

ONE ZA'ABEEL



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ONE ZA'ABEEL

A MASTERPIECE IN ICONIC DESIGN & INNOVATION

One Za'abeel represents the ultimate address for the modern urban citizen, located at the heart of one of the most dynamic cities in the world. One Za'abeel has been designed to incorporate the world's best living, working and leisure experiences in the heart of Dubai, to create something simply spectacular and everlasting.

Continuing in the spirit of creating landmark destinations which define the skyline, ambition, innovation and pioneering endeavor of Dubai, One Za'abeel both captivates and inspires the imagination of the global citizen. With residences, businesses and leisure experiences that flow seamlessly together, this iconic development promises the people of Dubai a compelling and elevated lifestyle experience.

Located in the absolute center of Dubai, strategically positioned between the old and new business districts of Dubai, One Za'abeel enjoys unparalleled 360° views of Dubai as well as convenient and integrated bridge tunnel connections to the World Trade Center and nearby Za'abeel Park.

37,127
Square Meters Of
Premium Office
Space

498
Rooms & Suites
Home To The
Luxurious
'Urban One&only
Hotel'

360°
Views Of Dubai

264
Opulent
Residential
Apartments &
Duplexes

The Link
World Longest
Cantilevered
Building

12,000
Square Meters
Of Retail GLA

ONE ZA'ABEEL
THE WORLD WITHIN REACH



ONE ZA'ABEEL

THE PULSE WITHIN THE CENTRAL BUSINESS DISTRICT IN THE HEART OF DUBAI



ZA'ABEEL PARK
Walking Distance



WORLD TRADE CENTRE
Direct Bridge Connection



DIFC
3.5 km



BURJ KHALIFA
4.6 km



DUBAI MALL
5.6 km



DUBAI AIRPORT
9.8 km

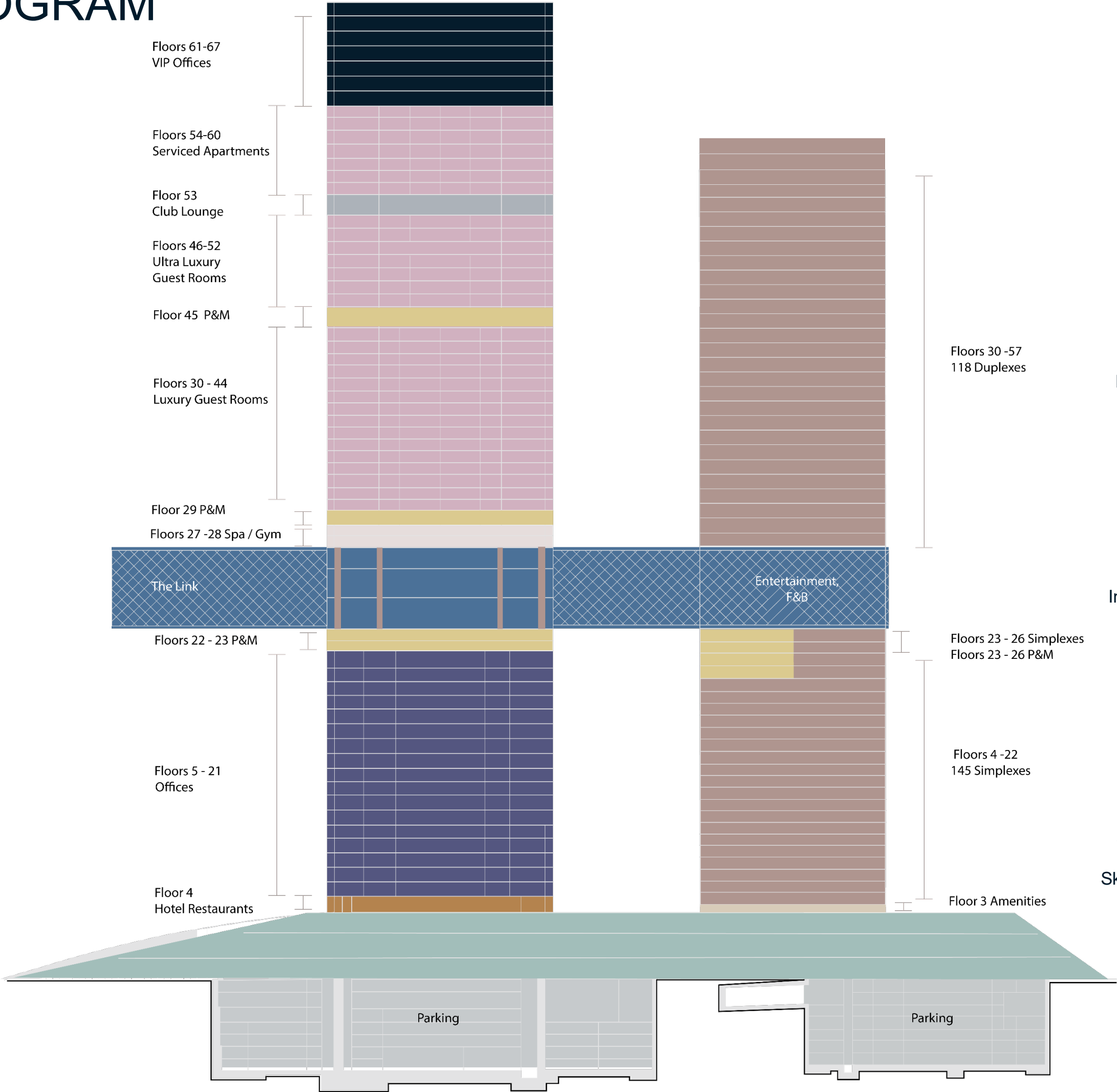
One Za'abeel is located at the absolute center of Dubai, strategically positioned at the gate of the Dubai International Financial Center.



BUILDING PROGRAM

ONE ZA'ABEEL

- THE LINK
- ICD HQ
- HOTEL
- OFFICES
- F&B AND RETAIL
- RESIDENTIAL



The Link
World Longest
Sky Cantilever

One&Only
A Luxury Hotel Of
The World

100 Meters
The Link Elevation

314
Exceptional Luxury
Guestrooms

**Sky
Cantilever**
Dissects 2 Buildings

90
Unforgettable Ultra
Luxury Guestrooms

Panoramic
Viewing Decks

94
Exquisite Serviced
Apartments

Michelin
Inspired Restaurants &
Lounges

**Health &
Wellness**
Spa & Fitness
Retreat

**Celebrity
Chefs**
And Events

**Swimming
Pool**
With Breathtaking Views
Of Dubai

A True Icon
Against The Dubai
Skyline & The Gateway
To The Central
Business District

264
Luxurious Residential
Apartments



RESIDENTIAL

UNPARALLELED LIVING

Inspiring an uplifting lifestyle and living experience for the modern urban citizen in the heart of Dubai, The Residences at One Za'abeel comprised of a mix of luxury simplexes and duplexes. Elegant, unique and exquisitely planned, the luxury living spaces are decorated with distinctive features, luxury designer fittings, and perspectives which offer breathtaking views across the heart of Dubai.



The striking residential tower features luxurious 2, 3 and 4 bedroom apartments and 5 bedroom penthouse



With its superb location, iconic address and beautifully crafted design and interiors, this 57-storey tower is set to transform luxury living

A True Icon

Against the Dubai skyline and the gateway to the Central Business District

264

Residential apartments



Stunning views



Ultra luxury, quintessential living spaces







HOTEL

ULTRA LUXURY HOSPITALITY



An unrivaled private haven that redefines ultra luxury living. A tranquil resort at the heart of a bustling city where everything in the city can be curated, just for you.

One&Only

A Spectacular Urban Resort

314

Exceptional Luxury Guestrooms

90

Unforgettable Ultra Luxury Guestrooms

94

Exquisite Serviced Apartments

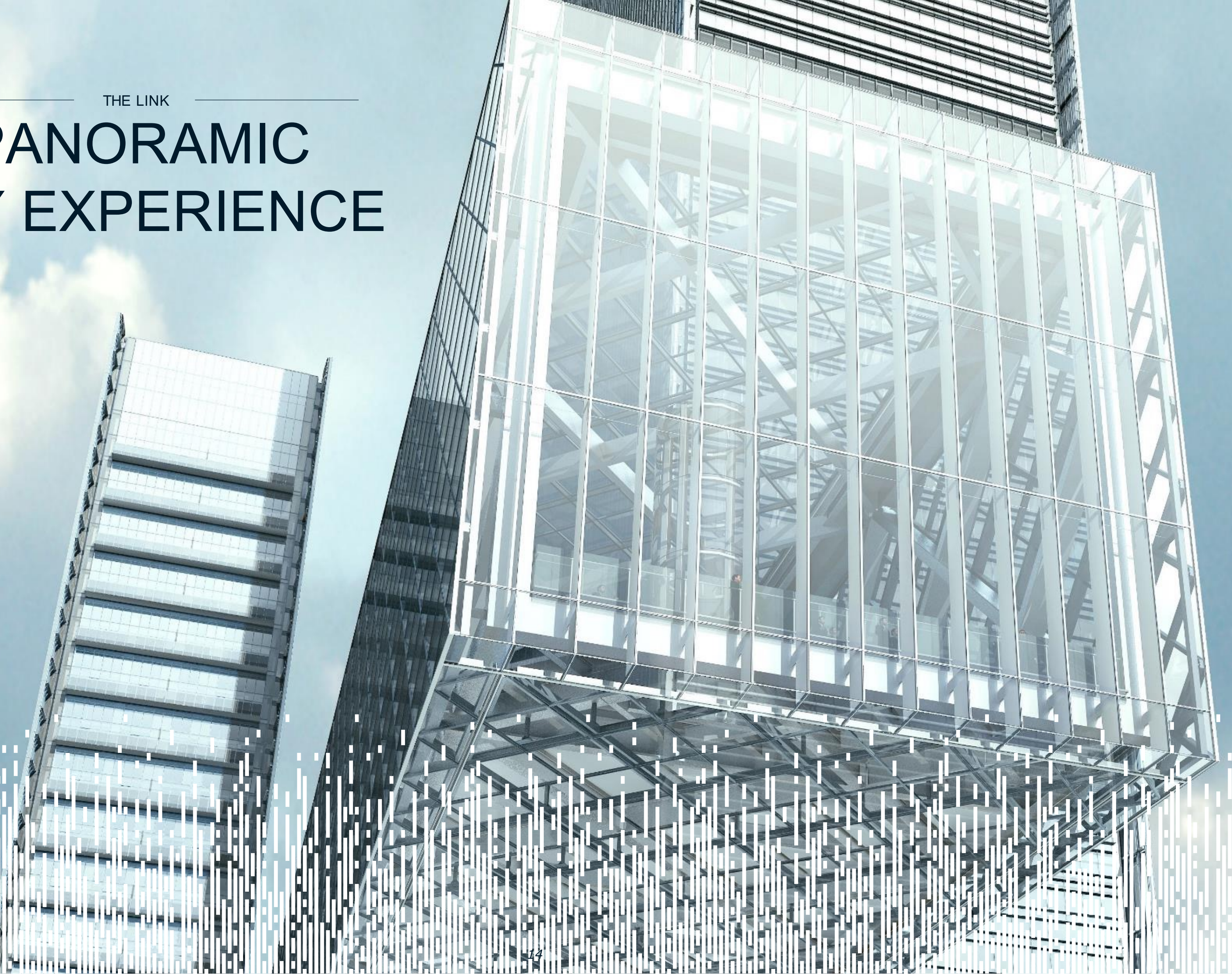
Health & Wellness

Spa & Fitness Retreat



THE LINK

PANORAMIC SKY EXPERIENCE



A definitive lifestyle destination designed for the discerning, The Link is a panoramic sky podium that dissects the two towers of One Za’abeel. The world’s largest cantilever, floating an awe-inspiring 100 meters above ground offers a choice of attractions, fine restaurants and lounges.

The Link

World’s Longest
Cantilevered Building

100 Meter

Link Elevation

200+ Meters

Long Viewing Platform

Sky Cantilever

Dissects 2 Buildings

Panoramic

Viewing Decks

Michelin

Inspired Restaurants & Lounges

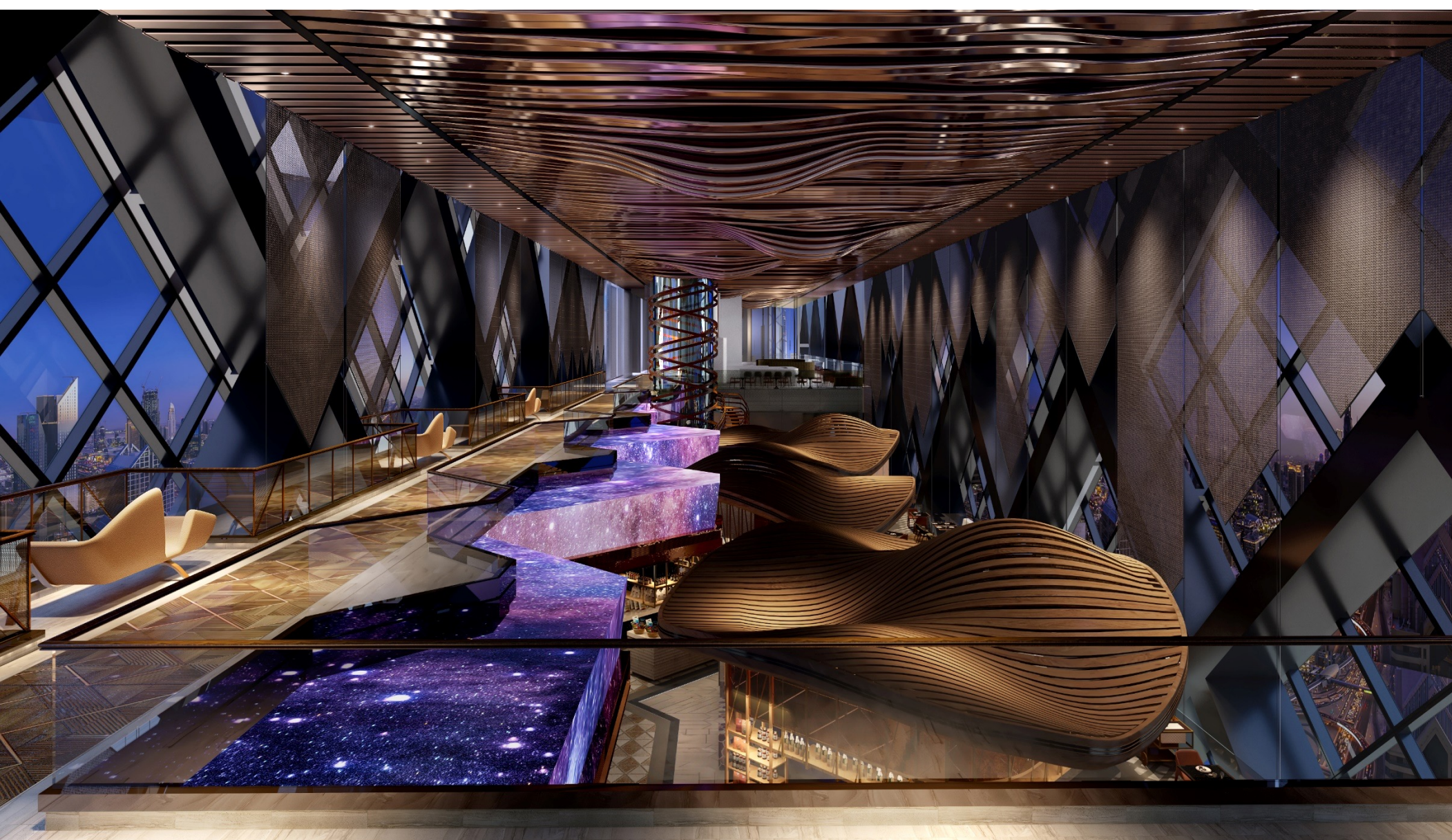
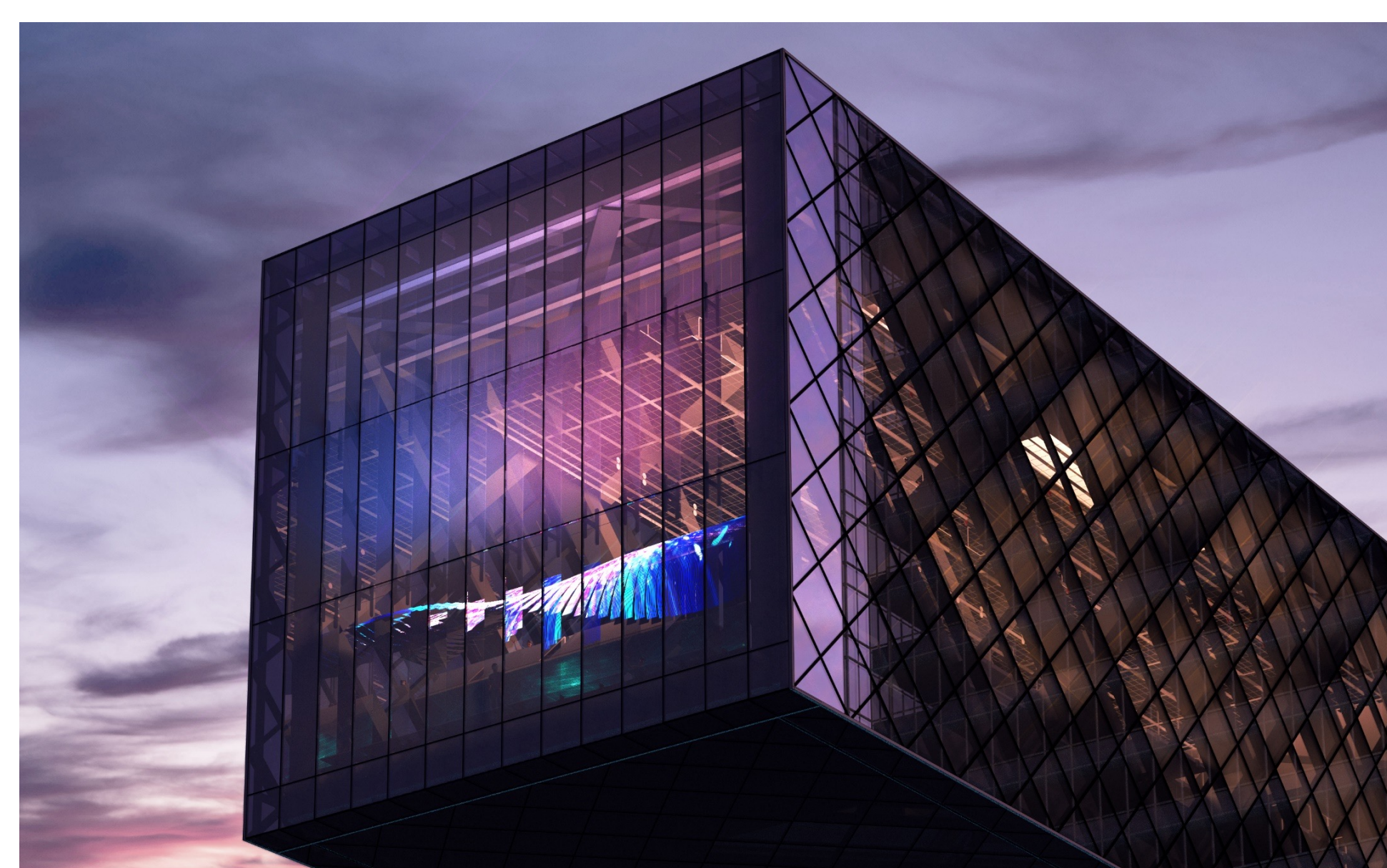
Celebrity Chefs

And Events

Swimming Pool

With Breathtaking Panoramic Views of Dubai







**OFFICIAL
ATTEMPT**



WORLD'S LONGEST CANTILEVERED BUILDING

One Za'abeel will attempt to hold the Guinness World Records title for the "Longest Cantilevered Building" in the world. When completed, the awe-inspiring Link structure will stretch an impressive 226 meters and rest 100 meters above ground level.

GOLD LEED CERTIFICATE ATTEMPT

From inception, One Za'abeel has implemented the highest standards of sustainability with the aim to walk away with the prestigious LEED Gold certification upon completion. This rating is a globally recognized mark of quality and achievements in green building.





RETAIL

HIGH END F&B AND LUXURY



A unique and captivating retail experience that enhances the joys of shopping with the combination of irresistible and inspiring selection of restaurants.

The retail format at One Za'abeel's exquisite 12,000 square meters of GLA is as innovating as it is breath taking. The dining options are wide where visitors and residents alike have a choice from fine dining and Michelin star status restaurants to casual dining and cafe options. The spectrum of retail options are designed to make every visit worthwhile, special and rewarding.



THE OFFICES

QUINTESSENTIAL BUSINESS ADDRESS



THE ULTIMATE SIGNATURE ADDRESS

One Za'abeel offers the ultimate business address in the heart of Dubai's Central Business District.

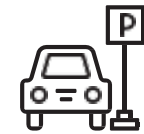
Arguably, one of Dubai's most iconic landmark premium office tower complexes, One Za'abeel delivers on all levels - premium Central Business District location, unparalleled views across Dubai and the majestic Za'abeel Park, innovative technology, luxury retail venues, Michelin rated fine dining restaurants and lounges, and the prestigious One & Only Hotel. The center of Dubai is alive, vibrant and encompassed through the vision of One Za'abeel.



Iconic, Grade A Commercial Tower



Stunning Views And Natural Light



Ample Parking & Valet Services



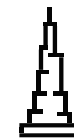
Easy Access To Dubai Metro + Public Transportation



Unique And Captivating Retail, Food & Beverage Offerings



Executive Concierge Services & Dedicated On Site Management Team And Security Services



Close Proximity To Dubai World Trade Centre, Dubai International Financial Centre & Downtown Dubai



World Class Facilities And Amenities Including Gymnasium, Health & Wellness Center

An iconic and quintessential business destination, The Offices present ideal headquarters for multinational companies and local businesses who desire an extraordinary business address.





OFFICES KEY FEATURES



Category A
Building



8 High-Speed
Elevators



Dedicated Entrance
from Ground Floor



Parking Space in B3
for employees



Easy Access to Retail Areas
and Hotel F&B



24-Hour Security



Male and Female Prayer Rooms
in Podium Level



Raised Floors for Infrastructure



750+ Additional Parking
(over and above DM requirements)



Direct Bridge Connection
to World Trade Center



Concierge Services



Valet Parking



Disclaimer

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