

# ONE Residence

AL REEM ISLAND

## CITY RHYTHM MEETS BAY CALM

On Al Reem Island, life flows between the calm of the bay and the pulse of the city. ONE Residence is made for both. Step out to the city's energy, step in to tranquil mornings and golden bay evenings. It's modern living with AI-powered comfort — where the tide resets you and the city recharges you.

### STRATEGIC LOCATION

Set along the quiet shores of Al Reem Island, ONE Residence offers a front-row seat to Abu Dhabi's evolving cityscape. Here, waterfront promenades meet vibrant cultural hubs, lush parks open to leisurely strolls, and the city center is just minutes away. With world-class retail, marinas, and a rapidly growing investment zone at your doorstep, residents enjoy a lifestyle where calm and connectivity exist side by side.



### PROJECT OVERVIEW

**1<sup>st</sup>**  
AI integrated community  
in Abu Dhabi

**196**  
Units

**G+P3+27+R**  
Residential Tower

**Q2 2028**  
Expected handover




### UNIT TYPES

Unit Type	Additional Utility Room	Included Parking	Size Range (ft <sup>2</sup> )	Avg. Size (ft <sup>2</sup> )
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



## AMENITIES & FACILITIES

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

## PAYMENT PLAN

Seamless  
50 | 50  
Payment Plan

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