MAK.

DEVELOPERS

Elite's Collection

Reserved *for Elites*

Elite’s Collection by MAK Developers is an exclusive series of limited-edition luxury residences, crafted for a select few. Each release within the collection will embody refined living, exceptional locations, and a heightened sense of privacy and prestige. With panoramic views, wellness-inspired amenities, and seamless smart integration, the Elite’s Collection reimagines what it means to live exceptionally.

Live the AI Luxury. *Breathe the Wellness.*



Saddlewood Park

BY MAK DEVELOPERS

Chapters *of Saddlewood*

- The Heritage of Tomorrow
- The Equestrian Legacy
- Meydan, An Address of Influence
- Nad Al Sheba, Poised for Growth
- Effortless Connectivity
- A Statement in Design
- 25 Ways to Live Exceptionally
- The Mood of Refined Warmth
- A.I Infused Interiors
- AI & Wellness in Perfect Harmony
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The Heritage *of Tomorrow*

Saddlewood Park finds its home at the heart of Nad Al Sheba 1 in Dubai. Framed by the world-renowned Meydan Racecourse, this address is both a nod to noble tradition and a symbol of forward-thinking vision. Just moments from Downtown Dubai, yet worlds apart in exclusivity.


Dubai

The Equestrian
Legacy

In the heart of Dubai, Nad Al Sheba carries a quiet, enduring story. Here, the bond between land, rider, and horse runs deep. From royal stables to championship arenas, equestrian tradition defines its soul. Horsemanship lives on as a proud, living art.













Meydan, An *Address of Influence*

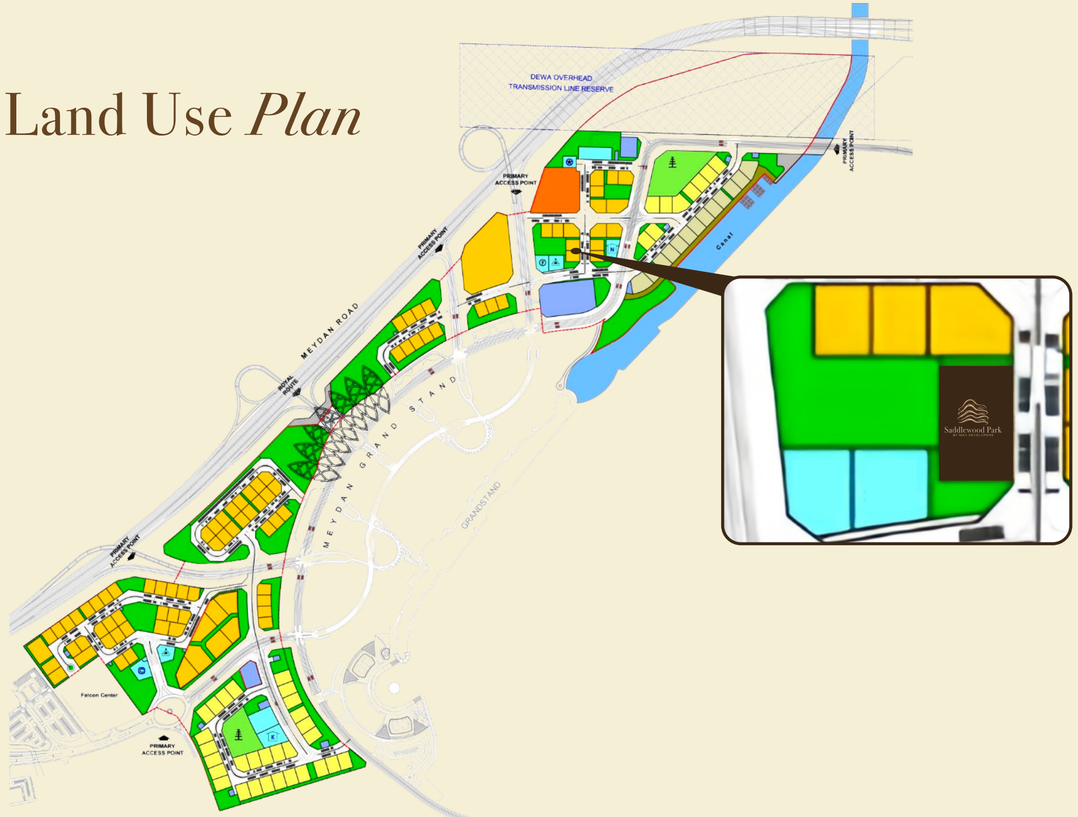
Rooted in this equestrian legacy, Meydan Racecourse emerged as a new symbol of prestige. Shaped by royal vision, it turned Nad Al Sheba into a global destination. Home to the Dubai World Cup, its racecourse celebrates the region's equestrian pride with elegance and power.

Nad Al Sheba,
Poised for Growth

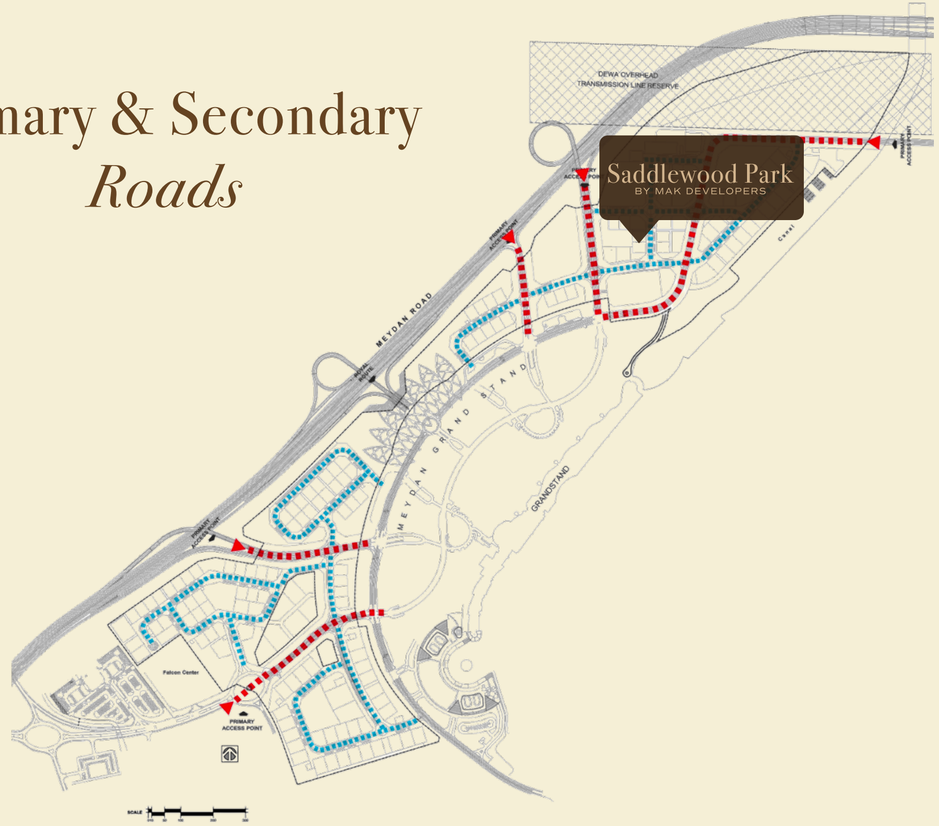
Steps from Meydan Racecourse and Minutes from Downtown Dubai, Nad Al Sheba 1 in Dubai combines location and lifestyle. With Nad Al Sheba Mall, established schools, retail, dining, and medical care, it is already a complete community. A planned canal from Business Bay, upcoming metro and Etihad Rail, and future green spaces make it a smart choice for growth.



Land Use *Plan*



Primary & Secondary *Roads*





Effortless *Connectivity*

2 Mins Meydan Racecourse	*8 Mins* Dubai Design District	*9 Mins* Business Bay	*12 Mins* Downtown Dubai
14 Mins Creek Harbour	*14 Mins* DIFC	*14 Mins* DXB Airport	*16 Mins* Mall of Emirates
18 Mins Burj Al Arab	*20 Mins* Palm Jumeirah	*20 Mins* Dubai Marina	*20 Mins* Global Village

View Location

A Statement *in Design*

Saddlewood Park's design philosophy blends the refined lines of classic equestrian elegance with the bold language of modern architecture. Featuring a signature gold gradient line, it exudes modern luxury through warm, timeless palettes and intuitive spatial planning.







25 Ways to Live *Exceptionally*

Saddlewood Park elevates everyday living with a comprehensive suite of 25 amenities, each tailored to align with a philosophy of holistic luxury and wellness.

Wellness *Inspired Amenities*



Zen Garden



Yoga Deck



Zen Garden



Rooftop Infinity Pool



Sun Beds



See - Saw Loungers



Floating Cinema



Floating Cinema



Padel Court



AI Powered Gym


AI Powered Gym



Pilates Studio



Steam Room



Ice & Fire Retreat



Clubhouse



Co-Working Space



Outdoor Seating Area

Vision *& Brand Curation*



The Mood
of Refined Warmth

A tactile palette of warm woods, veined stone, soft fabric, and brushed gold reflects a grounded yet luxurious aesthetic. This handpicked mood board sets the tone for interiors defined by timeless elegance, texture, and elevated simplicity.

Only the *Finest Brands*

Miele

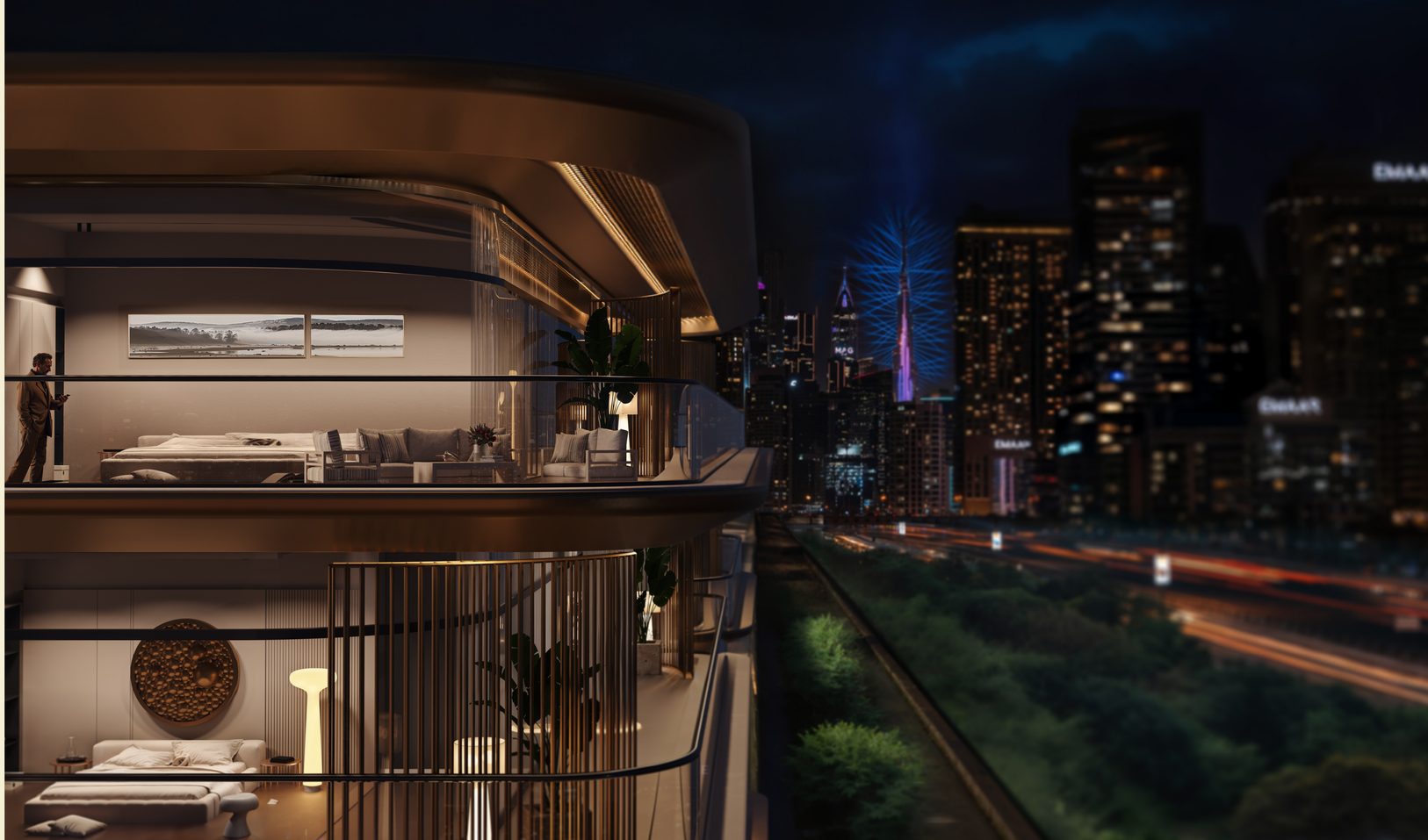
Schneider Electric

Villeroy & Boch 1748

GESSI

AI Infused *Interiors*

Each residence brings form and function into perfect harmony. AI door locks identify residents automatically, systems adjust to presence and preference, and lighting and scent align with daily rhythm. The finish is refined and lasting, enabling seamless living and effortless connection.



AI and Wellness *in Perfect Harmony*



Circadian Rythm Lighting



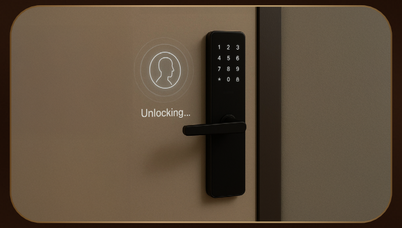
Mood-Based AI Lighting



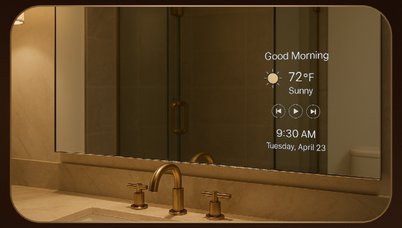
Time-Based AI Scent Diffuser



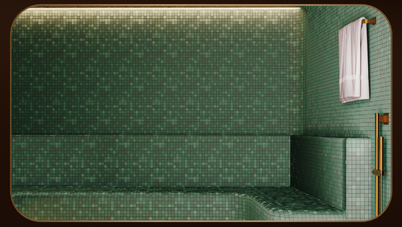
AI Powered Personalised Gym



AI Powered Door Lock



Real-Time Weather Display



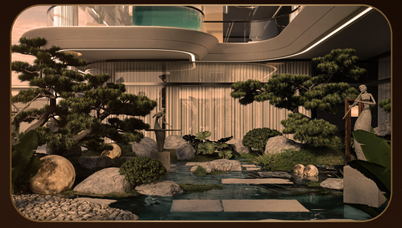
Steam



Ice & Fire Retreat



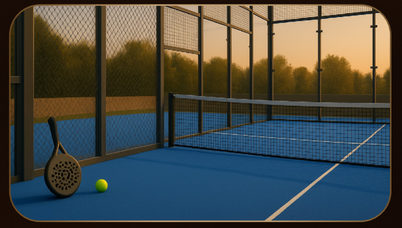
Yoga Deck



Zen Garden



Pilates Studio



Paddle Court

** Disclaimer: Images are AI-generated and show conceptual amenities & features only.*

First *Impressions*


Reception




Reception





18

1 Bedrooms
720–820 sq. ft

31

2 Bedrooms
1077–1538 sq. ft

07

2 Bedroom + Maid's
1583–2558 sq. ft

04

3 Bedroom + Maid's
(Penthouse)
2107–2659 sq. ft

01

4 Bedroom + Maid's
(Penthouse)
Size upon request

Elite's *Collection*

Each home embodies space, sophistication, and serenity, blending AI with timeless materials. Choose from curated residences that reflect the spirit of Saddlewood Park.

Luxury *Within Walls*



Living Room



Dining Room



Kitchen



Office



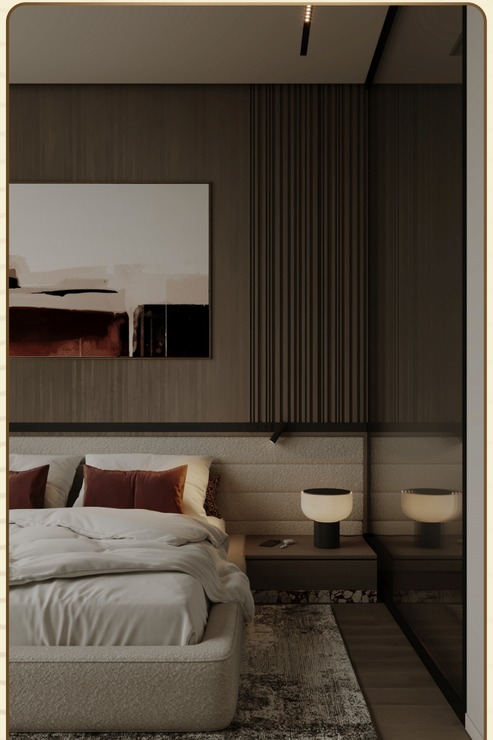






Bedroom













Bathroom







Floor *Plans*

1st *Floor*



2nd *Floor*



3rd *Floor*



4th *Floor*



Journey *to Ownership*

Payment *Plan*

Own your legacy through a flexible, milestone-based payment structure

10%
On Booking

10%
in 30 Days
(From Booking)

5%
in 120 Days
(From Booking)

10%
On 20% Construction

10%
On 40% Construction

10%
On 60% Construction

5%
On 80% Construction

40%
On Completion



Why *Saddlewood Park?*

- Saddlewood Park stands as the only residential address in Nad Al Sheba offering over 25 thoughtfully curated lifestyle amenities.
- Perfectly positioned, Saddlewood Park is just 12 minutes from the heart of Downtown Dubai.
- Saddlewood Park redefines luxury with the finest and highest quality materials.
- With just 61 residences, Saddlewood Park offers unmatched exclusivity—ensuring limited ownership.
- Located in a developing community, Saddlewood Park presents strong prospects for both capital appreciation and high ROI.
- Saddlewood Park is the first and only development in Nad Al Sheba to seamlessly integrate cutting-edge AI technology into everyday living.
- Saddlewood Park investment opens the door to a Golden Visa.



Project *Details*

Project Name	Saddlewood Park
Developer	MAK Developers
Project Type	Mixed-Use Development
Location	Nad Al Sheba 1, Dubai (Meydan vicinity)
Unit Type	1-2 Bed Units, 3 & 4 Bed Penthouses, and 2 Retail Units
Configuration	G + 4 Residential Floors + Rooftop
Ownership	Freehold
Expt. Service Charge	Đ17/Sq.Ft

Payment *Info*

Starting Price	Đ 1.65M | $450K | €388K
Payment Plan	60/40 Construction Linked
Handover	Expt. Q3 2027

Key *Views*

Burj Khalifa, Meydan Golf Course, Landscaped Area, Lake.



About the *Developer*



MAK.
DEVELOPERS
BY AL HADAF GROUP

With extensive global expertise, MAK Developers, guided by the leadership of Al Hadaf Group, entered Dubai with a bold vision to create spaces that offer more than four walls and a view — places where design, technology, and soul converge with purpose.

This vision came to life in their flagship project, ISOLA BELLA in JVC, a resort-style development with three levels of amenities, including an island and beach pool. Unmatched in the district, I'Sola Bella set a new benchmark for living in JVC.

Now, MAK Developers carry this legacy forward with Saddlewood Park, a modern low-rise luxury community featuring 25 wellness amenities, artisanal finishes, and AI-enhanced living where elegance meets innovation in every thoughtful detail.

Globally *Delivered Portfolio*

15	*150*
Commercials	**Townhouses**

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