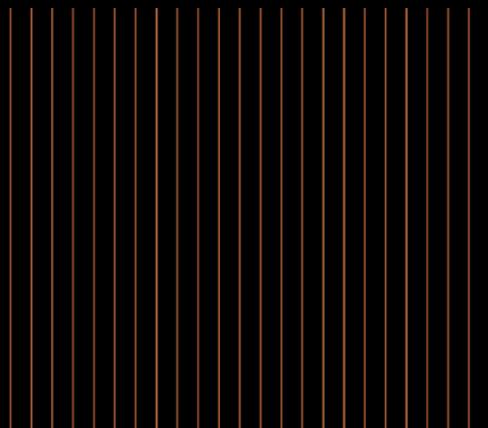




**ONE RESIDENCE**

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 extraordinary 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**

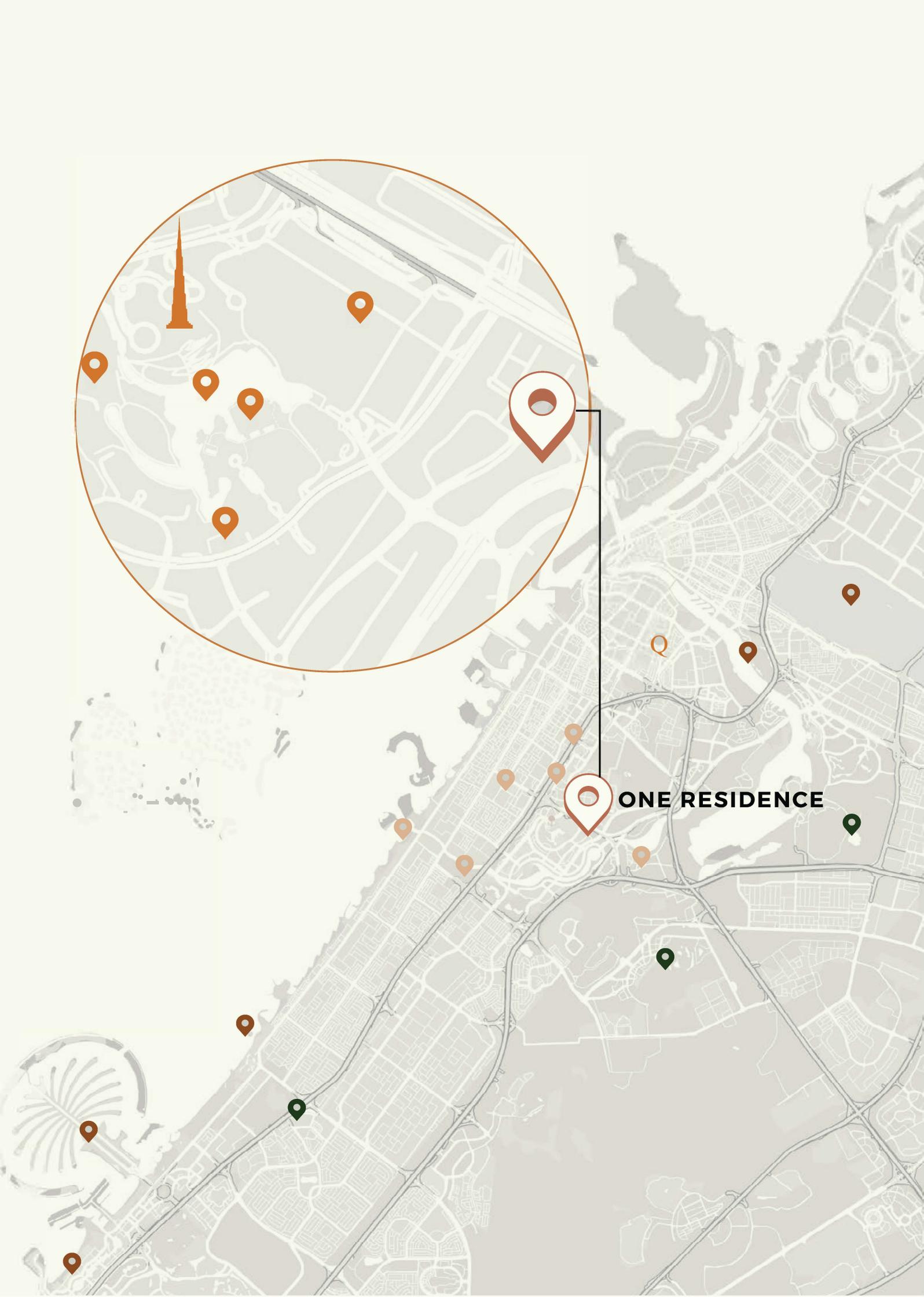
- Jumeirah Beach
- DIFC
- Dubai Design District
- Museum of The Future
- City Walk
- Safa Park

## **IN 15 MINUTES**

- Dubai Creek Harbour
- Mall of The Emirates
- Meydan

## **IN 20 MINUTES**

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



**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 1.51M
1-Bedroom Apartments	AED 2.30M
2-Bedroom Apartments	AED 3.15M
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	Q1 2027

## PAYMENT *and* PRICES

20%	Downpayment	5%	01 April 2026
4%	Registration DLD Fee	5%	01 August 2026
10%	01 September 2025	5%	01 December 2026
5%	01 December 2025	50%	Upon Handover - 31 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 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**  
PROPERTIES  
DEVELOPMENT MANAGEMENT

Contact: +971 58 630 2800 | Email: [oneresidence@obg.ae](mailto:oneresidence@obg.ae)