

The background is a dark, almost black, marble texture with intricate, swirling veins of light gray and white. The overall effect is one of luxury and elegance.

1 ONE
PARK CENTRAL
BY IMAN

UNLOCK YOUR
NEW LIFESTYLE AT
ONE PARK CENTRAL





IMAN DEVELOPERS BUILDING LEGACY SINCE 2016

- | | | | |
|----|-----------------------------|----|---------------------------|
| 01 | 2016
OXFORD VILLAS | 07 | 2022
OXFORD TERRACES 2 |
| 02 | 2017
OXFORD RESIDENCES | 08 | 2022
THE GROVE |
| 03 | 2019
OXFORD RESIDENCES 2 | 09 | 2023
OXFORD GARDENS |
| 04 | 2021
OXFORD BOULEVARD | 10 | 2023
10 OXFORD |
| 05 | 2022
OXFORD 212 | 11 | 2023
Gardens 2 |
| 06 | 2022
OXFORD TERRACES | | |



WHY INVEST IN DUBAI?

Investing in Dubai's real estate market offers a compelling opportunity for several reasons. Firstly, the market has demonstrated steady growth over the years, providing a stable and profitable investment environment. Secondly, Dubai's strategic location at the intersection of Europe, Asia, and Africa positions it as a global business hub, drawing in a diverse range of tenants and buyers.



JVC IS THE IDEAL LOCATION FOR MODERN LIVING



10 km
MALL OF THE
EMIRATES



17 km
PALM
JUMEIRAH



2 km
DUBAI MIRACLE
GARDEN



36 km
DUBAI
AIRPORT (DXB)



19 km
BURJ
KHALIFA



3 km
SAFA COMMUNITY &
SENIOR SCHOOLS



20 km
DUBAI
EXPO CITY



6 km
DUBAI
HILLS MALL



2 km
DUBAI
BUTTERFLY
GARDEN



16 km
JBR THE
WALK



16 km
KINGS COLLEGE
HOSPITAL
LONDON



2 km
MEDICLINIC
PARKVIEW
HOSPITAL





EMBRACE URBAN ELEGANCE & LUXURY LIVING

Experience the pinnacle of luxury living at One Park Central, gracefully situated facing Central Park in JVC. This exceptional mixed-use architectural masterpiece effortlessly merges sophistication, innovation, and urban charm, seamlessly blending into its surroundings.

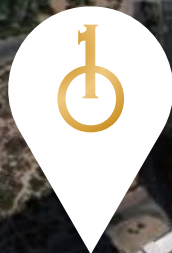
With an impressive array of over 60 premium amenities, including dedicated fitness and wellness facilities, alongside other exquisite offerings, One Park Central offers a realm of luxury through meticulously crafted Retail, Commercial, and Residential units, harmonizing convenience with opulence.



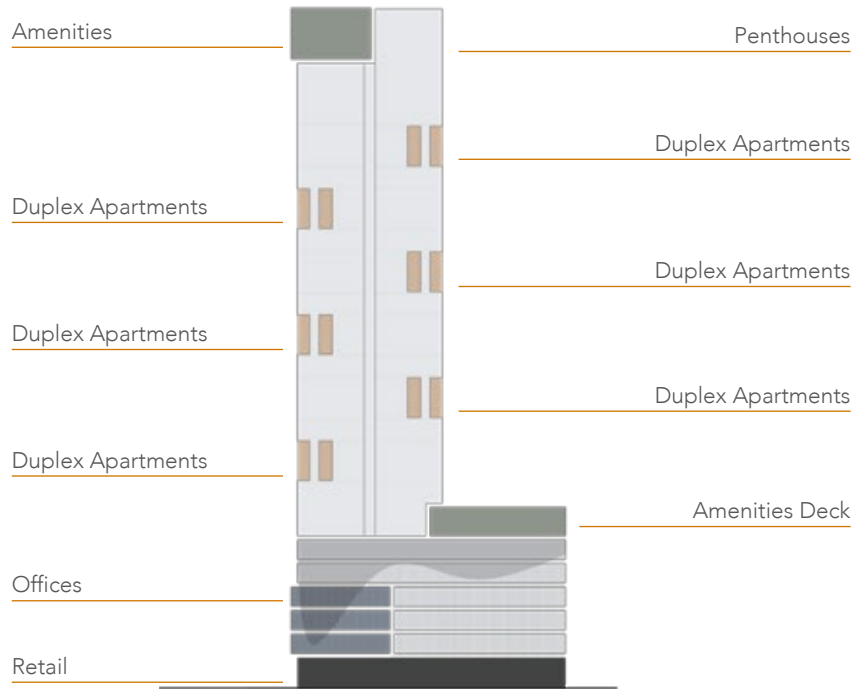
The background is a dark, high-contrast marbled pattern with intricate, vein-like structures in shades of grey and black. A thin, dark rectangular border is centered on the page, enclosing the text.

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DESIGN STRATEGY

Exclusive amenities are combined in two zones and celebrated in a protruding structural expression. The building facade for duplexes has been designed to include a pool, while the 23rd floor features exquisitely designed penthouses.

TOTAL AMENITIES AREA **60,000 SQFT.**



BUILDING CONFIGURATION



ROOFTOP

Amenities

PENTHOUSES

23 FLOOR RESIDENTIAL

AMENITIES DECK

5 PODIUM FLOORS WITH COMMERCIAL SPACES

Lift lobby , parking

GROUND FLOOR

Main Entrance Lobby, Lift Lobby, Retail shops

BASEMENT

Underground parking, Lift Lobby



THE LOBBY



THE LOBBY



THE BEDROOM



THE LIVING ROOM



THE BATHROOM



THE KITCHEN



DUPLEX APARTMENT



PENTHOUSE APARTMENT

RECHARGE,
REJOICE,
RECONNECT:
YOUR ULTIMATE RETREAT





AMENITIES DECK



35 M INFINITY POOL



ROOFTOP INFINITY POOL



CARDIO AREA



fiit

583

MEMBERS IN CLASS

1	Hugo B.	1043
2	Benito A.	1043
3	Leon A.	1036
143	Adam J.	806
144	Chloe G.	800
145	Olivia S.	794
146	Sarah S.	791
147	Tong Q.	786
148	Anisha B.	772

00:23 Fast Feet

795

1P

166

SPW

425

KCAL

INTERACTIVE FITNESS STUDIO



STRENGTH AREA



MULTI PURPOSE HALL



CO-WORKING SPACE



INDOOR VR GOLF



SAUNA AND STEAM



OUTDOOR YOGA



INDOOR KIDS PLAY AREA



KIDS POOL



PADEL TENNIS COURT



BASKETBALL COURT



SKATE PARK



BARBEQUE AREA



SPLASH PAD



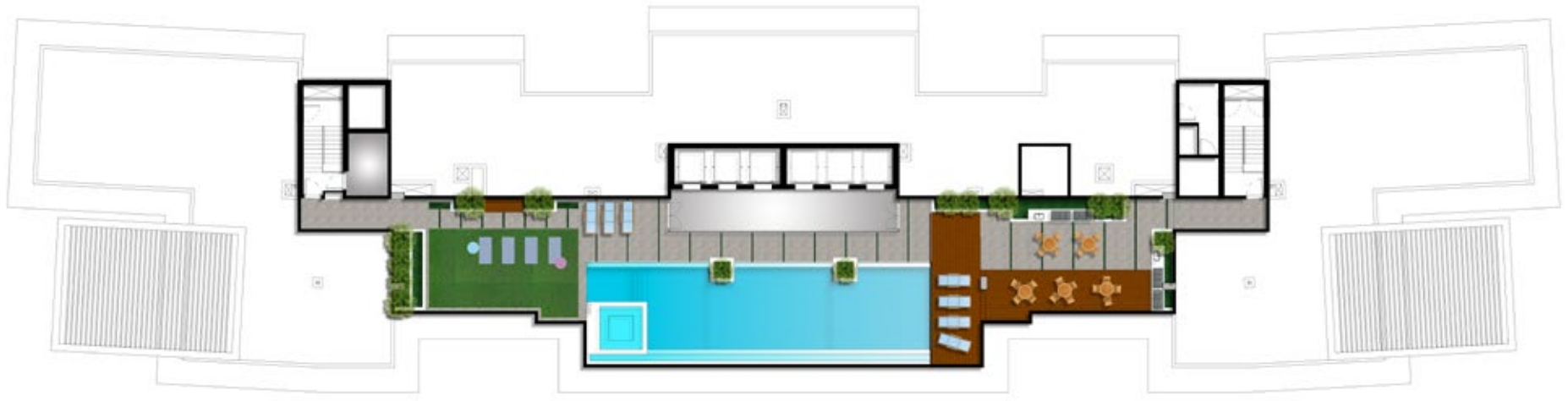
GROUND FLOOR

- | | |
|---------------------------|-------------------------------------|
| 1. Double Height Lobby | 8. Lift Lobby |
| 2. Lobby Lounge | 9. Parking Entrance & Exit |
| 3. Lobby Reception | 10. People Of Determination Parking |
| 4. Main / Office Entrance | |
| 5. Retail Parking | |
| 6. EV Charging Station | |
| 7. Retail Units | |



FIRST FLOOR

- | | | | | |
|----------------------------|--------------------------------|----------------------------------|----------------------------|--|
| 1. 35 m Infinity Pool | 10. Skate Park | 19. Indoor Kid's Ball Pool Slide | 28. Male Relaxation Area | 37. Foosball Table |
| 2. Baja Shelf | 11. Jogging Track | 20. Indoor Kid's Activity Area | 29. Female Relaxation Area | 38. Arcade Games |
| 3. Jacuzzi Jets | 12. Zen Garden | 21. Indoor Kid's Monkey Bar | 30. Male Ice Bath Plunge | 39. Kitchenette |
| 4. Sun Loungers Area | 13. Outdoor Yoga | 22. Male Changing Room | 31. Female Ice Bath Plunge | 40. Coffee Bar |
| 5. Splash Pad | 14. Gym Cardio Area | 23. Female Changing Room | 32. Indoor VR Golf | 41. Bathrooms For People
of Determination |
| 6. Kids Pool | 15. Gym Strength Area | 24. Male Sauna | 33. Multi Purpose Hall | |
| 7. Basketball Court | 16. Interactive Fitness Studio | 25. Female Sauna | 34. Library Wall | |
| 8. Outdoor Kid's Play Area | 17. Indoor Kid's Play Area | 26. Male Steam Room | 35. Co-Working Space | |
| 9. Padel Tennis Court | 18. Indoor Kid's Climbing Wall | 27. Female Steam Room | 36. Pool Table | |



ROOFTOP FLOOR

- | | |
|-------------------------|-----------------------|
| 1. Infinity Pool | 8. Outdoor Meditation |
| 2. Jacuzzi | 9. Lift Lobby |
| 3. Sun Loungers Area | 10. Cabanas |
| 4. Barbeque Area | |
| 5. Outdoor Seating Area | |
| 6. Outdoor Dining Area | |
| 7. Outdoor Yoga | |



UNITS BREAKDOWN

482

Residential
Apartments

38

Commercial
Units

6

Retail

NUMBER OF FLOORS

B+G+5P+23F+R

COMPLETION DATE

Q2 2027

PAYMENT PLAN

20% upon booking

10% within 90 days

10% on **20%** construction

10% on **40%** construction

10% on **60%** construction

40% on handover

RESIDENTIAL UNITS BREAKDOWN

Studio : 197

1 BHK : 185

2 BHK : 88

2 BHK Duplex : 6

3 BHK Penthouse : 4

with Private Pool

4 BHK Penthouse : 2

with Private Pool



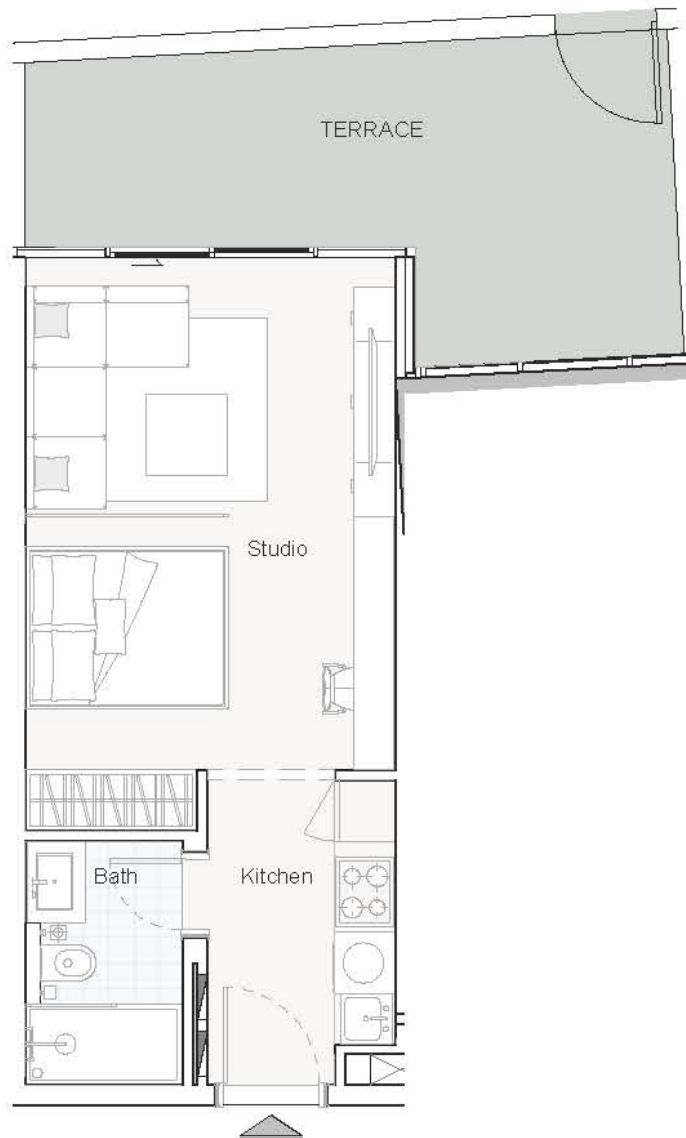
RESIDENTIAL UNIT SIZES

Studio	: 356 – 529 Sq.ft
1 BHK	: 700 – 962 Sq.ft
2 BHK	: 1035 – 1854 Sq.ft
2 BHK Duplex	: 1799 – 1849 Sq.ft
3 BHK Penthouse	: 2,281 – 2848 Sq.ft
with Private Pool	
4 BHK Penthouse	: 3,800 – 3845 Sq.ft
with Private Pool	

RESIDENTIAL PRICING

Starting Prices:

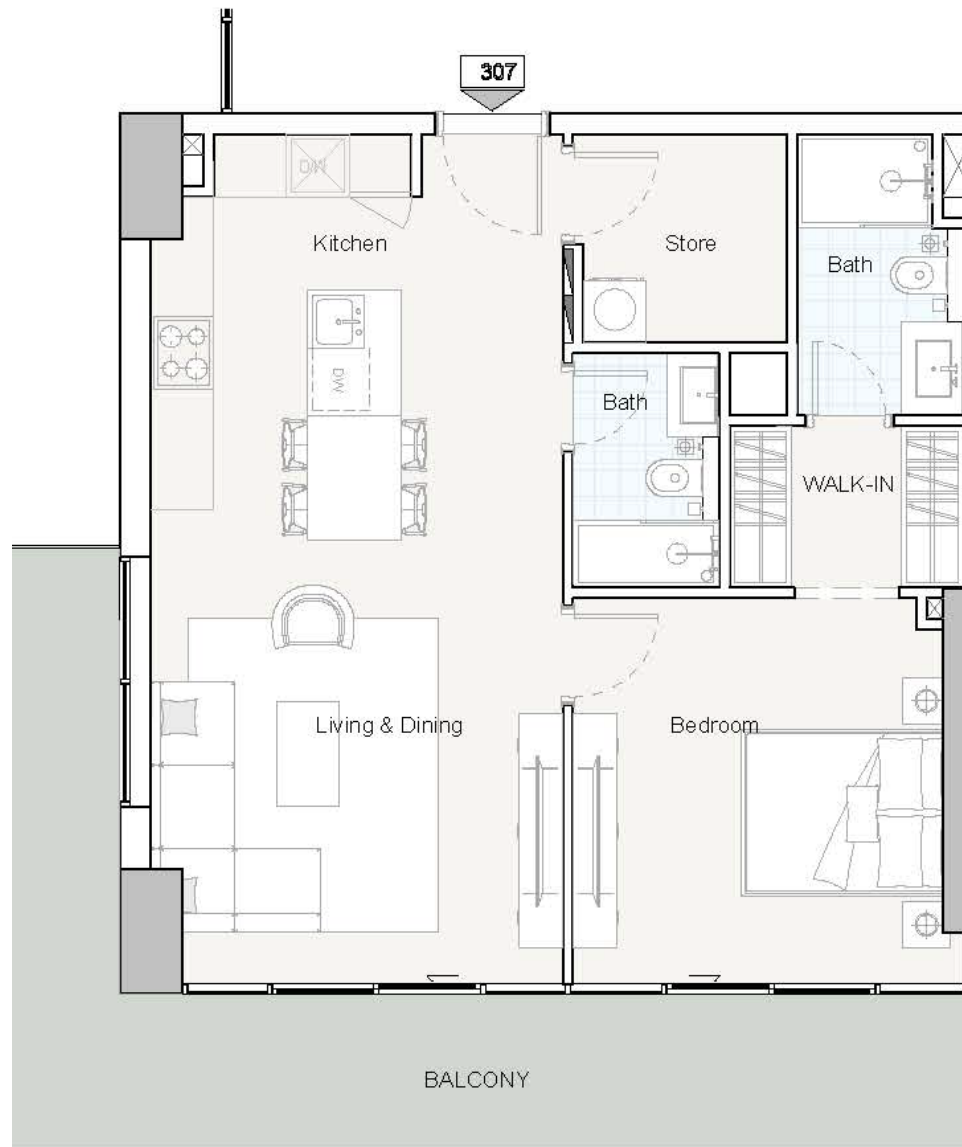
Studio	: From AED 625 K onwards
1 BHK	: From AED 1 Million onwards
2 BHK	: From AED 1.4 Million onwards
2 BHK Duplex	: From AED 2 Million onwards
3 BHK Penthouse	: From AED 2.6 Million onwards
with Private Pool	
4 BHK Penthouse	: From AED 3.5 Million onwards
with Private Pool	



TYPICAL STUDIO

356 - 529 SQFT

From AED 625 K
onwards



TYPICAL 1 BEDROOM

700 - 962 SQFT

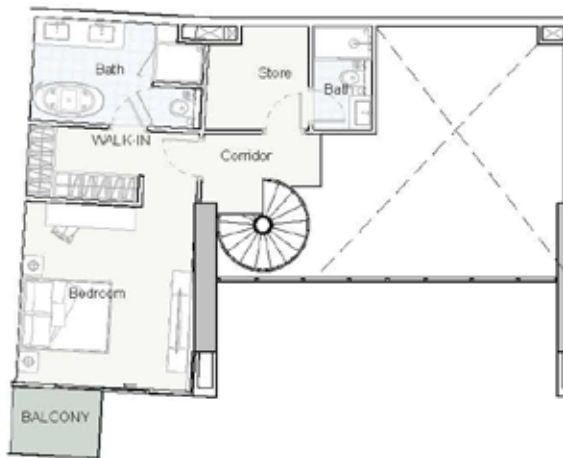
From AED 1 Million
onwards



TYPICAL 2 BEDROOM

1035 - 1854 SQFT

From AED 1.4
Million onwards



Upper Level

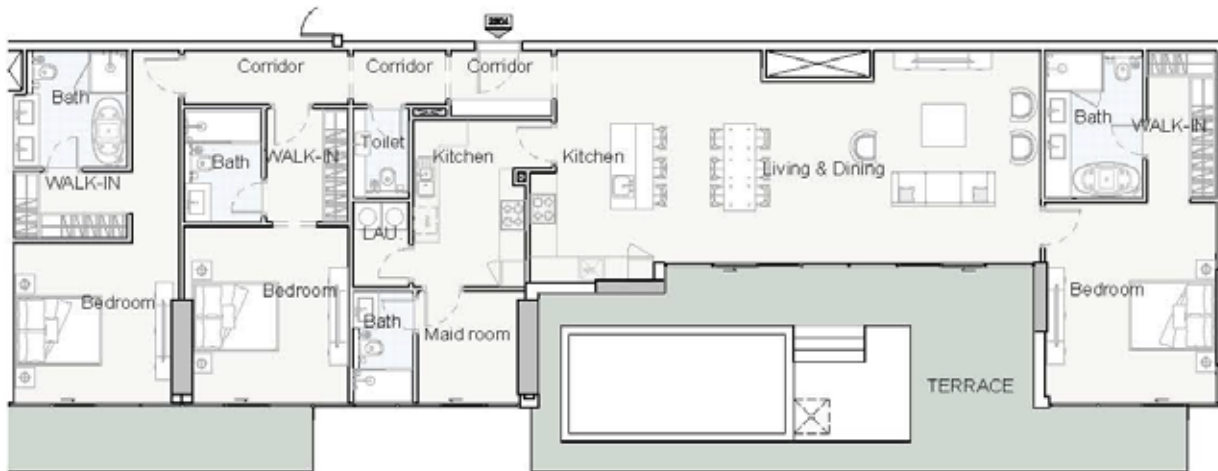


Base Level

TYPICAL 2 BEDROOM DUPLEX

1799 - 1849 SQFT

From AED 2 Million
onwards



TYPICAL 3 BEDROOM PENTHOUSE WITH PRIVATE POOL

2281 - 2848 SQFT

From AED 2.6
Million onwards



TYPICAL 4 BEDROOM PENTHOUSE WITH PRIVATE POOL

3800 - 3845 SQFT

From AED 3.5
Million onwards





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