

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.

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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.

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.







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.



Endless vacation vibes,
steps from your door.

Laguna

RESIDENCE BY ONE DEVELOPMENT

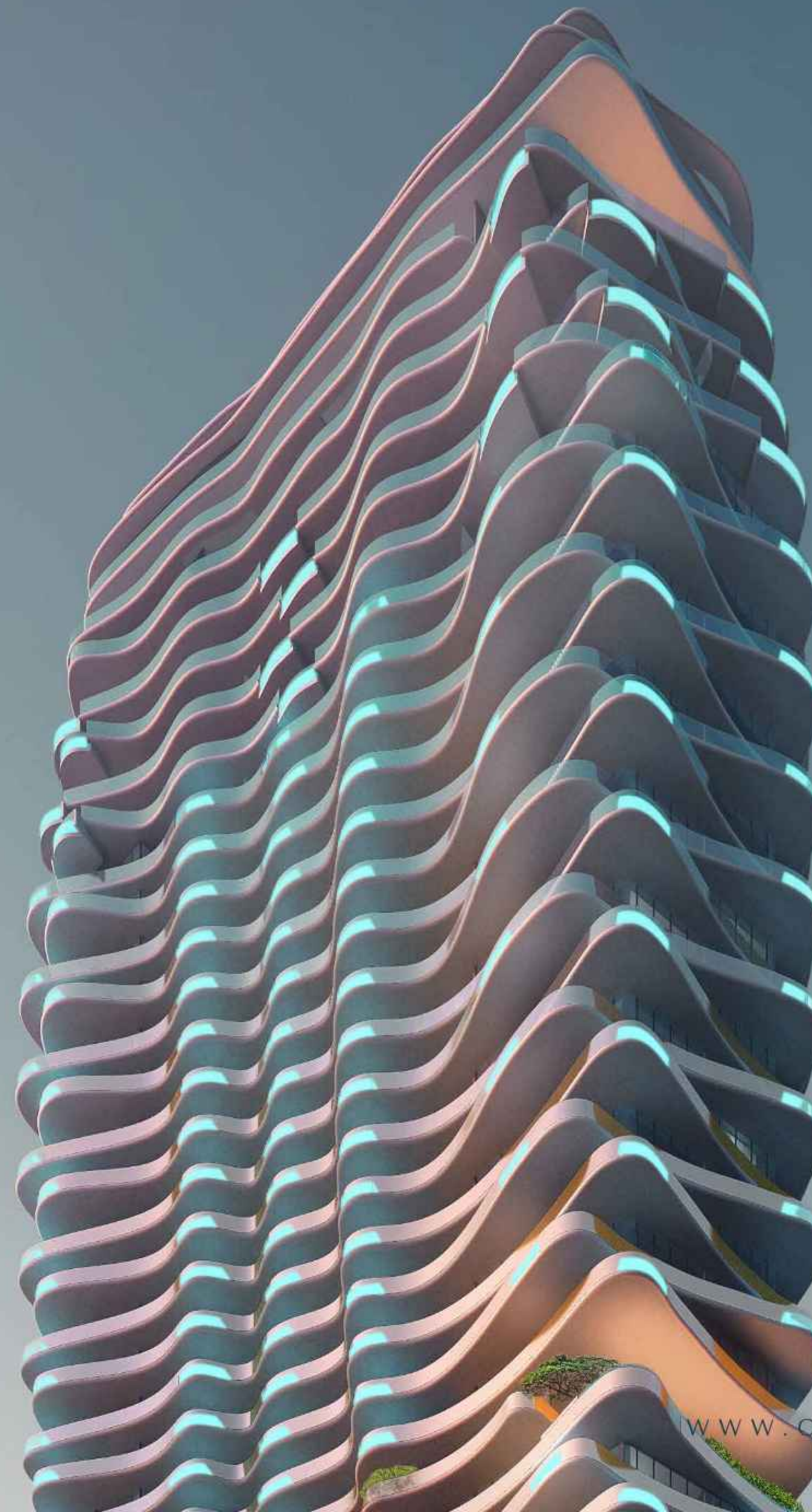
“Laguna”, because what's better than the refreshing vibe of lagoons? Inspired by our hero amenity, the largest lagoon on a podium! our project is designed around everything you love; the beauty, the fun, and the tranquility, complimenting the elevated lifestyle that we promise.

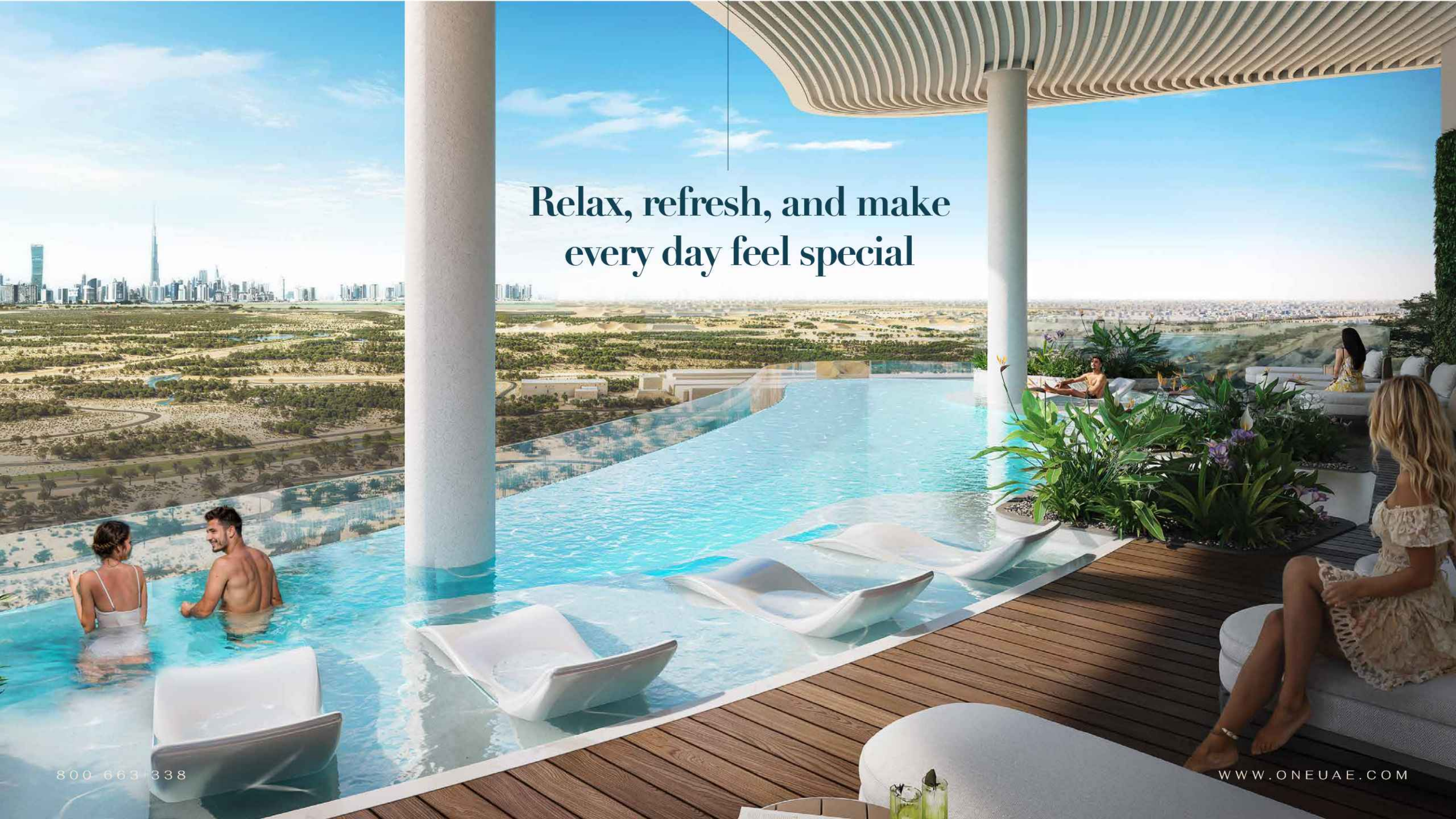
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Sky is The Limit!

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.

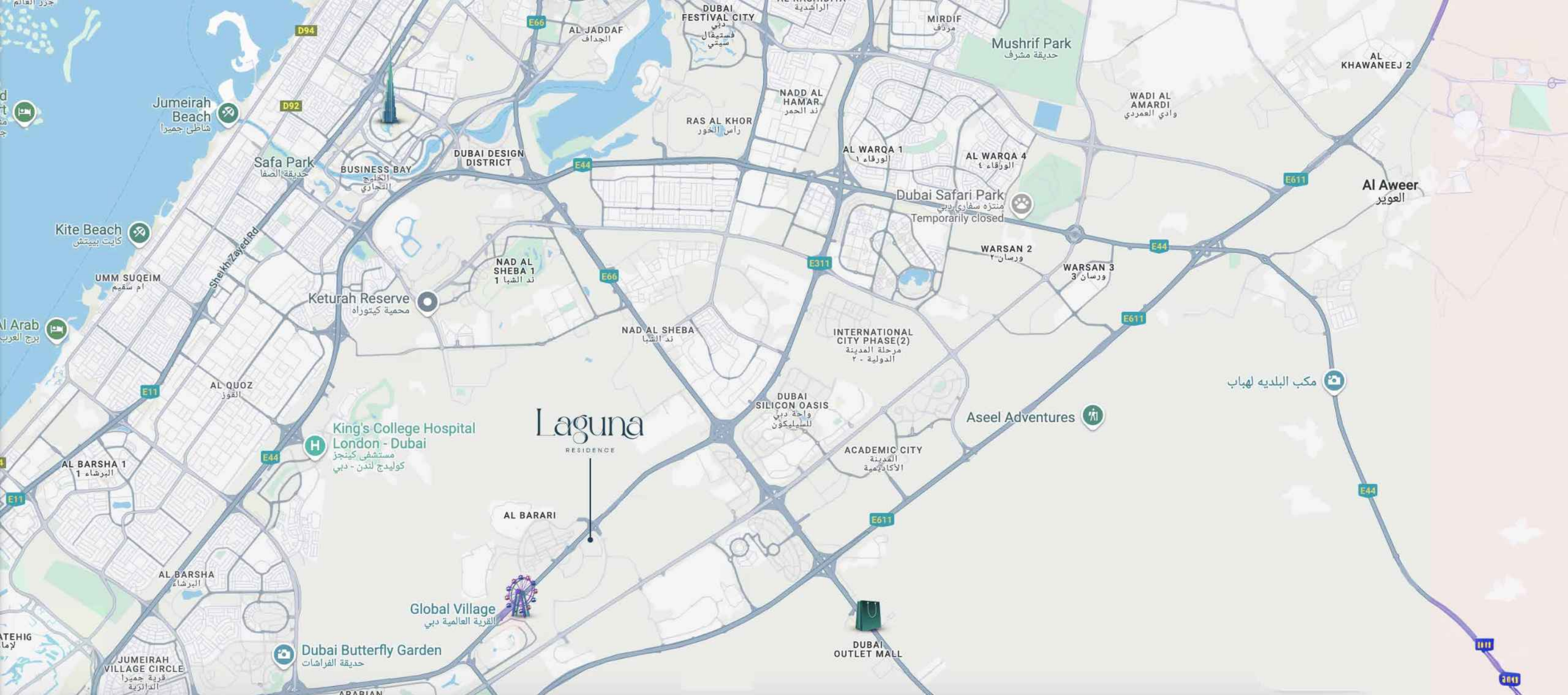


A wide-angle photograph of a rooftop infinity pool. The pool's edge is perfectly aligned with the horizon, creating a seamless transition between the water and the city skyline. In the foreground, a woman with blonde hair sits on a white lounge chair, looking out over the pool. To her left, a man and a woman are in the water, talking. Further back, another person is seen relaxing on a lounge chair. The pool is surrounded by lush green plants in large pots. The deck is made of dark wood. In the background, the Dubai skyline is visible under a clear blue sky, with the Burj Khalifa being the most prominent building. The overall atmosphere is one of luxury and relaxation.

*Relax, refresh, and make
every day feel special*

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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!

Laguna
RESIDENCES

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**

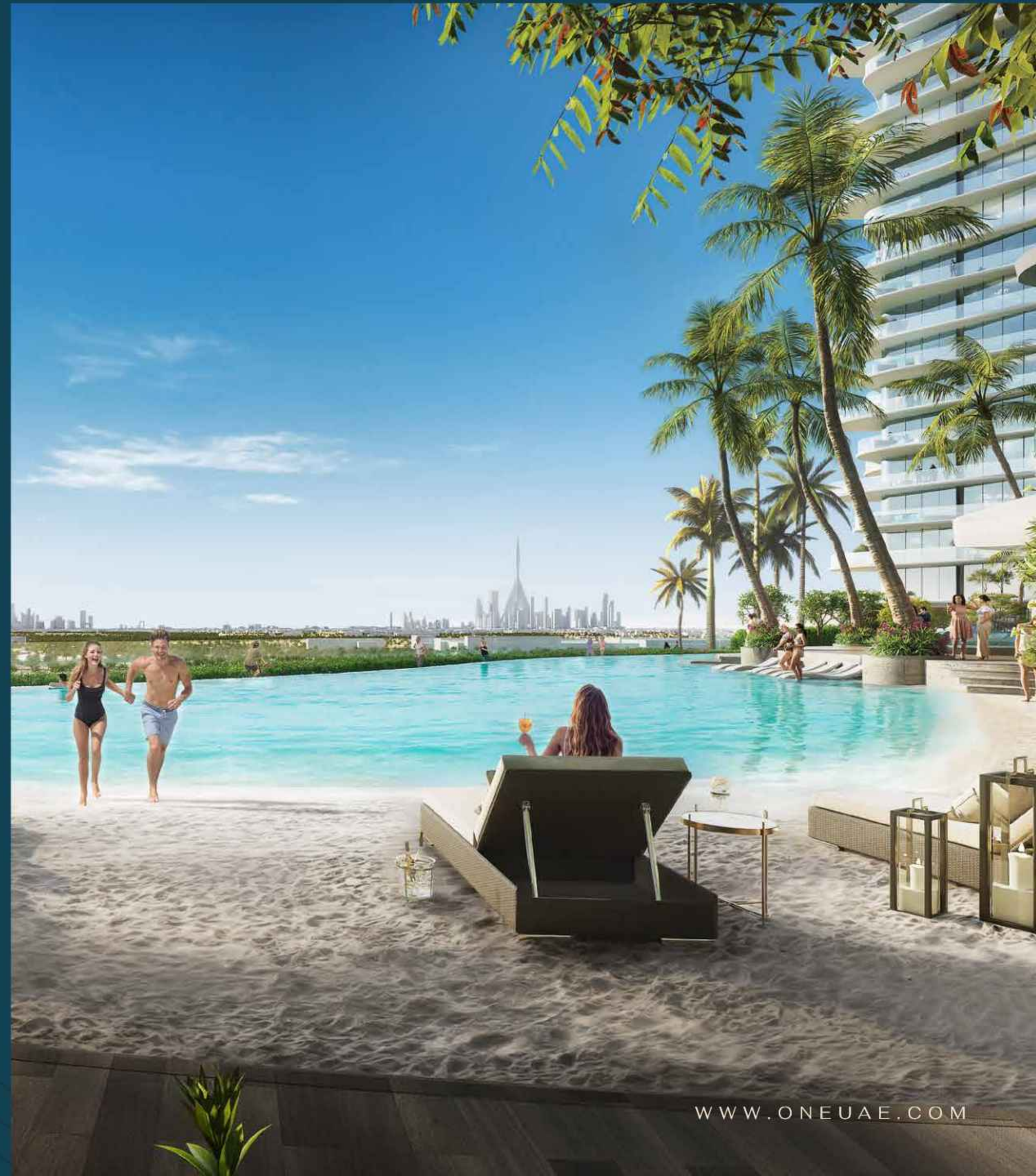
Close access to major highways and public transportation

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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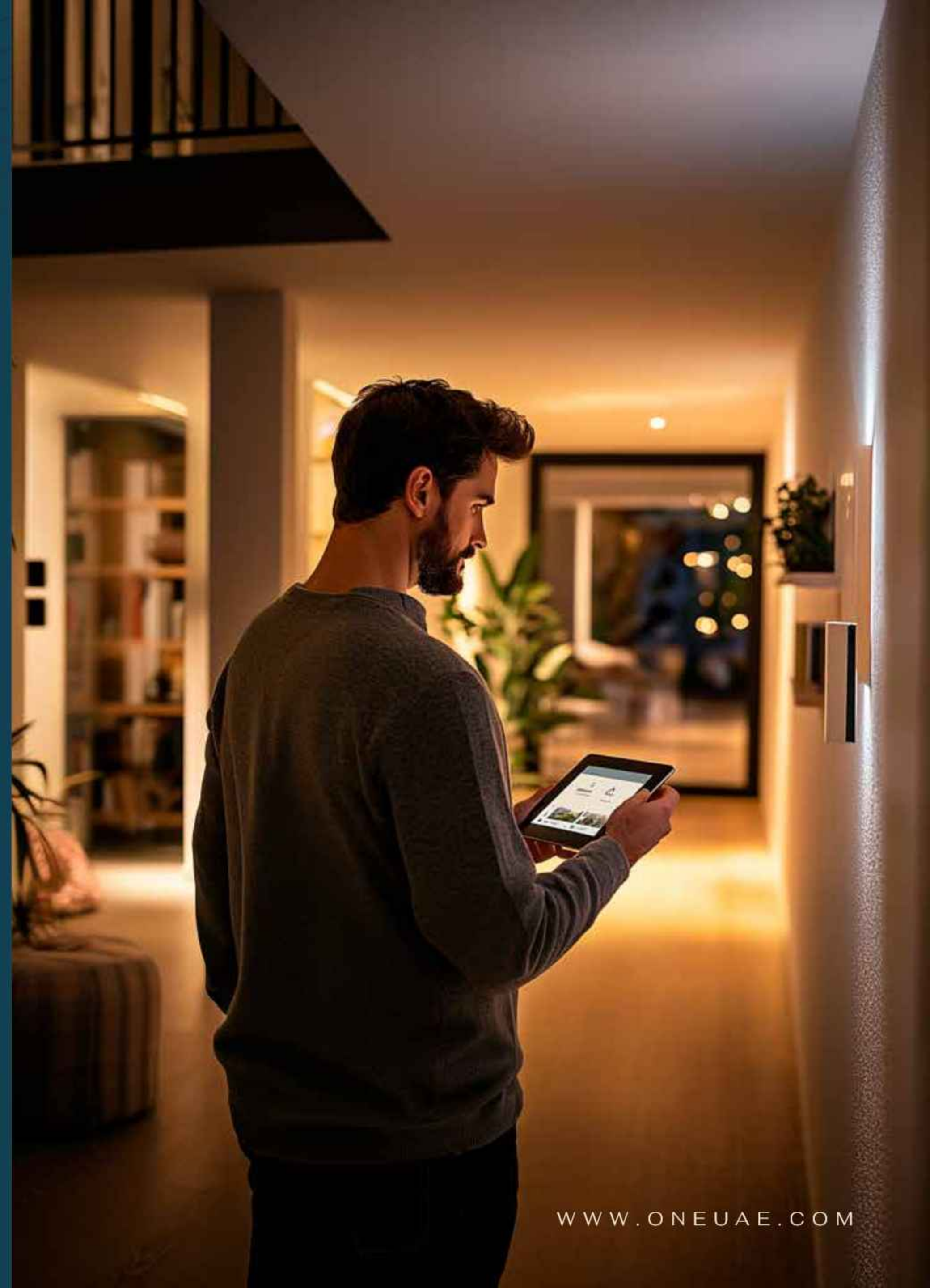
First AI Integration

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

From home automation to personalized, AI-driven services, our technology enhances convenience, 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



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

An architectural rendering of a modern building at dusk. The building features a curved facade with vertical blue slats and a large, curved glass entrance. A white car is parked in front of the entrance, and several people are walking on the sidewalk. Palm trees and other landscaping are visible. The sky is a deep blue, and the building's interior lights are visible through the glass. The overall atmosphere is sophisticated and modern.

Step into a new living
experience

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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.



— Your personal retreat.

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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)					

Premium Finishes

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Dark Finishing

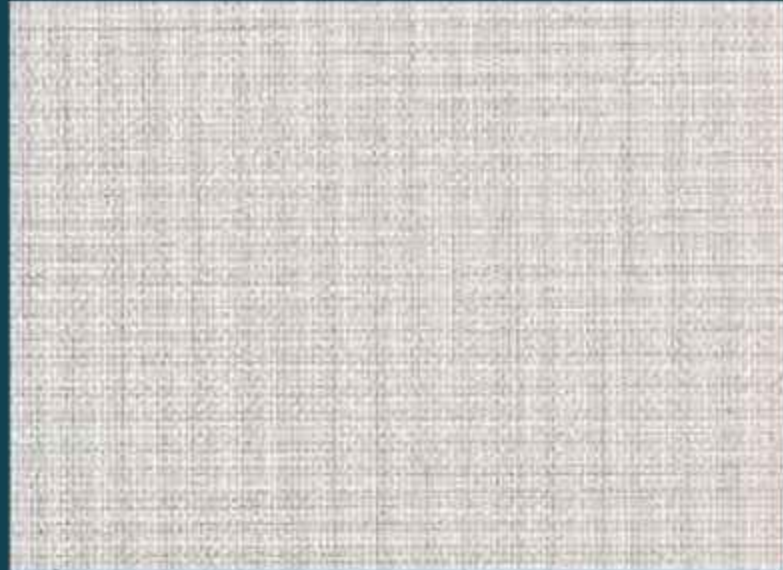


Wallpaper and Soft Furnishings

Timber Veneer



Light 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.



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%



Laguna Residence sets a new standard for contemporary urban living in Dubai with its unique blend of technology, sophistication, and prime location. Whether for a home or investment, this development promises an unmatched experience.

Welcome to Laguna Residence, where every detail is designed with you in mind, creating a community that exceeds your expectations.

Thank You!

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