

MEYDAN HORIZON

SAWA Residences

By QUBE Development | Mohammed Bin Rashid City, Dubai

1-bedroom apartment from
AED 1,050,000

Expected handover
Q1 2030

Freehold homes | One bedroom to three bedrooms

Prepared 21 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

SAWA Residences is a premium waterfront development by QUBE Development in Meydan Horizon, Mohammed Bin Rashid City. The collection comprises 355 one-, two- and three-bedroom apartments, with direct access to the lagoon and waterfront promenade. Bosch kitchen appliances, Synchro smart lighting and landscaped leisure spaces complement the waterfront setting. Expected handover is Q1 2030. Ownership is Freehold.

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From AED
1,050,000

Expected handover
Q1 2030

Ownership
Freehold

Status
Launched

Launched | Meydan Horizon, Mohammed Bin Rashid City, Dubai

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Freehold homes beside the lagoon

SAWA Residences combines Freehold ownership with direct access to the lagoon and waterfront promenade. Bosch kitchen appliances, Synchro smart lighting and dedicated spaces for exercise, relaxation, work and children’s play support everyday life in this premium waterfront development.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
1-bedroom apartment	From 390 sq ft	From AED 1,050,000
2-bedroom apartment	From 1,013 sq ft	From AED 2,410,000
3-bedroom apartment	From 1,254 sq ft	From AED 3,080,000

Request a current unit shortlist



355

1-bedroom apartment

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 3 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

10%

Booking on the 70/30 offer

At booking

60%

Construction instalments

During construction

30%

Post-handover instalments

Over two years after handover

Expected handover

Q1 2030

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

SAWA combines a prime lagoon-front address in Meydan Horizon with a premium residential specification. Direct access to the promenade gives residents a waterfront setting they can use every day. Bosch appliances, smart lighting, landscaped pool areas and dedicated spaces for exercise, work and children’s play add to its appeal for buyers choosing a home and investors considering future tenants’ needs. The location places SAWA within the developing Mohammed Bin Rashid City district, with road connections to Business Bay and Downtown Dubai. The three payment options also give buyers a choice over when to commit the largest share of their purchase funds. The 35/65 option leaves 65% due at completion, while the 70/30 launch offer extends 30% over two years after handover. We’ll compare the asking price, saleable area, floor, orientation and

payment terms of available apartments to help you choose a residence that suits your budget and intended use.

LIFESTYLE & AMENITIES

A place for everyday living.



- Swimming pool
- Children’s pool
- Zen garden
- Gym and boxing area
- Steam room and sauna
- Cinema room and virtual reality corner
- Relaxation pool
- Pool bar
- Barbecue area
- Indoor yoga studio and outdoor yoga area
- Residents’ lounge and meeting rooms
- Indoor and outdoor children’s play areas

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

LOCATION & COMMUNITY

Connected to Meydan Horizon.

Meydan Horizon, Dubai

Meydan Horizon brings lagoon living into a master-planned district within Mohammed Bin Rashid City. Landscaped parks, retail, wellness facilities and walkable public spaces form part of the community plan. SAWA connects directly to the waterfront promenade, while Ras Al Khor Road and Dubai–Al Ain Road provide connections to Business Bay and Downtown Dubai. SAWA Residences sits on the lagoon in

Open the project location

View the location

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



LOCATION & CONNECTIVITY

Location & connectivity

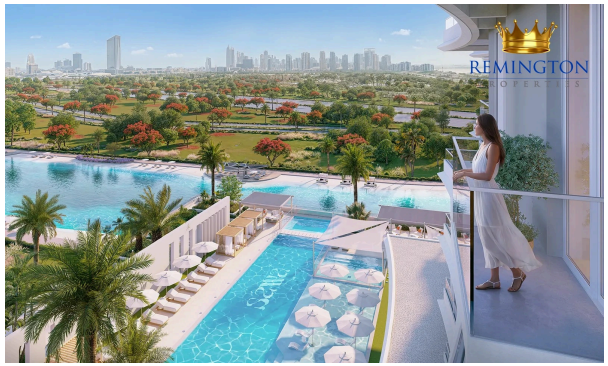
Meydan Horizon. Ras Al Khor Road and Dubai–Al Ain Road connect the district to Business Bay and Downtown Dubai.

PROJECT GALLERY

See the project in detail.



Aerial view of beside the lagoon



Balcony view over the lagoon and swimming pool at



Timber-panelled reception lobby at



Swimming pool with an underwater view and poolside loungers at



Waterfront façade of at dusk

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

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.

QUBE Development

Established in 2022

QUBE DEVELOPMENT

QUBE Development develops residential and commercial property in Dubai, backed by more than 30 years of sector experience. Its work focuses on durable construction, practical planning and long-term value. The Remington Properties collection includes Arisha Terraces in Dubai Studio City, with studios and one- and two-bedroom apartments.

Selected projects

- Arisha Terraces
- Cubix Residences
- ELIRE Managed by LUX*

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 SAWA Residences by QUBE Development?

SAWA Residences is in Meydan Horizon, within Mohammed Bin Rashid City, Dubai, with direct access to the lagoon and waterfront promenade.

What apartments are available at SAWA Residences by QUBE Development?

The collection comprises 355 one-, two- and three-bedroom apartments. We'll confirm current availability, floors and orientations for your preferred bedroom count.

What is the starting price at SAWA Residences by QUBE Development?

One-bedroom residences are advertised from AED 1,050,000, two-bedroom residences from AED 2,410,000 and three-bedroom residences from AED 3,080,000. The separate 70/30 launch offer starts at AED 1,100,000 and runs through 30 November 2026, subject to availability and written sales terms. We'll confirm the price and payment option for your chosen unit.

How large are the apartments at SAWA Residences by QUBE Development?

Advertised minimum sizes are 390 sq ft for one-bedroom residences, 1,013 sq ft for two-bedroom residences and 1,254 sq ft for three-bedroom residences. These are type-level minimums; we'll obtain the exact saleable area and plan for the apartment you select.

When is SAWA Residences by QUBE Development expected to be handed over?

Expected handover is Q1 2030. The purchase agreement sets out the contractual delivery terms.

Is SAWA Residences by QUBE Development Freehold?

Yes. SAWA Residences offers Freehold ownership.

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 payment options are available at SAWA Residences by QUBE Development?

The 70/30 offer comprises 10% at booking, 60% during construction and 30% over two years after handover. The 60/40 option comprises 10% at booking, a further 50% before completion and 40% at completion. The 35/65 option comprises 10% at booking, a further 25% before completion and 65% at completion. The 70/30 launch offer runs through 30 November 2026. We'll confirm eligibility, unit pricing and dated instalments before reservation.

What amenities are planned at SAWA Residences by QUBE Development?

Planned amenities include swimming, relaxation and children's pools, a gym and boxing area, indoor and outdoor yoga spaces, steam and sauna facilities, a residents' lounge, meeting rooms, a cinema and virtual reality corner, and indoor and outdoor children's play areas.

Can I see the floor plans for SAWA Residences by QUBE Development?

The Floor Plans section shows representative one-, two- and three-bedroom layouts, including the one-bedroom Type 417. We'll provide the exact unit plan and saleable area for any available home you shortlist.

How can I reserve an apartment at SAWA Residences by QUBE Development?

Tell us your preferred bedroom count and budget. We'll confirm available apartments, current unit prices, floor plans and payment choices, then explain the written reservation steps for the residence you choose.

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

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.



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Trakheesi Permit

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Prices, availability, areas, payment terms and handover timing may change; the unit's written sales terms govern the purchase. Type-level starting prices and minimum areas may refer to different apartments. Images are architectural renderings and plans are representative. The 70/30 offer is valid through 30 November 2026, subject to sales terms.