



ONE CRESCENT

AED 15 000 000 - 55 000 000

PARAMETERS

City	Dubai
Type	Development
To sea	150 m
To city center	29000 m
Completion date	I quarter, 2025



ONE CRESCENT ON PALM JUMEIRAH, DUBAI

One Crescent is an upcoming development designed to take the concept of luxury real estate in Dubai to a whole new level. The 9-storey apartment building will be ready for occupancy in early 2025, however, the collection of residences it offers is extremely limited and some of the properties have already been sold. The project is being implemented by AHS Properties, a development company that is part of the AHS Group holding. In addition to the unique design and exceptional amenities, the community attracts investors and buyers with its convenient location on Palm Jumeirah - a world-famous artificial island with some of the best restaurants, hotels and entertainment venues in Dubai.

ABOUT ONE CRESCENT

Staying at One Crescent will be a unique experience that brings together the very best that Dubai has to offer. The luxury community is designed in such a way as to satisfy the needs of even the most demanding representatives of high society, accustomed to ultra-luxury amenities and services. Here, people can swim and sunbathe on a private beach, keep fit in a state-of-the-art gym with yoga and Pilates studios or make use of a public or private swimming pool. Besides being able to watch movies in the cinema, you can enjoy leisure time with family and business partners in the cigar lounge, visit a spa and use the services of a personal driver and 24/7 concierge.

REAL ESTATE IN ONE CRESCENT

The One Crescent project on Palm Jumeirah offers a limited collection of 25 residential units, differing from each other in area size, layout and certain amenities. Buyers can choose between the following options:

- 3-bedroom apartments with an area of 353 square metres;
- 4-bedroom apartments with an area of 507 square metres;
- 5-bedroom apartments with an area of 738 square metres;
- 6-bedroom apartments with an area of 1514 square metres.

The layout of the elite residences includes an open-plan or a closed kitchen, a laundry room, a staff room, a lounge area

on a spacious terrace and a personal elevator by which the residents can gain direct access to their living room or office.

MALLS AND SUPERMARKETS IN ONE CRESCENT

Several supermarkets are located along the island community, among them are outlets from various popular supermarket chains such as All Day Fresh, Choithrams and Spinneys. Locals can also shop for essentials at Union Coop, one of the best supermarkets in Dubai.

Palm Jumeirah is a popular tourist destination so there are plenty of shopping opportunities available. There are 3 shopping centres on the island:

- Golden Mile Galleria: Exceeding an area of 73,000 square metres and housing approximately 70 stores of famous brands, restaurants, a fitness centre and much more, this mall is located next to Al Ittihad Park;
- Pointe by Nakheel: A shopping centre featuring a 1.5-kilometre promenade, a cinema, restaurants and ample parking. Its main highlight is the Palm Fountain; and
- Nakheel Mall: This mall houses more than 300 stores, a 15-screen cinema and numerous restaurants. It also offers an observation deck with breathtaking views. The observation deck is connected to the Palm Tower.

PLACES OF INTEREST NEAR ONE CRESCENT

The artificial island itself is one of the most iconic attractions in Dubai and worldwide. On the Island is Atlantis The Palm, a luxurious hotel. Located in the very centre of a wide crescent, Atlantis The Palm has a range of recreational and entertainment options, including a large water park.

The Palm Jumeirah is located in the Persian Gulf overlooking the iconic sail-shaped Burj Al Arab hotel. Locals and tourists love to walk along the picturesque waterfront, dotted with shops, restaurants and a variety of leisure and recreational facilities.

INVESTMENT IN ONE CRESCENT

Currently, luxury property prices in One Crescent start at AED 4,080,000 (\$1,110,000) for a 3-bedroom residence. The starting price for a 4-bedroom penthouse is AED 6,120,000 (\$1,670,000) and a 5-bedroom property is AED 8,850,000 (\$2,400,000). Purchasing unique residential properties such as a 5-bedroom sky villa and 6-bedroom sky mansion will cost at least AED 32,500,000 and AED 55,000,000 (\$8,850,000 and \$14,970,000) respectively.

Investing in Palm Jumeirah real estate and especially in high-end residential properties like One Crescent will bring not only significant capital gain but also high rental income. For example, renting a 3-bedroom apartment in One Crescent can cost as much as AED 680,000 (\$185,000) per year. 4- and 5-bedroom properties can generate up to AED 2,490,000 and AED 3,000,000 (\$678,000 and \$816,500) per annum respectively.

PURCHASING REAL ESTATE IN ONE CRESCENT

Interested in buying real estate in Dubai for relocation or investment? Please feel free to contact our English-speaking experts with many years of experience in the UAE real estate market. The list of their services includes assistance with choosing a property option per the customer's desires and capabilities, comprehensive advice on the financial and legal aspects of the transaction, support at all stages of the real estate acquisition as well as after-sales service.

PROPERTY FEATURES

LOCATION

- Close to the beach
- Prestigious district
- Great location
- Sea nearby
- Sea view
- City view
- Panoramic view
- Beautiful view

FEATURES

- Panoramic windows
- Terrace
- Finished
- Good quality
- New project
- Tap water
- Electricity
- Driveway to the land plot

OUTDOOR FEATURES

- Landscaped garden
- Landscaped green area
- Car park
- Swimming pool
- Common area with pool

PHOTO GALLERY

