

# Laguna

RESIDENCE

ONE DEVELOPMENT





# Redefining the Industry

A woman with long dark hair, wearing a light blue t-shirt, stands by a window with white curtains. She is holding a light-colored cup with both hands and looking out the window at a lush green landscape. The scene is softly lit, suggesting a calm morning or afternoon. The background is a deep blue gradient.

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 **Innovation, Technology, Community, and Sustainability** 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

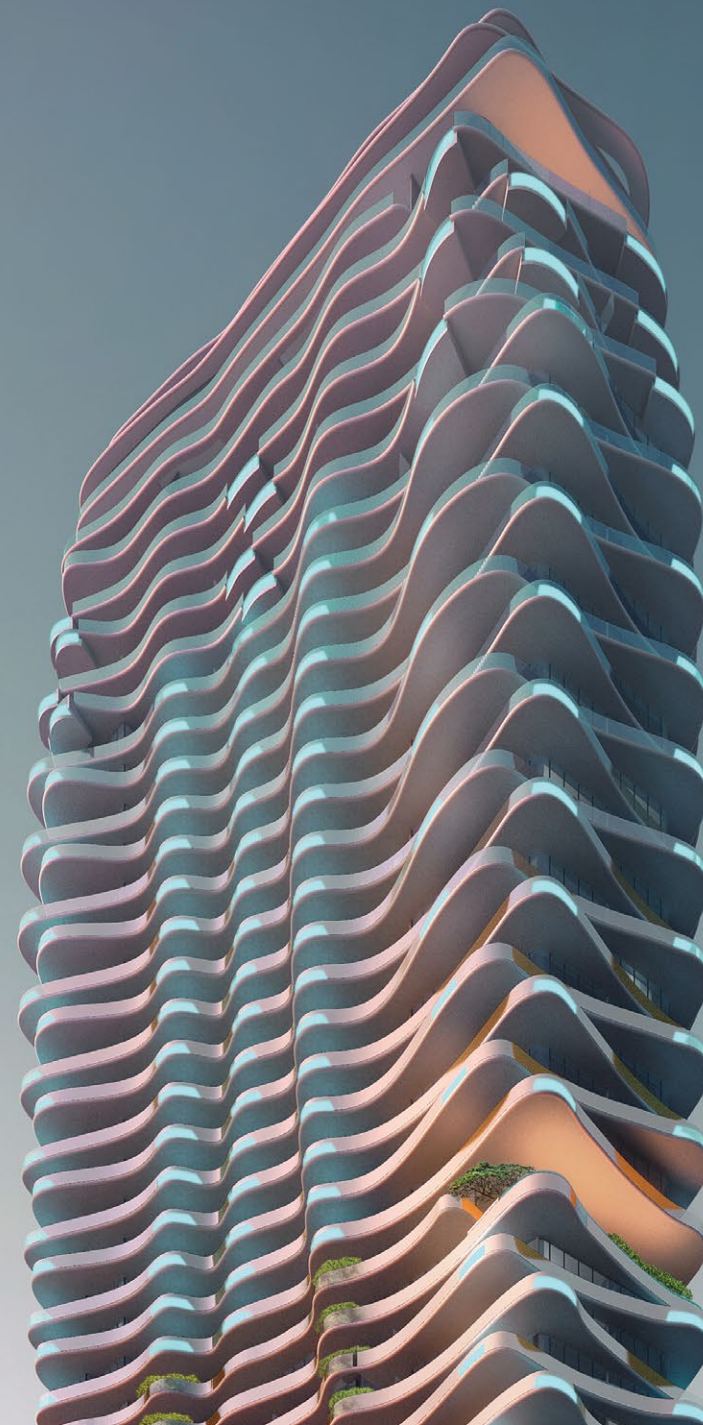
RESIDENCE BY ONE DEVELOPMENT

“Laguna”, because what's better than the refreshing vibe of lagoons? Inspired by our signature amenity, the largest lagoon on a podium! our project is designed around everything you love; the beauty, the fun, & 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 the 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 world class amenities and cutting-edge AI integration for an effortless lifestyle.



# Just around the corner!

Laguna  
RESIDENCE

Dubai International Airport 17 mins

Dubai Outlet Mall 15 mins

Global Village 7 mins

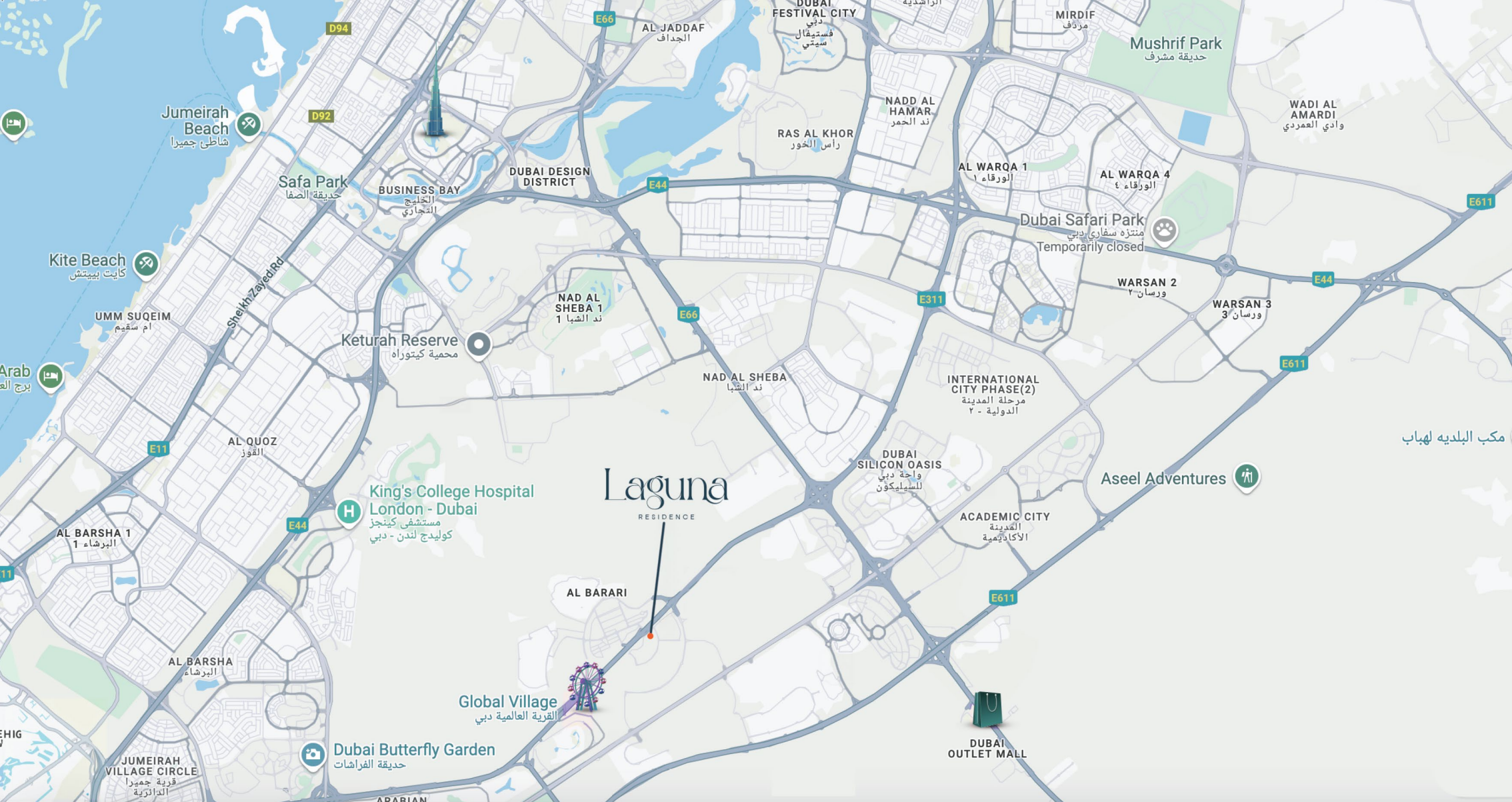
Burj Khalifa 17 mins

Gems International School 03 mins

Downtown Dubai 17 mins

Al Maktoum International Airport 27 mins

Close access to major highways and public transportation



**Strategically located in Dubai Land 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 world class services and attractions, designed for a unique living experience.







# Largest Lagoon on a Podium

Introducing the UAE's largest lagoon on a podium  
in a residential community.

Residents can enjoy crystal clear water with a  
stunning & uninterrupted view of Dubai Skyline in  
your own exclusive retreat.





Peaceful escape, perfectly  
connected to city life





# First of its kind AI integration

Experience the first Artificial Intelligence integrated development in the UAE and the region. Our community features AI integrated smart home automation, connecting amenities, services and facilities seamlessly.

Our AI powered integrated app is designed to provide a comprehensive solution for various aspects of property management and residents services, all through these key features:

- Smart home automation
- Amenities Management
- Building Systems
- Facility Management
- Concierge services

Carefully curated to revolutionize property management and residents' interaction for a convenient lifestyle!





# The Art of Everyday, AI-Powered

Embrace an AI-powered app that assists in making daily life flow with ease, blending into your routine the way a good habit does: naturally and without fuss. It's the kind of help that doesn't announce itself but quietly makes sure your evening lights are just right, your mornings start warm, and your weekend plans fall perfectly into place.

No tapping, no thinking twice, just a gentle sync with your pace. It learns how you live, suggests what you didn't know you needed, and handles the behind-the-scenes so you can focus on living, not managing. Here, smart living isn't a feature; it's a feeling









# Amenities Overview

Over 40 world class 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  
**Pools**



Indoor & Outdoor  
**Cinema**



Open Space  
**Yoga**



Surf N  
**Slide**



Outdoor  
**Beach Pool**



Wellness  
**Hub**



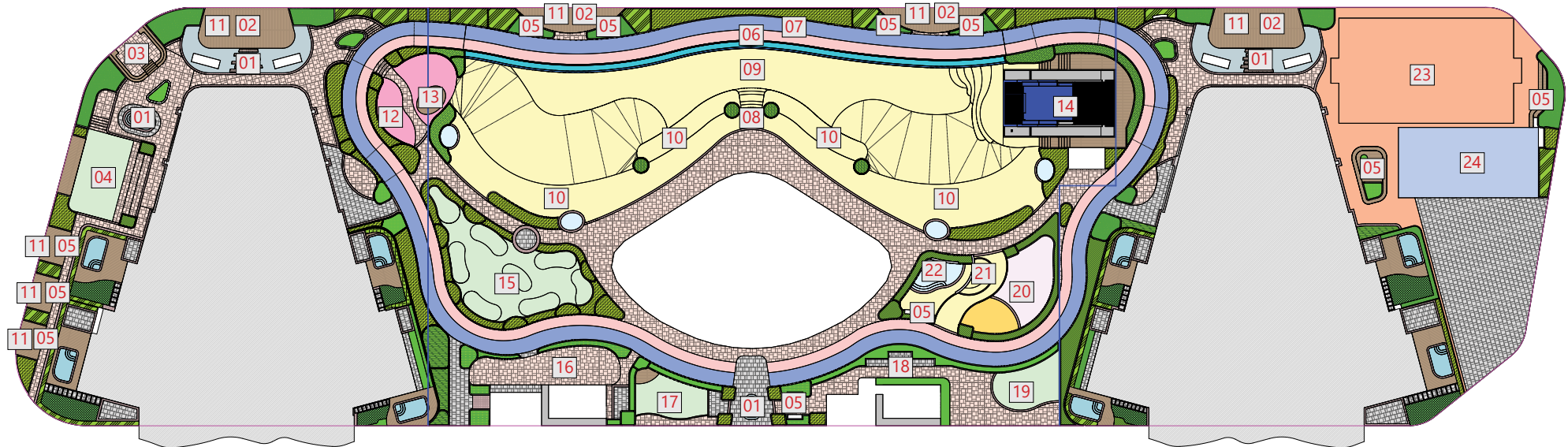
Pet Friendly  
**Park**







# 40+ Amenities



## LEGEND:

- |                                  |                                |                          |                                 |
|----------------------------------|--------------------------------|--------------------------|---------------------------------|
| 1. WATER FEATURES – 04           | 7. BIKE LANE – 01              | 13. YOGA AREA – 01       | 19. PICNIC AREA – 01            |
| 2. VIEWING DECK WITH LOUNGE – 04 | 8. LAGOON – 01                 | 14. SURF & SLIDE – 01    | 20. OUTDOOR KIDS PLAY AREA – 01 |
| 3. SUNKEN SEATING – 01           | 9. INFINITY POOL – 01          | 15. MINI GOLF – 01       | 21. SPLASH POOL – 01            |
| 4. OUTDOOR CINEMA – 01           | 10. SUNBED LOUNGE AREA – 04    | 16. VERTICAL GARDEN – 01 | 22. KIDS POOL – 01              |
| 5. SEATING AREAS – 11            | 11. BOARDWALK – 07             | 17. DOG PARK – 01        | 23. MUGA COURT – 01             |
| 6. JOGGING TRACK – 01            | 12. OUTDOOR EXERCISE AREA – 01 | 18. BBQ AREA – 01        | 24. PADEL COURT – 01            |



— 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 has been carefully selected to premium high end quality top-notch quality.







# Premium Finishes





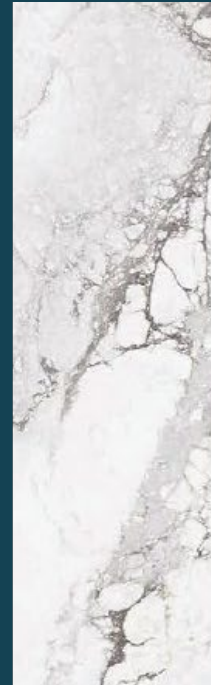
# Superior Quality Finishing



Wallpaper and Soft Furnishing



Marble  
Look Alike  
premium  
flooring



exquisite  
accent stone



Finest veneer







# Project Facts:



Strategic  
**Location**



Largest lagoon  
**On a Podium**



First AI  
**Integration**



Dynamic  
**Dubai Skyline**



Handover Date  
**Q4 2027**



G+5+45  
**Floors**



**Elevators**  
**18**



Ample  
**parking**



Units  
**Studio, 1-Bedroom, 2-Bedroom**  
**3-Bedroom & Loft**









# Unit Mix, Sizes

| Unit Type        | Avg Size (Sqft)  | Unit Type         | Avg Size (Sqft)  |
|------------------|------------------|-------------------|------------------|
| Studio           | 400 – 484 Sqft   | 2-Bedroom + Maid  | 1050 – 1700 Sqft |
| Studio Type-B.5  | 510 sqft         | 2-Bedroom Duplex  | 1500 – 2200 Sqft |
| 1-Bedroom        | 700 – 1300 Sqft  | 2 Bedroom Type-3  | 1100 sqft        |
| 1-Bedroom Loft   | 1430 – 1450 Sqft | 3-Bedroom         | 1900 – 2400 Sqft |
| 1 Bedroom Type-C | 850 sqft         | 3-Bedroom Duplex  | 3100 – 3800 Sqft |
| 2-Bedroom        | 1050 – 1700 Sqft | 3-Bedroom Skyhome | 3100 Sqft        |



An architectural rendering of a modern building at dusk. The building features a large, curved glass entrance with a prominent overhang. The facade is composed of vertical blue slats. To the right, a taller building with wavy balconies is visible. The foreground includes a swimming pool, palm trees, and a few people walking. The sky is a deep blue.

# A State Of The Art Living Experience



# Payment Plan

Flexible payment options designed  
for your convenience:

Starting  
Price: **700K**

**50/50**

**Additional fees**

ADMIN FEES: AED 3,500 + VAT

**DLD:** 4%

|              | Plan 1<br>50/50   | Plan 2<br>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%             |







# Floor Plans





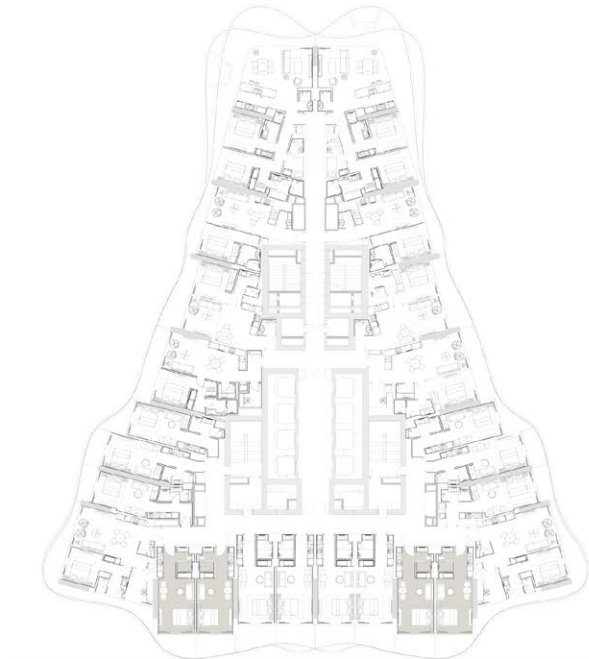
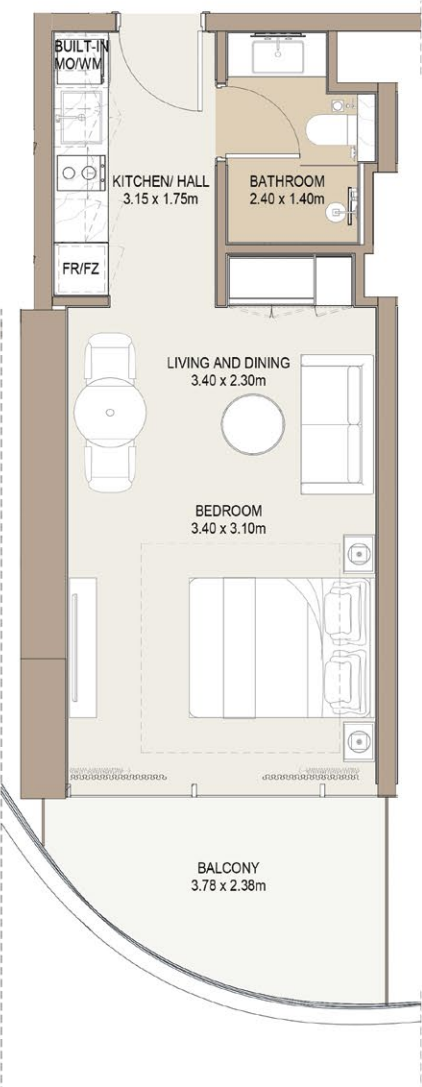


Studios



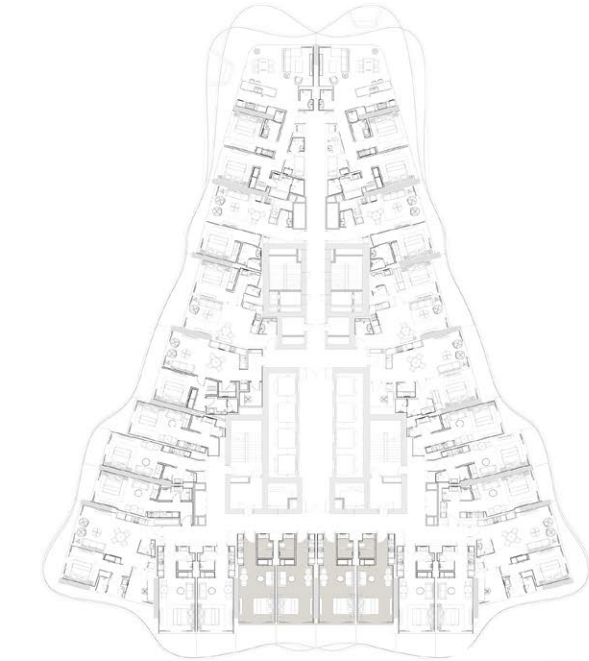
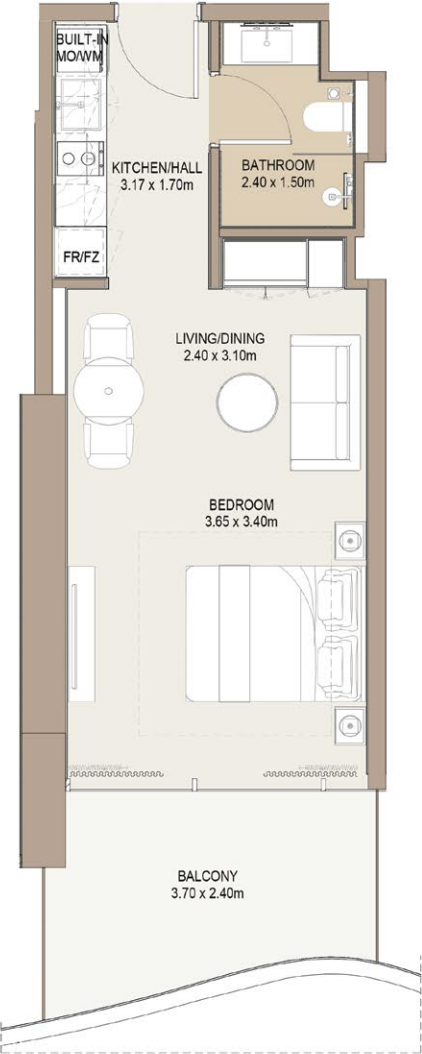


Studio Type A.1



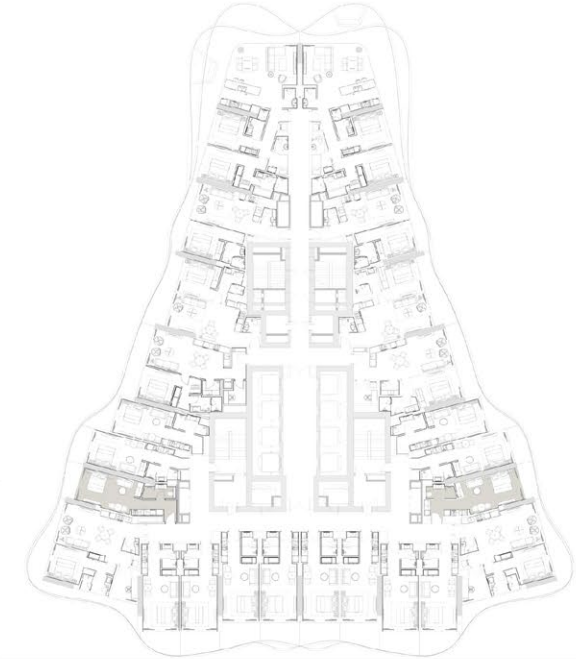
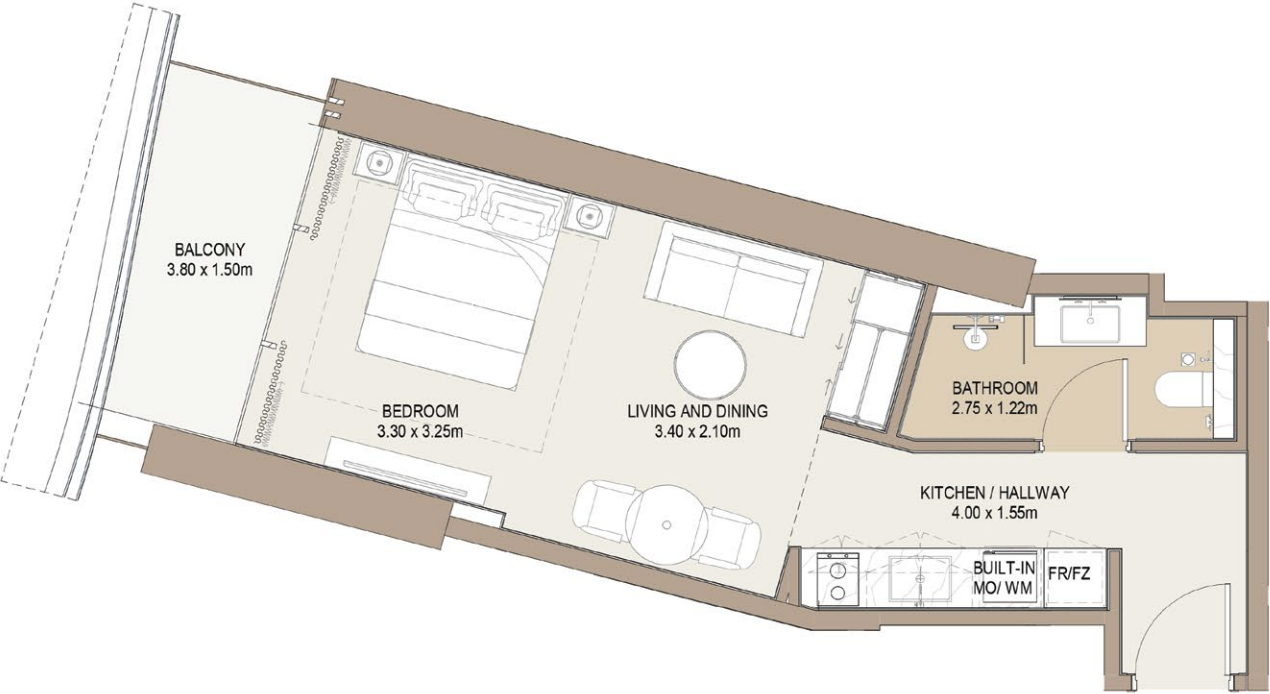
Levels 03-21 Key Plan





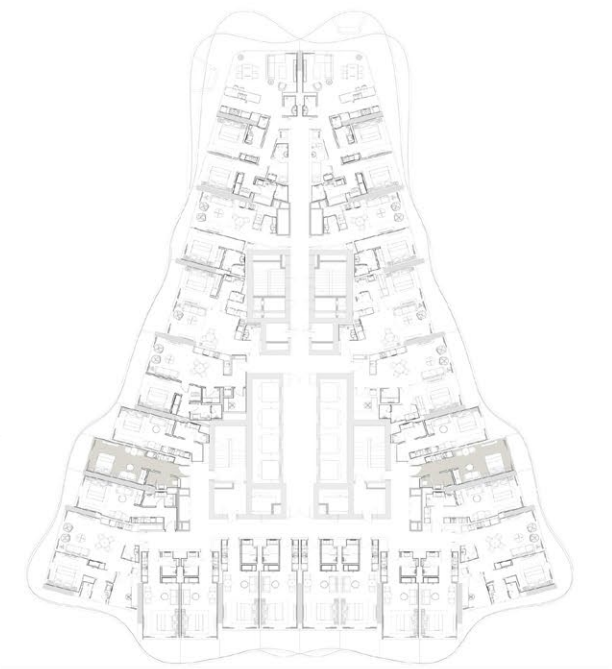
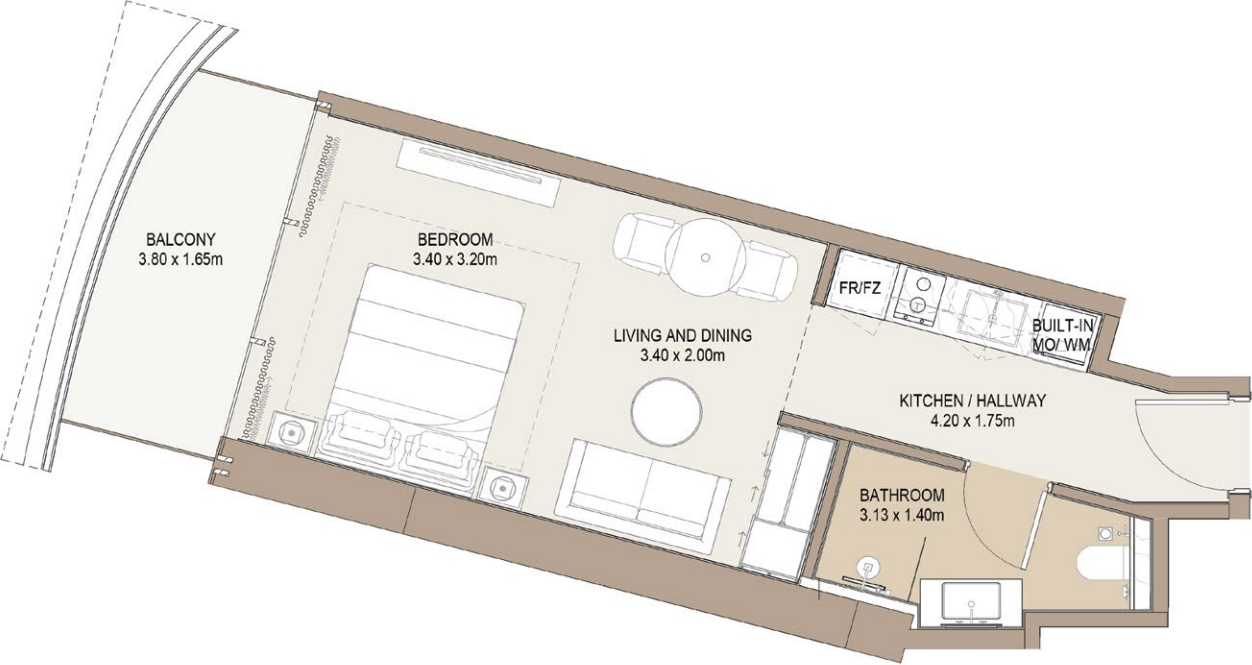


Studio Type B.2



Levels 03-21 Key Plan

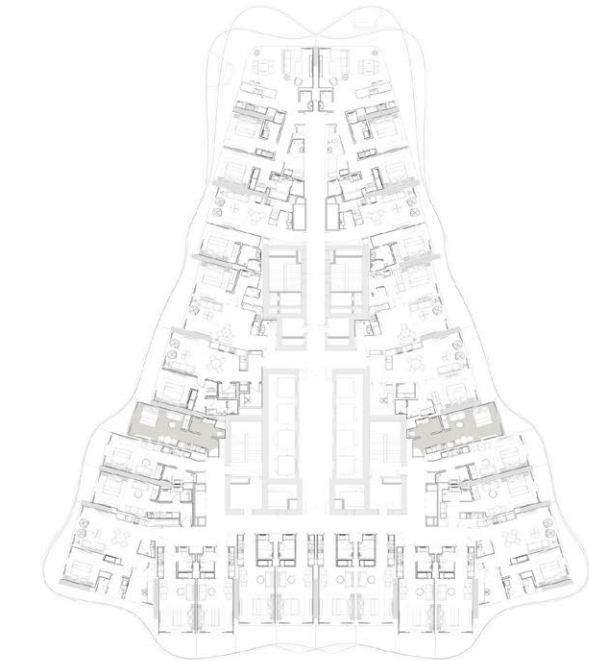
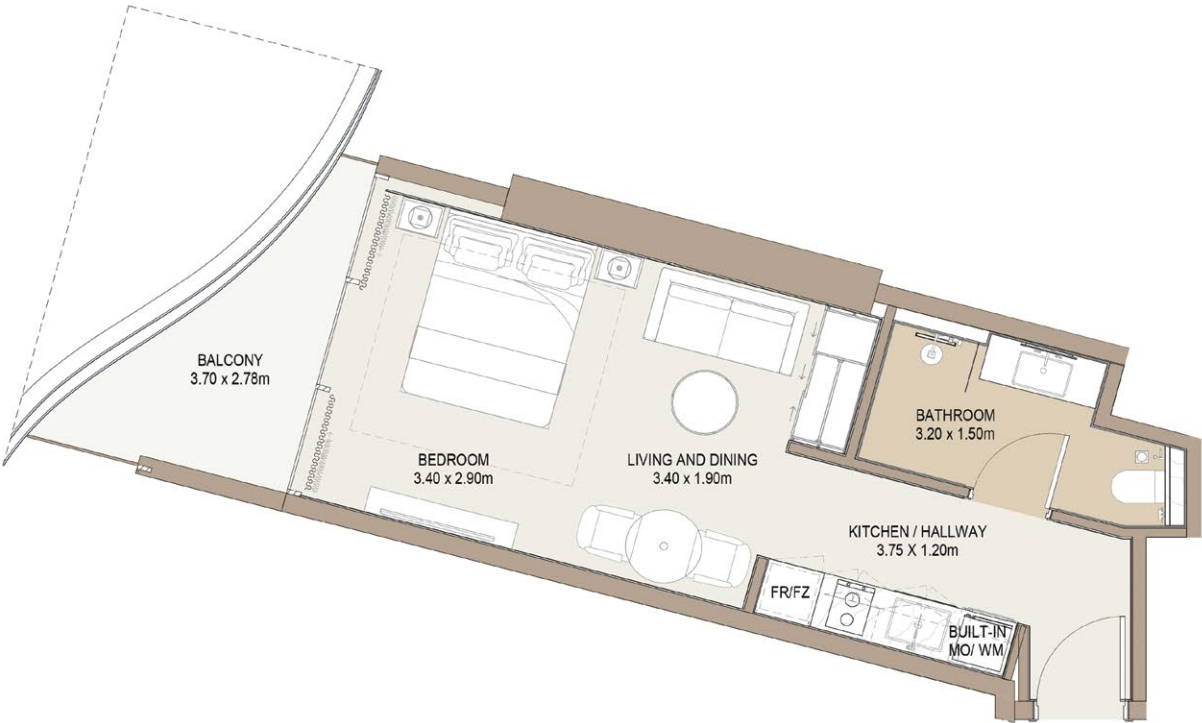




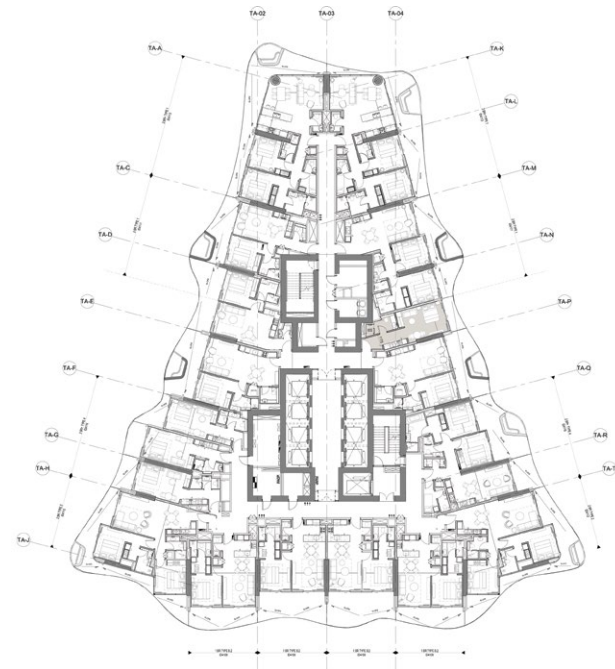
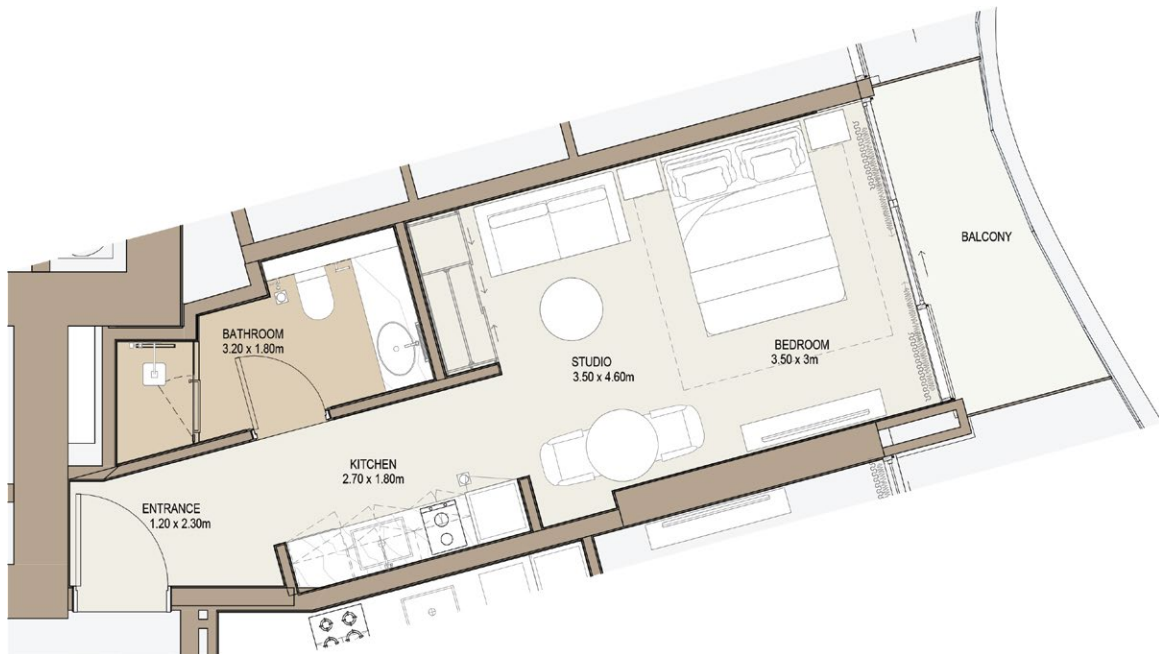
Levels 03-21 Key Plan



Studio Type B.4



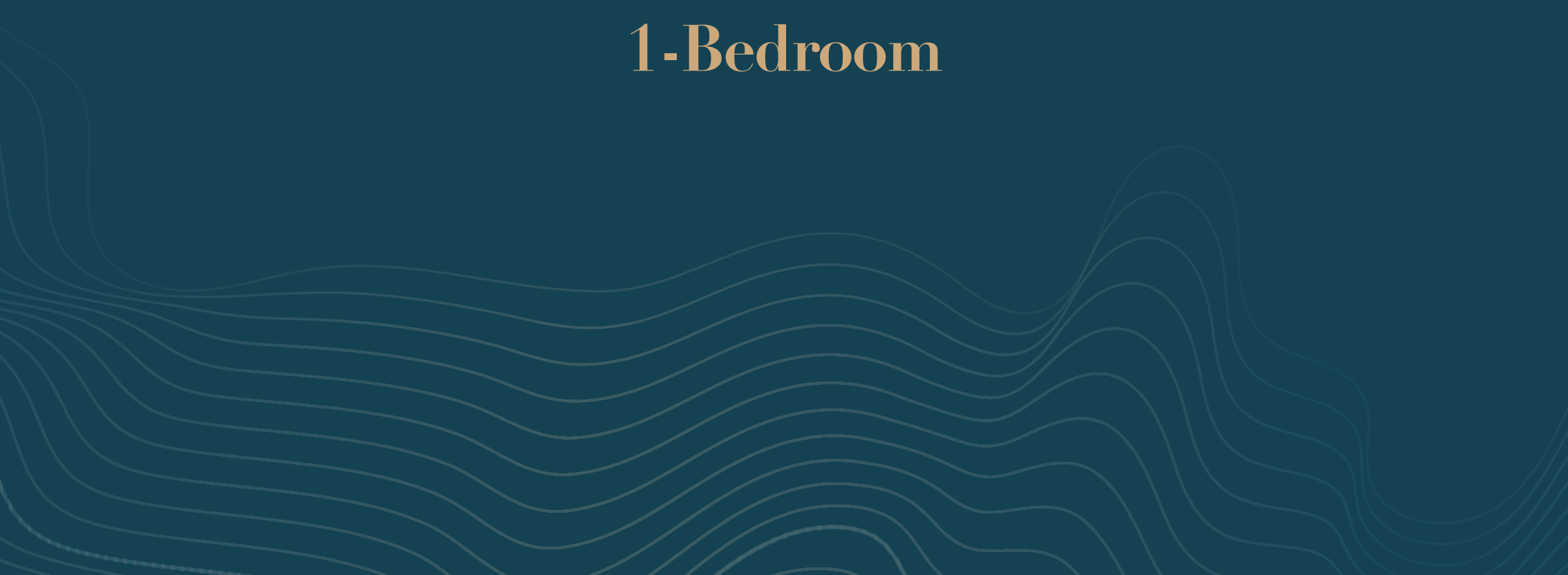
Levels 03-21 Key Plan



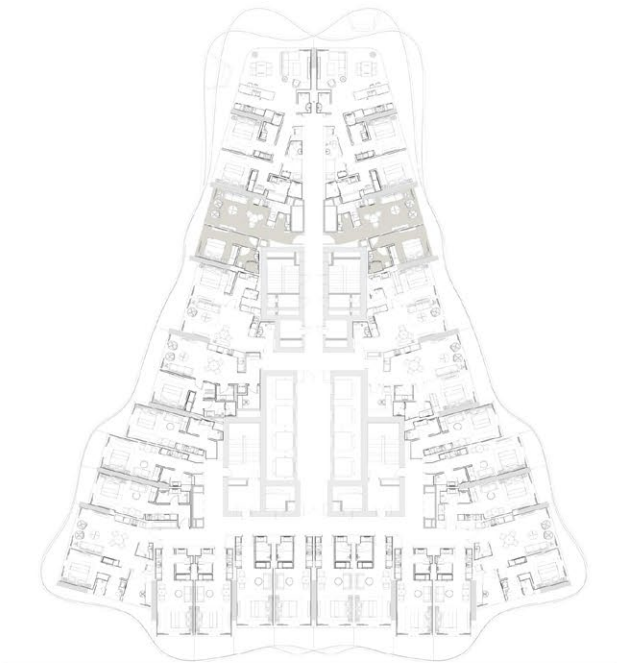
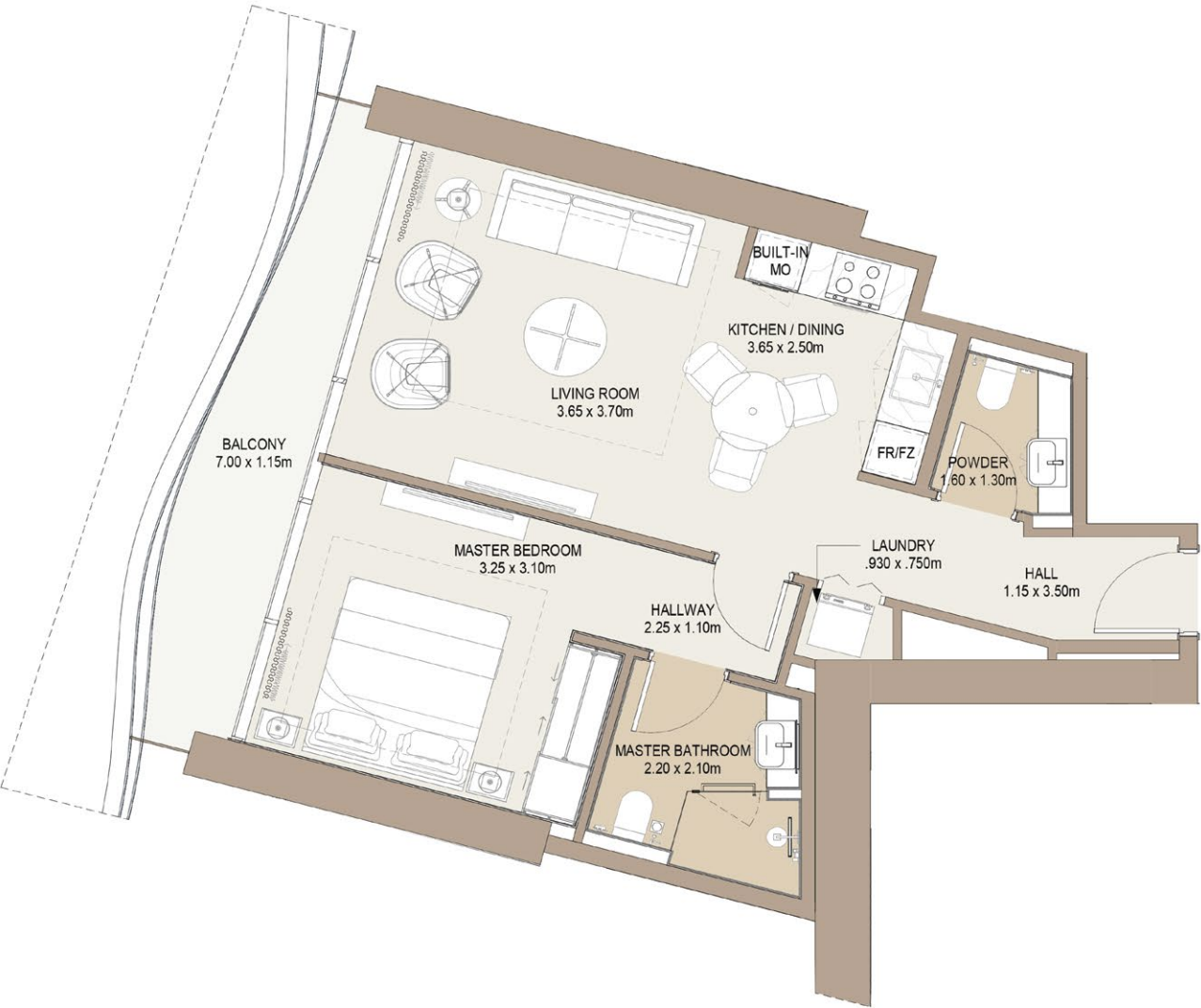




# 1-Bedroom

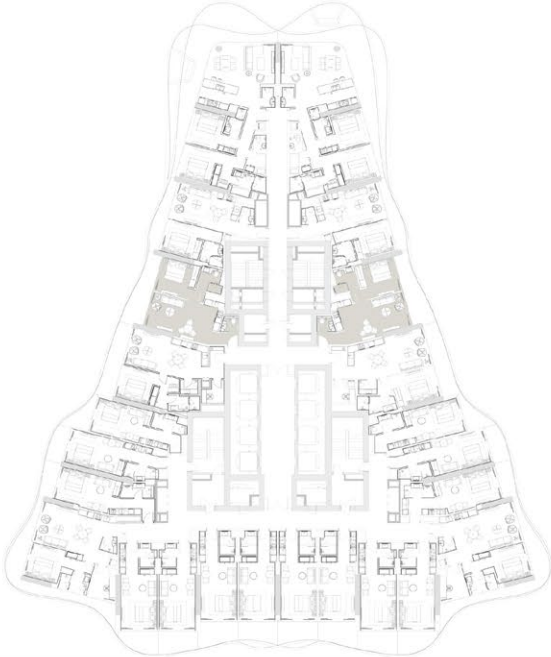
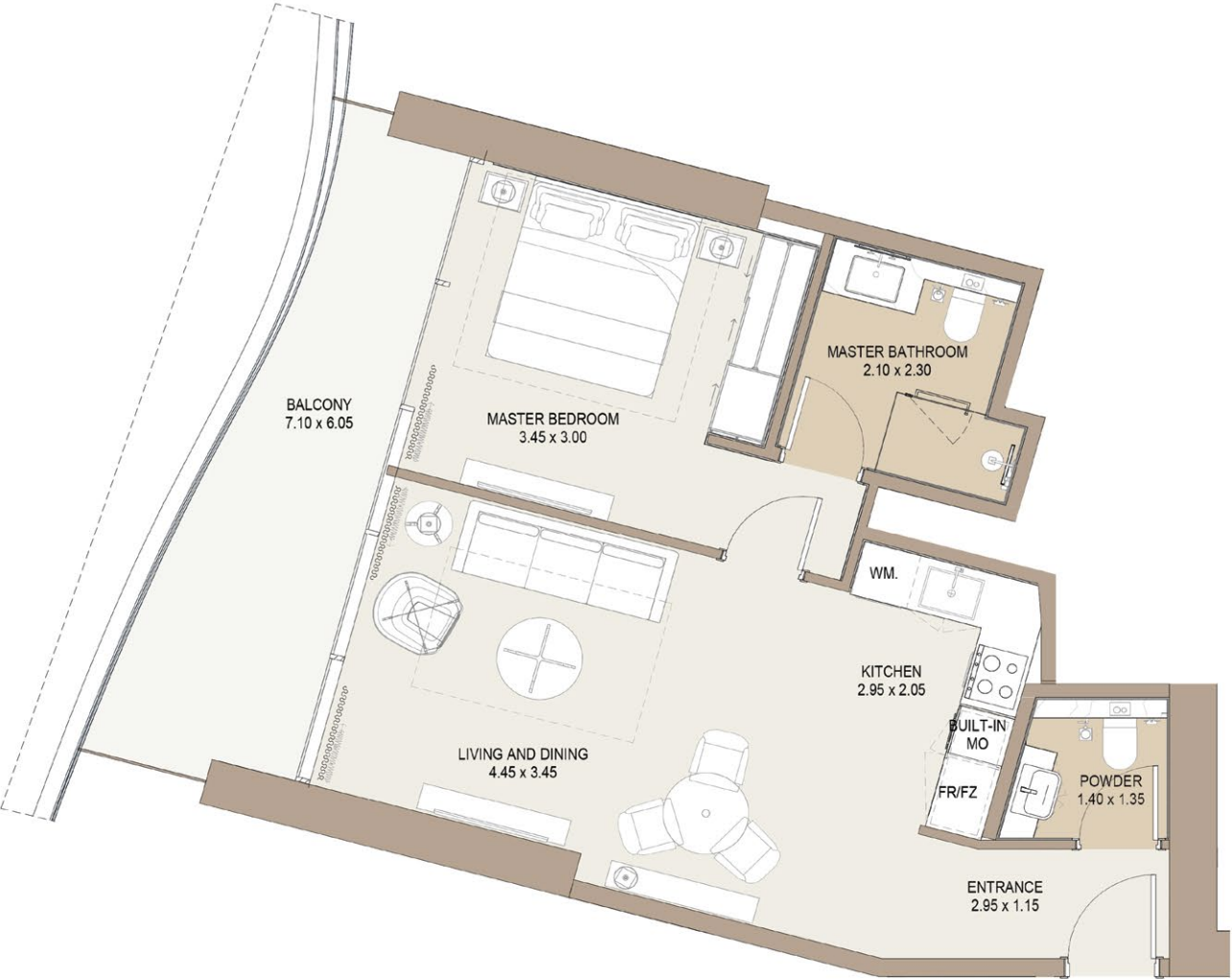


1BR Type A



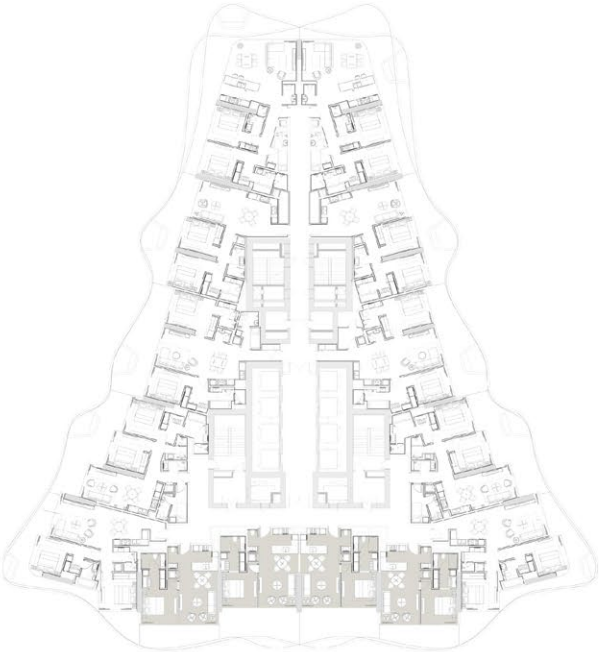
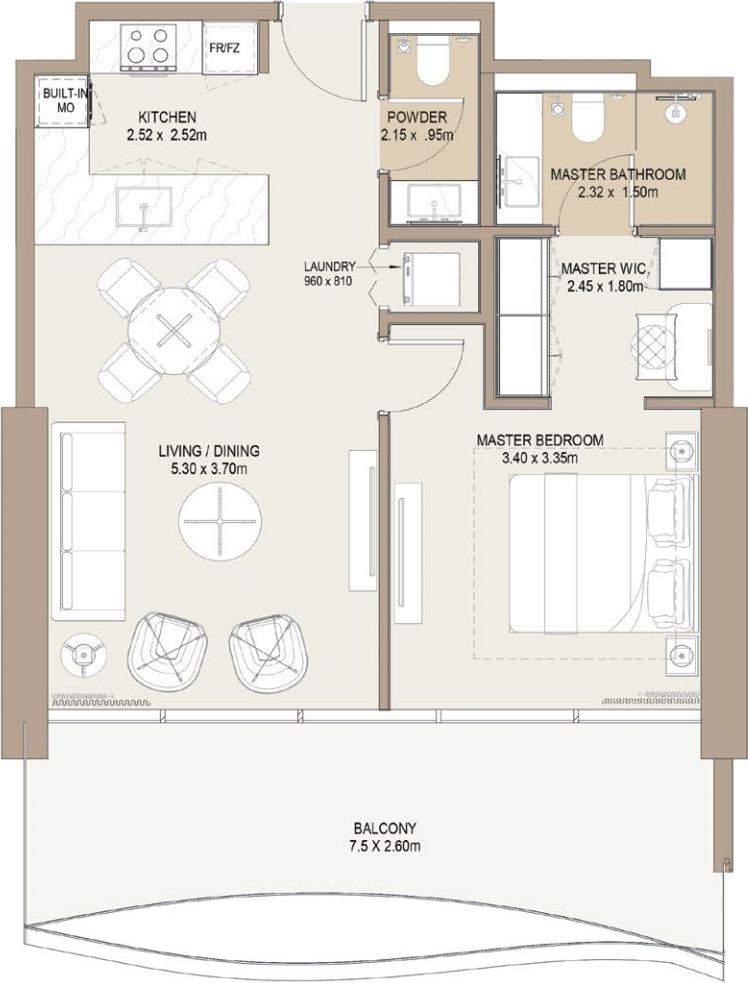
Levels 02-17 Key Plan





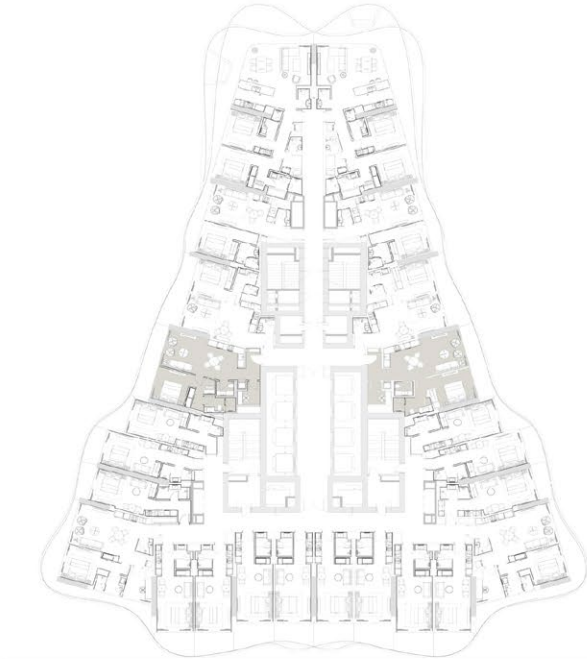
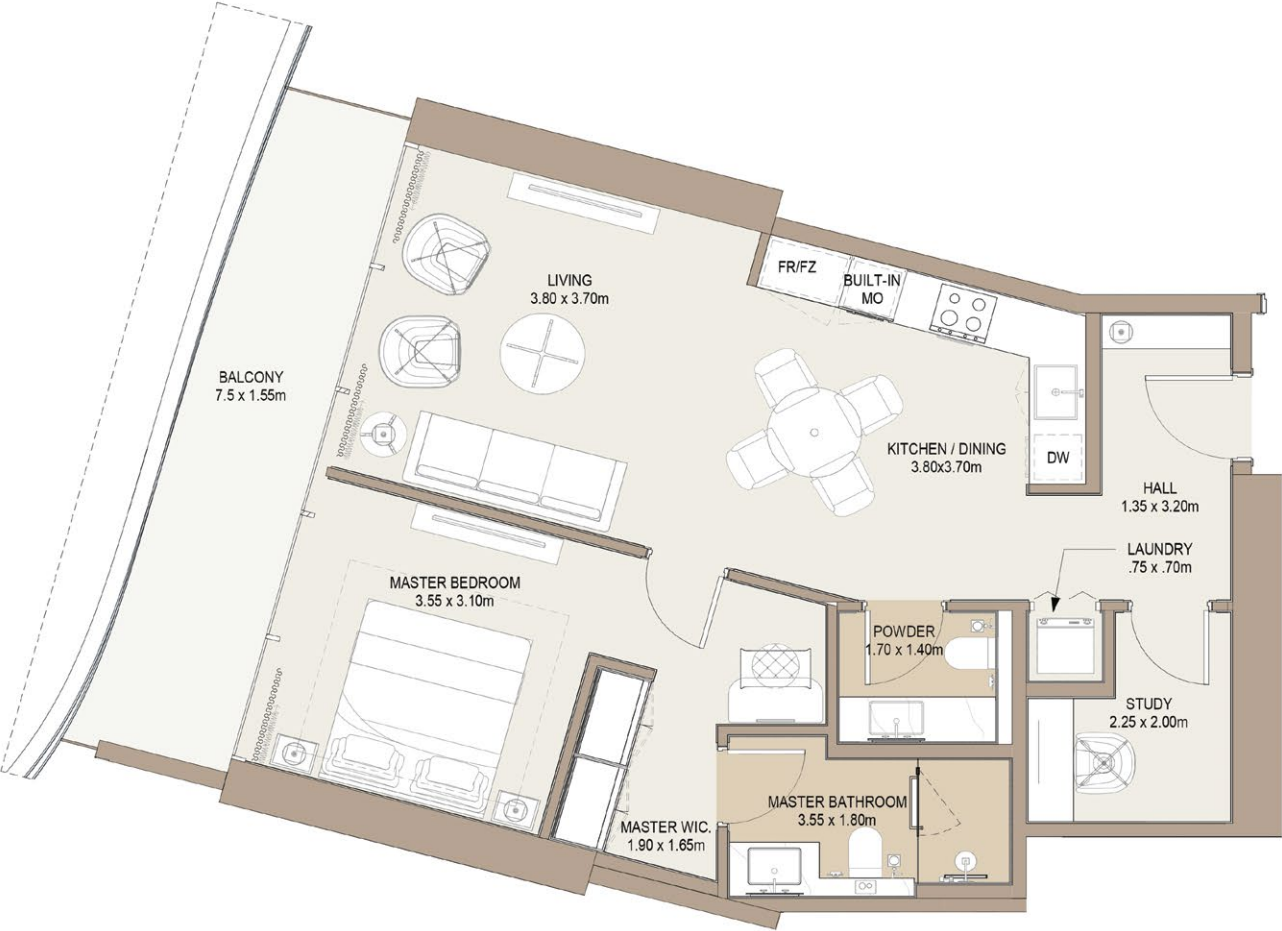
Levels 02-21 Key Plan

1BR Type B.2



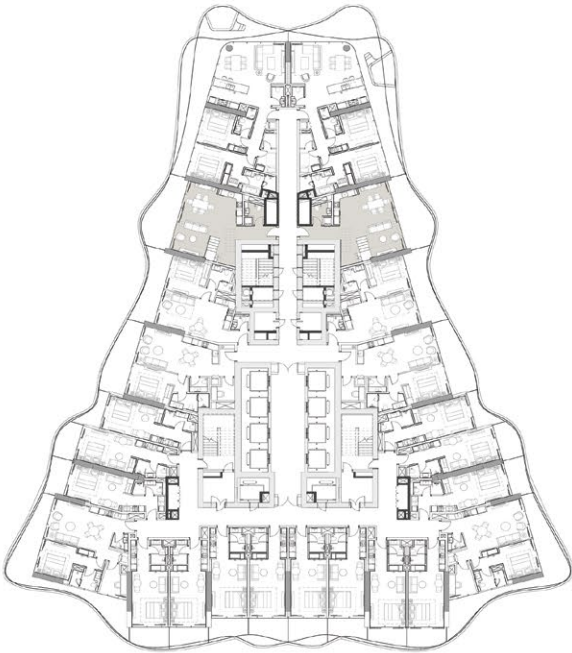
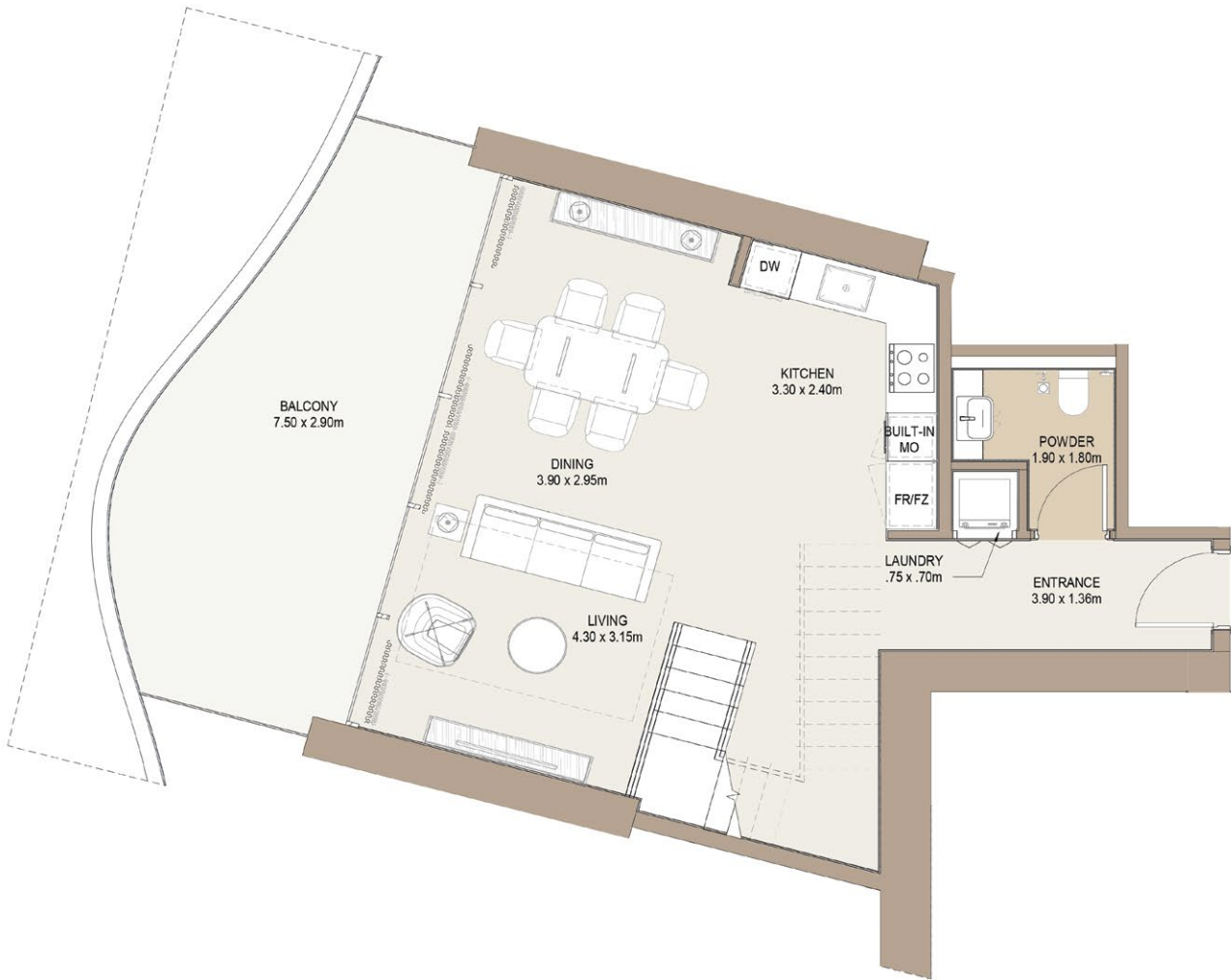
Levels 23-39 Key Plan





Levels 03-21 Key Plan

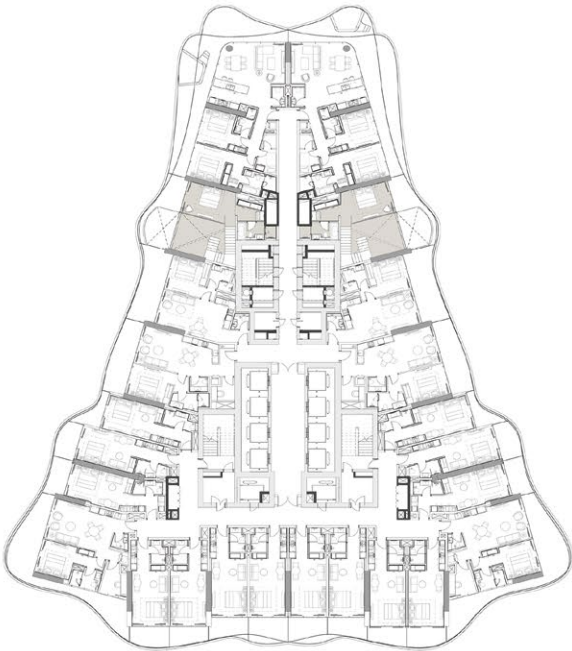
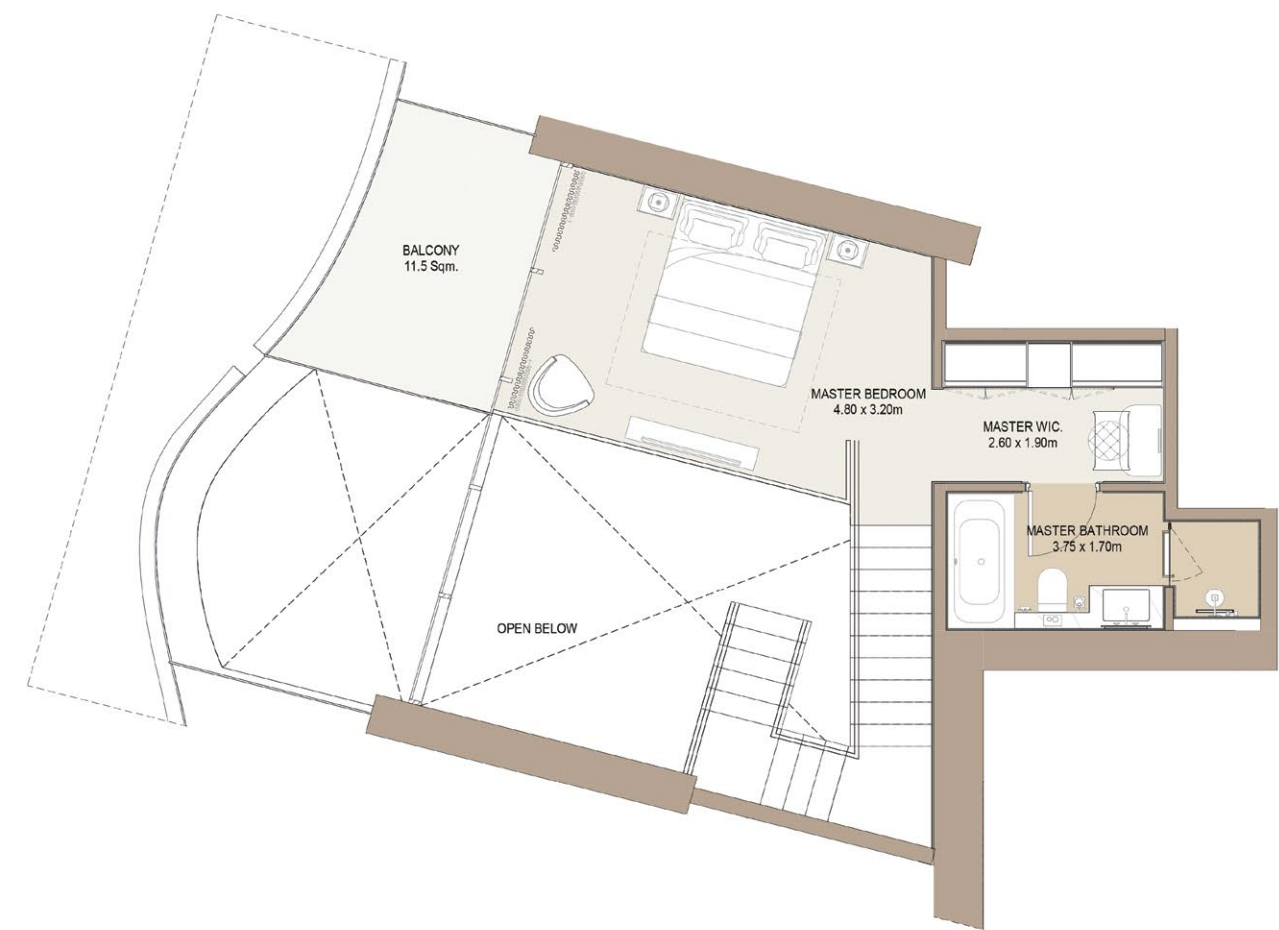
1BR Loft - Lower Level



Level 20 Key Plan

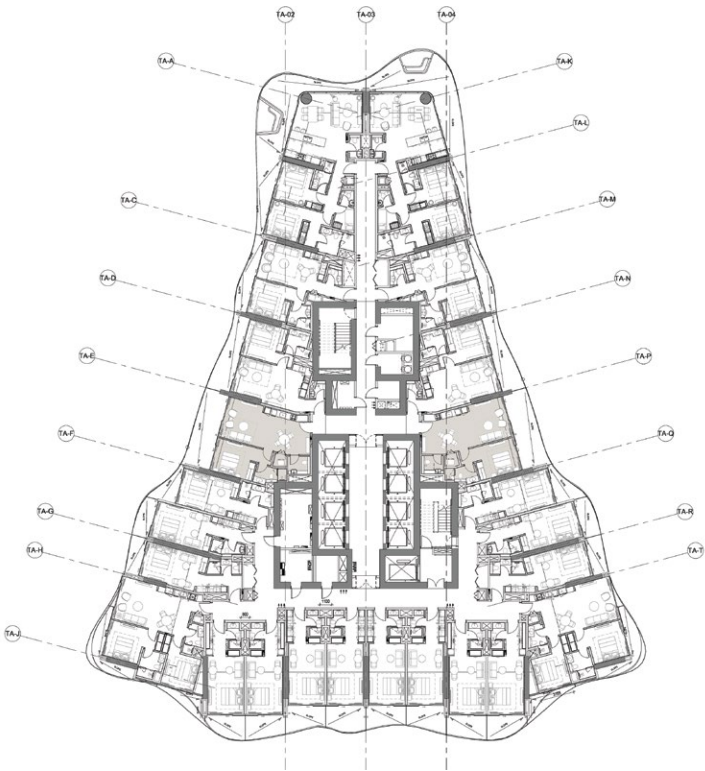
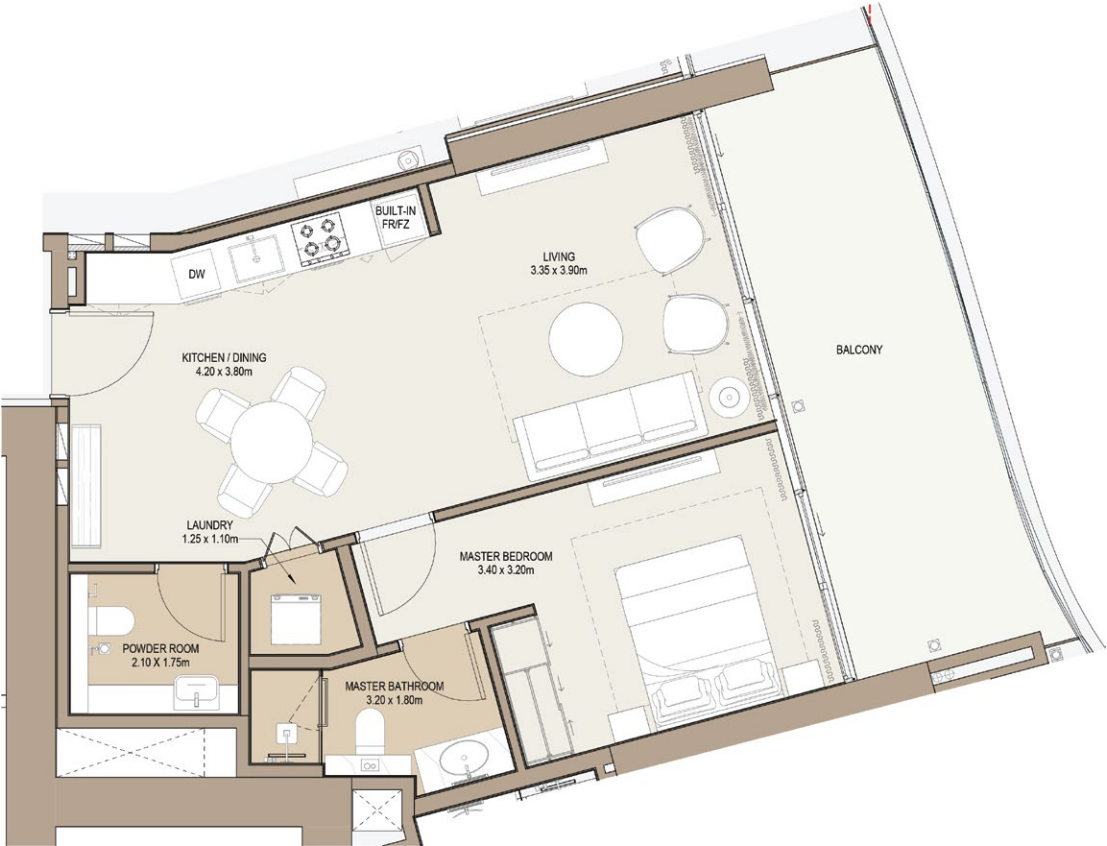


1BR Loft - Upper Level



Level 21 Key Plan

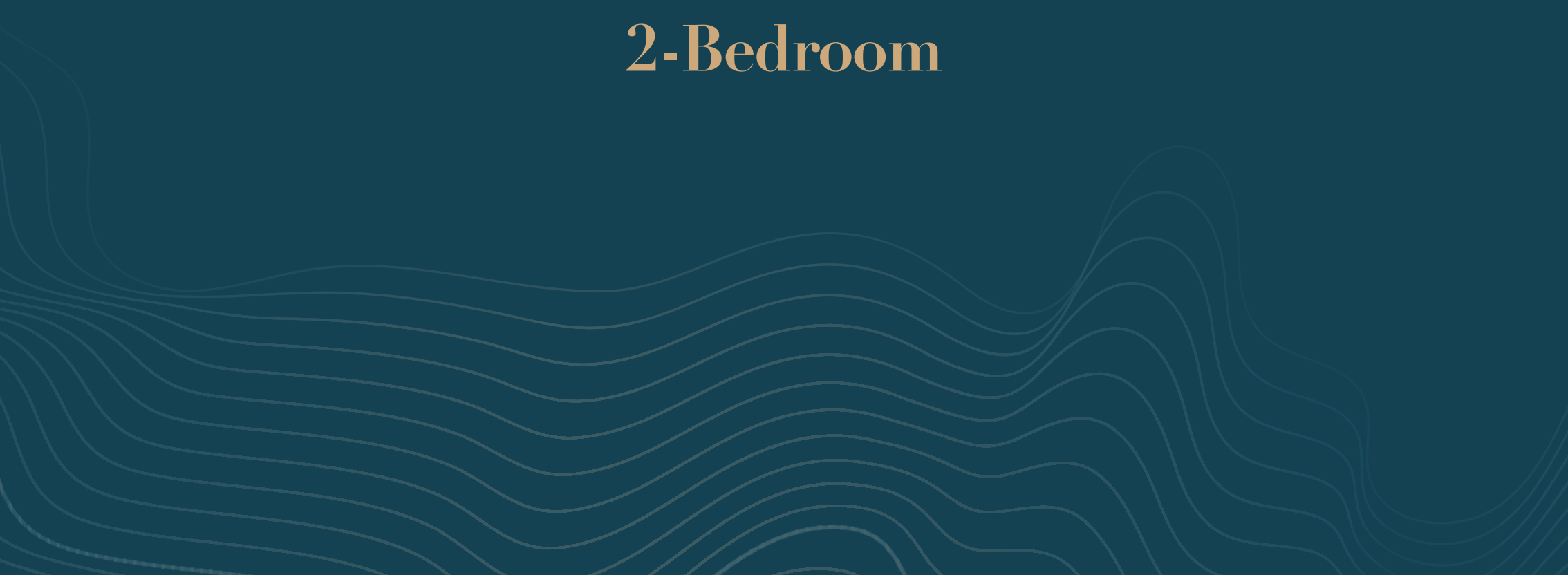
1 Bedroom Type-C



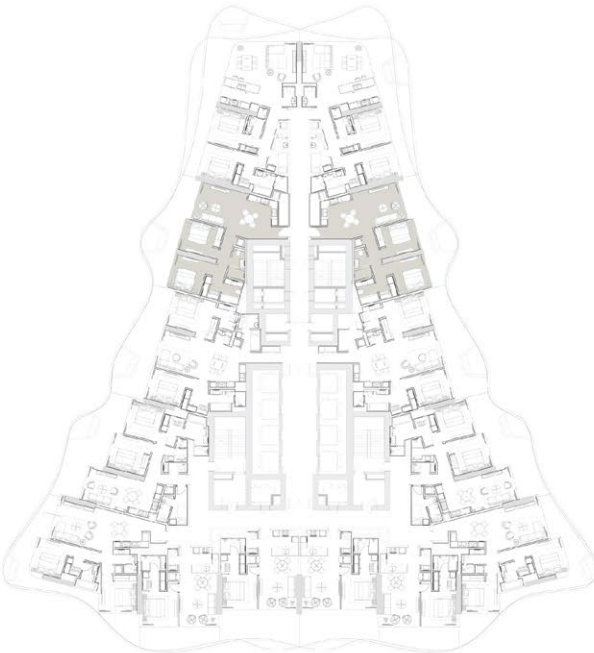
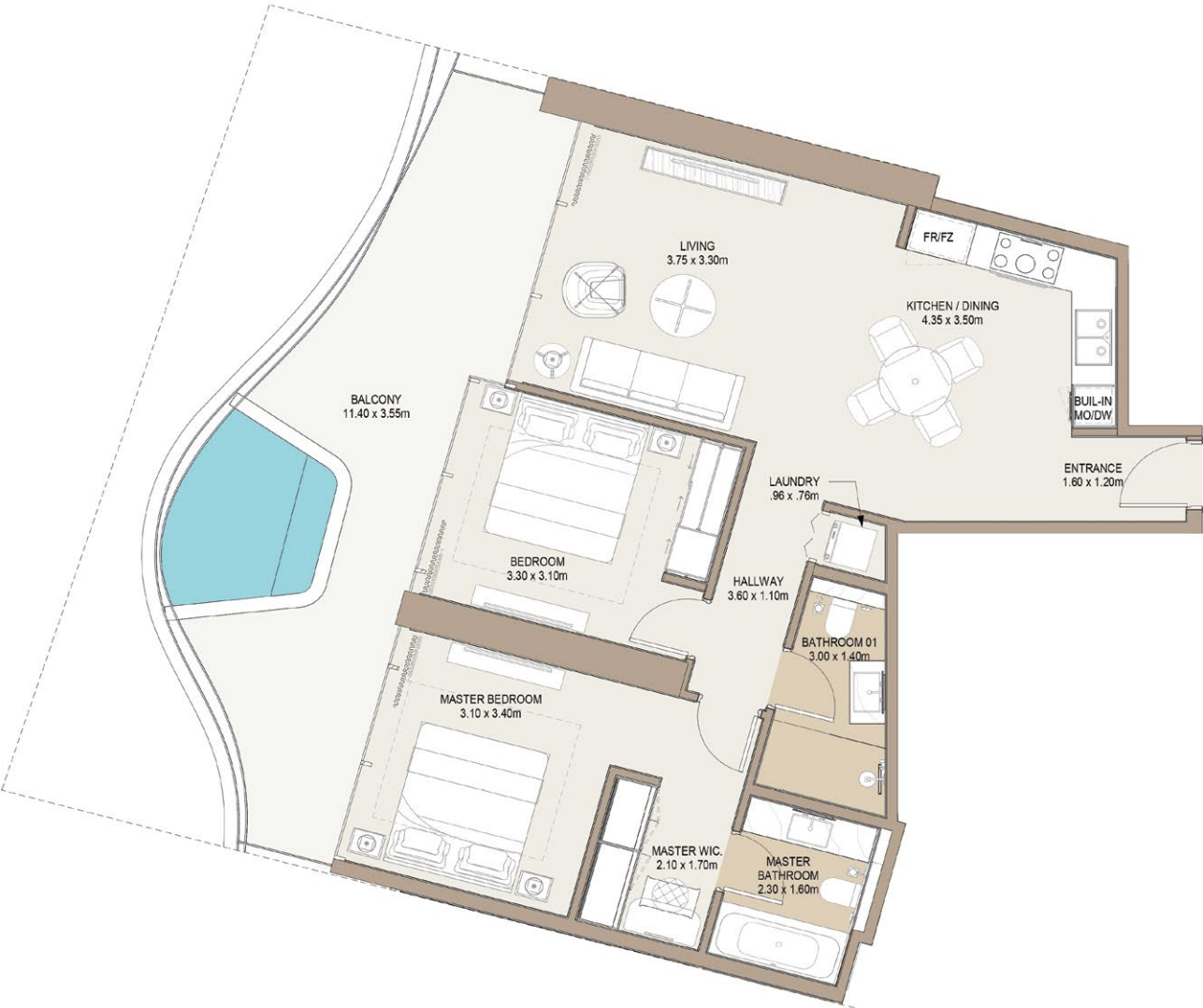




## 2-Bedroom



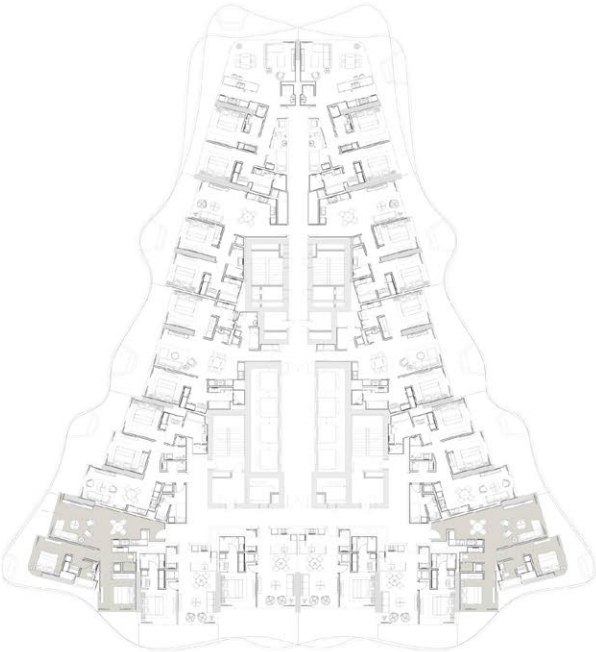
2BR Type 1



Levels 23-39 Key Plan

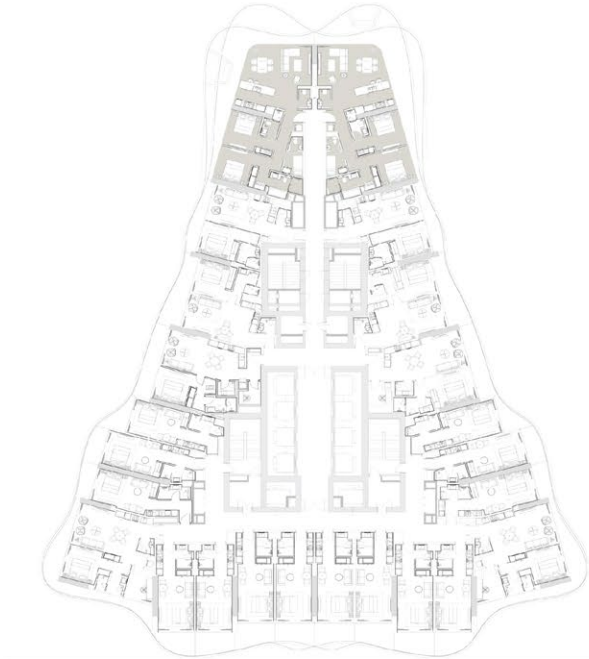


2BR Type 2



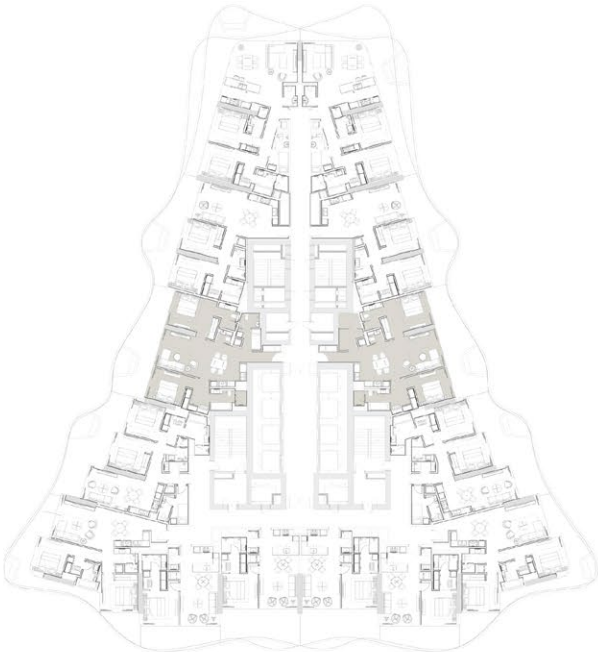
Levels 23-39 Key Plan

2BR+ Type 1



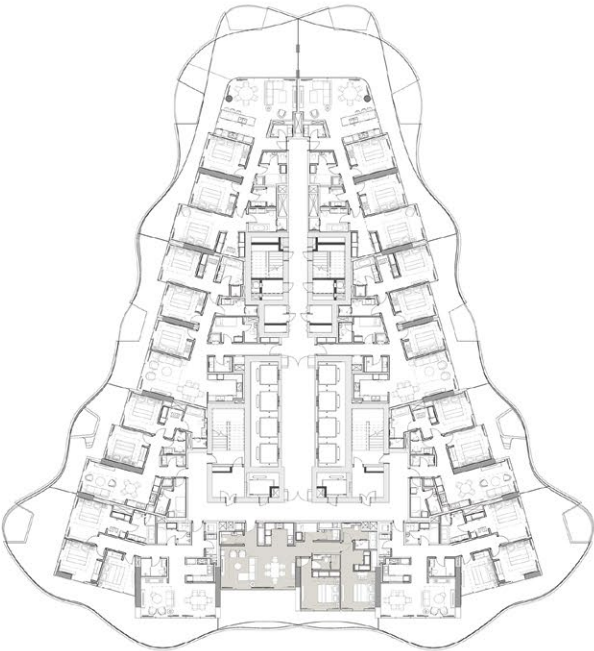
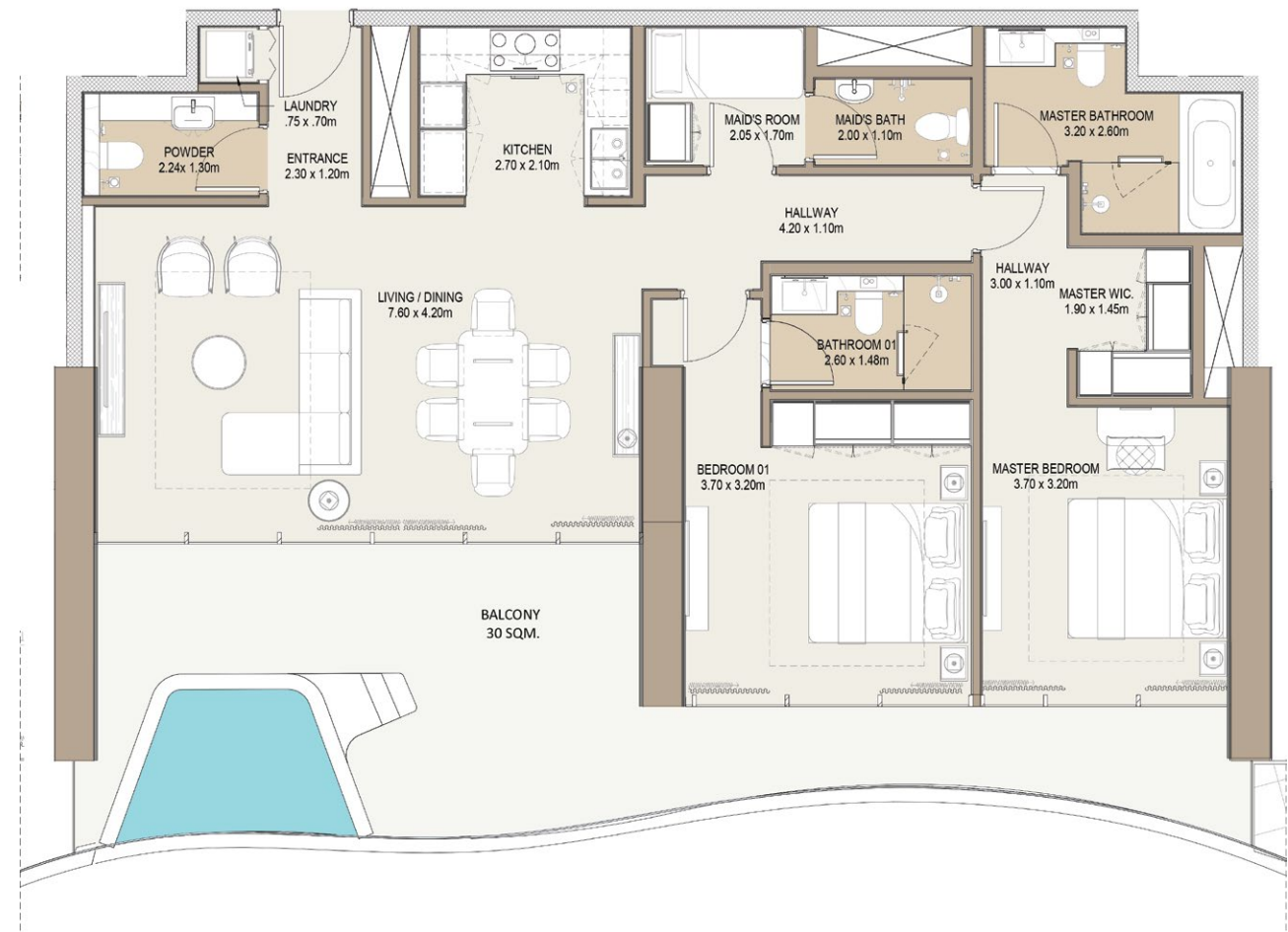
Levels 02-39 Key Plan





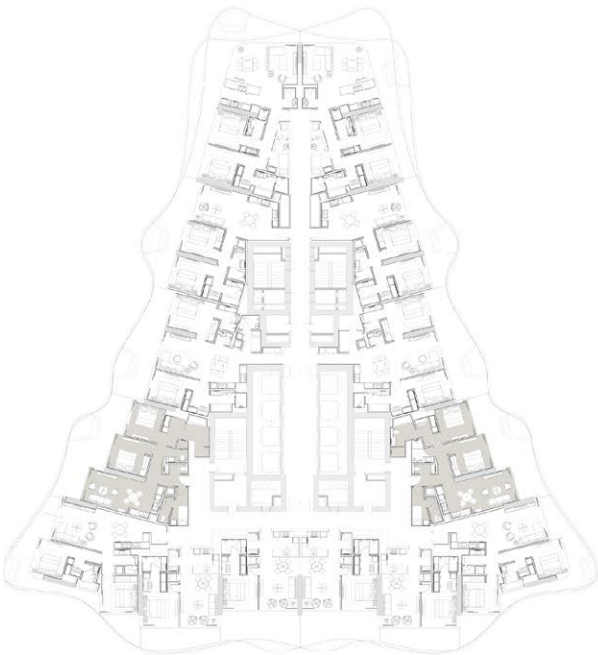
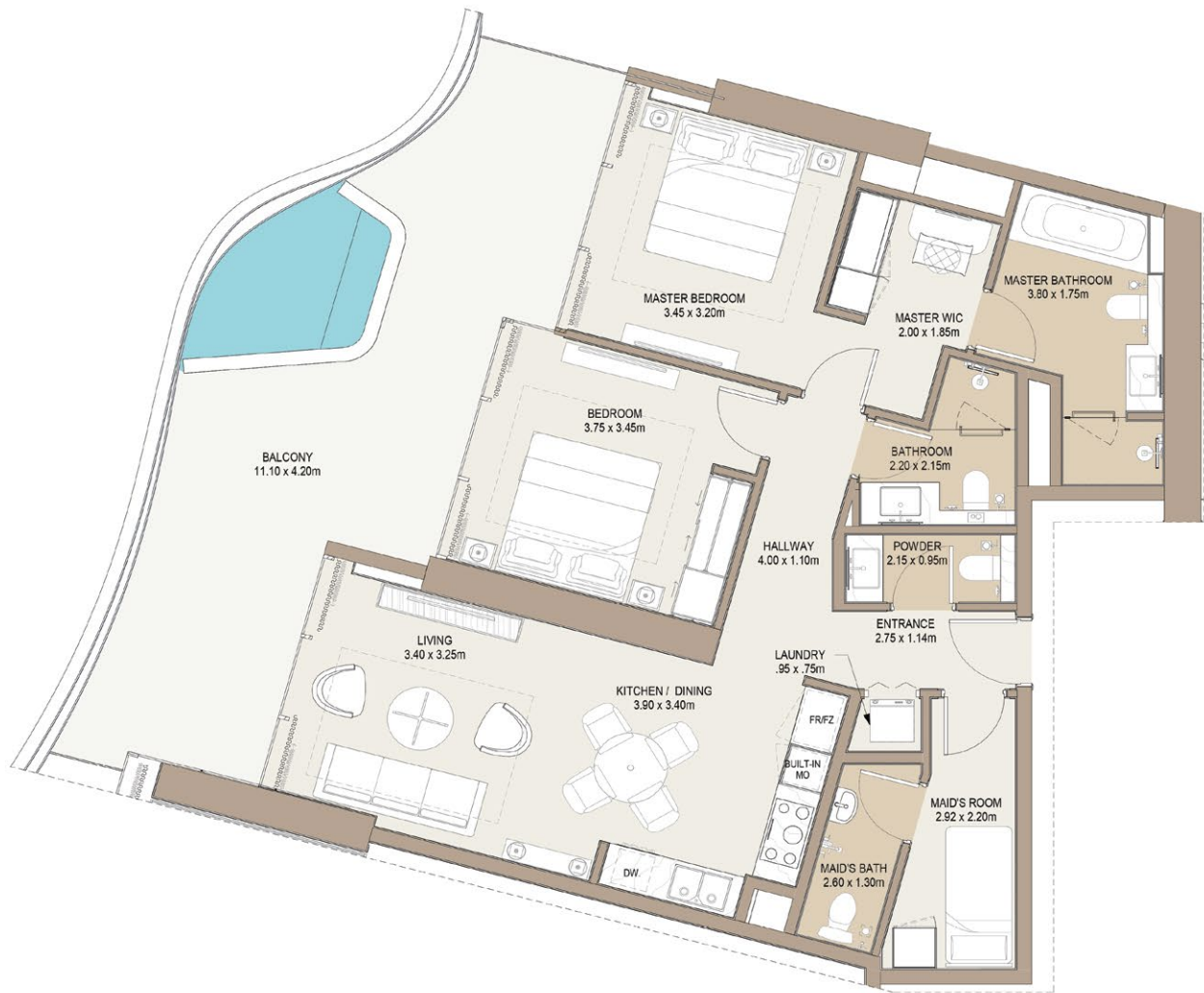
Levels 23-39 Key Plan

2BR+ Type 3



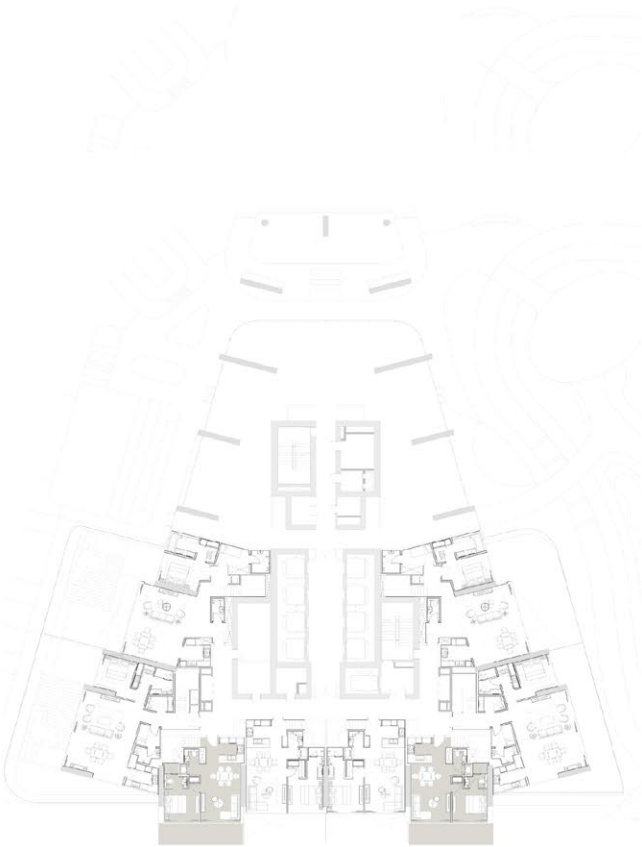
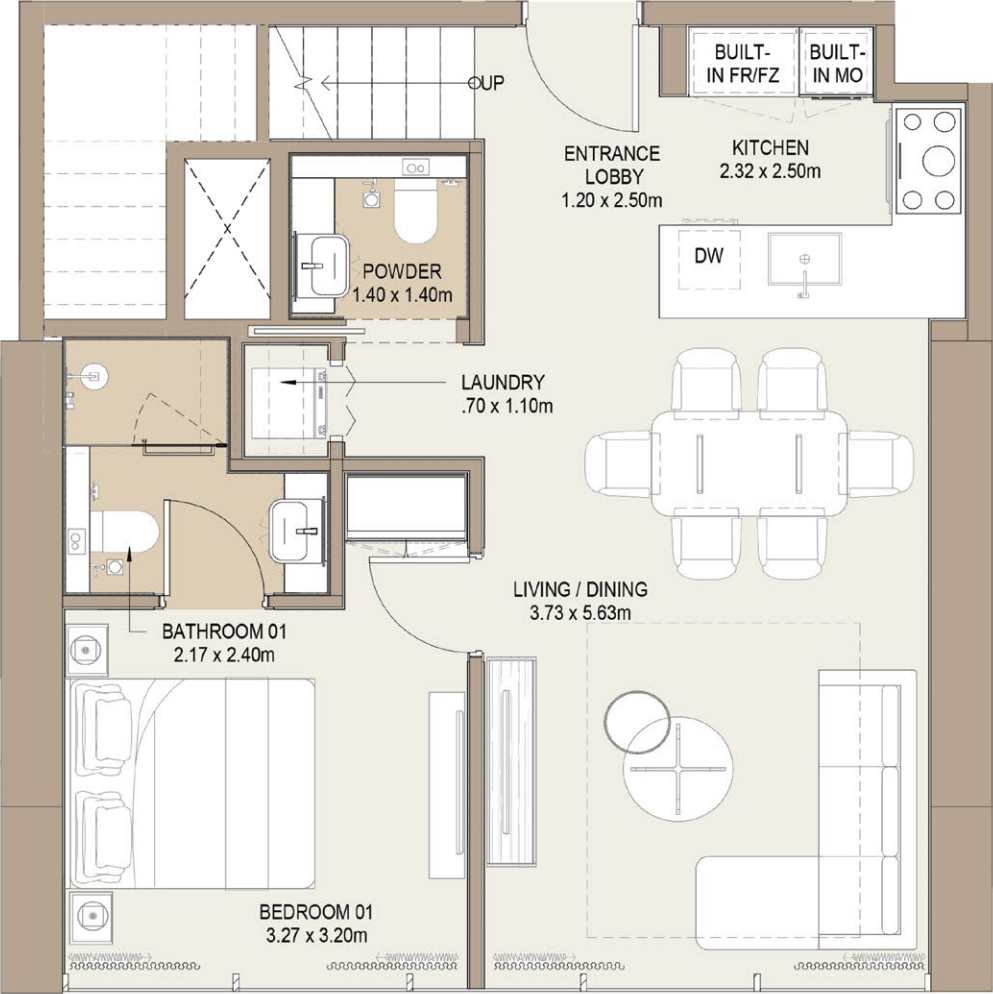
Levels 40-43 Key Plan





Levels 23-43 Key Plan

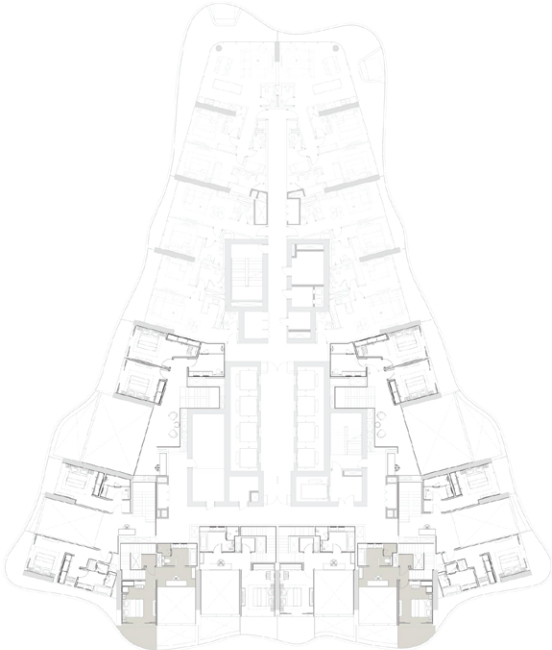
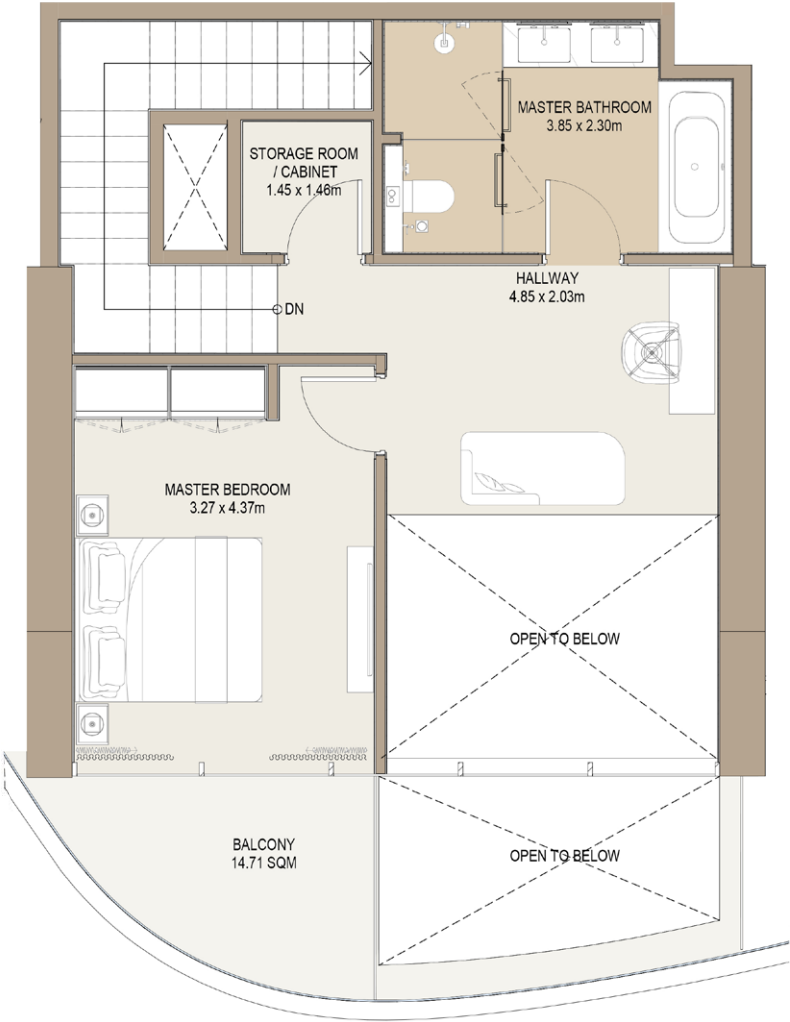
2BR Garden Duplex Type 1 - Lower Level



Level 01 Key Plan

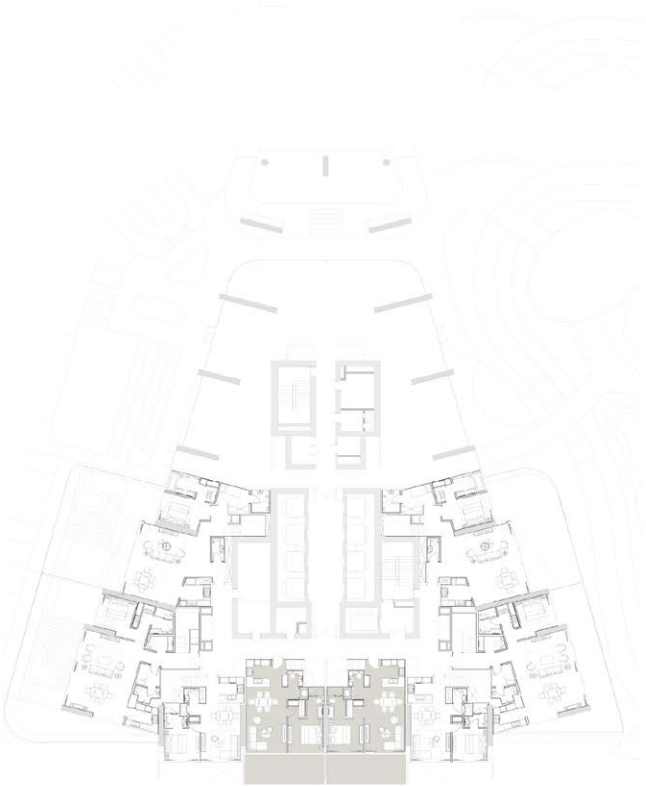
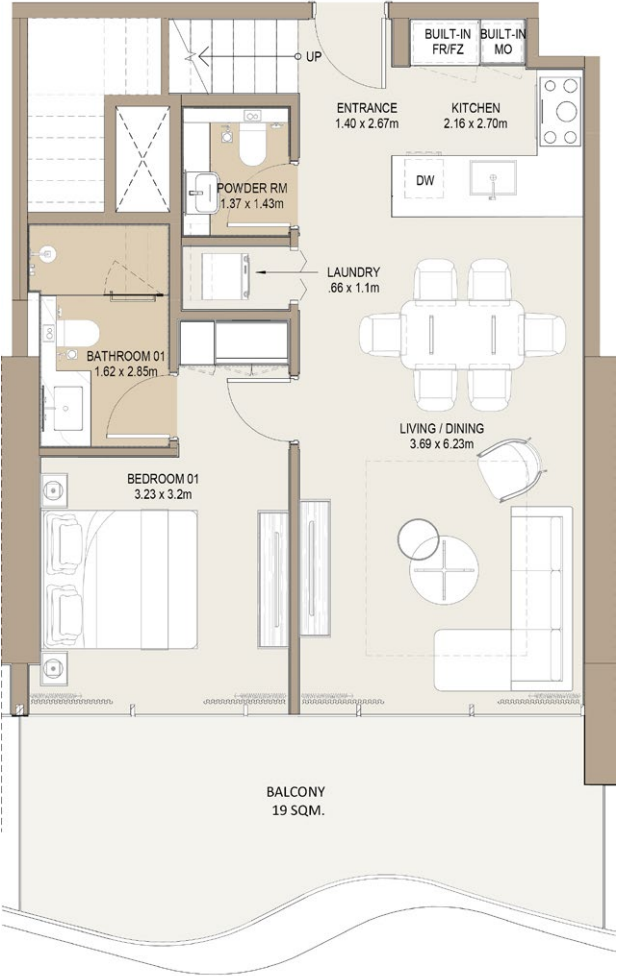


2BR Garden Duplex Type 1 - Upper Level



Level 02 Key Plan

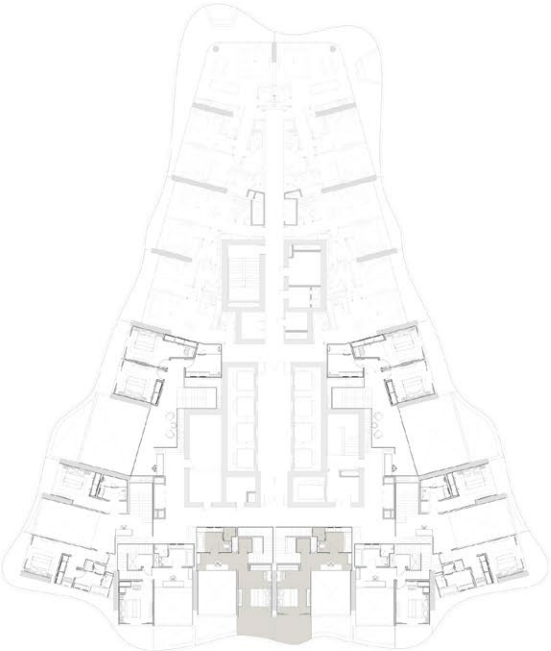
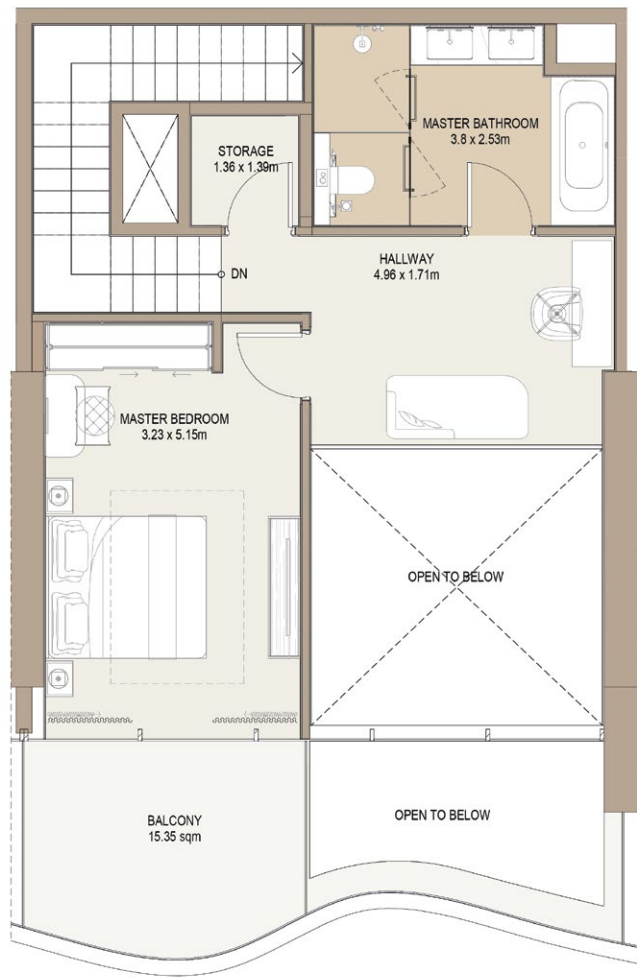
2BR Garden Duplex Type 2 - Lower Level



Level 01 Key Plan

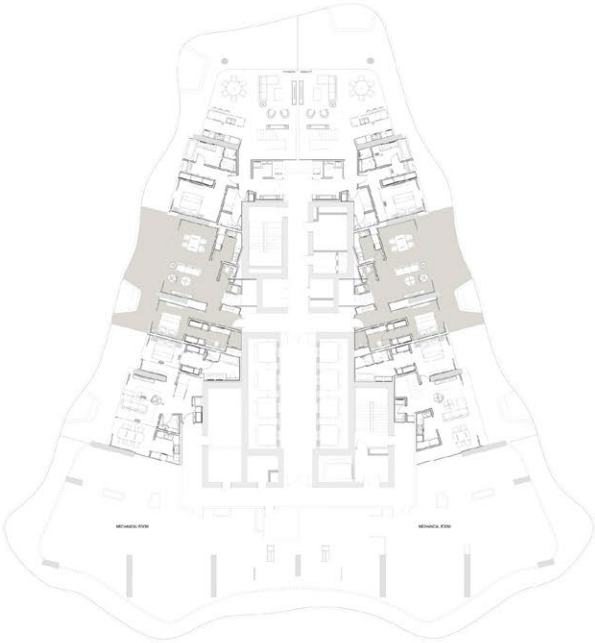


2BR Garden Duplex Type 2 - Upper Level



Level 02 Key Plan

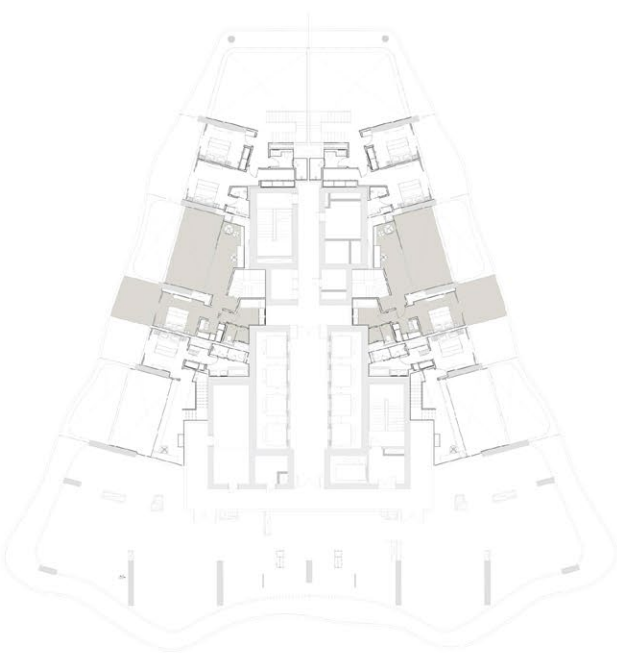
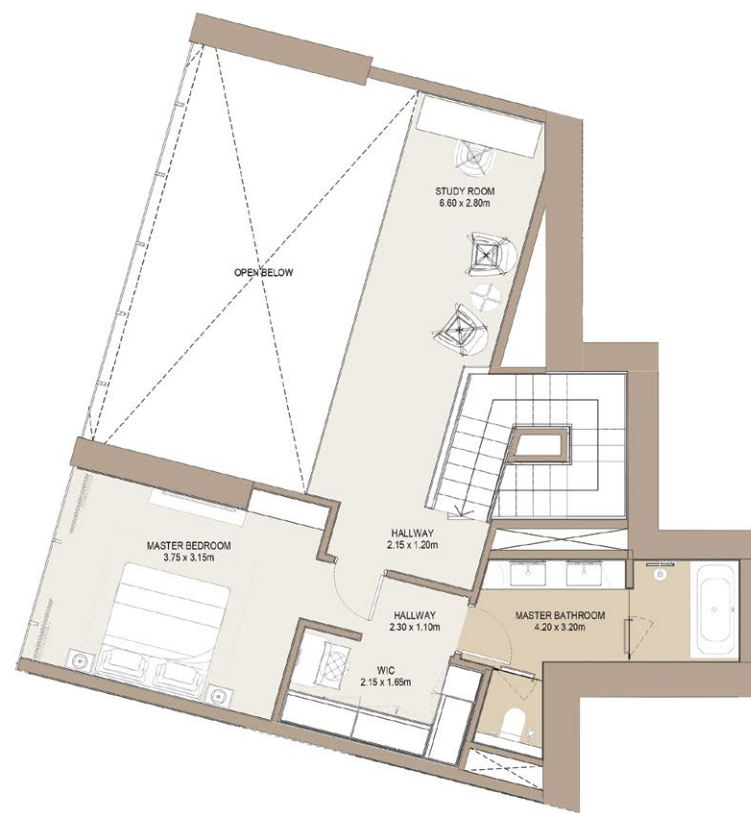
2BR Sky Duplex Type 1 - Lower Level



Level 44 Key Plan

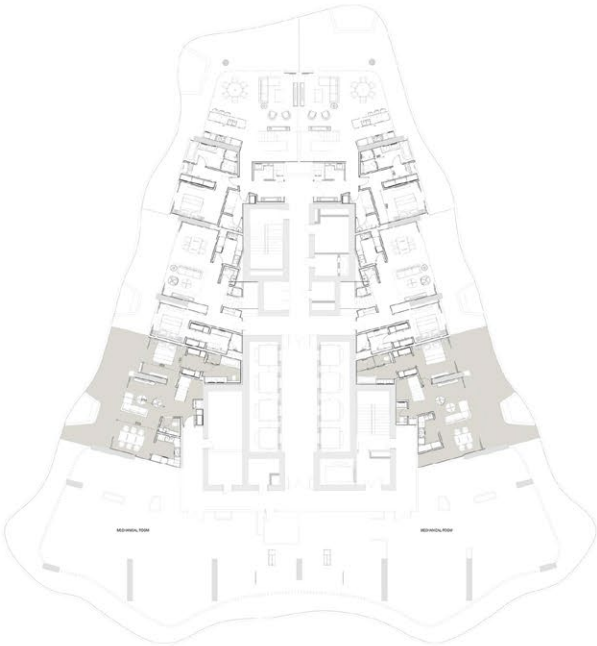


2BR Sky Duplex Type 1 - Upper Level



Level 45 Key Plan

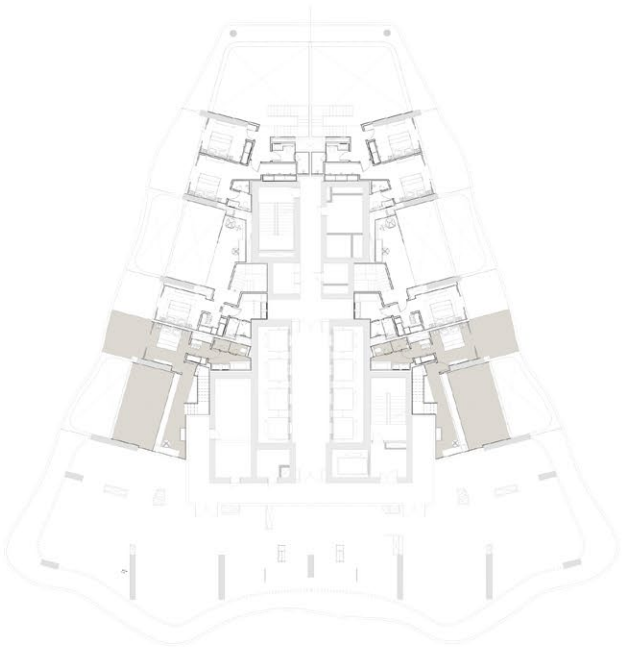
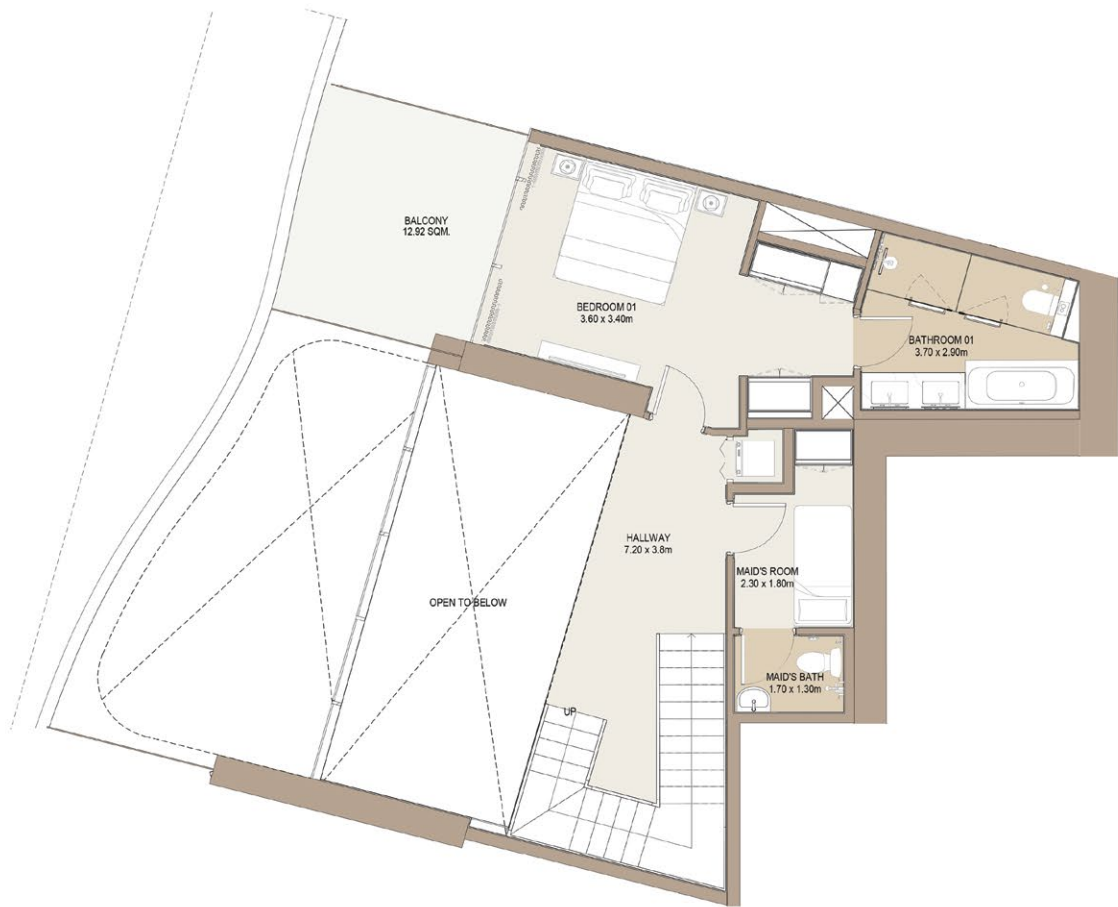
2BR Sky Duplex Type 2 - Lower Level



Level 44 Key Plan

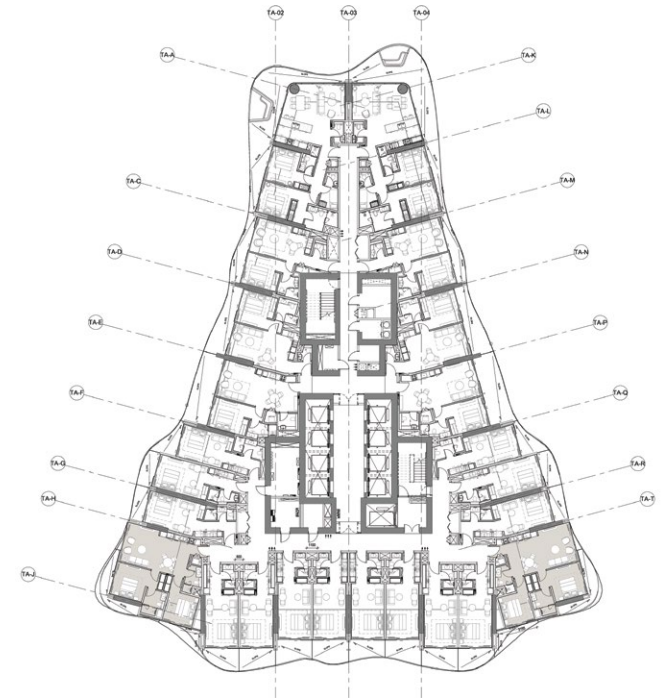


2BR Sky Duplex Type 2 - Upper Level



Level 45 Key Plan

### 2 Bedroom Type-3

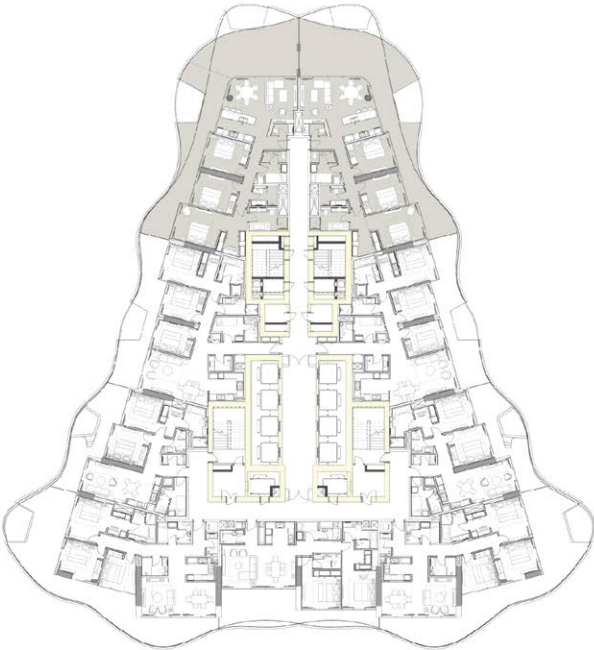
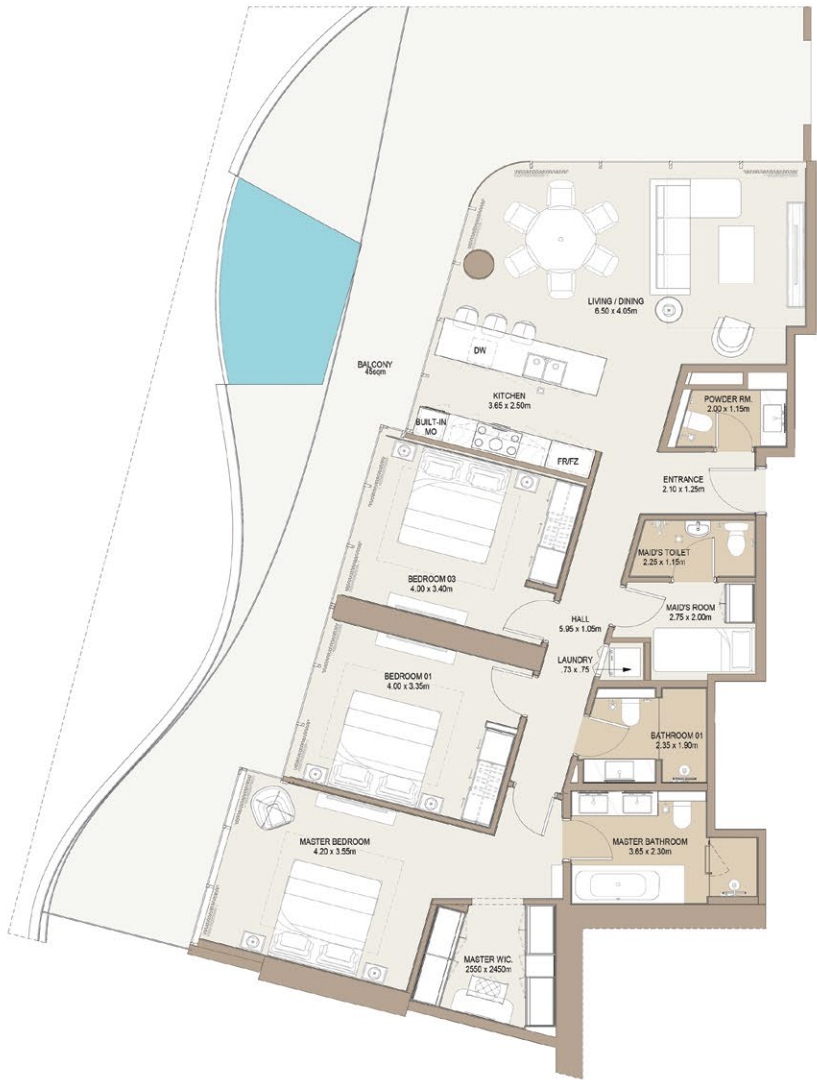






## 3-Bedroom

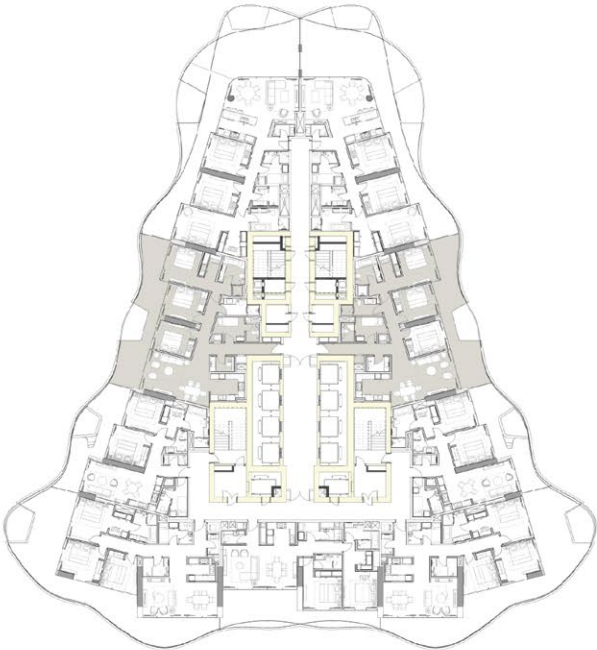




Levels 40-43 Key Plan

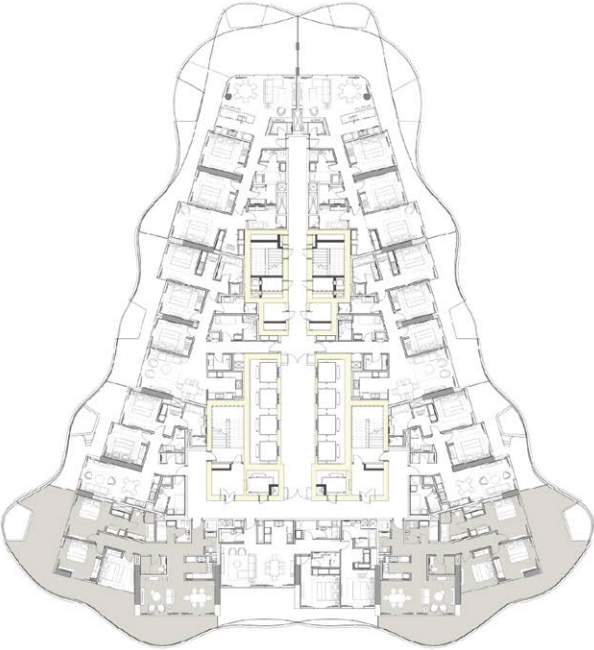
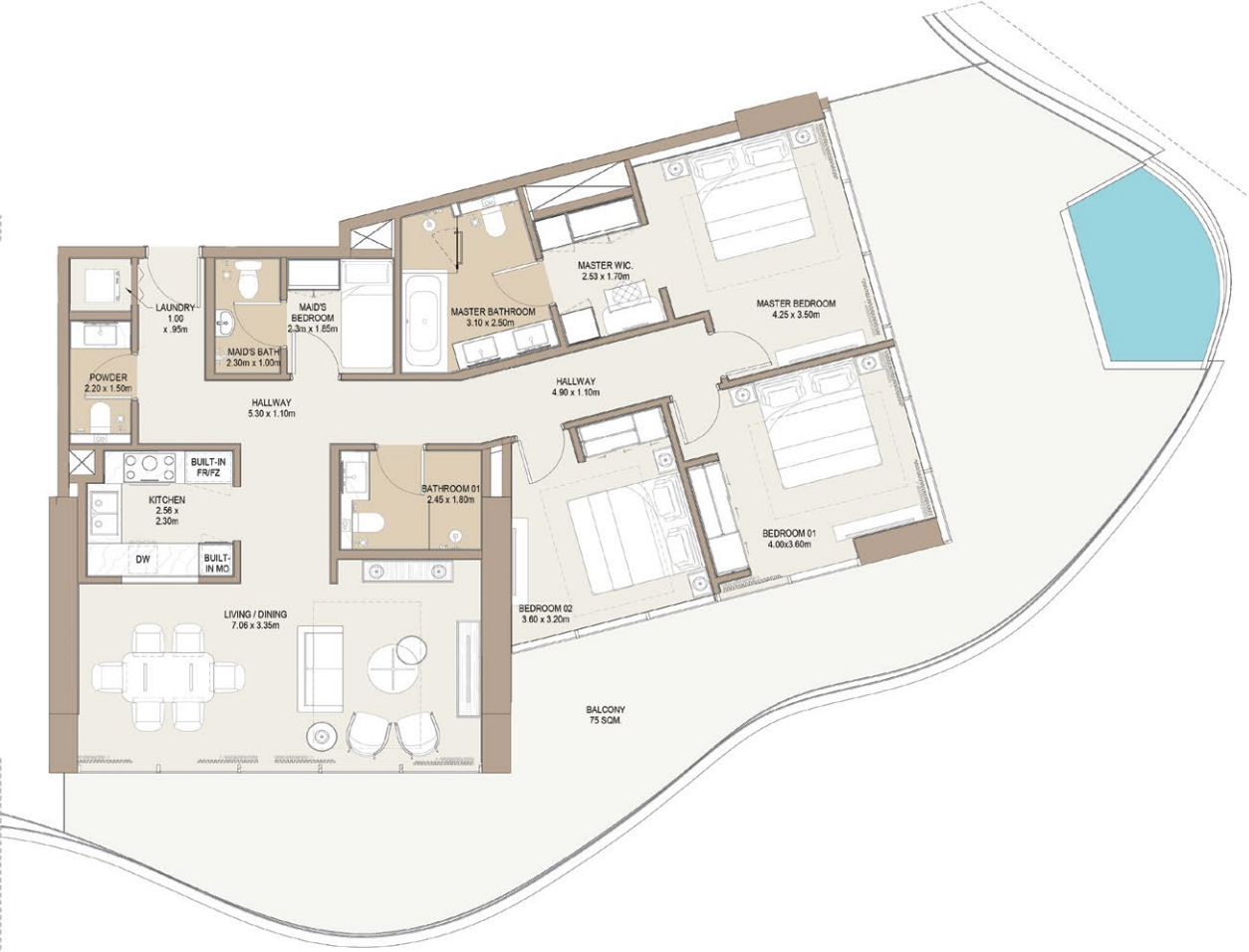


3BR Type 2



Levels 40-43 Key Plan

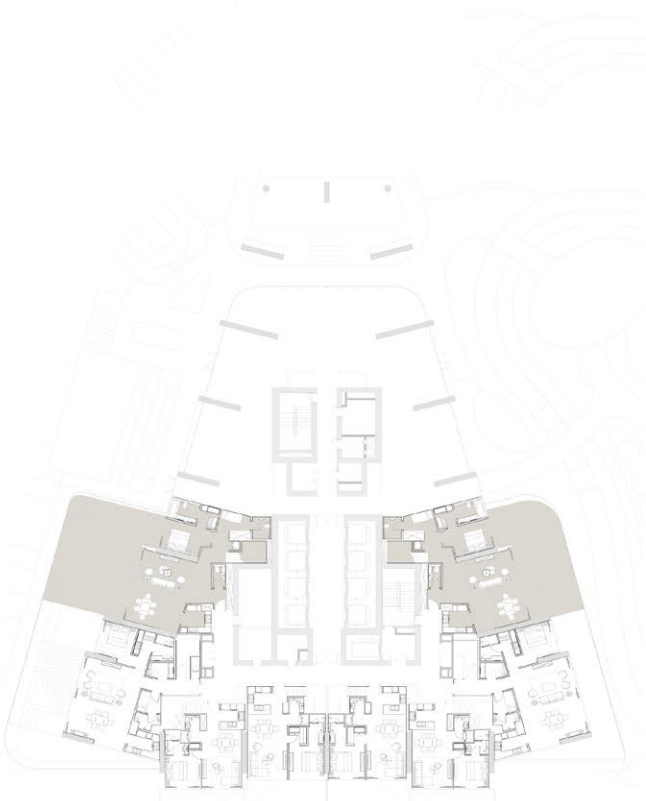
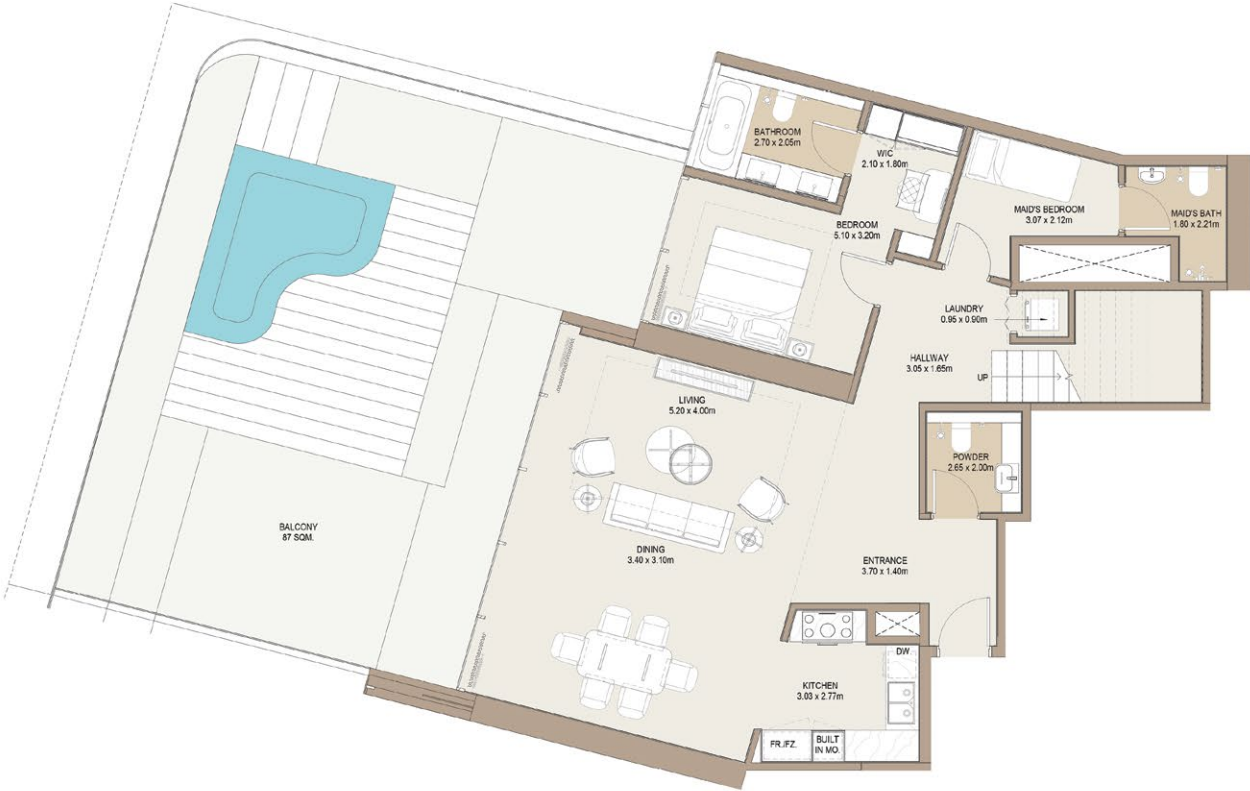
3BR Type 3



Levels 40-43 Key Plan

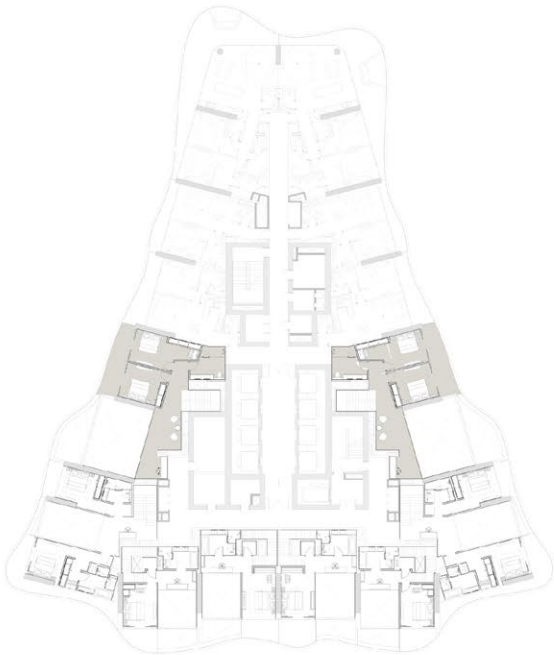
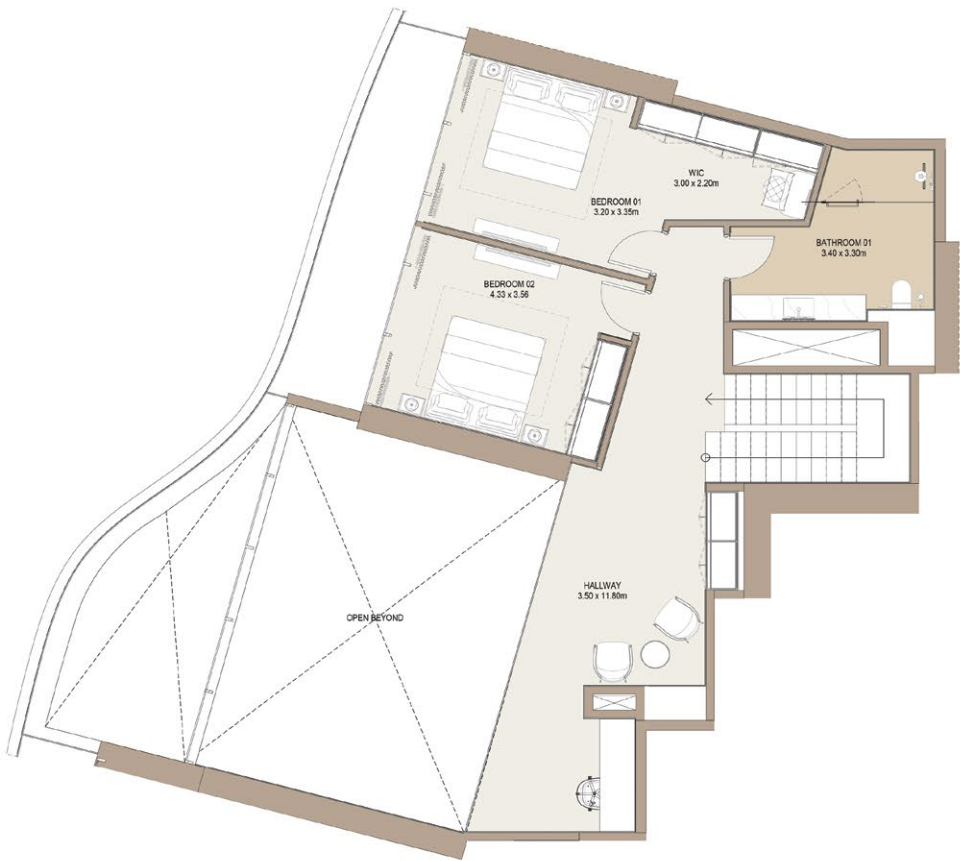


3BR Garden Duplex Type 1 - Lower Level



Level 01 Key Plan

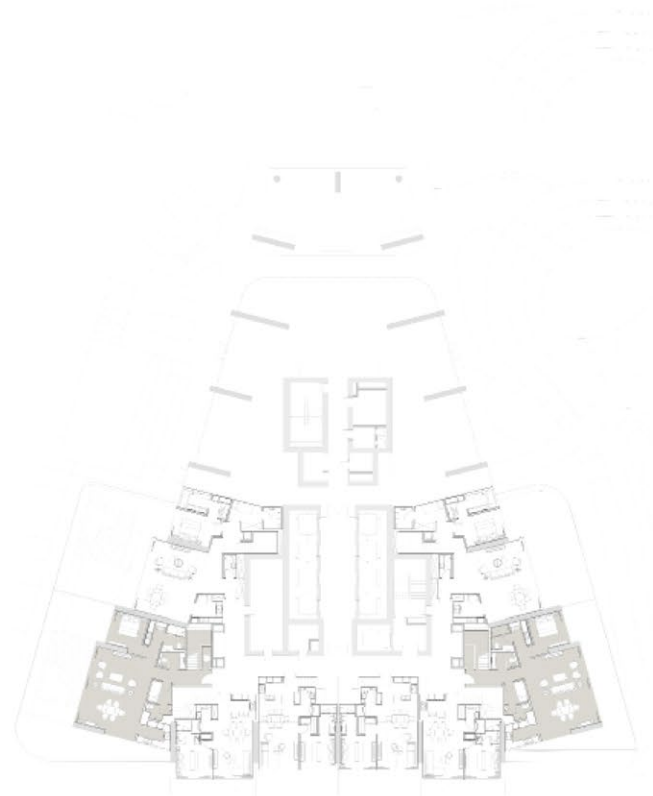
3BR Garden Duplex Type 1 - Upper Level



Level 02 Key Plan

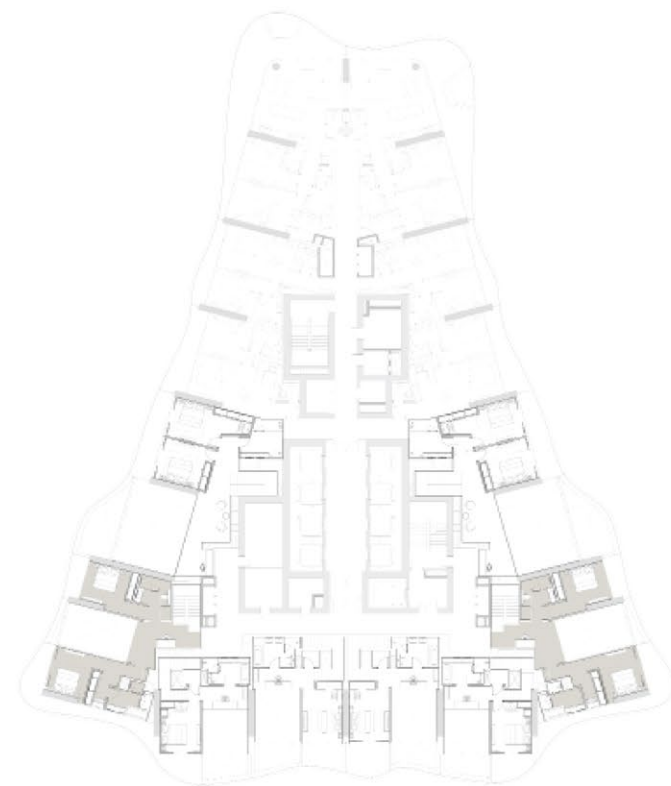


3BR Garden Duplex Type 2 - Lower Level



Level 01 Key Plan

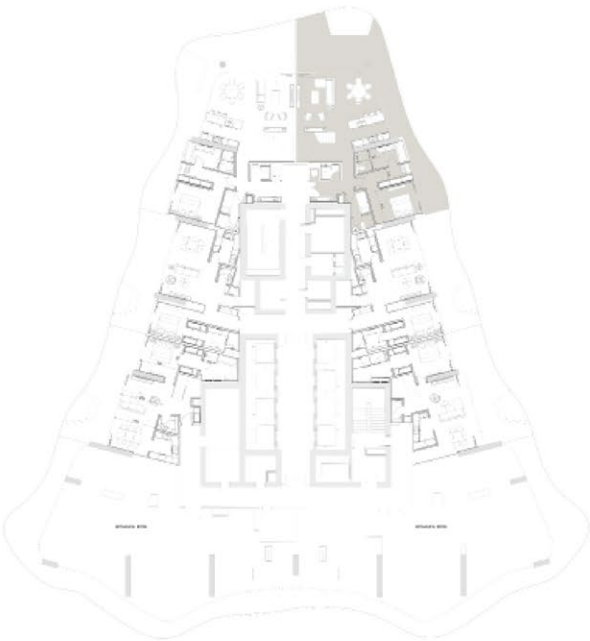
3BR Garden Duplex Type 2 - Upper Level



Level 02 Key Plan

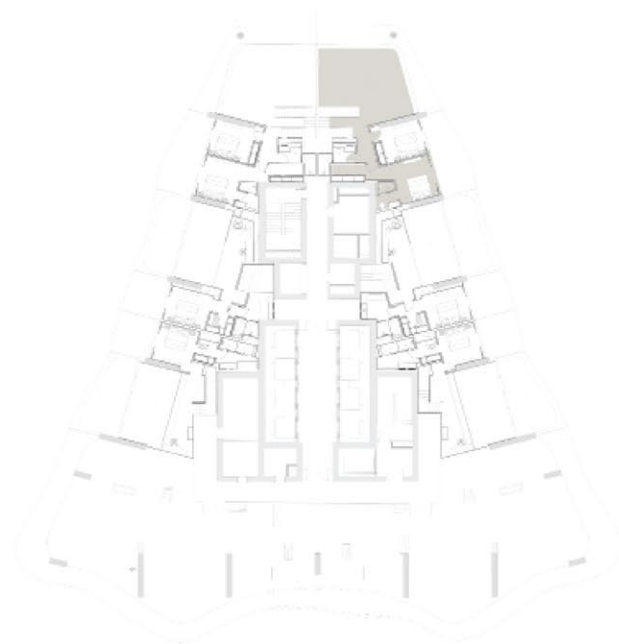
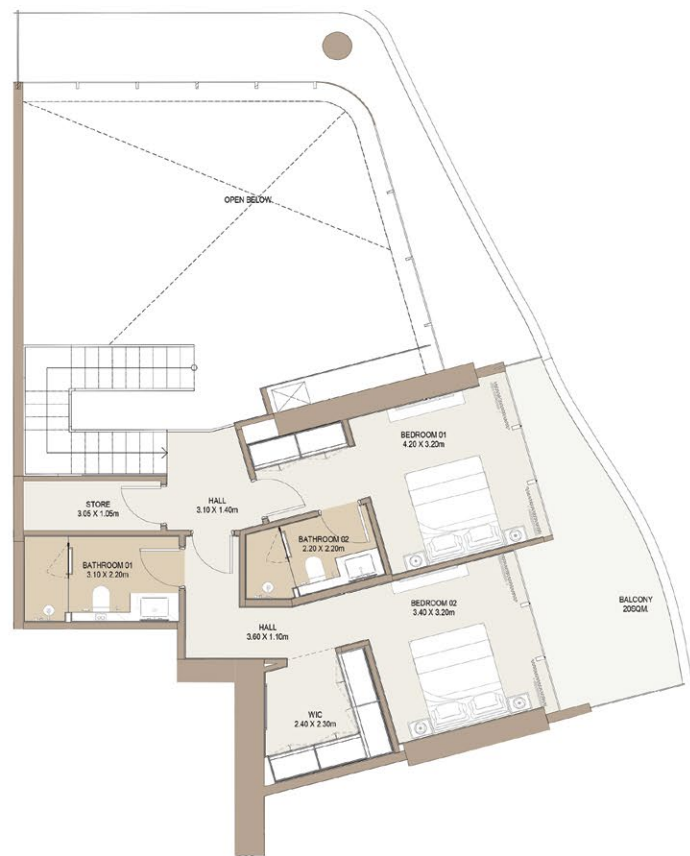


3BR Sky Duplex - Lower Level



Level 44 Key Plan

3BR Sky Duplex - Upper Level



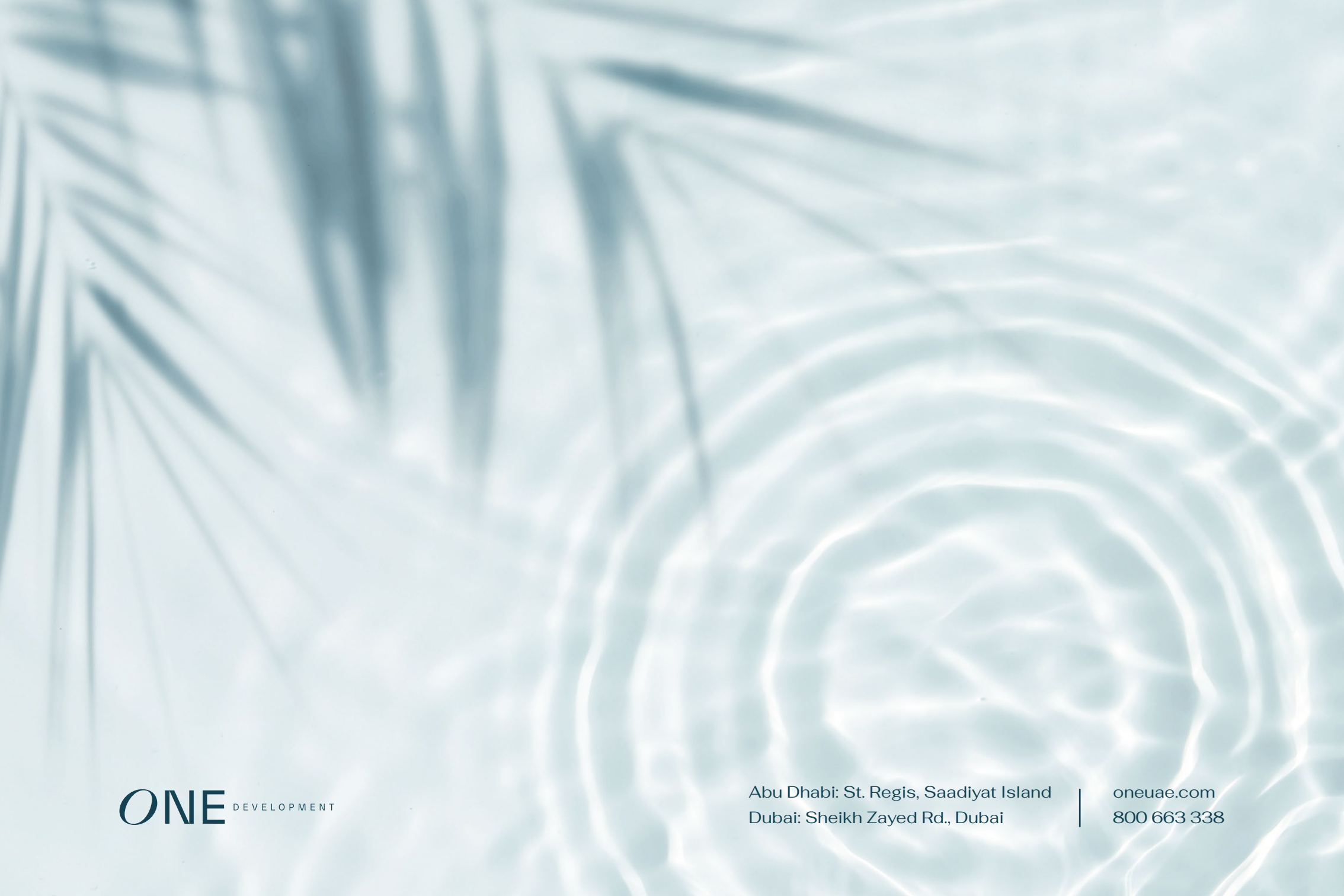
Level 45 Key Plan





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