ONE RESIDENCE

ONE *is not just* WHERE YOU LIVE, *it's* HOW YOU LIVE

The concept of 'One' permeates every aspect of a life lived luxuriously, making it an extraodinary experience in every aspect. Here, residents thrive as part of an exclusive inner circle, where everyone's contribution enriches the collective experience.

DOWNTOWN DUBAI

ONE *in a* MILLION

ONE RESIDENCE isn't just an exclusive address; it's your gateway to a life that's both exciting and rewarding.

Nestled in the heart of Downtown Dubai, ONE RESIDENCE offers a unique chance to invest in a world-renowned destination.

All in ONE PLACE

IN 5 MINUTES

- Burj Khalifa
- Dubai Opera
- The Dubai Fountain
- Dubai Mall
- Dubai Water Canal Walk
- Bay Avenue Park
- Business Bay
- Souk Al Bahar
- Downtown Slide

IN 10 MINUTES

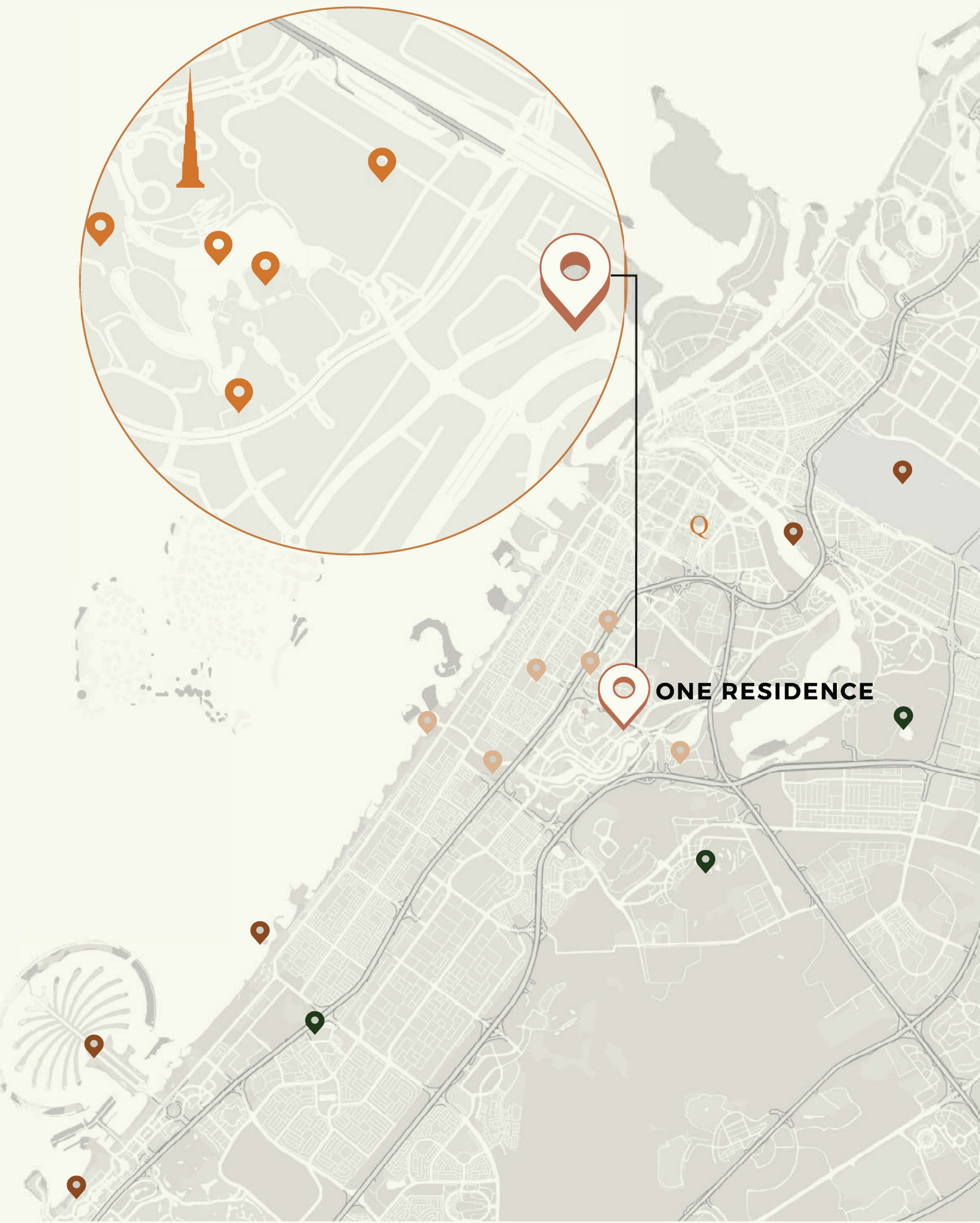
- Jumeirah Beach
- DIFC
- Dubai Design District
- Museum of The Future
- City Walk
- Safa Park

IN 15 MINUTES

- Dubai Creek Harbour
- Mall of The Emirates
- Meydan

IN 20 MINUTES

- Dubai International Airport
- Jumeirah Beach Residences
- The Palm Jumeirah
- Dubai Creek Golf & Yacht Club
- Burj Al Arab


ONE RESIDENCE

ONE *destination* ABUNDANT AMENITIES

Wellness

- Gym
- Yoga Studio
- Sunbeds
- Sunken Seating
- Infinity Pool

Fun

- Entertainment Room
- Movie Theater
- Music Room
- Golf Simulator
- Barbecue Pits

Kids

- Kids Pool
- Trampoline Park
- Outdoor Kids Play Area
- Kids Club

Unwind

- The Lounge
- Co-working Space

Nature

- Zen Garden
- Picnic Area

Service

- 24 x 7 Valet Service*
- Chef on demand**
- Laundry on demand**

* for visitors/guests only
** service by pre-approved providers only, excludes charges

UNIT *prices*

	STARTING PRICE
Studio Apartments	AED 1.54M
1-Bedroom Apartments	AED 2.30M
2-Bedroom Apartments	AED 3.35M
2-Bedroom Apartments with maid's room	AED 3.68M
Exclusive Penthouses	PRICE ON REQUEST

PROJECT *details*

PROJECT NAME	One Residence
PROJECT TYPE	Apartments
UNITS	453
LOCATION	Downtown Dubai
HANDOVER	Q3 2028

PAYMENT *and* PRICES

10%	On Booking
4%	Registration DLD Fee
10%	30 Days From Booking
5%	01 March 2027
5%	01 September 2027
70%	30 September 2028 Handover

DOCUMENTS REQUIRED FOR BOOKING PROCESS

PRIVATE INDIVIDUAL

National / UAE Resident

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

Non-UAE Resident

- Passport Copy
- Passport Copy Signature Page
- National ID Card*
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

COMPANY

- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English and Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate

MAINLAND

OFFSHORE COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License / Certificate of Incorporation
- Incumbency Certificate
- MOA - English and Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate

DMCC COMPANY

- Share Certificate
- MOA - English and Arabic Translation
- Certificate of Good Standing
- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Registration or Certificate of Incumbency

BOOKING PROCESS

Reservation / Application Form

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

Payment Of Reservation Deposit

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

Sales & Purchase Agreement (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

Issuance Of Initial Agreement For Sale

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

Subsequent Payments

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & Purchase Agreement

DLD: Dubai Land Department

RERA: Real Estate Regulatory Agency

DED: Department of Economy & Tourism

DMCC: Dubai Multi Commodities Centre

MOA: Memorandum of Association

NOC: No Objection Certificate

POA: Power of Attorney

ESCROW BANK DETAILS

Account Name: GINCO PROPERTIES LLC ONE RESIDENCE
Account Number: 3538441443611
IBAN: AE850340003538441443611
Bank Name: Emirates Islamic Bank
Branch: Dubai Health Care City
Swift Code: MEBLAEAD
City: Dubai | **Country:** United Arab Emirates

OQOOD ACCOUNT DETAILS

Account Name: GINCO PROPERTIES LLC
Account Number: 3708441443601
IBAN: AE770340003708441443601
Bank Name: Emirates Islamic Bank PJSC
Branch: Health Care City (HCC)
Swift Code: MEBLAEAD
Branch Address: Bldg 16, Dubai Health Care City

جينكو العقارية

GINCO PROPERTIES

With a legacy spanning over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region. Established in 1975 by the founder Mr. Gheyath Mohammad Gheyath, the group has embarked on a journey of success guided by a team of world-class experts, specialists, and seasoned professionals.

ONE RESIDENCE

ONE BROKER GROUP
EXCLUSIVE SALES PARTNER

جينكو العقارية
GINCO PROPERTIES

URBAN
DEVELOPMENT MANAGEMENT