

ONE *Residence*

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One Residence Al Reem Island

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Wealth Estate

www.wealth-estate.nl

 971544440388

 info@wealthstate.nl

One Residence Al Reem Island



Developer
One Development



District
**Abu Dhabi, Abu Dhabi
Emirate**

Unit type	Bedrooms	Amount	Area, sqft	Price from
Apartments	1 Bedroom	1/1	915	351 365 EUR
Duplex	1 Bedroom	1/1	960	372 589 EUR
Apartments	2 Bedrooms	1/1	1 377	518 795 EUR
Duplex	2 Bedrooms	1/1	1 907	676 791 EUR
Apartments	3 Bedrooms	1/1	2 116	863 086 EUR



ABOUT THE PROJECT

Unit type	Bedrooms	Amount	Area, sqft	Price from
Duplex	3 Bedrooms	1/1	2 382	867 802 EUR
Duplex	4 Bedrooms	1/1	2 368	1 346 508 EUR



One Residence Al Reem Island



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Description

Project general facts

One Residence Al Reem Island is a contemporary waterfront tower where the calm of the bay flows seamlessly into the rhythm of the city. Located along the quiet shores of Al Reem Island, the project offers sweeping views of the water, vibrant promenades, lush parks, and Abu Dhabi's evolving skyline just minutes away. The tower presents a diverse collection of simplex and duplex residences ranging from one- to four-bedroom layouts, including family-sized homes with maid's rooms and private storage. The concept blends intelligent design with urban energy, creating a refined residential environment shaped by light, space, and connection to the surroundings.

The lifestyle at One Residence is built around wellness, recreation, and community interaction. Residents enjoy a wide range of amenities including swimming and kids' pools, fully equipped indoor and outdoor gyms, yoga and Pilates studios, a wellness spa with sauna and treatment rooms, a mini-golf course, multi-purpose sports court, outdoor theatre, multi-purpose hall, family barbecue areas, and outdoor children's playgrounds. These spaces are designed to support both active living and relaxed social moments in a balanced waterfront environment.

Interiors reflect a modern, intelligent living concept with the integration of smart-home features that enhance comfort and convenience. Residences are designed with functional layouts, ample natural light, and refined finishing standards focused on durability and contemporary aesthetics. Kitchens and living spaces are organized to support everyday practicality, while the overall design philosophy emphasizes efficiency, comfort, and a clean architectural character suited to modern waterfront living.

Location description and benefits

Al Reem Island is a rapidly developing mixed-use district located northeast of Abu Dhabi, approximately 1,970 feet from the emirate's mainland. It is situated near

Saadiyat Island and Al Maryah Island, forming a vibrant cluster of urban development.

The majority of residential complexes are positioned close to the sea and beaches, offering residents a resort-like lifestyle with easy access to the full range of city amenities. Al Reem Island boasts a comprehensive social and recreational infrastructure, including banks, commercial centers, lush parks, and sports facilities, making it a lively and convenient place to live.

As one of Abu Dhabi's first freehold zones, Al Reem Island attracted significant investment in real estate development. The architecture is predominantly modern, with the exception of a select villa community that reflects classic Moroccan and Spanish design styles.







Masterplan



Payment Plan Option

Payment Plan

All options

 Payment Plan

On booking

10%

During construction

40%

8 Payments

1st Installment

5%

2nd Installment

5%

3rd Installment

5%

4th Installment

5%

5th Installment

5%

6th Installment

5%

7th Installment

5%

8th Installment

5%

Upon Handover

50%

Typical Units

Number of available units

Apartments: 1 Bedroom - 1

Duplex: 1 Bedroom - 1

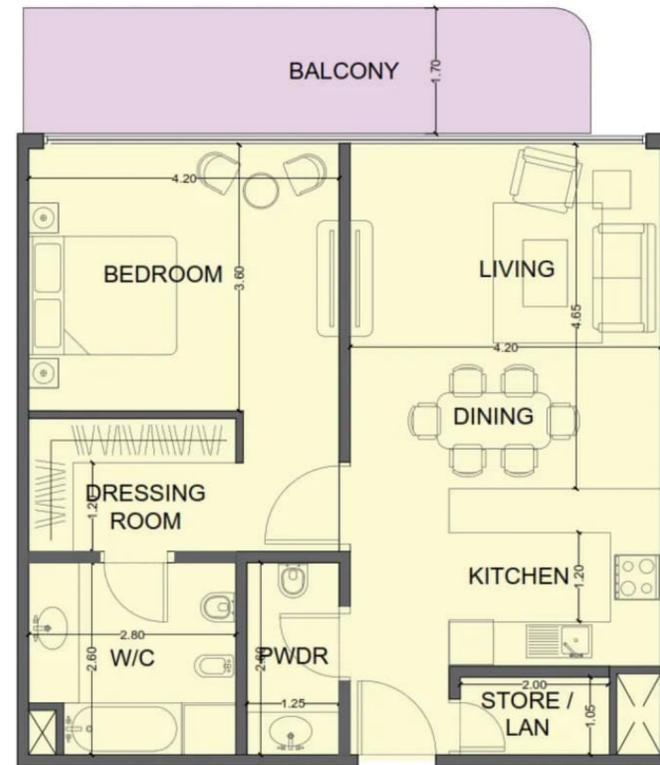
Apartments: 2 Bedrooms - 1

Duplex: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Duplex: 3 Bedrooms - 1

Duplex: 4 Bedrooms - 1



1 BR - SIMPLEX - 1

Apartments: 1 Bedroom

from EUR 351 365

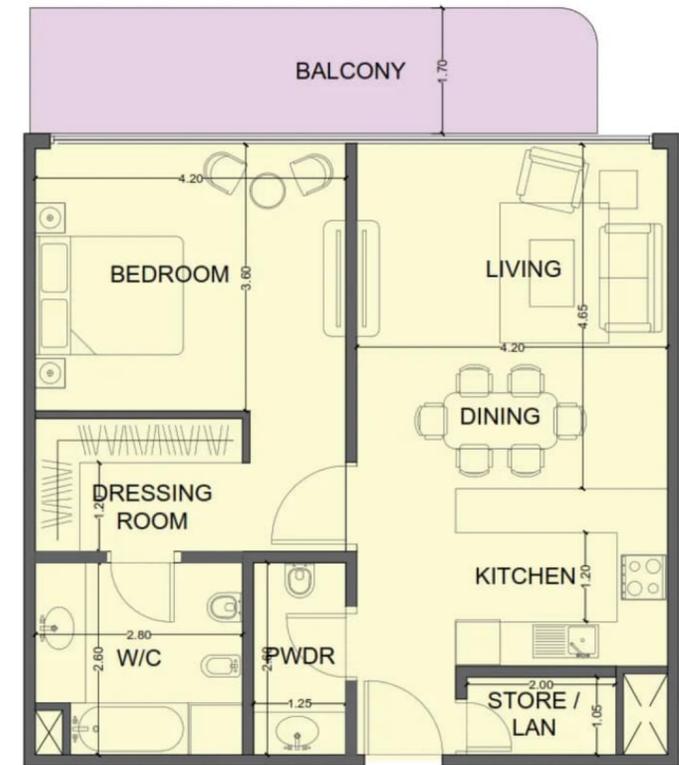
to EUR 351 365

from 915 sqft

to 915 sqft

from **EUR 384/sqft**

to **EUR 384/sqft**



1 BR - SIMPLEX - 1

Duplex: 1 Bedroom

from EUR 372 589

to EUR 372 589

from 960 sqft

to 960 sqft

from **EUR 388/sqft**

to **EUR 388/sqft**

Typical Units

Number of available units

Apartments: 1 Bedroom - 1

Duplex: 1 Bedroom - 1

Apartments: 2 Bedrooms - 1

Duplex: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Duplex: 3 Bedrooms - 1

Duplex: 4 Bedrooms - 1



2 BR - SIMPLEX - 2

Apartments: 2 Bedrooms

from EUR 518 795

to EUR 518 795

from 1377 sqft

to 1377 sqft

from **EUR 377/sqft**

to **EUR 377/sqft**



2 BR - SIMPLEX - 2

Duplex: 2 Bedrooms

from EUR 676 791

to EUR 676 791

from 1907 sqft

to 1907 sqft

from **EUR 355/sqft**

to **EUR 355/sqft**

Typical Units

Number of available units

Apartments: 1 Bedroom - 1

Duplex: 1 Bedroom - 1

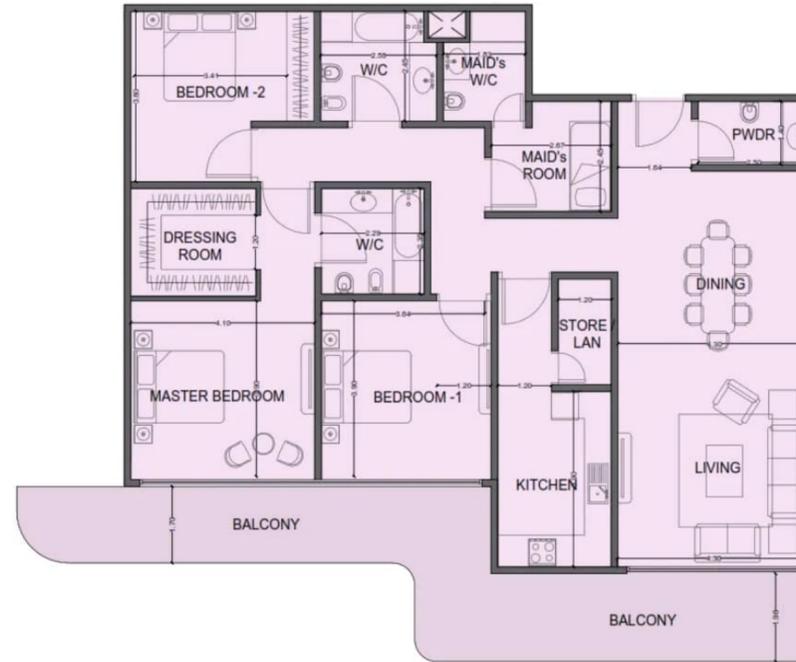
Apartments: 2 Bedrooms - 1

Duplex: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Duplex: 3 Bedrooms - 1

Duplex: 4 Bedrooms - 1



3 BR - SIMPLEX - 1

Apartments: 3 Bedrooms

from EUR 863 086

to EUR 863 086

from 2116 sqft

to 2116 sqft

from **EUR 408/sqft**

to **EUR 408/sqft**



3 BR - SIMPLEX - 1

Duplex: 3 Bedrooms

from EUR 867 802

to EUR 867 802

from 2382 sqft

to 2382 sqft

from **EUR 364/sqft**

to **EUR 364/sqft**

Typical Units



4 BR – DUPLEX – 2
LOWER FLOOR

4 BR – DUPLEX – 2
UPPER FLOOR

Duplex: 4 Bedrooms

from EUR 1 346 508

to EUR 1 346 508

from 2368 sqft

to 2368 sqft

from **EUR 569/sqft**

to **EUR 569/sqft**

Number of available units

Apartments: 1 Bedroom - 1

Duplex: 1 Bedroom - 1

Apartments: 2 Bedrooms - 1

Duplex: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Duplex: 3 Bedrooms - 1

Duplex: 4 Bedrooms - 1

Developer



One Development is a homegrown, boutique real estate developer on a mission to gain global recognition. With a strong commitment to raising industry standards, the company blends fresh ideas and innovative approaches to create living spaces that foster connections between people and places. Guided by core values of sustainability, community, technology, and innovation, One Development aims to redefine real estate by offering modern living environments that enhance the sense of connection to the world around them.

At the core of One Development is a steadfast dedication to integrity, ensuring that every project is built with trust and innovation at its foundation. The company empowers its team and partners to deliver personalized, customer-centric experiences, fostering communities that are both unique and sustainable. As they work towards becoming an international boutique developer, One Development envisions creating spaces that not only meet the needs of today but also contribute to the growth of lasting, thriving communities.