



ONE ZA'ABEEL

AED 3 994 000 - 13 047 000

PARAMETERS

City	Dubai
Type	Development
To sea	4800 m
To city center	6100 m
Completion date	IV quarter, 2023



ONE ZA'ABEEL RESIDENTIAL COMMUNITY IN BUSINESS BAY, DUBAI

One Za'abeel is a mixed-use high-rise development in Dubai's Business Bay that includes residential apartments, One&Only-branded hotel rooms, office spaces and a large parking lot with 2,500 spaces.

RESIDENTIAL COMMUNITY STRUCTURE

The complex consists of two towers, 67 and 57 floors high respectively. The towers are situated on a 3-story podium, which is separated by a 4-lane highway. The main structural element is The Link, an extended suspension bridge located at a height of 100 meters above ground level and connecting the 2 high-rise towers. The bridge's feature is its protruding section, which appears to be floating in the air, providing beautiful panoramic views of the Dubai city center. Due to its diagonal tubular structure, the bridge is highly durable and increases the stability of both towers. Completion of construction is scheduled for the end of 2023.

APARTMENTS IN ONE ZA'ABEEL

In the residential part of the tower, there will be 1 and 2-bedroom apartments and 3-bedroom duplexes. All the apartments will have luxurious interiors and large floor-to-ceiling windows, offering breathtaking views of the central Dubai district's skyline.

KEY AMENITIES IN ONE ZA'ABEEL INCLUDE:

- Observation deck, cafes and restaurants within the territory of The Link bridge;
- SPA centers;
- Swimming pools;
- Open-air rooftop terrace;
- Lodge hall;
- Sports complex;
- Shopping gallery on the first floors of the complex;

- Covered parking;
- Upmarket office spaces;
- Landscaped green area at podium level with seating areas.

Location

One Za'abeel occupies a favorable location in the heart of the metropolis, Business Bay. Thanks to this location, residents and guests of the complex will be able to get to the major city business districts and to popular places located in Downtown Dubai in just 10 to 15 minutes.

An added advantage of the new complex is that the international airport can be reached in just 10 minutes.

There are 2 metro stations within walking distance, as well as several bus stops.

The complex is surrounded by a large green belt, including the Garden Glow garden with various luminous elements and an interactive dinosaur park.

Malls and Supermarkets in One Za'abeel

There will be a large shopping area with various shops and food outlets within the territory of the mixed-use complex. The towers' location also allows you to quickly get to large malls located in neighboring areas. It will take you 7 to 15 minutes to get to these malls:

- Wafi City shopping and entertainment center with stores, a night club and several restaurants;
- The world's largest Dubai Mall with a skating rink, an amusement park, several cinemas and lots of branded stores;
- Dubai Festival City Mall with IKEA store.

INVESTING ATTRACTIVENESS OF ONE ZA'ABEEL

In recent years, the Dubai real estate market has shown steady growth. Many foreign investors wish to invest in residential and commercial real estate in the region due to pleasant tax laws, affordable rates per square meter and steadily increasing property values. Rental prices in this region are also rising. Since the start of 2022, the Business Bay area has recorded an increase in apartment rentals of 2.34%.

Investment in up-and-coming One Za'abeel real estate in the Business Bay area is a good option for investors looking for a good deal. Right now, the property's prices are at their lowest and are set to rise when the complex is ready to welcome residents.

Given the unique design of the complex and its favorable location in the center of the metropolis, we can confirm that apartments here will be in high demand and you are guaranteed to make a profit when selling or when renting the apartment out

Please feel free to contact our experts in case you need additional details about prices, profitability percentages, possible discounts and payment plans.

PROPERTY FEATURES

LOCATION

- | | | | |
|-----------------------------|----------------------------|---------------------------|--------------------|
| • Close to the bus stop | • Close to the countryside | • Close to shopping malls | • Close to schools |
| • Close to the kindergarten | • Prestigious district | • Great location | • City view |
| • Park/garden view | • Panoramic view | • Street view | • Beautiful view |

FEATURES

- | | | | |
|---------------------|---------------------|----------------|-----------------------------|
| • Panoramic windows | • Panoramic glazing | • Terrace | • Roof terrace |
| • Furnished | • Finished | • Good quality | • Luxury real estate |
| • Premium class | • Tap water | • Electricity | • Driveway to the land plot |

INDOOR FACILITIES

- Child-friendly
- Restaurant
- Cafe
- Reception
- Recreation area
- SPA centre
- Fitness room
- Elevator

OUTDOOR FEATURES

- CCTV
- Children's playground
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Social and commercial facilities
- Car park
- Concierge
- Garden
- Swimming pool
- Common area with pool
- Shop
- Supermarket

PHOTO GALLERY

