


ONE







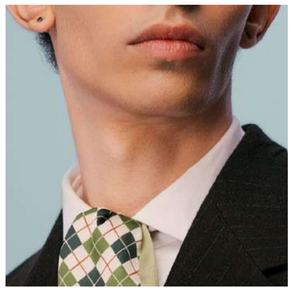


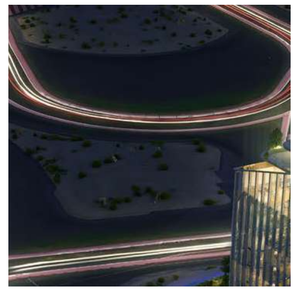










01



DISTRICT

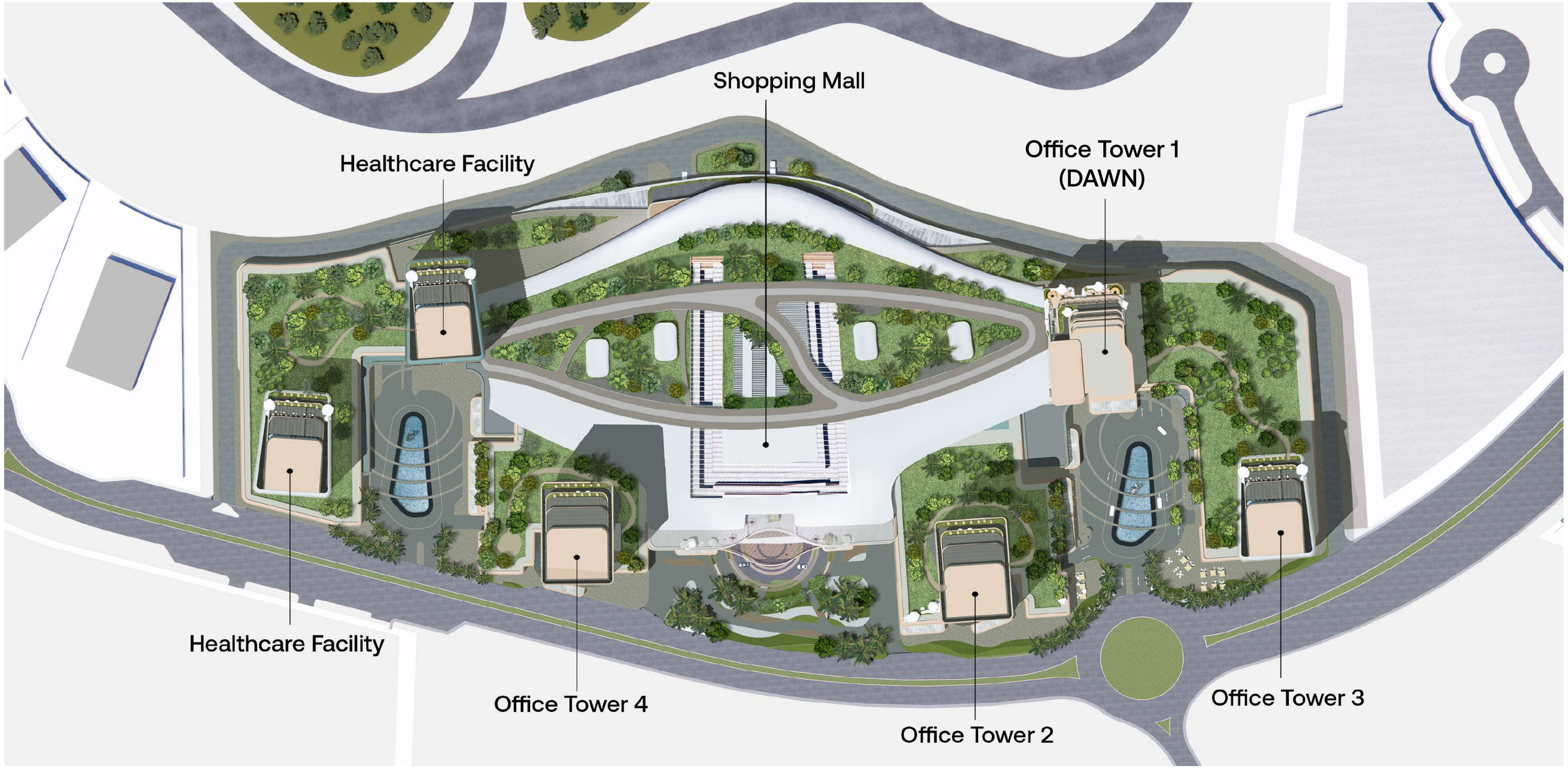


O1NE District is a purposefully designed business community shaped around people and everyday life.

Defined by architecture, light and urban greening, O1NE District brings together work, dining, leisure and social life within a connected urban environment designed for the rhythm of modern business.
The district comprises six commercial towers and an integrated retail destination, forming a vibrant commercial hub within Motor City.



A New Commercial District in Motor City



Strategically positioned within Motor City

O1NE District sits next to Dubai Autodrome with direct access to major city destinations including Downtown Dubai, Palm Jumeirah and the future Al Maktoum International Airport.

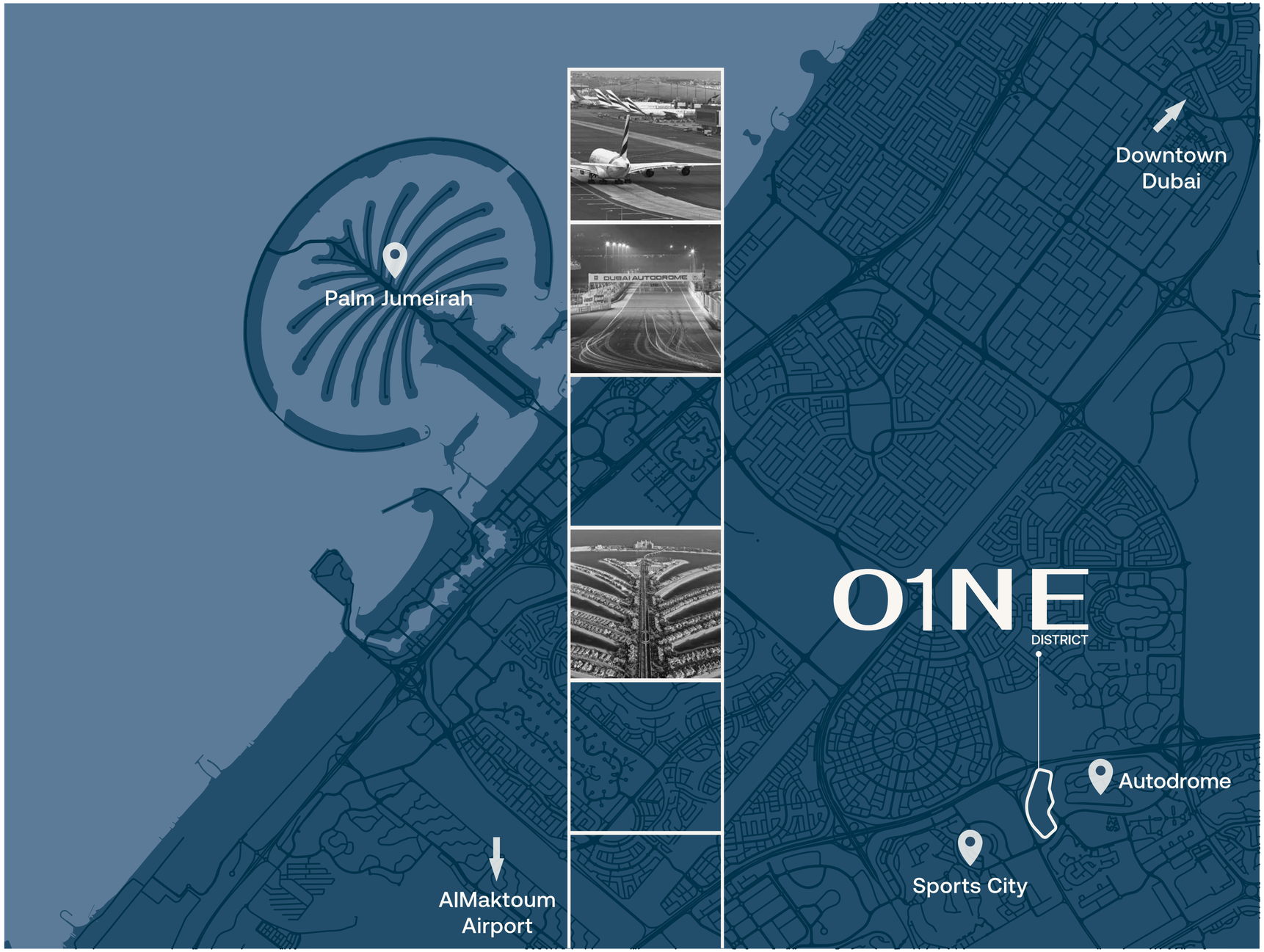
Al Maktoum Airport
18km (27min drive)

Dubai International Airport
25km (28min drive)

Downtown
25km (22min drive)

Palm Jumeirah
20km (25min drive)

Sports City
3 km (5 min drive)





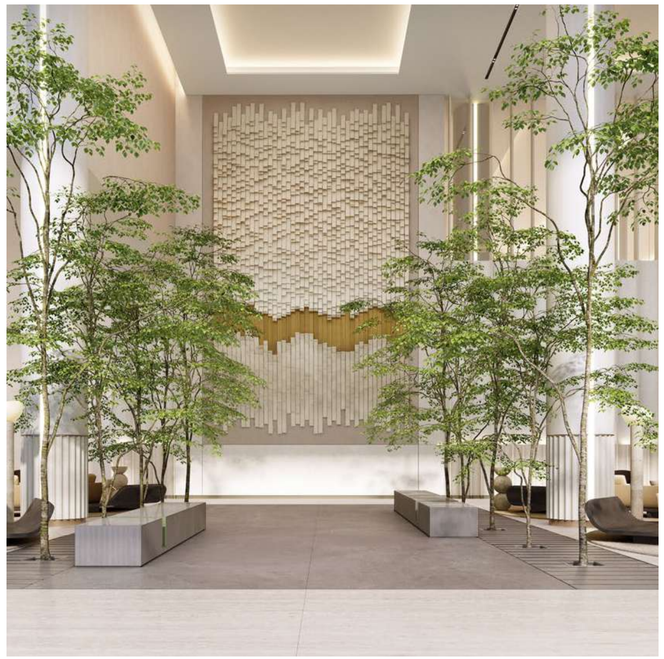
DAWN
The first office tower to rise within O1NE District

Positioned at the gateway of the district, Dawn introduces a new standard for flexible, modern workspaces with integrated retail and direct access to the district’s public realm.


NYC PIZZA
PIZZA . PASTA . SALAD
PARKING

Amenities

The shared amenities at DAWN are designed to support productivity, wellbeing, and everyday convenience within the district.





A welcoming super lobby with concierge and seating areas creates a strong first impression, while direct air-conditioned connectivity to the retail mall extends the workplace into a broader lifestyle environment. Landscaped podium terraces, outdoor coworking areas and shaded seating zones create spaces for informal meetings, relaxation and collaboration throughout the day.

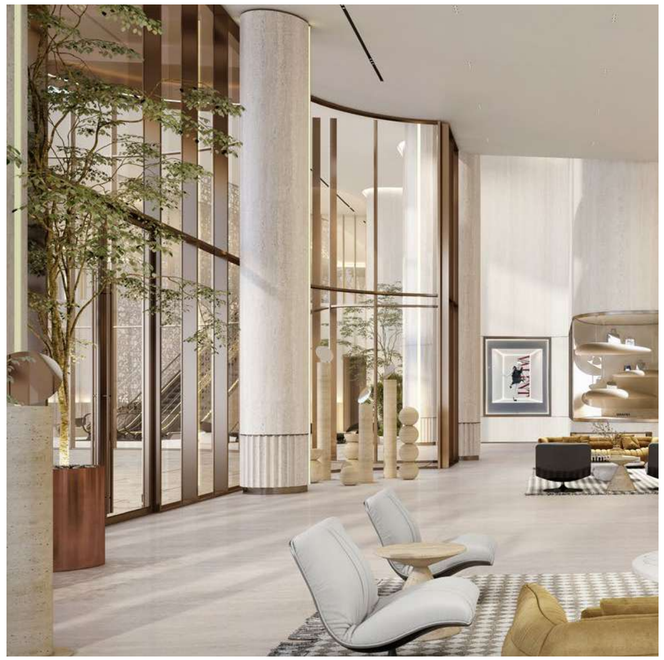
Sky gardens positioned on selected levels offer quiet places to pause above the city, while two rooftop dining venues provide elevated settings for business meetings and social gatherings.

- F&B ROOFTOP
- SKY GARDENS
- PODIUM GARDENS
- OUTDOOR CO-WORKING SPACES


VIBE

Building Specs

Grade A office tower designed for modern business, flexibility and performance.





Dawn introduces a new workplace environment within O1NE District, designed to support modern businesses and evolving ways of working. Efficient floorplates, flexible layouts and strong building infrastructure create offices that adapt to different company sizes and needs.

High-quality building systems and thoughtful planning ensure a reliable, comfortable and productive environment for tenants and visitors.

- EFFICIENT STRUCTURAL GRID
- GENEROUS FLOOR-TO-FLOOR HEIGHTS
- HIGH-PERFORMANCE LIFT SYSTEMS
- SMART PARKING ALLOCATION
- INTEGRATED LIFE SAFETY SYSTEMS


G
FLOOR

Flexible office spaces designed for productivity, daylight and evolving business needs.

The office floors at Dawn are designed to support modern ways of working. Efficient structural planning and flexible layouts allow companies to configure spaces for teams of different sizes while maintaining clarity and flow across each floor. Generous ceiling heights and abundant natural daylight create comfortable workplaces that support productivity, wellbeing and long-term business growth.

- FLEXIBLE OFFICE LAYOUTS
- EFFICIENT STRUCTURAL GRID
- ABUNDANT NATURAL DAYLIGHT
- GENEROUS FLOOR HEIGHTS
- OFFICES CAN BE COMBINED









Integrated retail podium connecting work, dining and social life in one place.

The retail podium forms the social heart of O1NE District, connecting offices with dining, leisure and everyday convenience. Restaurants, cafés and curated retail create a lively environment throughout the day, while landscaped terraces and rooftop venues offer places to meet, unwind and connect beyond the workspace.

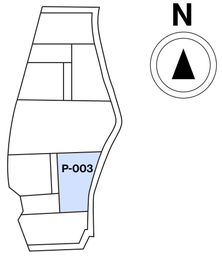
- CURATED DINING AND CAFÉS
- ROOFTOP RESTAURANTS
- LANDSCAPED PODIUM TERRACES
- SOCIAL AND MEETING SPACES
- DIRECT CONNECTION BETWEEN OFFICES AND RETAIL


ONE DISTRICT
TOMMY HILFIGER
SALE

DAWN
Floorplates



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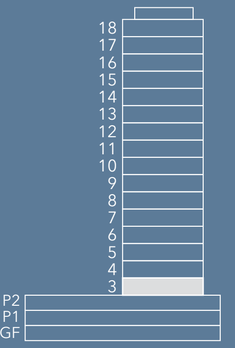
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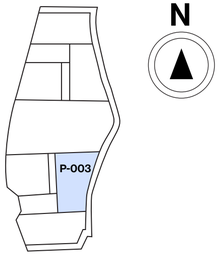
O1NE DISTRICT

Level 3
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
301	2,824 ft²	1,053 ft²	3,877 ft²
302	2,089 ft²	2,067 ft²	4,156 ft²
303	2,590 ft²	2,889 ft²	5,479 ft²
304	2,625 ft²	2,733 ft²	5,358 ft²





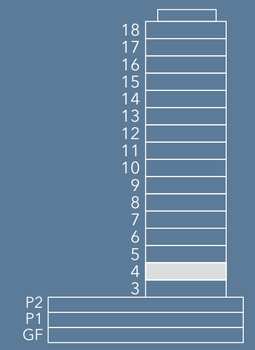




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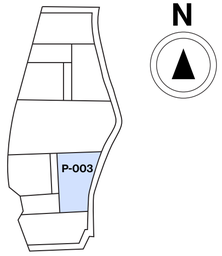
Level 4
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
401	2,477 ft²	0 ft²	2,477 ft²
402	2,604 ft²	0 ft²	2,604 ft²
403	2,224 ft²	0 ft²	2,224 ft²
404	2,122 ft²	0 ft²	2,122 ft²
405	2,602 ft²	0 ft²	2,602 ft²
406	1,963 ft²	0 ft²	1,963 ft²



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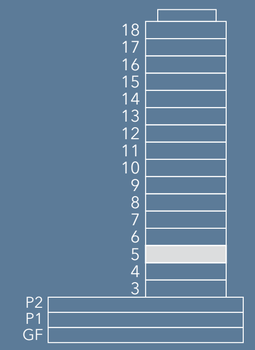
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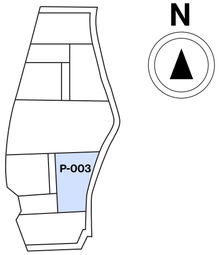
Level 5
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
501	2,477 ft²	0 ft²	2,477 ft²
502	2,604 ft²	0 ft²	2,604 ft²
503	2,224 ft²	0 ft²	2,224 ft²
504	2,122 ft²	0 ft²	2,122 ft²
505	2,602 ft²	0 ft²	2,602 ft²
506	1,963 ft²	0 ft²	1,963 ft²



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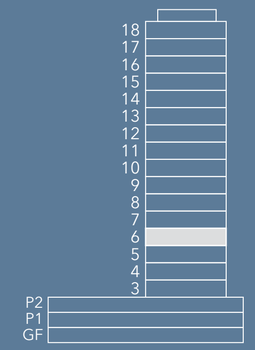
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O1NE DISTRICT

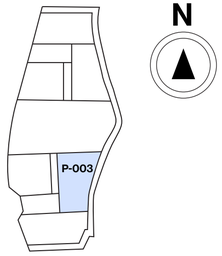
Level 6
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
601	2,824 ft²	1,005 ft²	3,829 ft²
602	3,182 ft²	0 ft²	3,182 ft²
603	2,122 ft²	0 ft²	2,122 ft²
604	2,602 ft²	0 ft²	2,602 ft²
605	1,963 ft²	0 ft²	1,963 ft²



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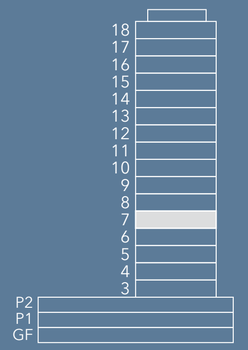
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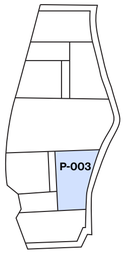
Level 7
Offices Floorplan

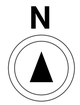
Unit	Office Area	Balcony Area	Total Area
701	2,825 ft²	0 ft²	2,825 ft²
702	3,182 ft²	0 ft²	3,182 ft²
703	2,122 ft²	0 ft²	2,122 ft²
704	2,602 ft²	0 ft²	2,602 ft²
705	1,963 ft²	0 ft²	1,963 ft²



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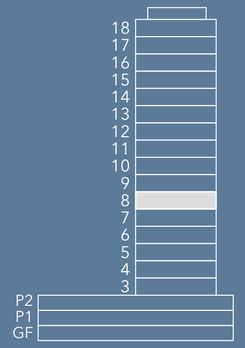


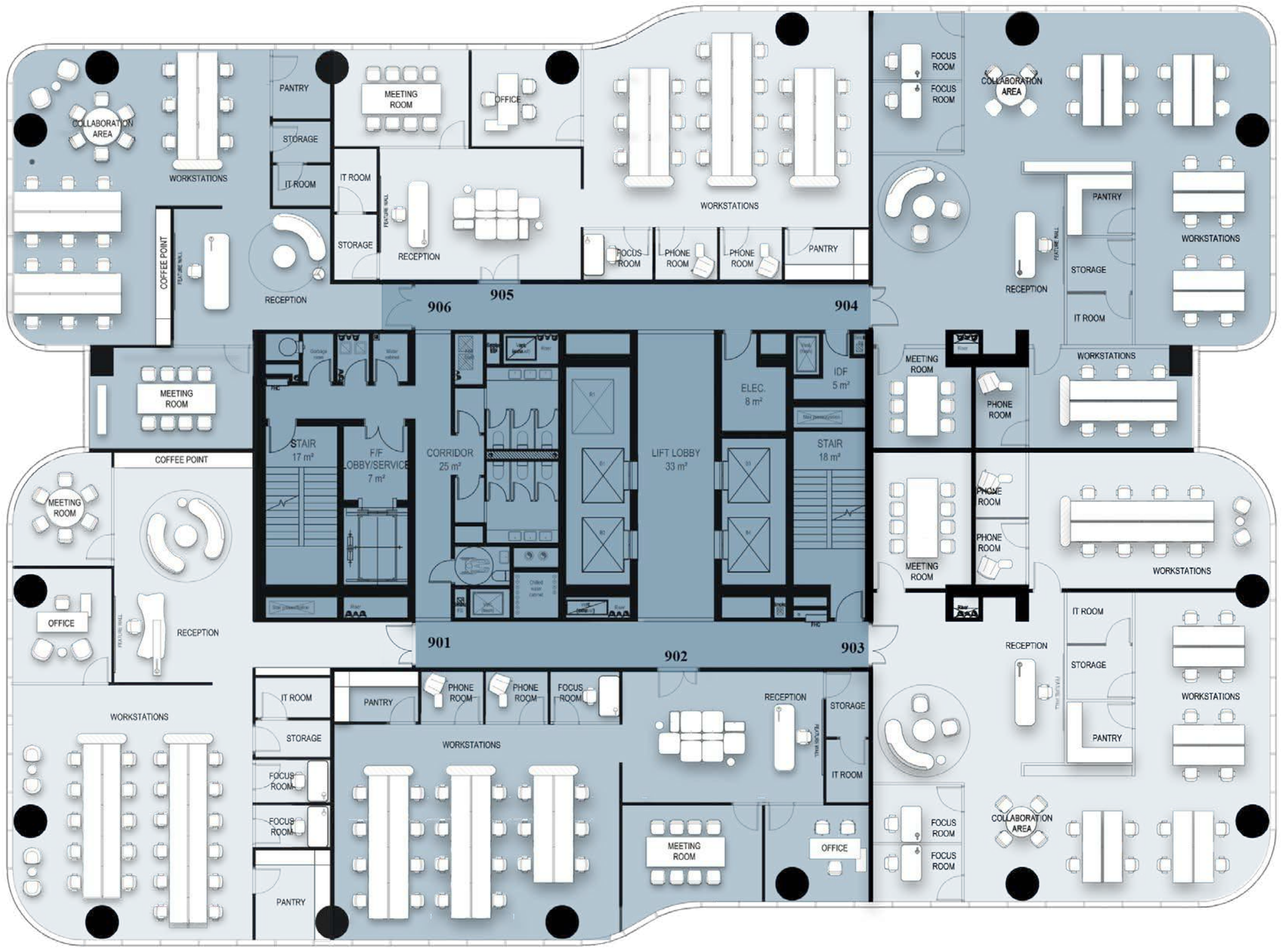
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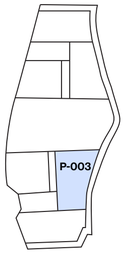
O1NE DISTRICT

Level 8
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
801	2,477 ft²	0 ft²	2,477 ft²
802	2,604 ft²	0 ft²	2,604 ft²
803	2,224 ft²	0 ft²	2,224 ft²
804	2,122 ft²	0 ft²	2,122 ft²
805	2,602 ft²	0 ft²	2,602 ft²
806	1,963 ft²	0 ft²	1,963 ft²









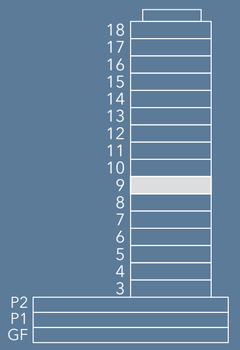


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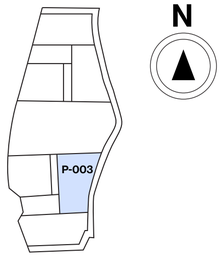
O1NE DISTRICT

Level 9
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
901	2,477 ft²	0 ft²	2,477 ft²
902	2,304 ft²	0 ft²	2,304 ft²
903	2,999 ft²	0 ft²	2,999 ft²
904	2,818 ft²	0 ft²	2,818 ft²
905	2,254 ft²	0 ft²	2,254 ft²
906	1,963 ft²	0 ft²	1,963 ft²







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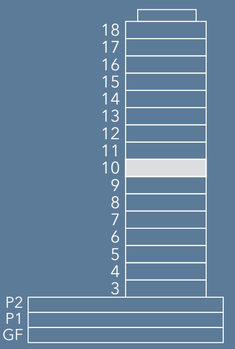
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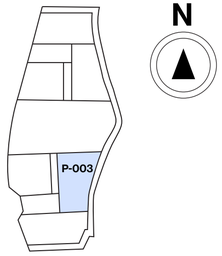
O1NE DISTRICT

Level 10
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1001	3,870 ft²	1,058 ft²	4,928 ft²
1002	4,765 ft²	0 ft²	4,765 ft²
1003	3,755 ft²	1,253 ft²	5,008 ft²







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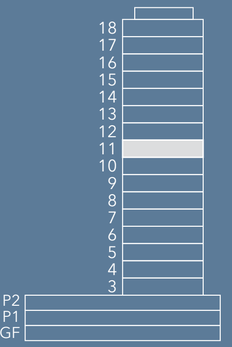
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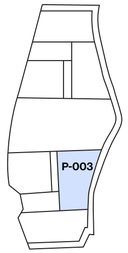
O1NE DISTRICT

Level 11
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1101	3.870 ft²	0 ft²	3.870 ft²
1102	4.765 ft²	0 ft²	4.765 ft²
1103	3.755 ft²	0 ft²	3.755 ft²







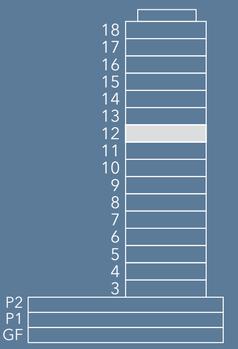
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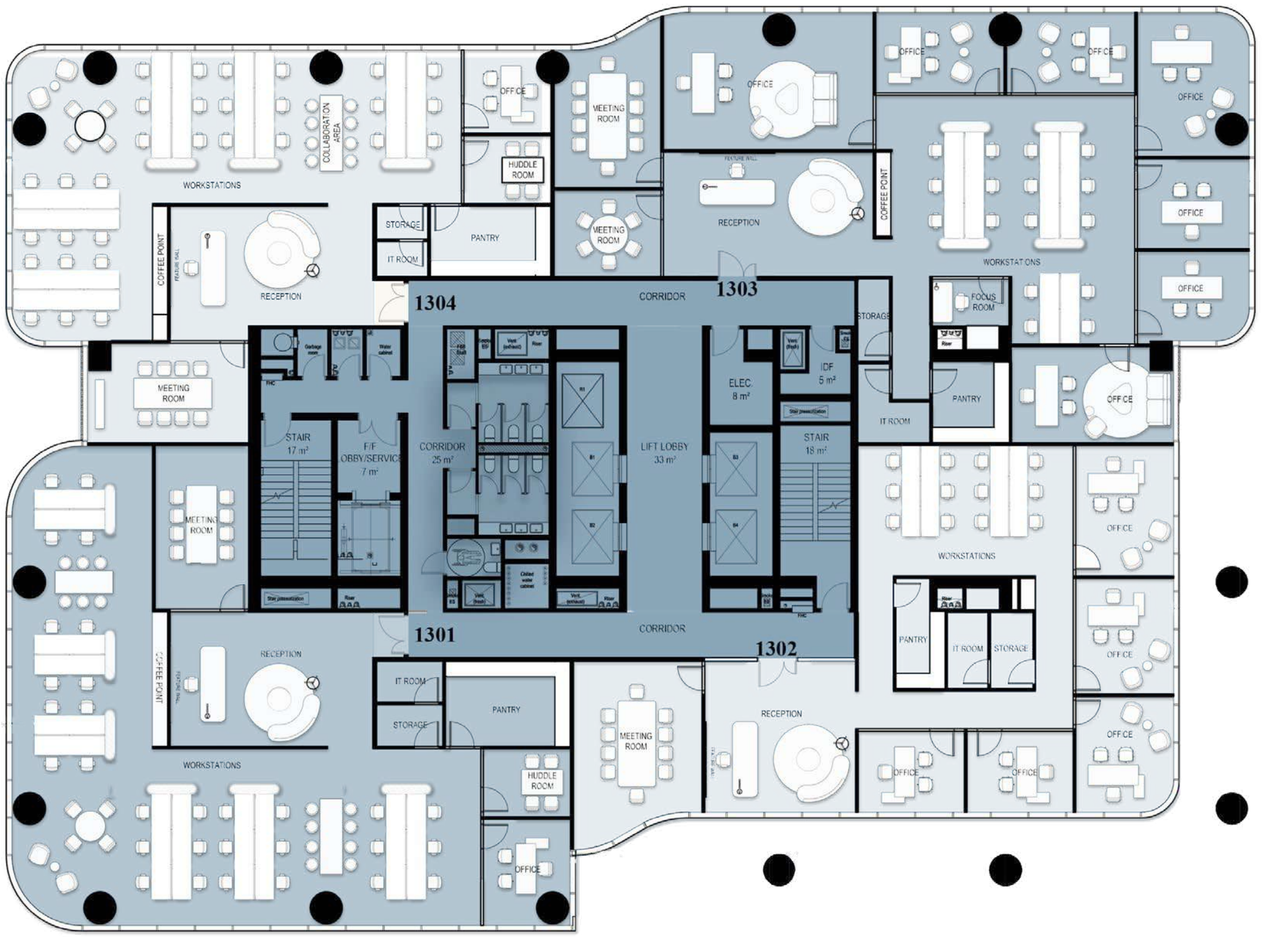
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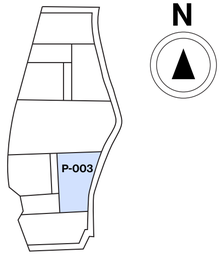
Level 12
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1201	3,618 ft²	0 ft²	3,618 ft²
1202	2,842 ft²	1,030 ft²	3,872 ft²
1203	4,171 ft²	0 ft²	4,171 ft²
1204	2,864 ft²	0 ft²	2,864 ft²



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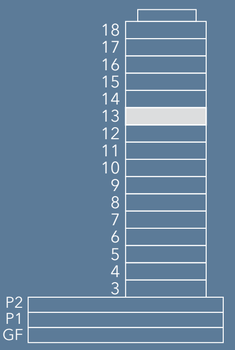
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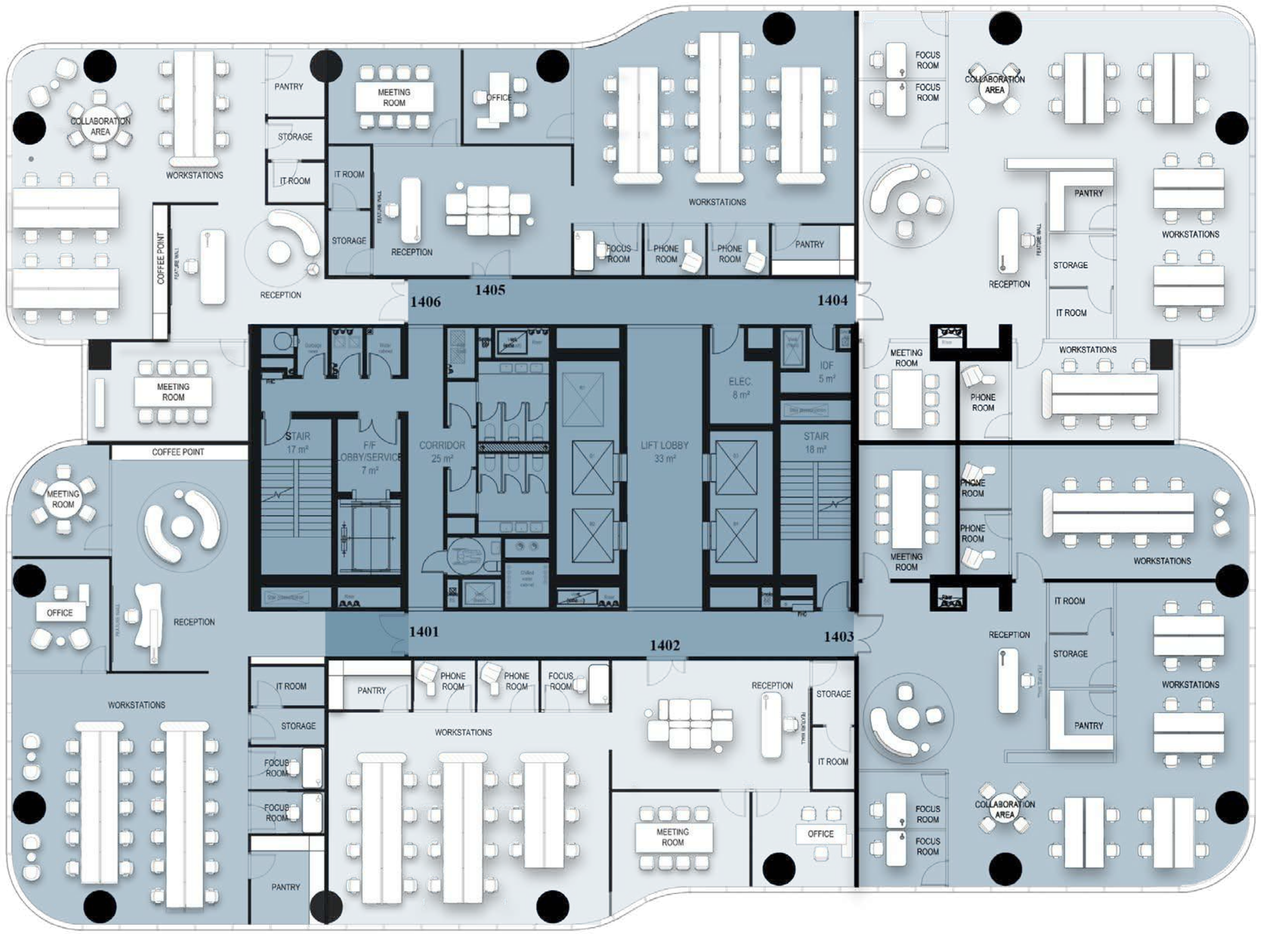
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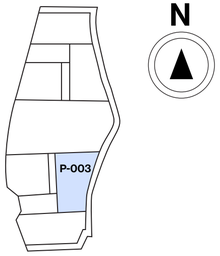
Level 13
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1301	3,618 ft²	0 ft²	3,618 ft²
1302	2,842 ft²	0 ft²	2,842 ft²
1303	4,171 ft²	0 ft²	4,171 ft²
1304	2,864 ft²	0 ft²	2,864 ft²



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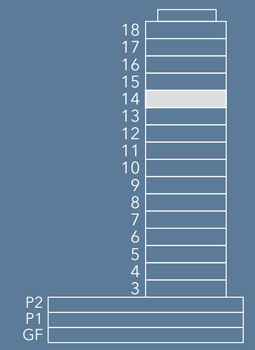
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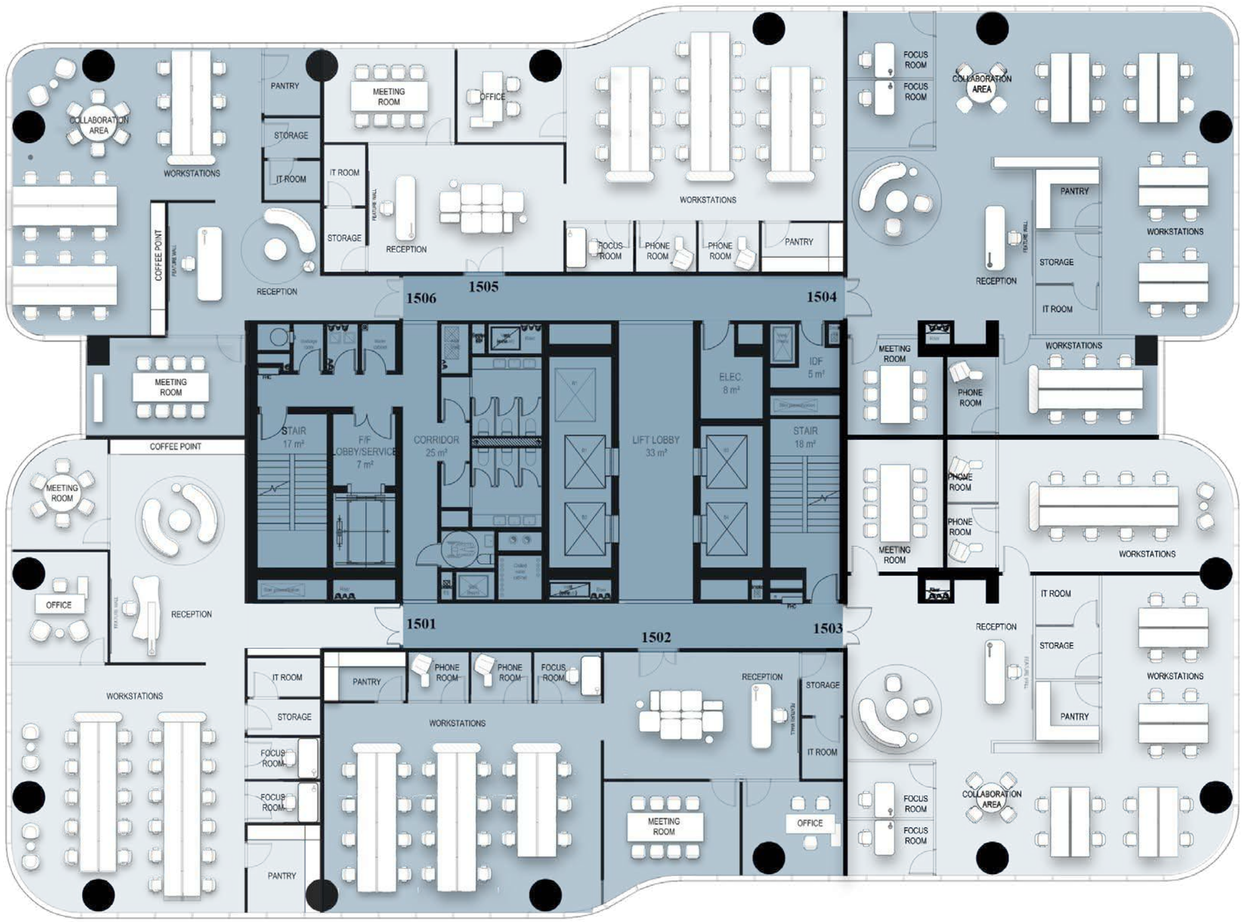
O1NE DISTRICT

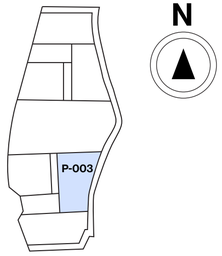
Level 14
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1401	2,477 ft²	0 ft²	2,477 ft²
1402	2,304 ft²	0 ft²	2,304 ft²
1403	2,999 ft²	0 ft²	2,999 ft²
1404	2,818 ft²	0 ft²	2,818 ft²
1405	2,254 ft²	0 ft²	2,254 ft²
1406	1,963 ft²	0 ft²	1,963 ft²



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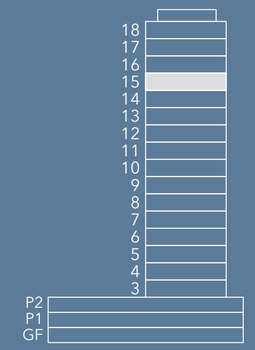
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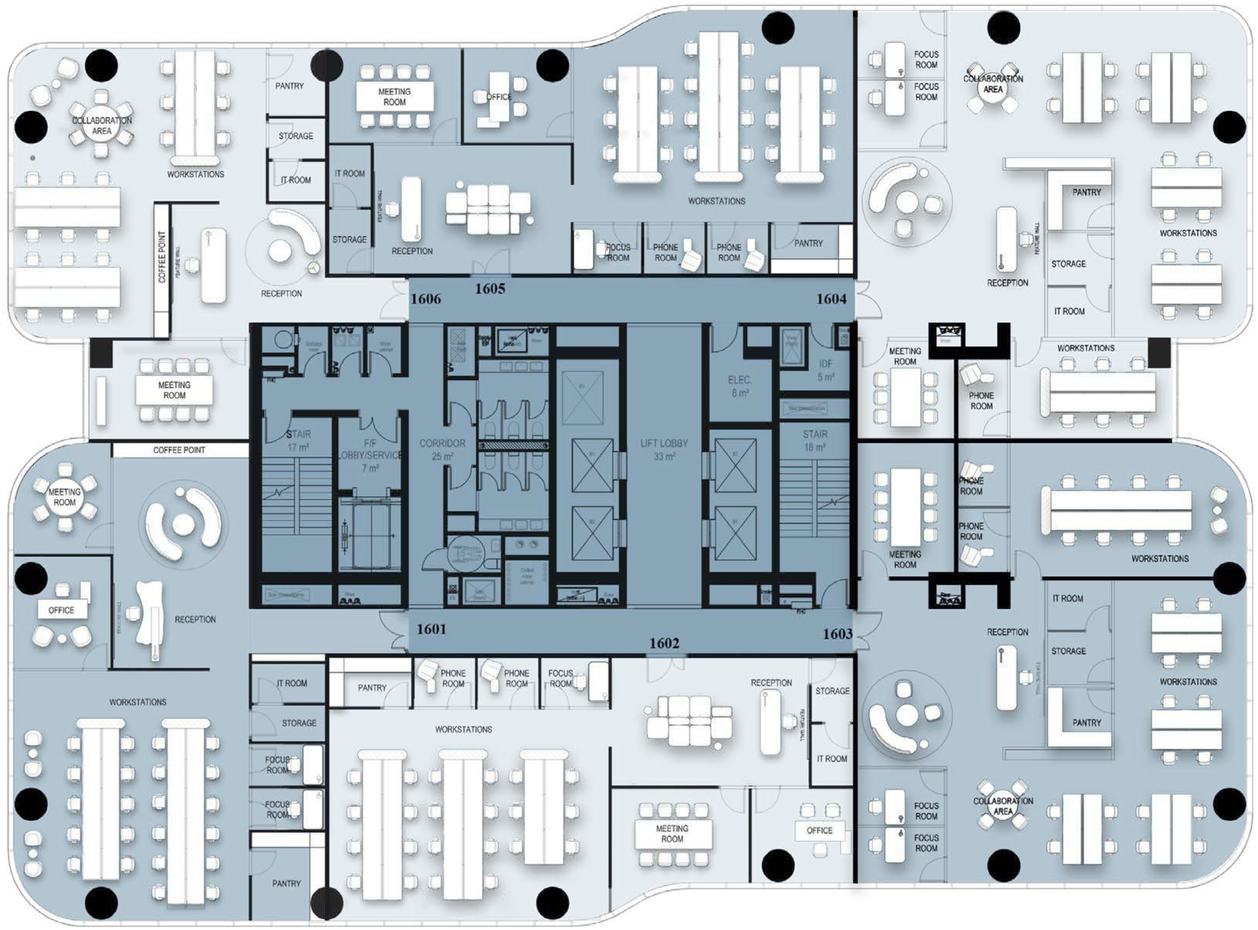
O1NE DISTRICT

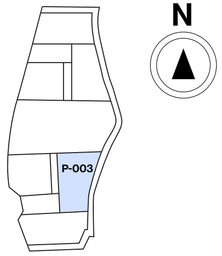
Level 15
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1501	2,477 ft²	0 ft²	2,477 ft²
1502	2,304 ft²	0 ft²	2,304 ft²
1503	2,999 ft²	0 ft²	2,999 ft²
1504	2,818 ft²	0 ft²	2,818 ft²
1505	2,254 ft²	0 ft²	2,254 ft²
1506	1,963 ft²	0 ft²	1,963 ft²



The offices are sold and delivered in shell and core condition. Any furniture, partitions, internal fit-out, or layout configuration shown in this plan are indicative only and provided solely for marketing and visualization purposes.





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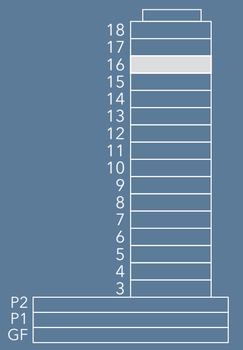
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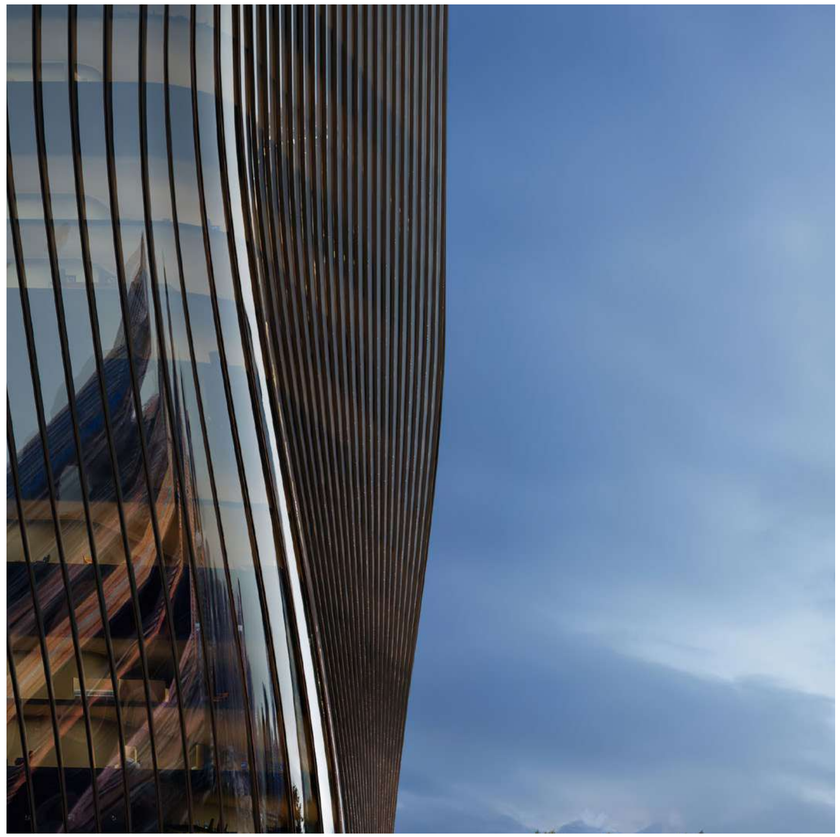
The offices are sold and delivered in shell and core condition. Any furniture, partitions, internal fit-out, or layout configuration shown in this plan are indicative only and provided solely for marketing and visualization purposes.

O1NE DISTRICT

Level 16
Offices Floorplan

Unit	Office Area	Balcony Area	Total Area
1601	2,477 ft²	0 ft²	2,477 ft²
1602	2,304 ft²	0 ft²	2,304 ft²
1603	2,999 ft²	0 ft²	2,999 ft²
1604	2,818 ft²	0 ft²	2,818 ft²
1605	2,254 ft²	0 ft²	2,254 ft²
1606	1,963 ft²	0 ft²	1,963 ft²







About the Developers

Avenew Development

Founded and born in Dubai in 2024 with a vision to craft homes that elevate everyday living. We design with intention, creating refined, high-end communities where every detail enhances the way people live, connect, and unwind.

Kora Properties

Kora Properties is a fully integrated real estate developer with a diverse portfolio spanning residential, commercial, retail, hospitality, and cultural developments, all built on a foundation of quality, innovation, and lasting value.


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DEVELOPMENT
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PROPERTIES