



ONE<sup>AT</sup>  
PALM  
JUMEIRAH

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)( *Dorchester Collection*

DUBAI

FACTSHEET



## THE EXPRESSION OF INFINITUDE

One at Palm Jumeirah is one of the most exclusive residential projects in Dubai, located in Palm Jumeirah's premier plot and managed by Dorchester Collection.

A limited series of 94 exclusive residences with grand and double height spaces, large landscaped terraces, breathtaking views and utmost privacy.

## OWNERSHIP

Freehold

## LOCATION





## PROJECT FEATURES

- Residences will be managed by Dorchester Collection including services such as valet, concierge, maintenance of common areas and à la carte services
- Impressive lobby with six elevators for the residences, divided across three cores providing access to a maximum of two apartments per floor
- Over 150,000 sq.ft. for residential amenities including an in-house spa, gym, cinema and three swimming pools
- High security and personal identification system
- Two passenger elevators per core and separate service elevators
- Large parking spaces in the basement with special arrangement for water sport equipment
- Beachfront development
- Private jetty
- Grand arrival experience and drop-off area
- Lush landscaping by Vladimir Djurovic

## SIZE RANGE PER UNIT TYPE

Type	Number	Bedrooms	Areas (sq. ft.)
3 Bedroom	44	3	2,782 – 4,783
4 Bedroom	47	4	3,492 – 10,100
Penthouse	3	6	21,295 – 29,994



## UNIT FEATURES

- Multiple extensive water views at every unit
- Expansive residences, many boasting double height living areas
- Floor to ceiling glazing with slimline frames, maximising the sea views
- Interior design by the world's leading interior designers
- High quality finishes throughout
- Large terraces with frameless glass balustrades
- Bespoke Italian wardrobes and walk-in-closets by Poliform, with glass feature doors and integrated lighting
- Each residence enjoys dual kitchens/show kitchen with chef's island, and a separate large preparation kitchen
- Cooking and cooling appliances from Gaggenau and Miele
- Designer Italian show kitchens by Poliform featuring marble benchtops and breakfast bar
- Tapware from Dornbracht (Germany)
- Automatic toilets by Toto for master ensuite and guest powder-room
- Complete home control through Crestron home automation system, enabling control of lighting, climate, curtains and AV
- Residences are equipped with full wireless capability
- Many units have a private lift lobby
- Honed travertine terraces with flush threshold from internal areas





## AMENITIES

- In-house spa with private treatment rooms
- Exclusive vitality pool to accentuate your spa experience
- 25-metre indoor lap pool that can be opened up to become seamless with the outdoor landscapes
- State of the art indoor cinema with capacity for 12 people for residents to enjoy cinematic entertainment in absolute comfort
- Expansive zero-edge, temperature controlled outdoor pool with breathtaking views
- Outdoor dining and barbecue area
- Cutting-edge health, wellbeing and fitness space
- Business lounge with private meeting rooms
- Kids' pool
- Private jetty providing direct water access

## PAYMENT PLAN

<b>5%</b> Booking fee	<b>20%</b> On signing SPA + 4% (DLD Fees)	<b>20%</b> 60 days of signing SPA	<b>55%</b> On completion
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## ESCROW DETAILS

ACCOUNT NAME

One at Palm Jumeirah

IBAN

AE740030011338468820002

BANK DETAILS

Abu Dhabi Commercial Bank

SWIFT CODE

ADCB AEAA XXXX

BANK ACCOUNT NO

11338468820002

## DOCUMENTS REQUIRED TO BOOK A UNIT

- Passport copy
- Signature page copy
- UAE entry stamp if you have visited UAE before
- UAE VISA and UAE national ID for UAE residents only
- Contact number
- Email address
- Home address
- P.O. BOX

A booking amount of AED 50,000 will be deducted from the down payment.  
Payment can be made online, by bank transfer, or cash upon your request.



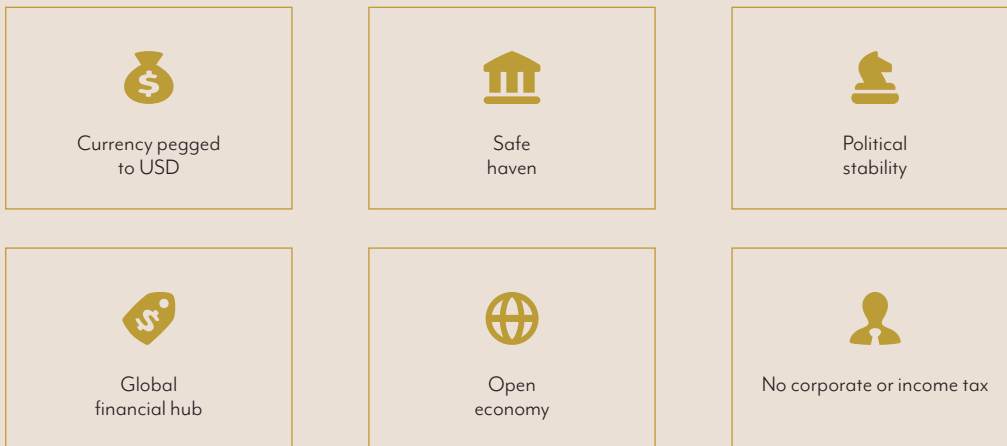
# BENEFITS OF INVESTING IN DUBAI

Dubai has undergone incredible transformations over the last three decades, becoming a sought-after investment destination, with its low-tax environment, world-class infrastructure, stable political and economic environment, and its leisure and retail offerings.

Dubai enjoys a strategic location and serves as a bridge between the Far East, Europe, the CIS and Africa. Activities such as trade, transport, tourism, industry and finance have shown steady growth and helped the economy achieve a high degree of expansion and diversification.

Committed to a progressive vision, Dubai has placed itself at the forefront of smart cities worldwide and continues to innovate in cutting-edge technologies in healthcare, transportation, renewable energy, sustainability, education, security and urban planning.

## FINANCIAL FACTORS



## SOCIAL FACTORS





THE RESIDENCES,  
DORCHESTER COLLECTION, DUBAI



ANWA  
BY OMNIYAT



THE OPUS  
BY OMNIYAT



THE STERLING  
BY OMNIYAT

One of the most visionary real-estate development and service groups in the Gulf Region, Omniyat creates living canvases of residential, commercial, hospitality and retail spaces – a one-of-a-kind premium experience. We approach the design, development and management of each Omniyat property as if it were a unique work of art. Just as there is no mistaking a Picasso or a Van Gogh, there is no mistaking that you are anywhere but in an Omniyat property.

We nurture and maintain close relationships with the world's leading architects, engineers, interior designers and artists. Each project is unique, designed to create a superior return on investment and to give every homeowner the Omniyat guarantee of living in a bespoke space that reflects their personality, achievements and ambitions.

Omniyat's impressive portfolio, with a combined gross realisation of over USD 6.4 billion, includes stars such as The Opus by Omniyat, The Sterling, ANWA and The Residences, Dorchester Collection, Dubai.

OMNIYAT

DETAILS MAKE PERFECTION