ONE BY NINE

NAD AL SHEBA GARDENS



ONE by NINE

Discover luxury living at **One by Nine Developments** in **Nad Al Sheba**, Dubai, where elegant design meets state-of-the-art amenities. Our spacious apartments feature **premium finishes, open-plan layouts, and stunning city views.** Enjoy top-tier amenities such as a **fitness center, rooftop terrace, infinity pool, and 24/7 concierge service**, all in a prime location close to dining, shopping, and cultural attractions. **Experience the best of modern living.**



NAD AL SHEBA

Nad Al Sheba is a prestigious neighborhood in Dubai, known for its tranquil, family-friendly environment and prime location. Just minutes from **Downtown Dubai**, it offers easy access to major highways and top attractions.

Residents enjoy **lush green spaces, world-class amenities,** and proximity to the renowned **Meydan Racecourse.** With ongoing developments enhancing its appeal, Nad Al Sheba provides a perfect blend of luxury, convenience, and modern living.

AMENITIES





6 MIN
Dubai Design District D3

9 MIN
City Walk

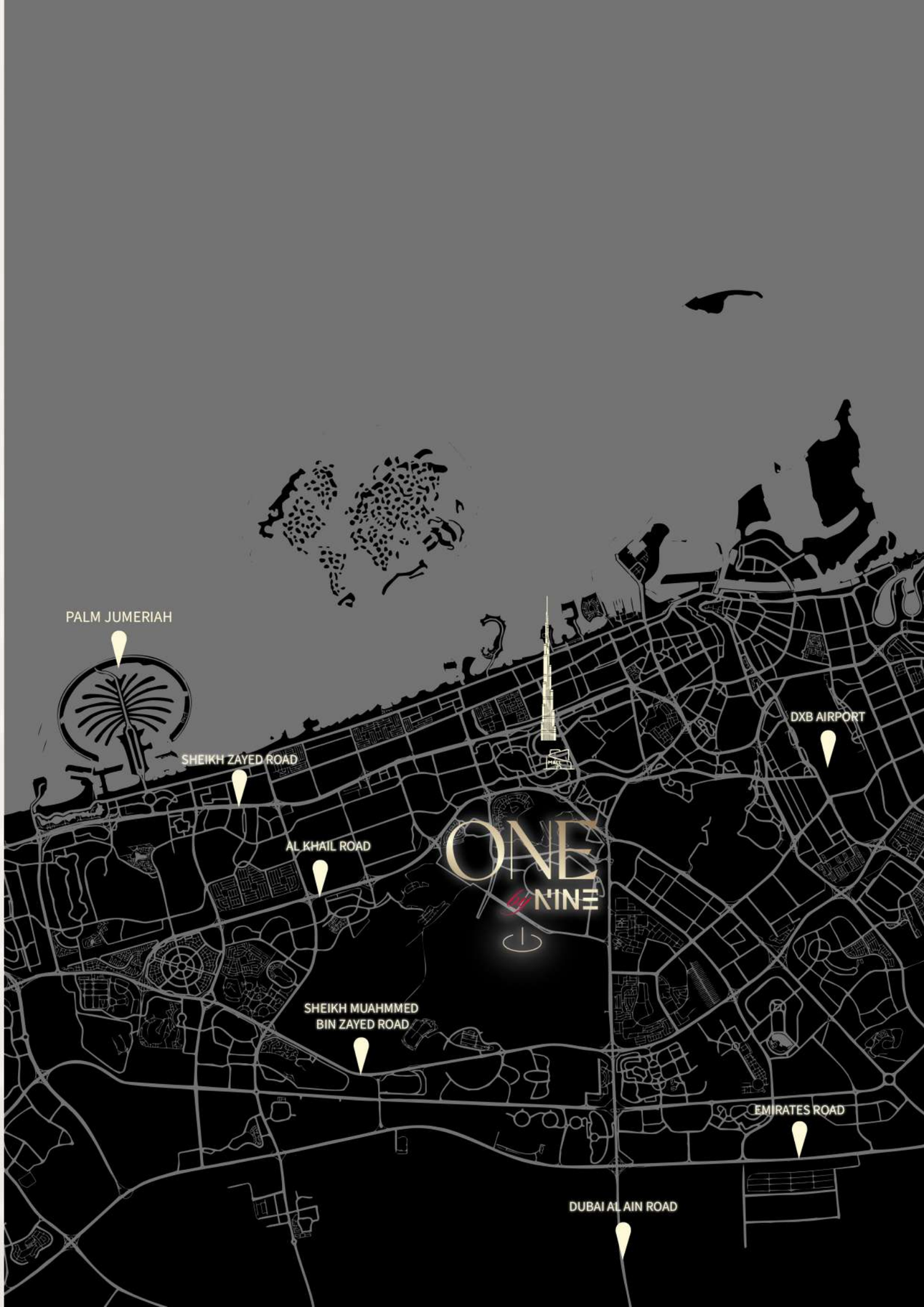
9 MIN
The Track, Meydan Golf

12 MIN
Dubai Mall

15 MIN
Dubai International Airport

17 MIN
World Trade Centre

25 MIN
Dubai Marina





APARTMENT TYPES

One by Nine Developments offers a range of luxurious living options to suit different needs and preferences:

Studio Apartments: Compact and efficient, perfect for singles or young professionals seeking modern, minimalist living.

1-Bedroom Apartments: Spacious and elegant, ideal for couples or individuals desiring extra space with all the comforts of home.

2-Bedroom Apartments: Designed for families or those who need additional space, featuring open-plan layouts and ample natural light.

1BR/2BR/STUDIO Apartments with Terrace Balconies: Enjoy outdoor living with expansive terrace balconies that offer stunning views and a perfect spot for relaxation or entertaining.

1BR/2BR Premium Apartments with Plunge Pools: Experience ultimate luxury with private plunge pools, providing a personal oasis and an exclusive retreat.

Each apartment type is crafted with high-quality finishes, modern amenities, and thoughtful design to ensure a comfortable and stylish living experience.

Modern Elegance

Our developments feature sleek, clean lines and sophisticated finishes that exude timeless elegance. Each project is designed to harmonize with its surroundings while offering a distinct, luxurious appeal.

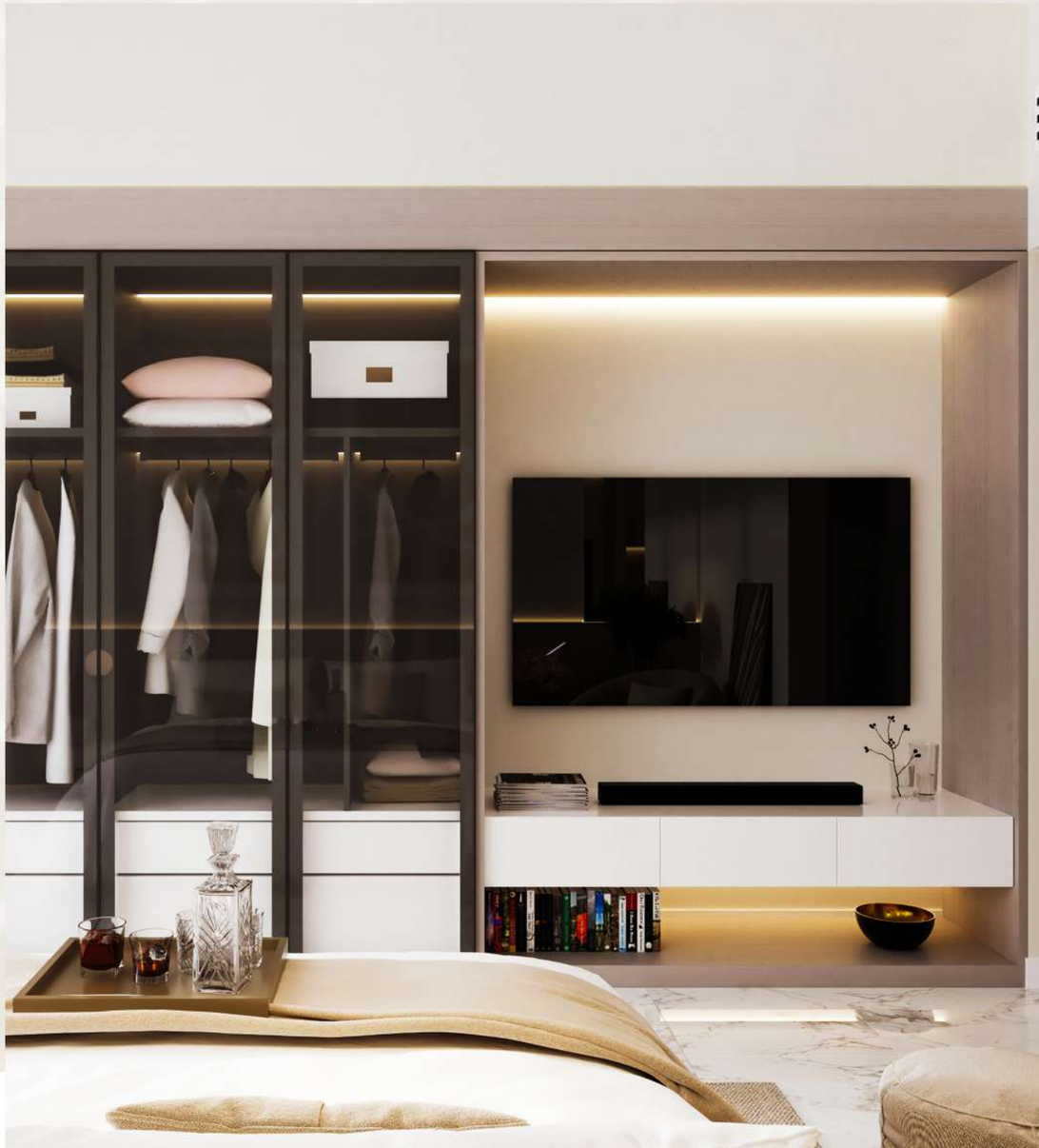




Innovation

We integrate cutting-edge technology and smart home features into our designs, ensuring that our developments are at the forefront of modern living. This includes advanced construction techniques and the latest in energy-efficient systems.









Sustainability

Sustainability is integral to our design philosophy. We use eco-friendly materials and incorporate green building practices to create developments that minimize environmental impact and promote a sustainable lifestyle.



Functional Aesthetics

Our design prioritizes functionality without compromising on style. We create spaces that are not only beautiful but also practical, enhancing the everyday living experience for our residents.

Community-Centric Design

We focus on creating vibrant communities by incorporating communal spaces, recreational areas, and amenities that foster social interaction and a sense of belonging. Our developments are designed to enhance community living and provide a holistic living experience.







NINE
DEVELOPMENTS