MAJARA
LUXURY REAL ESTATE L.L.C

ONE RESIDENCE

www.majara-realestate.com

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ONE *is not just* WHERE YOU LIVE, *it's* HOW YOU LIVE

ONE RESIDENCE

The concept of 'One' permeates every aspect of the luxurious living experience at ONE RESIDENCE. Here, residents thrive as part of an exclusive inner circle, where each person's contribution enriches the collective experience.

DUBAI

ONE *step* AHEAD

Strategically positioned at the world's crossroads, Dubai is a unique blend of cultural abundance and a flourishing economy. Unveiling itself as the new global center since the start of the 21st century, Dubai is the benchmark of a new era of lifestyle, leisure, and beyond.

Why INVEST

- STRATEGIC LOCATION
- INVESTOR FRIENDLY POLICIES
- TAX-FREE ECONOMY
- GOLDEN VISA
- ONE OF THE WORLD'S SAFEST CITIES
- WORLD-CLASS INFRASTRUCTURE
- QUALITY OF LIFE
- STATE-OF-THE-ART EDUCATION & HEALTHCARE
- THE CLEANEST CITY IN THE WORLD*
- MOST DESIRABLE GLOBAL DESTINATION FOR EXPATS**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'

DOWNTOWN DUBAI

ONE *in a* MILLION

ONE RESIDENCE isn't just an exclusive address; it's your gateway to a life that's both exciting and rewarding.

Nestled in the heart of Downtown Dubai, ONE RESIDENCE offers a unique chance to invest in a world-renowned destination.

ICONIC *landmarks at your* DOORSTEP

Live near the world-famous Burj Khalifa and Dubai Mall. Immerse yourself in the city's exciting scene.

From michelin-star restaurants, world-class theaters and shopping, to lively nightlife, ONE RESIDENCE puts you in the center of the action.

GETTING *around* MADE EASY

Aptly called 'The Centre of Now', Downtown Dubai, bordered on either side by Sheikh Zayed Road and Financial Centre Road, is the true heart of the emirate.

With major highways and the Dubai Metro nearby, exploring the city is a breeze.

PROVEN *real estate* MARKET

Properties in Downtown Dubai have a history of increasing in value. With a strong market and consistent growth, you can benefit from the area's popularity with both local and international buyers.

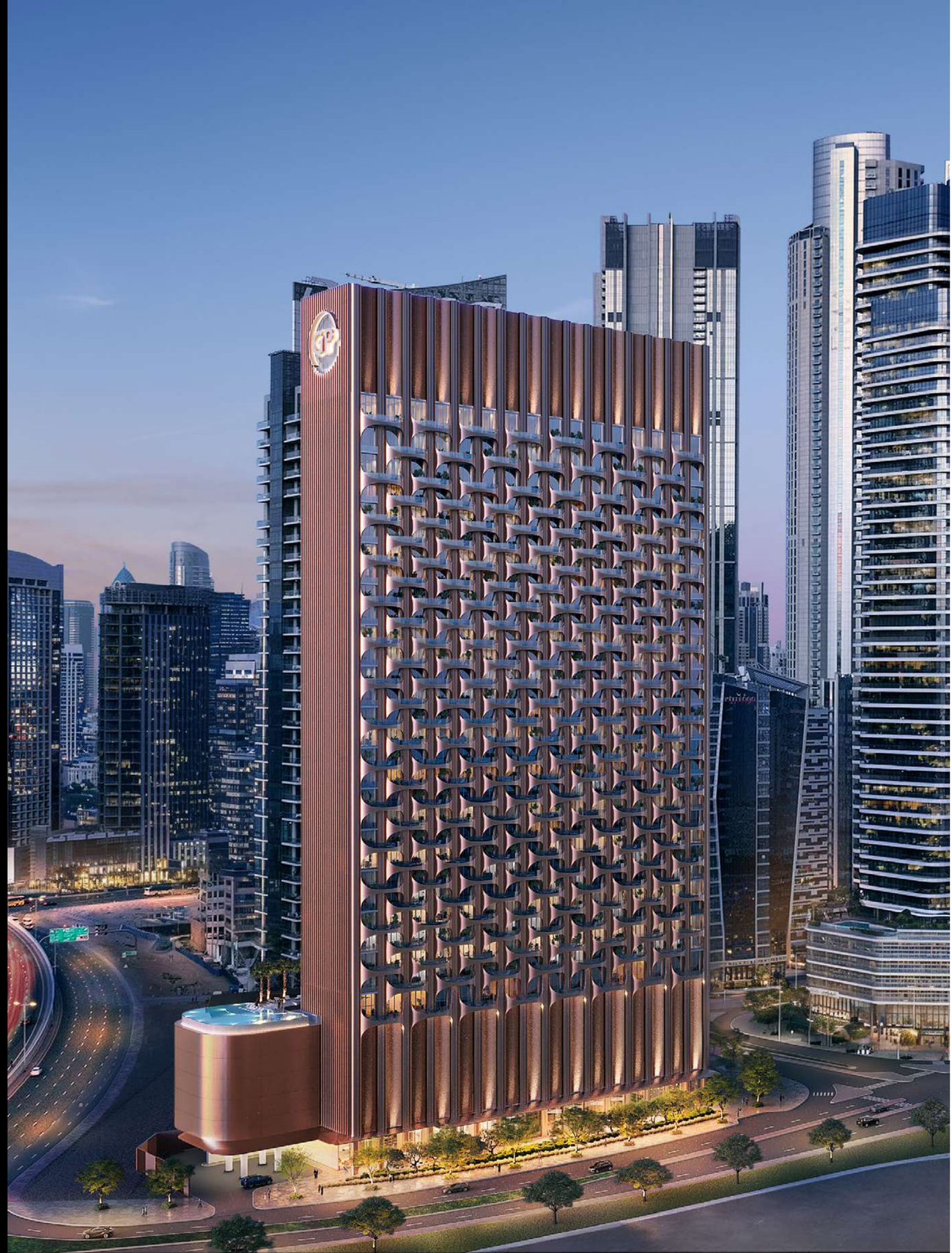
133% Increase in Downtown property transactions in last three years.*

41% Increase in rents in the last three years.*

*Source: DXBinteract

ONE RESIDENCE

ONE *is not just* A LOCATION, *its an* ICONIC ADDRESS



All in ONE PLACE

IN 5 MINUTES

- Burj Khalifa
- Dubai Opera
- The Dubai Fountain
- Dubai Mall
- Dubai Water Canal Walk
- Bay Avenue Park
- Business Bay
- Souk Al Bahar
- Downtown Slide

IN 10 MINUTES

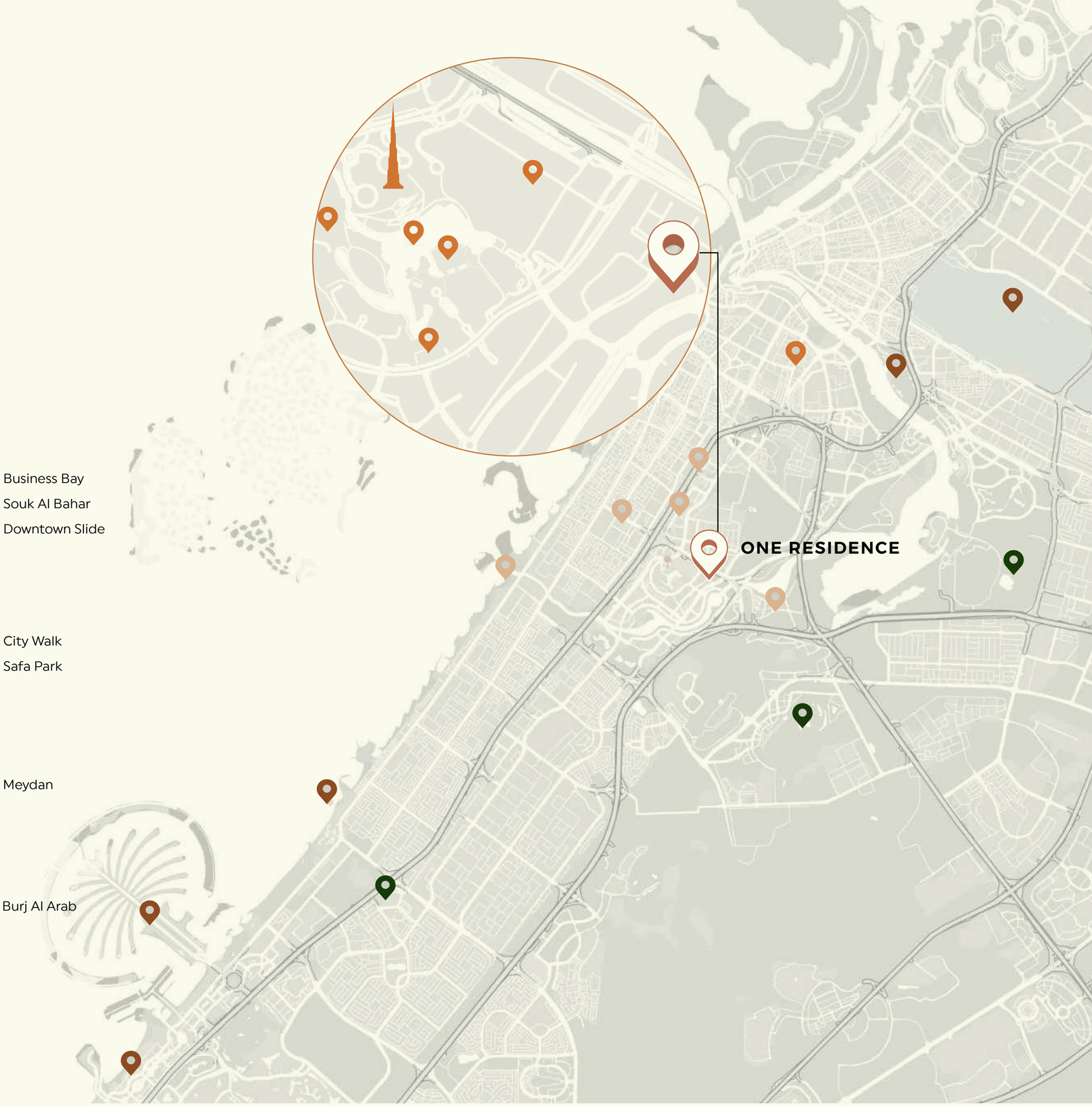
- Jumeirah Beach
- DIFC
- Dubai Design District
- Museum of The Future
- City Walk
- Safa Park

IN 15 MINUTES

- Dubai Creek Harbour
- Mall of The Emirates
- Meydan

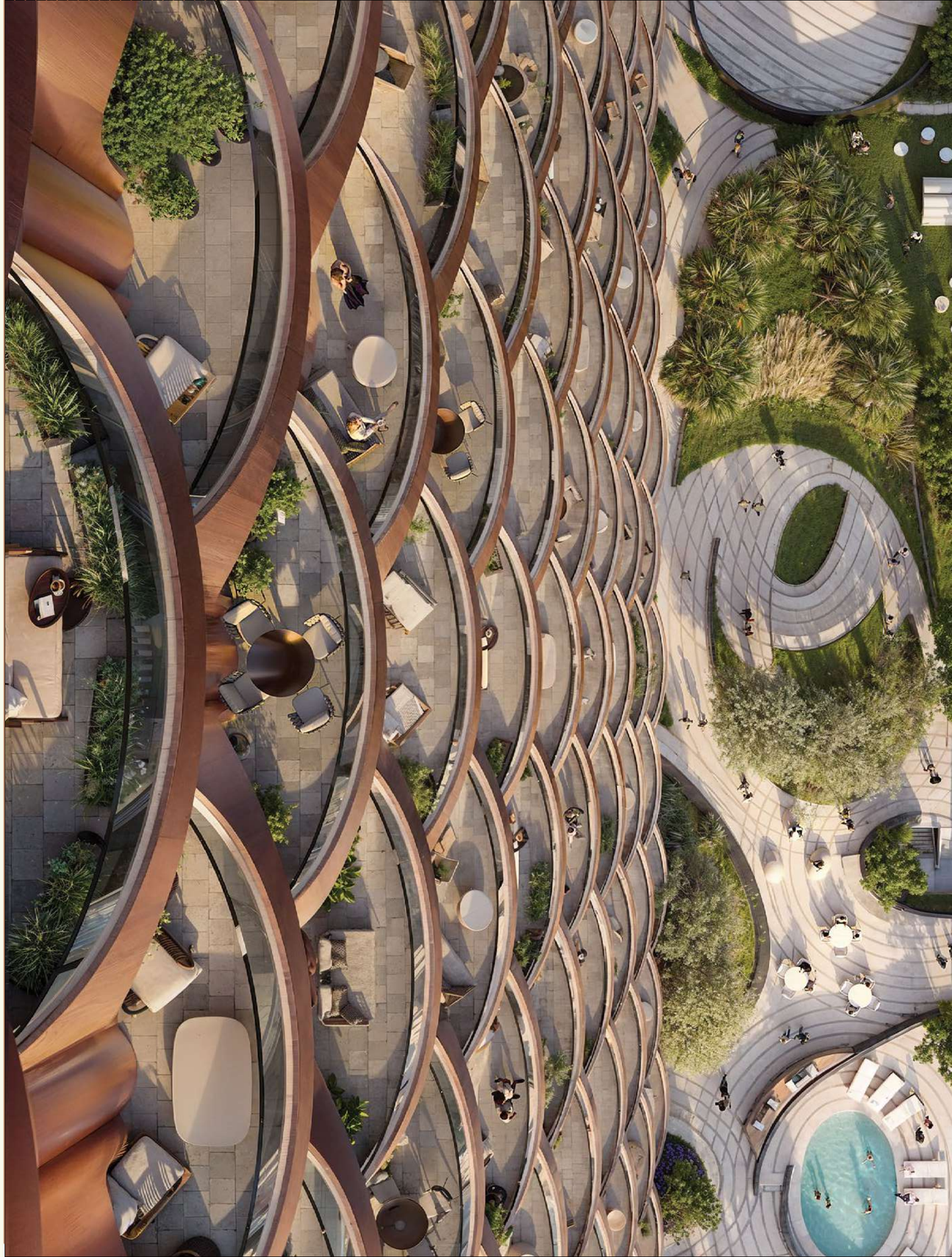
IN 20 MINUTES

- Dubai International Airport
- Jumeirah Beach Residences
- The Palm Jumeirah
- Dubai Creek Golf & Yacht Club
- Burj Al Arab



ONE *of a* KIND

A design concept that
speaks volumes.



AT ONE RESIDENCE *detail marries* FORM WITH FUNCTION

Comprising 453 luxury residences, ONE RESIDENCE offers a range of configurations to suit every lifestyle. Spread across 30 floors, the apartments are thoughtfully organized, ranging from cozy studios and one and two-bedroom units to exclusive penthouses.

ONE *is not just* A QUIET SANCTUARY, *its for* THOSE WHO APPRECIATE *the finer things* IN LIFE

At ONE RESIDENCE, we've chosen only the finest materials. Beige tones, brass, and copper bring a touch of luxury, while rich textures and bold patterns create a vibrant atmosphere.

ONE RESIDENCE

EXTERIOR DESIGN

The facade showcases an engaging mix of textures and materials.

Expansive floor-to-ceiling windows are strategically integrated, offering residents sweeping panoramic views of the city skyline.

The sleek bronze-finished balconies with minimalist railings emphasise the building's vertical lines, contributing to its stature and grandeur.

Prominently featured are luxurious copper panels that catch the sunlight, casting warm hues and creating a distinct visual allure.

INTERIOR DESIGN

ONE RESIDENCE boasts a collection of one-of-a-kind visionary residences, designed to seamlessly blend modern aesthetics with luxurious finishes. Each residence offers a haven of comfort and style, catering to the tastes of those who appreciate the finer things in life.

STUDIO

ONE *bedroom*

TWO *bedrooms*

Exclusive

PENTHOUSES

ONE *destination*
UNLIMITED POSSIBILITIES

ONE *step to* WELLNESS

- State-of-the-art Gym
- Yoga Studio
- Sunbeds
- Sunken Seating
- Infinity Pool

ONE *with* NATURE

- Zen Garden
- Picnic Area
- Green spaces

ONE *place for* FUN

- Entertainment Room
- Movie Theater
- Music Room
- Golf Simulator
- Barbecue Pits

ONE *moment to* UNWIND

- The Lounge
- Co-working Space

ONE *for the* LITTLE ONES

- Kids Pool
- Trampoline Park
- Outdoor Kids Play Area
- Kids Club

ONE *seamless* SERVICE

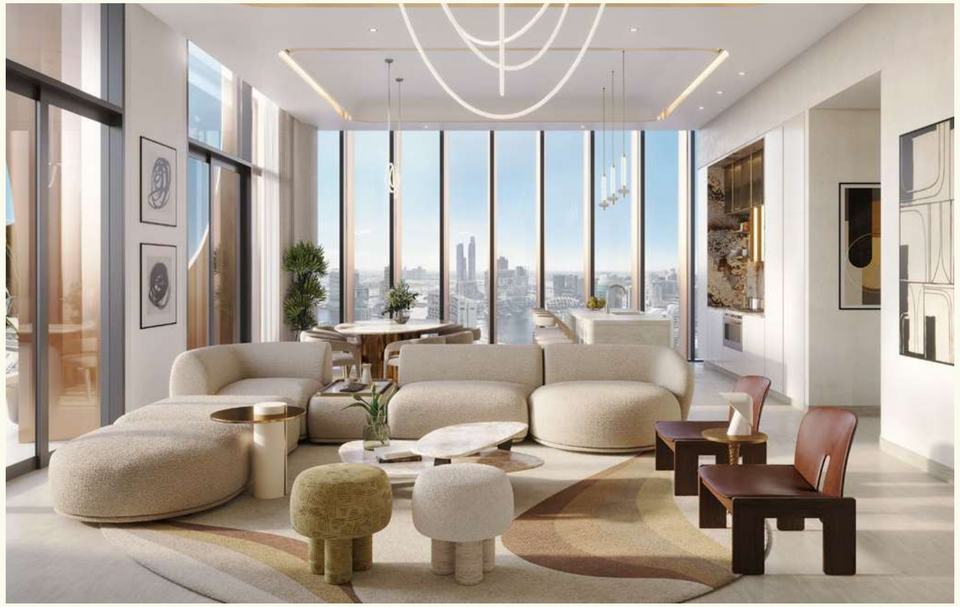
- 24 x 7 Valet Service*
- Chef on-demand**
- Laundry on-demand**

* for visitors/guests only

** service by pre-approved providers only, on chargeable basis

STYLE GUIDE

LIVING *and* DINING AREA



Floors

Porcelain tile flooring

Skirting

Porcelain tile to match flooring

Walls and ceiling

Emulsion paint

KITCHEN

SMEG

Floors

Porcelain tile flooring

Countertops & Backplash

Engineered Stone

Cabinets

MDF/ Lacquered finish with solid edging

Appliances

Built-in Appliances by SMEG

Ceiling

Emulsion paint

BEDROOM

Floors

Porcelain tile flooring

Skirting

Porcelain tile to match flooring

Joinery

MDF/ Lacquered finish with solid edging

Walls and ceiling

Emulsion paint

BATHROOM

Villeroy & Boch
1748

Floors

Porcelain tile flooring

Walls

Porcelain tile & emulsion paint

Accent glazed tile around bath wall surround

Countertops

Engineered stone

Joinery

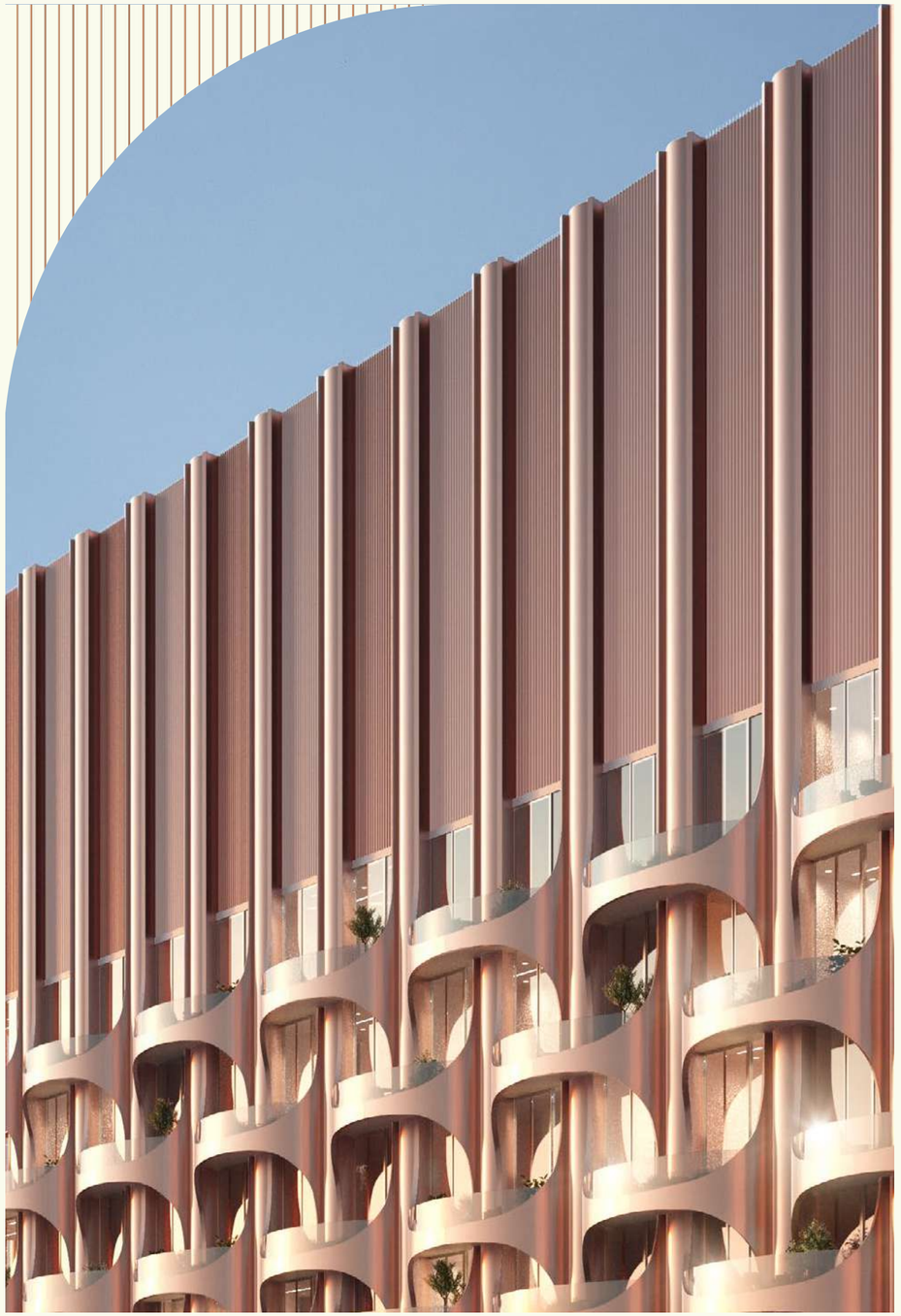
MDF/ Lacquered finish with solid edging

Sanitary

Sanitary ware and mixers by Villeroy & Boch

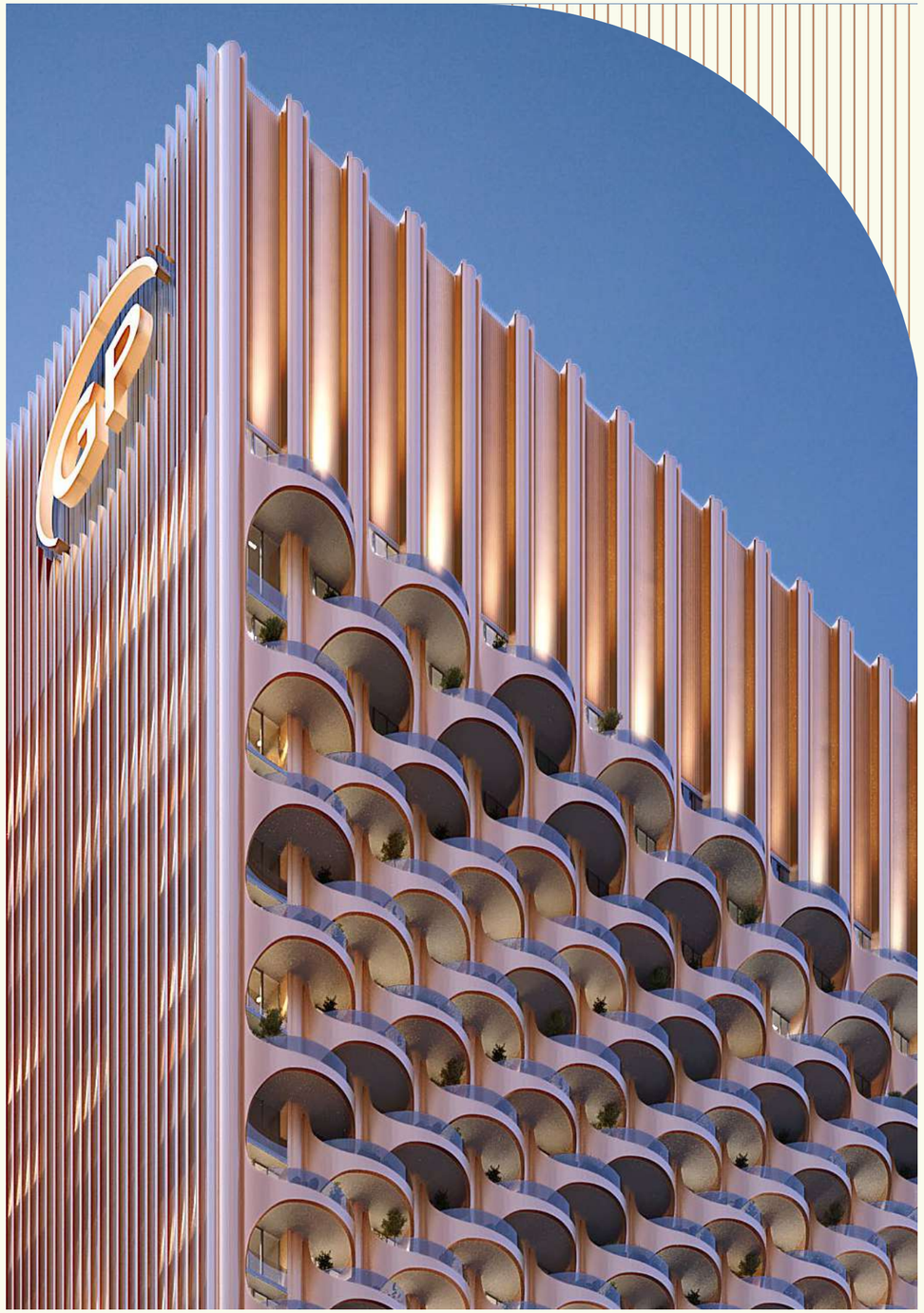
Ceiling

Gypsum boards finished in emulsion paint



ONE
is not just a VIBRANT
COMMUNITY,
it's a TAPESTRY *of shared*
EXPERIENCES *and*
COLLECTIVE
DREAMS

THE *developer*



جينكو العقارية

GINCO PROPERTIES

With a legacy spanning over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region. Established in 1975 by the founder, Mr. Gheyath Mohammad Gheyath, we have embarked on a journey of success guided by a team of world-class experts, specialists, and seasoned professionals.

Guided by visionary leadership and steadfast partnerships, we at GINCO Properties, a member of GINCO Group, are committed to shaping many success stories and advancing the legacy of our parent company.

ONE BROKER GROUP

EXCLUSIVE SALES PARTNER

An award-winning real estate agency focused on selling prestigious and renowned residential properties in Dubai. One Broker Group brings a wealth of experience, knowledge, and transactional expertise in handling high-end projects and nurturing relationships with stakeholders.

URBAN PROPERTIES

DEVELOPMENT MANAGEMENT

With over 20 years of experience in the Dubai real estate market, we pride ourselves on delivering excellence in every project. Our comprehensive approach, from feasibility studies and project planning to seamless execution, ensures that each development meets market demands with unmatched proficiency and finesse.

ONE *isn't just a* PLACE TO LIVE, *it's a* LIFESTYLE

PROJECT *details*

PROJECT NAME	One Residence
PROJECT TYPE	Apartments
UNITS	453
LOCATION	Downtown Dubai
HANDOVER	Q4 2028

UNIT *mix*

Studio Apartments	From 470 sq. ft.
1-Bedroom Apartments	From 748 sq. ft.
2-Bedroom Apartments	From 1028 sq. ft
2-Bedroom Apartments with maid's room	From 1345 sq. ft.
Exclusive Penthouses	On request

All residences fully equipped with white goods.

Level - 3B + G + M + 4P + 30

ONE *is the* ULTIMATE EXPRESSION *of who* YOU ARE

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ONE RESIDENCE

GP

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