

The background is a dark, high-contrast marble pattern with intricate, swirling veins in shades of grey and black. Centered on this background is the text '1 ONE PARK CENTRAL BY IMAN' in a gold-colored serif font. The '1' is a stylized numeral, and 'ONE' is in all caps. 'PARK CENTRAL' is in a larger, all-caps serif font. 'BY IMAN' is in a smaller, all-caps serif font.

1 ONE
PARK CENTRAL
BY IMAN

UNLOCK YOUR
NEW LIFESTYLE AT
ONE PARK CENTRAL



IMAN DEVELOPERS BUILDING LEGACY SINCE 2016

- 01 **2016**
OXFORD VILLAS
- 02 **2017**
OXFORD RESIDENCES
- 03 **2019**
OXFORD RESIDENCES 2
- 04 **2021**
OXFORD BOULEVARD
- 05 **2022**
OXFORD 212
- 06 **2022**
OXFORD TERRACES

- 07 **2022**
OXFORD TERRACES 2
- 08 **2022**
THE GROVE
- 09 **2023**
OXFORD GARDENS
- 10 **2023**
10 OXFORD
- 11 **2023**
Gardens 2



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.

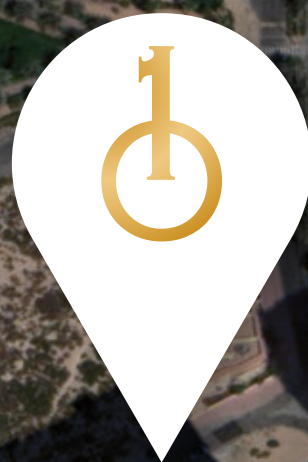
With an impressive array of over 60 premium amenities, including dedicated fitness and wellness facilities, alongside other exquisite offerings, One Park Central offers a realm of luxury through meticulously crafted Retail, Commercial, and Residential units, harmonizing convenience with opulence.



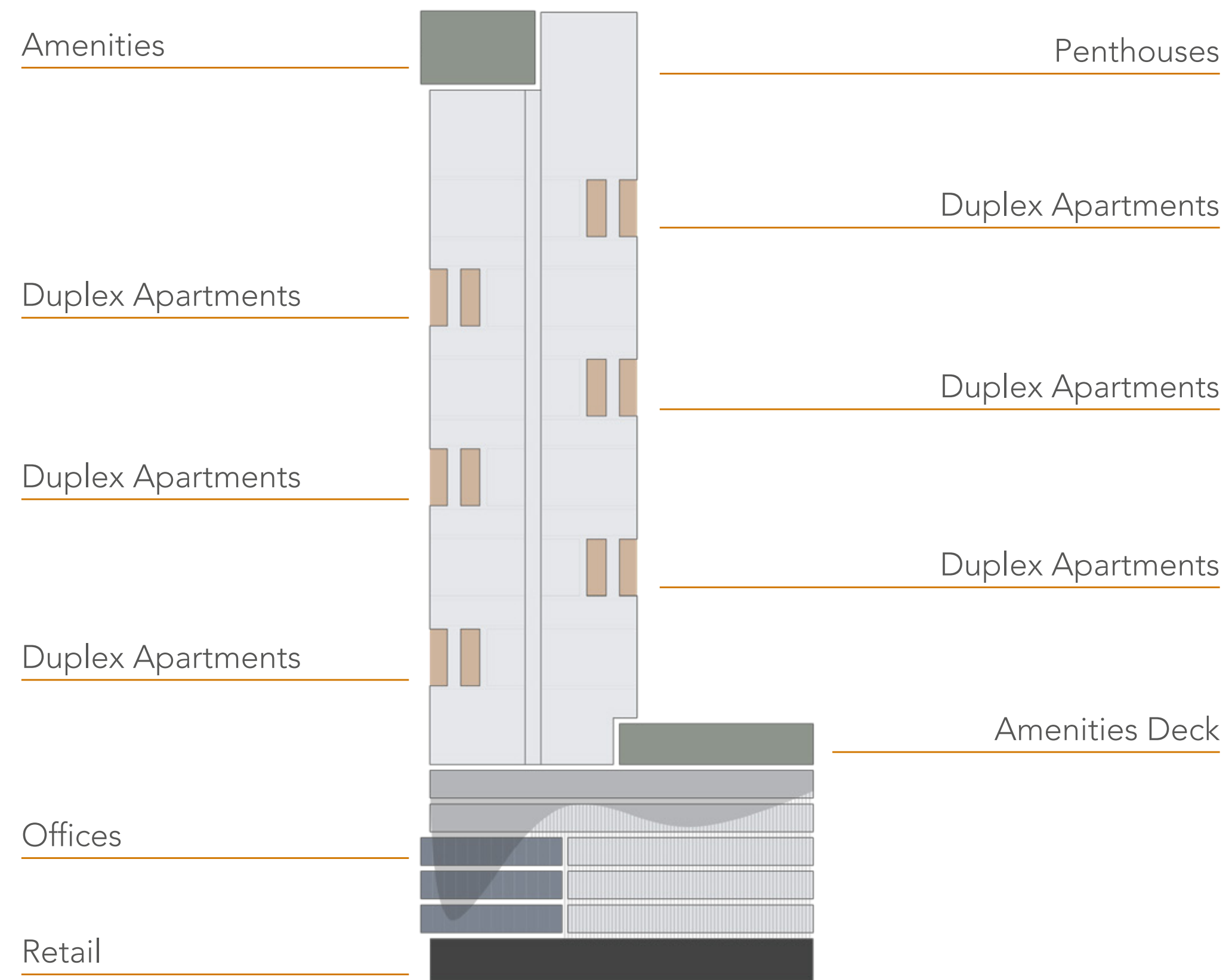
The background is a dark, high-contrast marbled pattern with intricate, vein-like textures in shades of black and dark grey. A semi-transparent dark grey rectangle is centered on the page, serving as a backdrop for the text.

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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



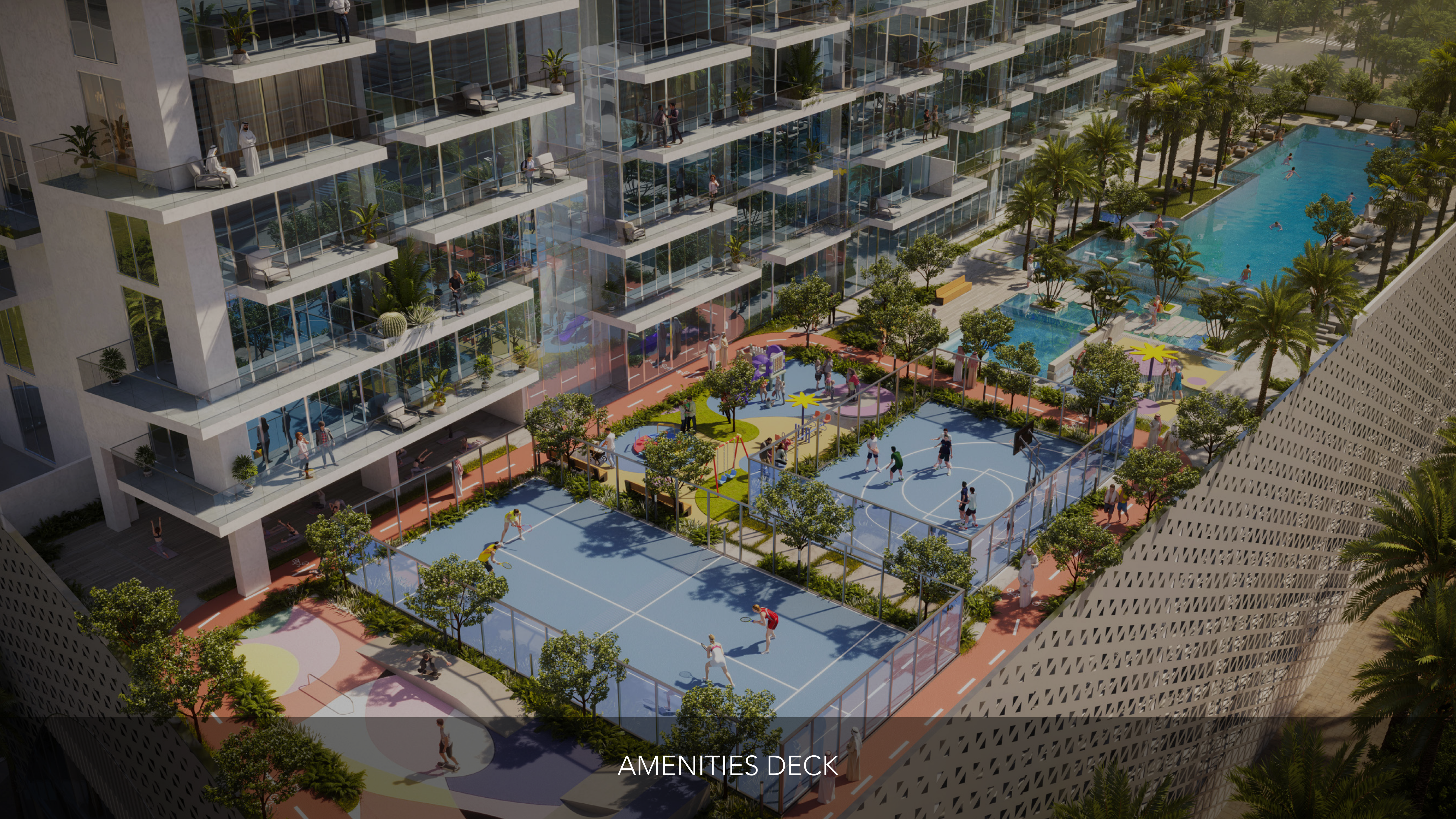
DUPLEX APARTMENT



PENTHOUSE APARTMENT

RECHARGE,
REJOICE,
RECONNECT:
YOUR ULTIMATE RETREAT





AMENITIES DECK



35 M INFINITY POOL



ROOFTOP INFINITY POOL



CARDIO AREA



FILIT

583 MEMBERS IN CLASS

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

00:23 Fast Feet

795 FP

166 BPM

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



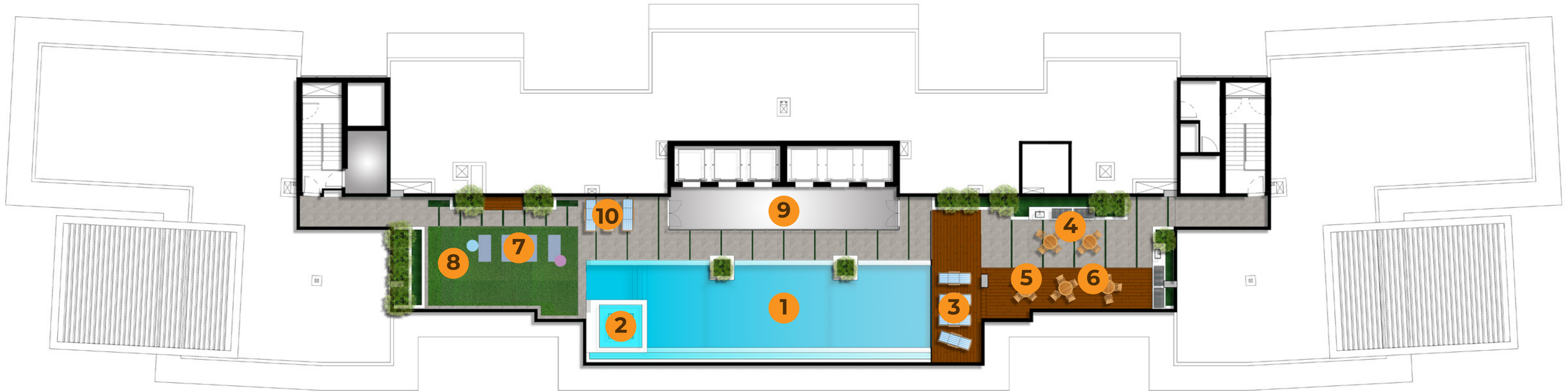
GROUND FLOOR

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



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 | |





The background of the entire image is a dark, almost black, marbled texture. The marbling consists of intricate, flowing, and branching patterns in shades of dark grey and charcoal, creating a complex, organic, and somewhat abstract visual field. The patterns resemble veins in stone or perhaps the branching of a tree, but with a more fluid, liquid-like quality.

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