



Live the AI Luxury. *Breathe the Wellness.*

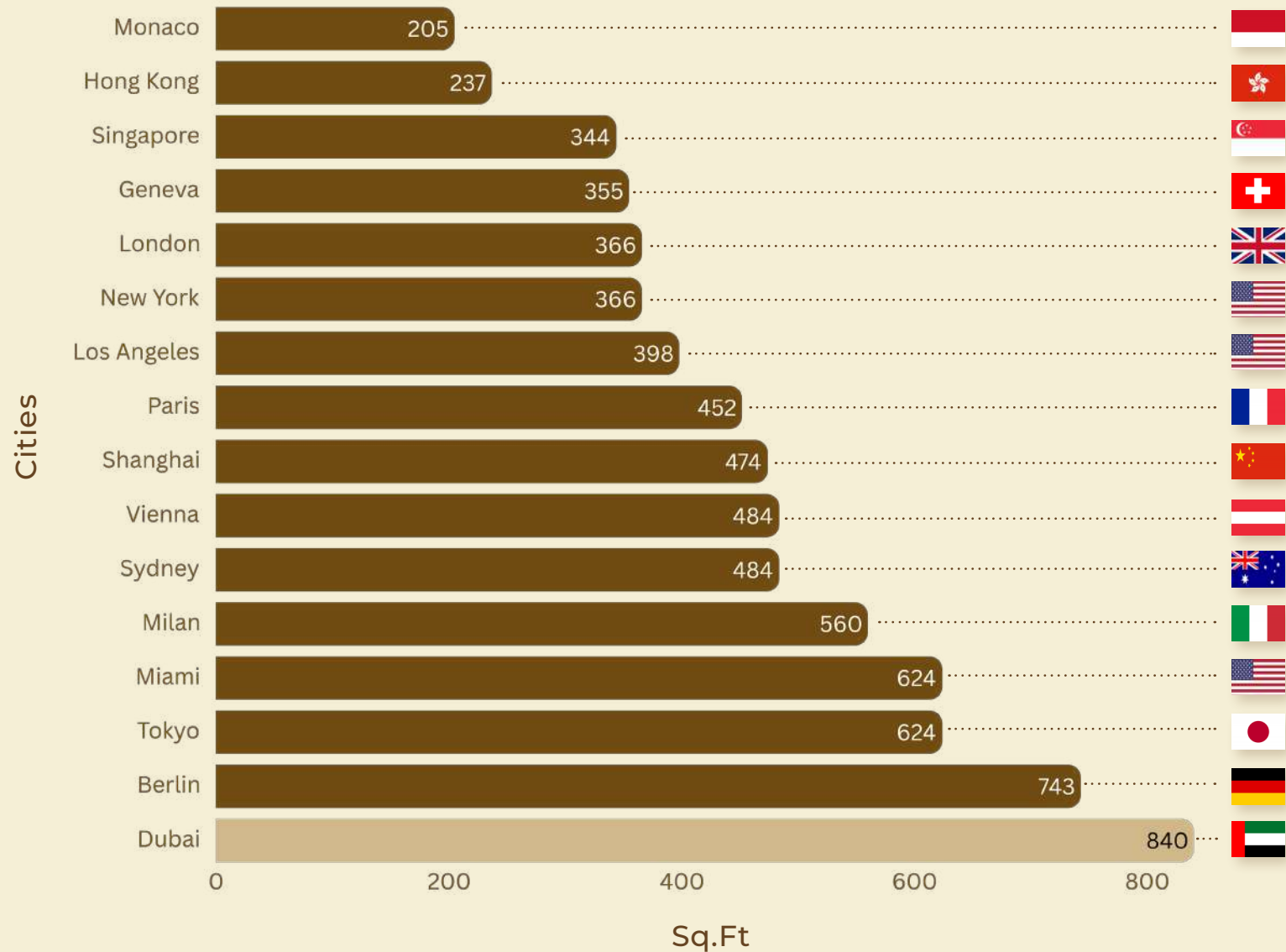
Nad Al Sheba 1, Meydan

*Elite's Collection*

INVESTMENT HIGHLIGHT

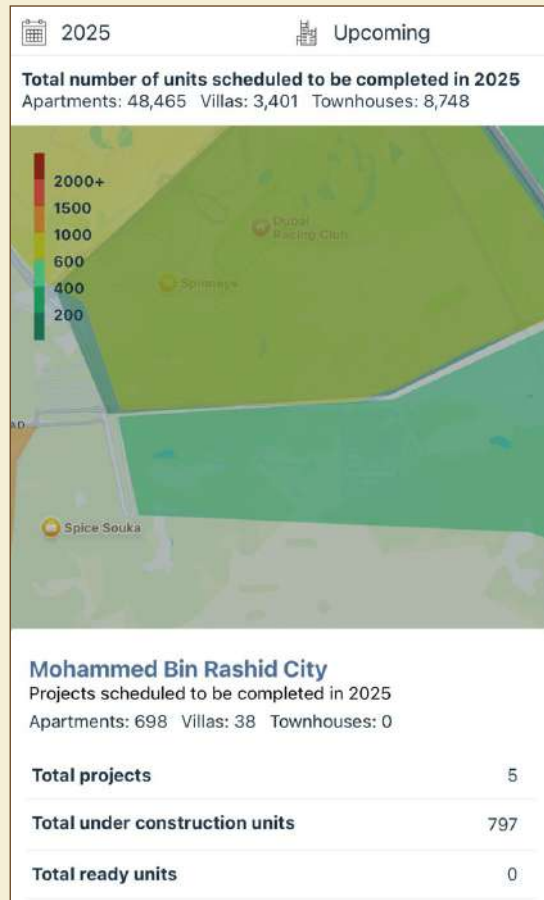
**MAK.**  
DEVELOPERS

# How Much USD 1M Buys in Prime Real Estate

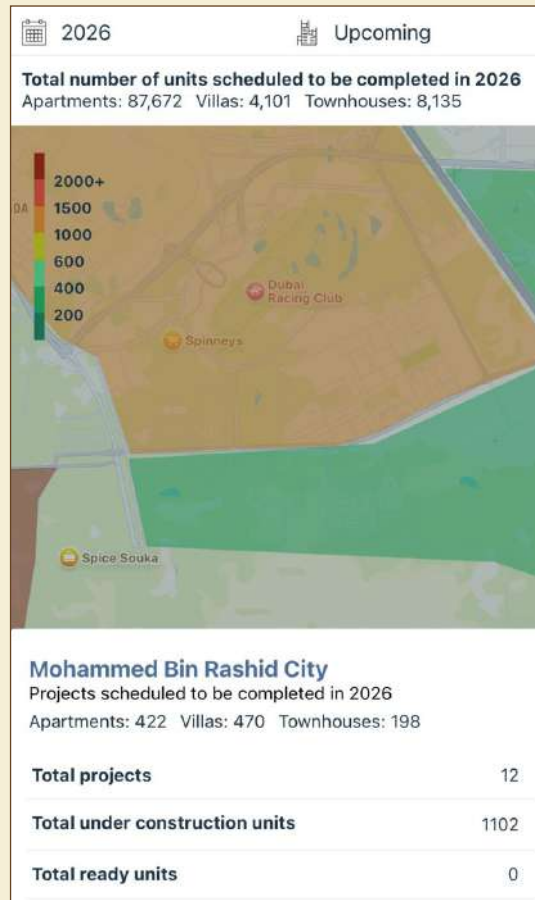




# Units Being *Delivered* in Meydan



**2025**  
Total number of units  
Dubai: 60,614  
Meydan: 736



**2026**  
Total number of units  
Dubai: 99,908  
Meydan: 1,090



**2027**  
Total number of units  
Dubai: 104,052  
Meydan: 50

# Saddlewood Park: *For Investors & Residents*

- Golf Course & Lake view.
- Meydan Racecourse just two minutes away.
- Luxury building featuring high-end finishes.
- Nad Al Sheba, Meydan is a prestigious address.
- Unit sizes exceed both area and market averages.
- Only 61 exclusive units—minimal resale competition.
- Two-year project delivers swift ROI and quick move-in.
- Future Etihad Rail and Metro access enhances connectivity.



- Major infrastructure upgrades in Meydan boosting value and living quality.
- Exceptional ROI and capital appreciation potential.
- Set on a landscaped, attractive plot in Nad Al Sheba.
- Sole Meydan project with comprehensive AI integration.
- Dedicated to delivering the ultimate wellness experience.
- 25 amenities—more than any nearby residential building.
- Construction-linked payments align with project progress.
- Saddlewood Park investment opens the door to a Golden



# Saddlewood Park: *For Investors & Residents*

Below are the expected returns on a Saddlewood Park investment:

*25%-30%*

Capital Appreciation By Handover

*8%*

Return On Investment

