

# ONE CANAL

ARRIVE AT TRUE LUXURY

## PENTHOUSES & SKY VILLAS

BY INVITATION



5 DISCOVER  
BEDROOM

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SKY VILLA/  
PENTHOUSE



# LOCATION

LOCATED AT DUBAI WATER  
CANAL, ADJACENT TO SAFA PARK.

One Canal is located at the center of everything that matters, enjoy family picnics at the lush-green Safa Park and evening walks by the Dubai Water Canal, right next to your signature residence.



ADJACENT TO SAFA PARK



5 MIN TO DIFC



7 MIN TO BURJ AL ARAB



7 MIN TO MALL OF THE EMIRATES



12 MIN TO DUBAI INTERNATIONAL AIRPORT



# WELCOME TO WHERE YOU BELONG

A prestigious new landmark in Dubai, reserved for the select few. A stunning collection of 3-4 Bedroom Penthouses and 4-5 Bedroom Sky Villas, in a contemporary designer edifice. Redefining luxury, amenities, craftsmanship and a lifestyle beyond compare.





One Canal anchors on the Dubai Water Canal – a growing district and entertainment hub that sits adjacent to Safa Park and cuts through the heart of Dubai. From pockets of greenery that are pulled into the facade from the park behind, to the curved architecture inspired by waves in the water canal at the forefront of the site, the design celebrates and is characterised by various forms of nature. With an overall form that stands out from all other buildings in the city, One Canal evokes timeless elegant and exemplary design.

Each curve on the facade is strategically placed to hold the unit pools and green pockets, giving the building its wave-like and integrated architectural identity. One Canal houses 24 luxury “Villas in the Sky” that have great dual views to the Safa park, the Burj Al Arab and the Dubai skyline, along with terraces that contain private swimming pools and large entertainment spaces. The overall design has a play of minimal materials to embrace the distinctive design and exudes luxury living through its strong presence in the city.





**Killa Design** is dedicated to creating innovative buildings that are timeless, environmentally sustainable, and contextually inspired. They specialise in mixed-use, high rise, hospitality, office, and residential projects. Also, they have significant experience in retail, theatre, museum, urban design, and master planning projects. Driven by design excellence, **Shaun Killa** is an award-winning architect with international experience spanning over 26 years. Throughout his career, Shaun has focused his design philosophy on buildings and masterplans that are sustainable, innovative, contextually inspired and have a holistic approach to the natural and economic environment which has led to numerous highly recognisable iconic projects.

## **Shaun Killa**

Founder - Killa Design





The Residence aims to create a new standard of luxury living, and to make a lasting imprint.



Bringing to life the concept of "Villas in the sky".

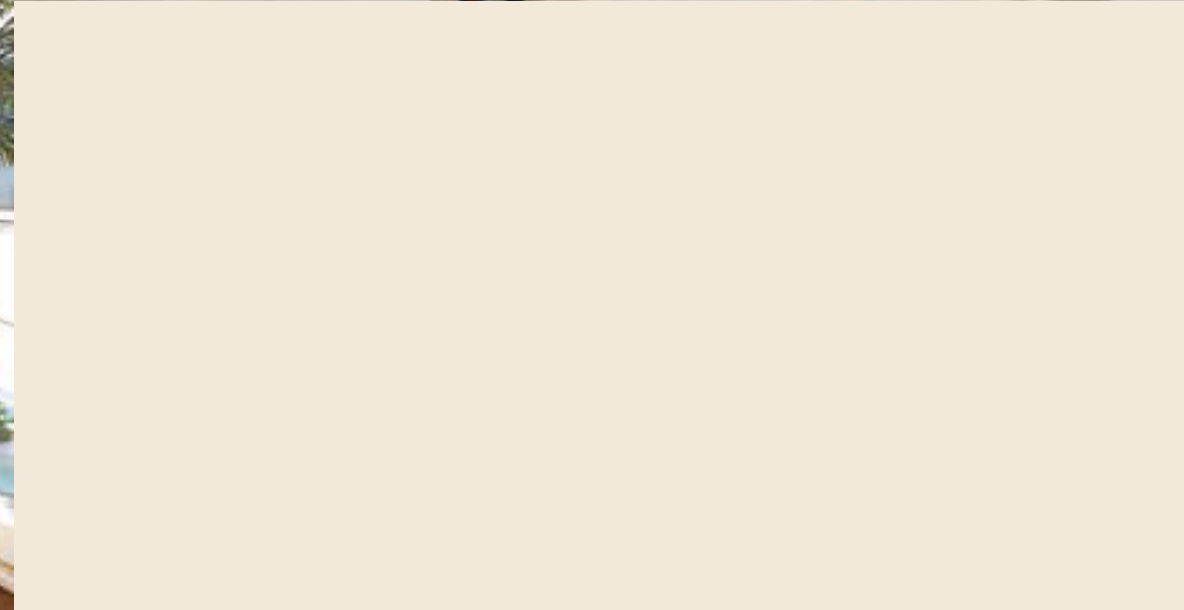
Inspired by the smooth and rhythmic curves of the water canal waves. With distinctive features such as infinity edge pools, double height volumes, large terraces.







STUNNING  
VIEW OF  
DUBAI WATER  
CANAL



# MASTER BEDROOM

Your oasis of calm,  
serenity and  
unmatched elegance





PANORAMIC  
BATHROOM  
WITH  
SAFA PARK  
VIEW









# LAYOUTS



## 5 BEDROOM SKY VILLA

5 Bedrooms | 8 Bathrooms | 5 Parking Spaces

Residences	5,412 Sq.Ft.	503 Sq.M.
Terrace	3,422 Sq.Ft.	318 Sq.M.
Total	8,834 Sq.Ft.	821 Sq.M

FLOOR MAPPING	
FLOOR	MAP
4th	
5th	
6th	
7th	



## UNIT AMENITIES

01. FORMAL LIVING
02. CASUAL LIVING
03. DINING
04. SHOW KITCHEN
05. BOH KITCHEN
06. POWDER ROOM
07. MASTER SUITE
08. MASTER LOUNGE
09. GUEST ROOM 1
10. GUEST ROOM 2



## UNIT AMENITIES

- 11. GUEST ROOM 3
- 12. PRIVATE STUDY
- 13. CINEMA ROOM
- 14. LAUNDRY ROOM
- 15. STAFF QUARTERS X 2
- 16. OUTDOOR TERRACE
- 17. PRIVATE POOL
- 18. OUTDOOR DINING AREA
- 19. TEPANYAKI STATON
- 20. OUTDOOR SEATING AREA
- 21. OUTDOOR SUNKEN SEATING



## LIFESTYLE AMENITIES

01. 24 X 7 Luxury Concierge Service
02. Dedicated Concierge App
03. Residents Lounge
04. Cigar Lounge
05. Cinema Room
06. Indoor Pool & Pool Lounge
07. Gym & Yoga Studio
08. World-class Spa

