

ONE CANAL

ARRIVE AT TRUE LUXURY

PENTHOUSES & SKY VILLAS

BY INVITATION



3 DISCOVER
BEDROOM

PENTHOUSE



LOCATION

LOCATED AT DUBAI WATER CANAL, ADJACENT TO SAFA PARK.

One Canal is located at the center of everything that matters, enjoy family picnics at the lush-green Safa Park and evening walks by the Dubai Water Canal, right next to your signature residence.



ADJACENT TO SAFA PARK



5 MIN TO DIFC



7 MIN TO BURJ AL ARAB



7 MIN TO MALL OF THE EMIRATES



12 MIN TO DUBAI INTERNATIONAL AIRPORT



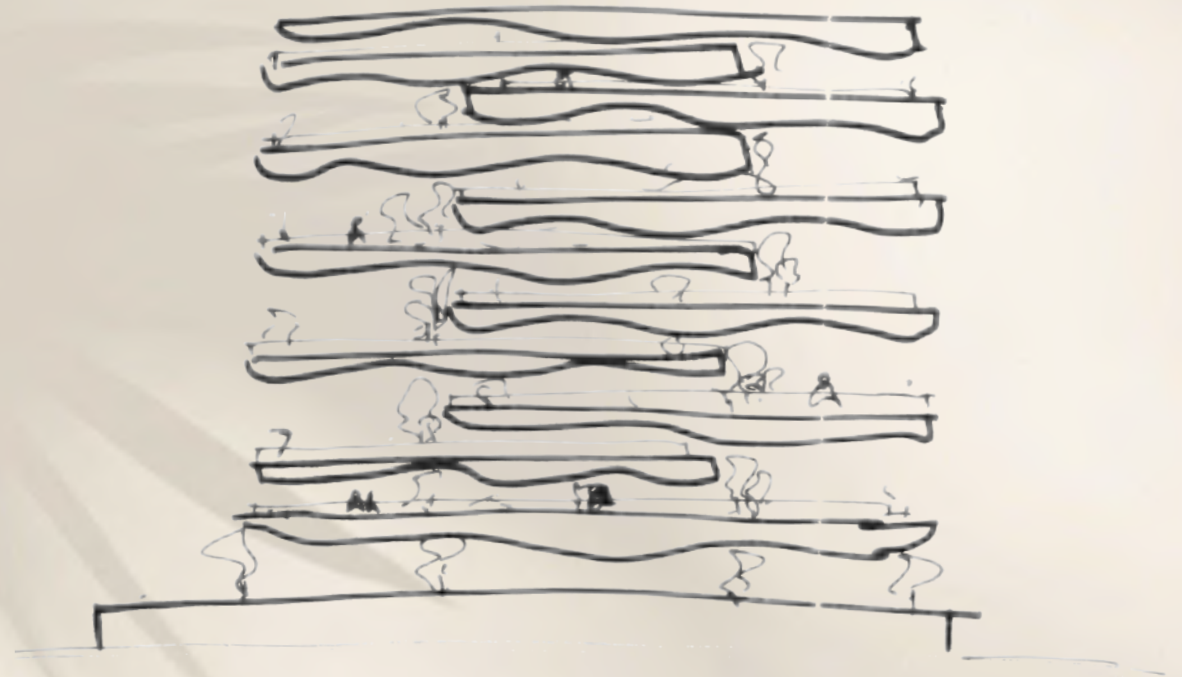
WELCOME TO WHERE YOU BELONG

A prestigious new landmark in Dubai, reserved for the select few. A stunning collection of 3-4 Bedroom Penthouses and 4-5 Bedroom Sky Villas, in a contemporary designer edifice. Redefining luxury, amenities, craftsmanship and a lifestyle beyond compare.



One Canal anchors on the Dubai Water Canal – a growing district and entertainment hub that sits adjacent to Safa Park and cuts through the heart of Dubai. From pockets of greenery that are pulled into the facade from the park behind, to the curved architecture inspired by waves in the water canal at the forefront of the site, the design celebrates and is characterised by various forms of nature. With an overall form that stands out from all other buildings in the city, One Canal evokes timeless elegant and exemplary design.

Each curve on the facade is strategically placed to hold the unit pools and green pockets, giving the building its wave-like and integrated architectural identity. One Canal houses 24 luxury “Villas in the Sky” that have great dual views to the Safa park, the Burj Al Arab and the Dubai skyline, along with terraces that contain private swimming pools and large entertainment spaces. The overall design has a play of minimal materials to embrace the distinctive design and exudes luxury living through its strong presence in the city.



Killa Design is dedicated to creating innovative buildings that are timeless, environmentally sustainable, and contextually inspired. They specialise in mixed-use, high rise, hospitality, office, and residential projects. Also, they have significant experience in retail, theatre, museum, urban design, and master planning projects. Driven by design excellence, **Shaun Killa** is an award-winning architect with international experience spanning over 26 years. Throughout his career, Shaun has focused his design philosophy on buildings and masterplans that are sustainable, innovative, contextually inspired and have a holistic approach to the natural and economic environment which has led to numerous highly recognisable iconic projects.

Shaun Killa

Founder - Killa Design





The Residence aims to create a new standard of luxury living, and to make a lasting imprint.



Bringing to life the concept of "Villas in the sky".

Inspired by the smooth and rhythmic curves of the water canal waves. With distinctive features such as infinity edge pools, double height volumes, large terraces.



STUNNING
VIEW OF
DUBAI WATER
CANAL



MASTER BEDROOM

Your oasis of calm,
serenity and
unmatched elegance



PANORAMIC
BATHROOM
WITH
SAFA PARK
VIEW



LAYOUTS



TYPE A

Residences 2,551 Sq.Ft. 237 Sq.M.

Terrace 1,749 Sq.Ft. 163 Sq.M.

Total 4,300 Sq.Ft. 400 Sq.M

FLOOR MAPPING

FLOOR	MAP
2nd	
3rd	
5th	
7th	
8th	

LAYOUTS



TYPE B

Residences 2,551 Sq.Ft. 237 Sq.M.

Terrace 1,549 Sq.Ft. 144 Sq.M.

Total 4,100 Sq.Ft. 381 Sq.M

FLOOR MAPPING

FLOOR	MAP
1St	A diagram showing two units on the 1st floor, each represented by a brown silhouette within a white outline of the unit's footprint.
2nd	A diagram showing one unit on the 2nd floor, represented by a brown silhouette within a white outline of the unit's footprint.
3rd	A diagram showing one unit on the 3rd floor, represented by a brown silhouette within a white outline of the unit's footprint.
5th	A diagram showing one unit on the 5th floor, represented by a brown silhouette within a white outline of the unit's footprint.

LAYOUTS



TYPE C

Residences 2,831 Sq.Ft. 263 Sq.M.

Terrace 2,314 Sq.Ft. 215 Sq.M.

Total 5,145 Sq.Ft. 478 Sq.M

FLOOR MAPPING

FLOOR	MAP
1st	

UNIT AMENITIES

01. Living
02. Dining
03. Show Kitchen
04. Boh Kitchen
05. Powder Room
06. Master Suite
07. Master Lounge
08. Guest Room 1
09. Guest Room 2
10. Laundry Room
11. Staff Quarters
12. Outdoor Terrace
13. Private Pool
14. Outdoor Dining Area
15. Tepanyaki Staton
16. Outdoor Seating Area



LIFESTYLE AMENITIES

01. 24 X 7 Luxury Concierge Service
02. Dedicated Concierge App
03. Residents Lounge
04. Cigar Lounge
05. Cinema Room
06. Indoor Pool & Pool Lounge
07. Gym & Yoga Studio
08. World-class Spa



ONE CANAL

ARRIVE AT TRUE LUXURY

PENTHOUSES & SKY VILLAS

BY INVITATION





LAYOUTS



4 BEDROOM SKY VILLA

4 Bedrooms | 7 Bathrooms | 4 Parking Spaces

Residences 4,370 Sq.Ft. 406 Sq.M.

Terrace 2,787 Sq.Ft. 259 Sq.M.

Total 7,157 Sq.Ft. 665 Sq.M

FLOOR MAPPING

FLOOR	MAP
1st	
2nd	
2nd	
3rd	
3rd	
4th	
5th	
6th	
7th	
8th	

LAYOUTS



4BEDROOM PENTHOUSE

4 Bedrooms | 7 Bathrooms | 4 Parking Spaces

Residences	4,035 Sq.Ft.	375 Sq.M.
Terrace	2,690 Sq.Ft.	250 Sq.M.
Total	6,725 Sq.Ft.	625 Sq.M.

FLOOR MAPPING

FLOOR	MAP
4th	
6th	



UNIT AMENITIES

01. FORMAL LIVING
02. CASUAL LIVING
03. DINING
04. SHOW KITCHEN
05. BOH KITCHEN
06. POWDER ROOM
07. MASTER SUITE
08. MASTER LOUNGE
09. GUEST ROOM 1
10. GUEST ROOM 2

UNIT AMENITIES

- 11. GUEST ROOM 3
- 12. PRIVATE STUDY
- 13. CINEMA ROOM
- 14. LAUNDRY ROOM
- 15. STAFF QUARTERS X 2
- 16. OUTDOOR TERRACE
- 17. PRIVATE POOL
- 18. OUTDOOR DINING AREA
- 19. TEPANYAKI STATON
- 20. OUTDOOR SEATING AREA
- 21. OUTDOOR SUNKEN SEATING



ONE CANAL

ARRIVE AT TRUE LUXURY

PENTHOUSES & SKY VILLAS

BY INVITATION



5 DISCOVER
BEDROOM

SKY VILLA/
PENTHOUSE



LAYOUTS



5 BEDROOM SKY VILLA

5 Bedrooms | 8 Bathrooms | 5 Parking Spaces

Residences	5,412 Sq.Ft.	503 Sq.M.
Terrace	3,422 Sq.Ft.	318 Sq.M.
Total	8,834 Sq.Ft.	821 Sq.M

FLOOR MAPPING	
FLOOR	MAP
4th	
5th	
6th	
7th	



UNIT AMENITIES

01. FORMAL LIVING
02. CASUAL LIVING
03. DINING
04. SHOW KITCHEN
05. BOH KITCHEN
06. POWDER ROOM
07. MASTER SUITE
08. MASTER LOUNGE
09. GUEST ROOM 1
10. GUEST ROOM 2

UNIT AMENITIES

11. GUEST ROOM 3
12. PRIVATE STUDY
13. CINEMA ROOM
14. LAUNDRY ROOM
15. STAFF QUARTERS X 2
16. OUTDOOR TERRACE
17. PRIVATE POOL
18. OUTDOOR DINING AREA
19. TEPANYAKI STATON
20. OUTDOOR SEATING AREA
21. OUTDOOR SUNKEN SEATING





PENTHOUSE & SKY VILLAS

AVAILABILITY

ARRIVE AT TRUE LUXURY

BY INVITATION



UNITS

Type	Level	View	Size Sq. Ft.	Price Aed
Type A	2/3/5/7/8	Canal/Safa Park	4,300	18,500,000 To 19,500,000
Type B	1/2/3/5	Canal/Safa Park	4,100	18,000,000 To 18,500,000
Type C	1	Canal/Safa Park	5,145	22,000,000

PAYMENT PLAN

Installment No.	Payment Milestone	Payment(%)
1	On booking	5%
2	On signing SPA	15% + 4% DLD
3	Quarterly payment for 3 months from SPA agreement	5%
4	Quarterly payment for 6 months from SPA agreement	5%
5	Quarterly payment for 9 months from SPA agreement	5%
6	Quarterly payment for 12 months from SPA agreement	5%
7	Quarterly payment for 16 months from SPA agreement	5%
8	Quarterly payment for 19 months from SPA agreement	5%
9	Quarterly payment for 21 months from SPA agreement	5%
10	Quarterly payment for 24 months from SPA agreement	5%
11	On completion date	40%
12	TOTAL	100%

LEVEL STACKING

Level 9	Penthouse	4 Bedroom Penthouse	5 Bedroom Penthouse
Level 8		3 Bedroom A	
Level 7	5 Bedroom Sky Villa	3 Bedroom A	3 Bedroom A
Level 6		4 Bedroom Penthouse	
Level 5	5 Bedroom Sky Villa	3 Bedroom B	3 Bedroom A
Level 4		4 Bedroom Penthouse	
Level 3	4 Bedroom Sky Villa	3 Bedroom A	3 Bedroom B
Level 2		3 Bedroom B	3 Bedroom A
Level 1	3 Bedroom C	3 Bedroom B	3 Bedroom B
Ground	Podium		



UNITS

Type	Level	View	Size Sq. Ft.	Price Aed
4 Bedroom Sky Villa	1/2/3/5/7	Canal/Safa Park	7,190	28,000,000
4 Bedroom Penthouse	4/6/9	Canal/Safa Park	6,725	27,000,000

PAYMENT PLAN

Installment No.	Payment Milestone	Payment(%)
1	On booking	5%
2	On signing SPA	15% + 4% DLD
3	Quarterly payment for 3 months from SPA agreement	5%
4	Quarterly payment for 6 months from SPA agreement	5%
5	Quarterly payment for 9 months from SPA agreement	5%
6	Quarterly payment for 12 months from SPA agreement	5%
7	Quarterly payment for 16 months from SPA agreement	5%
8	Quarterly payment for 19 months from SPA agreement	5%
9	Quarterly payment for 21 months from SPA agreement	5%
10	Quarterly payment for 24 months from SPA agreement	5%
11	On completion date	40%
12	TOTAL	100%

LEVEL STACKING

Level 9	Penthouse	4 Bedroom Penthouse	5 Bedroom Penthouse
Level 8		3 Bedroom A	4 Bedroom Sky Villa
Level 7	5 Bedroom Sky Villa	3 Bedroom A	3 Bedroom A
Level 6		4 Bedroom Penthouse	4 Bedroom Sky Villa
Level 5	5 Bedroom Sky Villa	3 Bedroom B	3 Bedroom A
Level 4		4 Bedroom Penthouse	4 Bedroom Sky Villa
Level 3	4 Bedroom Sky Villa	3 Bedroom A	3 Bedroom B
Level 2		3 Bedroom B	3 Bedroom A
Level 1	3 Bedroom C	3 Bedroom B	3 Bedroom B
Ground	Podium		

5 BEDROOM

SKY VILLA

UNITS

Type	Level	View	Size Sq. Ft.	Price Aed
Type A	4/6	Canal/Safa Park	4,300	18,500,000 To 19,500,000

PAYMENT PLAN

Installment No.	Payment Milestone	Payment(%)
1	On booking	5%
2	On signing SPA	15% + 4% DLD
3	Quaterly payment for 3 months from SPA agreement	5%
4	Quaterly payment for 6 months from SPA agreement	5%
5	Quaterly payment for 9 months from SPA agreement	5%
6	Quaterly payment for 12 months from SPA agreement	5%
7	Quaterly payment for 16 months from SPA agreement	5%
8	Quaterly payment for 19 months from SPA agreement	5%
9	Quaterly payment for 21 months from SPA agreement	5%
10	Quaterly payment for 24 months from SPA agreement	5%
11	On completion date	40%
12	TOTAL	100%

LEVEL STACKING

Level 9		4 Bedroom Penthouse	5 Bedroom Penthouse	
Level 8	Penthouse	3 Bedroom A		4 Bedroom Sky Villa
Level 7	5 Bedroom Sky Villa	3 Bedroom A	3 Bedroom A	
Level 6		4 Bedroom Penthouse		4 Bedroom Sky Villa
Level 5	5 Bedroom Sky Villa	3 Bedroom B	3 Bedroom A	
Level 4		4 Bedroom Penthouse		4 Bedroom Sky Villa
Level 3	4 Bedroom Sky Villa	3 Bedroom A	3 Bedroom B	
Level 2		3 Bedroom B	3 Bedroom A	4 Bedroom Sky Villa
Level 1	3 Bedroom C	3 Bedroom B	3 Bedroom B	
Ground	Podium			