



# THE CADEN

INVESTMENT GUIDE



BETWEEN THE CITY  
AND THE SILENCE







# A RHYTHM OF REFINED LIVING

The Caden stands at the point where the energy of the city meets the calm of nature. Its contemporary architecture opens to tranquil lagoon views, while refined interiors offer intelligent comfort. It is a home that feels connected and composed, where the city is close, and serenity is always within reach.

Designed with intention, The Caden brings together natural light, thoughtful details, and warm materials to create homes that feel both modern and enduring. Spacious layouts and purposeful design make every space feel complete.



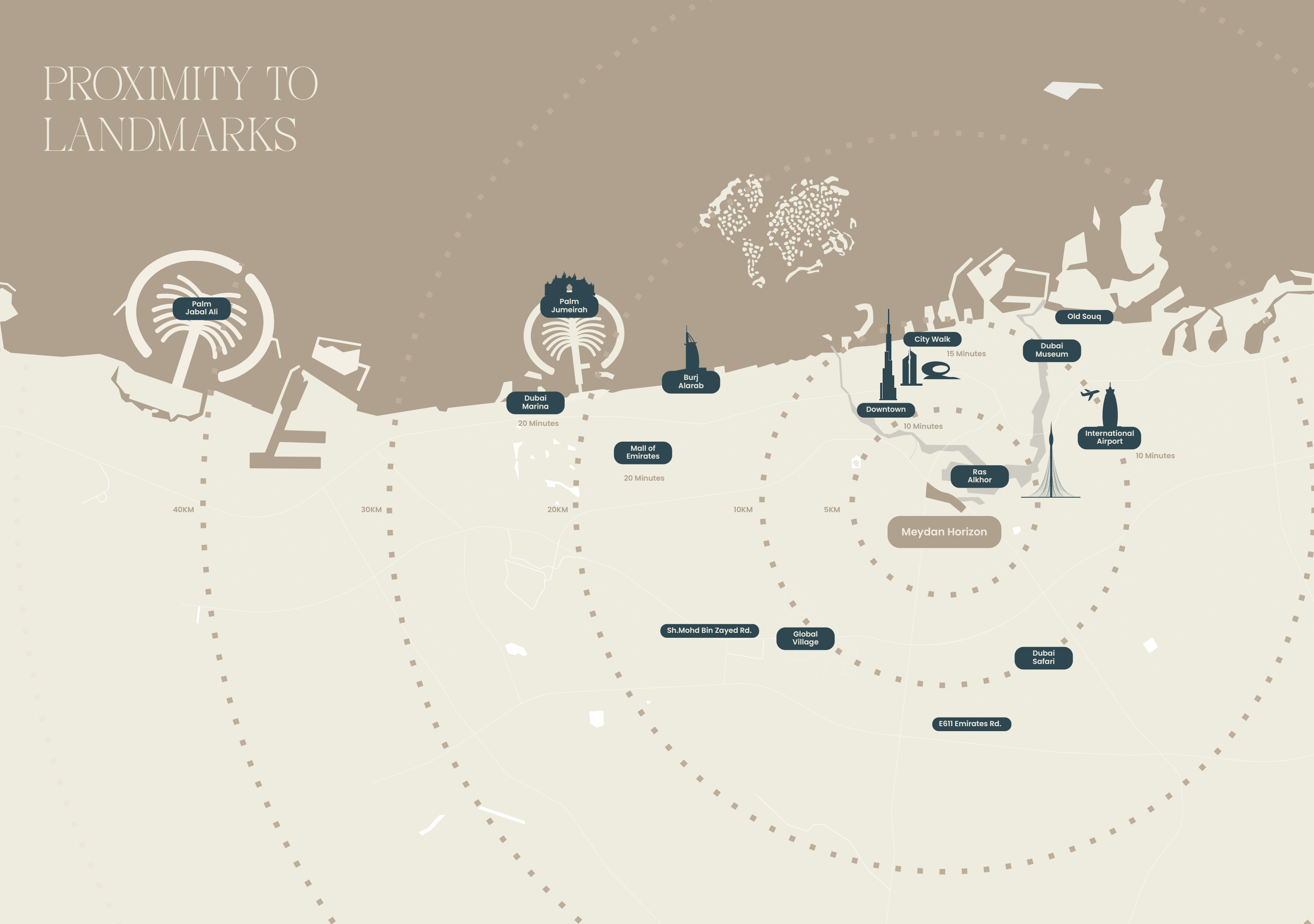
# MEYDAN HORIZON A FUTURE FORWARD MASTER COMMUNITY

Meydan Horizon is a landmark master-planned community within Mohammed Bin Rashid City, just minutes from Downtown Dubai and Business Bay. Designed around wellbeing, sustainability, and intelligent urban planning, Meydan Horizon brings together crystal-lagoon living, green boulevards, retail promenades, and walkable public spaces.

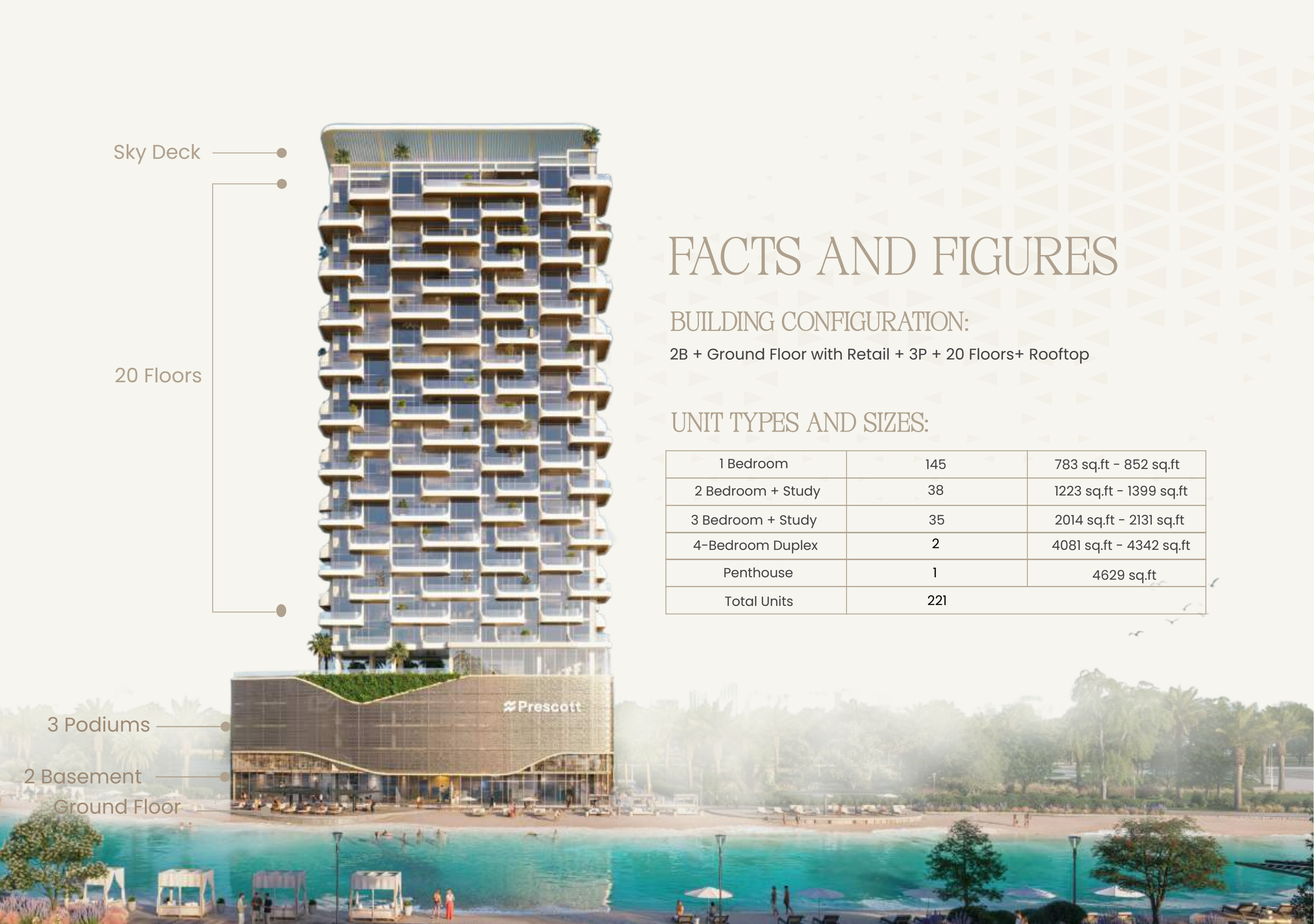
Led by Nakheel, one of Dubai's most established master developers, it is envisioned as the next premium lifestyle district where nature, architecture, and connectivity exist in balance.



# PROXIMITY TO LANDMARKS







Sky Deck

20 Floors

3 Podiums

2 Basement

Ground Floor

# FACTS AND FIGURES

## BUILDING CONFIGURATION:

2B + Ground Floor with Retail + 3P + 20 Floors+ Rooftop

## UNIT TYPES AND SIZES:

1 Bedroom	145	783 sq.ft - 852 sq.ft
2 Bedroom + Study	38	1223 sq.ft - 1399 sq.ft
3 Bedroom + Study	35	2014 sq.ft - 2131 sq.ft
4-Bedroom Duplex	2	4081 sq.ft - 4342 sq.ft
Penthouse	1	4629 sq.ft
Total Units	221	

# INVESTMENT SCHEDULE

20%

Down Payment  
On Booking

10%

1st Instalment  
March 2026

05%

2nd Instalment  
August 2026

05%

3rd Instalment  
December 2026

10%

4th Instalment  
June 2027

05%

5th Instalment  
September 2027

05%

6th Instalment  
January 2028

40%

7th Instalment  
Estimated Completion  
Q3 2028\*





# CERTIFIED FOR EXCELLENCE

The Caden is designed to attain LEED, WiredScore, and WELL Building Standard certifications, recognising excellence in sustainability, technology, and wellness.

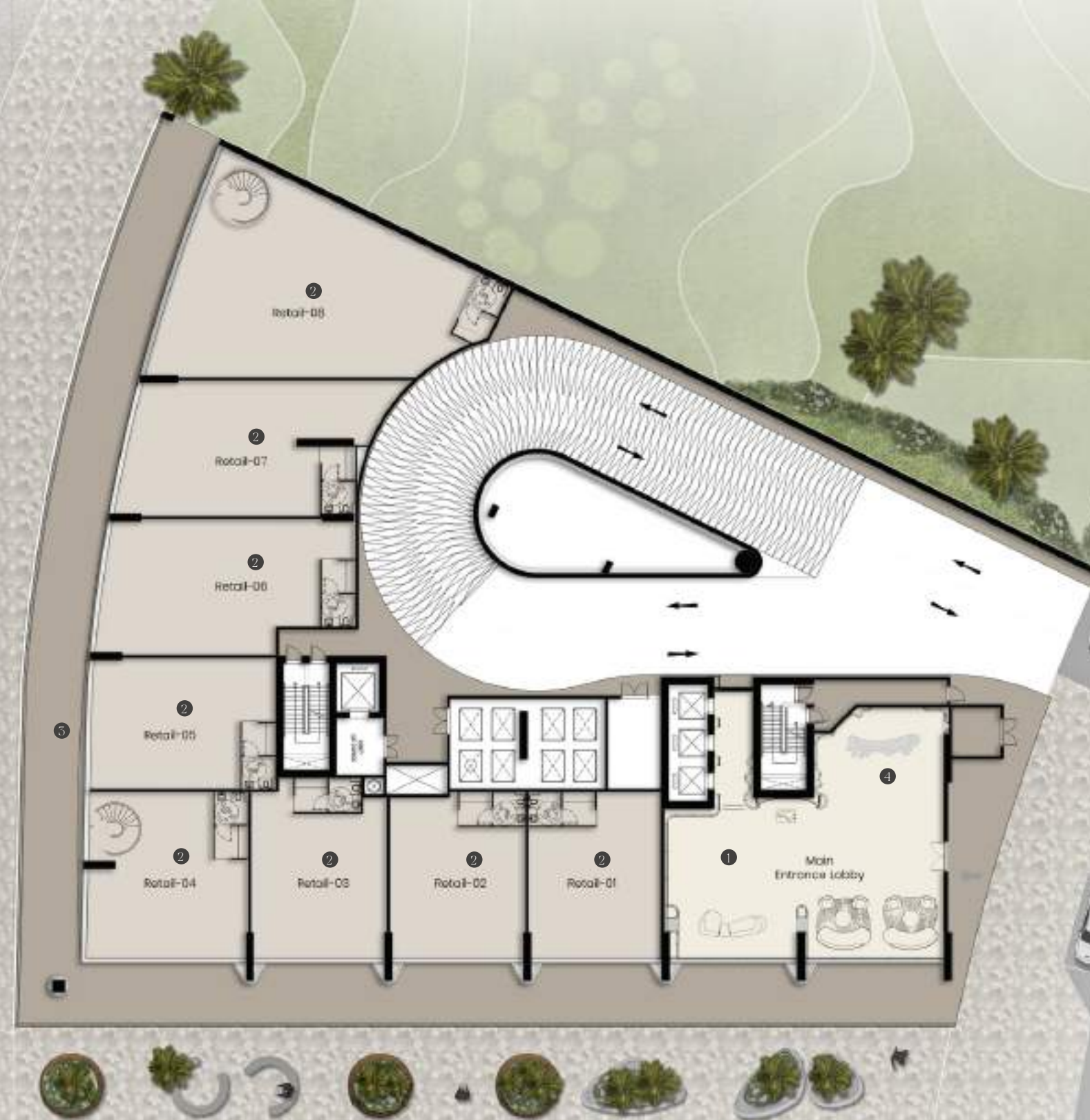
LEED – Sustainability

Wired score – Technology

WELL – Wellness







## GROUND FLOOR

① Entrance Lobby ② Retail ③ Air Conditioned Arcade ④ Concierge







## FIRST FLOOR

- |                     |                 |                    |                   |
|---------------------|-----------------|--------------------|-------------------|
| ① Outdoor Gym       | ② BBQ Area      | ③ Firepit Zone     | ④ Sunken Lounge   |
| ⑤ Seating Corner    | ⑥ Infinity Pool | ⑦ Water Lounges    | ⑧ Lap Pool        |
| ⑨ Kids Pool         | ⑩ Pool Deck     | ⑪ Jacuzzi          | ⑫ Kids Playground |
| ⑬ Cinema            | ⑭ Indoor Gym    | ⑮ Coworking Spaces | ⑯ Club House      |
| ⑰ Male & Female Spa |                 |                    |                   |



# ROOF FLOOR

- ① Outdoor Shower
- ② Infinity Pool
- ③ Sunken Lounge
- ④ Seating Corner
- ⑤ Cabana and Resting Zone







TYPICAL FLOOR







## EVERYDAY INTELLIGENCE

At The Caden, innovation is built into everyday life. AI-enabled systems manage access, security, and building-wide automation to ensure safety and efficiency throughout the tower.



# INTELLIGENT GRAND LOBBY



A grand entrance lobby with retail spaces and shaded drop-off zones welcomes residents into an elegant, tech-enabled environment. AI-powered access, secure parking, and intelligent building systems ensure seamless connectivity to every amenity for a truly effortless arrival experience.





The residents-only spa offers a private sanctuary designed for rejuvenation. Featuring serene aesthetics and modern wellness technology, it includes dedicated zones for relaxation, jacuzzi and cold plunge, steam, and sauna experiences, creating a tranquil escape where mind and body are restored in complete comfort.



MIND  
BODY  
SANCTUARY



## CURATED MOMENTS OF INDULGENCE



The Caden comprises a variety of amenities that were conceived based on Prescott's loyal clientele's suggestions, striking a perfect balance between form and function.



# MULTI-TIERED WATER RETREAT



A peaceful retreat offering skyline views, infinity pool, and relaxation lounges that crown the building with elegance. From sunrise laps to sunset gatherings on the rooftop, wellness and leisure blend into one luminous experience. Residents enjoy dedicated fitness zones, landscaped terraces, coworking lounges, and a private residents' spa, a rare offering in residential living. Each amenity has been composed with care, providing space for movement, stillness, and connection in equal measure.





SPECTACULAR VIEWS FROM  
THE EDGE OF INFINITY





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