



PREMIER ESTATES



ONE AT PALM JUMEIRAH



THE NIRVANA  
OF REAL ESTATE.  
*THE MOST PREMIUM  
OF PREMIUM.*

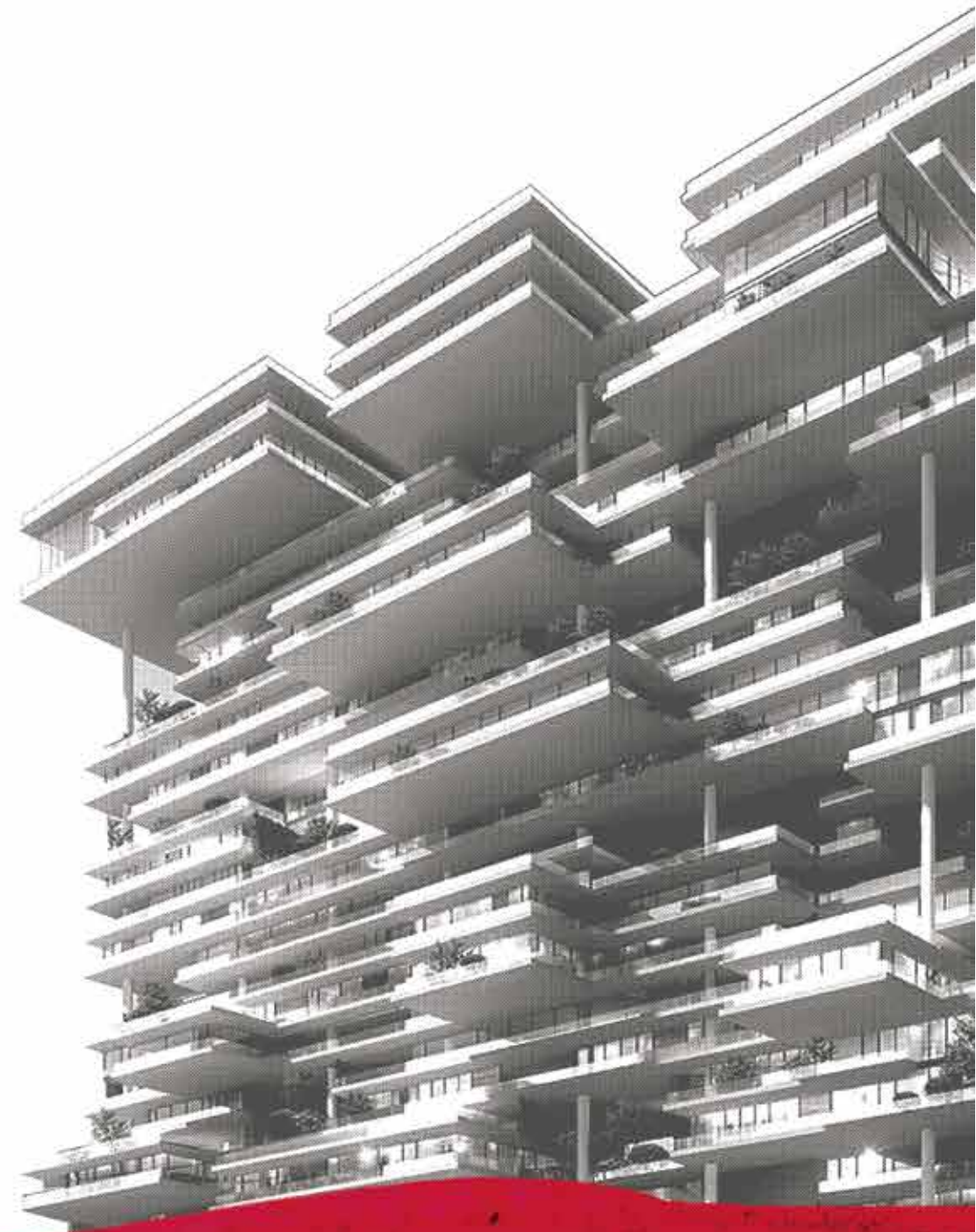






壹

“ ONE ”







MYSTERIOUS FROM FAR.  
*MYTHICAL FROM WITHIN.*

PRIDE. EXCLUSIVITY, SUPREME  
HOSPITALITY. INNOVATION.  
SUPREME DESIGN SENSIBILITY.  
SPIRITUALITY. THE ULTIMATE  
MINIMALISM - SIMPLICITY.

SIMPLY PUT, *SIMPLICITY.*





WHEN YOU'RE AWAY,  
ONE AWAITS YOUR  
ARRIVAL, **PATIENTLY.**

And once you show up by its intelligent parking gates, ONE knows that it is you: from the concierge to your personal elevator, to your apartment's lighting and air conditioning systems, everything is set to welcome you **once again.**

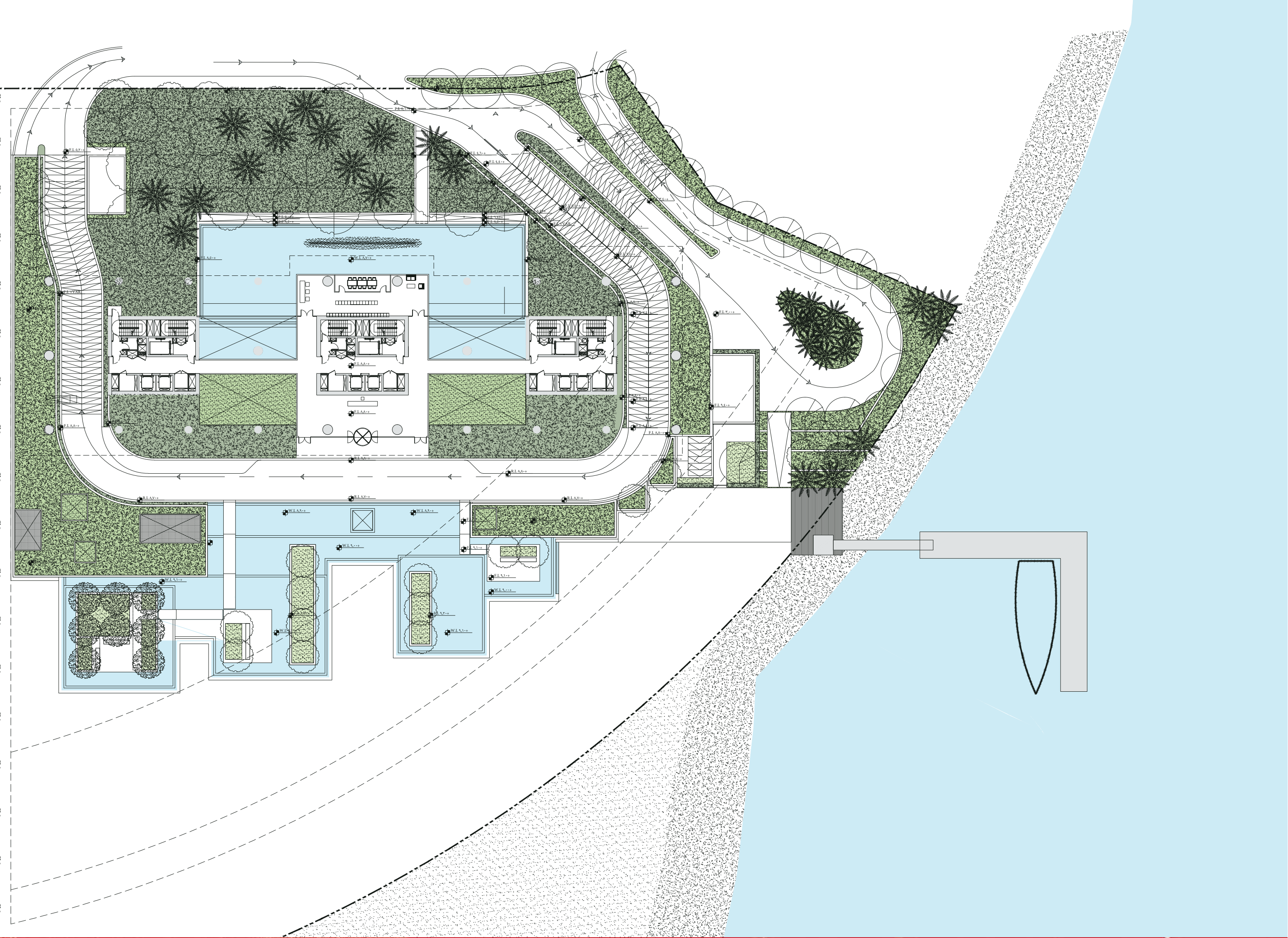




**THE AUTOMATED GATE LIFTS  
OPEN UP TO REVEAL THE  
GRAND PARKING ENTRANCE:**

an unexpected spectacle of fire and mist  
installations and water features ***greet you.***





ARRIVAL - UPPER GROUND FLOOR





## ***DON'T FEEL LIKE PARKING?***

Take the scenic route decorated with pristine designs of celebrity landscape artist Vladimir Djurovic, and arrive at the upper ground floor. Step out of your car to find yourself surrounded with signature artistic centrepieces. Notice how the valet drop off area has the space to host unique super cars of any size.




WALKING INTO  
THE LOBBY, ONE  
CANNOT HELP BUT  
FEEL THE INSPIRED  
UNIQUE INTERIOR  
STYLING OF ONE.

The mist of the gracefully  
designed water features floats  
in the air as the breeze from the  
courtyard fills up the lobby with  
the fresh Dubai breeze.





A multi-tiered waterfall cascading down dark stone steps. The water is captured in motion, creating a soft, blurred effect. Large, dark rocks are placed on the steps, adding texture and depth to the scene. The background is a dark, textured wall, possibly part of a building's exterior or interior. The overall mood is serene and natural.

BEFORE YOU STEP INTO  
YOUR PRIVATE ELEVATOR,  
ALLOW YOURSELF A MINUTE TO  
TAKE IT ALL IN, THE TRANQUIL  
SOUNDS OF THE WATERFALL  
THAT DROPS MULTIPLE FLOORS  
ALL THE WAY DOWN  
TO THE BASEMENT.






AS YOU MAKE YOUR WAY UP TO YOUR  
APARTMENT, YOUR CAR IS TAKEN DOWN  
TO ITS SPACIOUS PARKING SPOT.

In a building of 90 exclusive units, ONE features over 400 parking slots. All of these spots are super sized to ensure your super car or vintage beauty keeps its space with others. The parking also carries thoughtful zones clearly marked for charging batteries and car grooming.



An aerial photograph of two speedboats moving across the dark blue ocean. The boat in the upper left is white with a blue stripe and is leaving a wide, white wake. The boat in the lower right is yellow with an orange stripe and is also leaving a white wake. The perspective is from directly above, showing the curved paths of the boats and the texture of the water's surface.

FOR THOSE WHO WANT TO  
TAKE THE FULL ADVANTAGE OF  
BEACHFRONT LIVING, YOU'LL FIND  
ADDITIONAL STORAGE SPACE FOR  
MARITIME EQUIPMENT AND A SEALIFT  
WITH DIRECT SEA ACCESS FOR  
HASSLE-FREE TRANSPORTATION.

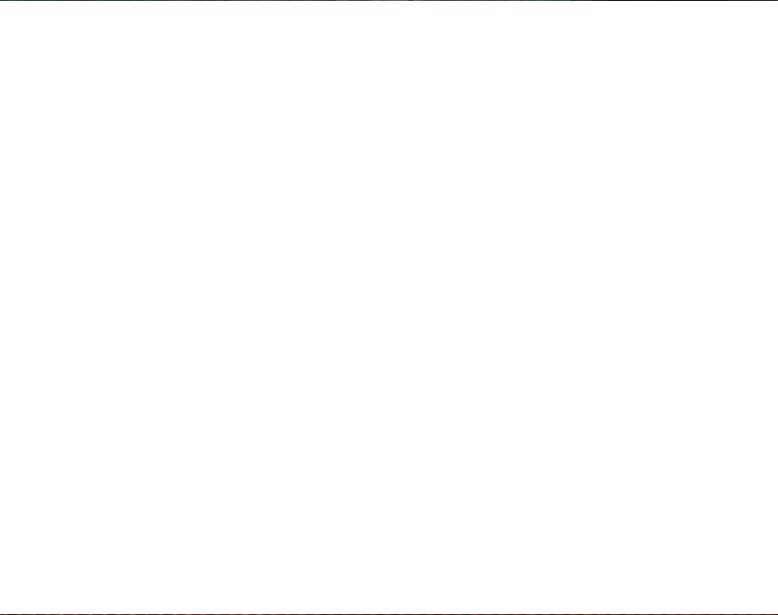




TO ADD ANOTHER LEVEL  
OF UNBRIDLED EXCLUSIVITY,  
THE 3 SEPARATE CORES  
BUILT INTO ONE PROVIDE  
PRIVATE ACCESS TO THE  
APARTMENTS.

Each core leads to no more than  
two apartments, and for those  
who like to reside above the  
clouds, elevators to higher floors  
give access to only one.





YOUR PERSONAL ELEVATOR TAKES YOU DIRECTLY TO YOUR FLOOR AND OPENS UP TO REVEAL YOUR LIFT LOBBY **DESIGNED BY SUPER POTATO, FURNISHED WITH** THE BEST FURNITURE DESIGNERS.

This open space filled with inspiring art pieces and relaxing tones is curated to reflect your taste before even entering your apartment. In some cases, it is shared only with your direct neighbour, *and no one else.*





**INTERIOR**  
*DESIGN*





## ONE KNOWS THE VERSATILITY OF YOUR LIFE, AND COMPANY.

A single main entrance just won't do, which is why your residence offers multiple entrances, all creating a moment of 'WOW'. A main door for the family, one for service and deliveries, one that leads straight to your home office and study, and one that allows guests to directly access the terrace and the pool deck. All to provide you an intelligent design solution to give you endless space *without risking your privacy.*






THE MAIN  
ENTRANCE OPENS  
UP TO A GRAND  
FOYER, WHERE YOU  
CAN DISPLAY YOUR  
COLLECTABLE ITEMS  
ALLOWING YOU TO  
PERSONALISE YOUR  
SPACE FROM JUST  
THE FIRST STEP.

Do not forget to ask the concierge  
to arrange that magnificent fresh  
flower arrangement delivered  
every week on the dot.



A modern, minimalist living area with a curved bar, a round sofa, and a view of the ocean through large glass doors. The space is bright and airy, with a curved bar in the foreground and a round sofa with cushions. Large glass doors lead to an outdoor area with a pool and lounge furniture. The view outside shows a vast ocean under a clear sky.

WHEN YOU'RE INSIDE A PRISTINE  
SPACE LIKE THIS, NO FURNITURE  
SHOULD BE AN ORDINARY PIECE.

*A couch is never just a couch.* Just like you, every piece that sits in your living area makes a statement. After a private consultation session, you'll get to customise your apartment.





ONCE YOU WALK INSIDE AND  
LAY YOUR EYES ONTO YOUR  
LIVING ROOM, YOU'LL KNOW  
**YOU HAVE ARRIVED.**

A double height ceiling to host all your glory and  
achievements; this is not a living room but a living  
space grand enough *to honour the life you live.*



NOW WATCH THE GOLDEN  
ARABIAN SUN GO DOWN TO  
REVEAL THE MOST FASCINATING  
SKYLINE.

Take in the view where the horizon line of the Gulf  
meets your exquisite taste inside *the most eloquent*  
*home you've ever owned.*







**NOT JUST A TERRACE, THIS IS YOUR  
PRIVATE OPEN-AIR GARDEN.**

Lose the doors out of sight. Enjoy the ultimate feeling of space at your personal wide-opening terrace featuring a glass infinity pool and the pool lounge fit to entertain all guests.





RIGHT OUTSIDE YOUR WALL-TO-WALL  
WINDOWS, YOUR PERSONAL TERRACE  
FEATURING GLASS INFINITY POOL, JACUZZI,  
TANNING DECK AND A BARBEQUE AREA.



A photograph of a modern terrace. On the left, a tall, dense green wall made of small plants runs along the edge. In the center, a large, leafy tree with white flowers stands on a concrete platform. To the right of the tree is a curved, woven lounge chair. The terrace floor is made of light-colored concrete. In the background, a clear blue sky and a distant horizon line are visible. The overall atmosphere is serene and modern.

## PRIVATE SEATING AREA ON THE TERRACE.

The terrace seating area is adorned with landscaped partitions between apartments for utmost privacy.



WATCH THE STUNNING  
BIRD-EYE VIEW OF THE SEA AND  
*THE CITY UNDER YOUR FEET.*








MAKE YOUR WAY INTO A GRAND  
DINING ROOM THAT CALLS FOR  
***A CELEBRATION FOR NO  
PARTICULAR REASON.***

Keep walking to discover the signature show kitchen. No ordinary cooking station, this is a designer chef's island to host intimate fine dining soirees. Feast your eyes on the clean design lines, and intuitive technologies. And for everyday cooking, a fully equipped separate prep kitchen sits in the back.





LOOK UP AND NOTICE  
THE SHOWPIECE  
STAIRCASE THAT INVITES  
ONLY **THE BOLD AND  
THE BEAUTIFUL.**





TAKE A TURN AND  
YOU'LL FIND THE SECOND  
STAIRCASE THAT LEADS TO  
THE UPPER FLOOR.

It is conveniently placed to provide you  
with easy access to the prep kitchen  
and the breakfast room. At ONE, *every  
touch point is chosen to bring the best  
the world has to offer.*





WALKING UPSTAIRS,  
YOU'LL BE GREETED  
BY THE MASTER  
BEDROOM.  
THIS IS WHERE YOU  
SINK INTO  
***THE BEST SLEEP  
YOU'VE EVER HAD.***

Now savor the exquisite comfort  
and joy. Rare fabrics and superior  
materials. This is not the room to  
only close your eyes in, this is where  
you can't wait to end the day and  
***start another spectacular one.***





INSIDE YOUR MASTER BATHROOM,  
LET THE SEA ACCOMPANY YOU  
**ALL DAY LONG.**

Take your morning 'rain' shower, where you can customize its  
LED mood lights. Enjoy the convenience of designer  
Toto toilet seats.





STEP IN TO ONE OF THE MOST  
PERSONAL SPACES IN YOUR  
HOME, ***YOUR PERSONALISED  
WALK-IN CLOSET.***

A personal museum of style. Lined with your tailor made, the couture, and the collectables. On your right her Birkins, and to your left a drawer, where your new Dubuis sits next to your favourite Rolex. For additional peace of mind, a provision for a safe is placed here to contain your favourite valuables.





CHANGE YOUR STATUS TO  
WORKING FROM HOME. EVERY  
RESIDENCE AT ONE FEATURES A  
PRIVATE OFFICE; THE BIGGER UNITS  
CONTAIN AN ATTACHED  
STUDY ROOM.





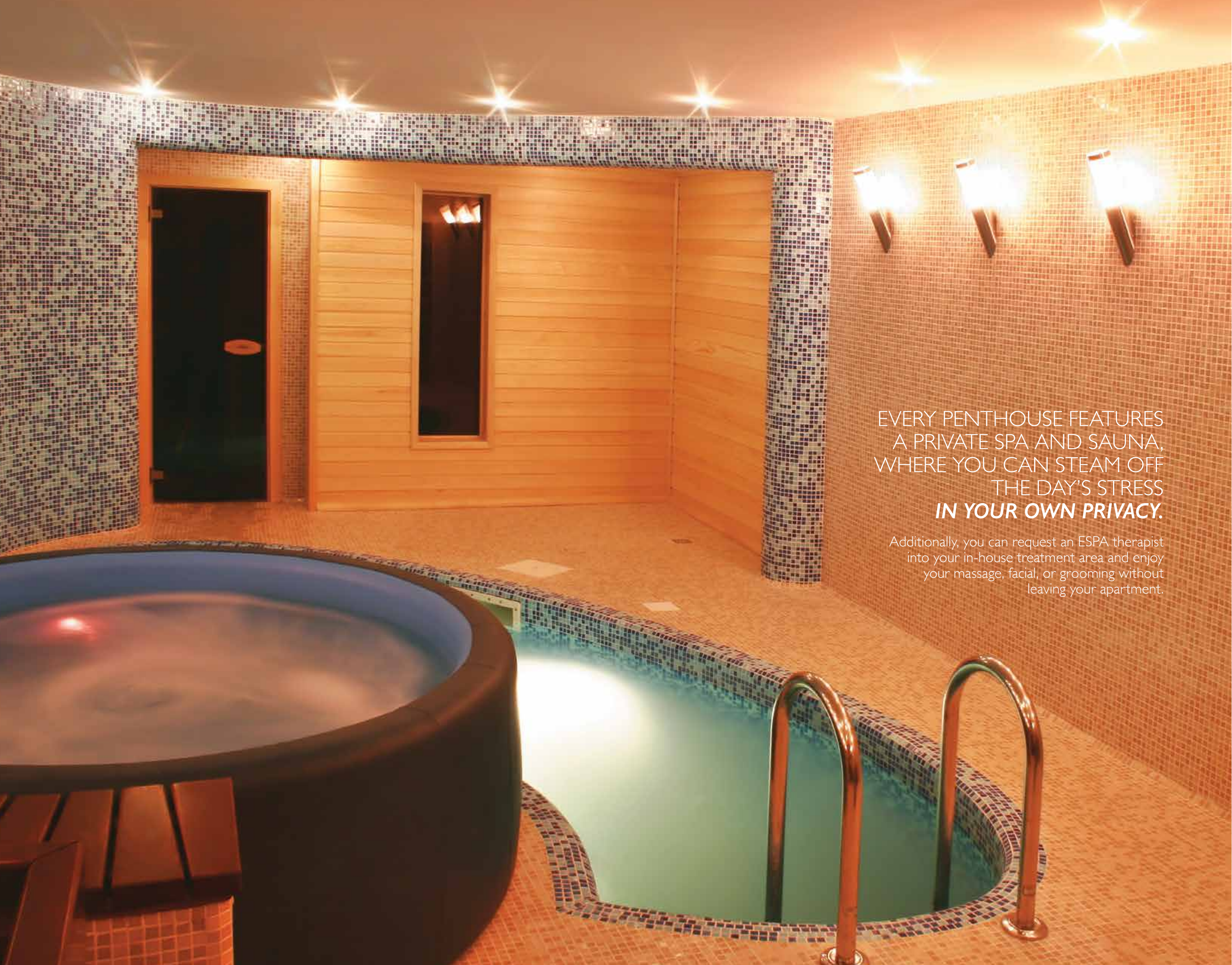




YOUR APARTMENT  
IS EQUIPPED WITH  
AMENITIES THAT INSPIRE  
YOU TO DO MORE,  
WITHOUT STEPPING OUT.

An in-house movie theatre, library and  
family areas will keep you entertained  
whenever you choose to unwind.





EVERY PENTHOUSE FEATURES  
A PRIVATE SPA AND SAUNA,  
WHERE YOU CAN STEAM OFF  
THE DAY'S STRESS  
***IN YOUR OWN PRIVACY.***

Additionally, you can request an ESPA therapist  
into your in-house treatment area and enjoy  
your massage, facial, or grooming without  
leaving your apartment.





LIVE THE PAMPERED  
LIFE WITHOUT  
SACRIFICING YOUR  
FAMILY'S PRIVACY.

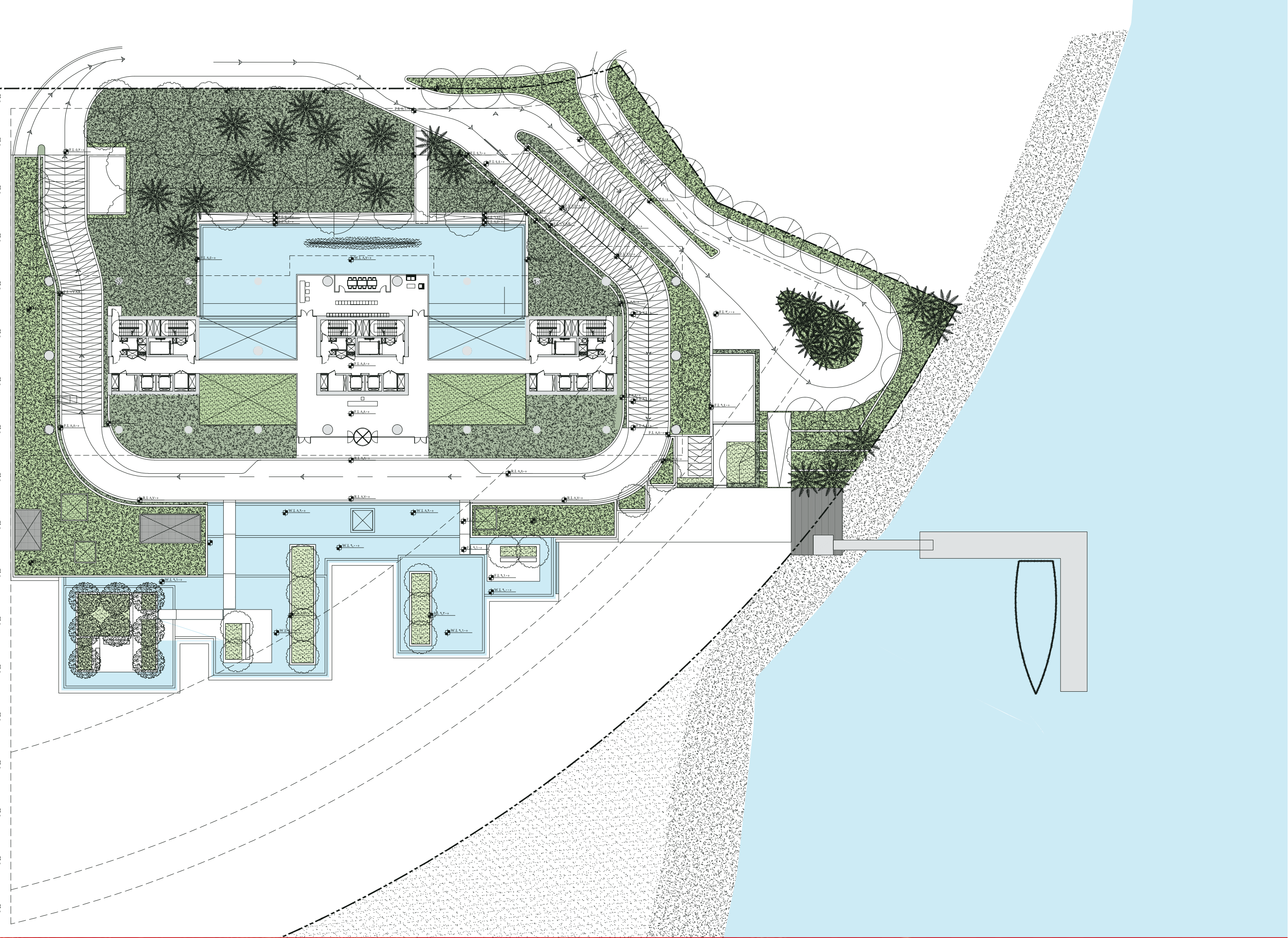
Separate service entrance,  
maid's quarters, laundry room  
and storage spaces will ensure  
smooth maintenance of your  
every day needs.





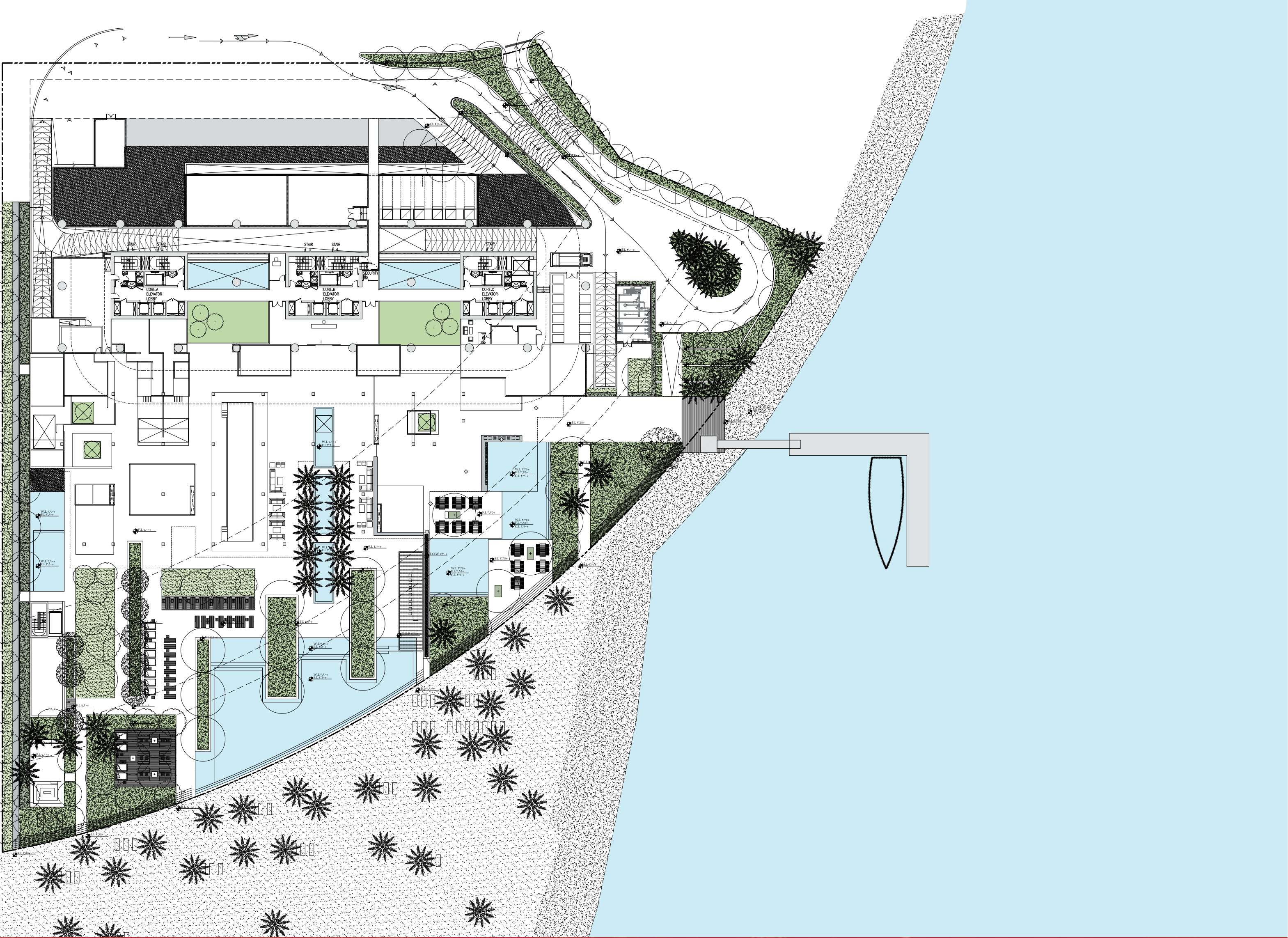
**AMENITIES  
&  
FACILITIES**





UPPER GROUND FLOOR





LOWER GROUND FLOOR







LANDSCAPE AREA,  
LOWER GROUND LEVEL






- MAIN POOL
- INDOOR LAP POOL
- SPA DESIGNED IN COLLABORATION WITH ESPA WITH A LA CARTE SERVICE FOR RESIDENCE
- STATE-OF-THE-ART GYM
- CHANGING FACILITIES WITH SAUNA, STEAM ROOM AND OUTDOOR VITALITY POOL
- CIGAR LOUNGE
- BEACH
- JETTY
- CLUBHOUSE
- PENTHOUSE LOUNGE
- OUTDOOR BBQ AREA
- KIDS PLAY AREA AND KIDS SWIMMING POOL
- HAIR SALON



THE SOCIAL HAPPENS AT THE  
POOLSIDE. 800 SQUARE METERS OF  
REFRESHING AFTERNOONS AND  
BEAUTIFUL ENCOUNTERS.  
*THE TRUE DEFINITION OF CHILL.*







AND FOR THOSE WHO  
NEED LITTLE LESS TALK,  
AND MORE ACTION,  
THE GLASS WALL INDOOR  
LAP POOL OFFERS 25 METERS  
OF NON-STOP EXERCISE.



SPA OPERATED BY ESPA





VITALITY POOL





PRIVATE TREATMENT ROOMS  
AT THE COURTYARD









CHANGING FACILITIES









CIGAR LOUNGE





THE BEACH









## CLUBHOUSE

ONE clubhouse is hosted by a fine dining outlet which also provides residences with catering services.





PENTHOUSE LOUNGE





BBQ AREA





## OUTDOOR CINEMA

A versatile outdoor area offers you with additional gathering space for a Friday BBQ, or a Tuesday night under the stars along with your favourite movie screened at the outdoor cinema.





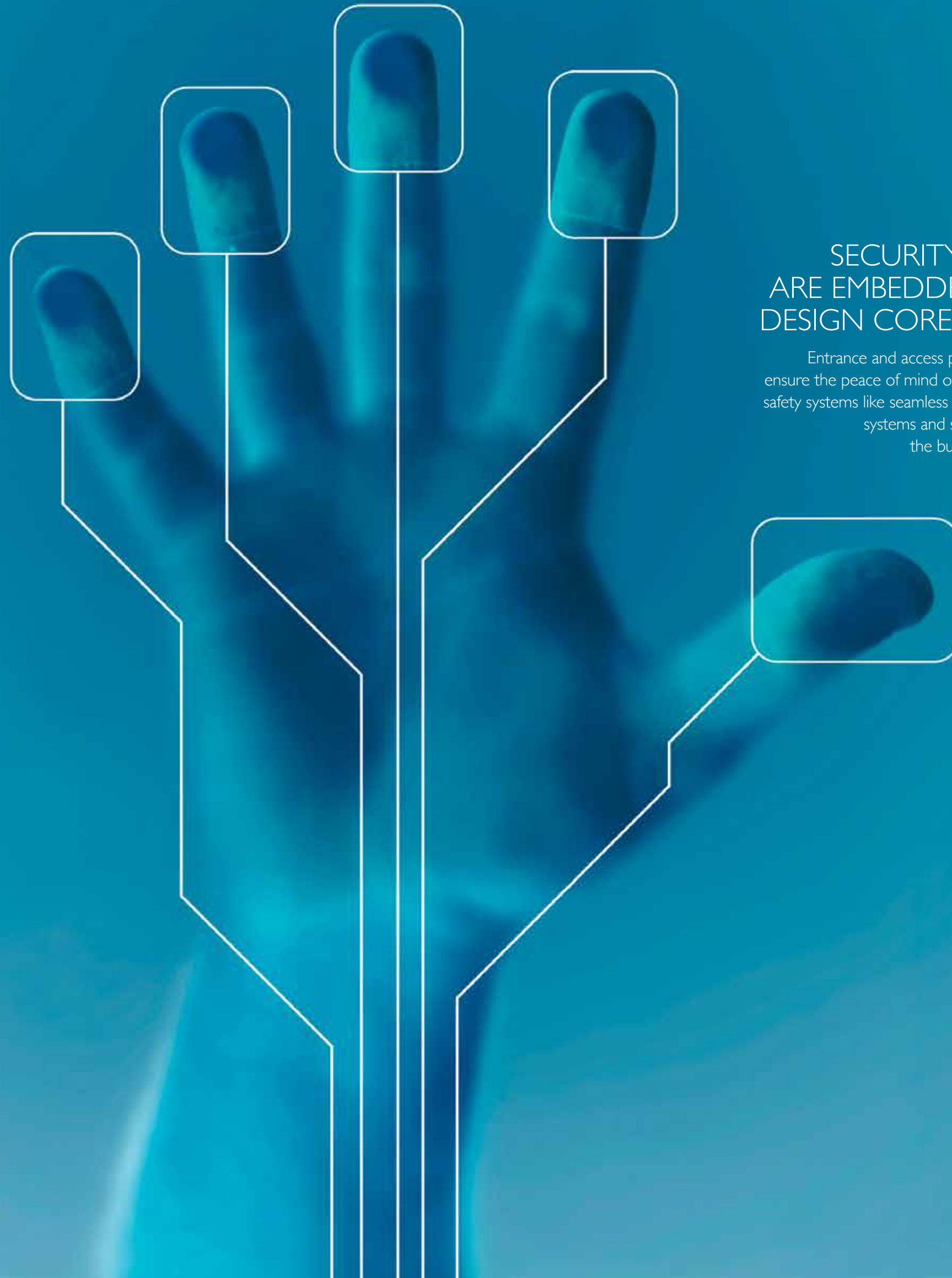
KIDS AREA











## SECURITY AND PRIVACY ARE EMBEDDED WITHIN THE DESIGN CORE OF ONE PALM.

Entrance and access points are strictly monitored to ensure the peace of mind of the residents. State-of-the-art safety systems like seamless security access, discreet CCTV systems and strict identity verifications keep the building exclusive to its residents.





LUXURY MUST BE  
COMFORTABLE, OTHERWISE  
IT IS NOT LUXURY.

- COCO CHANEL



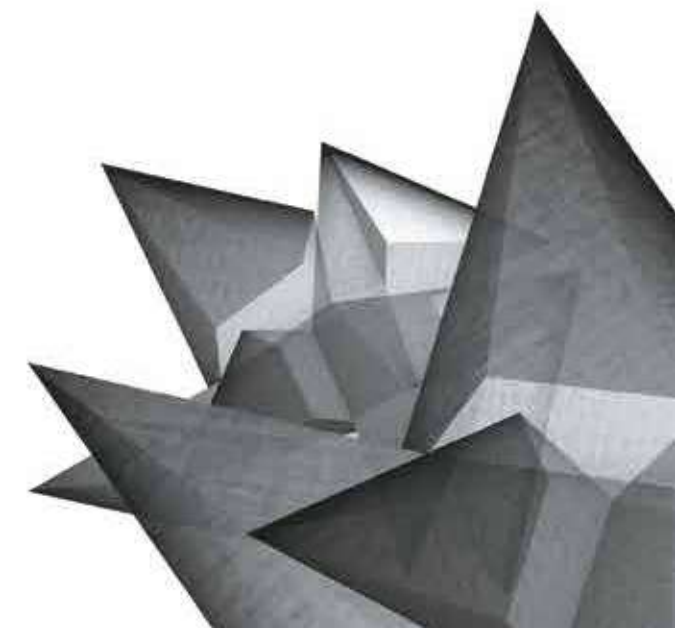




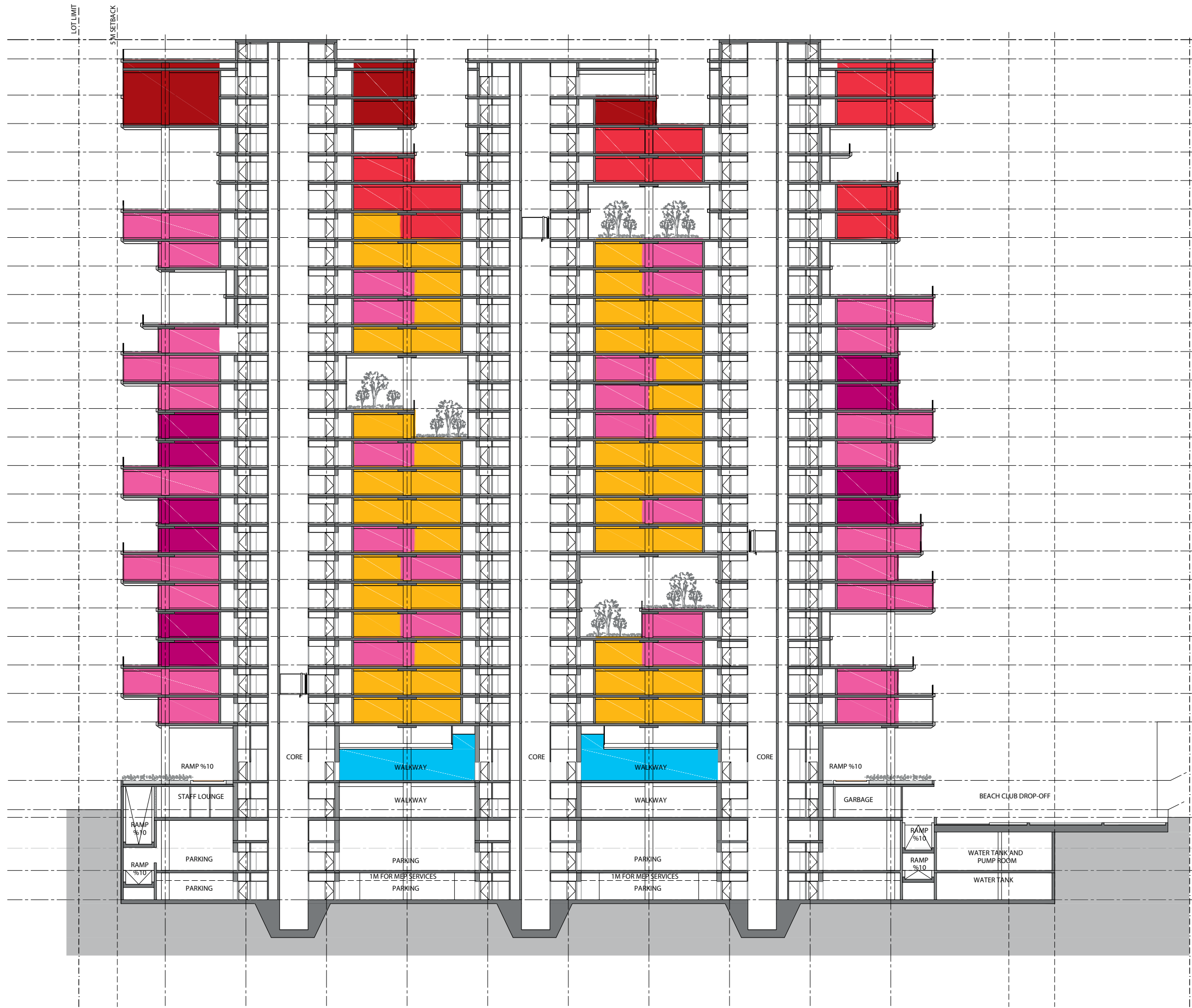
**APARTMENT**  
*LAYOUTS*



<b>TYPE</b>	<b>INTERNAL AREA (SQ.FT.)</b>	<b>TOTAL RESIDENCE SIZE (SQ.FT.)</b>	<b>NUMBER OF BEDROOMS</b>	<b>CAR PARKING</b>
ESSENCE COLLECTION _____	2,750-3,250	3,000-5,000	3	3
ESCAPE COLLECTION _____	3,425-5,725	3,700-10,300	4	4
ESCAPE DUPLEX COLLECTION _____	4,500-4,750	6,400-7,000	4	4
SANCTUARY COLLECTION _____	9,000-12,000	12,400-18,750	5	8
ONE PENTHOUSE _____	26,000	43,000	7	12







 ONE PENTHOUSE (7 BR)

 SANCTUARY COLLECTION (5 BR)

 ESCAPE COLLECTION (4 BR)

 ESCAPE DUPLEX COLLECTION (4 BR)

 ESSENCE COLLECTION (3 BR)

 AMENITIES

 LOBBY



	ESSENCE COLLECTION	ESCAPE COLLECTION	SANCTUARY COLLECTION
Private Lift Lobby	●	●	●
Grand Main Entrance	●	●	●
Service Entrance	●	●	●
Dedicated Terrace Entrance			●
Grand Living with Double Height Spaces	● **	● **	●
Formal Dining	●	●	●
Private Dining			●
Private Landscaped Terrace	●	●	●
Show Kitchen and Preparation Kitchen	●	●	●
Master Bedroom with Private Terrace	● **	● **	●
Walk-In Closet with Dedicated Safe Area	●	●	●
Ensuite Rooms with Balcony/Juliet Balcony	●	●	●
Powder Room	●	●	●
Library			●
Family Room		● *	●
Study		● *	●
Private Office			●
Cinema/ Media Room		● *	●
Sauna			●
Treatment Rooms			●
Private Gallery			●
Art/Music Lounge			●
Private Elevator			●
Main Staircase and Private Staircase		● *	●
Kitchenette		● *	●
Swimming Pool/ Jacuzzi	● **	●	●
Terrace Seating	●	●	●
Terrace Dining	●	●	●
Provision for Fire Pit			●
Tanning Deck		● *	●
Maid's Room and Bathroom	●	●	●
Laundry Room	●	●	●
Storage Room	●	●	●

\*\* applies to a selection of apartments


\* applies to duplex apartments only





**DEVELOPER  
&  
CONSULTANTS**





OMNIYAT AND DRAKE & SCULL  
INTERNATIONAL HAVE ENTERED  
INTO A JOINT VENTURE TO BUILD  
THE LANDMARK PROJECT ON  
PLOT NUMBER ONE OF  
THE PALM JUMEIRAH.



## OMNIYAT GROUP

*Development Manager*

A global powerhouse comprising top architects, specialty consultants and contractors, Omniyat leads the pack with its creative vision and business acumen. Premium, exclusive and highly respected, the multi-faceted company continues to blaze a trail and set the standard for both commercial and residential real estate in the Gulf Region.

Joining forces with Drake & Scull International – the go-to company for providing everything from General Contracting, Engineering, Infrastructure Development and more – has helped position Omniyat as an even broader, all-encompassing tour de force, further establishing them as regional industry pioneers.

Omniyat's reputation for providing sustained value and tangible, measurable benefits to all stakeholders involved adds to the trustworthy appeal that has made Omniyat successful in the conception of multiple buildings such as ANWA, The Sterling, The Opus and more.





## SUPER POTATO

### Interior Design

Don't let the playful moniker Super Potato fool you. Running parallel to the Japanese design firm's sense of humour is their streamlined approach to bringing together richly complex materials that reflect traditional Japan in a Western saturated industry.

By restructuring the physical attributes of materials found from demolished old shrines and chashitsu, the striking juxtaposition of nature and steel automatically brings to

life a rendered beauty of the space. This is especially noticeable in the way Super Potato harnesses imagination through their tactile approach of utilizing different materials. ONE at Palm Jumeirah is a harmonisation of textiles and surfaces; the main lobby showcases lush flora amidst variegated marble and terrain-like wall surfaces, with embellishments of formatted metal structures hovering above the windows.

Where different worlds and cultures collide, Super Potato's eye for detail and zen-meets-opulent-Dubai design is sure to arouse interest, if the name hasn't done so already.





## SOMA ARCHITECTS

*Architectural Design*

The term Soma, an ancient drink said to produce immortality, has been re-imagined as the forward thinking, architectural group SOMA Architects.

With a penchant for avant-garde design that binds reality to the ethereal, SOMA has consistently been bending the rules since 2003 by extending the boundaries of architectural design incorporating craft, digital technologies, and environmental responsibility.

Innovative projects like Park51 in New York City stand as a testament to SOMA's philosophy and highlights their ability to address adversity in a contemporary fashion. Traffic in Dubai? No problem – ONE at Palm Jumeirah has a convenient jetty that allows access via the waterfront; available motorboats that go straight to your doorstep. Ingenious, creative and solution oriented, SOMA's propensity for the elaborate will continue to excite and live on.



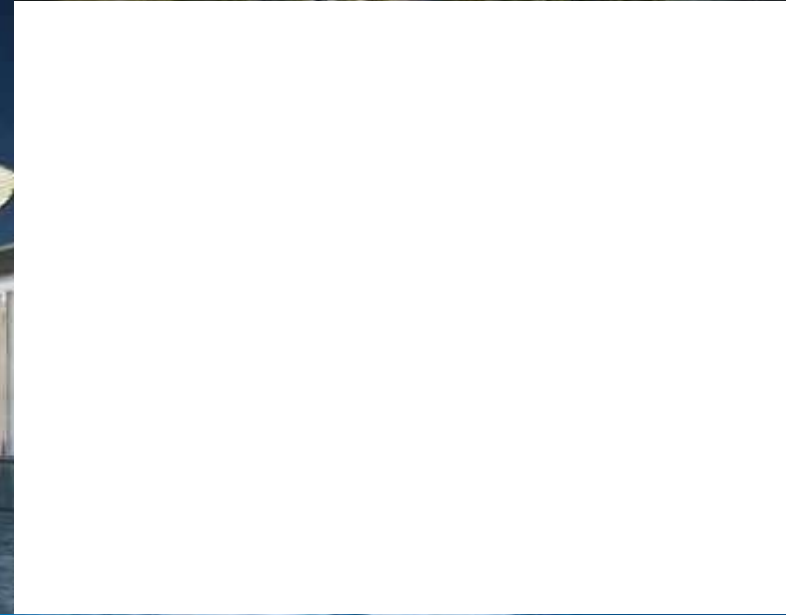


## RMJM

*Planning/Production/Construction*

Setting up the blueprint for success, RMJM, an International Architectural Practice, has laid the groundwork for ONE at Palm Jumeirah. Selecting the best of the best to work with, the collaboration of brains and beauty is apparent in the form of a Malibu-esque, staggered and layered, mansion-of-a-beach-house, at the base of the trunk of the Palm Jumeirah in Dubai.

Delivering fine-tuned architecture, detailed planning and world-class design, RMJM's passion for executing iconic structures has been ongoing since the 1960's. The Capital Gate Tower in Abu Dhabi and the China National Convention Centre in Beijing are just some of the shining examples of their work, which perfectly captures the sense of heart and soul that will be poured into the concept, design and production of ONE at Palm Jumeirah.





## VLADIMIR DJUROVIC

*Development Landscape Architect*

Intimate and unique, the office of Vladimir Djurovic Landscape Architecture produces earth moving outdoor creations that use man made materials to complement nature herself.

Through his designs, Djurovic's main goal is to evoke atmosphere through mindful placement of nature in an environment that compels people to interact and to be

moved. In order to create this connection, it is essential for these environments to remain natural and peaceful, especially while against the sometimes cluttered backdrop of modernity.

Djurovic's sense of stillness is apparent in his outdoor designs for ONE at Palm Jumeirah. Paired with the stunning beachfront location, Djurovic's exclusive vision permeates the elements of earth, air, fire and water furthering his zen-at-every-turn concept.







PREMIER ESTATES

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