

# Laguna

RESIDENCE

# Redefining the Industry

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 **Sustainability, Technology, Community, & Innovation** creates elevated living experiences, designed inspired by you.



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# 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.



# Target Audience:

Laguna Residence is designed to attract both **small and large families**, as well as **local and international investors** from diverse backgrounds. Our target audience includes **individuals and families** looking for a unique, elevated living experience.



# Resort Life. Everyday.

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 top-notch amenities and cutting-edge AI integration for an effortless lifestyle.

*Your everyday getaway*

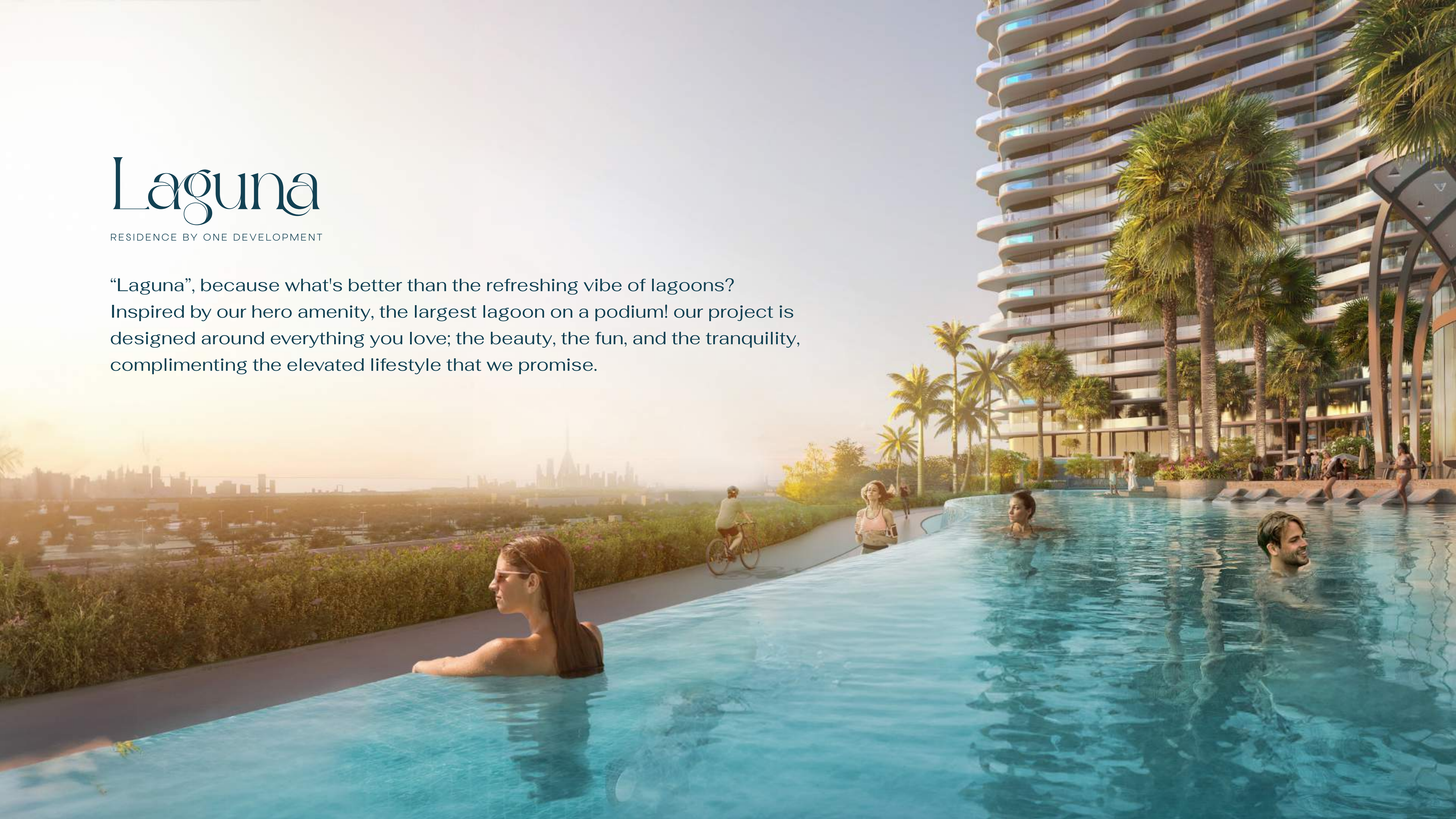
*Endless vacation vibes,  
steps from your door.*



# Laguna

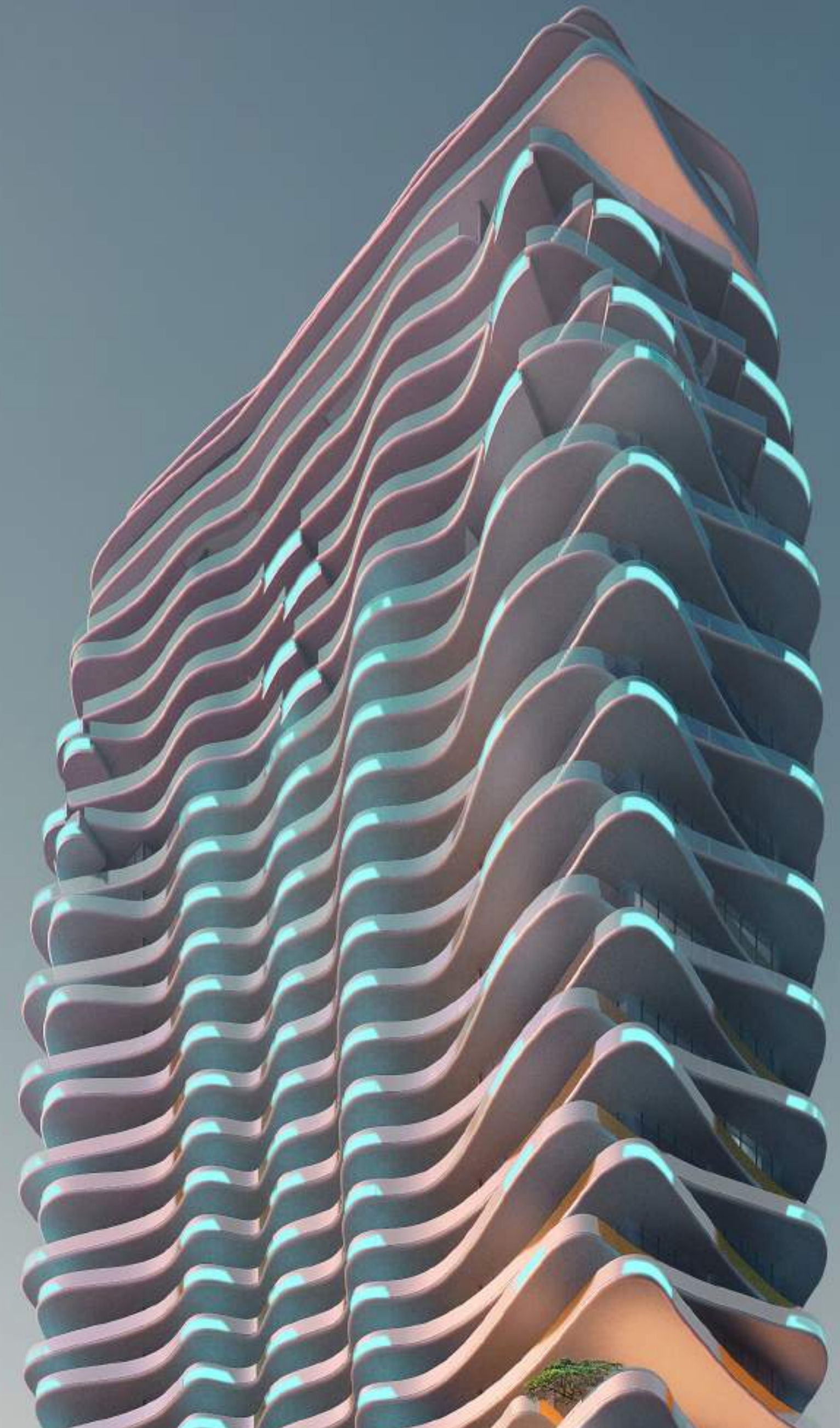
RESIDENCE BY ONE DEVELOPMENT

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

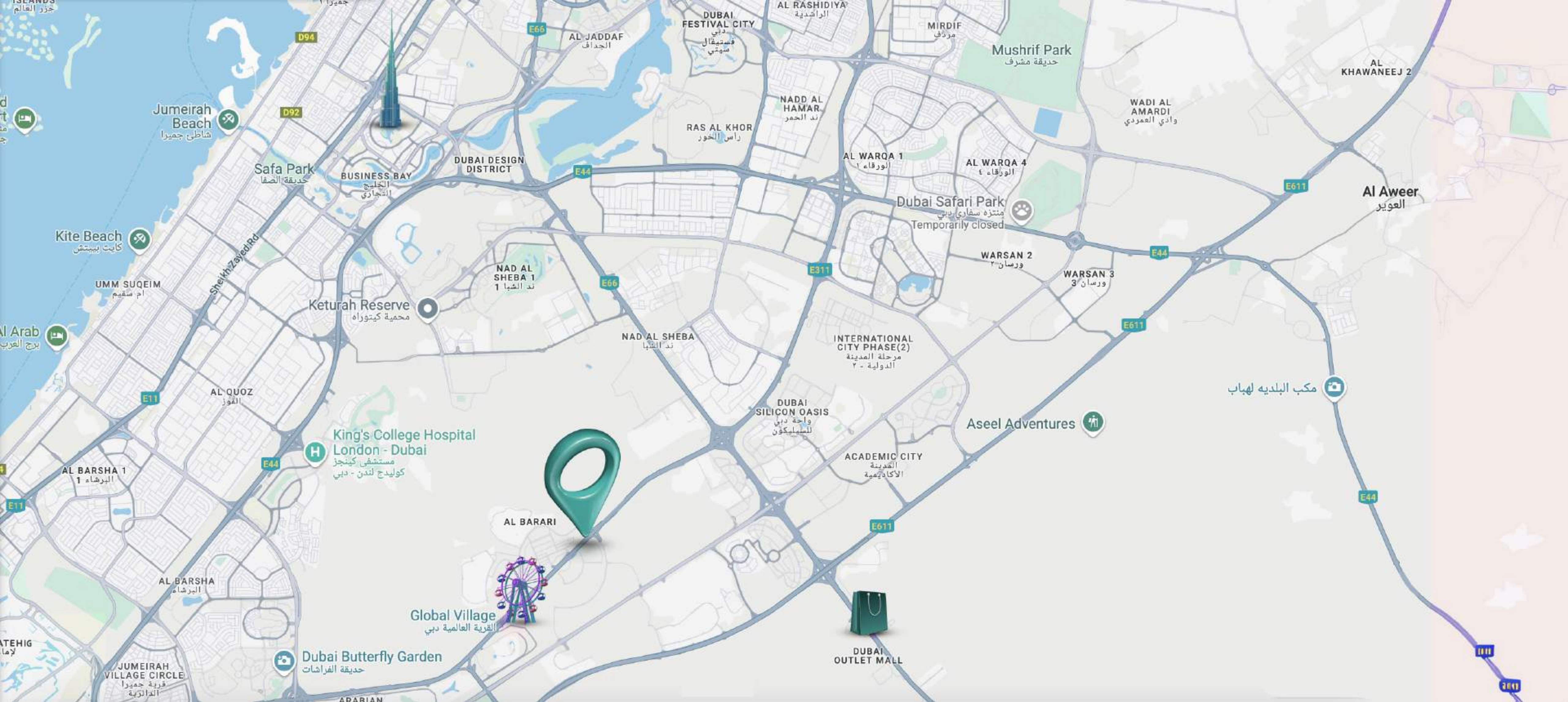


# Sky is The Limit!

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 a perfect balance between nature and modern living that we promise.







**Strategically located in the heart of City of Arabia 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 services and attractions, designed for a unique living experience.

# Just around the corner!



Dubai International Airport **20 mins**

Dubai outlet mall **18 mins**

Global village **10 mins**

Prime Medical Centre **10 mins**

Gems International School **60 mins**

Downtown Dubai **20 mins**

Al Maktoum International Airport **30 mins**

**Close access** to major highways and public transportation

# Largest Lagoon on a Podium!

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

Residents can enjoy crystal swimmable water with a stunning & uninterrupted view of Dubai Skyline from this exclusive retreat.



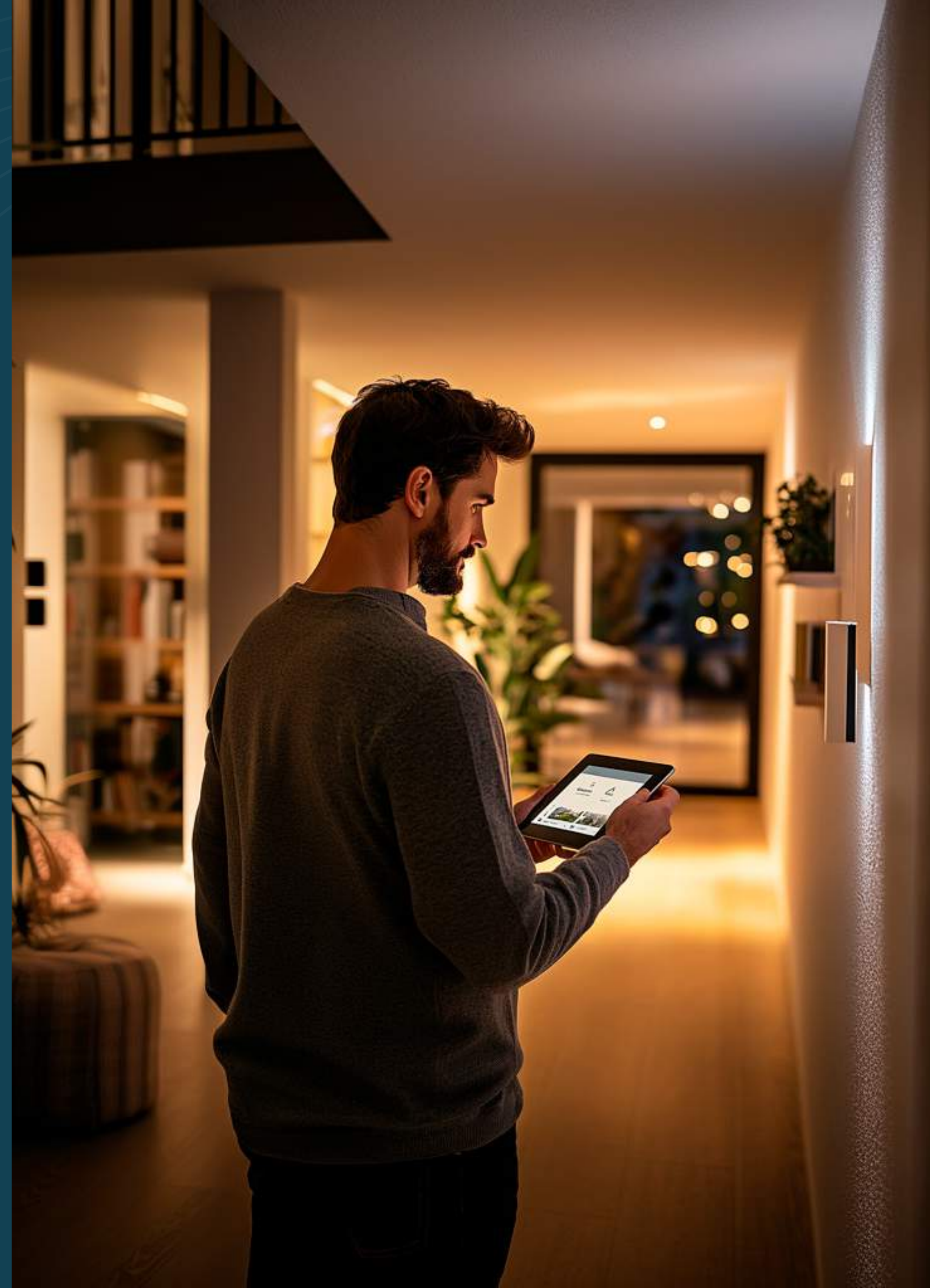
*Peaceful escape, perfectly  
connected to city life*



# First AI Integration

Experience the UAE's first residential community with groundbreaking AI integration.

From smart home automation to personalized, AI-driven services, our technology enhances convenience, security, and energy efficiency for an unmatched living experience.



# Amenities Overview

Over 30 top-notch 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**



Lagoon  
**On a Podium**



Indoor & Outdoor  
**Gym**



Private  
**Pool**



Indoor & Outdoor  
**Cinema**

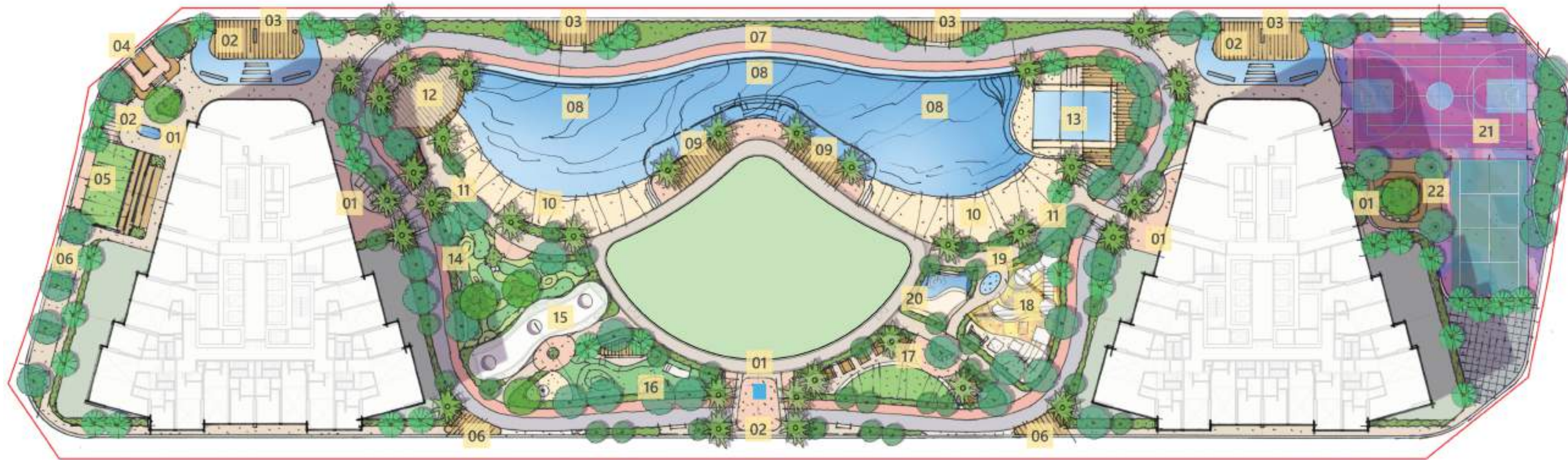


Open Space  
**Yoga**



Surf N  
**Slide**

# 30+ Amenities



1. ENTRY / ARRIVAL
2. WATER FEATURE
3. VIEWING DECK WITH LOUNGE
4. SUNKEN SEATING
5. OUTDOOR CINEMA
6. SEATING AREAS
7. JOGGING TRACK AND BIKE LANE

8. LAGOON / INFINITY POOL
9. SUNBED LOUNGE AREA
10. BEACH
11. BOARD WALK
12. OUTDOOR EXERCISE / YOGA/ AEROBICS
13. SURF AND SLIDE
14. MINI GOLF

15. VERTICAL GARDEN
16. DOG PARK
17. BBQ AREA & PICNIC AREA
18. KIDS PLAY AREA
19. SPLASH POOL
20. KIDS POOL
21. SPORTS COURT



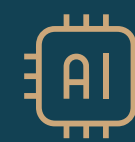
# Project in Numbers:



Strategic  
**Location**



Largest lagoon  
**On a Podium**



First AI  
**Integration**



Dynamic  
**Dubai Skyline**



Plot Area  
**13,747,5 sqm**



Gross Floor Area  
**125,365 sqm**



Handover Date  
**Q4 2027**



G+5+45  
**Floors**



1,492  
**Studio to 3-Bedroom Units**



# Number of Units:

Our project offers a total of **1,492** units, ranging from studio to 3-bedroom apartments, designed to cater to a variety of needs and lifestyles. Whether for individuals, small or big families, these diverse unit options provide flexibility for all residents.



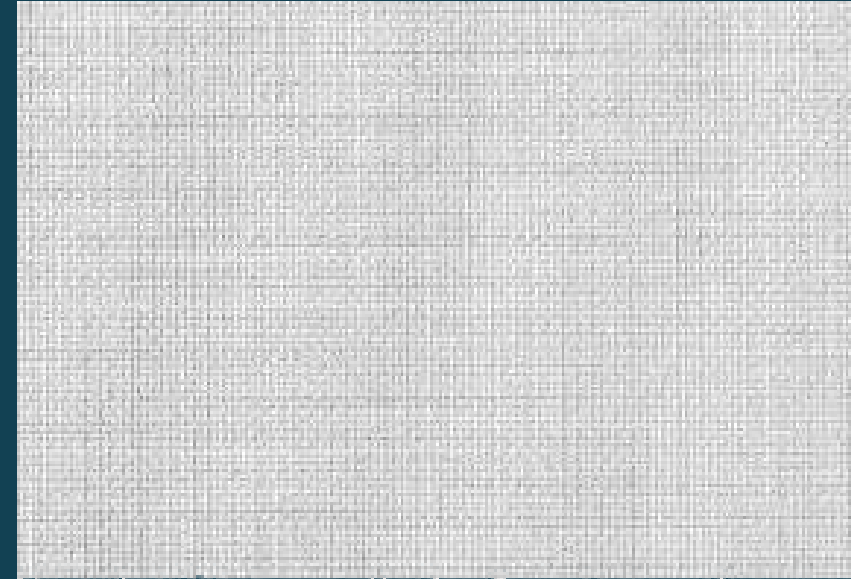




# Premium Finishes



# Cold Finishing

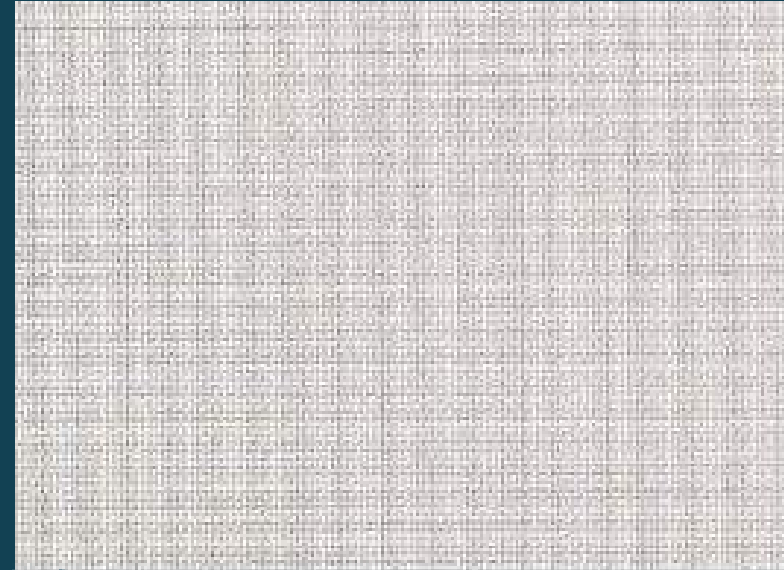


Wallpaper and Soft Furnishings



Timber Veneer

# Warm Finishing



Wallpaper and Soft Furnishings



Timber Veneer



Marble  
Look Like  
Tile Flooring



Accent  
Engineering  
Stone



# Unique Selling Points:

- **Innovative Design and Architecture:** Our properties feature cutting-edge designs and modern architectural styles that stand out in the market.
- **Strategic Location and Comprehensive Amenities:** We offer properties in strategic locations with a full range of amenities, ensuring convenience and a high-quality lifestyle.
- **AI Integration:** Utilizing artificial intelligence to optimize design, construction, and customer experience.

