

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.



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.



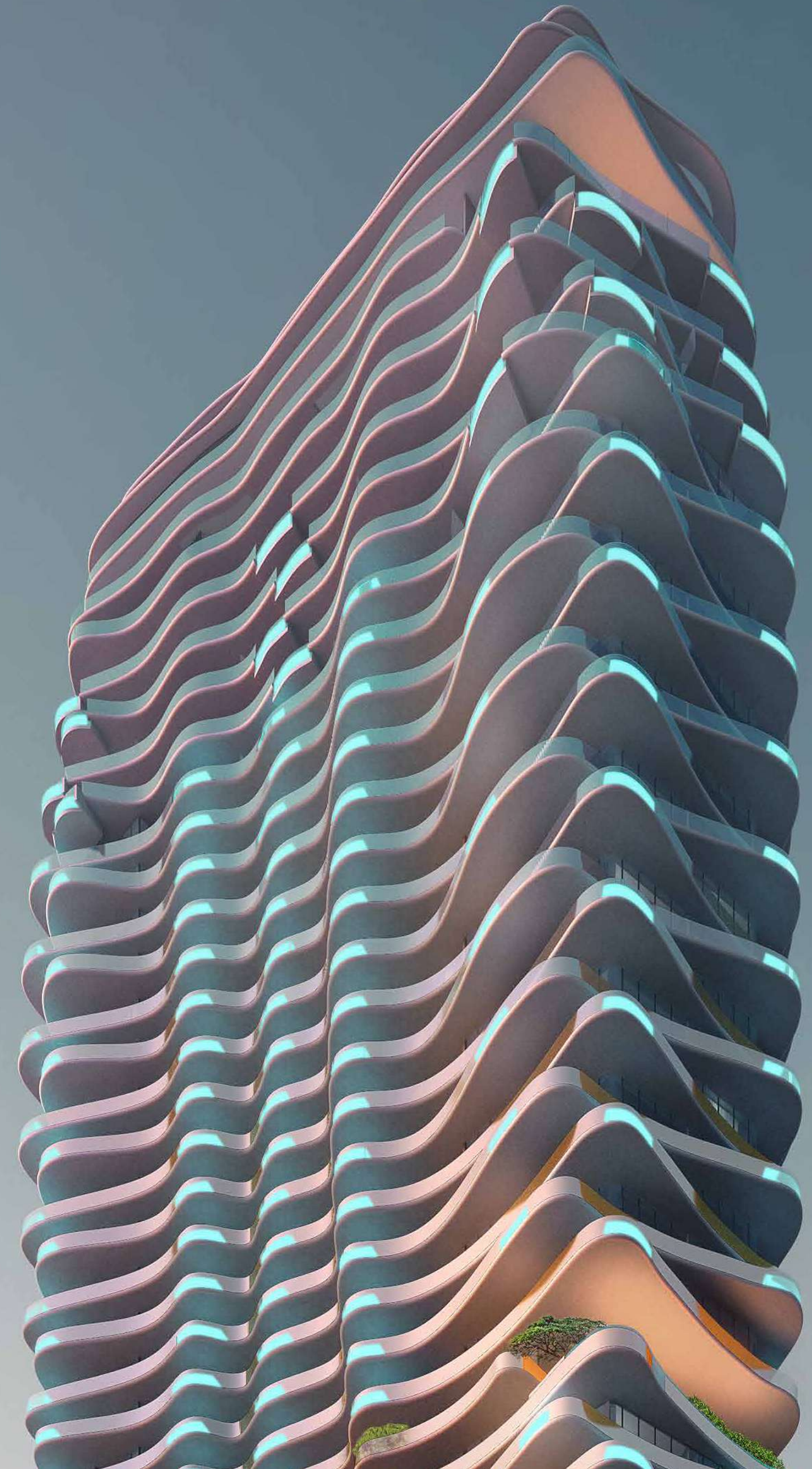
Laguna

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.

A stylized map of Dubai, United Arab Emirates, in shades of blue and teal. The map shows a network of roads and highways. A specific area is highlighted with a yellow dot and a line pointing to it, labeled 'Laguna RESIDENCE'. Other yellow dots are placed at various locations across the map, with lines connecting them to a list of landmarks and travel times on the right side of the page. The landmarks include Dubai International Airport, Dubai outlet mall, Global village, Prime Medical Centre, Gems International School, Downtown Dubai, and Al Maktoum International Airport. The text 'Just around the corner!' is written in a large, bold, serif font at the top right.

Just around the corner!

Dubai International Airport **20 mins**

Dubai outlet mall **18 mins**

Global village **10 mins**

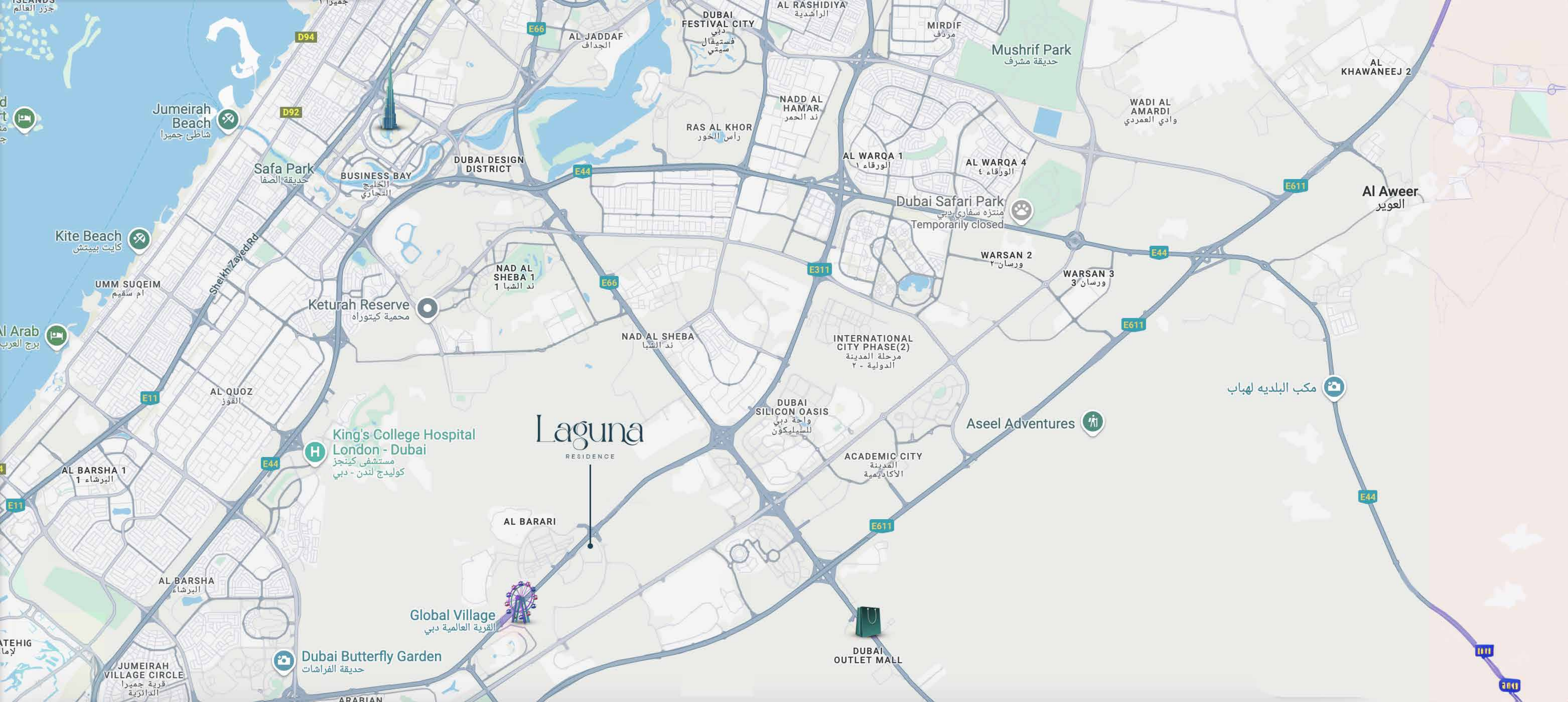
Prime Medical Centre **10 mins**

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.



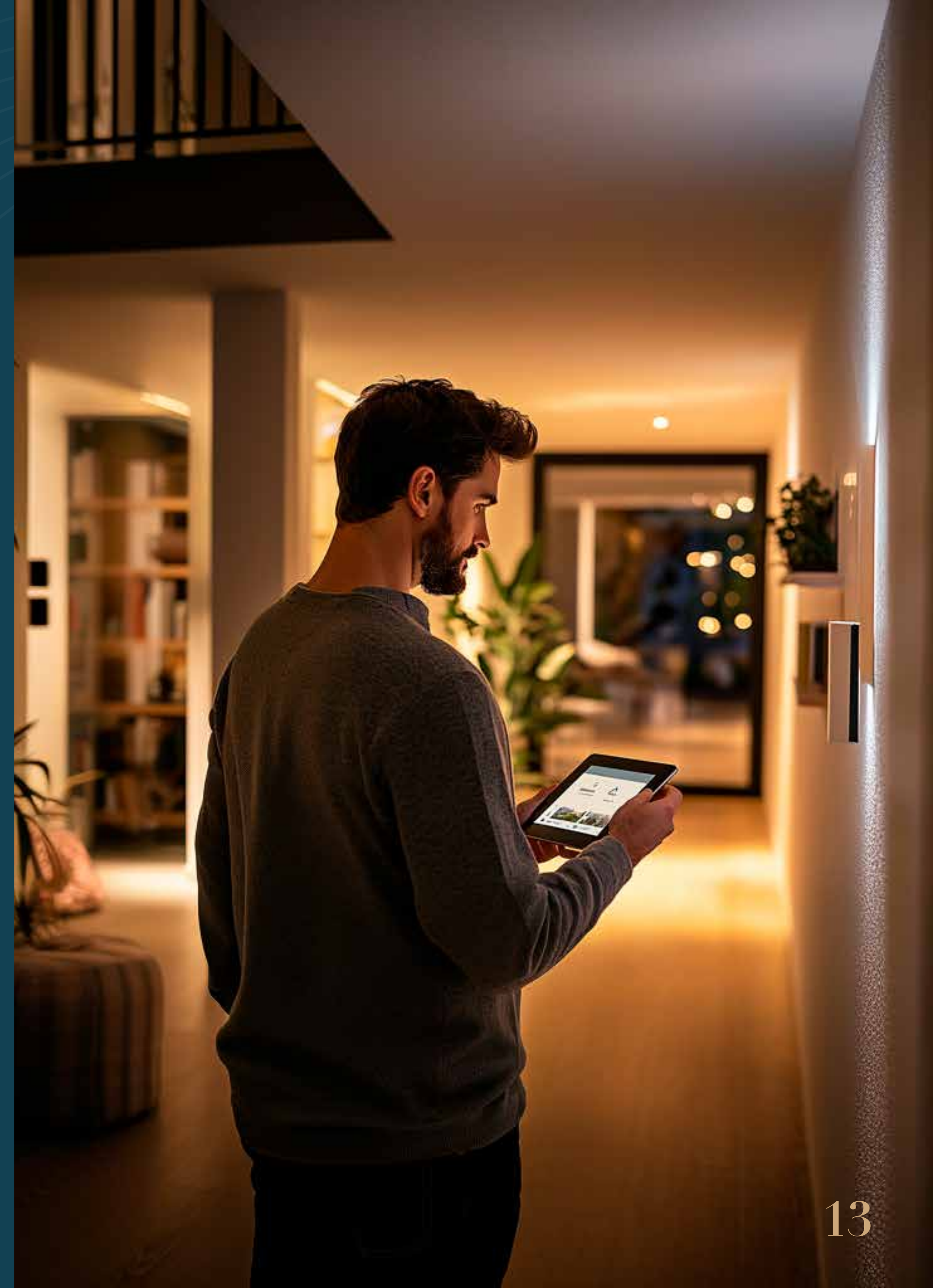
Peaceful escape, perfectly
connected to city life



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



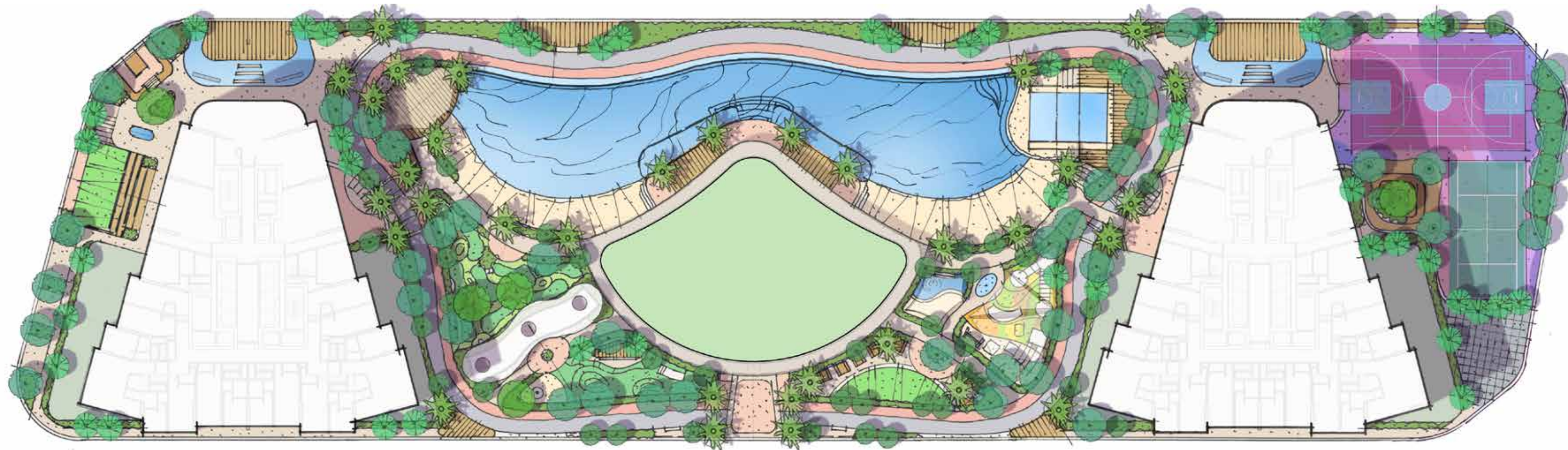
Open Space
Yoga



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.

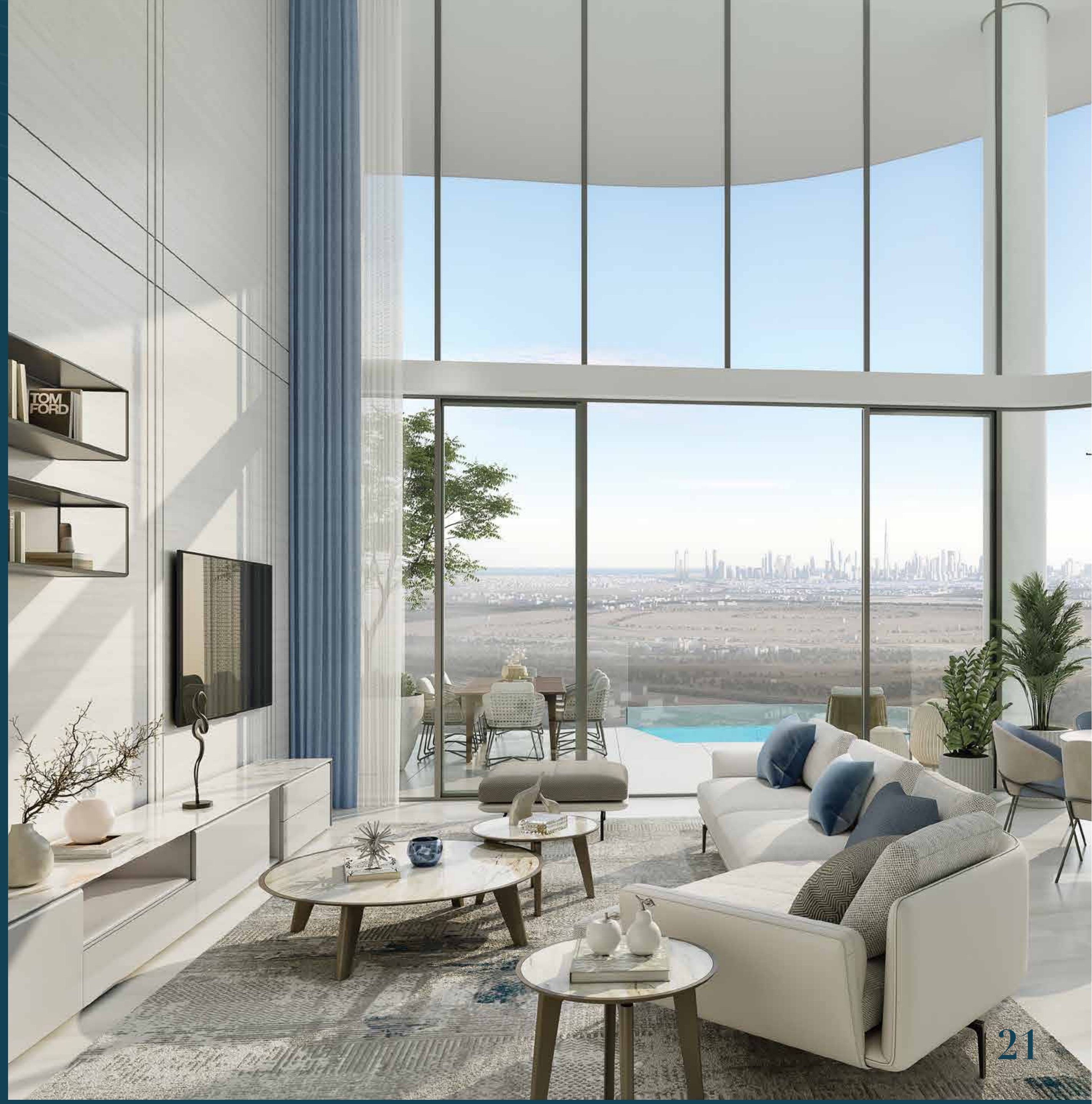


Modern & Chic

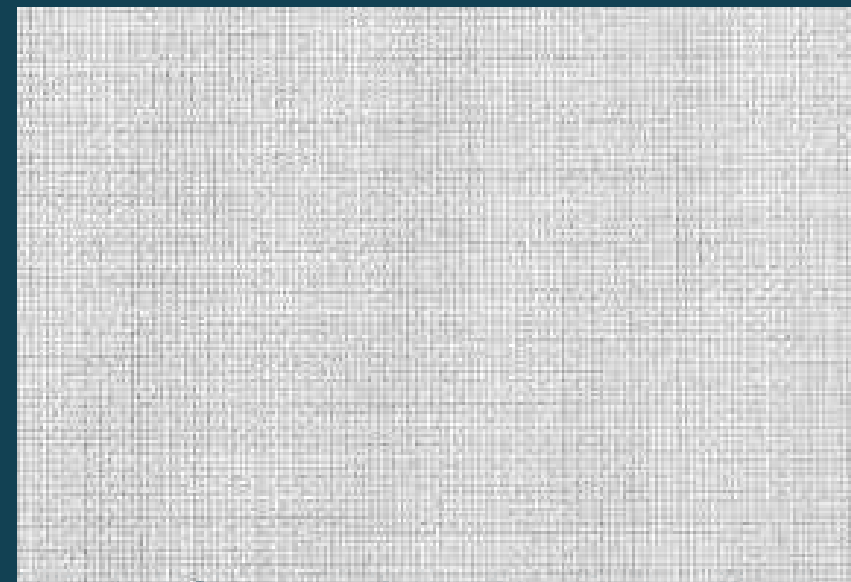
Our design philosophy merges modern aesthetics with high functionality, creating spaces that inspire and adapt to your lifestyle. Every material is carefully selected to ensure top-notch quality.



Premium Finishes



Dark Finishing



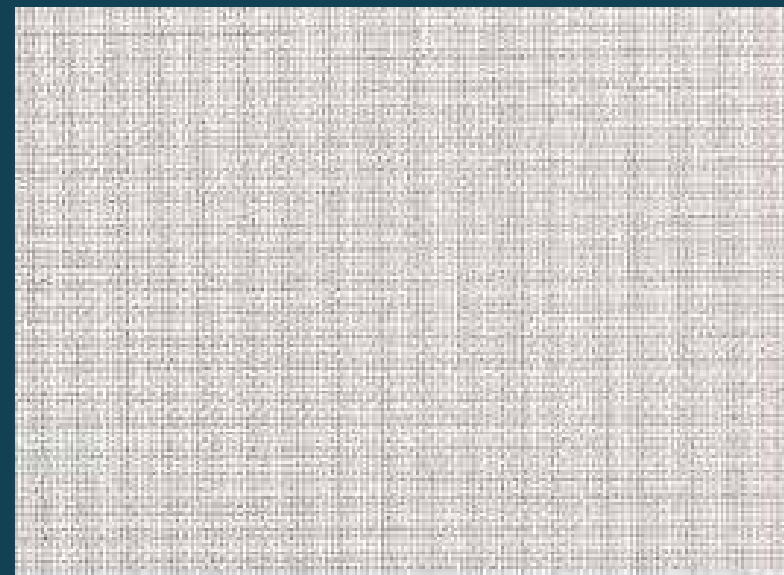
Wallpaper and Soft Furnishings



Timber Veneer



Light Finishing



Wallpaper and Soft Furnishings



Timber Veneer



Marble
Look Like
Tile Flooring



Accent
Engineering
Stone





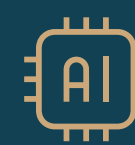
Project in Numbers:



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			3 Bedrooms Duplex	3100 – 3800 Sqft	3.8M – 4.1M
1 Bedroom Loft	1430 – 1450 Sqft	2M – 2.1M	3 Bedrooms Skyhome	3100 Sqft	4.5M
2 Bedrooms	1200 – 1700 Sqft	1.9M – 2.9M			
2 Bedrooms + Maid (A)					
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%

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

