



ONE CRESCENT

PALM JUMEIRAH

brochure of a new project on the coast of Palm Jumeirah

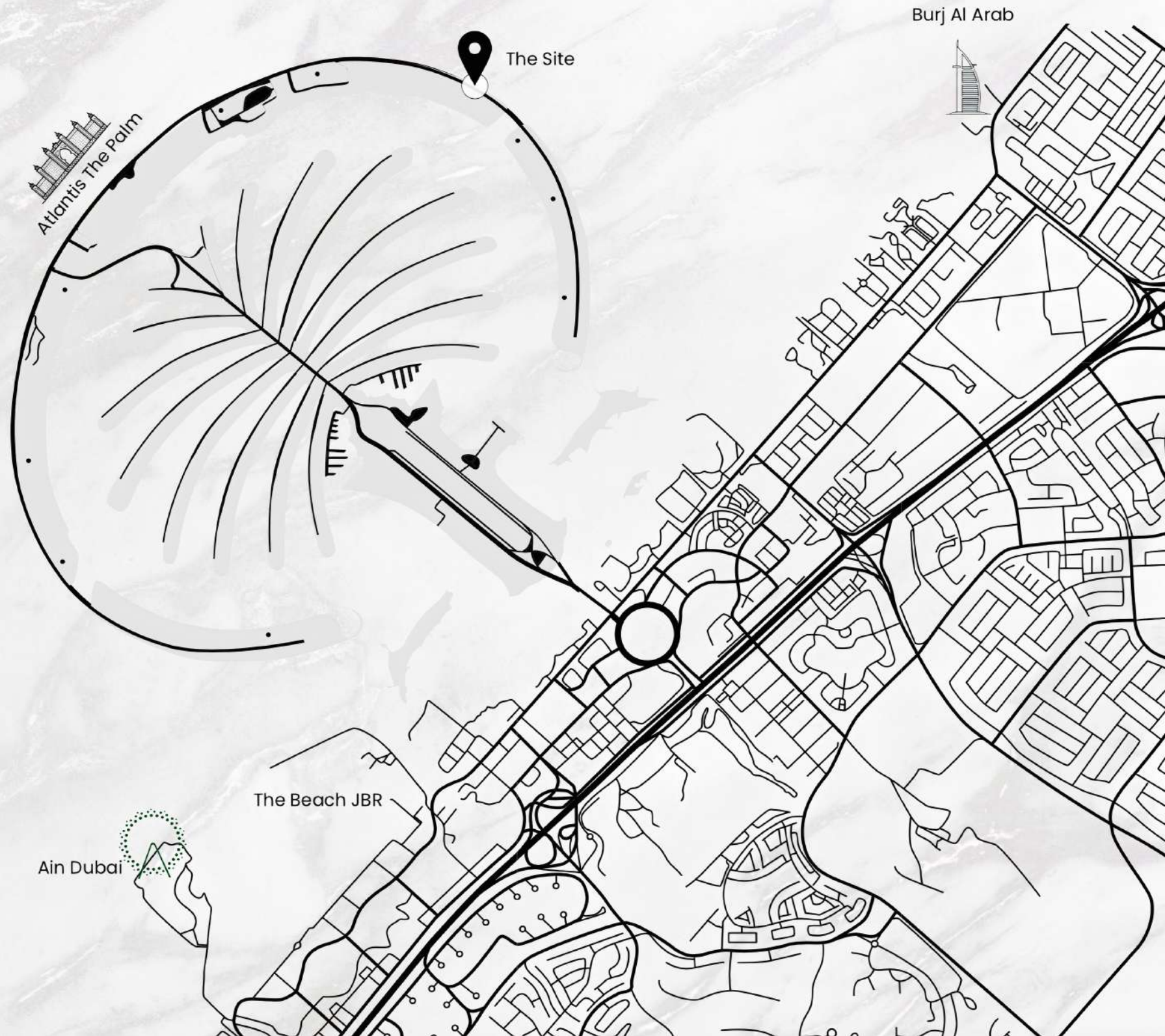


One Crescent is a limited collection of 25 exclusive residences on the shores of the famous Palm Jumeirah



20 minutes drive from the central regions

The Palm Jumeirah boasts its iconic palm tree shape with quick access to the monorail, the 14.5 km Dubai Tram and the Dubai Metro. One Crescent is a 16-minute drive from Dubai Marina and a 26-minute drive from Downtown Dubai. It takes 22 minutes to get to Business Bay and 24 minutes to Jumeirah Beach. Dubai International Airport is half an hour away.

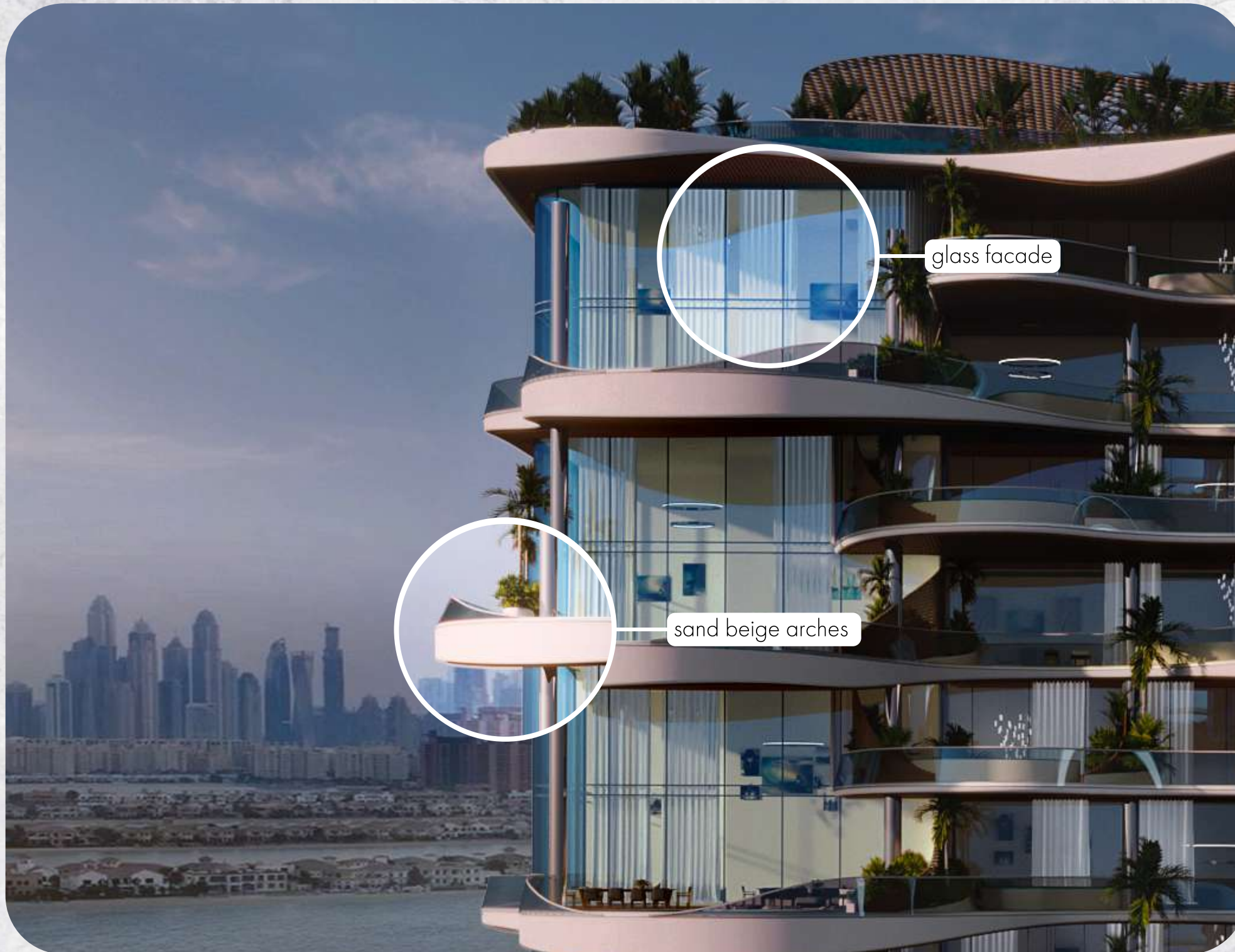


Life on the Palm Jumeirah

The Palm Jumeirah is the jewel of the city, offering 360-degree views of the stunning crystal blue waters of the Arabian Gulf and the city skyline. The island has a well-developed transport system, which makes it easy to get to any hotels, restaurants and entertainment complexes. The Palm Monorail runs across the island to Atlantis The Palm.



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Sea style

The design of the exclusive residential project was developed by the architects of the world famous studio Killa Design, and the exterior was designed in an elegant marine style. The detailed geometry of the building allows you to enjoy panoramic views of the crystal clear sea, picturesque views of Burj Al Arab, Burj Khalifa and the Dubai skyline.

Marble lobby

The lobby is designed in a minimalist, pleasing to the eye style with double height ceilings, lounge and seating areas. At the reception you will be met by a friendly concierge, always ready to help in solving any domestic issues.



25 exclusive residences, including 3 and 4 bedroom penthouses, 5 bedroom sky villas and two 6 bedroom sky mansions



Private elevator

The layout of each of the residences includes a private elevator that opens directly into the living room





Designer finishes in beige tones



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Living room with panoramic sea views



Bedroom decoration

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Bathroom Options



Wardrobe

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Panoramic terraces

All residences will be complemented by a spacious outdoor terrace with a private pool, areas for relaxation and sunbathing.



Private terrace with swimming pool

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3 bedroom residence plans





3 bedroom residence plans



3 bedroom residence plans

4 bedroom residence plan



5 bedroom residence plan



SPA center

To take care of the body, there are fully equipped wellness centers with a salt cave, a water path and aromatherapy showers.



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Panoramic gym

The fitness studio and yoga studio overlooking the pool and gardens provide space and equipment for any kind of workout.



Infinity pool

The 50-meter pool on the project's podium is surrounded by a spacious lounge where you can relax in the soft areas and enjoy the sea views at a leisurely pace.





Cigar club

Immerse yourself in a new level of comfort in the well-appointed Cigar Lounge with a fine selection of cigars, spirits and snacks.

5 star service

Enjoy a 5-star level of attention to detail and service standards with a team of welcoming staff. From bellhop to valet service, enjoy exclusivity every day.





Water activities

One of the best things about living on the water is to enjoy all the water sports and recreation at any time of the day.





Variety of tracks

Surrounded by miles of walking and biking trails and lush green spaces, residents will experience the natural beauty and tranquility of One Crescent.





Membership in a private club

Owning a residence in One Crescent automatically entitles you to become part of a closed club of people with ultra-high income. You will be part of the LUJO network, a high-quality luxury concierge service and lifestyle platform that regularly sends personalized offers from around the world directly to your phone.





Aquaventure Waterpark

Aquaventure is the largest water park in the world. Located a couple of minutes from One Crescent. These are 105 dizzying rides, exciting programs and water activities. Ride thrilling slides, watch spectacular shows at the iconic Dubai Aquarium, or enjoy some water sports.



Sea Lion Point

The famous Sea Lion Point Theme Park is a 10-minute drive away. Give yourself an incredible experience - interact with sea lions and learn more about the life of these amazing creatures. In the Atlas Village complex, acquaintance with the inhabitants of the sea is completely safe.



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Nakheel Mall

Residents of the project can shop at the Nakheel Mall, which features over 140 retail stores, the Trampo Extreme family amusement park and VOX cinemas.





AlIttihad

Al Ittihad Park is located at the very beginning of Palma. In this park you will always find something to do. A treadmill with exercise equipment and playgrounds runs through the entire park. Along the park there is a shopping arcade with many cafes and restaurants, shops and grocery stores. The park has a lot of vegetation and even rare plant species.





Project Developer – AHS Properties

AHS Properties is a luxury real estate developer based in Dubai. Founded in 2021, AHS Properties has rapidly grown an impressive portfolio of real estate projects with total assets of over \$115 million.

Construction will end in 2025



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