

THREE WORLDS  
ONE ADDRESS

one  
central

AT

RAK CENTRAL

BY

بانتيون  
PANTHEON  
DEVELOPMENT

**WHERE THE SUN, SEA AND  
SPACE COME TOGETHER.**



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R A K C E N T R A L

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Welcome to One Central

# A NEW ERA OF LIVING!





## Introduction

Nestled in the heart of **RAK Central**, just 6 min from the pristine **Marjan Island**, **One Central** offers more than just a home - it's a seamless blend of **luxury, serenity, and convenience.**

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.

A vibrant sunset over a vast ocean. The sky is filled with soft, wispy clouds in shades of blue, orange, and yellow. The sun is low on the horizon, creating a bright glow and long, shimmering rays of light that stretch across the sky. The ocean below is a deep blue with gentle waves rolling in. The overall mood is serene and majestic.

**A WORLD DEFINED  
BY NATURAL ELEMENTS**

## The First World

### Where the Sun, Sea and Space create a Life of Tranquility.

Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One Central.

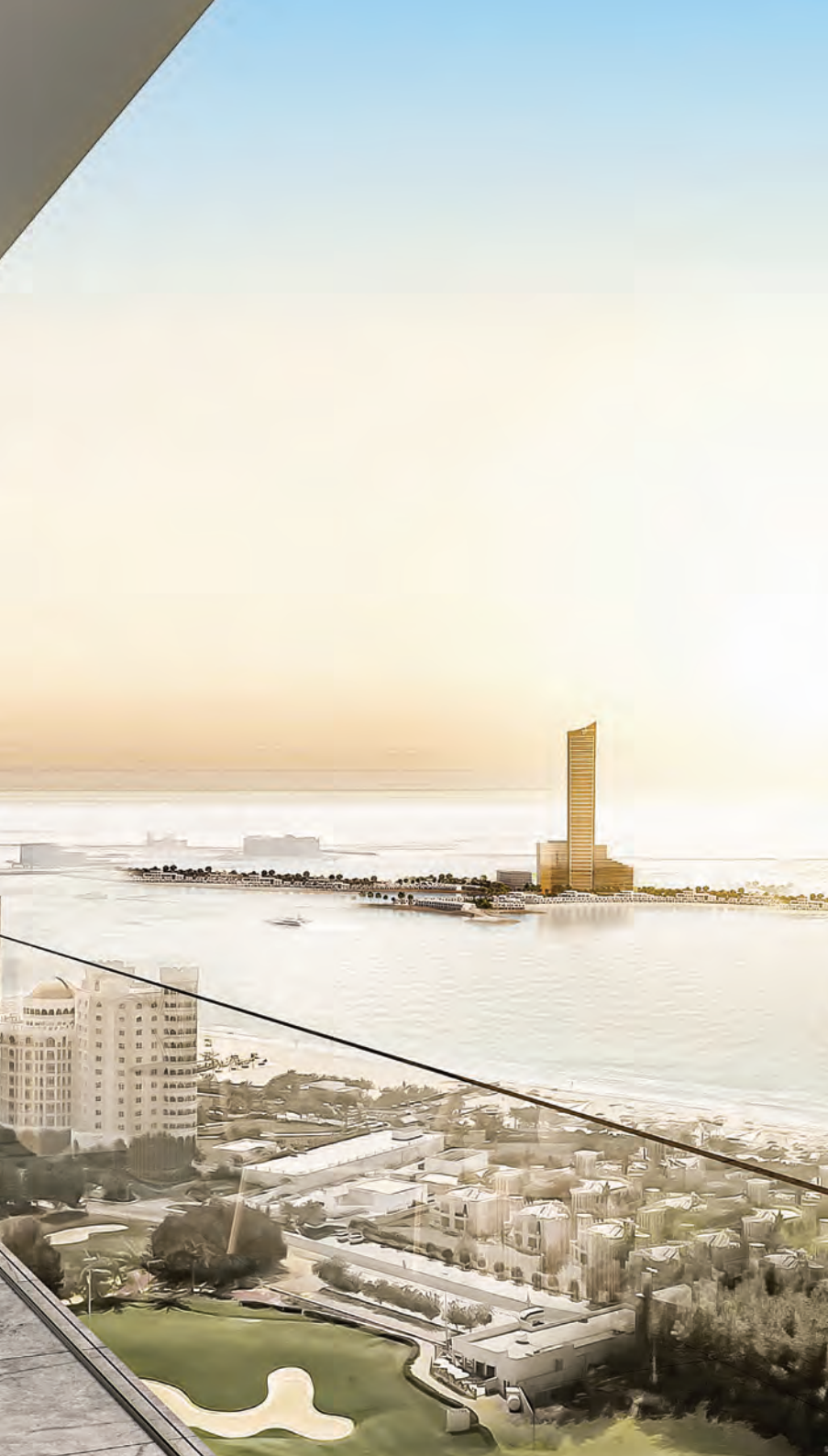
Here, nature is not just a backdrop -it's an essential part of your everyday life.



# AT THE HEART OF RAS AL KHAIMAH'S NEWEST BUSINESS HUB!







One Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One Central provides a lifestyle of unmatched luxury and convenience.

## Location Highlights

**Al Hamra Mall**  
3 Minutes

**Al Marjan Island  
Beach**  
6 Minutes

**Al Hamra Marina &  
Yacht Club**  
5 Minutes

**Ras Al Khaimah  
Corniche**  
15 Minutes

**Ras Al Khaimah  
International Airport**  
25 Minutes

**Downtown  
Dubai**  
1 Hour

**Dubai  
International Airport**  
45 Minutes

## Introduction

# A Progressive Community Designed for a Vibrant Lifestyle.

Welcome to RAK Central, a thriving community where the boundaries of living, working, and recreation seamlessly blend into one.

This thoughtfully designed mixed-use development spans 3.1 million square feet, offering premium residences, state-of-the-art workspaces, lush green spaces, and vibrant retail and entertainment options.



A WORLD OF PRESTIGE  
AND BELONGING!





## The Second World

### Where Passion Meets Privilege in Every Aspect of Life.

At One Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One Central reflects the aspirations of those who seek more.

A man and a woman are standing together at a night event. The woman, on the left, has long, wavy brown hair and is wearing a light-colored, sleeveless dress. She is smiling and holding a glass of champagne. The man, on the right, has short brown hair and a beard, and is wearing a dark tuxedo with a white shirt and a dark bow tie. He is also smiling and looking towards the right. The background is dark with warm, glowing string lights and a large, leafy plant on the left. The overall atmosphere is elegant and festive.

WHERE LIFESTYLE  
MEETS LEISURE



NO PAIN  
NO GAIN

GYM



Lobby



Theatre





Multipurpose Hall

one  
cinema

Outdoor Cinema





Kids Play Area



BBQ



Sky Garden



Zen Garden



Infinity Pool

# Additional Amenities

Unobstructed sea views with 25+ Amenities



Rooftop Infinity Pool



Outdoor Cinema



Zen Garden



Basket Ball



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



BBQ Area





A young man and woman are lying in bed, smiling and laughing together. The man is on the left, with dark curly hair and a beard, wearing a light-colored shirt. The woman is on the right, with long brown hair, wearing a blue denim shirt. They are both looking towards the camera with joyful expressions. The background is a white pillow and a wooden headboard, illuminated by warm, golden light.

A WORLD WHERE  
DESIGN, COMFORT & STYLE  
COME TOGETHER



Living Room



Living Room



Bedroom



Powder Room



Park View

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**AN ELEVATED  
LIFESTYLE IN THE HEART  
OF RAK CENTRAL**





## Overview

### Luxury Living in Intimate, Thoughtfully Designed Towers.

One Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development -02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.





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A woman with long, wavy brown hair is sitting in a blue armchair outdoors. She is wearing a light-colored, long-sleeved top and brown pants. She is holding an open book in her left hand and a dark mug in her right hand. She has a peaceful expression and is looking down at the book. The background is a lush garden with various green plants and a wooden fence. The lighting is warm and natural, suggesting a sunny day. The overall mood is calm and serene.

**WHERE CONTEMPORARY LIVING  
MEETS COMMUNITY**

# RAS AL KHAIMAH THE MODERN COMMUNITY





راك سنترال  
Plaza

راك سنترال  
Promium

راك سنترال  
Washroom

cafe arabica LOCAL COFFEE

# THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

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One Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One Central is crafted to elevate your living experience.

WYNN

Project Floor Plan - Level 03

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE B

WYNN

Project Floor Plan - Levels 4-13, 15, 17 & 18

SEA VIEW

GOLF VIEW



UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE C
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE B

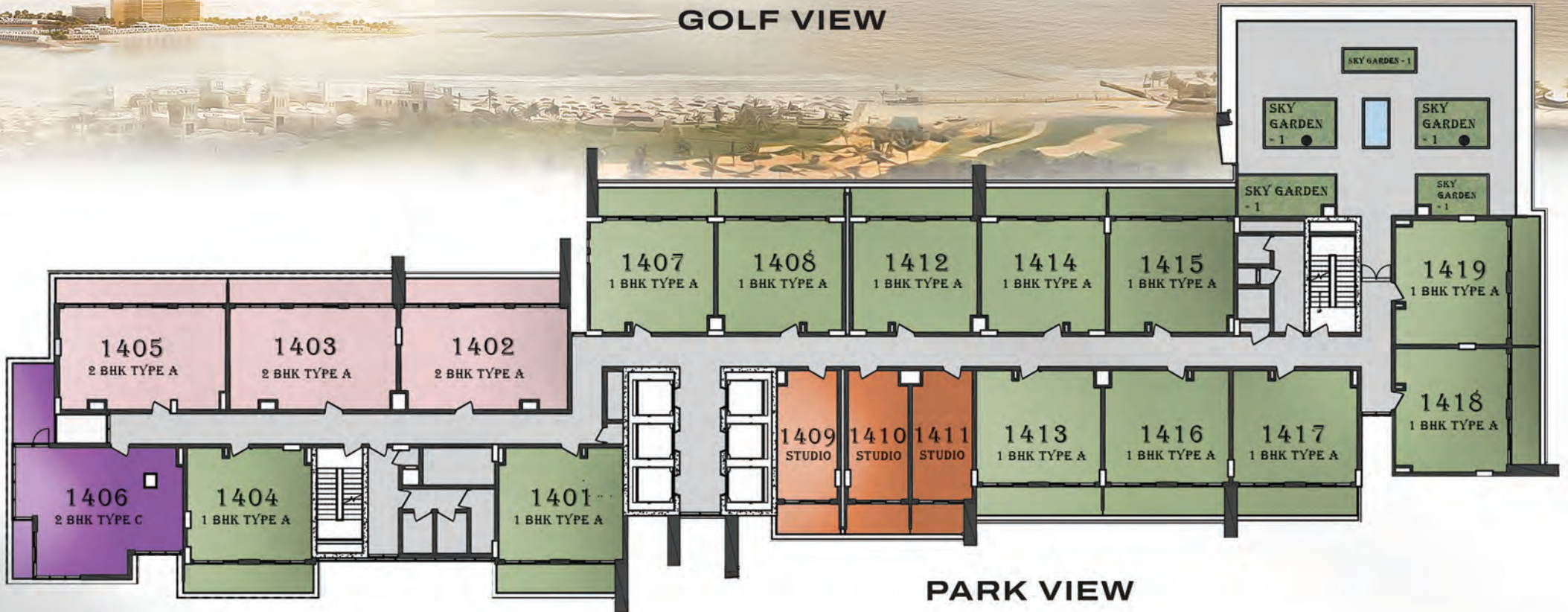


WYNN

Project Floor Plan - Level 14

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

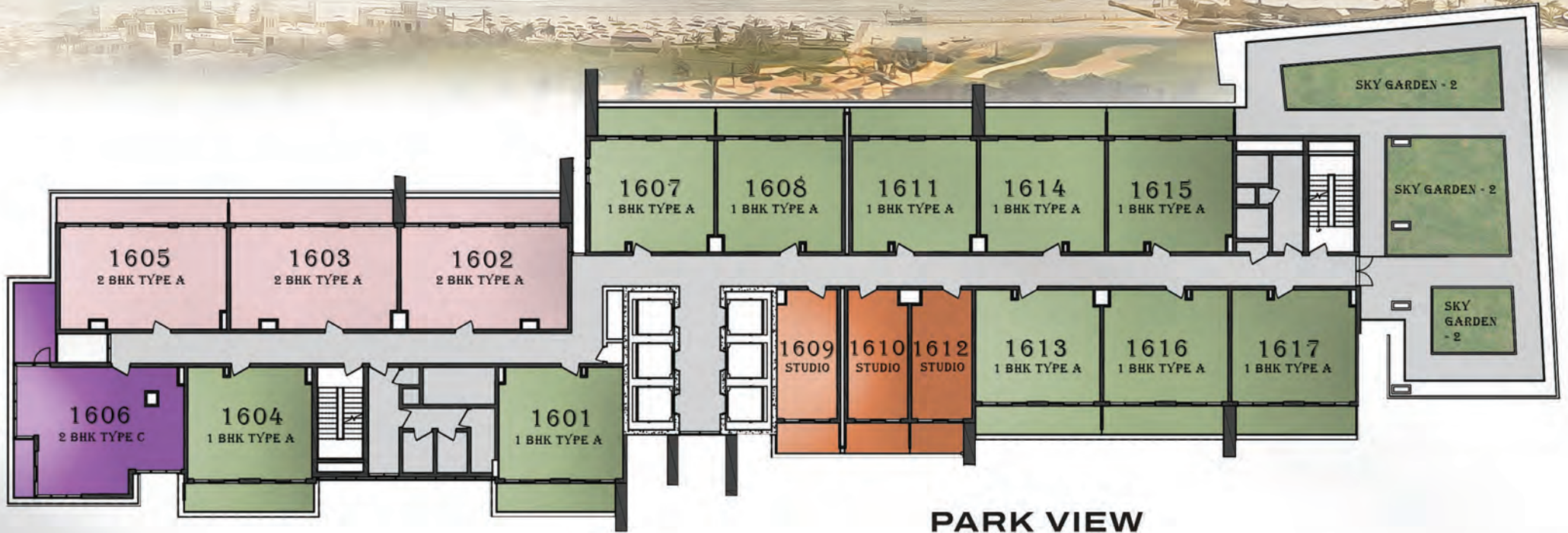
- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE C

WYNN

Project Floor Plan - Level 16

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE C

**STUDIO**  
TYPICAL

SUITE	29.10 SQ. M.	313.23 SQ. FT.
BALCONY	7.20 SQ. M.	77.50 SQ. FT.
<b>TOTAL</b>	<b>36.30 SQ. M.</b>	<b>390.73 SQ. FT.</b>



**01 BEDROOM-TYPE A**  
TYPICAL

SUITE	50.12 SQ. M.	539.49 SQ. FT.
BALCONY	13.53 SQ. M.	145.64 SQ. FT.
<b>TOTAL</b>	<b>63.65 SQ. M.</b>	<b>685.12 SQ. FT.</b>



**01 BEDROOM-TYPE A**  
TYPICAL

SUITE	49.67 SQ. M.	534.64 SQ. FT.
BALCONY	13.30 SQ. M.	143.16 SQ. FT.
<b>TOTAL</b>	<b>62.97 SQ. M.</b>	<b>677.80 SQ. FT.</b>



**02 BEDROOM-TYPE A**  
TYPICAL

SUITE	60.41 SQ. M.	650.25 SQ. FT.
BALCONY	15.57 SQ. M.	167.59 SQ. FT.
<b>TOTAL</b>	<b>75.98 SQ. M.</b>	<b>817.84 SQ. FT.</b>



**02 BEDROOM-TYPE B**  
TYPICAL

SUITE	67.17 SQ. M.	723.01 SQ. FT.
BALCONY	20.65 SQ. M.	222.27 SQ. FT.
<b>TOTAL</b>	<b>87.82 SQ. M.</b>	<b>945.29 SQ. FT.</b>



**02 BEDROOM-TYPE C**  
TYPICAL

SUITE	67.03 SQ. M.	721.50 SQ. FT.
BALCONY	16.42 SQ. M.	176.74 SQ. FT.
<b>TOTAL</b>	<b>83.85 SQ. M.</b>	<b>898.25 SQ. FT.</b>







**MR. KALPESH KINARIWALA**  
Founder, Pantheon Group

## **Founder, Pantheon Development A Legacy of Excellence**

### **Delivering Luxury & Innovation across the UAE.**

Founded in 2016 by Kalpesh Kinariwala, Pantheon Development is a prominent name in luxury living, with a strong presence in Jumeirah Village Circle (JVC), Dubai. As they embark on their new venture in Ras Al Khaimah, the company brings its proven expertise, having delivered over 1,000 premium residential units and setting benchmarks in design, quality, and innovation across the UAE.

With a debt-free structure and a development portfolio exceeding 1 million sq ft of residential and commercial space, Pantheon Development is poised for growth. Their impressive project pipeline, valued at \$2 billion, reflects a commitment to creating vibrant communities that enhance lifestyles, delivering exceptional value and quality for all residents.