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OFF PLAN

Nine Collective

Location: Dubai Islands, Dubai

Starting From: AED 2,200,000

Permit No: 2

Nine Collective

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
One Development	**Apartments**	**Q4 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Nine Collective by One Development is a boutique luxury residential development on **Dubai Islands**, bringing contemporary coastal architecture, sophisticated residences and resort-inspired amenities to one of Dubai's most significant emerging waterfront destinations. Designed for buyers seeking a premium island lifestyle within convenient reach of the city's established districts, the development combines modern interiors with expansive outdoor spaces and proximity to Dubai Islands' coastline.

Nine Collective adopts a relatively low-rise architectural profile, creating a more intimate residential environment than Dubai's conventional high-rise developments. Contemporary façade treatments, extensive glazing, private balconies and landscaped terraces contribute to a modern coastal identity while maximising natural light throughout the residences.

The development offers a curated selection of **1, 2, 3 and 4-bedroom residences**, providing options for couples, professionals, families and investors. Homes range from approximately **770 sq. ft. to 4,500 sq. ft.**, creating a broad spectrum from efficient 1-bedroom apartments to significantly larger premium residences designed for families and buyers prioritising generous indoor and outdoor living space.

One-bedroom residences provide modern layouts suited to individual residents and couples, while 2-bedroom apartments introduce larger living and dining environments and additional flexibility for families or home-working requirements.

The 3-bedroom residences provide more substantial accommodation, with generous social spaces and private bedrooms suited to family living. At the upper end of the collection, selected 4-bedroom residences offer expansive layouts, enhanced outdoor areas and a more exclusive residential experience.

Interiors are designed around understated contemporary luxury. Neutral materials, refined finishes and carefully planned lighting create calm residential environments, while floor-to-ceiling glazing strengthens the connection between the interiors and Dubai Islands' coastal surroundings.

Open-plan living and dining spaces create flexible areas for everyday life and entertaining. Modern kitchens are integrated into the overall design, while private balconies and terraces extend the residences outdoors and provide additional spaces for relaxation.

The project's lifestyle offering is centred around **wellness, recreation and resort-style living**. Residents can enjoy swimming facilities surrounded by landscaped areas, providing a private environment for relaxation within the development.

A fully equipped fitness centre supports active lifestyles, while dedicated wellness and relaxation spaces provide opportunities to unwind. Landscaped gardens and outdoor seating areas create quieter environments for residents who prefer spending time outside.

Family-oriented facilities include dedicated children's play environments and recreational areas, while communal lounges and social spaces provide settings where residents can meet, work or entertain guests.

Nine Collective's boutique scale contributes significantly to its residential proposition. With a more limited number of homes than many large waterfront developments, the project aims to create a greater sense of privacy and exclusivity for residents.

One of the development's most important advantages is its location within **Dubai Islands**, a major waterfront masterplan positioned off Dubai's northern coastline. The destination comprises five interconnected islands and is planned around beaches, resorts, residences, retail, hospitality, marinas and leisure attractions.

Dubai Islands is being developed as a major extension of Dubai's coastline, with kilometres of beaches and extensive waterfront frontage. This gives residential developments such as Nine Collective the opportunity to benefit from a resort-oriented environment while remaining connected to the city's established urban districts.

The location provides convenient access towards **Deira, Dubai International Airport, Bur Dubai and Downtown Dubai**, allowing residents to enjoy island living without being disconnected from major business and lifestyle destinations.

Dubai International Airport is within convenient driving distance, making the development particularly relevant to international owners and residents who travel frequently. Downtown Dubai, Business Bay and DIFC can also be reached through Dubai's wider road network.

For investors, Dubai Islands represents one of the city's significant long-term waterfront growth areas. Continued development of beaches, hospitality destinations, resorts, retail environments and residential communities has the potential to strengthen both end-user demand and international investor interest as the destination matures.

Nine Collective's relatively boutique positioning may offer an additional point of differentiation. Limited residential inventory can appeal to buyers seeking greater privacy than larger apartment developments while still benefiting from the infrastructure and lifestyle attractions of the broader Dubai Islands masterplan.

The project's 1 and 2-bedroom apartments may appeal to investors targeting professionals, couples and international buyers, while the larger 3 and 4-bedroom residences provide opportunities to address demand from families and buyers seeking primary or secondary waterfront homes.

For end-users, Nine Collective combines contemporary interiors, generous square footage, lifestyle amenities and an emerging island location. The development offers the opportunity to live within a resort-oriented coastal destination while retaining access to central Dubai and Dubai International Airport.

As Dubai Islands continues to evolve, Nine Collective is positioned to benefit from the area's transformation into a major waterfront residential and tourism destination, making it relevant to buyers seeking both lifestyle value and longer-term exposure to Dubai's expanding coastal property market.

Why Buy Nine Collective Through A1 Properties?
Buying a residence at **Nine Collective through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available residences according to exact square footage, floor, orientation, layout, views, outdoor space, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, luxury and off-plan property market, helping buyers evaluate Nine Collective against other opportunities across Dubai Islands and the wider waterfront market.

For investors, our advisors can assess entry pricing, surrounding development, future residential supply, rental potential and resale positioning. End-users can receive tailored guidance based on residence size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	30%	50%
Down Payment	During Construction	On Handover

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