

Fact Sheet



One by Nine

Discover Your Gateway to Distinctive Urban Living



www.ninedevelopments.com

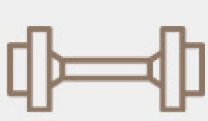
One by Nine

An oasis of tranquility nestled in Meydan, Nad Al Sheba 1, Dubai. Our project is a testament to the perfect fusion of modern design and serene surroundings, offering residents a haven where comfort, convenience, and peace all come together.

Intelligent layouts and well-appointed kitchens ensure convenience, making **One by Nine** a perfect retreat for a comfortable and stylish lifestyle.

Amenities

Designed to enhance every aspect of your lifestyle



INDOOR GYM



SWIMMING POOL



KIDS PLAYING



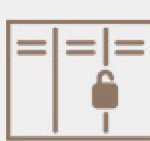
STEAM AND SAUNA



DEDICATED PARKING



24/7 ON SITE SECURITY



LOCKER ROOM



FIRE FIGHTING SYSTEM



Location

Positioned along Ras Al Khor Road and Dubai - Al Ain Road, Meydan City, or simply Meydan, has evolved from Sheikh Rashid Bin Maktoum's visionary concept into a bustling metropolis at the heart of Nad Al Sheba 1.

Acknowledged as one of Dubai's freehold areas, Meydan is swiftly transforming into a comprehensive residential destination, providing a distinctive living experience.

Meydan takes pride in annually hosting the largest horse-racing festival and the prestigious Dubai World Cup, establishing itself as a focal point for sports enthusiasts and social gatherings.

3 MIN	Nad Al Sheba Health Centre	9 MIN	Dubai Mall
15 MIN	Dubai International Airport	15 MIN	Dubai Hills Golf Club
8 MIN	Meydan Racecourse	20 MIN	Palm Jumeirah



Payment Plan

10%
ON BOOKING

10%
After 30 days

1%
Monthly till Handover

5%
6th, 12th & 18th Month

10%
On Handover

1%
Post Handover

5%
6th, 12th, 18th & 24th Month

★ The estimated handover date is Q1 2026

Unit Availability

Studio	Size: 563 sq.ft. - 664 sq.ft. Starting price: AED 999,000
1-Bed	Size: 736 sq.ft. - 1,179 sq.ft. Starting price: AED 1,250,000
1-Bed with plunge pool	Size: 1145 sq.ft. Starting price: AED 2,370,000
2-Bed	Size: 1,138 sq.ft. - 1,759 sq.ft. Starting price AED 1,999,000
2-Bed with plunge pool	Size: 1,506 sq.ft. - 1,758 sq.ft. Starting price AED 2,600,000

Landmarks & Roads Connectivity



6 MIN
Dubai Design District D3



9 MIN
City Walk



9 MIN
Dubai Mall



10 MIN
World Trade Centre



15 MIN
Dubai International Airport



20 MIN
Dubai Marina

