

ONE · B  
TOWER

THE HEART OF LUXURY



**A LIVING EXPERIENCE  
CRAFTED WITH PASSION  
AND REFINEMENT.**

The exceptional design and craftsmanship are evident in even the smallest detail of the tower. Welcoming you to a universe of grandeur is the striking podium with its elevated ceiling and towering column structures. Leaving you in awe the moment you step in, the podium stands as a testament to the opulence you experience inside the tower.

The homes are a world apart. Featuring one, two, three-bedroom as well as duplex and penthouse units, the homes come with expansive spaces and are meticulously designed to impart an aura of absolute luxury and comfort. Equally magnificent are the lifestyle amenities – the finest Dubai has to offer.

THE EPITOME OF  
DESIGN AND ELEGANCE



## UNSTUDIO .

GROUNDBREAKING ARCHITECTURE  
AND DESIGN AT ALL SCALES .

- Over 140 completed projects worldwide.
- More than 30 years of international project experience.
- Winners of countless global awards.

### RENOWNED HOSPITALITY PROJECTS :

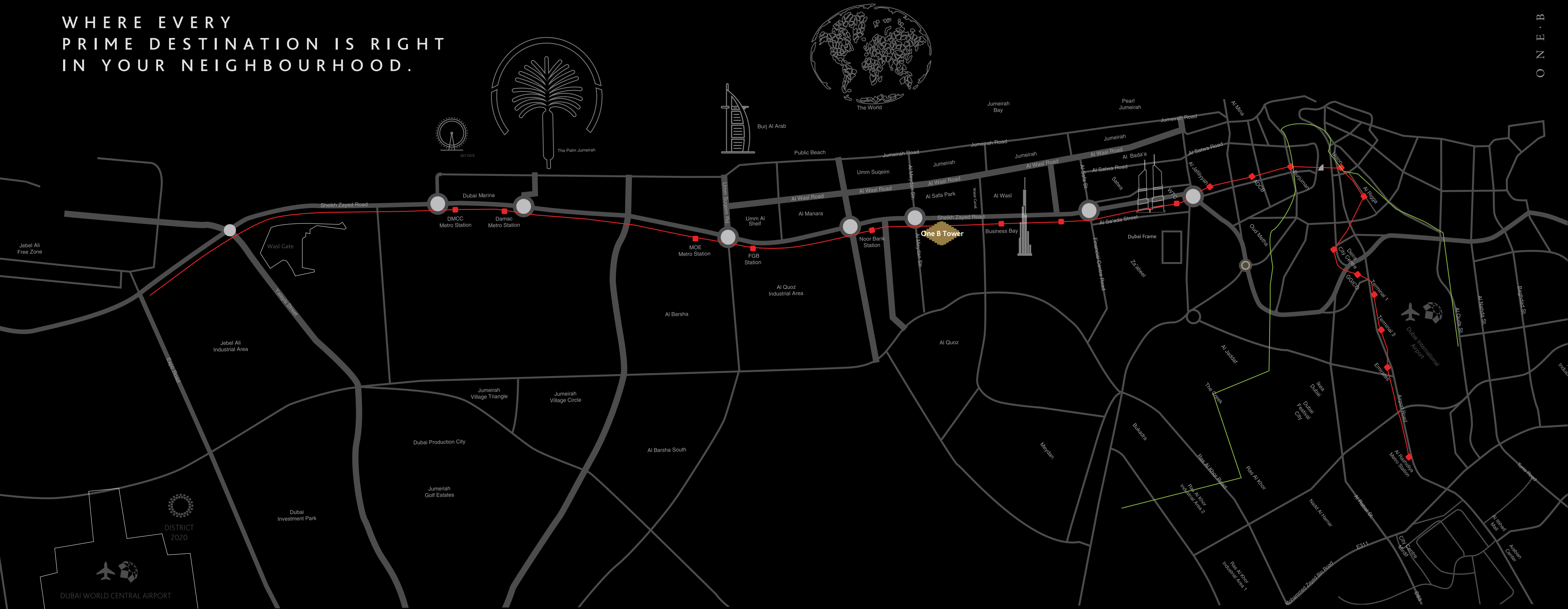
- Wast Tower, Dubai
- Mandarin Oriental Hotel and Residences, Istanbul
- Melbourne Four Seasons, Melbourne
- Green Cape Spa Resort, Georgia
- The Island MGM Grand, Bellagio, Aria Dubai
- Gyeongdo Island, Korea
- Marina Galleria, Athens
- Manoel Island, Malta
- Five Franklin Place, New York

The logo for UNSTUDIO is centered on a dark background with a grid of small white dots. The word "UNS" is written in a large, bold, white, sans-serif font. Below it, the word "UNSTUDIO" is written in a smaller, all-caps, white, sans-serif font.

UNS  
UNSTUDIO

WHERE EVERY  
PRIME DESTINATION IS RIGHT  
IN YOUR NEIGHBOURHOOD.

ONE · B



DUBAI WATER CANAL  
BOARDWALK - **1 MINUTE**

SAFA PARK - **5 MINUTES**

JUMEIRAH BEACH - **5 MINUTES**

BUSINESS BAY  
METRO STATION - **10 MINUTES**

CYCLING TRACK TO JUMEIRAH  
BEACH - **20 MINUTES**

JOGGING TRACK TO JUMEIRAH  
BEACH - **25 MINUTES**



**BREATHTAKING VIEWS  
THAT MAKE YOUR EVERYDAY  
RICHER.**

Nestled along the iconic Sheikh Zayed Road, ONE B's unparalleled location offers a captivating panorama as it gracefully overlooks the stunning Dubai Water Canal and Safa Park.

- Sea view
- Safa Park view
- Dubai Water Canal view
- Godolphin Race Track view



# GROUND FLOOR

- 1 GRAND ENTRANCE WITH DROP OFF AND EXTENDED WELCOME SUPPORT ON CALL FOR VISITORS
- 2 ARTISANAL FLORA AND AQUA ENTRANCE FEATURE
- 3 DOUBLE HEIGHT ENTRANCE LOBBY AND 24-HOUR CONCIERGE
- 4 GOURMET STYLE CAFÉ / RESTAURANT WITH VARIED HEALTH OPTIONS; MEET AND GREET SPACE FOR RESIDENTS
- 5 BRANDED LIFESTYLE HYPERMARKET
- 6 MAIL AND CLOAK ROOM FOR RESIDENTS
- 7 DESIGNER WAITING LOBBY FOR RESIDENTS
- 8 ELEVATORS TO RESIDENCES
- 9 WASH FOR RESIDENTS AND GUESTS



PARKING PODIUM







LOBBY ENTRANCE

LOBBY



AN UNPARALLELED  
WORLD OF COMFORT.

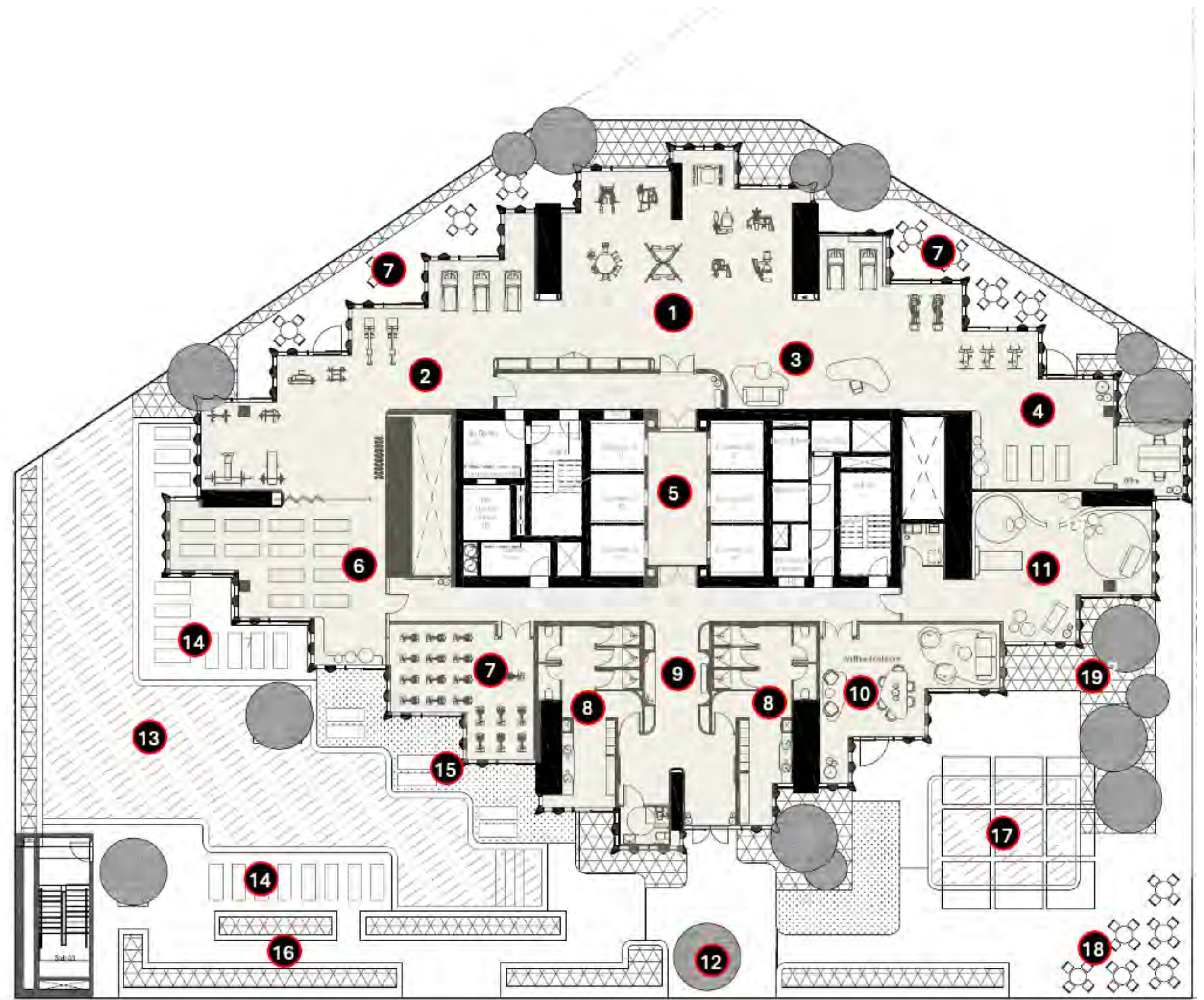


RESTO CAFE



# 7<sup>TH</sup> FLOOR AMENITIES

- 1 GRAND GYM
- 2 FUNCTIONAL TRAINING AREA
- 3 LOUNGE FOR COUNSELLING AND SESSIONS
- 4 PERSONAL TRAINING AREA
- 5 ELEVATOR LOBBY
- 6 POWER YOGA AREA
- 7 SPINNING / HIIT ZONE
- 8 MALE AND FEMALE CHANGING ROOMS WITH SAUNA CHAMBERS
- 10 MULTI-PURPOSE ROOM WITH SEATING
- 11 CENTRAL OUTDOOR LANDSCAPE AND SEATING
- 12 ADULT POOL WITH LAP ZONE
- 13 SUNBEDS AND LOUNGERS
- 14 SEMI-PRIVATE SUNBEDS (CONVERTIBLE TO MASSAGE TABLES ON DEMAND)
- 15 BARBEQUE PODS AND SEATING
- 16 SHADED KID'S POOL
- 17 OUTDOOR GATHERING AREA (ON DEMAND FOR SEMI-PRIVATE BRIEF EVENTS)
- 18 ZEN GARDEN AND MEDITATION AREA



## ELEVATING YOUR LIFESTYLE EXPERIENCE.

The amenities at ONE B give residents the opportunity to relax, play, train, and commit to a wellness-first lifestyle. From state-of-the-art training equipment, gym areas and yoga spaces, a podium-level swimming pool, enticing retail spaces to the enchanting and vibrant kids' playroom, ONE B is a haven for balanced living.





OUTDOOR POOL

KIDS' PLAYROOM





# 23<sup>RD</sup> FLOOR AMENITIES

## FAMILY ZONE

- 1 IN-HOUSE CINEMA / FAMILY LOUNGE
- 2 PANTRY
- 3 LIBRARY / READING AREA
- 4 TOILETS

## EXCLUSIVE ADULTS ZONE

- 1 CO-WORKING LOUNGE
- 2 BILLIARDS, INDOOR GAMES AND TABLE TENNIS UNIT
- 3 LIBRARY / READING AREA
- 4 CIGAR ZONE
- 5 TOILETS



BALCONY VIEW



SHEIKH ZAYED ROAD VIEW



DINING ROOM



LIVING SPACE



BEDROOM



3 BEDROOM SKY VILLA



N E · B

O N E · B





BUY | SELL | RENT | PROPERTY MANAGEMENT SERVICES

## GET IN TOUCH WITH US

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