

THE ONE

A person in a white shirt and dark pants is walking away from the camera on a paved path in a park at dusk. The path is lined with large, dark trees. In the background, a city skyline is visible with illuminated buildings. A modern street lamp stands to the right of the person. The overall mood is serene and quiet.

Introducing  
**THE ONE**



PRESTIGE ONE  
DEVELOPMENTS





A COMMERCIAL  
LANDMARK DESIGNED FOR VISIONARIES

ARCHITECTURAL MASTERPIECE  
RESHAPING THE ICONIC  
DUBAI SKYLINE









# ONE LOCATION INFINITE OPPORTUNITIES



PALM  
JUMEIRAH



DUBAI  
MARINA

BURJ AL  
ARAB

SHEIKH ZAYED ROAD



THE ONE

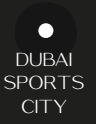
SHEIKH ZAYED ROAD

AL KHAIL ROAD



JUMEIRAH  
VILLAGE  
CIRCLE

AL KHAIL ROAD



DUBAI  
SPORTS  
CITY

SHEIKH MOHAMMED BIN ZAYED ROAD



DUBAI PEARL

BURJ KHALIFA /  
DOWNTOWN DUBAI

EMIRATES  
TOWERS  
DIFC

DUBAI  
CREEK  
PARK

MEYDAN ONE  
MALL

DUBAI  
DESIGN  
DISTRICT

RAS AL KHOR  
WILDLIFE  
SANCTUARY

DUBAI  
FESTIVAL  
CITY

DUBAI  
INTERNATIONAL  
AIRPORT

MEYDAN  
RACECOURSE

DUBAI  
CREEK  
HARBOUR

AIRPORT ROAD

NAD  
AL SHEBA

MUSHRIF  
PARK

RAS AL KHOR ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

# AT THE HEART OF BARSHA HEIGHTS

The One by Prestige One sets a new standard for modern business spaces, blending design with functionality.

Located in Barsha Heights, Dubai's dynamic business hub, The One offers a sophisticated work environment with prime access to major roads, metro stations, and key landmarks including JBR, Dubai Marina and Downtown. Surrounded by dining, retail, and entertainment options, it provides the perfect balance of convenience and connectivity for businesses.





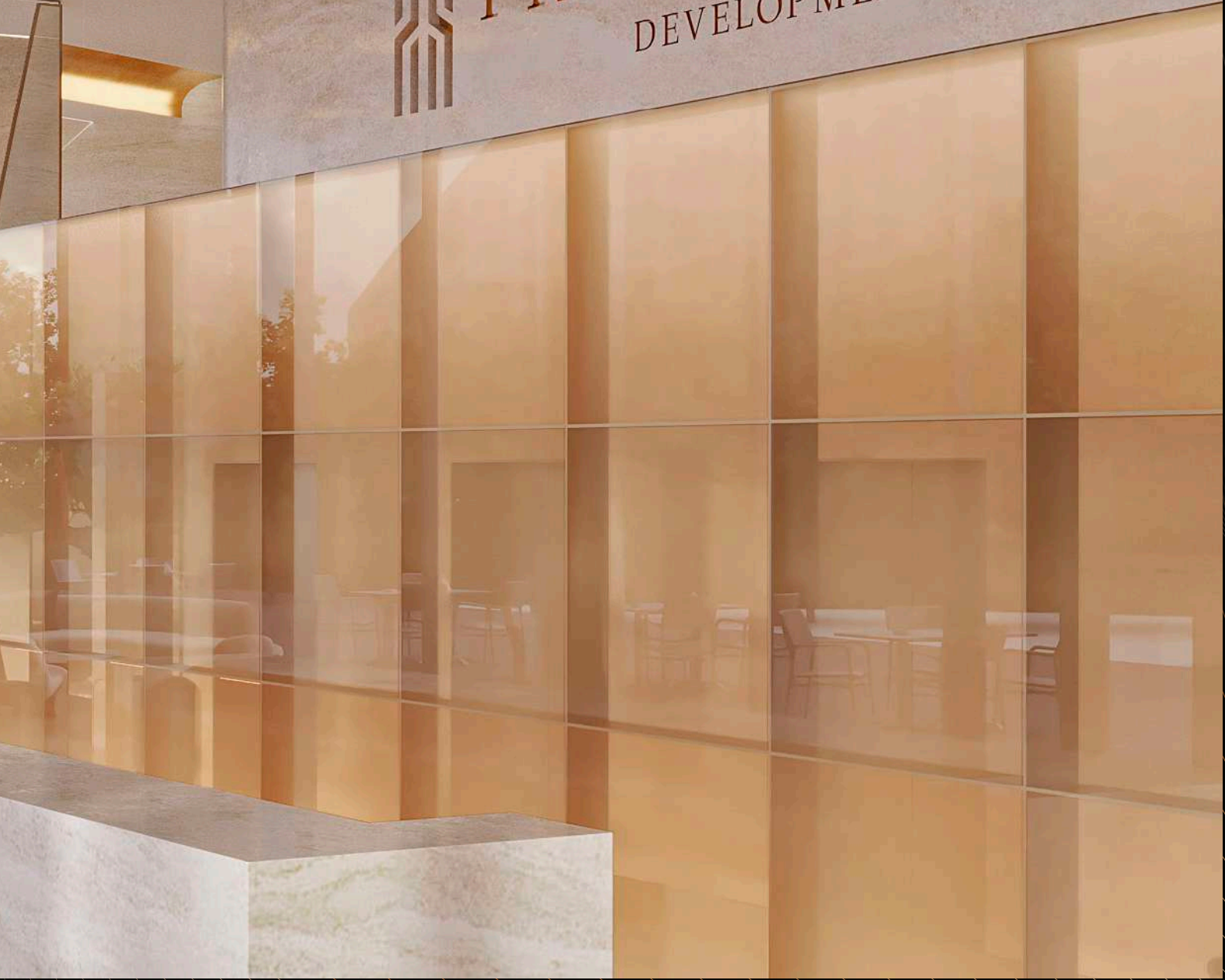
## EXQUISITELY DESIGNED LOBBY

The One's lobby sets the tone for an exceptional experience from the moment you arrive. Designed with understated elegance, it offers a calm, welcoming space for guests and visitors. Every detail, from the carefully selected seating to the premium finishes, creates a serene atmosphere that reflects the prestige of the building.



# PRESTIGE ONE

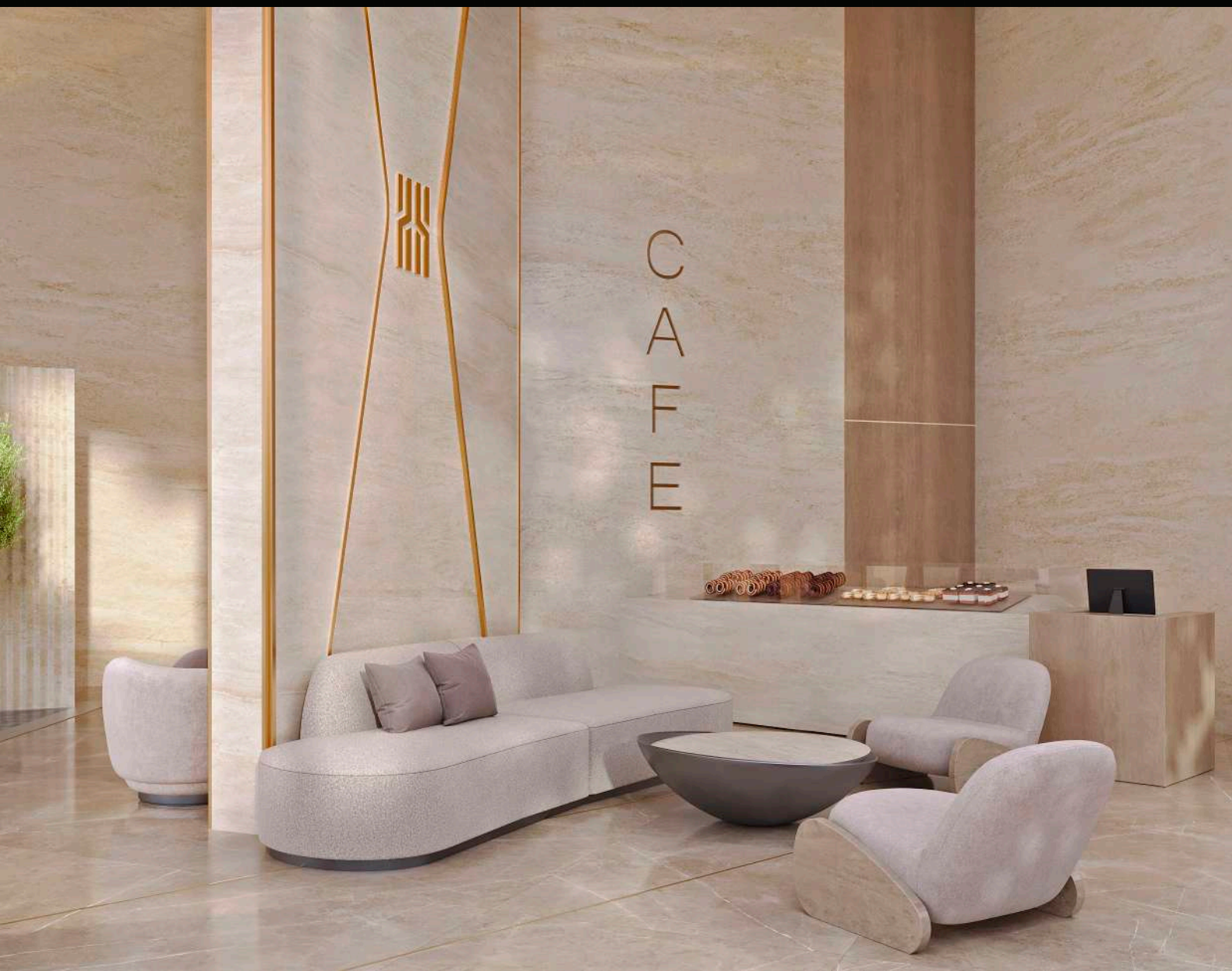
DEVELOPMENTS





# SLEEK & MODERN INTERIORS

The interiors of The One exude a timeless elegance, featuring open spaces that seamlessly blend modern design with sophisticated touches. Each workspace is uniquely crafted to foster creativity and collaboration, creating an inspiring atmosphere for the leaders.





PRESTIGE ONE  
DEVELOPMENTS



# EXCLUSIVE AMENITIES FOR SUPERIOR 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.





The One stands out with an exclusive spa pool, a rare feature in commercial buildings, offering a unique space for relaxation and rejuvenation right within your professional environment.





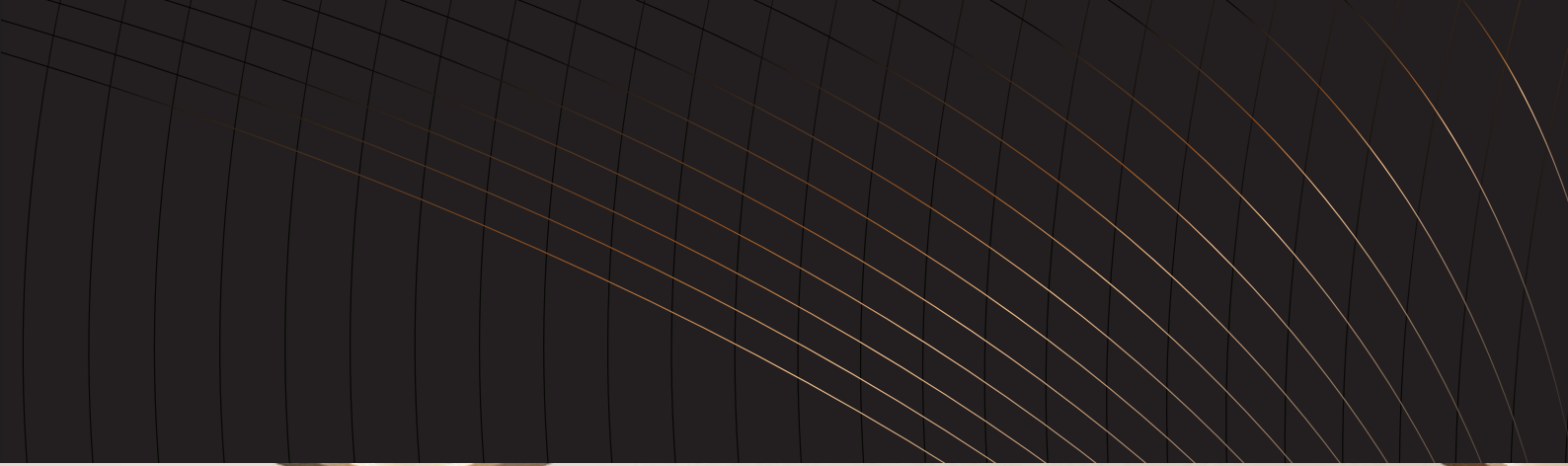


## WELLNESS-CENTRIC DESIGN

The One is crafted to enhance comfort and well-being. Its balanced spaces promote both productivity and relaxation, making it a workplace where wellness is always a priority.

# STYLISH MEETING SPACES













EXPERIENCE  
TRUE EXCLUSIVITY





# PRESTIGE ONE

Prestige One Developments stands tall as a global powerhouse in real estate development. Since our inception, we do more than build homes—we craft experiences where luxury intertwines with lifestyle. Having the customer, community, and design at the heart of its ethos, Prestige One Developments is a premier Dubai real estate developer dedicated to high-quality lifestyles and discerning buyers.

# Live in Prestige

"Live in Prestige" extends beyond the confines of high-end residences—it represents a way of life that can be seen in every project of Prestige One Developments. This ethos manifests through all our exceptional spaces—be it commercial or residential, reflecting the same principles of elegance, functionality, and thoughtful design.



PRESTIGE CAFE



GRAND  
RECEPTION  
LOUNGE



SKY LOUNGE



VIRTUAL  
GOLF  
STUDIO



BOTANICAL  
GARDEN



24 HOUR  
SECURITY

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VALET  
HOSPITALITY



CONCIERGE  
ASSISTANCE



SKYLINE  
TERRACE



PRESTIGE  
WELLNESS  
CENTRE



PRESTIGE  
FITNESS  
CENTRE



PRESTIGE  
BUSINESS  
LOUNGE



MEETING  
ROOMS



CONFERENCE  
ROOM



LIBRARY  
LOUNGE



DIGITAL  
LIBRARY



CIGAR  
LOUNGE



OBSERVATION  
DECK



VIRTUAL  
TRAINER



STATE-OF-THE-ART  
WORKOUT  
EQUIPMENT



MEN  
CHANGING  
SUITES



WOMEN  
CHANGING  
SUITES



LOCKERS



RAINFOREST  
SHOWER



POOL  
POD



ICE BATH



SPA POOL



JACUZZI



TELESCOPE  
VIEW DECK

Introducing  
**THE ONE**



A tall, modern skyscraper with a curved facade and a glass-enclosed core, set against a dramatic, cloudy sky. The building's design is sleek and futuristic, with a prominent vertical line of glass and metal. The sky is filled with soft, grey clouds, creating a moody atmosphere. The overall composition is clean and minimalist, emphasizing the architectural details of the building.

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- PRESTIGE CAFE
- GRAND RECEPTION LOUNGE
- SKY LOUNGE
- VIRTUAL GOLF STUDIO
- BOTANICAL GARDEN
- 24 HOUR SECURITY
- VALET HOSPITALITY
- CONCIERGE ASSISTANCE
- SKYLINE TERRACE
- PRESTIGE WELLNESS CENTRE
- PRESTIGE FITNESS CENTRE
- PRESTIGE BUSINESS LOUNGE

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- MEETING ROOMS
- CONFERENCE ROOM
- LIBRARY LOUNGE
- DIGITAL LIBRARY
- CIGAR LOUNGE
- OBSERVATION DECK
- VIRTUAL TRAINER
- STATE-OF-THE-ART WORKOUT EQUIPMENT
- MEN CHANGING SUITES
- WOMEN CHANGING SUITES
- LOCKERS
- RAINFOREST SHOWER
- POOL POD
- ICE BATH
- SPA POOL
- JACUZZI
- TELESCOPE VIEW DECK



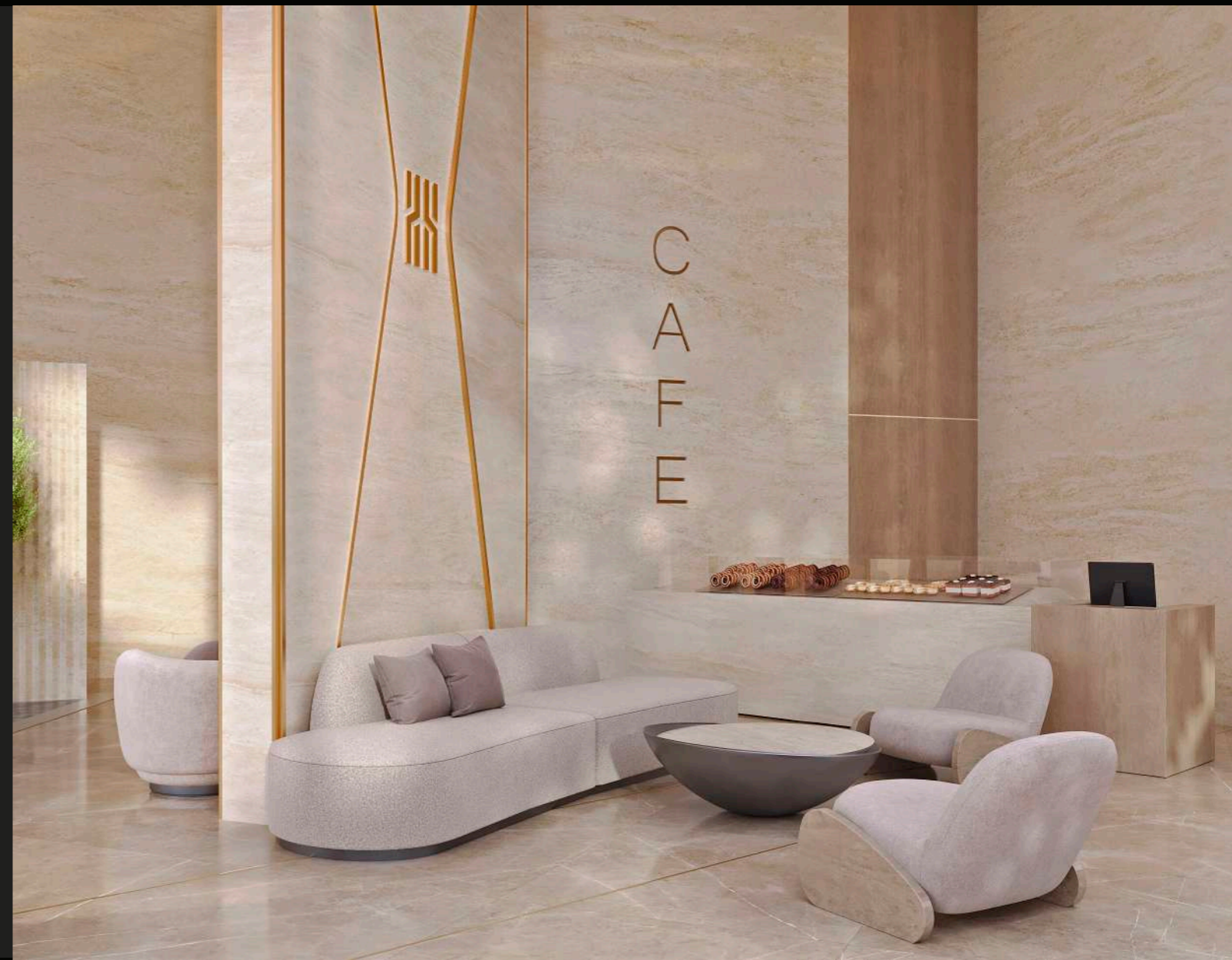
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PRESTIGE ONE  
DEVELOPMENTS



Subject to marketing T&C\*  
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[prestigeone.ae](http://prestigeone.ae)

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