



1 ONE  
PARK CENTRAL  
BY IMAN

UNLOCK YOUR  
NEW LIFESTYLE AT  
ONE PARK CENTRAL





## IMAN DEVELOPERS BUILDING LEGACY SINCE 2016

- 01 **2016**  
OXFORD VILLAS
- 02 **2017**  
OXFORD RESIDENCES
- 03 **2019**  
OXFORD RESIDENCES 2
- 04 **2021**  
OXFORD BOULEVARD
- 05 **2022**  
OXFORD 212
- 06 **2022**  
OXFORD TERRACES

- 07 **2022**  
OXFORD TERRACES 2
- 08 **2022**  
THE GROVE
- 09 **2023**  
OXFORD GARDENS
- 10 **2023**  
10 OXFORD
- 11 **2023**  
Gardens 2



## WHY INVEST IN DUBAI?

Investing in Dubai's real estate market offers a compelling opportunity for several reasons. Firstly, the market has demonstrated steady growth over the years, providing a stable and profitable investment environment. Secondly, Dubai's strategic location at the intersection of Europe, Asia, and Africa positions it as a global business hub, drawing in a diverse range of tenants and buyers.



# JVC IS THE IDEAL LOCATION FOR MODERN LIVING



**10 km**

MALL OF THE EMIRATES



**17 km**

PALM JUMEIRAH



**2 km**

DUBAI MIRACLE GARDEN



**36 km**

DUBAI AIRPORT (DXB)



**19 km**

BURJ KHALIFA



**3 km**

SAFA COMMUNITY & SENIOR SCHOOLS



**20 km**

DUBAI EXPO CITY



**6 km**

DUBAI HILLS MALL



**2 km**

DUBAI BUTTERFLY GARDEN



**16 km**

JBR THE WALK



**16 km**

KINGS COLLEGE HOSPITAL LONDON



**2 km**

MEDICLINIC PARKVIEW HOSPITAL



# EMBRACE URBAN ELEGANCE & LUXURY LIVING

Experience the pinnacle of luxury living at One Park Central, gracefully situated facing Central Park in JVC. This exceptional mixed-use architectural masterpiece effortlessly merges sophistication, innovation, and urban charm, seamlessly blending into its surroundings.

With an impressive array of over 60 premium amenities, including dedicated fitness and wellness facilities, alongside other exquisite offerings, One Park Central offers a realm of luxury through meticulously crafted Retail, Commercial, and Residential units, harmonizing convenience with opulence.

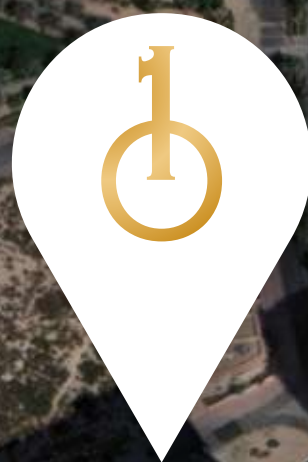


The background is a dark, monochromatic marbled pattern with intricate, vein-like textures. A semi-transparent rectangular box is centered on the page, containing the text.

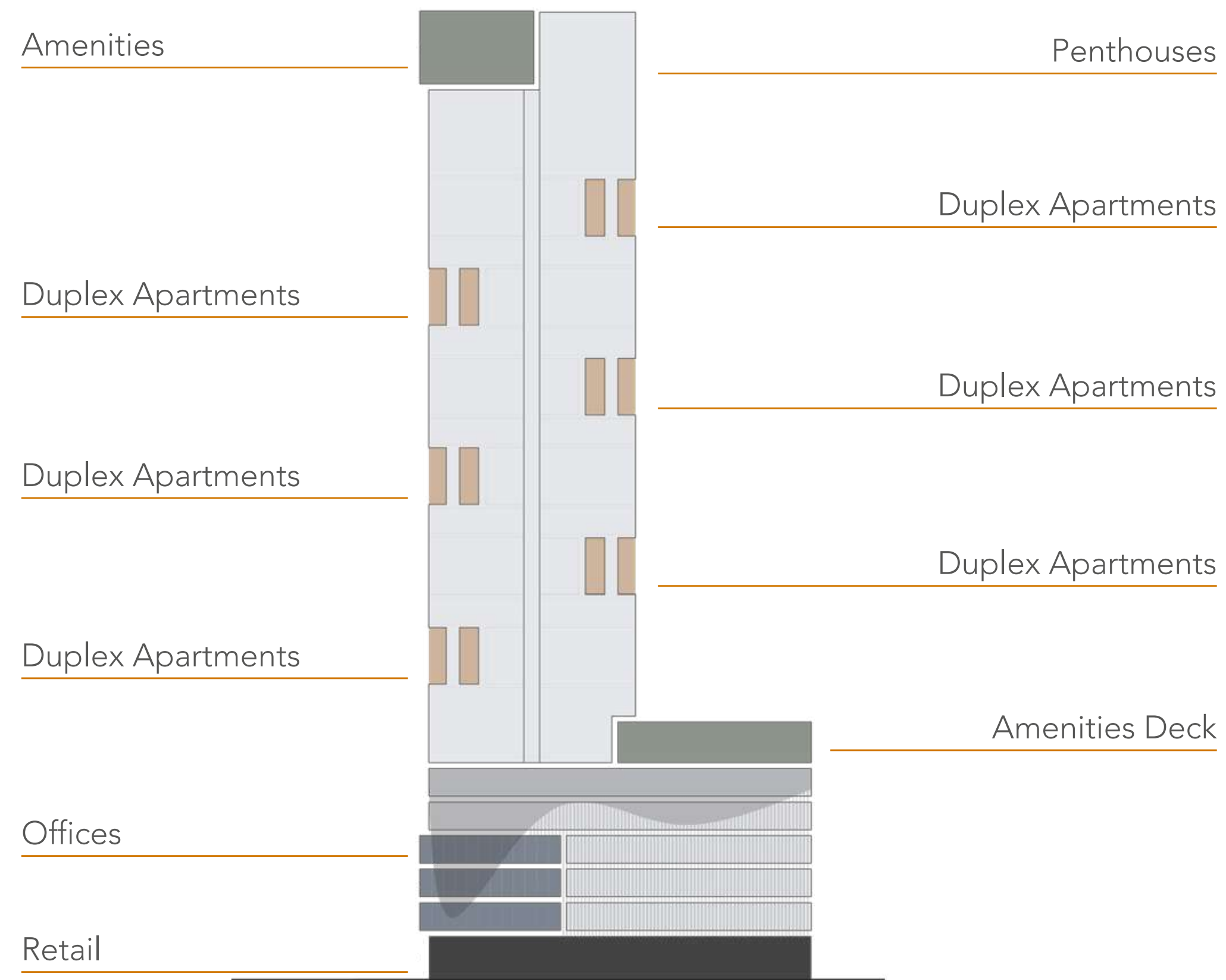
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## DESIGN STRATEGY

Exclusive amenities are combined in two zones and celebrated in a protruding structural expression. The building facade for duplexes has been designed to include a pool, while the 23rd floor features exquisitely designed penthouses.

TOTAL AMENITIES AREA **60,000 SQFT.**

# BUILDING CONFIGURATION



**ROOFTOP**

Amenities

**PENTHOUSES**

**23 FLOOR  
RESIDENTIAL**

**AMENITIES DECK**

**5 PODIUM FLOORS WITH  
COMMERCIAL SPACES**

Lift lobby , parking

**GROUND FLOOR**

Main Entrance Lobby, Lift Lobby, Retail shops

**BASEMENT**

Underground parking, Lift Lobby



THE LOBBY



THE LOBBY



THE BEDROOM



THE LIVING ROOM



THE BATHROOM





THE KITCHEN



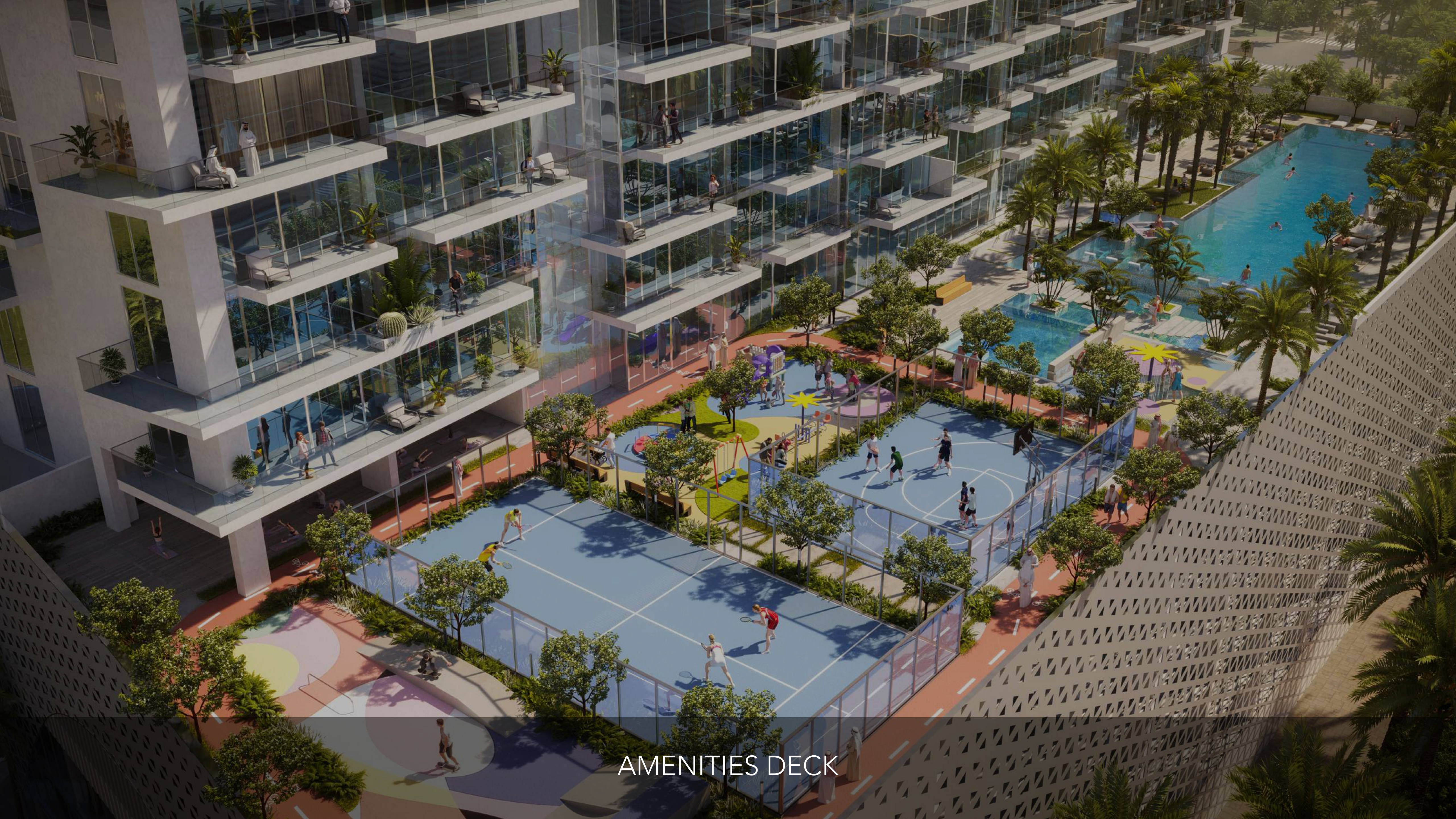
DUPLEX APARTMENT



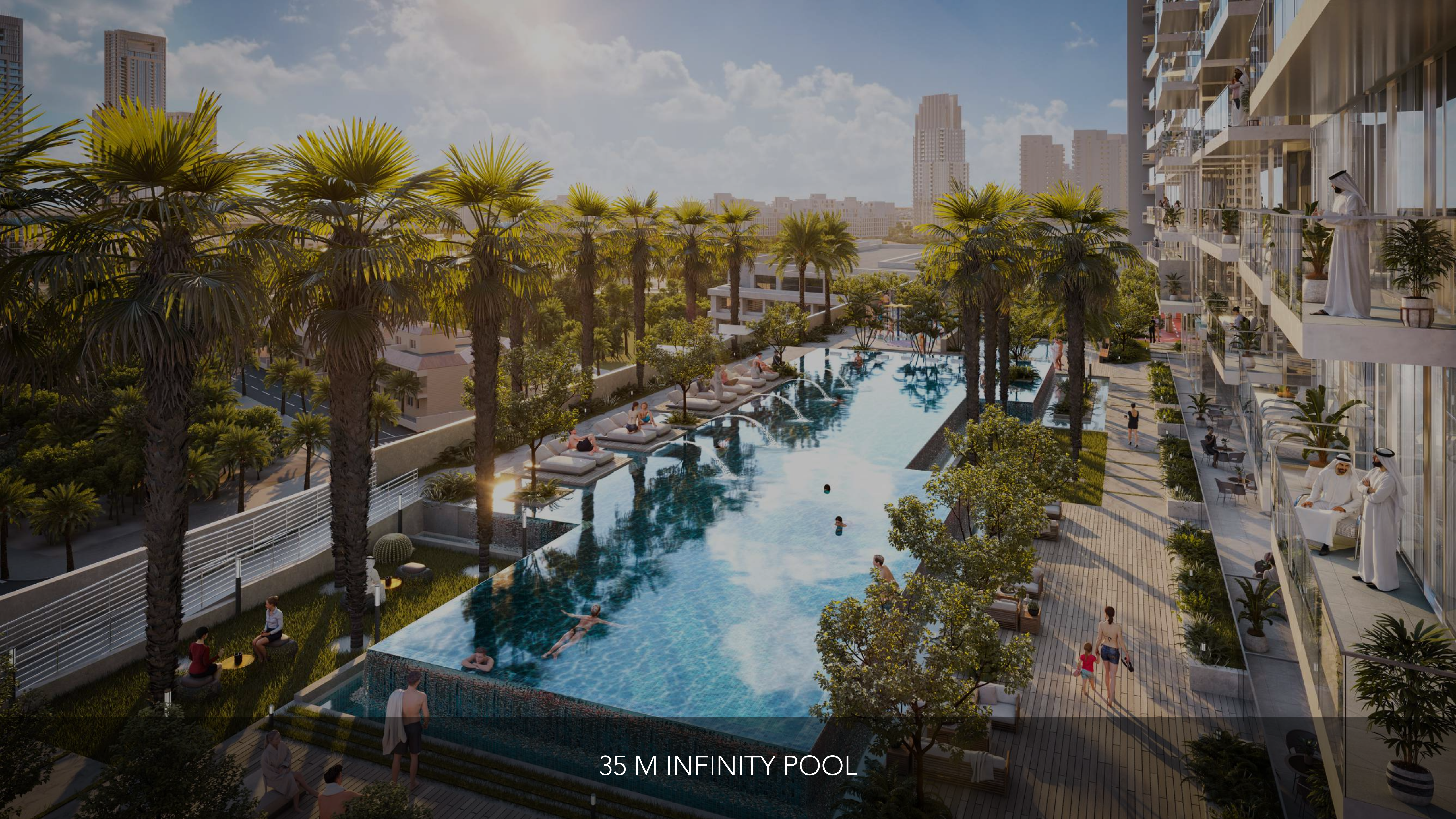
PENTHOUSE APARTMENT

RECHARGE,  
REJOICE,  
RECONNECT:  
YOUR ULTIMATE RETREAT





AMENITIES DECK



35 M INFINITY POOL



ROOFTOP INFINITY POOL



CARDIO AREA





fiit

583 MEMBROS DE CLASSE

1	Hugo B.	1043
2	Beatriz A.	1043
3	Leon A.	1036
143	Adam J.	806
144	Chiaro Q.	800
145	Olivia S.	794
146	Sofia S.	791
147	Tong Q.	786
148	Anisha B.	772

00:23 Fast Feet

795

166 BPM

425 KCAL

INTERACTIVE FITNESS STUDIO



STRENGTH AREA



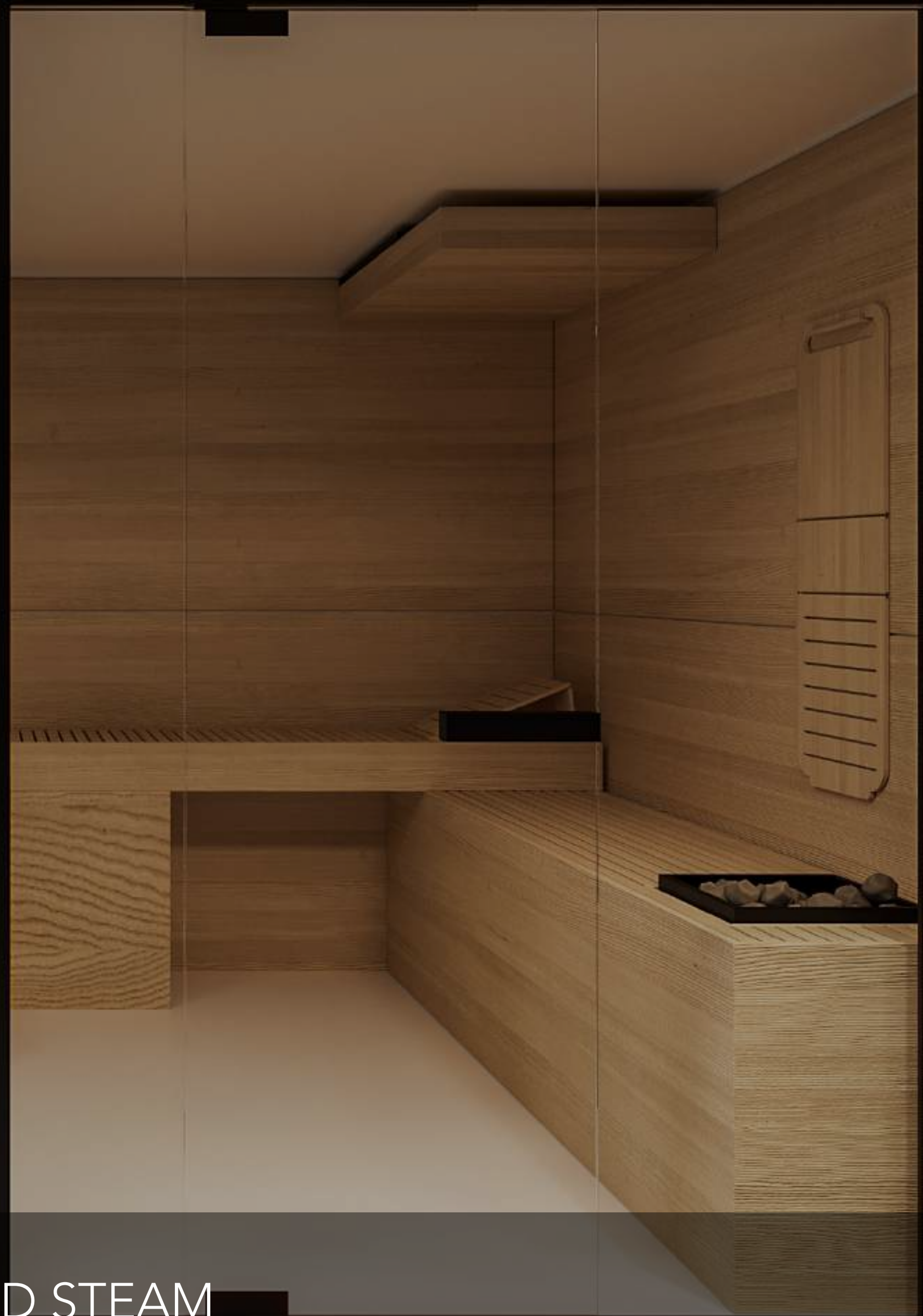
MULTI PURPOSE HALL



CO-WORKING SPACE



INDOOR VR GOLF



SAUNA AND STEAM



OUTDOOR YOGA



INDOOR KIDS PLAY AREA





KIDS POOL



PADEL TENNIS COURT



BASKETBALL COURT



SKATE PARK



BARBEQUE AREA



SPLASH PAD



## GROUND FLOOR

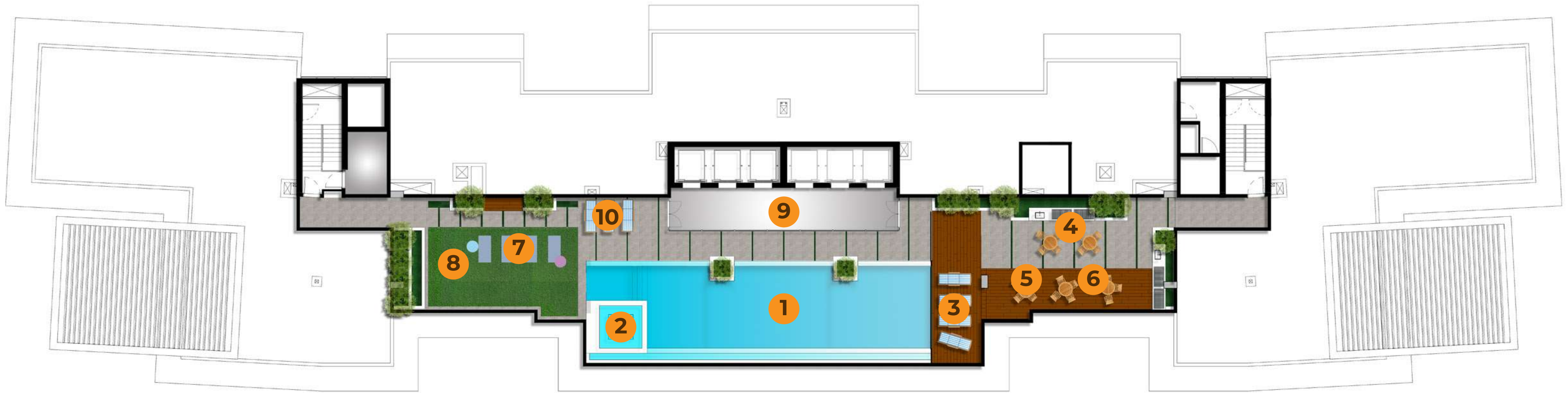
- |                           |                                     |
|---------------------------|-------------------------------------|
| 1. Double Height Lobby    | 8. Lift Lobby                       |
| 2. Lobby Lounge           | 9. Parking Entrance & Exit          |
| 3. Lobby Reception        | 10. People Of Determination Parking |
| 4. Main / Office Entrance |                                     |
| 5. Retail Parking         |                                     |
| 6. EV Charging Station    |                                     |
| 7. Retail Units           |                                     |



## FIRST FLOOR

- |                       |                            |                                  |                          |                            |   |
|-----------------------|----------------------------|----------------------------------|--------------------------|----------------------------|---|
| 1. 35 m Infinity Pool | 8. Outdoor Kid's Play Area | 15. Gym Strength Area            | 22. Male Changing Room   | 29. Female Relaxation Area | 36. Pool Table                            |
| 2. Baja Shelf         | 9. Padel Tennis Court      | 16. Interactive Fitness Studio   | 23. Female Changing Room | 30. Male Ice Bath Plunge   | 37. Foosball Table                        |
| 3. Jacuzzi Jets       | 10. Skate Park             | 17. Indoor Kid's Play Area       | 24. Male Sauna           | 31. Female Ice Bath Plunge | 38. Arcade Games                          |
| 4. Sun Loungers Area  | 11. Jogging Track          | 18. Indoor Kid's Climbing Wall   | 25. Female Sauna         | 32. Indoor VR Golf         | 39. Kitchenette                           |
| 5. Splash Pad         | 12. Zen Garden             | 19. Indoor Kid's Ball Pool Slide | 26. Male Steam Room      | 33. Multi Purpose Hall     | 40. Coffee Bar                            |
| 6. Kids Pool          | 13. Outdoor Yoga           | 20. Indoor Kid's Activity Area   | 27. Female Steam Room    | 34. Library Wall           | 41. Bathrooms For People of Determination |
| 7. Basketball Court   | 14. Gym Cardio Area        | 21. Indoor Kid's Monkey Bar      | 28. Male Relaxation Area | 35. Co-Working Space       |   |





## ROOFTOP FLOOR

- |                         |                       |
|-------------------------|-----------------------|
| 1. Infinity Pool        | 8. Outdoor Meditation |
| 2. Jacuzzi              | 9. Lift Lobby         |
| 3. Sun Loungers Area    | 10. Cabanas           |
| 4. Barbeque Area        |                       |
| 5. Outdoor Seating Area |                       |
| 6. Outdoor Dining Area  |                       |
| 7. Outdoor Yoga         |                       |







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