

*One&Only*

PRIVATE HOMES

*One Za'abeel, Dubai*







*One&Only*

A Luxury Hotel Of The  
World

ONE ZA'ABEEL

**94**

Exquisite Serviced  
Apartments

**264**

Luxurious Residential  
Apartments

**314**

Exceptional Luxury  
Guestrooms

**The Link**

World Longest  
Sky Cantilever

**90**

Unforgettable Ultra  
Luxury Guestrooms

**Panoramic**

Viewing Decks

**Health &  
Wellness**

Spa & Fitness Retreat

**Michelin**

Inspired Restaurants &  
Lounges

**Swimming  
Pool**

With Breathtaking Views  
Of Dubai

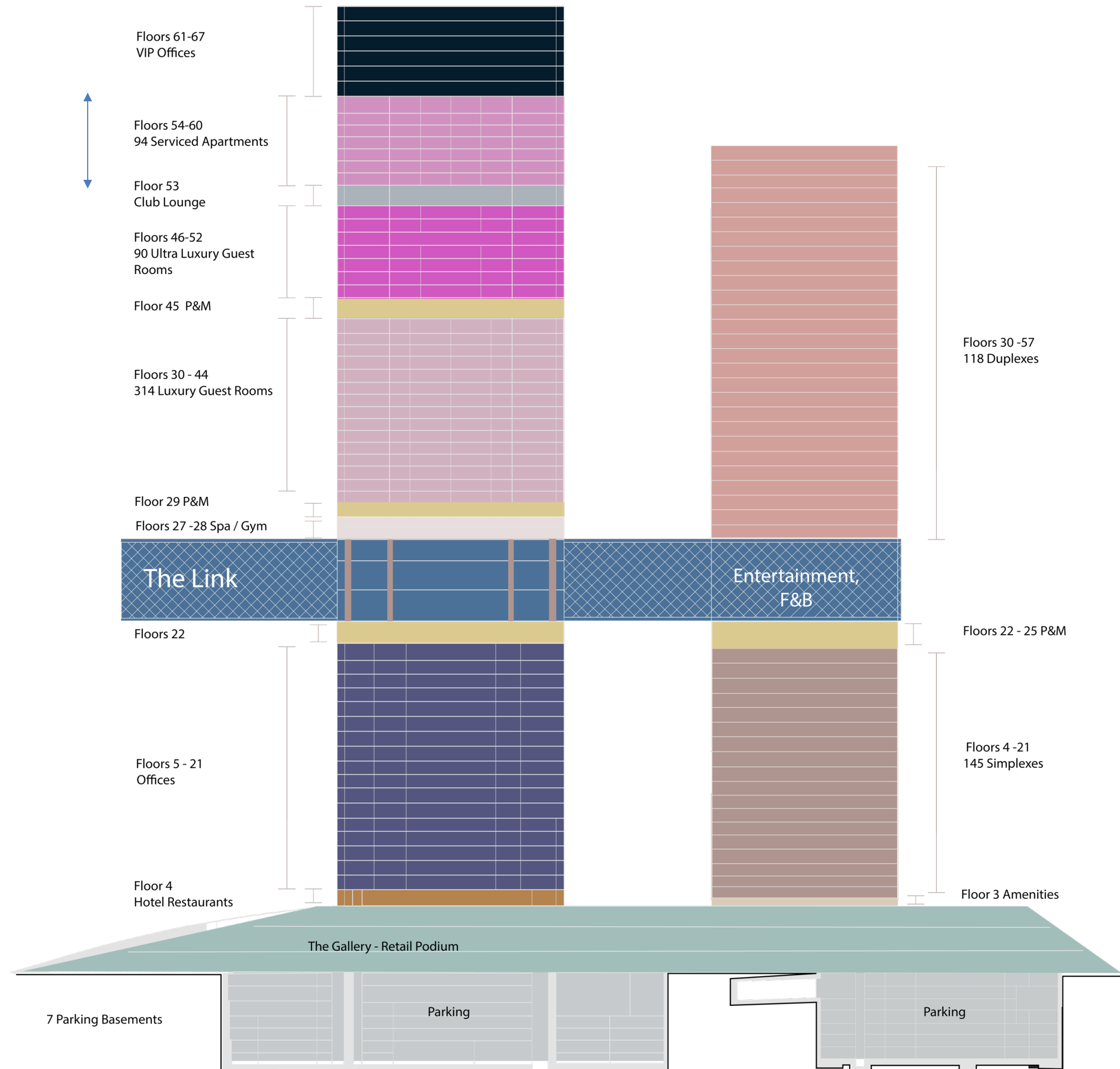
**Celebrity  
Chefs**

And Events





*One&Only*  
PRIVATE HOMES  
*One Za'abeel, Dubai*







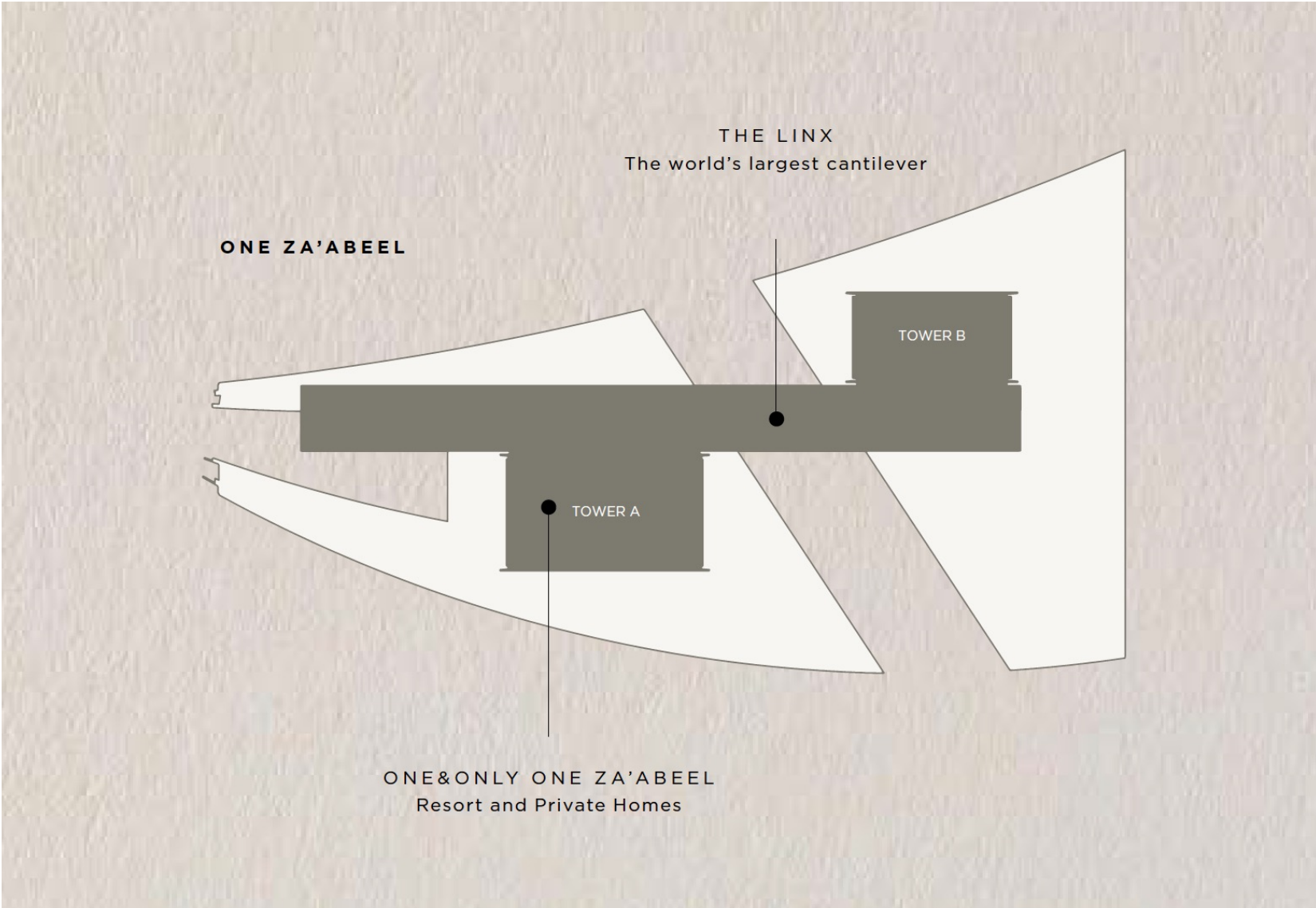
Views



THE DUBAI FRAME  
NORTHERN EMIRATES



ARABIAN GULF



ZAABEEL



DIFC  
BURJ KHALIFA





# Unit Specs / Price Range

One&Only Private Homes OZ	
Total Units	94
Total Sellable Area	111,552
Avg. Rate Sqft	4,788
Total Sellout Value - AED	537,566,896

1 Bed Simplex Summary			
Total Units	54	Inevntory %	57
Total Sellable Area	46,642	Avg Price/Sq.ft.	4,767
Avg. Unit Price	4,117,140	Avg. Unit Size	864
Min. Unit Price	3,972,195	Min. Unit Size	857
Max. Unit Price	4,272,255	Max. Unit Size	871
1 Bed Simplex Sellout Value		222,325,560	

1 Bed Large - Simplex Summary			
Total Units	14	Inevntory %	15
Total Sellable Area	21,182	Avg Price/Sq.ft.	4,620
Avg. Unit Price	6,990,060	Avg. Unit Size	1,513
Min. Unit Price	6,723,772	Min. Unit Size	1,513
Max. Unit Price	7,256,348	Max. Unit Size	1,513
1 Bed Large - Simplex Sellout Value		97,860,840	

2 Bed Simplex Summary			
Total Units	24	Inevntory %	26
Total Sellable Area	36,960	Avg Price/Sq.ft.	4,872
Avg. Unit Price	7,503,137	Avg. Unit Size	1,540
Min. Unit Price	7,225,680	Min. Unit Size	1,540
Max. Unit Price	7,792,400	Max. Unit Size	1,540
2 Bed Simplex Sellout Value		180,075,280	

3 Bed Duplex Summary			
Total Units	2	Inevntory %	2
Total Sellable Area	6,768	Avg Price/Sq.ft.	5,512
Avg. Unit Price	18,652,608	Avg. Unit Size	3,384
Min. Unit Price	18,476,640	Min. Unit Size	3,384
Max. Unit Price	18,828,576	Max. Unit Size	3,384
3 Bed Duplex Sellout Value		37,305,216	

## Payment Plan\*

- 5%

Upon property reservation
- 15% + 4%

Upon signing the SPA
- 20%

During construction
- 60%

Upon completion – \*Estimated Completion Dec 2022

## Commission Fee

- 4%

Net commission payout to Buyer’s Agent - Payable within 30 days of signing the SPA





A Project By



With An Exceptional Team

Operator



KERZENER INTERNATIONAL  
Hospitality Operator

Contractors



ALEC  
Main Contractor



MACE  
INTERNATIONAL  
Project Manager

Interior  
Design



NIKKEN SEKKEI  
planners | architects | engineers

NIKKEN  
SEKKEI  
Design Consultant



DWP  
Interior Design  
(Residential)

Architectural  
Design



LW  
Design Group (Office)

rockwellgroup

ROCKWELL GROUP  
Architects





# The Ultimate Signature Address

Rising high above the city, One&Only One Za'abeel represent the pinnacle of urban living.

Michelin-inspired dining, exclusive resort-style living and opulent retail await, promising an unrivalled 'live-work-play' lifestyle amid the pulsating urban energy of Dubai.



Iconic, Grade A  
Commercial Tower



Stunning Views And  
Natural Light



Ample Parking &  
Valet Services



Easy Access To  
Dubai Metro + Public  
Transportation



Unique And  
Captivating Retail,  
Food & Beverage  
Offerings



Executive  
Concierge Services  
& Dedicated On Site  
Management Team  
And Security  
Services



Close Proximity  
To Dubai World  
Trade Centre,  
Dubai International  
Financial Centre &  
Downtown  
Dubai



World Class  
Facilities And  
Amenities Including  
Gymnasium, Health  
& Wellness Center





## **The Link**

World's Longest  
Cantilevered Building

## **100 Meter**

Link Elevation

## **200+ Meters**

Long Viewing Platform

## **Sky Cantilever**

Dissects 2 Buildings

## **Panoramic**

Viewing Decks

## **Michelin**

Inspired Restaurants & Lounges

## **Celebrity Chefs**

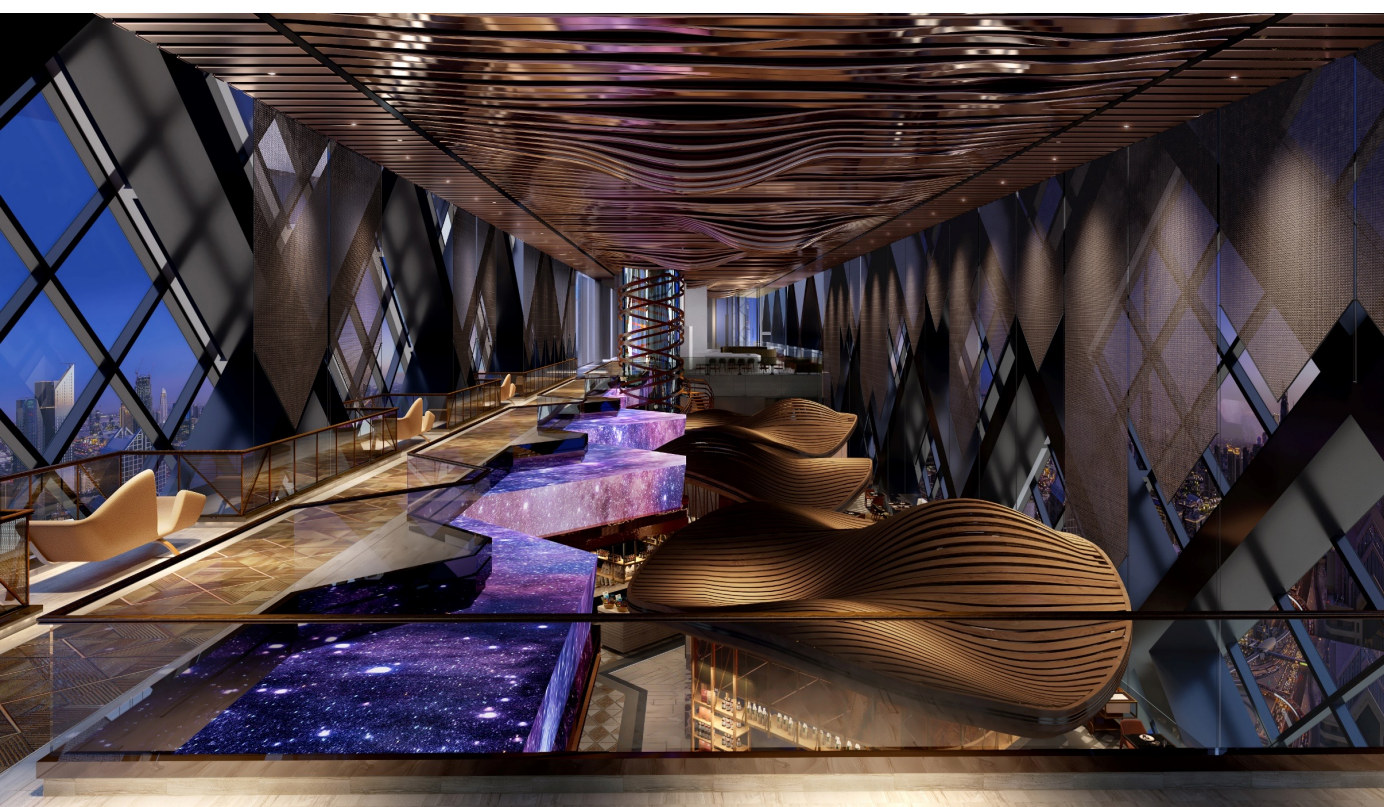
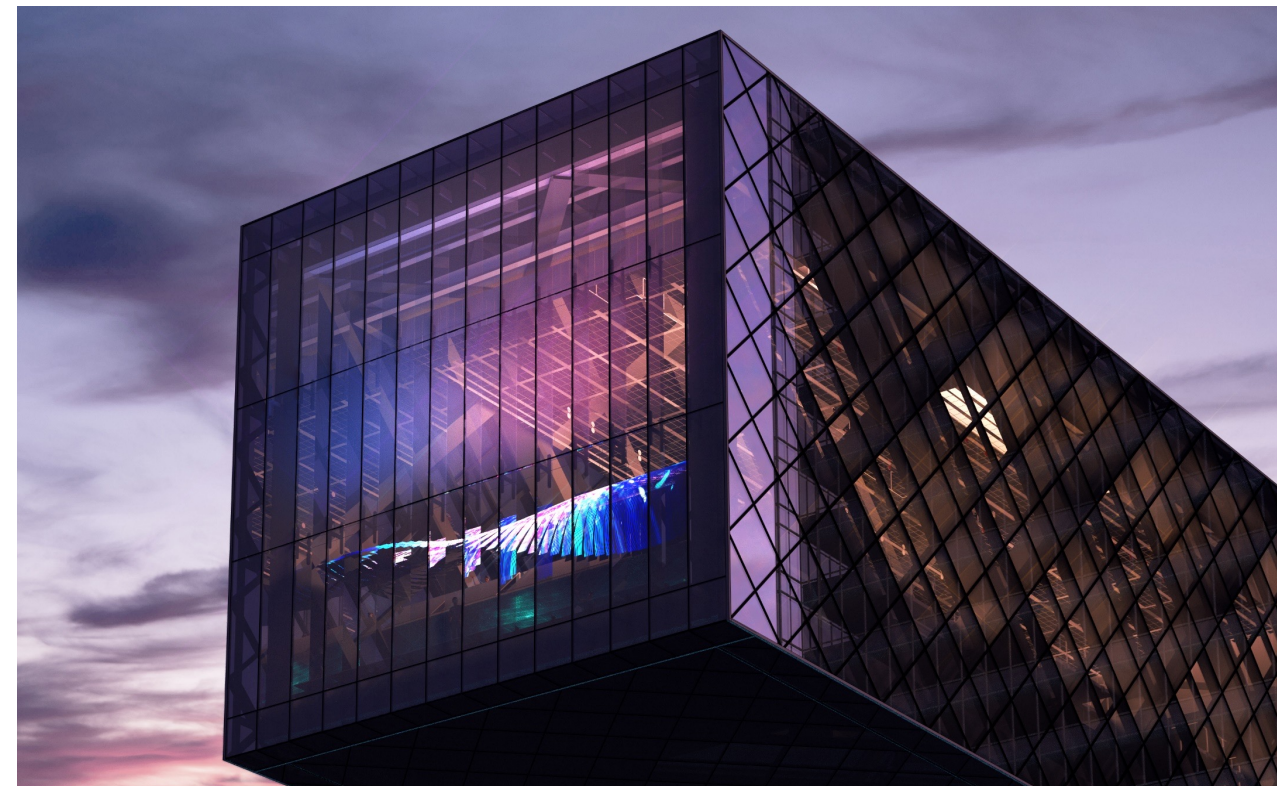
And Events

## **Swimming Pool**

With Breathtaking Panoramic Views of Dubai











# *One&Only*

PRIVATE HOMES

*One Za'abeel, Dubai*

A place where futuristic design meets modern-day ease, every last millimetre is enhanced by designer finishes.

Glossy marble flooring and avant-garde installations mark the entrance to the communal areas, creating convivial hubs for like-minded homeowners. Within your own private sanctuary, expansive living spaces feature marble, stone and rich timbers, leading to generous bedrooms and bathrooms.



















*One&Only*

PRIVATE HOMES

*One Za'abeel, Dubai*

Floor Plans

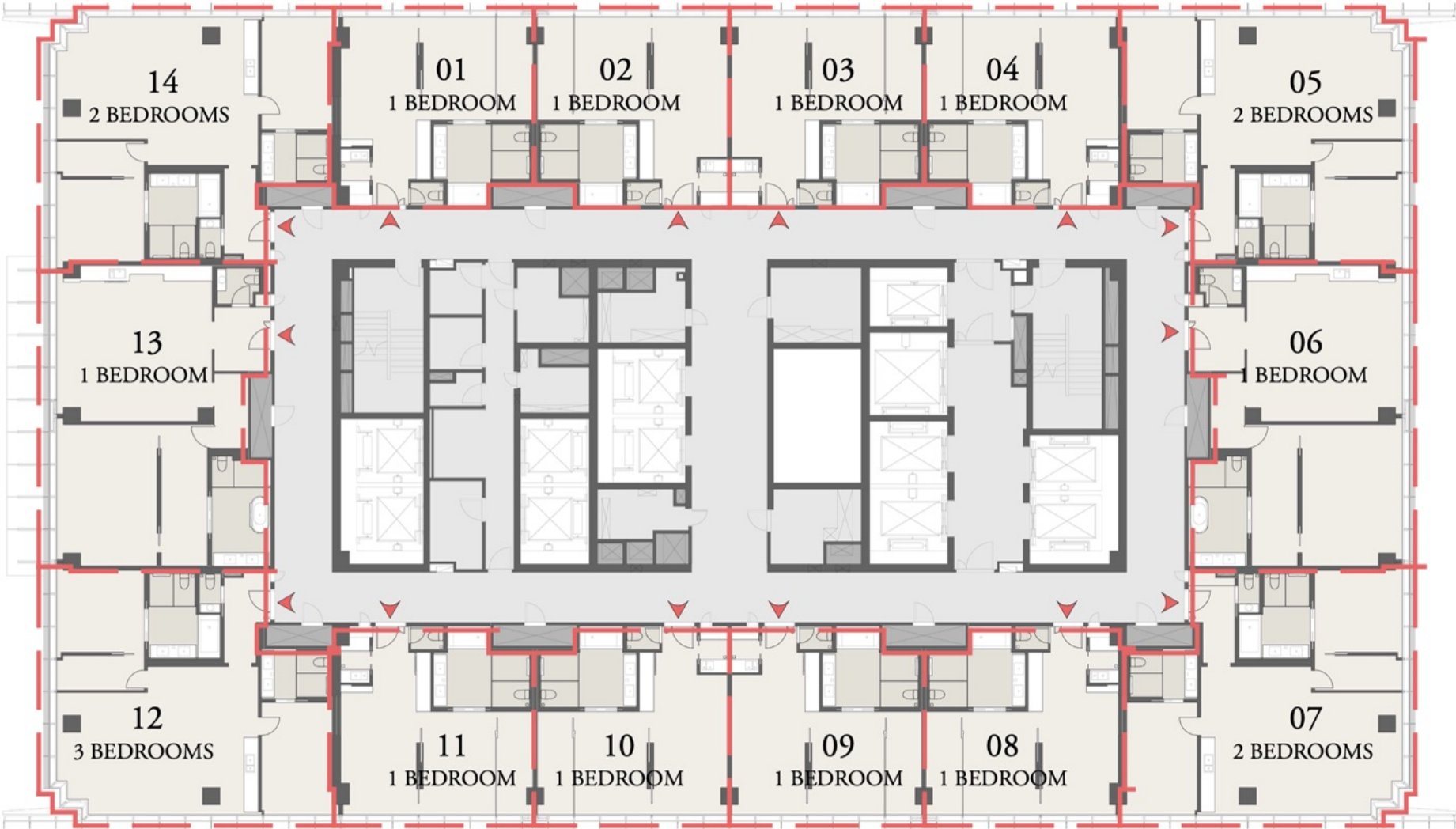


# Typical Floor plate Level 54





# Typical Floor plate Level 59



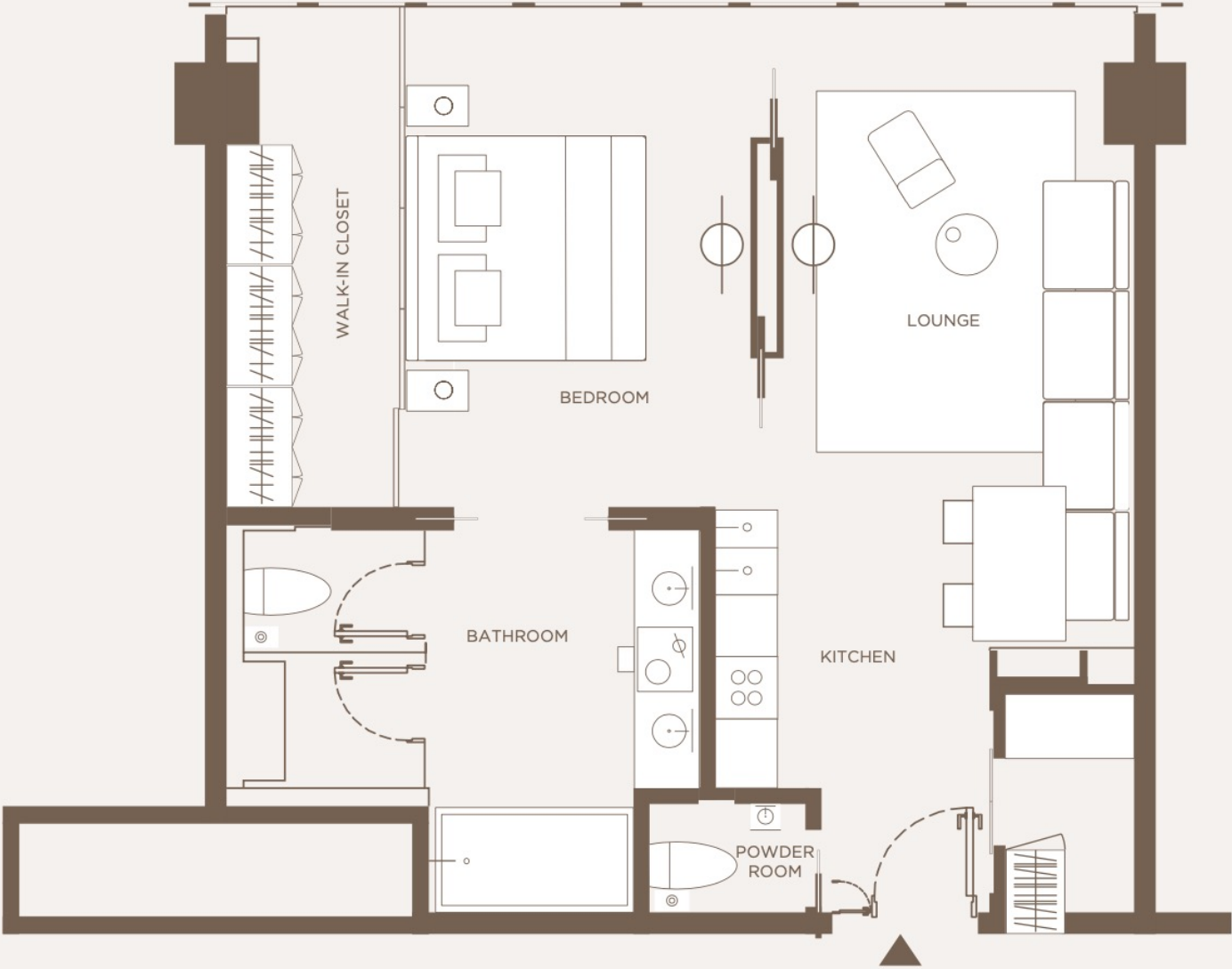
# Typical Floor plate Level 60



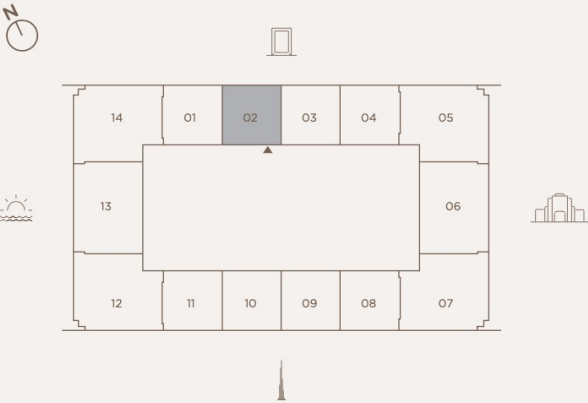


# 1 BEDROOM - TYPE AP1

SUITE AREA	79.62 SQ.M.	857 SQ.FT.
BALCONY AREA	0.00 SQ.M.	0.00 SQ.FT.
TOTAL AREA	79.62 SQ.M.	857 SQ.FT.



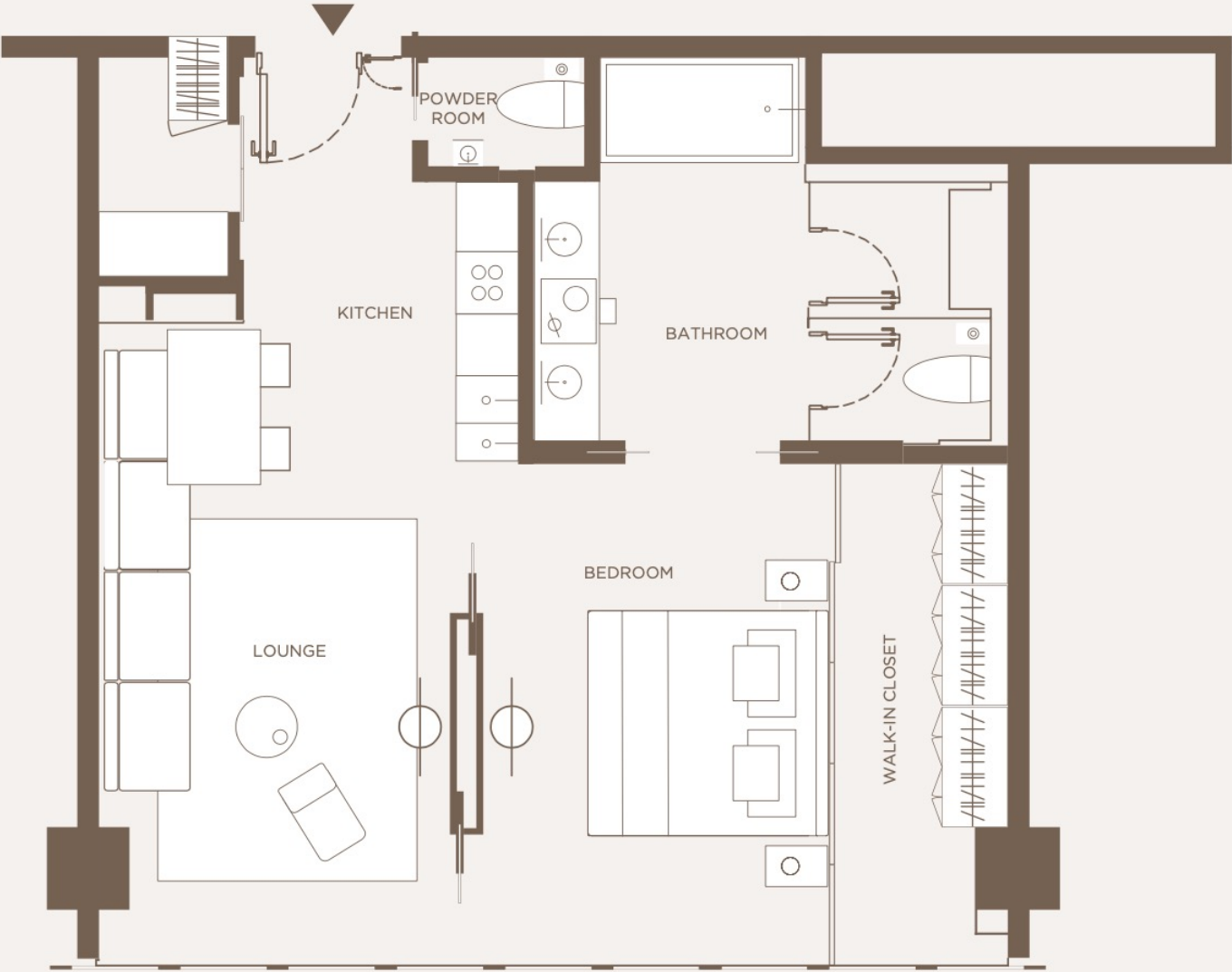
KEY PLAN



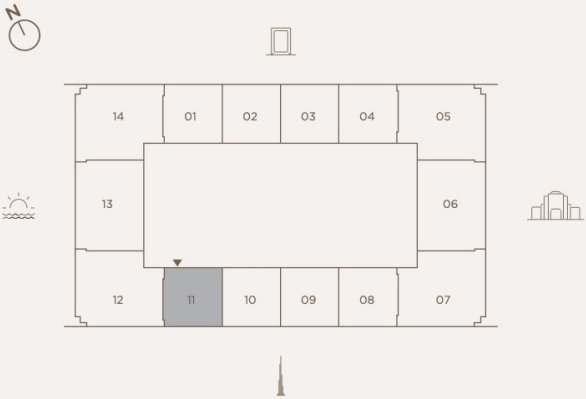


# 1 BEDROOM - TYPE AP1.1

SUITE AREA	80.89 SQ.M.	871 SQ.FT.
BALCONY AREA	0.00 SQ.M.	0.00 SQ.FT.
TOTAL AREA	80.89 SQ.M.	871 SQ.FT.



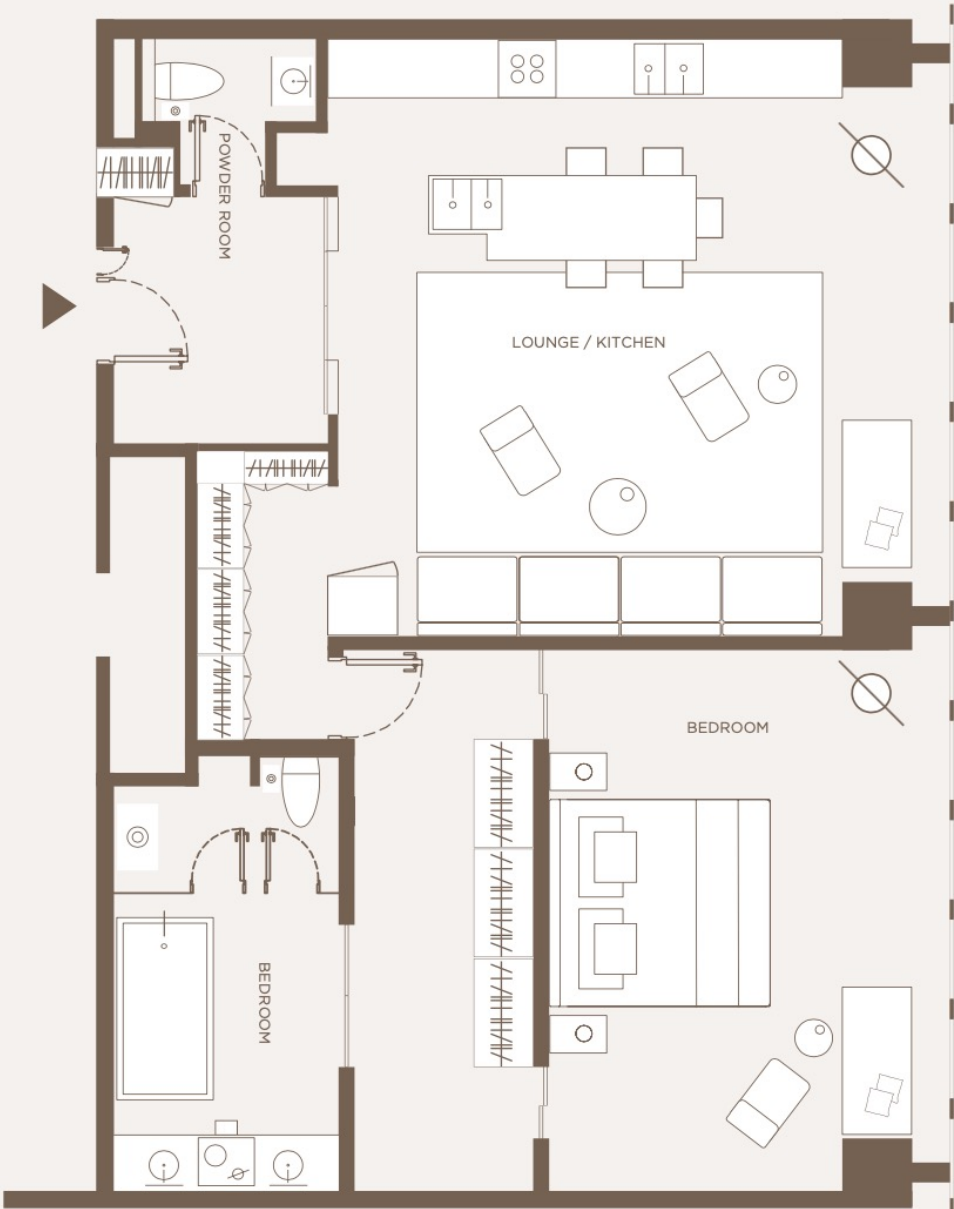
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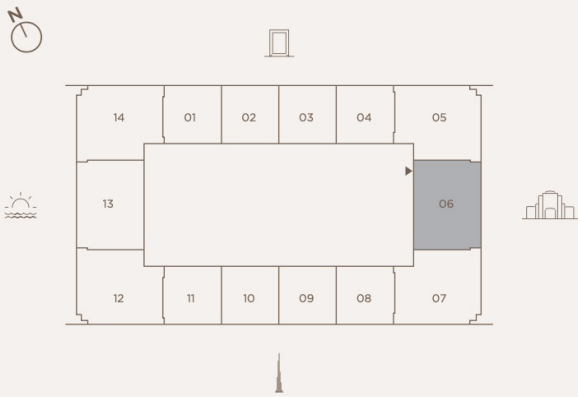


# 1 BEDROOM - TYPE AP3

SUITE AREA	140.52 SQ.M.	1,513 SQ.FT.
BALCONY AREA	0.00 SQ.M.	0.00 SQ.FT.
TOTAL AREA	140.52 SQ.M.	1,513 SQ.FT.



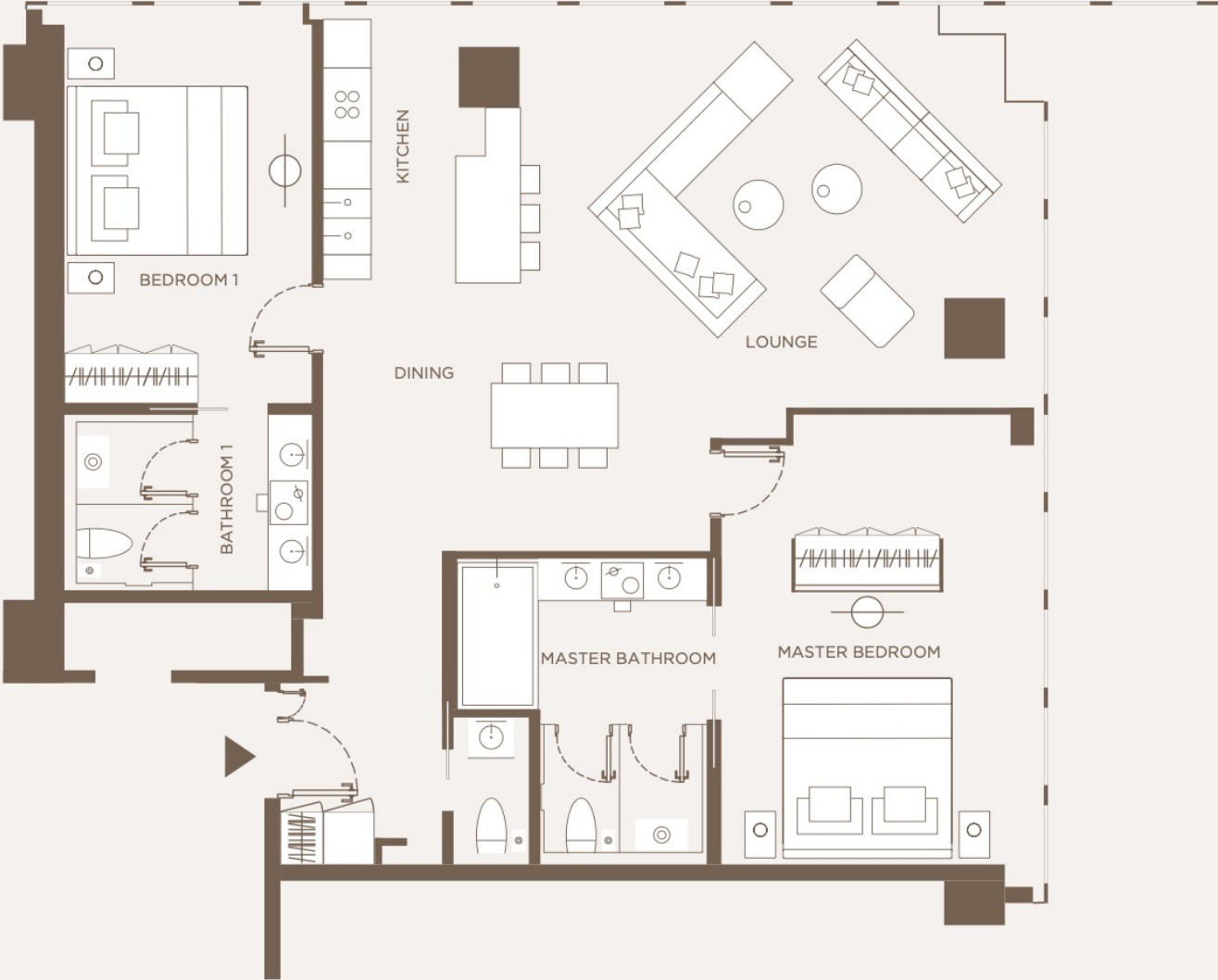
KEY PLAN



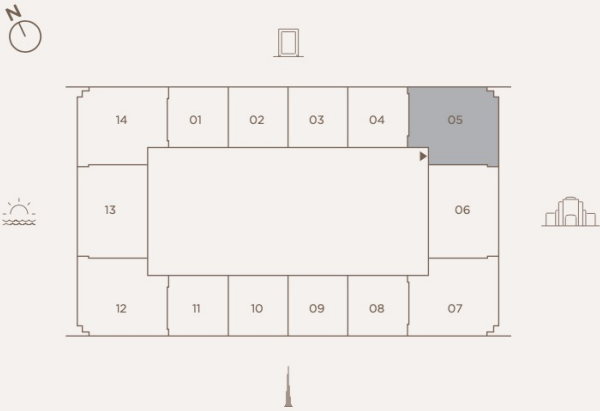


# 2 BEDROOM - TYPE AP2

SUITE AREA	143.11 SQ.M.	1,540 SQ.FT.
BALCONY AREA	0.00 SQ.M.	0.00 SQ.FT.
TOTAL AREA	143.11 SQ.M.	1,540 SQ.FT.



KEY PLAN

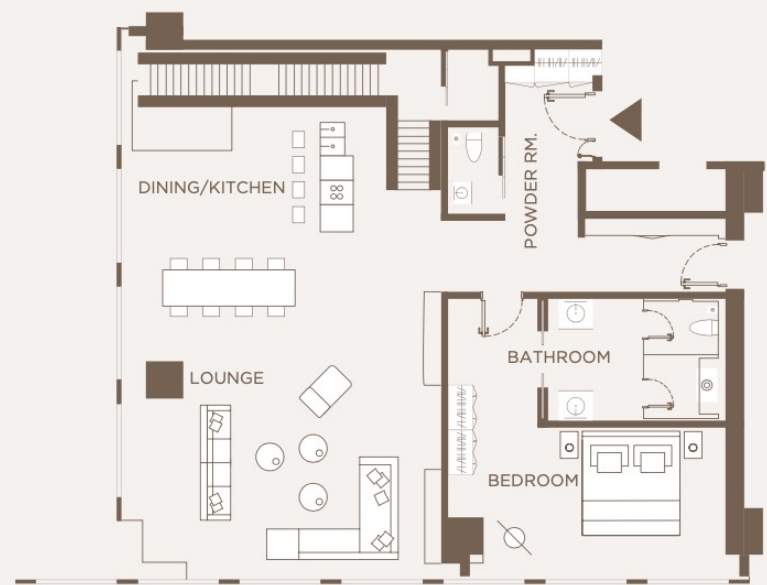




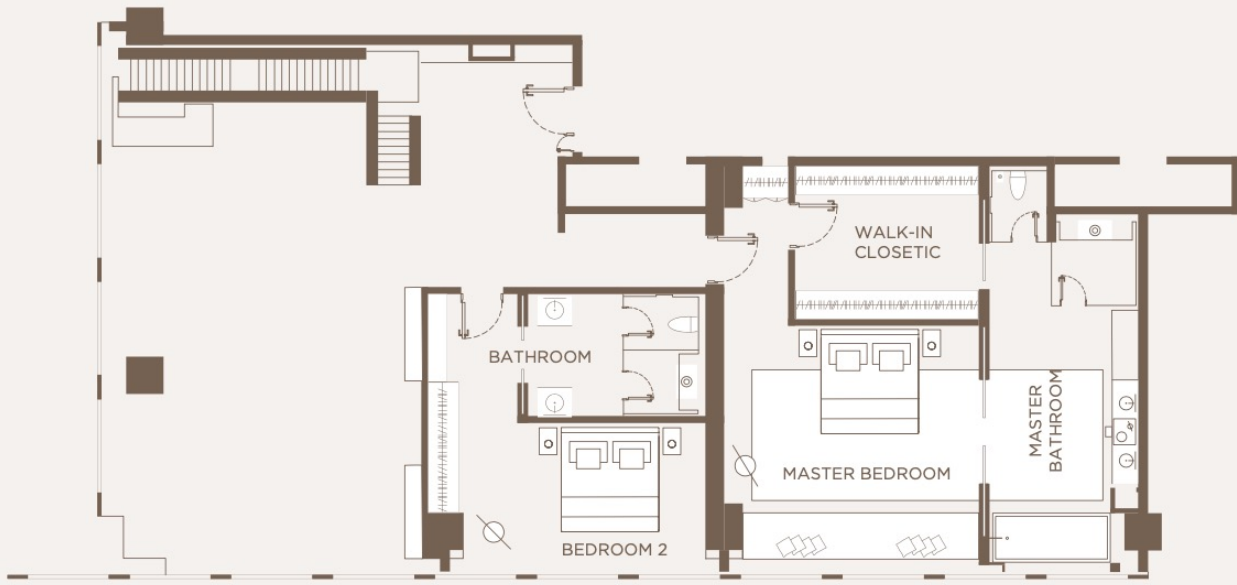
# 3 BEDROOMS - TYPE AP5

SUITE AREA	314.37 SQ.M.	3,384 SQ.FT.
BALCONY AREA	0.00 SQ.M.	0.00 SQ.FT.
TOTAL AREA	314.37 SQ.M.	3,384 SQ.FT.

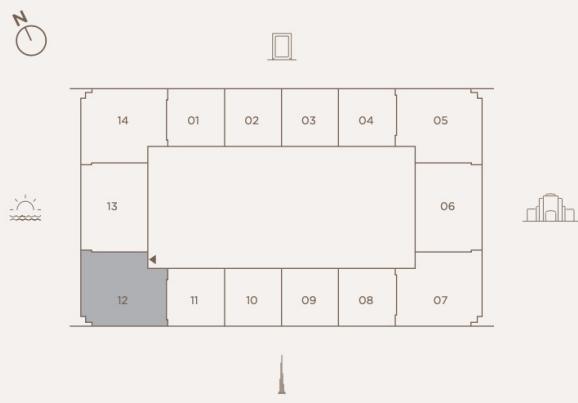
LOWER LEVEL



UPPER LEVEL



KEY PLAN





*One&Only*

PRIVATE HOMES

*One Za'abeel, Dubai*

**Services & Amenities**





# One&Only Home Owner Benefits

## **THE GLOBAL ART OF SERVICE**

As a One&Only Private Home Owner, you are welcomed into an exclusive lifestyle of untold privileges, enjoying complimentary use of all One&Only Resort facilities.

### **ONE CONTACT**

From pre-arrival groceries to sourcing your favourite appliances and managing your guests' luggage – every little detail is taken care of, before you even have to ask.

### **ONE SERVICE**

From management services and administration to home maintenance, you'll enjoy the convenience of a single fee for a range of services – without any hidden charges.

### **GLOBAL CONCIERGE SERVICE**

One&Only Private Home Owners also enjoy access to the Global Concierge Service.

### **DEDICATED BUTLER AND PRIVATE CHEF**

Savour an array of cuisines, prepared exclusively by your dedicated Private Owners chef. Indulge in creative menus, diverse foods and drinks, and inspiring dining locations – from an intimate dinner for two to a celebration with those who matter most.

### **HEALTH AND WELLNESS RETREAT**

One&Only Private Home Owners are offered an array of world class activities ensuring active lifestyle. The state-of-the-art gym facility, equipped with world-class training gear allows you to indulge in power pack workout





# One&Only Home Owner Services

## RESORT AMENITIES

An architectural triumph, One Za'abeel's swimming pool is set to be an icon in its own right. Dramatically cantilevered off the side of the dual towers, this spectacular expanse of crystal-clear water is yours to enjoy, as you soak up Dubai's endless sunshine and enchanting urban views.

## HOUSE KEEPING & MAINTENANCE

- Arrival and departure cleanliness and maintenance
- The '2 hours' one daily service, five times a week is offered by One Contact team.
- During non-occupancy, weekly 'refreshing services'
- 24x7 HOME servicing & maintenance by One Service Team

## F&B & ENTERTAINMENT

- All the attractions at One&Only One Za'abeel are complimentary access subject to availability
- All Michelin-inspired fine-dining restaurants and lounges at your disposal on a la carte basis.
- Exclusive access to celebrity events and social soirées designed to make your stay pleasurable and memorable.

## HEALTH & WELLNESS FACILITIES

- state-of-the-art gym
- Personal trainer
- Bespoke wellness programmes
- Yoga Studio
- Iconic One&Only Spa

## LEISURE & LUXURY LIVING

- Luxury retail venues
- Fine-dining restaurants
- Lounges & Bars






# DUBAI'S NEWEST ICON

*One&Only*

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ONE ZA'ABEEL





ONE ZA'ABEL

# RESIDENTIAL KEY AMENITIES



Duplexes Dual Access



Jogging Track



BBQ Area



Kids Playground



Games Room



Automated Parking



Valet Parking



Gym



Multipurpose Room



Private Garage Space Availability



Drivers Room



Beach Type Swimming Pool



Mail/Parcels Room



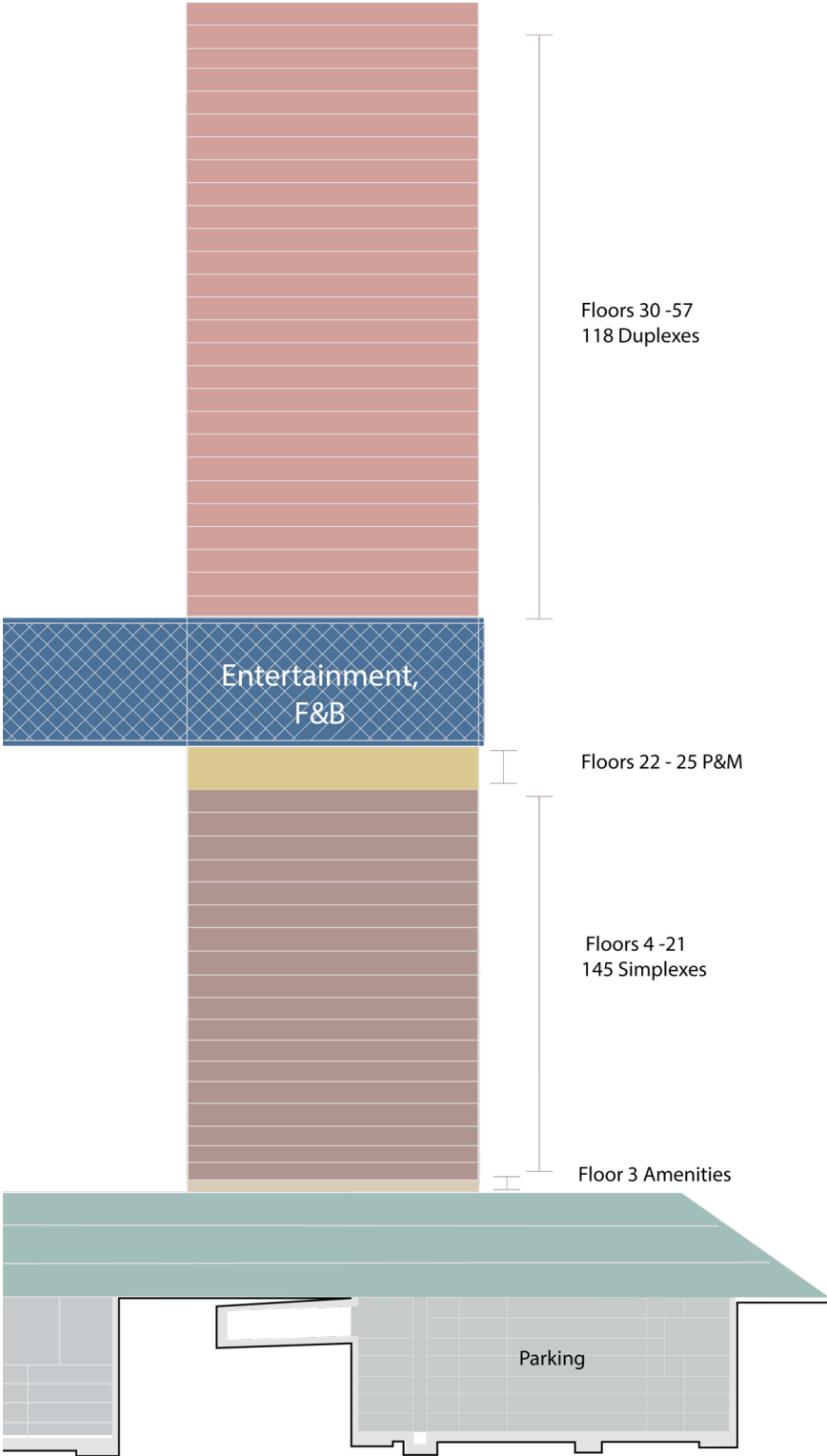
Apartments with Backyards



Overall Stats		
	Sqft	Average Rate/Sqft
Sum Total Area	463,553	AED 3,917
Sum Internal Area	428,293	AED 4,239
Total Sell-Out Value		
AED 1,815,546,000		

264

Opulent Residential Apartments & Duplexes



1 Bedroom Units - Simplex			
Total Units	46	Lowest Priced Unit	AED 3,550,000
Average Unit Price	AED 3,682,522	Highest Priced Unit	AED 3,817,000
Total Size (Sqft)	44,298	Average Rate / Sqft (Total)	AED 3,824
Min. Total Size	958	Max. Total Size	968
Available Sell-out		AED 169,396,000	
1 Bedroom Units - Duplex			
Total Units	11	Lowest Priced Unit	AED 5,135,000
Average Unit Price	AED 5,265,091	Highest Priced Unit	AED 5,396,000
Total Size (Sqft)	13,255	Average Rate / Sqft (Total)	AED 4,369
Min. Total Size	1,205	Max. Total Size	1,205
Available Sell-out		AED 57,916,000	
1 Bedroom Units - Total			
Total Units	57	Lowest Priced Unit	AED 3,550,000
Average Unit Price	AED 3,987,930	Highest Priced Unit	AED 5,396,000
Total Size (Sqft)	57,553	Average Rate / Sqft (Total)	AED 3,950
Min. Total Size	958	Max. Total Size	1,205
Available Sell-out		AED 227,312,000	

3 Bedroom Units - Simplex			
Total Units	18	Lowest Priced Unit	AED 7,155,000
Average Unit Price	AED 7,346,500	Highest Priced Unit	AED 7,538,000
Total Size (Sqft)	37,487	Average Rate / Sqft (Total)	AED 3,528
Min. Total Size	2,083	Max. Total Size	2,083
Available Sell-out		AED 132,237,000	
3 Bedroom Units - Duplex			
Total Units	14	Lowest Priced Unit	AED 12,562,000
Average Unit Price	AED 13,033,143	Highest Priced Unit	AED 13,455,000
Total Size (Sqft)	44,545	Average Rate / Sqft (Total)	AED 4,096
Min. Total Size	3,182	Max. Total Size	3,182
Available Sell-out		AED 182,464,000	
3 Bedroom Units - Total			
Total Units	32	Lowest Priced Unit	AED 7,155,000
Average Unit Price	AED 9,834,406	Highest Priced Unit	AED 13,455,000
Total Size (Sqft)	82,031	Average Rate / Sqft (Total)	AED 3,836
Min. Total Size	2,083	Max. Total Size	3,182
Available Sell-out		AED 314,701,000	

2 Bedroom Units - Simplex			
Total Units	81	Lowest Priced Unit	AED 5,032,000
Average Unit Price	AED 5,615,222	Highest Priced Unit	AED 6,192,000
Total Size (Sqft)	129,413	Average Rate / Sqft (Total)	AED 3,515
Min. Total Size	1,367	Max. Total Size	1,746
Available Sell-out		AED 454,833,000	
2 Bedroom Units - Duplex			
Total Units	91	Lowest Priced Unit	AED 7,049,000
Average Unit Price	AED 8,608,879	Highest Priced Unit	AED 10,564,000
Total Size (Sqft)	186,378	Average Rate / Sqft (Total)	AED 4,203
Min. Total Size	1,654	Max. Total Size	2,518
Available Sell-out		AED 783,408,000	
2 Bedroom Units - Total			
Total Units	172	Lowest Priced Unit	AED 5,032,000
Average Unit Price	AED 7,199,076	Highest Priced Unit	AED 10,564,000
Total Size (Sqft)	315,792	Average Rate / Sqft (Total)	AED 3,921
Min. Total Size	1,367	Max. Total Size	2,518
Available Sell-out		AED 1,238,241,000	

4 Bedroom Units - Simplex			
Total Units	0	Lowest Priced Unit	-
Average Unit Price	AED 0	Highest Priced Unit	-
Total Size (Sqft)	0	Average Rate / Sqft (Total)	0
Min. Total Size	0	Max. Total Size	0
Available Sell-out		AED 0	
4 Bedroom Units - Duplex			
Total Units	2	Lowest Priced Unit	AED 17,602,000
Average Unit Price	AED 17,646,000	Highest Priced Unit	AED 17,690,000
Total Size (Sqft)	8,177	Average Rate / Sqft (Total)	AED 4,316
Min. Total Size	4,089	Max. Total Size	4,089
Available Sell-out		AED 35,292,000	
4 Bedroom Units - Total			
Total Units	2	Lowest Priced Unit	AED 17,602,000
Average Unit Price	AED 17,646,000	Highest Priced Unit	AED 17,690,000
Total Size (Sqft)	8,177	Average Rate / Sqft (Total)	AED 4,316
Min. Total Size	4,089	Max. Total Size	4,089
Available Sell-out		AED 35,292,000	











