

THE ONE

BY PRESTIGE ONE

DUBAI: WHERE BUSINESS AND LEISURE MEET

Dubai stands as a pivotal center in the Middle East, where the realms of commerce and leisure seamlessly converge.

This vibrant city has established itself as a premier destination for entrepreneurs and visitors alike, offering a unique blend of opportunities that cater to both professional ambitions and recreational pursuits.

The strategic location of Dubai, coupled with its state-of-the-art infrastructure and cosmopolitan atmosphere, makes it an ideal environment for businesses to thrive while providing an array of leisure activities that enhance the overall experience of visitors and residents.

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Robust Tourism Industry



Economic Stability



Forecasted Growth



Strategic Location



Capital Appreciation



Golden Visa Opportunities



Safe and Stable City



Growing Population



Tax-free Investment



High Rental Yields

BARSHA HEIGHTS

Barsha Heights, situated in Dubai, United Arab Emirates, emerges as an exceptionally strategic location.

This vibrant district is characterized by its accessibility and connectivity, making it an ideal choice for businesses seeking to enhance their operational efficiency.

The area is well-served by major road networks and public transportation options, ensuring that employees and clients can easily reach the office.

Furthermore, Barsha Heights boasts a diverse array of amenities, including restaurants, retail outlets, and recreational facilities, which contribute to a dynamic work environment that can attract and retain top talent.

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LOCATION MAP

- 12

mins.

Mall of the Emirates
- 14

mins.

Dubai Marina
- 16

mins.

Palm Jumeirah
- 19

mins.

Jumeirah Beach
- 21

mins.

Dubai Creek
- 23

mins.

Burj Khalifa Downtown Dubai
- 27

mins.

Dubai International Airport



POINTS OF INTEREST

Ras Al Khor Wildlife Sanctuary

Ras Al Khor Wildlife Sanctuary is a haven for avian enthusiasts and nature lovers alike.

Nestled at the mouth of Dubai Creek, it offers a serene escape with its lush mangroves, tranquil lagoons, and a host of migratory birds, including the colourful flamingos.



Dubai Design District (d3)

Dubai Design District (d3) is the epicentre of innovation and creativity where aspiring designers, art aficionados, and fashionistas meet.

This district fosters a community of creative minds that shape the region's design landscape.



Downtown Dubai

Downtown Dubai stands as a towering testament to modernity.

At the pulsing heart of the city, it hosts the iconic Burj Khalifa, the bustling Dubai Mall, and the mesmerising Dubai Fountain.



Mall of the Emirates

Meydan One Mall is set to redefine luxury shopping and modern retail in Dubai.

With its avant-garde architecture and a vast array of high-end stores, it promises a shopping experience like no other.



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With exquisite craftsmanship and a refined aesthetic, every detail is meticulously curated to create an atmosphere of elegance and sophistication, setting the tone for a truly elevated experience.

The One redefines the workplace experience with amenities that surpass the ordinary. Offering a wide range of facilities that cater to both productivity and relaxation, it sets a new standard for modern workplaces.



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Building Configuration

Ground Floor plus
14 Office Floors

Unit Types

Shop / Commercial Units and Office Units

Number of Unit per Type

Shop / Commercial - 2 units

Office - 33 units

Size Range per Unit Type

Shop / Commercial
From 3,165.77 sq. ft. to 3,170.19 sq. ft.

Offices
From 1,878.19 sq. ft. to 3,165.77 sq. ft.

BUILDING CONFIGURATION

THE ONE

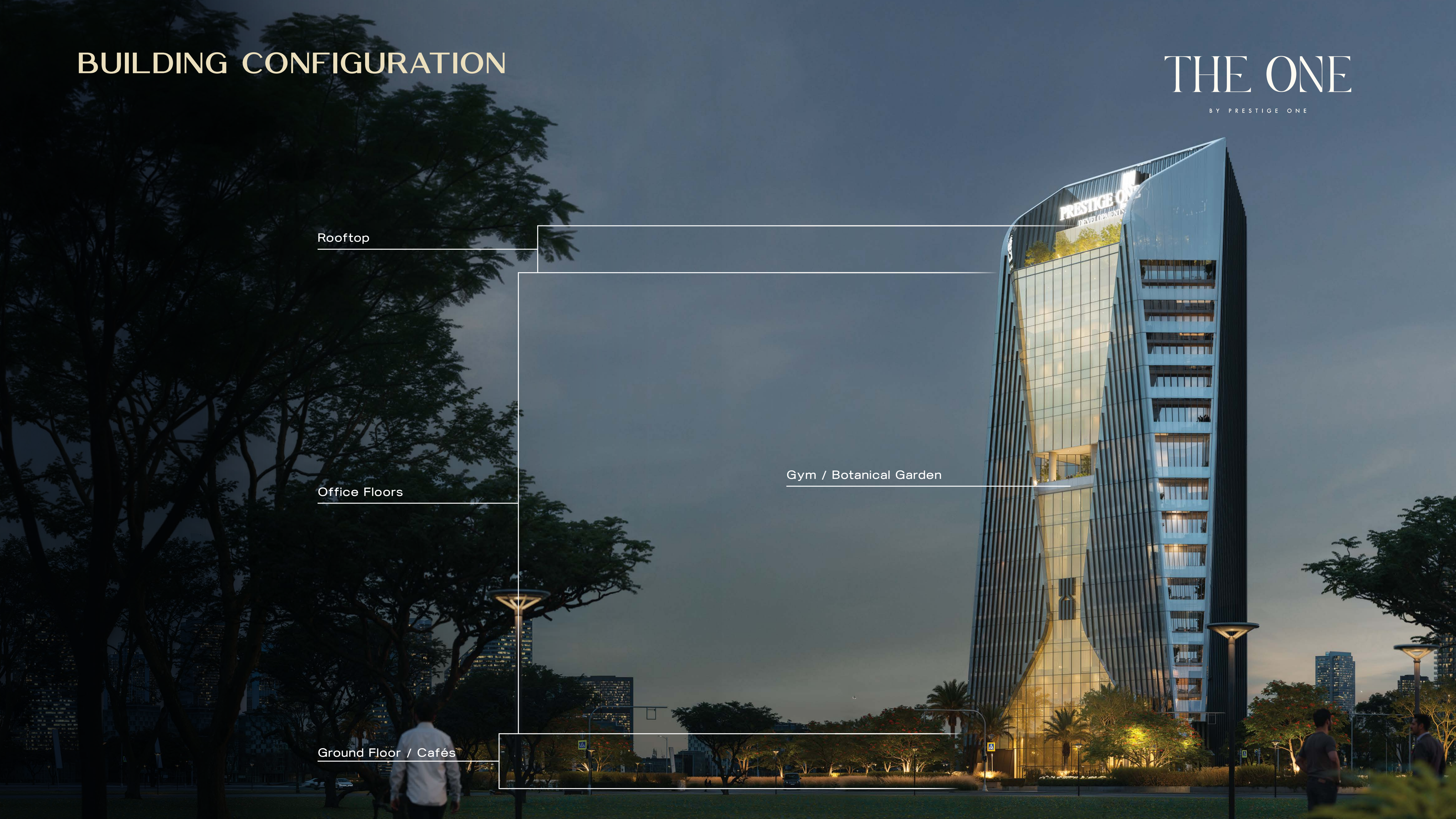
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Rooftop

Office Floors

Gym / Botanical Garden

Ground Floor / Cafés



SPA POOL

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CAFÉ

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OWNER'S LOUNGE

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OWNER'S LOUNGE

THE ONE

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OWNER'S LOUNGE

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OWNER'S LOUNGE

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CIGAR LOUNGE

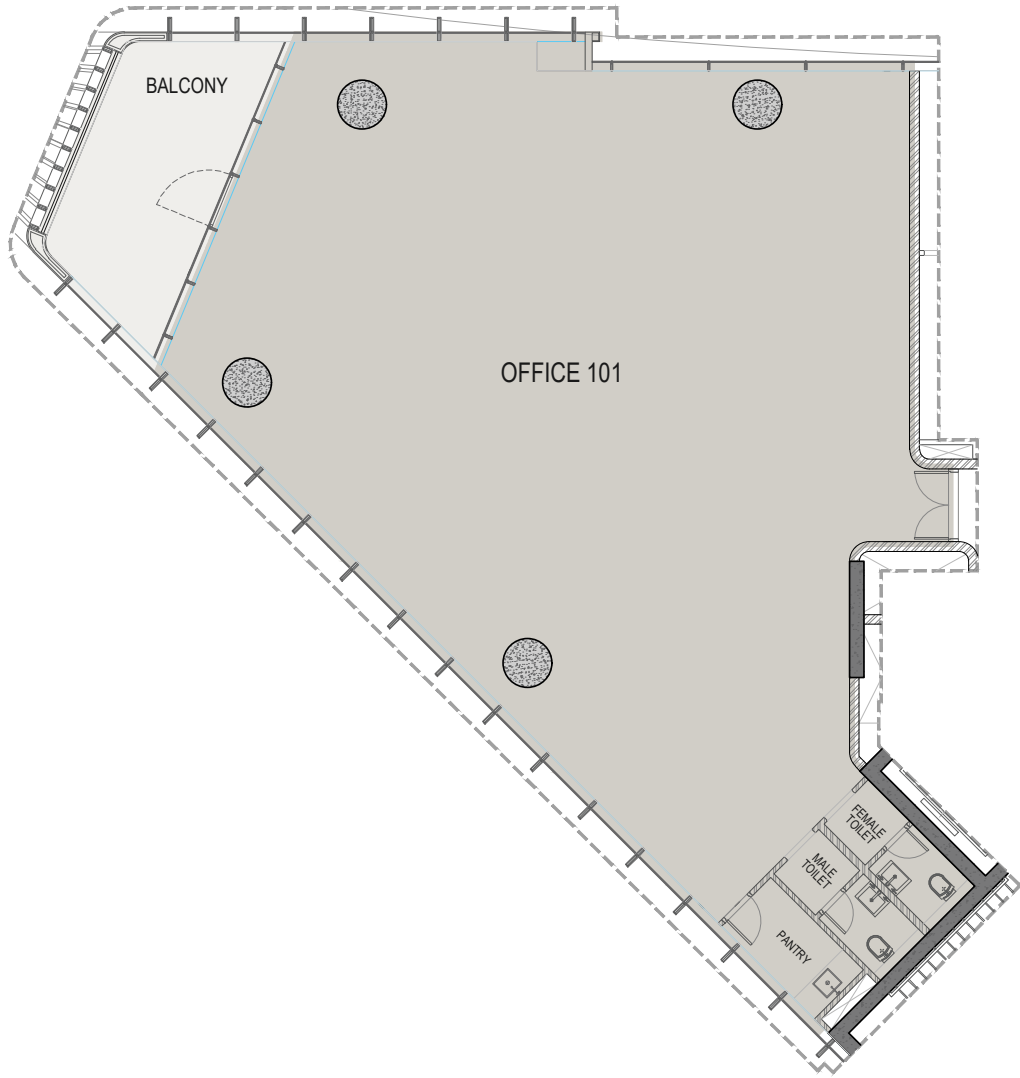
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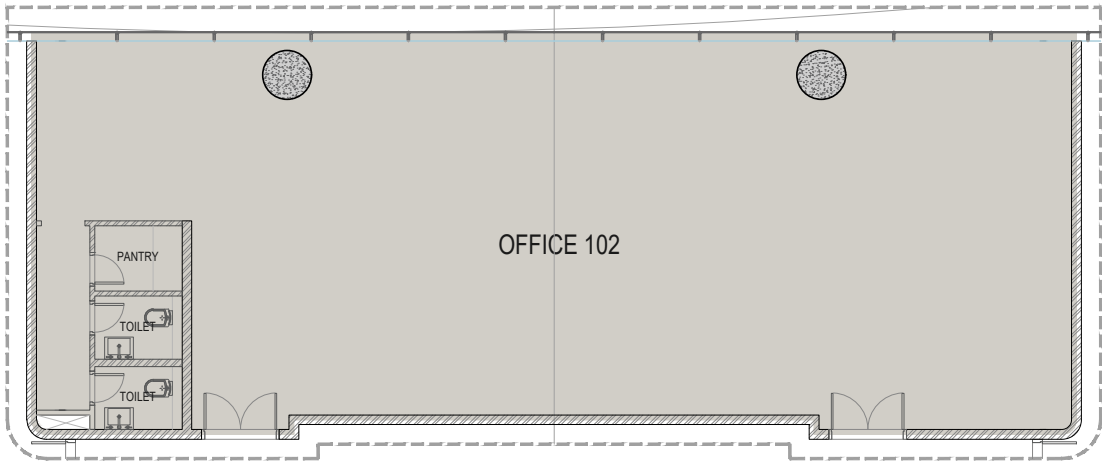
UNIT FLOOR PLANS - 1st FLOOR

101



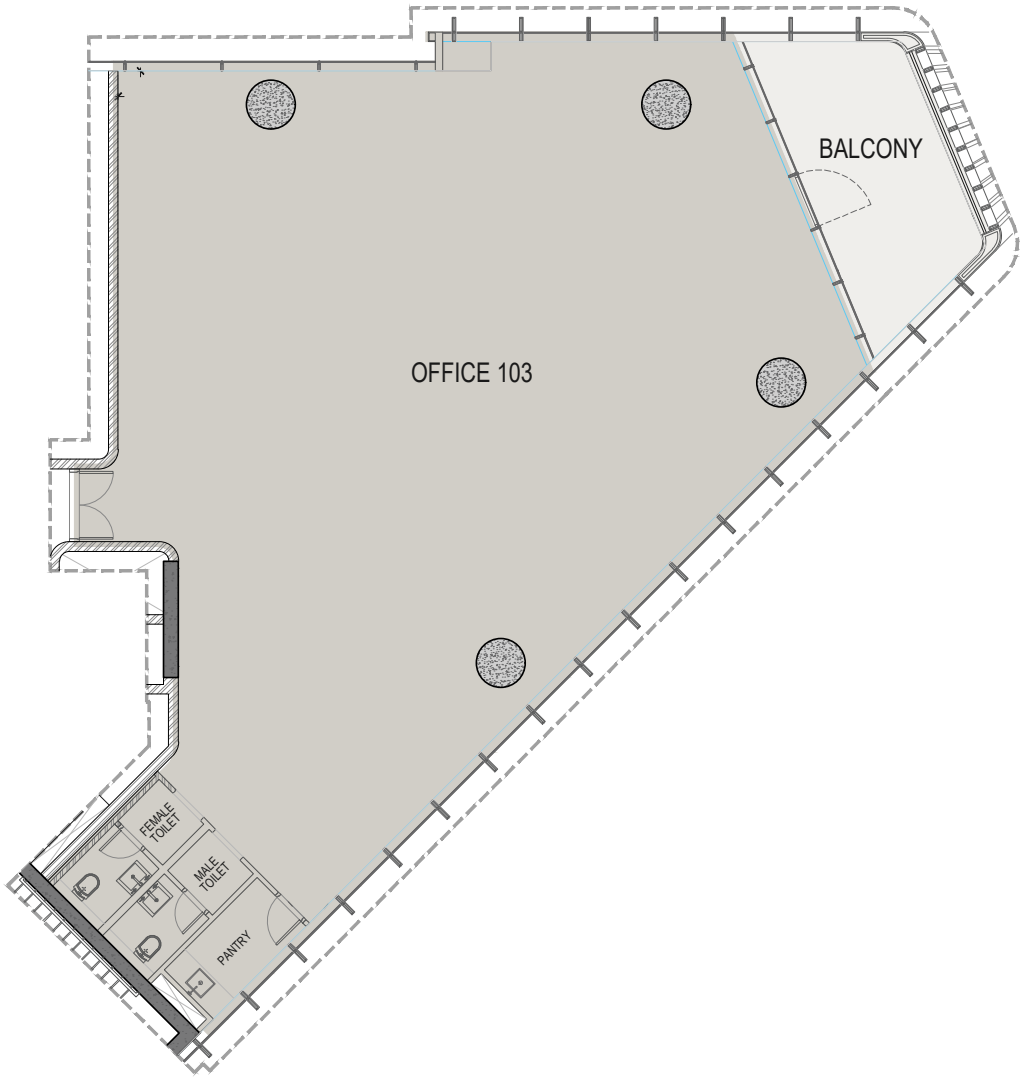
	SQ. M	SQ. FT.
OFFICE AREA	211.78	2,280.00
BALCONY AREA	19.05	205.00
TOTAL AREA	230.83	2,485.00

102



	SQ. M	SQ. FT.
OFFICE AREA	174.53	1,879.00
BALCONY AREA	0	0
TOTAL AREA	174.53	1,879.00

103

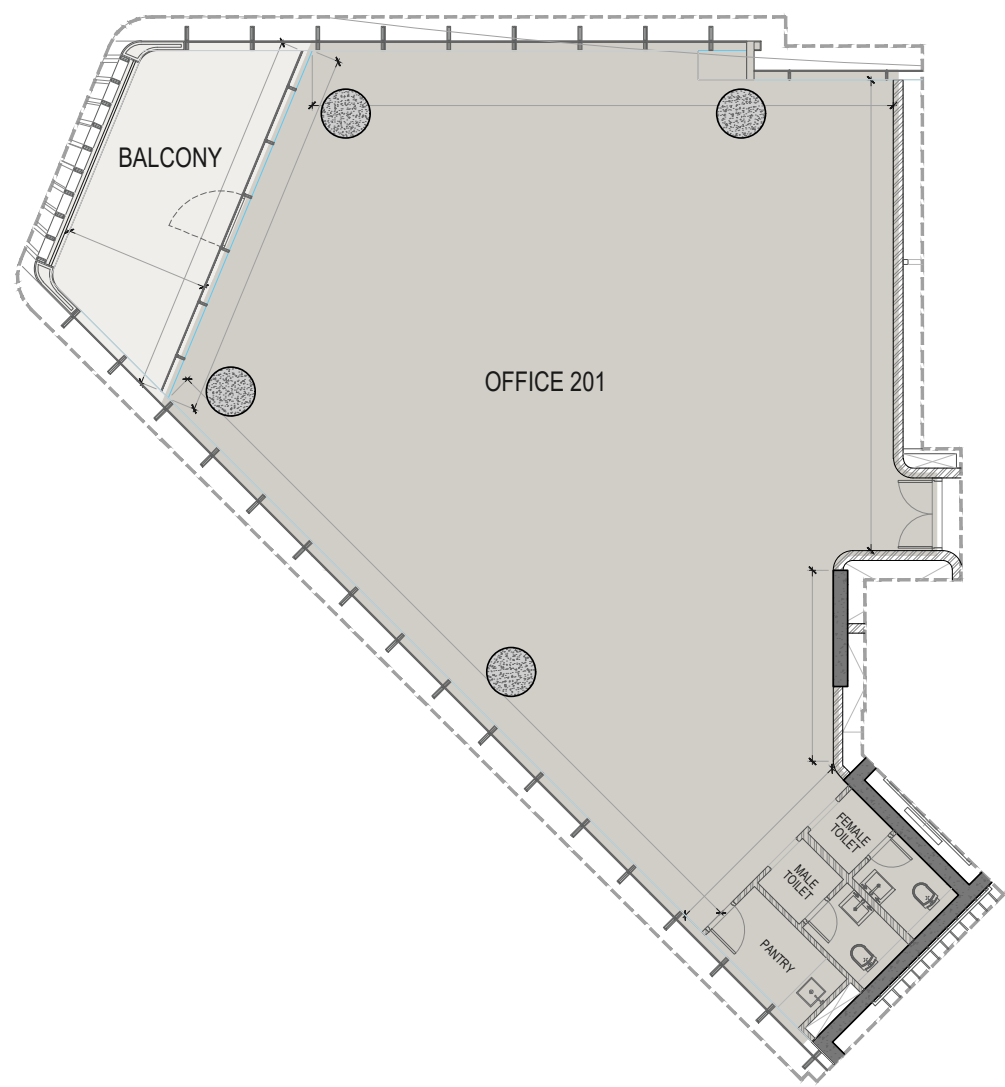


	SQ. M	SQ. FT.
OFFICE AREA	212.20	2,284.00
BALCONY AREA	19.05	205.00
TOTAL AREA	231.25	2,489.00

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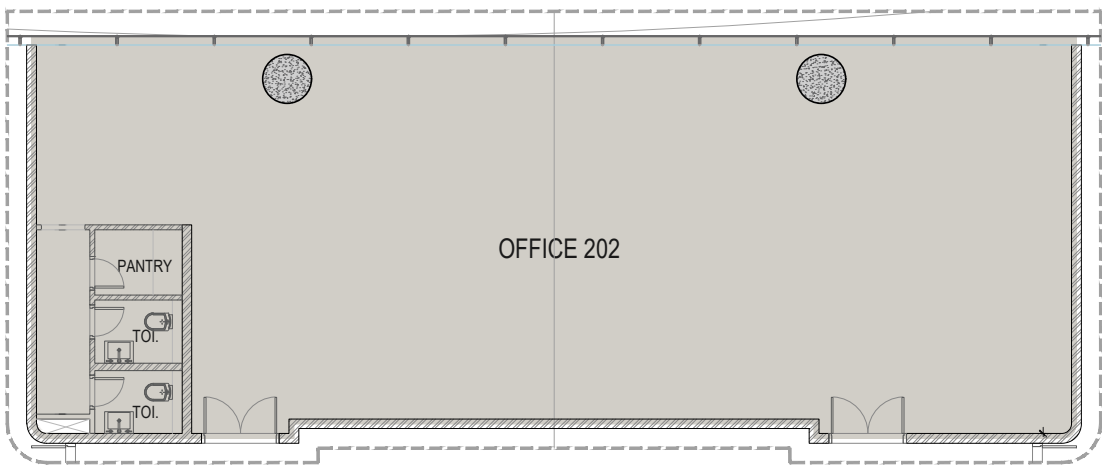
UNIT FLOOR PLANS - 2nd FLOOR

201



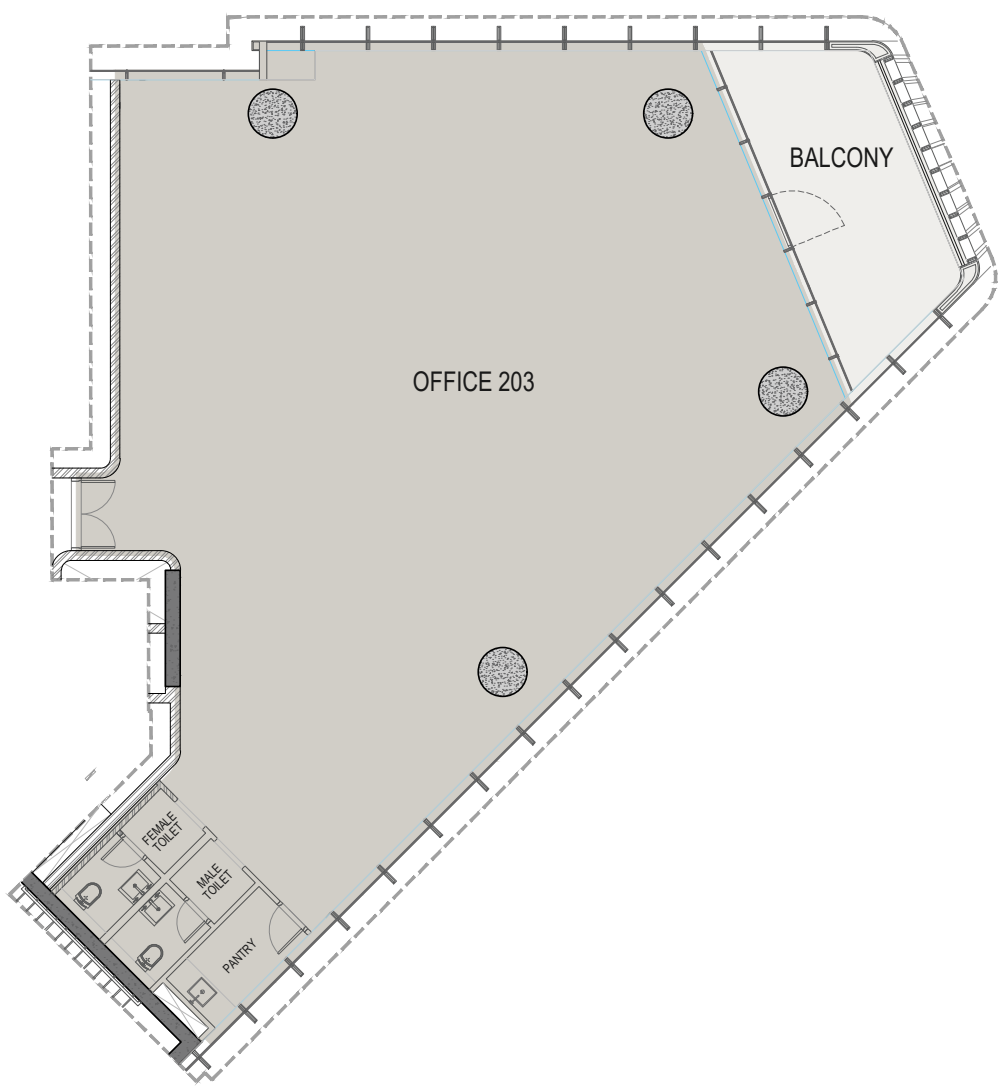
	SQ. M	SQ. FT.
OFFICE AREA	209.05	2,250.00
BALCONY AREA	20.69	223.00
TOTAL AREA	229.74	2,473.00

202



	SQ. M	SQ. FT.
OFFICE AREA	174.53	1,879.00
BALCONY AREA	0	0
TOTAL AREA	174.53	1,879.00

203

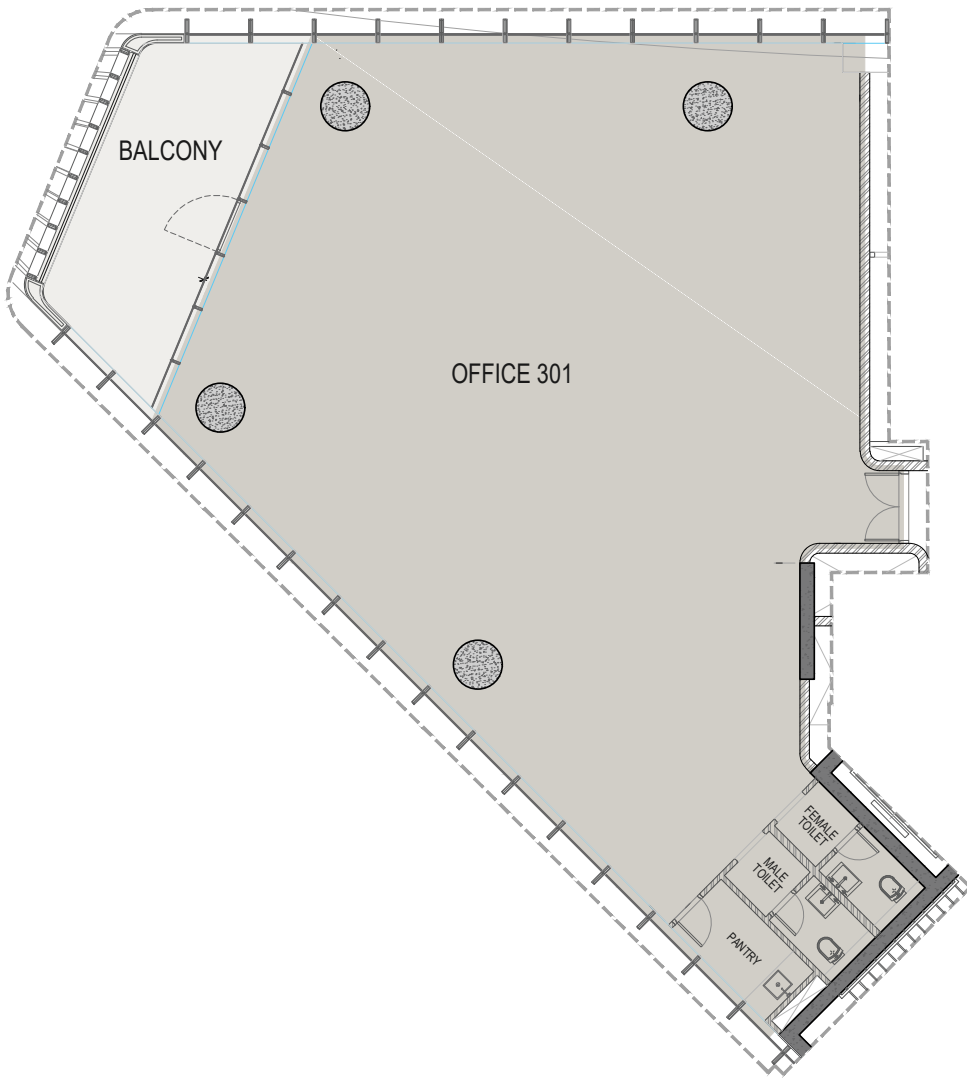


	SQ. M	SQ. FT.
OFFICE AREA	209.47	2,255.00
BALCONY AREA	20.69	222.00
TOTAL AREA	230.16	2,477.00

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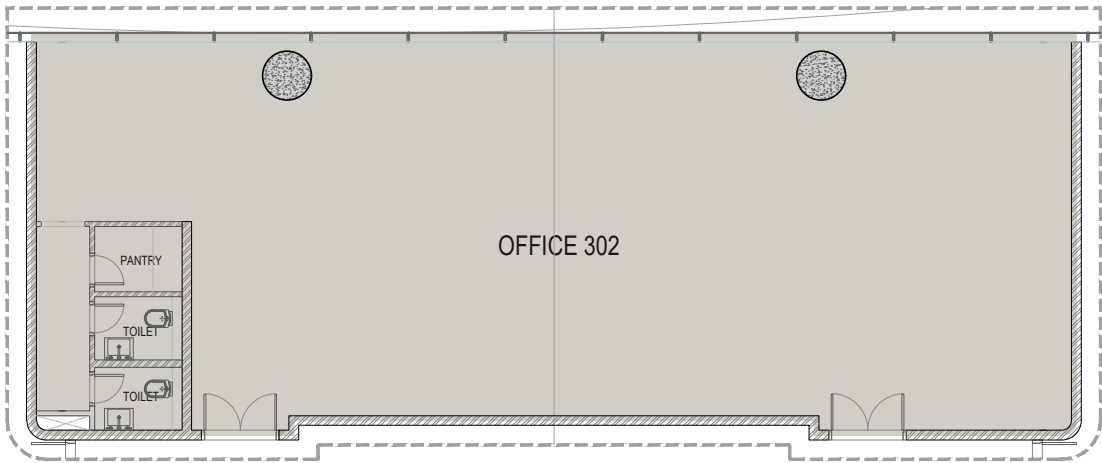
UNIT FLOOR PLANS - 3rd FLOOR

301



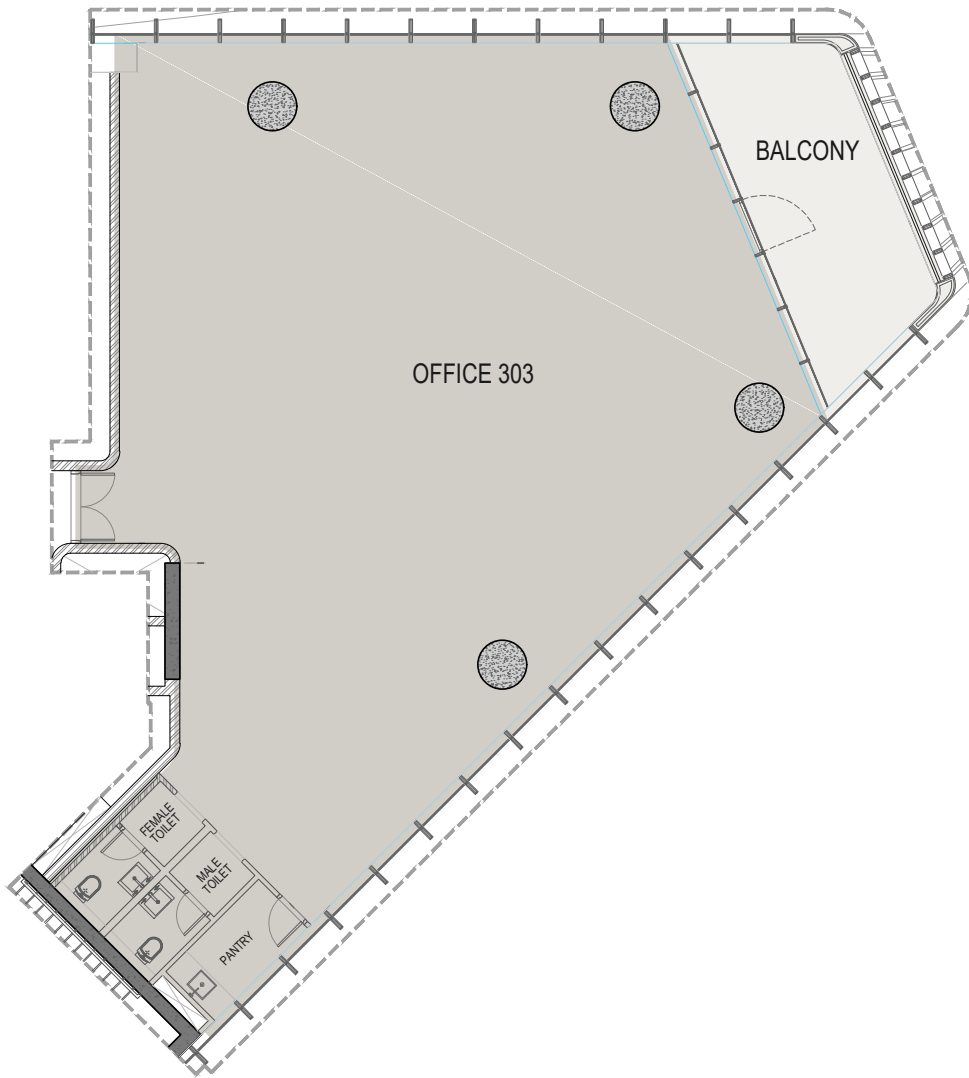
	SQ.M	SQ.FT.
OFFICE AREA	205.62	2,213.00
BALCONY AREA	22.33	241.00
TOTAL AREA	227.95	2,454.00

302



	SQ.M	SQ.FT.
OFFICE AREA	174.53	1,879.00
BALCONY AREA	0	0
TOTAL AREA	174.53	1,879.00

303

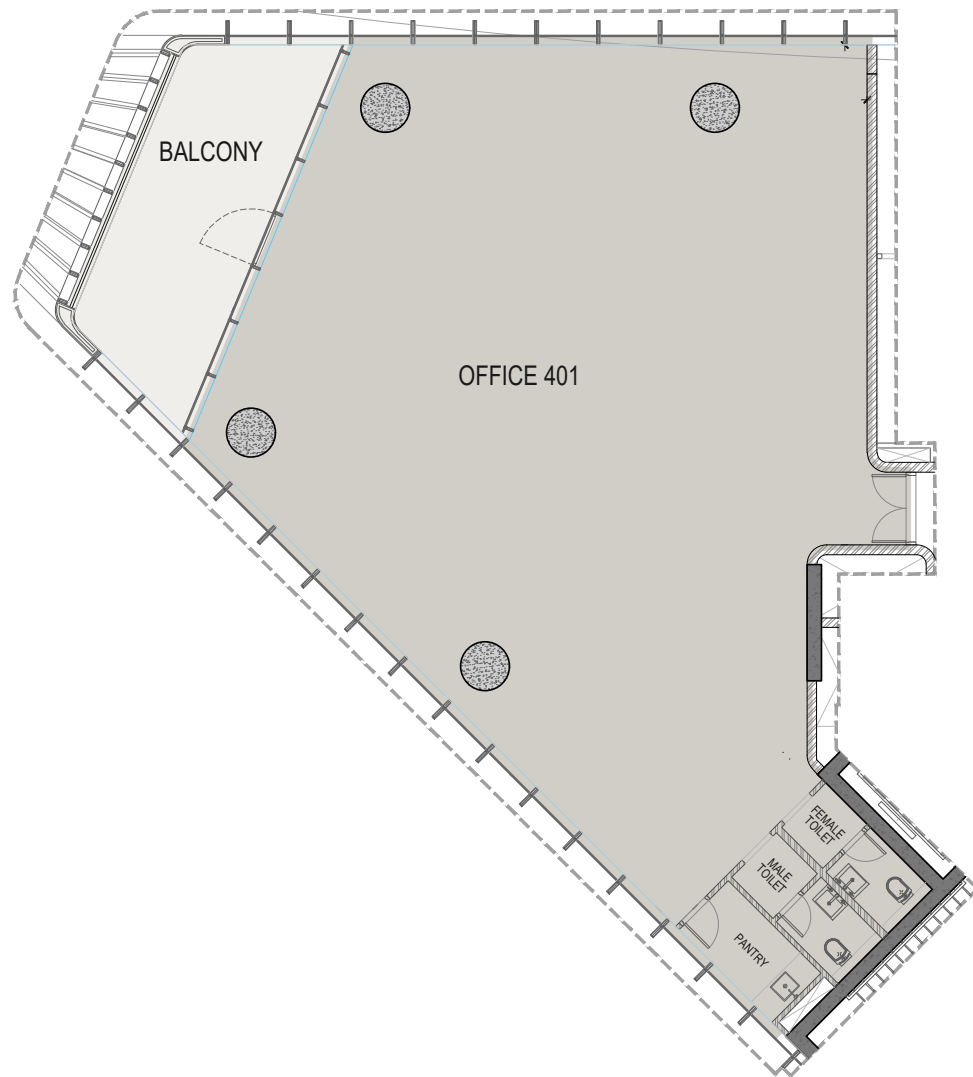


	SQ.M	SQ.FT.
OFFICE AREA	206.04	2,218.00
BALCONY AREA	22.33	240.00
TOTAL AREA	228.37	2,458.00

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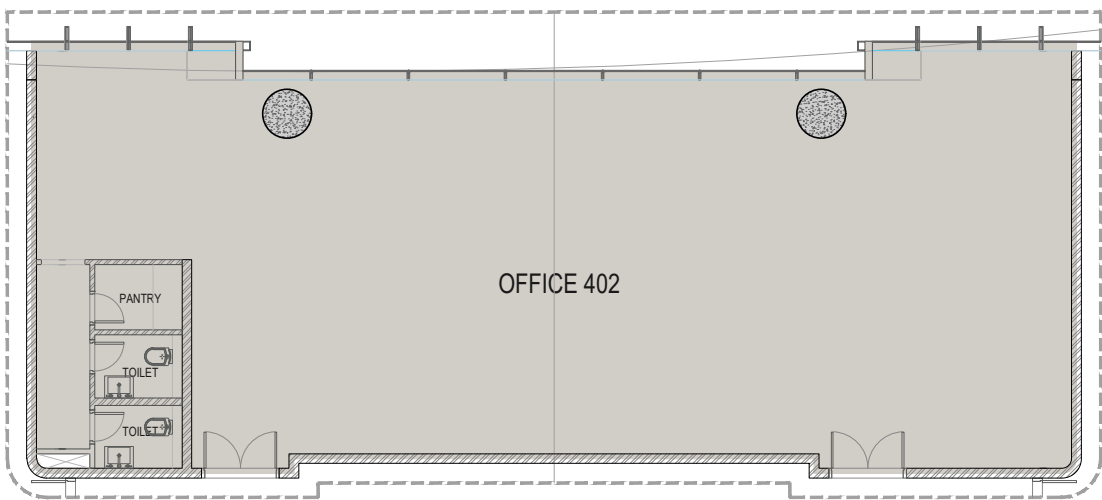
UNIT FLOOR PLANS - 4th FLOOR

401



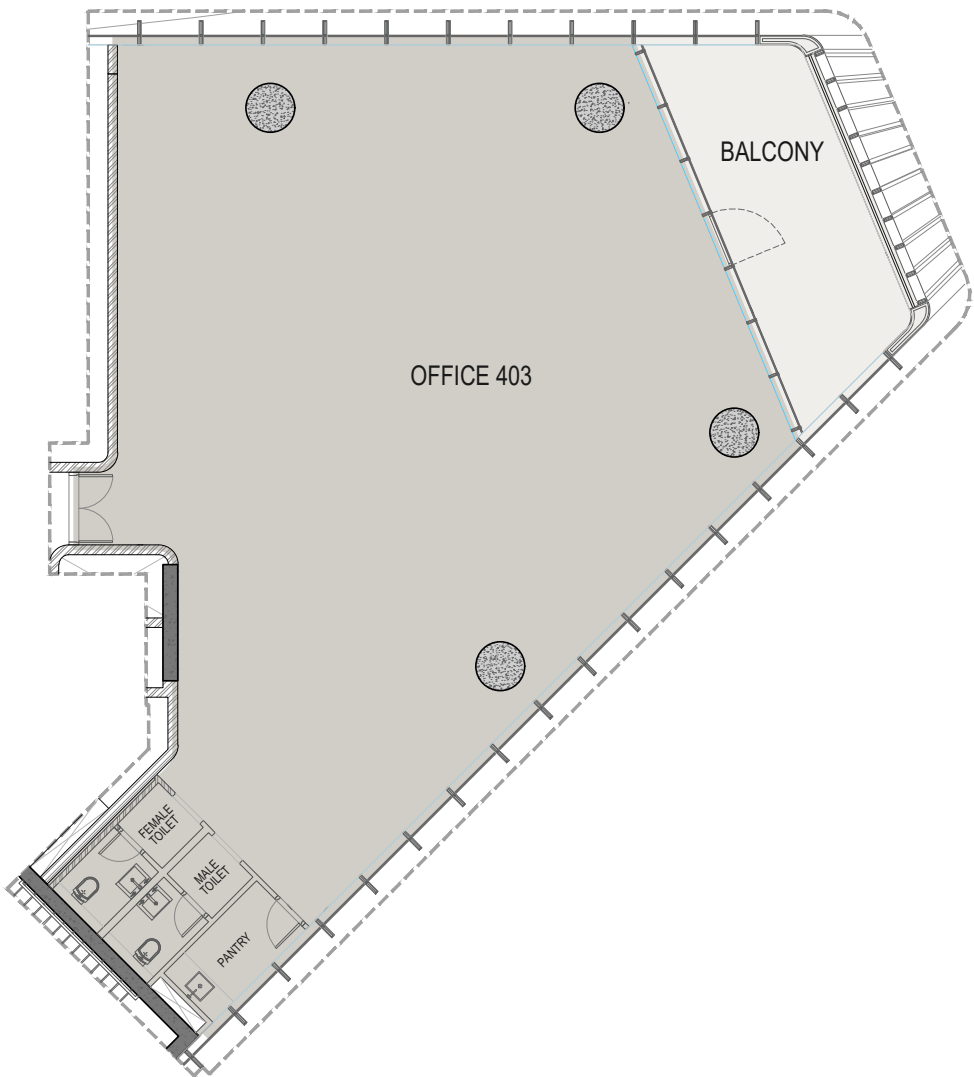
	SQ.M	SQ.FT.
OFFICE AREA	200.02	2,153.00
BALCONY AREA	23.98	258.00
TOTAL AREA	224.00	2,411.00

402



	SQ.M	SQ.FT.
OFFICE AREA	179.66	1,934.00
BALCONY AREA	0	0
TOTAL AREA	179.66	1,934.00

403

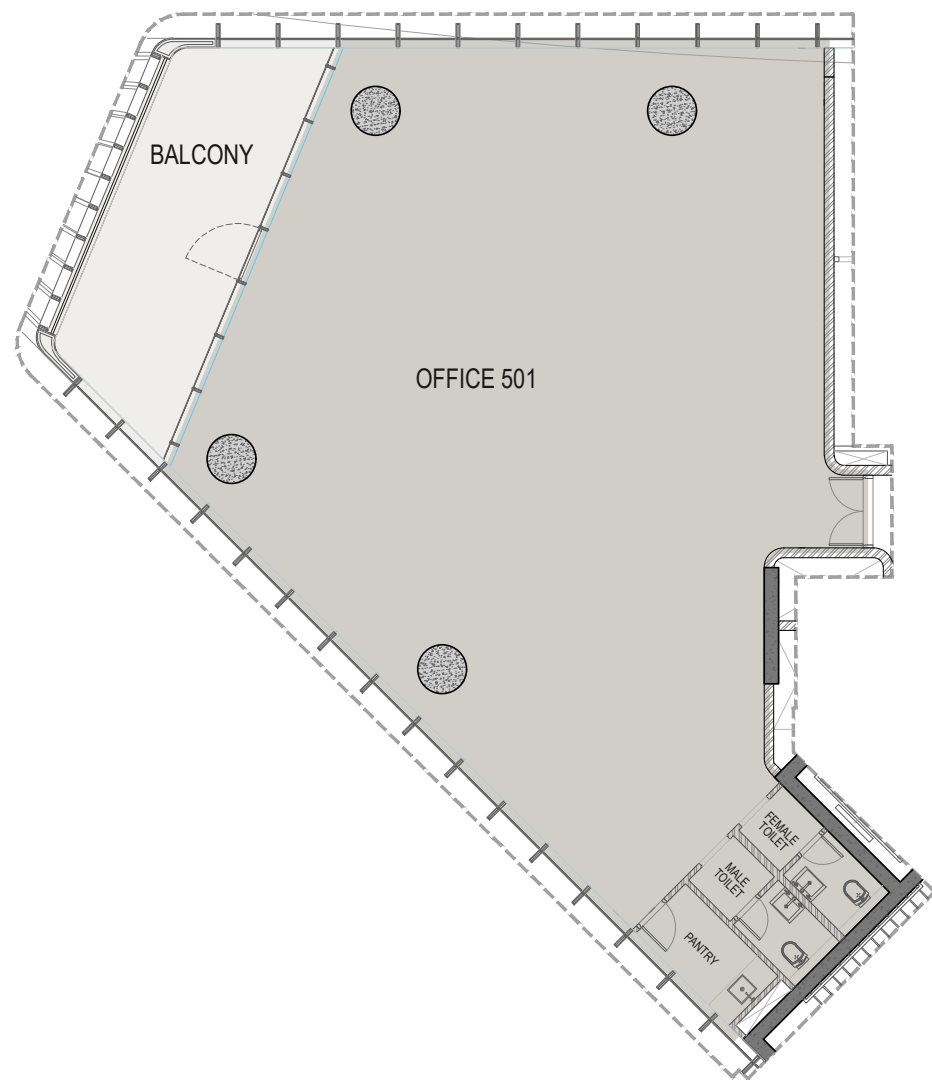


	SQ.M	SQ.FT.
OFFICE AREA	200.44	2,158.00
BALCONY AREA	23.98	258.00
TOTAL AREA	224.42	2,416.00

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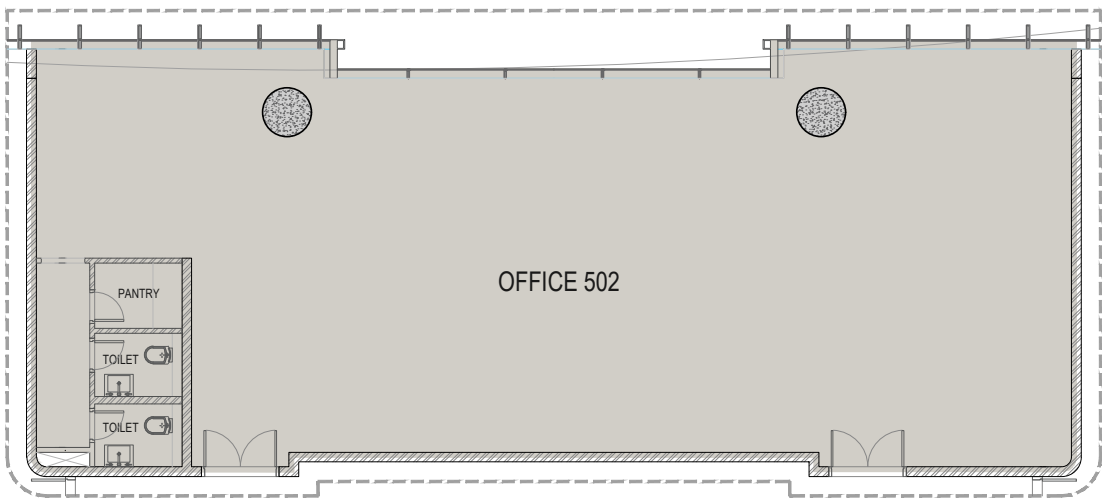
UNIT FLOOR PLANS - 5th FLOOR

501



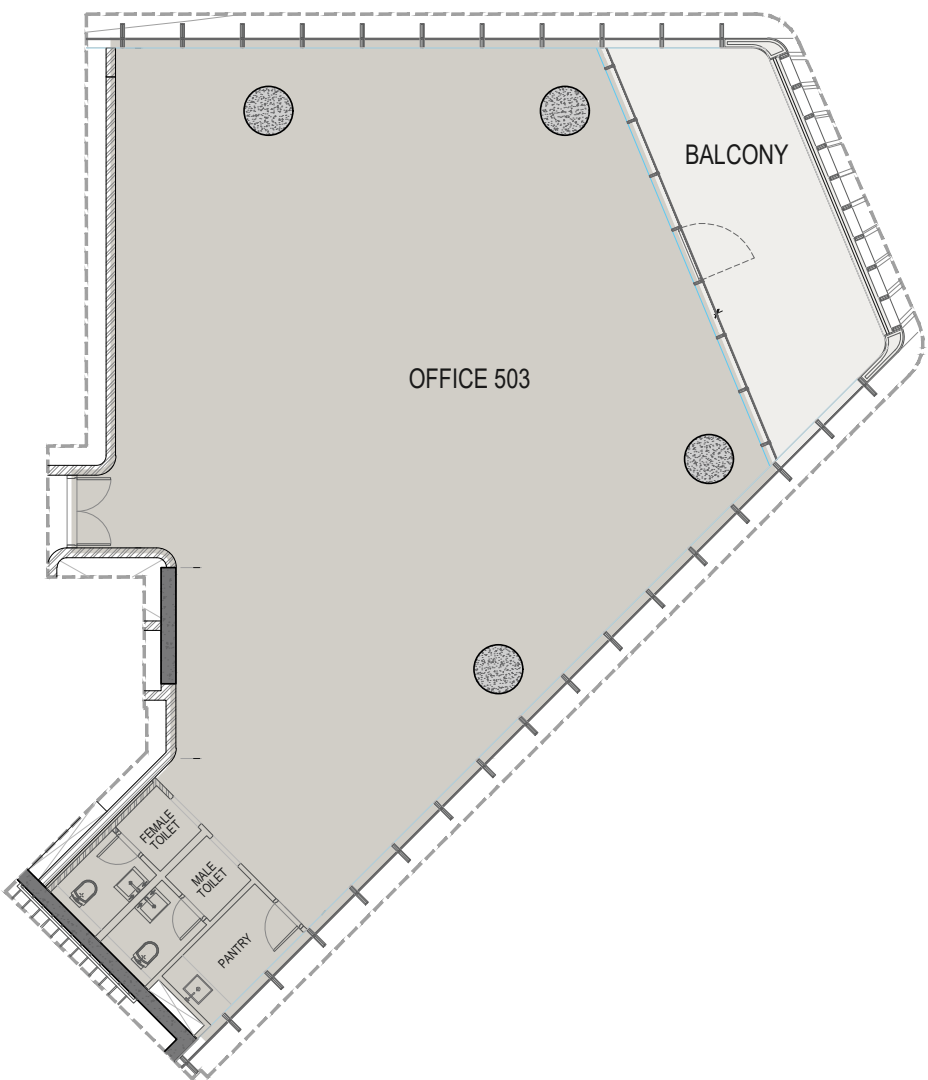
	SQ.M	SQ.FT.
OFFICE AREA	194.08	2,089.00
BALCONY AREA	25.62	276.00
TOTAL AREA	219.70	2,365.00

502



	SQ.M	SQ.FT.
OFFICE AREA	182.00	1,959.00
BALCONY AREA	0	0
TOTAL AREA	182.00	1,959.00

503

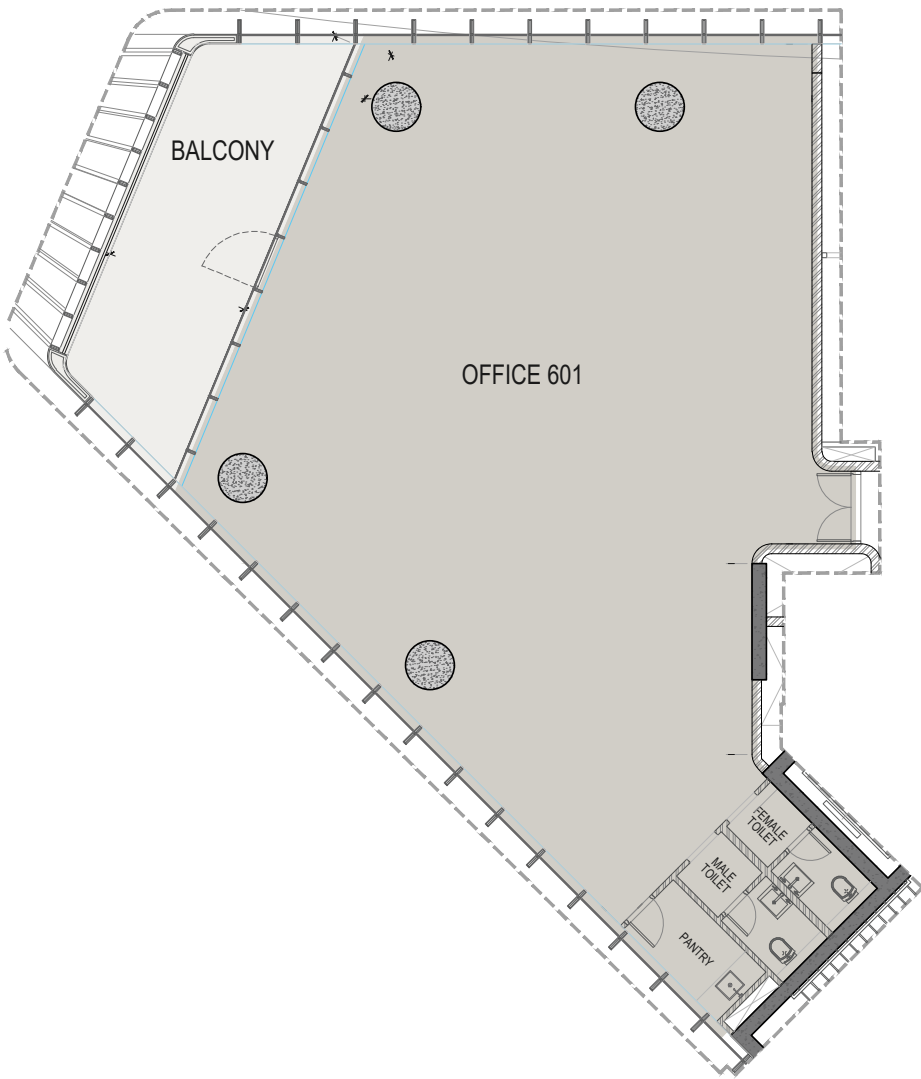


	SQ.M	SQ.FT.
OFFICE AREA	194.50	2,094.00
BALCONY AREA	25.62	275.00
TOTAL AREA	220.12	2,369.00

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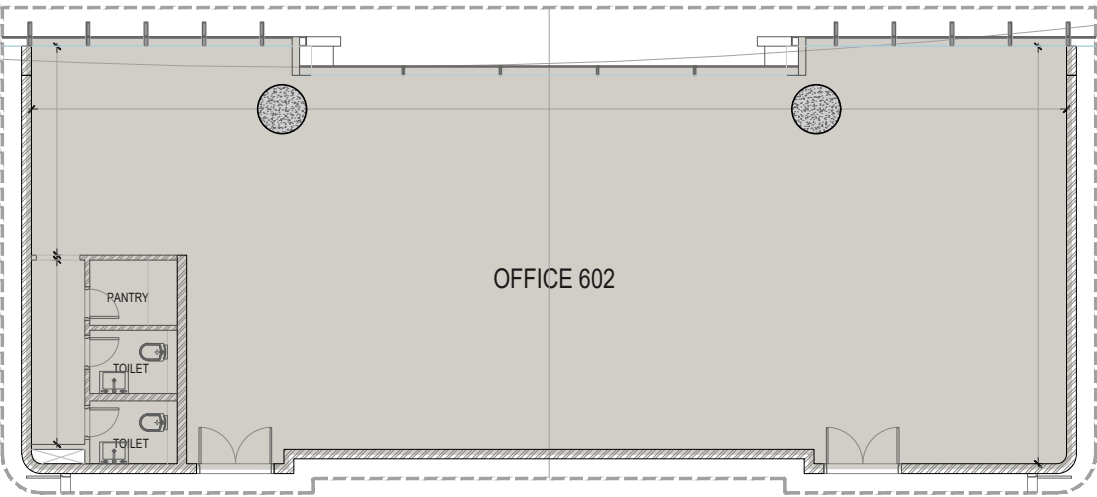
UNIT FLOOR PLANS - 6th FLOOR

601



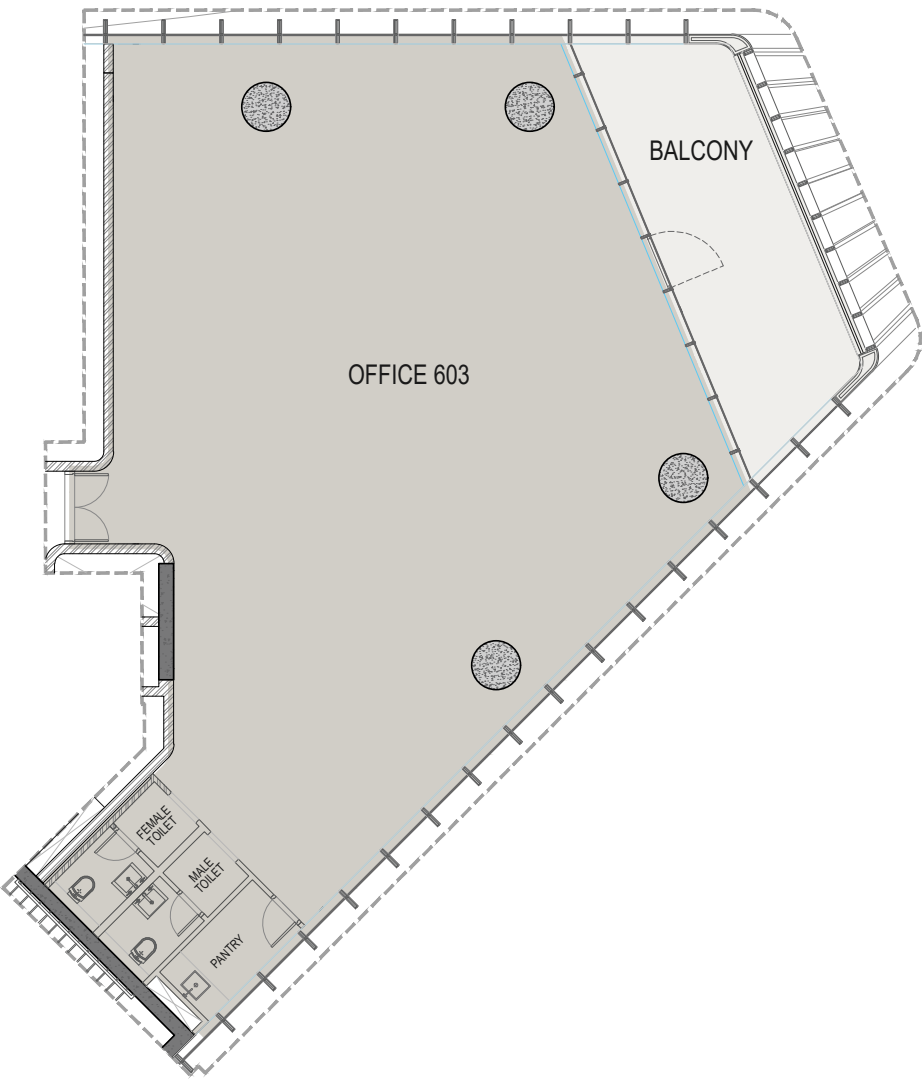
	SQ. M	SQ. FT.
OFFICE AREA	187.81	2,022.00
BALCONY AREA	27.26	293.00
TOTAL AREA	215.07	2,315.00

602



	SQ. M	SQ. FT.
OFFICE AREA	181.18	1,950.00
BALCONY AREA	0	0
TOTAL AREA	181.18	1,950.00

603

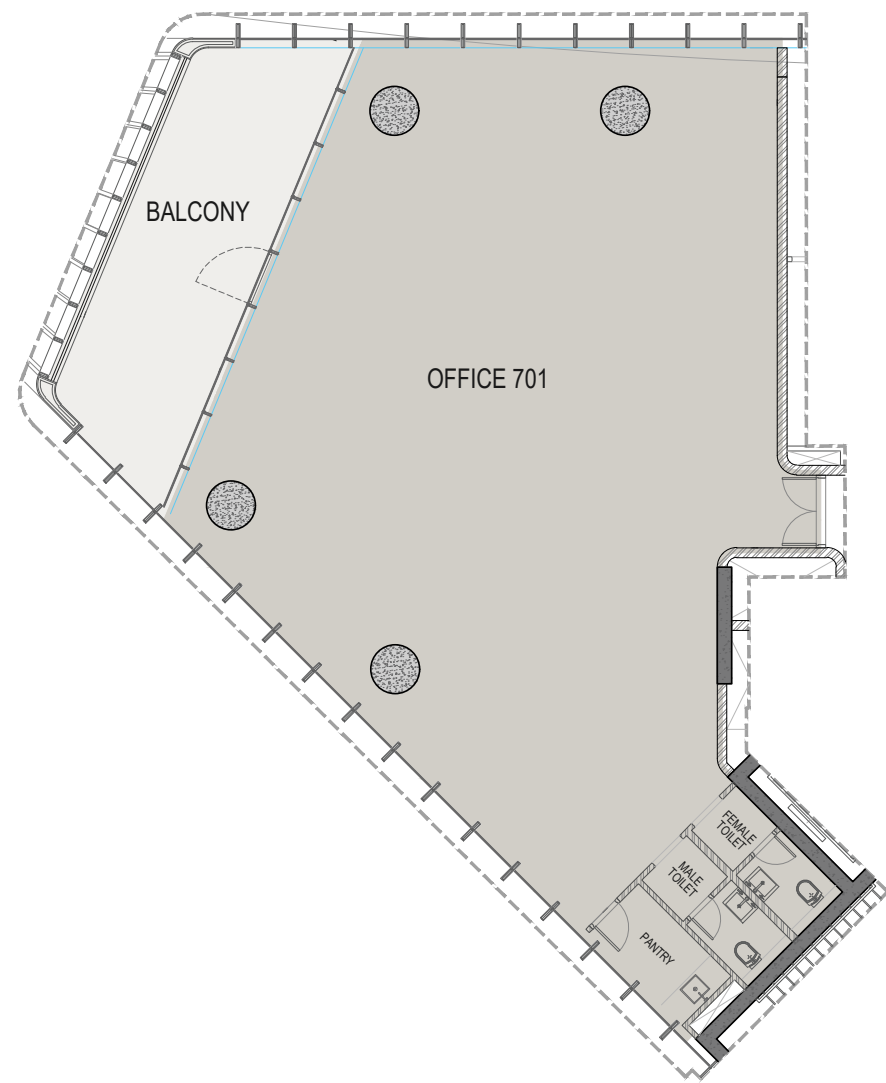


	SQ. M	SQ. FT.
OFFICE AREA	188.23	2,026.00
BALCONY AREA	27.26	294.00
TOTAL AREA	215.49	2,320.00

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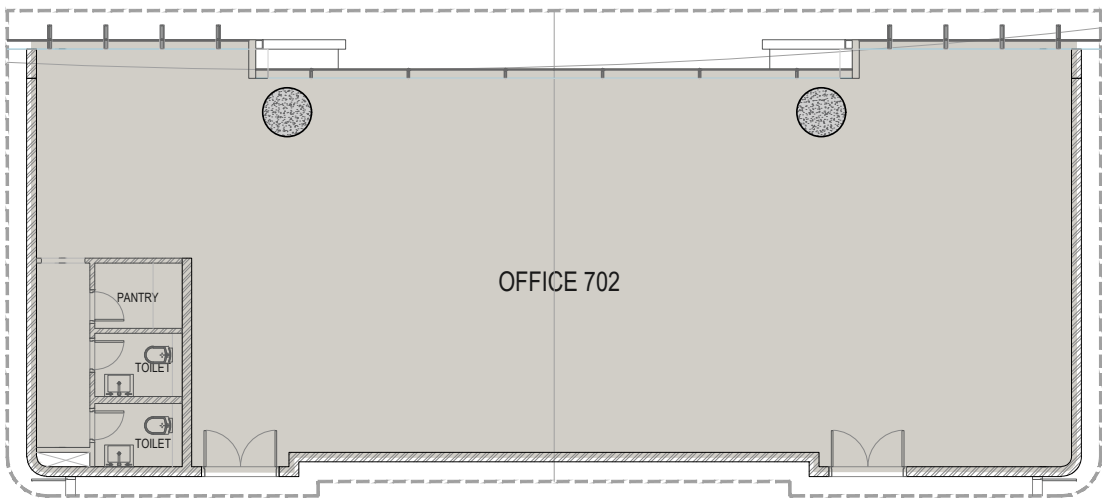
UNIT FLOOR PLANS - 7th FLOOR

701



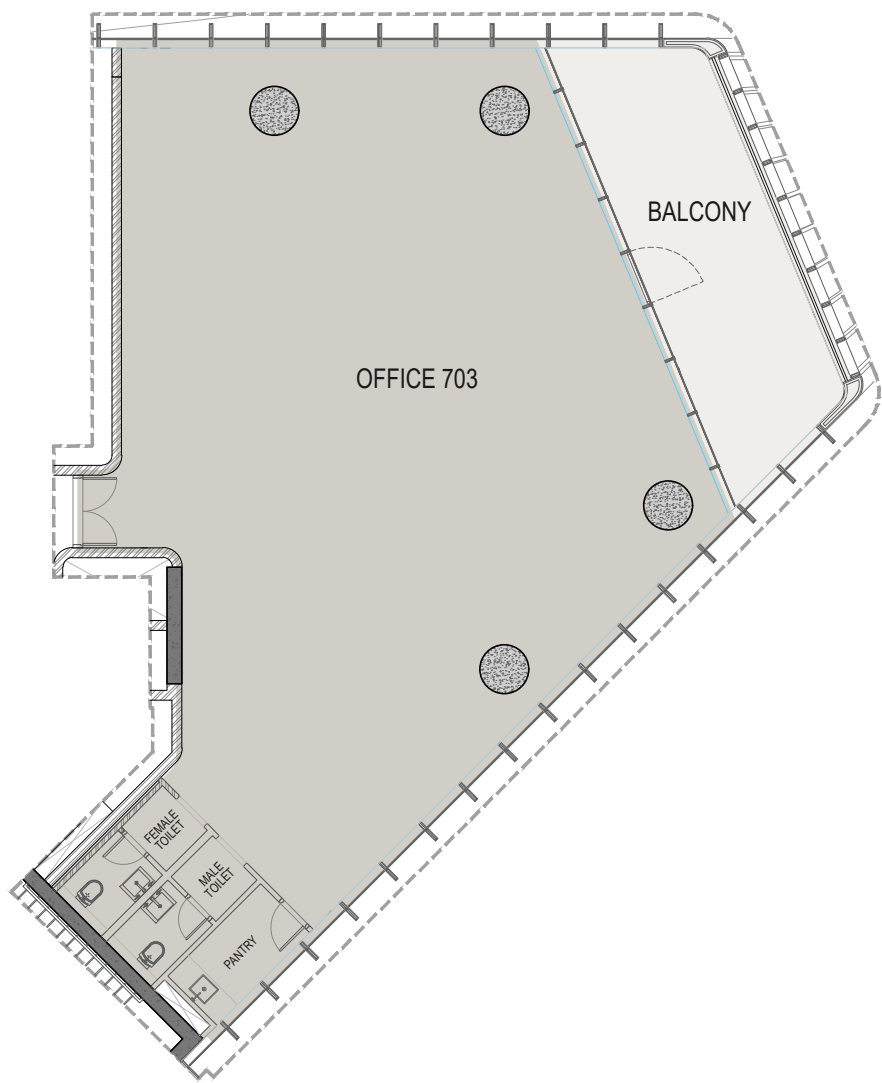
	SQ. M	SQ. FT.
OFFICE AREA	181.20	1,950.00
BALCONY AREA	28.91	312.00
TOTAL AREA	210.11	2,262.00

702



	SQ. M	SQ. FT.
OFFICE AREA	179.98	1,937.00
BALCONY AREA	0	0
TOTAL AREA	179.98	1,937.00

703



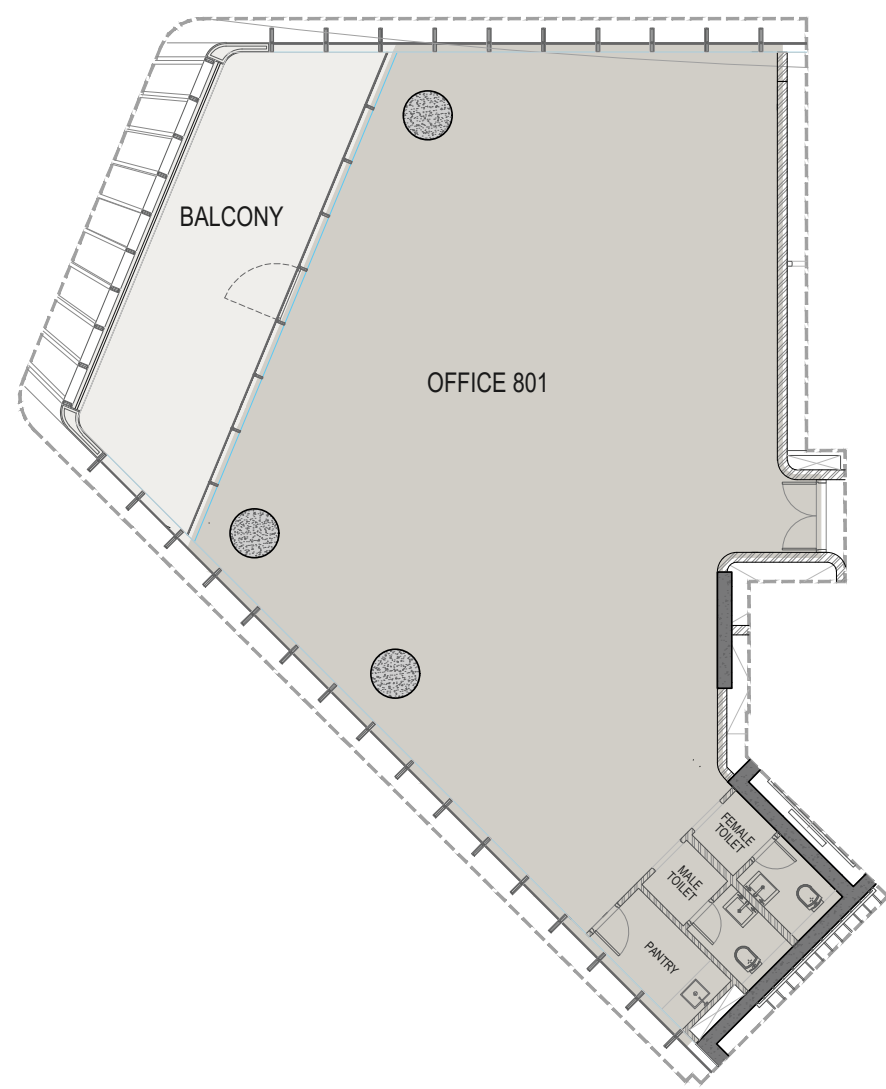
	SQ. M	SQ. FT.
OFFICE AREA	181.62	1,955.00
BALCONY AREA	28.91	311.00
TOTAL AREA	210.53	2,266.00

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UNIT FLOOR PLANS - 8th FLOOR

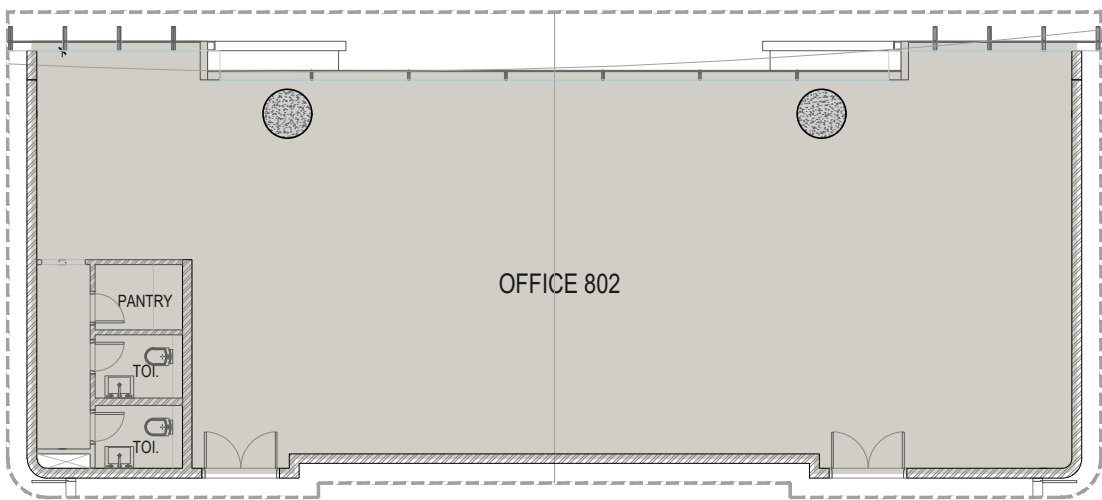
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801



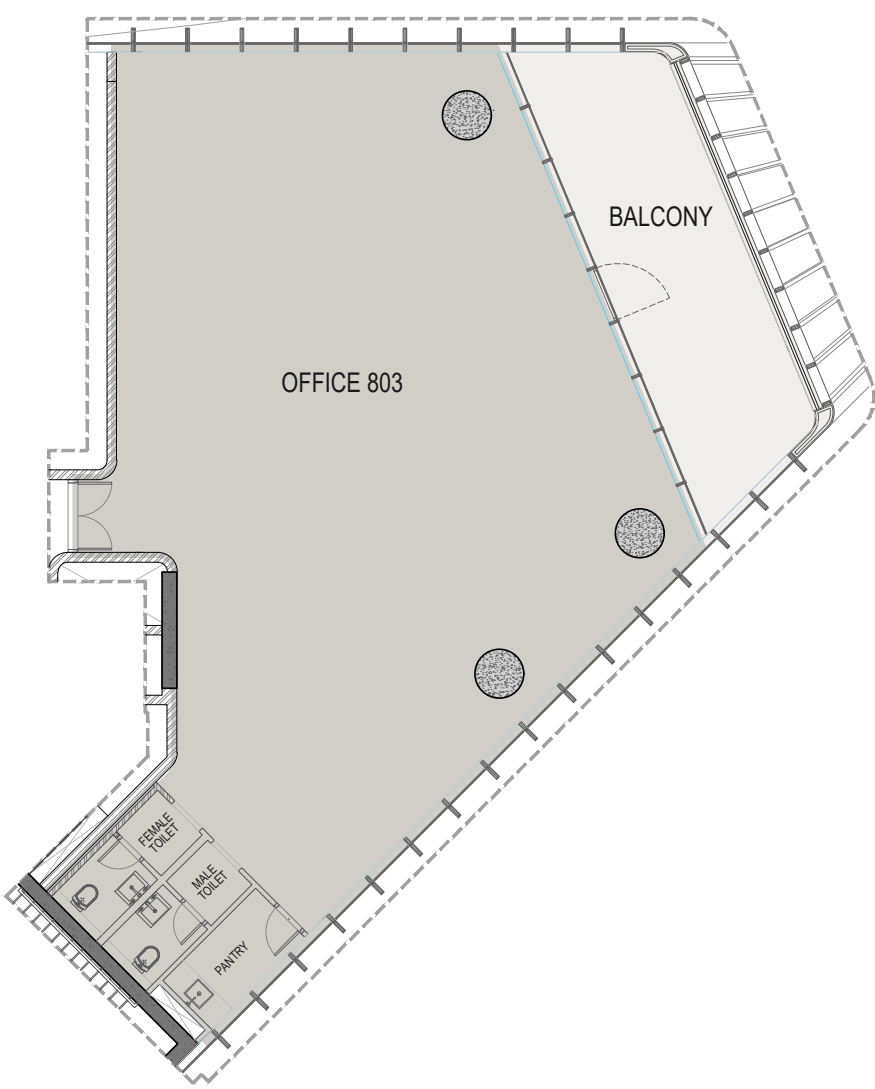
	SQ. M	SQ. FT.
OFFICE AREA	174.25	1,876.00
BALCONY AREA	30.56	329.00
TOTAL AREA	204.81	2,205.00

802



	SQ. M	SQ. FT.
OFFICE AREA	178.78	1,924.00
BALCONY AREA	0	0
TOTAL AREA	178.78	1,924.00

803

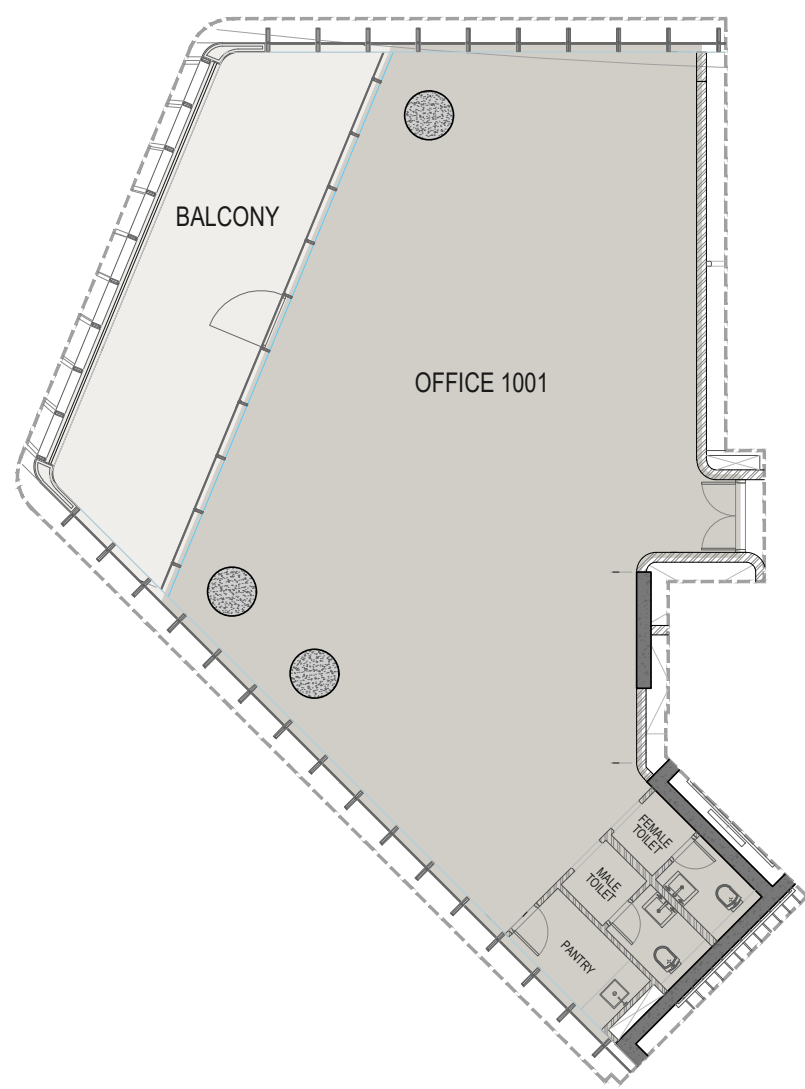


	SQ. M	SQ. FT.
OFFICE AREA	174.68	1,180.00
BALCONY AREA	30.55	329.00
TOTAL AREA	205.23	2,209.00

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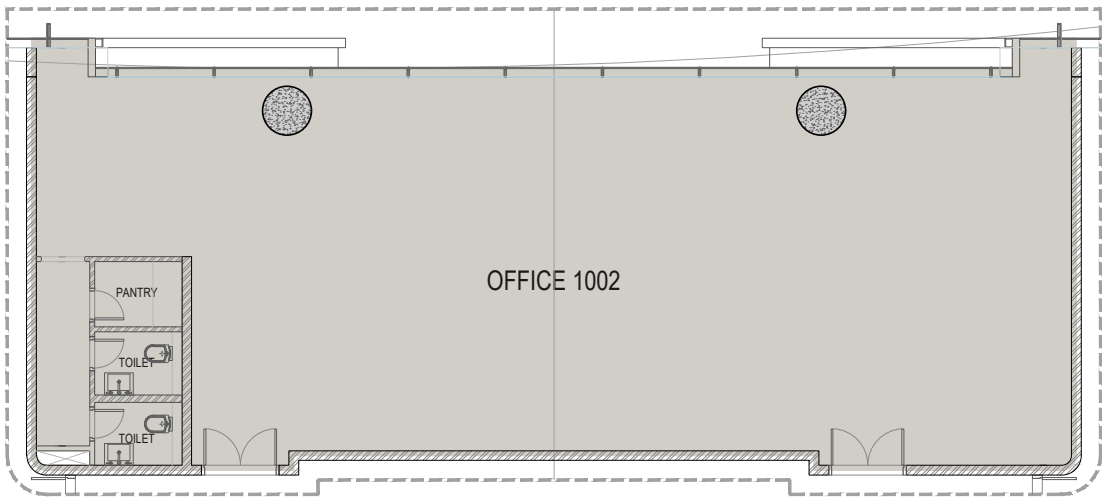
UNIT FLOOR PLANS - 10th FLOOR

1001



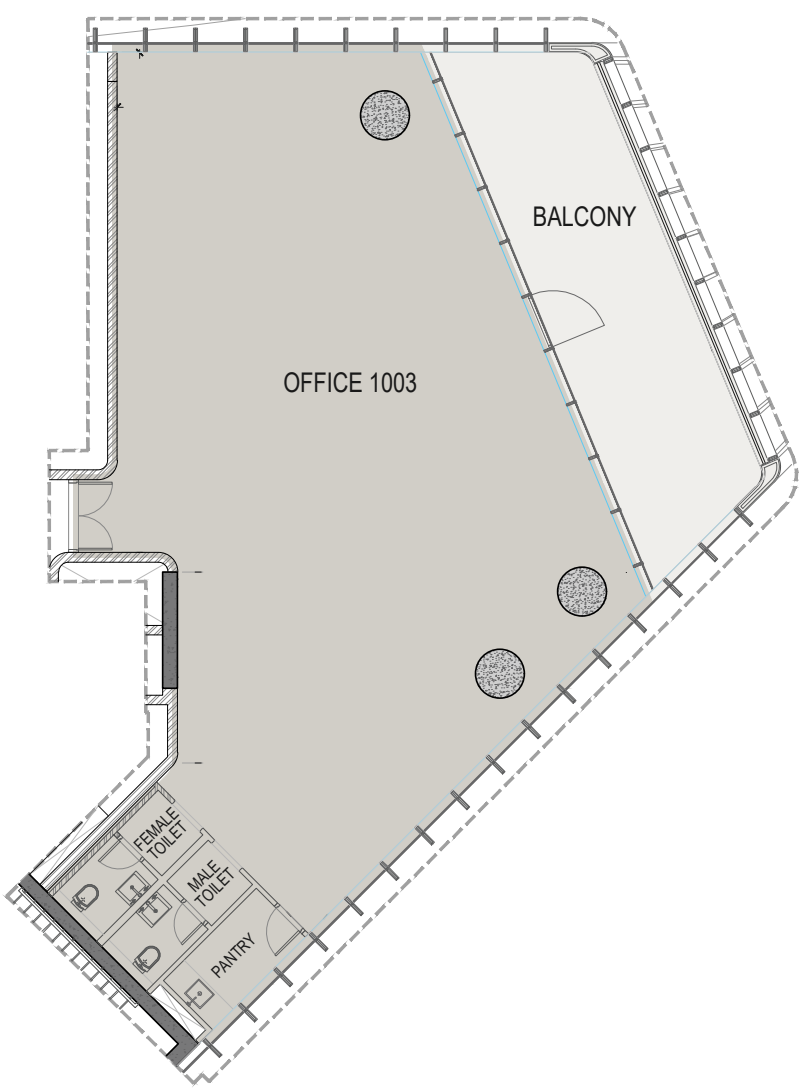
	SQ.M	SQ.FT.
OFFICE AREA	157.01	1,690.00
BALCONY AREA	34.33	370.00
TOTAL AREA	191.34	2,060.00

1002



	SQ.M	SQ.FT.
OFFICE AREA	176.02	1,895.00
BALCONY AREA	0	0
TOTAL AREA	176.02	1,895.00

1003

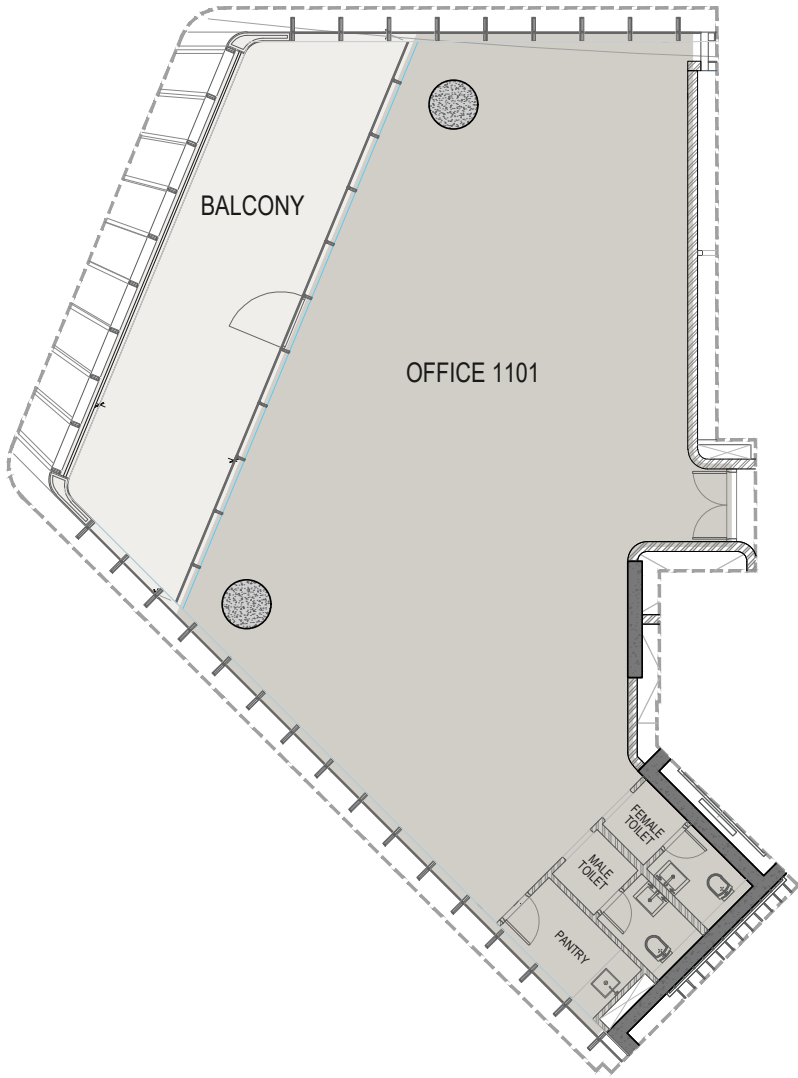


	SQ.M	SQ.FT.
OFFICE AREA	157.43	1,695.00
BALCONY AREA	34.33	369.00
TOTAL AREA	191.76	2,064.00

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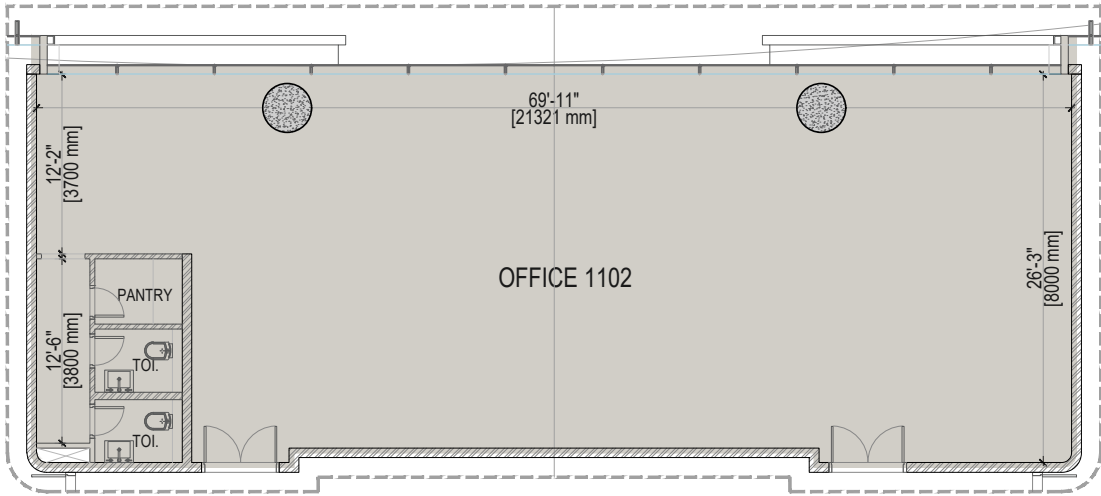
UNIT FLOOR PLANS - 11th FLOOR

1101



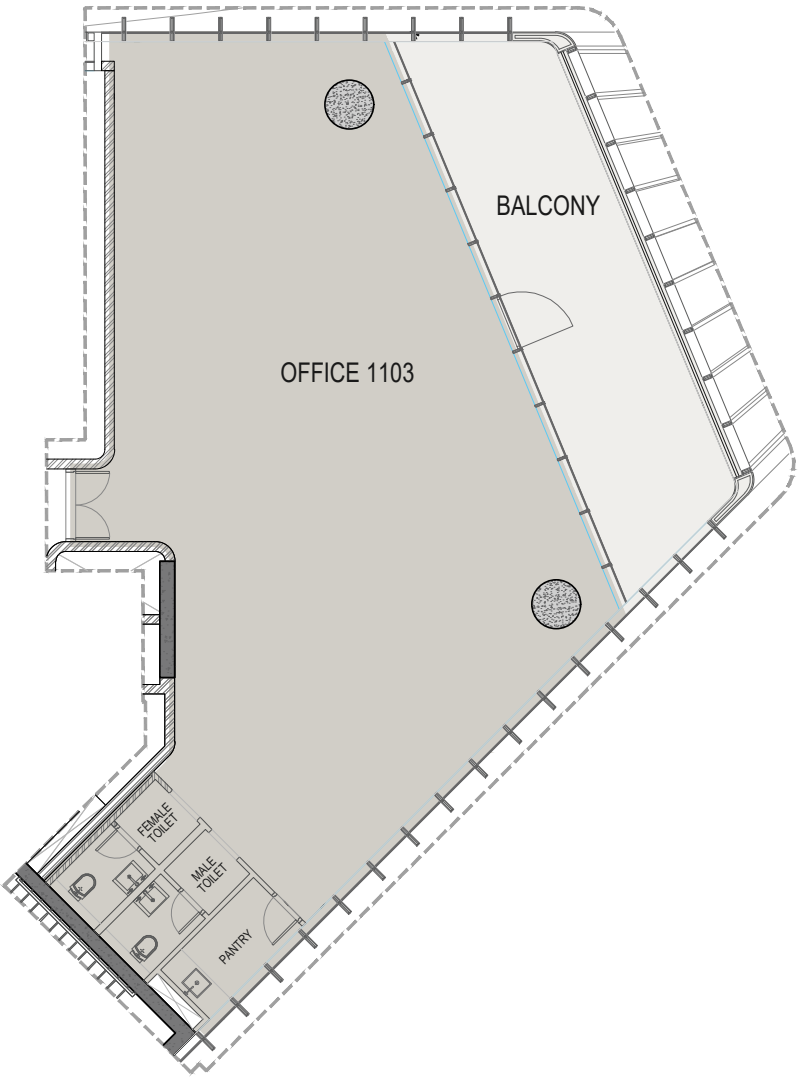
	SQ. M	SQ. FT.
OFFICE AREA	149.12	1,605.00
BALCONY AREA	35.98	387.00
TOTAL AREA	185.10	1,992.00

1102



	SQ. M	SQ. FT.
OFFICE AREA	174.49	1,878.00
BALCONY AREA	0	0
TOTAL AREA	174.49	1,878.00

1103



	SQ. M	SQ. FT.
OFFICE AREA	149.54	1,610.00
BALCONY AREA	35.98	387.00
TOTAL AREA	185.52	1,997.00

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Office Spaces

Sizes Starting From

174.49 sq.m | 1,878.19 sq.ft

Building Configuration

G+14

Floors

Payment Plan

70%

Installment

30%

At Handover

Completion Date

2026

Q4



prestigeone.ae



800 PRESTIGE