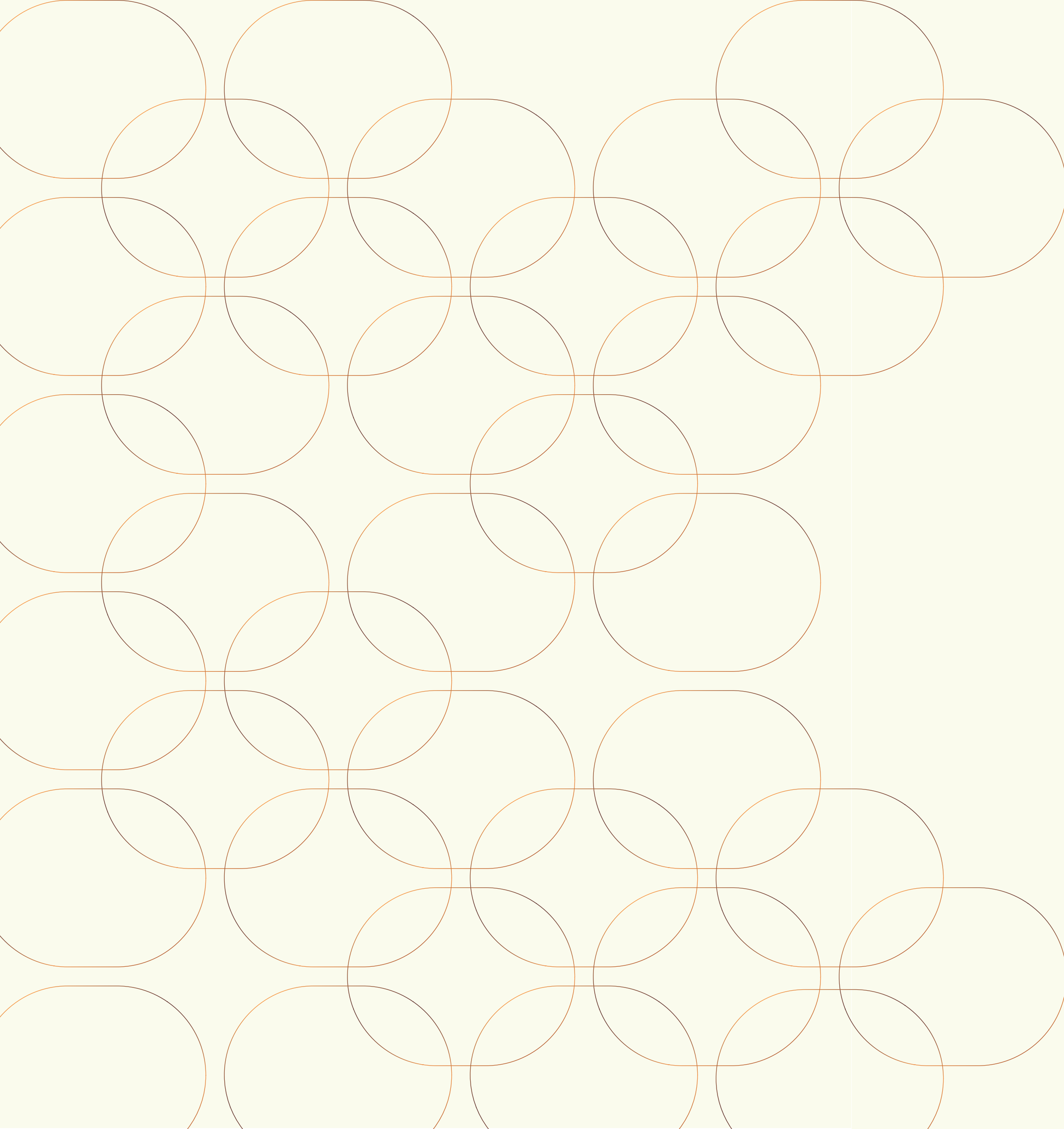




**ONE RESIDENCE**



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

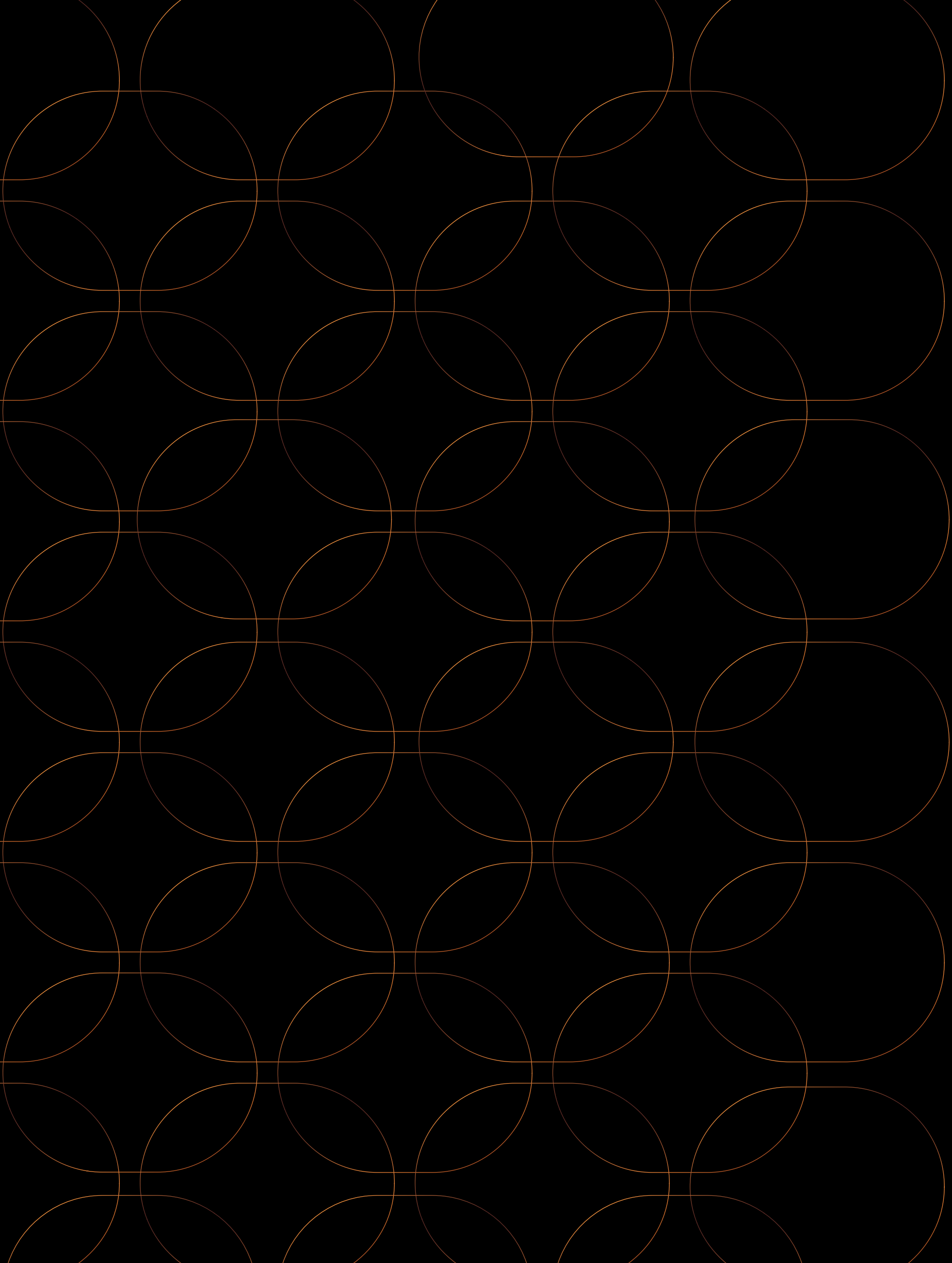


ONE *is not just*  
WHERE  
YOU LIVE,  
*it's* HOW  
YOU  
LIVE



# 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 21<sup>st</sup> century, Dubai is the benchmark of a new era of lifestyle, leisure, and beyond.



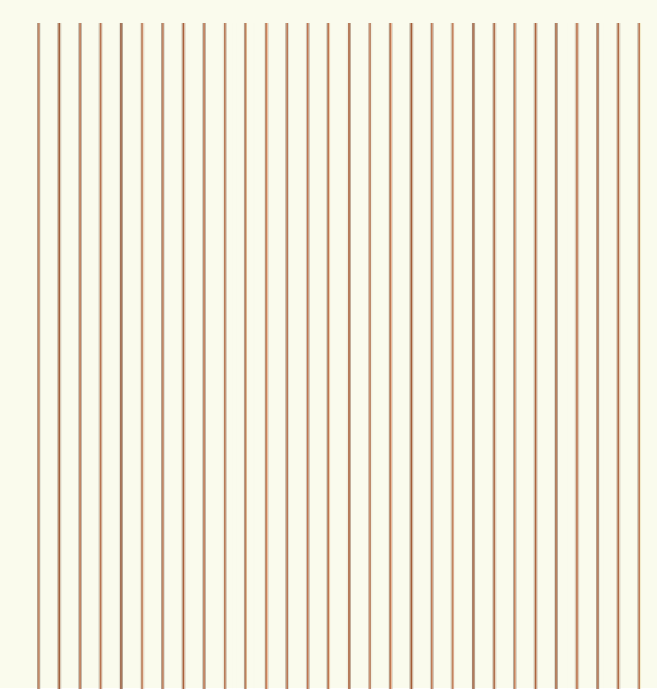


# Why INVEST

- STRATEGIC LOCATION
- 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'





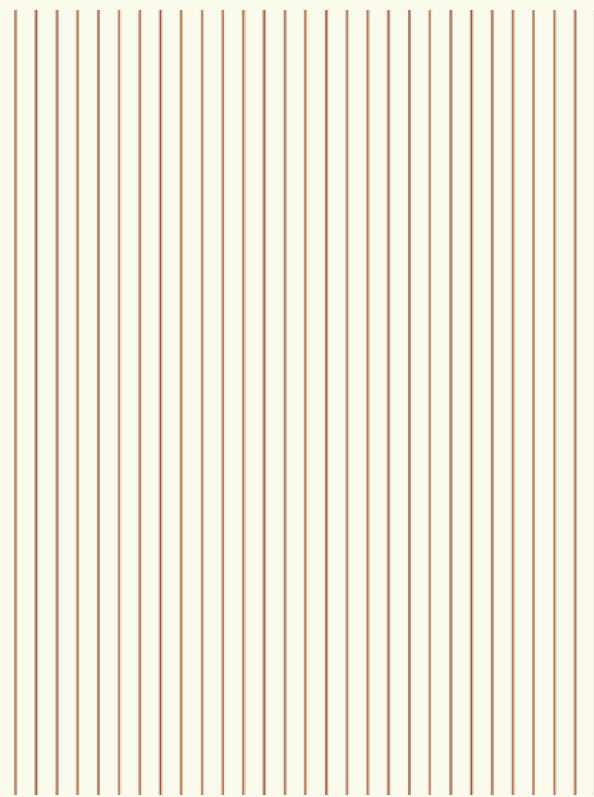
DOWNTOWN  
DUBAI



# 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.





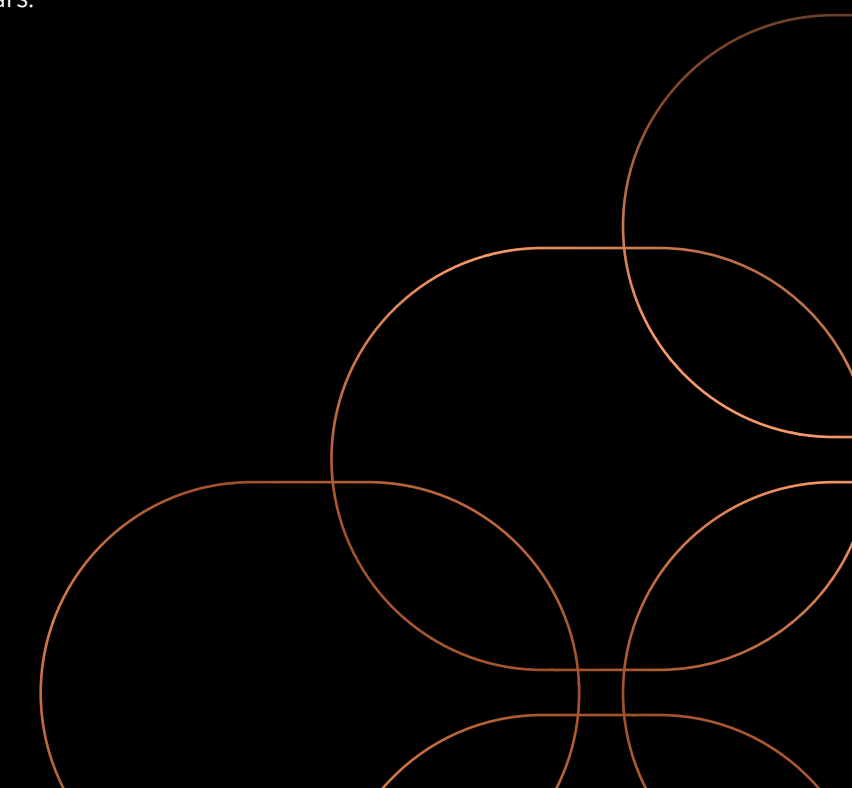
# PROVEN *real estate* MARKET

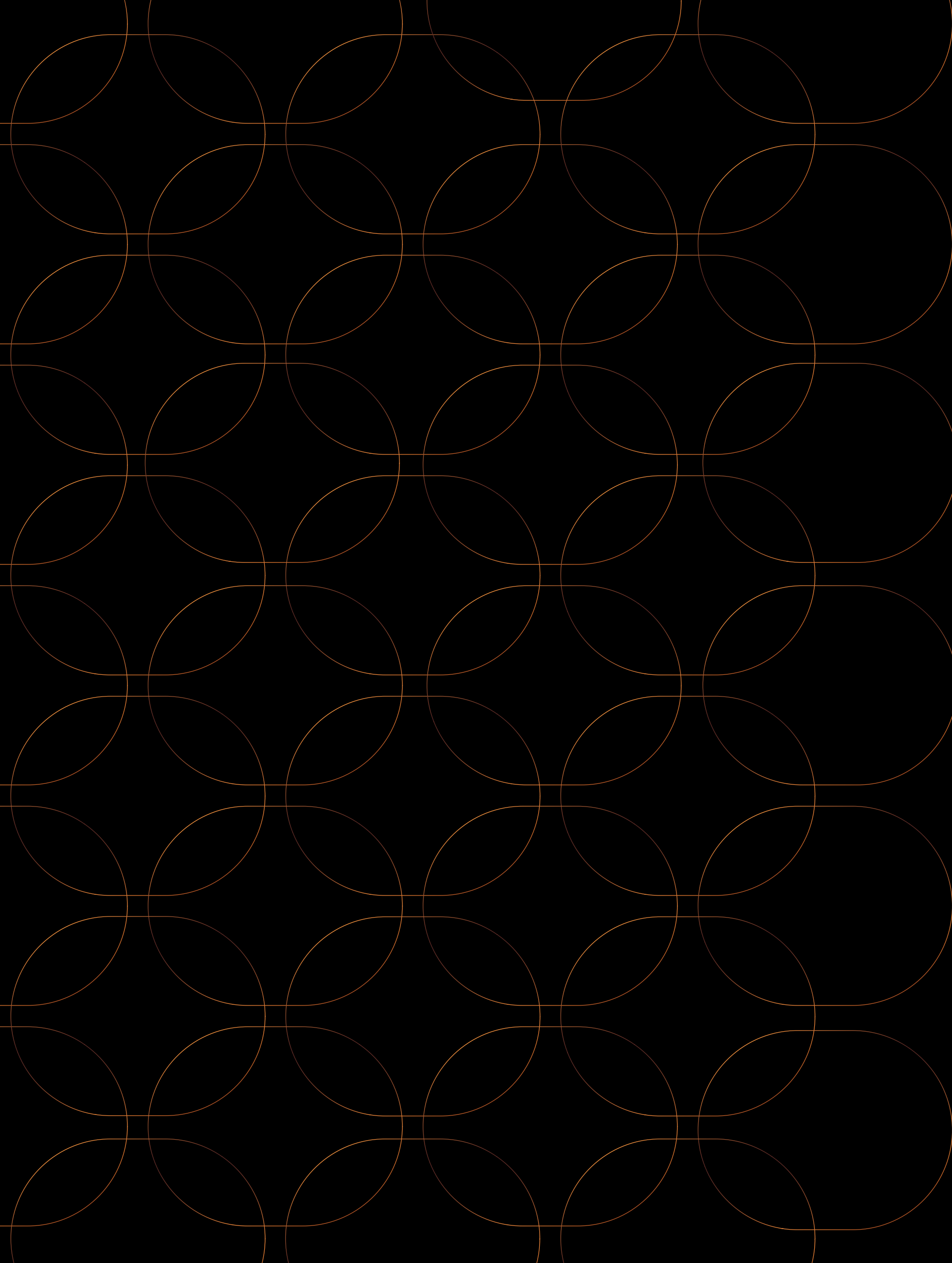
Properties in Downtown Dubai have a history of increasing in value. With a strong market and consistent growth, you can benefit from the area's popularity with both local and international buyers.

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

**41%** Increase in rents in the last three years.\*

\*Source: DXBInteract

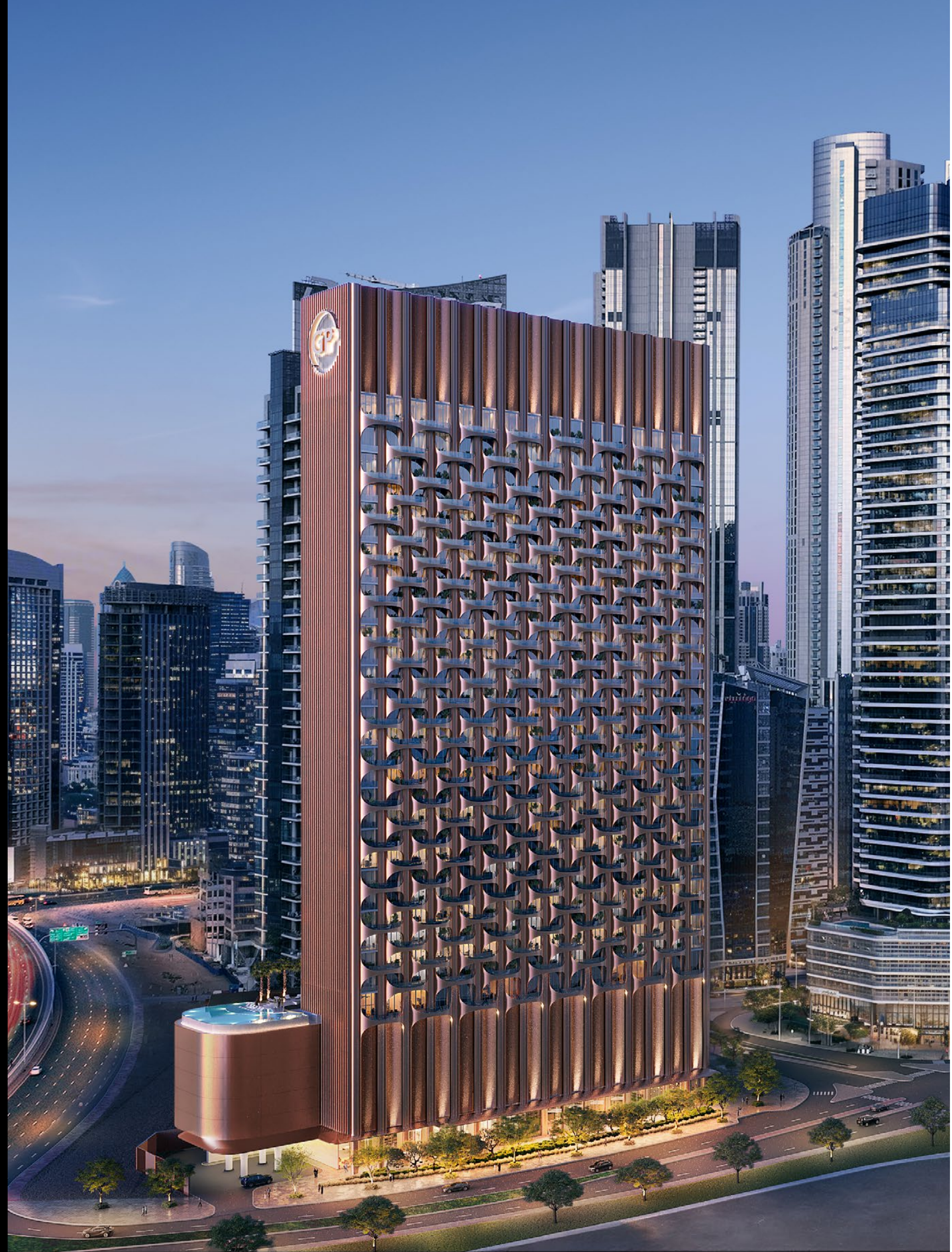




**ONE RESIDENCE**

ONE RESIDENCE

ONE *is not just*  
A LOCATION,  
*it's an* ICONIC  
ADDRESS



# All in ONE PLACE

## 📍 IN 5 MINUTES

- Burj Khalifa
- Dubai Mall
- Business Bay
- Dubai Opera
- Dubai Water Canal Walk
- Souk Al Bahar
- The Dubai Fountain
- Bay Avenue Park
- Downtown Slide

## 📍 IN 10 MINUTES

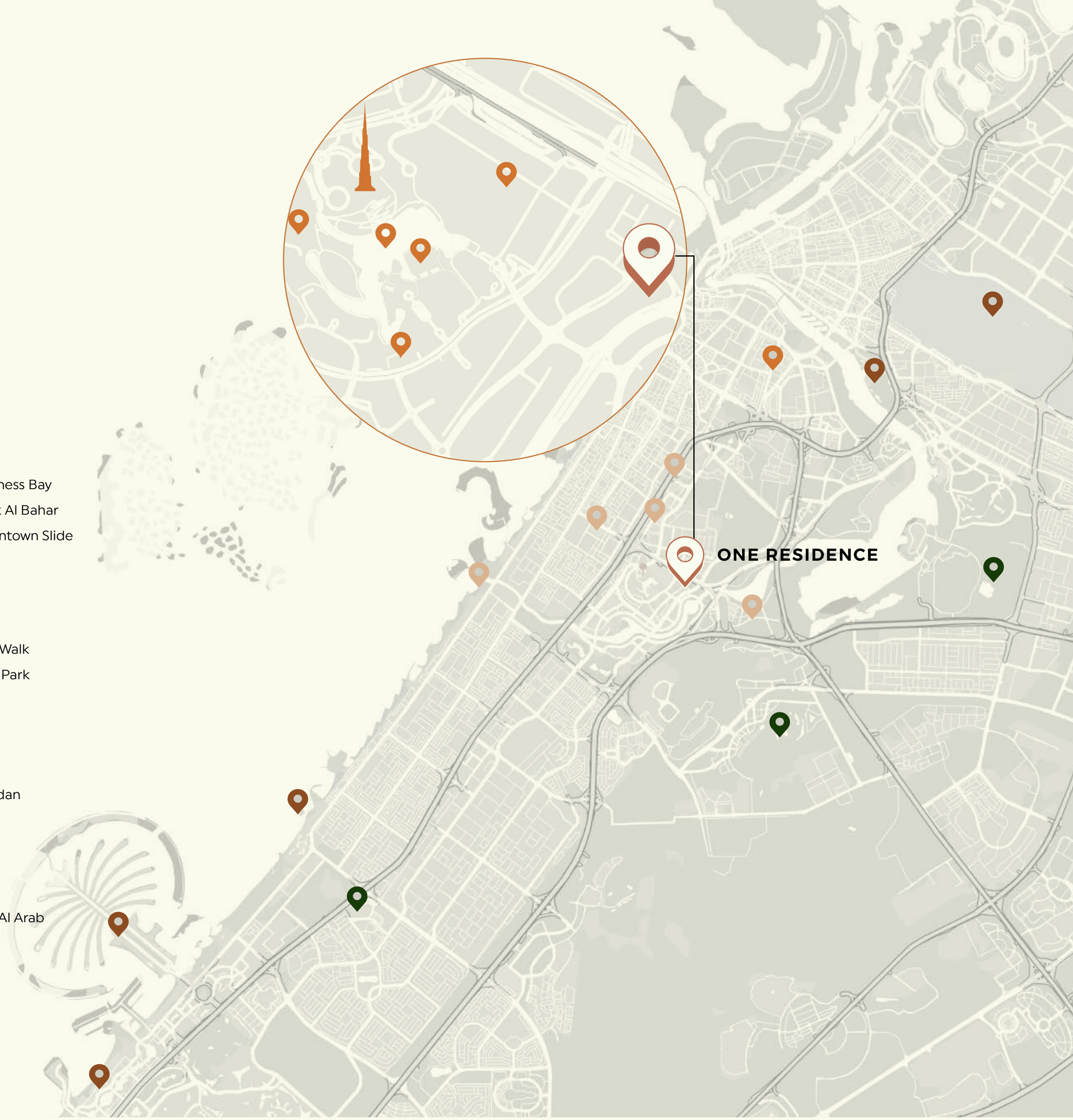
- Jumeirah Beach
- Dubai Design District
- City Walk
- DIFC
- Museum of The Future
- Safa Park

## 📍 IN 15 MINUTES

- Dubai Creek Harbour
- Mall of The Emirates
- Meydan

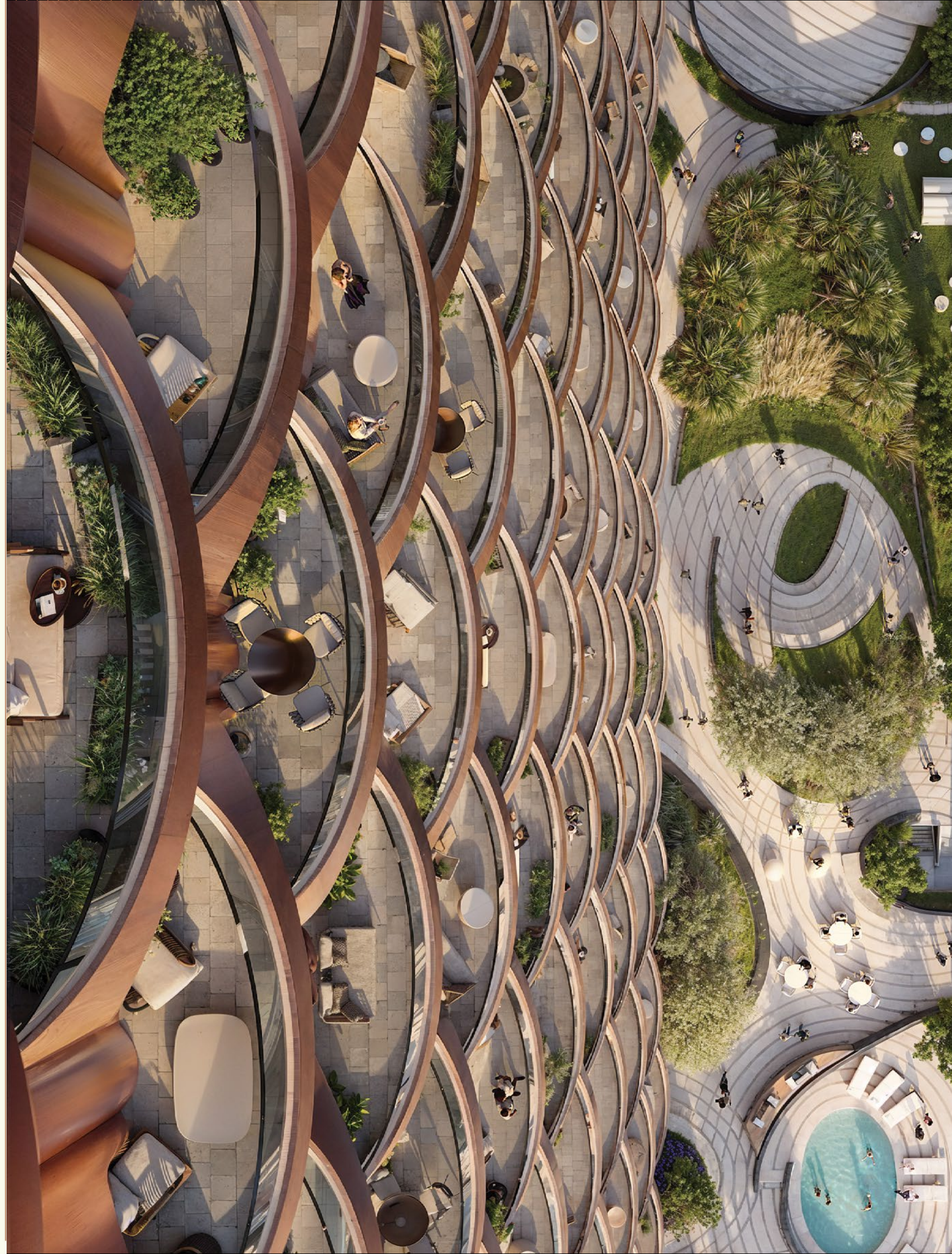
## 📍 IN 20 MINUTES

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



# 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 organized, ranging from cozy studios and one and two-bedroom units to exclusive penthouses.





ONE  
*is not just* A QUIET  
SANCTUARY, *its for*  
THOSE WHO  
APPRECIATE  
*the finer things* IN LIFE



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.



ONE RESIDENCE



EXTERIOR  
DESIGN

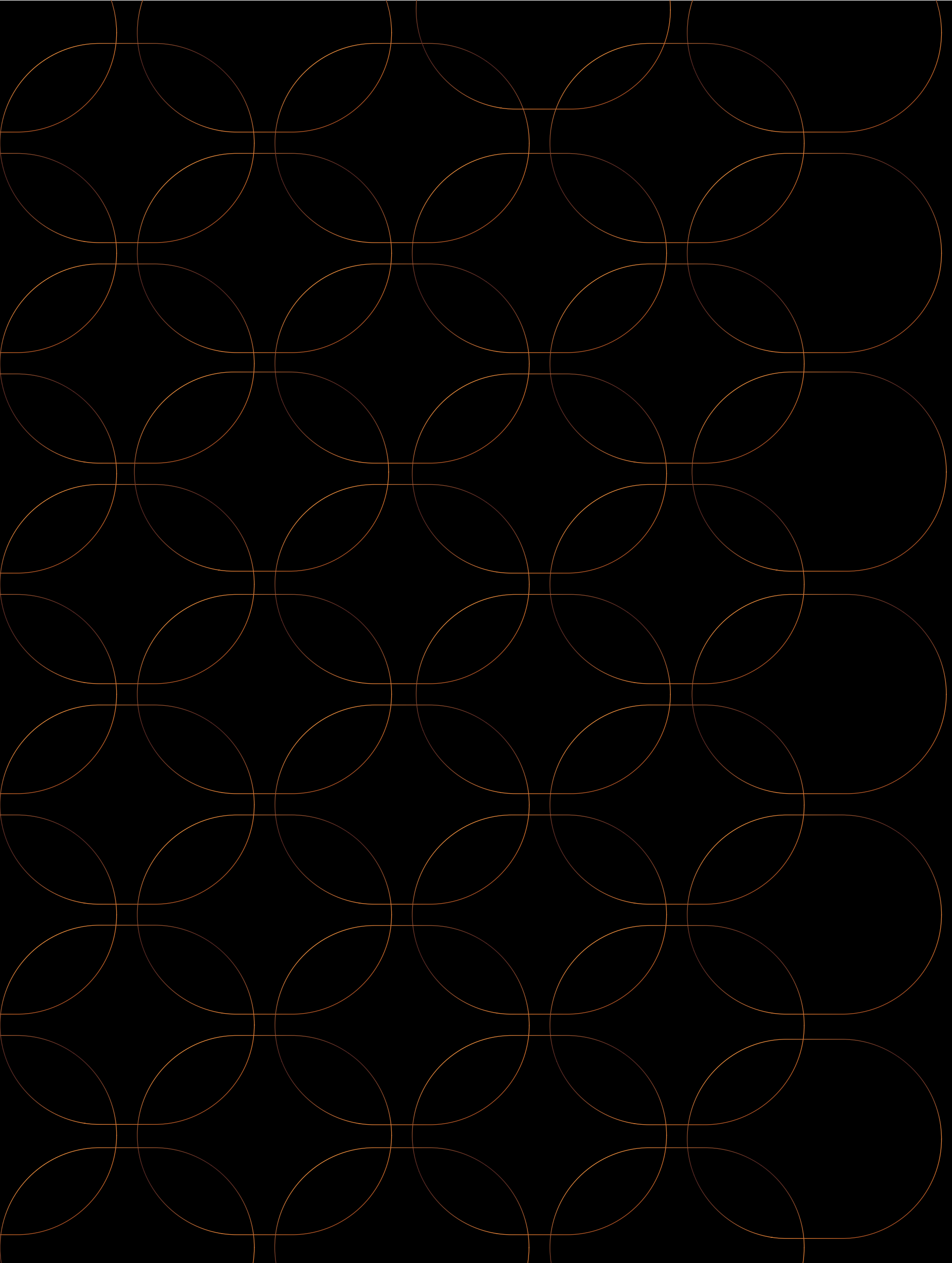
The facade showcases an engaging mix of textures and materials.

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.



ONE RESIDENCE

# STUDIO





ONE RESIDENCE

# ONE *bedroom*



















*Exclusive*  
PENTHOUSES

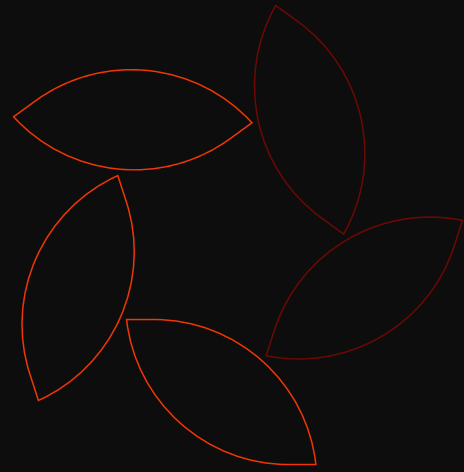












ONE *destination*  
UNLIMITED  
POSSIBILITIES



# ONE *step to* WELLNESS

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

# ONE *with* NATURE

- Zen Garden
- Picnic Area
- Green spaces





ONE  
*place for* FUN

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



# ONE *moment to* UNWIND

- The Lounge
- Co-working Space



ONE  
*for the* LITTLE  
ONES

- Kids Pool
- 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



# STYLE GUIDE



# LIVING *and* DINING AREA



## Floors

Porcelain tile flooring



## Skirting

Porcelain tile to match flooring

## Walls and ceiling

Emulsion paint

# KITCHEN



## Floors

Porcelain tile flooring



## Countertops & Backplash

Engineered Stone



## Cabinets

MDF/ Lacquered finish with solid edging

S M E G

## Appliances

Built-in Appliances by SMEG

## Ceiling

Emulsion paint

# BEDROOM



**Floors**  
Porcelain tile flooring



**Skirting**  
Porcelain tile to match flooring



**Joinery**  
MDF/ Lacquered finish with solid edging

**Walls and ceiling**  
Emulsion paint

# BATHROOM



**Floors**  
Porcelain tile flooring



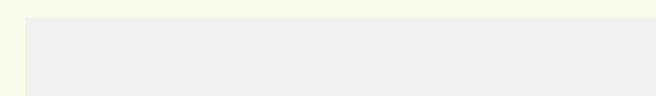
**Walls**  
Porcelain tile & emulsion paint



Accent glazed tile around bath wall surround



**Countertops**  
Engineered stone

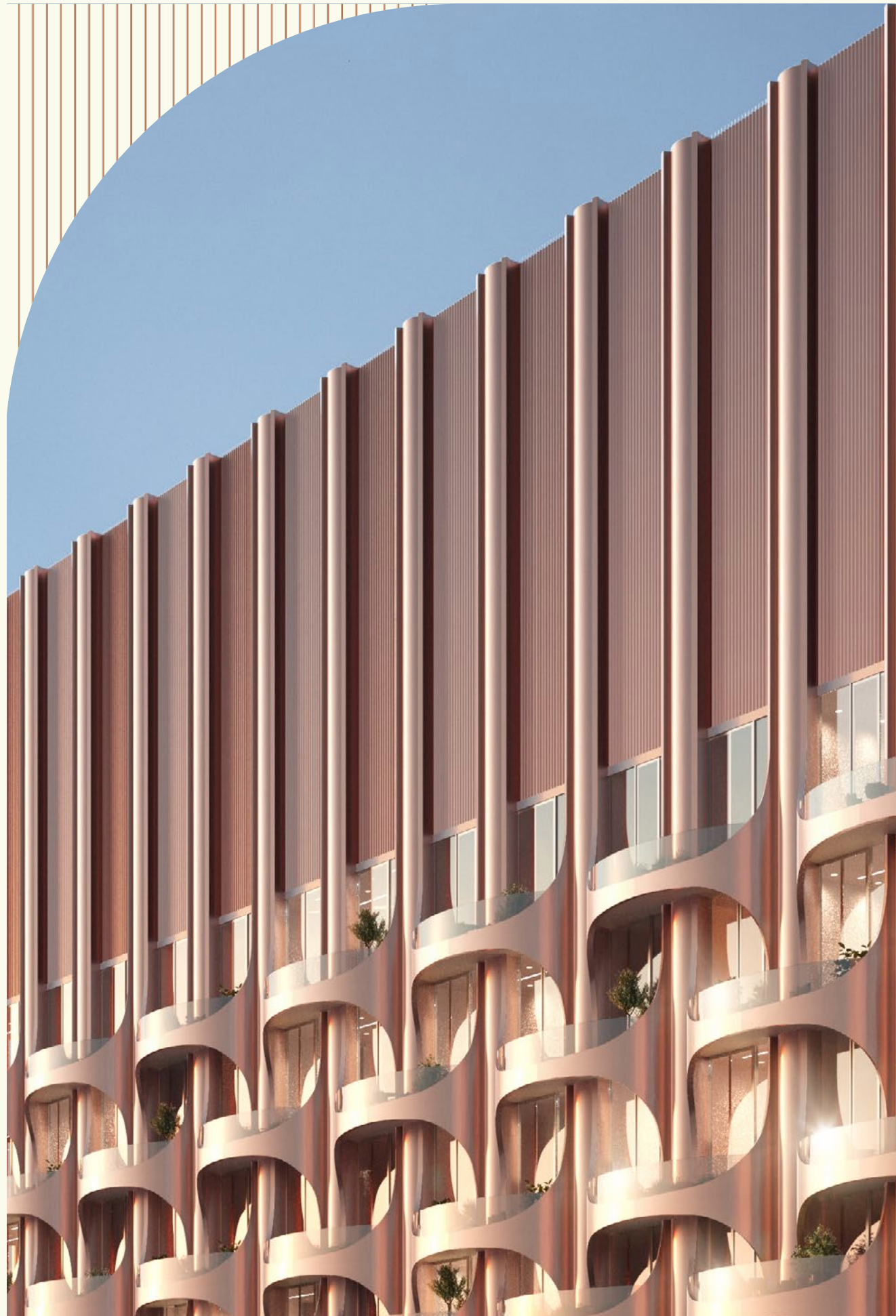


**Joinery**  
MDF/ Lacquered finish with solid edging



**Sanitary**  
Sanitary ware and mixers by Villeroy & Boch

**Ceiling**  
Gypsum boards finished in emulsion paint



ONE  
*is not just a* VIBRANT  
COMMUNITY,  
*it's a* TAPESTRY *of shared*  
EXPERIENCES *and*  
COLLECTIVE  
DREAMS

THE *developer*



جينكو العقارية  
GINCO PROPERTIES

With a legacy spanning over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region. Established in 1975 by the founder, Mr. Gheyath Mohammad Gheyath, we have embarked on a journey of success guided by a team of world-class experts, specialists, and seasoned professionals.

Guided by visionary leadership and steadfast partnerships, we at GINCO Properties, a member of GINCO Group, are committed to shaping many success stories and advancing the legacy of our parent company.



## ONE BROKER GROUP

EXCLUSIVE SALES PARTNER

An award-winning real estate agency focused on selling prestigious and renowned residential properties in Dubai. One Broker Group brings a wealth of experience, knowledge, and transactional expertise in handling high-end projects and nurturing relationships with stakeholders.

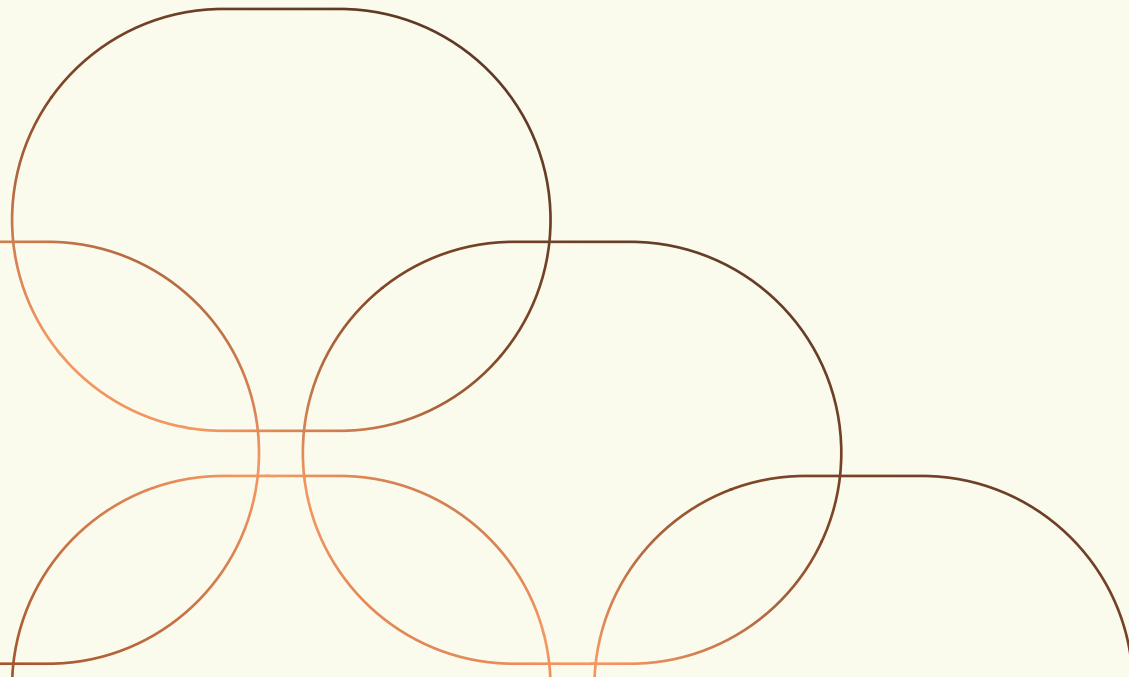
# URBAN PROPERTIES

## DEVELOPMENT MANAGEMENT

With over 20 years of experience in the Dubai real estate market, we pride ourselves on delivering excellence in every project. Our comprehensive approach, from feasibility studies and project planning to seamless execution, ensures that each development meets market demands with unmatched proficiency and finesse.



ONE  
*isn't just a* PLACE  
 TO LIVE, *it's a*  
 LIFESTYLE



## PROJECT *details*

PROJECT NAME	One Residence
PROJECT TYPE	Apartments
UNITS	453
LOCATION	Downtown Dubai
HANDOVER	Q1 2027

## UNIT *mix*

Studio Apartments	From 470 sq. ft.
1-Bedroom Apartments	From 748 sq. ft.
2-Bedroom Apartments	From 1028 sq. ft.
2-Bedroom Apartments with maid's room	From 1345 sq. ft.
Exclusive Penthouses	On request

All residences fully equipped with white goods.

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





**ONE RESIDENCE**

**ONE**  
*is the* **ULTIMATE**  
**EXPRESSION**  
*of who* **YOU ARE**