

BY ONE DEVELOPMENT

OCTOBER 2024

Laguna

RESIDENCE

800 663 338

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Redefining the Industry

One Development is an international boutique real estate developer based in the UAE, dedicated to redefining industry standards through innovation and bold ideas. Our focus on **Sustainability, Technology, Community, & Innovation** creates elevated living experiences, designed inspired by you.



A Story With an Impact

We create extraordinary spaces for those who seek unmatched experiences. We build more than properties, we design unique communities that elevate lifestyles and connect people with places.

Target Audience:

Laguna Residence is designed to attract both **small and large families**, as well as **local and international investors** from diverse backgrounds. Our target audience includes **individuals and families** looking for a unique, elevated living experience.



Resort Life. Everyday.

Laguna Residence offers more than just a home! it's a serene escape in the middle of Dubai's vibrant energy.

With two iconic towers and a stunning lagoon centerpiece, this project blends nature with modern living. Featuring top-notch amenities and cutting-edge AI integration for an effortless lifestyle.

Your everyday getaway

Endless vacation vibes, steps from your door.

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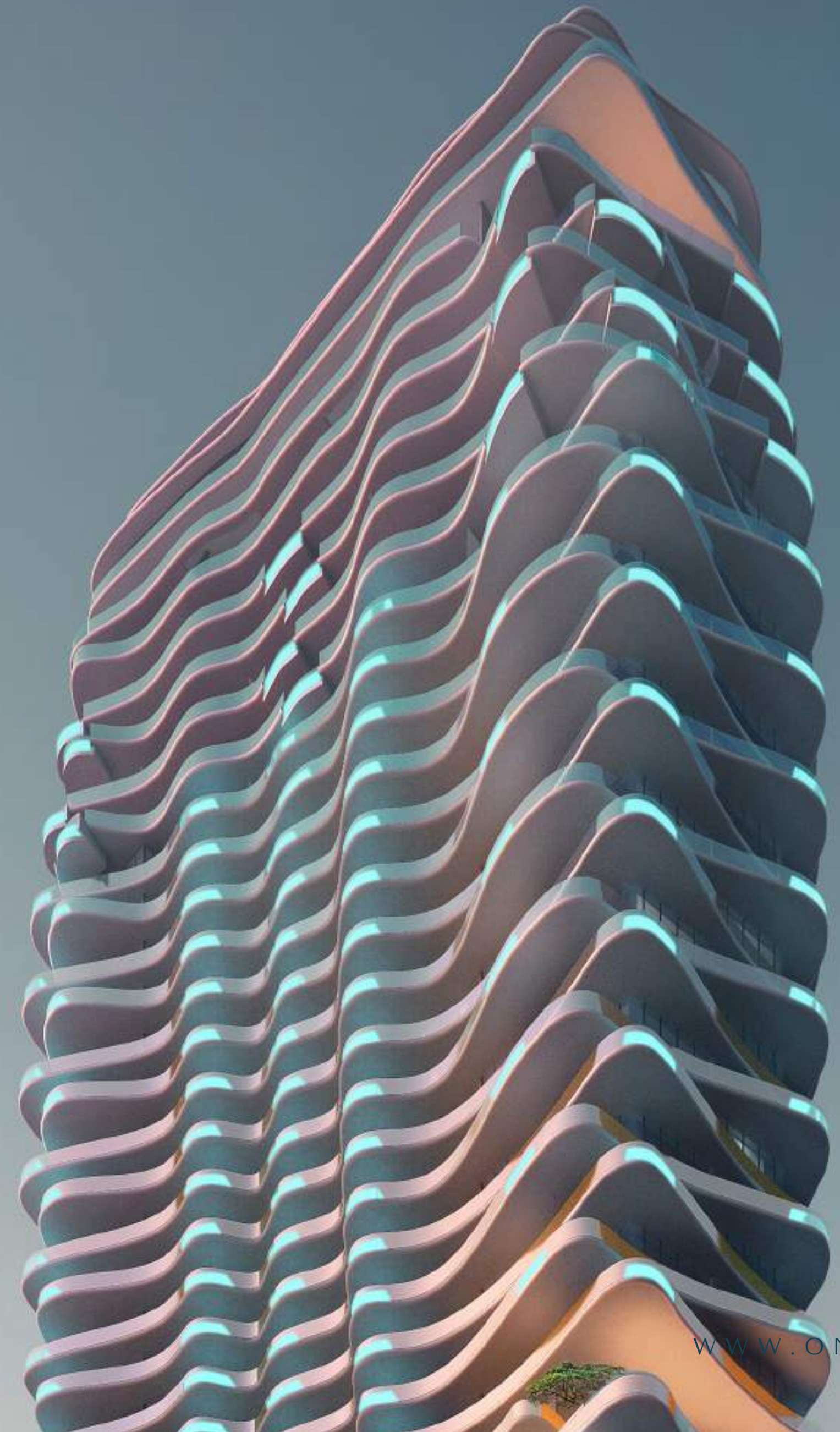
“Laguna”, because what's better than the refreshing vibe of lagoons? Inspired by our hero amenity, the largest lagoon on a podium! our project is designed around everything you love; the beauty, the fun, and the tranquility, complimenting the elevated lifestyle that we promise.

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Sky is The Limit!

The two towers, **Tiffany** and **Cyan**, perfectly capture the essence of Laguna Residence. **Tiffany** is associated with sophistication and elegance, while **Cyan**, a refreshing shade of blue, reflects the serene, clear waters of the lagoon. Together, they create a perfect balance between nature and modern living that we promise.



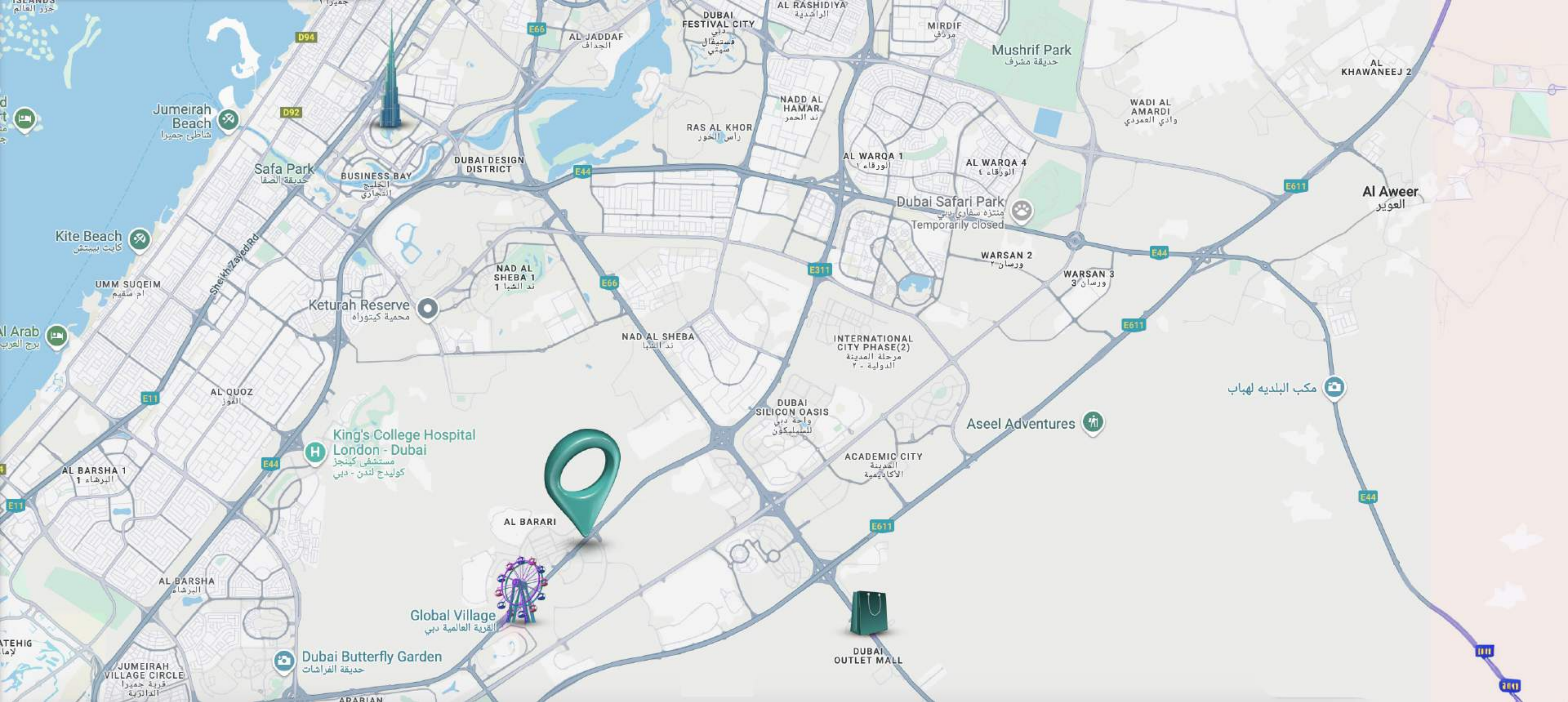
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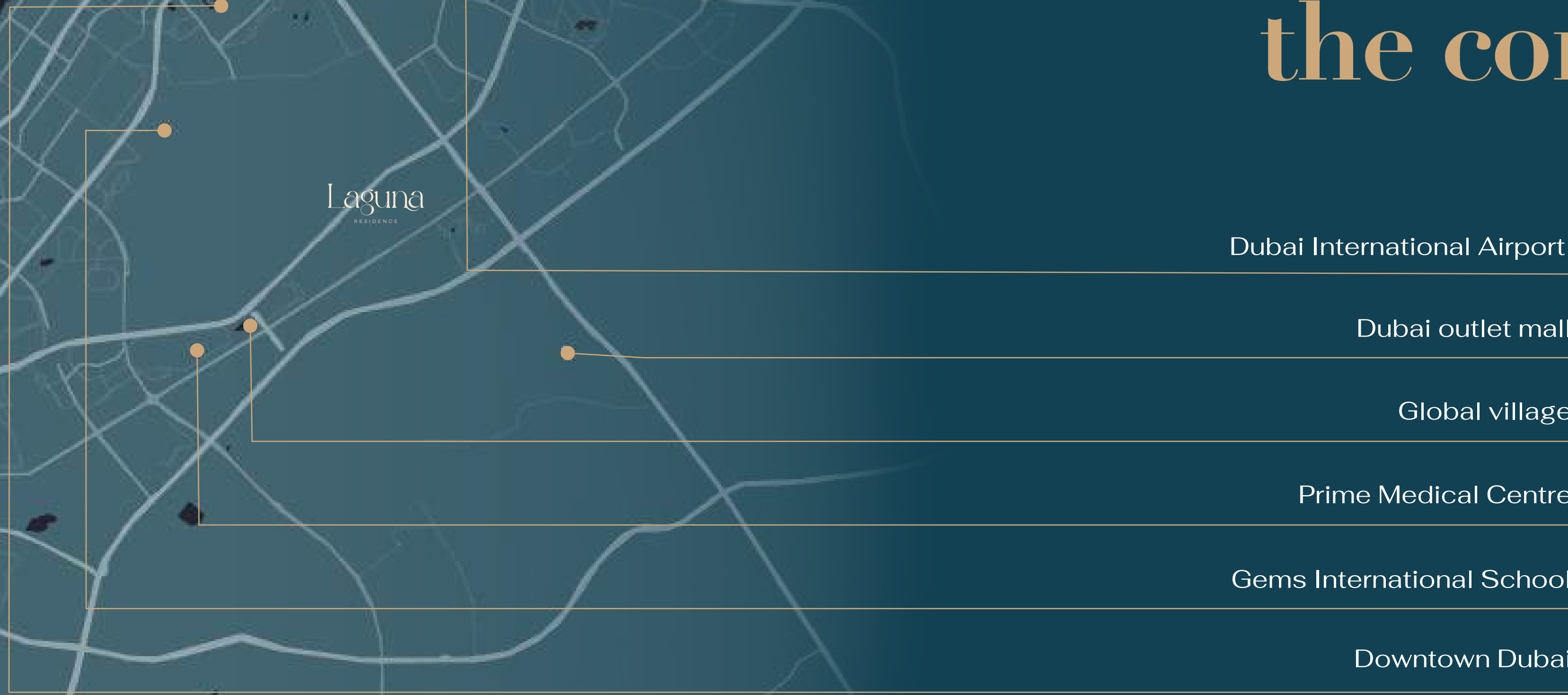
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Strategically located in the heart of City of Arabia right on Sheikh Mohamed Bin Zayed road.

This unique project blends the beauty of nature with the simplicity of the modern lifestyle. A promising area for families and investors alike, with seamless access to top services and attractions, designed for a unique living experience.

Just around the corner!



Dubai International Airport **20 mins**

Dubai outlet mall **18 mins**

Global village **10 mins**

Prime Medical Centre **10 mins**

Gems International School **60 mins**

Downtown Dubai **20 mins**

Al Maktoum International Airport **30 mins**

Close access to major highways and public transportation

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Largest Lagoon on a Podium!

Introducing the UAE's largest podium lagoon in a residential community.

Residents can enjoy crystal swimmable water with a stunning & uninterrupted view of Dubai Skyline from this exclusive retreat.

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Peaceful escape, perfectly connected to city life



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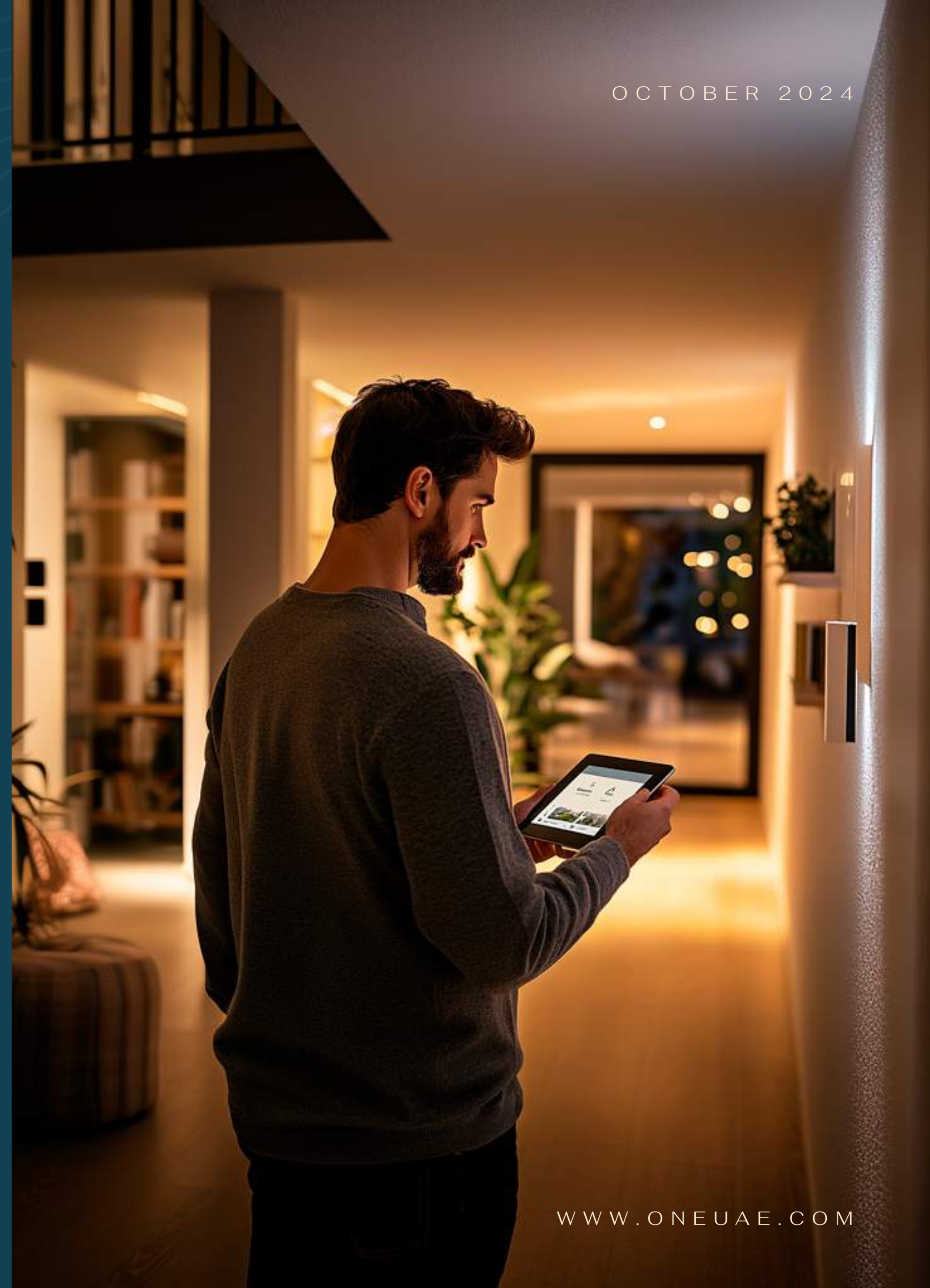
First AI Integration

Experience the UAE's first residential community with groundbreaking AI integration.

From smart home automation to personalized, AI-driven services, our technology enhances convenience, security, and energy efficiency for an unmatched living experience.

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Amenities Overview

Over 30 top-notch amenities, blending indoor and outdoor spaces for entertainment, wellness, and social gatherings. Residents enjoy exclusive, smart-integrated facilities for ultimate convenience and sophistication.



Walkable Green
Landscape



Multipurpose
Courts



VR
Golf



Lagoon
On a Podium



Indoor & Outdoor
Gym



Private
Pool



Indoor & Outdoor
Cinema

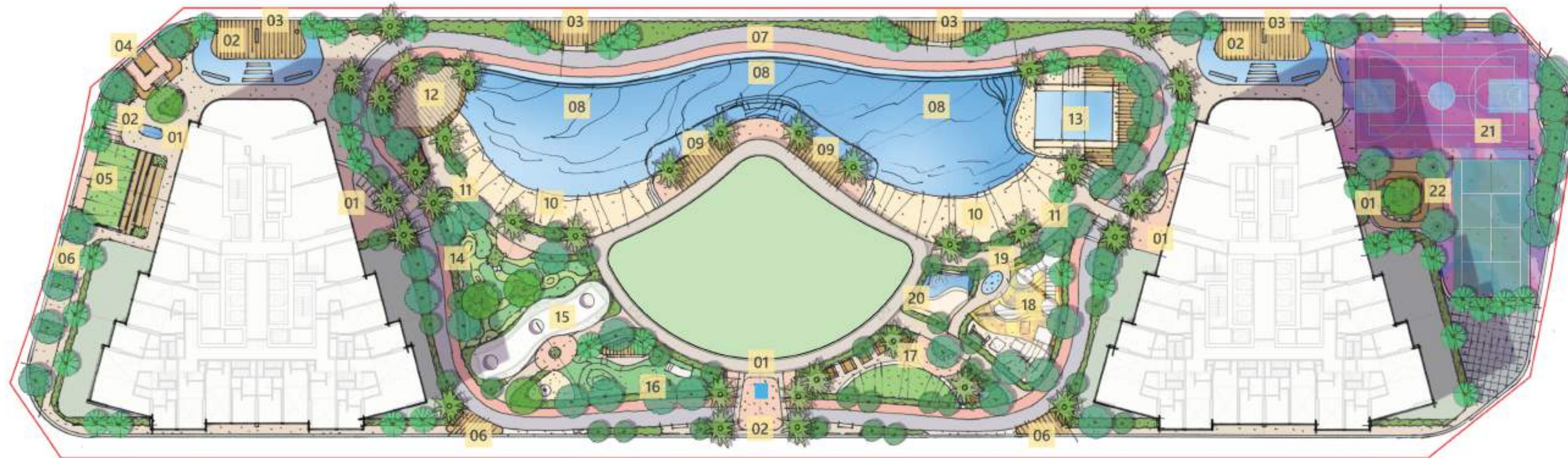


Open Space
Yoga



Surf N
Slide

30+ Amenities



- | | | |
|--------------------------------|---------------------------------------|----------------------------|
| 1. ENTRY / ARRIVAL | 8. LAGOON / INFINITY POOL | 15. VERTICAL GARDEN |
| 2. WATER FEATURE | 9. SUNBED LOUNGE AREA | 16. DOG PARK |
| 3. VIEWING DECK WITH LOUNGE | 10. BEACH | 17. BBQ AREA & PICNIC AREA |
| 4. SUNKEN SEATING | 11. BOARD WALK | 18. KIDS PLAY AREA |
| 5. OUTDOOR CINEMA | 12. OUTDOOR EXERCISE / YOGA/ AEROBICS | 19. SPLASH POOL |
| 6. SEATING AREAS | 13. SURF AND SLIDE | 20. KIDS POOL |
| 7. JOGGING TRACK AND BIKE LANE | 14. MINI GOLF | 21. SPORTS COURT |



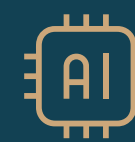
Project in Numbers:



Strategic
Location



Largest lagoon
On a Podium



First AI
Integration



Dynamic
Dubai Skyline



Plot Area
13,747,5 sqm



Gross Floor Area
125,365 sqm



Handover Date
Q4 2027



G+5+45
Floors



1,492
Studio to 3-Bedroom Units



Number of Units:

Our project offers a total of **1,492** units, ranging from studio to 3-bedroom apartments, designed to cater to a variety of needs and lifestyles. Whether for individuals, small or big families, these diverse unit options provide flexibility for all residents.



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Unit Type, Sizes & Prices

Unit Type	Avg Size (Sqft)	Avg Price (from/to)	Unit Type	Avg Size (Sqft)	Avg Price (from/to)
Studio (A)	377 - 484 Sqft	600K - 850K	2 Bedroom Duplex	1399 - 2217 Sqft	2.2M - 3.5M
Studio (B)			3 Bedrooms (A)	1937 - 2583 Sqft	3.1M - 3.8M
1 Bedroom (A)	656 - 1205 Sqft	3 Bedrooms (B)			
1 Bedroom (B)		3 Bedrooms (C)			
1 Bedroom + Study		3 Bedrooms Duplex	3121 - 3282 Sqft	3.6 M - 4M	
1 Bedroom Loft	1076 - 1239 Sqft	1.6M - 1.9M	3 Bedrooms Skyhome	3013 Sqft	4.3M
2 Bedrooms	1130 - 1722 Sqft	1.8M - 2.6M			
2 Bedrooms + Maid (A)					
2 Bedrooms + Maid (B)					



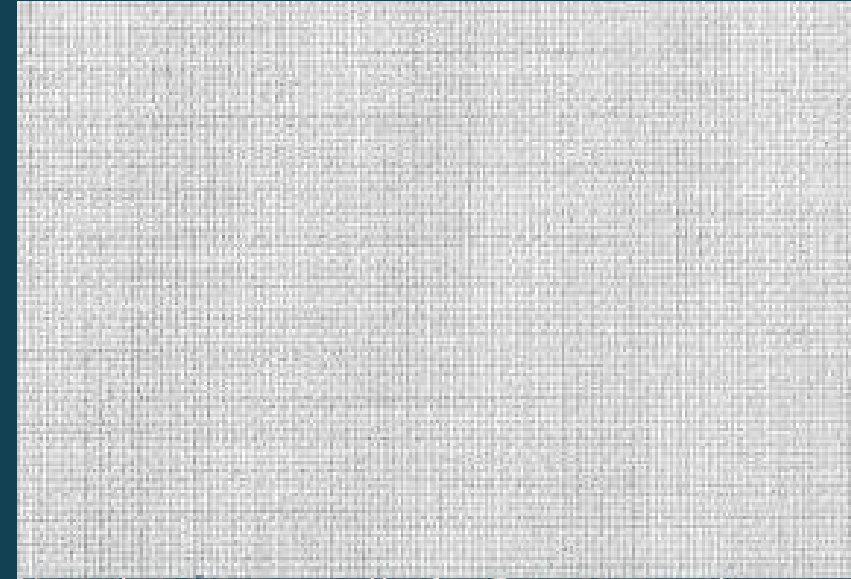
PROJECT BROCHURE

Premium Finishes

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Cold Finishing

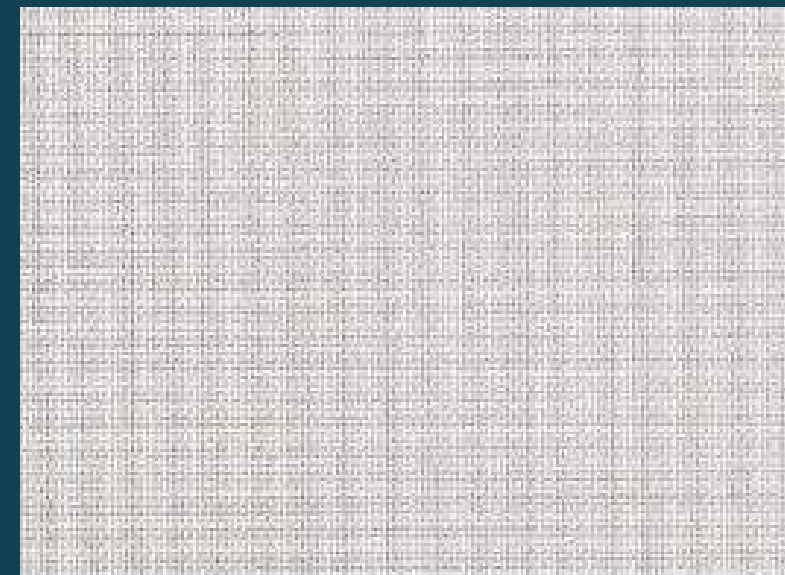


Wallpaper and Soft Furnishings



Timber Veneer

Warm Finishing



Wallpaper and Soft Furnishings



Timber Veneer



Marble
Look Like
Tile Flooring



Accent
Engineering
Stone



Unique Selling Points:

- **Innovative Design and Architecture:** Our properties feature cutting-edge designs and modern architectural styles that stand out in the market.
- **Strategic Location and Comprehensive Amenities:** We offer properties in strategic locations with a full range of amenities, ensuring convenience and a high-quality lifestyle.
- **AI Integration:** Utilizing artificial intelligence to optimize design, construction, and customer experience.

