



ONE CRESCENT

PALM JUMEIRAH



ONE CRESCENT

📍 LOCATION: PALM JUMEIRAH 📅 COMPLETED: Q1 2025

One Crescent will sit on the east crescent of Palm Jumeirah and will consist of 25 luxurious "Villas & Penthouses in the Sky" with stunning views of the Ocean, the Burj Al Arab and the Dubai skyline. The 10-storey project is being designed by Shaun Killa of Killa Design and will house 3 and 4-bedroom penthouses, 5-bedroom Sky Villas and just two 6-bedroom Sky Mansions which will all come with their own terrace and private pool. All residences will also have their own private elevator that will open into the living room.

FACILITIES

- PRIVATE ELEVATORS
- CHAUFFEUR SERVICE
- PRIVATE INFINITY POOLS
- LUJO CONCIERGE APP
- PRIVATE TERRACES
- 24/7 CONCIERGE SERVICES
- CIGAR LOUNGE
- DIRECT BEACH ACCESS
- SPA
- RESIDENTS LOUNGE
- GYM & YOGA STUDIO
- WORLD CLASS GOLF COURSE MEMBERSHIP

SIZES & PRICES

3 BR PENTHOUSE – 3,750 SQFT TO 5,410 SQFT	FROM AED 15,000,000
4 BR PENTHOUSE – 5,460 SQFT	FROM AED 22,500,000
5 BR SKY VILLA – 7,941 SQFT	FROM AED 32,500,000
6 BR SKY MANSION – 16,300 SQFT	FROM AED 55,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

RETAIL/F&B: On-site & Atlantis the Palm, Golden Mile, Nakheel Mall, The Point

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

PETROL STATION: Dubai Harbour, Al Sufouh

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- DIRECT ACCESS TO THE BEACH
- LOCATED ON THE EAST CRESCENT OF THE PALM JUMEIRAH
- SITS AMONGST OTHER LUXURY RESIDENTIAL DEVELOPMENT AND THE WALDORF ASTORIA AND ANANTARA RESORT HOTELS
- CLOSE TO ATLANTIS THE PALM
- THE GOLDEN MILE IS NEARBY
- ONE OF THE BEST RESIDENTIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- 6 MINUTES TO THE POINTE
- 11 MINUTES TO NAKHEEL MALL
- 25 MINUTES TO DOWNTOWN DUBAI
- 40 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Each curve on the exterior is placed deliberately to hold the private swimming pools and green pockets, giving the building a wave-like and integrated architectural character. The interiors will match the exterior, with natural tones and colour palettes and only the best high quality materials will be used throughout.

PITCH POINTS / WHY BUY?

- REPUTABLE DEVELOPER – OTHER RECENT PROJECTS BY AHS INCLUDE ONE CANAL
- EXCELLENT RESIDENTIAL AMENITIES IN THE BUILDING, AND ALL RESIDENCES COME WITH A PRIVATE ELEVATOR AND A SWIMMING POOL
- PALM JUMEIRAH IS THE MOST POPULAR AREA TO BUY AND RENT PROPERTY IN DUBAI
- PALM JUMEIRAH GENERATES THE HIGHEST PROPERTY SALES ACROSS THE EMIRATE
- EXCELLENT ROI POTENTIAL
- DESIGNED BY THE WORLD-RENOUNDED KILLA DESIGN
- ENDLESS WATERFRONT VIEWS
- OWNERS ALSO GET MEMBERSHIP TO A WORLD-CLASS GOLF COURSE

PAYMENT PLAN: 60/40 (5% booking fee)

ROI: 5.8%

DEVELOPER OVERVIEW

Established in early 2021, AHS Properties has quickly built an impressive property portfolio with a total asset value in excess of USD 115 million. AHS Properties is well-known for the infamous Amara Villa in Emirates Hills. Even though the company has only just started out, they use the best partners to make the most beautiful and unique properties.

THINGS TO KNOW

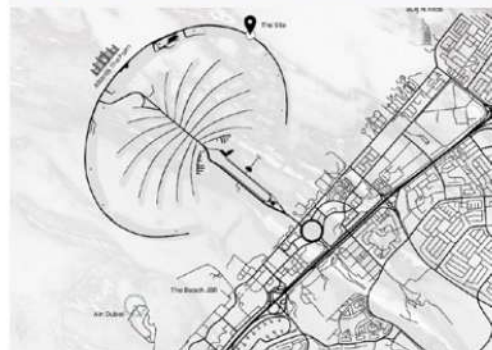
SERVICE CHARGE: AED APPROX. 20 – 25 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.8km NURSERY
- 6.8km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.2km NAKHEEL MALL
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD



KEY FEATURES

- ALL UNITS COME WITH A PRIVATE ELEVATOR THAT WILL OPEN INTO THE LIVING ROOM
- EVERY RESIDENCE INCLUDES AN OUTDOOR TERRACE WITH DINING AND SEATING AREAS AND A PRIVATE INFINITY SWIMMING POOL
- EACH UNIT WILL COME WITH A SHOW AND BOH KITCHEN, A TEPPANYAKI STATION, A MAID'S ROOM AND BATHROOM, POWDER ROOM AND LAUNDRY ROOM
- ALL BEDROOMS COME WITH A BATHROOM
- 5 & 6BR VILLAS AND MANSIONS COME WITH 2 MAID'S ROOMS AND BATHROOMS
- ALL MASTER BEDROOM SUITES INCLUDE A MASTER LOUNGE AREA