

THREE WORLDS  
ONE ADDRESS

one  
central

AT

RAK CENTRAL

BY

پانٲيون  
PANTHEON  
DEVELOPMENT



WHERE THE SUN, SEA AND  
SPACE COME TOGETHER.





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Welcome to One Central

# A NEW ERA OF LIVING!







## Introduction

Nestled in the heart of **RAK Central**, just 6 min from the pristine **Marjan Island**, **One Central** offers more than just a home - it's a seamless blend of **luxury, serenity, and convenience**.

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.



A full-page background image of a sunset over the ocean. The sun is a bright, glowing orb in the upper center, casting long, horizontal rays of light across the sky. The sky transitions from a pale blue at the top to a deep orange and yellow near the horizon. The ocean in the foreground is a deep blue with small, white-capped waves. The text "A WORLD DEFINED BY NATURAL ELEMENTS" is centered in the upper half of the image, in a bold, black, sans-serif font.

**A WORLD DEFINED  
BY NATURAL ELEMENTS**



## The First World

**Where the Sun, Sea and Space create a Life of Tranquility.**

Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One Central.

Here, nature is not just a backdrop -it's an essential part of your everyday life.

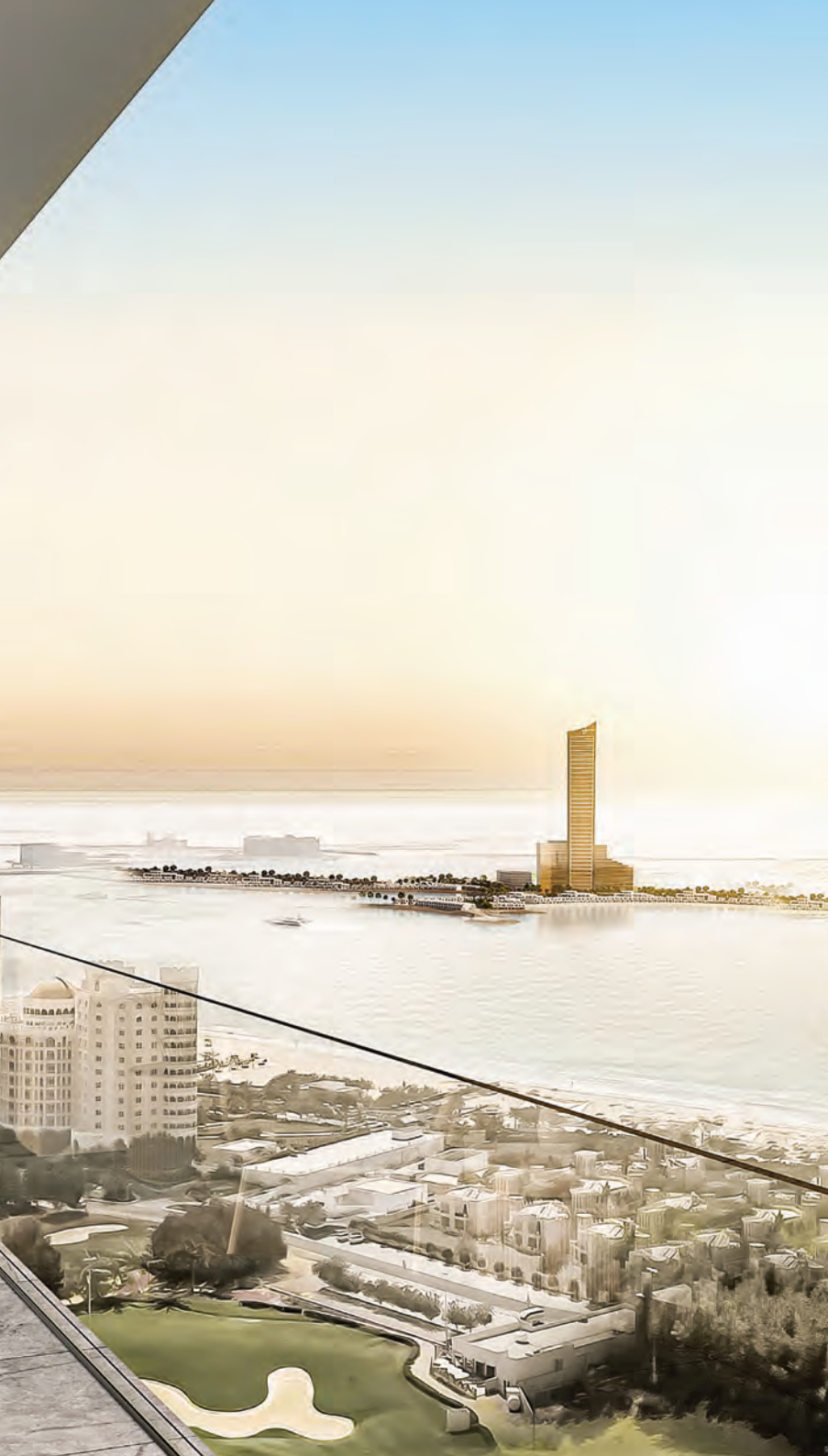




# AT THE HEART OF RAS AL KHAIMAH'S NEWEST BUSINESS HUB!







One Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One Central provides a lifestyle of unmatched luxury and convenience.

## Location Highlights

**Al Hamra Mall**  
3 Minutes

**Ras Al Khaimah  
International Airport**  
25 Minutes

**Al Marjan Island  
Beach**  
6 Minutes

**Downtown  
Dubai**  
1 Hour

**Al Hamra Marina &  
Yacht Club**  
5 Minutes

**Dubai  
International Airport**  
45 Minutes

**Ras Al Khaimah  
Corniche**  
15 Minutes





# RAK CENTRAL

THE NEW HUB FOR LIVE,  
WORK AND PLAY!





## Introduction

# A Progressive Community Designed for a Vibrant Lifestyle.

Welcome to RAK Central, a thriving community where the boundaries of living, working, and recreation seamlessly blend into one.

This thoughtfully designed mixed-use development spans 3.1 million square feet, offering premium residences, state-of-the-art workspaces, lush green spaces, and vibrant retail and entertainment options.





A WORLD OF PRESTIGE  
AND BELONGING!







## The Second World

### Where Passion Meets Privilege in Every Aspect of Life.

At One Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One Central reflects the aspirations of those who seek more.



A man and a woman are standing together at night, smiling and looking towards the right. The woman is wearing a light-colored, sleeveless dress and holding a glass of champagne. The man is wearing a dark tuxedo with a white shirt and a dark bow tie. They are in an outdoor setting with string lights and a large potted plant in the background.

WHERE LIFESTYLE  
MEETS LEISURE





NO PAIN  
NO GAIN

GYM





Lobby





Theatre





Multipurpose Hall





one  
cinema

Outdoor Cinema





Kids Play Area





BBQ





Sky Garden





Zen Garden





Infinity Pool



# Additional Amenities

Unobstructed sea views with 25+ Amenities



Rooftop Infinity Pool



Outdoor Cinema



Zen Garden



Basket Ball



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



BBQ Area





A romantic couple is lying in bed, smiling and laughing together. The man, on the left, has dark curly hair and a beard, wearing a light-colored button-down shirt. The woman, on the right, has long brown hair and is wearing a blue denim shirt. They are both looking towards the camera with joyful expressions. The background is a soft, out-of-focus white pillow and a warm, golden light source, possibly a lamp, creating a cozy and intimate atmosphere.

A WORLD WHERE  
DESIGN, COMFORT & STYLE  
COME TOGETHER





Living Room





Living Room





Bedroom





Powder Room





Park View



THREE WORLDS  
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one  
*central*

AT

RAK CENTRAL

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**AN ELEVATED  
LIFESTYLE IN THE HEART  
OF RAK CENTRAL**







## Overview

### Luxury Living in Intimate, Thoughtfully Designed Towers.

One Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development -02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.







THREE WORLDS  
ONE ADDRESS

**one**  
*central*

AT  
RAK CENTRAL



A woman with long, wavy brown hair is sitting in a blue armchair outdoors. She is wearing a light-colored, long-sleeved top and brown trousers. She is holding a dark brown mug in her right hand and an open book in her left hand, looking down at the pages. The background is a lush garden with various green plants and a wooden fence. Sunlight is filtering through the foliage, creating a warm and peaceful atmosphere.

**WHERE CONTEMPORARY LIVING  
MEETS COMMUNITY**



# **RAS AL KHAIMAH THE MODERN COMMUNITY**









# THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

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One Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One Central is crafted to elevate your living experience.



WYNN

Project Floor Plan - Level 03

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE B



WYNN

Project Floor Plan - Levels 4-13, 15, 17 & 18

SEA VIEW

GOLF VIEW



UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE C
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE B

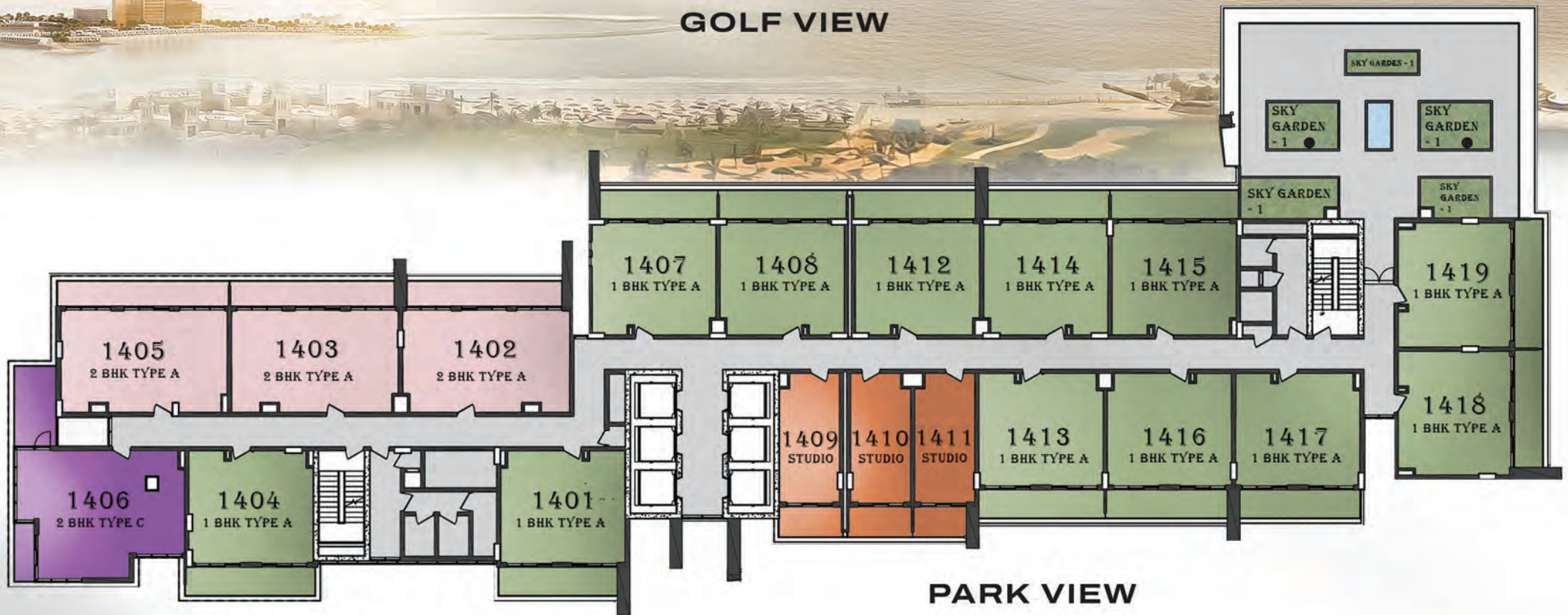


WYNN

Project Floor Plan - Level 14

SEA VIEW

GOLF VIEW



UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE C

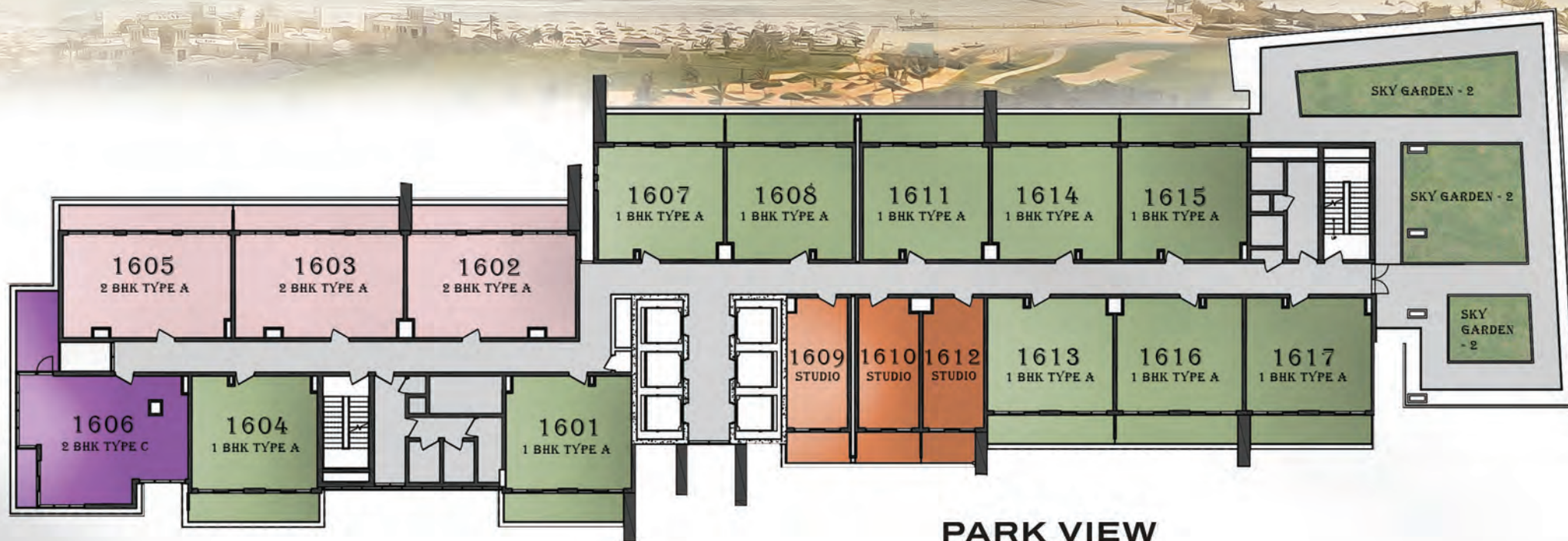


WYNN

Project Floor Plan - Level 16

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE C



**STUDIO**  
TYPICAL

SUITE	29.10 SQ. M.	313.23 SQ. FT.
BALCONY	7.20 SQ. M.	77.50 SQ. FT.
<b>TOTAL</b>	<b>36.30 SQ. M.</b>	<b>390.73 SQ. FT.</b>





**01 BEDROOM-TYPE A**  
TYPICAL

SUITE	50.12 SQ. M.	539.49 SQ. FT.
BALCONY	13.53 SQ. M.	145.64 SQ. FT.
<b>TOTAL</b>	<b>63.65 SQ. M.</b>	<b>685.12 SQ. FT.</b>





**01 BEDROOM-TYPE A**  
TYPICAL

SUITE	49.67 SQ. M.	534.64 SQ. FT.
BALCONY	13.30 SQ. M.	143.16 SQ. FT.
<b>TOTAL</b>	<b>62.97 SQ. M.</b>	<b>677.80 SQ. FT.</b>





**02 BEDROOM-TYPE A**  
TYPICAL

SUITE	60.41 SQ. M.	650.25 SQ. FT.
BALCONY	15.57 SQ. M.	167.59 SQ. FT.
<b>TOTAL</b>	<b>75.98 SQ. M.</b>	<b>817.84 SQ. FT.</b>





**02 BEDROOM-TYPE B**  
TYPICAL

SUITE	67.17 SQ. M.	723.01 SQ. FT.
BALCONY	20.65 SQ. M.	222.27 SQ. FT.
<b>TOTAL</b>	<b>87.82 SQ. M.</b>	<b>945.29 SQ. FT.</b>





**02 BEDROOM-TYPE C**  
TYPICAL

SUITE	67.03 SQ. M.	721.50 SQ. FT.
BALCONY	16.42 SQ. M.	176.74 SQ. FT.
<b>TOTAL</b>	<b>83.85 SQ. M.</b>	<b>898.25 SQ. FT.</b>







**MR. KALPESH KINARIWALA**  
Founder, Pantheon Group

## **Founder, Pantheon Development A Legacy of Excellence**

### **Delivering Luxury & Innovation across the UAE.**

Founded in 2016 by Kalpesh Kinariwala, Pantheon Development is a prominent name in luxury living, with a strong presence in Jumeirah Village Circle (JVC), Dubai. As they embark on their new venture in Ras Al Khaimah, the company brings its proven expertise, having delivered over 1,000 premium residential units and setting benchmarks in design, quality, and innovation across the UAE.

With a debt-free structure and a development portfolio exceeding 1 million sq ft of residential and commercial space, Pantheon Development is poised for growth. Their impressive project pipeline, valued at \$2 billion, reflects a commitment to creating vibrant communities that enhance lifestyles, delivering exceptional value and quality for all residents.



بـانـثـيـون  
**PANTHEON**  
DEVELOPMENT

Corporate Office

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