

THE ONE

A person in a white shirt and dark pants is walking away from the camera on a paved path in a park at dusk. The path is lined with large, leafy trees. In the background, a city skyline is visible with several skyscrapers illuminated. A modern street lamp stands to the right of the person. The overall mood is serene and quiet.

Introducing
THE ONE



PRESTIGE ONE
DEVELOPMENTS





A COMMERCIAL
LANDMARK DESIGNED FOR VISIONARIES

ARCHITECTURAL MASTERPIECE
RESHAPING THE ICONIC
DUBAI SKYLINE









ONE LOCATION INFINITE OPPORTUNITIES





DUBAI PEARL

BURJ KHALIFA /
DOWNTOWN DUBAI

EMIRATES
TOWERS
DIFC

DUBAI
CREEK
PARK

MEYDAN ONE
MALL

DUBAI
DESIGN
DISTRICT

RAS AL KHOR
WILDLIFE
SANCTUARY

DUBAI
FESTIVAL
CITY

DUBAI
INTERNATIONAL
AIRPORT

DUBAI
CREEK
HARBOUR

AIRPORT ROAD

MEYDAN
RACECOURSE

RAS AL KHOR ROAD

NAD
AL SHEBA

SHEIKH MOHAMMED BIN ZAYED ROAD

MUSHRIF
PARK



AT THE HEART OF BARSHA HEIGHTS

The One by Prestige One sets a new standard for modern business spaces, blending design with functionality.

Located in Barsha Heights, Dubai's dynamic business hub, The One offers a sophisticated work environment with prime access to major roads, metro stations, and key landmarks including JBR, Dubai Marina and Downtown. Surrounded by dining, retail, and entertainment options, it provides the perfect balance of convenience and connectivity for businesses.





EXQUISITELY DESIGNED LOBBY

The One's lobby sets the tone for an exceptional experience from the moment you arrive. Designed with understated elegance, it offers a calm, welcoming space for guests and visitors. Every detail, from the carefully selected seating to the premium finishes, creates a serene atmosphere that reflects the prestige of the building.



PRESTIGE ONE

DEVELOPMENTS





SLEEK & MODERN INTERIORS

The interiors of The One exude a timeless elegance, featuring open spaces that seamlessly blend modern design with sophisticated touches. Each workspace is uniquely crafted to foster creativity and collaboration, creating an inspiring atmosphere for the leaders.





PRESTIGE ONE
DEVELOPMENTS



EXCLUSIVE AMENITIES FOR SUPERIOR EXPERIENCE



The One redefines the workplace experience with amenities that surpass the ordinary. Offering a wide range of facilities that cater to both productivity and relaxation, it sets a new standard for modern workplaces.





The One stands out with an exclusive spa pool, a rare feature in commercial buildings, offering a unique space for relaxation and rejuvenation right within your professional environment.





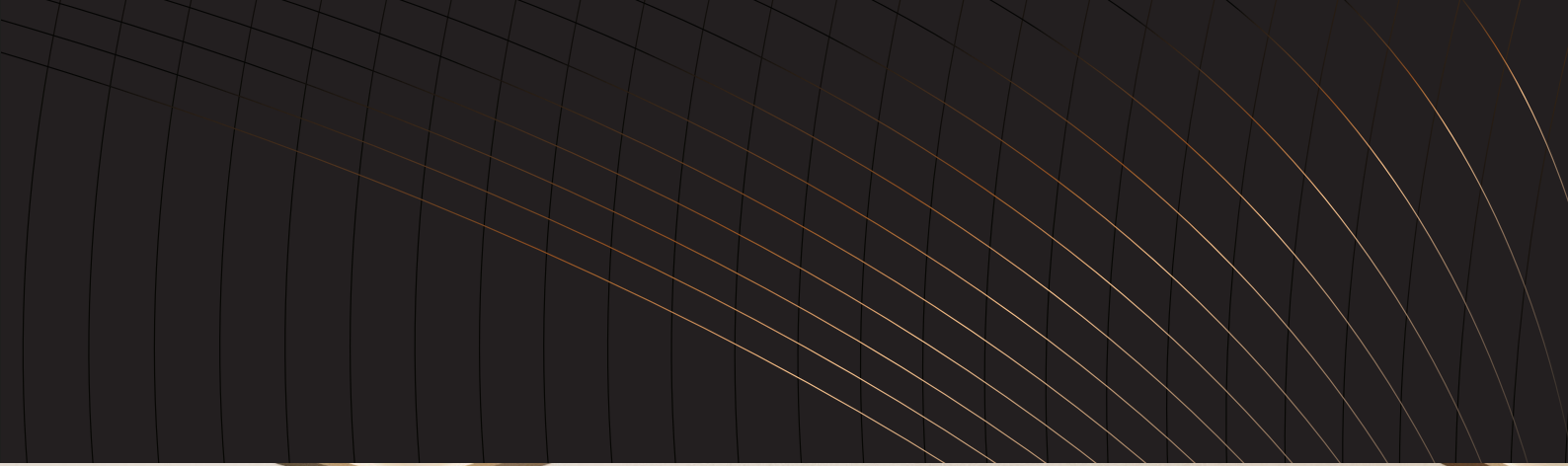


WELLNESS-CENTRIC DESIGN

The One is crafted to enhance comfort and well-being. Its balanced spaces promote both productivity and relaxation, making it a workplace where wellness is always a priority.

STYLISH MEETING SPACES













EXPERIENCE
TRUE EXCLUSIVITY





PRESTIGE ONE

Prestige One Developments stands tall as a global powerhouse in real estate development. Since our inception, we do more than build homes—we craft experiences where luxury intertwines with lifestyle. Having the customer, community, and design at the heart of its ethos, Prestige One Developments is a premier Dubai real estate developer dedicated to high-quality lifestyles and discerning buyers.

Live in Prestige

"Live in Prestige" extends beyond the confines of high-end residences—it represents a way of life that can be seen in every project of Prestige One Developments. This ethos manifests through all our exceptional spaces—be it commercial or residential, reflecting the same principles of elegance, functionality, and thoughtful design.



PRESTIGE CAFE



GRAND
RECEPTION
LOUNGE



SKY LOUNGE



VIRTUAL
GOLF
STUDIO



BOTANICAL
GARDEN



24 HOUR
SECURITY

EXCLUSIVE AMENITIES, SUPERIOR EXPERIENCE

The One redefines the workplace experience with amenities that surpass the ordinary. Offering a wide range of facilities that cater to both productivity and relaxation, it sets a new standard for modern workplaces.



VALET
HOSPITALITY



CONCIERGE
ASSISTANCE



SKYLINE
TERRACE



PRESTIGE
WELLNESS
CENTRE



PRESTIGE
FITNESS
CENTRE



PRESTIGE
BUSINESS
LOUNGE



MEETING
ROOMS



CONFERENCE
ROOM



LIBRARY
LOUNGE



DIGITAL
LIBRARY



CIGAR
LOUNGE



OBSERVATION
DECK



VIRTUAL
TRAINER



STATE-OF-THE-ART
WORKOUT
EQUIPMENT



MEN
CHANGING
SUITES



WOMEN
CHANGING
SUITES



LOCKERS



RAINFOREST
SHOWER



POOL
POD



ICE BATH



SPA POOL



JACUZZI



TELESCOPE
VIEW DECK

Introducing
THE ONE





A COMMERCIAL
LANDMARK DESIGNED FOR VISIONARIES

ARCHITECTURAL MASTERPIECE
RESHAPING THE ICONIC
DUBAI SKYLINE





ONE LOCATION, INFINITE OPPORTUNITIES



AT THE HEART OF BARSHA HEIGHTS

The One by Prestige One sets a new standard for modern business spaces, blending design with functionality.

Located in Barsha Heights, Dubai's dynamic business hub, The One offers a sophisticated work environment with prime access to major roads, metro stations, and key landmarks including JBR, Dubai Marina and Downtown. Surrounded by dining, retail, and entertainment options, it provides the perfect balance of convenience and connectivity for businesses.





- PRESTIGE CAFE
- GRAND RECEPTION LOUNGE
- SKY LOUNGE
- VIRTUAL GOLF STUDIO
- BOTANICAL GARDEN
- 24 HOUR SECURITY
- VALET HOSPITALITY
- CONCIERGE ASSISTANCE
- SKYLINE TERRACE
- PRESTIGE WELLNESS CENTRE
- PRESTIGE FITNESS CENTRE
- PRESTIGE BUSINESS LOUNGE

EXCLUSIVE AMENITIES, SUPERIOR EXPERIENCE

The One redefines the workplace experience with amenities that surpass the ordinary. Offering a wide range of facilities that cater to both productivity and relaxation, it sets a new standard for modern workplaces.

- MEETING ROOMS
- CONFERENCE ROOM
- LIBRARY LOUNGE
- DIGITAL LIBRARY
- CIGAR LOUNGE
- OBSERVATION DECK
- VIRTUAL TRAINER
- STATE-OF-THE-ART WORKOUT EQUIPMENT
- MEN CHANGING SUITES
- WOMEN CHANGING SUITES
- LOCKERS
- RAINFOREST SHOWER
- POOL POD
- ICE BATH
- SPA POOL
- JACUZZI
- TELESCOPE VIEW DECK



EXQUISITELY DESIGNED LOBBY

The One's lobby sets the tone for an exceptional experience from the moment you arrive. Designed with understated elegance, it offers a calm, welcoming space for guests and visitors. Every detail, from the carefully selected seating to the premium finishes, creates a serene atmosphere that reflects the prestige of the building.



SLEEK & MODERN INTERIORS

The interiors of The One exude a timeless elegance, featuring open spaces that seamlessly blend modern design with sophisticated touches. Each workspace is uniquely crafted to foster creativity and collaboration, creating an inspiring atmosphere for the leaders.





PRESTIGE ONE
DEVELOPMENTS

EXCLUSIVE AMENITIES FOR SUPERIOR EXPERIENCE

The One redefines the workplace experience with amenities that surpass the ordinary. Offering a wide range of facilities that cater to both productivity and relaxation, it sets a new standard for modern workplaces.





The One stands out with an exclusive spa pool, a rare feature in commercial buildings, offering a unique space for relaxation and rejuvenation right within your professional environment.



WELLNESS-CENTRIC DESIGN

The One is crafted to enhance comfort and well-being. Its balanced spaces promote both productivity and relaxation, making it a workplace where wellness is always a priority.

STYLISH MEETING SPACES







**EXPERIENCE
TRUE EXCLUSIVITY**



PRESTIGE ONE

Prestige One Developments stands tall as a global powerhouse in real estate development. Since our inception, we do more than build homes—we craft experiences where luxury intertwines with lifestyle. Having the customer, community, and design at the heart of its ethos, Prestige One Developments is a premier Dubai real estate developer dedicated to high-quality lifestyles and discerning buyers.

Live in Prestige

"Live in Prestige" extends beyond the confines of high-end residences—it represents a way of life that can be seen in every project of Prestige One Developments. This ethos manifests through all our exceptional spaces—be it commercial or residential, reflecting the same principles of elegance, functionality, and thoughtful design.



PRESTIGE ONE
DEVELOPMENTS



Subject to marketing T&C*
Scan to know more

prestigeone.ae

800 PRESTIGE

All images, renderings, floor plans, layouts, and other visuals in this material are indicative artistic impressions for conceptual purposes only and do not represent actual photographs of the project or Units and is copyright of the Developer which shall not be reproduced or used without consent. Designs, finishes, colors, materials, dimensions, landscaping, amenities, and surrounding views may vary during design development or construction. Furniture, appliances, and decorative elements shown are illustrative and only included where expressly stated in the Sale and Purchase Agreement (SPA). This material does not constitute an offer, warranty, or representation beyond the specifications and obligations expressly set out in the SPA.