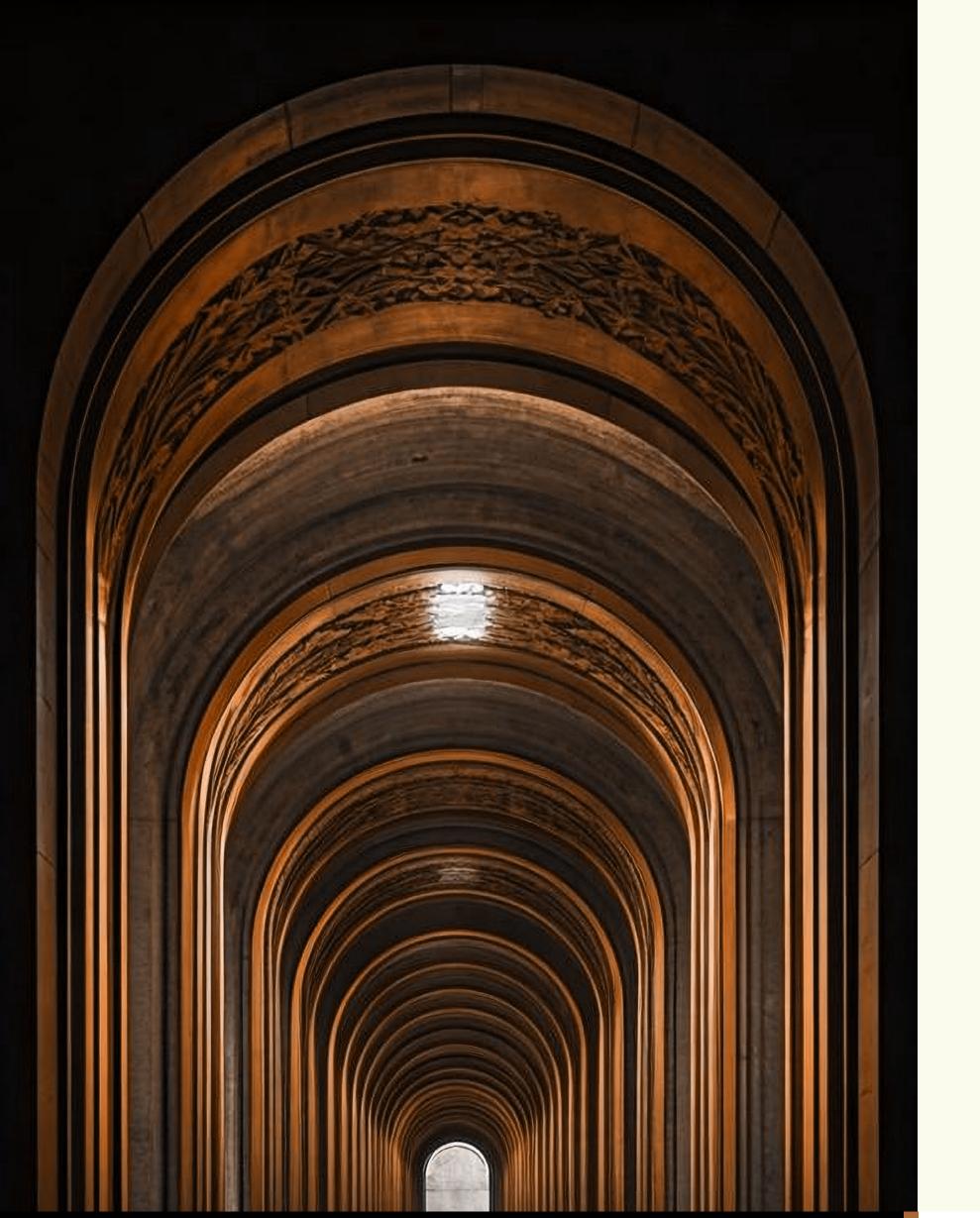
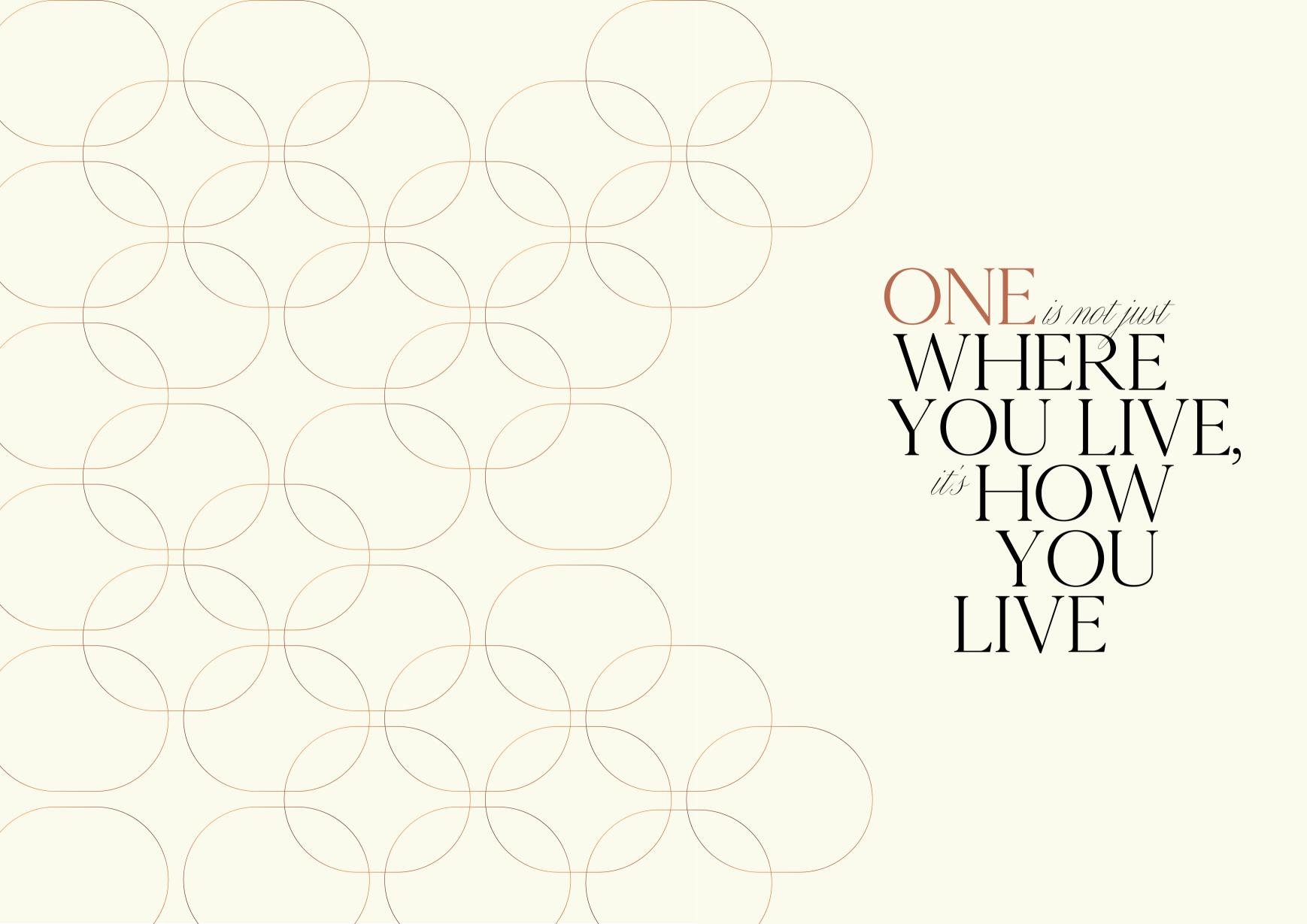
ONE RESIDENCE

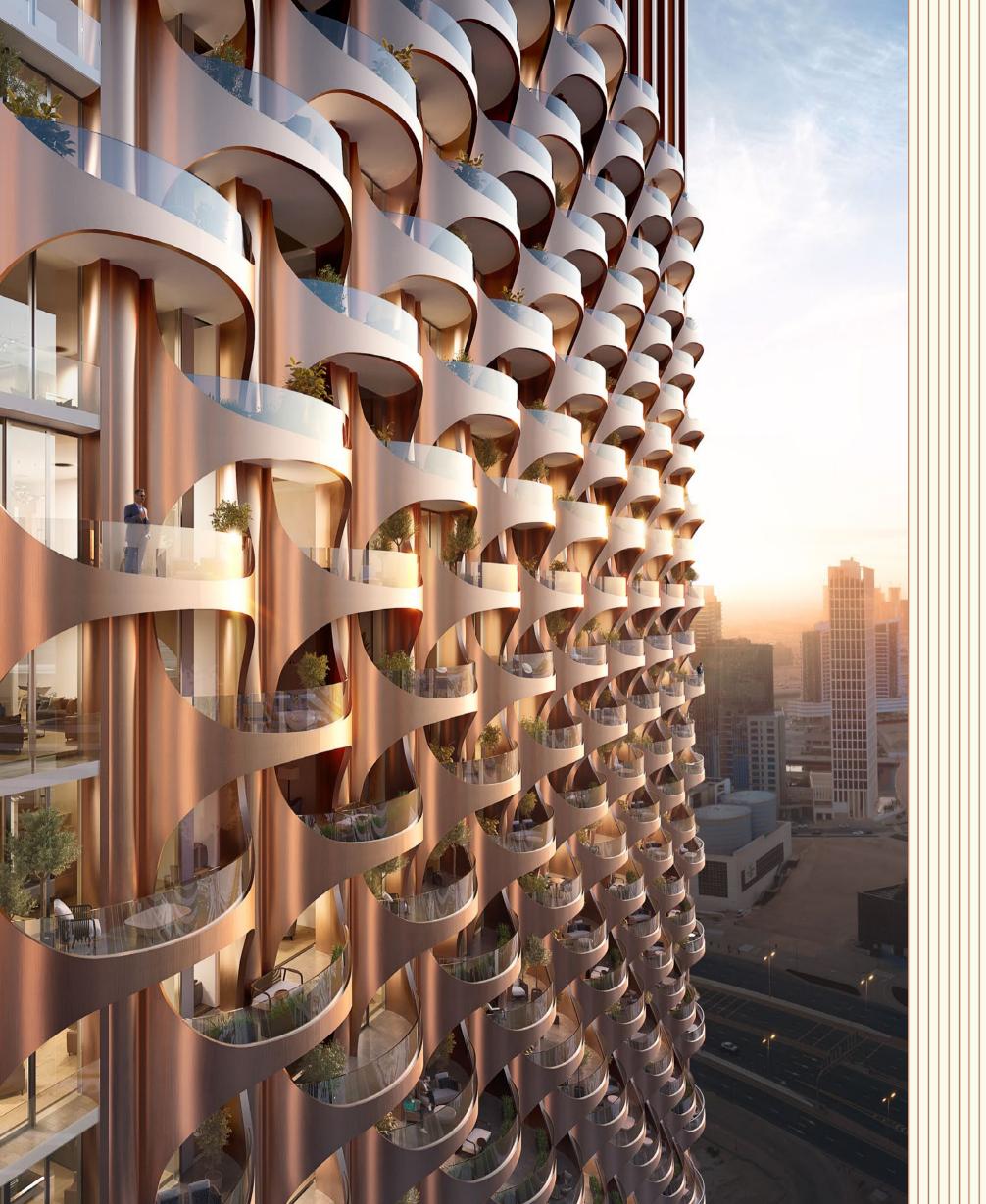


Welcome to ONE RESIDENCE 01 | 02 || Central Downtown Living 03 ||| Craftsmanship and Design 04 |||| Step Inside The Residences 05 ||||| Luxury Amenities 06 |||||| Style Guide 07 |||||| Meet the Developers
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 Project

 Details

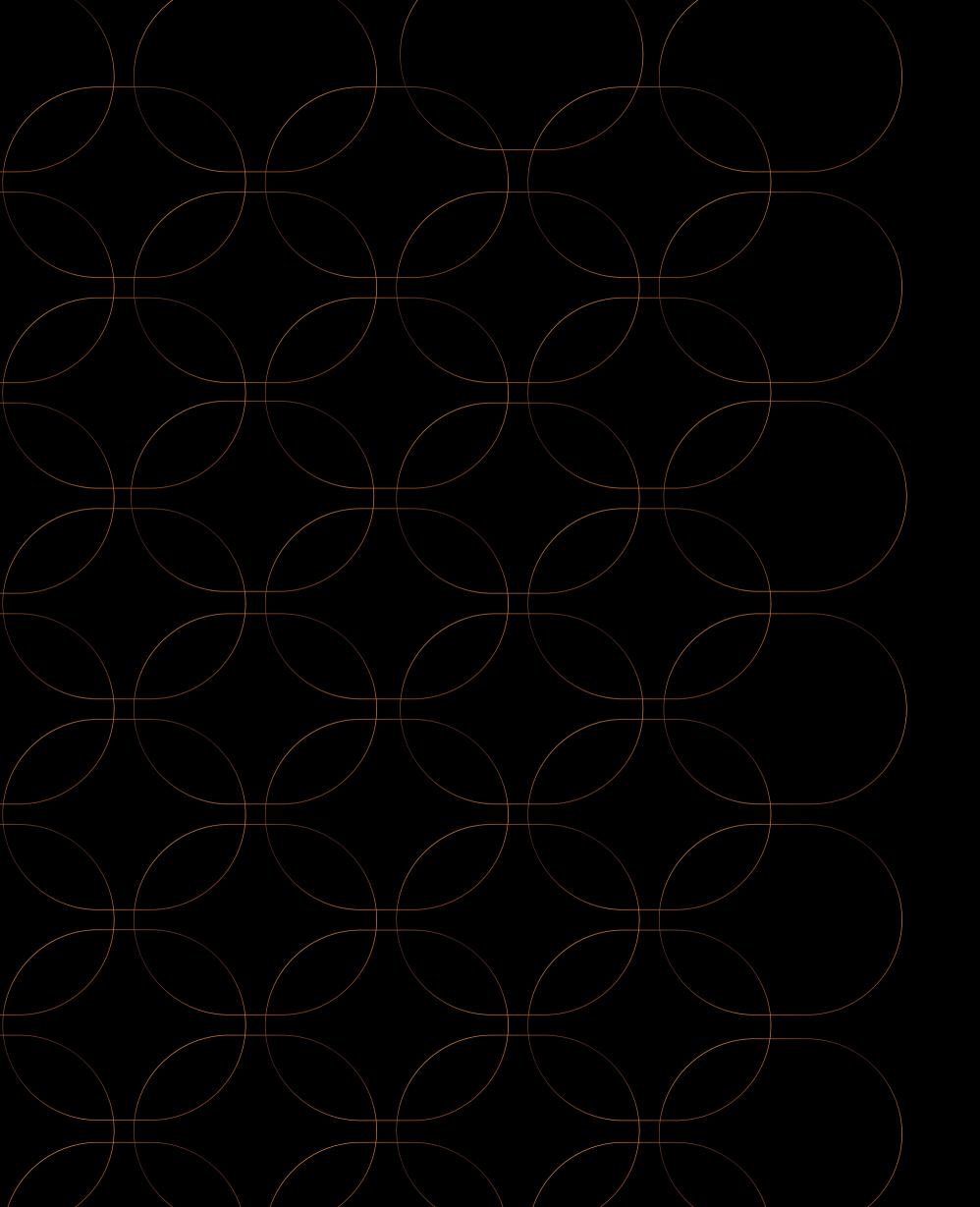


PAGE 5



ONE RESIDENCE

The concept of 'One' permeates every aspect of the luxurious living experience at ONE RESIDENCE. Here, residents thrive as part of an exclusive inner circle, where each person's contribution enriches the collective experience.

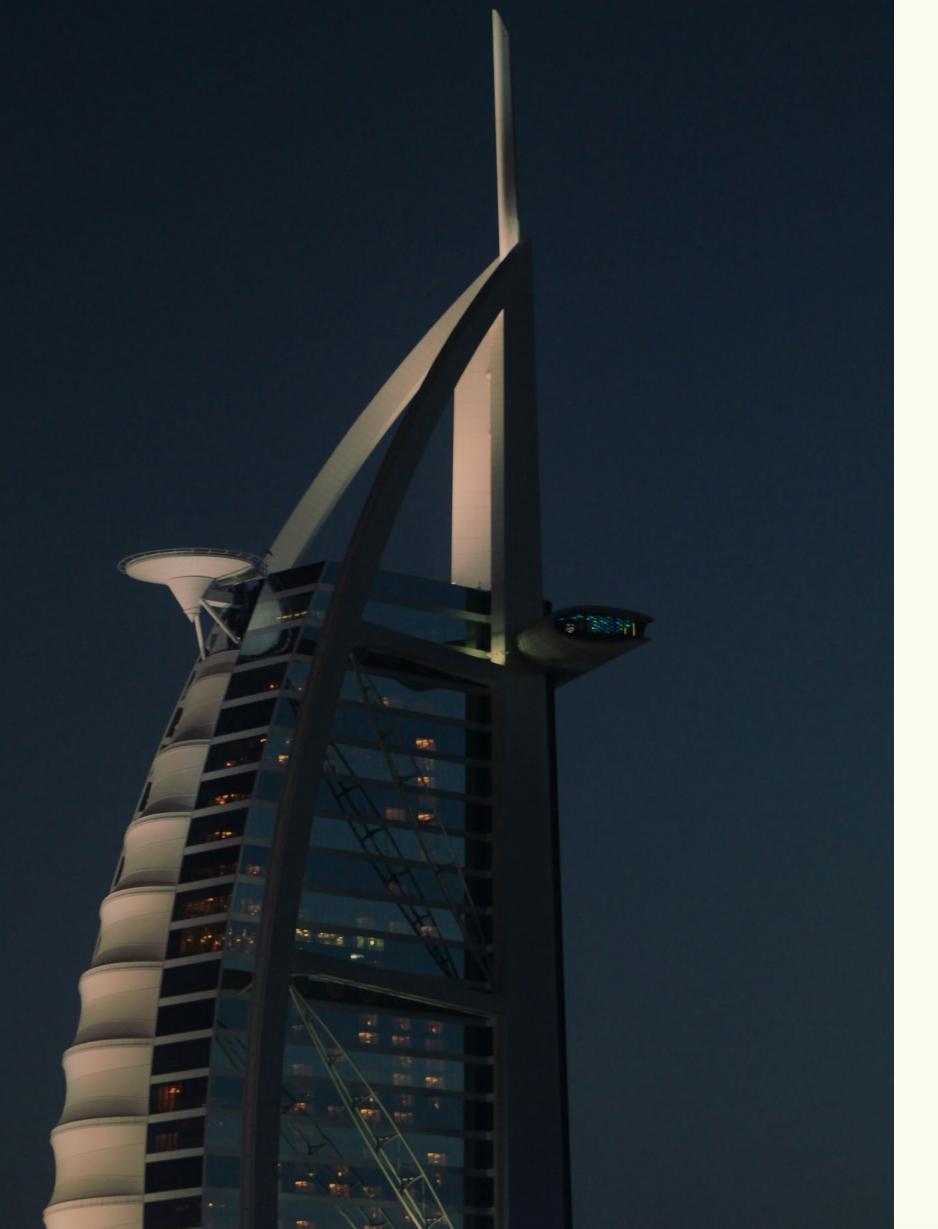


DUBAI

ONE step AHEAD

Strategically positioned at the world's crossroads, Dubai is a unique blend of cultural abundance and a flourishing economy. Unveiling itself as the new global center since the start of the 21st century, Dubai is the benchmark of a new era of lifestyle, leisure, and beyond.



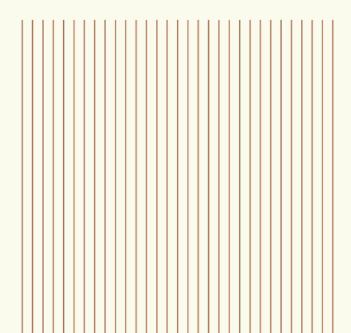




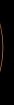
- INVESTOR FRIENDLY POLICIES
- TAX-FREE ECONOMY
- GOLDEN VISA
- ONE OF THE WORLD'S SAFEST CITIES
- WORLD-CLASS INFRASTRUCTURE
- QUALITY OF LIFE
- STATE-OF-THE-ART EDUCATION & HEALTHCARE
- THE CLEANEST CITY IN THE WORLD*
- MOST DESIRABLE GLOBAL
- DESTINATION FOR EXPATS**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'





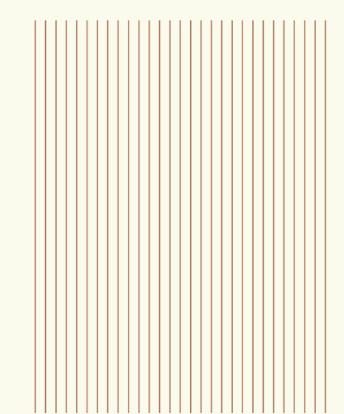


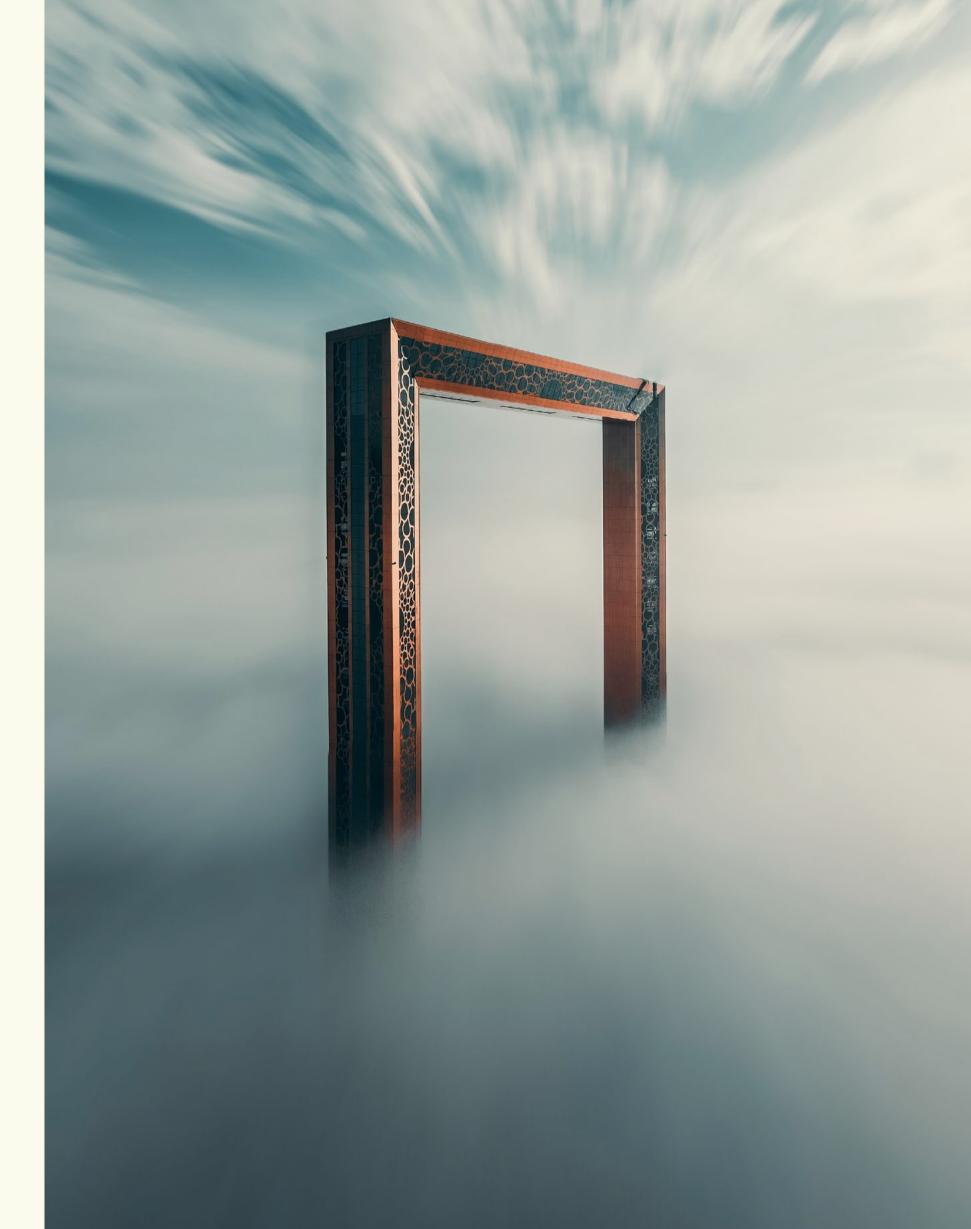
DOWNTOWN DUBAI

ONE in a MILLION

ONE RESIDENCE isn't just an exclusive address; it's your gateway to a life that's both exciting and rewarding.

Nestled in the heart of Downtown Dubai, ONE RESIDENCE offers a unique chance to invest in a world-renowned destination.







ICONIC landmarks at your DOORSTEP

Live near the world-famous Burj Khalifa and Dubai Mall. Immerse yourself in the city's exciting scene.

From michelin-star restaurants, world-class theaters and shopping, to lively nightlife, ONE RESIDENCE puts you in the center of the action.

GETTING around MADE EASY

Aptly called 'The Centre of Now', Downtown Dubai, bordered on either side by Sheikh Zayed Road and Financial Centre Road, is the true heart of the emirate.

With major highways and the Dubai Metro nearby, exploring the city is a breeze.



13





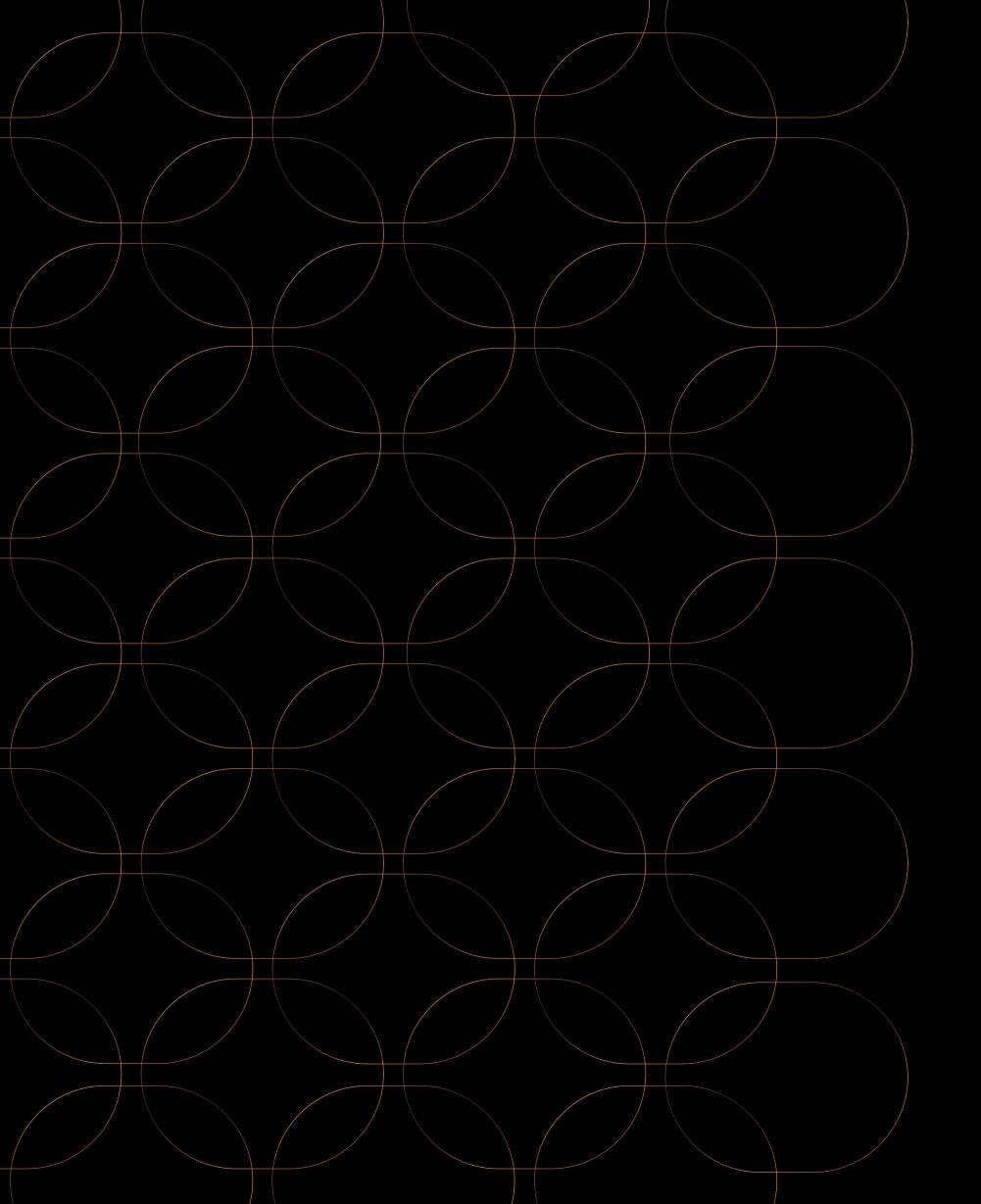
Properties in Downtown Dubai have a history of increasing in value. With a strong market and consistent growth, you can benefit from the area's popularity with both local and international buyers.

133% Increase in Downtown property transactions in last three years.*

41%

Increase in rents in the last three years.*

*Source: DXBinteract



ONE RESIDENCE

ONE is not just A LOCATION, its an ICONIC ADDRESS







• IN 5 MINUTES

- Burj Khalifa
- Dubai Opera
- The Dubai Fountain

• IN 10 MINUTES

- Jumeirah Beach
- DIFC

- Dubai Mall
- Dubai Water Canal Walk
- Bay Avenue Park
- Business Bay
- Souk Al Bahar
- Downtown Slide

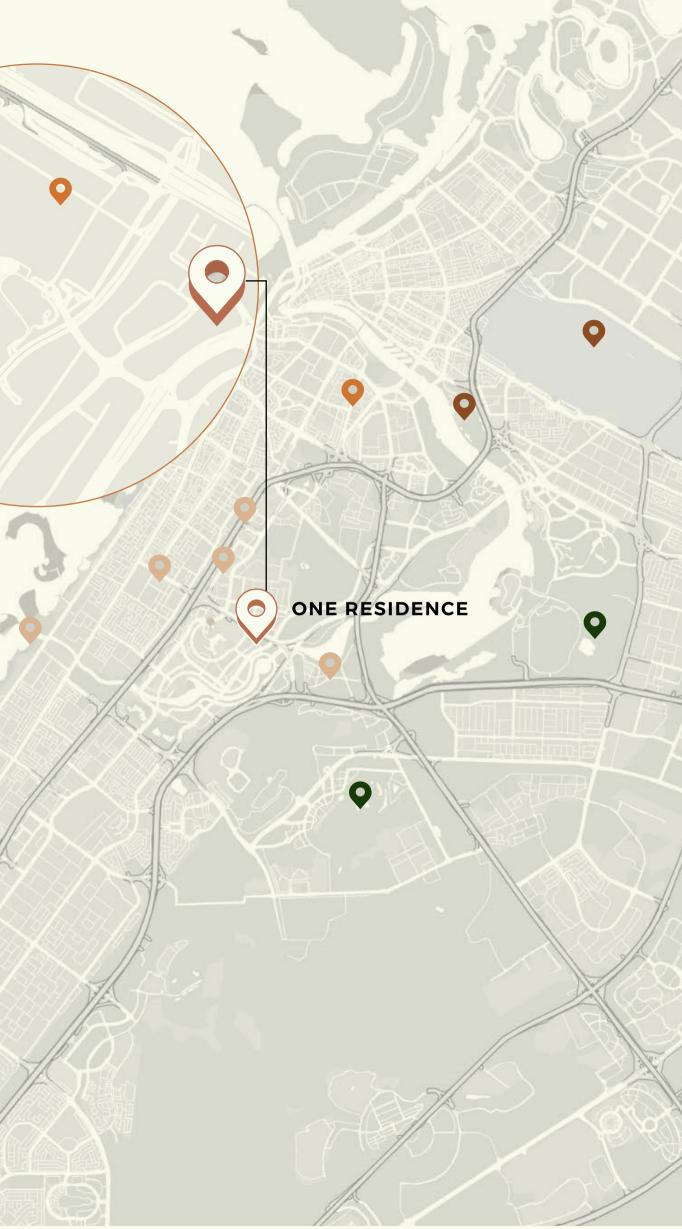
- - Dubai Design District
 - Museum of The Future
- City Walk
- Safa Park

• IN 15 MINUTES

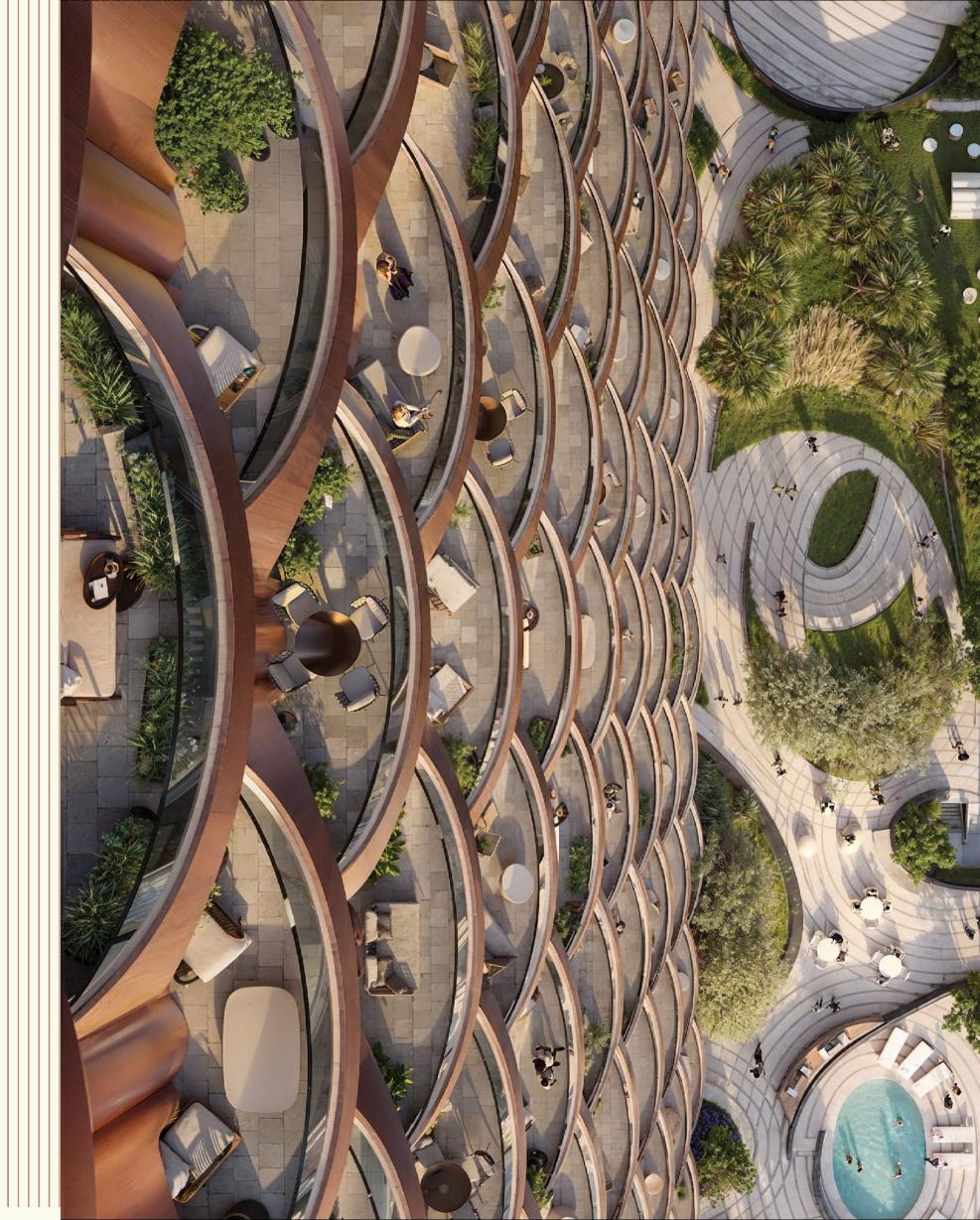
- Dubai Creek Harbour
- Mall of The Emirates

Meydan

- IN 20 MINUTES
- Dubai International Airport
- Jumeirah Beach Residences
- The Palm Jumeirah
- Dubai Creek Golf & Yacht Club
- Burj Al Arab

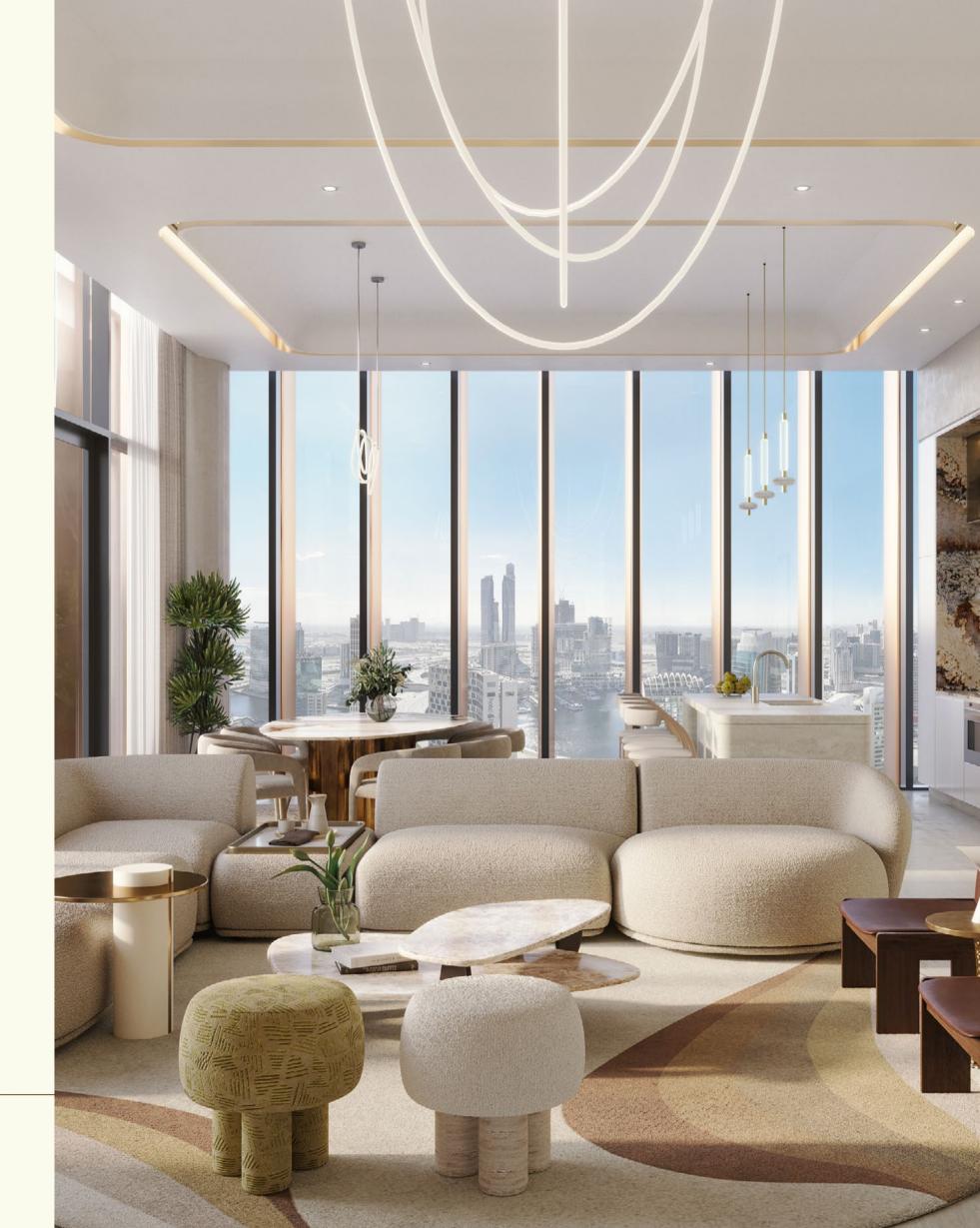


ONE of a KIND A design concept that speaks volumes.

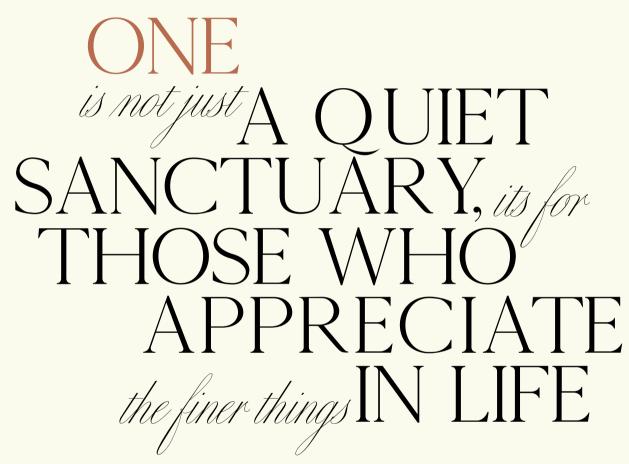


AT ONE RESIDENCE detail marries FORM WITH FUNCTION

Comprising 453 luxury residences, ONE RESIDENCE offers a range of configurations to suit every lifestyle. Spread across 30 floors, the apartments are thoughtfully organised cosy studios and one and two-bedroom units to exclusive penthouses.









At ONE RESIDENCE, we've chosen only the finest materials. Beige tones, brass, and copper bring a touch of luxury, while rich textures and bold patterns create a vibrant atmosphere.



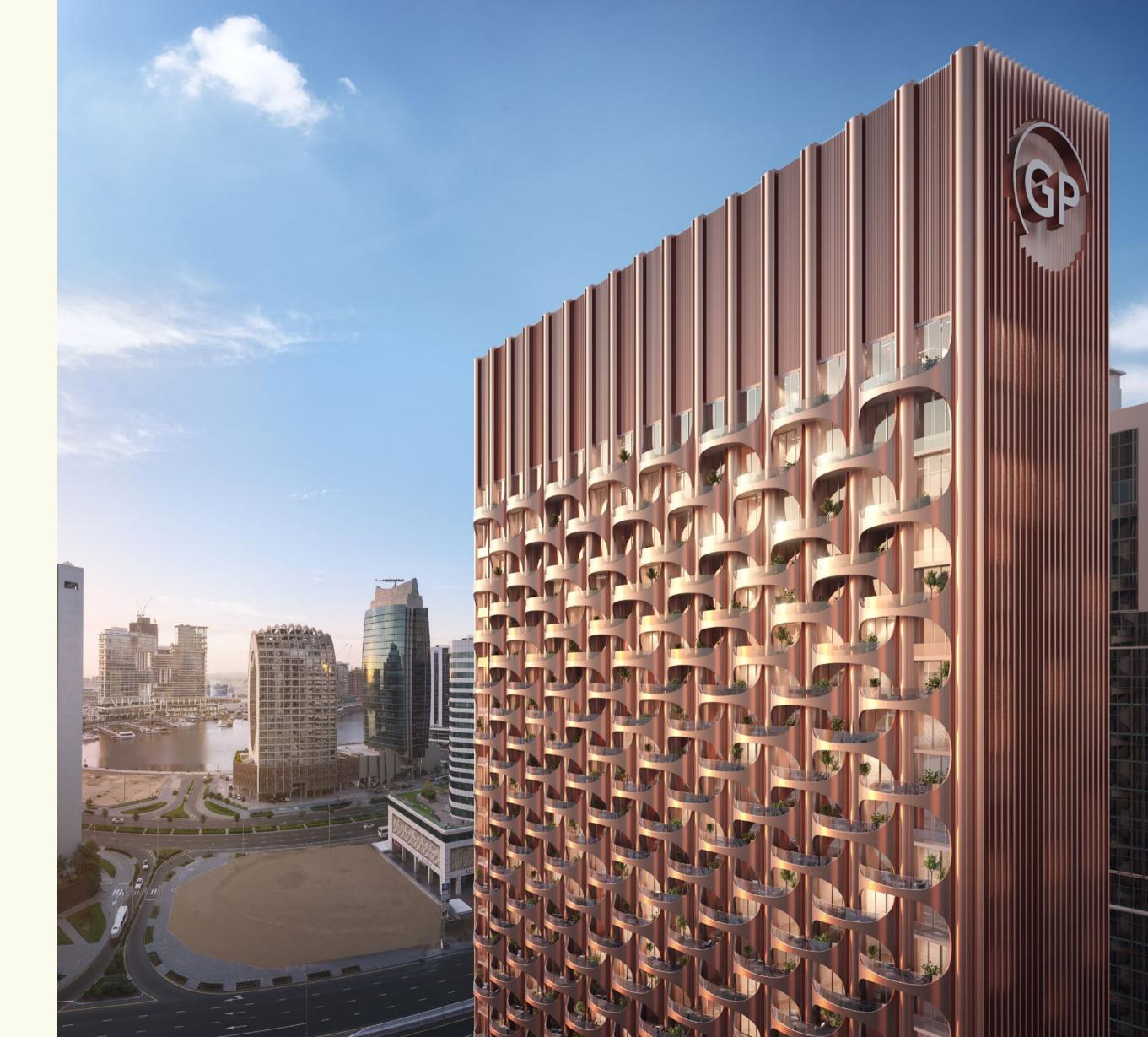


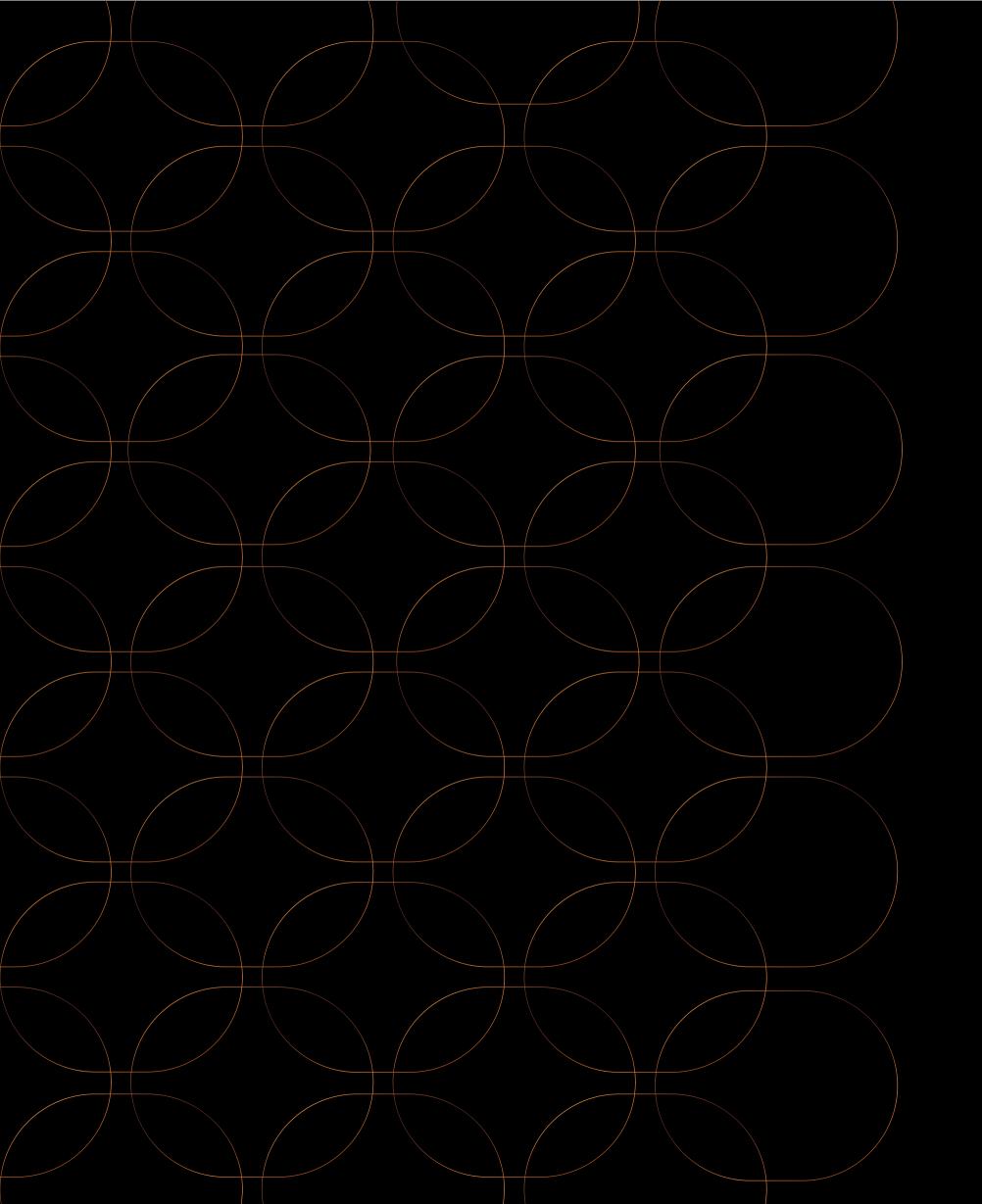
EXTERIOR DESIGN The facade showcases an engaging mix of textures and materials.

Expansive floor-to-ceiling windows are strategically integrated, offering residents sweeping panoramic views of the city skyline.

The sleek bronze-finished balconies with minimalist railings emphasise the building's vertical lines, contributing to its stature and grandeur.

Prominently featured are luxurious copper panels that catch the sunlight, casting warm hues and creating a distinct visual allure.

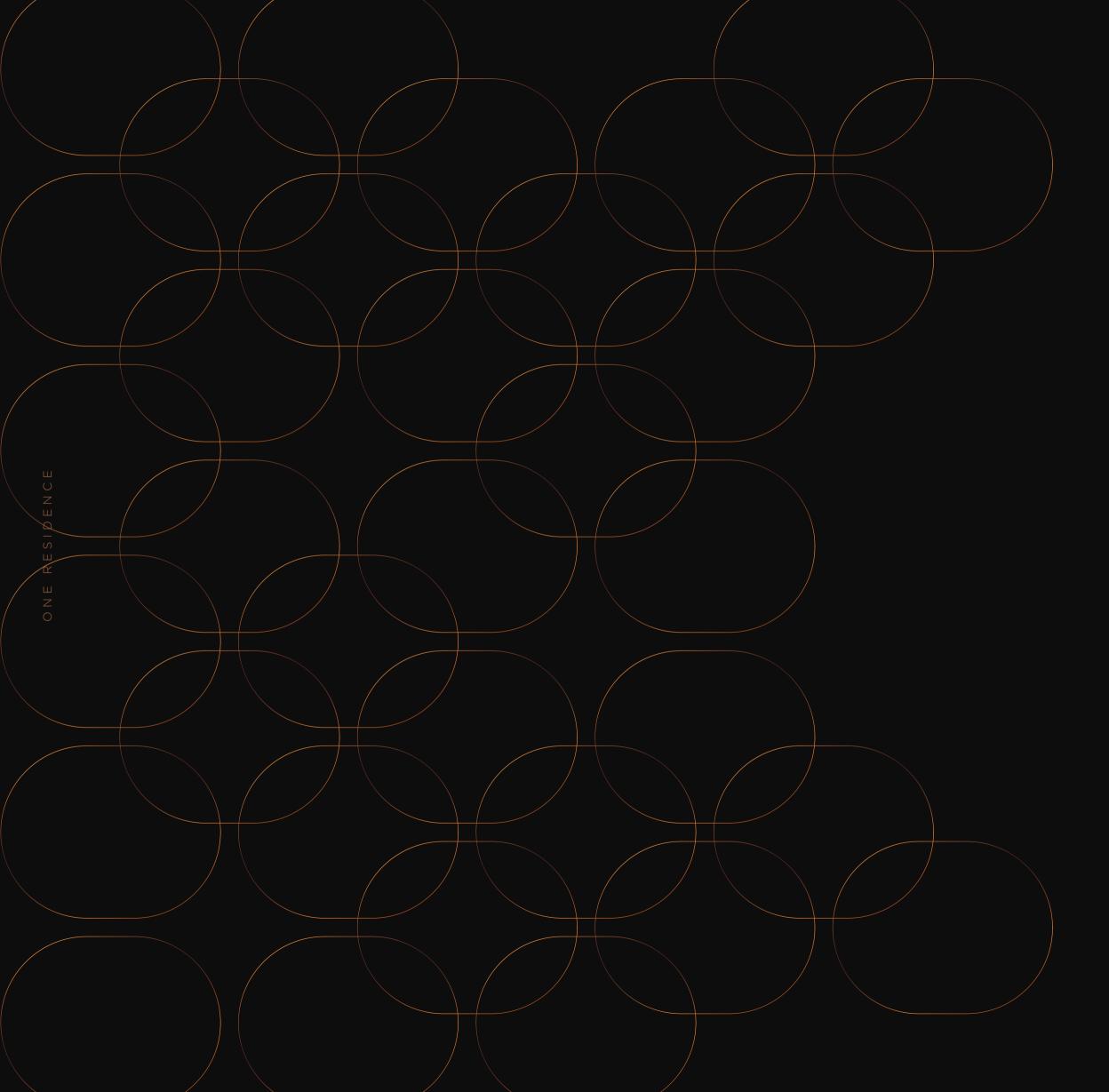




INTERIOR DESIGN



ONE RESIDENCE boasts a collection of one-of-a-kind visionary residences, designed to seamlessly blend modern aesthetics with luxurious finishes. Each residence offers a haven of comfort and style, catering to the tastes of those who appreciate the finer things in life.

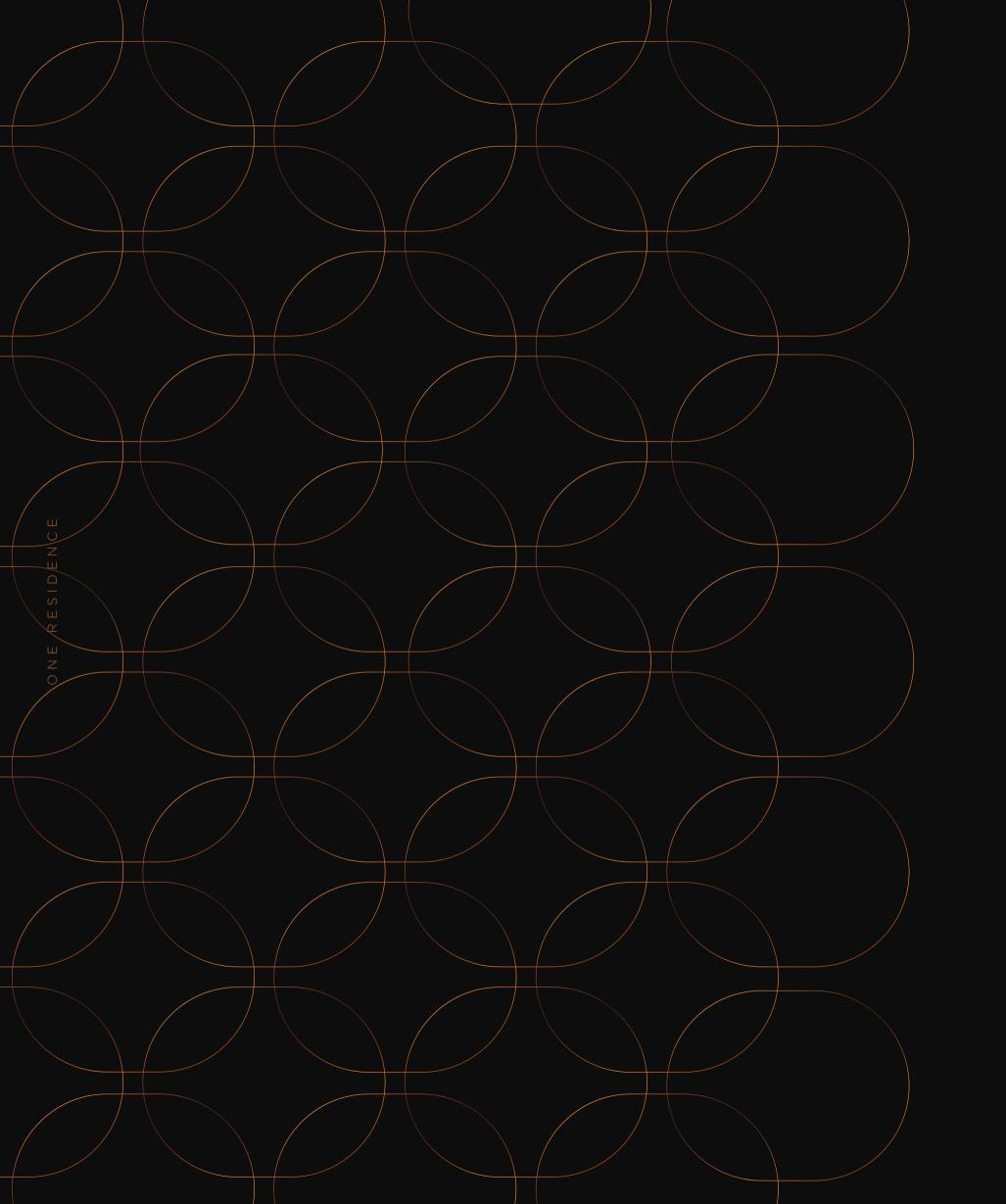


STUDIO

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ONE bedroom

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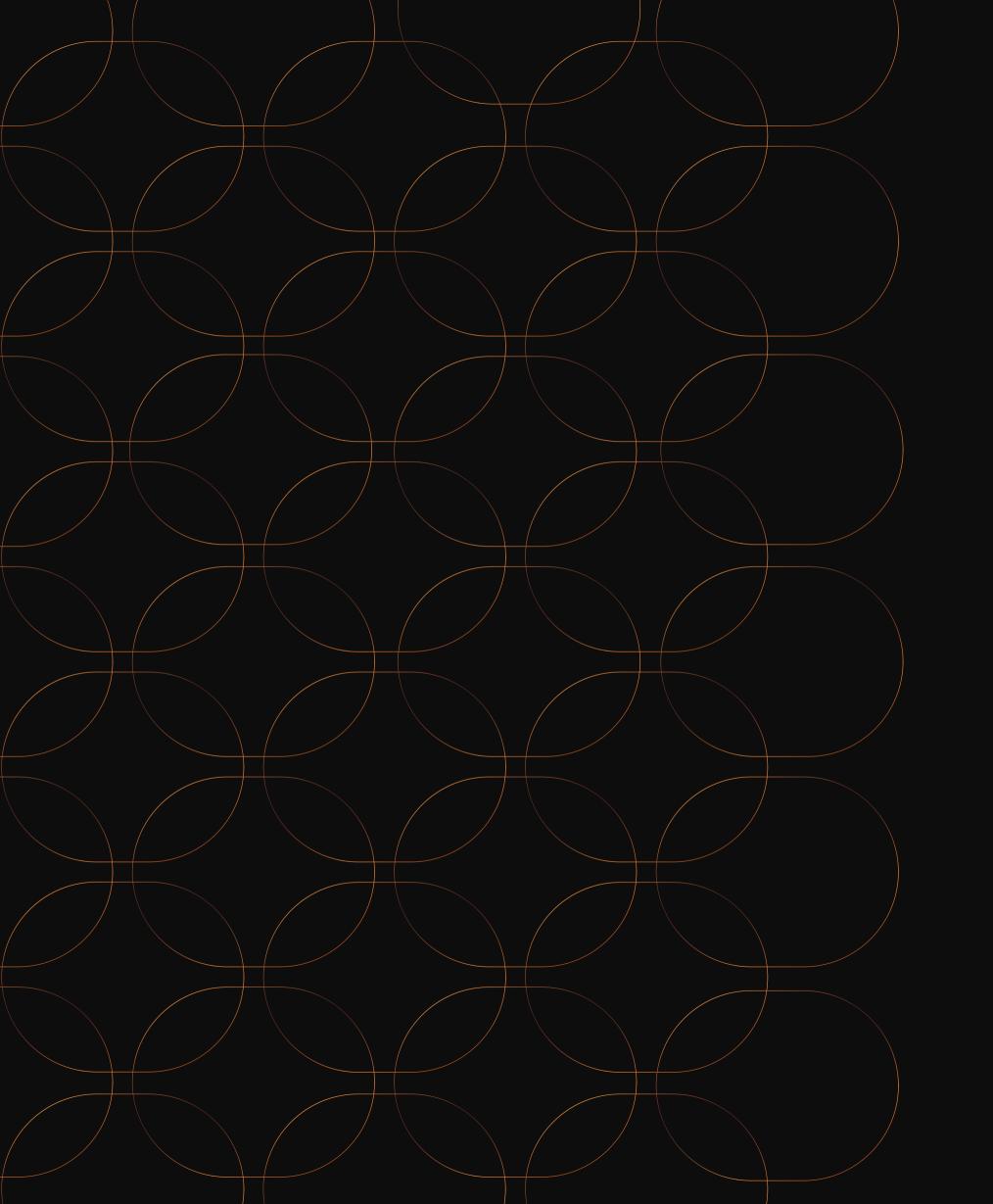


TWO bedrooms









Exclusive PENTHOUSES















ONE step to WELLNESS

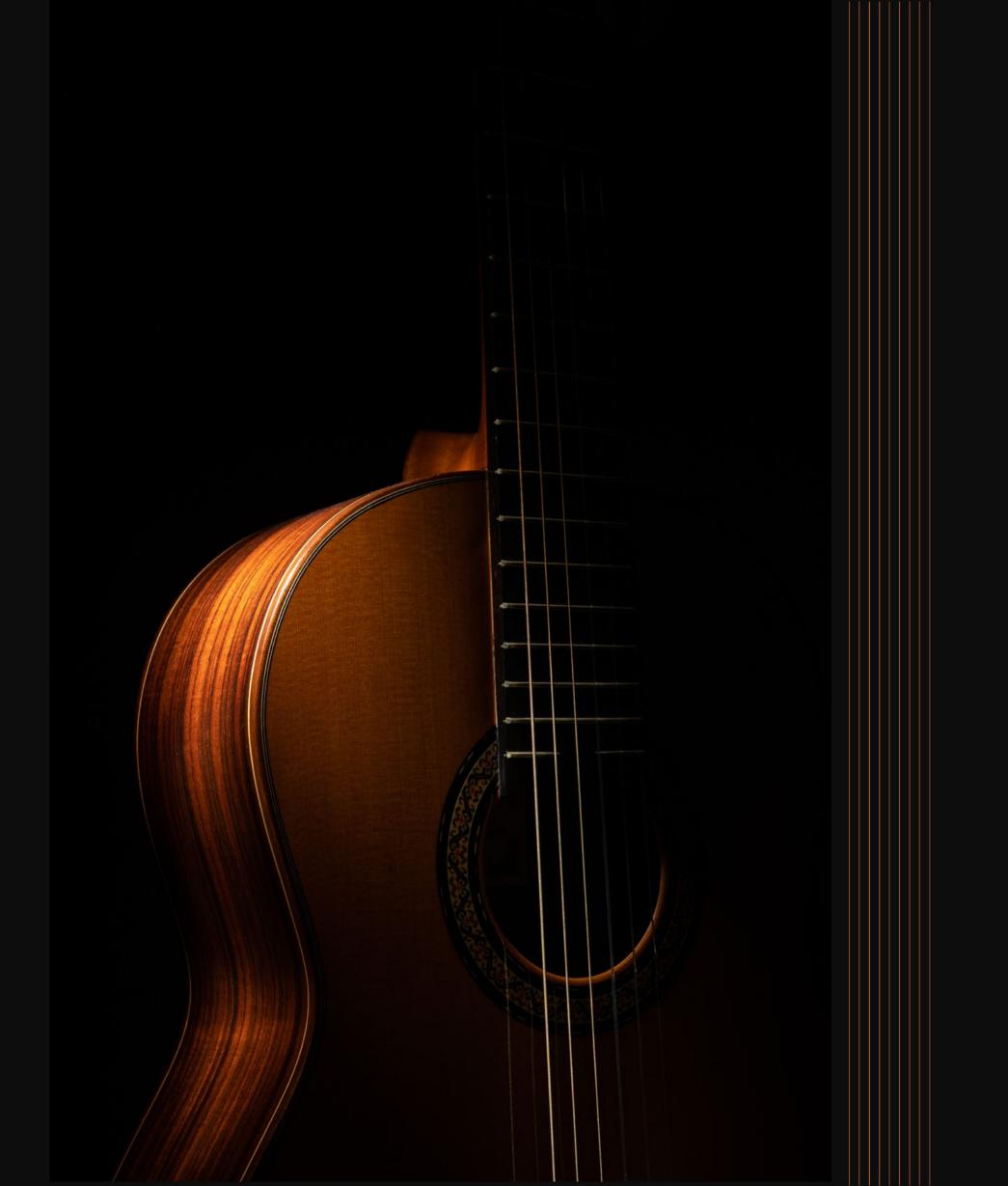
- State-of-the-art Gym
- Yoga Studio
- Sunbeds
- Sunken Seating
- Infinity Pool

PAGE 83



- Zen Garden
- Picnic Area
- Green spaces







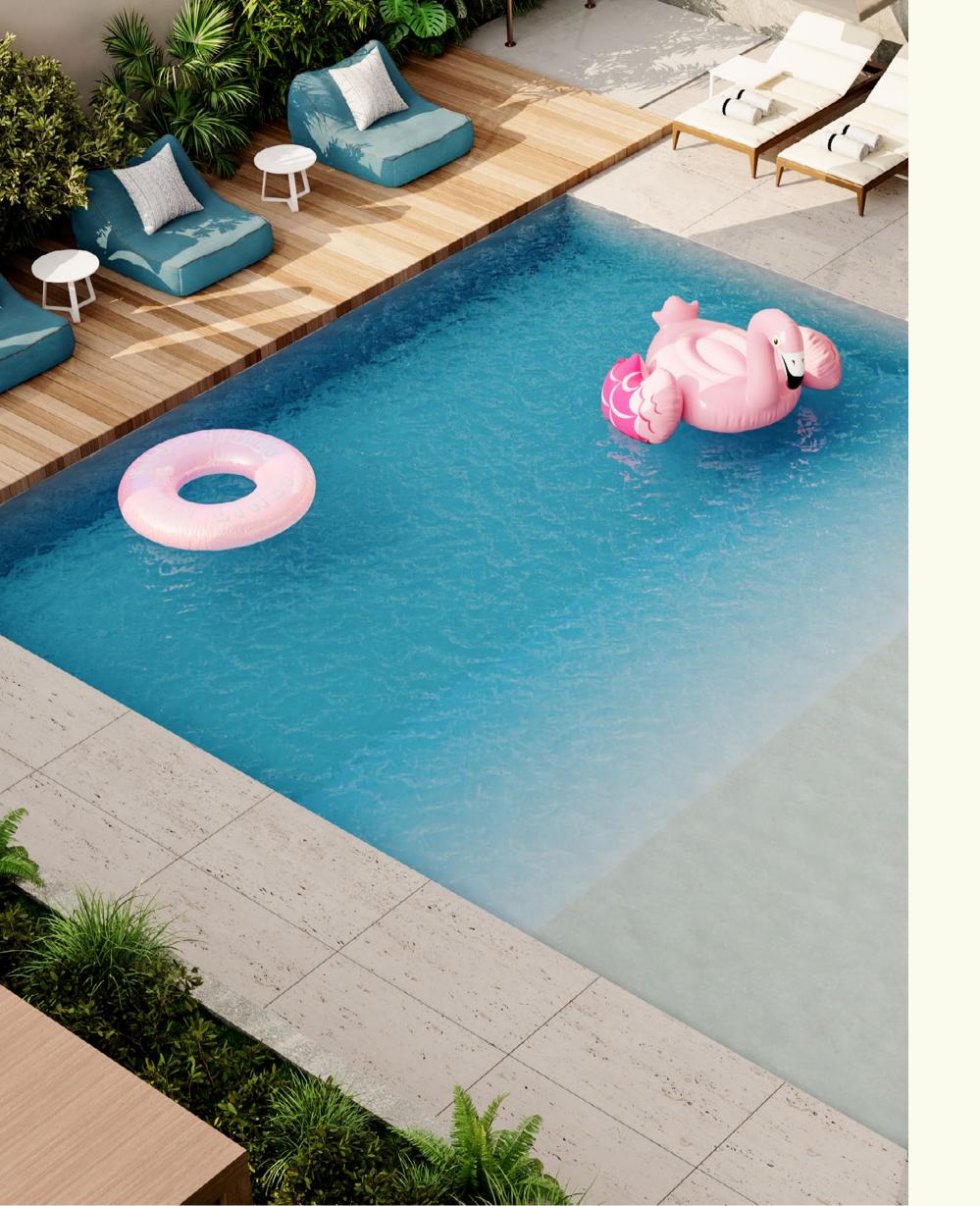
- Entertainment Room
- Movie Theater
- Music Room
- Golf Simulator
- Barbecue Pits



ONE moment to UNWIND

- The Lounge
- Co-working Space

PAGE 89



ONE for the LITTLE ONES

- Trampoline Park
- Outdoor Kids Play Area
- Kids Club

ONE seamless SERVICE

• 24 x 7 Valet Service*

Chef on-demand**

Laundry on-demand**

* for visitors/guests only

** service by pre-approved providers only, on chargeable basis



STATES-



STYLE GUIDE

PAGE 95

LIVING and DINING AREA







Floors Porcelain tile flooring

Skirting Porcelain tile to match flooring

Walls and ceiling Emulsion paint

KITCHEN







SMEG

Floors

Porcelain tile flooring

Countertops & Backplash

Engineered Stone

Cabinets

MDF/ Lacquered finish with solid edging

Appliances

Built-in Appliances by SMEG

Ceiling Emulsion paint

BEDROOM

BATHROOM





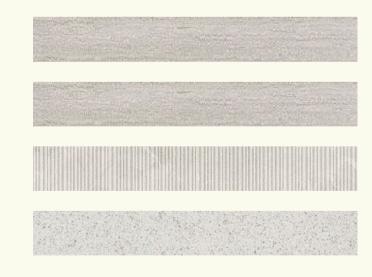
Floors Porcelain tile flooring

Skirting Porcelain tile to match flooring

Joinery MDF/ Lacquered finish with solid edging

Walls and ceiling Emulsion paint









Floors

Porcelain tile flooring

Walls

Porcelain tile & emulsion paint

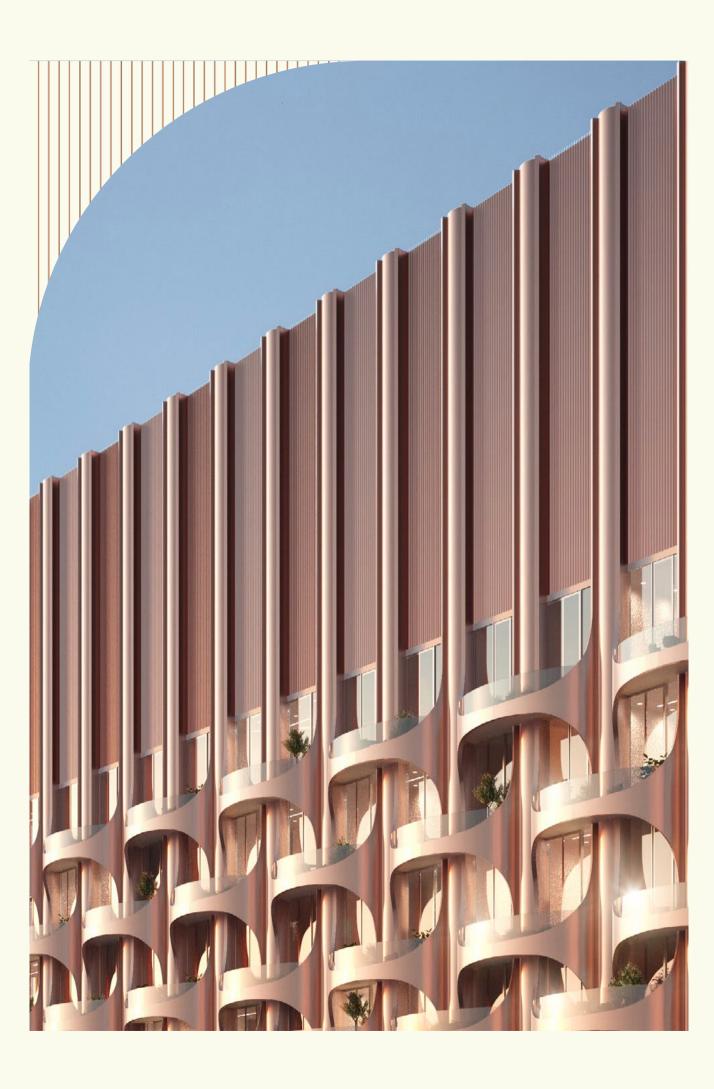
Accent glazed tile around bath wall surround

Countertops Engineered stone

Joinery MDF/ Lacquered finish with solid edging

Sanitary Sanitary ware and mixers by Villeroy & Boch

Ceiling Gypsum boards finished in emulsion paint





PROJECT

PROJECT

UNITS

LOCATIO

HANDOV

is nt just a PLACE TO LIVE, it's a LIFESTYLE

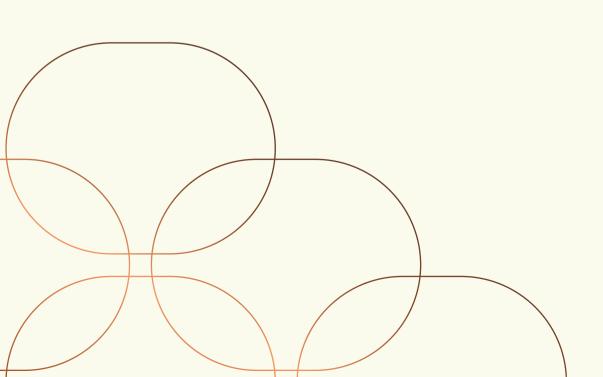
Studio Apa

1-Bedroon

2-Bedroor

2-Bedroor

Exclusive F



RESIDENCE

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PROJECT details

NAME	One Residence
ТҮРЕ	Apartments
	453
N	Downtown Dubai
/ER	Q1 2027



artments	From 470 sq. ft.
m Apartments	From 748 sq. ft.
m Apartments	From 1028 sq. ft
m Apartments with maid's room	From 1345 sq. ft.
Penthouses	On request

All residences fully equipped with white goods.

Level - 3B + G + M + 4P + 30



