STUDIO
ONE

BE URBAN

City of dreams & desires

DUBAI

Invest in your FUTURE

8%
EXPECTED ANNUAL RENTAL YIELD

Gross rental yields in Dubai Marina for both studio and one beds average 8% per year

50%
CAPITAL APPRECIATION TREND

Between 2010 and 2015 Dubai has recorded a 50% Capital Appreciation

7%
EXPECTED POPULATION GROWTH

40% of Dubai's 2.5 million population is between 20-35 years and in need of contemporary accommodation. The city's population is expected to grow at 7% annually and reach 5 million by 2030

95%
DUBAI MARINA OCCUPANCY RATE

Dubai Marina has a 95% occupancy rate and caters to a dynamic population in a district that is unrivalled by any other area in Dubai

22ND
GLOBALLY RANKED

Ease of Doing Business Index ranked Dubai the 22nd globally in 2015

78M
TRAVELERS 240 DESTINATIONS

With a network to more than 240 destinations, Dubai is the world's number one hub for international passengers welcoming over 78 million registered travelers in 2015 alone

14.3M
TOURISTS IN 2015

Dubai has the world's highest visitor per resident ratio of 5.7 and an estimated 14.3 million tourists travelling to Dubai in 2015 making it the fourth most visited city in the world

EXPO 2020

250,000 plus jobs are forecasted to be generated in Dubai as a result of Expo2020. 25 million tourists are expected to visit the thriving emirate

Live Dubai
MARINA

The bustling and energetic Dubai Marina is the world's largest man-made marina with seven kilometers of pedestrian walkways. The development is the most in demand waterfront community in Dubai and amongst one of the most sought after in the region. It includes residential, hospitality, retail and entertainment offerings for residents and visitors to explore and indulge in.

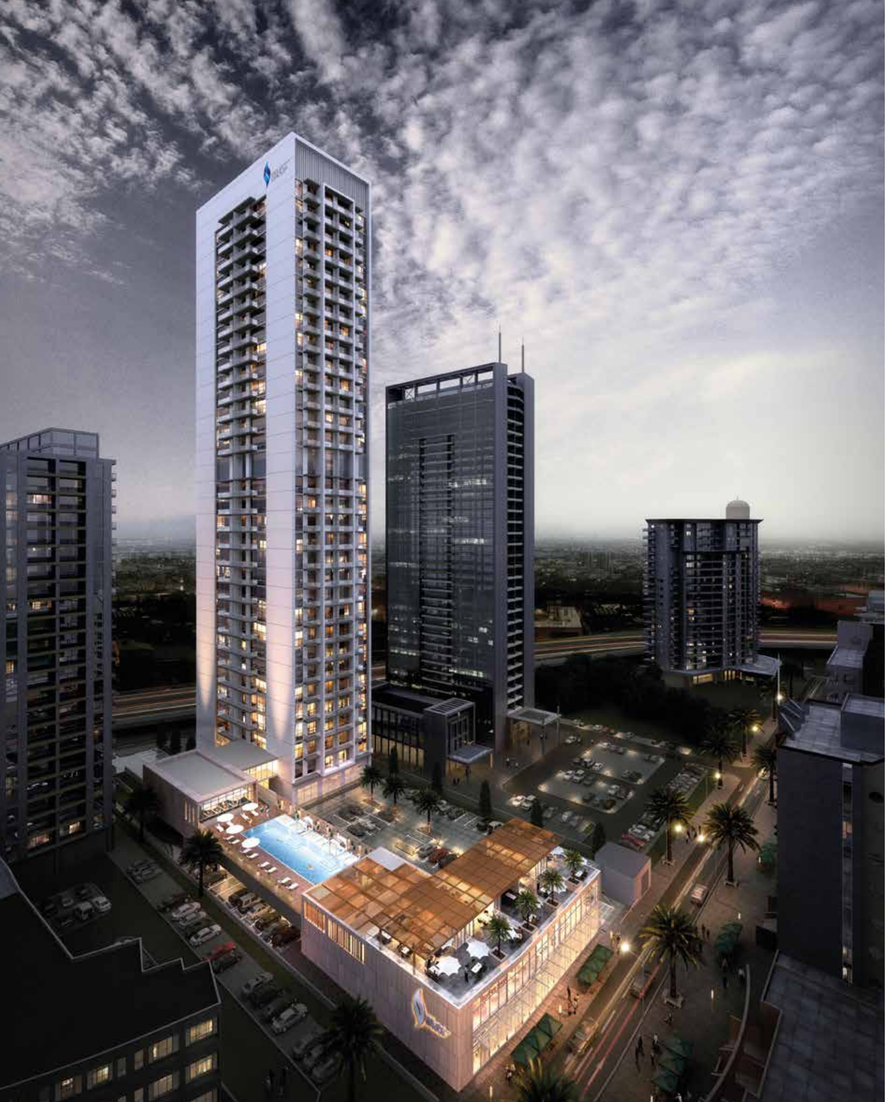
Pedestrian walkways are woven all through the community, with the renowned Jumeirah Beach Residence (JBR) situated just minutes away, providing easy access to the shore. The area includes a rich selection of restaurants with diverse cuisines of the world located along the Marina Walk. In addition, five star hotels are integrated throughout the surrounding community, as well as salons and spas for both men and women. Entertainment options and shopping areas are in abundance all through Dubai Marina, with a dedicated mall serving the community, as well as cinemas showing the latest global blockbusters.

Moving outdoors, Dubai Marina offers a wide array of recreational facilities, such as the famed sky diving center and various water sports. Yacht clubs and berths are within walking distance. Arts and culture also thrive, with numerous festivals and activities planned during the year.

Introducing

STUDIO ONE

STUDIO
ONE



Bluewaters Island

Dubai Parks & Resorts

Location
CONNECTED 24|7

- Located in the heart of the up and coming west-end of the Dubai Marina.
- Within close proximity to the Bluewaters Island.
- At your doorstep is the four star Wyndham hotel and a wide array of restaurants, supermarkets and salons.
- Within walking distance of water taxis, bicycles, the tram, metro, RTA busses and taxi stops.
- Convenient entry and exit points to Sheikh Zayed road for residents and visitors. At a distance of mere minutes are business hubs like Dubai Media City, Dubai Internet City and Jebel Ali Industrial Zone.
- Dubai Parks and Resorts, featuring Legoland Dubai, Bollywood Parks, Motiongate Dubai and Riverland Water Park, is located a mere 20 minute drive from Studio One.
- Dubai International Airport and Al Maktoum International Airport are only 20 minutes away.

Put down
ROOTS

Studio One is destined to be a stellar addition to the Dubai Marina skyline. Spread over 31 floors, Studio One has been designed for the millennials, the busy young professionals, the first time home owners and savvy investors looking for attractive returns.

This modern development offers homes featuring studios, one bedroom apartments and a select number of two bedroom residences.

The carefully planned homes feature full length windows and highly efficient layouts. Two levels of dedicated underground parking, a breathtaking swimming pool and conveniently located ground level retail are some of the amenities that the residents will enjoy.

From its modern exterior to carefully crafted interior elements, from prime finishing to diverse amenities, Studio One is the place to call home.

It's all in the DETAILS

Studio One is serviced by best-in-class amenities.

At the pool deck, residents can unwind with stunning views of the Marina.

The state-of-the-art fitness center offers cardio and weight equipment along with his & her steam and sauna.

Dedicated, around the clock security, conveniently located retail outlets on the ground floor and secure underground parking, are among the other amenities on site.

Spectacular
POOL DECK

Surrounded by the cityscape of dreams, the stunning, temperature controlled pool is located on the first floor of the development.

State-of-the-art GYM

Residents will be able to enjoy a comprehensive workout in the world-class gym facility. From treadmills, rowers and upright bikes to free weights, Studio One will cater to all resident needs.

Conveniently located
RETAIL

With several retail outlets comprising restaurants and other retail offerings located on the ground floor, every possible convenience has been well thought through in this development.

The STUDIOS

Efficient layouts, smart storage solutions, spacious balconies, multifunctional kitchens and windows that allow for ample natural light are the hallmarks of the studio apartments in Studio One.

One Bedroom
LIVING ROOM

Designed with sizable windows to take in the breathtaking views, one bedroom apartments feature layouts with maximum space utilization and efficient kitchens.

Two Bedroom
LIVING ROOM

Studio One features a select number of two bedroom apartments.

Designed as multifunctional spaces for the modern residents, extra bedrooms with sliding doors can be opened to double as additional living space while entertaining guests or can be configured and used as a study or an extra bedroom.

The BEDROOMS

The efficiently designed bedrooms feature intelligent storage solutions and enjoy an abundance of natural light year-round.

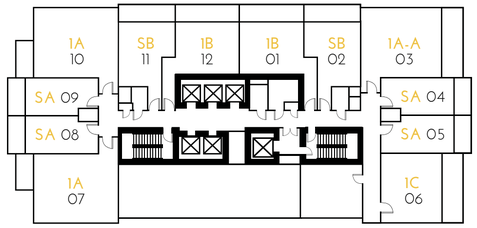
The BATHROOMS

Bathrooms in the development have been designed with meticulous attention to detail. Key features include a neutral colour palette, superior finishing and high quality fittings.

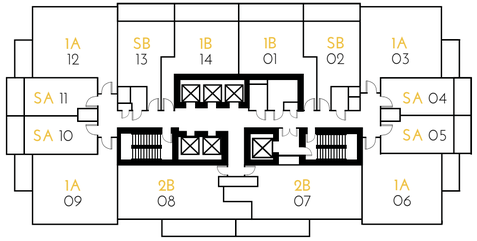
The KITCHENS

The kitchens in Studio One are compact and aesthetically light without compromising on functionality.

Key Plans
STUDIO ONE



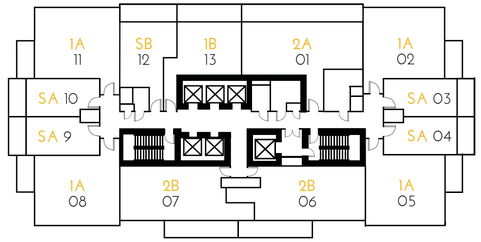
FLOOR TYPE 1
LEVEL 1



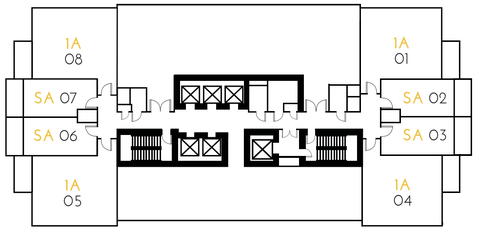
FLOOR TYPE 2 & 3
LEVEL 2-9, 11-16, 18-19, 21-25

Dubai Skyline

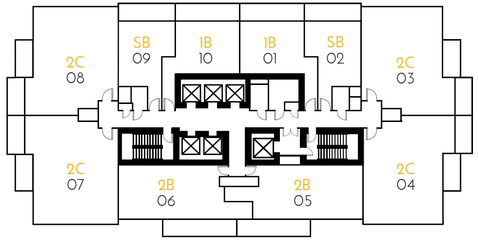
Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale E&OE.
The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.



FLOOR TYPE 4
LEVEL 10 & 20



FLOOR TYPE 5
LEVEL 17



FLOOR TYPE 6
LEVEL 26-31

Sea View

Marina View

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