A1 PROPERTIES
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OFF PLAN

One Residence

Location: Downtown Dubai, Dubai

Starting From: AED 1,275,000

Permit No: 0090604087

One Residence

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Ginco Properties	**Apartments**	**Q1 2027**	**50/50**	**Off Plan**

ABOUT THE PROJECT

One Residence is an exclusive boutique residential development by **Ginco Properties**, located in the heart of **Downtown Dubai**, one of the world's most prestigious urban destinations. Designed to offer privacy, sophistication, and contemporary elegance, the project presents a rare opportunity to own a home in a low-density luxury development surrounded by iconic landmarks including **Burj Khalifa**, **Dubai Mall**, and the Dubai Opera District. Featuring a striking architectural façade with copper detailing, bronze-finished balconies, and expansive glazing, One Residence delivers an elevated living experience that blends timeless design with modern city living.

The development comprises just **19 exclusive residences**, making it one of the most private residential offerings in Downtown Dubai. Buyers can choose from a collection of **studio, one, two, three, and four-bedroom residences** ranging from approximately **470 sq. ft. to 2,435 sq. ft.** Every apartment features open-plan layouts, premium European finishes, designer kitchens with integrated appliances, floor-to-ceiling windows, spacious balconies, and smart home features. The semi-furnished residences are thoughtfully designed to maximise natural light while offering elegant interiors and stunning views of the Downtown skyline.

Residents enjoy a carefully curated selection of premium lifestyle amenities, including a rooftop infinity swimming pool, state-of-the-art fitness centre, wellness and yoga spaces, residents' lounge, landscaped leisure deck, concierge services, dedicated parking, high-speed elevators, and 24-hour security. The

boutique scale of the development creates an intimate residential environment while still providing the luxury services expected from a premium Downtown address.

Strategically positioned in Downtown Dubai, One Residence offers immediate access to **Dubai Mall**, **Burj Khalifa**, **Dubai Opera**, **Business Bay**, **DIFC**, **City Walk**, and **Sheikh Zayed Road**, while Dubai International Airport is only a short drive away. Downtown Dubai remains one of the city's strongest-performing real estate markets, supported by world-renowned attractions, luxury hospitality, exceptional infrastructure, and consistent demand from homeowners and investors alike. With its extremely limited collection of residences, premium location, and boutique design philosophy, One Residence presents a compelling investment opportunity with excellent long-term capital appreciation potential.

Why Buy One Residence Through A1 Properties?
Purchasing **One Residence** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Downtown Dubai and the city's luxury residential market. Our consultants provide personalized guidance to help you identify the ideal residence based on your lifestyle aspirations or investment objectives while ensuring access to the latest availability, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, property registration, and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your buying journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth knowledge of Downtown Dubai's premium property market, we ensure a seamless purchasing experience while helping you maximize the long-term value of your investment.

PAYMENT PLAN

10%	**40%**	**50%**
Down Payment	During Construction	On Handover

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