



O1NE
DISTRICT

O1NE DISTRICT
Motor City, Dubai

O1NE District is a next-generation commercial masterplan designed to bring together offices, retail, wellness and social life within a connected urban environment. The district creates a lifestyle-driven workplace where productivity, wellbeing and social interaction naturally coexist.

Located next to Dubai Autodrome in Motor City, O1NE District benefits from strong connectivity to key destinations including Downtown Dubai, Palm Jumeirah and Al Maktoum International Airport. The district sits within a dynamic and growing business corridor with excellent accessibility and urban energy.

Masterplan Highlights

- Six commercial towers
- Integrated retail and mall destination
- Medical and healthcare facilities
- Landscaped lifestyle zones and green spaces
- Walkable, people-first urban connectivity
- Large-scale commercial district masterplan
- Ample parking provision



Lifestyle & Amenities

O1NE District is designed as a connected lifestyle environment where work and social life intersect.

- Air-conditioned connection between office towers and mall
- Landscaped public plazas and social gathering spaces
- Sky gardens and elevated green retreats
- Outdoor coworking areas
- Rooftop dining venues with skyline views
- Walkable public realm connecting offices and retail

Phase 1 – DAWN

The first office tower within O1NE District, DAWN introduces a Grade A workplace environment designed for modern businesses.

- Grade A office building
- Flexible office layouts
- Efficient structural grid
- Generous floor-to-floor heights
- Integrated retail podium
- Super lobby arrival experience
- Rooftop F&B destinations
- Sky gardens and outdoor coworking spaces

Office Units

Unit Type	Size Range	No. Units
Office Units	1,963 sqft to 5,479 sqft	70

Why Invest in O1NE District

- Lifestyle-led commercial positioning
- High-visibility business address
- Integrated retail and office ecosystem
- Strong tenant demand drivers
- Large-scale masterplan value growth
- Future-ready infrastructure and design

Payment Plan Framework

10% Downpayment 4% DLD Fees + AED 3,500.00 On Booking	10% 1st Installment 1 Nov 2026	5% 2nd Installment 1 Mar 2027	5% 3rd Installment 1 Aug 2027	
5% 4th Installment 1 Feb 2028	5% 5th Installment 1 Aug 2028	5% 6th Installment 1 Feb 2029	5% 7th Installment 1 Aug 2029	50% On Handover Q1 2030

Anticipated Completion – DAWN : Q1 2030

Avenew Development

Founded and born in Dubai in 2024 with a vision to craft homes that elevate everyday living. We, at AVENEW Development, believe a home is more than just a space—it’s where life’s finest moments unfold. That’s why we design with intention, creating refined, high-end communities where every detail enhances the way people live, connect, and unwind.

Kora Properties

Kora Properties is a fully integrated real estate developer with a diverse portfolio spanning residential, commercial, retail, hospitality, and cultural developments, all built on a foundation of quality, innovation, and lasting value.