

# SAFA ONE

de GRISOGONO  
GENEVE



## SAFA ONE de GRISOGONO

📍 LOCATION: DUBAI CANAL/AL SAFA 📅 COMPLETED: Q1 2026

Safa One is gorgeous both inside and out and will house an unprecedented rooftop ecosystem. This stunning rooftop residential area, is a self-contained area at 32 meters high and is a climate-controlled environment with manicured landscapes, birds on the wing and an elegant selection of cafes and restaurants. The project consists of 2 towers; Tower A & Tower B, with 60 and 44 floors. Residential units include 1-3BR apartments and 5BR penthouses.

### FACILITIES



### SIZES & PRICES

1 BR- FROM 843 SQFT	FROM AED 1,600,000
2 BR - FROM 1227 SQFT	FROM AED 2,200,000
3 BR - FROM 1,500 SQFT	FROM AED 3,900,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Choithrams Al Wasl, Union Coop Jumeirah, Spinneys Al Wasl, Gate Plus Supermarket

**PUBLIC TRANSPORT:** METRO- Business Bay Metro Station, BUS- Hadiqa Street 2

**SCHOOLS/NURSERIES:** JESS (Jumeirah English Speaking School), Jumeirah College, Safa British School

**RETAIL/F&B:** Wasl Square Mall, Al Wasl Road, The Dubai Mall

**MEDICAL FACILITIES:** Medcare Hospital Al Safa, Prime Medical Center, Medcare Dr. Saeed

**PETROL STATION:** Emarat Petrol Station Al Ittihad

**LANDMARKS:** The Burj Khalifa, The Dubai Mall, Safa Park, Tolerance Bridge, Al Habtoor City

### LOCATION FACTORS

- EXCELLENT CITY LOCATION
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- SITUATED RIGHT NEXT TO SAFA PARK
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI AND THE DUBAI SKYLINE
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- RIGHT NEXT TO AL WASL ROAD- LOTS OF AMENITIES



+7 969 179 97 79



The magnificence of emerald gemstones is reflected throughout the building, where exquisite greens and sparkling facades are the main feature. The ultra-luxurious 2 and 3-bedroom suites come with a personal splash pool in Tower A. Floor-to-ceiling windows will allow residents to view the incredible surroundings from their very own home.

## PITCH POINTS / WHY BUY?

- LOW / COMPETITIVE PRICE PER SQFT IN THE AREA
- EXCELLENT LOCATION
- THE RESIDENCES WILL HAVE SOME OF THE BEST VIEWS OF DOWNTOWN DUBAI IN THE WHOLE CITY
- SITUATED IN THE HIGHLY ANTICIPATED AREA OF AL SAFA/ DUBAI CANAL
- AL SAFA AREA HOUSES PLENTY OF AMENITIES AND FACILITIES
- DEVELOPMENT IS RIGHT NEXT TO SAFA PARK
- GREAT LOCATION FOR SCHOOLS AND MEDICAL FACILITIES
- HIGHLY SOUGHT-AFTER AREA WITH SIMILAR DEVELOPMENTS BEING BUILT BY OTHER DEVELOPERS IN THE SAME AREA

**PAYMENT PLAN:** 15% / 15 INSTALMENTS / 25% COMPLETION

**ROI:** 5 - 6% around the Business Bay area

## DEVELOPER OVERVIEW

DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS.

## THINGS TO KNOW

SERVICE CHARGE:	AED 22 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

- 300m BUS STOP
- 1km SHEIKH ZAYED ROAD
- 800m MEDCARE HOSPITAL
- 800m SAFA BRITISH SCHOOL
- 5.2km THE DUBAI MALL
- 1km SUPERMARKET
- 2.2km PETROL STATION



## KEY FEATURES

- ONE-OF-A-KIND ROOFTOP ECOSYSTEM TERRACE
- HANGING GARDENS FROM WINDOWS AND BALCONIES
- ALL UNITS INCLUDE A BALCONY
- BEAUTIFUL VIEWS OF EITHER DOWNTOWN DUBAI, SURROUNDING AL SAFA AREA OR THE SEA
- EXCELLENT RESIDENTIAL AMENITIES
- LUXURY AND ULTRA-LUXURY RESIDENTIAL FLOORS NEAR THE TOP OF THE BUILDING