



THE ONE TOWER[®]

SHEIKH ZAYED ROAD
TECOM, DUBAI - U.A.E



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EXCEPTIONAL

BUSINESS EXPERIENCE



RM REAL ESTATE



GRADE A



445,000 SQ.FT



200 OFFICES

IT'S THE ONE LOCATION

DUBAI IS ONE OF THE FASTEST GROWING CITIES IN THE WORLD AND IT HAS NOW BECOME A PREMIER BUSINESS DESTINATION AND A CROSSROADS OF OPPORTUNITY.

WHEN IT COMES TO BUSINESS IN DUBAI, IT IS ALL ABOUT THE LOCATION.

THIS IS WHERE WE COME IN.

WITH AN AREA OF OVER 445,000 SQUARE FEET, THE ONE TOWER OFFERS AN EXCEPTIONAL FULL-FLEDGED BUSINESS EXPERIENCE AT THE HEART OF ONE OF THE BUSIEST AND MOST LUCRATIVE COMMERCIAL AREAS IN DUBAI.

THE ONE TOWER OCCUPIES A STRATEGIC LOCATION AT THE TECOM AREA IN DUBAI WHERE THERE IS EASY ACCESS TO THE MAJOR BUSINESS HUBS IN THE CITY, WHICH INCLUDE DUBAI INTERNET CITY (DIC), DUBAI MEDIA CITY (DMC), JEBEL ALI FREE ZONE AREA (JAFZA), DUBAI INTERNATIONAL FINANCIAL CENTRE (DIFC), DUBAI WORLD TRADE CENTRE (DWTC), BUSINESS BAY, DUBAI INTERNATIONAL AIRPORT, AND MANY MORE.

THE
ONE
TOWER

CONVENIENT

ACCESSIBILITY



THE SHEER DESIRABILITY OF ANY PROPERTY DEPEND ON SEVERAL FACTORS, IN WHICH ACCESSIBILITY IS FIRST TO GRAB THE ATTENTION. THAT IS WHY THE ONE TOWER IS HIGHLIGHTED BY ITS VERY CONVENIENT ACCESSIBILITY WHETHER BY CAR, BY METRO, OR ON FOOT FROM THE NEIGHBOURING HOTELS.

THE ONE TOWER CAN BE EASILY ACCESSED FROM E 11 OR SHEIKH ZAYED ROAD, THE MAIN TRANSPORT ARTERY OF DUBAI. SHEIKH ZAYED ROAD IS HOME TO MOST OF THE SKYSCRAPERS IN DUBAI AND IT CONNECTS NOT ONLY THE MOST IMPORTANT AREAS IN THE CITY BUT ALSO THE MAJOR CITIES OF THE UAE.

ADDITIONALLY, THE ONE TOWER HAS A DIRECT LINK THE DUBAI INTERNET CITY METRO STATION, WHICH ADDS A HUGE VALUE TO THE BUILDING CONSIDERING THAT IT IS ONLY ONE OF ITS KIND WHEN IT COMES TO BEING DIRECTLY CONNECTED TO DUBAI METRO (WHICH CARRIES A DAILY AVERAGE OF OVER 330,000 RIDERS).



ELEVATION

230 METERS
4B + G + M + 6P + 47 FLOORS



PARKING CAPACITY

1,100 CARS

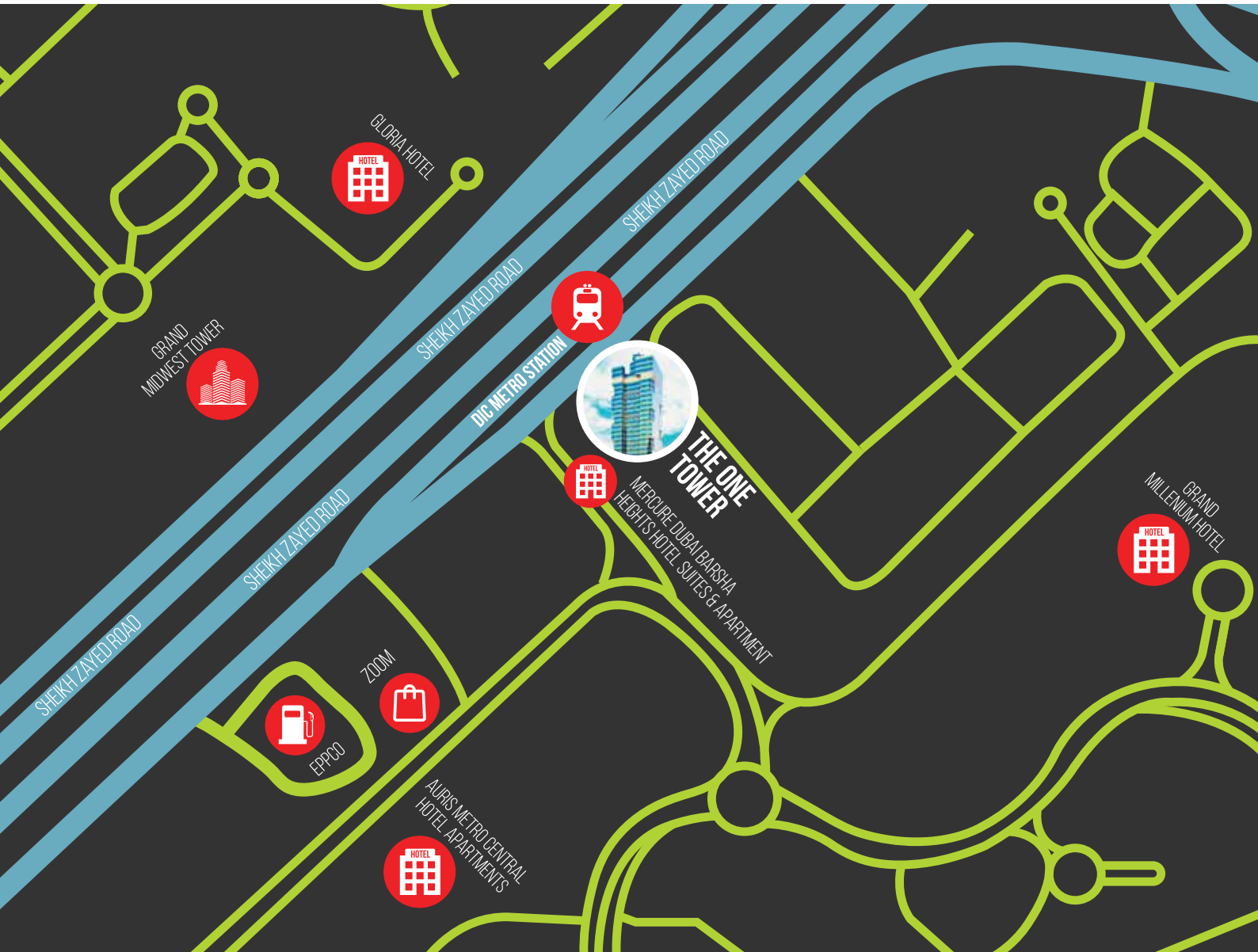


PARKING ALLOCATION

4 BASEMENT LEVELS
6 PODIUM LEVELS

THE
ONE
TOWER

STRATEGIC LOCATION



THE MAIN ENTRANCE OF THE BUILDING OF THE ONE TOWER IS EASILY REACHED THROUGH A SERVICE ROAD FROM SHEIKH ZAYED ROAD.

COMING FROM ABU DHABI: TAKE EXIT 34 FOR HESSA ST-D61 EAST
COMING FROM SHARJAH / DEIRA, DUBAI: TAKE EXIT 36 FOR HESSA ST-D61

THE
ONE
TOWER

THE ONE TOWER[®]

WHERE
LUXURY
EMBRACES
SOPHISTICATION

ENJOY AN EXCEPTIONAL OFFICE EXPERIENCE AT THE ONE TOWER WITH A VARIETY OF OFFICE MODULES DESIGNED TO SUIT ALL BUSINESS REQUIREMENTS. THE ONE TOWER FEATURES MORE THAN 200 OFFICES, STATE-OF-THE-ART SYSTEMS & INFRASTRUCTURE, PROFICIENTLY MANAGED FACILITIES, AND 10 LEVELS OF UNDERGROUND & ABOVE THE GROUND CAR PARKING WITH CAPACITY FOR OVER 1,100 CARS.

THE AMENITIES AT THE ONE TOWER INCLUDE PRIVATE SECURITY, PROPERTY MANAGEMENT, CONCIERGE SERVICES, COMMON FLOOR PANTRIES, A BUSINESS CENTER, A HEALTH CLUB, AND MORE.



THE ONE TOWER[®]

UNPARALLELED

PANORAMIC VIEWS



WORKING AT THE ONE TOWER IS AN UNPARALLELED EXPERIENCE WHETHER CONDUCTING DAY-TO-DAY BUSINESS, HOLDING MEETINGS OR ENTERTAINING YOUR CLIENTS. THE ONE TOWER OFFERS INDIVIDUAL OFFICE SPACE STARTING FROM 1,000 SQUARE FEET UP TO FULL FLOORS WITH PANORAMIC VIEWS OF THE CITY.

THE
ONE
TOWER



THE
ONE
TOWER



FLEXIBLE LAYOUTS

THE ONE TOWER HAS FOUR BASEMENT LEVELS, A GROUND FLOOR, A MEZZANINE LEVEL, SIX PODIUM LEVELS, AND 47 FLOORS. THE TOP TWO FLOORS ARE DEDICATED TO A SELF-CONTAINED OWNER'S DUPLEX PENTHOUSE.

THE TOWER OFFERS FLEXIBLE OFFICE LAYOUTS THAT CAN BE SET TO DIFFERENT CONFIGURATIONS, INCLUDING AN OPTION TO LEASE OUT A COMPLETE FLOOR FOR 1 OCCUPANT.

EVERY OFFICE LEVEL IS EQUIPPED WITH COMMON PANTRIES, GARBAGE COLLECTION ROOM AND RESTROOMS.



AESTHETICS & FUNCTIONALITY

THE ONE TOWER IS NOT ONLY CHARACTERIZED BY ITS UNPRECEDENTED AESTHETIC ATTRACTIVENESS BUT ALSO BY ITS FUNCTIONALITY AND CONVENIENCE.

THE ACCESSIBILITY TO THE TOWER IS AVAILABLE FROM THE LOBBY AND BASEMENT TO ANY FLOOR CONNECTED WITH LAVISH HIGH-SPEED ELEVATORS. THE TOWER ALSO OFFERS A BACK ENTRANCE THAT IS VERY CONVENIENT FOR THE GUESTS TO ACCESS THE TOWER FROM THE VISITORS' PARKING LOT.

THE
ONE
TOWER

COMPETITIVE CHARACTERISTICS



- 🏢 GRADE 'A' TOWER
- 🏢 CENTRALLY LOCATED IN DUBAI
- 🏢 MORE THAN 1,100 PARKING BAYS
- 🏢 FREEHOLD COMMERCIAL AND RETAIL SPACE WITH DED LICENSE
- 🏢 DIRECT LINK TO THE DIC METRO STATION
- 🏢 EASY ACCESS TO MAJOR COMMERCIAL AREAS SUCH AS DIC, DMC, JLT, AND JAFZA

OFFICES

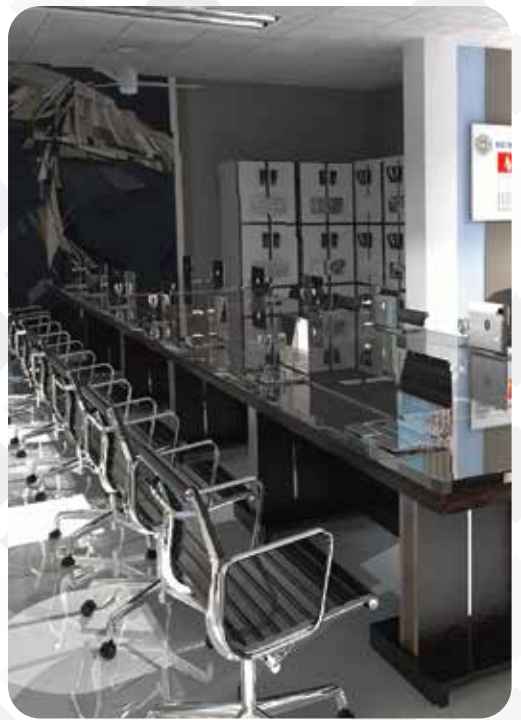


ULTIMATE
COMFORT
HIGH-END
ATMOSPHERE



OFFICES





HEALTH CLUB

FITNESS FOR US IS SERIOUS BUSINESS



THE
ONE
TOWER

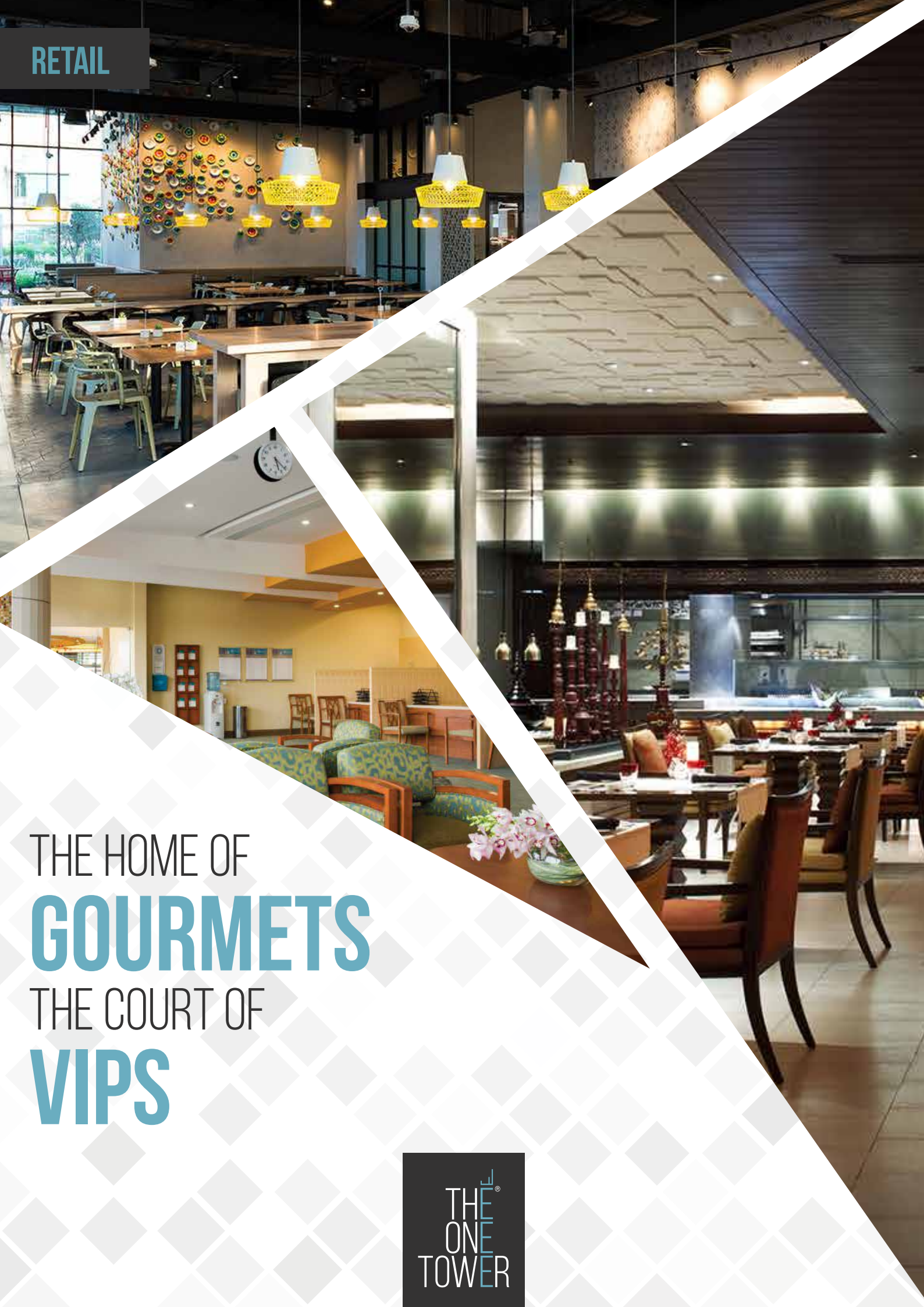
PENTHOUSE

FEEL LIKE ON
TOP
OF THE
WORLD
AT
THE ^{UAE}
ONE
TOWER

THE ^{UAE}
ONE
TOWER



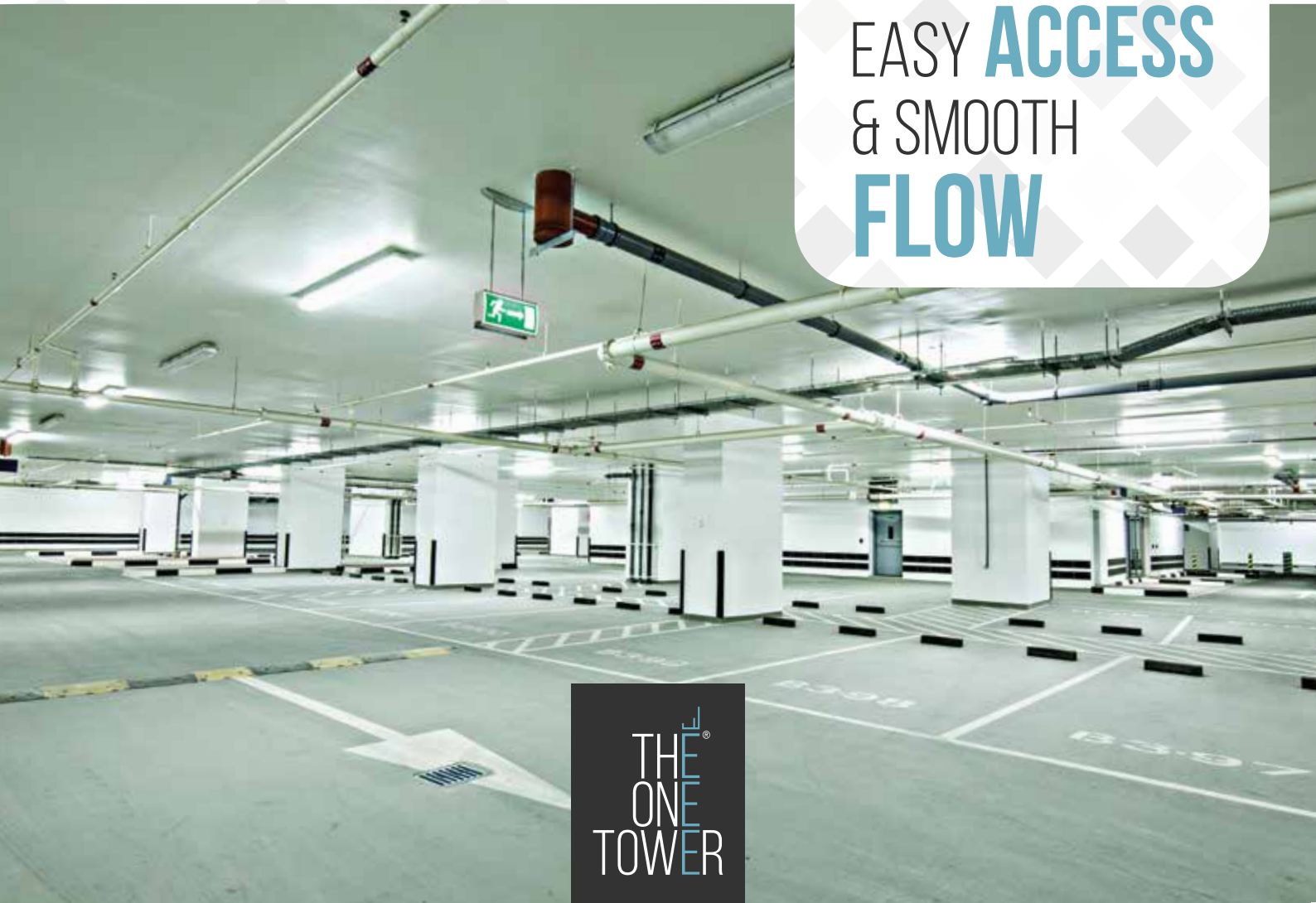
RETAIL



THE HOME OF
GOURMETS
THE COURT OF
VIPS

THE
ONE
TOWER

ACCESSIBILITY



EASY **ACCESS**
& SMOOTH
FLOW

FLOOR MAP



■ ENTRANCE ■ LOBBY ■ OFFICE

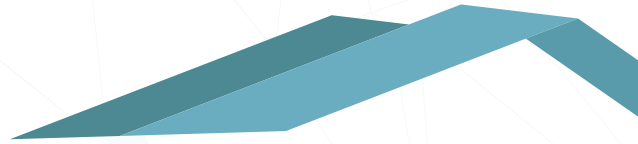
TYPE 1 - TYPICAL OFFICES (HIGH RISE)
TOTAL OF 1 FLOOR, 6 OFFICES.
30TH FLOOR

FLOOR MAP



 ENTRANCE  LOBBY  OFFICE

TYPE 1 - TYPICAL OFFICES (LOW RISE)
TOTAL OF 1 FLOOR, 6 OFFICES.
10TH FLOOR



EXPERIENCE THE
**NEW OFFICE
ENVIRONMENT**

WITH THE DIRECT ACCESS TO THE

**PARKING &
METRO
STATION**

