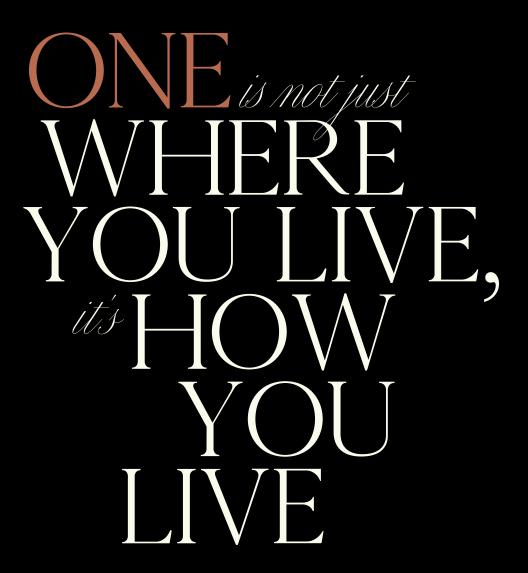
# ONE RESIDENCE



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.



## • 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

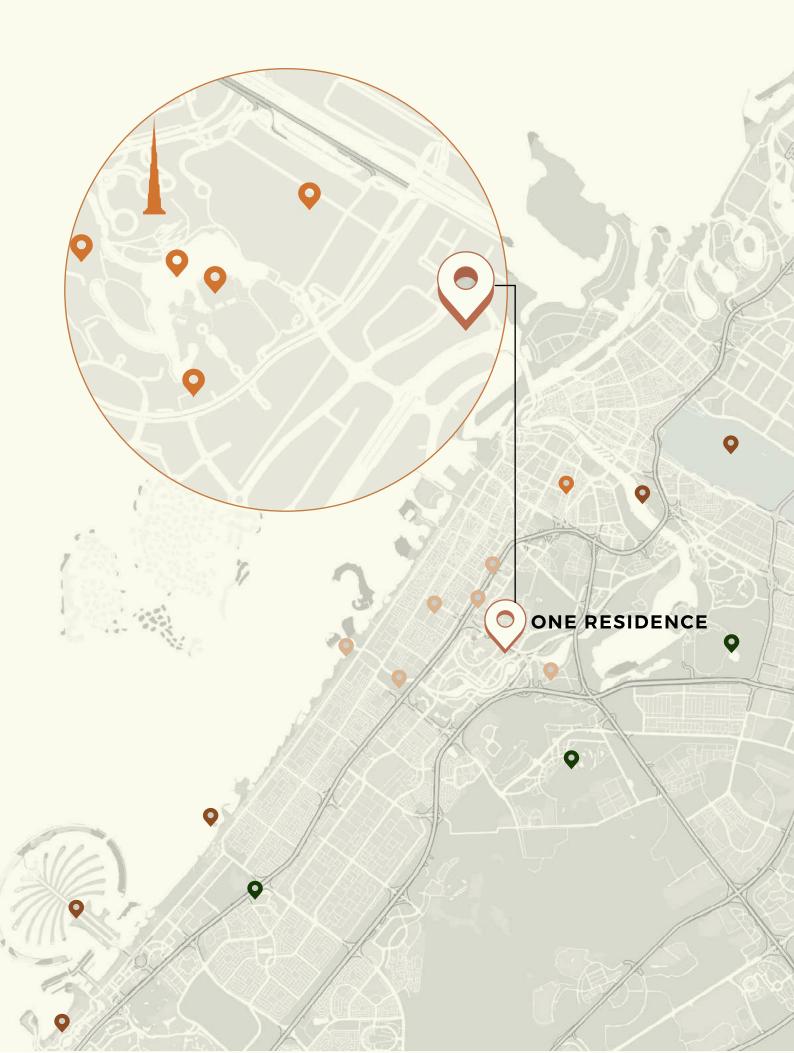
- Dubai Design District
- Museum of The Future
- City Walk
- Safa Park

## • IN 15 MINUTES

Dubai Creek Harbour
 Mall of The Emirates
 Meydan

## • IN 20 MINUTES

Dubai International Airport
Jumeirah Beach Residences
Dubai Creek Golf & Yacht Club





## 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<sup>\*\*</sup>
- Laundry on demand\*\*

\* for visitors/guests only

\*\* service by pre-approved providers only, excludes charges



UNIT prices	STARTING PRICE
Studio Apartments	AED 1.275M
1-Bedroom Apartments	AED 1.85M
2-Bedroom Apartments	AED 2.5M
2-Bedroom Apartments with maid's room	AED 3.1M
Exclusive Penthouses	PRICE ON REQUEST
PROJECT details	
PROJECT NAME	One Residence
PROJECT TYPE	Apartments
UNITS	453
LOCATION	Downtown Dubai
HANDOVER	Q1 2027

## PAYMENTand PRICES

10% Downpayment	5% September 2025
10% SPA	5% March 2026
5% December 2024	10% September 2026
5% May 2025	50% Handover March 2027

### 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 CentreMOA: Memorandum of AssociationNOC: No Objection CertificatePOA: 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





### جـينـكو العقـاريـــة 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



جـينـكو العقــاريـــة GINCO PROPERTIES



ONE BROKER GROUP EXCLUSIVE SALES PARTNER

Contact: +971 58 630 2800 | Email: oneresidence@obg.ae