

Laguna

RESIDENCE

ONE DEVELOPMENT

Redefining the Industry

A woman with long dark hair, wearing a light blue t-shirt, stands by a window with white curtains. She is holding a white mug with both hands and looking out the window at a lush green landscape. The scene is softly lit, suggesting a calm morning or afternoon. The background is a deep blue gradient.

One Development is an international boutique real estate developer based in the UAE, dedicated to redefining industry standards through innovation and bold ideas. Our focus on **Innovation, Technology, Community, and Sustainability** creates elevated living experiences, designed inspired by you.

A Story With an Impact

We create extraordinary spaces for those who seek unmatched experiences. We build more than properties, we design unique communities that elevate lifestyles and connect people with places.

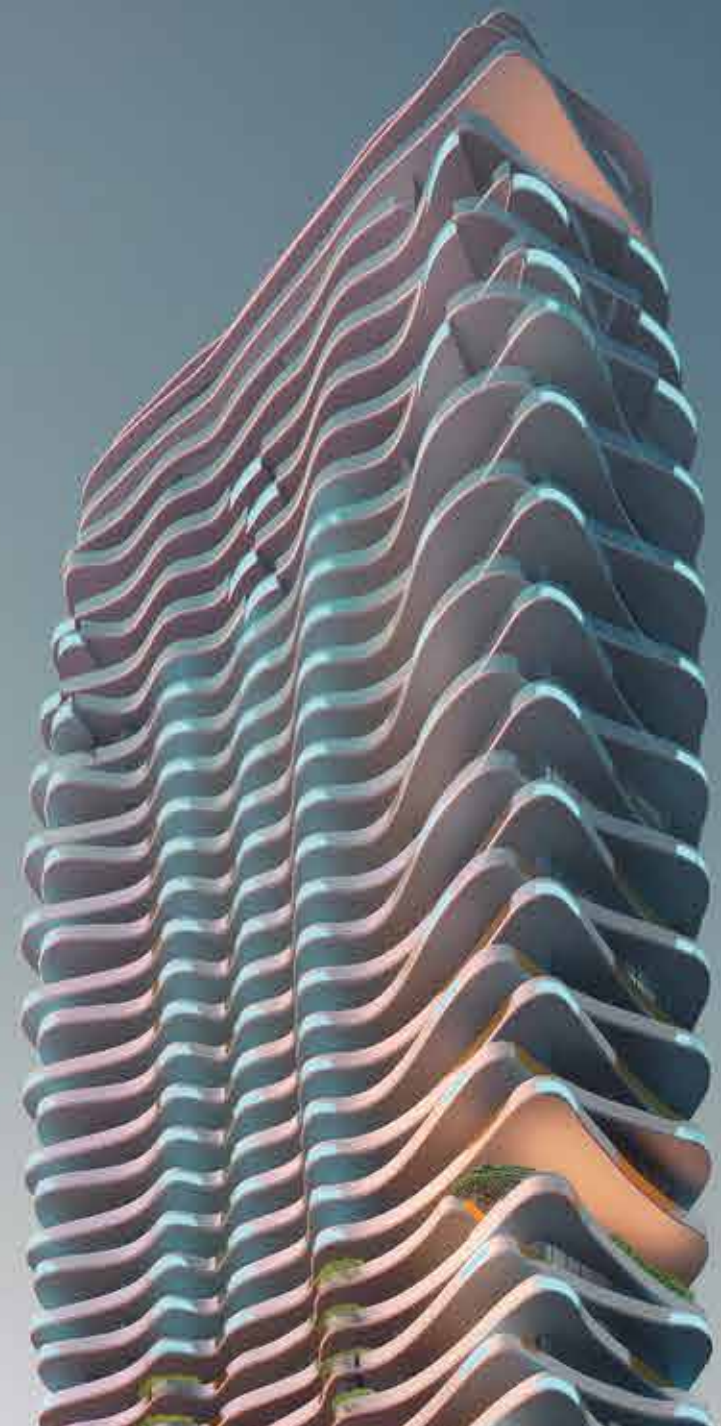
Laguna

RESIDENCE BY ONE DEVELOPMENT

“Laguna”, because what's better than the refreshing vibe of lagoons? Inspired by our signature amenity, the largest lagoon on a podium! our project is designed around everything you love; the beauty, the fun, & the tranquility, complimenting the elevated lifestyle that we promise.

Sky is The Limit!

The two towers, **Tiffany** and **Cyan**, perfectly capture the essence of Laguna Residence. **Tiffany** is associated with sophistication and elegance, while **Cyan**, a refreshing shade of blue, reflects the serene, clear waters of the lagoon. Together, they create the perfect balance between nature and modern living that we promise.





Endless vacation vibes,
steps from your door.



Your Everyday Getaway

Laguna Residence offers more than just a home! it's a serene escape in the middle of Dubai's vibrant energy.

With two iconic towers and a stunning lagoon centerpiece, this project blends nature with modern living.

Featuring world class amenities and cutting-edge AI integration for an effortless lifestyle.

Just around the corner!

Laguna
RESIDENCE

Dubai International Airport 17 mins

Dubai Outlet Mall 15 mins

Global Village 7 mins

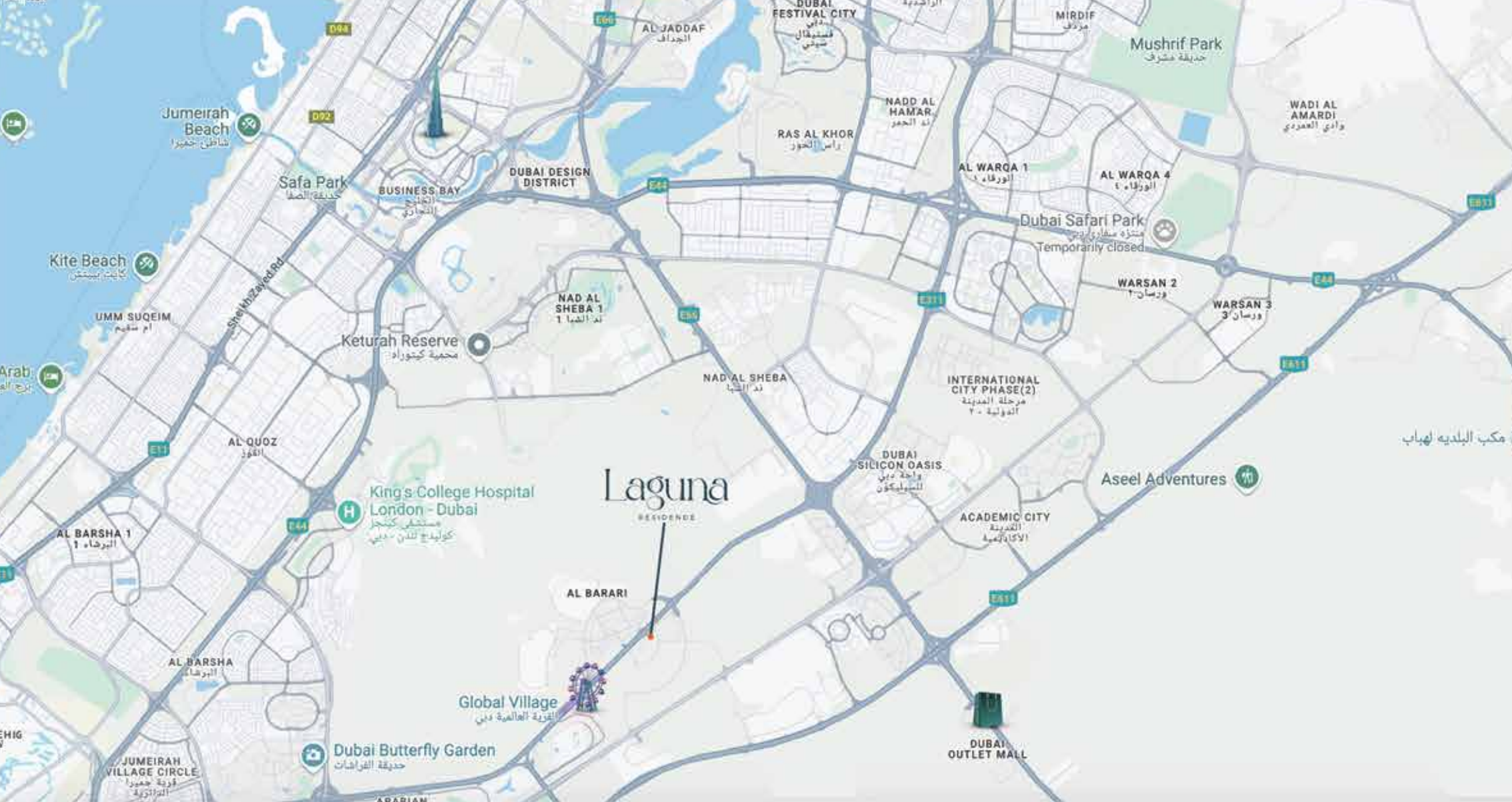
Burj Khalifa 17 mins

Gems International School 03 mins

Downtown Dubai 17 mins

Al Maktoum International Airport 27 mins

Close access to major highways and public transportation



Strategically located in Dubai Land right on Sheikh Mohamed Bin Zayed road.

This unique project blends the beauty of nature with the simplicity of the modern lifestyle. A promising area for families and investors alike, with seamless access to top world class services and attractions, designed for a unique living experience.



Largest Lagoon on a Podium

Introducing the UAE's largest lagoon on a podium in a residential community.

Residents can enjoy crystal clear water with a stunning & uninterrupted view of Dubai Skyline in your own exclusive retreat.



An aerial view of a modern residential complex. On the left, a curved building with multiple balconies is visible, some with people. In the center, a large, winding swimming pool with a sandy beach area and lounge chairs is surrounded by lush greenery and palm trees. A modern, glass-enclosed structure with a curved roof stands near the pool. In the background, a dense urban skyline is visible under a clear blue sky.

Peaceful escape, perfectly
connected to city life

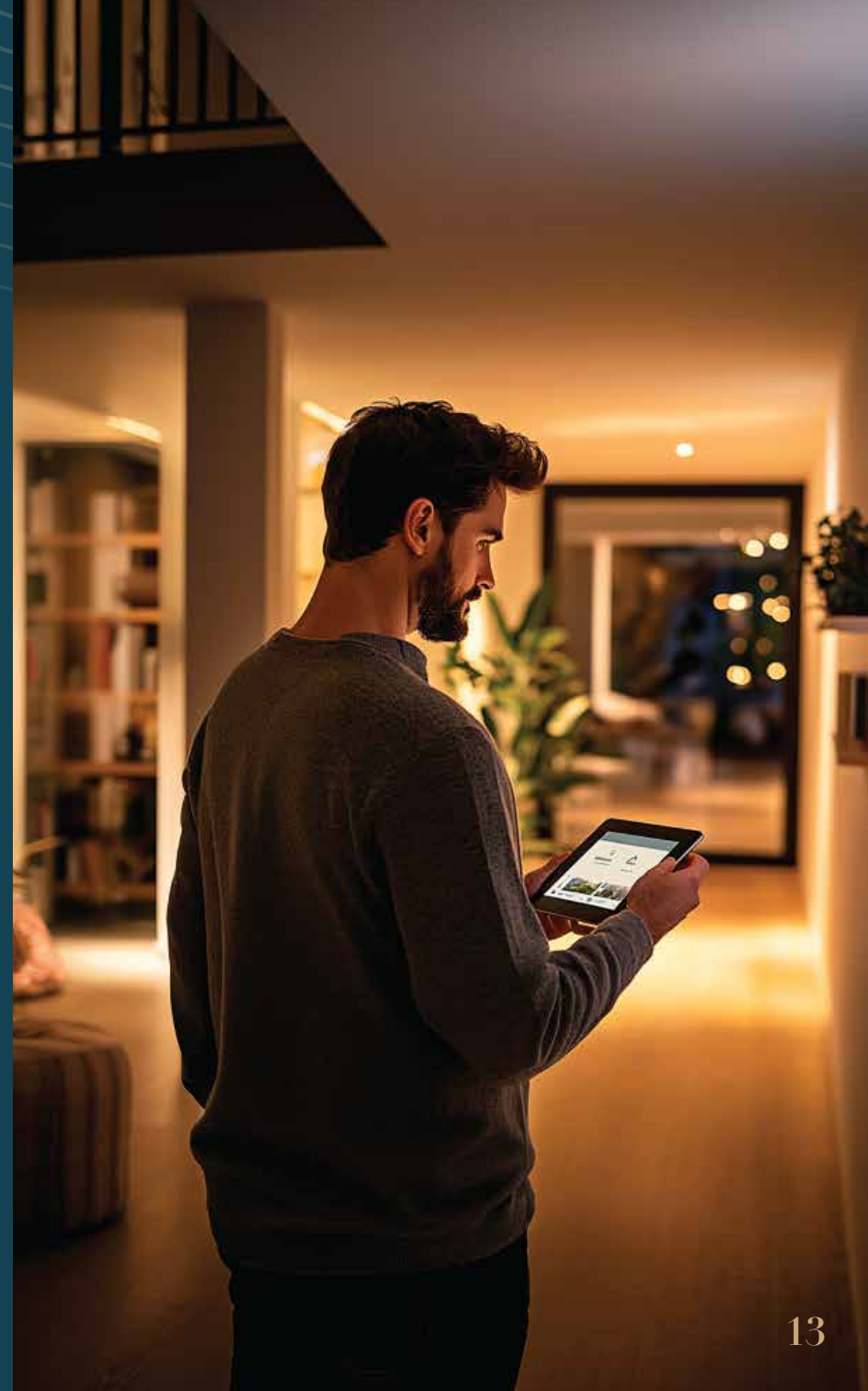
First of its kind AI integration

Experience the first Artificial Intelligence integrated development in the UAE and the region. Our community features AI integrated smart home automation, connecting amenities, services and facilities seamlessly.

Our AI powered integrated app is designed to provide a comprehensive solution for various aspects of property management and residents services, all through these key features:

- Smart home automation
- Amenities Management
- Building Systems
- Facility Management
- Concierge services

Carefully curated to revolutionize property management and residents' interaction for a convenient lifestyle!



The Art of Everyday, AI-Powered

Embrace an AI-powered app that assists in making daily life flow with ease, blending into your routine the way a good habit does: naturally and without fuss. It's the kind of help that doesn't announce itself but quietly makes sure your evening lights are just right, your mornings start warm, and your weekend plans fall perfectly into place.

No tapping, no thinking twice, just a gentle sync with your pace. It learns how you live, suggests what you didn't know you needed, and handles the behind-the-scenes so you can focus on living, not managing. Here, smart living isn't a feature; it's a feeling





Amenities Overview

Over 40 world class amenities, blending indoor and outdoor spaces for entertainment, wellness, and social gatherings. Residents enjoy exclusive, smart-integrated facilities for ultimate convenience and sophistication.



Walkable Green
Landscape



Multipurpose
Courts



VR
Golf



Largest Lagoon
On a Podium



Indoor & Outdoor
Gym



Private
Pools



Indoor & Outdoor
Cinema



Open Space
Yoga



Surf N
Slide



Outdoor
Beach Pool



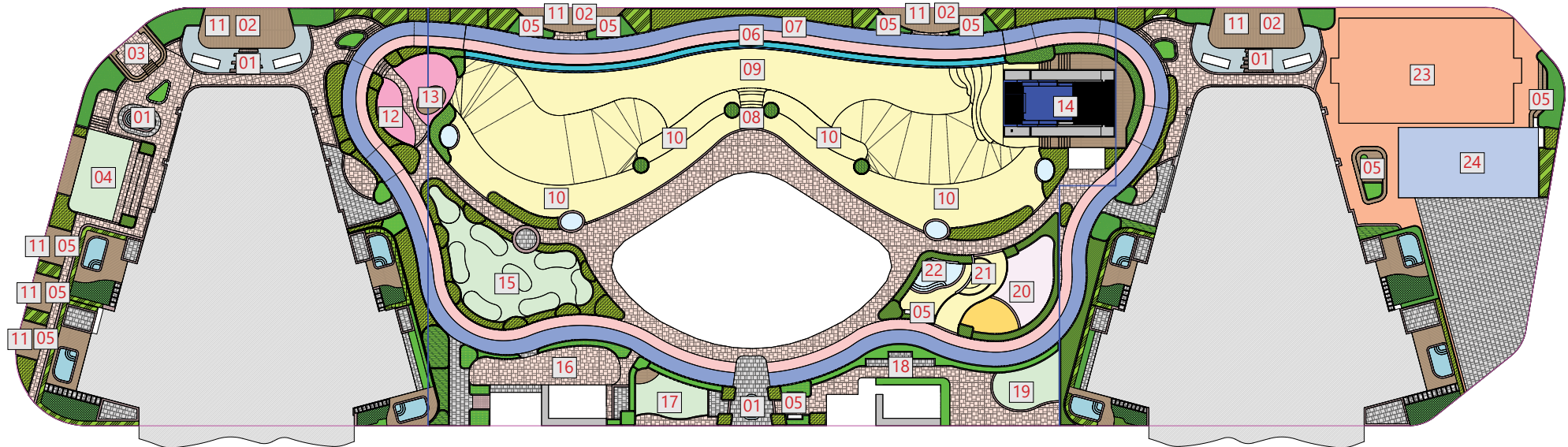
Wellness
Hub



Pet Friendly
Park



40+ Amenities



LEGEND:

- | | | | |
|----------------------------------|--------------------------------|--------------------------|---------------------------------|
| 1. WATER FEATURES – 04 | 8. LAGOON – 01 | 14. SURF & SLIDE – 01 | 20. OUTDOOR KIDS PLAY AREA – 01 |
| 2. VIEWING DECK WITH LOUNGE – 04 | 9. INFINITY POOL – 01 | 15. MINI GOLF – 01 | 21. SPLASH POOL – 01 |
| 3. SUNKEN SEATING – 01 | 10. SUNBED LOUNGE AREA – 04 | 16. VERTICAL GARDEN – 01 | 22. KIDS POOL – 01 |
| 4. OUTDOOR CINEMA – 01 | 11. BOARDWALK – 07 | 17. DOG PARK – 01 | 23. MUGA COURT – 01 |
| 5. SEATING AREAS – 11 | 12. OUTDOOR EXERCISE AREA – 01 | 18. BBQ AREA – 01 | 24. PADEL COURT – 01 |
| 6-7. SPORTS TRACK – 01 | 13. YOGA AREA – 01 | 19. PICNIC AREA – 01 | |

— Your personal retreat.



Modern & Chic

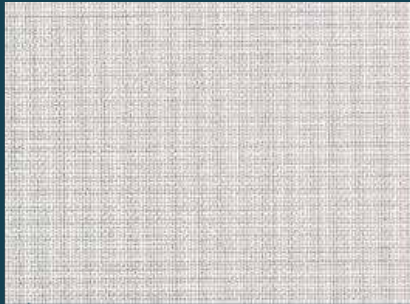
Our design philosophy merges modern aesthetics with high functionality, creating spaces that inspire and adapt to your lifestyle. Every material has been carefully selected to premium high end quality top-notch quality.



Premium Finishes



Superior Quality Finishing



Wallpaper and Soft Furnishing



Marble
Look Alike
premium
flooring



exquisite
accent stone



Finest veneer



Project Facts:



Strategic
Location



Largest lagoon
On a Podium



First AI
Integration



Dynamic
Dubai Skyline



Handover Date
Q4 2027



G+5+45
Floors



Elevators
18



Ample
parking



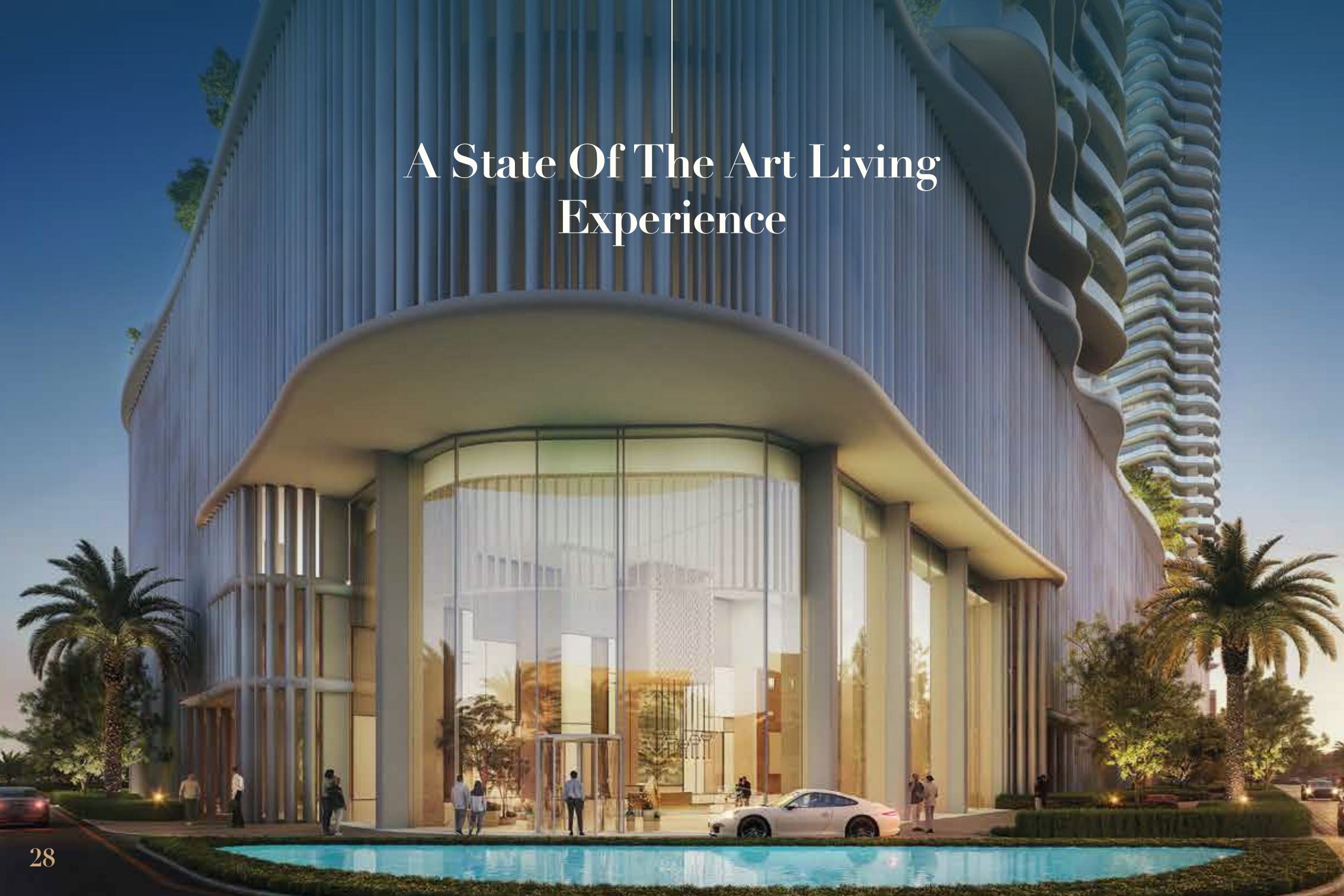
Units
Studio, 1-Bedroom, 2-Bedroom
3-Bedroom & Loft





Unit Mix, Sizes

Unit Type	Avg Size (Sqft)	Unit Type	Avg Size (Sqft)
Studio	400 – 484 Sqft	2-Bedroom + Maid	1050 – 1700 Sqft
Studio Type-B.5	510 sqft	2-Bedroom Duplex	1500 – 2200 Sqft
1-Bedroom	700 – 1300 Sqft	2 Bedroom Type-3	1100 sqft
1-Bedroom Loft	1430 – 1450 Sqft	3-Bedroom	1900 – 2400 Sqft
1 Bedroom Type-C	850 sqft	3-Bedroom Duplex	3100 – 3800 Sqft
2-Bedroom	1050 – 1700 Sqft	3-Bedroom Skyhome	3100 Sqft



A State Of The Art Living Experience

Payment Plan

Flexible payment options designed
for your convenience:

Starting
Price: **700K**

50/50

Additional fees

ADMIN FEES: AED 3,500 + VAT

DLD: 4%

	Plan 1 50/50	Plan 2 50/50
Down Payment	10%	20%
Payment 1	10% After 45 days	-
Payment 2	5%	5%
Payment 3	5%	5%
Payment 4	5%	5%
Payment 5	5%	5%
Payment 6	5%	5%
Payment 7	5%	5%
Handover	50%	50%



Floor Plans

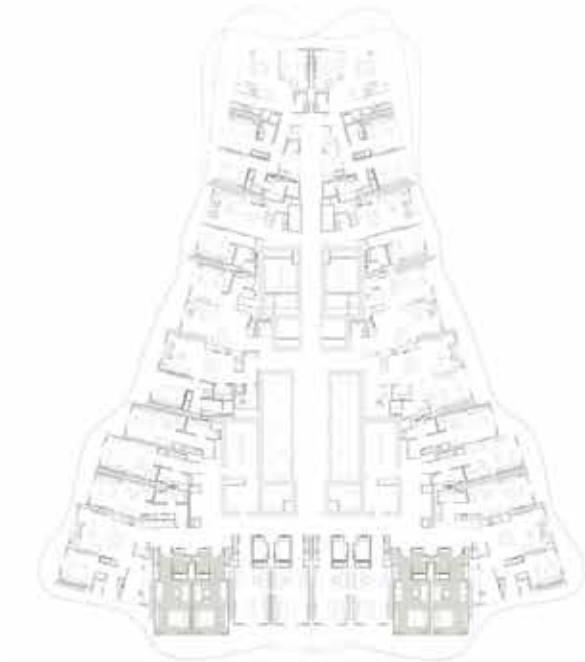




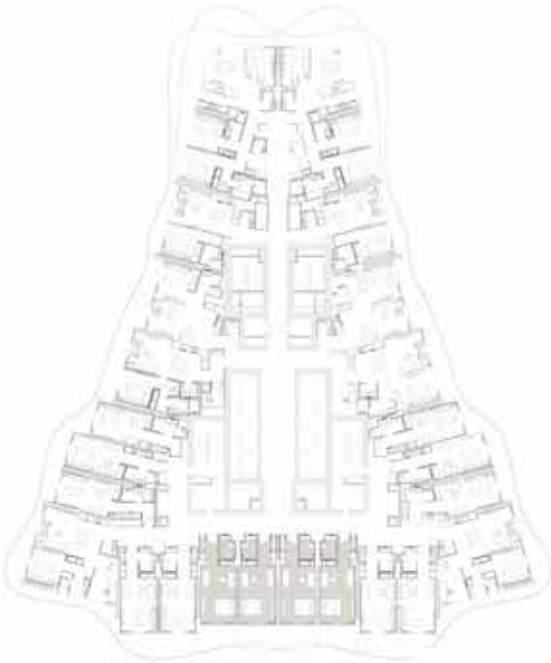
Studios



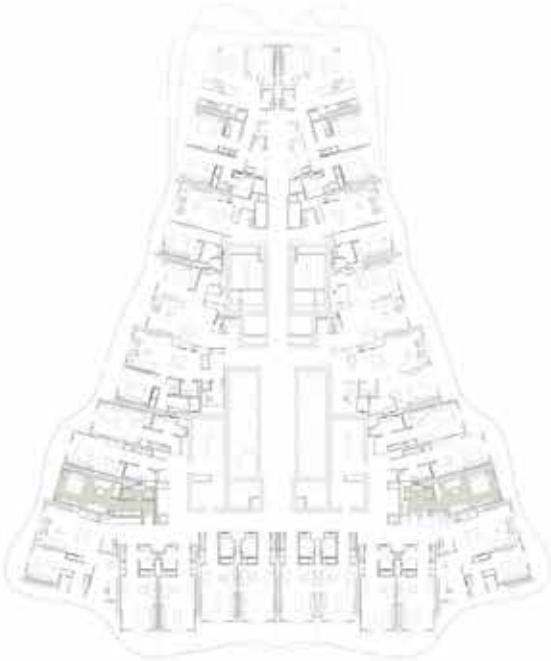
Studio Type A.1



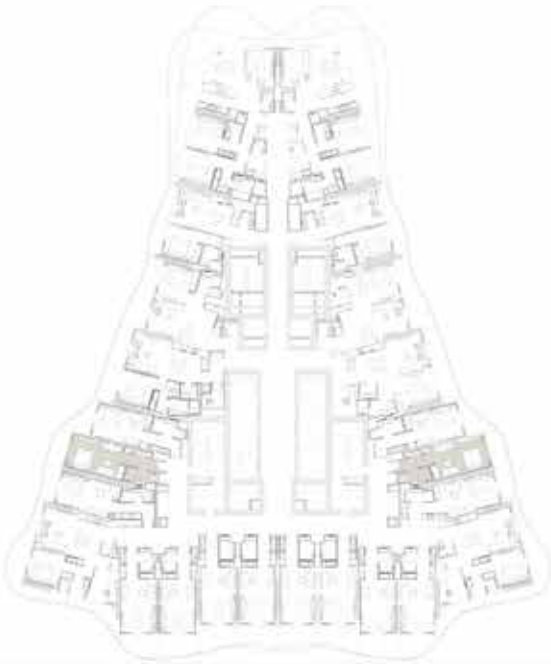
Levels 03-21 Key Plan



Studio Type B.2

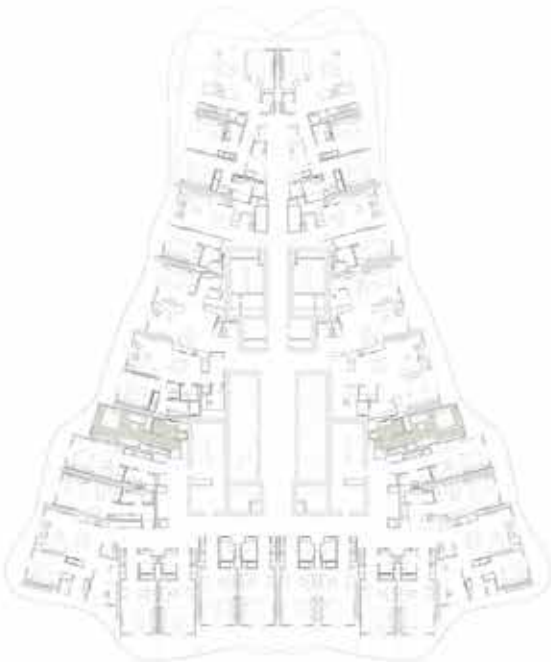
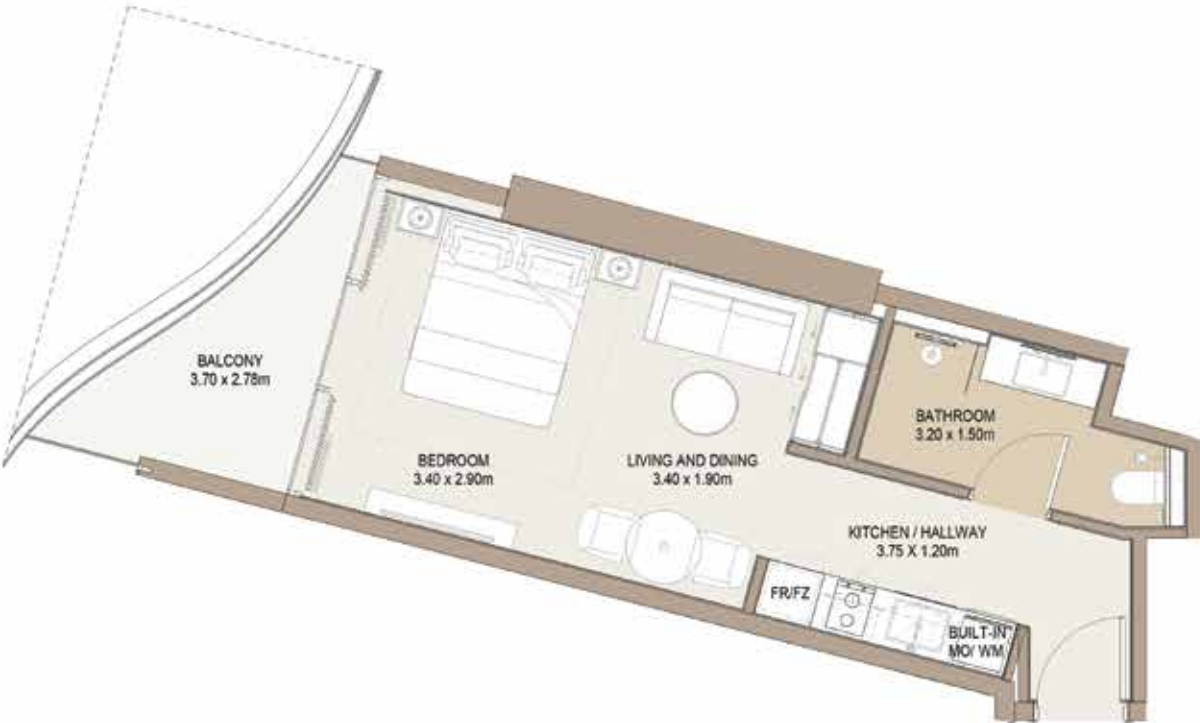


Levels 03-21 Key Plan

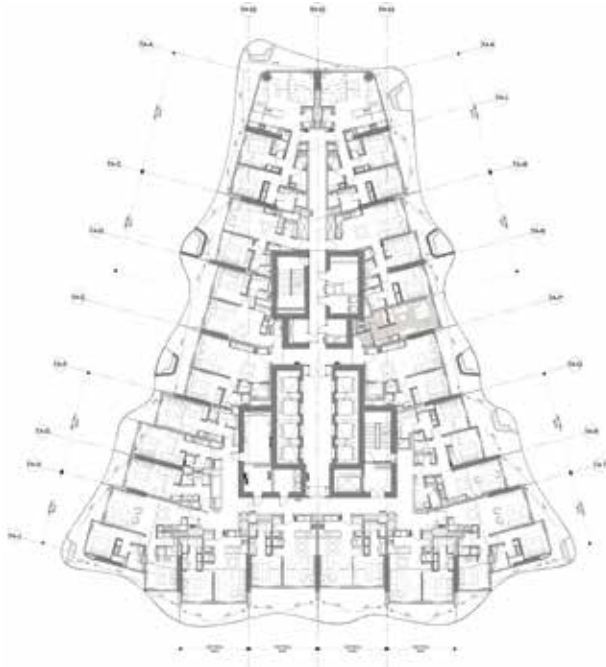
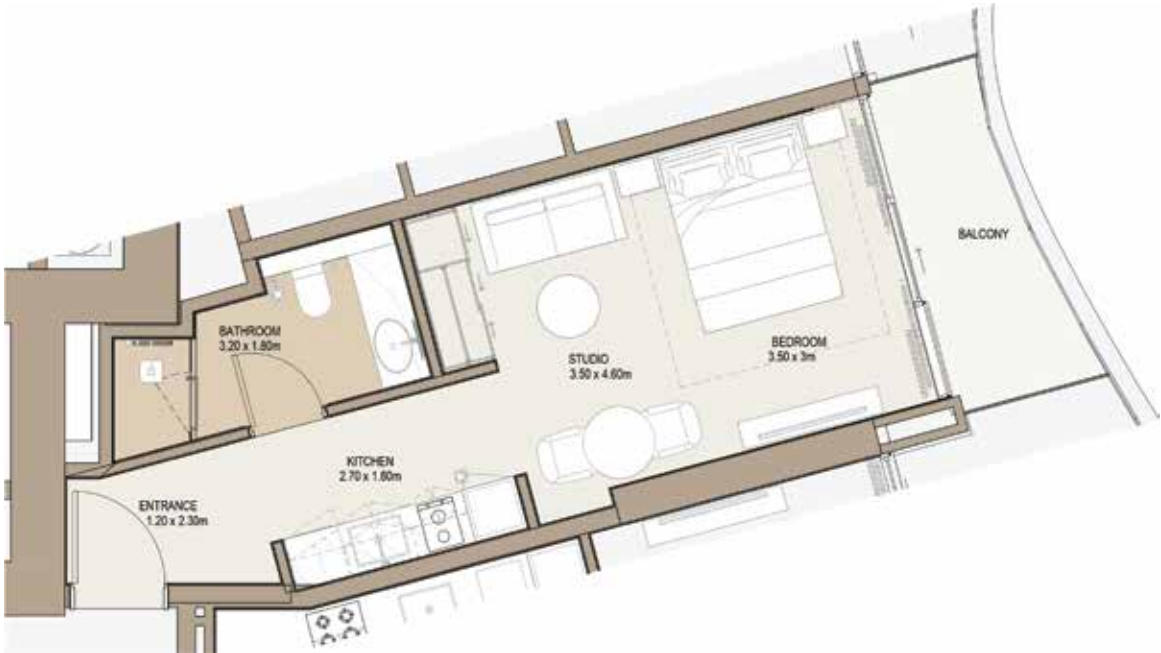


Levels 03-21 Key Plan

Studio Type B.4

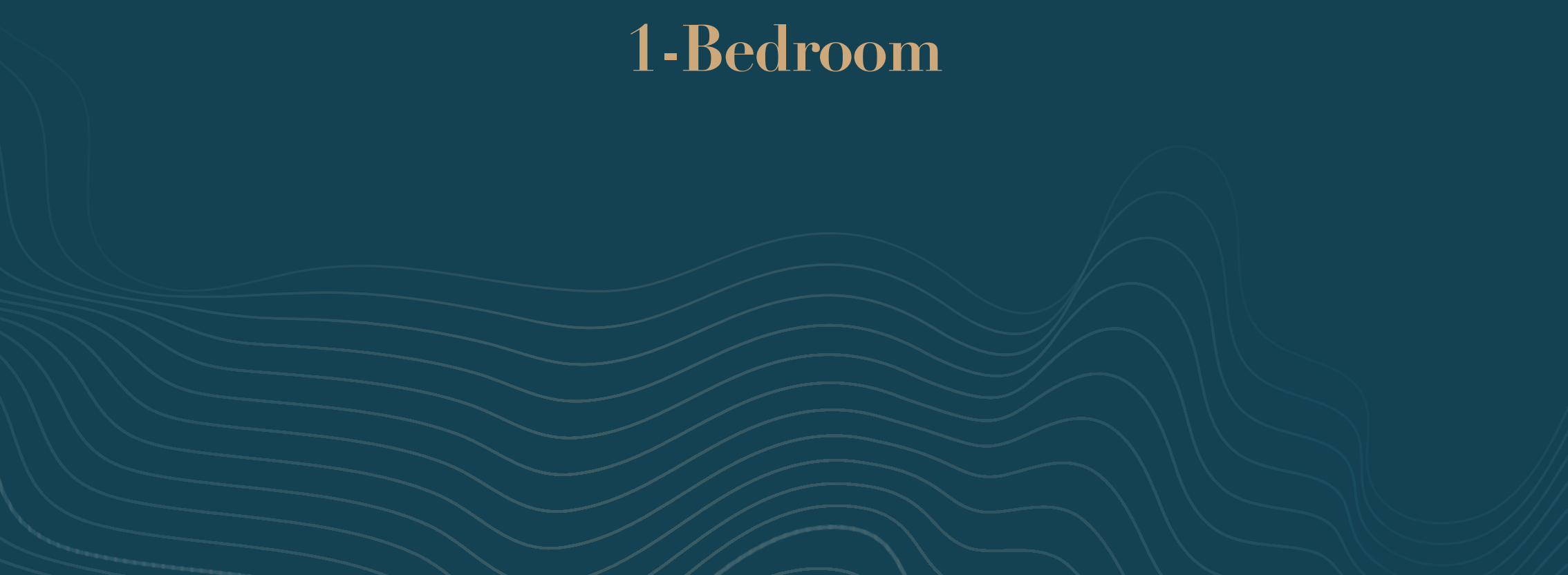


Levels 03-21 Key Plan

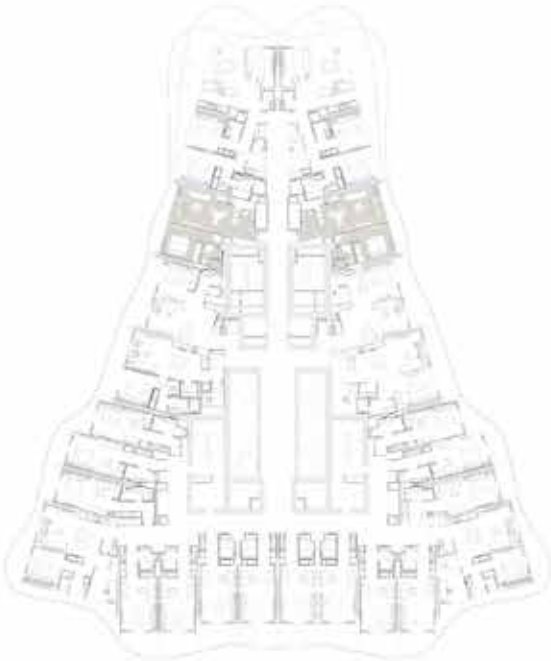
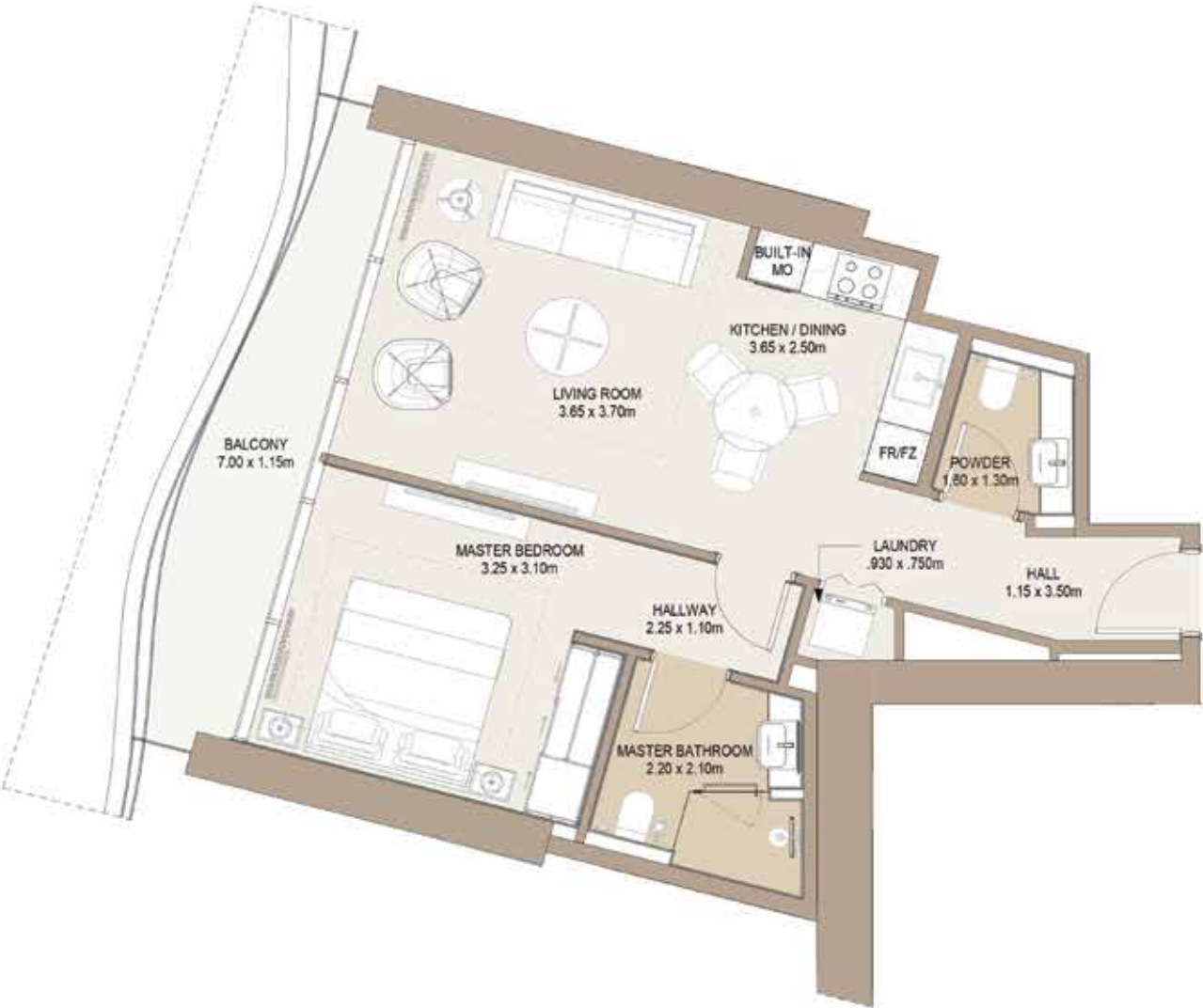




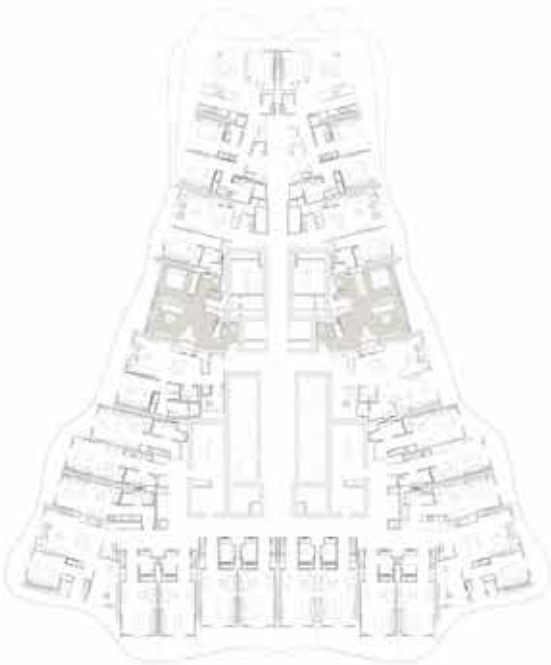
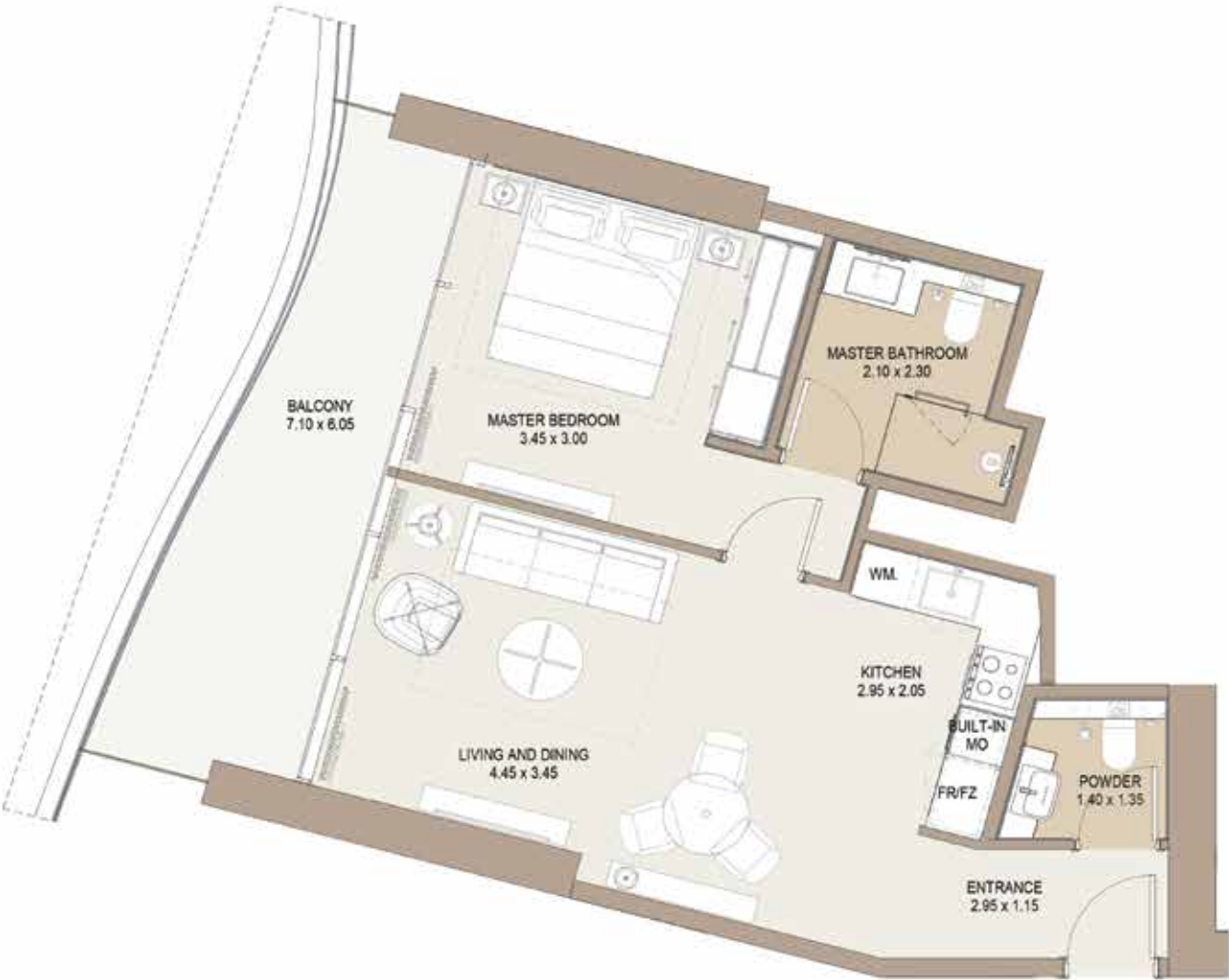
1-Bedroom



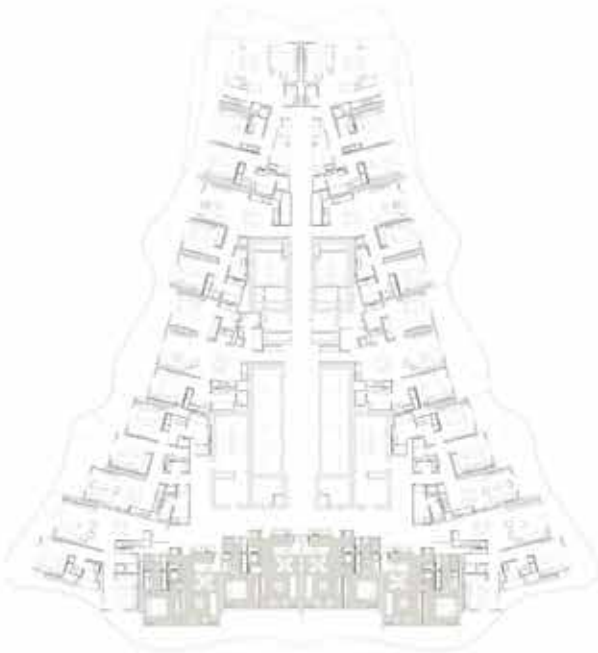
1BR Type A



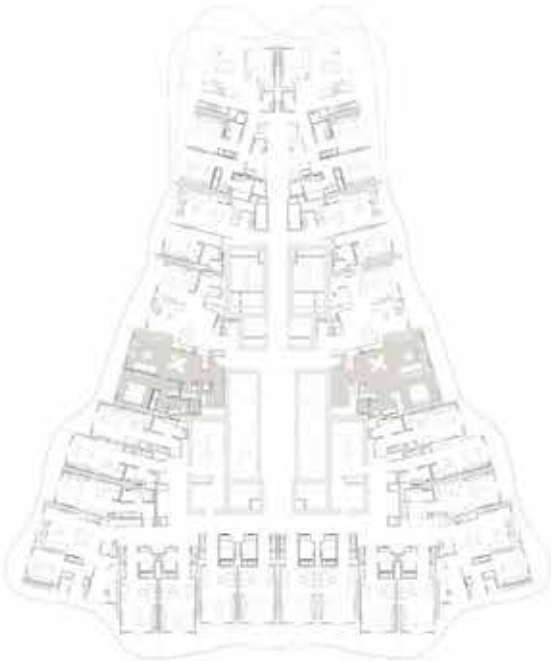
Levels 02-17 Key Plan



Levels 02-21 Key Plan

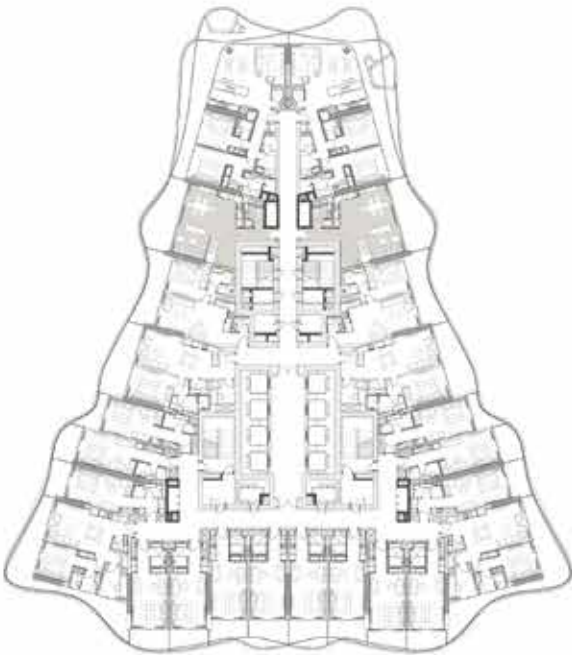


Levels 23-39 Key Plan



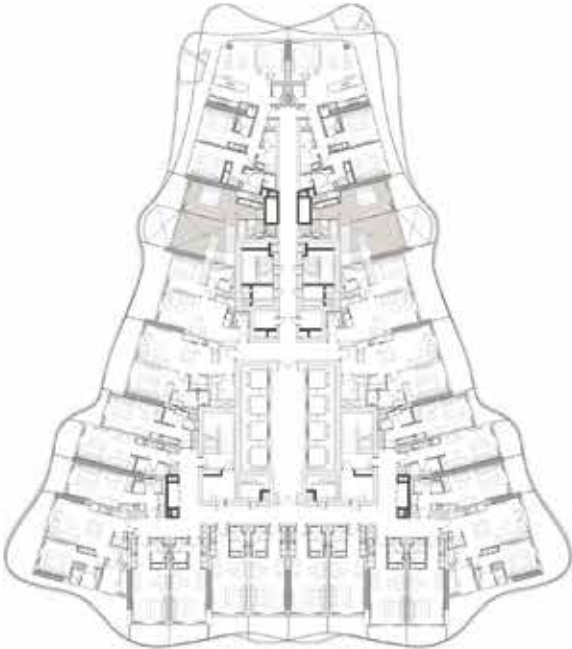
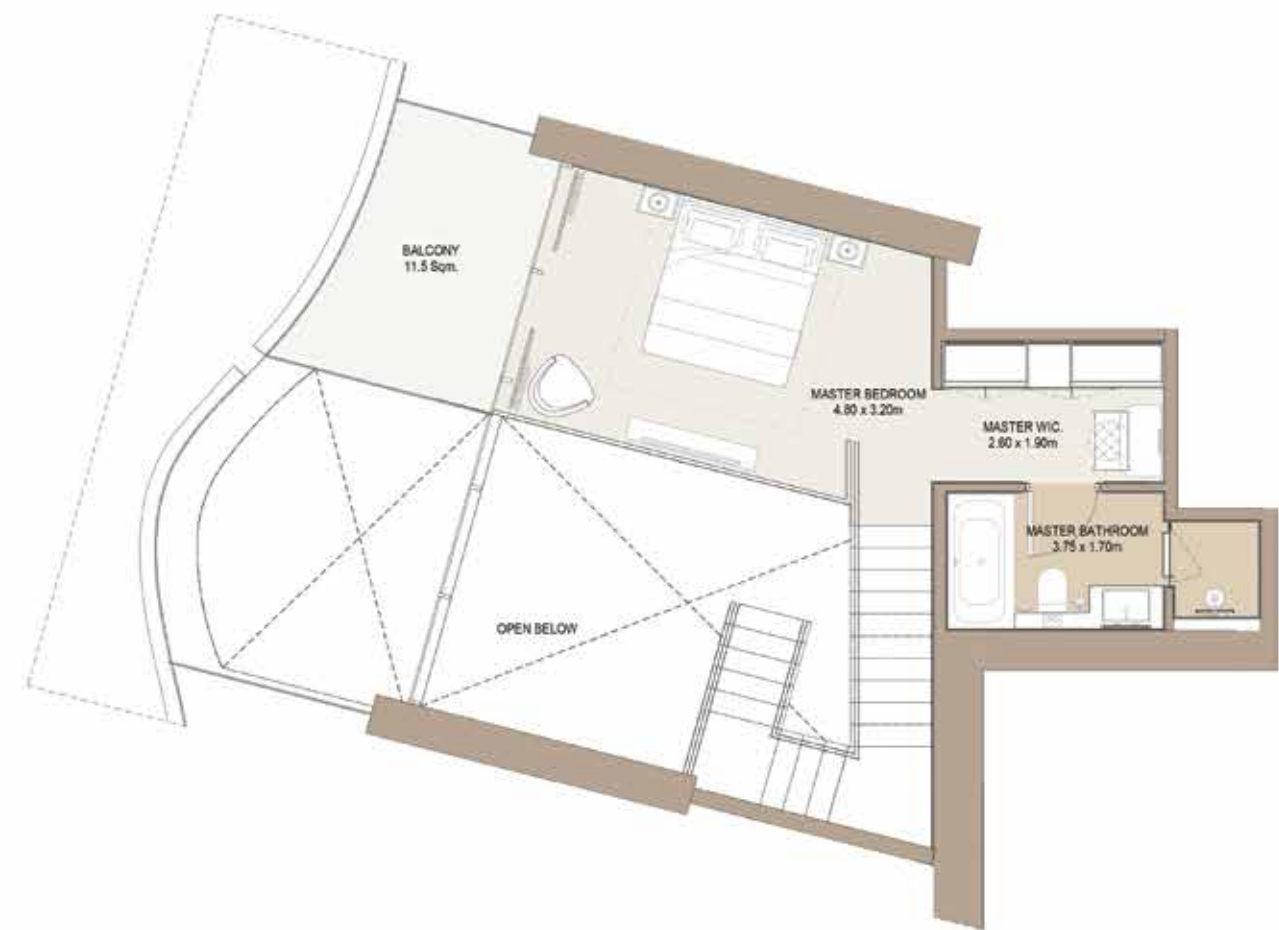
Levels 03-21 Key Plan

1BR Loft - Lower Level

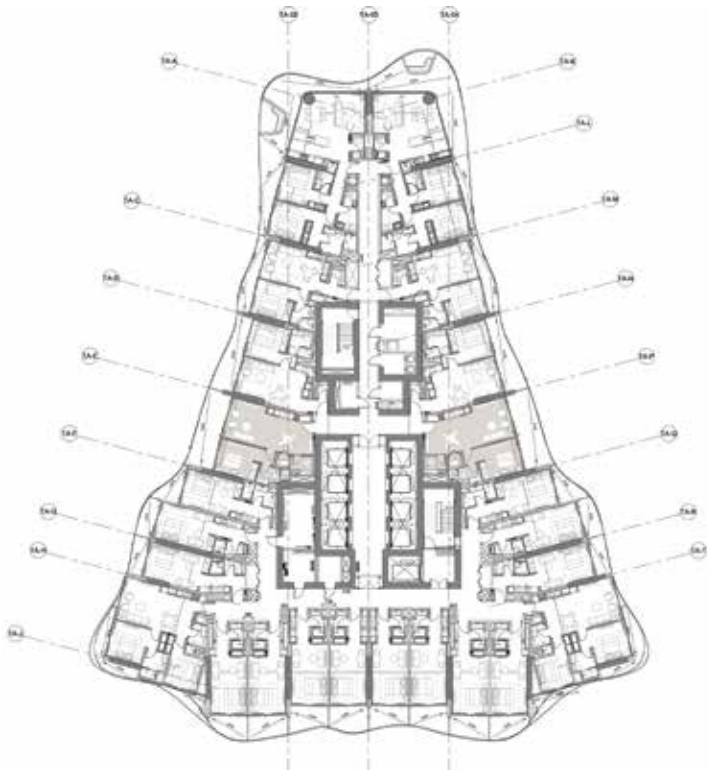


Level 20 Key Plan

1BR Loft - Upper Level

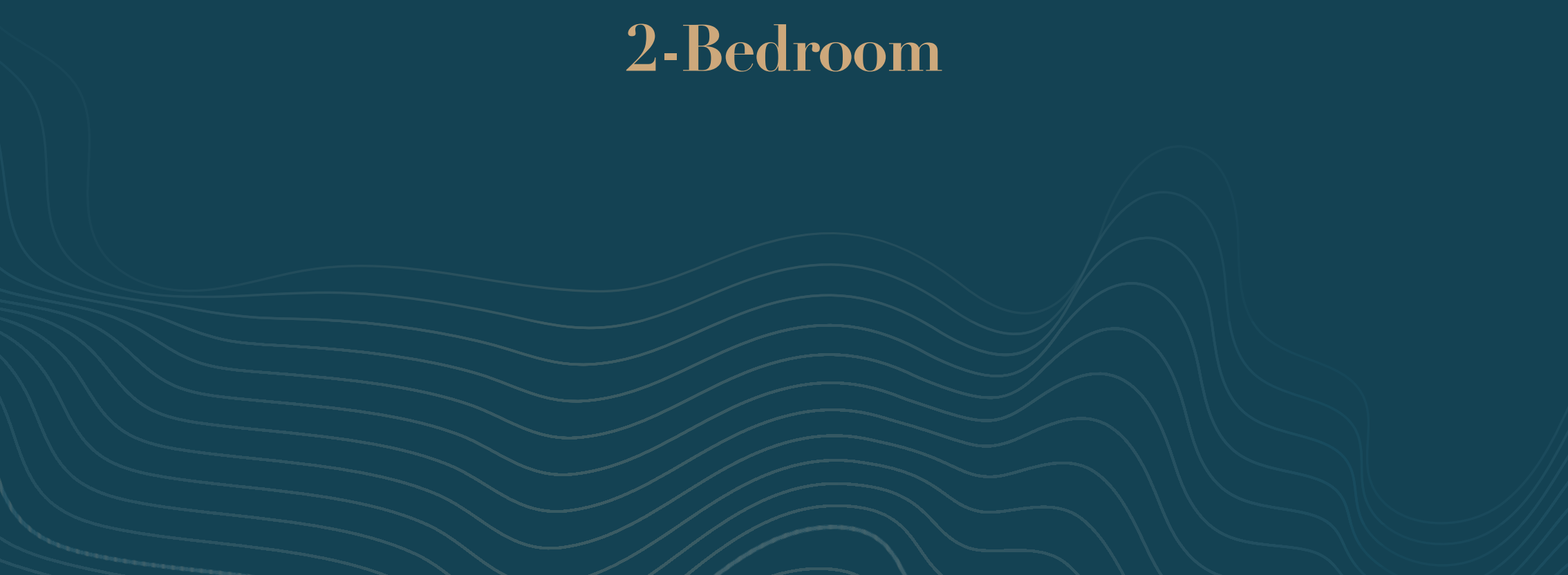


Level 21 Key Plan

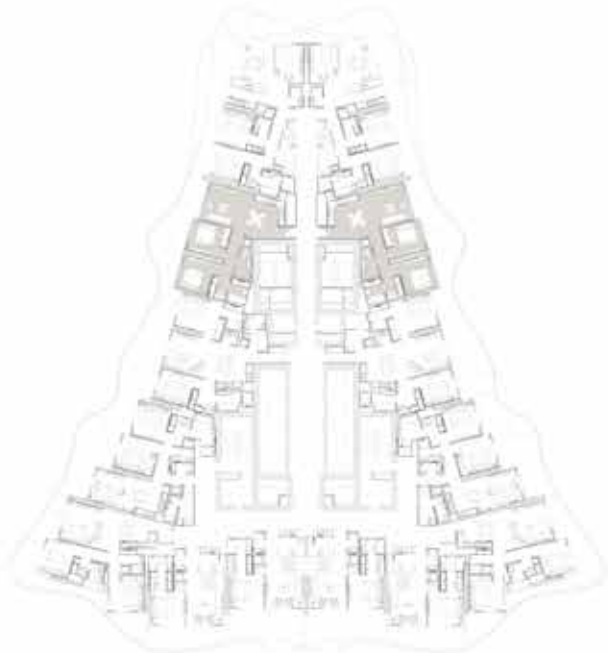




2-Bedroom

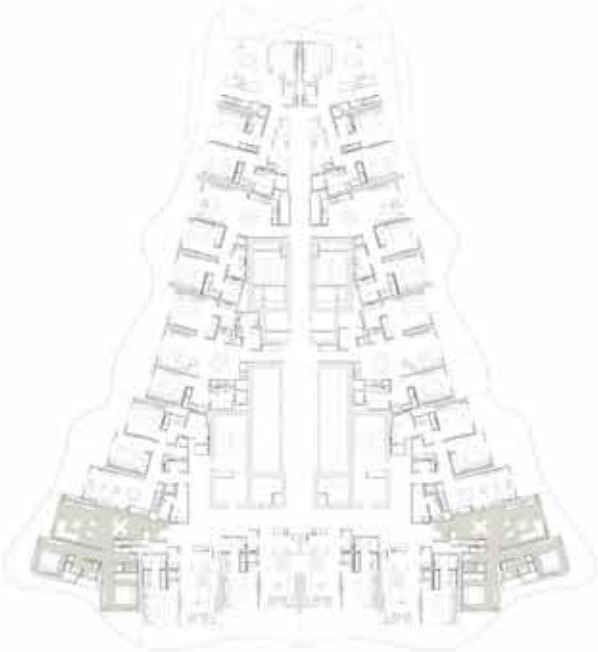


2BR Type 1

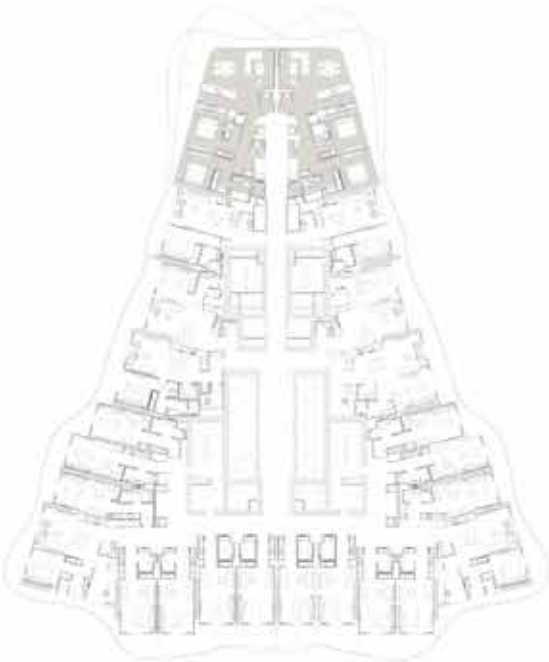


Levels 23-39 Key Plan

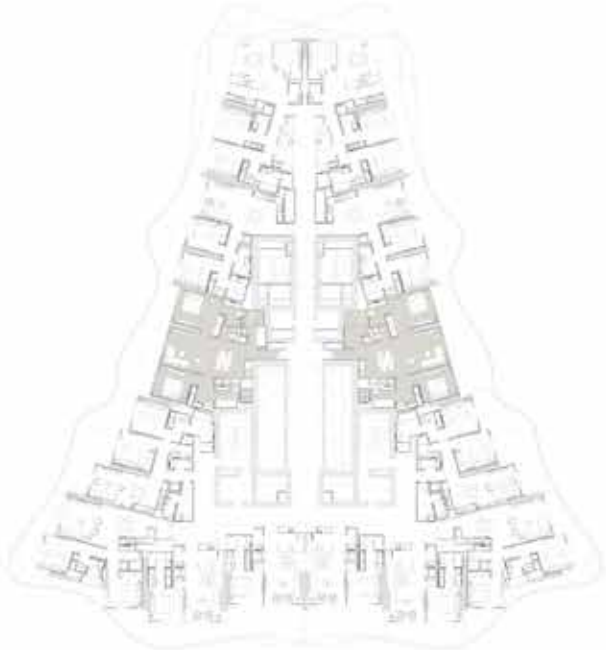
2BR Type 2



Levels 23-39 Key Plan



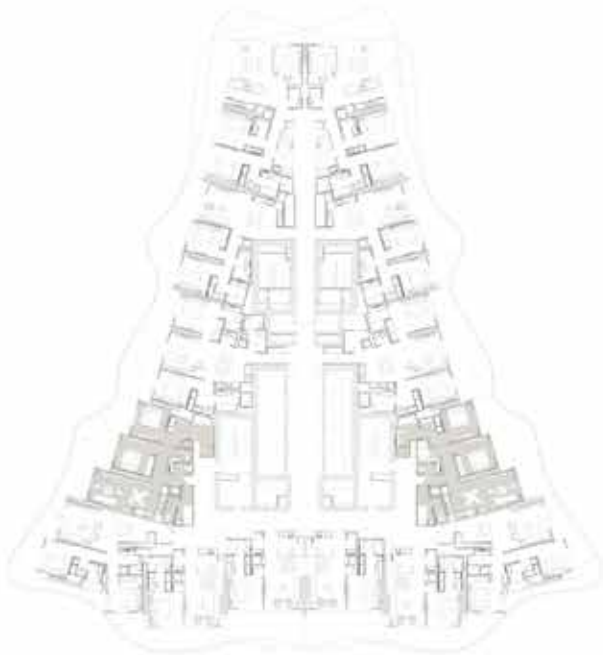
Levels 02-39 Key Plan



Levels 23-39 Key Plan



Levels 40-43 Key Plan



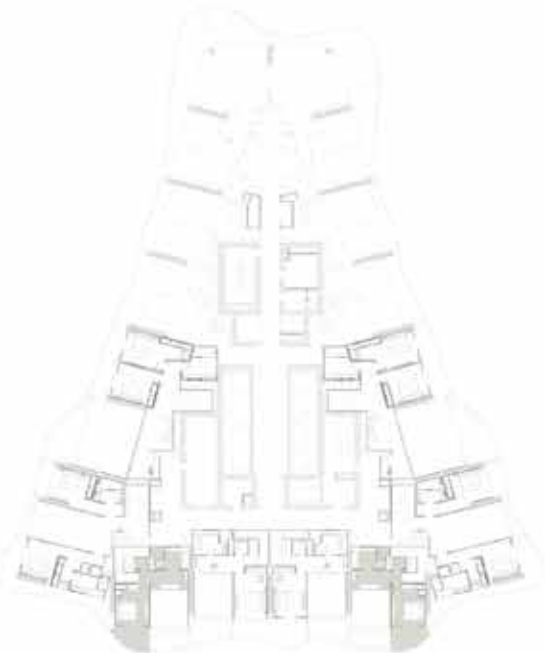
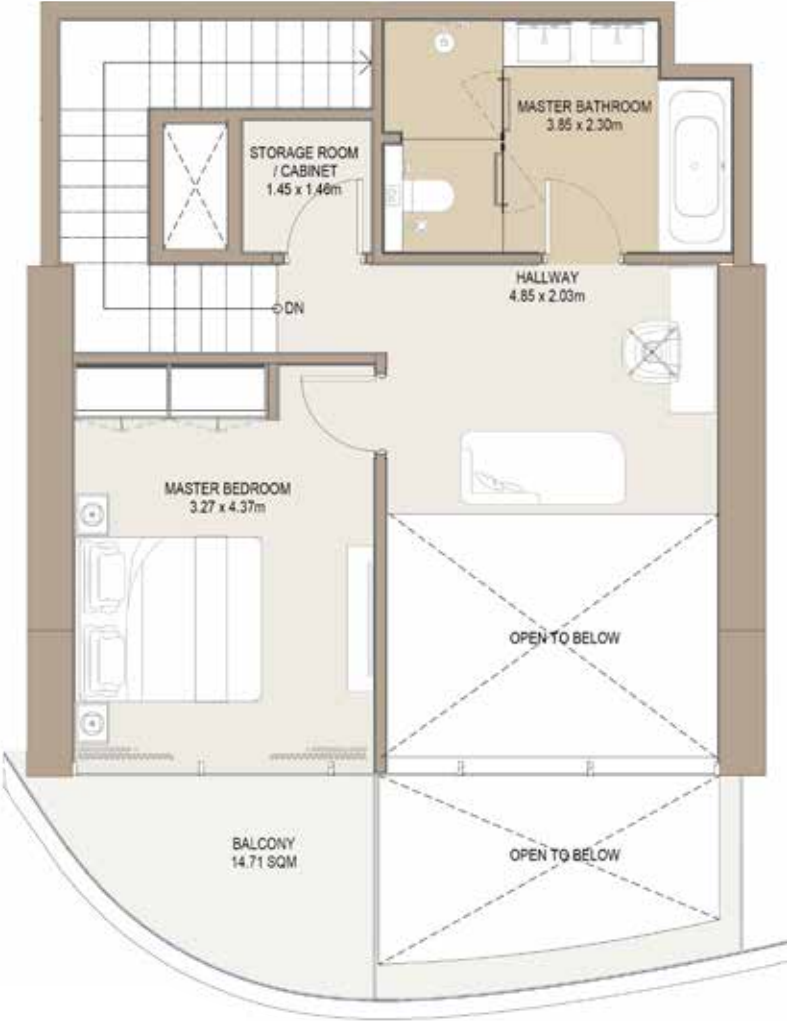
Levels 23-43 Key Plan

2BR Garden Duplex Type 1 - Lower Level



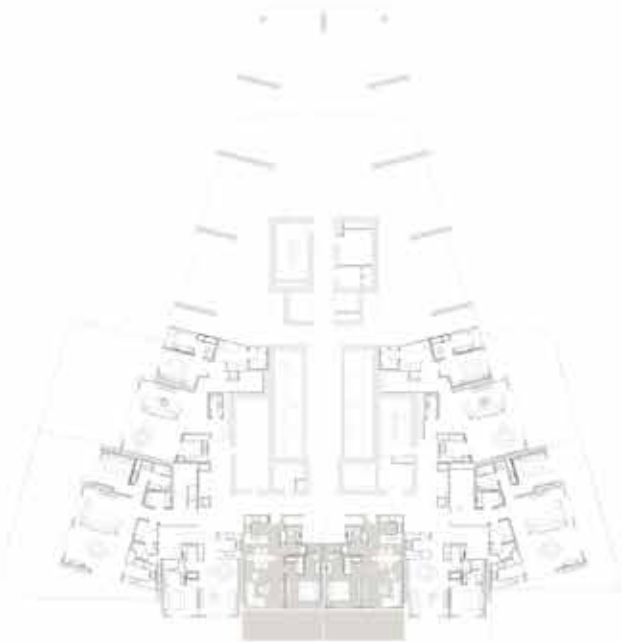
Level 01 Key Plan

2BR Garden Duplex Type 1 - Upper Level



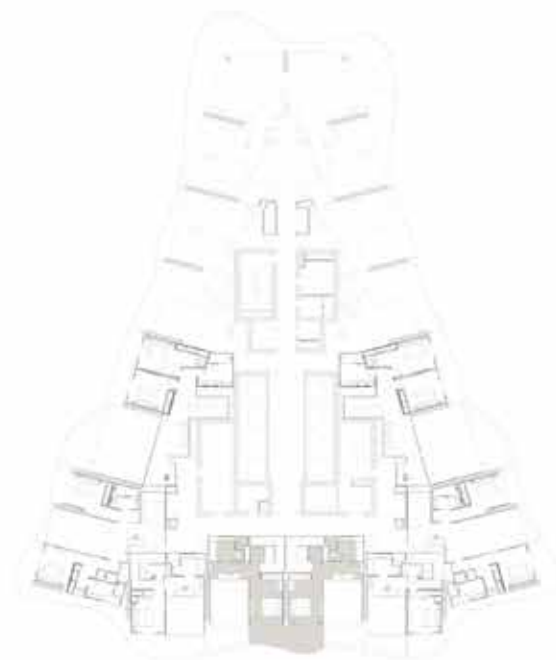
Level 02 Key Plan

2BR Garden Duplex Type 2 - Lower Level



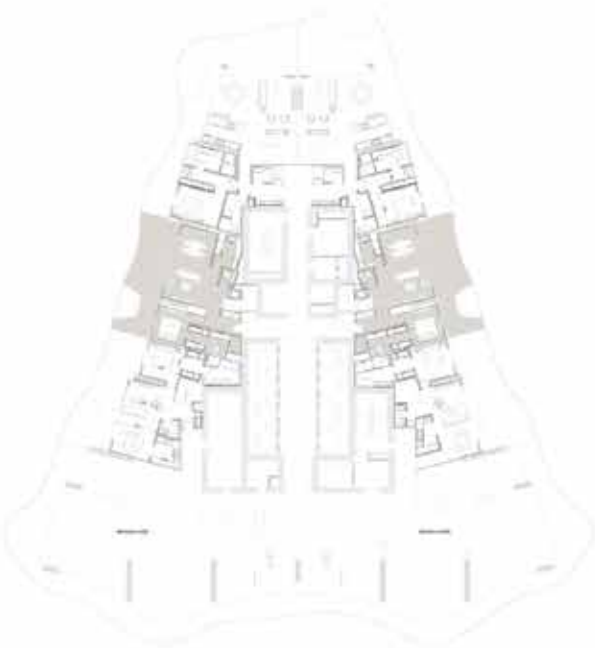
Level 01 Key Plan

2BR Garden Duplex Type 2 - Upper Level

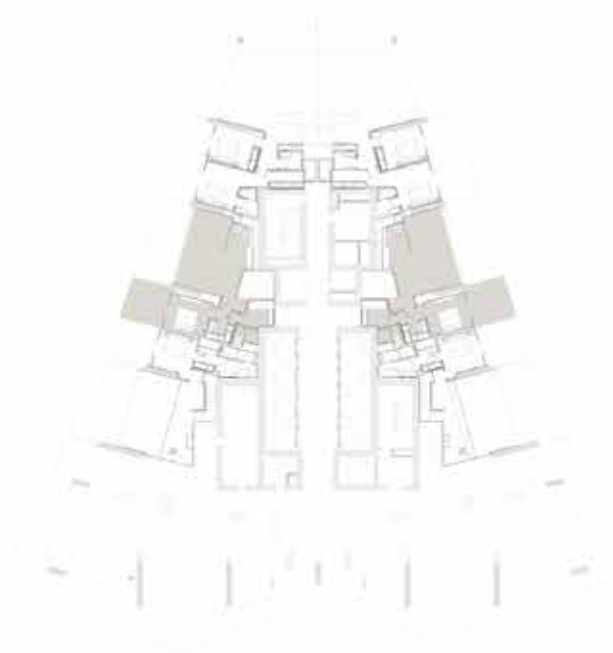


Level 02 Key Plan

2BR Sky Duplex Type 1 - Lower Level

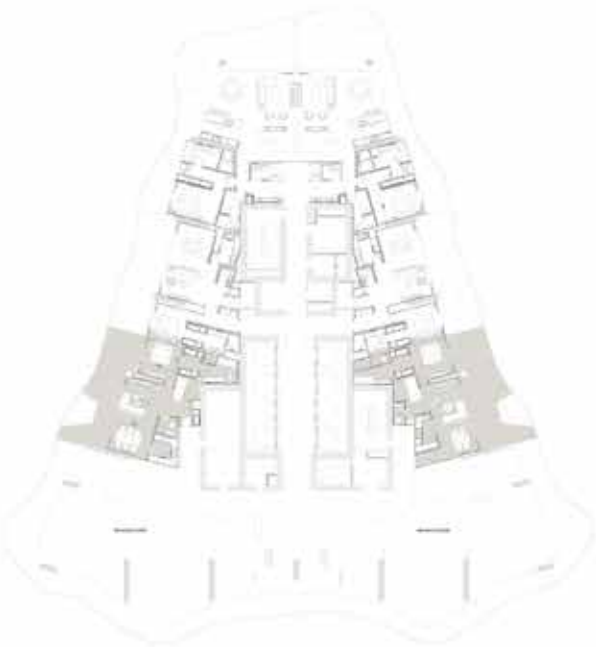


Level 44 Key Plan



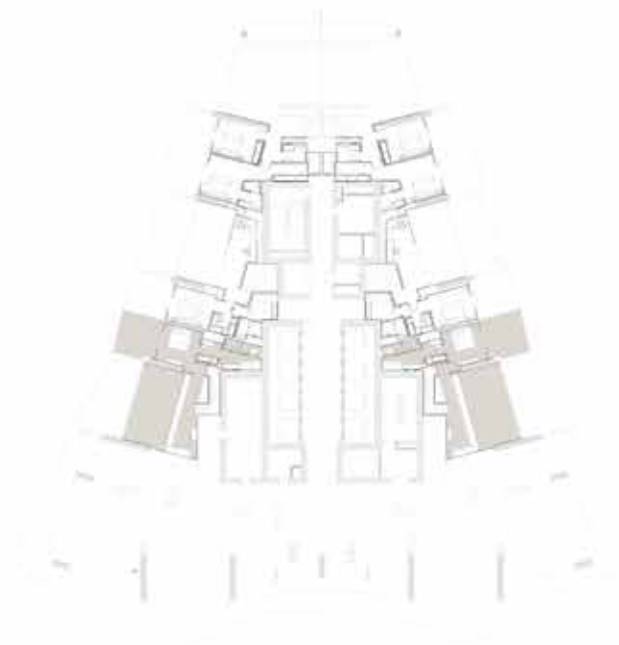
Level 45 Key Plan

2BR Sky Duplex Type 2 - Lower Level



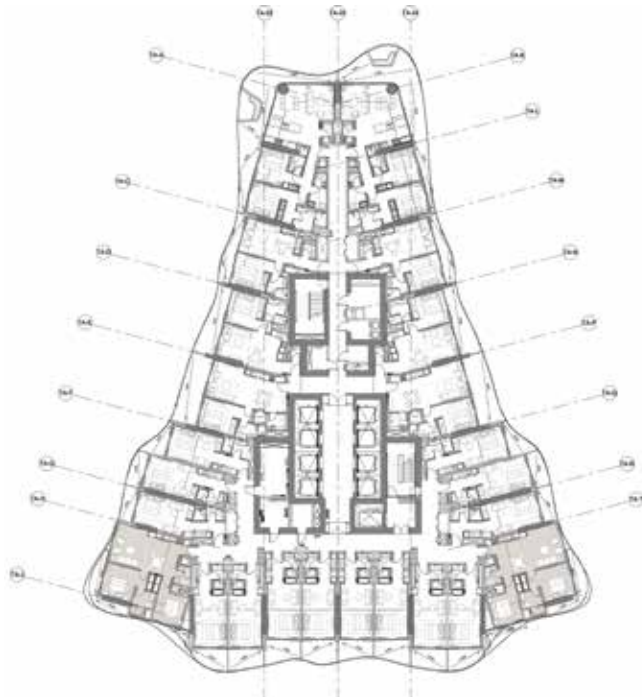
Level 44 Key Plan

2BR Sky Duplex Type 2 - Upper Level



Level 45 Key Plan

2 Bedroom Type-3





3-Bedroom



3,200 sq. ft.

Living-Dining 13.0 x 13.0m

Kitchen 8.0 x 10.0m

Master Bedroom 13.0 x 13.0m

Bedroom II 10.0 x 12.0m

Bedroom III 10.0 x 12.0m

Bedroom IV 10.0 x 12.0m

Master Bathroom 5.0 x 7.0m

Laundry 7.0 x 7.0m

Storage 7.0 x 7.0m

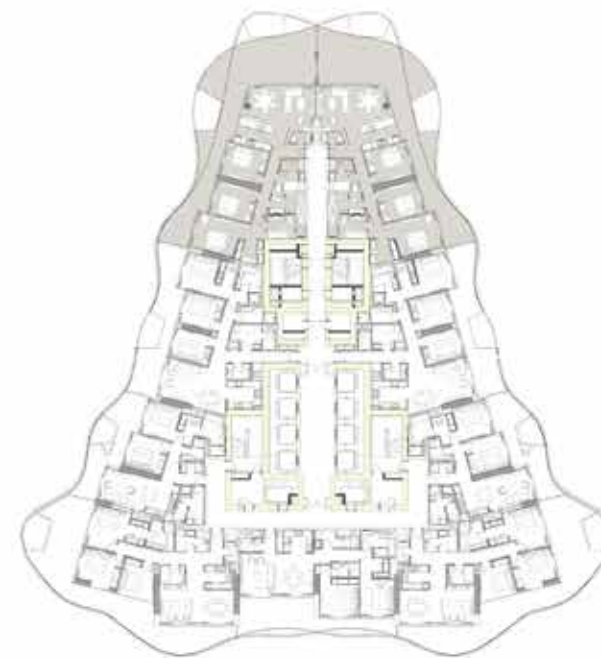
Hallway 7.0 x 7.0m

Entry 7.0 x 7.0m

Master Entry 7.0 x 7.0m

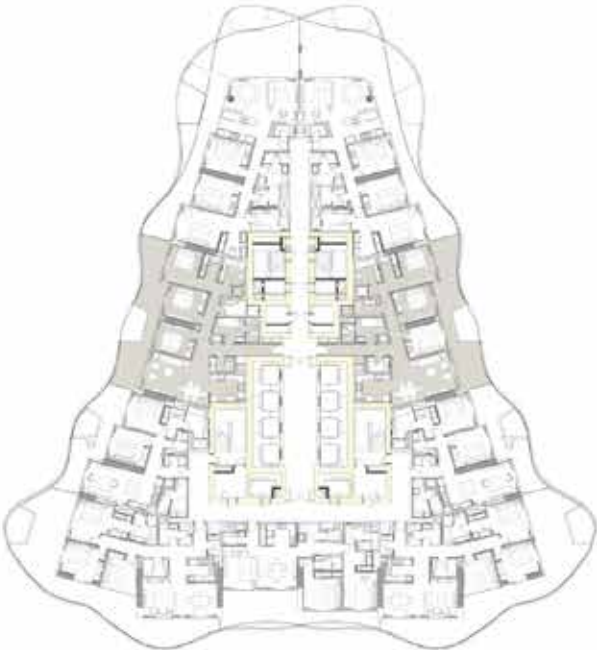
Master W.C. 2.0 x 2.0m

Master Balcony 7.0 x 7.0m

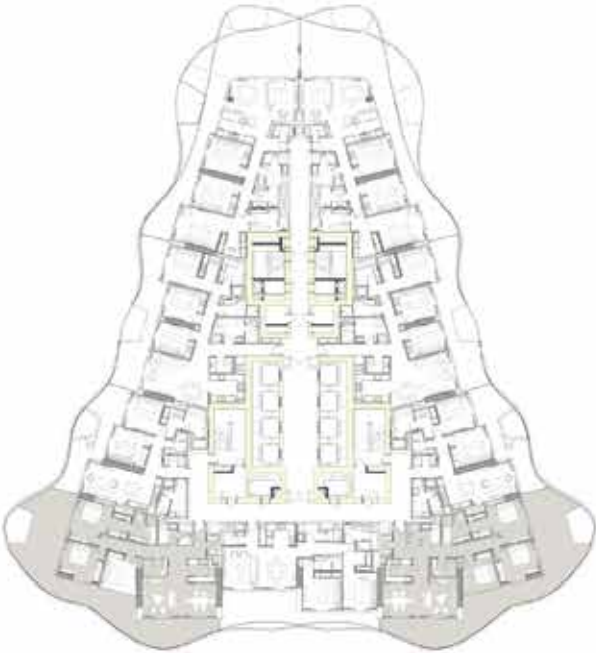


64

3BR Type 2

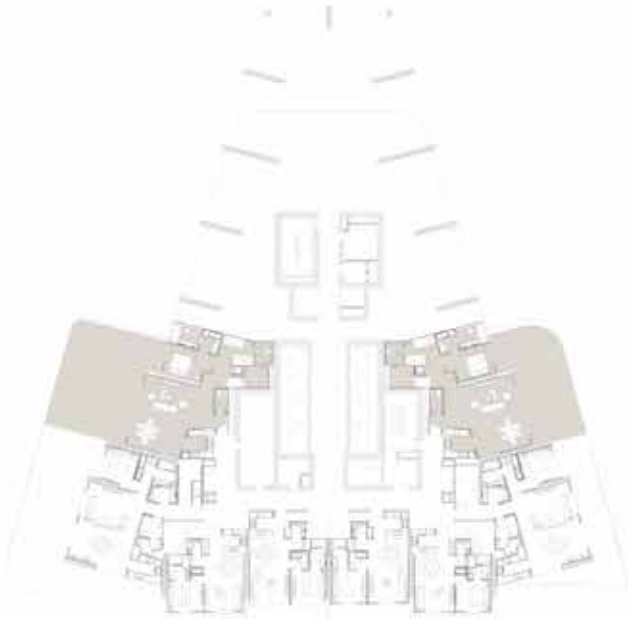


Levels 40-43 Key Plan



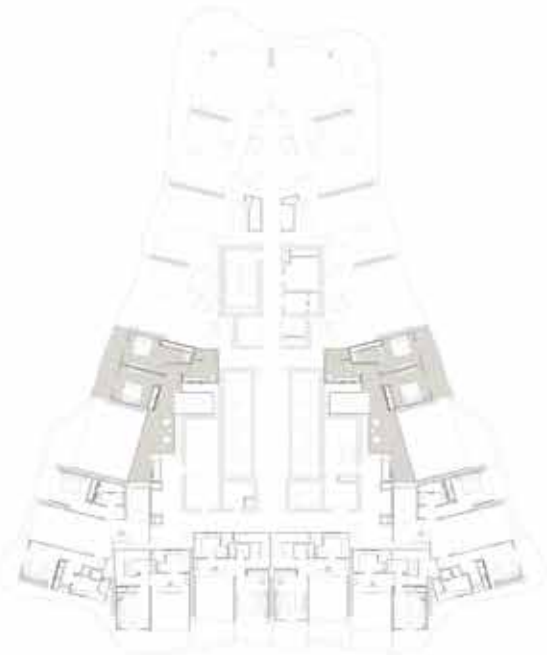
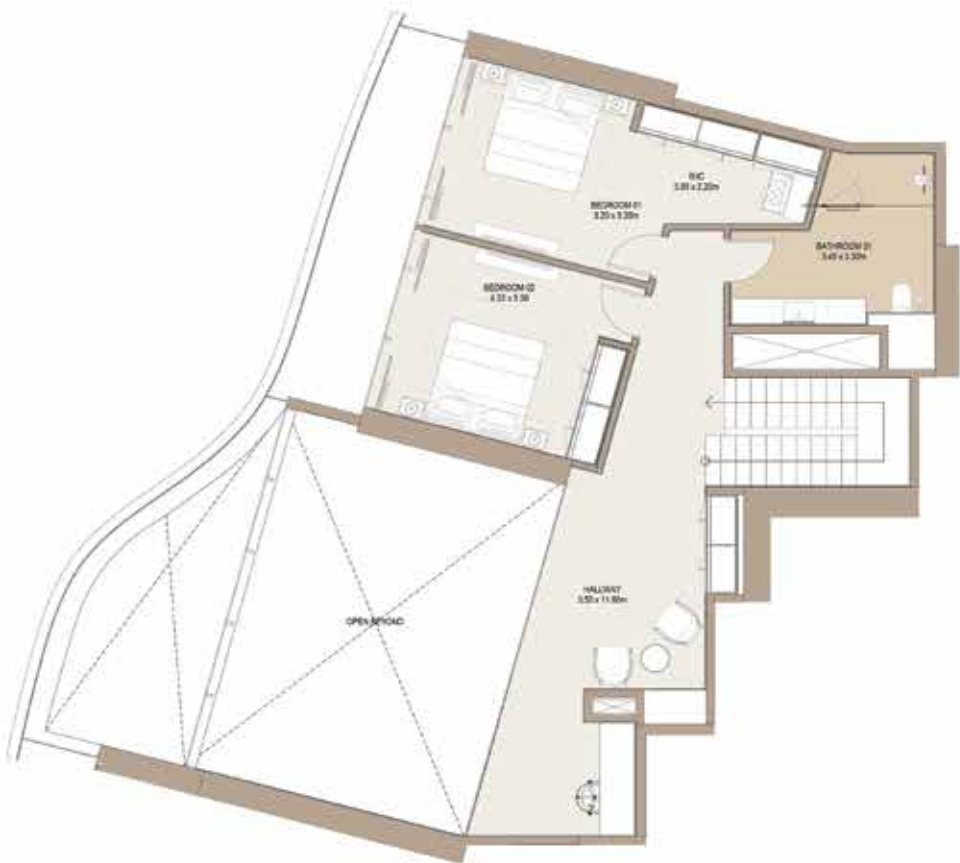
Levels 40-43 Key Plan

3BR Garden Duplex Type 1 - Lower Level



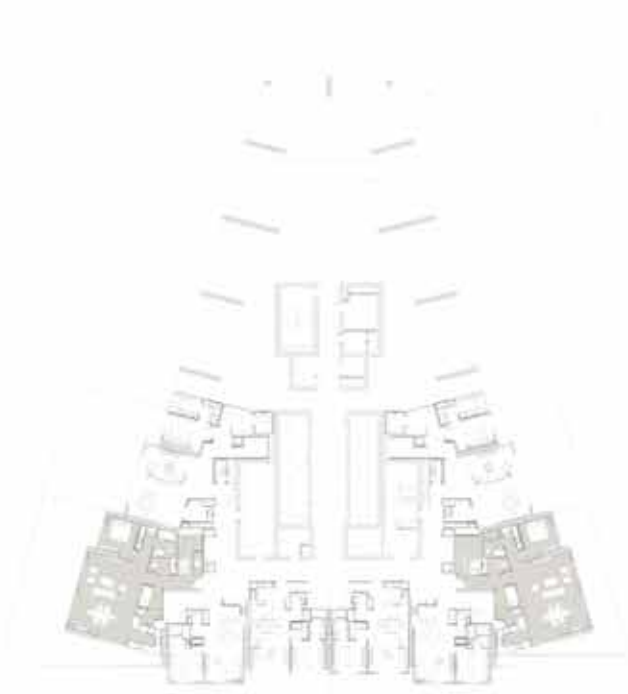
Level 01 Key Plan

3BR Garden Duplex Type 1 - Upper Level



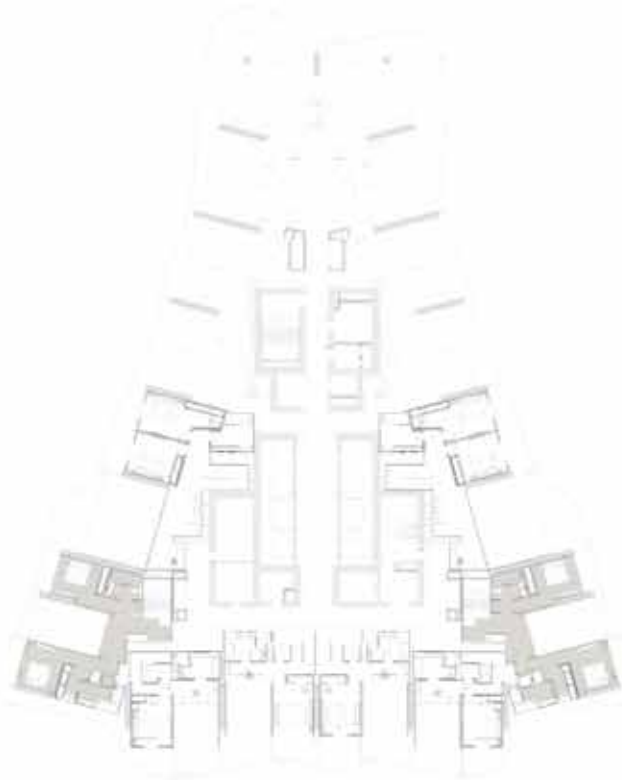
Level 02 Key Plan

3BR Garden Duplex Type 2 - Lower Level



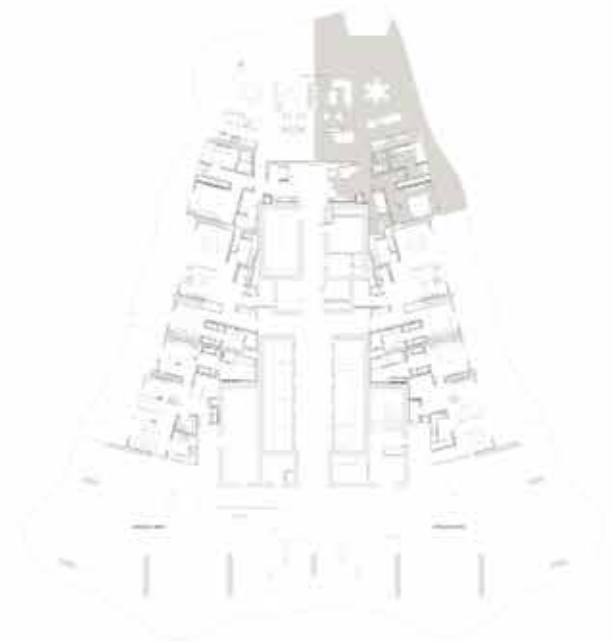
Level 01 Key Plan

3BR Garden Duplex Type 2 - Upper Level

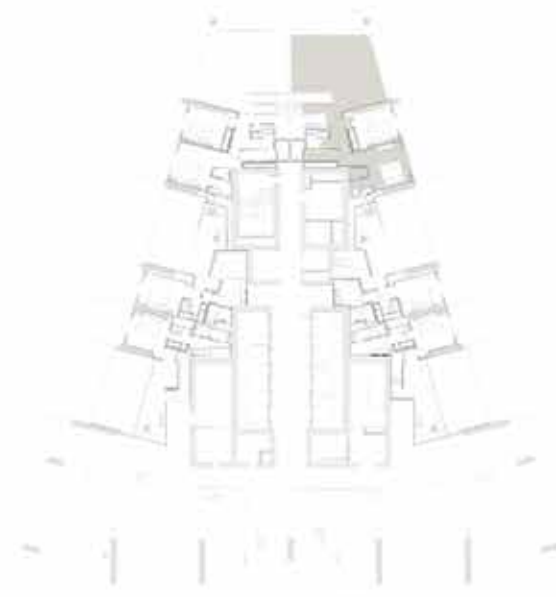


Level 02 Key Plan

3BR Sky Duplex - Lower Level



Level 44 Key Plan



Level 45 Key Plan



Laguna Residence sets a new standard for contemporary urban living in Dubai with its unique blend of technology, sophistication, and prime location. Whether for a home or investment, this development promises an unmatched experience.

Welcome to Laguna Residence, where every detail is designed with you in mind, creating a community that exceeds your expectations.

ONE DEVELOPMENT

Abu Dhabi: St. Regis, Saadiyat Island
Dubai: Sheikh Zayed Rd., Dubai

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