

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 light-colored cup 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.



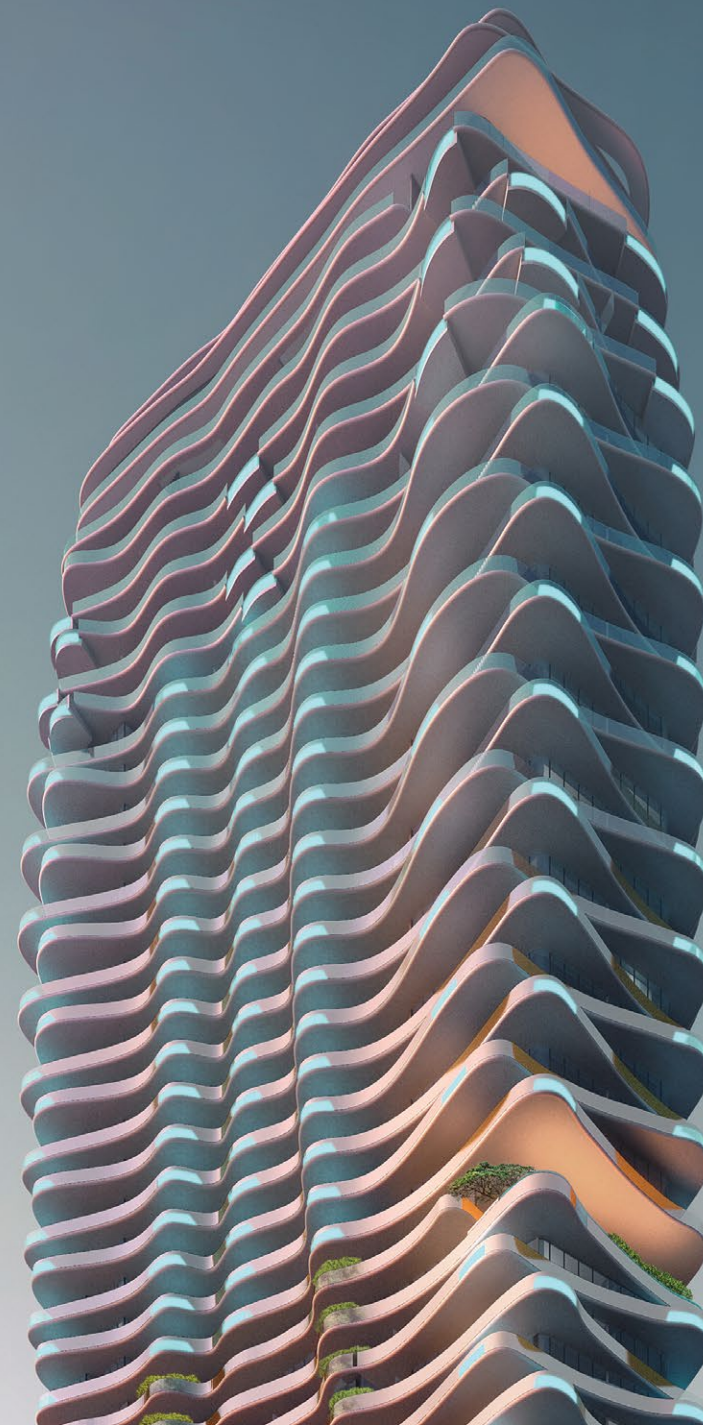
Laguna

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

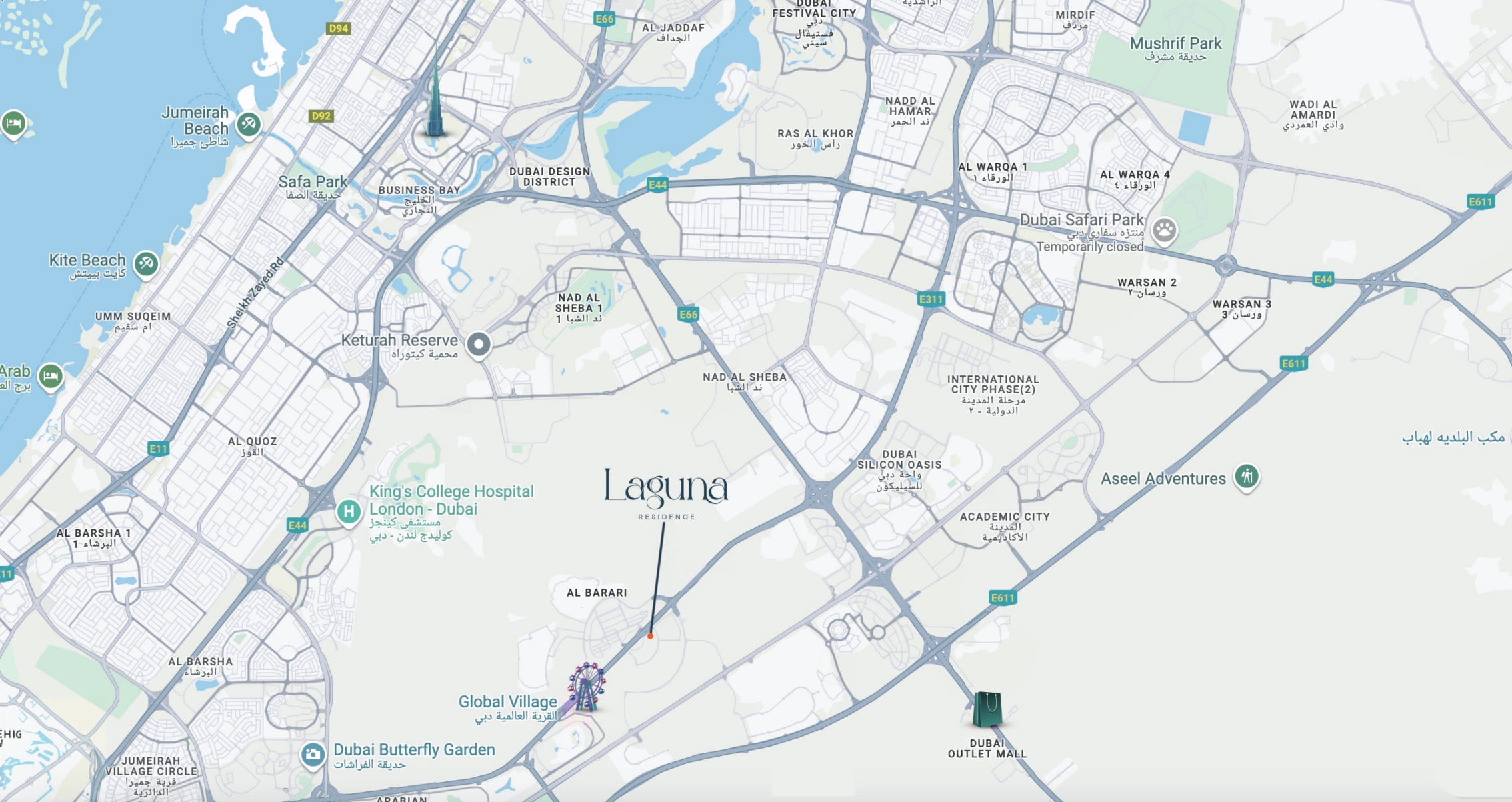
Burj Khalifa 17 mins

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.



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



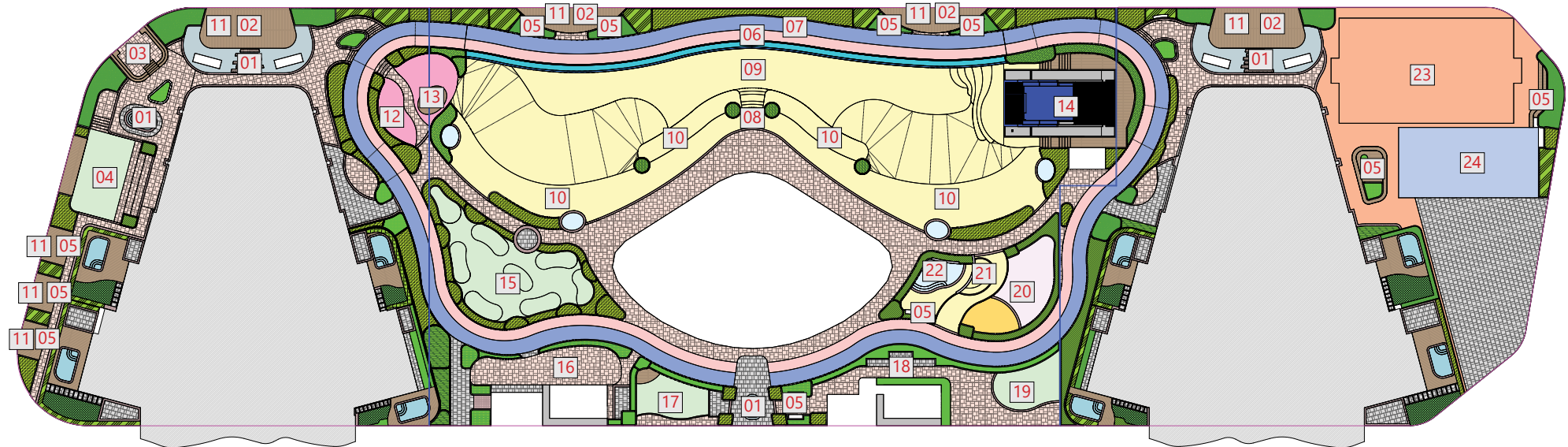
Wellness
Hub



Pet Friendly
Park



40+ Amenities



LEGEND:

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



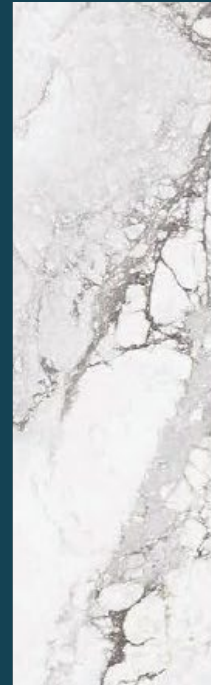
Superior Quality Finishing



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

An architectural rendering of a modern building at dusk. The building features a prominent curved glass entrance and a facade of vertical blue slats. A large, wavy, cantilevered balcony extends from the upper floors. The entrance is illuminated from within, showing a modern interior with a large glass wall and a central atrium. Several people are walking on the sidewalk, and a white car is parked near the entrance. A swimming pool is in the foreground, reflecting the building and the sky. Palm trees and other landscaping are visible around the building.

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

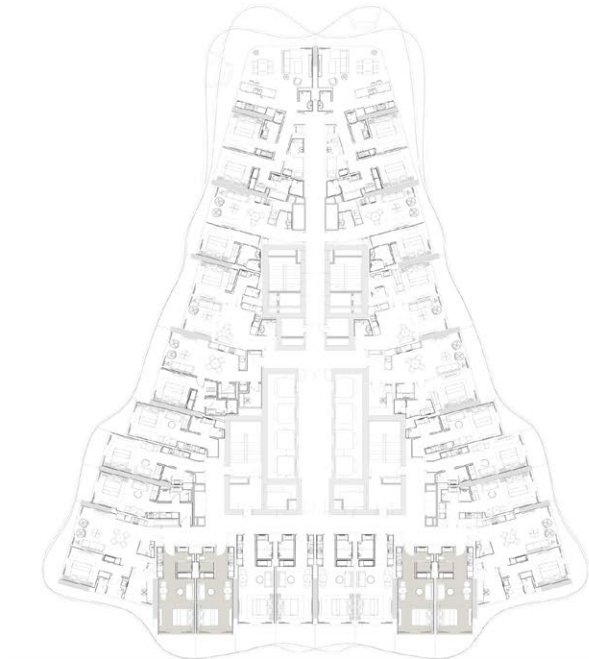
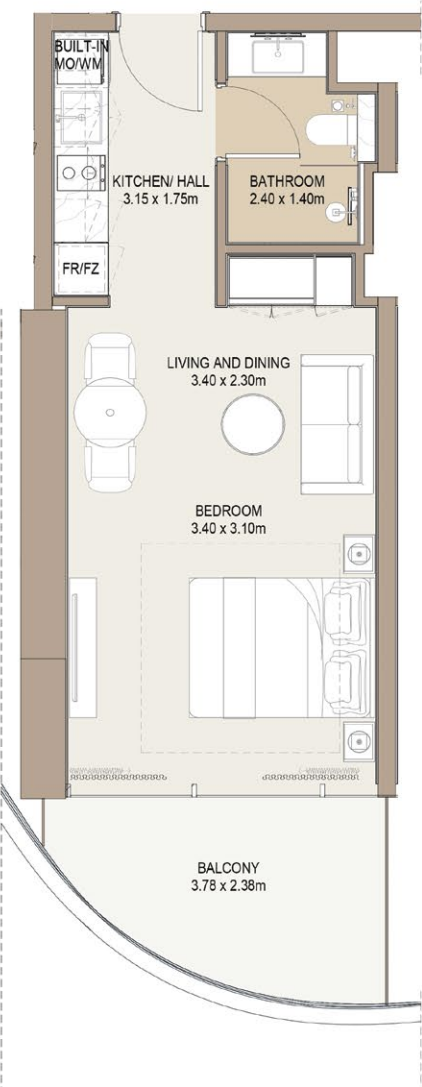




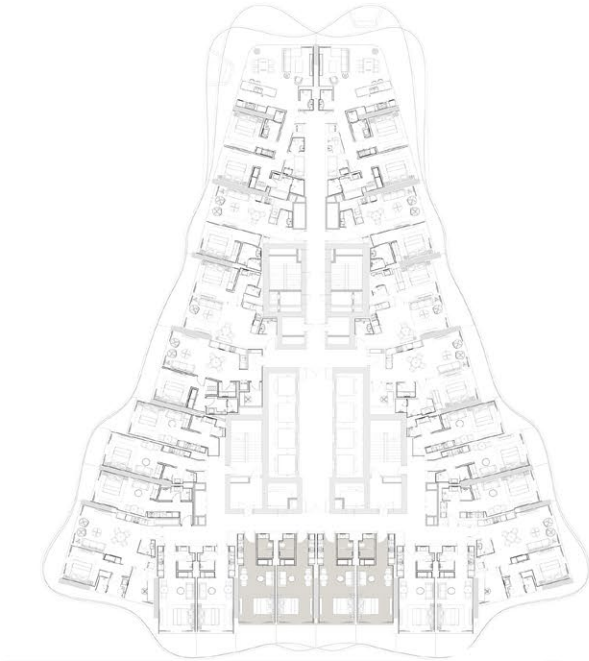
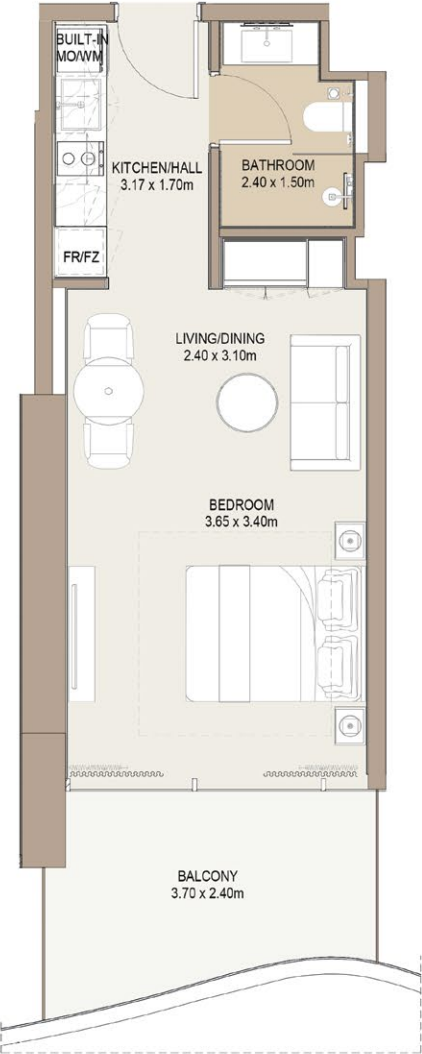
Studios



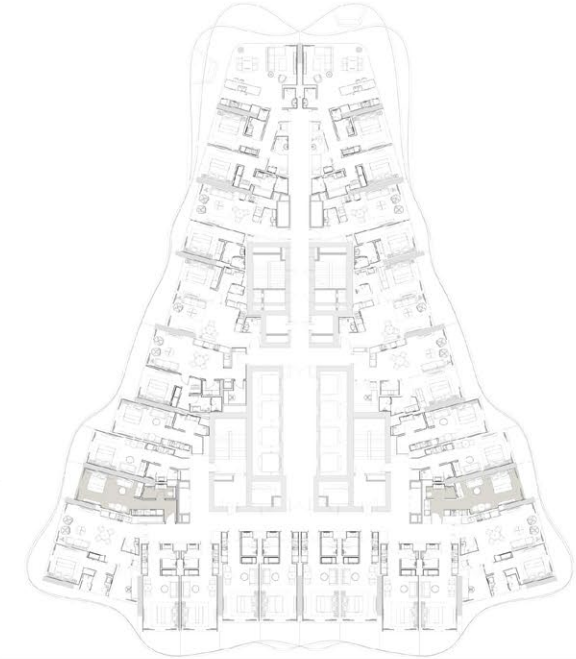
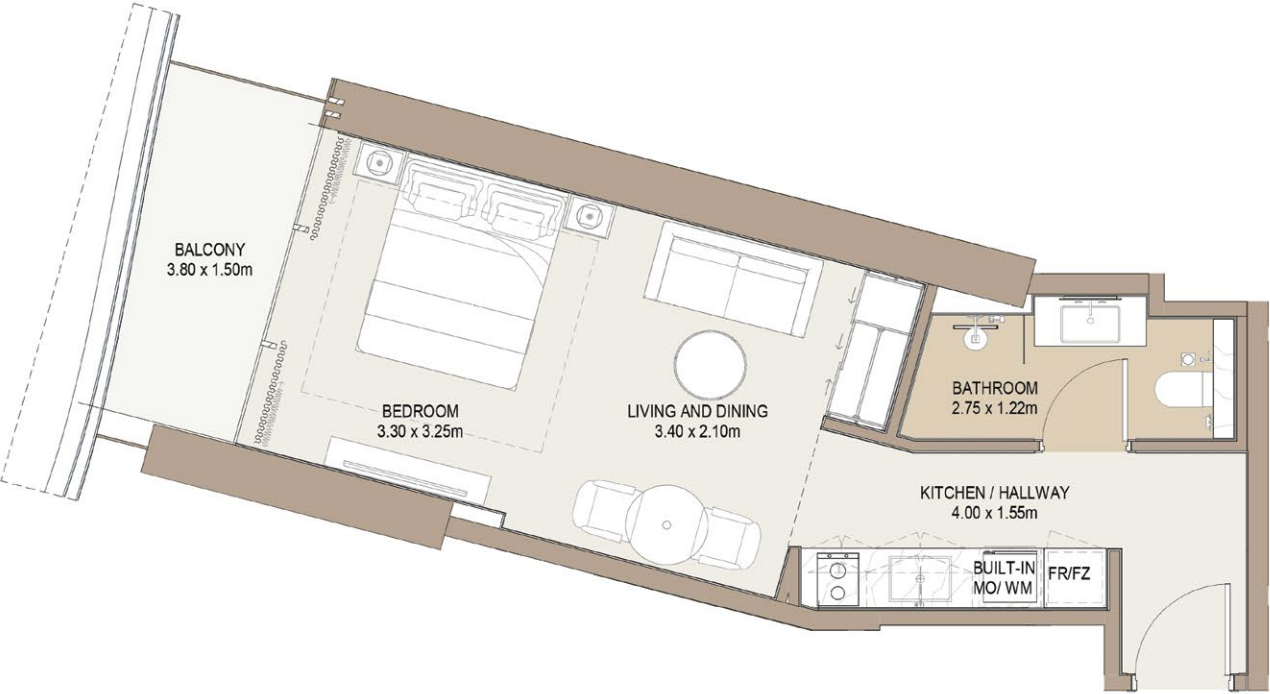
Studio Type A.1



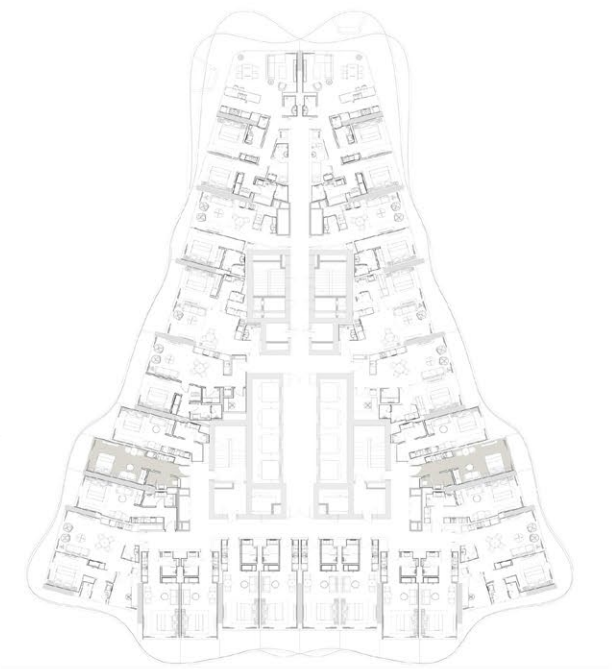
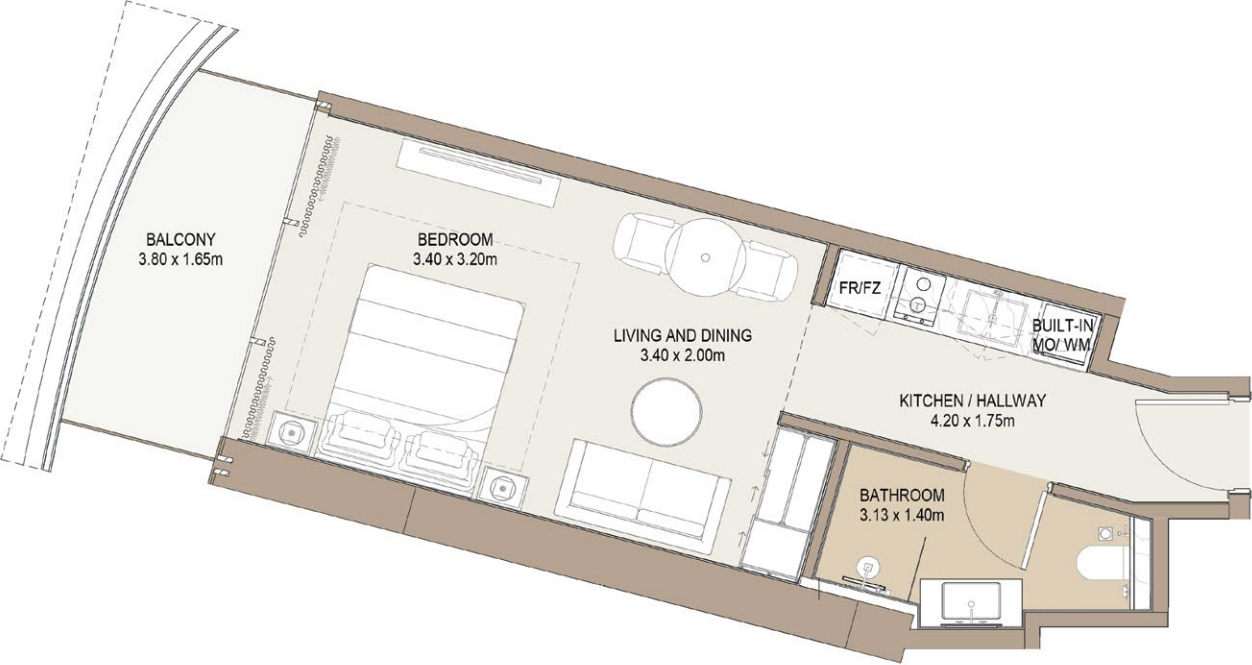
Levels 03-21 Key Plan



Studio Type B.2

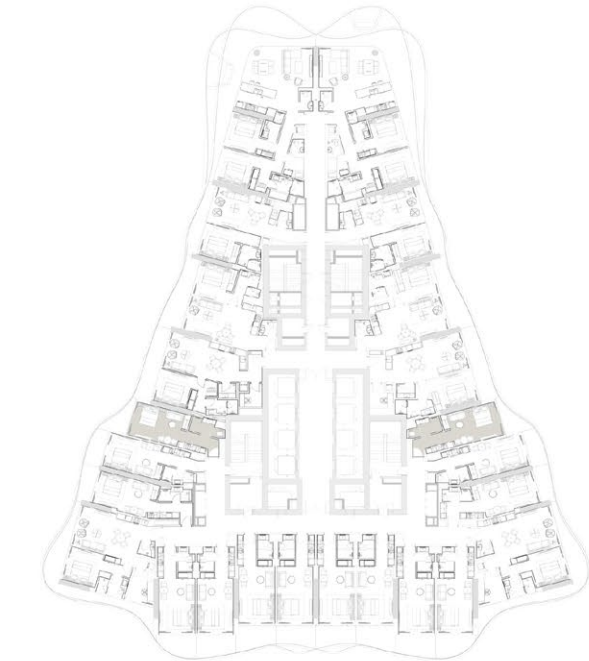
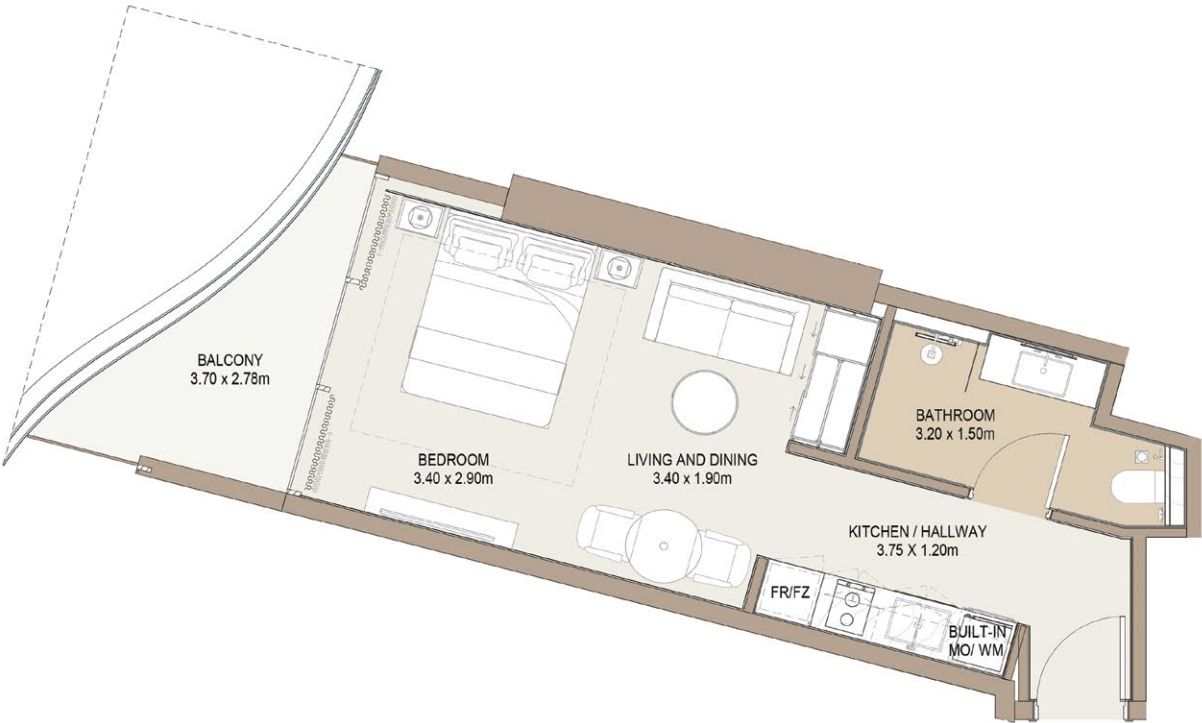


Levels 03-21 Key Plan

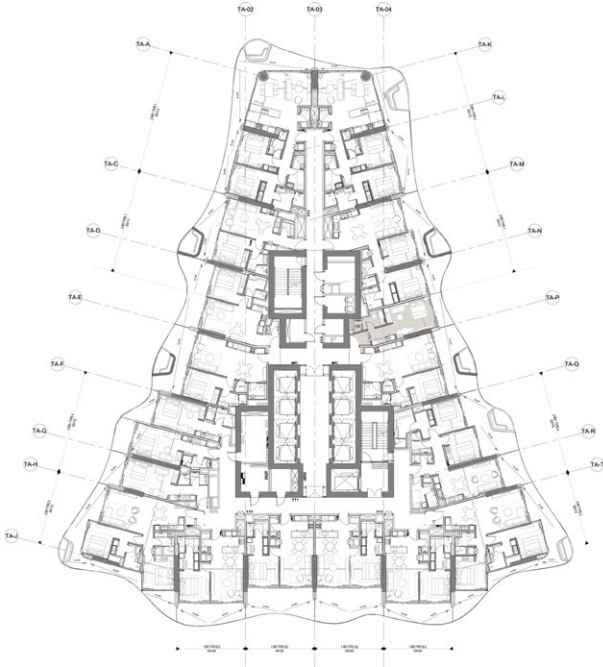
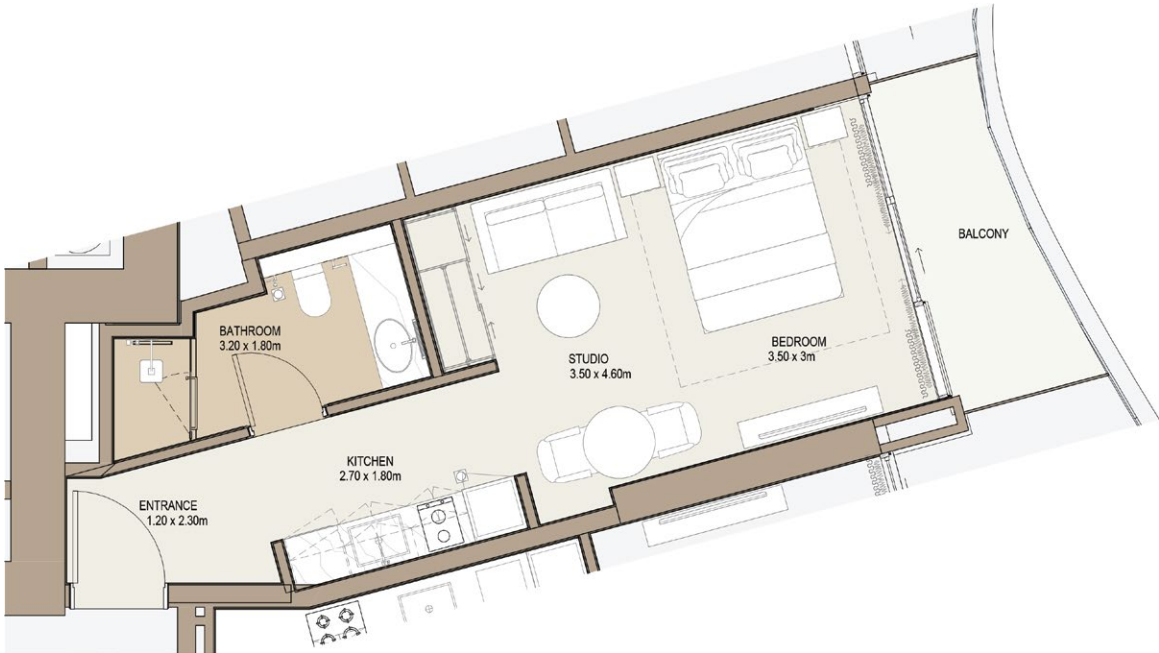


Levels 03-21 Key Plan

Studio Type B.4

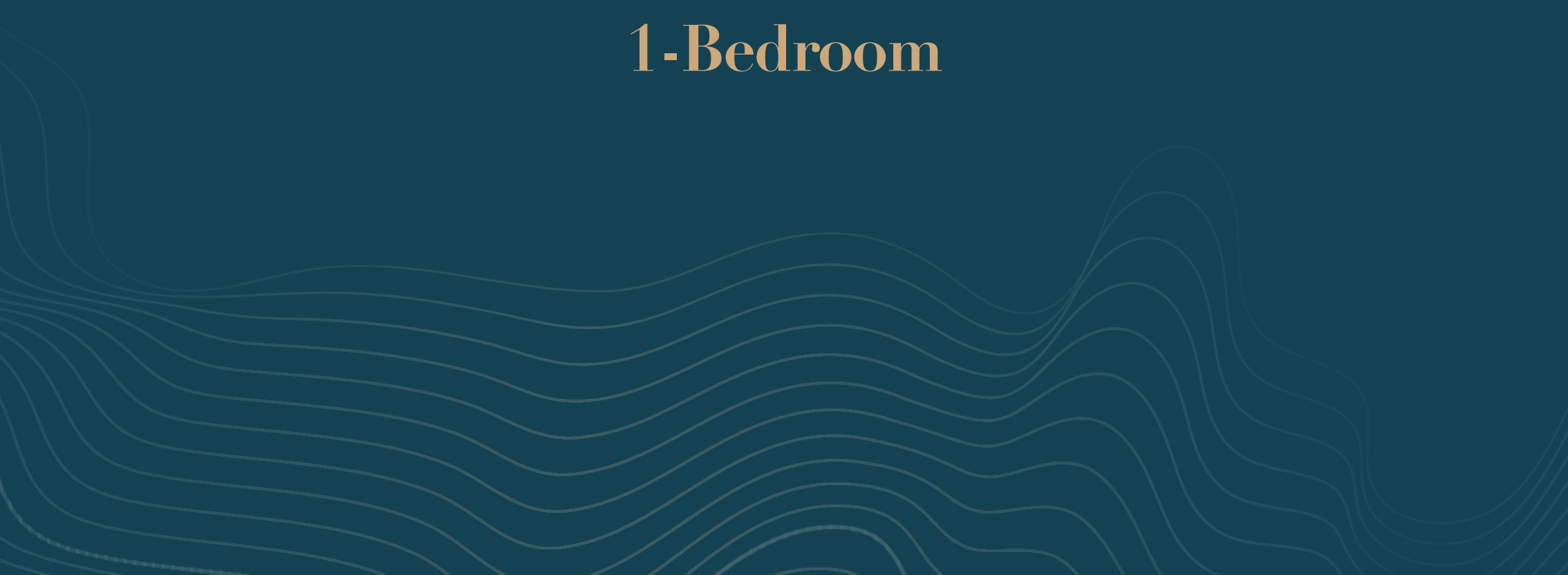


Levels 03-21 Key Plan

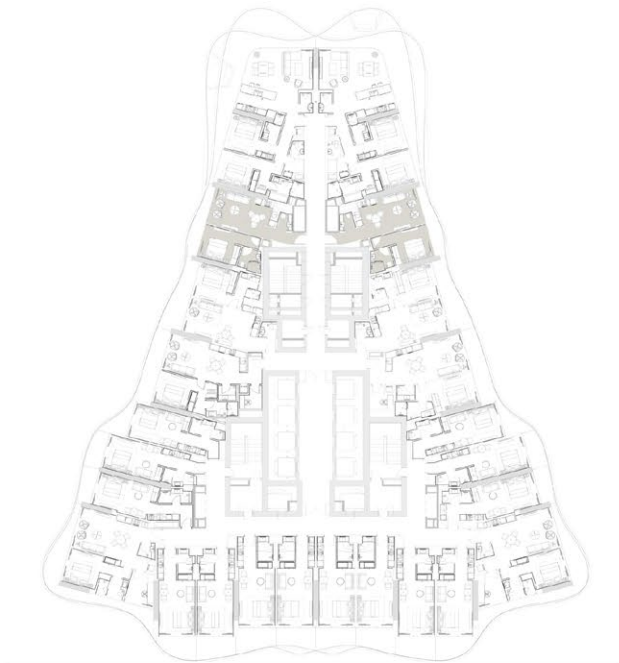
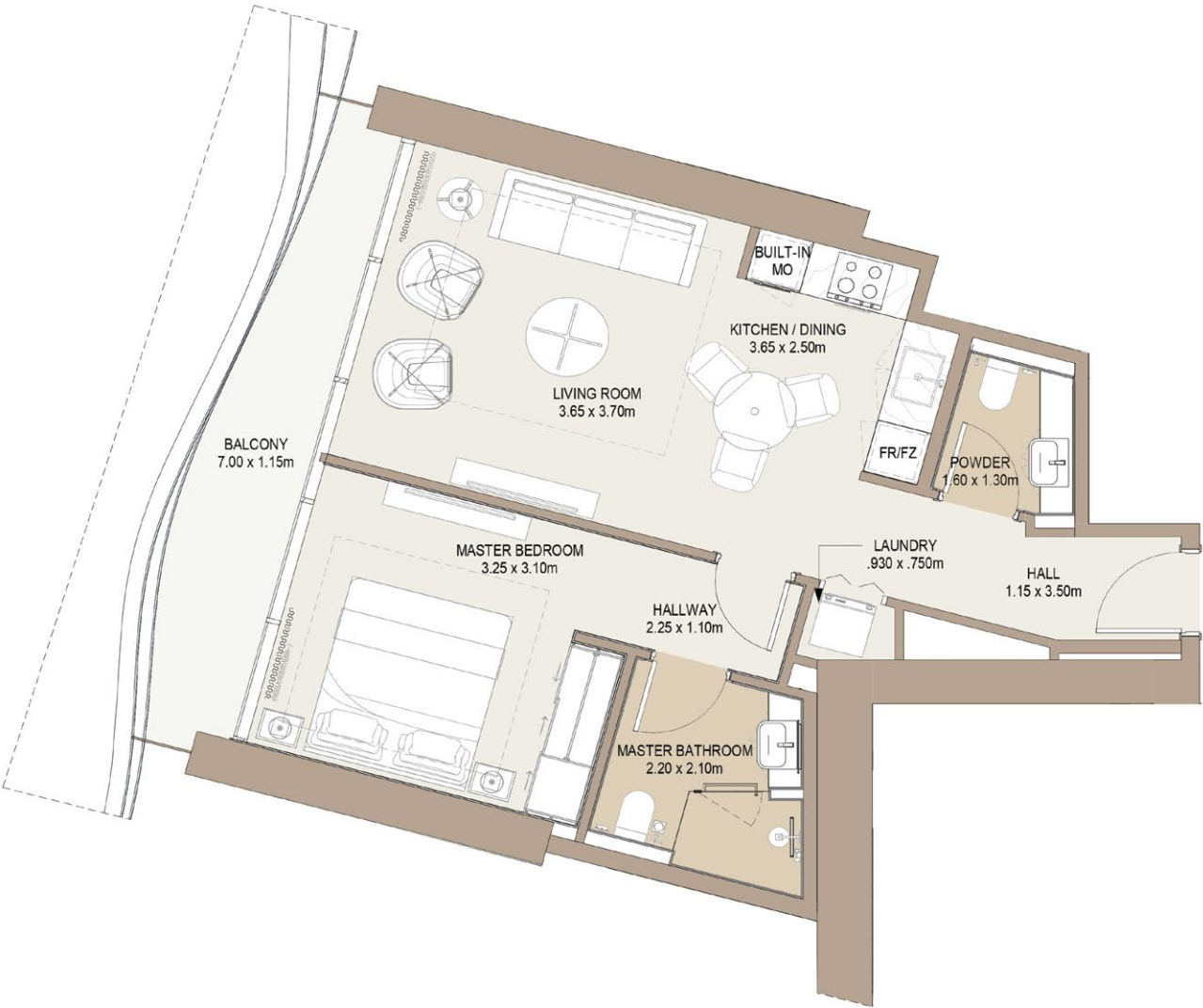




1-Bedroom

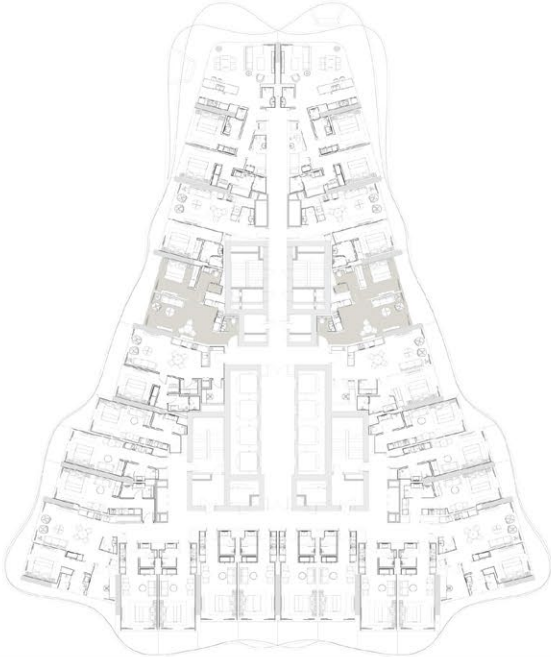
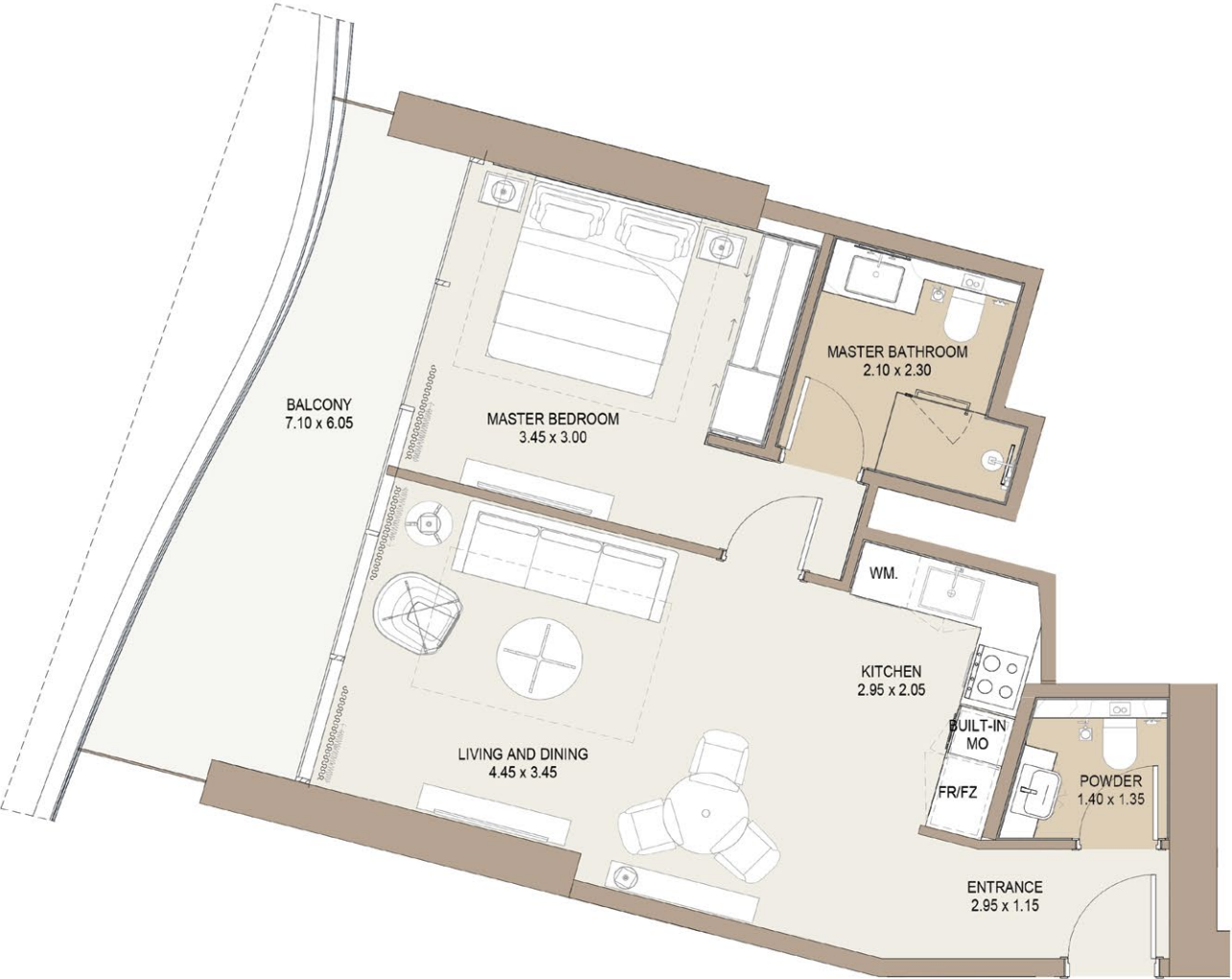


1BR Type A



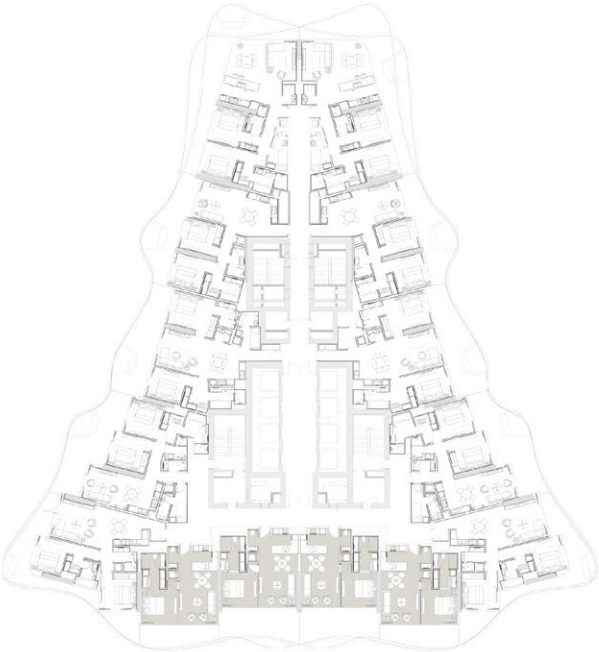
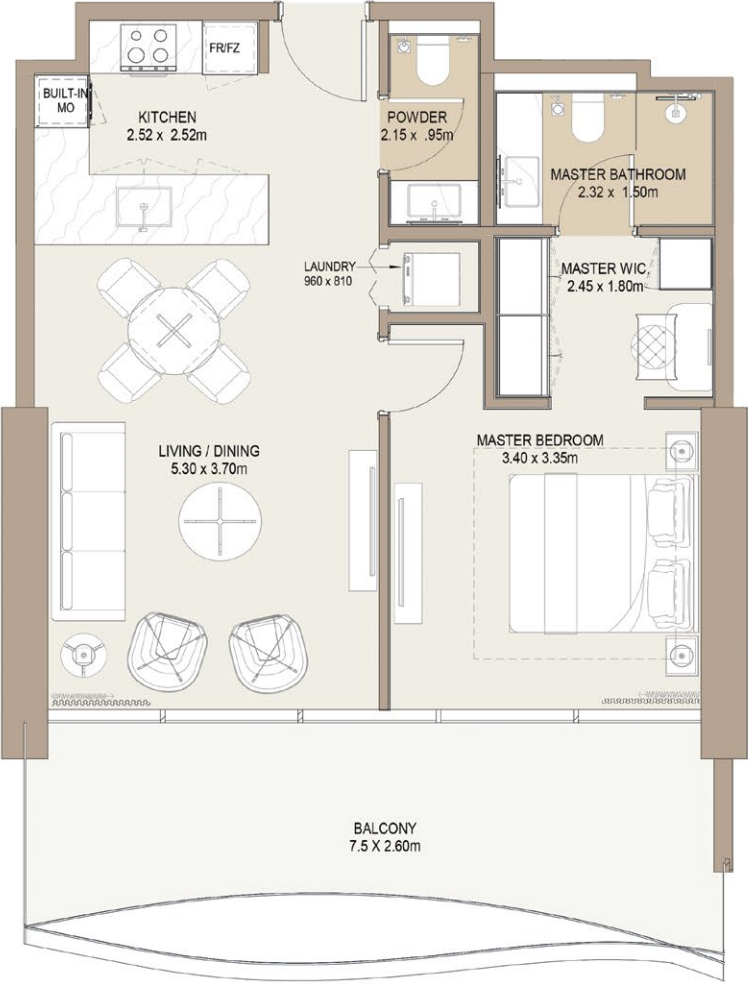
Levels 02-17 Key Plan

1BR Type B.1

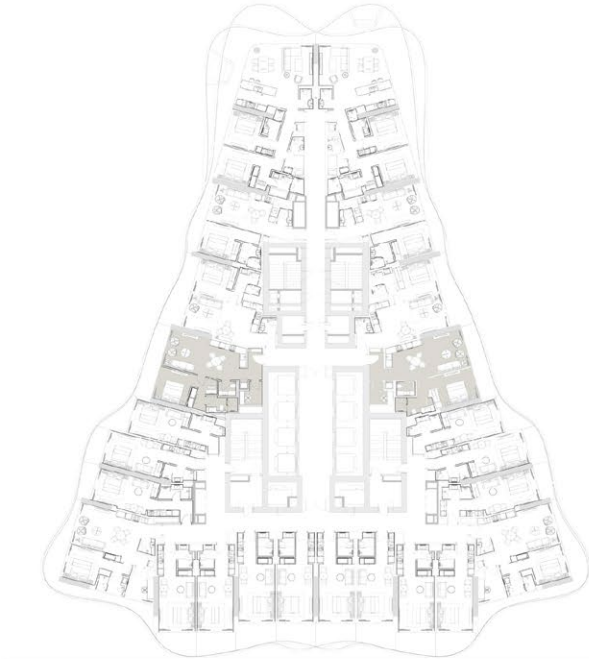
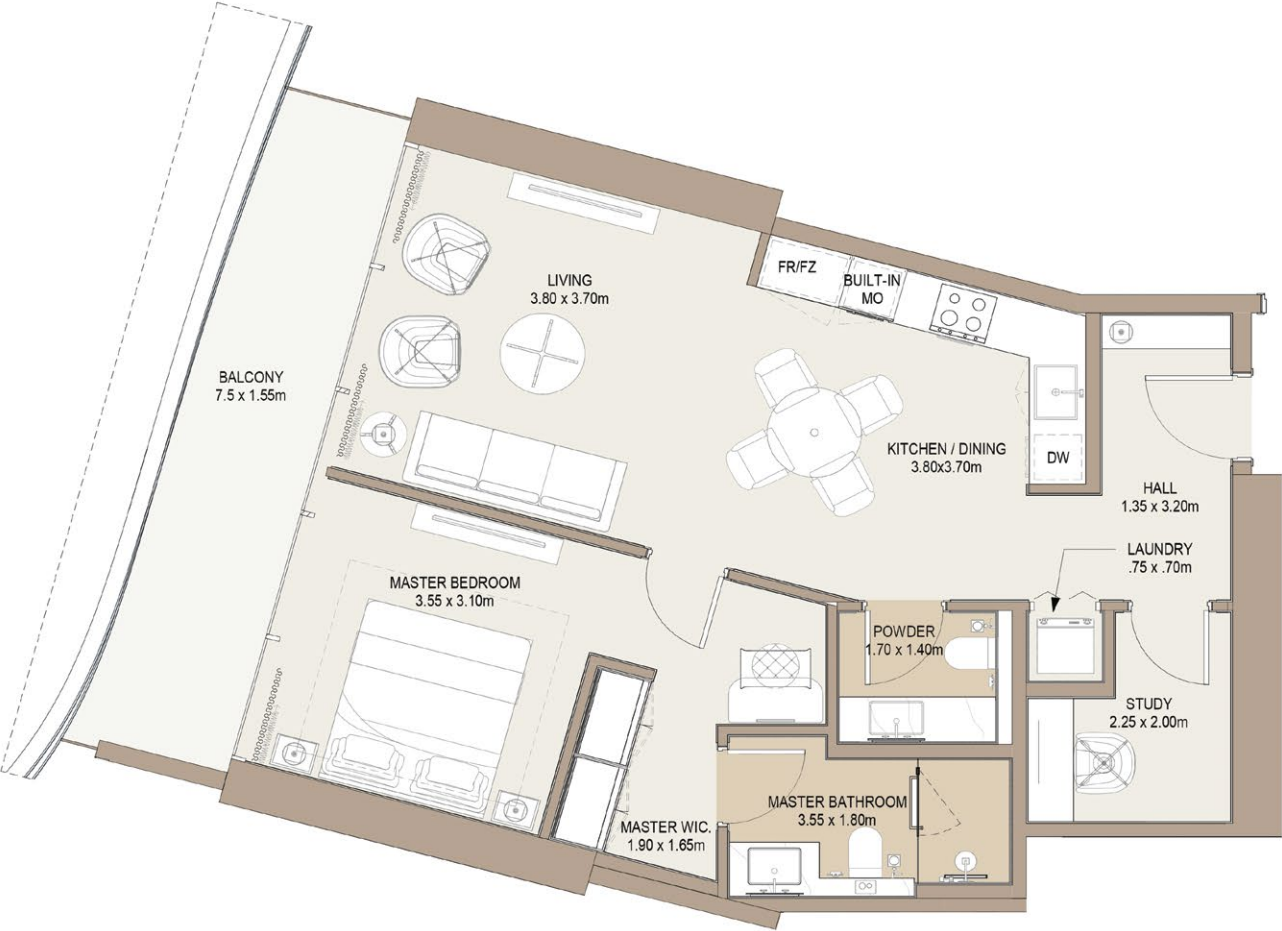


Levels 02-21 Key Plan

1BR Type B.2

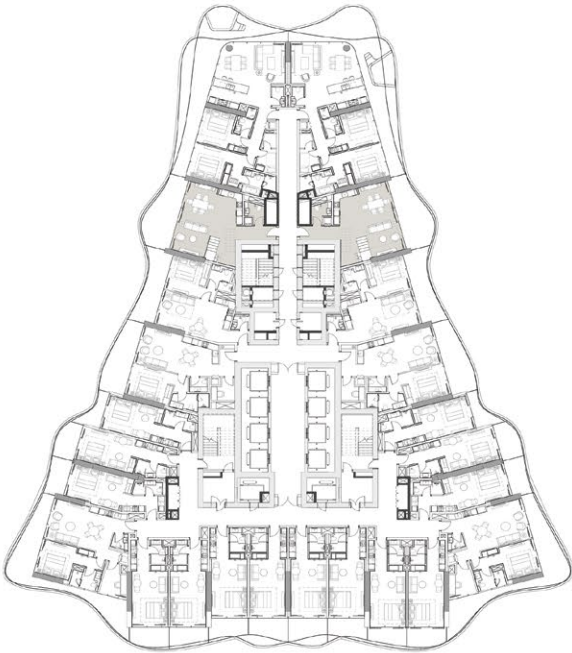
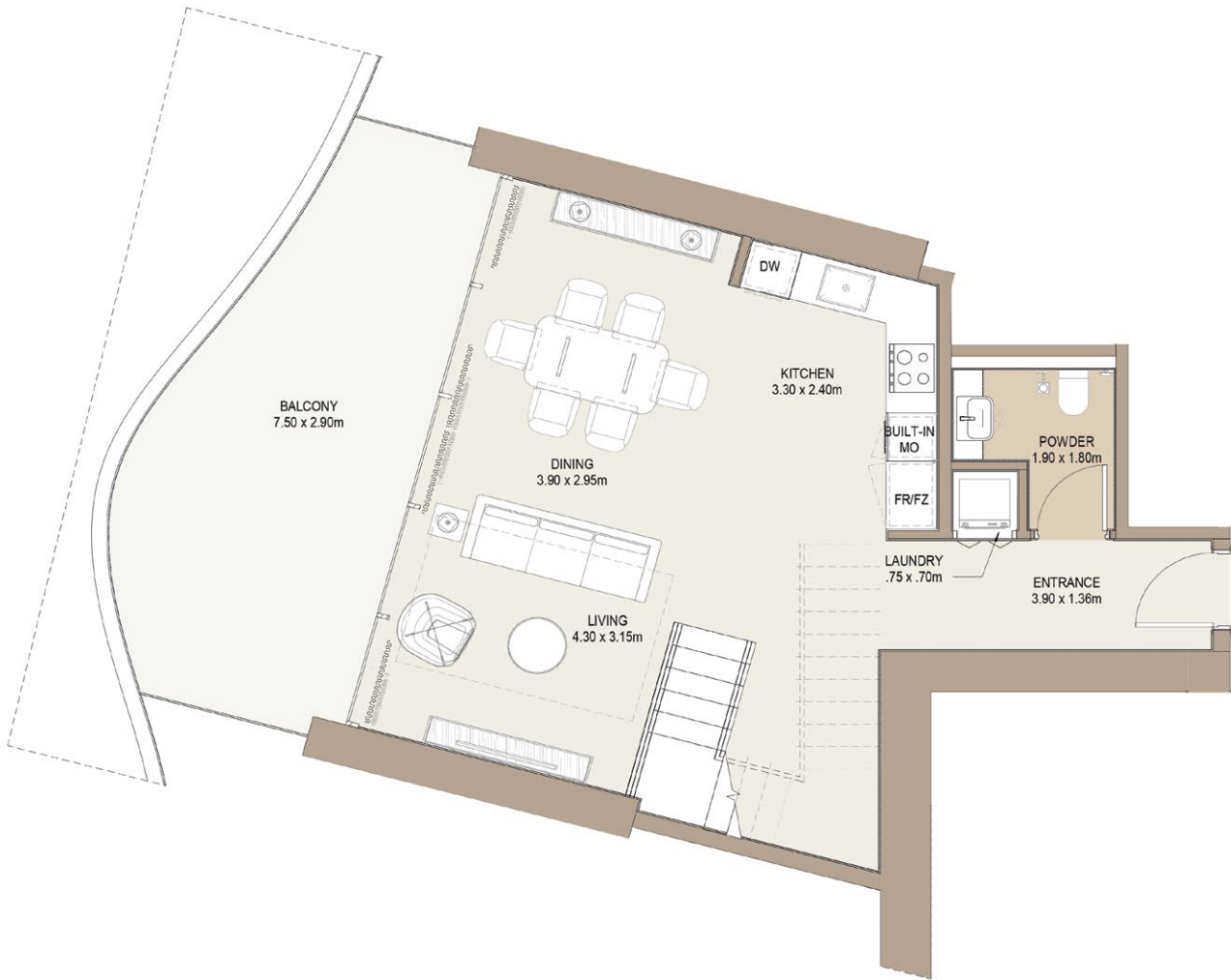


Levels 23-39 Key Plan



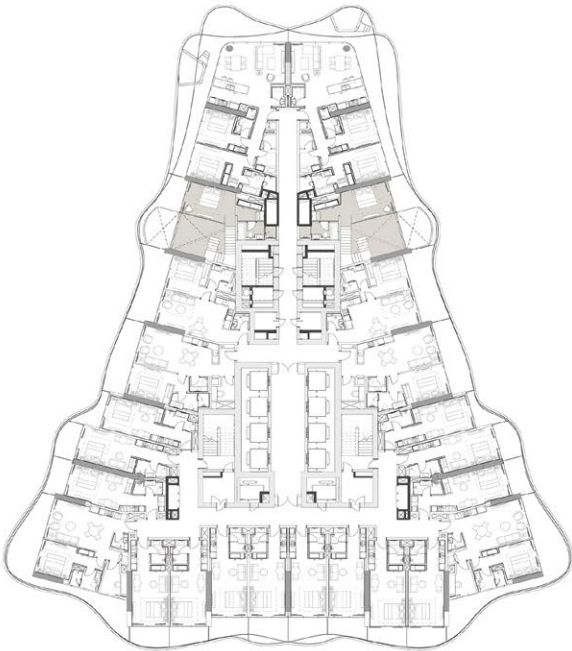
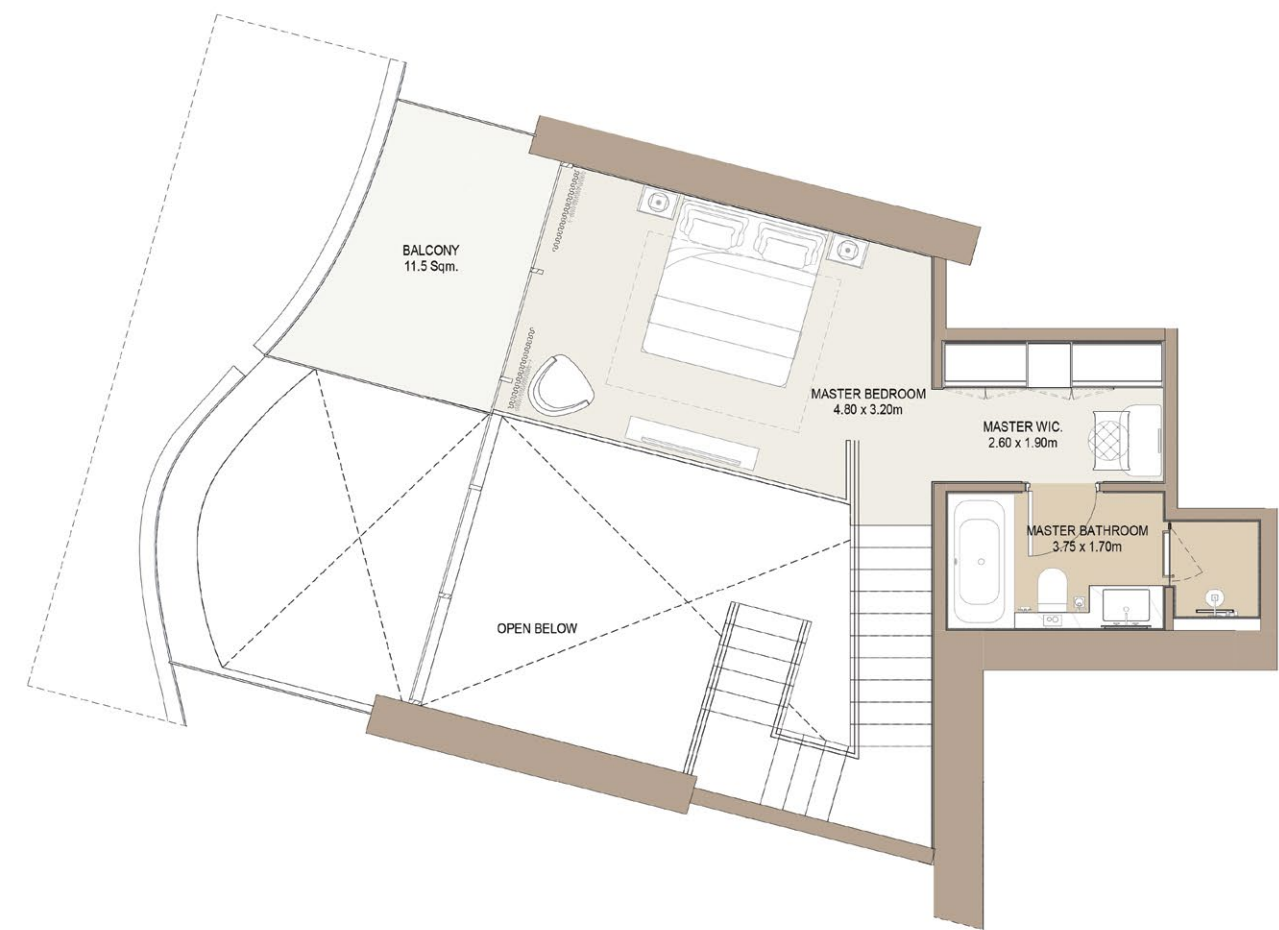
Levels 03-21 Key Plan

1BR Loft - Lower Level



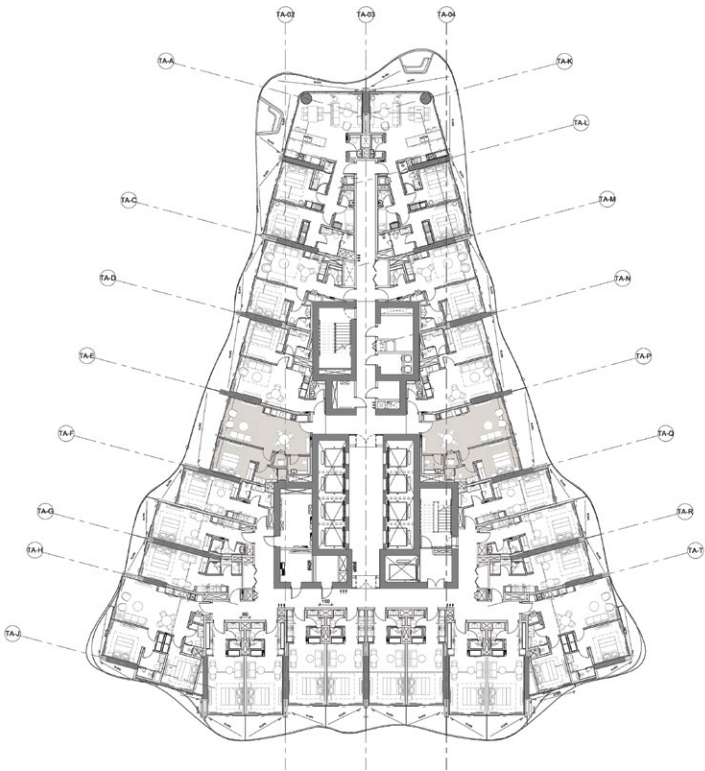
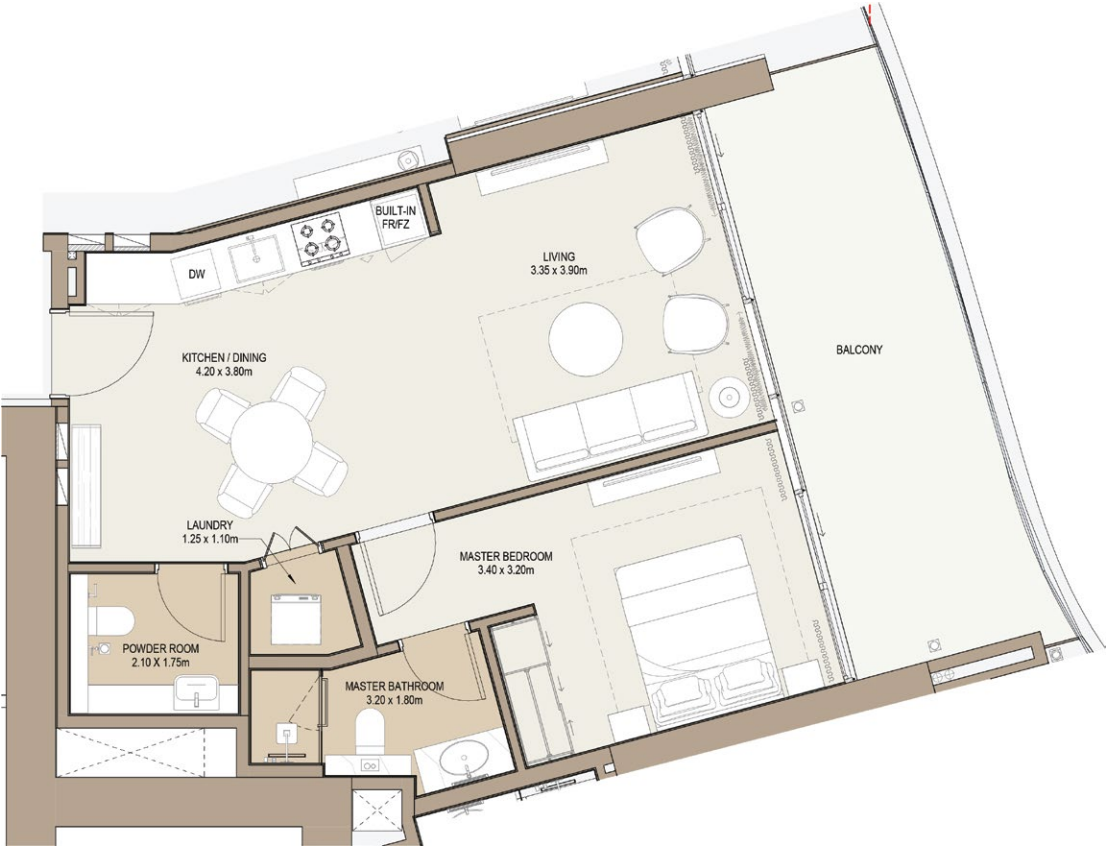
Level 20 Key Plan

1BR Loft - Upper Level



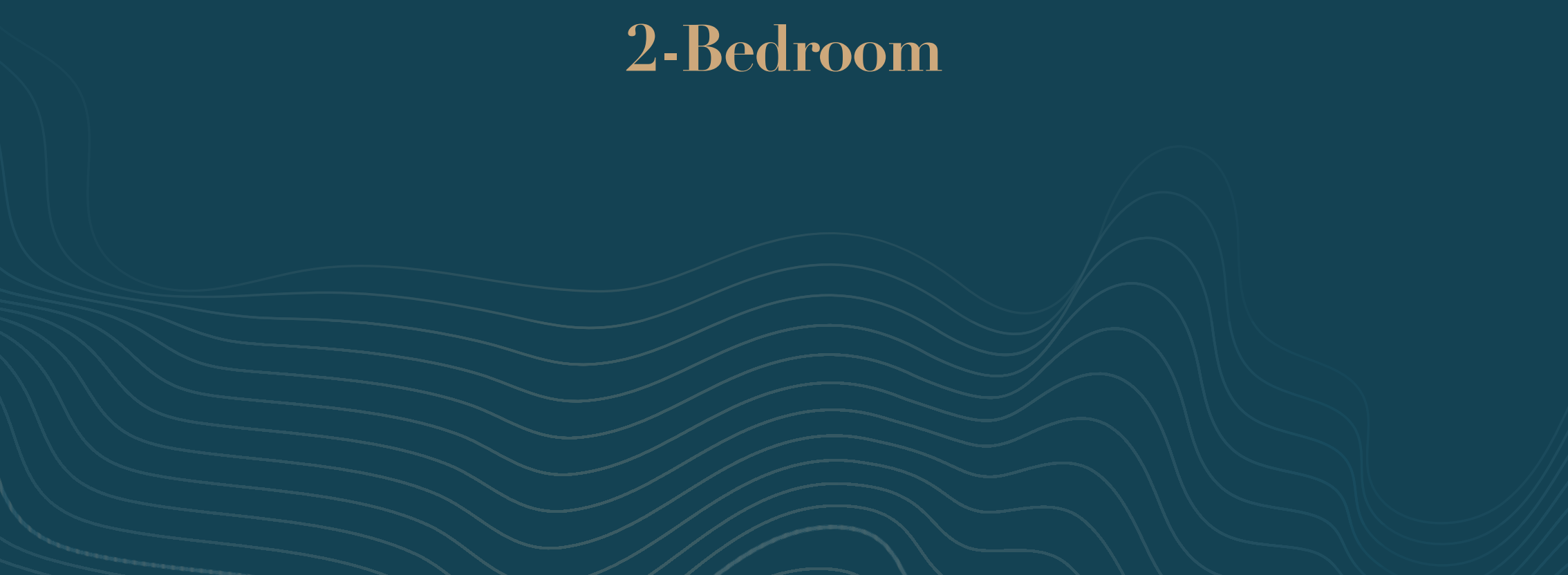
Level 21 Key Plan

1 Bedroom Type-C

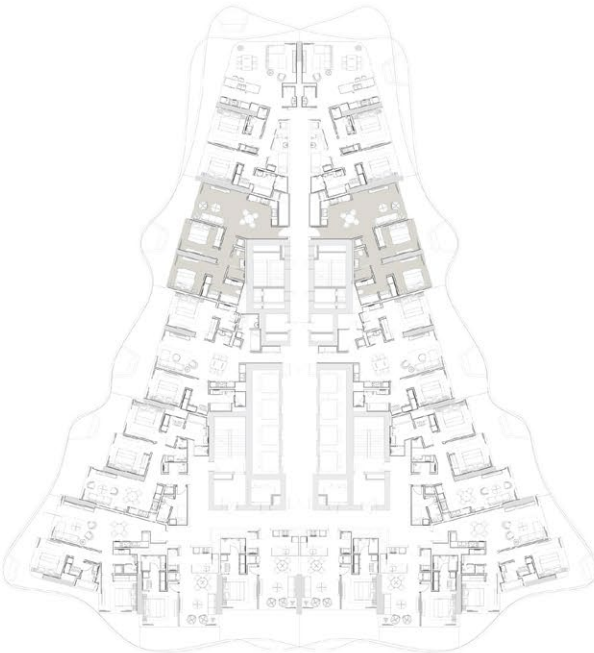
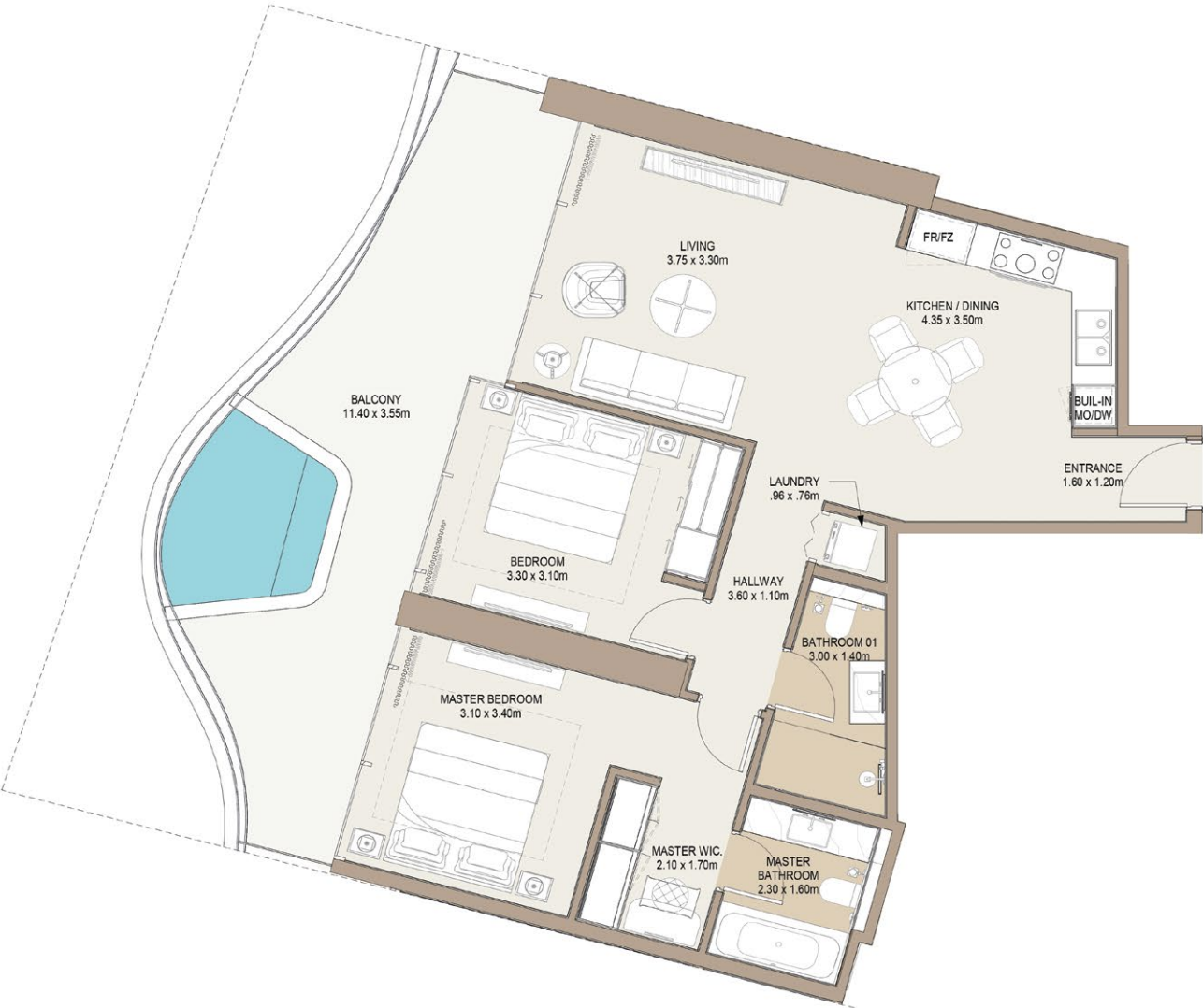




2-Bedroom

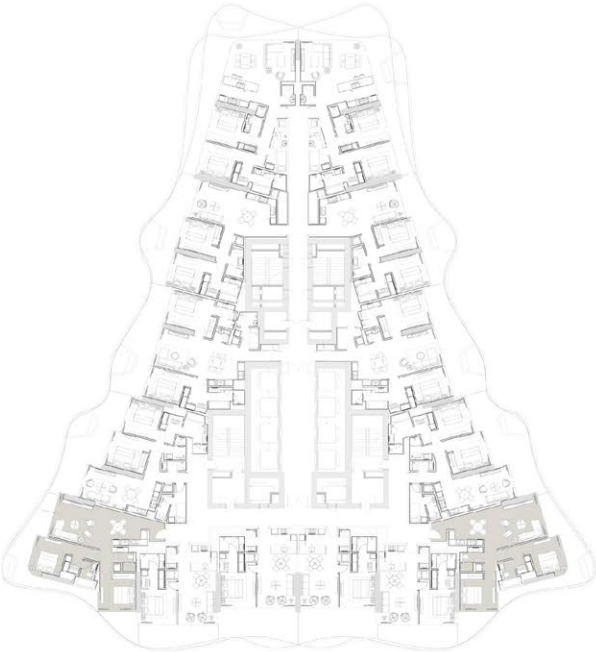


2BR Type 1



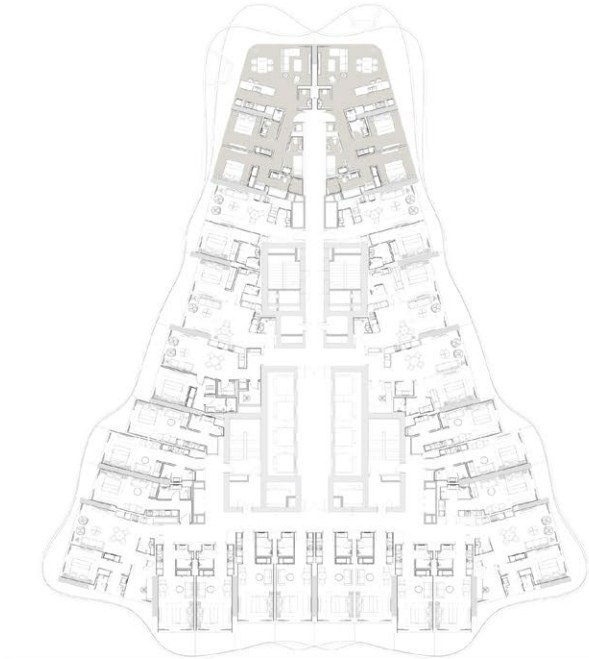
Levels 23-39 Key Plan

2BR Type 2

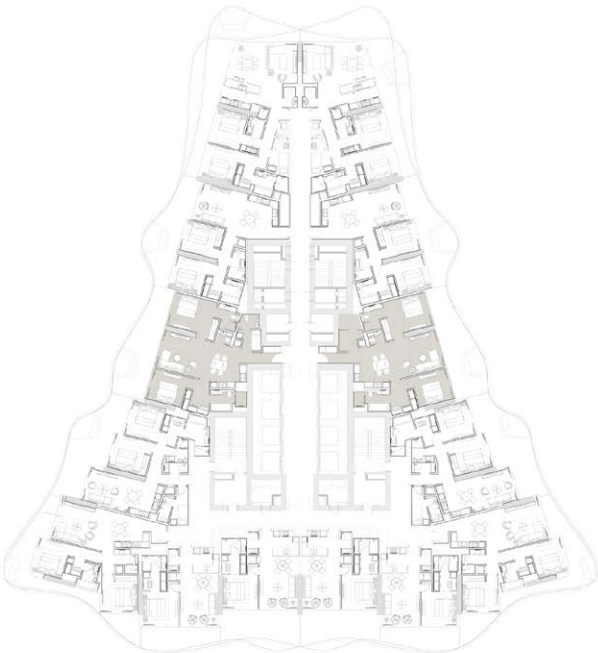


Levels 23-39 Key Plan

2BR+ Type 1

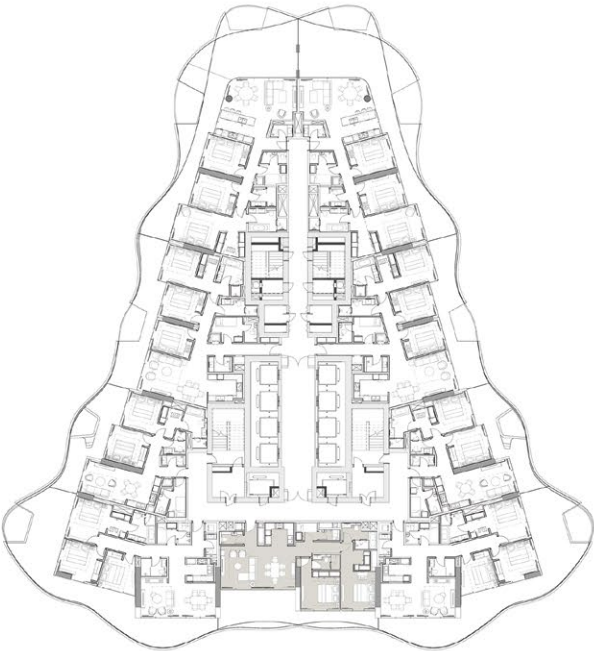
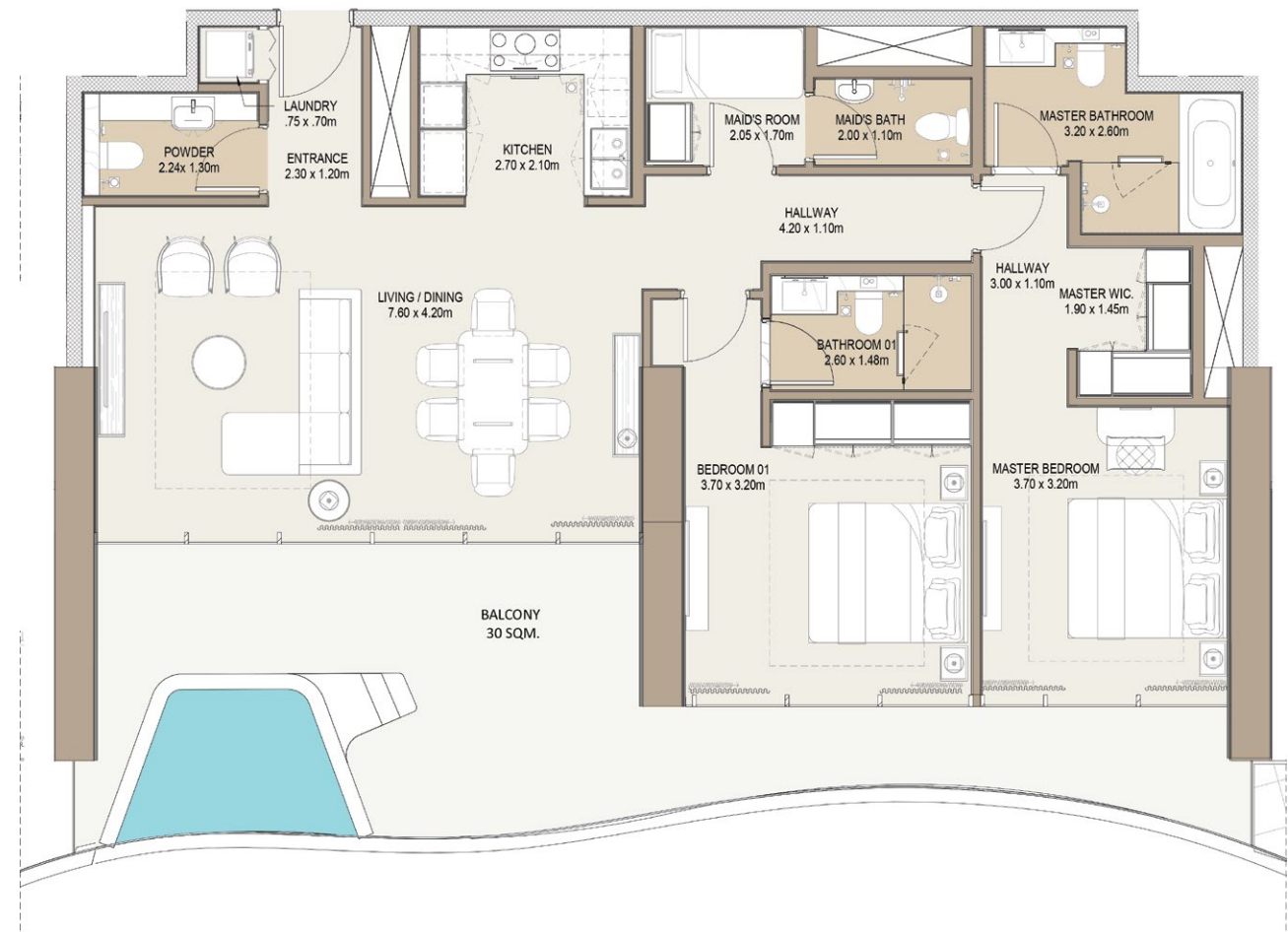


Levels 02-39 Key Plan

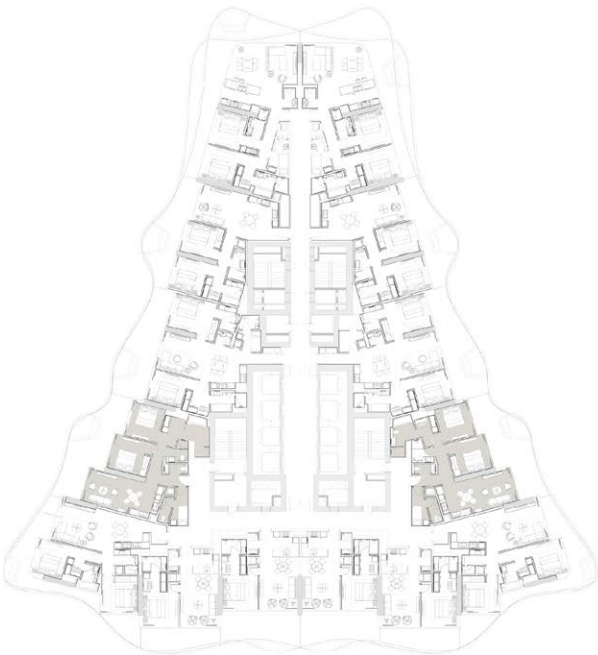
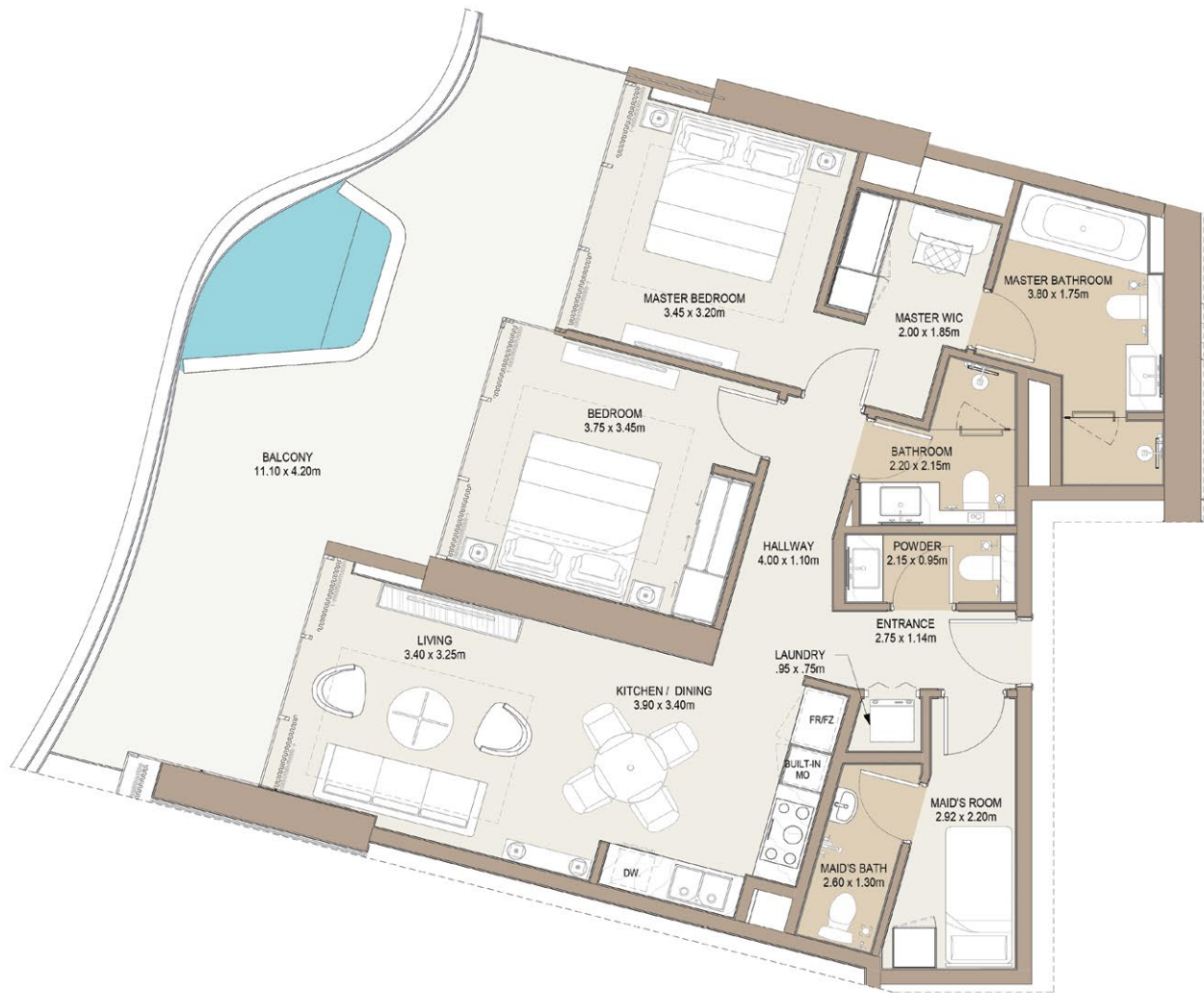


Levels 23-39 Key Plan

2BR+ Type 3

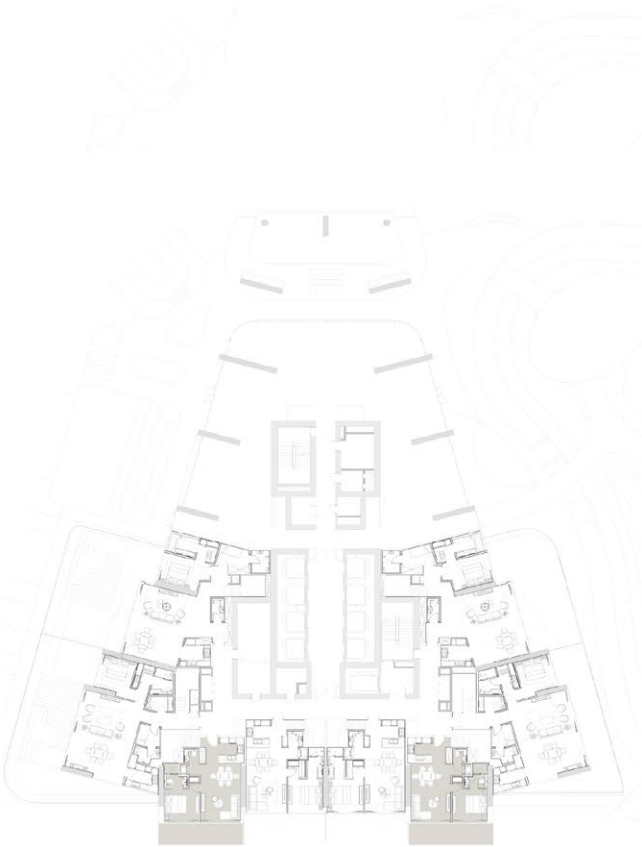
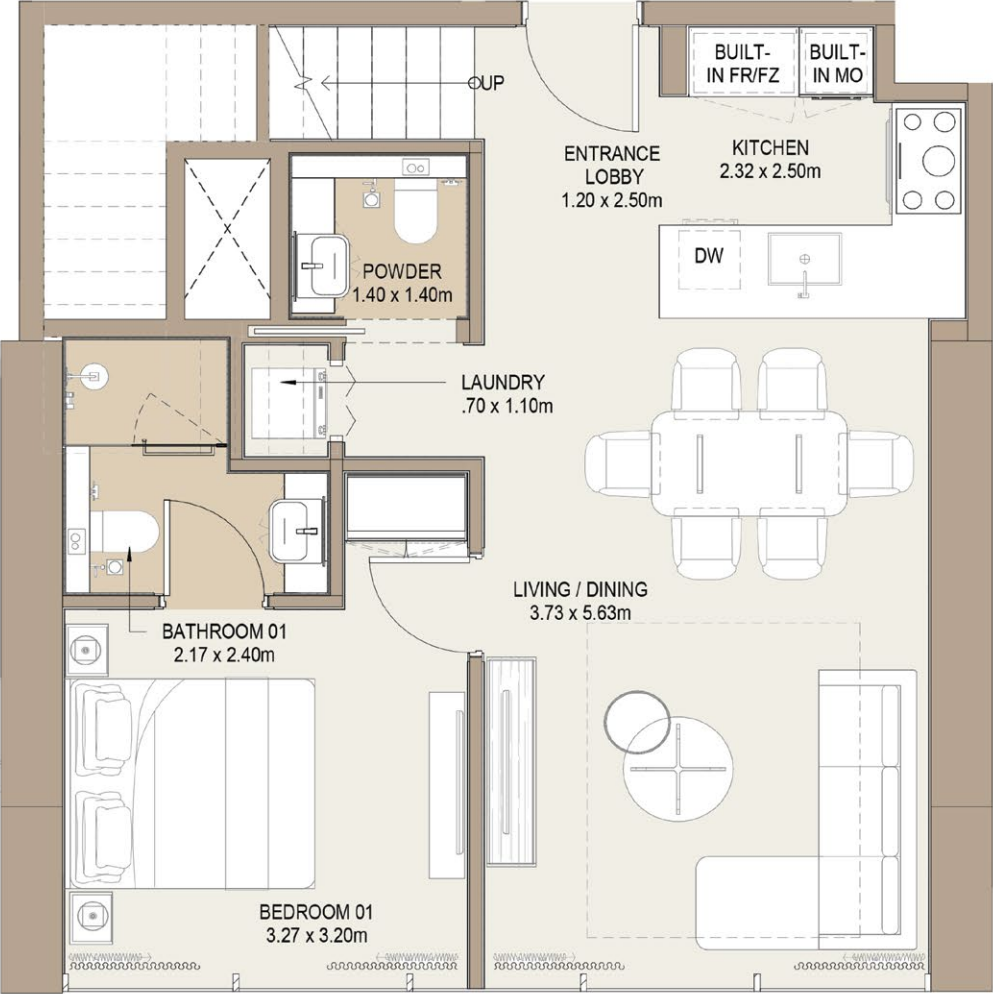


Levels 40-43 Key Plan



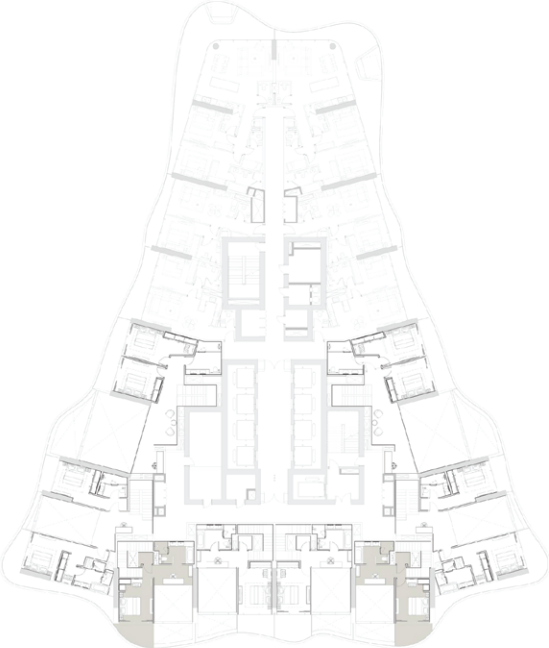
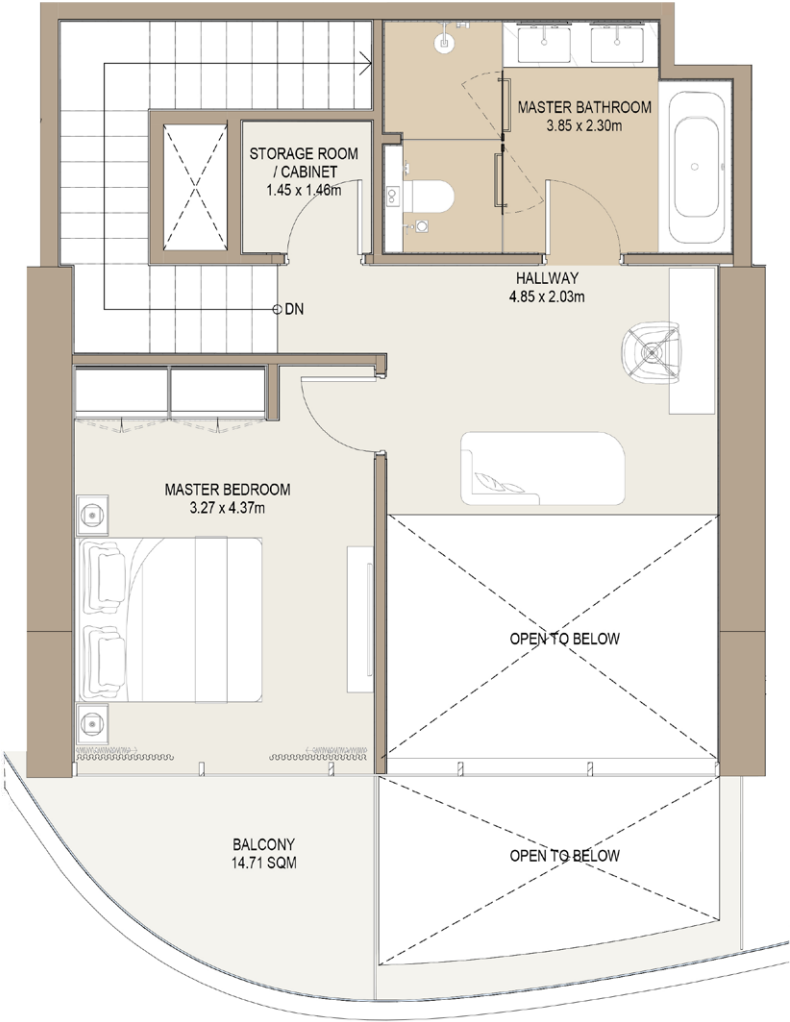
Levels 23-43 Key Plan

2BR Garden Duplex Type 1 - Lower Level



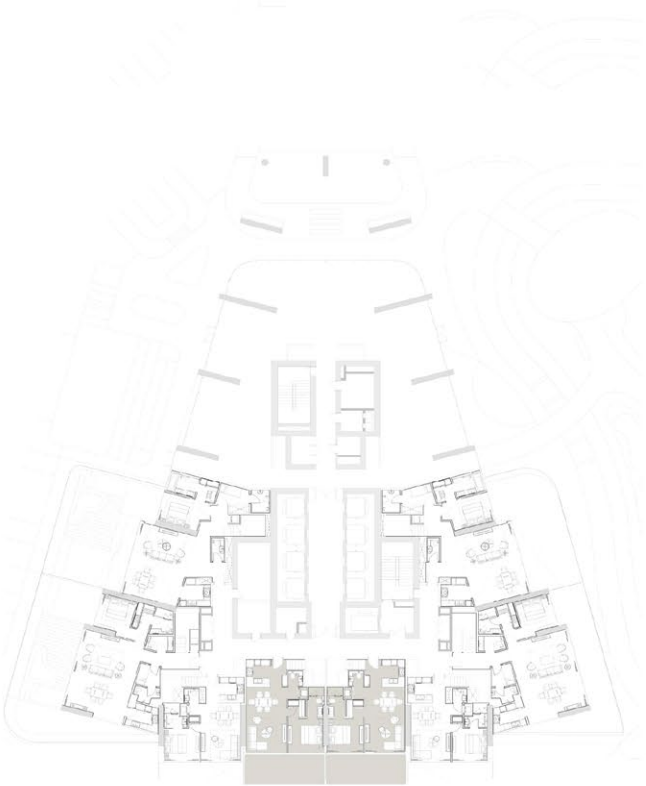
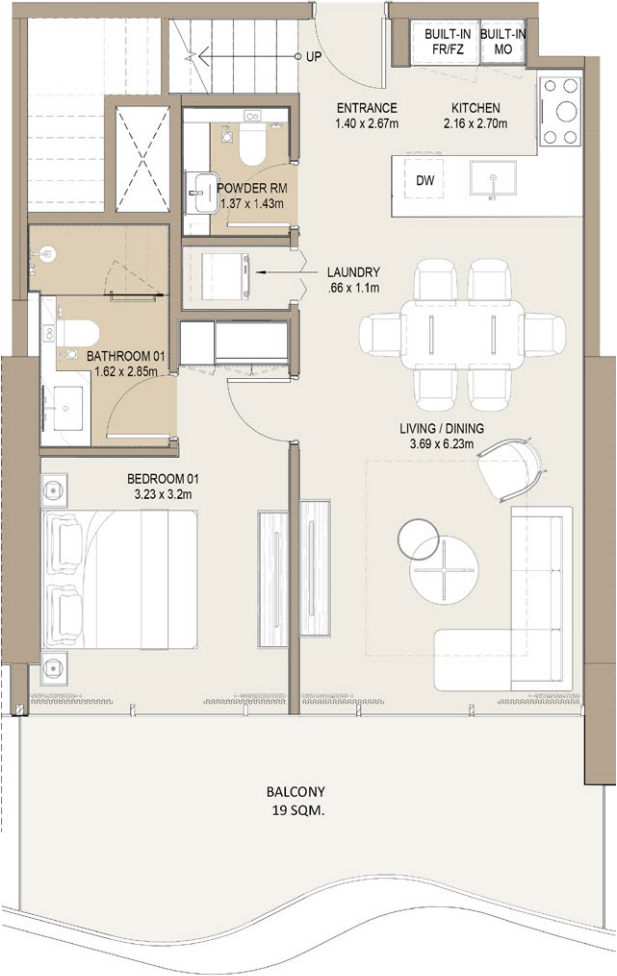
Level 01 Key Plan

2BR Garden Duplex Type 1 - Upper Level



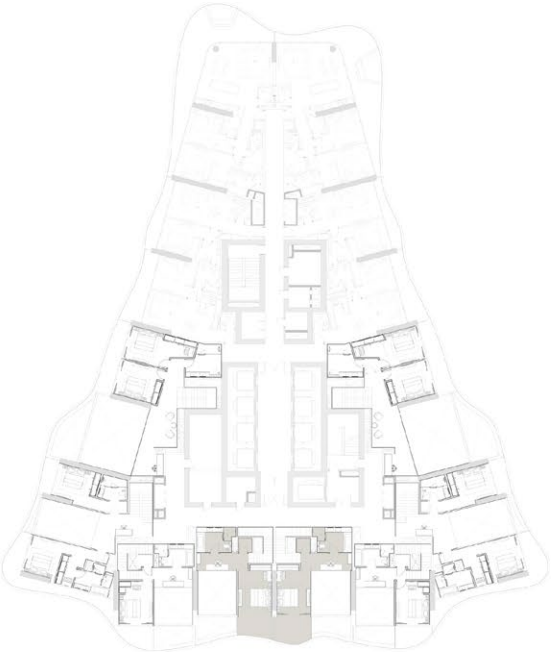
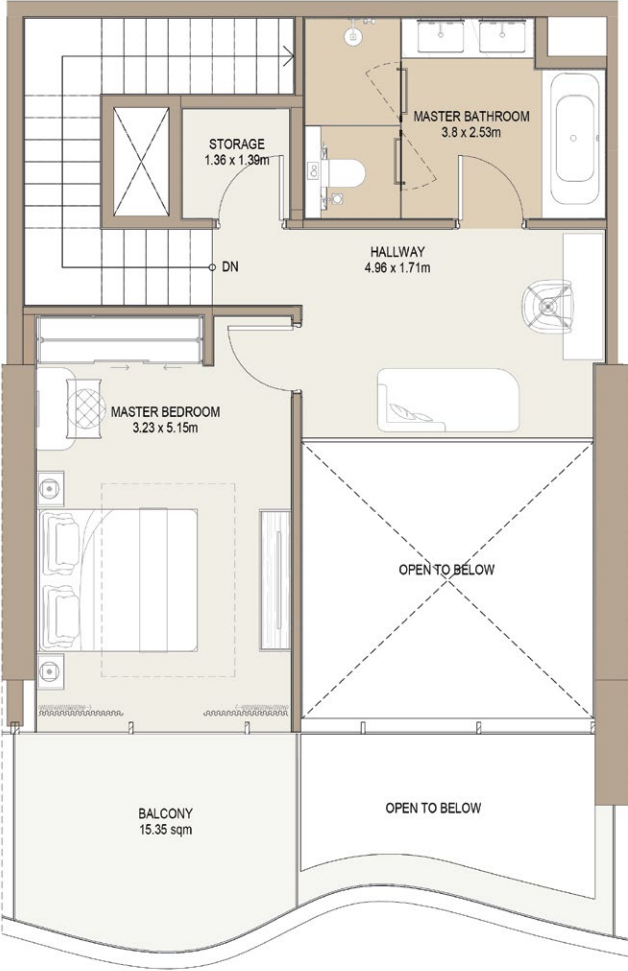
Level 02 Key Plan

2BR Garden Duplex Type 2 - Lower Level



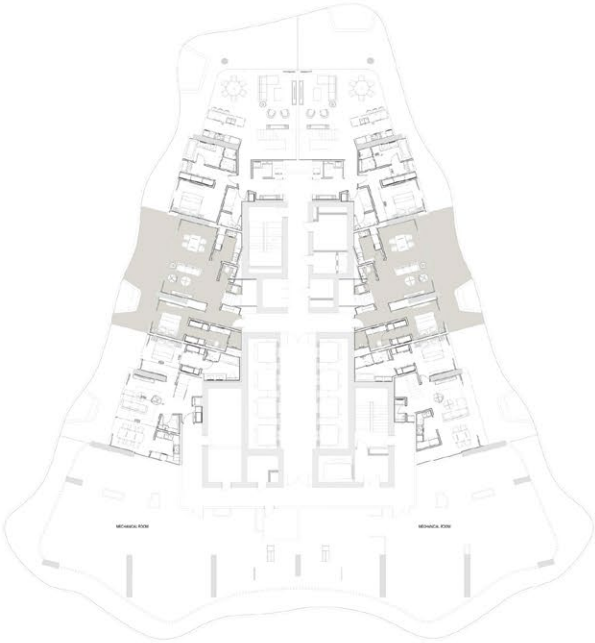
Level 01 Key Plan

2BR Garden Duplex Type 2 - Upper Level



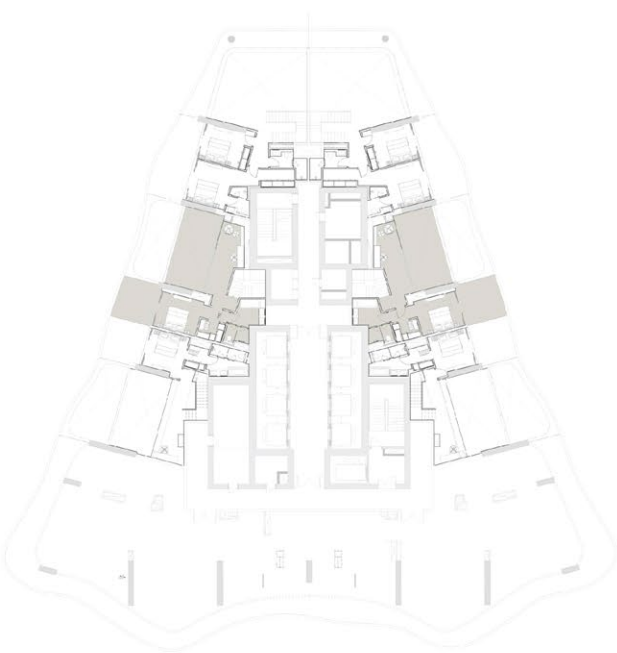
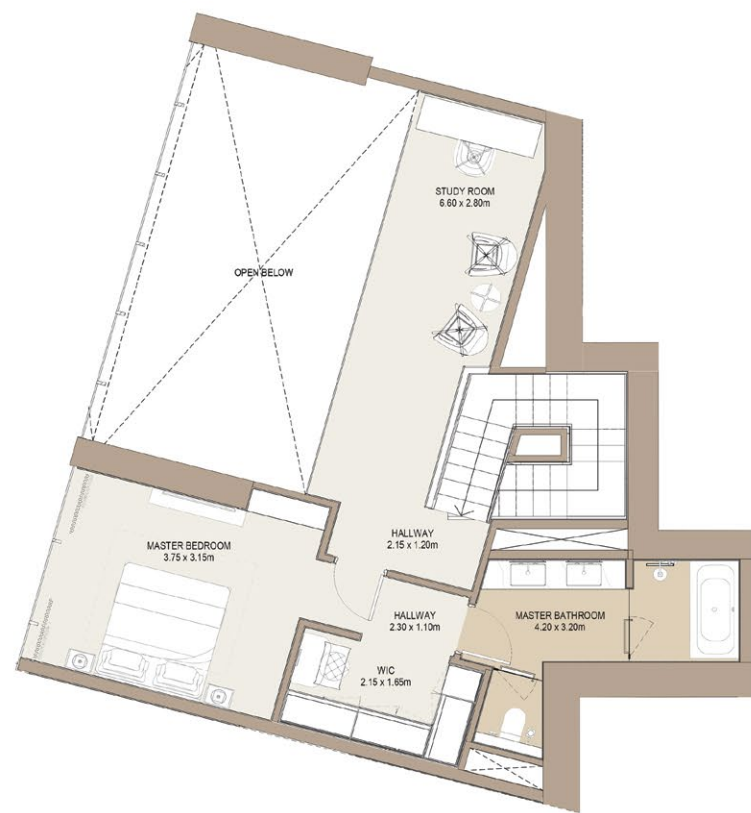
Level 02 Key Plan

2BR Sky Duplex Type 1 - Lower Level



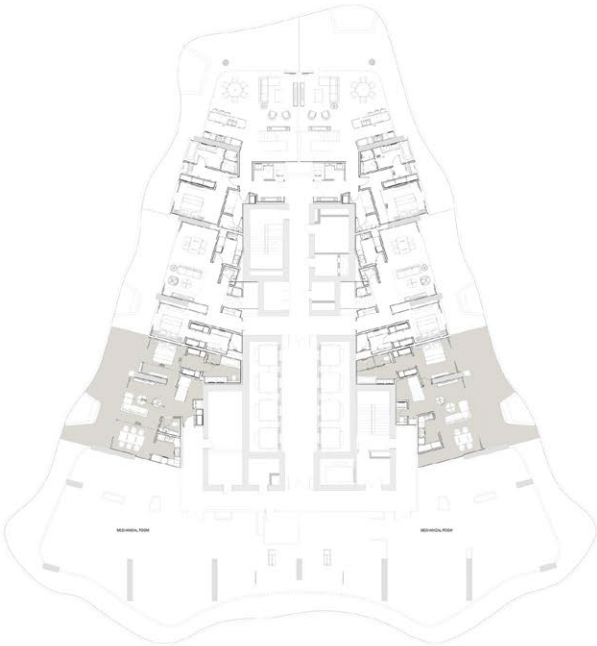
Level 44 Key Plan

2BR Sky Duplex Type 1 - Upper Level



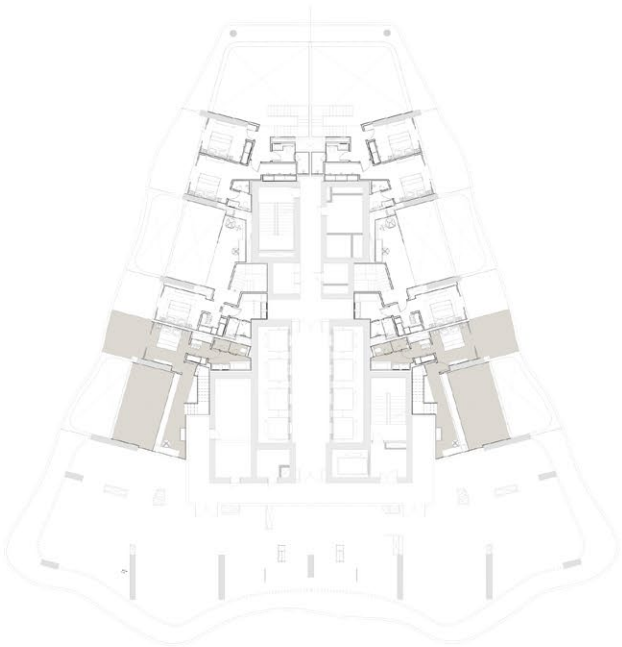
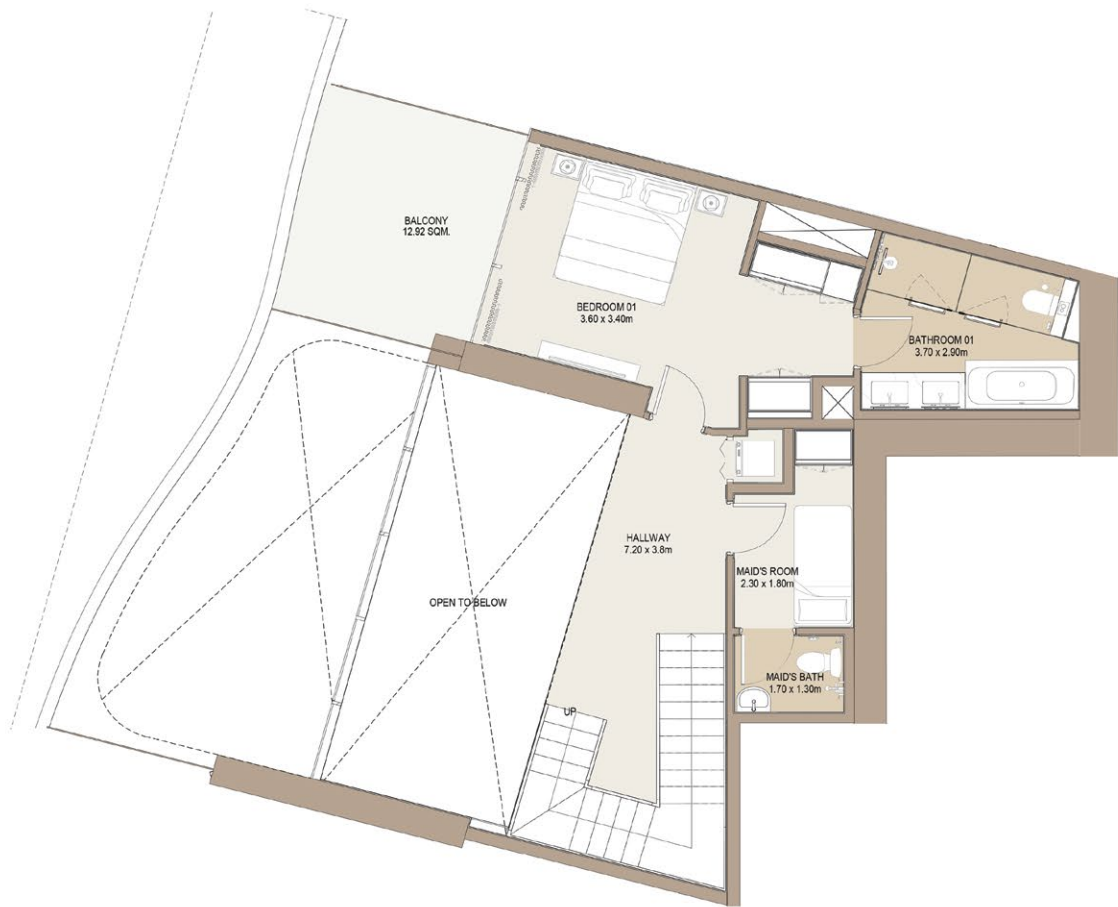
Level 45 Key Plan

2BR Sky Duplex Type 2 - Lower Level



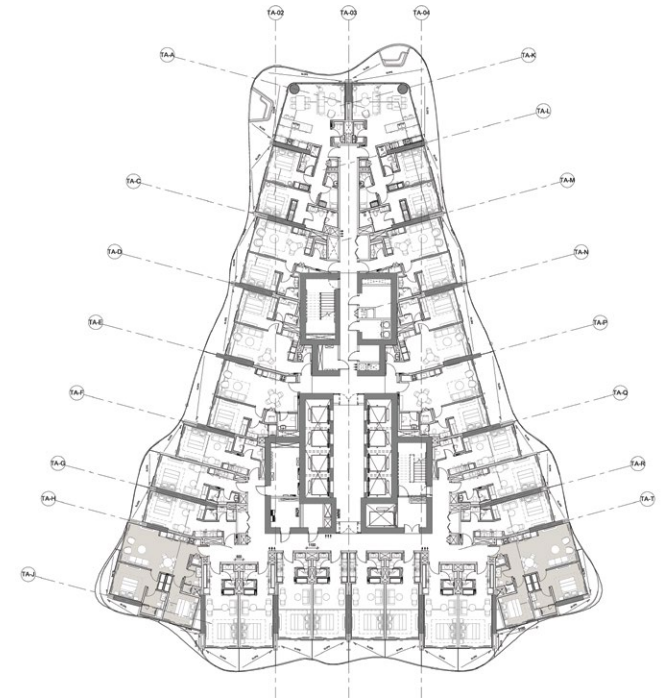
Level 44 Key Plan

2BR Sky Duplex Type 2 - Upper Level



Level 45 Key Plan

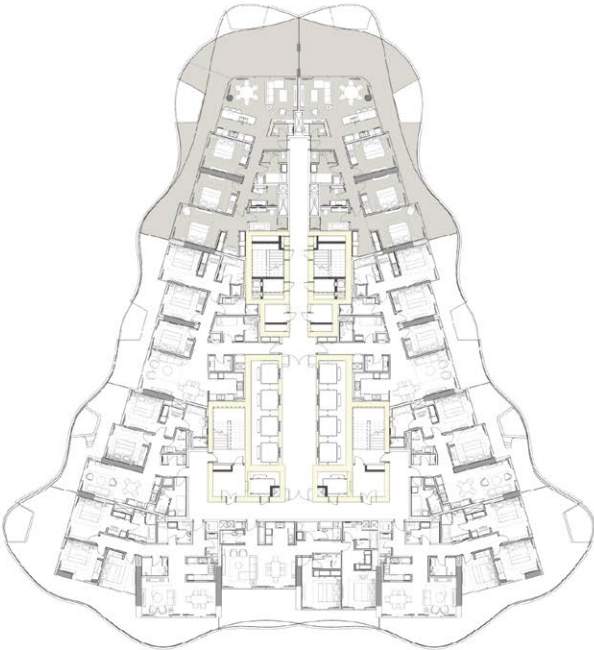
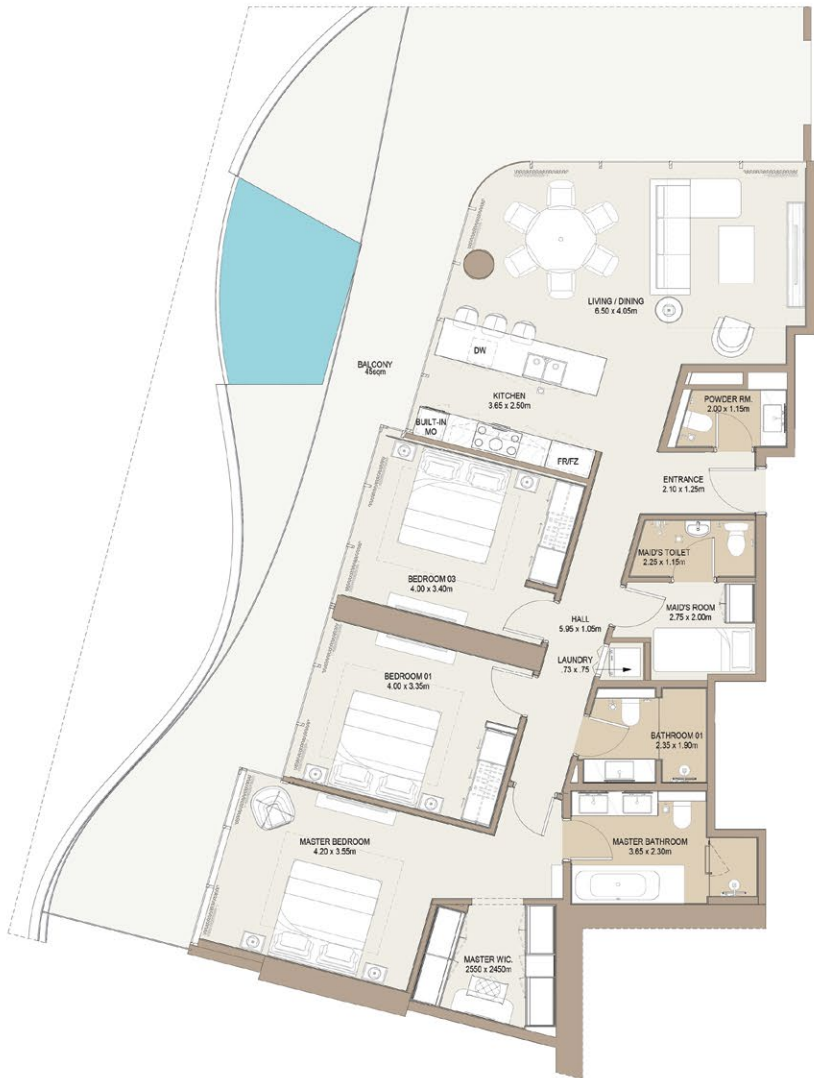
2 Bedroom Type-3





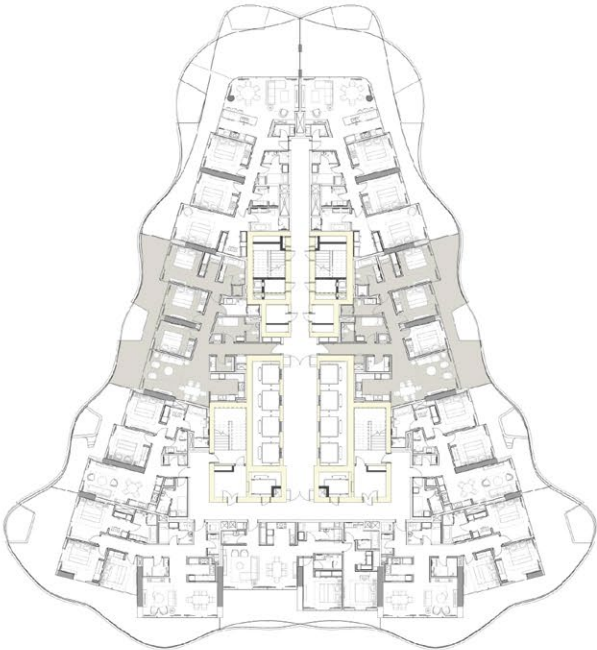
3-Bedroom





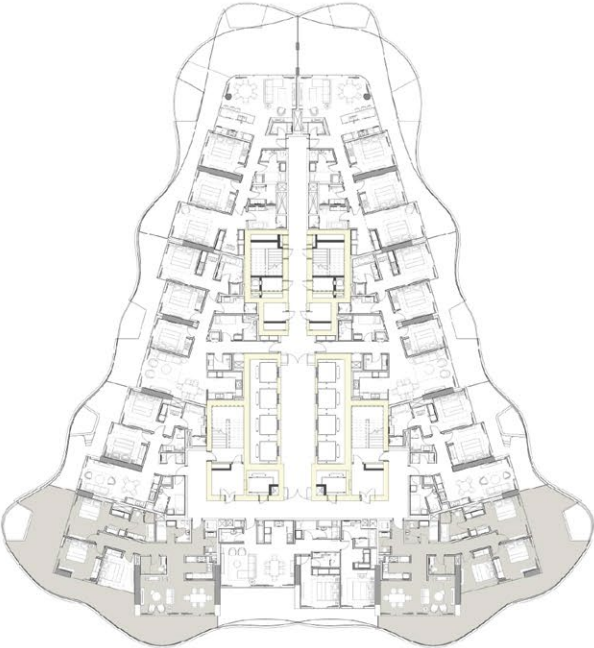
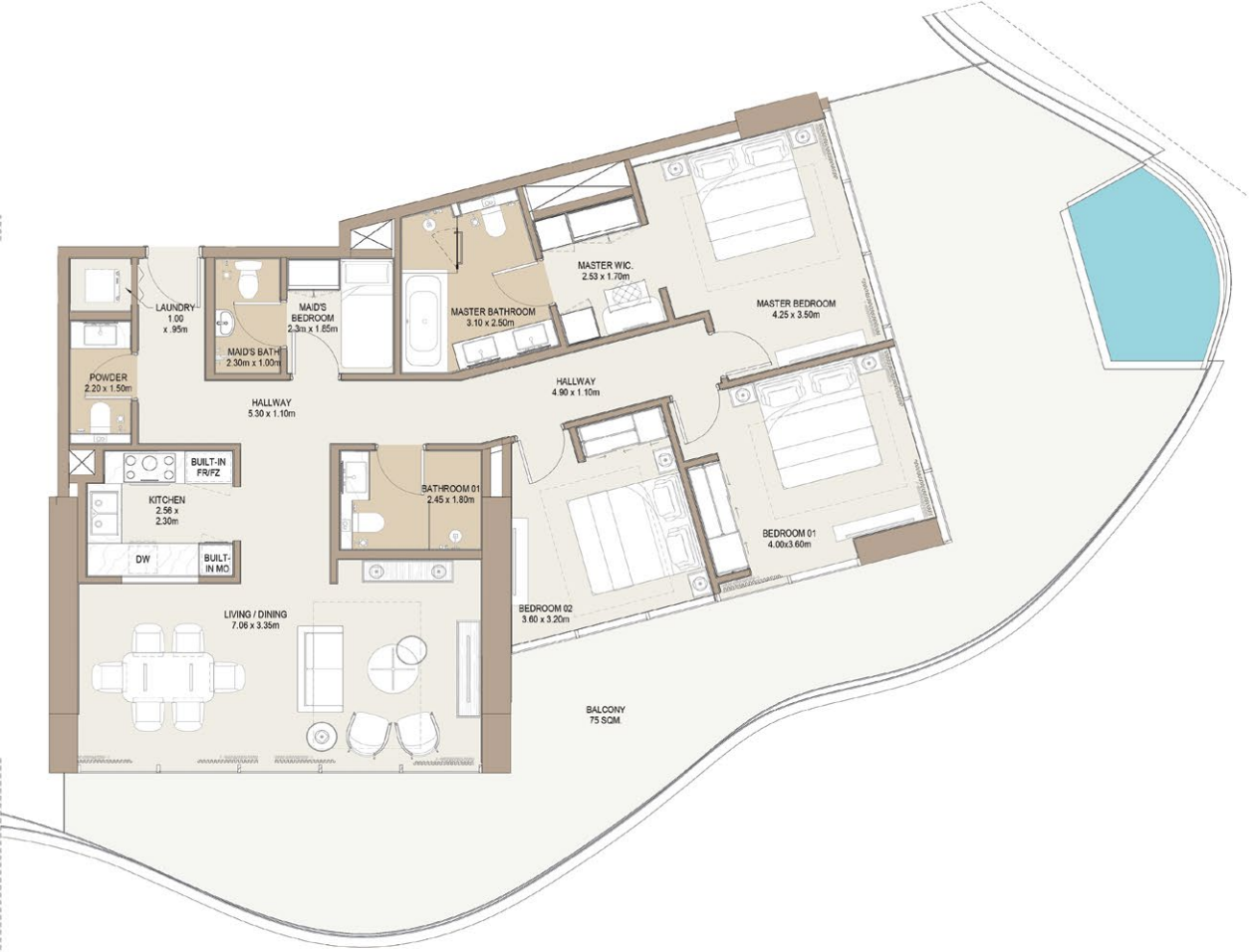
Levels 40-43 Key Plan

3BR Type 2



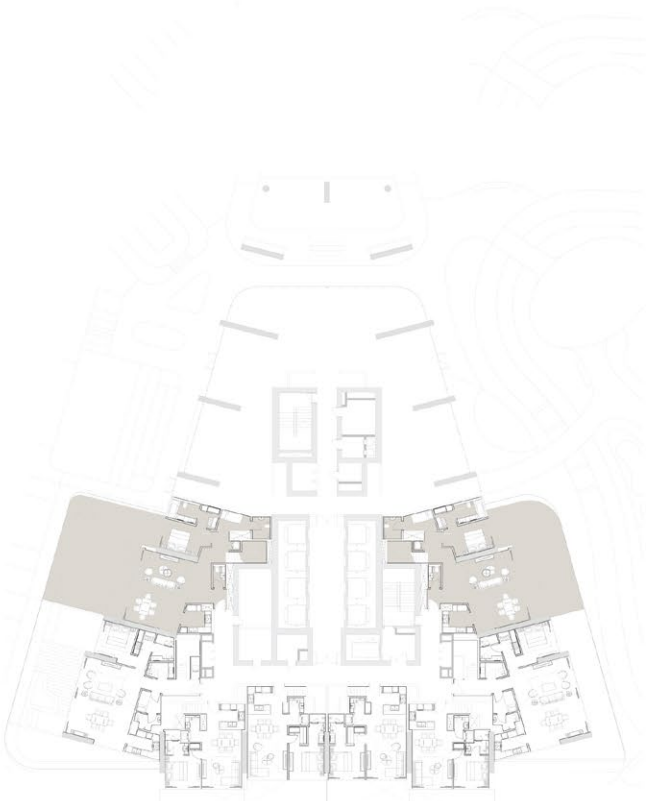
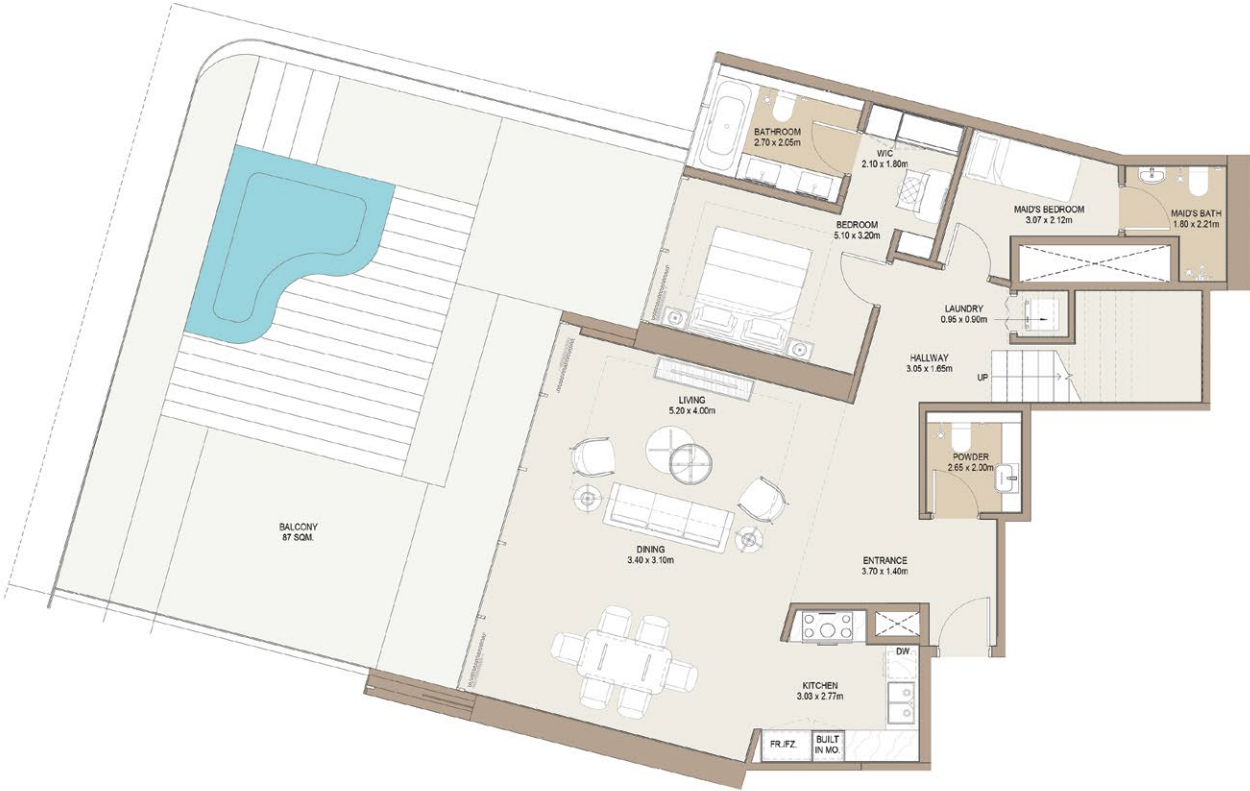
Levels 40-43 Key Plan

3BR Type 3



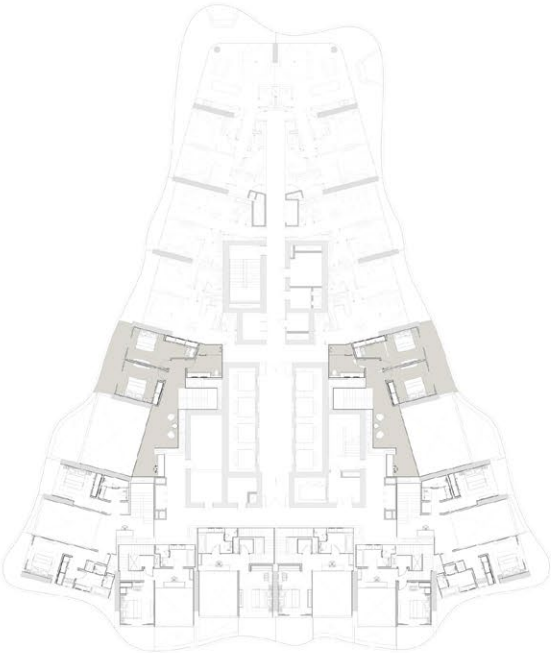
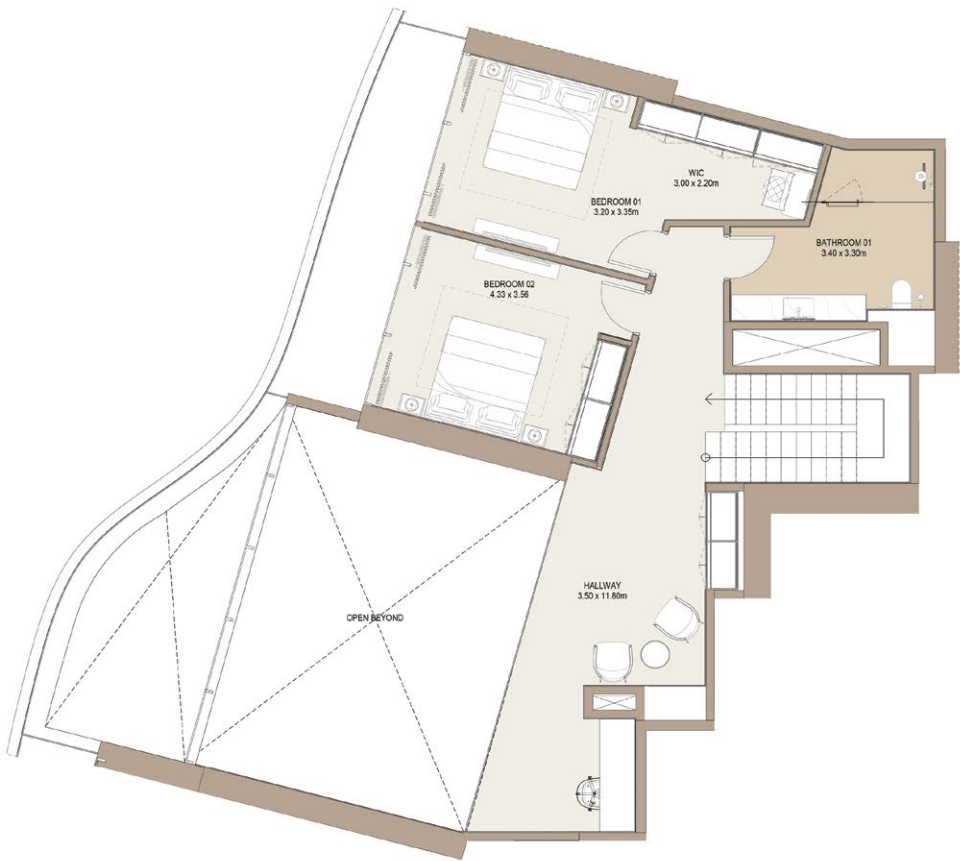
Levels 40-43 Key Plan

3BR Garden Duplex Type 1 - Lower Level



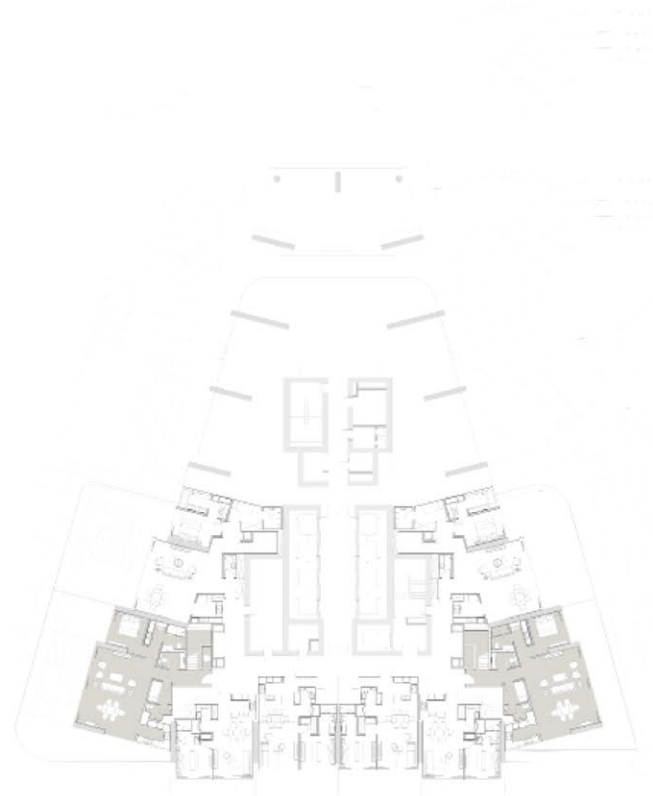
Level 01 Key Plan

3BR Garden Duplex Type 1 - Upper Level



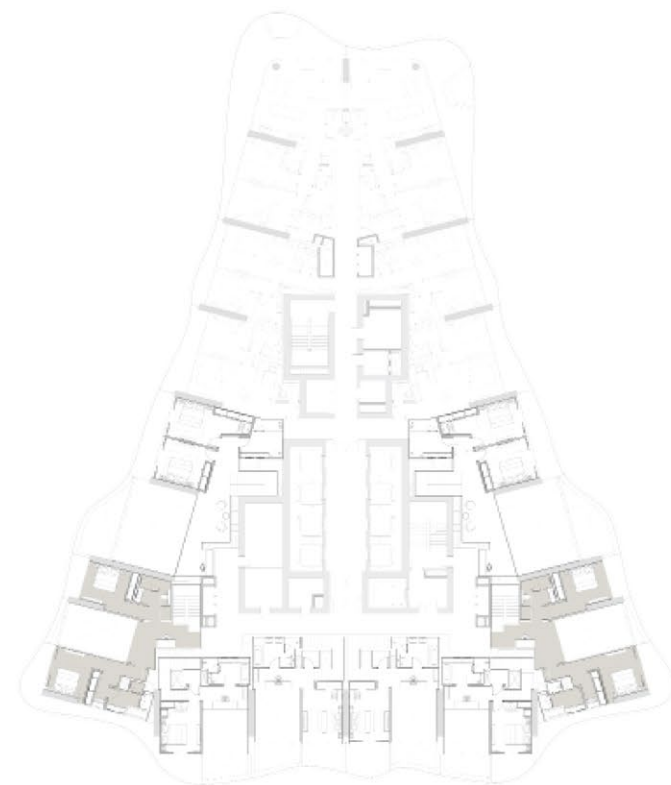
Level 02 Key Plan

3BR Garden Duplex Type 2 - Lower Level



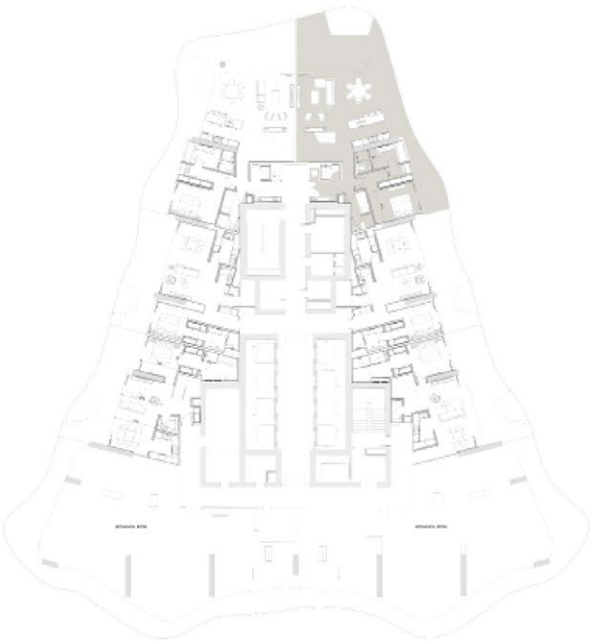
Level 01 Key Plan

3BR Garden Duplex Type 2 - Upper Level



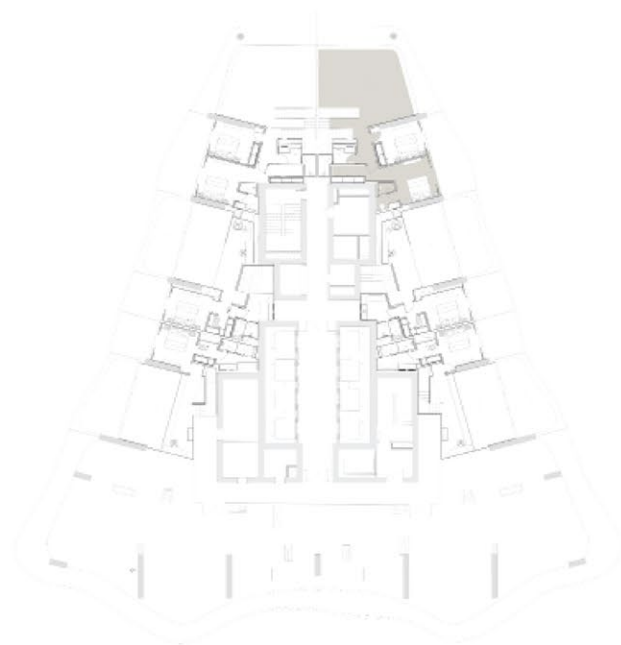
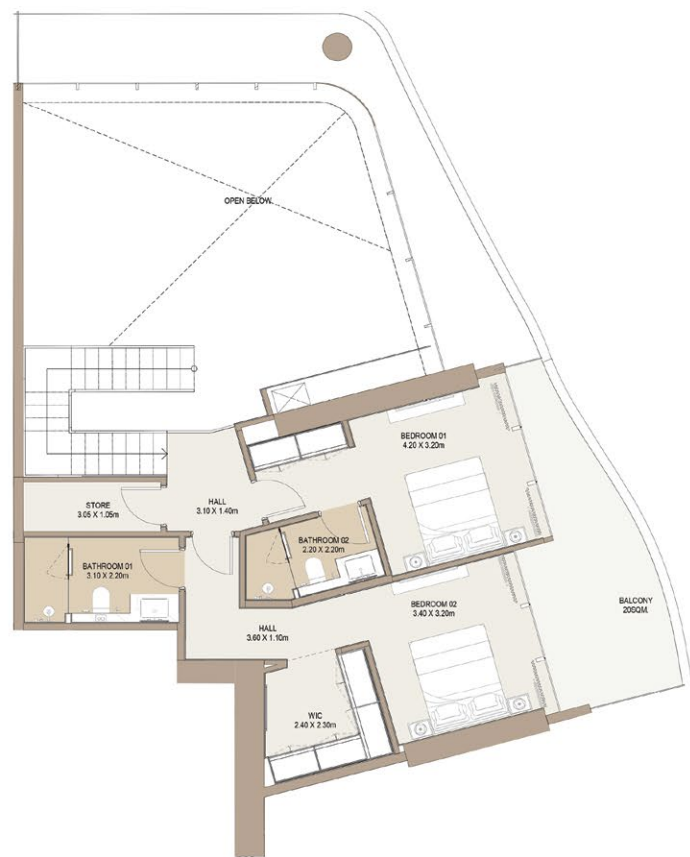
Level 02 Key Plan

3BR Sky Duplex - Lower Level



Level 44 Key Plan

3BR Sky Duplex - Upper Level

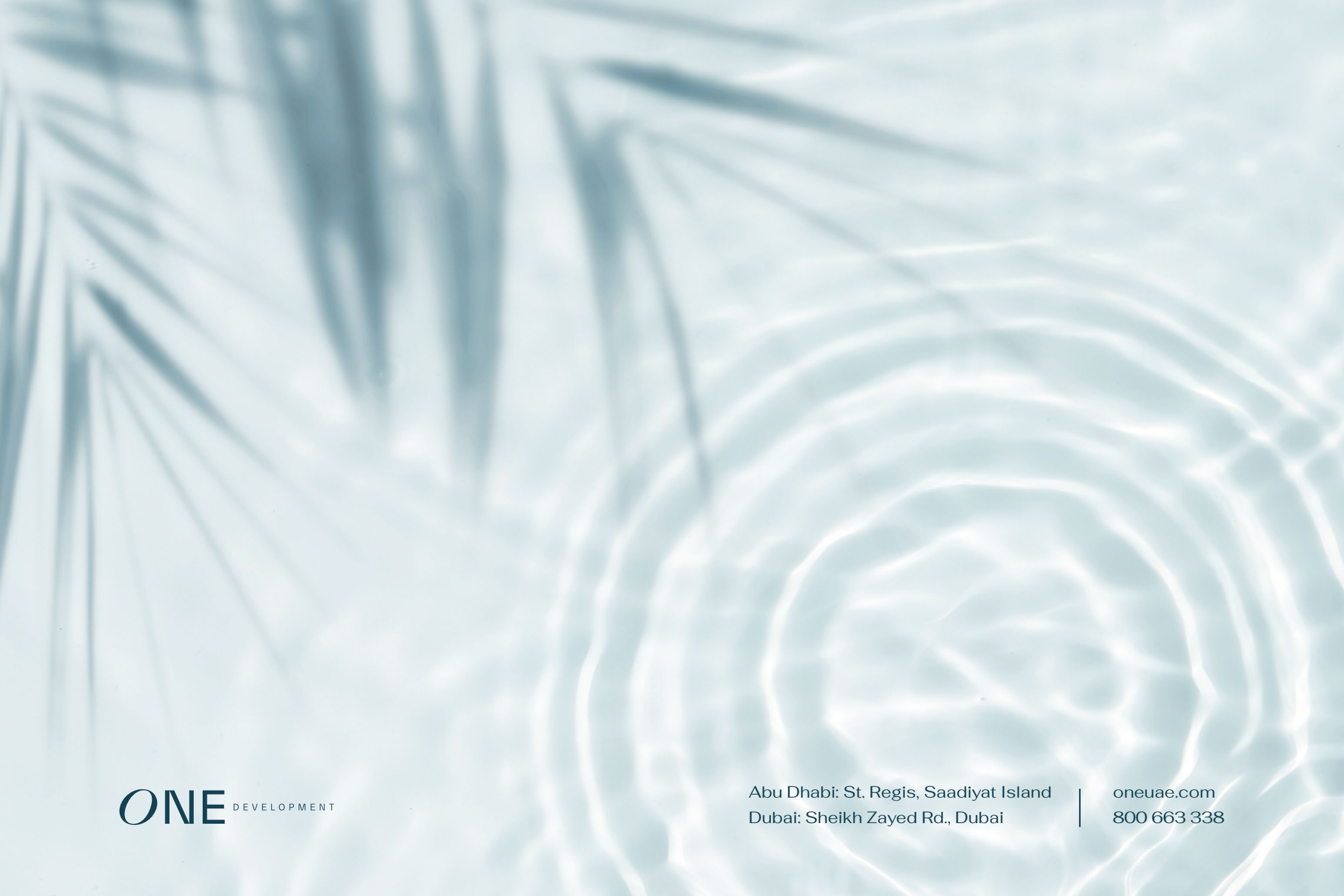


Level 45 Key Plan



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