

# Laguna

RESIDENCE



ONE DEVELOPMENT



# 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.



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# 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.



# Laguna

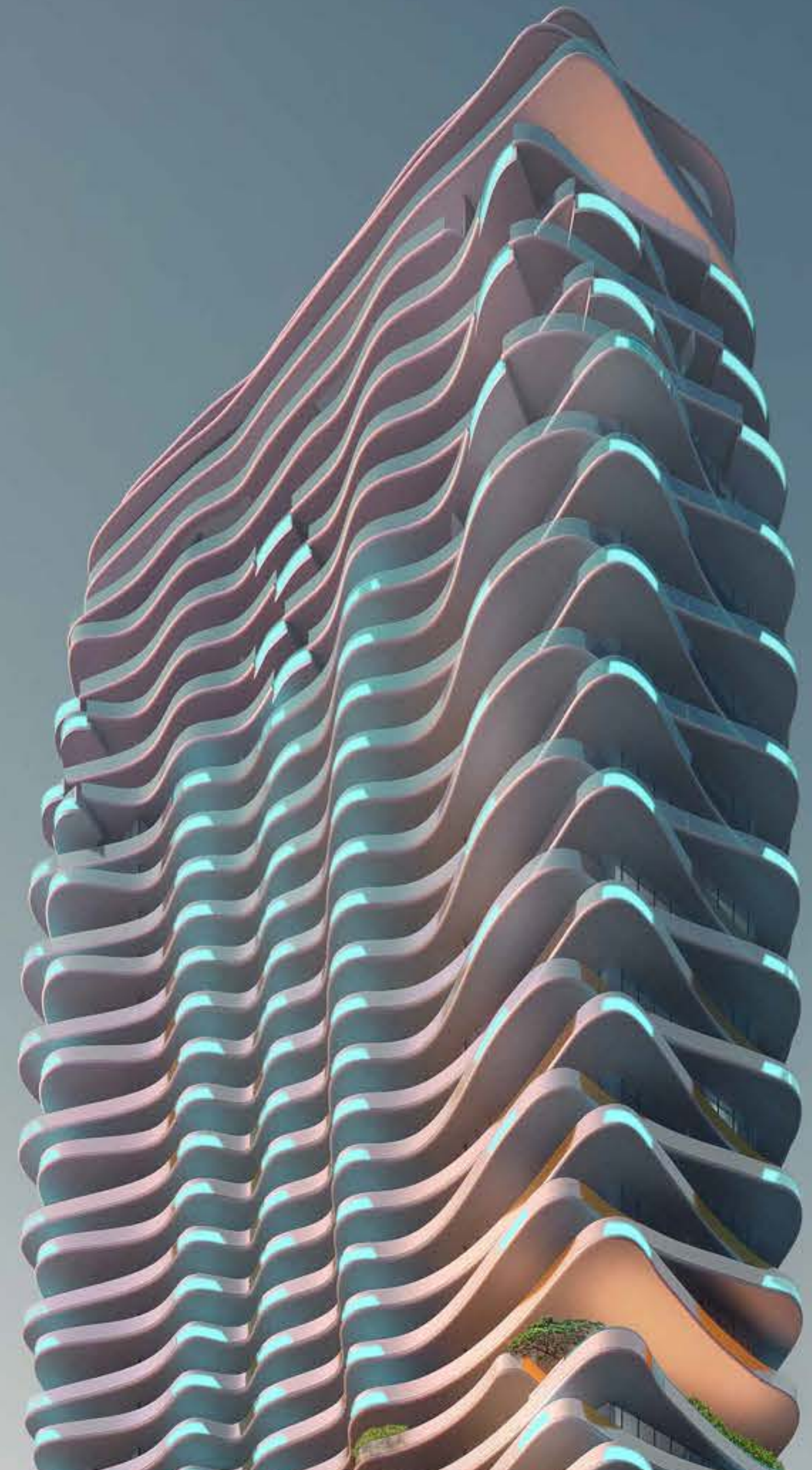
RESIDENCE BY ONE DEVELOPMENT

“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.



# 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.





**Endless vacation vibes,  
steps from your door.**





# *Your everyday getaway*

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.



# Just around the corner!



Dubai International Airport **20 mins**

Dubai outlet mall **18 mins**

Global village **10 mins**

Prime Medical Centre **10 mins**

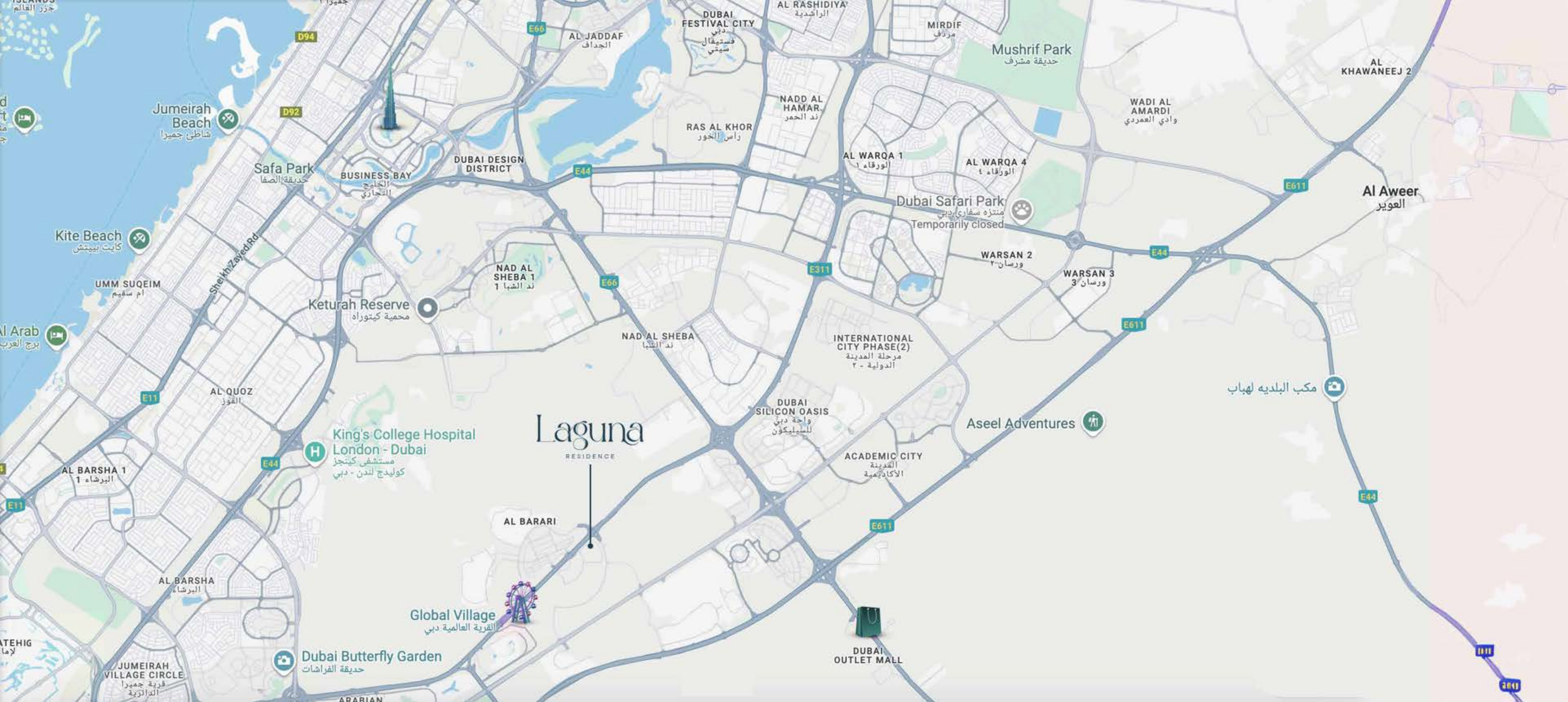
Gems International School **06 mins**

Downtown Dubai **20 mins**

Al Maktoum International Airport **30 mins**

**Close access** to major highways and public transportation





**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.



# 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.

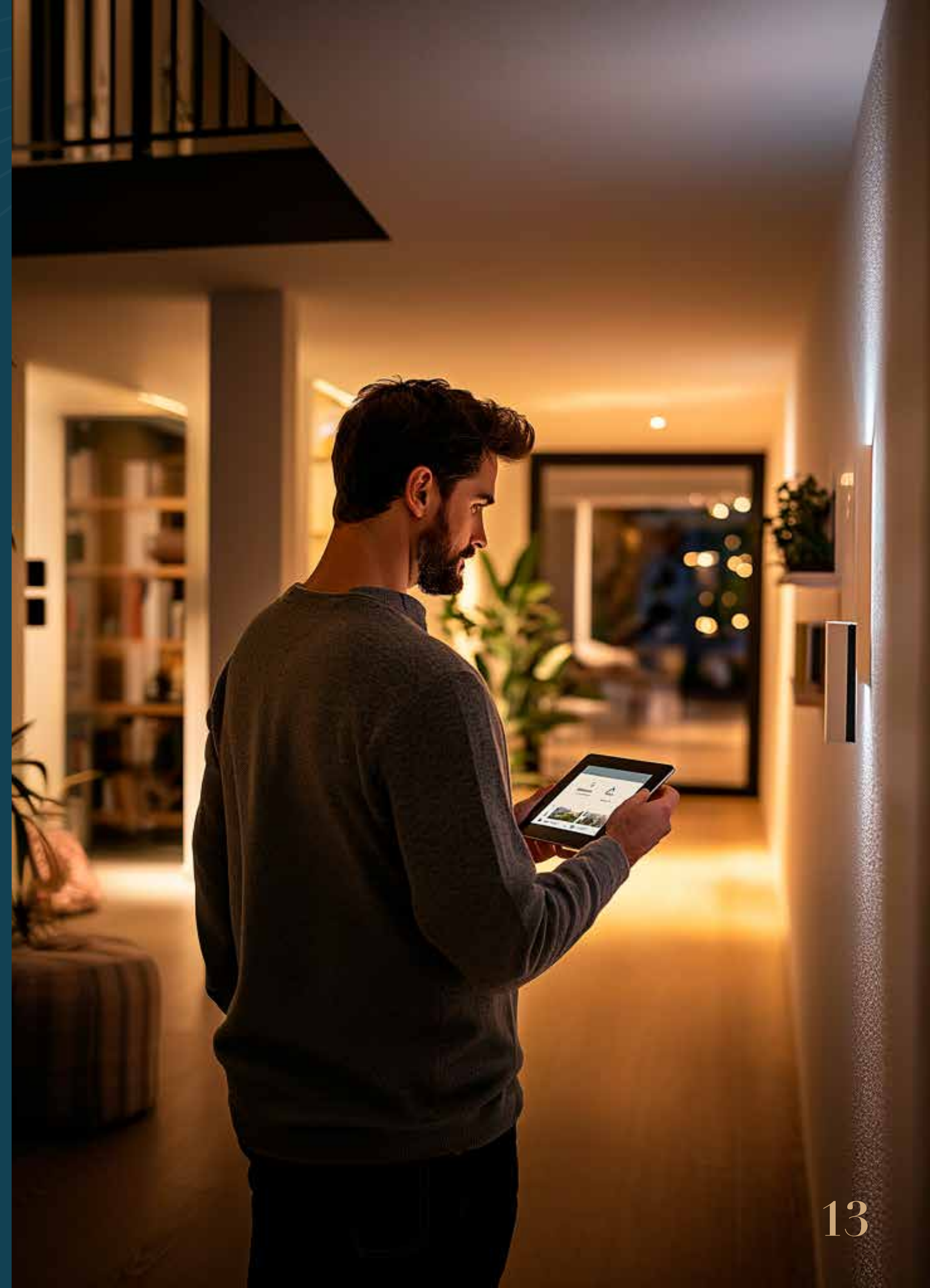


Peaceful escape, perfectly  
connected to city life

# First AI Integration

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

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





Views that motivate!



# 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**



Largest Lagoon  
**On a Podium**



Indoor & Outdoor  
**Gym**



Private  
**Pool**



Indoor & Outdoor  
**Cinema**



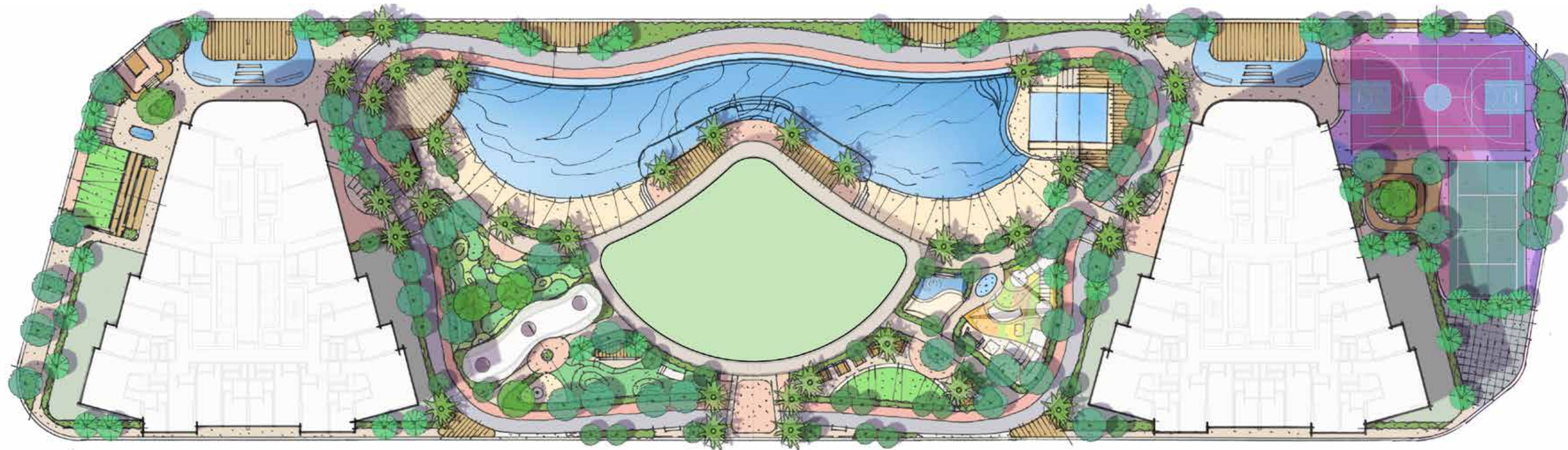
Open Space  
**Yoga**



Surf N  
**Slide**



# Amenities Highlights



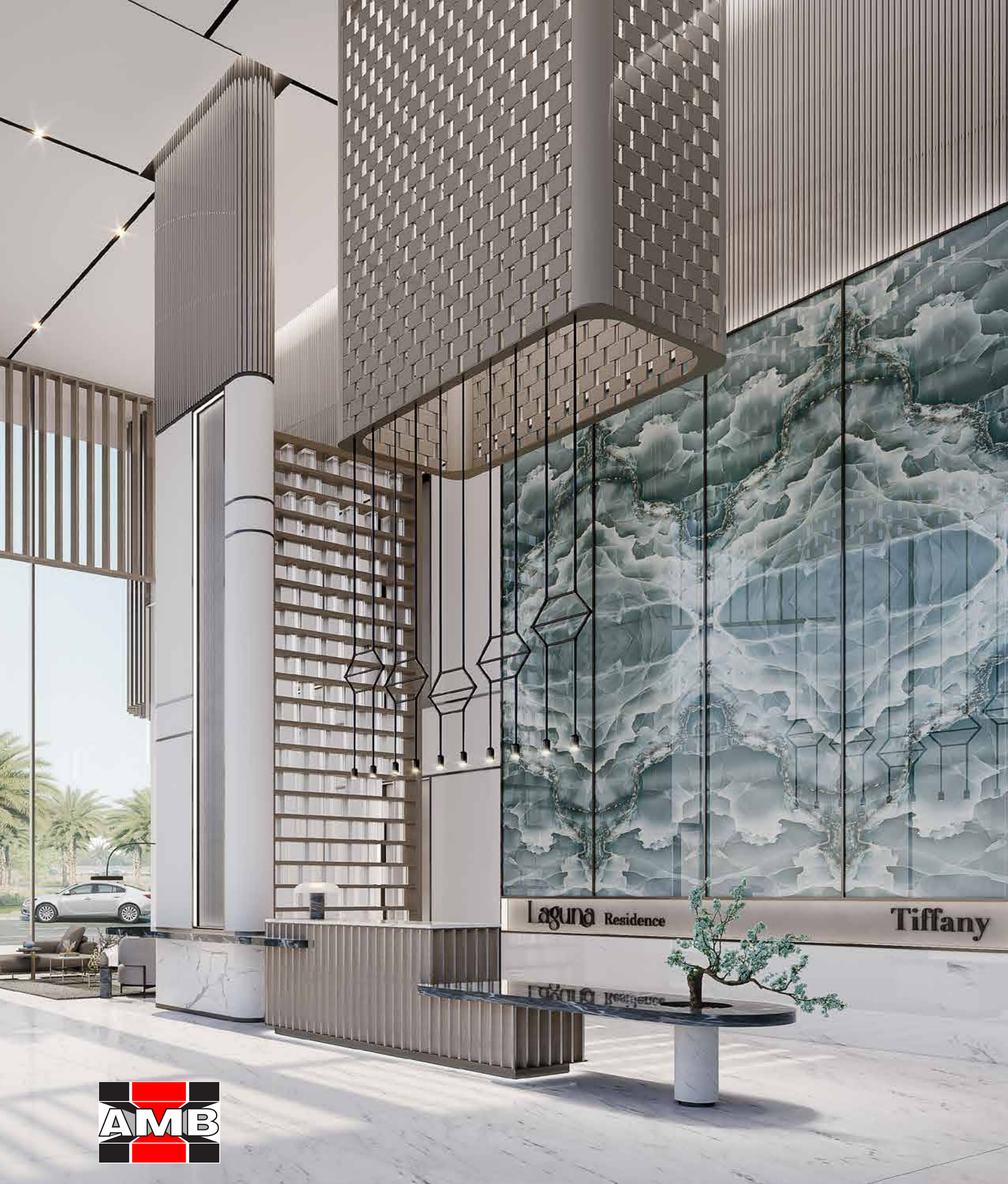
- Entry/Arrival
- Valet Parking Service
- Concierge Services
- Water Feature
- Viewing Deck with Lounge
- Sunken Seating
- Outdoor Cinema
- Indoor Cinema
- Seating Areas
- Jogging Track
- Bike Lane
- Lagoon
- Infinity Pool
- Sunbed Lounge Area
- Beach

- Boardwalk
- Indoor Gym
- Pilates Studio
- Spa Centre
- Outdoor Exercise Area
- Yoga Zone
- Aerobics Area
- Surf and Slide
- Mini Golf
- Vertical Garden
- Dog Park
- BBQ Area
- Picnic Area
- Outdoor Kids Play Area
- Indoor Kids Play Area

- Splash Pool
- Kids Pool
- Padel Court
- Basketball Court
- Volleyball Court
- Tennis Court
- Handball Court
- VR Golf
- Co-working Space
- Event Hall
- Indoor sports area
- Lounge / Library
- Prayer room

Your personal retreat.



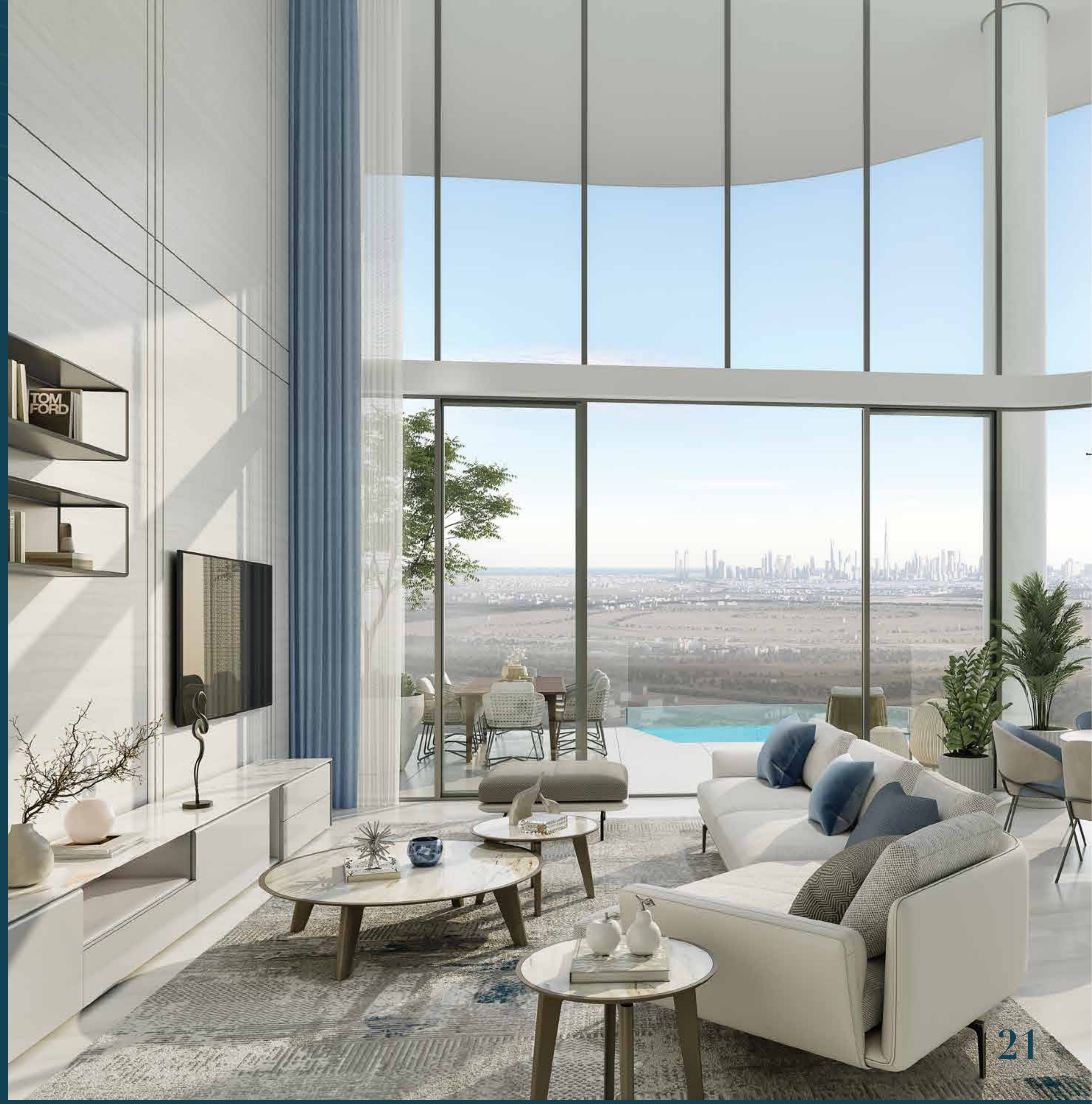


# Modern & Chic

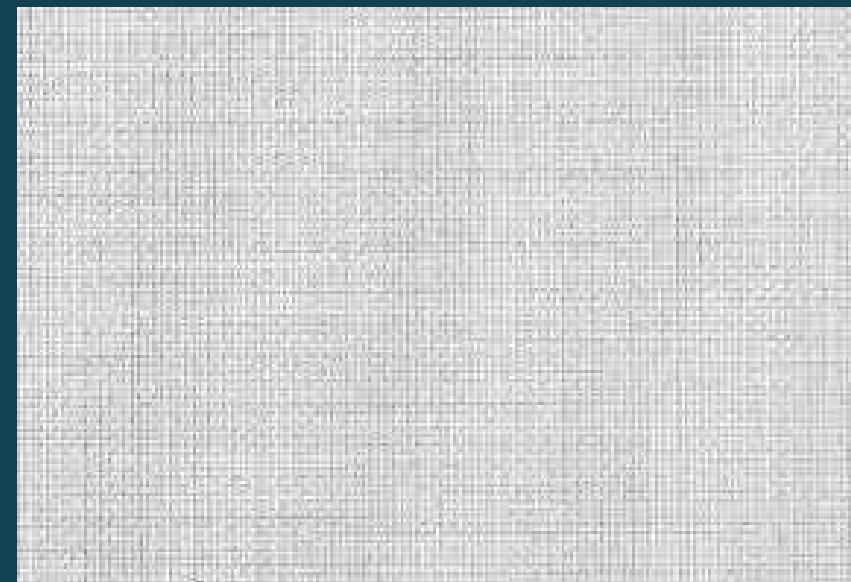
Our design philosophy merges modern aesthetics with high functionality, creating spaces that inspire and adapt to your lifestyle. Every material is carefully selected to ensure top-notch quality.



# Premium Finishes



# Dark Finishing



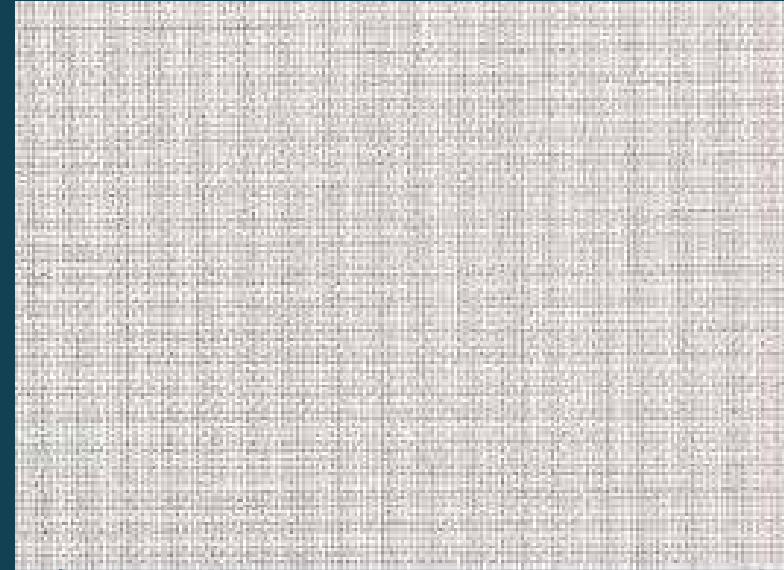
Wallpaper and Soft Furnishings



Timber Veneer



# Light Finishing



Wallpaper and Soft Furnishings



Timber Veneer



Marble  
Look Like  
Tile Flooring



Accent  
Engineering  
Stone





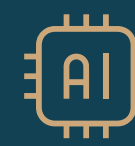
# Project in Numbers:



Strategic  
**Location**



Largest lagoon  
**On a Podium**



First AI  
**Integration**



Dynamic  
**Dubai Skyline**



Plot Area  
**13,747 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.



# Unit Mix, Sizes & Prices

Unit Type	Avg Size (Sqft)	Avg Price ( from/to )	Unit Type	Avg Size (Sqft)	Avg Price ( from/to )
Studio (A)	400 – 484 Sqft	600K - 851K	2 Bedroom Duplex	1500 – 2200 Sqft	2.3M – 2.6M
Studio (B)			3 Bedrooms (A)	1900 – 2400 Sqft	2.9M – 3.9M
1 Bedroom (A)	700 – 1300 Sqft	999K – 1.9M	3 Bedrooms (B)		
1 Bedroom (B)			3 Bedrooms (C)		
1 Bedroom + Study			1 Bedroom Loft	2M – 2.1M	
2 Bedrooms	1200 – 1700 Sqft	1.9M – 2.9M	3 Bedrooms Duplex	3100 – 3800 Sqft	3.8M – 4.1M
2 Bedrooms + Maid (A)			3 Bedrooms Skyhome	3100 Sqft	4.5M
2 Bedrooms + Maid (B)					



Step into a new living  
experience



# Payment Plan

Flexible payment options designed for your convenience:

Starting Price: **600K**

**Additional fees** ADMIN FEES: AED 3,500 + VAT

**DLD:** 4%

	<b>Plan 1 50/50</b>	<b>Plan 2 50/50</b>
<b>Down Payment</b>	10%	20%
<b>Payment 1</b>	10% After 45 days	-
<b>Payment 2</b>	5%	5%
<b>Payment 3</b>	5%	5%
<b>Payment 4</b>	5%	5%
<b>Payment 5</b>	5%	5%
<b>Payment 6</b>	5%	5%
<b>Payment 7</b>	5%	5%
<b>Handover</b>	50%	50%







# Floor Plans

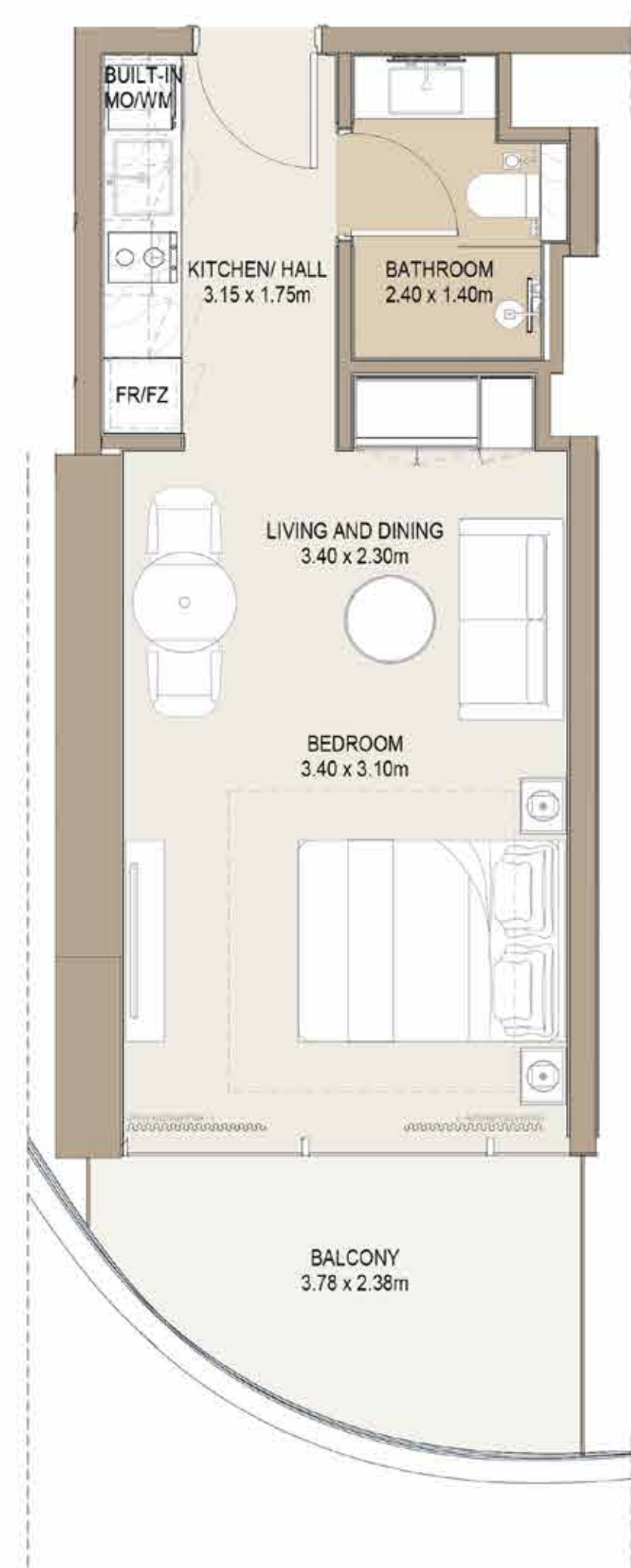


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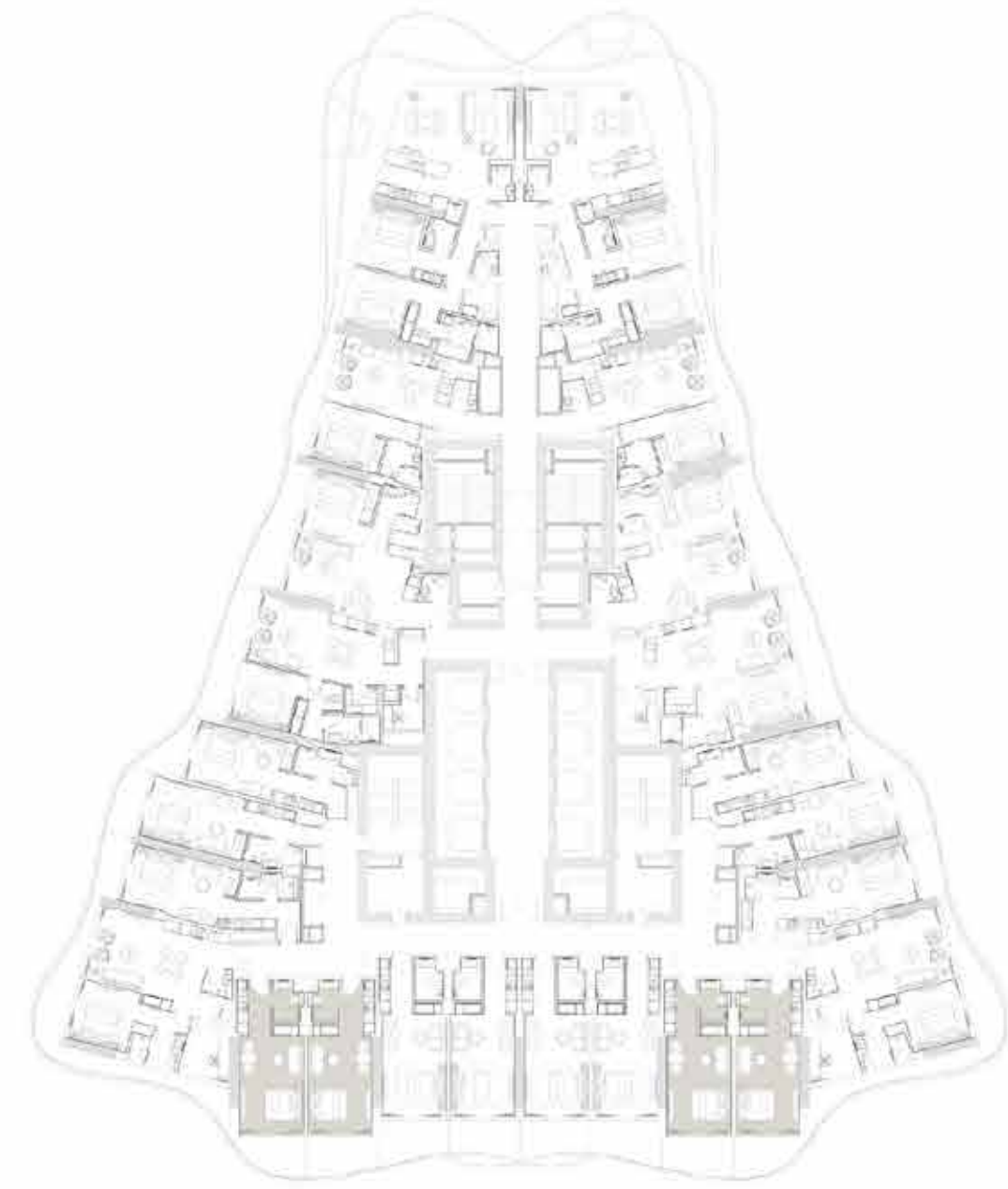
# Studios



Studio Type A.1



Sellable Area: 444.66 sq.ft



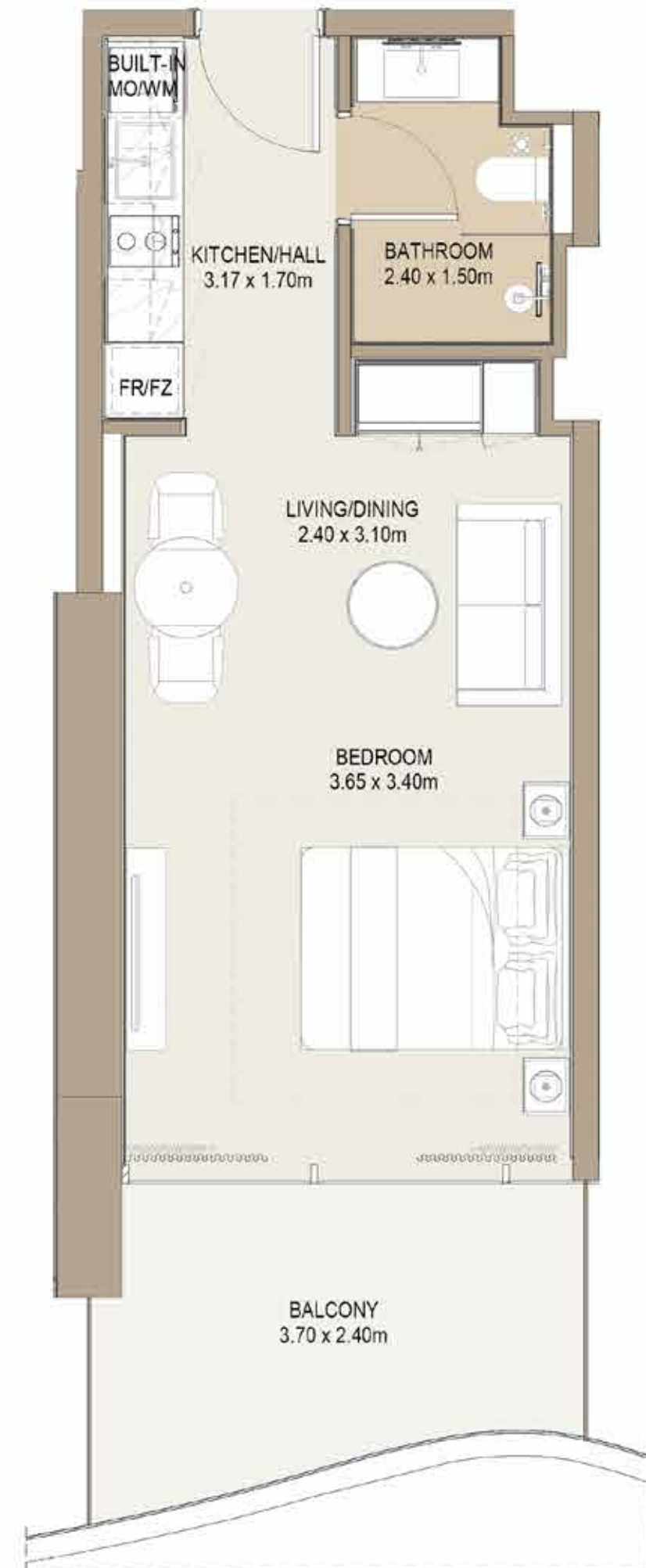
Levels 03-21 Key Plan



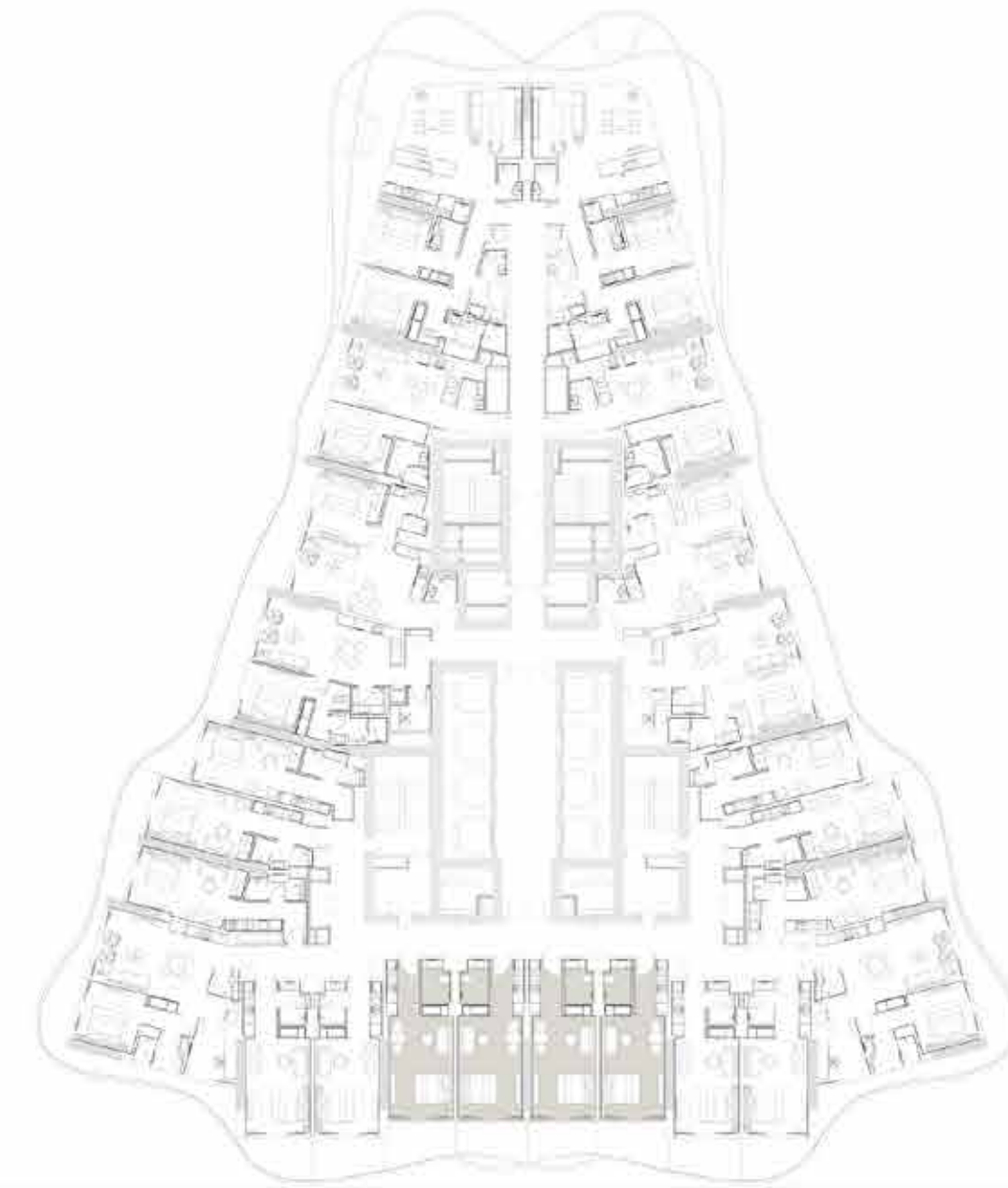
Towers Key Plan



Studio Type B.1



Sellable Area: 457.9 sq.ft

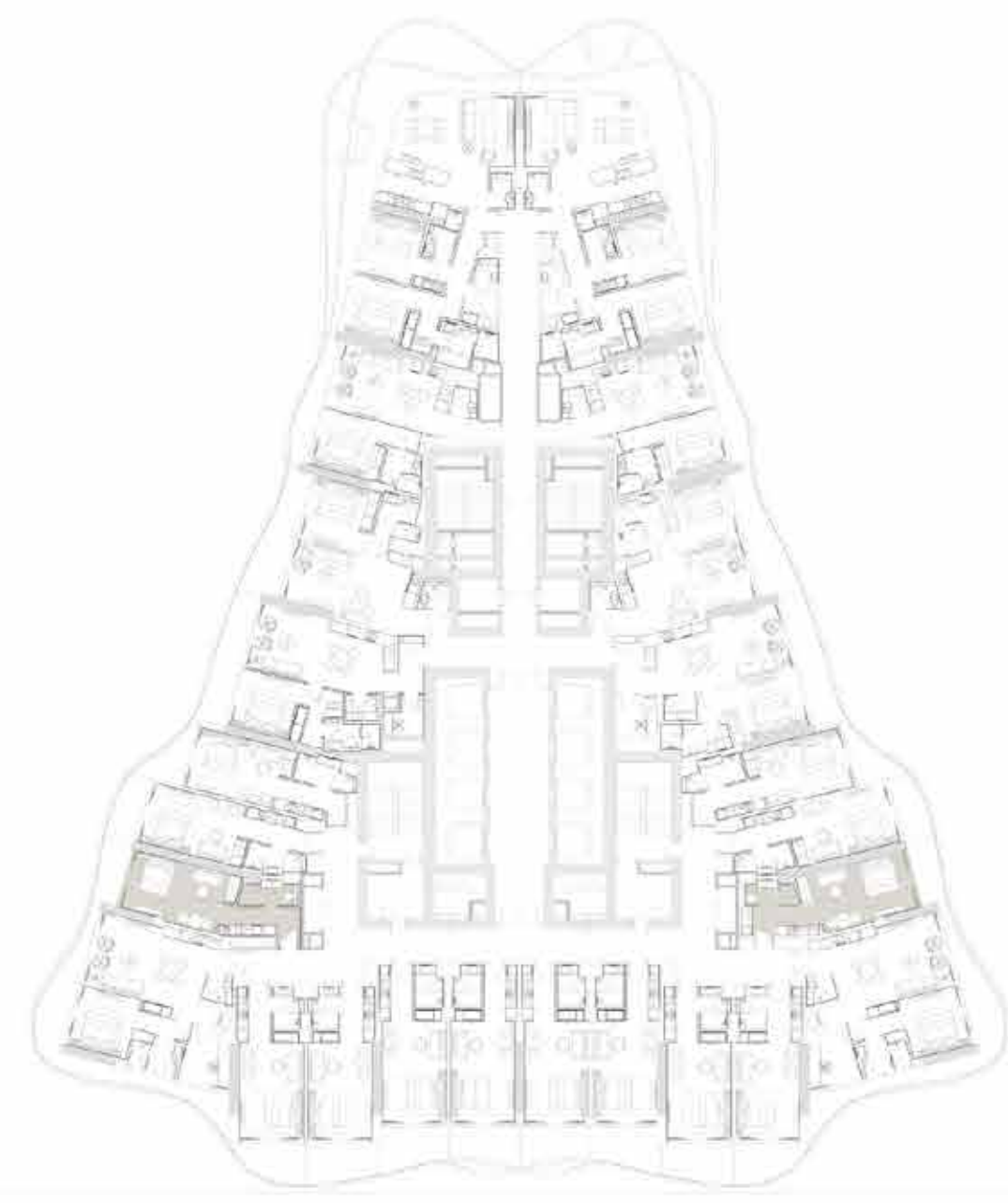
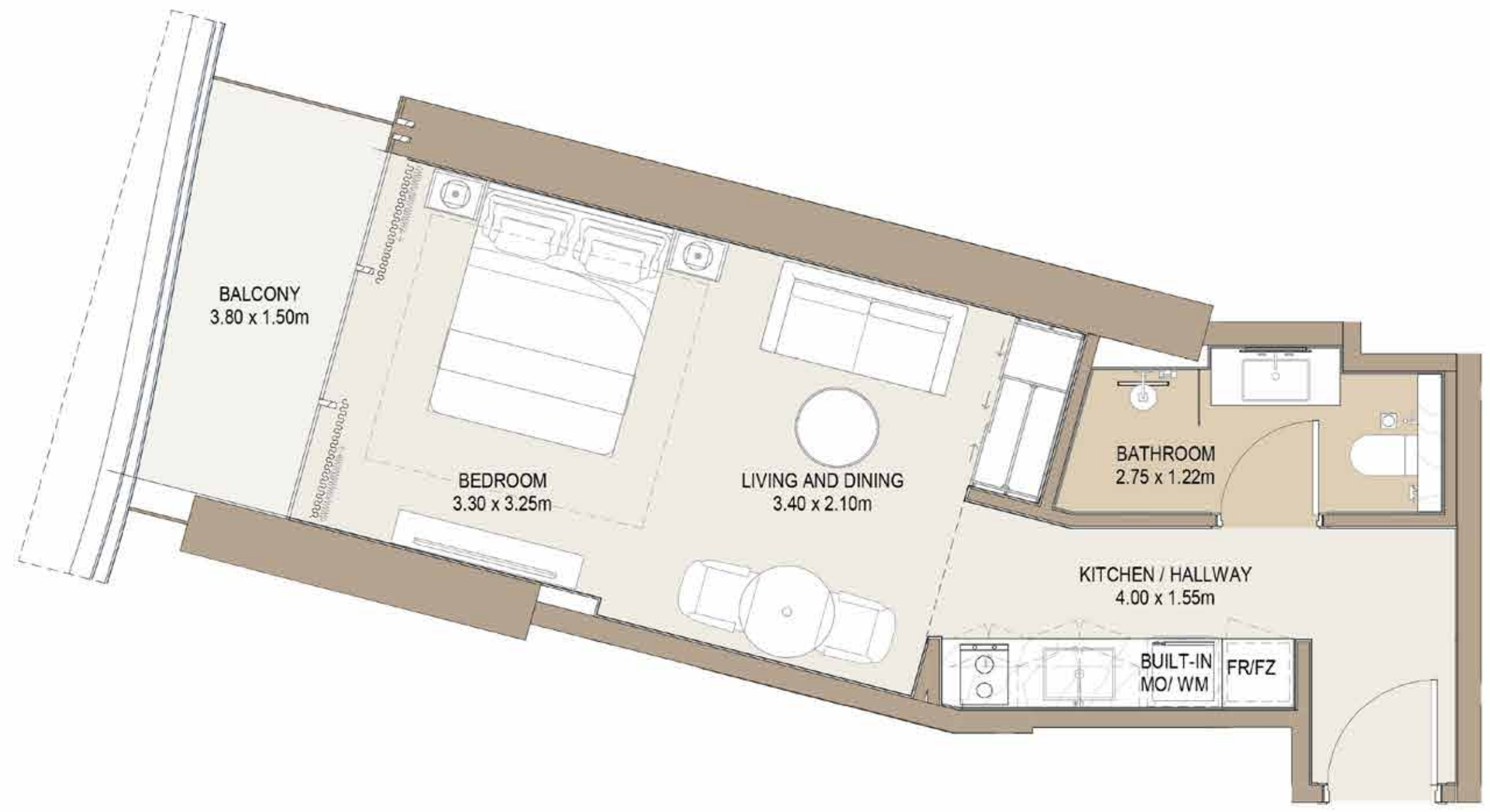


Levels 03-21 Key Plan



Towers Key Plan

Studio Type B.2



Levels 03-21 Key Plan

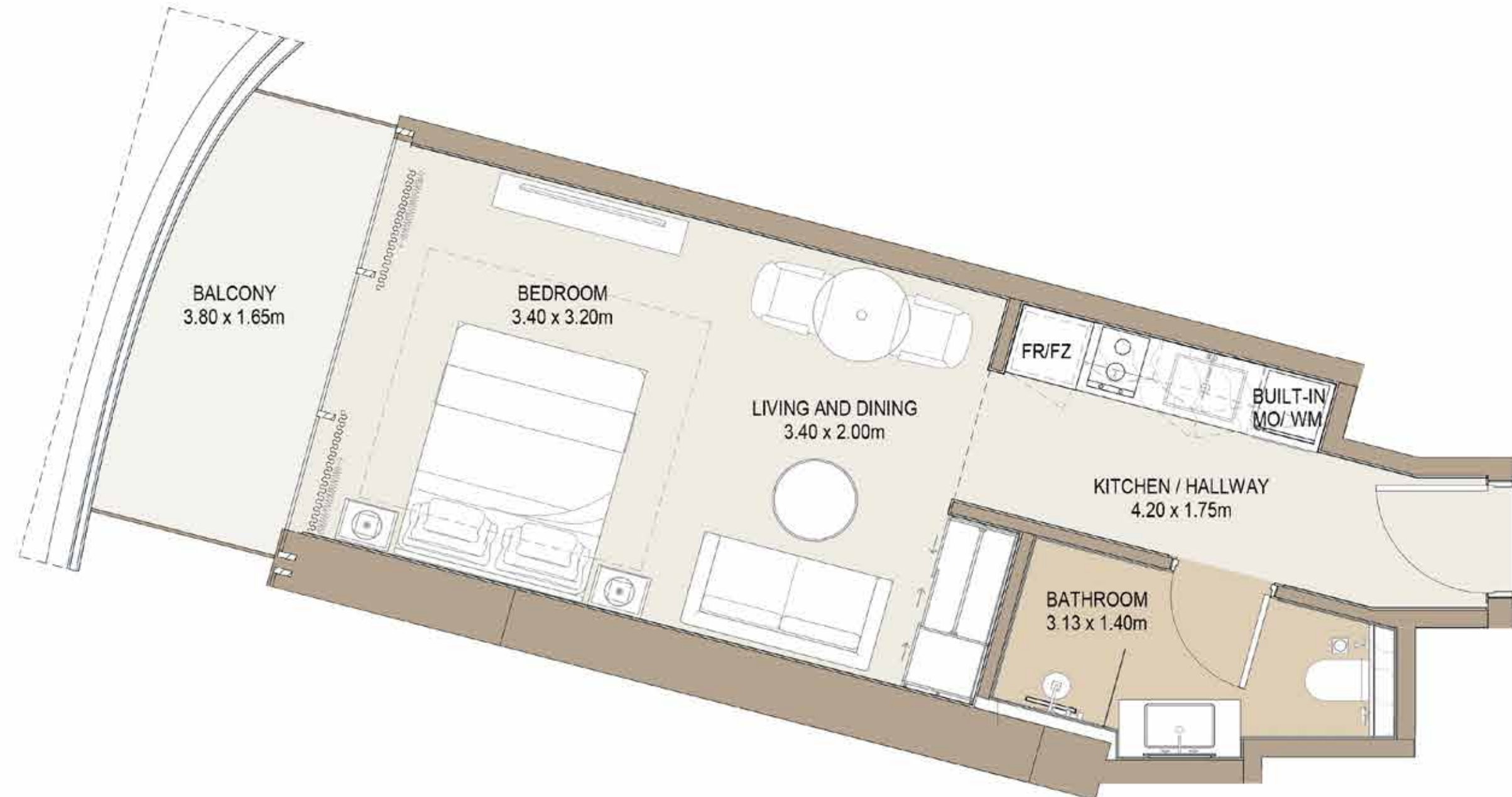


Towers Key Plan

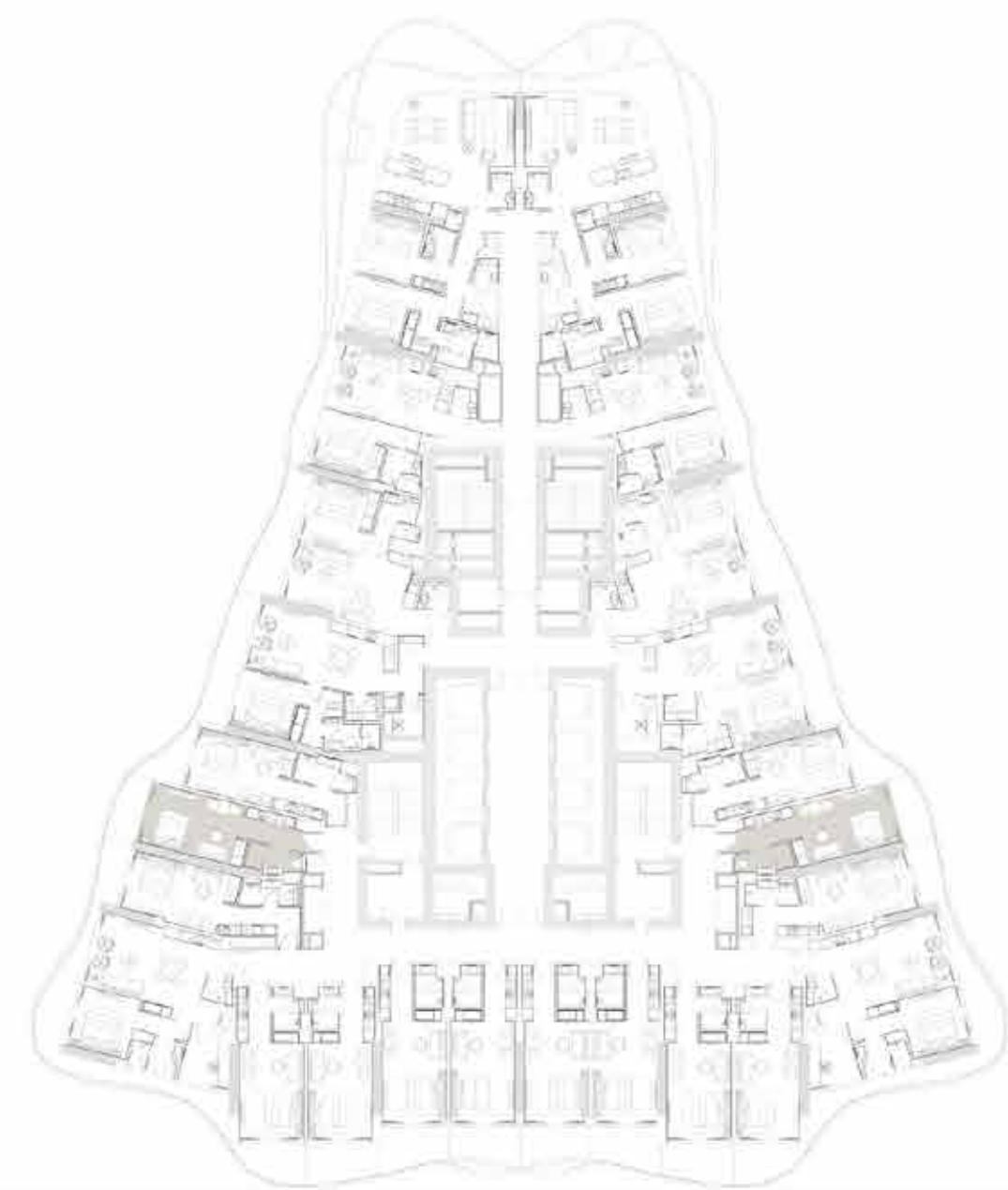
Sellable Area: 448.53 sq.ft



Studio Type B.3



Sellable Area: 435.4 sq.ft



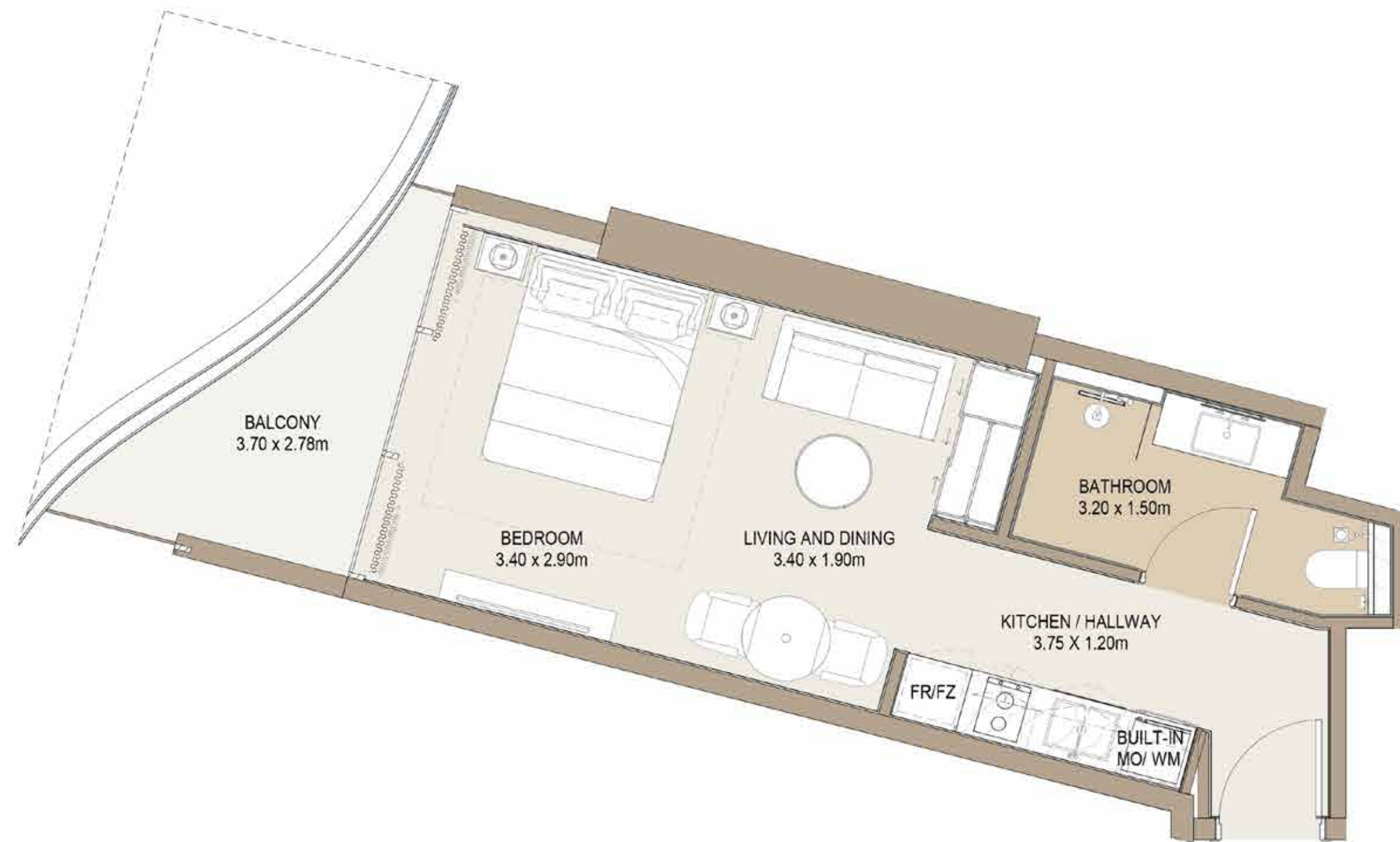
Levels 03-21 Key Plan



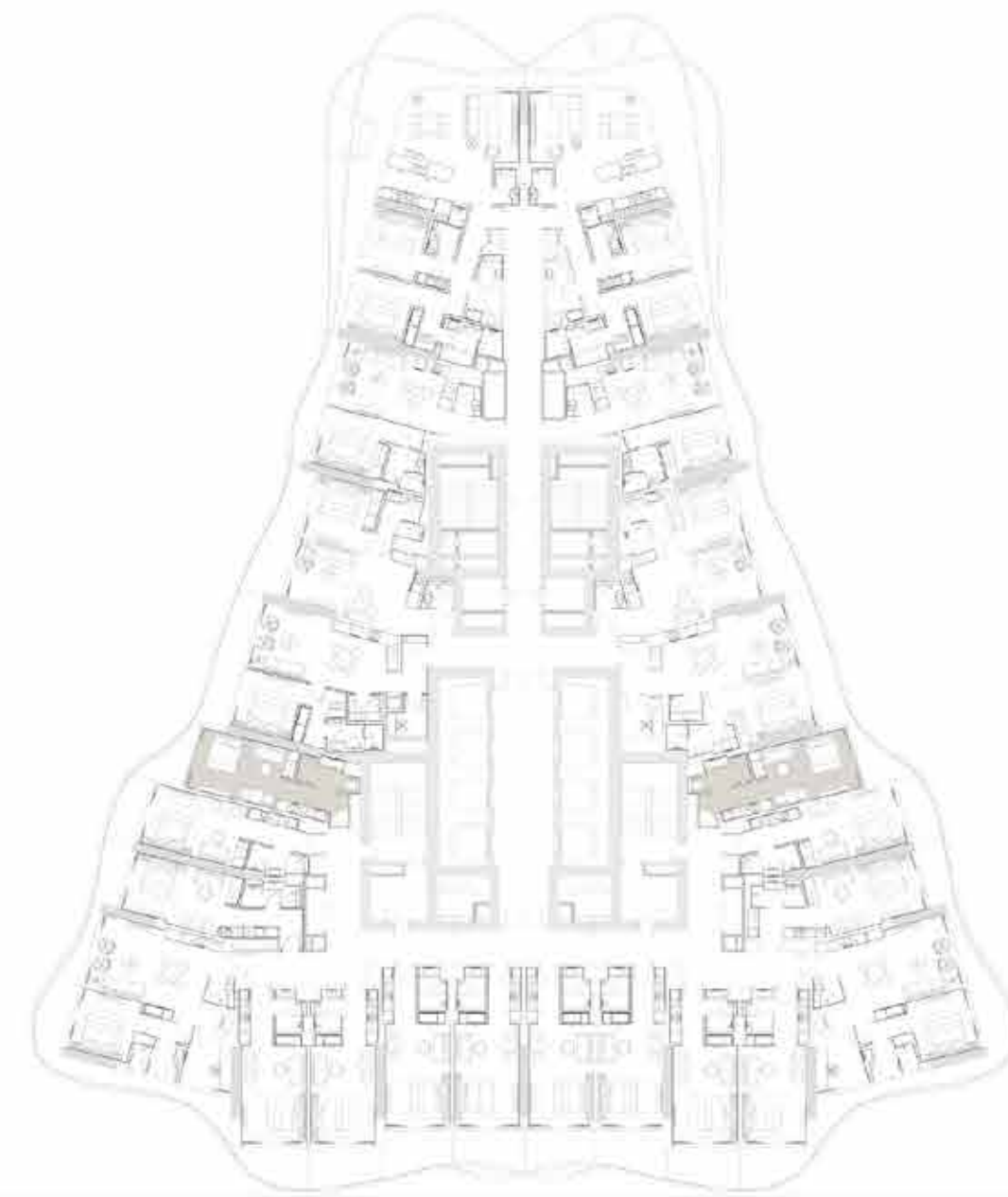
Towers Key Plan



Studio Type B.4



Sellable Area: 429.59 sq.ft



Levels 03-21 Key Plan



Towers Key Plan

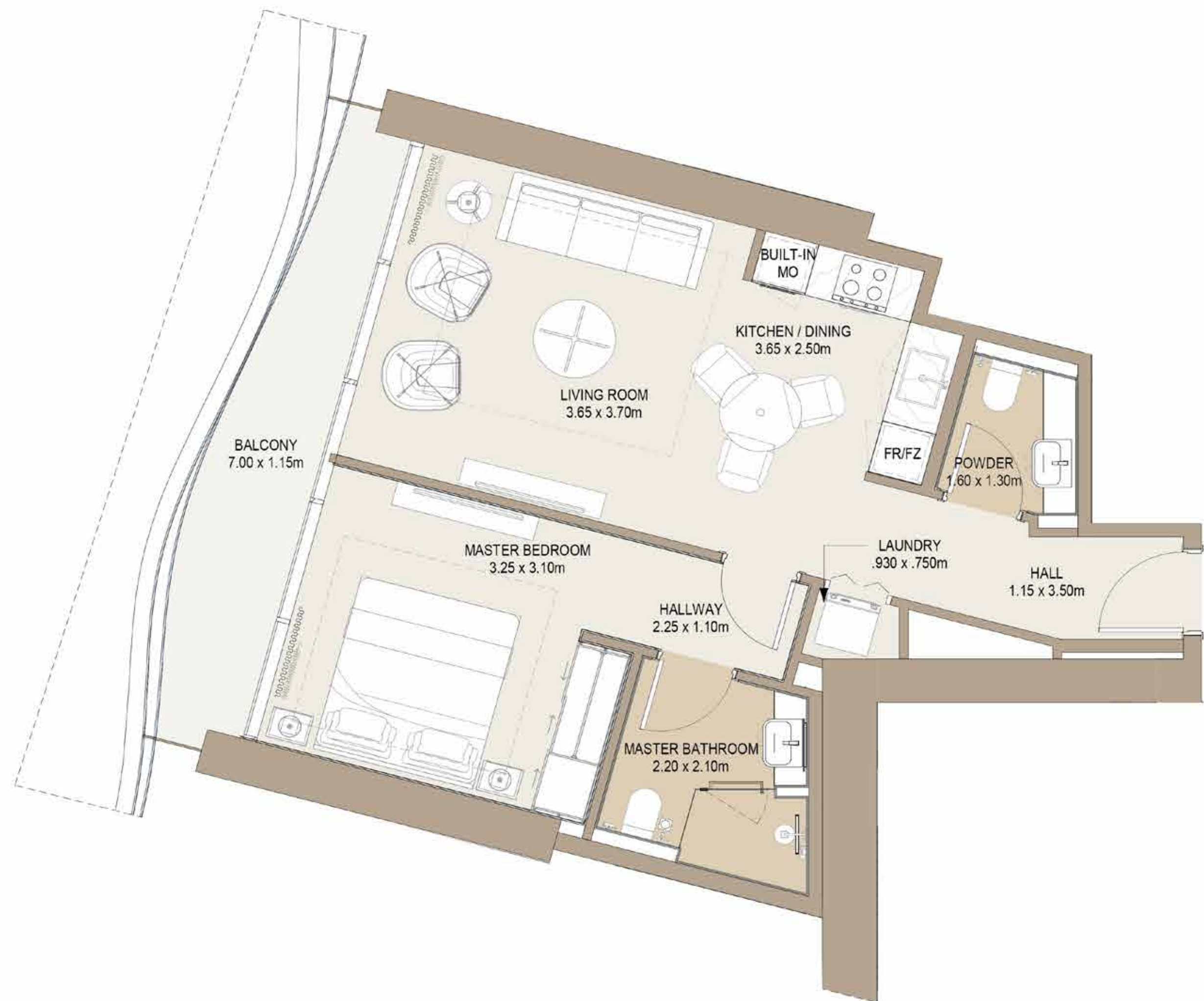


# 1 Bedroom

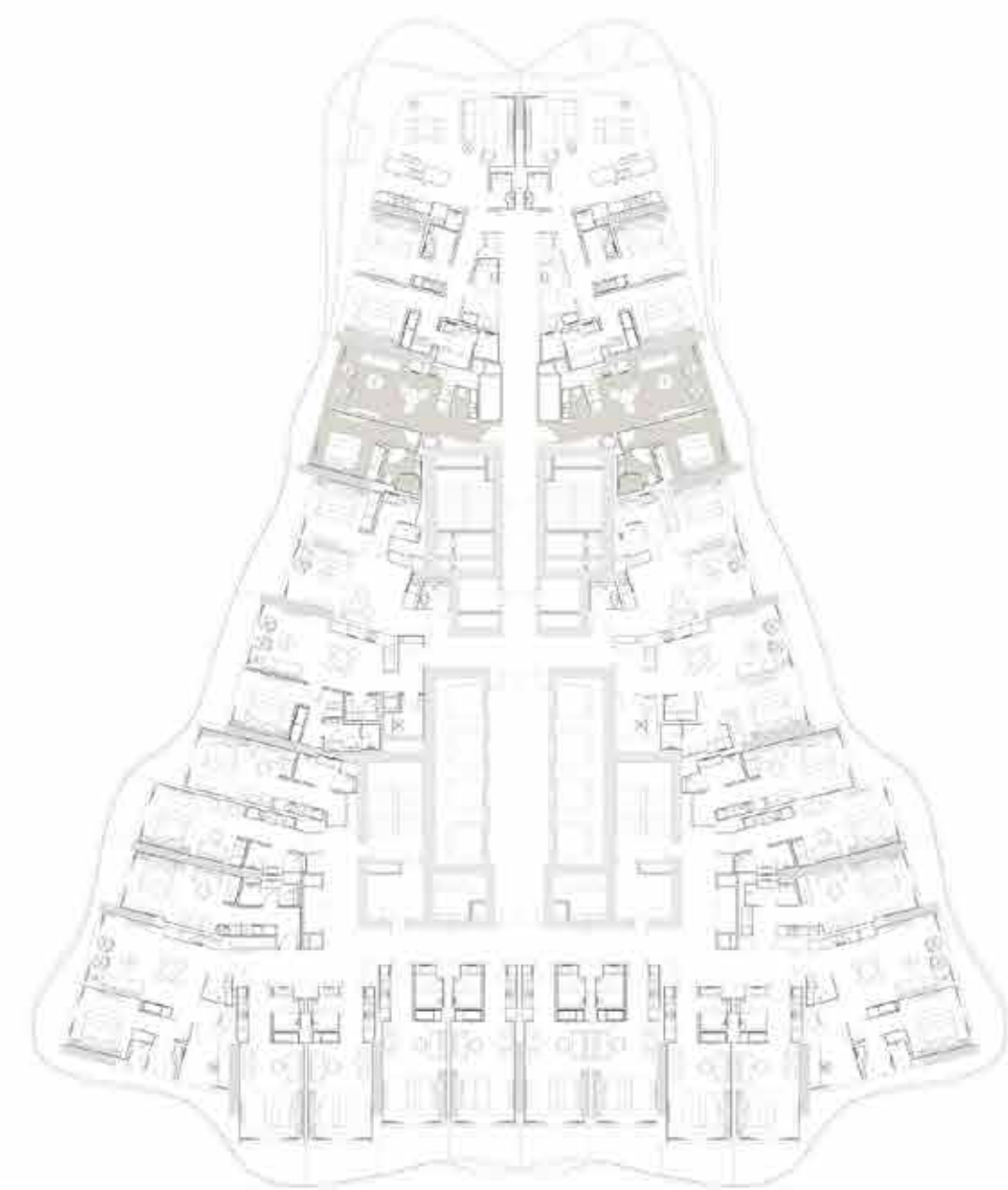




1BR Type A



Sellable Area: 712.46 sq.ft



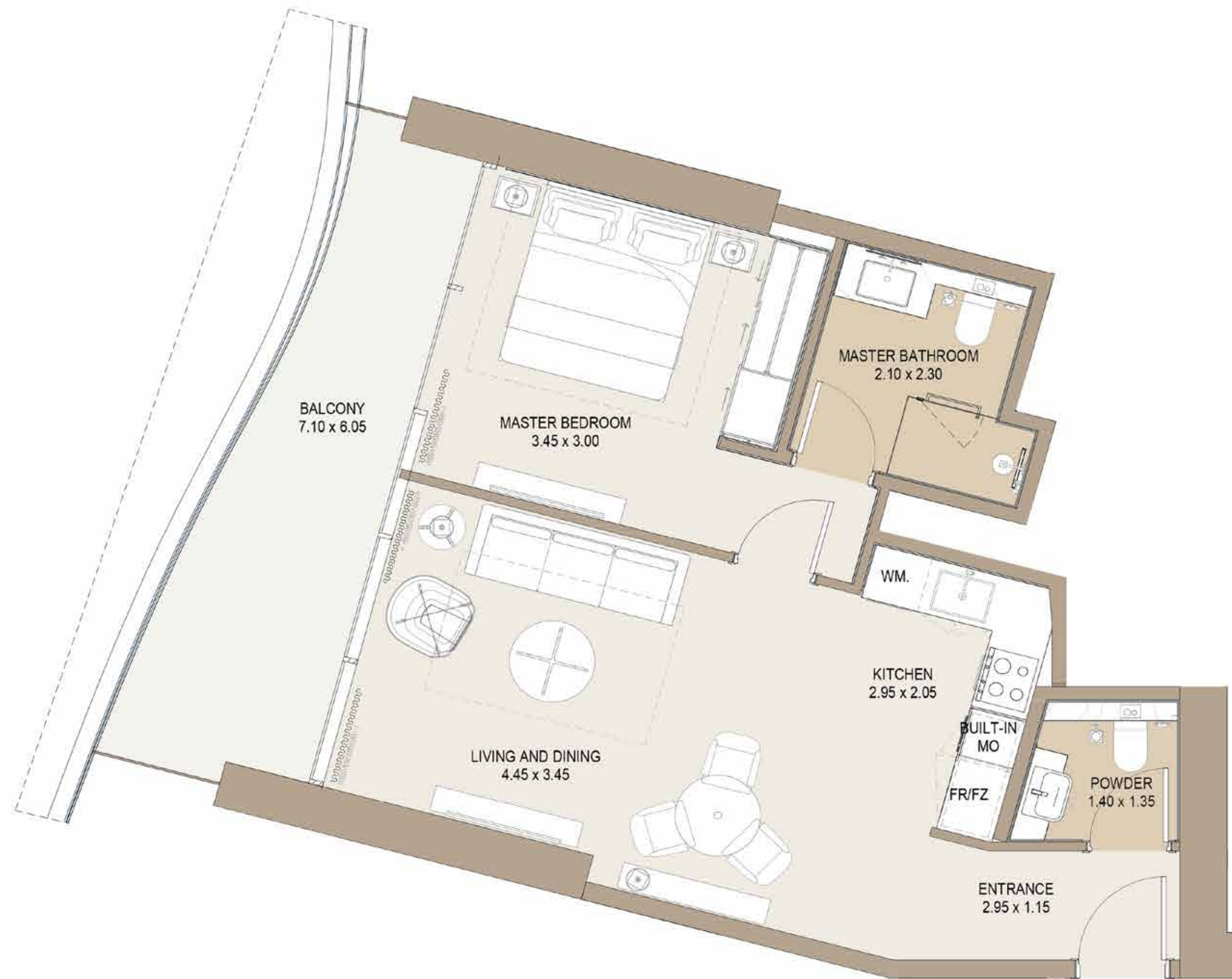
Levels 02-17 Key Plan



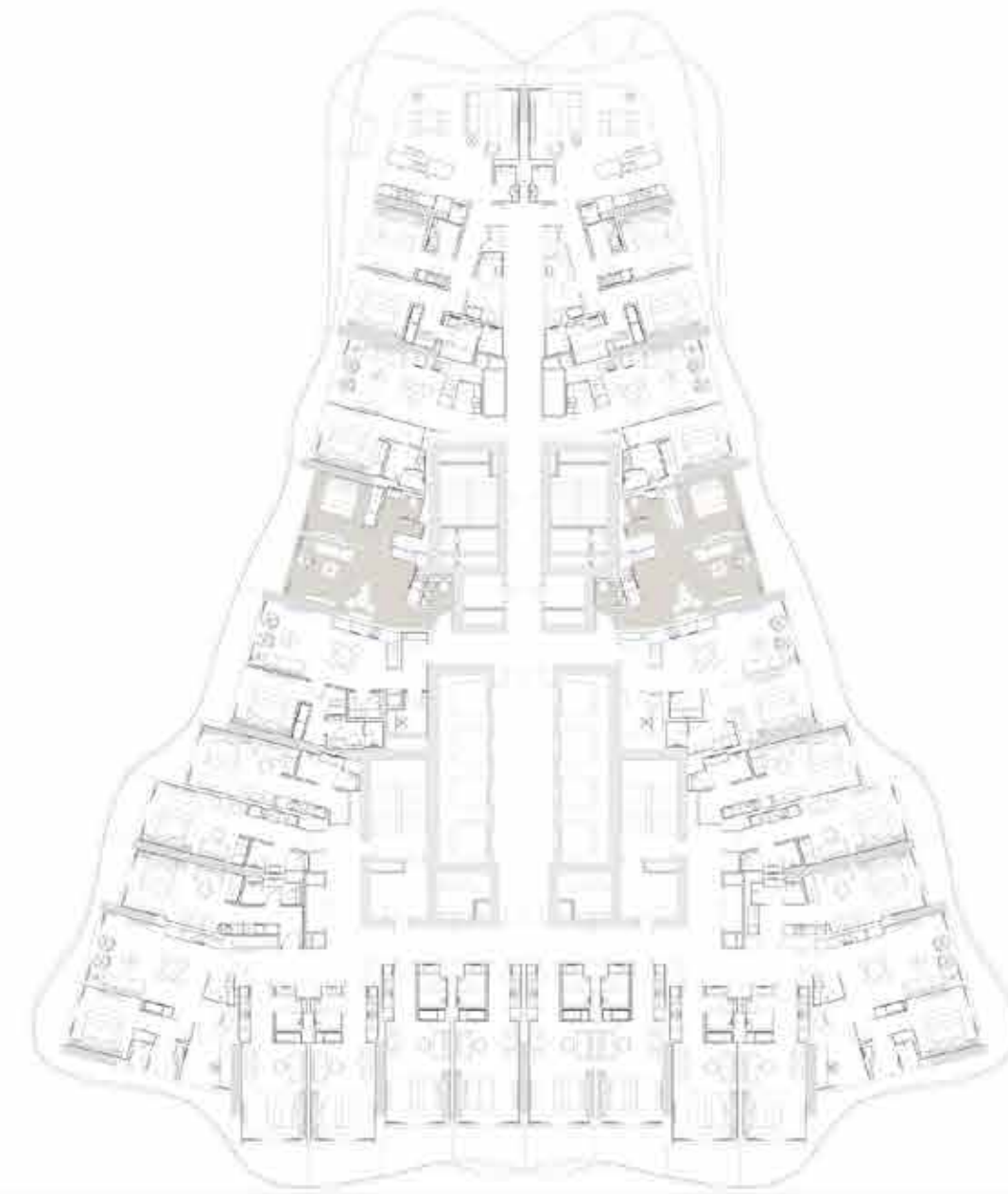
Towers Key Plan



1BR Type B.1



Sellable Area: 766.39 sq.ft



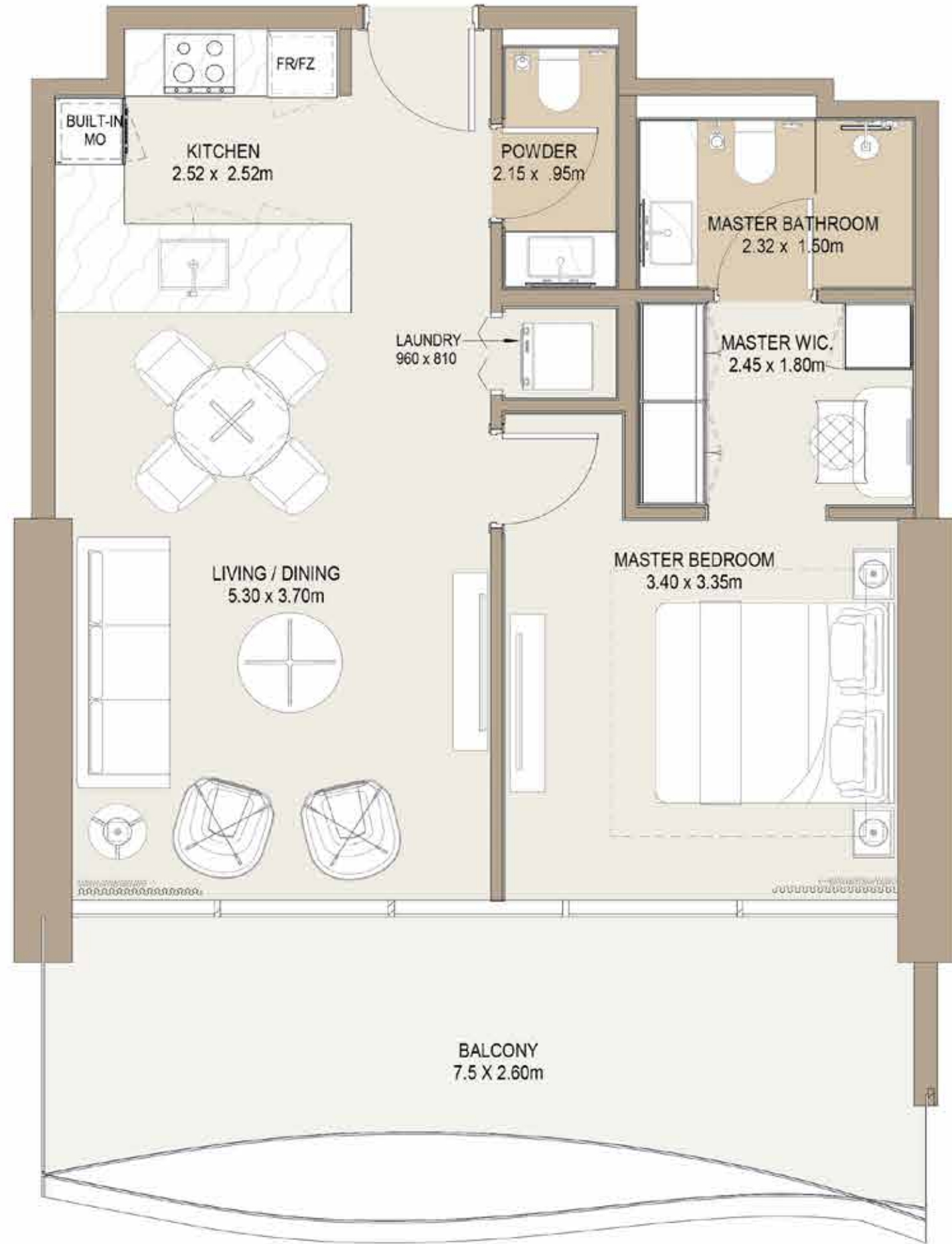
Levels 02-21 Key Plan



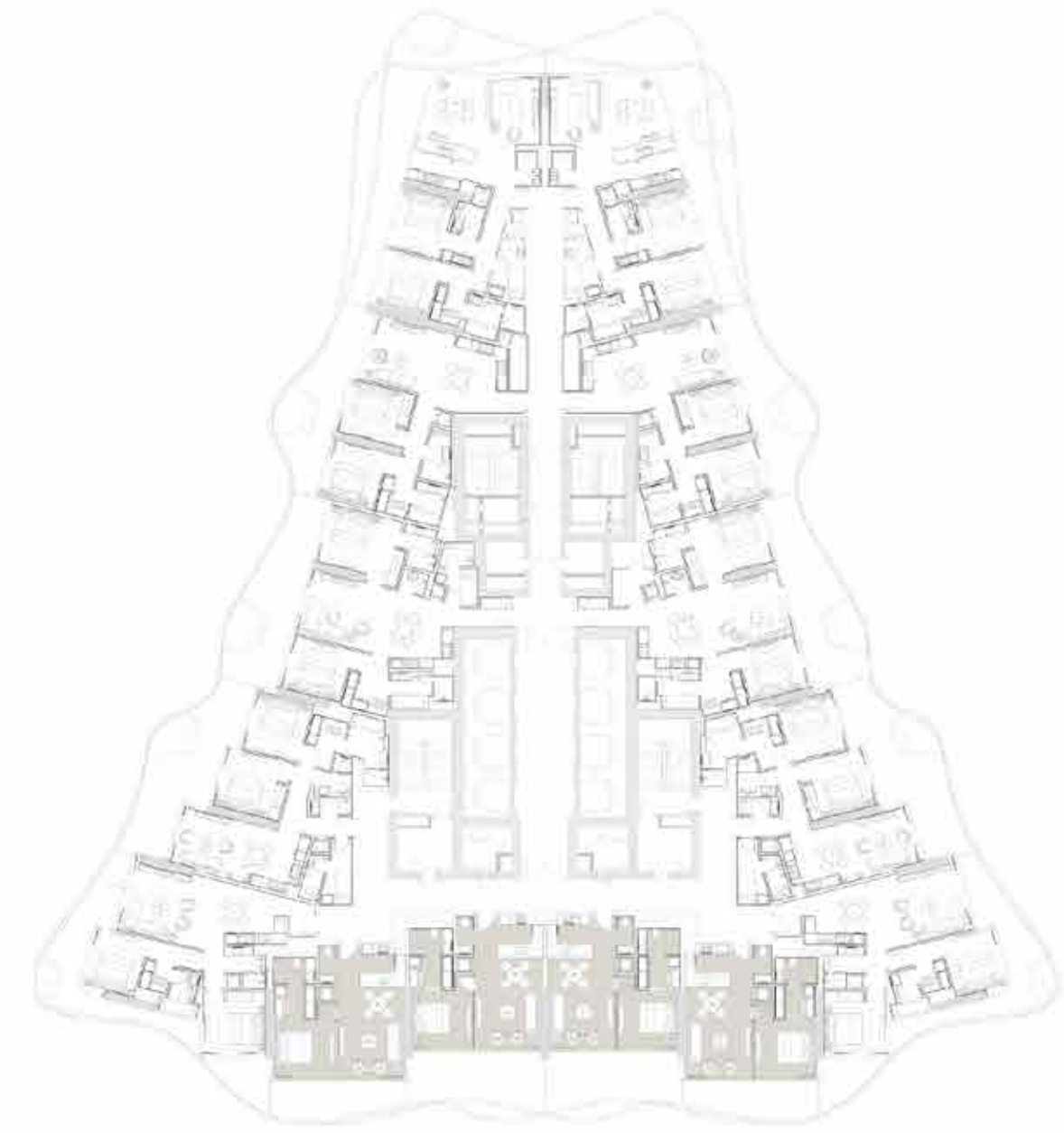
Towers Key Plan



1BR Type B.2



Sellable Area: 918.59 sq.ft

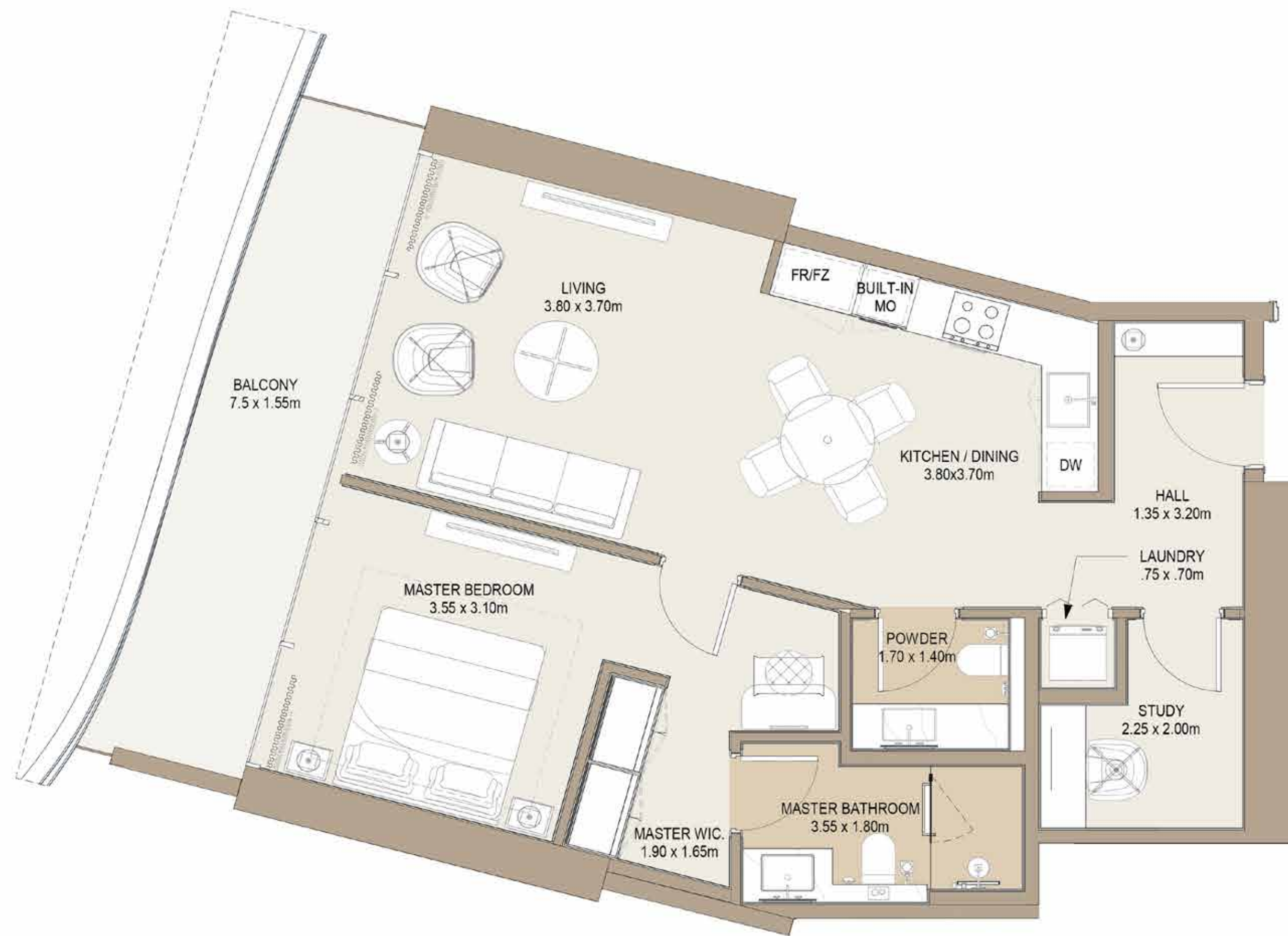


Levels 23-39 Key Plan

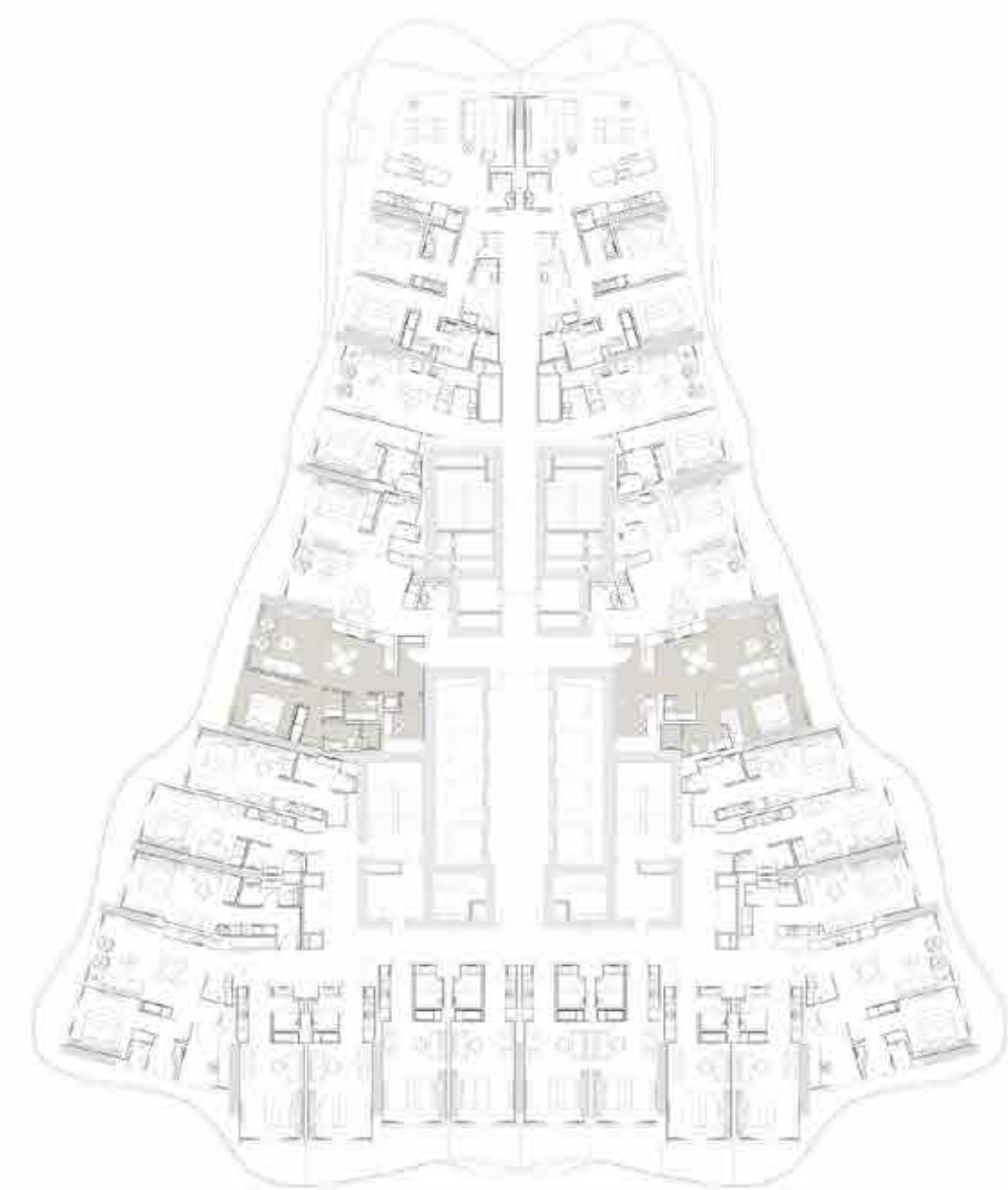


Towers Key Plan

1BR+ Type 1



Sellable Area: 899.43 sq.ft



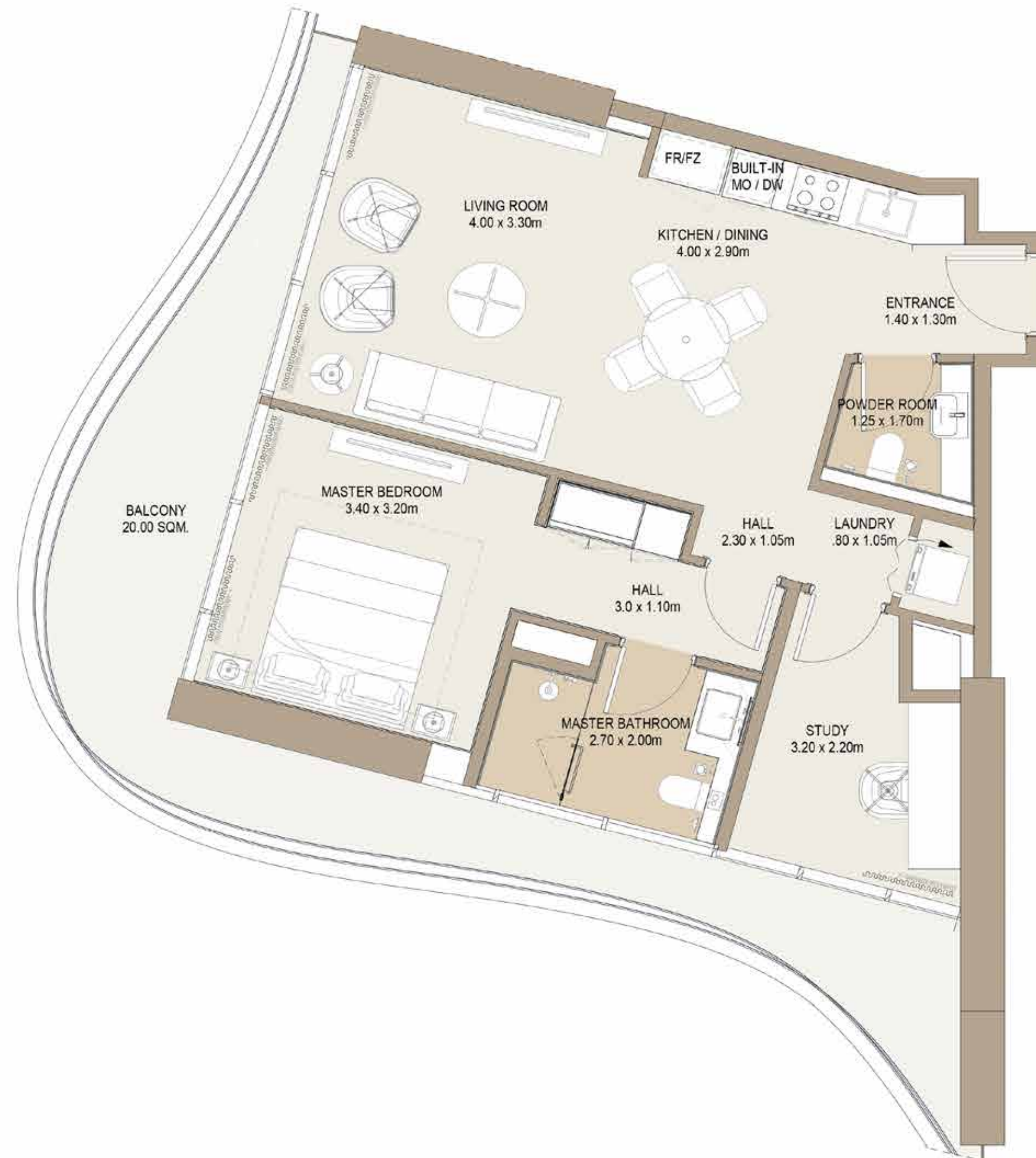
Levels 03-21 Key Plan



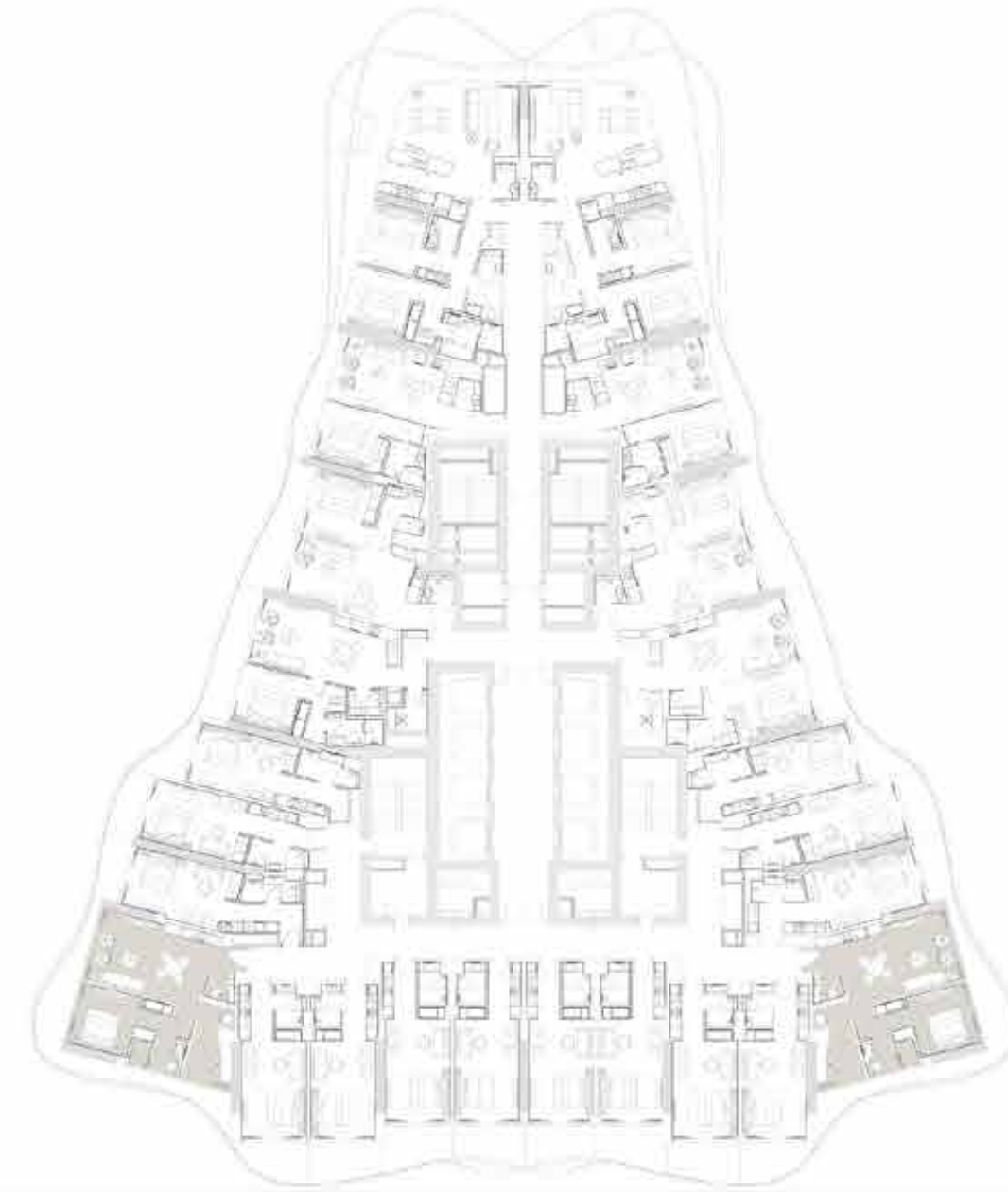
Towers Key Plan



1BR+ Type 2



Sellable Area: 1010.84 sq.ft



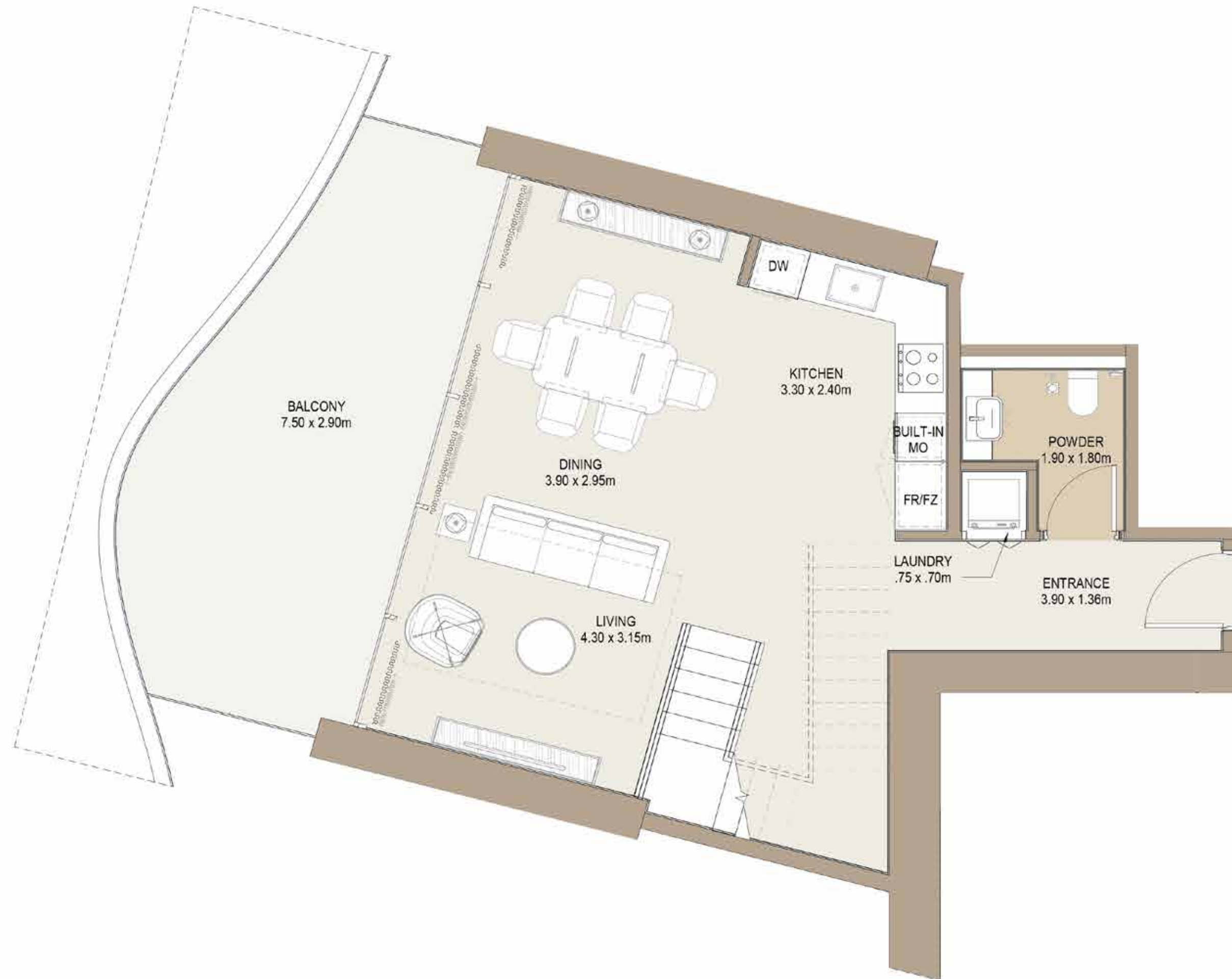
Levels 03-21 Key Plan



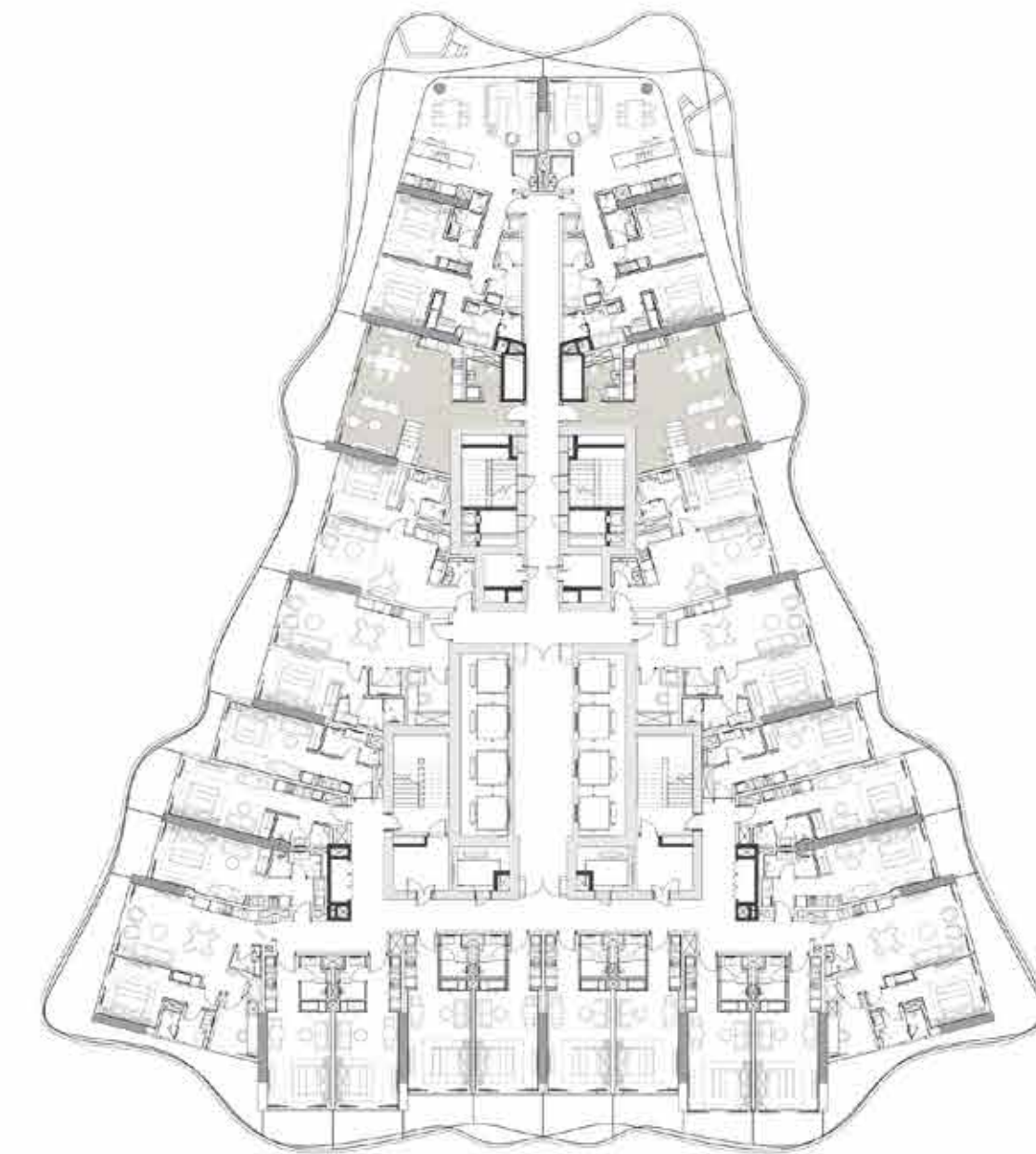
Towers Key Plan



1BR Loft - Lower Level



Sellable Area: 971.41 sq.ft

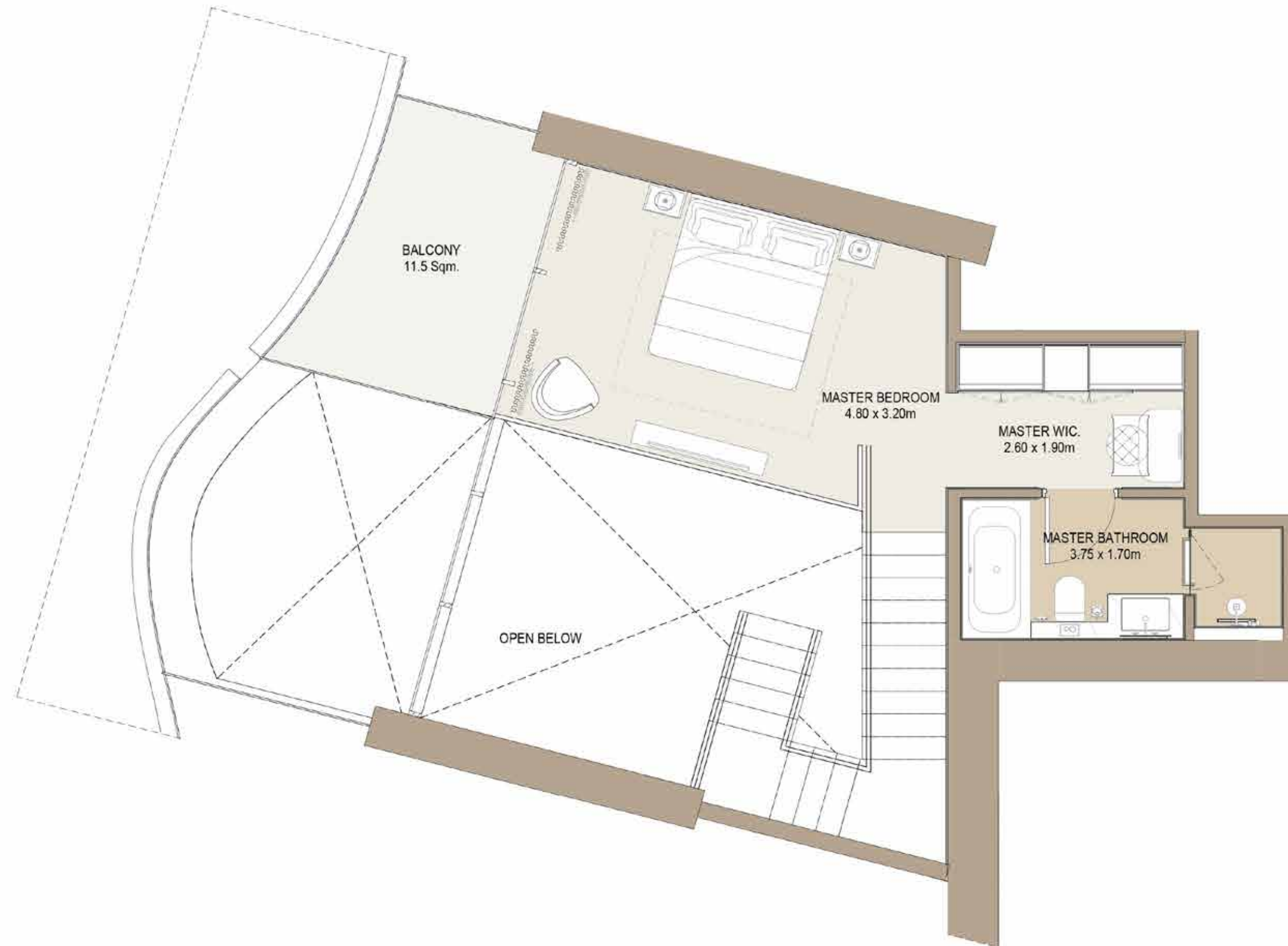


Level 20 Key Plan

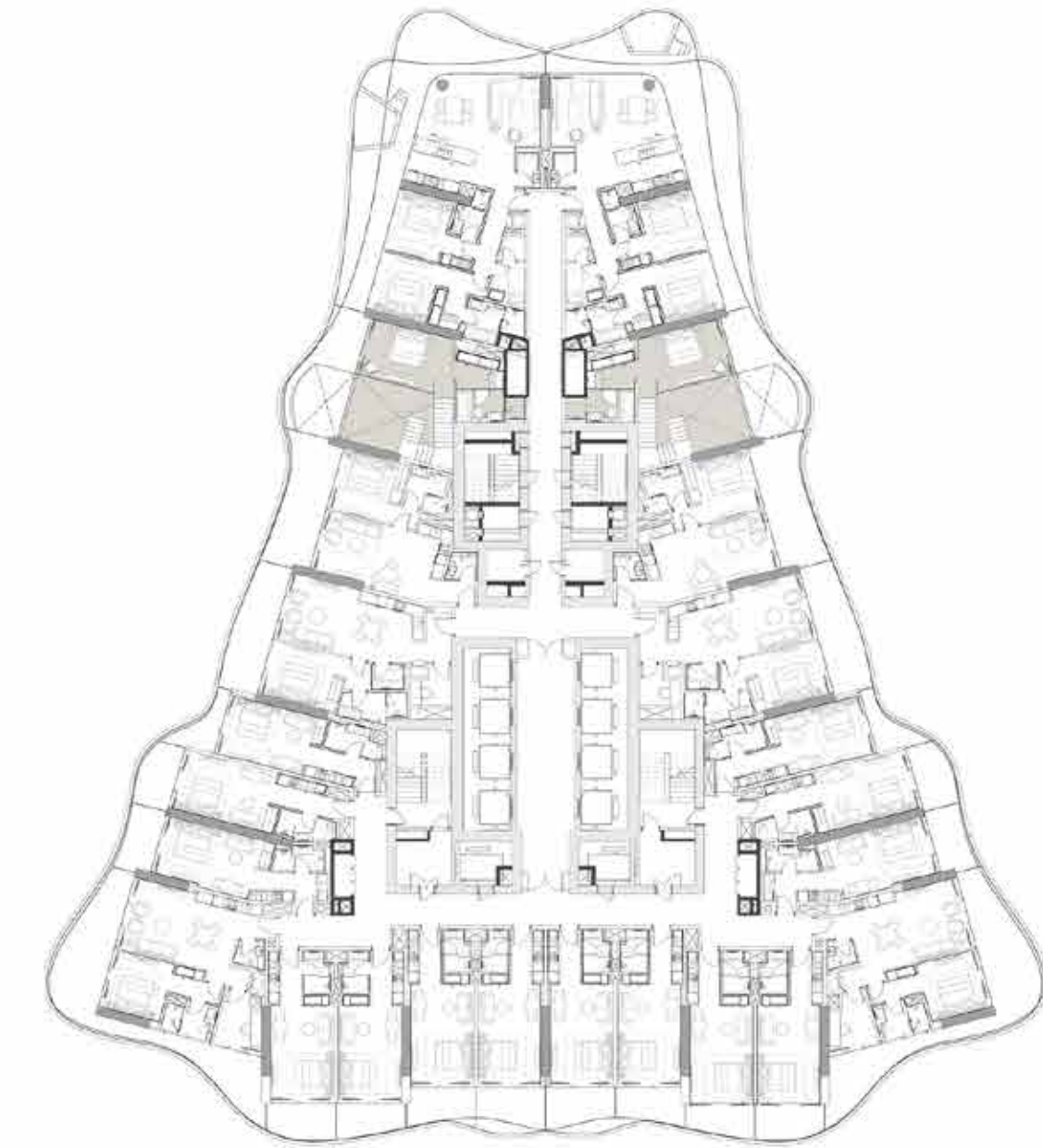


Towers Key Plan

1BR Loft - Upper Level



Sellable Area: 352.62 sq.ft



Level 21 Key Plan



Towers Key Plan

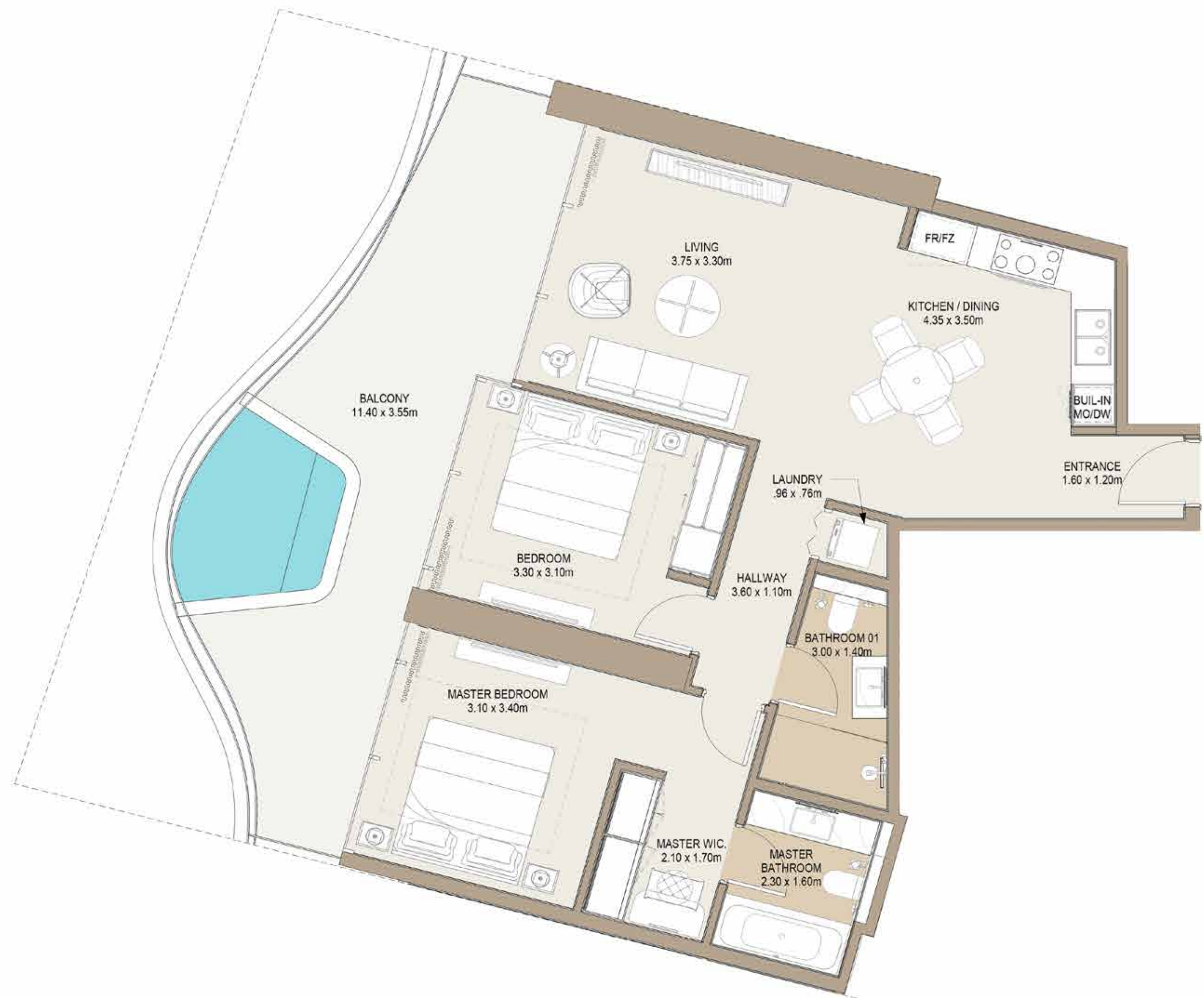


# 2 Bedrooms

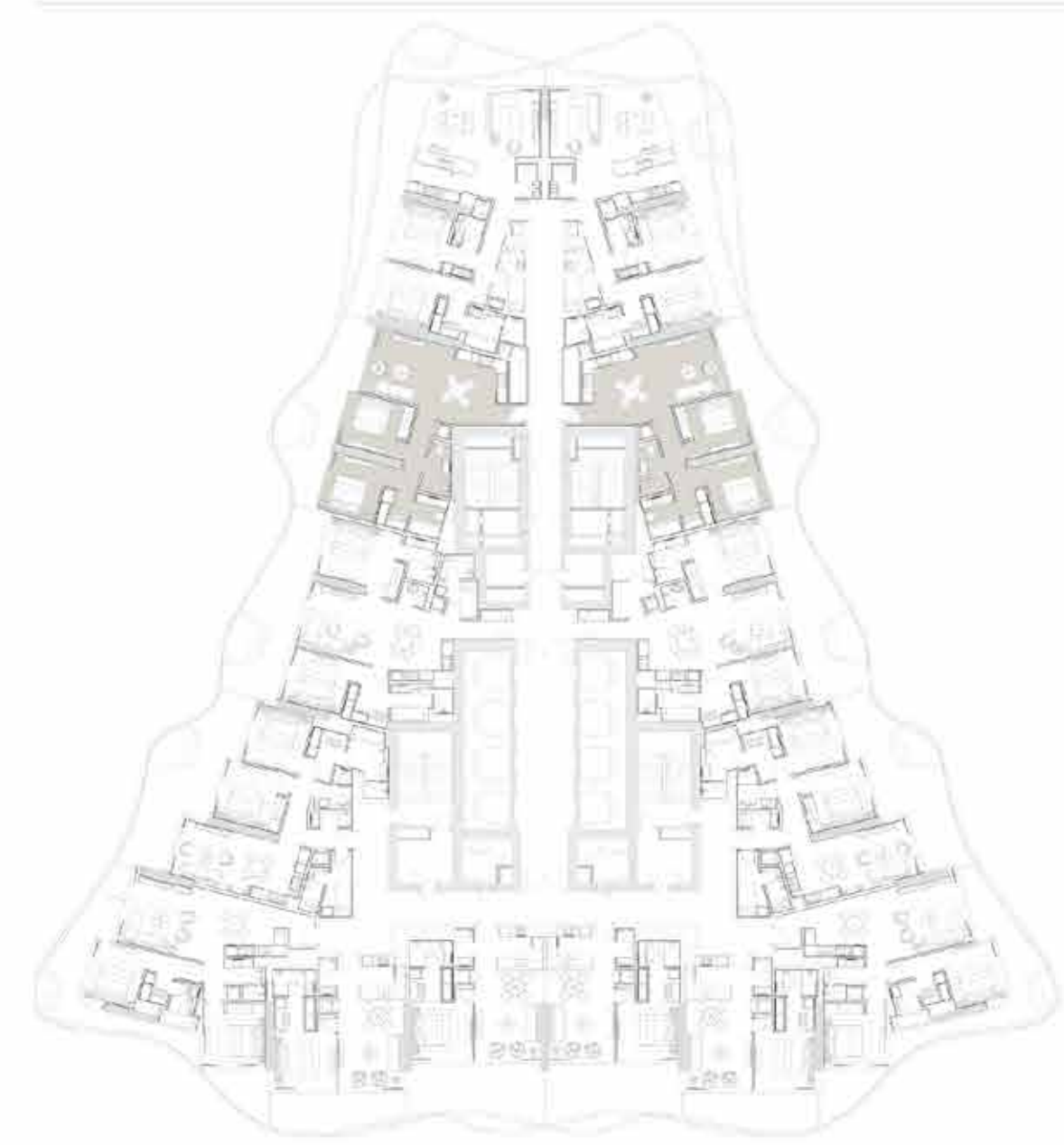




2BR Type 1



Sellable Area: 1255.07 sq.ft



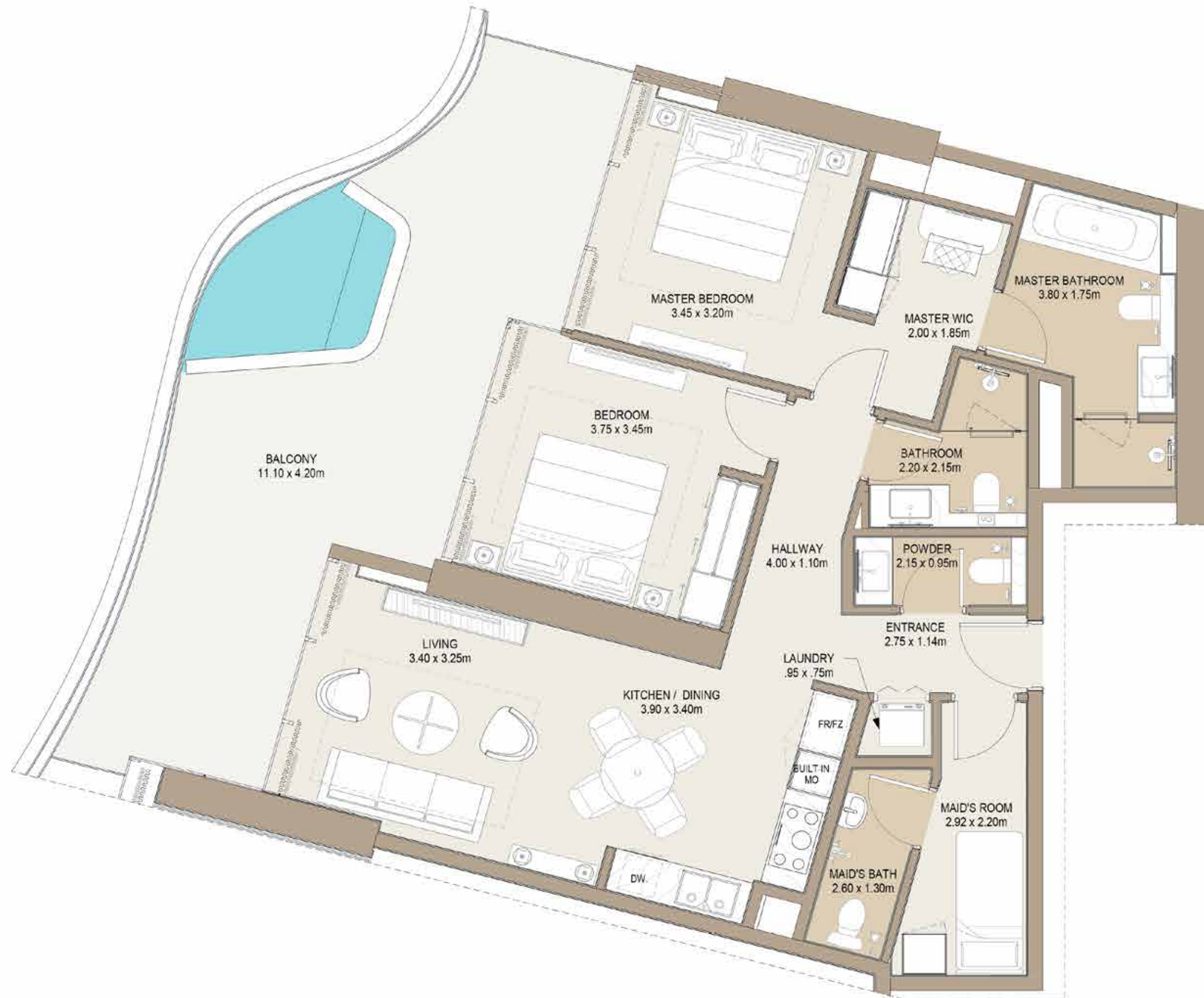
Levels 23-39 Key Plan



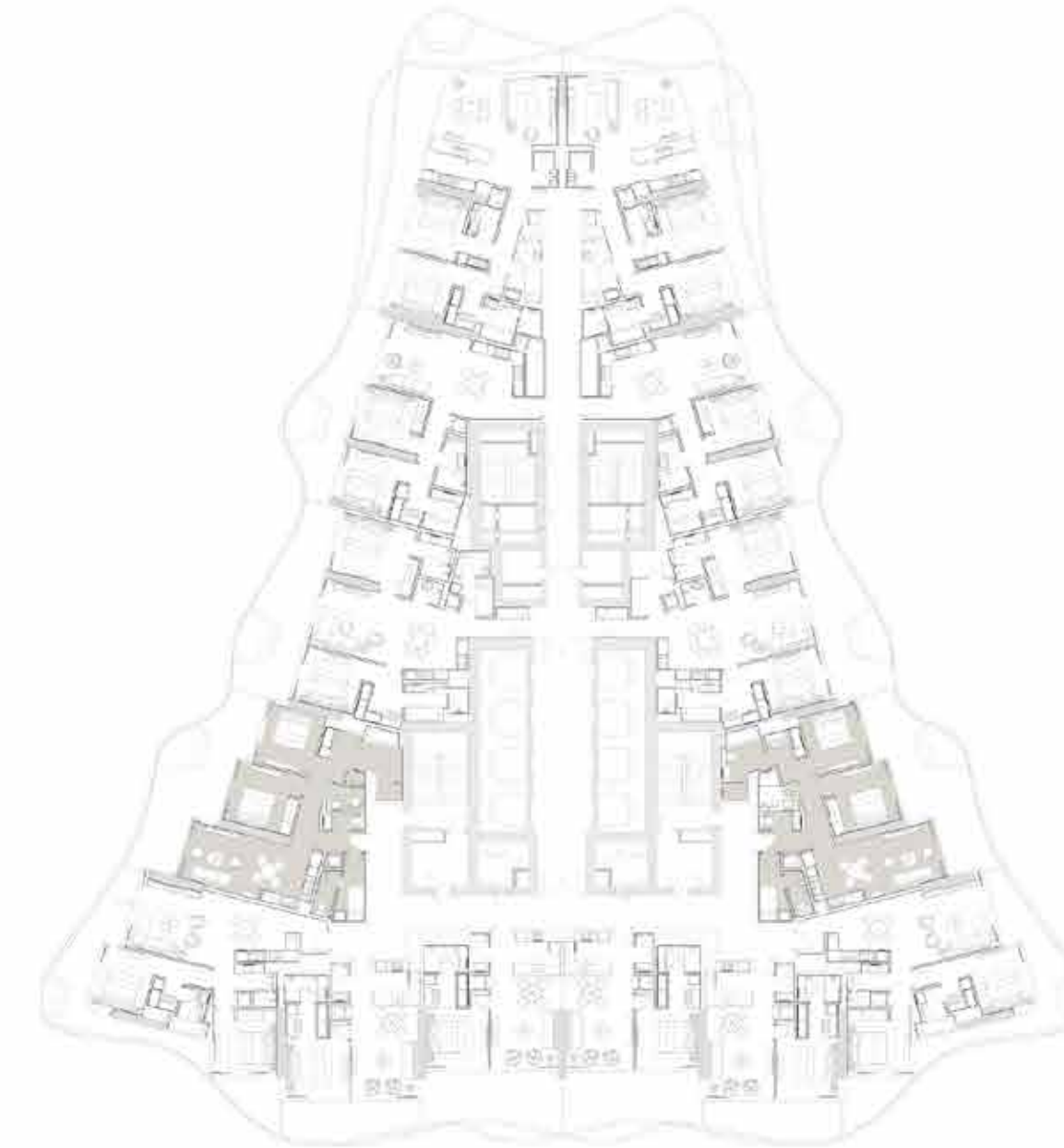
Towers Key Plan



2BR Type 2



Sellable Area: 1474.22 sq.ft

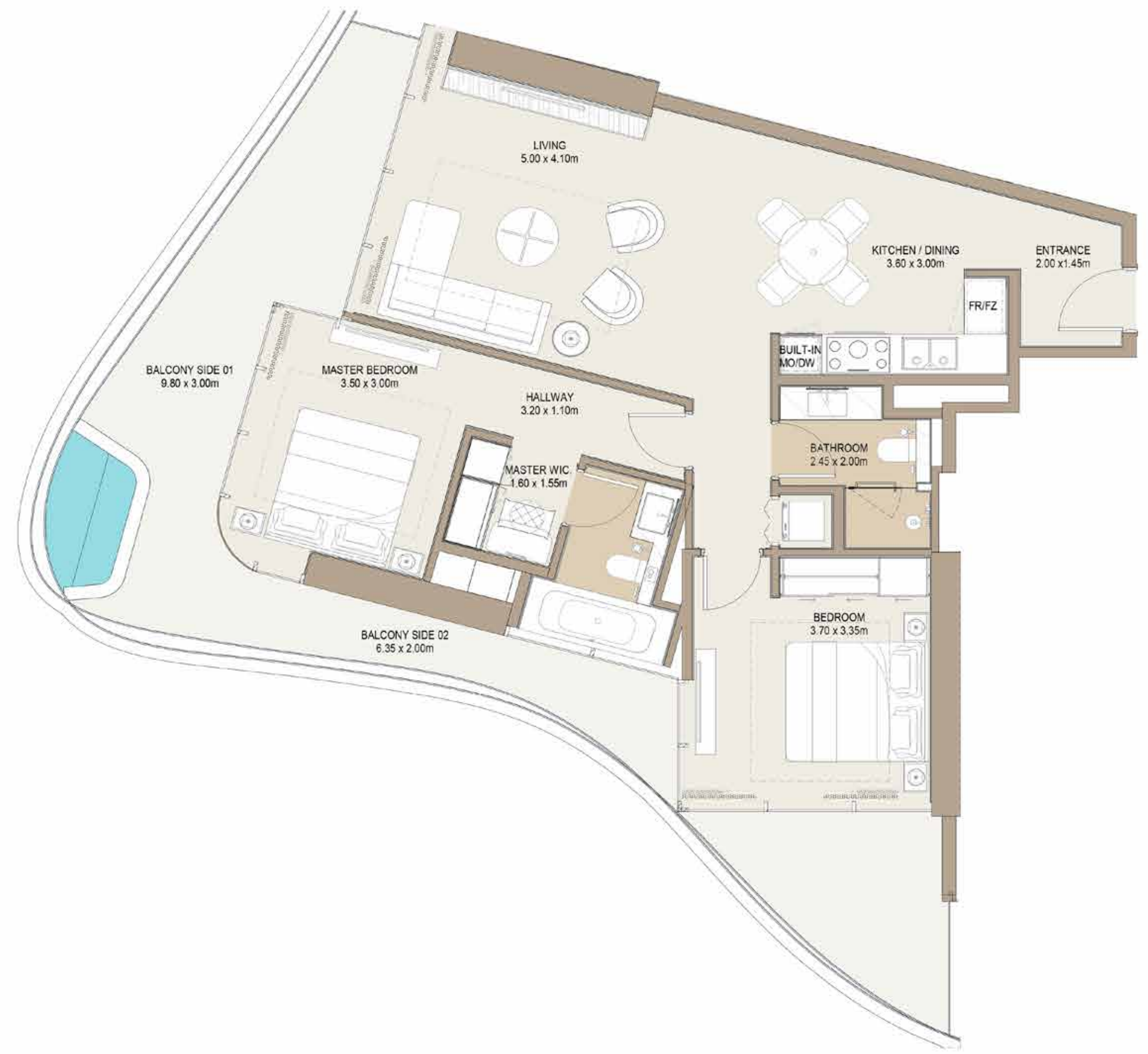


Levels 23-43 Key Plan

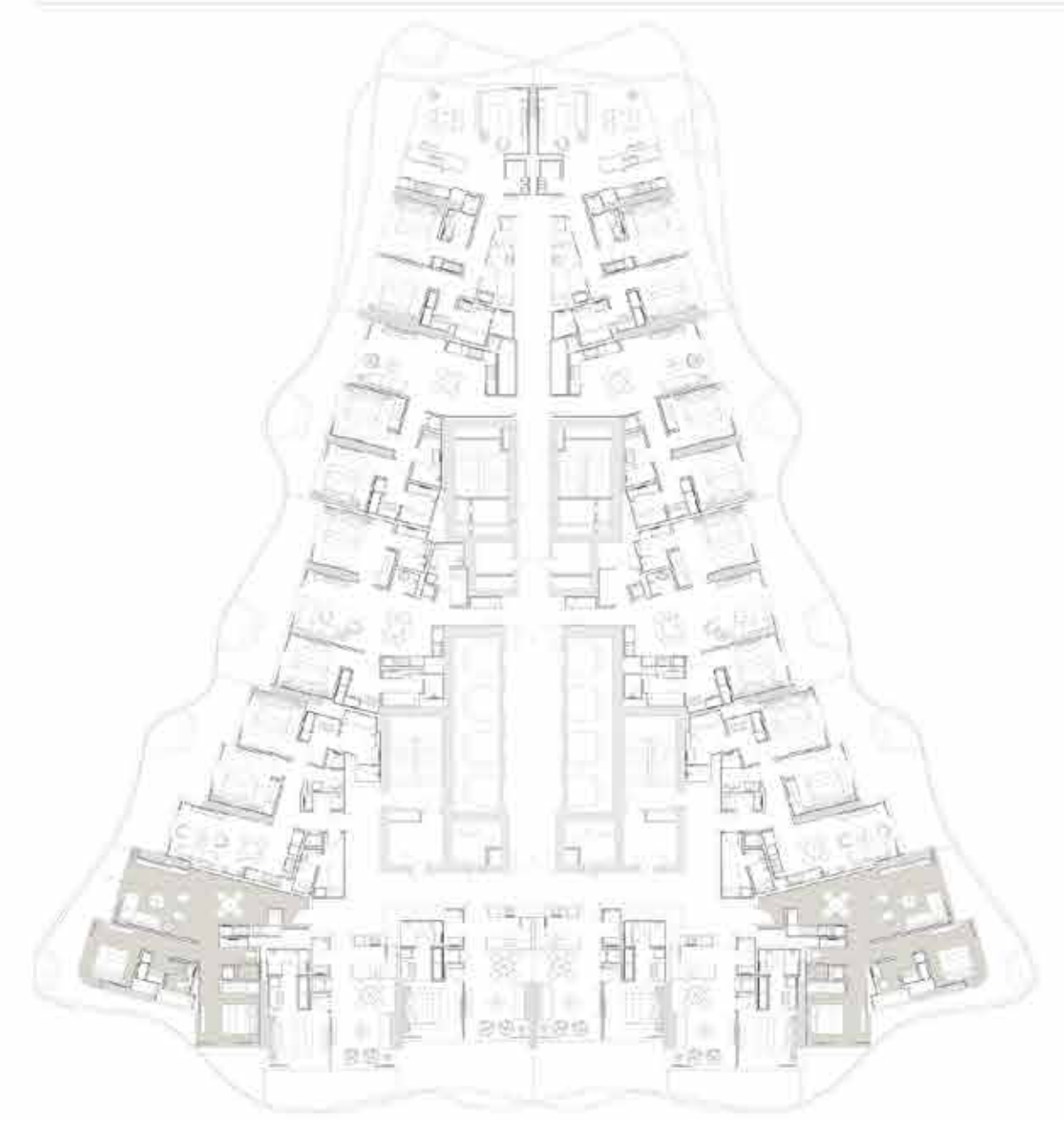


Towers Key Plan

2BR Type 3



Sellable Area: 1368.41 sq.ft



Levels 23-39 Key Plan



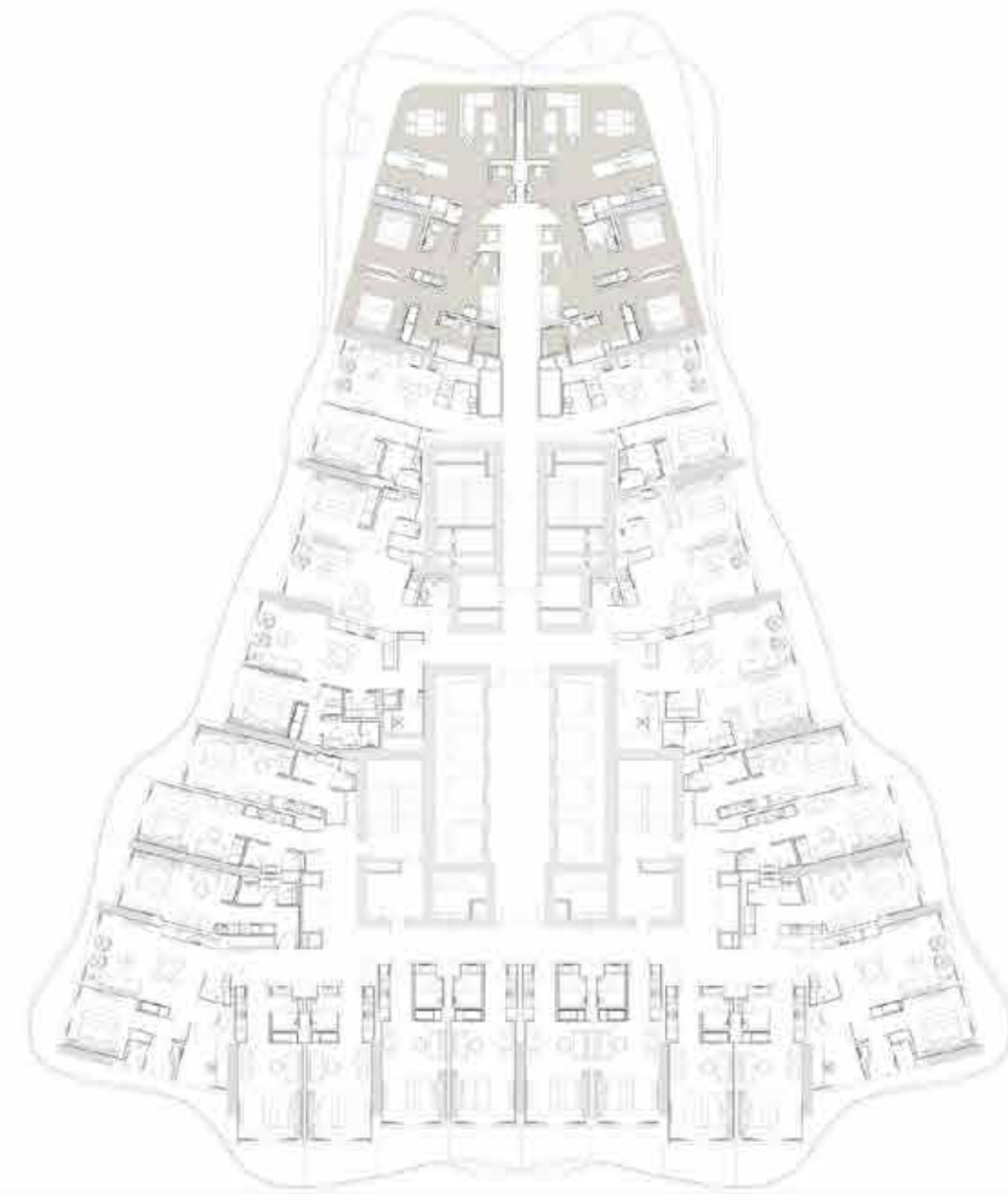
Towers Key Plan



2BR+ Type 1



Sellable Area: 1661.51 sq.ft



Levels 02-39 Key Plan



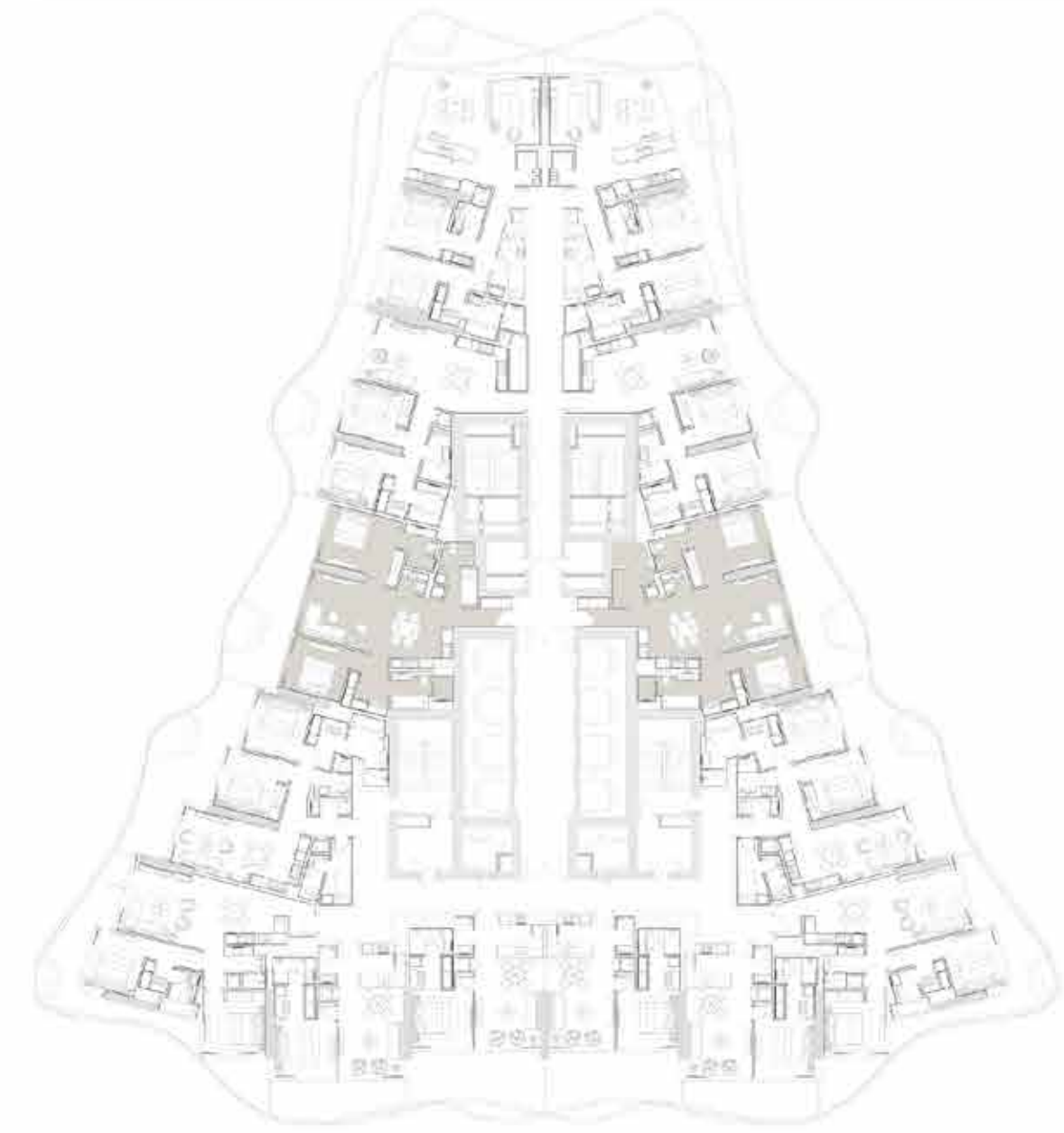
Towers Key Plan



2BR+ Type 2



Sellable Area: 1523.95 sq.ft



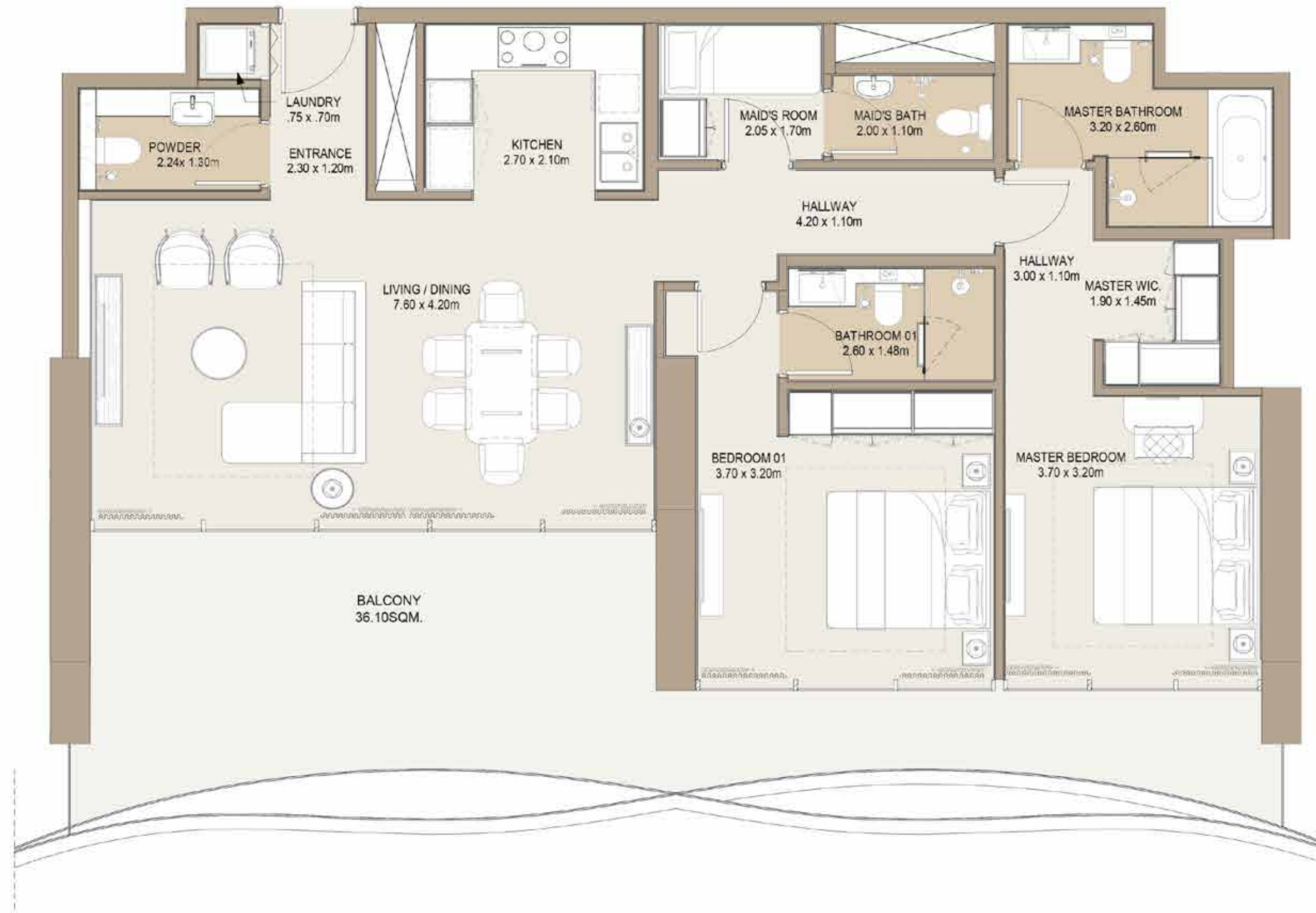
Levels 23-39 Key Plan



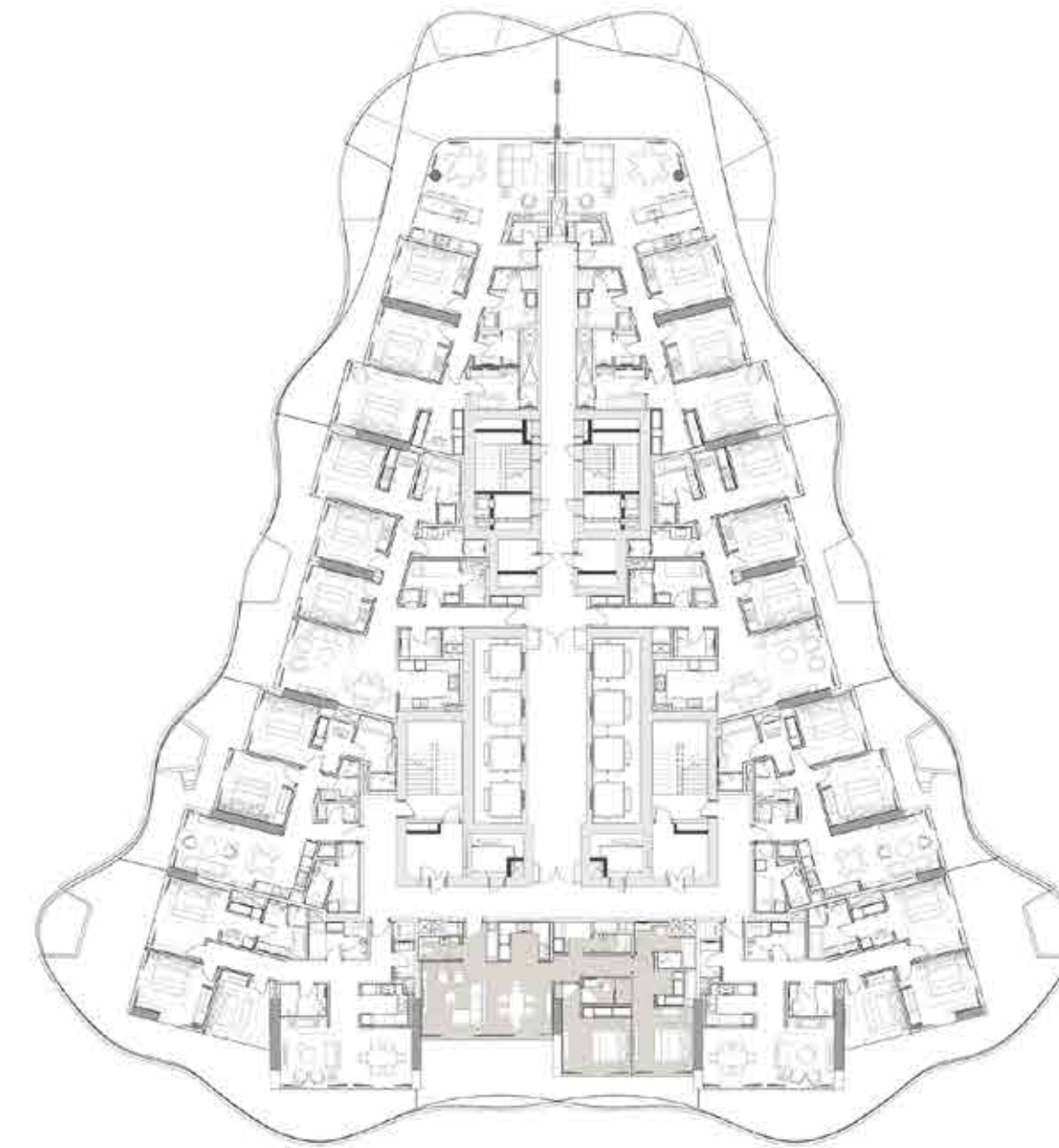
Towers Key Plan



2BR+ Type 3



Sellable Area: 1570.45 sq.ft



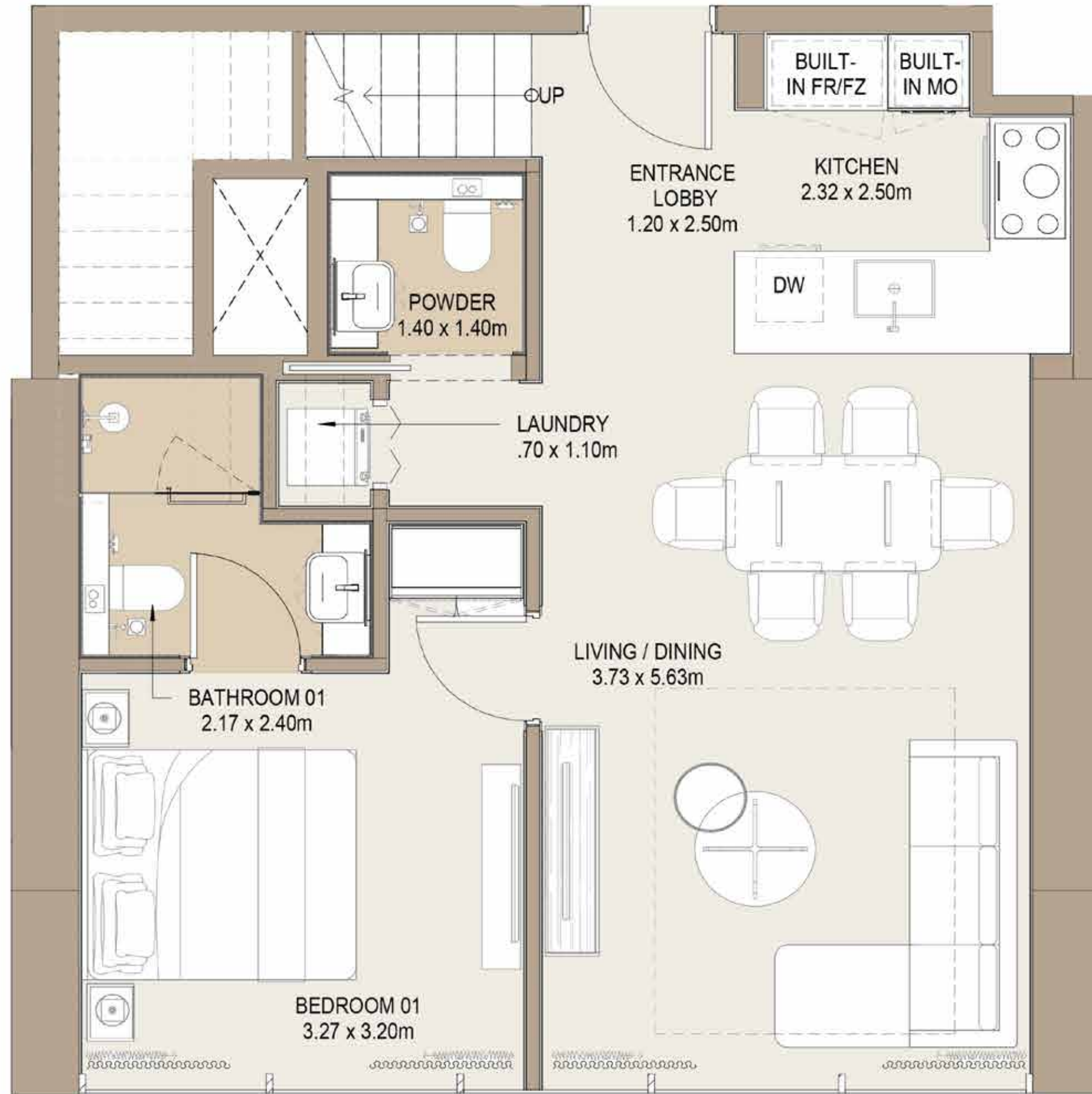
Levels 40-43 Key Plan



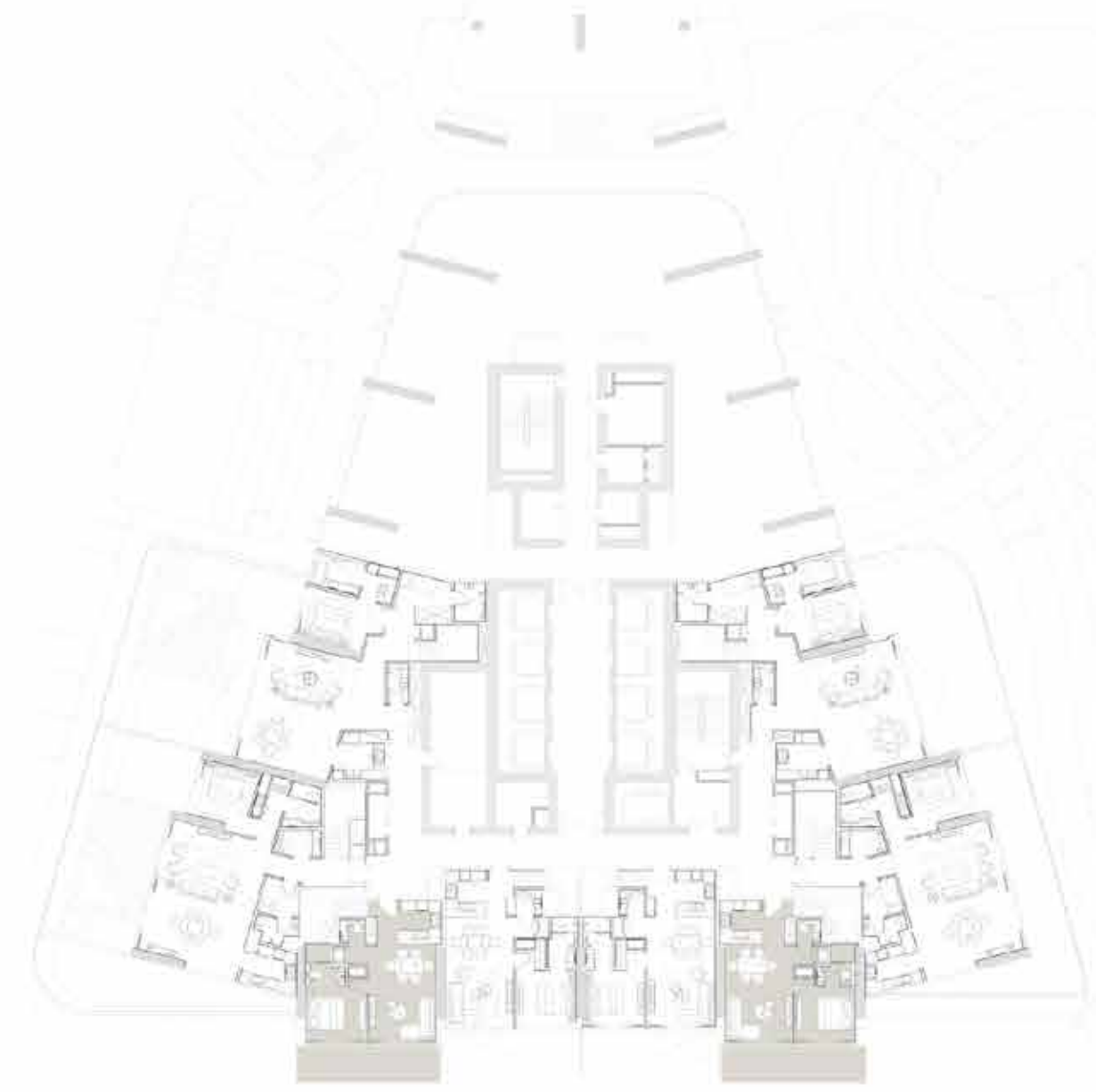
Towers Key Plan



2BR Garden Duplex Type 1 - Lower Level



Sellable Area: 872.41 sq.ft



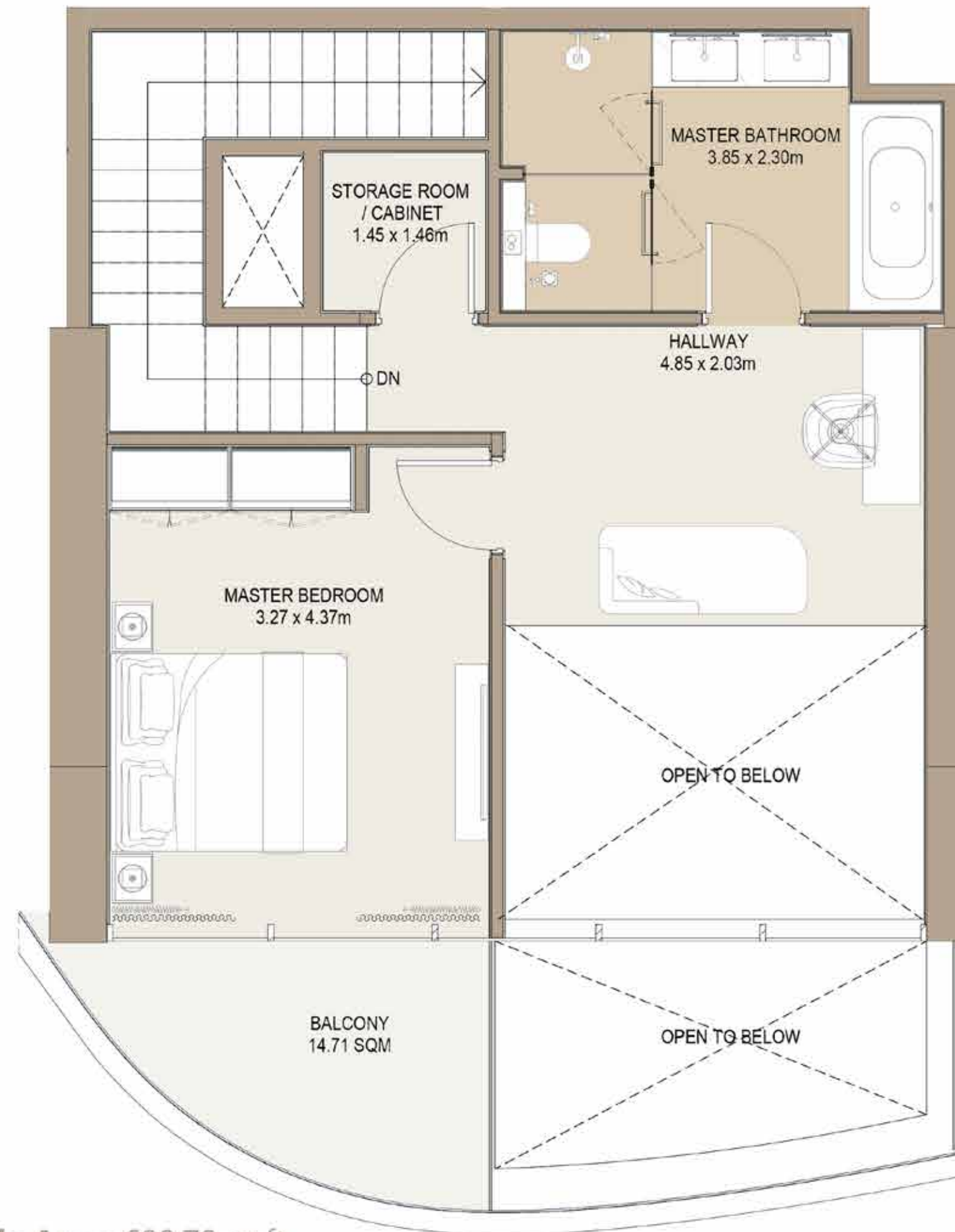
Level 01 Key Plan



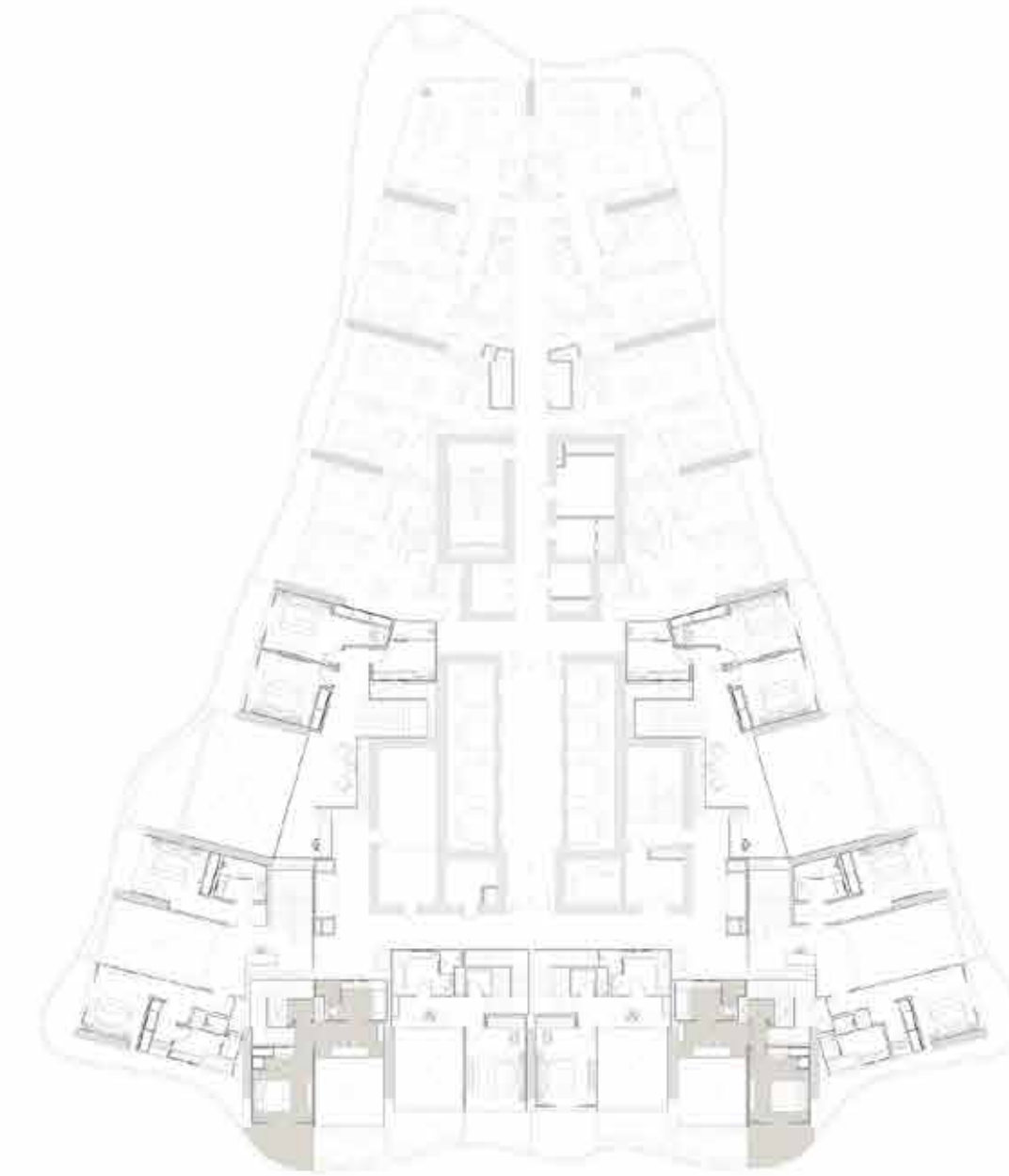
Towers Key Plan



2BR Garden Duplex Type 1 - Upper Level



Sellable Area: 608.70 sq.ft



Level 02 Key Plan

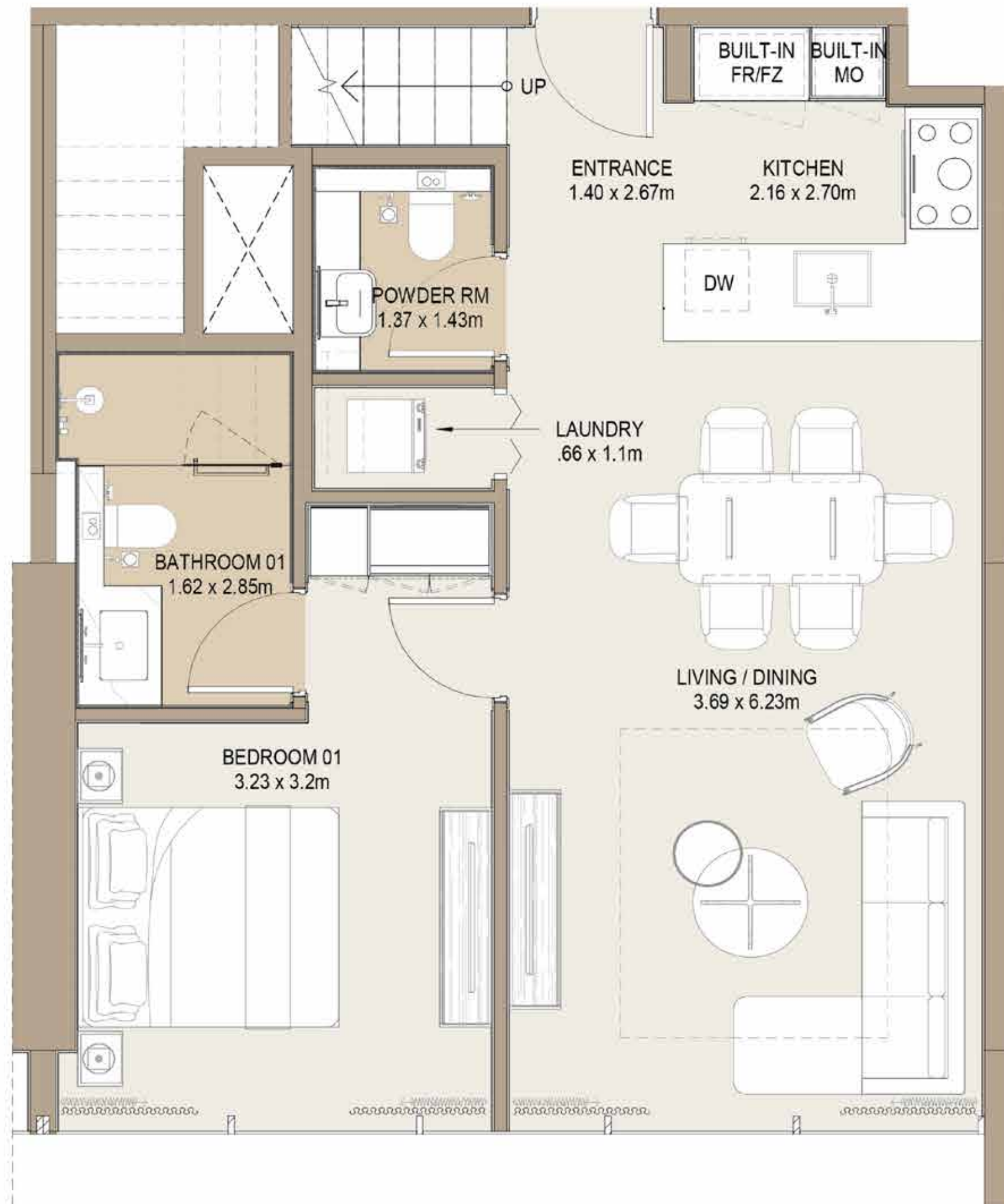


Towers Key Plan

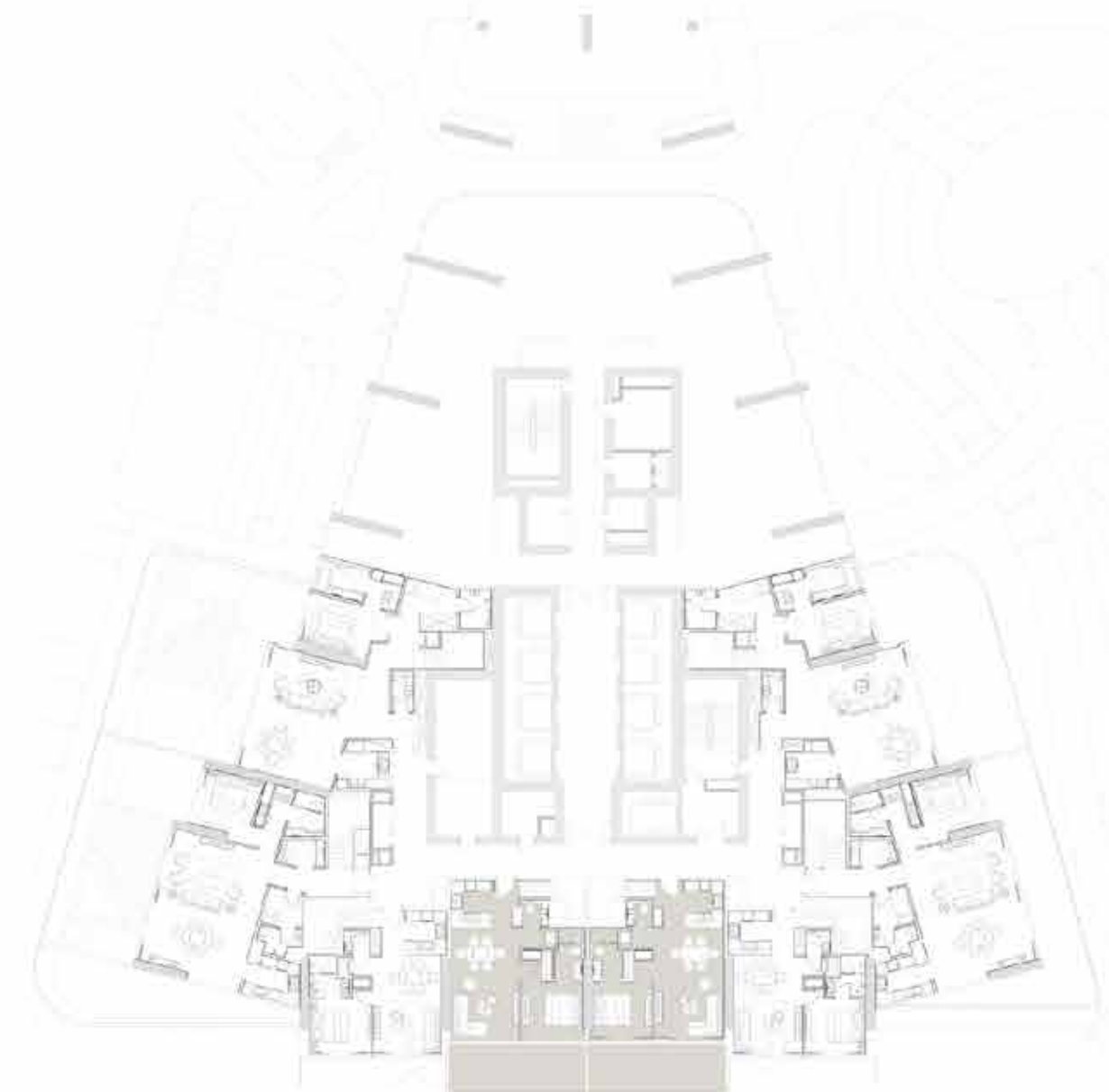




2BR Garden Duplex Type 2 - Lower Level



Sellable Area: 872.41 sq.ft



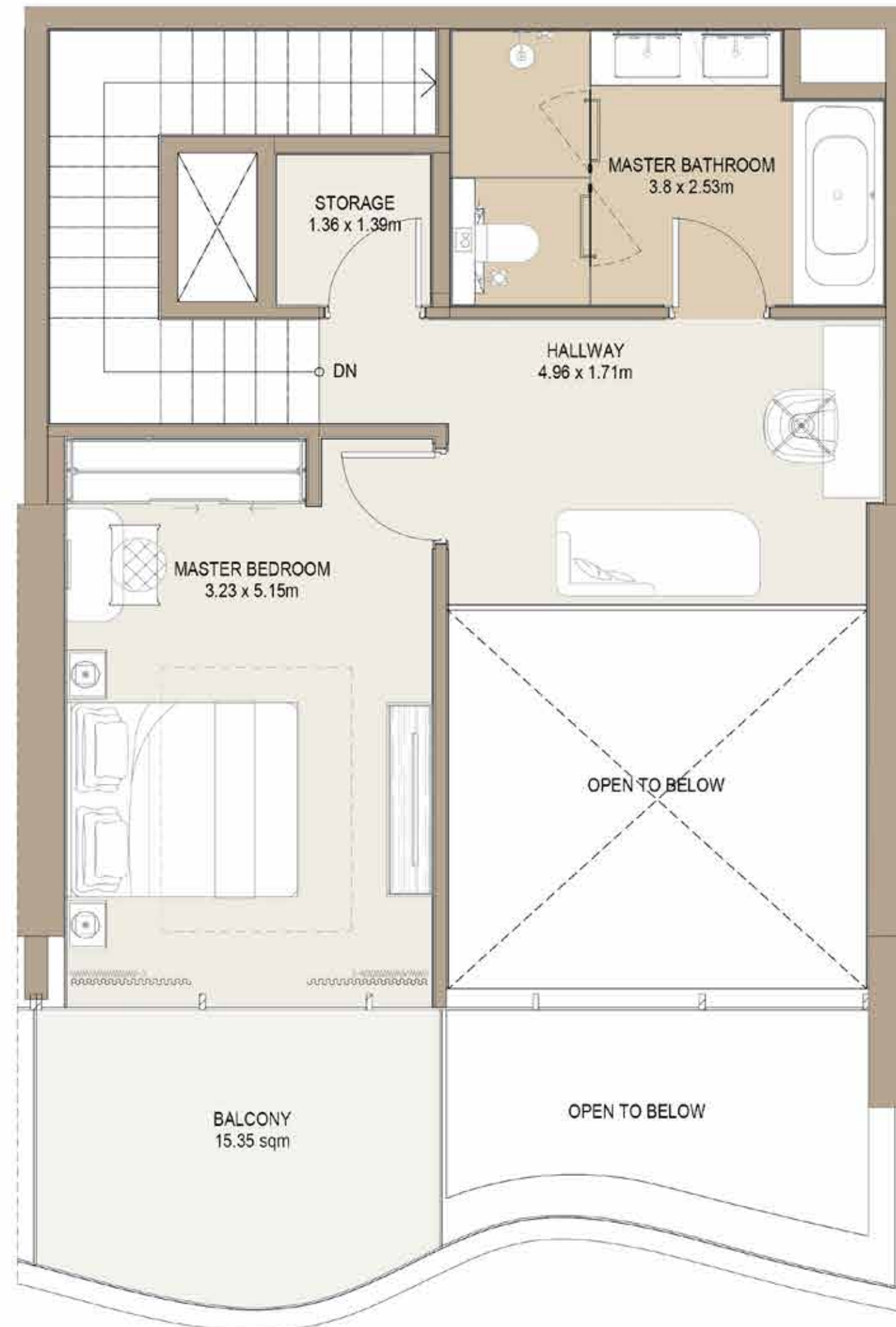
Level 01 Key Plan



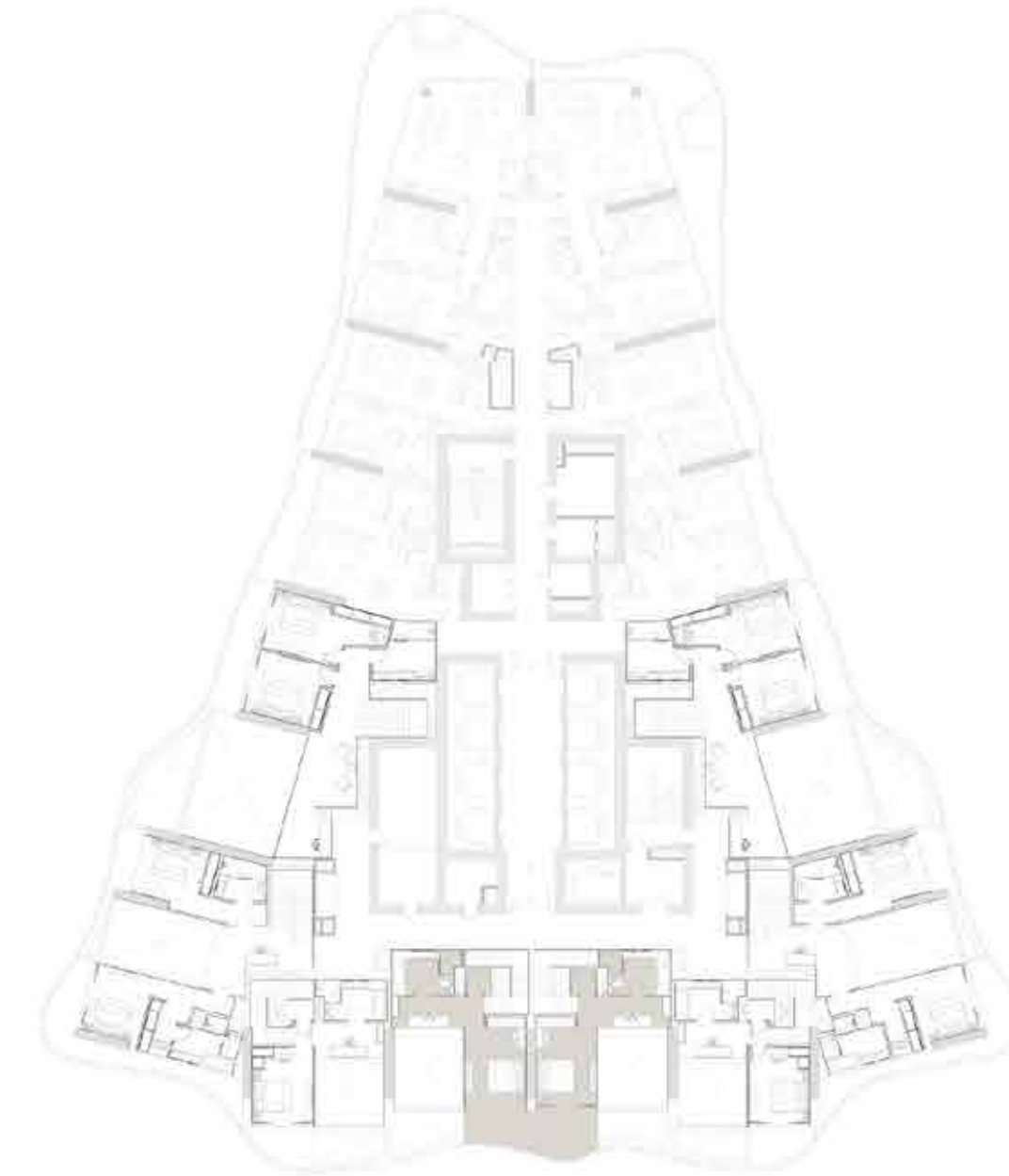
Towers Key Plan



2BR Garden Duplex Type 2 - Upper Level



Sellable Area: 890.93 sq.ft



Level 02 Key Plan



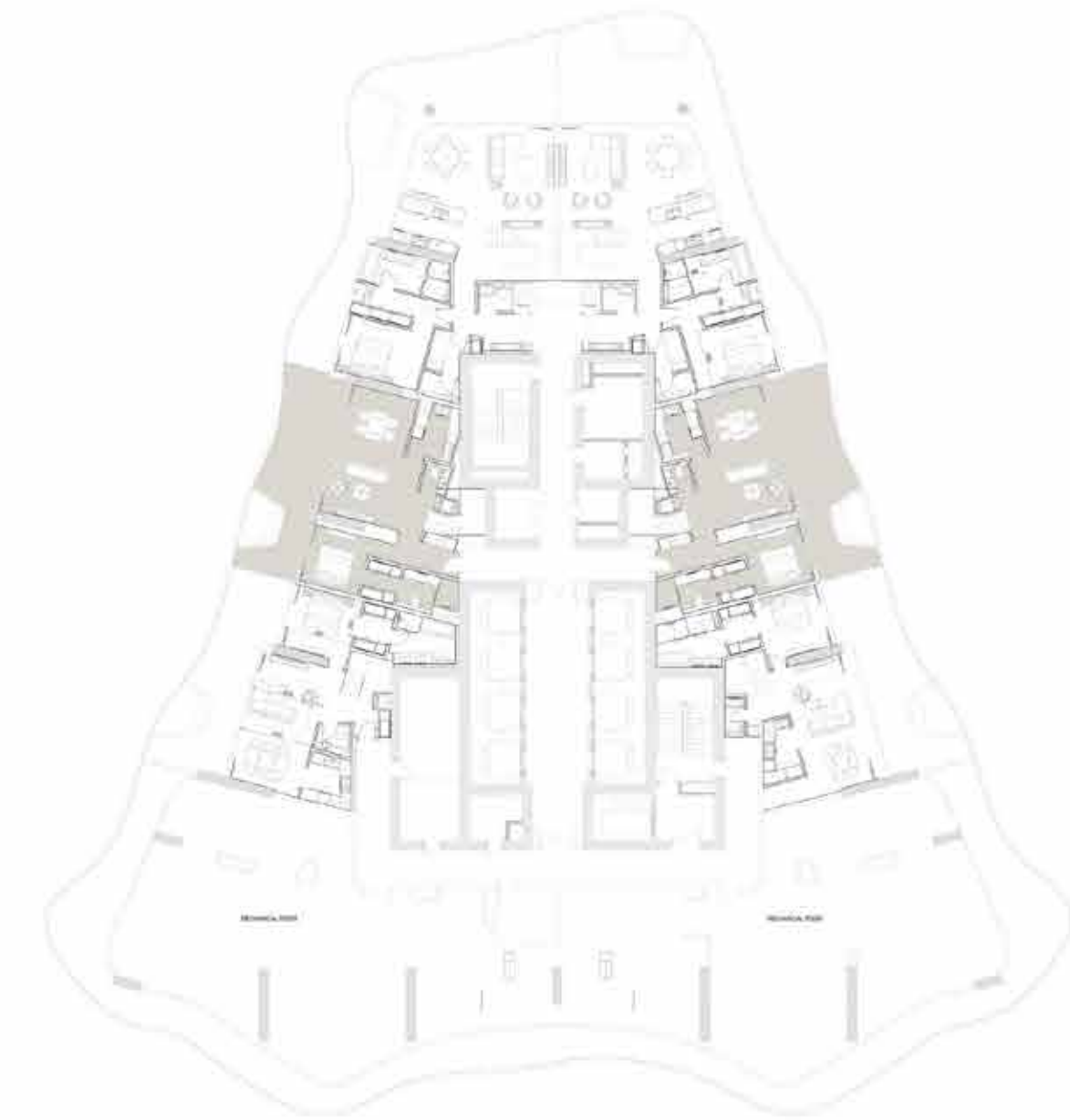
Towers Key Plan



2BR Sky Duplex Type 1 - Lower Level



Sellable Area: 1138.28 sq.ft



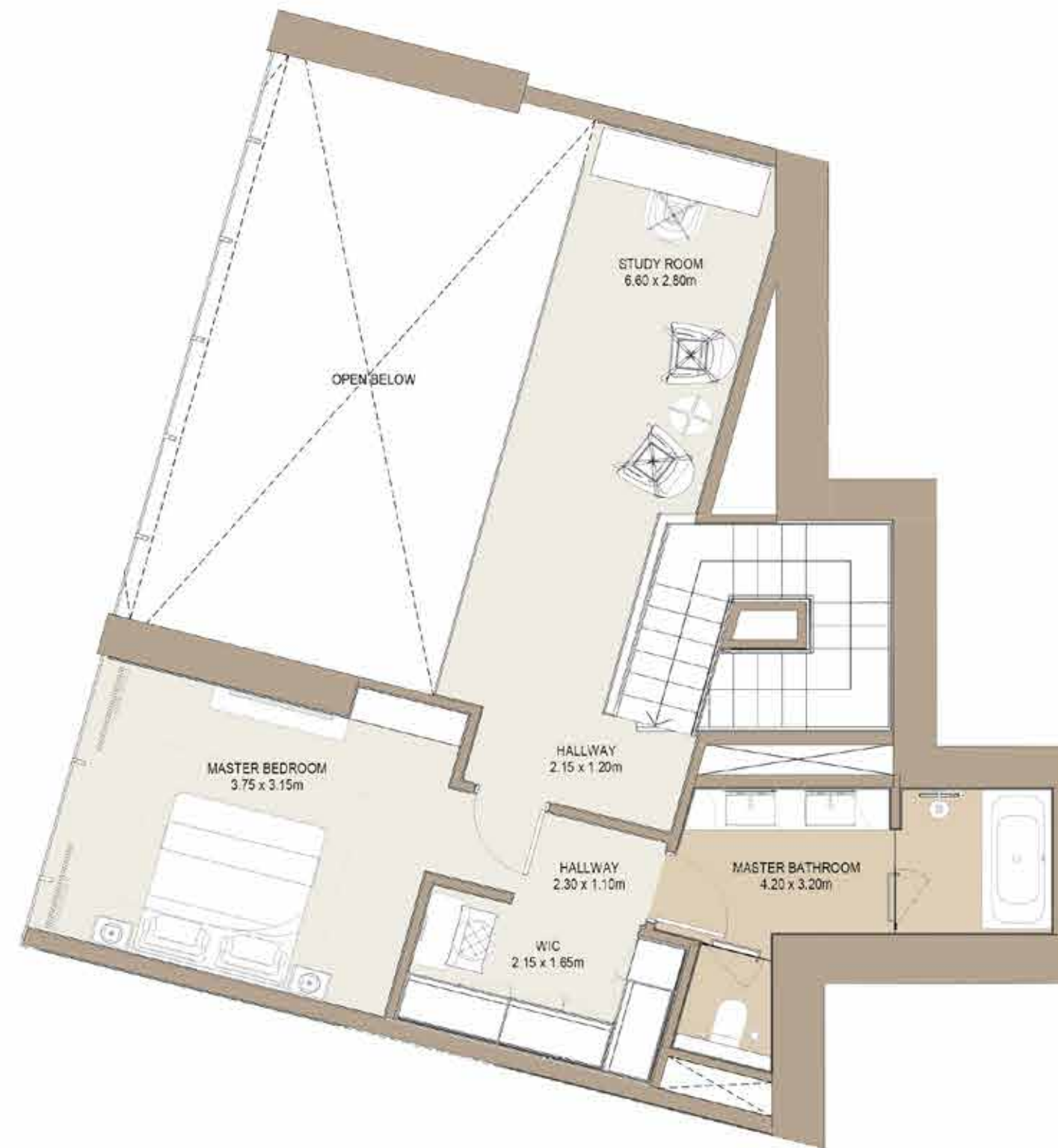
Level 44 Key Plan



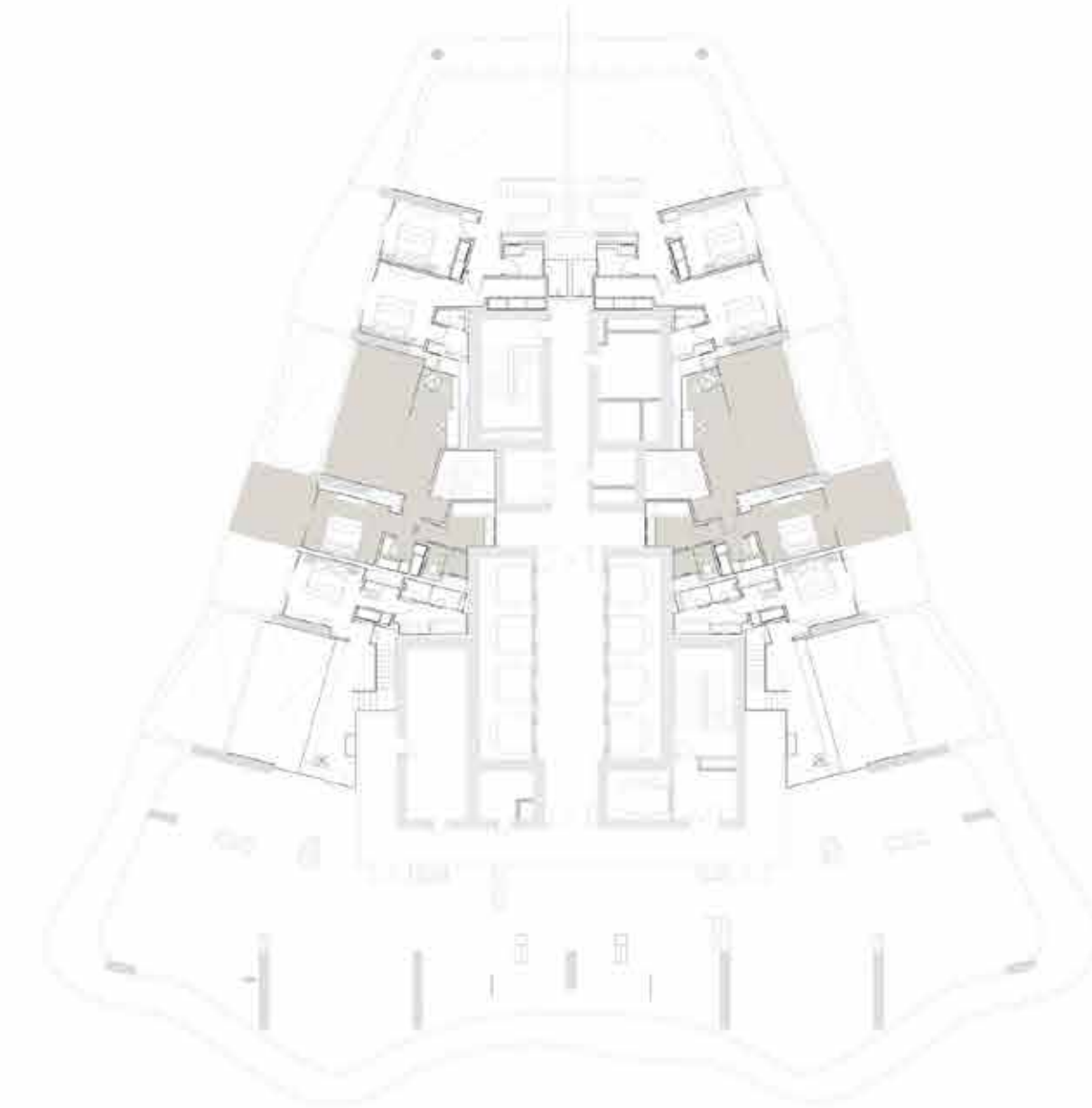
Towers Key Plan



2BR Sky Duplex Type 1 - Upper Level



Sellable Area: 926.13 sq.ft



Level 45 Key Plan



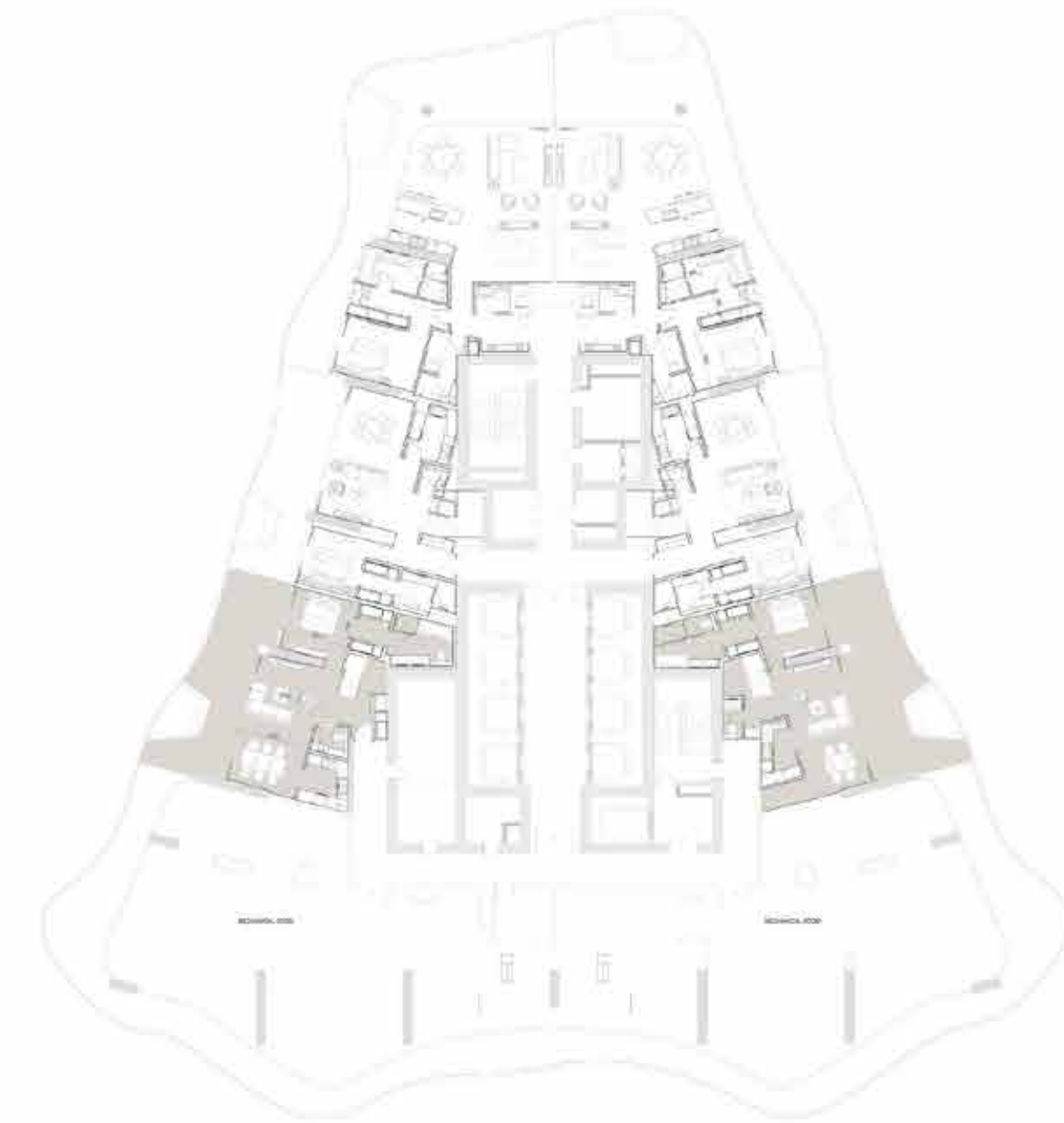
Towers Key Plan



2BR Sky Duplex Type 2 - Lower Level



Sellable Area: 956.91 sq.ft



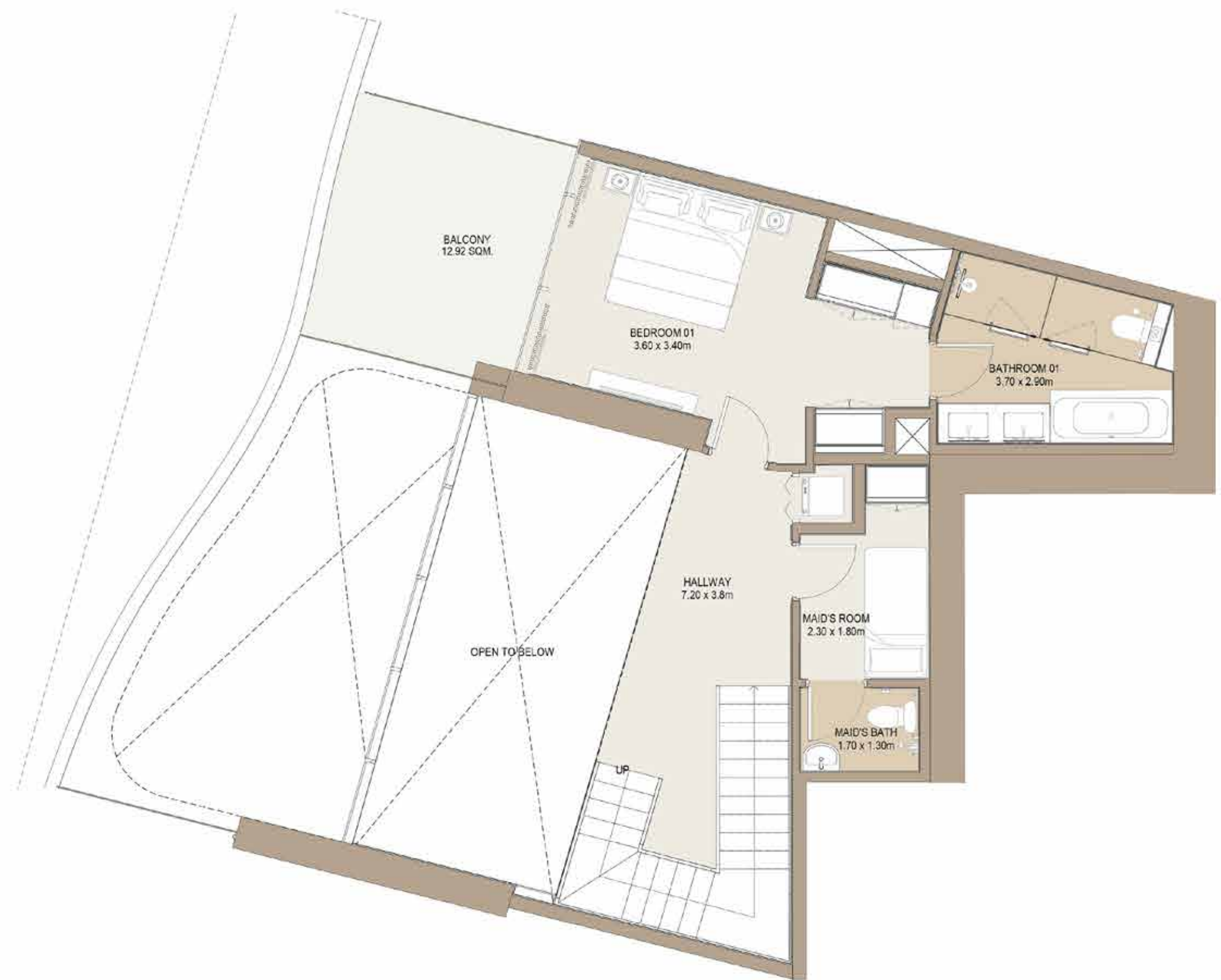
Level 44 Key Plan



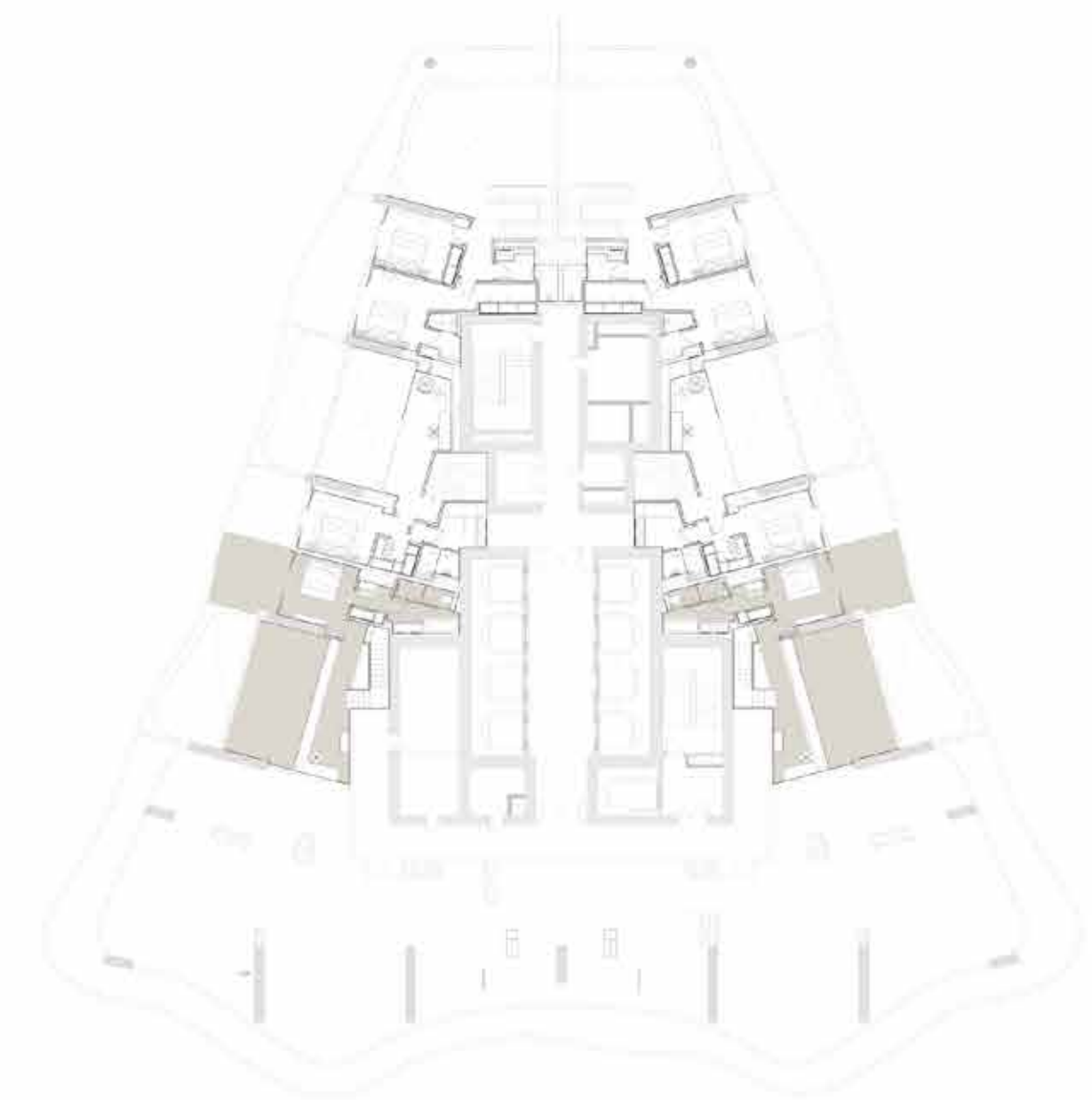
Towers Key Plan



2BR Sky Duplex Type 2 - Upper Level



Sellable Area: 956.911 sq.ft



Level 45 Key Plan



Towers Key Plan



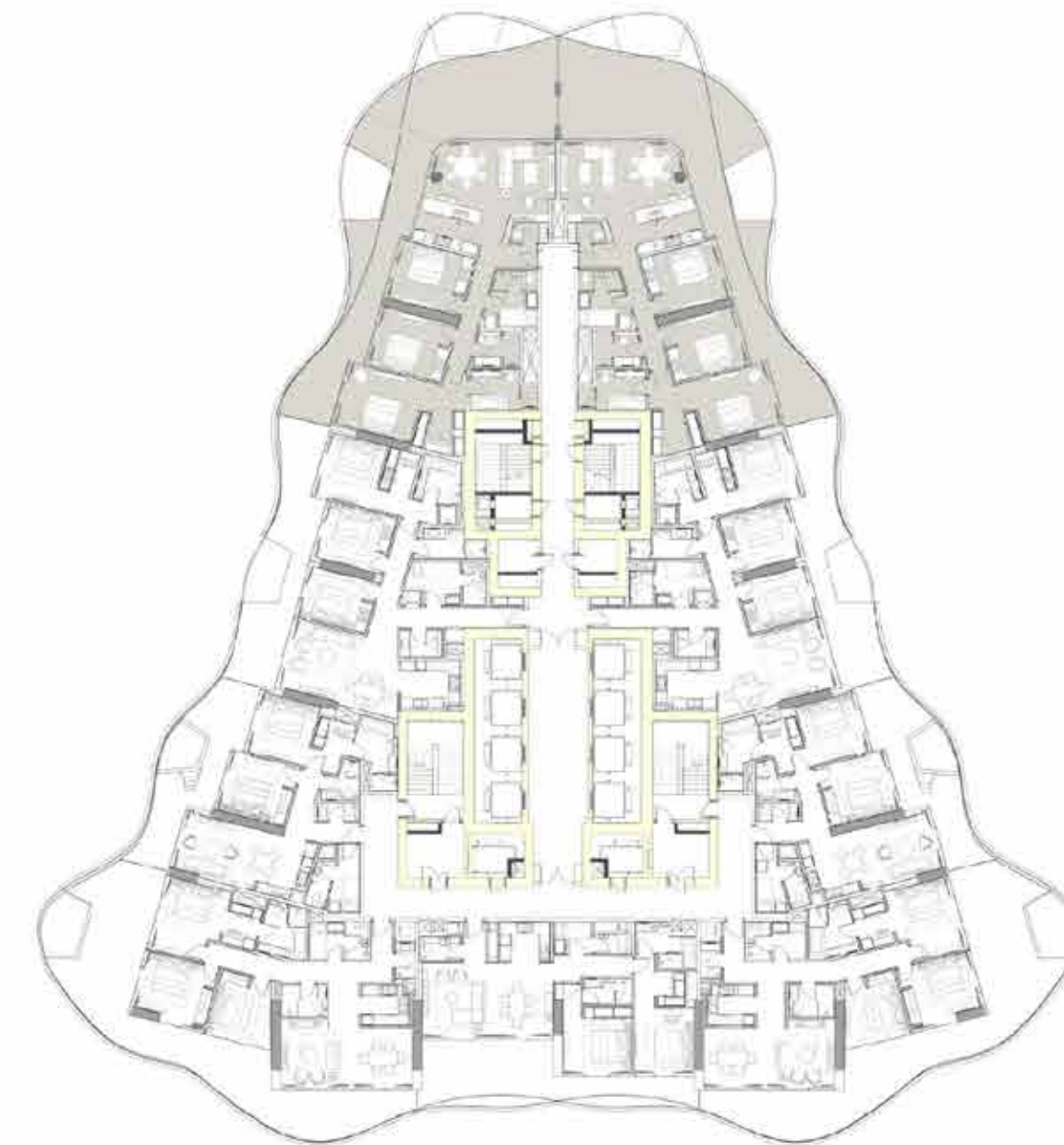
# 3 Bedrooms



3BR Type 1



Sellable Area: 2556.21 sq.ft



Levels 40-43 Key Plan

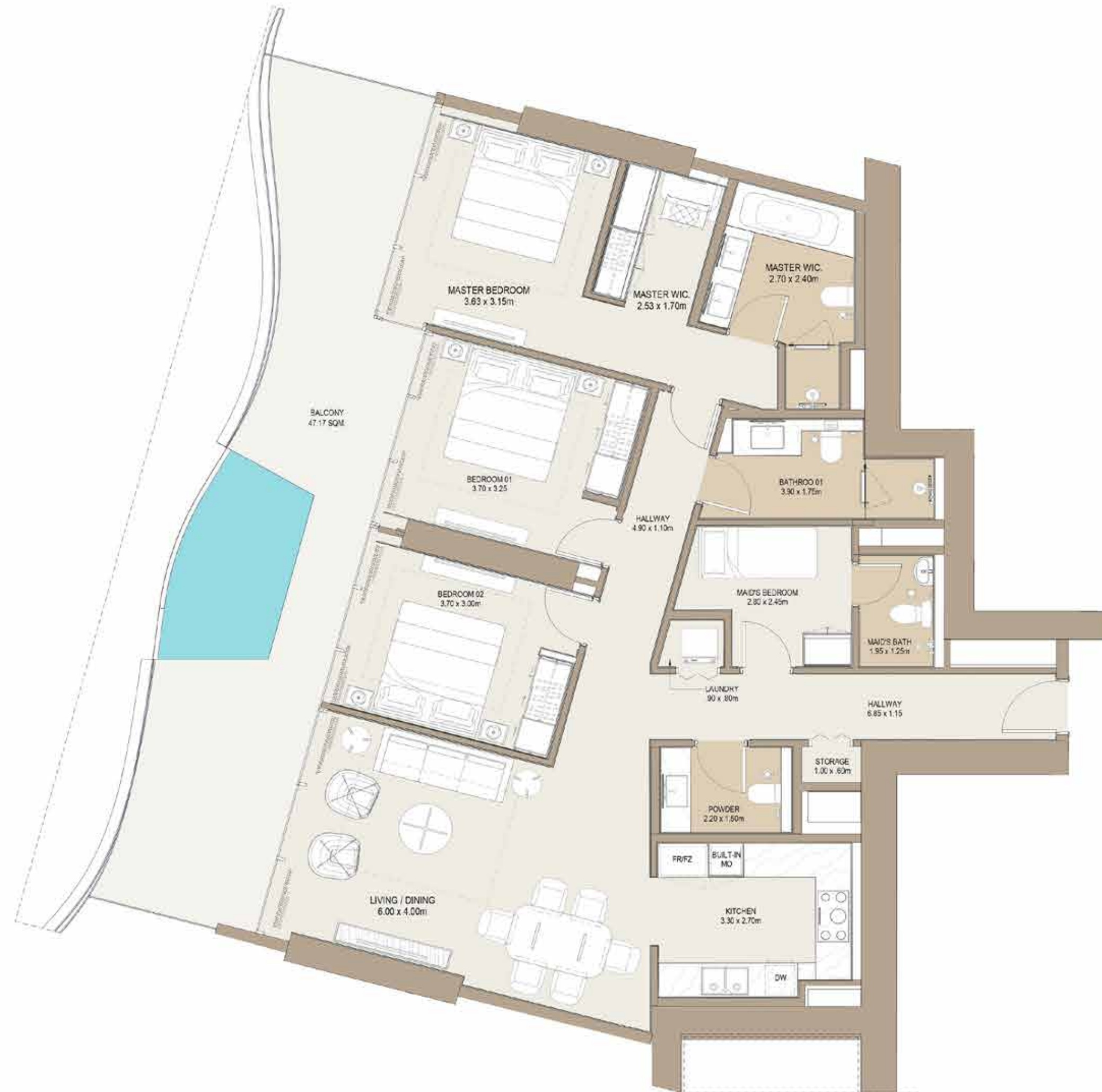


Towers Key Plan

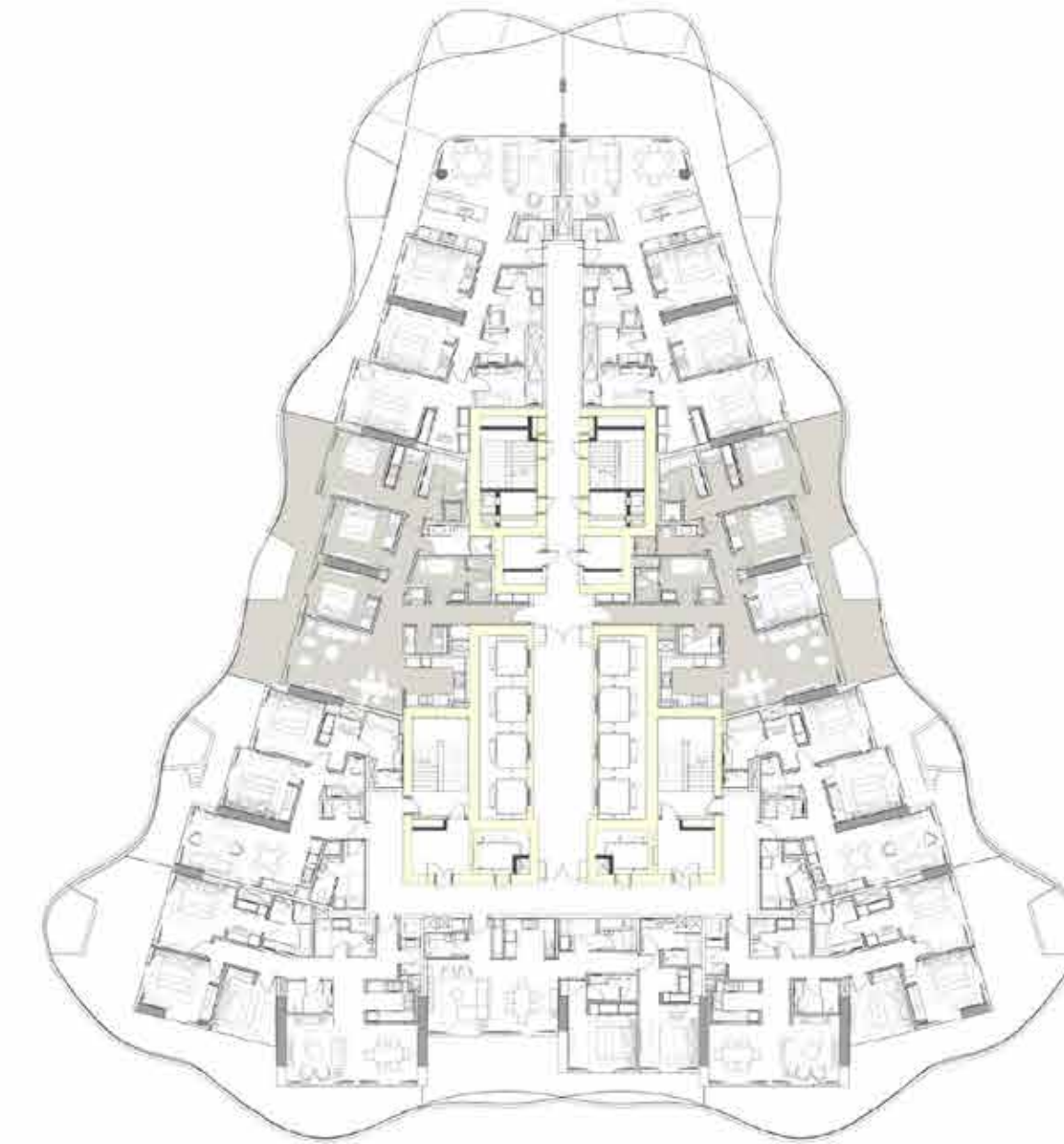




3BR Type 2



Sellable Area: 2064.84 sq.ft



Levels 40-43 Key Plan

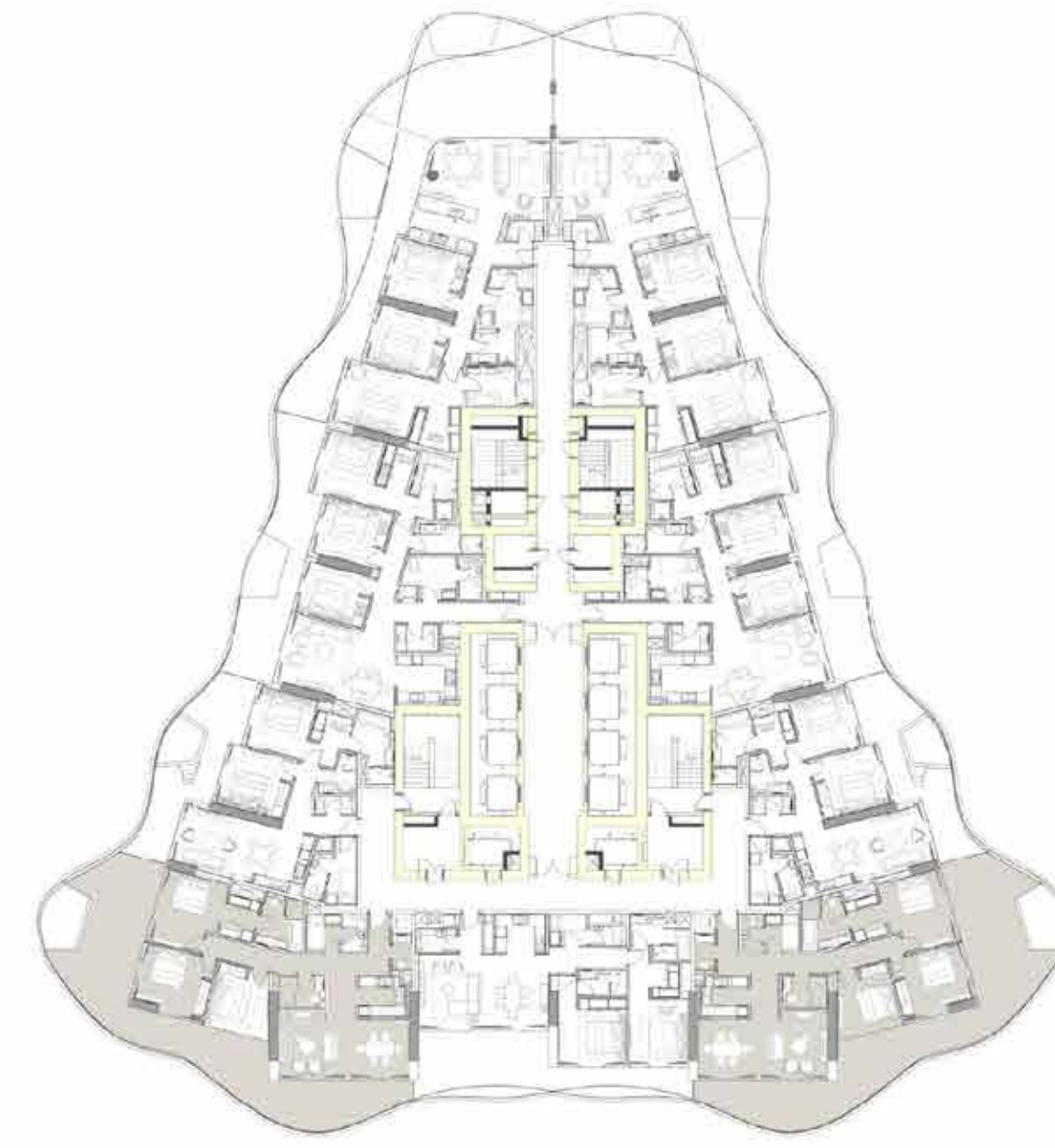


Towers Key Plan

3BR Type 3



Sellable Area: 2359.56 sq.ft



Levels 40-43 Key Plan



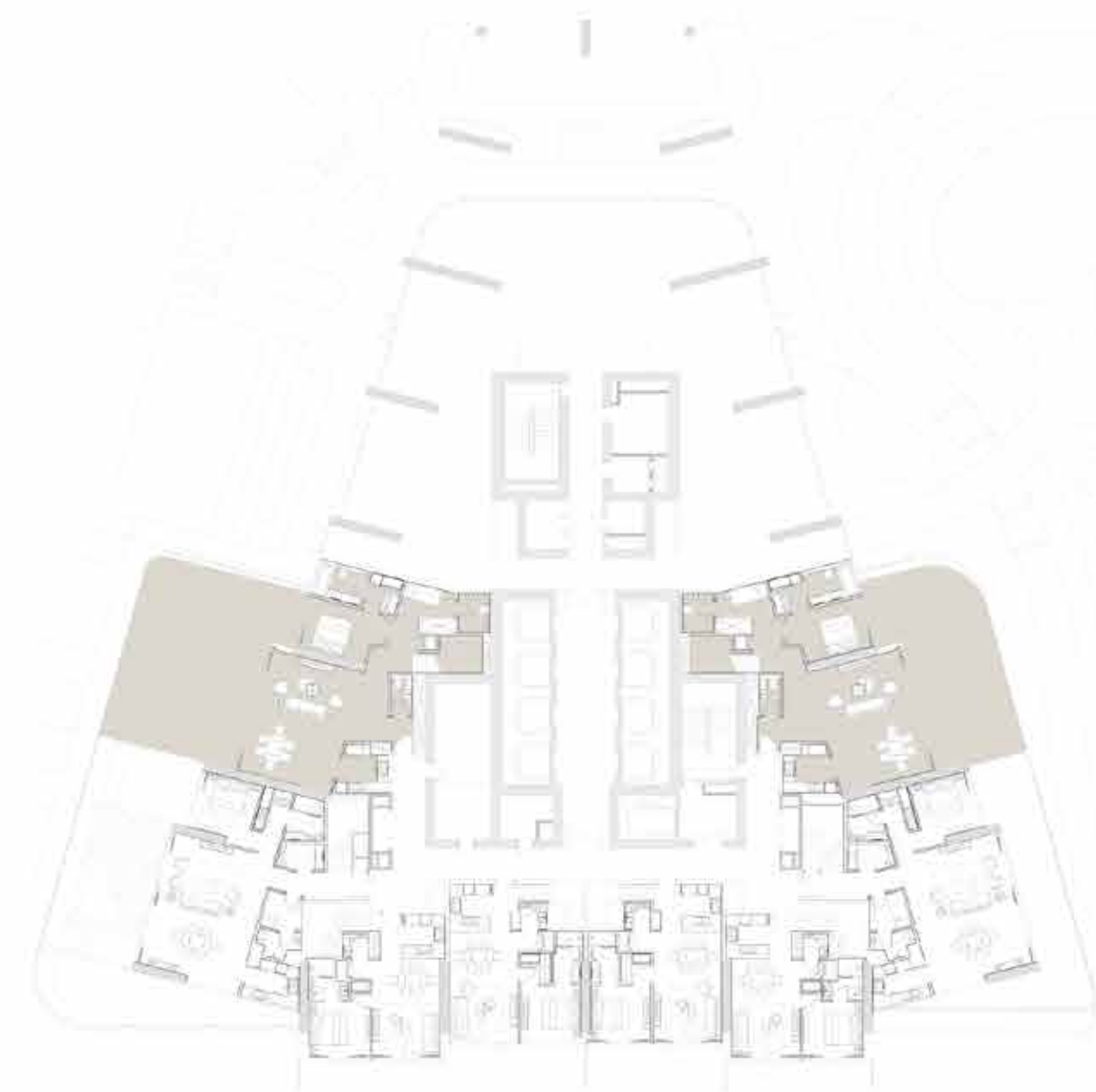
Towers Key Plan



3BR Garden Duplex Type 1 - Lower Level



Sellable Area: 2221.56 sq.ft

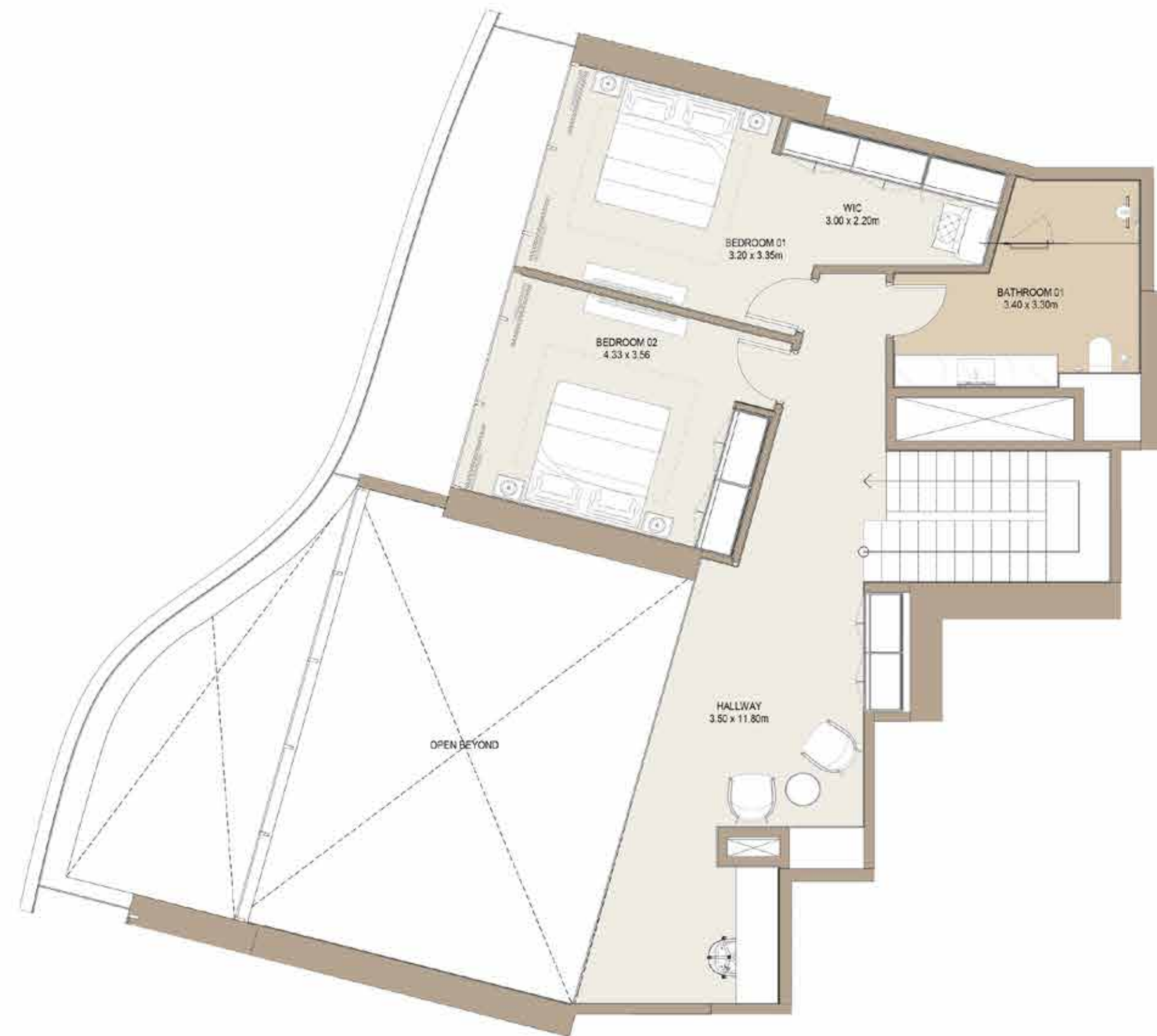


Level 01 Key Plan

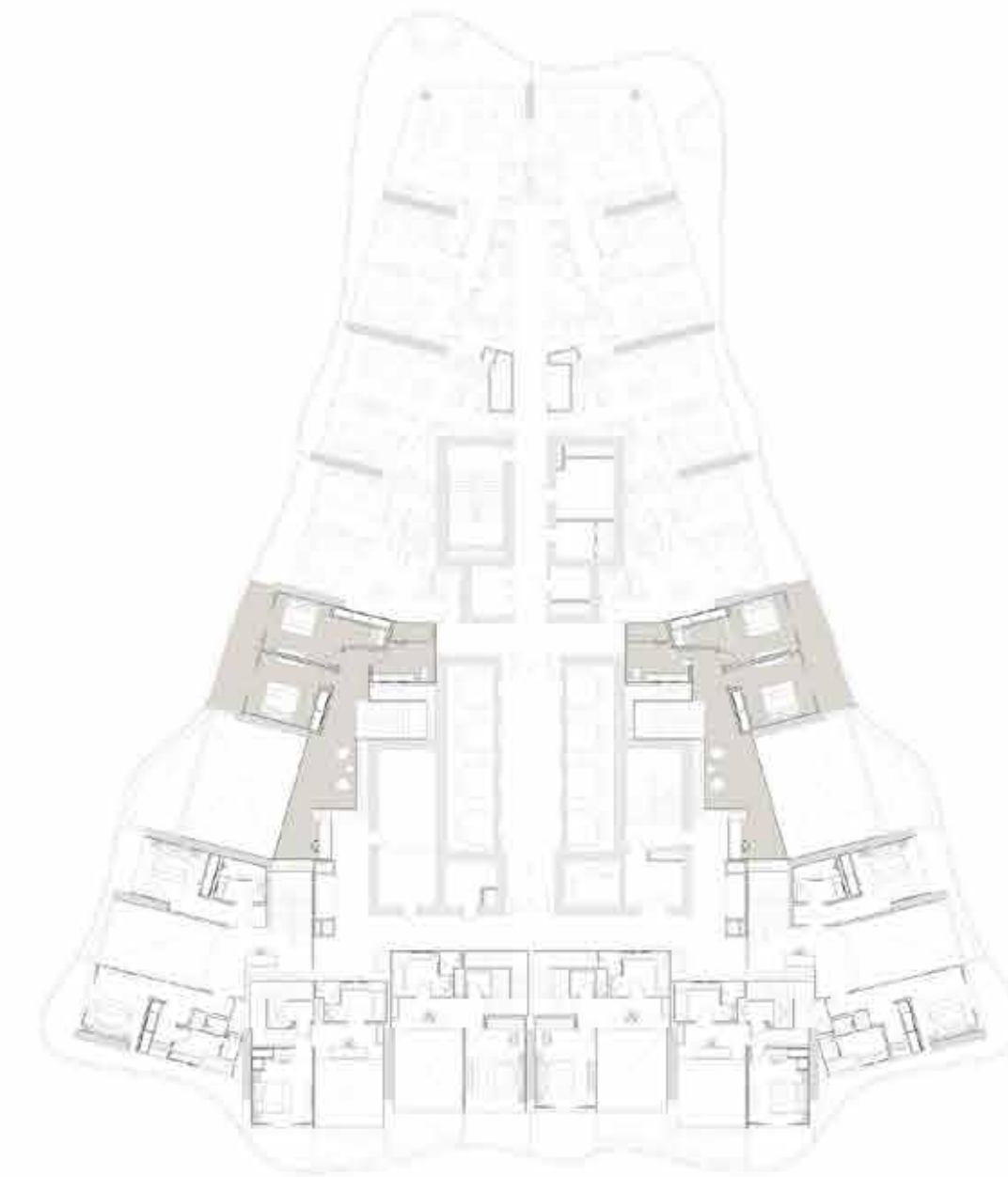


Towers Key Plan

3BR Garden Duplex Type 1 - Upper Level



Sellable Area: 1013.20 sq.ft



Level 02 Key Plan

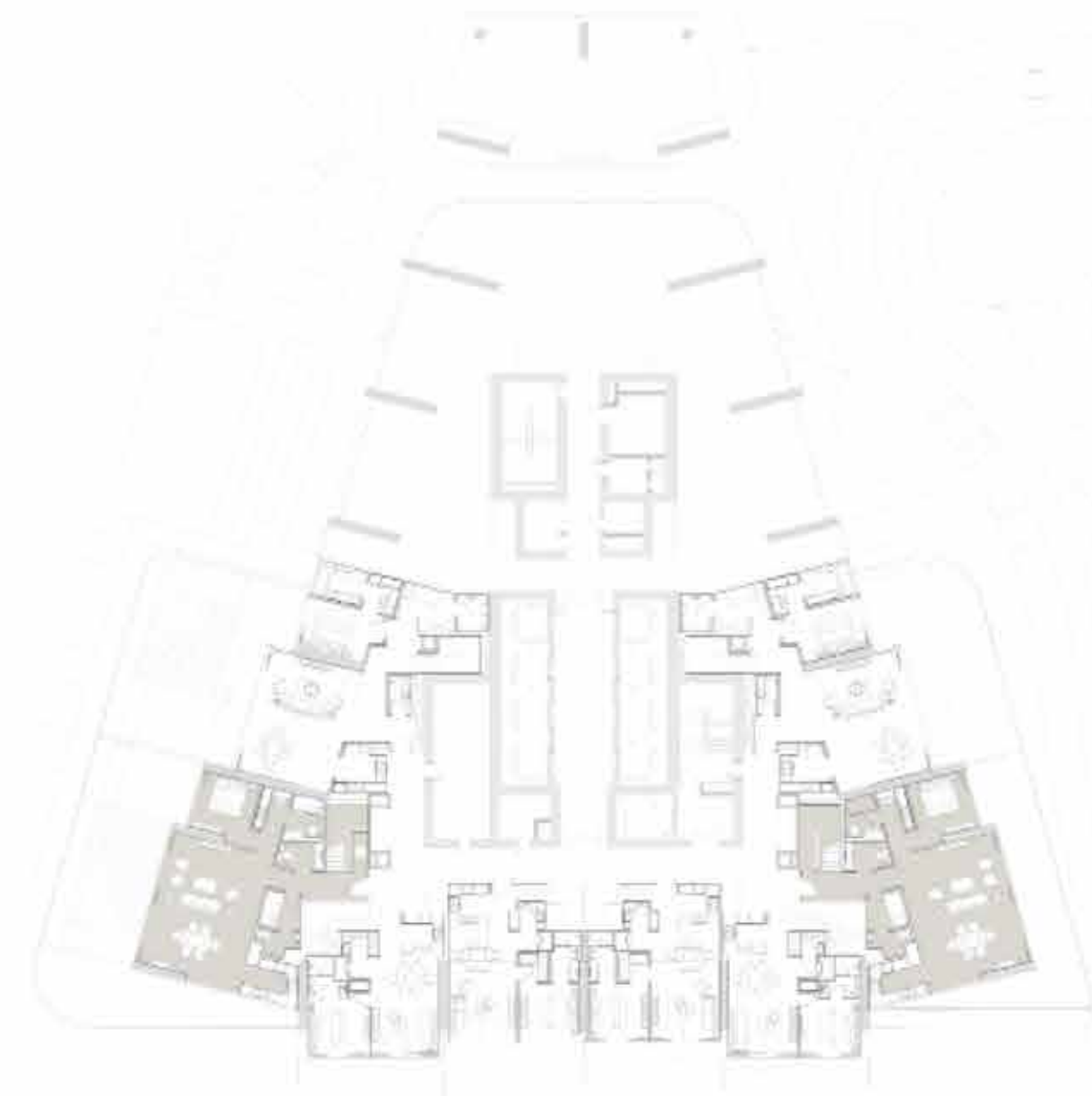


Towers Key Plan

3BR Garden Duplex Type 2 - Lower Level



Sellable Area: 2172.37 sq.ft

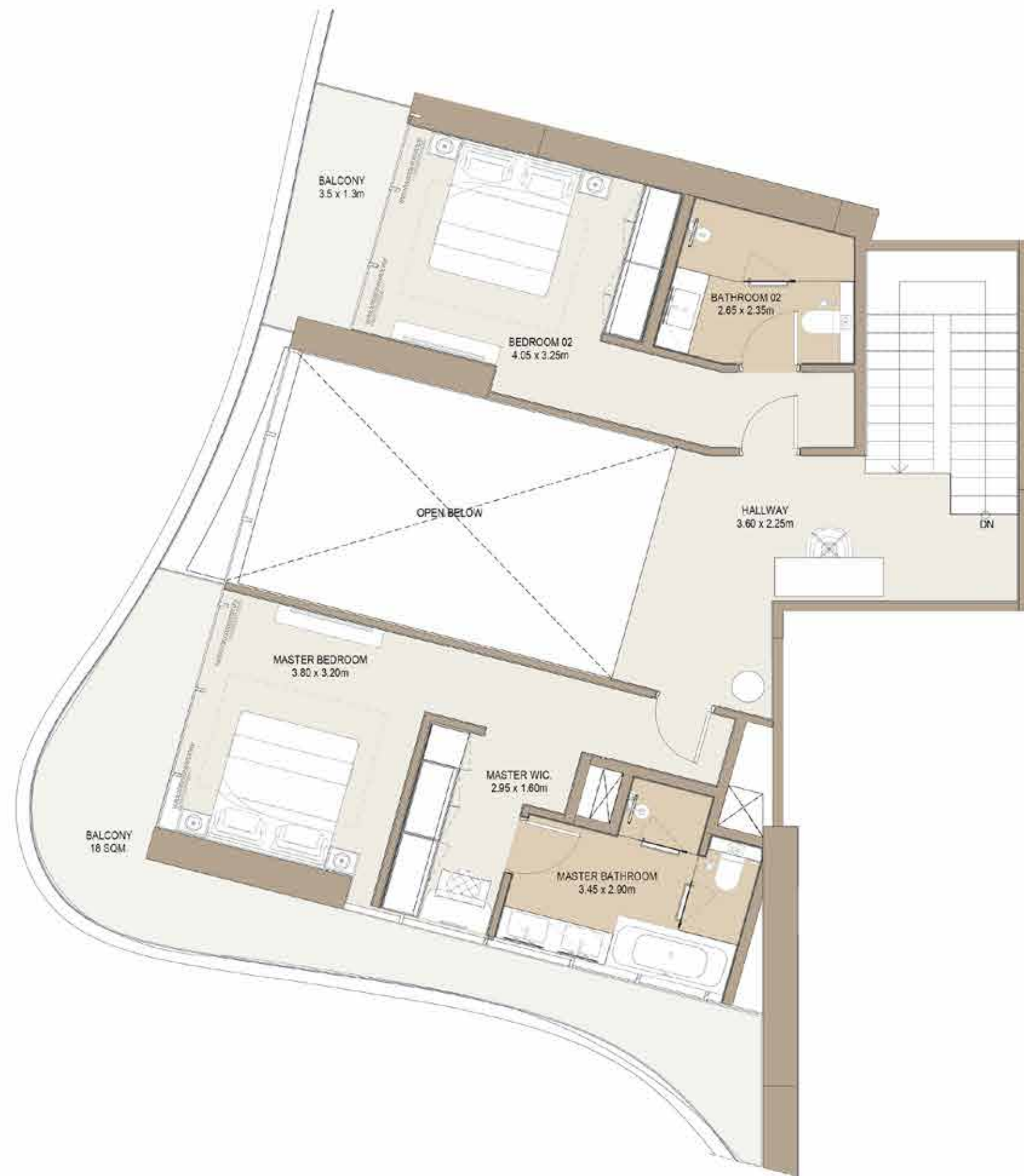


Level 01 Key Plan

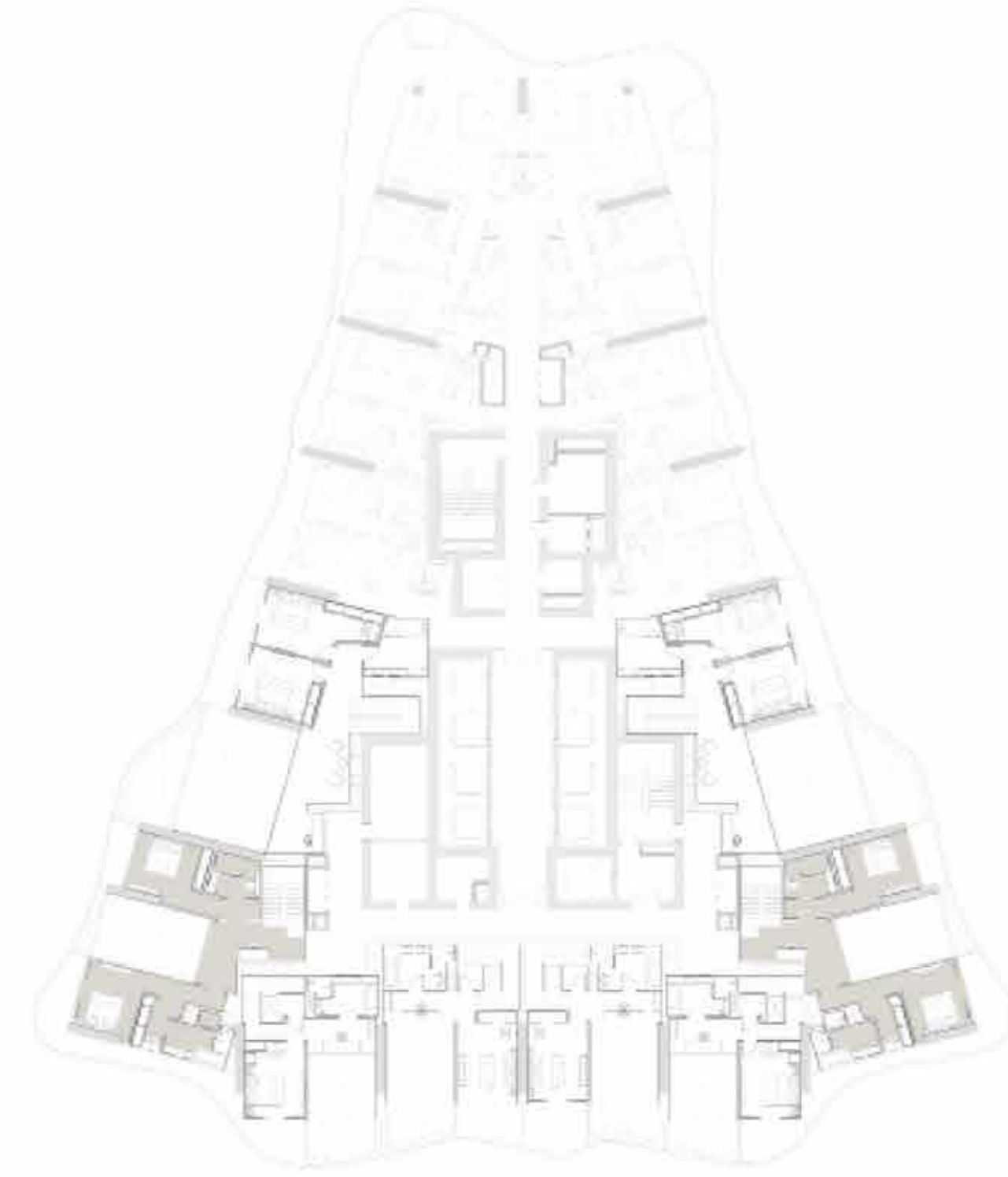


Towers Key Plan

3BR Garden Duplex Type 2 - Upper Level



Sellable Area: 1629.66 sq.ft

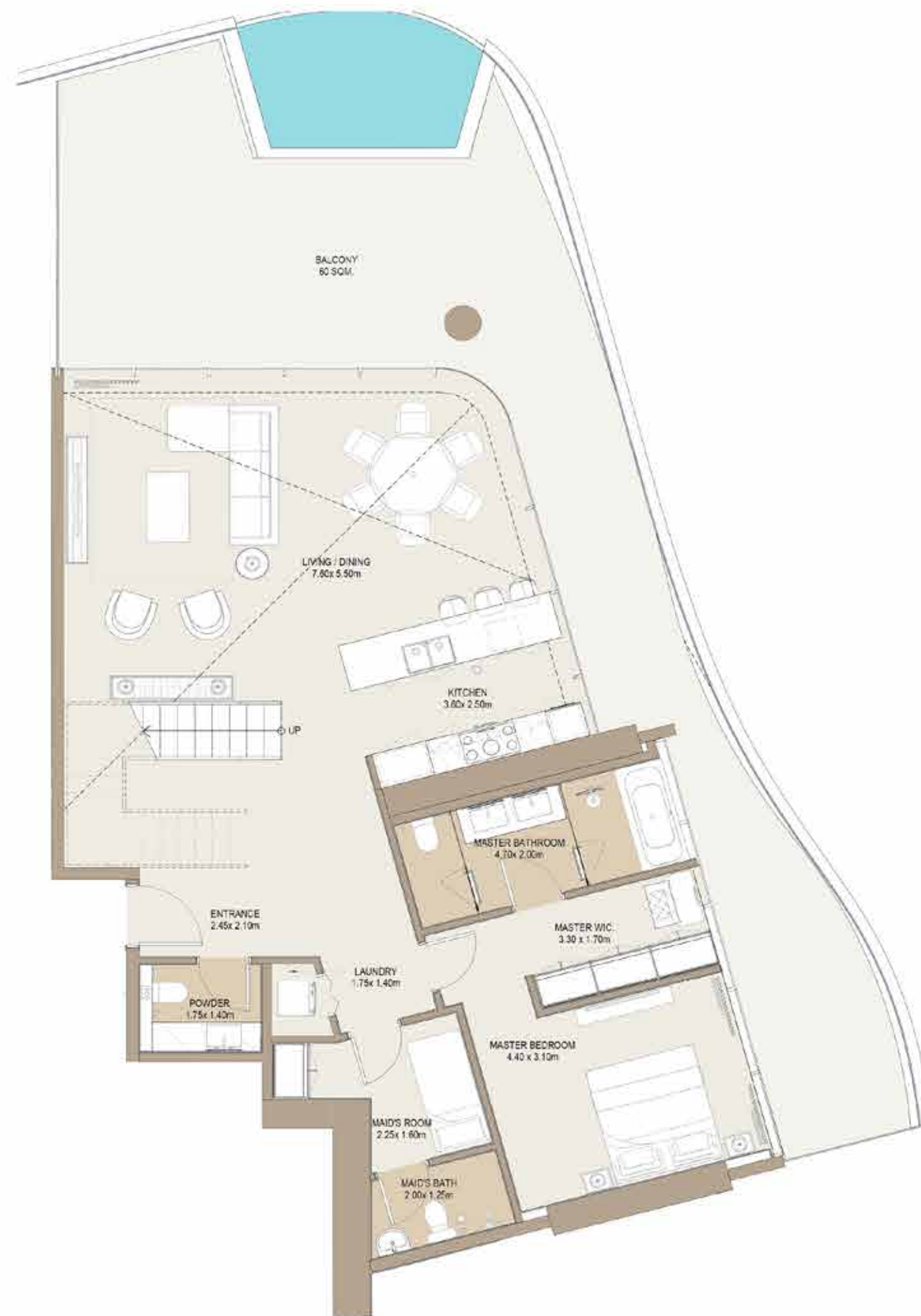


Level 02 Key Plan

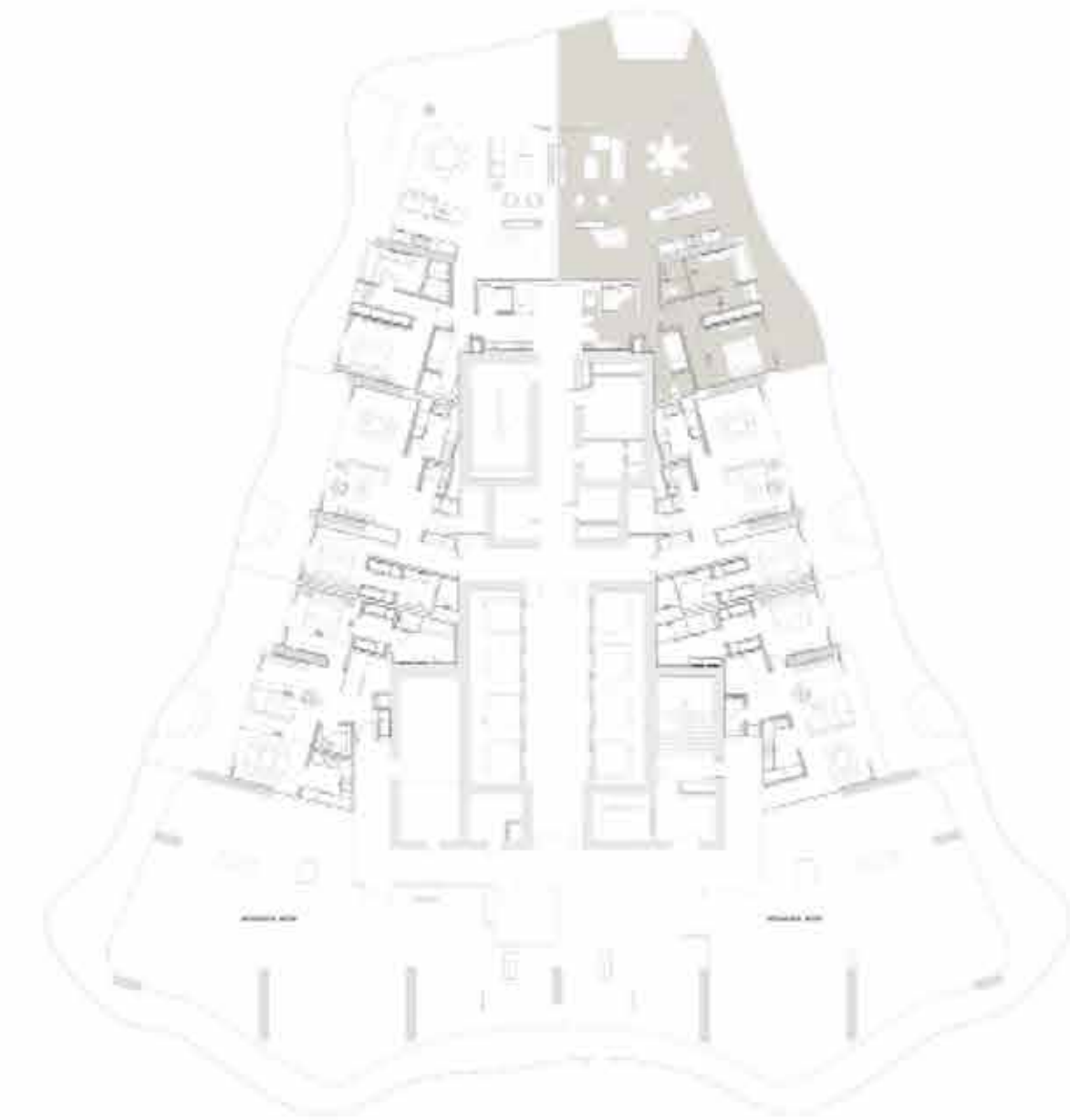


Towers Key Plan

3BR Sky Duplex - Lower Level



Sellable Area: 1285.21 sq.ft



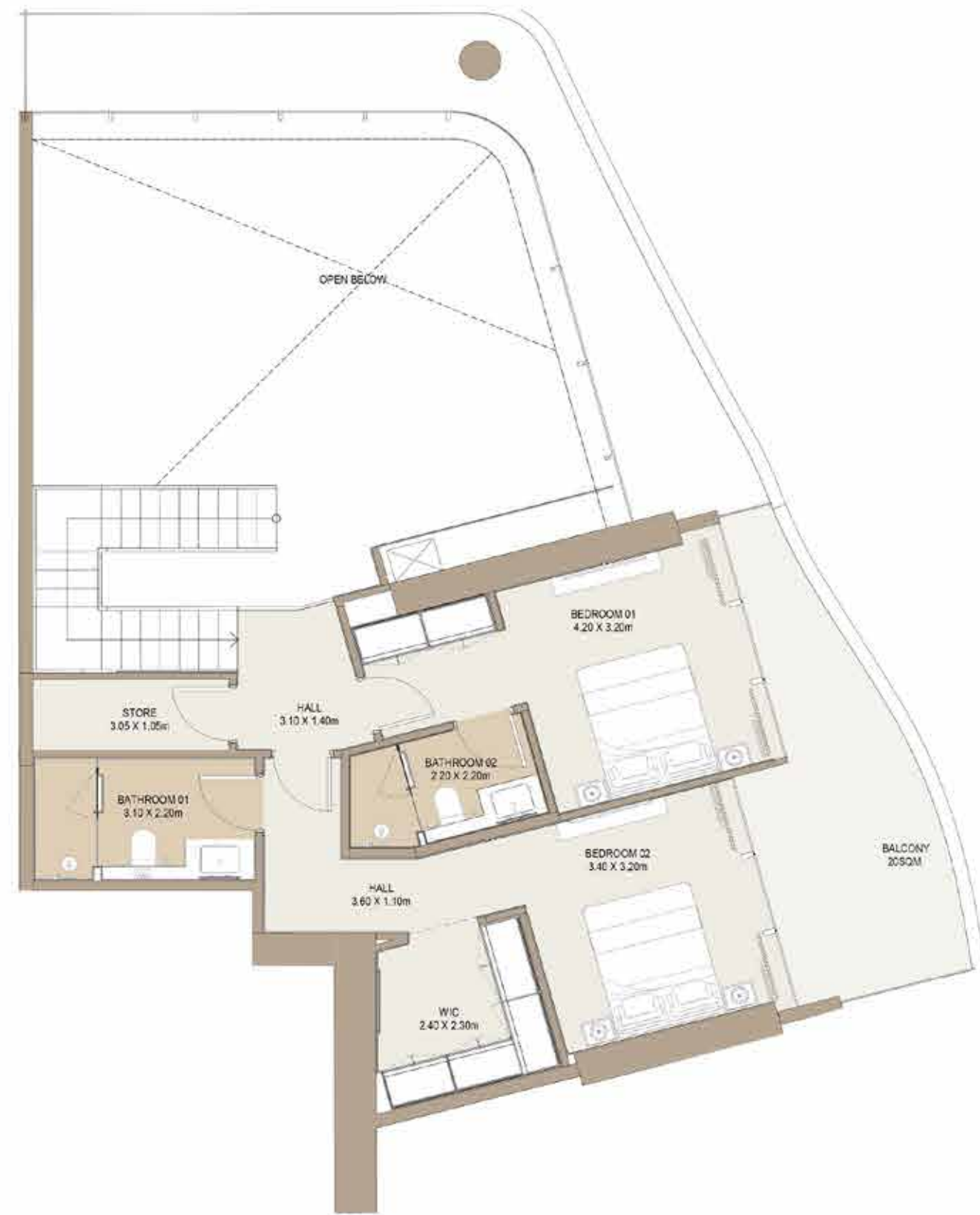
Level 44 Key Plan



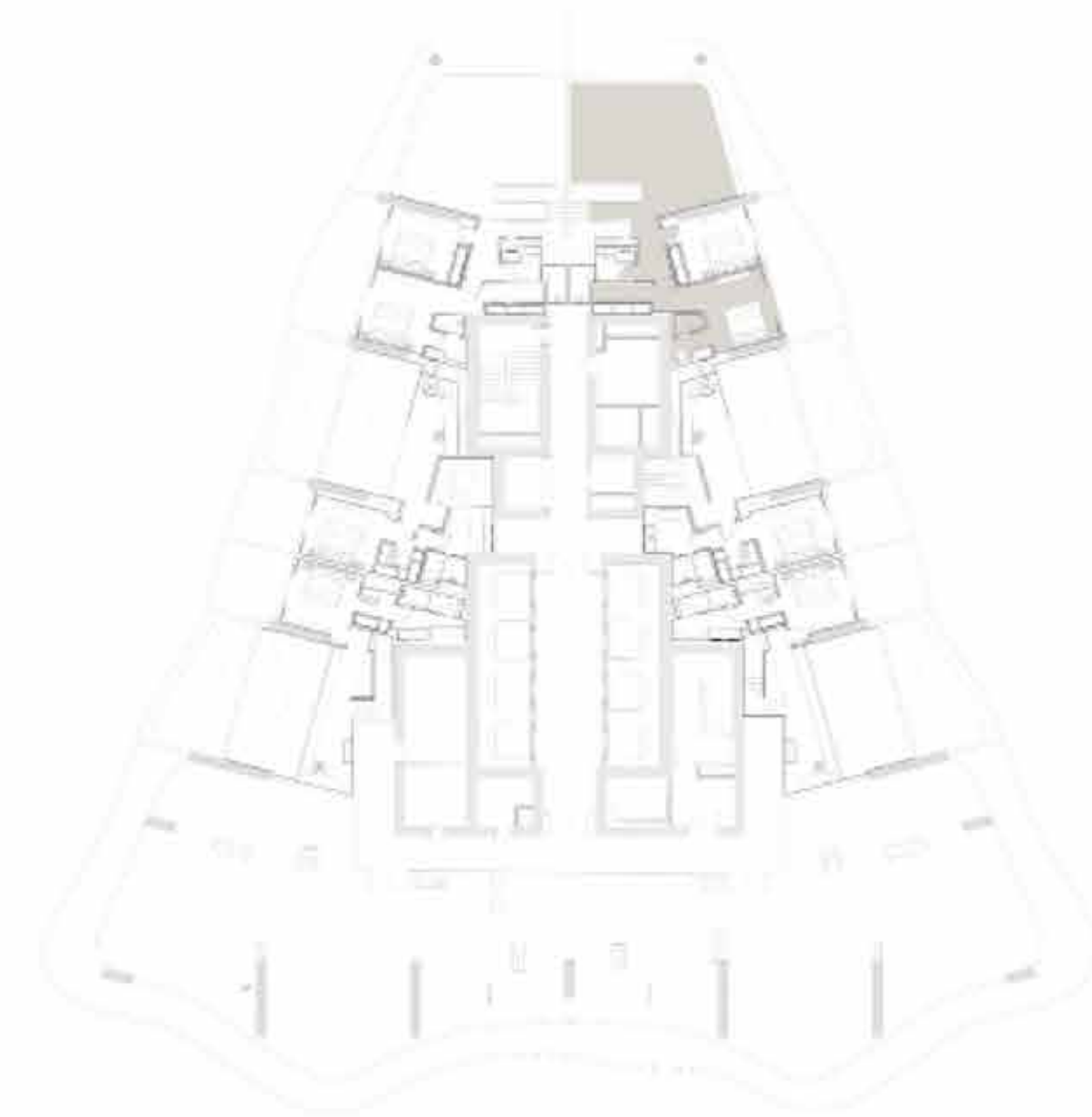
Towers Key Plan



3BR Sky Duplex - Upper Level



Sellable Area: 1717.16 sq.ft



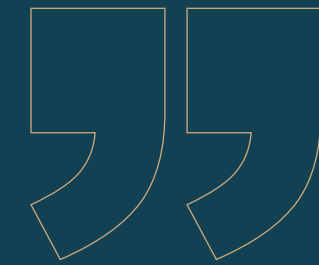
Level 45 Key Plan



Towers Key Plan







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