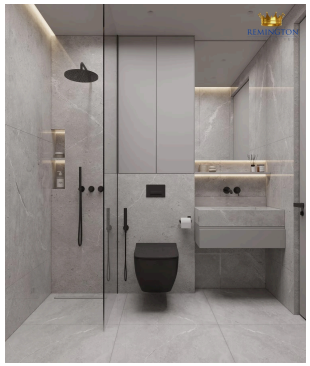


— Garden-view living room

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— One-bedroom bathroom



— One-bedroom suite



— One-bedroom bedroom and wardrobe



— One-bedroom open-plan interior



— Two-bedroom principal bedroom



— Two-bedroom bedroom with balcony

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Second bedroom in a two-bedroom home



— Bedroom with window-side seating



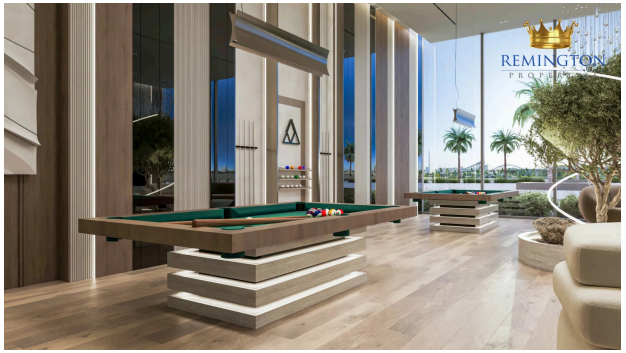
— Two-bedroom living and dining room



— Three-bedroom principal bedroom



— Three-bedroom living and dining



— Residents' games lounge

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

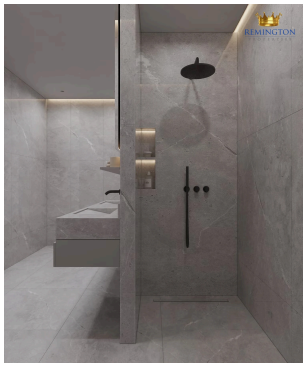
See the project in detail.



— Lift lobby



— Residential corridor



— Two-bedroom bathroom



— Two-bedroom living room with dining



— Two-bedroom living room by the stairs



— Two-bedroom dining and kitchen

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Two-bedroom open kitchen



— Two-bedroom lounge by the window



— Two-bedroom television lounge



— Three-bedroom second bedroom



— Three-bedroom bedroom with balcony



— Three-bedroom living room with dining

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Three-bedroom curved living room



— Three-bedroom lounge and dining



— Three-bedroom dining room



— Three-bedroom kitchen and dining



— Three-bedroom open-plan dining

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Curved residential facade



— Poolside courtyard



— Sculptural entrance canopy



— Garden walkway



— Sports court and running path

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Courtyard between residential blocks



— Courtyard lounge at twilight



— Lagoon-side pool and residences



— Waterfront balcony view



— Garden bridge and pool

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Aerial view of the masterplan



— Basketball court and garden



— Shaded garden promenade



— Green garden pathway

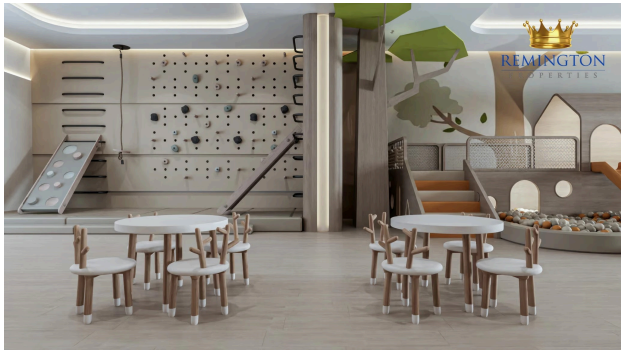


— Children’s creative room

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



— Children’s activity room



— Steam room



— Studio bedroom



— Studio lounge and sleeping area



— Lobby lounge with garden view

Illustrative project images. Open an image to view it in full.

Studio



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Three-Bedroom



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

ABOUT THE DEVELOPER

The team behind the project.

HRE Development

HRE Development is a UAE property developer with an in-house construction arm. Its construction experience supports a residential portfolio spanning Dubailand, Dubai Science Park and Al Jaddaf Waterfront. Projects include Sakura Gardens, the SkyHills collection, Celeste and Wadi Hills. The company combines architectural design with direct involvement in construction, with an emphasis on practical layouts, landscaped spaces and community amenities.

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is Sakura Gardens located?

Sakura Gardens is in Falcon City of Wonders, Dubailand, beside a lagoon. The location provides access to Sheikh Mohammed Bin Zayed Road and Emirates Road.

What is the launch status of Sakura Gardens?

Sakura Gardens is launched, with residences available subject to current availability. Remington Properties can obtain the latest available-unit selection and written purchase terms.

What apartment sizes are offered at Sakura Gardens?

The featured studio range is 452–508 sq ft; one-bedroom layouts are 825–1,333 sq ft; two-bedroom layouts are 1,362–1,747 sq ft; and three-bedroom layouts are 1,616–2,063 sq ft. The wider community also includes larger apartments and duplex formats.

Who is developing Sakura Gardens?

HRE Development is developing Sakura Gardens. The UAE developer has its own construction arm and a residential portfolio that includes the SkyHills collection, Celeste and Wadi Hills.

What are the starting prices at Sakura Gardens?

Studios start at AED 720,000, one-bedroom apartments at AED 1,150,000, two-bedroom apartments at AED 1,999,000 and three-bedroom apartments at AED 2,408,000. Prices and availability can change.

When is the expected handover of Sakura Gardens?

The expected handover is Q1 2029. The final delivery date and any changes are governed by the purchase contract.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What is the payment plan for Sakura Gardens?

The payment structure is 10% down payment, 50% during construction and 40% after handover, paid at 1% monthly over 40 months. A separate 4% Dubai Land Department fee applies. Written sales terms govern the instalment schedule.

Which schools can families compare when considering Sakura Gardens?

GEMS First Point School offers the UK curriculum through Year 13 and has a Very Good KHDA rating for 2023–2024. JESS Arabian Ranches and Safa Community School have Outstanding ratings for the same cycle. School suitability depends on curriculum, admissions and the actual daily journey.

What makes daily life at Sakura Gardens distinctive?

Four G+9 buildings surround landscaped outdoor spaces in a community with over 50% greenery. Underground parking keeps the pedestrian areas car-free, while lagoon pools, gardens, fitness facilities and social spaces support everyday use.

How can Remington Properties help with a purchase at Sakura Gardens?

Remington Properties can compare available residences, layouts, floor positions, views, prices and payment terms, and help assess the location against your family or investment brief. The starting-price/minimum-area ratios shown here are indicative calculations, not quotations for a matched unit.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

HOMES AND STARTING PRICES

Homes and starting prices

Home type	Advertised area	Starting price	Indicative ratio*
Studio	452–508 sq ft	AED 720,000	AED 1,593/sq ft
1 bedroom	825–1,333 sq ft	AED 1,150,000	AED 1,394/sq ft
2 bedrooms	1,362–1,747 sq ft	AED 1,999,000	AED 1,468/sq ft
3 bedrooms	1,616–2,063 sq ft	AED 2,408,000	AED 1,490/sq ft

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



Enquire on WhatsApp

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Starting prices, availability, areas, amenities and expected handover may change. Renderings illustrate the intended design. The 4% DLD fee is separate. Written sales terms govern payments, specifications and delivery. Indicative starting-price/minimum-area ratios are not matched-unit quotations.