



One&Only

PRIVATE HOMES

One Za'abeel, Dubai

UNVEILING DUBAI'S NEWEST
ARCHITECTURAL ICON

Ensnconced within the city's most exclusive neighbourhood,
overlooking lush green expanses and the glittering Dubai skyline,
One Za'abeel is a bold new vision of innovation and aspiration.

The two towers of One Za'abeel represent a captivating duality.
Timeless elegance fuses with intuitive function. Tradition meets
modernity. And contemporary style marries with bespoke
individuality. Rising high above the city, One&Only One Za'abeel
Resort and Private Homes 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.

A beacon of modern architectural design, One&Only
One Za'abeel Private Homes are now yours to own.

One&Only
PRIVATE HOMES
One Za'abeel, Dubai



INSPIRATIONAL DESIGN

Timeless elegance meets unbridled modernity at One Za'abeel, an iconic, innovative addition to the urban fabric of Dubai.

A wide-angle photograph of the Dubai skyline, featuring the Burj Khalifa as the central focal point. The skyline is silhouetted against a clear, light blue sky. In the foreground, a body of water is visible, separated from the viewer by a metal railing with a repeating diamond pattern. The railing is made of thin, vertical metal rods. The water is a deep blue, and the sky is a pale, hazy blue. The overall mood is serene and majestic.

A MAJESTIC CITY

One&Only

DUBAI OVERVIEW



A DESERT JEWEL

One of the seven emirates of the UAE, Dubai is located in the eastern part of the Arabian Peninsula, on the coast of the Persian Gulf. Rising from the sands of a humble pearling village half a century ago, to become one of the world's most scintillating cities, Dubai epitomises innovation and optimism.

Today, it rewards those who dare to dream, offering an unparalleled lifestyle of contemporary luxury, anchored by the values of timeless tradition.

From the dazzling towers that punctuate the skyline to the man-made islands along the

coastline, this cosmopolitan city is constantly innovating and pushing the boundaries of excellence and urban living.

Home to a thriving arts and entertainment scene, world-class restaurants and luxurious retail, Dubai buzzes with life and energy, while proudly remaining one of the safest cities on earth.

A bridge between Europe and Asia, Dubai is an open book, with myriad stories yet to be told. Welcome to one of the world's most sought-after destinations.

ARABIAN PENINSULA





Boundless possibilities meet timeless traditions, in a captivating setting of old meets new.



DUBAI'S NEWEST ICON

One&Only

ONE ZA'ABEEL



A LEGEND IN THE MAKING

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 Za'abeel neighbourhood, One&Only One Za'abeel is the beating heart of the world's most dynamic city.

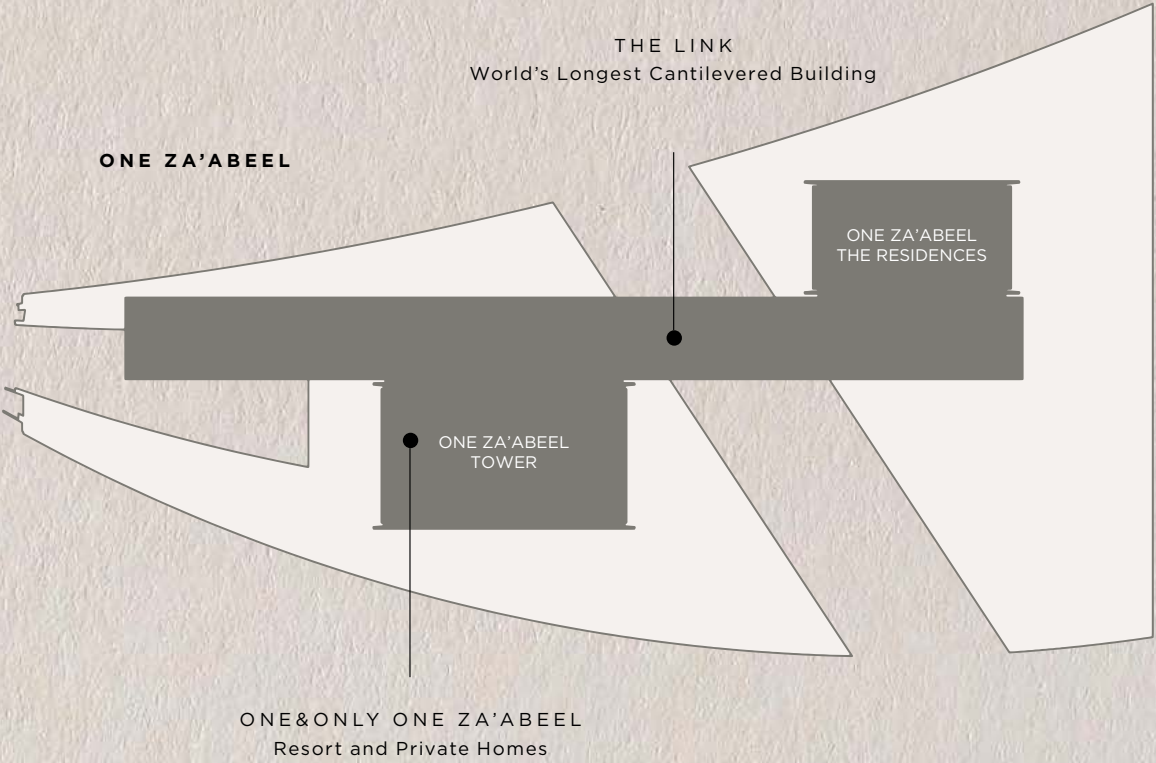
And, in the heart of One Za'abeel Tower, you will find One&Only – a new luxury urban resort in Dubai. Boasting decadently spacious rooms, suites, and private homes, shimmering glass walls conceal a world of creature comforts, and the ground-breaking service that makes any visit truly exceptional. From revitalising retreats to thrilling family getaways and seamless business expeditions, One&Only's expert team will anticipate your every need, curating the fascinating wonders of Dubai and making every moment a dream.

Perfectly positioned for the business district, the buzzing Dubai World Trade Centre, and vibrant Zabeel Park; filled with a captivating array of entertainment and cuisine; One&Only One Za'abeel will be more than Dubai's newest

place to be seen – it's the place you'll never want to leave.

Introducing the new heartbeat of Dubai, One Za'abeel's restaurants will be buzzing at all hours of the day – from power breakfasts to late dinners under the twinkling city lights. Not to be missed by any resident or guest is "The Link – World's Longest Cantilevered Building", a panoramic sky concourse that connects the two towers of One Za'abeel. The world's longest cantilevered building, floating an awe-inspiring 100 metres above the ground, it will offer an exploration of world-class restaurants, celebrity chef outlets, wellness facilities, retail and entertainment.

A statement swimming pool will be on the top of The Link, offering incredible 360-degree views of Dubai, whilst a spa that never sleeps will provide an escape for rejoicing or respite. At Club One, perched 50 storeys above the ground, innovative technology will elevate your fitness routine to new heights. Business can be conducted in modern and inspired settings, from private offices to executive boardrooms and event spaces, all with One&Only's genuine, authentic service.



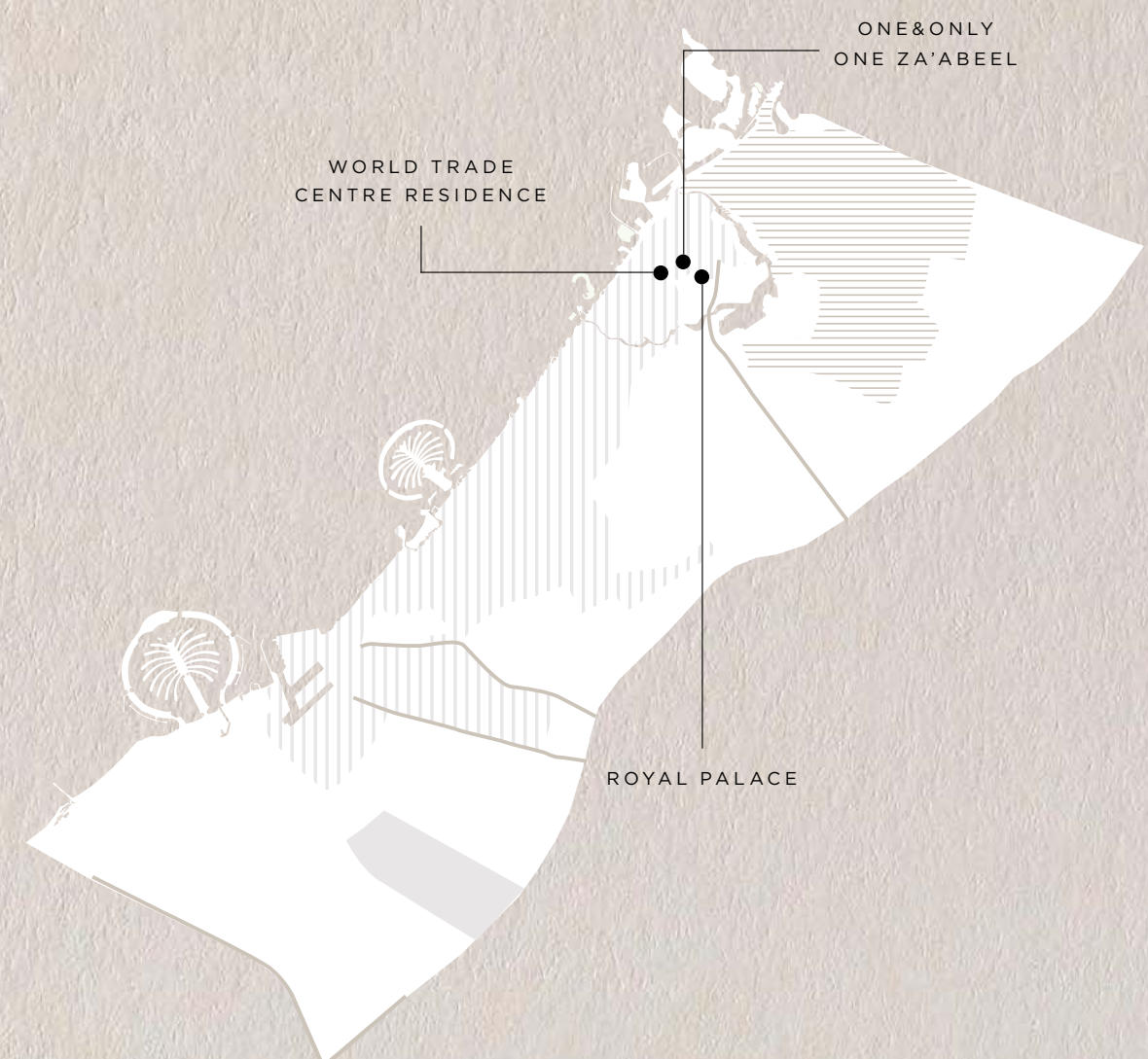


PERFECTLY POSITIONED

Situated in one of the city's most exclusive enclaves, alongside the World Trade Centre, One Za'abeel is conveniently located just 9.8km from Dubai International Airport, and 5.6km from The Dubai Mall.

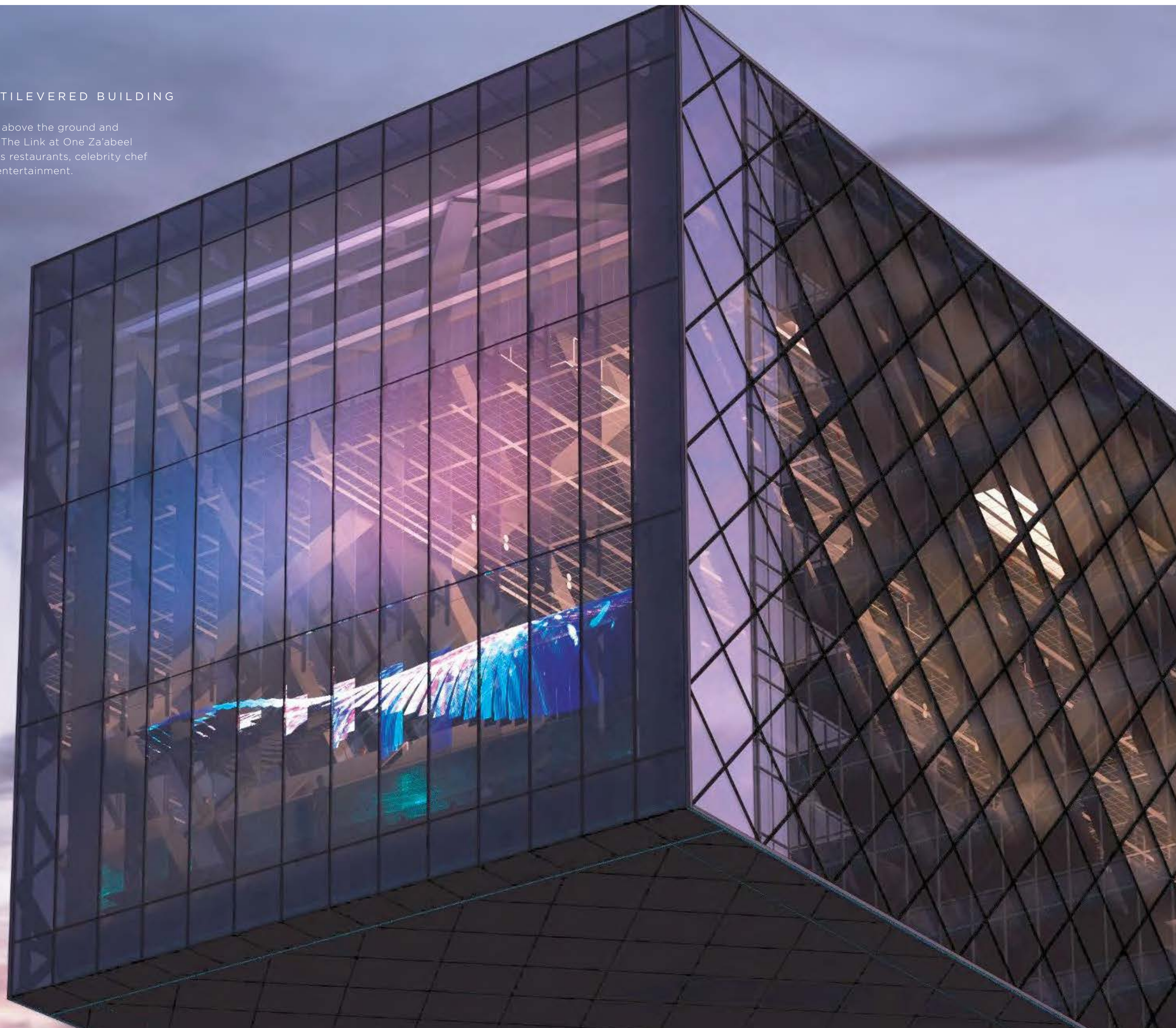
Encapsulating views over the Burj Khalifa and Downtown Dubai's futuristic skyline on one side, and the vivid green expanses of the majestic Zabeel Park on the other, One Za'abeel boasts an unrivalled location in the centre of this cosmopolitan city.

Directly connected via footbridge to the World Trade Centre, with easy access to the Dubai Metro system, One Za'abeel puts you in the heart of the action, bringing Dubai's thriving business centres, luxury lifestyle and record-breaking attractions to your doorstep.



THE LINK:
WORLD'S LONGEST CANTILEVERED BUILDING

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, wellness facilities, retail and entertainment.





SWIMMING IN THE SKY

One&Only One Za'abeel's statement swimming pool will sit proudly on the top of The Link, offering incredible 360-degree views of Dubai.





INTUITIVE HOSPITALITY FROM THE
LEADERS IN LUXURY LIVING

Celebrating the personalised attention to detail, curated experiences and star-studded cuisine that One&Only is renowned for, One&Only One Za'abeel will be a beacon of high-end hospitality and luxury lifestyle services.



A RARE ADDRESS

One&Only

PRIVATE HOMES



YOUR ONE&ONLY HOME

Set in the heart of the One&Only One Za'abeel resort, discover designer-branded residential units available to purchase. Meticulously master-planned, this urban sanctuary promises the height of global living.

Soaring 60 storeys into the sky, One&Only One Za'abeel Private Homes have been designed to capitalise on this coveted location. The serviced residences offer a mix of one, two and three-bedroom apartments, all intuitively configured to showcase unhindered skyline views from every angle.

Offering the luxurious living and unparalleled service One&Only is renowned for, One&Only Private Homes promise a high-end playground for homeowners, unlocking exceptional experiences, breathtaking facilities and money-can't-buy privileges.

Each abode has been tailored for discerning homeowners, combining modern comfort with exquisitely designed interiors that balance contemporary sophistication, originality and exuberance.







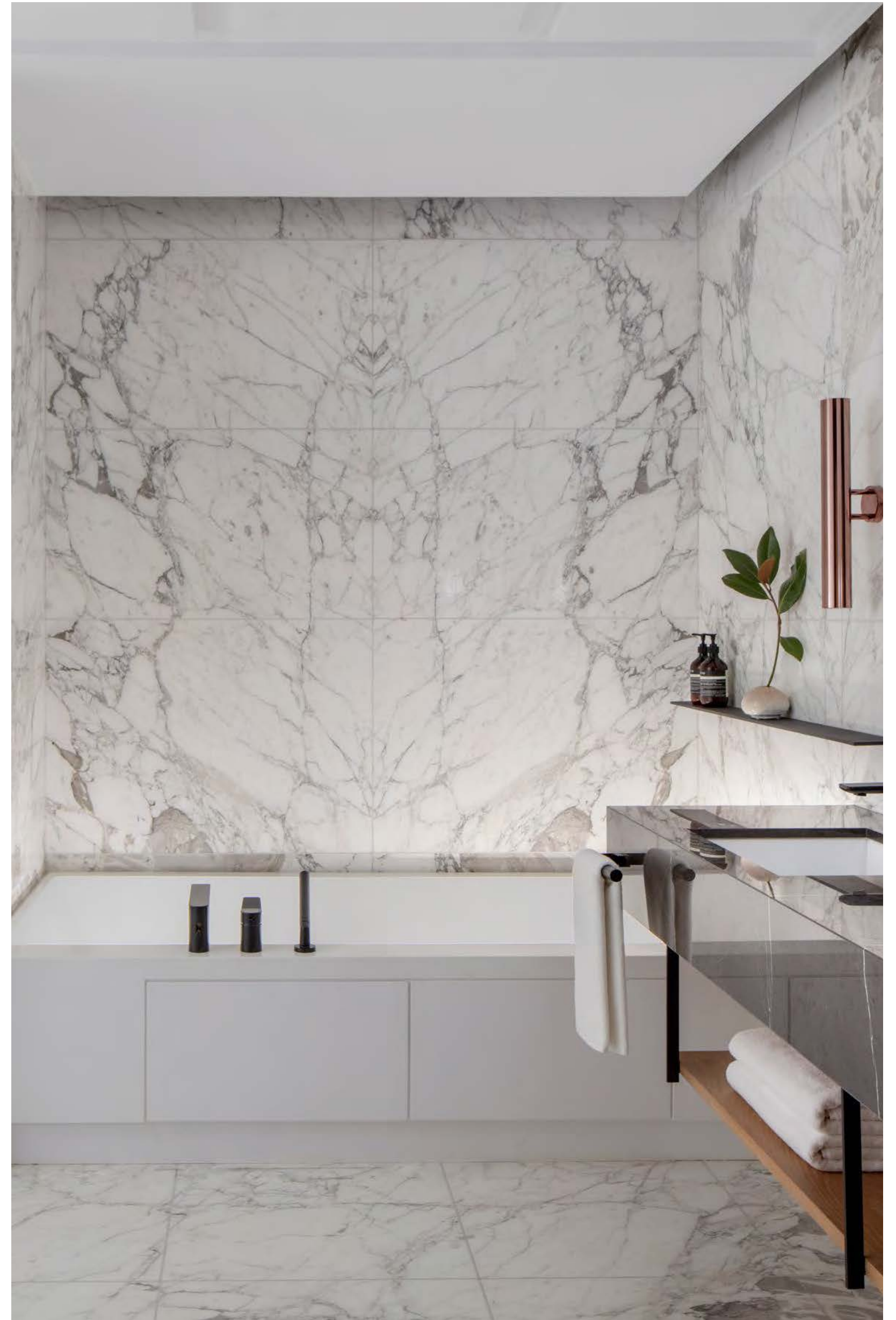


AN EXCEPTIONAL LIFESTYLE, CURATED JUST FOR YOU

One&Only One Za'abeel Private Homes epitomise effortless grace and intrinsic luxury. 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.





TWO DIFFERENT STYLES

One&Only One Za'abeel Private Homes offer a choice of two different layouts – one is a single-storey simplex and the other a two-storey duplex.

THE SIMPLEX

Unexpected architectural details, high-end finishings and modern interiors create an alluring lifestyle. A contemporary colour palette of muted hues is complemented by bold accents, high-end furniture and artistic ornaments, bringing individuality and style into every corner. The open-plan living concept invites you to gaze at the spellbinding horizon, whether you're reclining on the lounge or cooking in the sleek kitchen.

THE DUPLEX

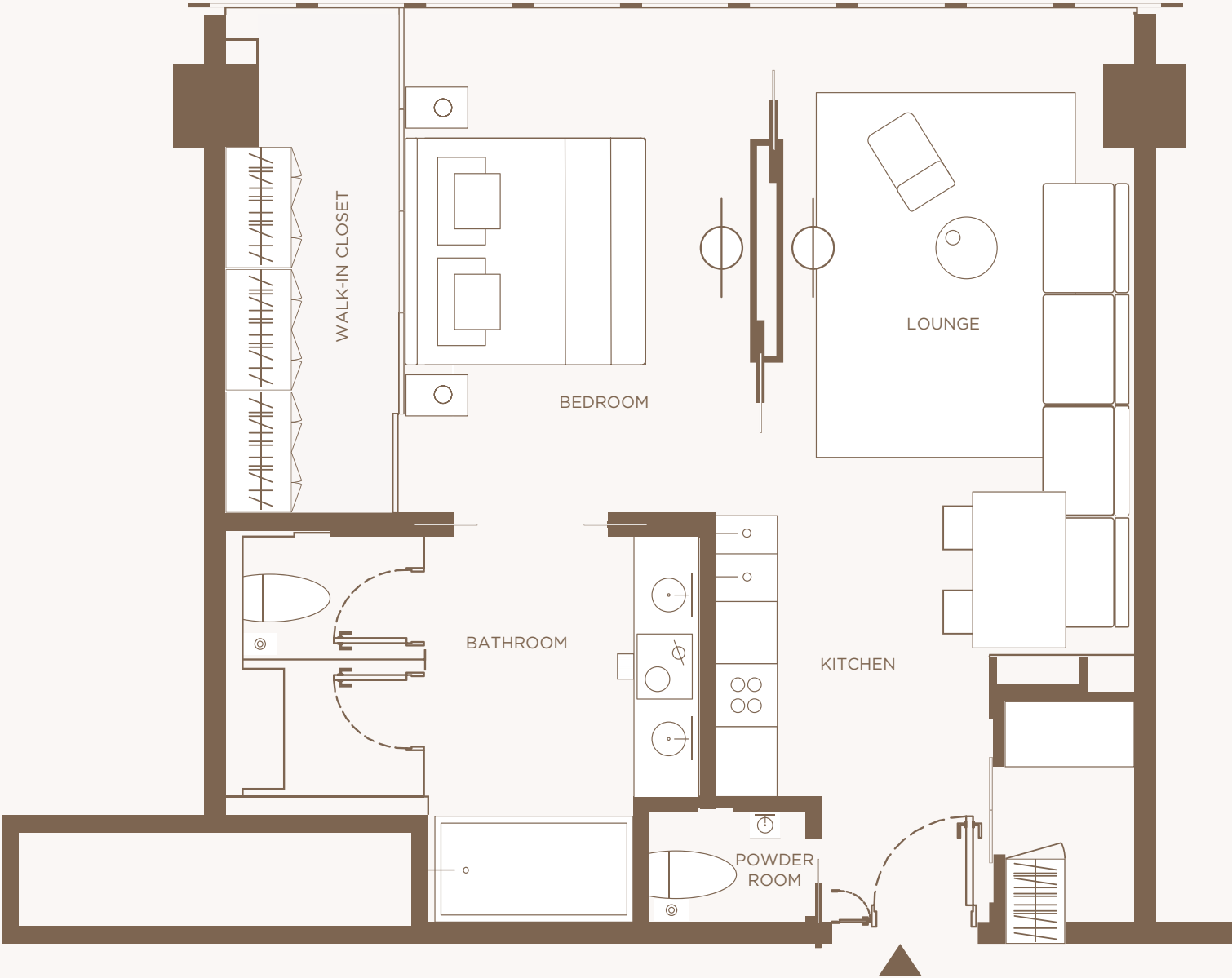
Spread over two floors, the Duplex design promises enhanced privacy and unrivalled space. An elemental mix of modernism and luxury, what truly enhances the living experience is the personalised touch. The ultra-luxurious designer labels, the beautiful installations and contemporary style offer a lavish lifestyle for discerning residents.

1 BEDROOM APARTMENT

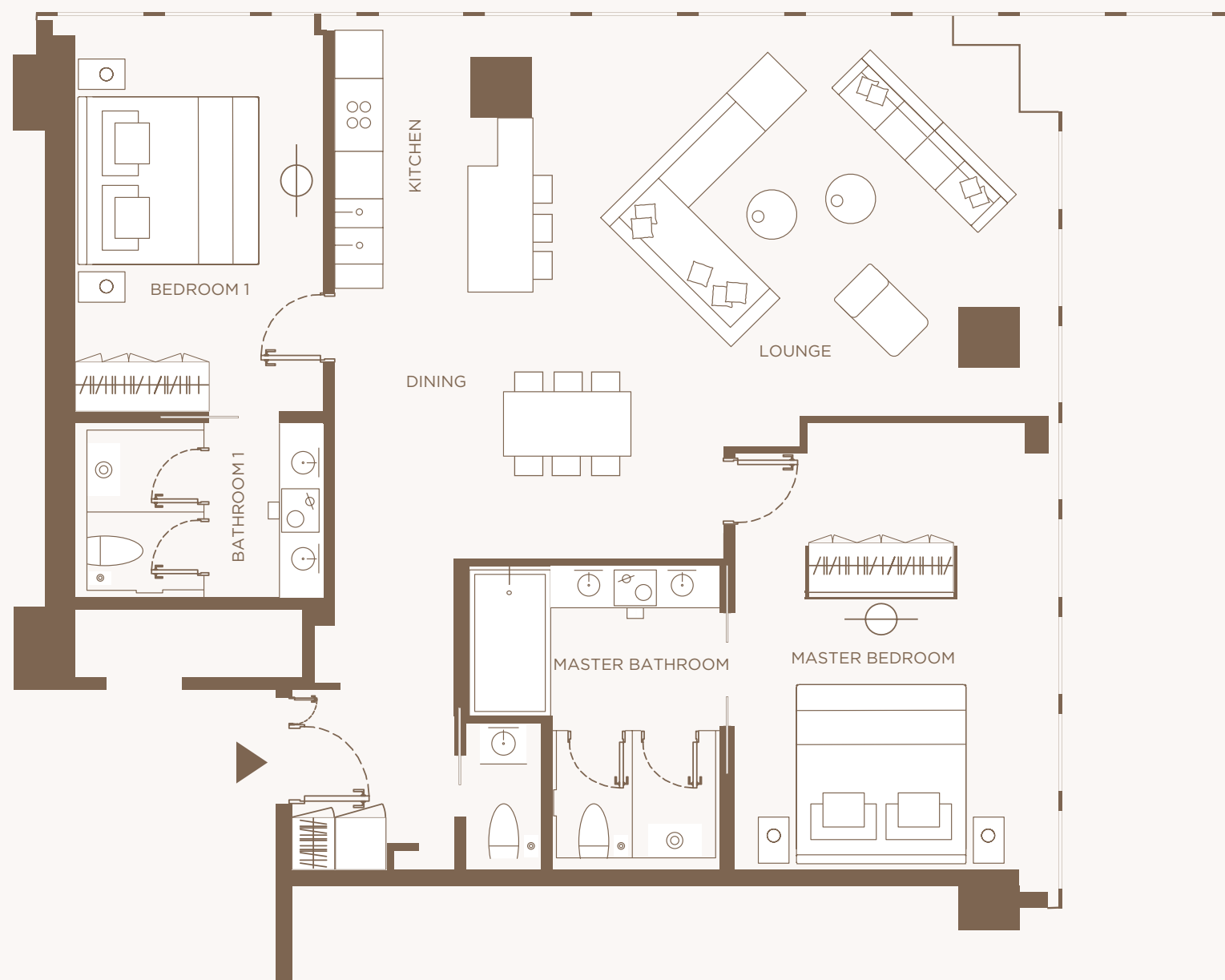
LAYOUT TYPE: SIMPLEX
TOTAL LIVING: 795SQ.FT.
LEVEL: 54
FLOOR RANGE: 54-60
VIEW: LINK VIEW AND BURJ KHALIFA VIEW

Epitomising the convenience of city living, the one-bedroom apartments offer a seamless flow from the open kitchen to the lounge, through to a generous bedroom. Here, a spa-like bathroom and walk-in closet add resort-style luxury to the contemporary space.

1 BEDROOM - TYPE AP1



2 BEDROOM - TYPE AP2



2 BEDROOM APARTMENT

LAYOUT TYPE: SIMPLEX

TOTAL LIVING: 1,361SQ.FT.

LEVEL: 54

FLOOR RANGE: 54-60

VIEW: LINK VIEW/WORLD TRADE CENTER

ROUNABOUT VIEW/ZAABEEL/BURJ

KHALIFA

Designed to capitalise on picturesque views from every room, the two-bedroom apartments promise a premium lifestyle. Entertain from the comfort of your open kitchen, lounge and dining space, then retreat to the master bedroom, complete with opulent bathroom.

3 BEDROOM APARTMENT

LAYOUT TYPE: DUPLEX

TOTAL LIVING: 3,620SQ.FT.

LEVEL: 57

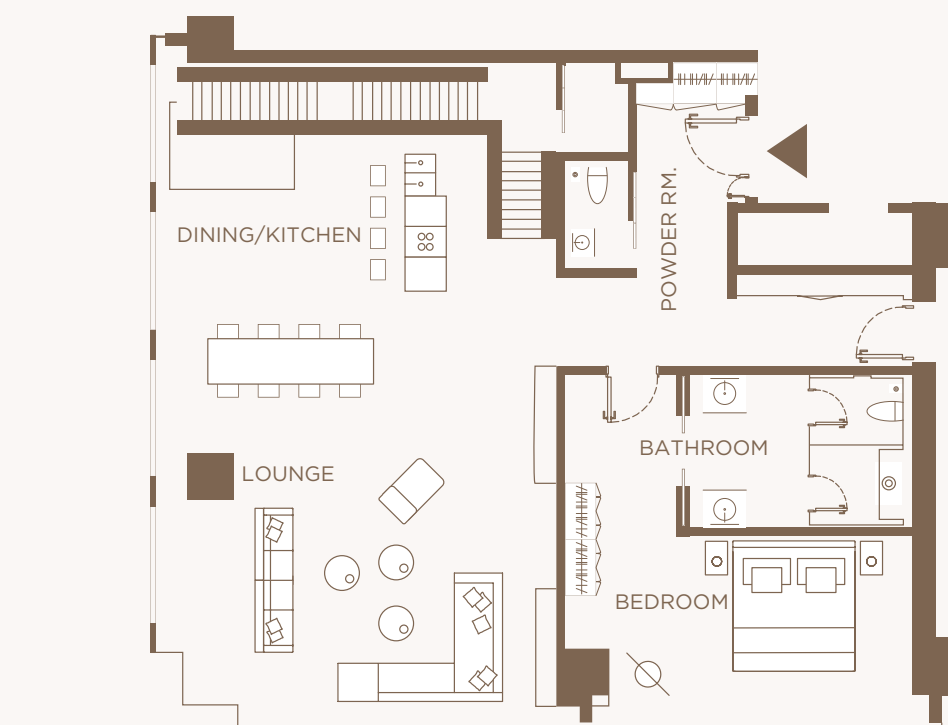
FLOOR RANGE: 57-60

VIEW: BURJ KHALIFA VIEW/WORLD TRADE CENTRE
ROUNABOUT VIEW

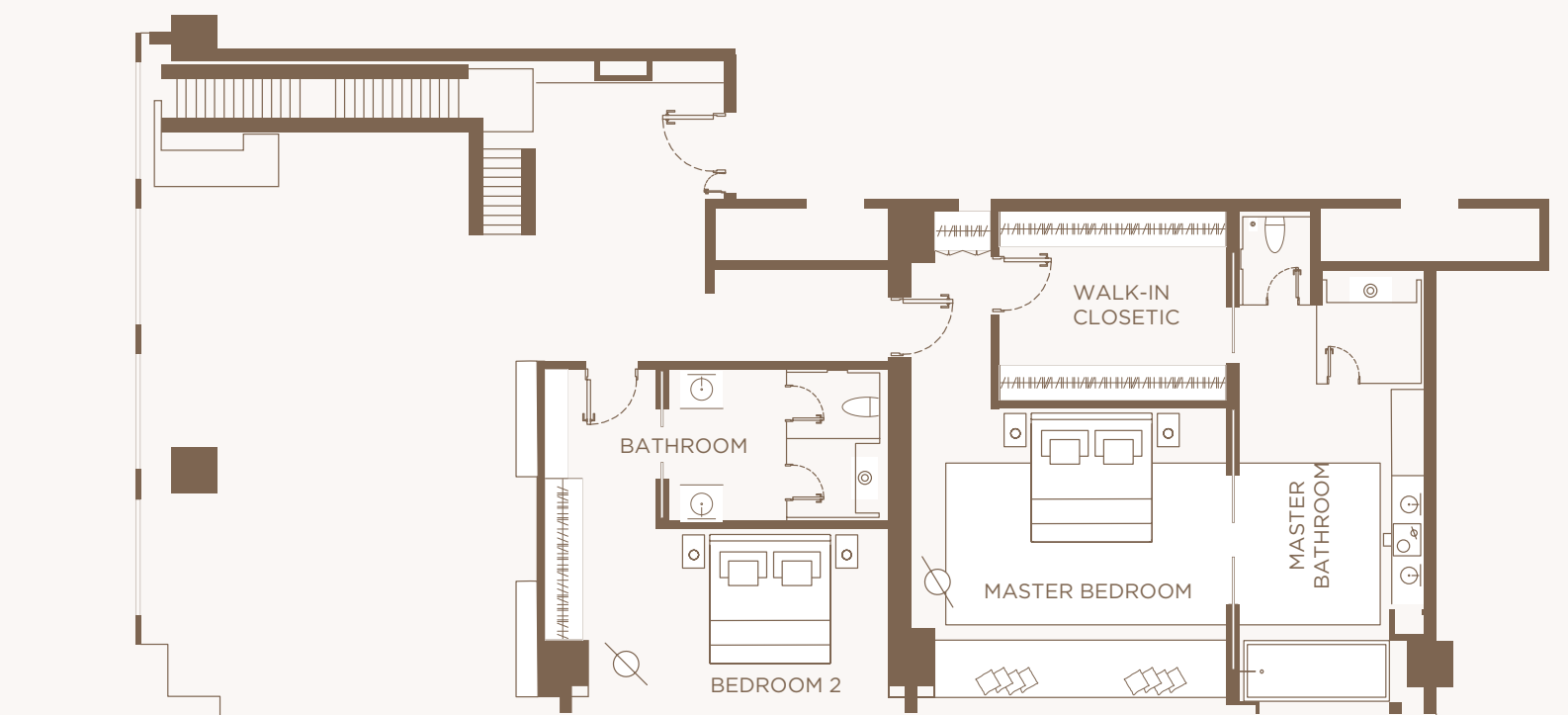
Spread over two storeys, the three-bedroom duplexes are designed with entertaining in mind. On the lower level, an open living and kitchen concept showcases captivating city views, alongside a bedroom with ensuite. Upstairs, the master bedroom with walk-in closet and a third ensuite bedroom await.

3 BEDROOMS - TYPE AP5

LOWER LEVEL



UPPER LEVEL





RESORT LIVING

One&Only

HOMEOWNER
PRIVILEGES



ONE&ONLY HOMEOWNER BENEFITS & SERVICES

As a One&Only Private Home Owner, you gain access to a coveted network of privileges, here at One&Only One Za'abeel and across the One&Only world. From exclusive events and priority bookings to preferential rates and special savings, you can enjoy more of what you love, right on your doorstep and beyond.

THE GLOBAL ART OF SERVICE

Renowned for their intuitive service and ultra-luxury facilities, One&Only Resorts and Private Homes are situated in the world's most desirable destinations.

As a One&Only Private Home Owner, you are welcomed into an exclusive lifestyle of untold privileges, enjoying the use of all One&Only Resort facilities. The vibrant community life, captivating location, hassle-free living and extraordinary experience is what sets apart One&Only Private Homes One Za'abeel. You're not just buying a property, but an unparalleled lifestyle.

In addition to the meticulous hospitality and exceptional resort privileges, homeowners enjoy a host of residential services designed for effortless turnkey ownership. Pairing discreet, personalised service and unprecedented amenities, One&Only One Za'abeel Private Homes offer a lifestyle of unforgettable experiences within a remarkable destination to call home.

EXCLUSIVE SAVINGS

Beyond the comfort of your One&Only Private Home, owners and immediate family members can enjoy exclusive savings on bookings, food and drinks, spa services, retail and more when they stay at One&Only resorts across the globe. Homeowners will also receive special rates at Atlantis Resorts in Dubai, as well as at other Kerzner hotels and resorts.

ONE CONTACT

Curated especially for you and your family, with an intrinsic knowledge of your needs, your One Contact has a dedicated on-site management team, ensuring uninterrupted services of the highest standard. 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

Coordinated by your One Contact, One Service is a mandatory package for all One&Only Private Home Owners. From management services and administration, you'll enjoy the convenience of a single fee for a range of services – without any hidden charges.

À LA CARTE OFFERINGS

Savour an array of à la carte services including private chefs, a dedicated host, personalised events planning, in-room spa and beauty services, personal training, babysitting and dedicated guest services – all designed to ensure you can enjoy every last moment.

RESORT AMENITIES

One Za'abeel is home to the longest cantilevered building and an array of Michelin-inspired restaurants helmed by celebrity chefs, and blissful health and wellness in the spa and gymnasium. 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.

HEALTH & WELLNESS FACILITIES

One&Only One Za'abeel's world-class fitness facilities invite you to prioritise your health and wellbeing. Equipped with the latest training gear, the state-of-the-art fitness centre allows you to bring out your best, at any time of day. With the help of a personal trainer, create a bespoke wellness programme that incorporates everything from rejuvenating yoga to transformative workout sessions. Post-workout relaxation is just a phone call away, with revitalising spa sessions personally curated by our expert therapists.



LEISURE & LUXURY LIVING

Explore One Za'abeel's luxury retail venues, fine-dining restaurants and lounges at your own pace, with bespoke experiences curated exclusively for residents. Just a few steps away, recharge amid the lush natural beauty of Zabeel Park, one of Dubai's most picturesque parklands.

HOME SERVICE & MAINTENANCE

Home and maintenance services are just a call away for the residents of One&Only One Za'abeel Private Homes. The dedicated team is exclusively selected for its discretion and expertise, catering to the requirements of discerning homeowners with intuitive, exceptional service at any time of day.

COMMON AREA SERVICES & MAINTENANCE

The housekeeping team at One Za'abeel is trained to the exacting standards you would expect from One&Only. From common area cleaning to timely sanitising and maintenance, every service is a luxury to spoil you.

SECURITY SERVICES

The safety and security of One&Only Private Home Owners is our top most priority. Each private owner can safely roam around. 24/7 surveillance monitoring is carried out to avoid any uneventful happening.





ITHRA DUBAI

Through innovative thought, a pioneering approach and decisive action, Ithra Dubai contributes to the rise of a smart, inclusive way of living that nurtures multicultural cohesiveness. Going beyond the business of property development and management, Ithra Dubai uses its expertise and experience in the industry to help enrich lives not only in the UAE, but around the world.

KERZNER INTERNATIONAL HOLDINGS LTD.

Kerzner International Holdings Limited, through its subsidiaries, is a leading international developer and operator of destination resorts, ultra-luxury hotels and residences and innovative entertainment and gaming experiences. Kerzner's flagship brand Atlantis includes Atlantis, The Palm, Dubai, a 1,500-room, water-themed resort on The Palm, overlooking the Arabian Sea and mainland Dubai and Atlantis, Sanya Hainan in China; and in development, Atlantis, The Royal Resort & Residences in Dubai. Under the One&Only brand, Kerzner manages some of the most top-rated ultra-luxury resorts in the world, located in Montenegro, Mexico, Mauritius, the Maldives, South Africa, Dubai, Rwanda, Malaysia, and Australia. Upcoming immersive lifestyle brand, SIRO is the newest hospitality experience from Kerzner, focusing on holistic health and wellness. Additionally, Mazagan Beach & Golf Resort, mazaganbeachresort.com, a 500-room destination golf and casino resort in Morocco, is also operated by Kerzner.

FOR MORE INFORMATION PLEASE CONTACT

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