ONE

by NINE



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by NINE

Discover luxury living at **One by Nine Developments** in **Nad Al Sheba**, Dubai, where elegant design meets state-of-the-art amenities. Our spacious apartments feature **premium finishes, open-plan layouts, and stunning city views.** Enjoy top-tier amenities such as a **fitness center, rooftop terrace, infinity pool, and 24/7 concierge service**, all in a prime location close to dining, shopping, and cultural attractions. **Experience the best of modern living.**

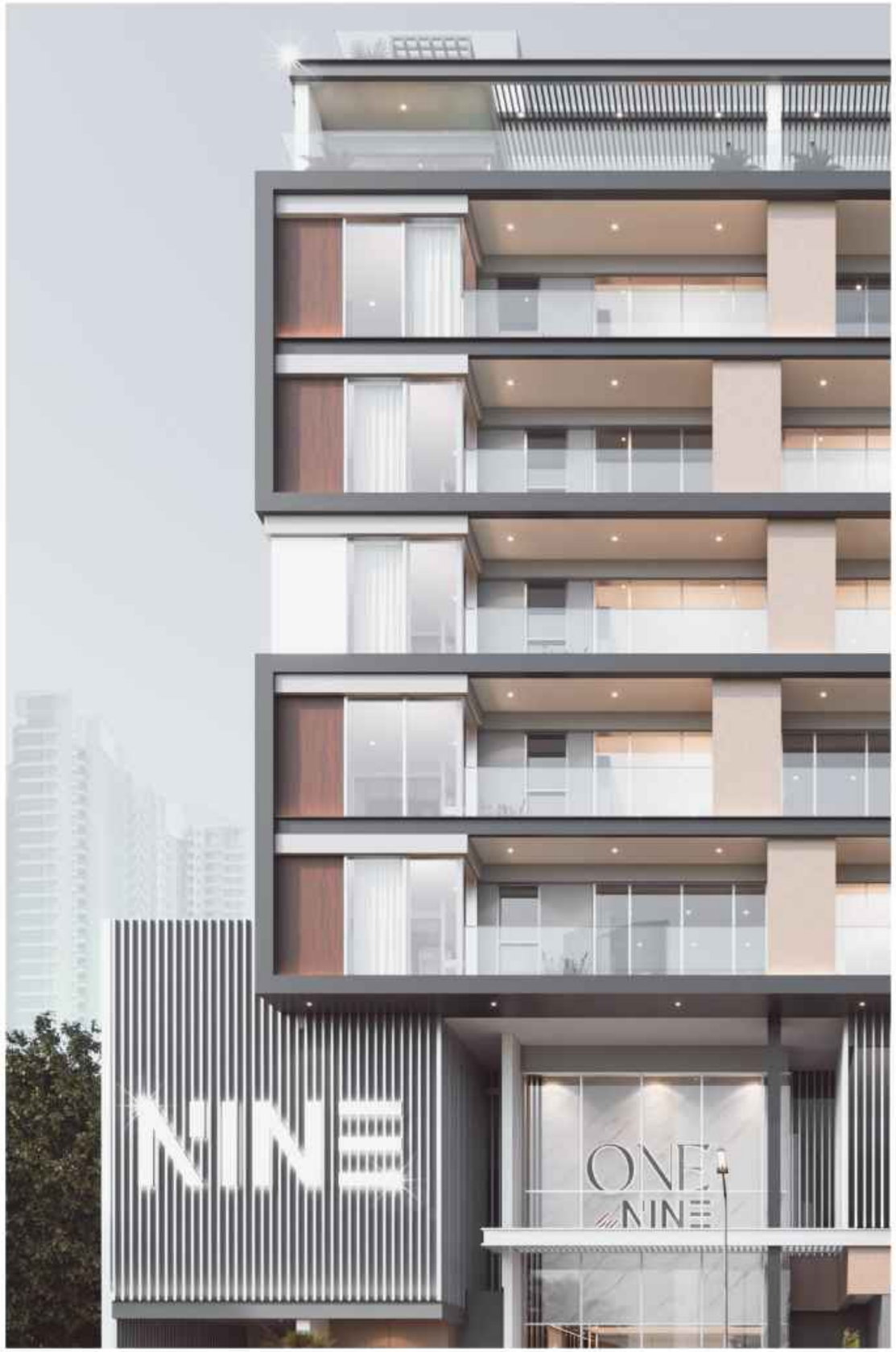



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NAD AL SHEBA

Nad Al Sheba is a prestigious neighborhood in Dubai, known for its tranquil, family-friendly environment and prime location. Just minutes from **Downtown Dubai**, it offers easy access to major highways and top attractions.

Residents enjoy **lush green spaces, world-class amenities,** and proximity to the renowned **Meydan Racecourse.** With ongoing developments enhancing its appeal, Nad Al Sheba provides a perfect blend of luxury, convenience, and modern living.




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6 MIN
Dubai Design District D3

9 MIN
City Walk

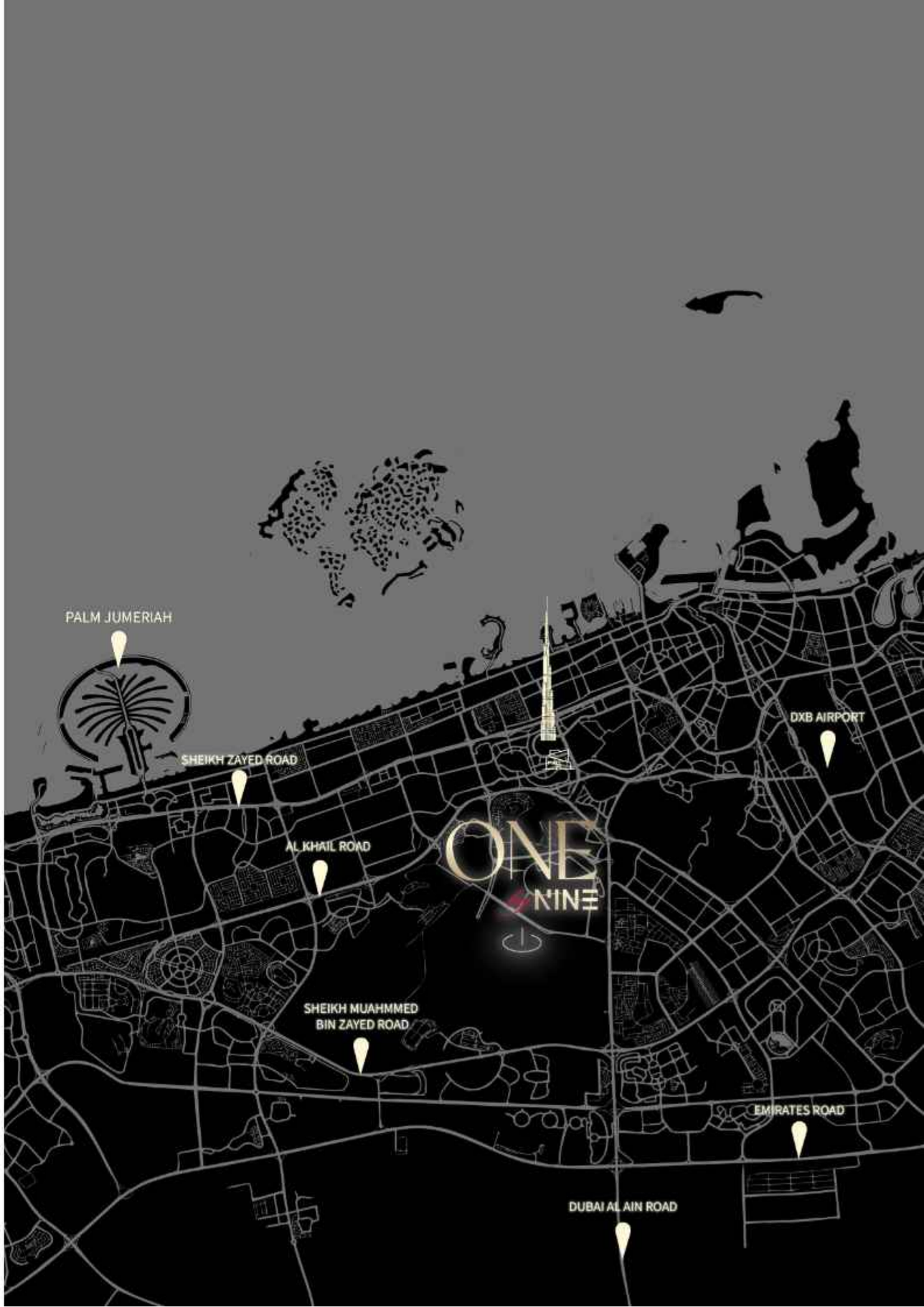
9 MIN
The Track, Meydan Golf

12 MIN
Dubai Mall

15 MIN
Dubai International Airport

17 MIN
World Trade Centre

25 MIN
Dubai Marina



MEYDAN GOLF

Living at One by Nine Developments means you're just moments away from the prestigious Meydan Golf, a world-class golfing destination in Nad Al Sheba, Dubai. Here's what makes Meydan Golf a remarkable neighbor:

Championship Course: Meydan Golf features a 9-hole, fully floodlit championship course designed by renowned golf architect Peter Harradine, perfect for day or night play.

Stunning Views: Enjoy picturesque views of the Dubai skyline, including the iconic Burj Khalifa, as you play your round of golf.

World-Class Facilities: The club offers state-of-the-art facilities, including a driving range, practice greens, and a well-equipped pro shop.

Golf Academy: Improve your game with the help of professional instructors at the Meydan Golf Academy, which offers lessons for all skill levels.

Dining and Leisure: Relax and unwind at The Track Restaurant and Qube Sports Bar, both offering delicious food and a vibrant atmosphere.

Exclusive Events: Meydan Golf regularly hosts exclusive golf events and tournaments, providing a unique social and recreational experience for enthusiasts.

With Meydan Golf just a stone's throw away, residents of One by Nine Developments can enjoy an exceptional golfing experience alongside their luxurious living environment.





EDUCATION MATTERS

Rashid Primary Boys School: Renowned for academic excellence and holistic development with state-of-the-art facilities. (4mins away)

Kinder Castle Nursery Meydan: Premier early childhood center offering play-based learning and spacious, modern facilities. (3mins away)

Latifa School for Girls: Prestigious school with a strong STEM focus, excellent academic and extracurricular resources. (3mins away)

Dubai College of Tourism and Culinary: Leading institution offering specialized programs in tourism, hospitality, and culinary arts with hands-on training facilities. (3mins away)

INFINITY POOL

Experience ultimate relaxation at our stunning infinity pool, a highlight of One by Nine Developments. Overlooking the breathtaking skyline of Nad Al Sheba, Dubai, the pool offers a serene escape from the bustling city life. Enjoy a panoramic view of the iconic Burj Khalifa as you unwind in style.

Designed with elegance and luxury in mind, the infinity pool features a spacious sun deck with comfortable loungers, perfect for soaking up the sun. Whether you're looking to take a refreshing dip, unwind with a good book, or socialize with friends, our infinity pool provides the ideal setting for both leisure and relaxation.





CHILDREN'S POOL

For families, we offer a dedicated children's pool. This safe, shallow pool allows younger residents to splash and play under the watchful eyes of their parents. Designed with kids in mind, it provides a fun and secure environment for children to enjoy the water.

ROOFTOP TERRACE

Adjacent to the pool, our rooftop terrace provides additional seating and lounging areas, ideal for social gatherings or enjoying the spectacular city views, including the Burj Khalifa.

CABANAS AND LOUNGE AREA

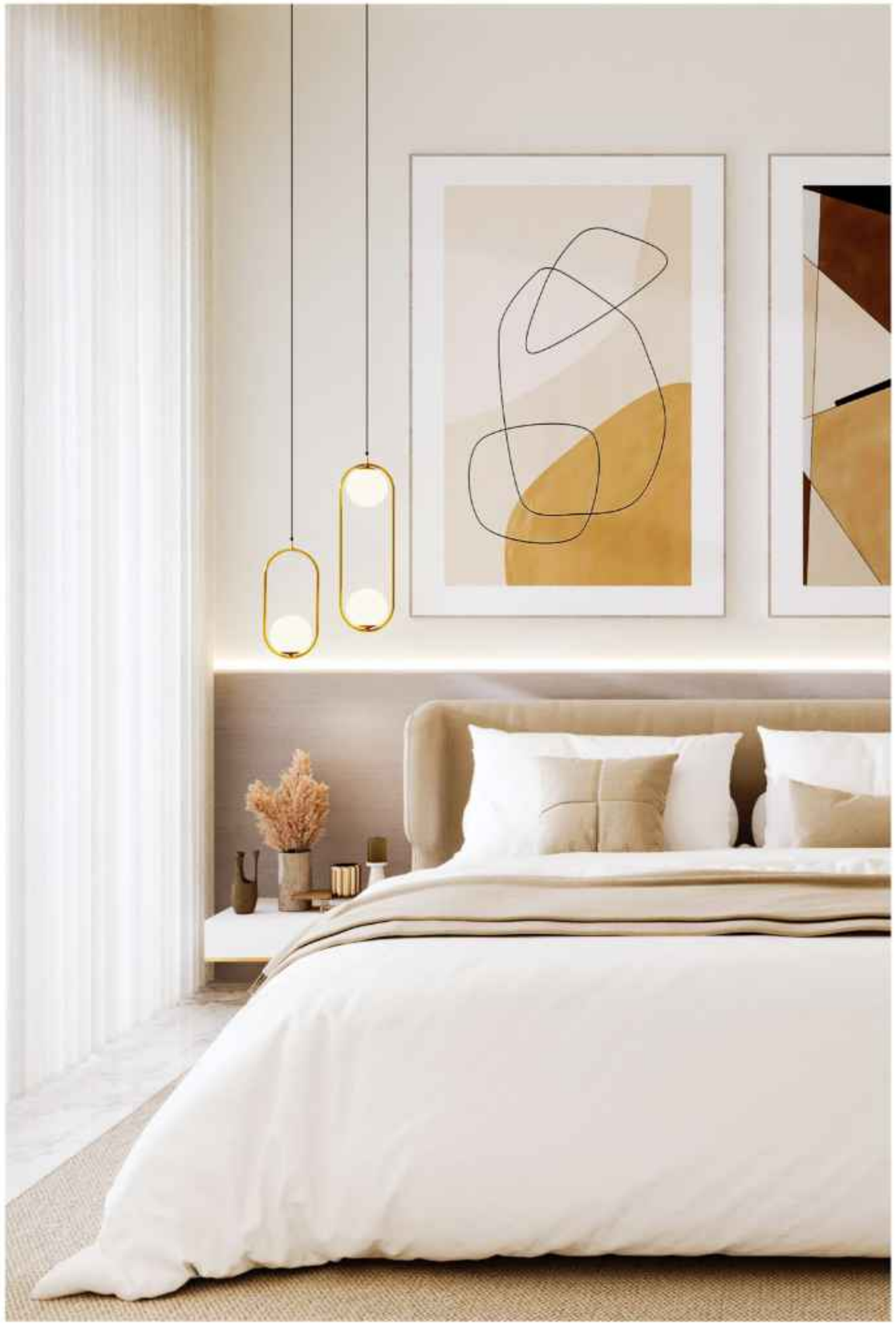
Enhancing your poolside experience, we provide luxurious cabanas that offer a private retreat for relaxation. These stylish cabanas are perfect for enjoying a quiet afternoon, catching up with friends, or simply taking in the scenic views. The pool area also features shaded lounging areas, ensuring comfort and convenience for all our residents.

Timless serene view of **Burj Khalifa from Infinity Pool.**

MINIMALIST DESIGN PHILOSOPHY

One by Nine Developments embraces a minimalist design philosophy, focusing on **simplicity, functionality, and elegance**. Our apartments feature **clean lines, open spaces, and a neutral color palette**, creating a calm and uncluttered living environment.

High-quality materials and finishes are chosen for their beauty and durability, ensuring that each space feels both luxurious and timeless. This design approach not only enhances aesthetic appeal but also promotes a sense of tranquility and well-being, making your home a sanctuary in the heart of Nad Al Sheba, Dubai.




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DEVELOPMENTS


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DEVELOPMENTS



Minimalist Design Philosophy

Natural Light: Large windows are a key feature, maximizing natural light and enhancing the feeling of openness and connection with the outdoors.

Functional Design: Every element is thoughtfully placed to enhance functionality without sacrificing style. Built-in storage solutions help maintain a clutter-free environment.

Minimalist Furnishings: Furniture and decor are selected for their simplicity and functionality, ensuring each piece contributes to the overall harmony of the space.

Timeless Elegance: The minimalist approach ensures that the design remains stylish and relevant, avoiding trends that can quickly become outdated.

Sustainable Living: Our design philosophy extends to sustainability, incorporating energy-efficient appliances and eco-friendly materials to reduce environmental impact.

Seamless Integration: Technology and modern conveniences are seamlessly integrated into the design, providing a sophisticated yet unobtrusive living experience.

This **minimalist design philosophy** not only enhances the aesthetic appeal of our apartments but also promotes **a sense of tranquility and well-being**, making your home at One by Nine Developments a sanctuary in the heart of Nad Al Sheba, Dubai.



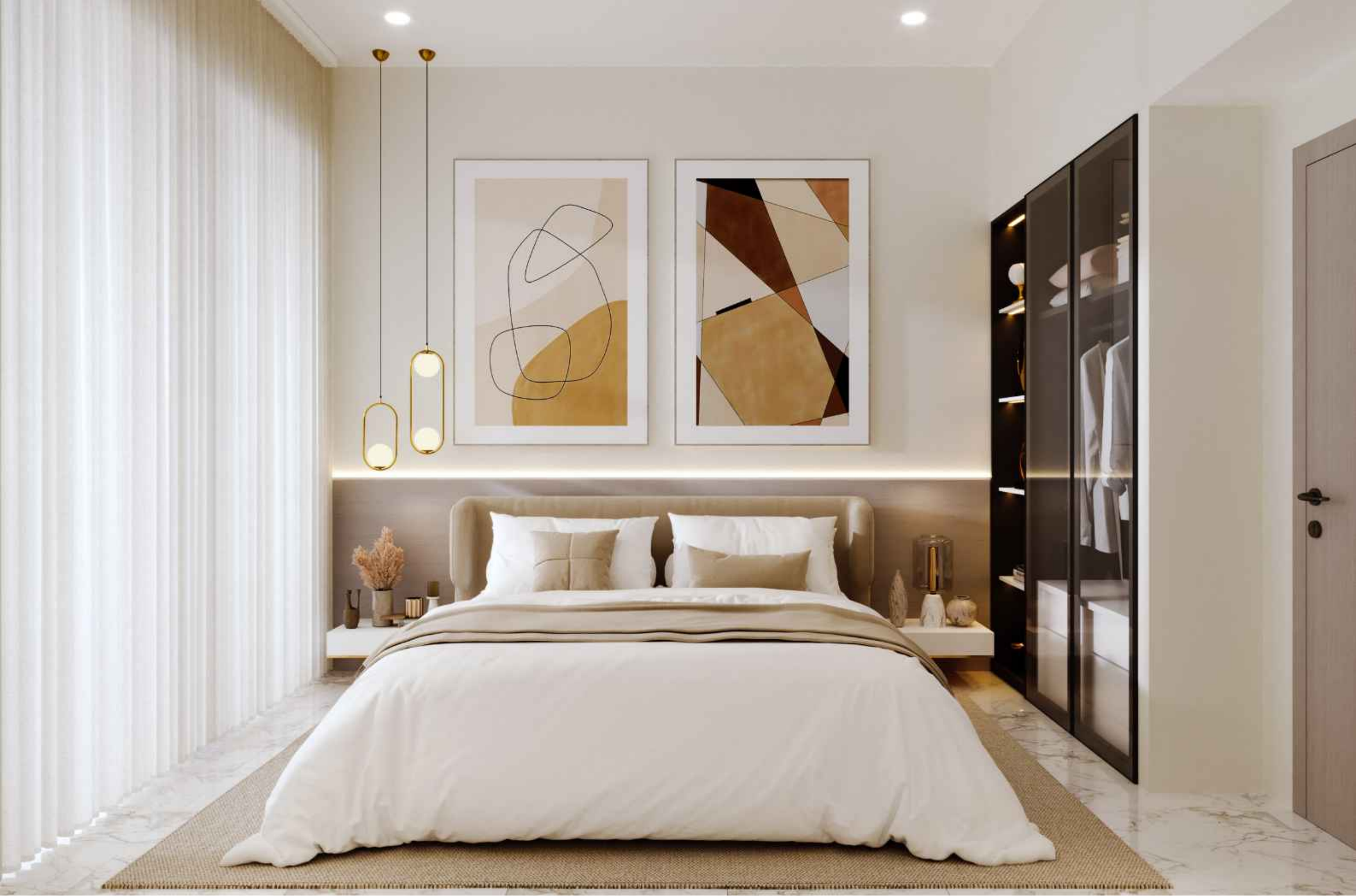


















LIVING SPACES

The living spaces at One by Nine Developments are designed to maximize comfort and sophistication. Key features include:

Floor-to-Ceiling Windows: These expansive windows flood the rooms with natural light, creating a bright and airy atmosphere while offering stunning views of Nad Al Sheba and the iconic Burj Khalifa.

Open-Plan Layouts: Seamlessly connecting living, dining, and kitchen areas, our open-plan layouts promote a spacious and inclusive environment, perfect for both relaxing and entertaining.

High-Quality Finishes: Neutral color palettes, and premium materials create a timeless and stylish look.

Modern Amenities: Integrated smart home technology, energy-efficient lighting, and climate control systems ensure convenience and comfort.

Ample Storage: Built-in cabinetry and thoughtfully designed storage solutions keep your living space organized and clutter-free.

These features combine to provide a luxurious and inviting living environment at One by Nine Developments.

note - the materials and finishes in the living spaces and bedrooms may vary


CHANEL



THE
KITCHENS

Our kitchens feature a neutral color palette with high-quality materials like granite countertops and custom cabinetry. Sleek stainless steel appliances and a minimalist design create a modern, elegant space. Thoughtful features such as under-cabinet lighting and ample storage ensure functionality and style in every detail.

note : The materials and finishes in the kitchen may vary.







BATHROOMS
AND POWDEROOMS

Our Bathrooms and powder rooms combine elegance and functionality with a minimalist design. Featuring a neutral color palette, high-quality fixtures, and sleek surfaces, these spaces offer a modern and tranquil environment.

Premium materials such as marble countertops, frameless glass showers, and designer faucets ensure durability and style.

Thoughtful touches like ample storage, well-placed lighting, and elegant finishes enhance the overall experience, providing a luxurious and serene retreat in your home

note - The materials and finishes in the bathrooms may vary







FITNESS CENTER

Our state-of-the-art fitness center at One by Nine Developments offers residents a comprehensive and convenient workout experience.

Equipped with the latest cardio and strength-training machines, free weights, and functional training areas, the gym caters to all fitness levels. Enjoy the benefits of modern equipment, spacious workout zones, and dedicated areas for yoga and stretching. With 24/7 access, you can maintain your fitness routine at your convenience, ensuring a healthy and active lifestyle right at home.




STEAM AND SAUNA





STEAM AND **SAUNA**

Indulge in ultimate relaxation and wellness at the steam and sauna rooms in One by Nine Developments. Designed to provide a rejuvenating experience, these facilities offer the perfect way to unwind after a long day or an intense workout.

Steam Room: Enjoy the therapeutic benefits of steam, which helps to detoxify the body, improve circulation, and relax muscles. The humid heat is ideal for skin health and respiratory wellness.

Sauna Room: Experience the dry heat of the sauna, which promotes relaxation, alleviates stress, and soothes muscle tension. The sauna is a great way to boost your overall sense of well-being.

Both the steam and sauna rooms are thoughtfully designed to provide a serene and comfortable environment, ensuring that you can fully relax and recharge right at home.


STEAM ROOM
SAUNA ROOM
GYM
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PLUNGE POOL

Elevate your living experience with the exclusive plunge pools in the premium apartment segment at One by Nine Developments. These private plunge pools offer a luxurious retreat within your own home, perfect for relaxation and leisure.

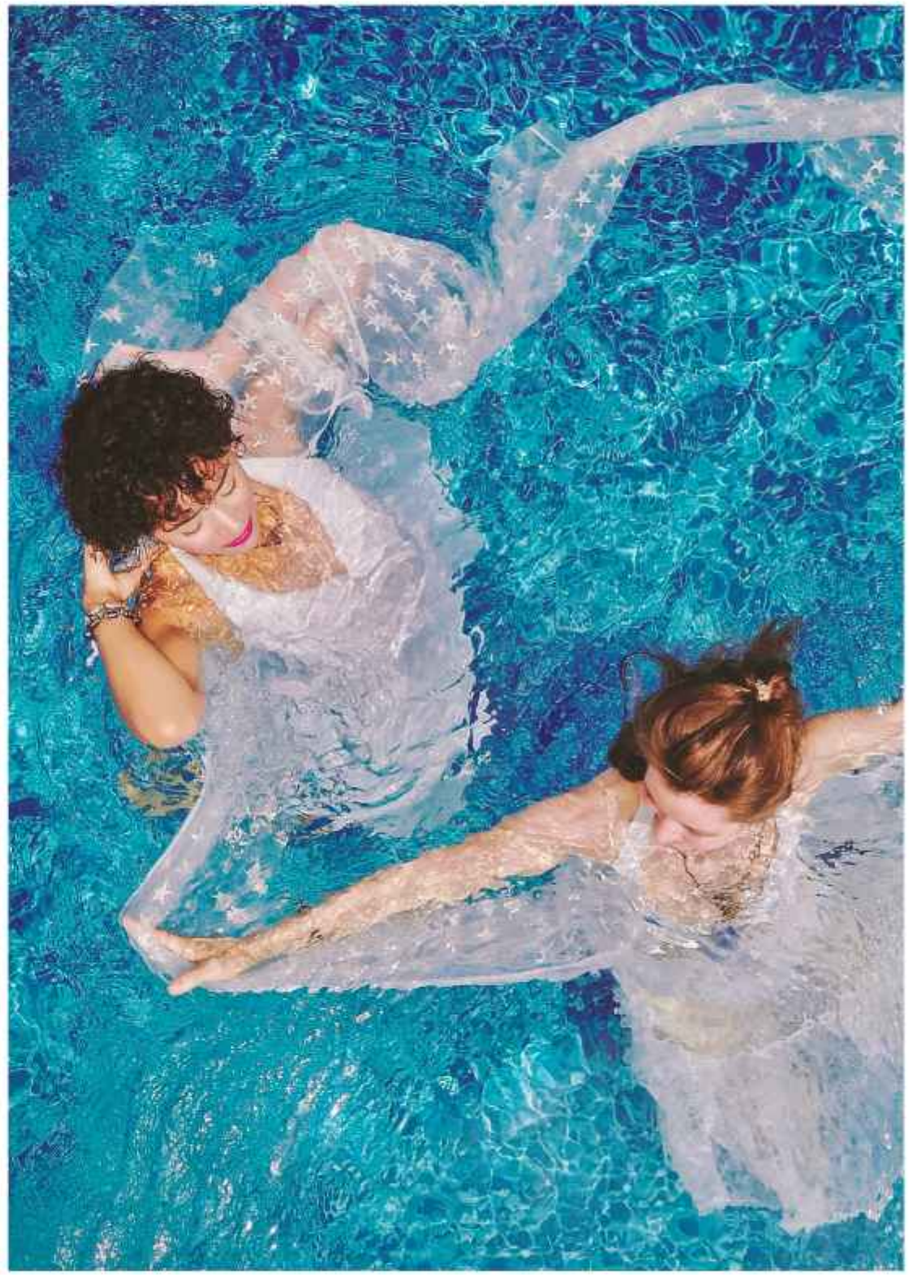
Private Oasis: Enjoy the serenity of a private plunge pool, designed to provide a personal escape from the bustling city life.

Luxurious Experience: These pools are elegantly integrated into spacious balconies or terraces, offering stunning views of Nad Al Sheba and the iconic Burj Khalifa.

Year-Round Enjoyment: With climate control features, you can enjoy a refreshing dip in your plunge pool regardless of the season.

Seamless Design: The plunge pools are crafted with high-quality materials and sophisticated design, enhancing the overall aesthetic of your premium apartment.

Experience unparalleled luxury and comfort with your own private plunge pool, making One by Nine Developments the epitome of high-end living in Dubai.




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APARTMENT TYPES

One by Nine Developments offers a range of luxurious living options to suit different needs and preferences:

Studio Apartments: Compact and efficient, perfect for singles or young professionals seeking modern, minimalist living.

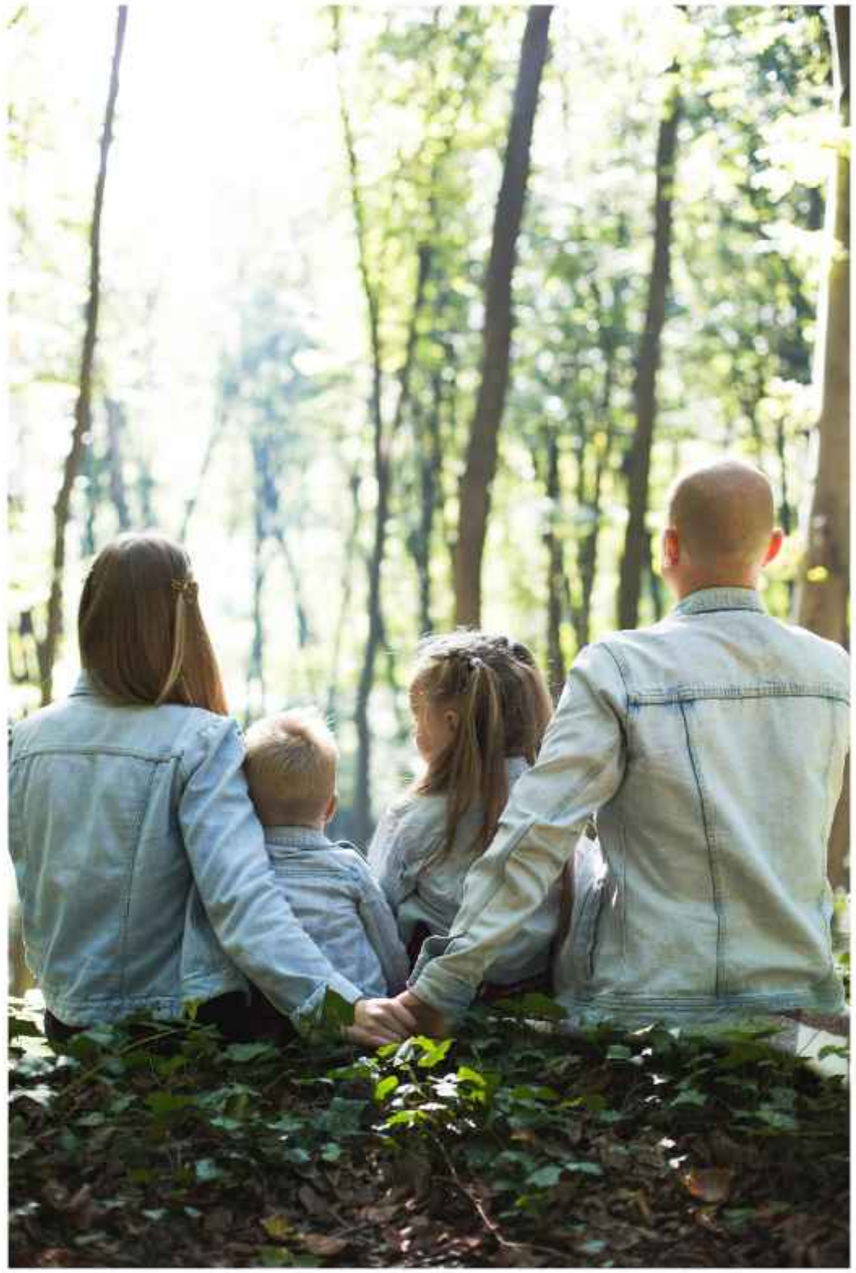
1-Bedroom Apartments: Spacious and elegant, ideal for couples or individuals desiring extra space with all the comforts of home.

2-Bedroom Apartments: Designed for families or those who need additional space, featuring open-plan layouts and ample natural light.

1BR/2BR/STUDIO Apartments with Terrace Balconies: Enjoy outdoor living with expansive terrace balconies that offer stunning views and a perfect spot for relaxation or entertaining.

1BR/2BR Premium Apartments with Plunge Pools: Experience ultimate luxury with private plunge pools, providing a personal oasis and an exclusive retreat.

Each apartment type is crafted with high-quality finishes, modern amenities, and thoughtful design to ensure a comfortable and stylish living experience.



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