
ONE Residence
AL REEM ISLAND

CITY RHYTHM
MEETS BAY CALM

DISRUPTING THE ORDINARY

At One Development, we see the world differently. We are disruptors who translate curiosity into design, bold ideas into living experiences and vision into communities that matter. Every space we craft is a story shaped by innovation, guided by technology, rooted in community and built with sustainability.

Here, we build experiences
where people and places become ONE.



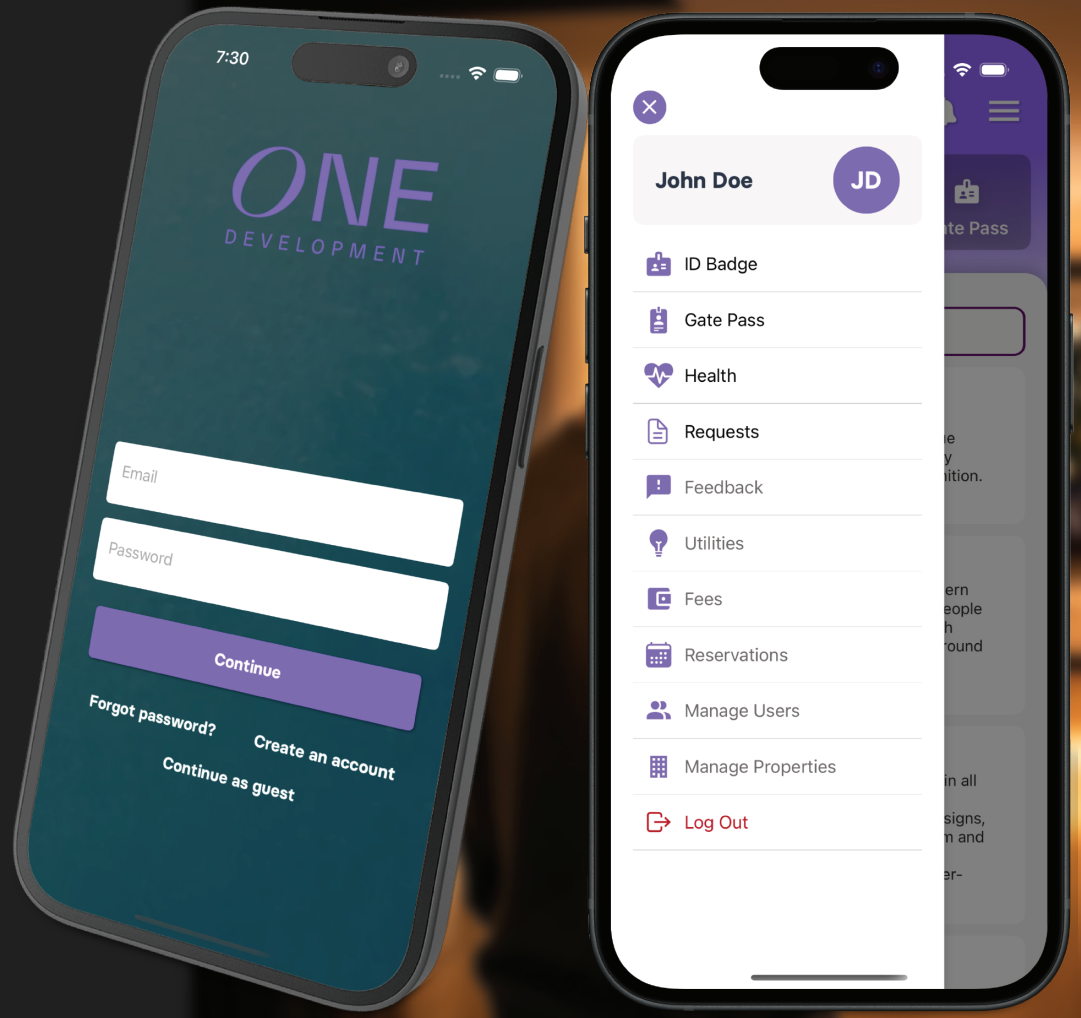


INSPIRED BY YOU

What moves us? You. At One Development, every project begins and ends with your needs, your dreams and your ways of living, translating that inspiration into spaces that feel unmistakably yours.

FIRST
AI INTEGRATION

One Development proudly stands as the first developer in the real estate industry to fully integrate Artificial Intelligence across every stage of development and living. We aren't just adopting technology; we are setting a new, global standard.



WHERE LIFE FINDS BALANCE

Discover a place where the energy of the city meets the serenity of calm spaces, where every day can flow effortlessly between movement and stillness, connection and reflection. It's a home that allows you to be one with the buzz of the city and still find your peace.



Launching

ONE RESIDENCE

CITY RHYTHM MEETS BAY CALM

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WHERE LIFE FINDS BALANCE



THE WORLD'S FIRST VERTIPORT IN A RESIDENTIAL TOWER

A landing pad for the electric vertical take-off and landing (eVTOL) aircraft, bringing the future of urban air mobility directly to your home — where the sky is part of the address and every arrival feels extraordinary.



PROJECT OVERVIEW

Modern, intuitive and connected, ONE Residence blends contemporary design, intelligent living and moments of calm in a vibrant community.

1st
AI integrated community in Abu Dhabi

196
Units

G+P3+27+R
Residential Tower

Q2 2028
Expected handover



AMENITIES & FACILITIES

- Urban Drone Taxi Access
- Drone Delivery System
- Hyperbaric Oxygen Therapy
- Wellness spa & sauna
- Outdoor Kids Playground
- Multi-Purpose Hall
- Swimming pool and Kids Pool.
- Mini-Golf Course
- Family BBQ Area
- Fully equipped Indoor & Outdoor Gym
- Multi-purpose court
- Pet Friendly Areas
- Yoga/Pilates Studio
- Outdoor Theatre



ONE WITH TIME

CLOSE TO LIFE, CONNECTED TO PEACE

Set along the mangrove-lined waters of Al Reem Island, Abu Dhabi's expanding second downtown, ONE Residence offers more than a home, but a lifestyle. Urban conveniences and cultural experiences are just moments away, while your sanctuary of calm and reflection awaits within.

UNIT TYPES

Unit Type	Additional Utility Room	Included Parking	Size Range (ft^2)	Avg. Size (ft^2)
1-Bedroom Simplex	Store	1	875 - 1300	915
1-Bedroom Duplex	Store	1	968 - 1309	960
2-Bedroom Simplex	Helper + Store	1	1371 - 1867	1,377
2-Bedroom Duplex	Helper + Store	1	1935 - 2421	1,907
3-Bedroom Simplex	Helper + Store	2	1926 - 2485	2,116
3-Bedroom Duplex	Helper + Store	2	2275 - 2786	2,382
4-Bedroom Duplex	Helper + Store	2	3196 - 3352	3,403
Retail	N/A	15	2,368	2,368


ONE
Residence

ONE WITH HOME

A MASTERPIECE OF REFINED COMFORT

Homes at ONE Residence are intuitive and considered. Spaces flow naturally, allowing life to unfold with ease while offering quiet moments to pause, connect or simply unwind. Contemporary design, clean lines and premium finishes combine with intuitive layouts to create interiors where every detail is purposeful, inspiring moments of ease and connection.



STRATEGIC LOCATION

5-7 MINUTES

To Abu Dhabi's
Central Business District

15 MINUTES

Cultural District – Saadiyat

30 MINUTES

To Zayed International Airport

15 MINUTES

To Abu Dhabi's iconic waterfront
promenade, The Corniche

25 MINUTES

YAS Island



PAYMENT PLAN

Seamless

50 | 50

Payment Plan

Down Payment	Milestone	Handover
10%	40% across 8 installments	50%

PROPERTY SHOP
INVESTMENT