

UNVEILING DUBAI'S NEWEST
ARCHITECTURAL ICON

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

The two towers of One Zabeel 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 Zabeel Residences and Private Homes represent the pinnacle of urban living.

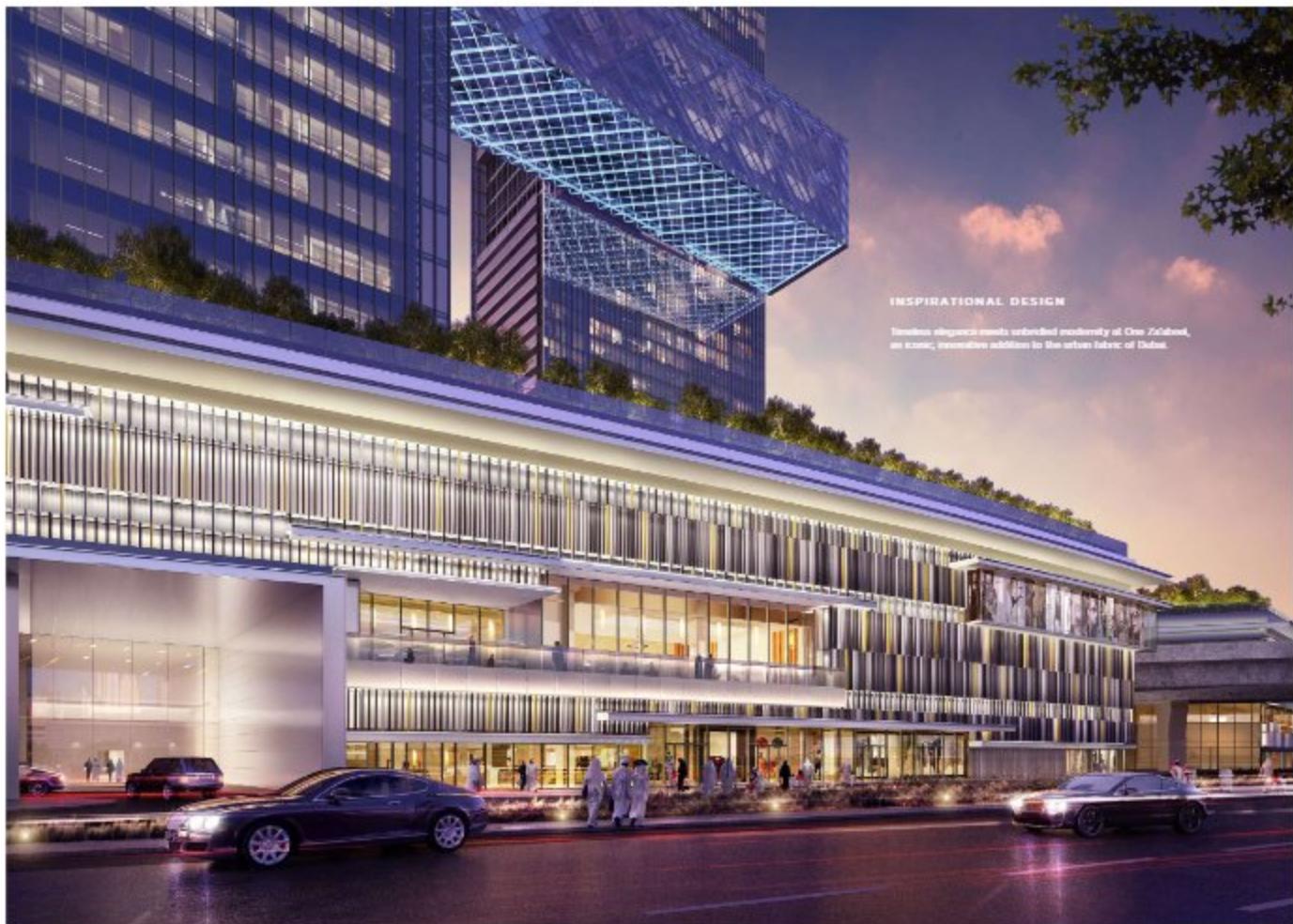
Michelin-inspired dining, exclusive resort-style living and opulent retail areas, promising an unrivaled "live-work-play" lifestyle amid the pulsating urban energy of Dubai.

A beacon of modern architectural design, One&Only One Zabeel Private Homes are now years to own.

One&Only
PRIVATE HOMES
Dubai, United Arab Emirates

INSPIRATIONAL DESIGN

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





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 scrumptious cities, Dubai embodies innovation and optimism.

Today, it rewards those who dare to dream, offering an unparalleled synthesis 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, the 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





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 edition captivates on Dubai's capricious skyline, showcasing 360-degree views of glistening 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.

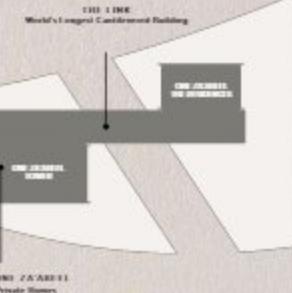
And, as the heart of One Za'abeel towers, you will find One&Only - a new luxury urban resort in Dubai. Boasting decadently spacious rooms, suites, and private homes, shimmering glass walls conceal a world of creature comforts, and the groundbreaking services that makes any stay truly remarkable. From relaxing retreats to thermal luxury galleries and intimate boutiques, experience 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 Za'abeel Park, filled with a captivating array of entertainment and culture, 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 Lounge", 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 repairing or respite. At Club One, perched 50 stories 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.

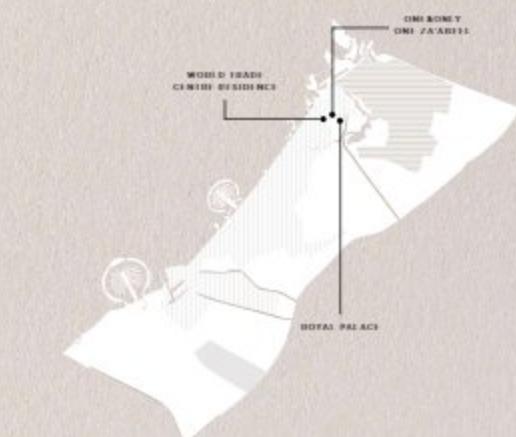
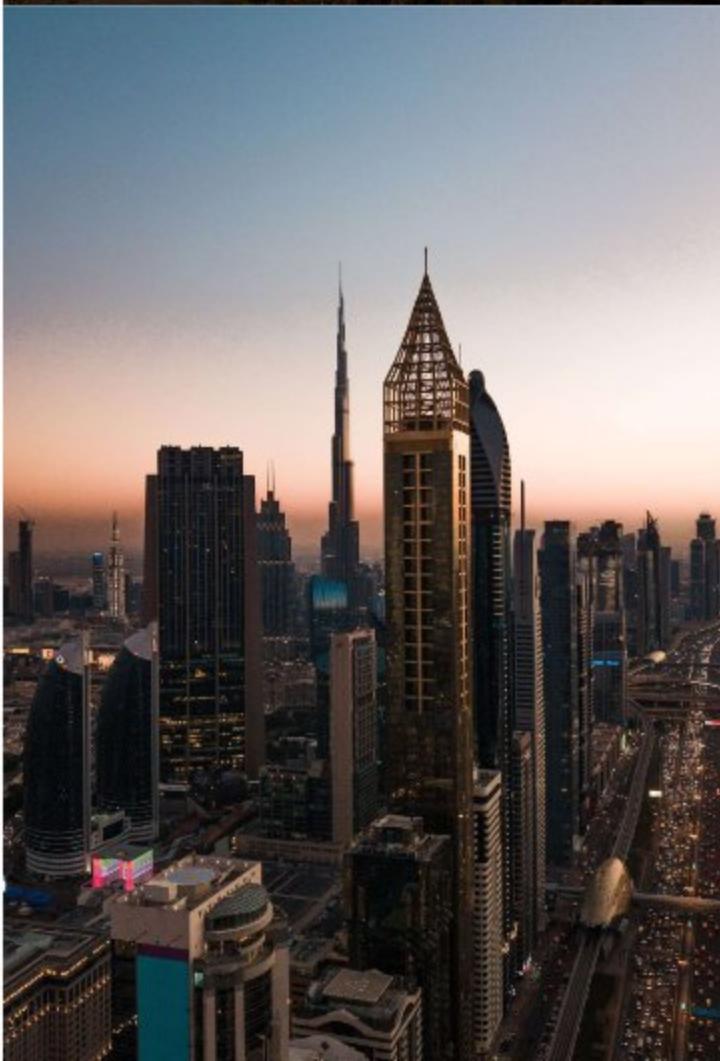


PERFECTLY POSITIONED

Situated in one of the city's most exclusive enclaves, alongside the World Trade Centre, One Za'abeel is conveniently located just 9kms from Dubai International Airport, and 5.6km from The Dubai Mall.

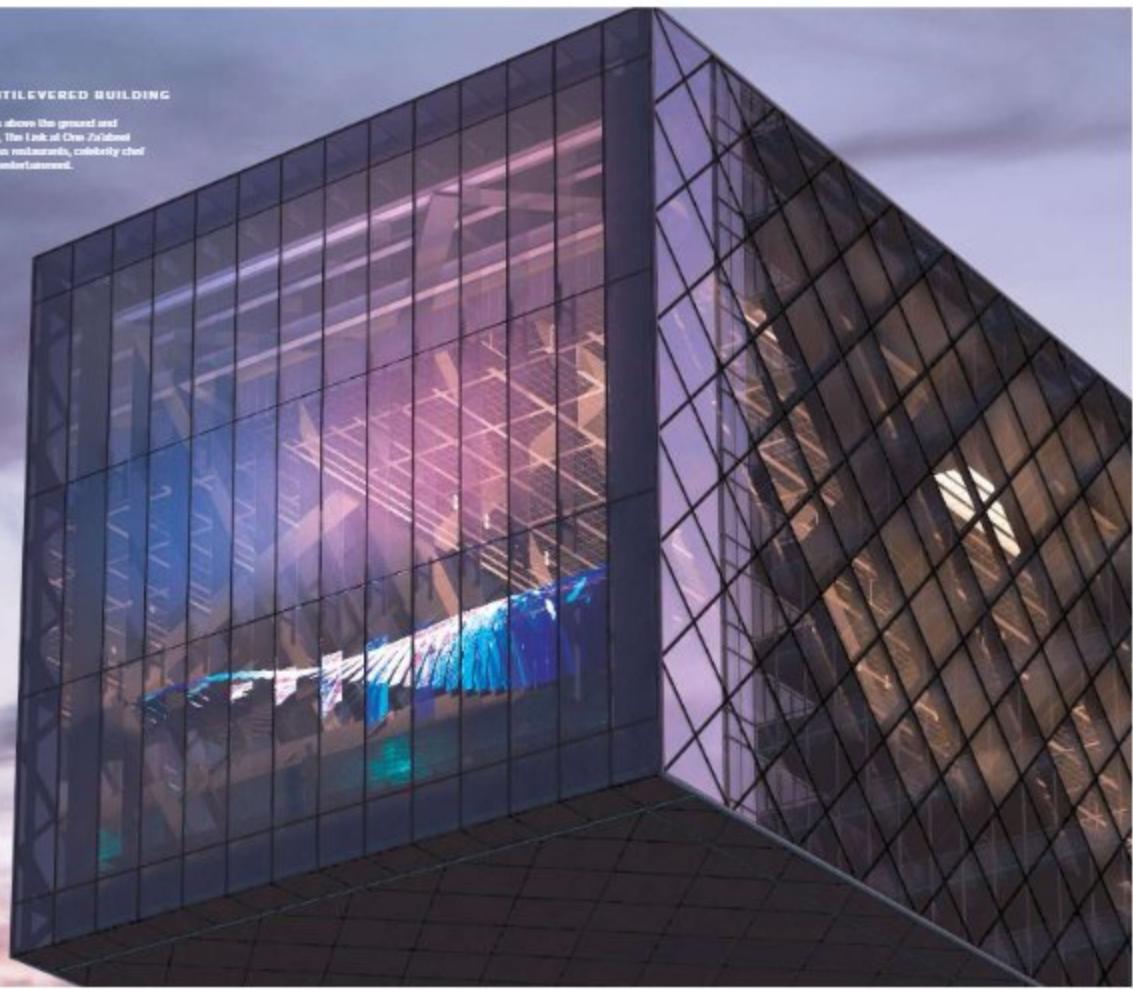
Surrounding stops, over the Bay, Khanda and Downtown Dubai's futuristic skyline on one side, and the vast green expanse of the majestic Za'abeel Park on the other, One Za'abeel boasts an unrivaled location in the centre of this cosmopolitan city.

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 in your doorstep.



**THE LINK:
WORLD'S LONGEST CANTILEVERED BUILDING**

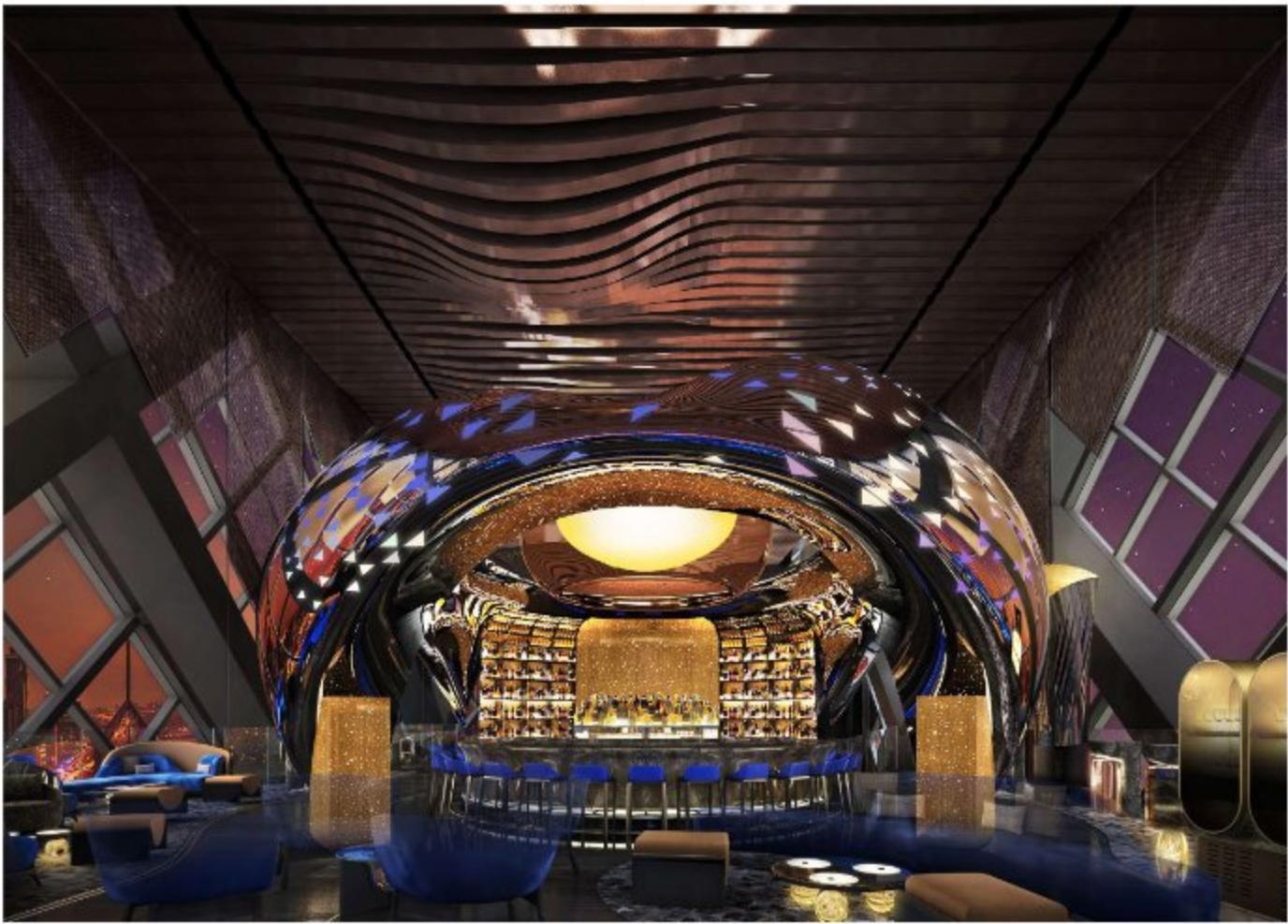
Floating an awe-inspiring 100 metres above the ground and stretching over 220 metres in length, The Link at One Za'abeel will offer an experience of world-class restaurants, celebrity chef outlets, wellness facilities, retail and entertainment.



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 Zabeel resort, discover designer-branded residential units available to purchase. Metabolically master-planned, this urban sanctuary promises the height of global living.

Counting 10 stories into the sky, One&Only One Zabeel Private Homes have been designed to capitalize on this coveted location. The serviced residences offer a mix of one, two and three-bedroom apartments, all intuitively configured to showcase unobstructed skyline views from every angle.

Offering the luxurious living and unparalleled service One&Only is renowned for, One&Only Private Homes present 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 elegantly designed interiors that balance contemporary sophistication, originality and elegance.





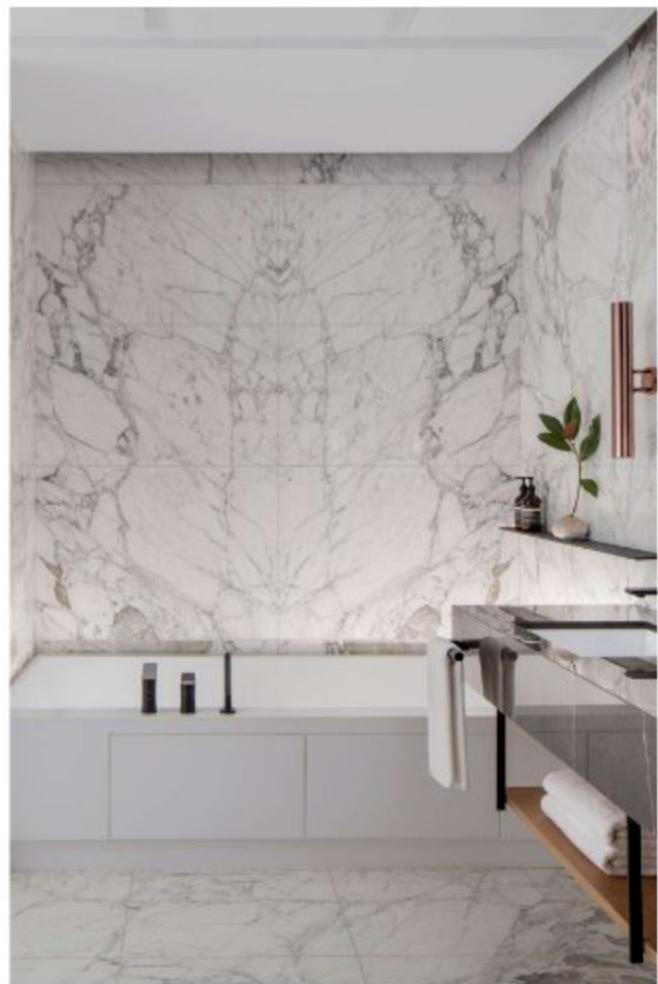


AN EXCEPTIONAL LIFESTYLE,
CURATED JUST FOR YOU

One&Only One Za'abeel Private Homes epitomises effortless grace and intrinsic luxury. A place where futuristic design meets modern-day luxe, every last millimetre is enhanced by designer finishes.

Glossy marble flooring and wall-grade 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.





I BEDROOM APARTMENT

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

Embracing 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.

TWO DIFFERENT STYLES

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

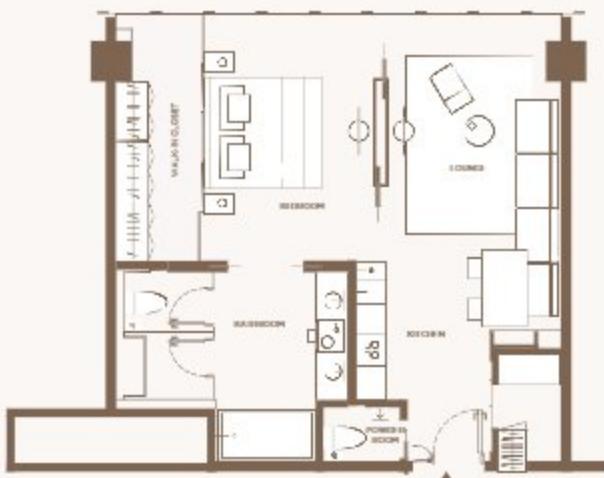
THE SIMPLEX

Unexpected architectural details, high-end finishes and modern interiors create an alluring lifestyle. A contemporary colour palette or muted hues is complemented by bold accents, high-end furniture and artisitic pieces, 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

Spanning over two floors, the Duplex design promises enhanced privacy and unrivaled 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 - TYPE APT



2 BEDROOM - TYPE AP2



2 BEDROOM APARTMENT

LAYOUT TYPE: SIMPLEX

TOTAL LIVING: 1,365SQ.FT.

LEVEL: 54

FLOOR RANGE: 54-GO

VIEWS: LINK VIEW/WORLD TRADE CENTRE

ROUNDABOUT VIEW/ZAAREEL/BURJ

KHALIFA

Designed to capture panoramic views from every room, the two-bedroom apartments promote a premium lifestyle. Entertain from the comfort of your open kitchen, lounge and dining space, then retreat to the master bedroom, complete with spacious bathroom.

3 BEDROOM APARTMENT

LAYOUT TYPE: DUPLEX

TOTAL LIVING: 3,620SQ.FT.

LEVEL: 57

FLOOR RANGE: 57-GO

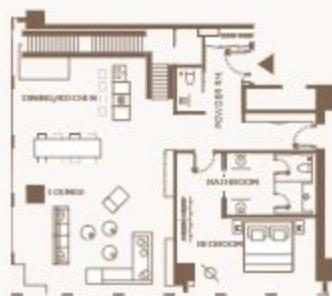
VIEWS: BURJ KHALIFA VIEW/WORLD TRADE CENTRE

ROUNDABOUT VIEW

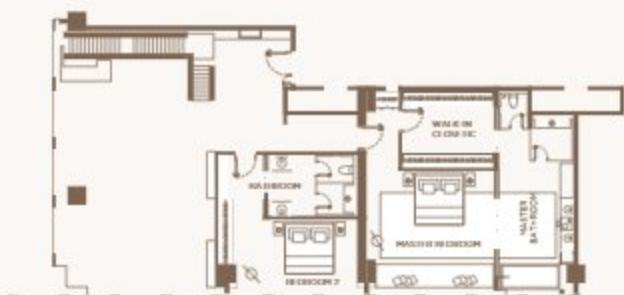
Spread over two stories, the three-bedroom duplexes are designed with entertaining in mind. On the lower level, an open living and kitchen concept showcases captivating city views, alongside a bedroom with ensuite. Upstairs, the master bedroom with walk-in closet and a third ensuite bedroom await.

3 BEDROOMS - TYPE APS

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, from at One&Only One J'aabed 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 unfettered privileges, enjoying the use of all One&Only Resort facilities. The vibrant community life, captivating location, timeless living and extraordinary experience is what sets apart One&Only Private Homes. One J'aabed. 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. Putting choices, personalized service and unprecedented convenience, One&Only One J'aabed Private Homes offer a lifestyle of unforgettable experiences, within a remarkable destination to call home.

EXCLUSIVE SAVINGS

Blended 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 Allianz Resorts in Dubai, as well as at other Marriott hotels and resorts.

ONE CONTACT

Created 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 think.

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.

A LA CARTE OFFERINGS

Source an array of à la carte services including private chefs, a dedicated hotel, personalized 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 J'aabed 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 gymnasiums. An architectural triumph, One J'aabed'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 J'aabed's world-class fitness facilities are designed to enhance your health and wellbeing. Trapped with the latest training gear, the state-of-the-art fitness centre allows you to burn off your bend, at any time of day. With the help of a personal trainer, create a bespoke wellness programme that incorporates everything from renegade sprints to transformative weekend smashes. Post-workout relaxation is just a phone call away, with revitalising spa sessions personally curated by our expert therapists.





LEISURE & LUXURY LIVING

Explore One Jumeirah'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 Jumeirah 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 Jumeirah 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 Jumeirah is trained to the exacting standards you would expect from One&Only. From common area cleaning to laundry, laundry 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 unwanted happening.





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