



# ONE

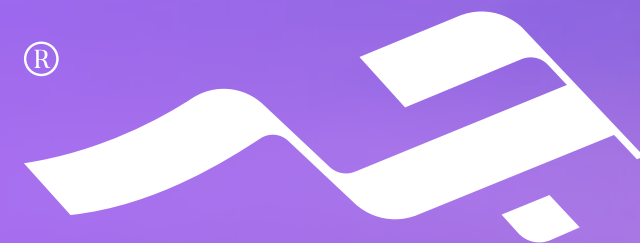
DEVELOPMENT

INSPIRED BY *you!*

# OVERVIEW

AGH is a family business founded by Mr. Alaa Al Din Al Gebely and co-founded by Mrs. Hala Salah El Din, now led by the second generation under Mr. Ali Al Gebely, building on over 44 years of success across diverse sectors.

ONE International Development, the group's real estate arm, reflects this legacy through a forward-thinking vision shaping the future of real estate.



الجبيلي القابضة

AL GEBELY HOLDING

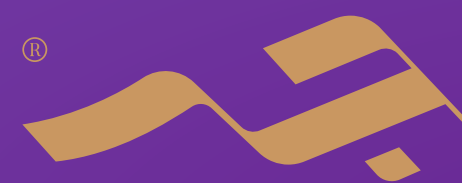
A G H

# AGH STRUCTURE

**7** BUSINESS  
VERTICALS

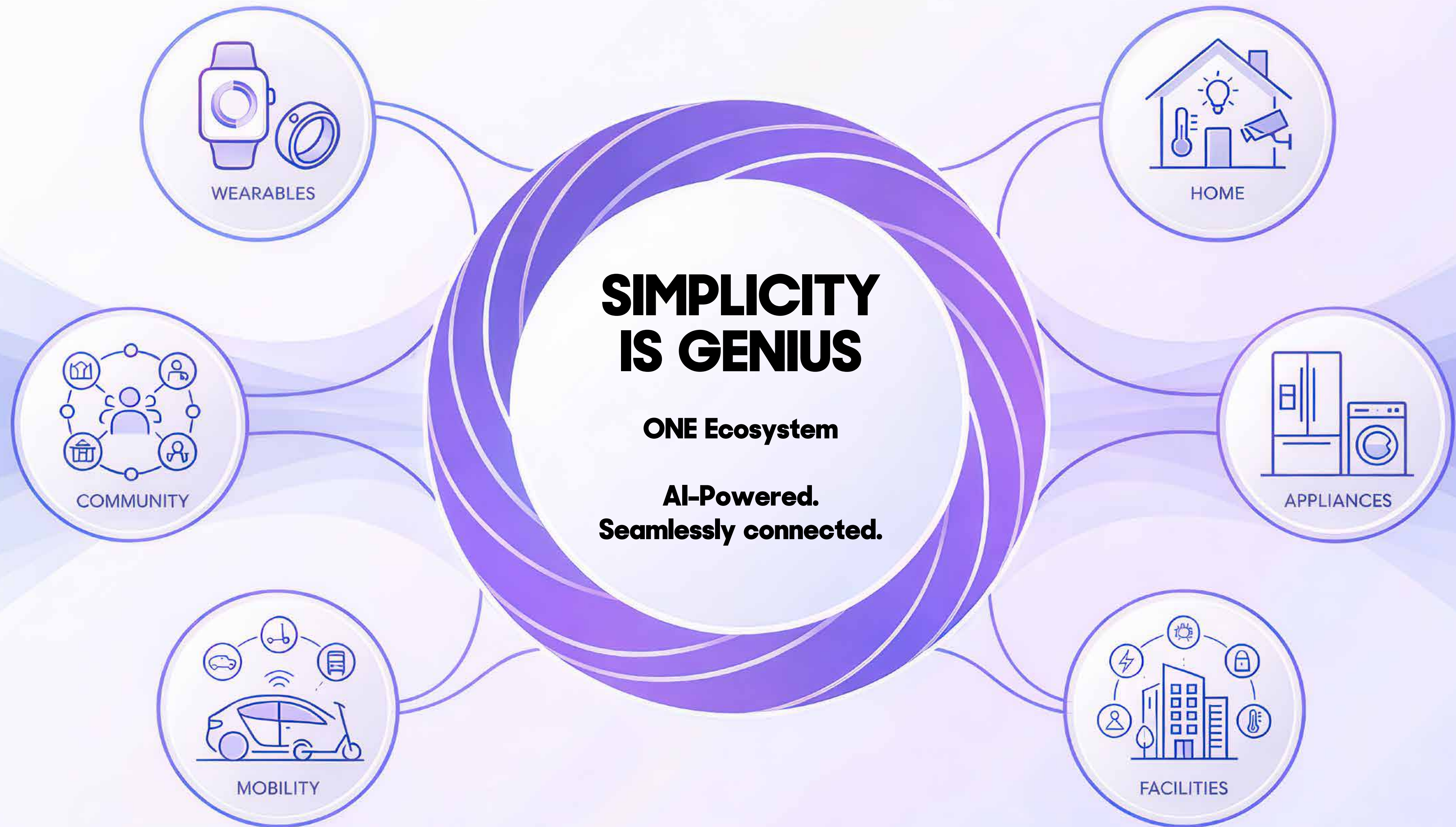
**38** SUBSIDIARIES

Al Gebely Holding oversees 38 subsidiaries across diverse industries, driving innovation and growth.



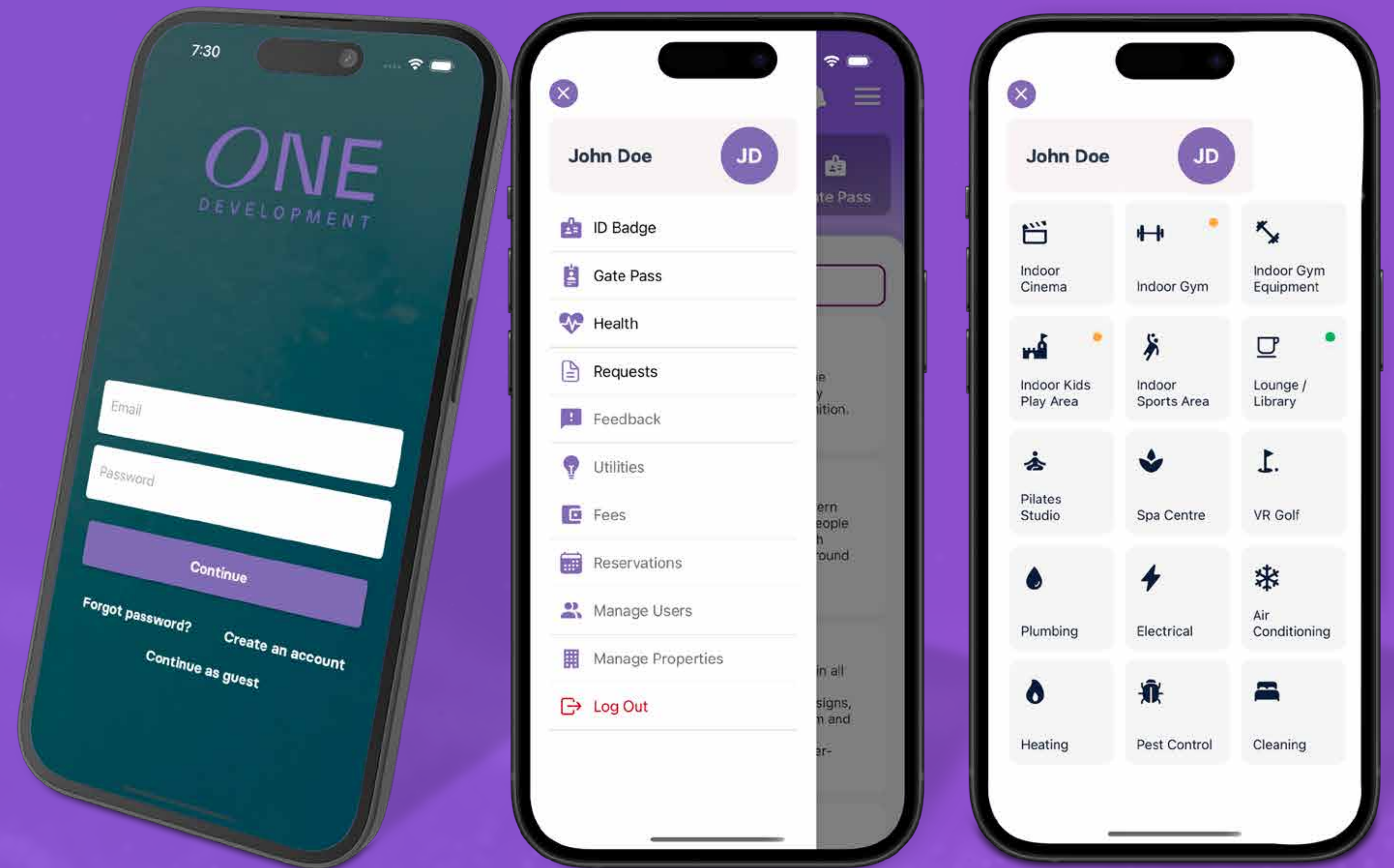
# الجبيلي القابضة AL GEBELY HOLDING





# INNOVATION AT THE CORE

AI-powered living, redefined  
by ONE Development.



# AI HEALTH

## **Wearable-Connected Safety & Emergency Response**

- One App connects with leading wearables to monitor real-time health data.
- Enables instant alerts, first-aid support, and direct ambulance response during emergencies.
- Delivers a secure, always-connected safety layer for residen



# Laguna

RESIDENCE



# JUST AROUND THE CORNER!

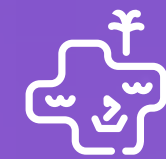


**Close access** to major highways and public transportation

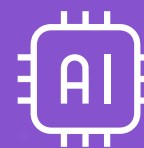
# PROJECT FACTS



Strategic  
**Location**



Largest lagoon  
**On a Podium**



First AI  
**Integration**



Dynamic  
**Dubai Skyline**



Plot Area  
**147,976 sq.ft**



Gross Floor Area  
**1,349,422 sq.ft**



Handover Date  
**Q4 2027**



G+5+45  
**Floors**



**Studio, 1-Bedroom, 2-Bedrooms  
3-Bedrooms, Loft and Skyhomes**

# 200 METER LANDMARK WIDTH

A bold horizontal footprint  
defining scale and presence.

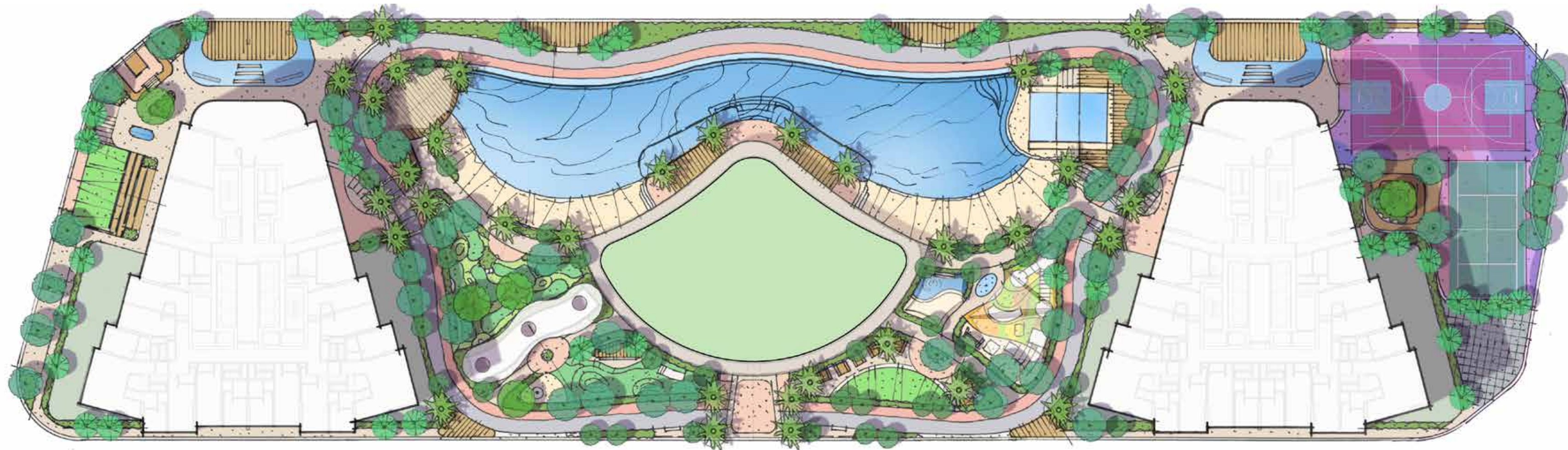
200+ meter



# LARGEST LAGOON ON A PODIUM

Introducing the UAE's largest lagoon on a podium—home to the world's first crystal lagoon on a 5th podium. Residents enjoy crystal-clear waters and uninterrupted views of the Dubai skyline, all within an exclusive private retreat.

# Amenities Highlights



- Entry/Arrival
- Valet Parking Service
- Concierge Services
- Water Feature
- Viewing Deck with Lounge
- Sunken Seating
- Outdoor Cinema
- Indoor Cinema
- Seating Areas
- Jogging Track
- Bike Lane
- Lagoon
- Infinity Pool
- Sunbed Lounge Area
- Beach

- Boardwalk
- Indoor Gym
- Pilates Studio
- Spa Centre
- Outdoor Exercise Area
- Yoga Zone
- Aerobics Area
- Surf and Slide
- Mini Golf
- Vertical Garden
- Dog Park
- BBQ Area
- Picnic Area
- Outdoor Kids Play Area
- Indoor Kids Play Area

- Splash Pool
- Kids Pool
- Padel Court
- Basketball Court
- Volleyball Court
- Tennis Court
- Handball Court
- VR Golf
- Co-working Space
- Event Hall
- Indoor sports area
- Lounge / Library
- Prayer room









# Do

HOTELS • RESIDENCES  
DUBAI ISLANDS



# JUST AROUND THE CORNER!

02 mins

From the Beach

10 mins

To Dubai Frame

10 mins

To Gold Souq Metro Station

15 mins

To Downtown Dubai

15 mins

To Museum of the Future

10 mins

To Dubai International Airport

25 mins

To Dubai Creek



Do Dubai Islands  
Hotels & Residences

Jumeirah Beach

Al Sufouh Road

Sheikh Zayed Road

Mall of  
The Emirates

Business  
Bay

Oud Metha Road

Dubai-Sharjah  
Road

Al Khail Road

Dubai  
Festival City

Meydan  
Racecourse

Al Awir Road

# PROJECT FACTS

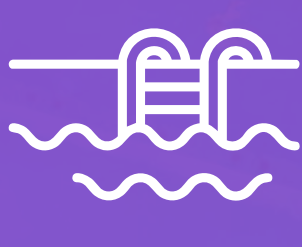
The property features an exceptional mix of world-class amenities and innovative design, making it the **perfect choice for both lifestyle and investment.**



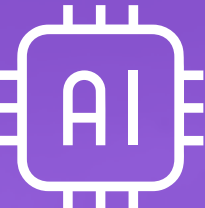
Strategic Waterfront  
**Location**



Wellness  
**Facilities**



**Infinity Pool**



First AI  
**Integration**



**Co-Working**  
spaces



**G+7 Structure**



Panoramic sunset  
**Sea Views**



2 recording  
**Studios**



Hotel managed residences with  
**Full Hospitality Services**









# Do

HOTELS • RESIDENCES • OFFICES • RETAIL  
NEW CAIRO

# BUILDING USAGE OVERVIEW

A mixed-use development comprising hotel, residential, office, and retail components.

OFFICES

HOTEL

BRANDED  
RESIDENCES

# ONE Residence

AL REEM ISLAND

# JUST AROUND THE CORNER!

**07 mins**

Reem Mall

**05 mins**

Al Fay Park

**05 mins**

Repton Senior School

**10 mins**

Reem Hospital

**12 mins**

Sorbonne University

**15 mins**

Cultural Distriot – Saadiyat

**30 mins**

To Zayed International Airport

**25 mins**

YAS Island

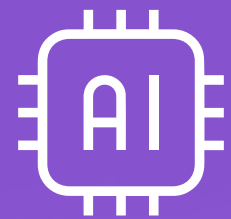
Cleveland  
Clinic

ONE Residence  
AL REEM ISLAND

Abu Dhabi  
Airport

# PROJECT FACTS

Modern, intuitive and connected, ONE Residence blends contemporary design, intelligent living and moments of calm in a vibrant community.



**1st AI integrated**  
community in Abu Dhabi



**196**  
Units



**G+P3+27+R**  
Residential Tower



**Q2 2028**  
Expected handover

# THE WORLD'S FIRST VERTIPORT IN A RESIDENTIAL TOWER

A landing pad for the electric vertical take-off and landing (eVTOL) aircraft, bringing the future of urban air mobility directly to your home — where the sky is part of the address and every arrival feels extraordinary.











# AMENITIES & FACILITIES



Urban Drone Taxi Access



Drone Delivery System



Hyperbaric Oxygen Therapy



Wellness spa & sauna



Outdoor Kids Playground



Multi-Purpose Hall



Swimming pool and Kids Pool.



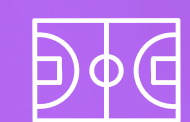
Mini-Golf Course



Family BBQ Area



Fully equipped Indoor & Outdoor Gym



Multi-purpose court



Pet Friendly Areas



Yoga/Pilates Studio



Outdoor Theatre



*Coming soon*

# Al Reem Island



*Coming soon*

# RAK Al Marjan Island



*Coming soon*

DO Riyadh



*Coming soon*

**DO Athens**

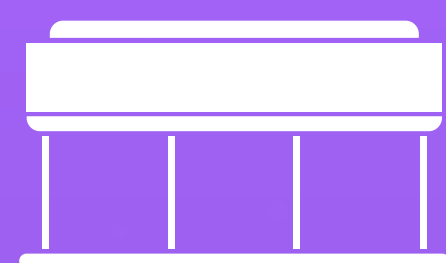


# ONE DEVELOPMENT

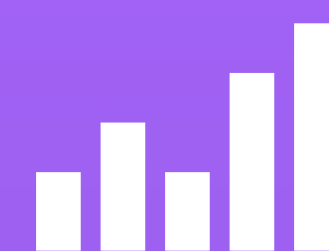
## 12 months results



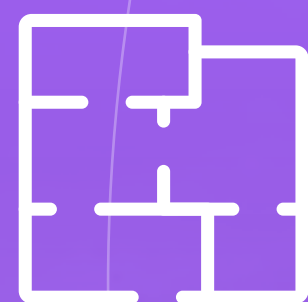
4 Developments



4 Showrooms  
2 Sales Offices



Registered Development  
Inventory: AED 4.5 Billion



2,500 Units



220+ Talents



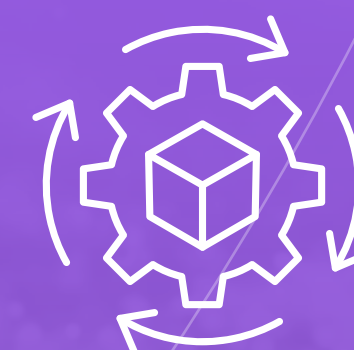
3 Cities  
Abu Dhabi, Dubai, New Cairo



2 Hotels



8 Pipeline  
Developments



3 Retail Projects

# OUR BRAND AMBASSADORS



Amr Diab



Kareena Kapoor



Kevin O'leary



Raya Abirached



Amir Karara



Sherif Mounir



# Thank you.

—  
For further information and  
business inquiries, kindly contact:

INSPIRED BY *you!*

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**investindxb**  
SOFIENE HADDAD

## Your dedicated Dubai off-plan advisor

Sofiene Haddad - founder of InvestInDXB - has closed over AED 1.8 billion in Dubai real estate and personally trained over 1,300 agents across Dubai, Abu Dhabi and Ras Al Khaimah. Every launch is AI-screened and personally underwritten before it reaches this desk - and buyers pay zero commission.

About InvestInDXB.com - a curated Dubai off-plan investment platform. Every project is AI-screened against verified developer data; only opportunities scoring 9.0+ conviction reach the desk.

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### Sofiene Haddad

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