

LUXURY
CANAL
RESIDENCES

BY PRESTIGE ONE

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An oasis along the harbour of Dubai Islands, Luxury Canal Residences by Prestige One embodies peaceful living. This elegant masterpiece is designed for those who cherish calmness and sophistication, with a connection to the soothing essence of water. At Luxury Canal Residences by Prestige One, life flows effortlessly, mirroring the gentle rhythm of the harbour's serene waves.

LUXURY LIVES
WHERE THE WATER
FLOWS





THE INSPIRATION

Luxury Canal Residences by Prestige One draws inspiration from the tranquility of the Arabian Gulf. Every element resonates with the rhythm of water, creating a peaceful sanctuary. The development is designed to be the essence of the Gulf shaping an atmosphere of balance and sophistication.





DUBAI ISLANDS: THE ADDRESS OF DISTINCTION

Dubai Islands, a premier destination for the discerning, is home to Luxury Canal Residences by Prestige One. Known for its exclusivity and breathtaking views, this prestigious location embodies luxury living. The serene calm of the harbour perfectly complements the vibrant energy of this iconic island setting, making it the ideal address for Luxury Canal Residences.

ABOUT DUBAI ISLANDS

Dubai Islands, formerly known as Deira Islands, is an extraordinary waterfront development off the coast of Deira, Dubai. This project comprises five distinct islands: Marina Island, Central Island, Shore Island, Golf Island, and Elite Island. Spanning 17 square kilometres, these islands are the definition of luxury waterfront living. With over 20 kilometres of beaches, including a 'Blue Flag' certified beach, and expansive parks, Dubai Islands is set to become a premier destination for residents and tourists alike.



WHY DUBAI ISLANDS?



PRIME
WATERFRONT
LOCATION



UNOBSTRUCTED
ARABIAN GULF
VIEWS



EXCLUSIVITY
AND
PRIVACY



WORLD
CLASS
AMENITIES



DIVERSE
LIFESTYLE
OFFERINGS



STRONG
INVESTMENT
POTENTIAL



ATTRACTIONS IN DUBAI ISLANDS



DUBAI ISLANDS
MALL



PRISTINE
BEACHES



PARKS AND
OPEN SPACES



GOLF
COURSE



EXCLUSIVE
MARINA



PET-FRIENDLY
BEACHES



AMENITIES OF DUBAI ISLANDS

Retail and Dining

The islands feature a diverse selection of retail and dining options, from international brands to local boutiques and restaurants.

Educational and Healthcare Facilities

Dubai Islands provides access to quality educational and healthcare facilities, ensuring the well-being of its residents.

Transportation

The islands are well-connected to the mainland by a network of roads and bridges, providing easy access to other parts of Dubai.

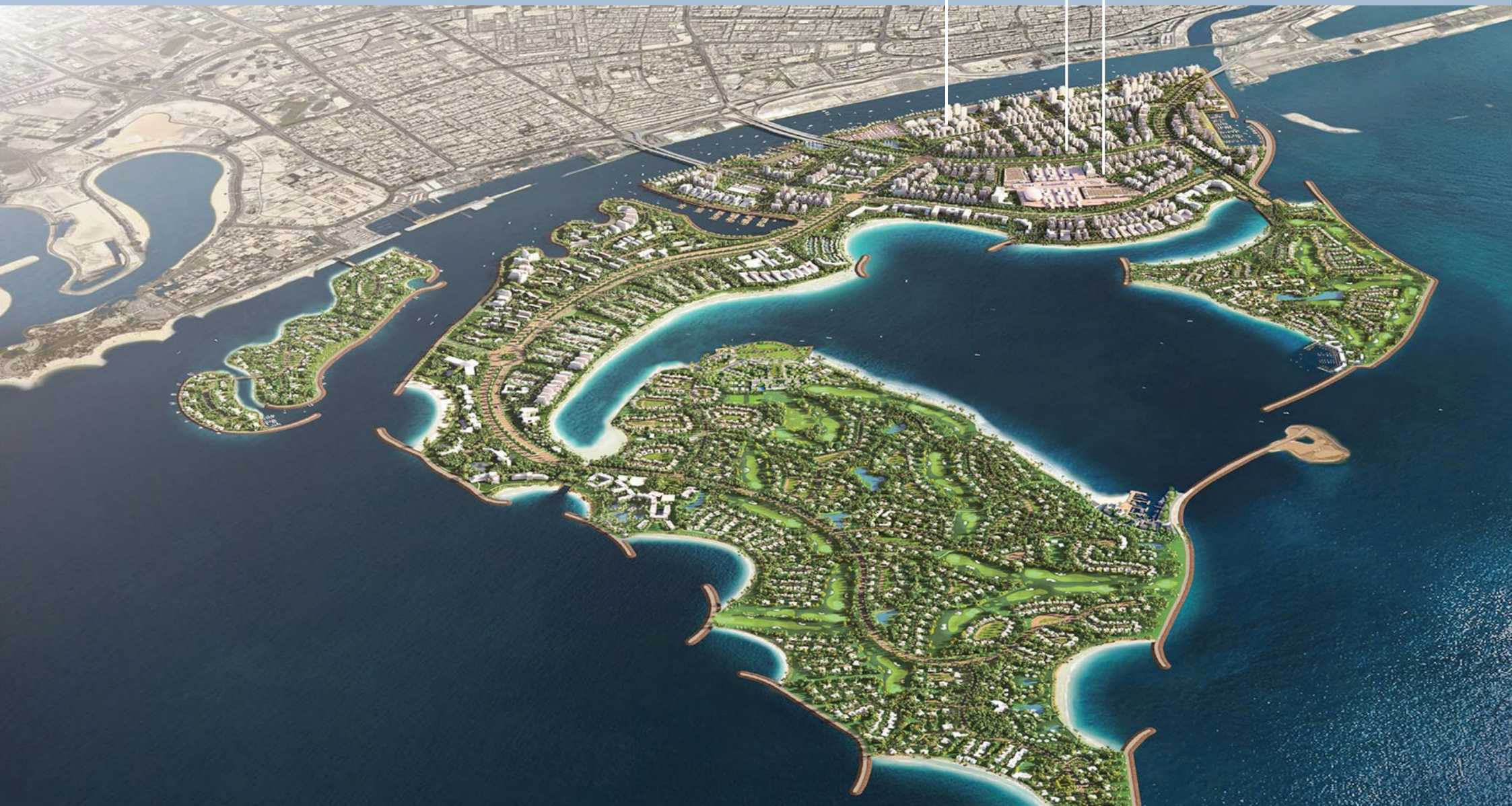


AT THE HEART OF
ELEGANCE

LUXURY
CANAL
RESIDENCES
BY PRESTIGE ONE

SEASIDE
BY PRESTIGE ONE

NAKHEEL
MALL



A GATEWAY TO THE CITY, A RETREAT FOR THE SOUL

Luxury Canal Residences by Prestige One offers effortless connectivity and convenience while serving as your personal sanctuary. Strategically positioned just minutes from Dubai's iconic landmarks, it ensures you remain at the heart of the city's vibrant energy. Despite its proximity to urban hubs, Luxury Canal Residences is a retreat where the soothing ambiance allows you to unwind and recharge.



DUBAI CREEK
20 MINS



DUBAI FRAME
30 MINS



BURJ KHALIFA
20 MINS



THE DUBAI MALL
20 MINS



MUSEUM OF THE FUTURE
30 MINS



BURJ AL ARAB
30 MINS



PALM JUMEIRAH
30 MINS



DUBAI MARINA
50 MINS



GLOBAL VILLAGE
40 MINS



DUBAI AIRPORT
15 MINS



DUBAI PARKS
50 MINS



IMG WORLDS
30 MINS



JI BEACH
30 MINS



AL FAHIDI
25 MINS

An architectural rendering of a modern, multi-story residential building. The building features a series of balconies that curve outwards in a wave-like pattern, creating a dynamic and organic silhouette. The facade is primarily glass, reflecting the surrounding environment. The building is situated on a landscaped plot with lush green trees and a paved walkway. In the background, a city skyline is visible under a clear blue sky.

DESIGN INSPIRED BY THE WAVES

The design of Luxury Canal Residences reflects the gentle waves of the Arabian Gulf. From its flowing lines to its organic shapes, every detail celebrates the grace of water, creating a visual masterpiece that soothes the senses.

ARCHITECTURE IN
HARMONY WITH
NATURE





ROOFTOP

FLOORS

BUILDING CONFIGURATION

PODIUM

GROUND

BUILDING ELEVATION



The elevation of Luxury Canal Residences by Prestige One is a masterpiece of modern architecture, designed to complement the breathtaking surroundings of Dubai Islands.



A HAVEN FOR PEACE
AND WELLBEING

UNVEIL A LIFE OF PRESTIGE
AND COMFORT

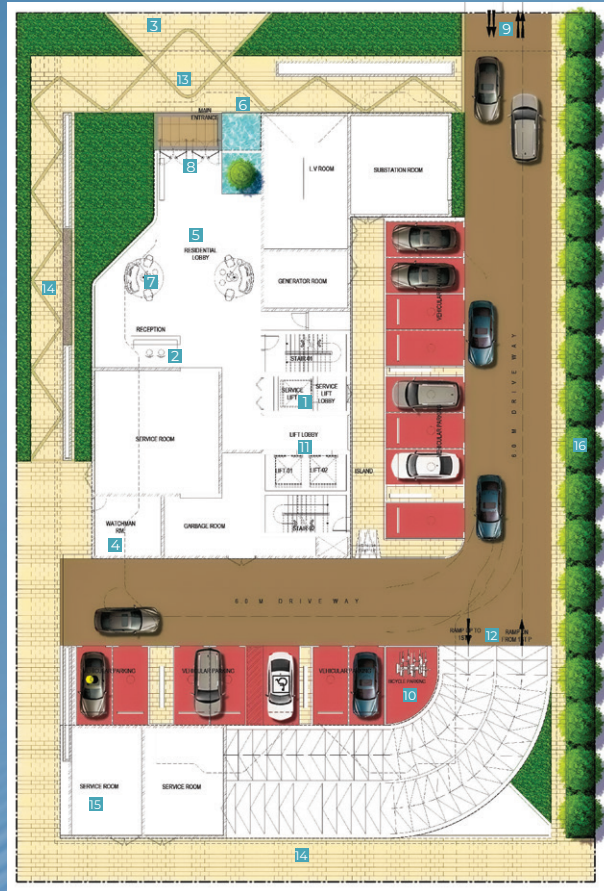






UNRIVALLED AMENITIES

Luxury Canal Residences' amenities are thoughtfully curated to nurture the mind, body, and soul. From serene infinity pools to state-of-the-art wellness facilities, every aspect invites you to embrace a lifestyle defined by tranquility and balance.



GROUND FLOOR AMENITIES

- | | | | | | | | |
|---|----------------------|---|----------------------|----|-----------------------|----|-----------------|
| 1 | SERVICE LIFT | 5 | GRAND ENTRANCE LOBBY | 9 | VEHICLE ENTRANCE/EXIT | 13 | PROMENADE |
| 2 | CONCIERGE ASSISTANCE | 6 | WATER GARDEN | 10 | BIKE PARKING | 14 | PEDESTRIAN PATH |
| 3 | PICK-UP/DROP-OFF | 7 | LOBBY LOUNGE | 11 | LIFT LOBBY | 15 | SERVICE AREA |
| 4 | 24/7 SECURITY | 8 | LOBBY ENTRANCE | 12 | ENTRANCE TO PARKING | 16 | EDGE PLANTING |



 PRESTIGE ONE
DEVELOPMENTS





PODIUM FLOOR AMENITIES

- | | | | |
|----|---------------------------|----|------------------------|
| 1 | PRESTIGE OWNERS' LOUNGE | 5 | BASKETBALL COURT |
| 2 | THE CLUBHOUSE | 6 | PRESTIGE SPA |
| 3 | BADMINTON COURT | 7 | MALE CHANGING ROOM |
| 4 | TENNIS COURT | 8 | FEMALE CHANGING ROOM |
| 9 | LOCKER AREA | 13 | PRESTIGE WELLNESS AREA |
| 10 | PRESTIGE FITNESS CENTER | 14 | BILLIARDS TABLE |
| 11 | MALE TOILET | 15 | FOOSBALL TABLE |
| 12 | FEMALE TOILET | 16 | LIBRARY LOUNGE |
| 17 | LITTLE EXPLORERS' ZONE | 21 | JACUZZI |
| 18 | LIFT LOBBY | 22 | OUTDOOR GYM |
| 19 | INFINITY POOL | 23 | BBQ TERRACE |
| 20 | SUN DECK | 24 | OUTDOOR CINEMA |
| 25 | CHILDREN'S ADVENTURE PARK | 27 | MINIATURE GOLF COURSE |
| 26 | SPLASH ADVENTURE ZONE | 28 | WALKING PATH |









 **PRESTIGE ONE**
DEVELOPMENTS















TYPES & SIZES

APARTMENT TYPES

SIZE RANGE

1 bedroom

From 809.66 ft² to 830.33 ft²

2 bedrooms

From 1,200.07 ft² to 1,244.20 ft²

3 bedrooms

From 1,676.80 ft² to 2,048.70 ft²

Penthouse

From 4,427.41 ft² & 4,430.33 ft²

AN ARTFUL REFLECTION OF ELEGANCE

The interiors of Luxury Canal Residences by Prestige One blend timeless elegance with modern sophistication. Flowing lines and carefully selected materials create a serene ambiance, inspired by the rhythm of the surrounding waters. Thoughtful layouts and refined finishes elevate daily living into an experience of effortless tranquility.



1-BEDROOM APARTMENTS





2-BEDROOM APARTMENTS



TIGE ONE
ELOPMENTS



3-BEDROOM APARTMENTS





PENTHOUSES











PRESTIGE ONE DEVELOPMENTS

Prestige One Developments stands tall as a global powerhouse in real estate development. Since our inception, we do more than build homes—we craft experiences where luxury intertwines with lifestyle. Having customer, community, and design at the heart of its ethos, Prestige One Developments is a premier Dubai real estate developer dedicated to high-quality lifestyles and discerning buyers.



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