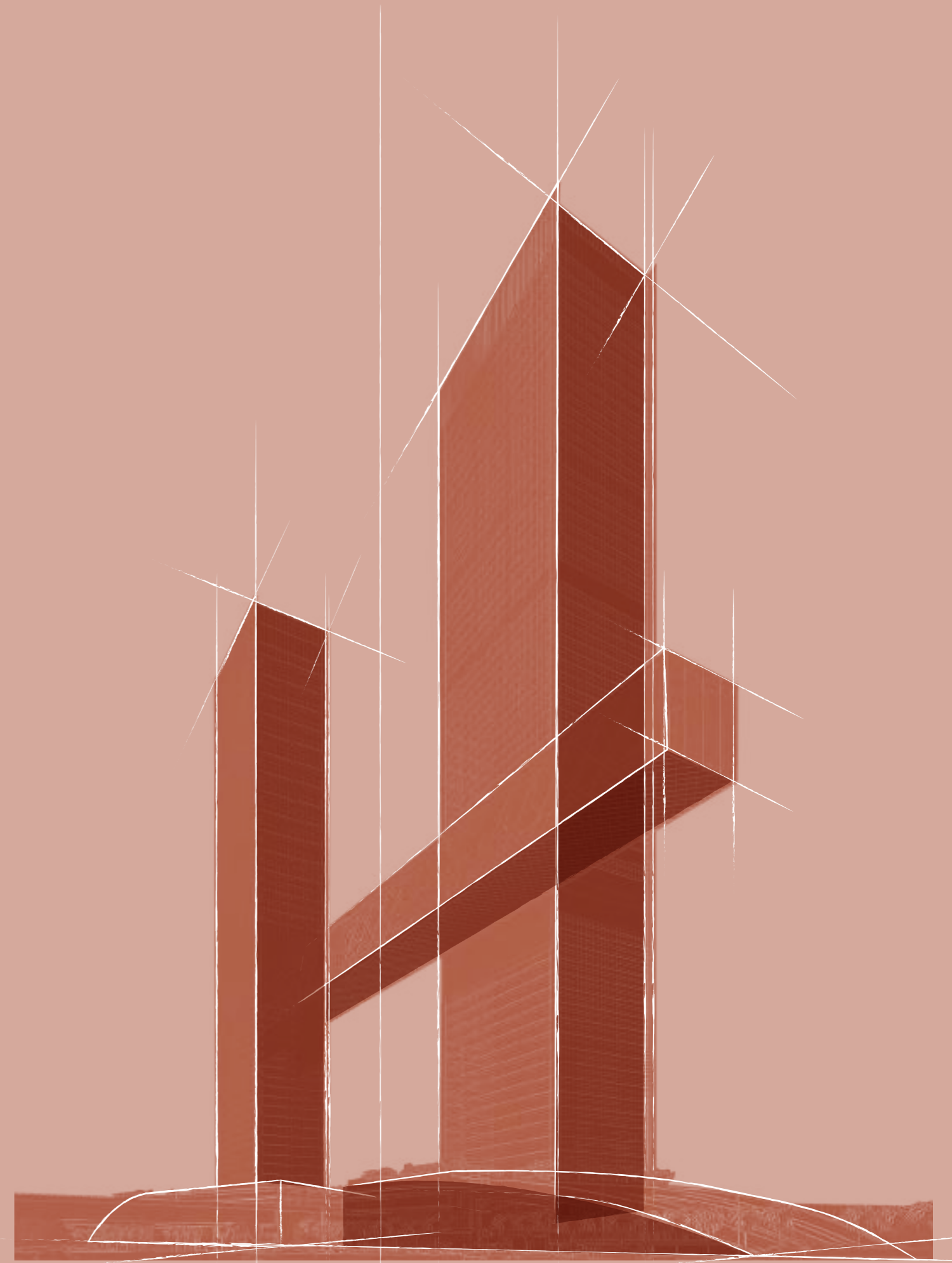




ONE ZA'ABEEL

THE RESIDENCES





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A MASTER IN ICONIC DESIGN & INNOVATION

LIMITLESS EXPERIENCE OF URBAN LIVING

264

Opulent Residential Apartments & Duplexes

THE LINK

World's Longest Cantilevered Building

360°

Views of Dubai

229

One&Only Resort Guest Rooms and Suites

94

One&Only Private Homes

26,000 Sqm

Grade "A" Office Space

12,000 Sqm

Square Meters Of retail GLA



IN THE MAJESTIC CITY

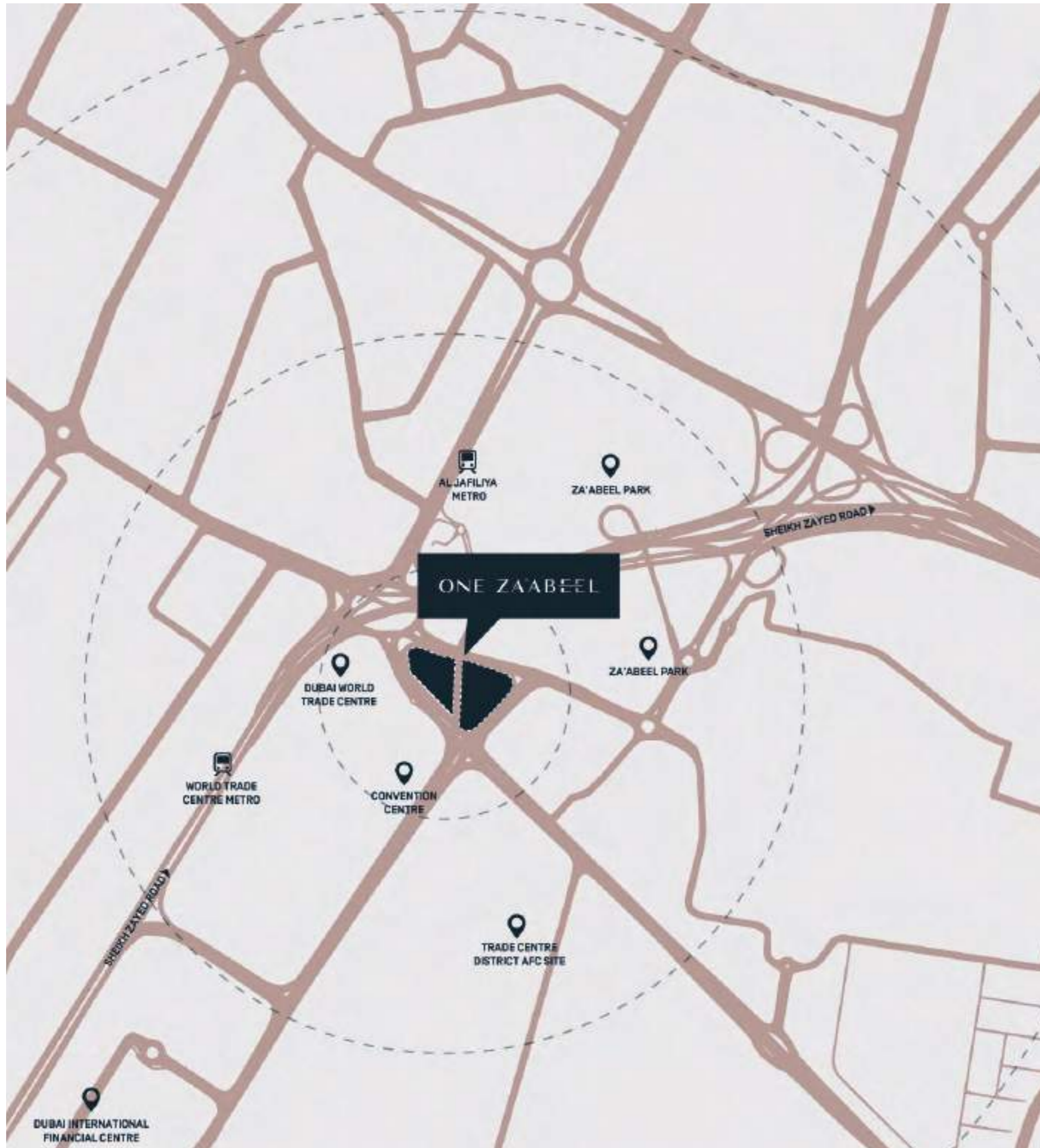
Dubai is fortuitously located on the coast of the Persian Gulf. The city hums with a sense of possibility, ambition and innovation. And with its unparalleled coastline, beautiful desert and magnificent cityscapes extending as far as the eye can see, it is a place where memories are made and dreams are achieved.

From the city lights to the megastructures, the banks of the creeks to its record-breaking man-made marvels, Dubai continues to captivate hearts with its unique mix of modernity, heritage and beauty. Home to over 200 nationalities, residents and visitors alike are guaranteed to have a truly unforgettable experience in Dubai.

And located in the absolute center of this Majestic City, strategically positioned in the business districts of Dubai, One Za'abeel enjoys unparalleled 360° views of Dubai as well as convenient and integrated bridge connections to the World Trade Center.

Continuing in the spirit of creating landmark destinations which define the skyline, ambition, innovation and pioneering endeavor of Dubai, One Za'abeel both captivates and inspires the imagination of the global citizen. With residences, businesses and leisure experiences that flow seamlessly together, this iconic development promises the people of Dubai a compelling and elevated lifestyle experience.





CONNECTED TO THE WORLD FROM THE HEART OF DUBAI

One Za'abeel represents the ultimate address for the modern urban citizen, located at the heart of one of the most dynamic cities in the world. One Za'abeel has been designed to incorporate the world's best living, working and leisure experiences in the heart of Dubai, to create something simply spectacular and everlasting.

Masterfully crafted and strategically situated, One Za'abeel offers effortless connections for its residents. As well as a direct connection to the World Trade Centre, the complex is only a short drive from iconic destinations like Dubai Mall, Burj Khalifa and Dubai International Airport.

THE PULSE OF THE CITY

Located in the central hub of the city, One Za'abeel stands tall, like a beacon shining towards the gate of the Dubai International Financial Centre. From the two towers, the view encompasses Zabeel park, World Trade Centre, Dubai Financial District, Burj Khalifa, Dubai Mall and the Dubai Frame.

DESIGNED WITH
INNOVATIVE ZEAL



“

A DEFINITIVE LIFESTYLE
DESTINATION DESIGNED
FOR THE DISCERNING..

”

ONE ZA'ABEEL A MASTERPIECE

Inspired by modern architecture and the contemporary luxury lifestyle, One Za'abeel offers a truly bespoke living experience and a style that echoes the powerful heartbeat of Dubai.

Strategically situated in the business districts of Dubai, One Za'abeel gives its residents breath-taking 360° views of the city. It is the address of choice for the modern urban citizen, designed to seamlessly blend work and leisure, all while surrounding its residents with state-of-the-art conveniences and ultra-luxurious amenities. One Za'abeel has created a spectacular and everlasting experience, right in the heart of one of the world's most dynamic cities.

This landmark destination encompasses the finest quality in residential, commercial and hospitality developments. It mirrors the pioneering spirit of Dubai in every way, from its design to its facilities, its elegance to its sky bridge tunnel connections that put residents minutes from the opportunities of the downtown or the natural oasis of Zabeel park. This is the place to be for the ultimate Dubai lifestyle.

A SIGHT THAT IS BOTH
UNPARALLELED AND CAPITIVATING

Building on its spirit of designing landmark destinations which define the skyline, ambition, innovation and pioneering endeavor of Dubai, One Za'abeel emanates the heart and passion of the global citizen. With residences, businesses and leisure experiences that flow seamlessly together, this iconic development promises the people of Dubai a fascinating and elevated experience that seamlessly melds into their lifestyle.

Standing out from the crowd amongst the glittering Dubai skyline, the two towers forge the gateway to the Central Business District.



AS FAR AS THE EYE CAN SEE

Experience views that captivate the eyes and soul from quintessentially modern living spaces defined by the most vivacious architectural styles.

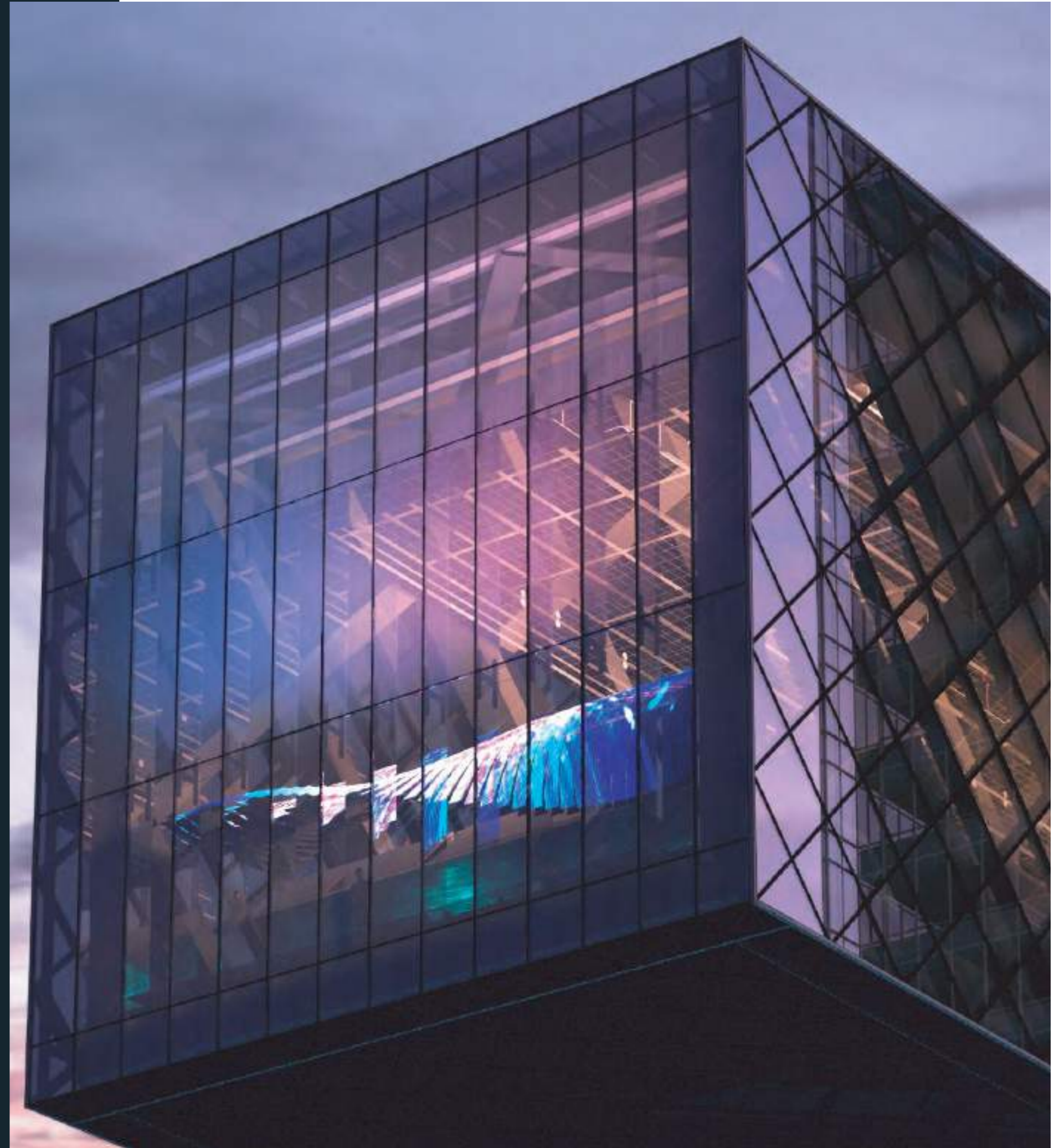
Every morning the residents of One Za'abeel will be greeted by the visionary city skyline, with each individual skyscraper and cultural monument glitteringly revealed one by one by the morning sun beams. Who wouldn't want to enjoy an inspirational wake up call like that from the comfort of their own designer home?



DESIGN & ARCHITECTURE

A PERFECT ARCHITECTURAL
SPECTACLE OF RARE COMPOSITIONS
INDICATING URBAN IS MODERN

Floating an awe-inspiring 100 metres above the ground and stretching over 226 metres in length, The Link at One Za'abeel will offer an exploration of world-class restaurants, celebrity chef outlets, retail and entertainment.





In a city known for its architectural triumphs, One Za'abeel sets the benchmark sky-high.

A breathtaking work of revolutionary design, the dual-tower edifice capitalises on Dubai's capricious skyline, showcasing 360-degree views of glimmering skyscrapers, lush green expanses, and transcendental sunsets. Situated in the exclusive Zaa'beel Neighbourhood.

THE HALLMARKS

THE LINK
World's Longest Cantilevered Building

100 METERS
The Link Elevation

SKY CANTILEVER
Dissects 2 buildings

PANORAMIC
Viewing Decks

MICHELIN
Inspired Restaurants & Lounges

CELEBRITY CHEFS
And Events

A TRUE ICON
Against The Dubai Skyline & The Gateway
To The Central Business District

ONE&ONLY
A Luxury Hotel of The World

229
Ultra-Luxury One&Only Resort Guest Rooms and Suites

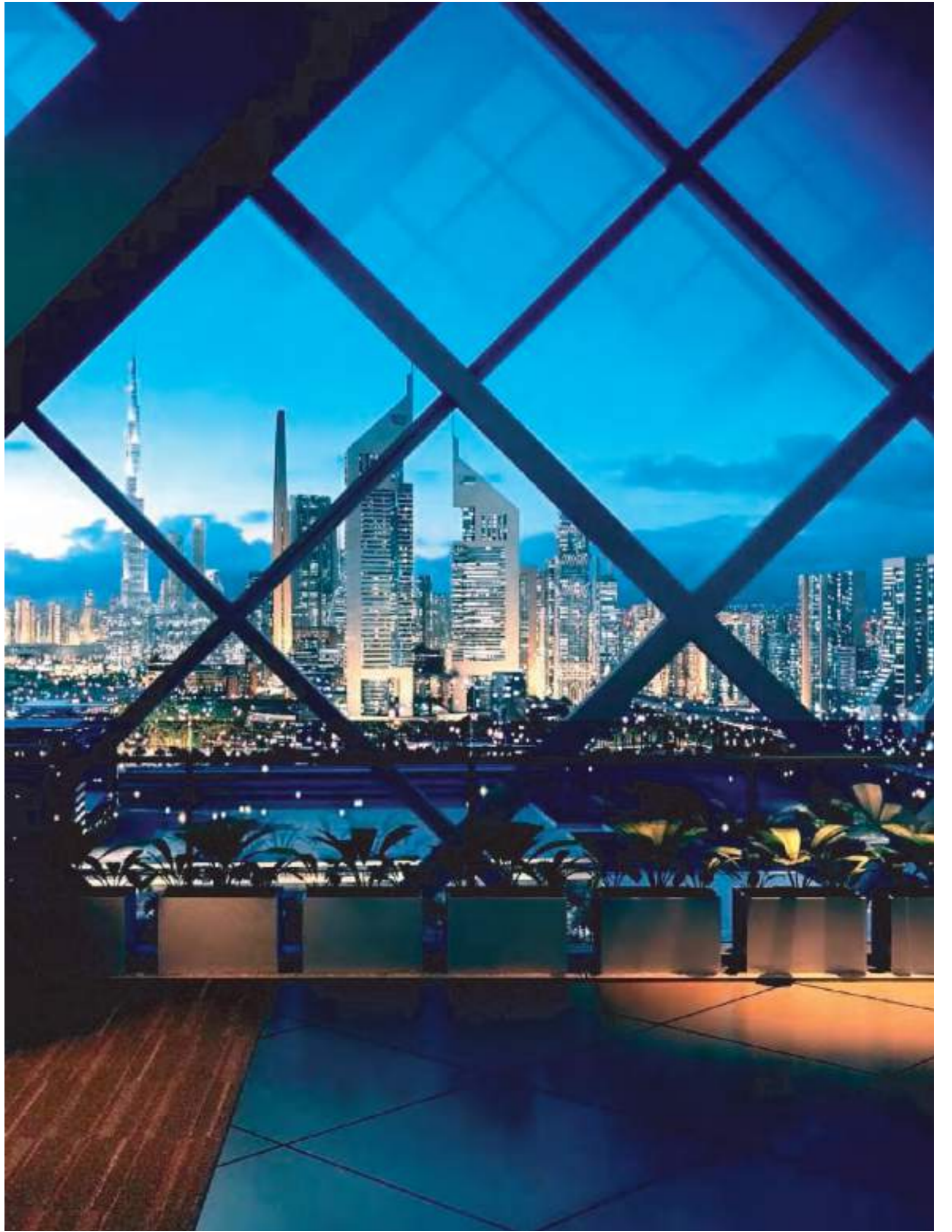
94
One&Only Private Homes

HEALTH & WELLNESS
Spa & Fitness Retreat By One&Only

SWIMMING POOL
With Breathtaking Views of Dubai

264
Luxurious Residential Apartments



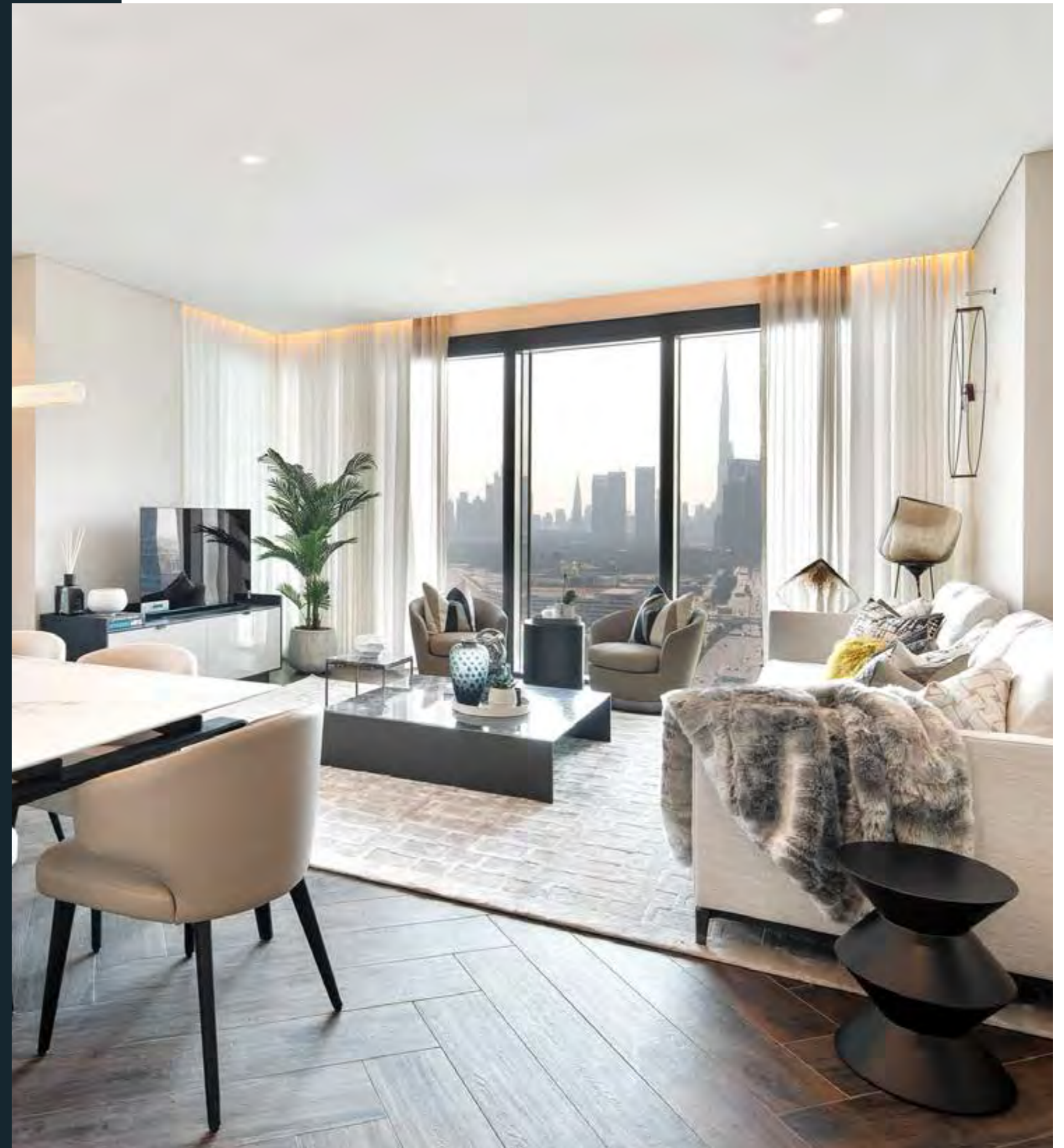


ONE ZA'ABEEL THE RESIDENCES

A WORLD APART IN LIFESTYLE

Arriving home to world-class, luxurious, lifestyle rewards that define you, is a privilege without compare. The Residences at One Za'abeel spell a whole new universe of bespoke excellence. Every inch echoes touches of masterful planning, great attention to detail and that cherished, plush comfort called home.

The floor plan of each residential unit is a study in ease of movement and elegance in flow, apart from the enriching comfort of sophisticated interior designing that distinguishes the crème de la crème in homes.





UNPARALLELED LIVING

REDEFINING THE DEFINITION
OF LUXURIOUS COMFORT

Awe inspiring twin residential towers feature luxurious 1, 2, 3 and 4 bedroom apartments and a 5 bedroom penthouse.

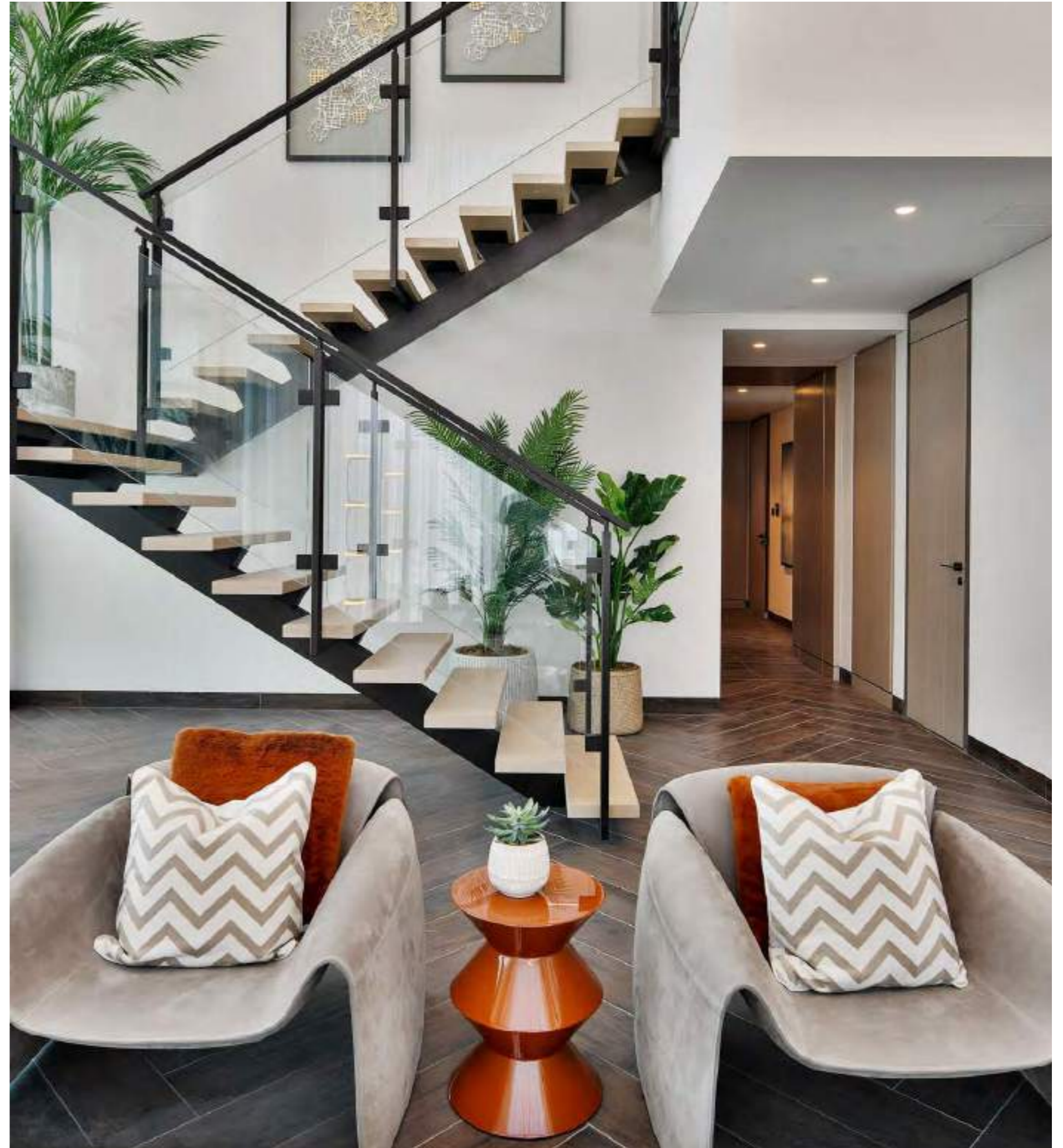
With a spell binding horizon in sight and a marvelous location, this iconic masterpiece houses beautifully crafted design and interiors in its 59-storey tower.

Discover a style of living like no other, designed with modern zeal and an impressive level of luxury, One Za'abeel residence is a home waiting to be owned. Methodically planned, this urban sanctum is a dream come true where you can experience the quality of five-star hospitality in the comfort of your own home.



MOMENTOUS HOMECOMINGS FUTURISTIC LIVING

Inspiring, evocative and aesthetically royal, the interiors of each residence of One Za'abeel spell distinguished distinction. Each nuance has evolved from a commitment to ensuring the apex lifestyle of the highest order. The emphasis is on a subtle eloquence of plush comfort, while enlivening the heart and mind through an ambience of exclusive dignity and thoughtfully crafted elegance.



SIMPLEX

Unexpected architectural details, high-end modern interiors create an alluring lifestyle. This perfectly proportioned Simplex Apartments have been designed to suit the contemporary individual looking for an elegant home. Unfurnished to allow for a bespoke finish, the apartments are stunningly appointed with grand windows showcasing the amazing surrounding vistas and gorgeous views on all sides. Inviting you to gaze at the spellbinding horizon, whether you're reclining on the lounge, having a peaceful dinner or just want to admire the view in front.

Connected to the open plan living rooms and dining spaces is a fully equipped Siemens kitchen while the apartments are also fitted with smart home automation technology.

NOTE:
APARTMENTS DO NOT COME FURNISHED







DUPLEX

Spread over two storeys, these apartments are designed with entertaining in mind. The vivacious homes are spacious with ample room and plenty of features like an open plan living room with a dining area and a Siemens equipped kitchen as well as a separate lounge area that can be used for an office or a study. Add your own touches to this fully equipped home and enjoy breath-taking views over Zabeel park, Dubai Financial District and the iconic Burj Khalifa from your own private balcony.

NOTE:
APARTMENTS DO NOT COME FURNISHED









WHERE LUXURY IS A WAY OF LIFE

Bringing together excellence, aesthetics and functionality in a confluence of bespoke elegance, the amenities that are offered are of the highest quality and built in a seamless flow into the overall character of this iconic tribute to superlative living.



DUPLEXES DUAL ACCESS



GYM / SAUNA & STEAM ROOM



JOGGING TRACK



MULTIPURPOSE ROOM



BBQ AREA



PRIVATE GARAGES



KIDS PLAYGROUND



DRIVERS/MAIDS ROOM



GAMES ROOM



BEACH TYPE SWIMMING POOL



AUTOMATED PARKING



MAIL/PARCELS ROOM



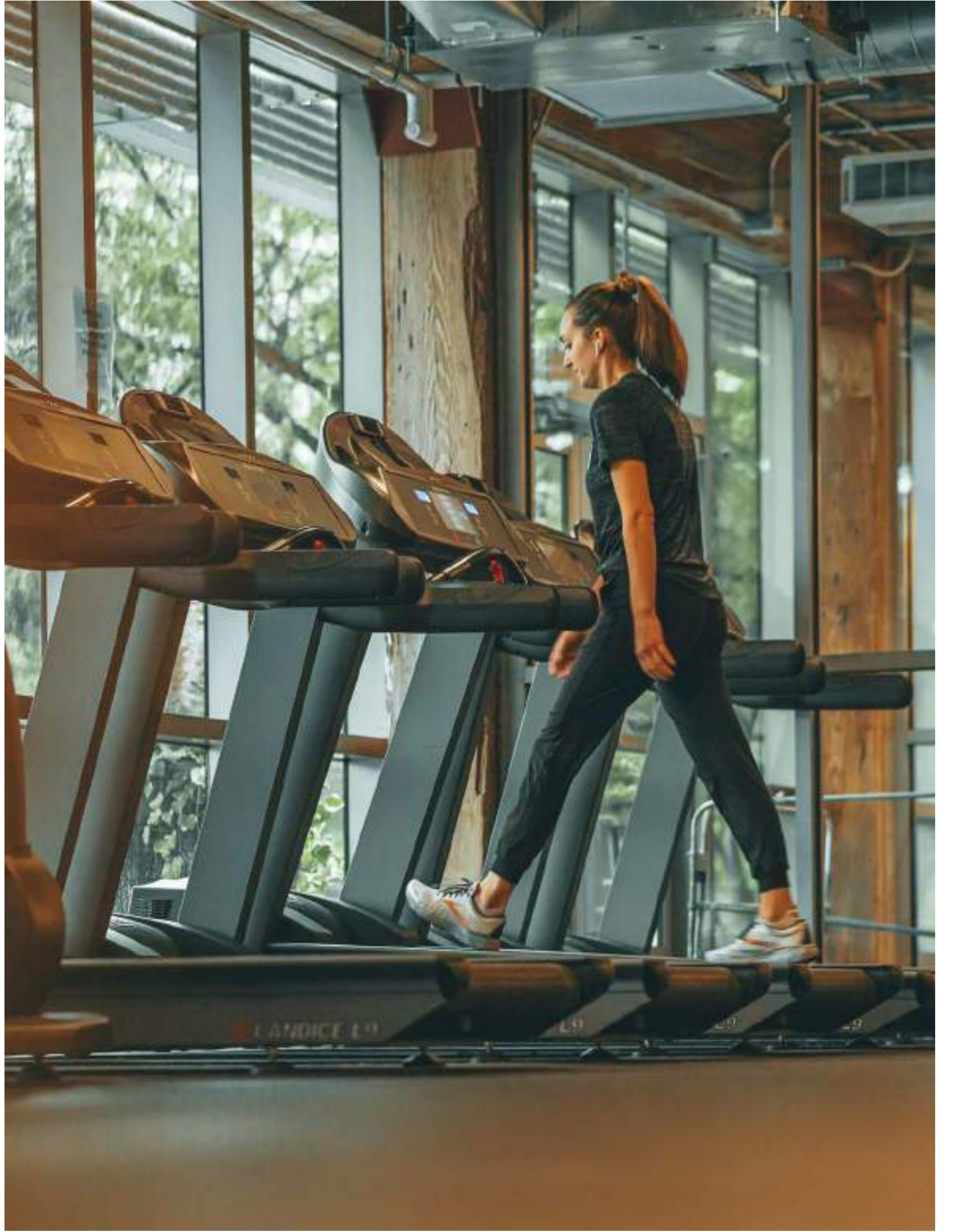
VALET PARKING



APARTMENTS WITH PRIVATE GARDEN









THE LINK
**PANORAMIC
SKY EXPERIENCE**

One Za'abeel is also home to the world's largest panoramic sky podium, The Link. Appearing as light as a cloud, this ground-breaking structure floats 100 metres above the ground and spans 226 metres, intersecting the two towers and hosting a range of exclusive features including celebrity chef and fine dining restaurants, luxury wellness centres, retail stores and more.



INSIDE THE LINK
THE EXTRAORDINARY
F&B ARRANGEMENT

Just like The Link looks spectacular and breathtaking in the breezes and dazzling sun of UAE, the range of luxuries and services it offers inside is no less than extraordinary. From Destination Bar to Celebrity Chefs and One Mezze to One&Only dining experience, one can only imagine the aromas of pure passion. Not only limited to inside, it also offers Pool Bar & Pool Restaurant on the ridge.





HOTEL

ULTRA LUXURY HOSPITALITY

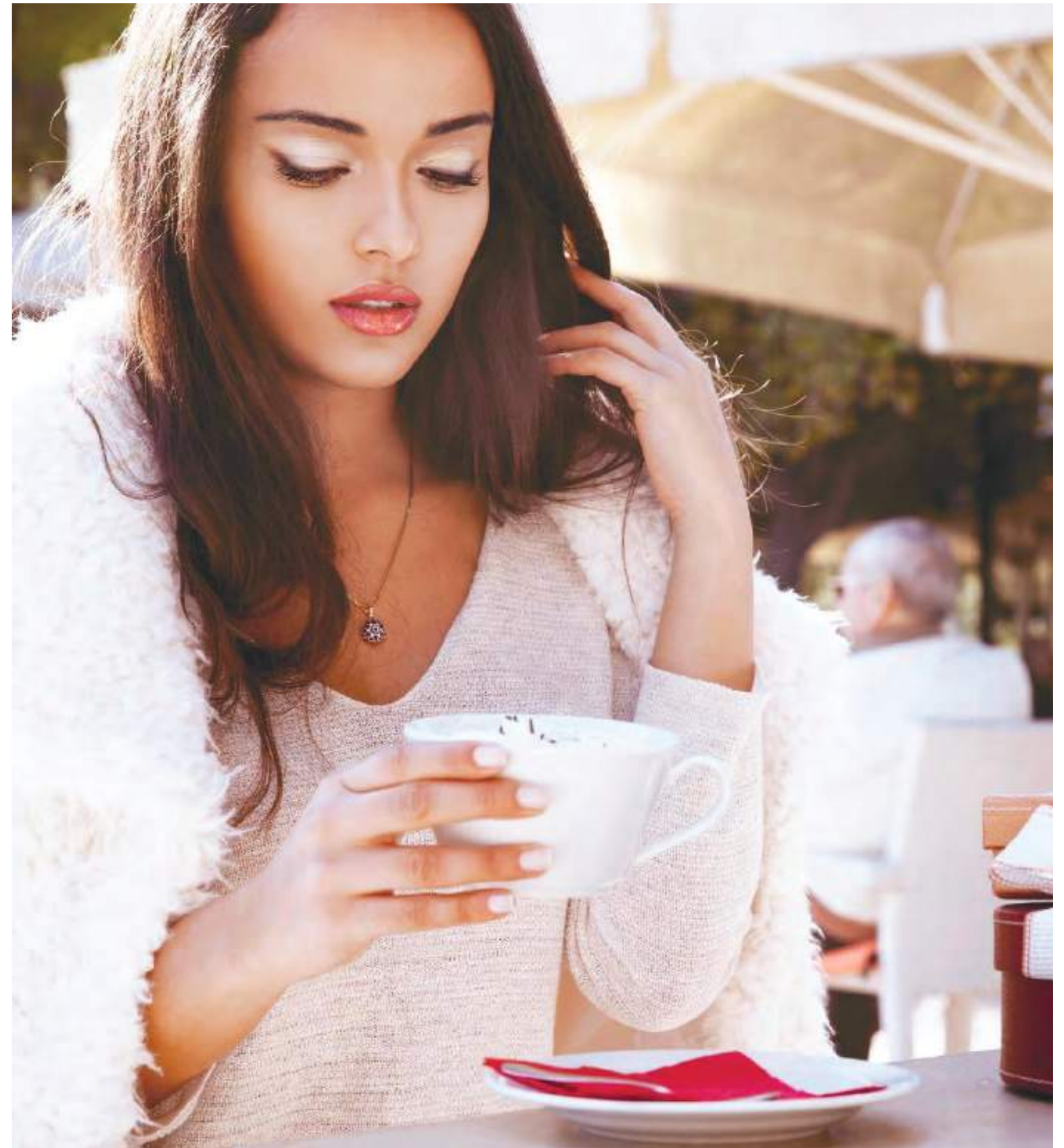
Situated in the exclusive Za'abeel neighbourhood, One&Only Resorts and Private Homes presents its newest addition to the Dubai collection. Set to be the most captivating urban resort in Dubai, One&Only One Za'abeel is the beating heart of the world's most dynamic city, celebrating beautifully designed rooms and suites with iconic skyline views, new Michelin-inspired restaurants helmed by celebrity chefs, innovative wellness and spa offerings, as well as exciting entertainment and a magnetic social scene.

RETAIL

HIGH END RESTAURANTS & BARS AND RETAIL FASHION

A unique and captivating retail experience that enhances the joys of shopping, with the combination of irresistible and inspiring selection of restaurants.

The retail format at One Za'abeel's exquisite 12,000 square meters of GLA is as innovating as it is breathtaking. The dining options are ample, where visitors and residents similarly will have a choice from fine dining to casual dining and cafe options. The spectrum of retail options is designed to make every visit worthwhile, special, and rewarding.





GRADE A OFFICES

QUINTESSENTIAL BUSINESS ADDRESS

Offering the ultimate business address in the heart of Dubai's Central Business District, One Za'abeel delivers on all levels. From Premium location to Grade A Office Building and providing easy access to all the Retail Areas and Hotel F&B. One Za'abeel is arguably one of Dubai's most iconic landmark - premium office tower complexes. Through the vision of One Za'abeel, the center of Dubai is alive, vibrant, and encompassed by the magic of the contemporary fast paced urban playground.

EXCEPTIONAL COLLABORATIONS



NIKKEN
SIKKEI
Design Consultant



ALEC
Main Contractor



MACE
INTERNATIONAL
Project Manager



KERZNER
INTERNATIONAL
Hospitality Operator



OMNIUM
INTERNATIONAL
Cost Consultant



APCC
Enabling Contractor



DENNISTON
Interior Design (Hospitality)



DWP
Interior Design (Residential)



SOCIAL
F&B Interior Design



LW
Design Group (Office)



ROCKWELL
GROUP
Architects



STUFISH
Entertainment Architecture