
SANCTUARY
HIVE BY PRESTIGE ONE



Where Work **Breathes Easier**

In a city that never slows down, Sanctuary Hive offers a rare stillness. A business hub surrounded by the calm of Ras Al Khor Wildlife Sanctuary — where time feels measured, and ideas have space to grow. It's more than a place to work. It's a place to think.


PRESTIGE ONE
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RETAIL
RETAIL
RETAIL
RETAIL

Why Meydan is Perfect for Sanctuary Hive?

Close enough to the city's core, yet far from its rush.

Balanced between business, lifestyle, and leisure.



Designed around movement, connection, and calm.

A destination for growth, both professional and personal.

Home to Dubai's most visionary masterplan.

A community built for the future of work.

2040 دبي DUBAI

supports sustainability
and quality-of-life vision.

AED 100M
Phase 1 set for completion
by end of 2026

144%
increase in water
surface area

60%
improvement in carbon
dioxide absorption

60%
increase in mangrove
vegetation coverage

5.6km
cycling tracks

3km
walking trails



Ras Al Khor **Wildlife Sanctuary**


Commercial Zone 2
Mangrove Village
Lagoon Platform
Flamingo Hide
Photographer Hide
Observation Tower
Ras Al Khor
Wildlife Sanctuary
Visitor Center
Mangrove Trail
Al Ain-Dubai RD
Ras Al Khor Road
Ras Al Khor Road
Reef Hide
SANCTUARY
THE WATERWAY
PARKWAY



The New **Center of Connection**

Set within Meydan, Dubai's most forward-thinking district, Sanctuary Hive connects businesses to the pulse of the city — yet keeps them grounded in peace.

Driving Distances

10 mins
Business Bay



12 mins
Downtown Dubai



15 mins
DIFC



15 mins
Dubai Design District



18 mins
Dubai International Airport



25 mins
Dubai Marina



Building **Configuration**



Office Floors

Coworking Forum

Podium Floor 3

Podium Floor 2

Podium Floor 1

Ground Floor

Basement Floor

ELEVATORS

Passenger Elevators: 3

OWNERSHIP

Private Ownership Title

ANTICIPATED COMPLETION DATE

Q3 2029

KEY VIEWS

Ras Al Khor Sanctuary Views, Muhammad Bin Rashid City Community Views, Meydan Horizon Views, Burj Khalifa Views


PRESTIGE ONE



Spaces that

Work as you do — with Intention

Every corner of Sanctuary Hive serves a purpose: to nurture focus, foster connection, and support wellbeing. It's a workplace where design aligns with the rhythm of real life.


SUMMER
SUNSET
W
N
WINTER
SUNSET
SUMMER
SUNRISE
PRESTIGE ONE
S
WINTER
SUNRISE
E



Inspired by the **Calm that Surrounds it**

Named after the sanctuary it overlooks, Sanctuary Hive draws from the quiet rhythm of Ras Al Khor — a landscape of reflection and renewal. Here, the lines between work and wellbeing fade, replaced by clarity, light, and balance.



Where Work **Feels Effortless**

The glass façade reflects the skyline and the sanctuary — a visual dialogue between progress and peace. A place where clarity guides the day, and every moment is productive.



Grand Lobby

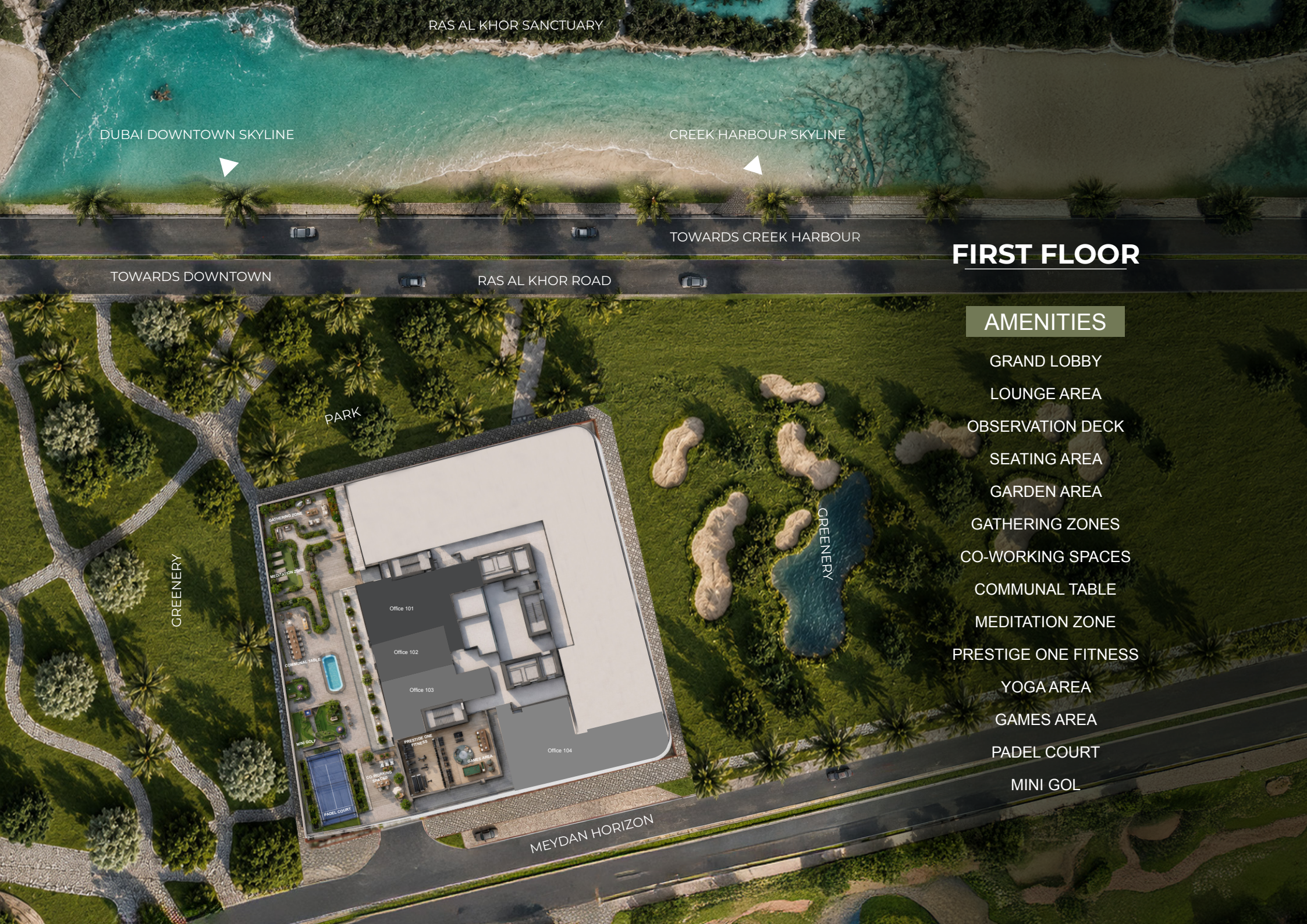
Arrival **Redefined**

Step into a lobby of quiet grandeur — open spaces, natural textures, seamless finishes. An entrance designed to welcome, not overwhelm.



Built for **the Quietly Driven**

For those who create more than they announce. For those who lead with purpose and precision. Sanctuary Hive is where ambition takes its calmest shape.



FIRST FLOOR

AMENITIES

- GRAND LOBBY
- LOUNGE AREA
- OBSERVATION DECK
- SEATING AREA
- GARDEN AREA
- GATHERING ZONES
- CO-WORKING SPACES
- COMMUNAL TABLE
- MEDITATION ZONE
- PRESTIGE ONE FITNESS
- YOGA AREA
- GAMES AREA
- PADEL COURT
- MINI GOL


A Reflection **of Mindful Work**
Inside Sanctuary Hive, productivity flows effortlessly, designed for calm concentration.


Gathering Zones



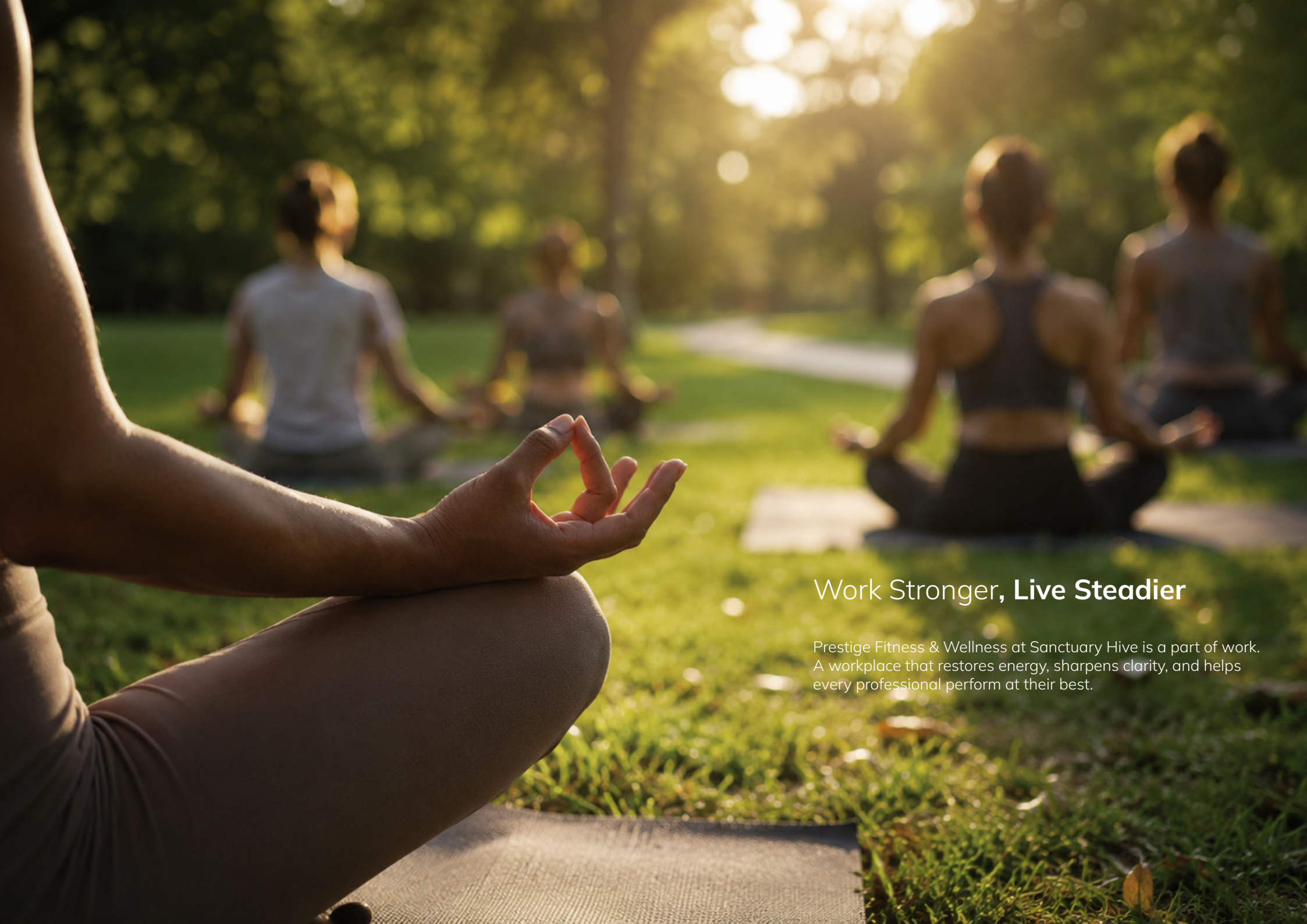
Made for **How You Work**

Every detail at Sanctuary supports balance — where connection, comfort, and creativity come naturally, and your workspace feels like a second home.









Work Stronger**, Live Steadier**

Prestige Fitness & Wellness at Sanctuary Hive is a part of work. A workplace that restores energy, sharpens clarity, and helps every professional perform at their best.


Prestige One Fitness

Connection **Made Easy**

The Lounge brings people together beyond the desk — for coffee, casual talks, or a quick game that resets the mind.







Lounge Area



Padel Court



Made for **Meaningful Exchanges**

A flexible space that invites ideas, conversation, and connection — naturally.


Co-Working Spaces


Restroom



Clarity **in Every Detail**

A sculpted form of glass and geometry, Sanctuary Hive embodies transparency — letting light, ideas, and collaboration flow freely. It's architecture that works as hard as the people inside it.



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