
PARK DNE

*A home that mirrors
who you are*



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ARCHITECTURE



Park One's distinctive architecture embodies the multifaceted character of community lifestyle. The building's layered exterior creates a welcoming ambience that carries through to its inspired interiors.



The panoramic glass windows ensure that all apartments enjoy natural light, a refreshing sense of openness, while all combined with a refined contemporary design.

Skilfully-crafted expressions of metal, stone and wood come together to create warm, comfortable and relaxing spaces.



*Sunlit modernity,
refreshing
yet graceful*



The distinctive main lobby features a lush green wall behind a hand crafted reception desk.



A stylish yet intimate visitor's seating area allows for an inviting impression every time.



*A living space
in perfect harmony*



INTERIOR

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The philosophy is quintessentially Swiss – subtly balancing form, function and efficiency. Each apartment has been expertly designed to offer its residents the utmost convenience and comfort.

The open plan concept enhances your living space and kitchen with a flowing elegance, while the generously-sized bedrooms and en suite bathrooms are havens of serenity. You will also appreciate the large closets and ample storage space, the designated laundry rooms, and the wide balconies.



*Each element
in your home
is carefully
chosen
to create
natural
harmony.*

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*Thoughtful convenience,
practical
yet refined*

AMENITIES



Park One makes life easier and enjoyable for its residents with a variety of amenities. Everything serves to enhance the feeling of harmony and an effortless lifestyle.

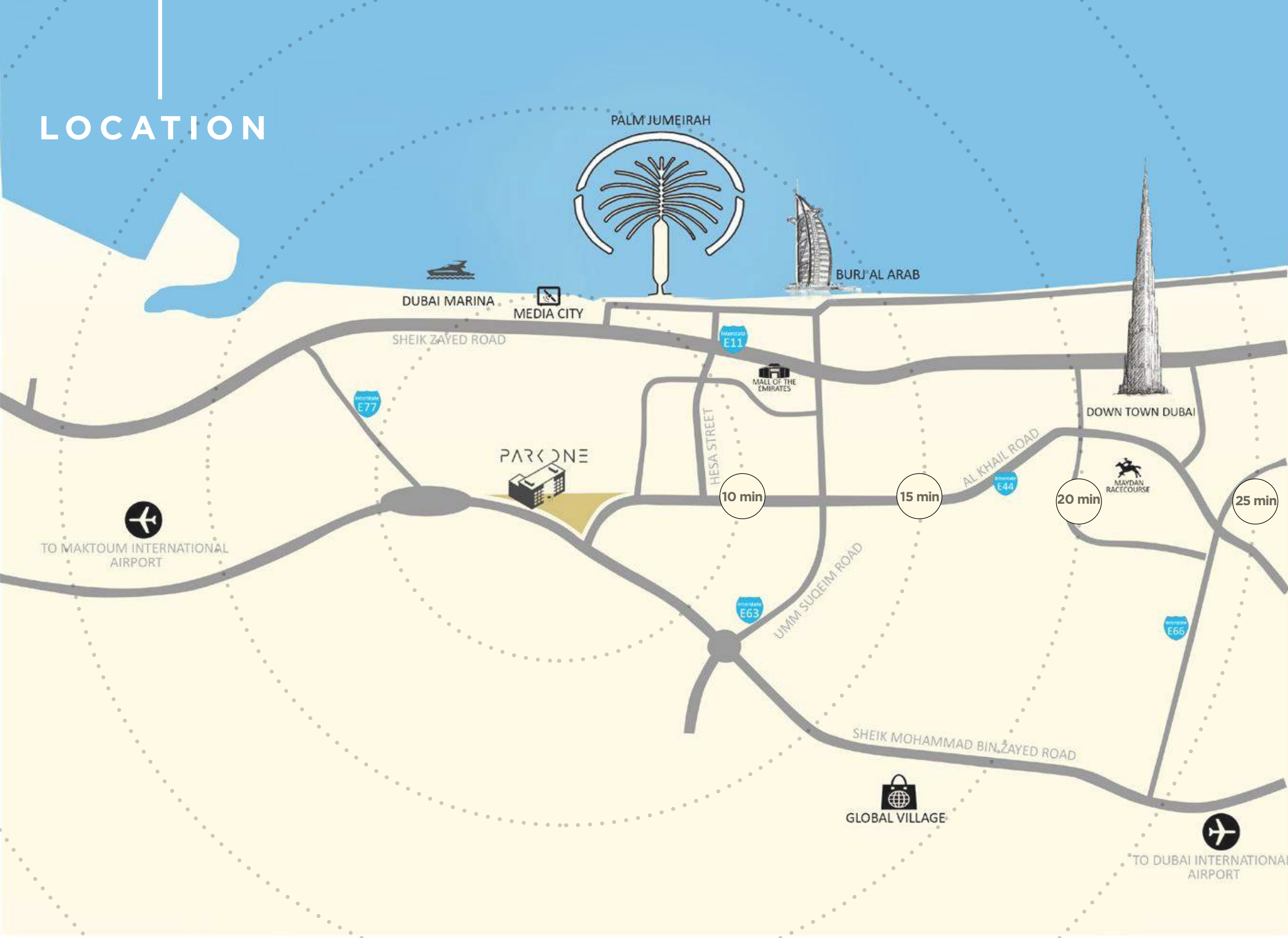


There are many services and facilities for you and your family to enjoy:

- | Large rooftop swimming pool
- | Relaxing rooftop barbeque area
- | Fully-equipped gym
- | Children's play room
- | Grocery store
- | Basement parking for residents
- | Outdoor covered parking for visitors
- | 24-hour security

*Idyllic setting,
central yet serene*

LOCATION



Park One occupies a tranquil corner within Jumeirah Village Triangle – a popular development that offers its residents a sense of peace and community, pedestrian-friendly design and relaxing green spaces.

The building faces a pleasing community park and offers unobstructed views towards Dubai Marina and Jumeirah Lake Towers. It is also within walking distance from the planned Al Khail Avenue Mall.

With direct access to Sheikh Mohammad Bin Zayed Road and Al Khail Road, Park One is the perfect place to call home.

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Park One is designed to meet sustainability standards and holds a Green Building Certificate. Your home is not just ecologically rewarding, but also healthier for you and your family.



The building incorporates a variety of energy-efficient solutions and water conservation technologies:

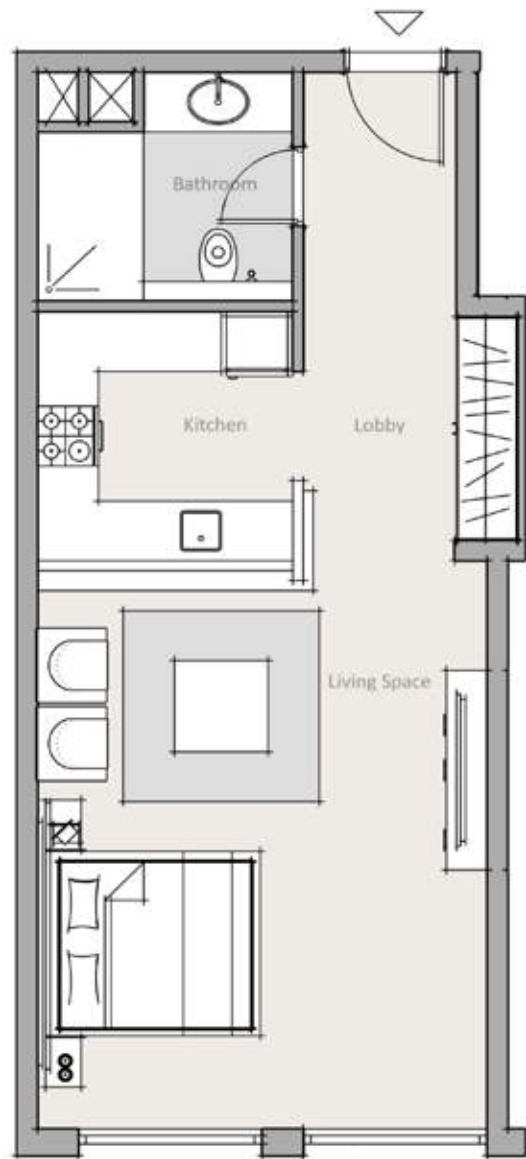
- | Low-energy lighting
- | Energy recovery systems
- | Building management systems
- | Green features

Park One's sustainable design and technology also helps reduce utility bills and ownership costs.



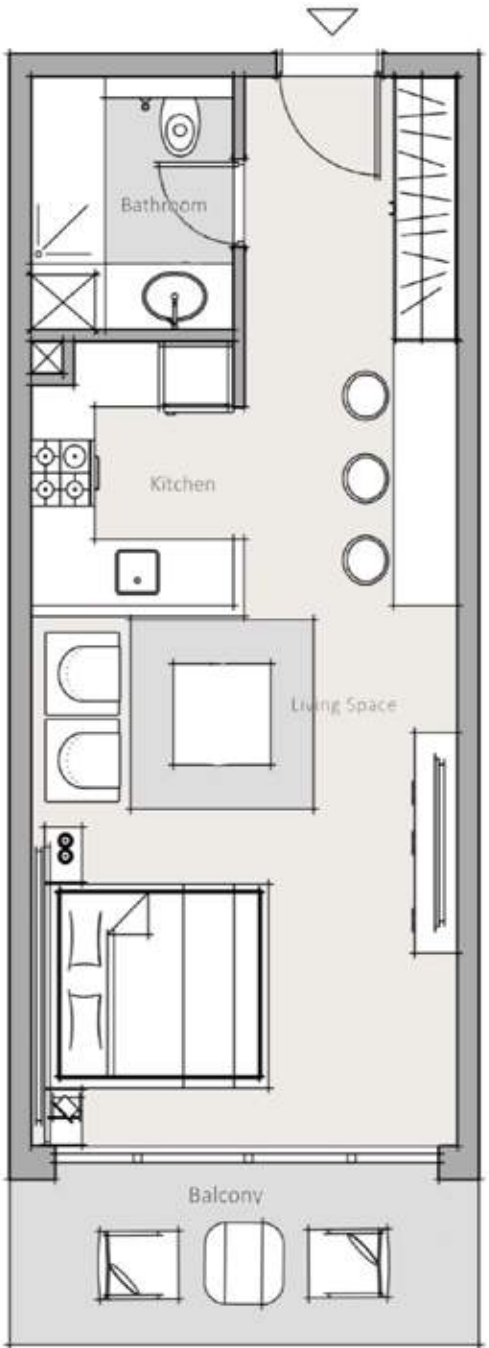
FLOORPLANS

Park One hosts a selection of studios, one-bedroom and two-bedroom units that cater to different lifestyles and preferences. You can choose from a variety of configurations to find the perfect match.



STUDIO | TYPE A

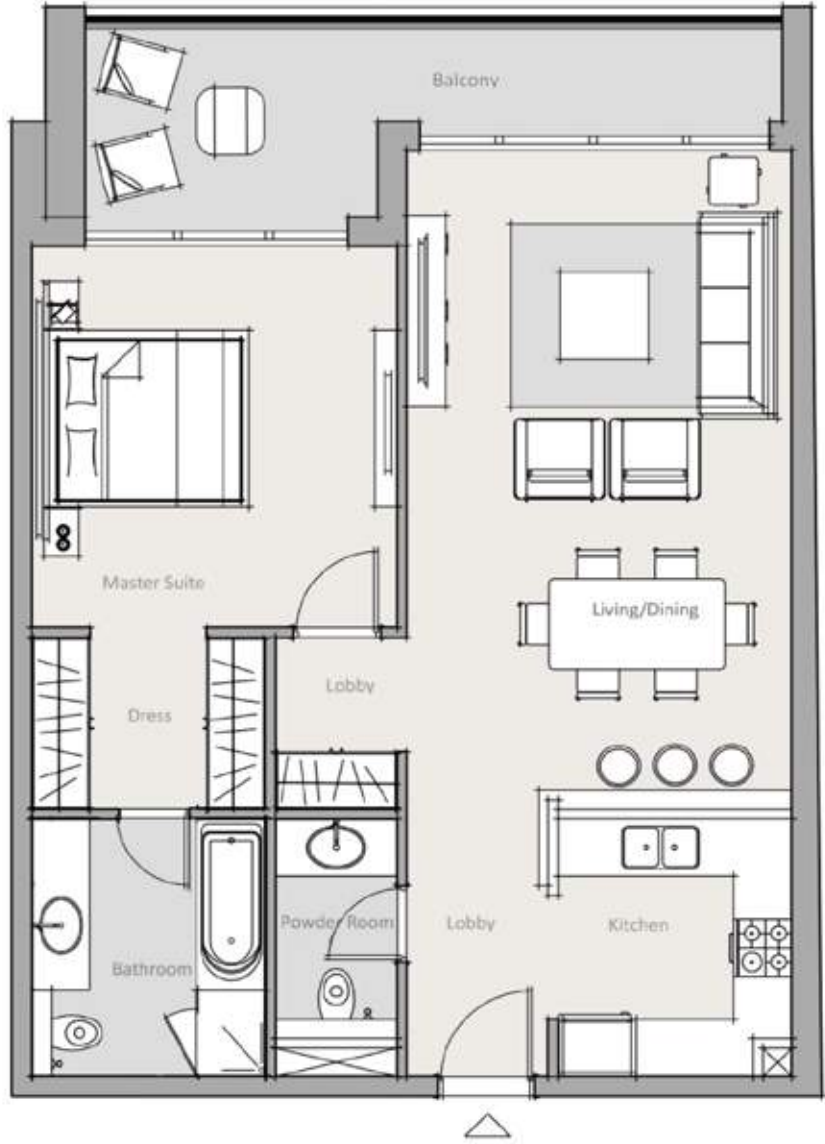
AREA	SQ FT	SQ M
INDOOR	544.33	50.57
OUTDOOR	-	-
TOTAL	544.33	50.57



STUDIO | TYPE B

AREA	SQ FT	SQ M
INDOOR	456.14	42.38
OUTDOOR	77.97	7.24
TOTAL	534.11	49.62

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



1 BEDROOM | TYPE A

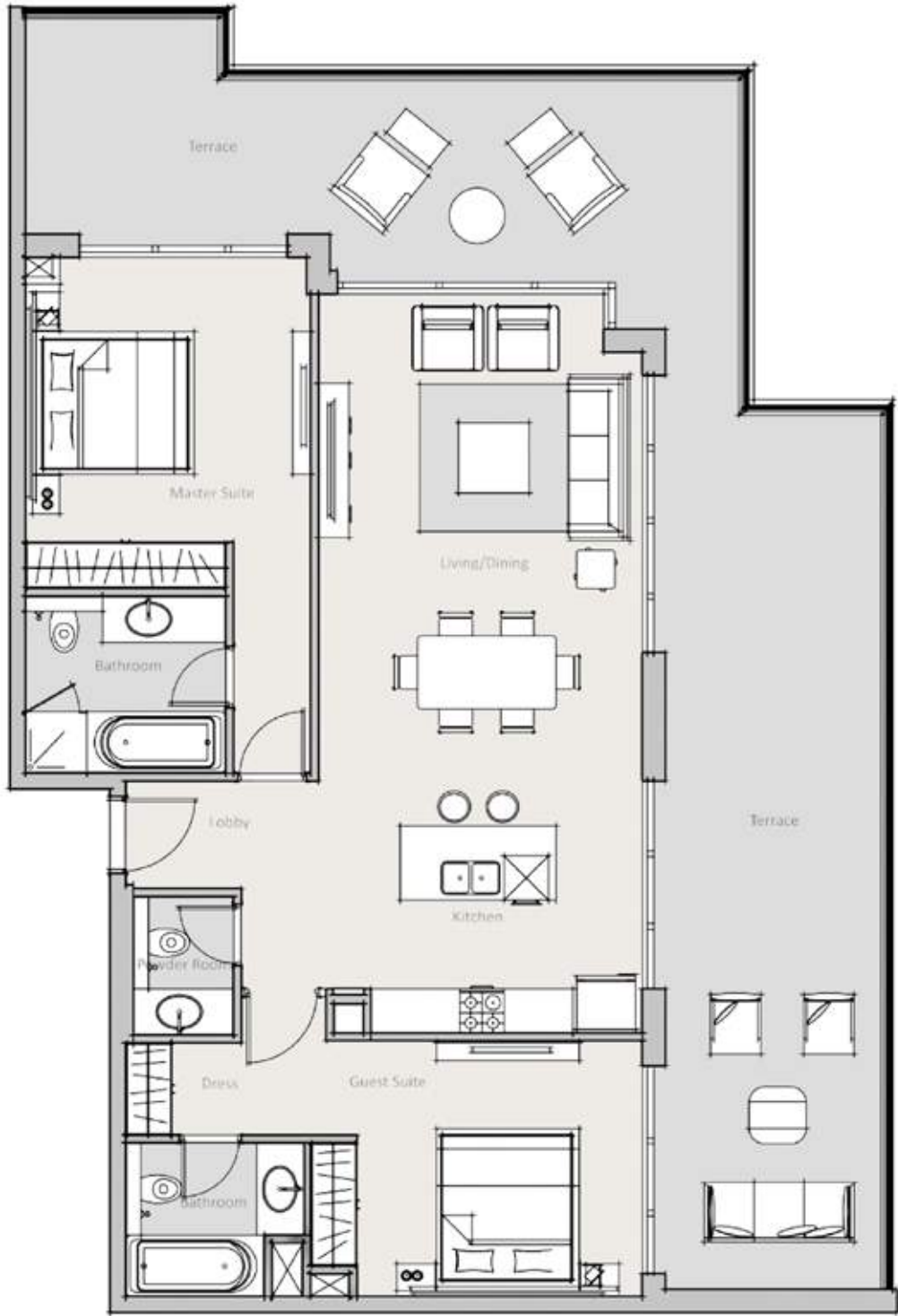
AREA	SQ FT	SQ M
INDOOR	831.78	77.28
OUTDOOR	156.51	14.54
TOTAL	988.29	91.82



1 BEDROOM | TYPE B

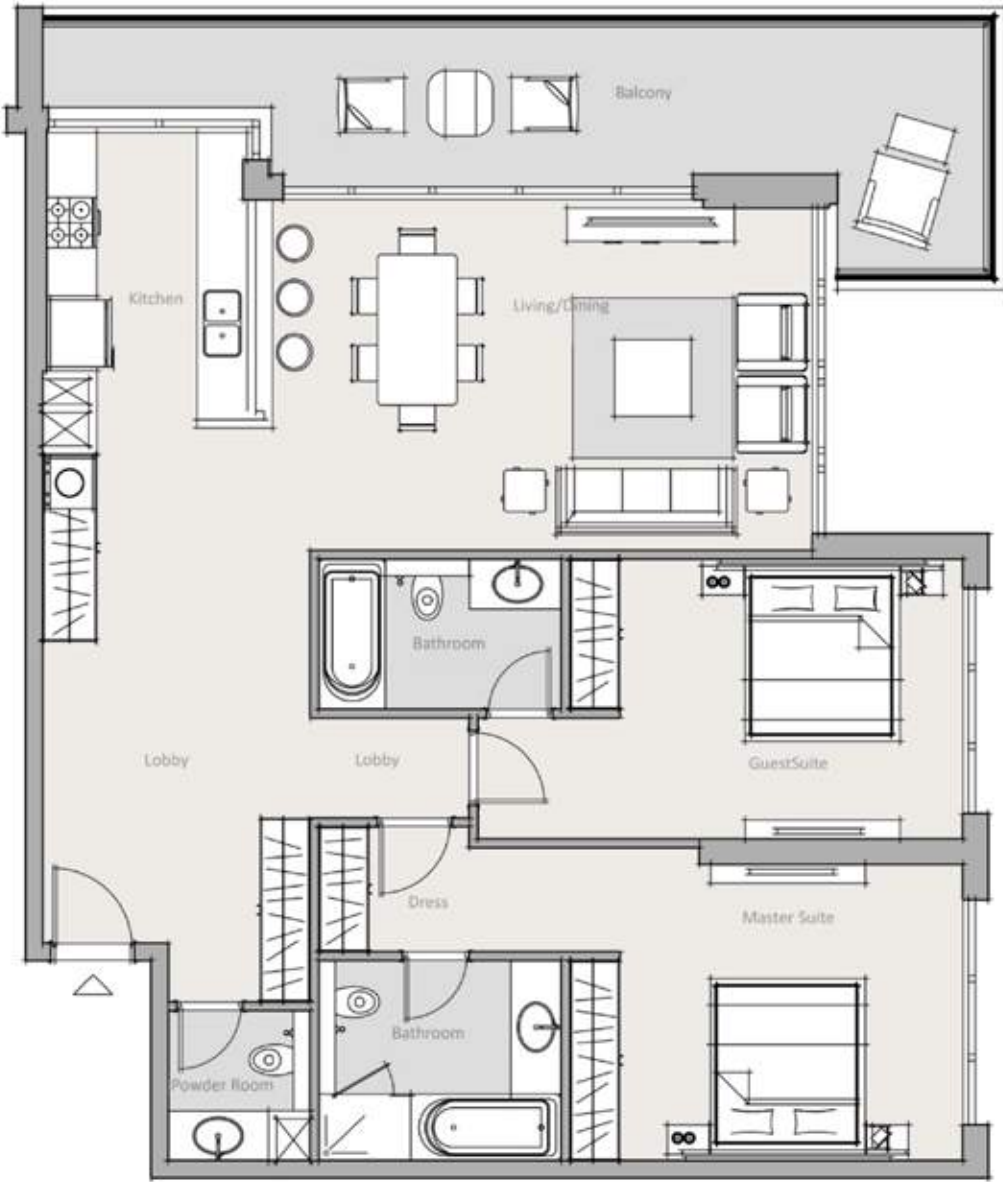
AREA	SQ FT	SQ M
INDOOR	831.84	77.28
OUTDOOR	87.84	8.16
TOTAL	919.68	85.44

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2 BEDROOM | TYPE A

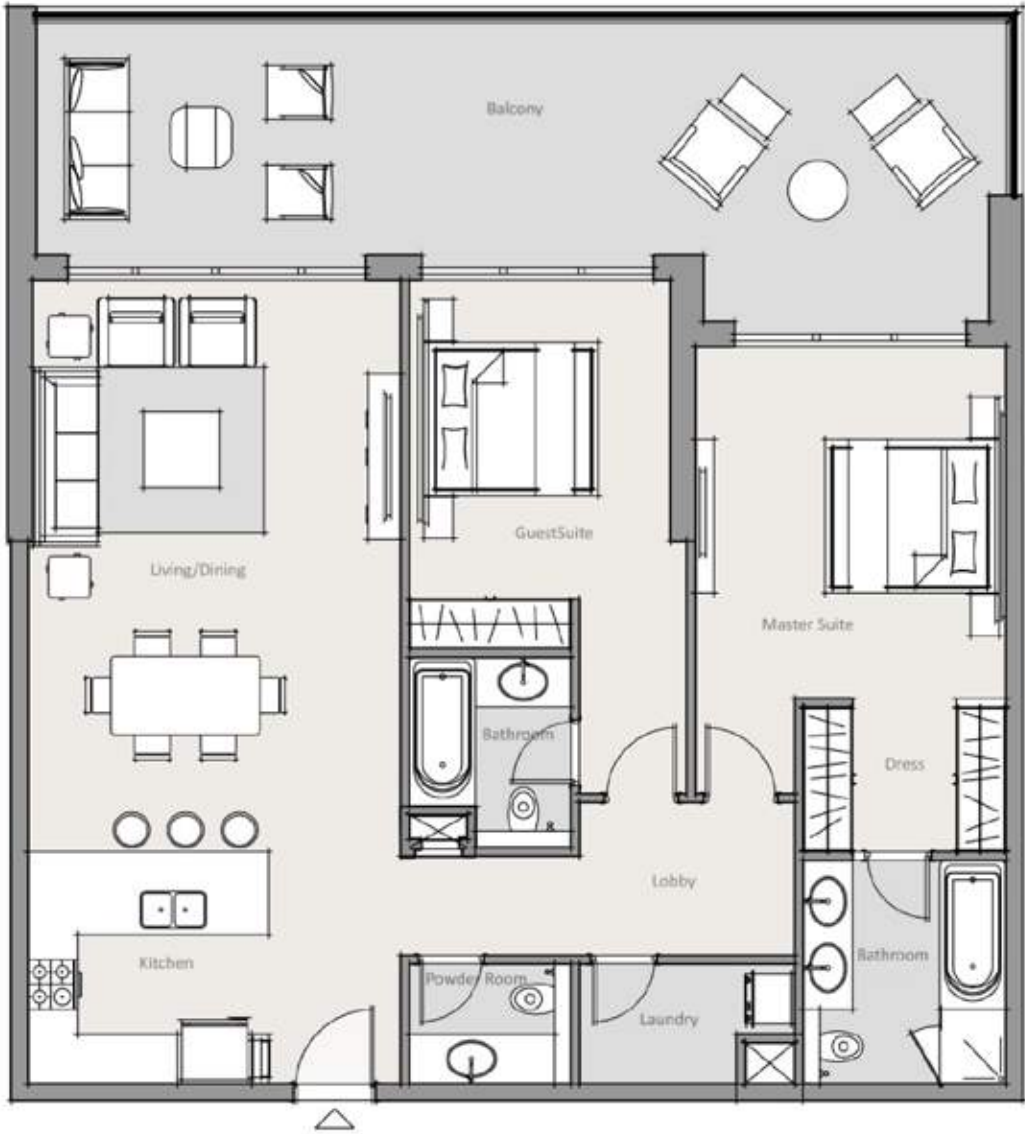
AREA	SQ FT	SQ M
INDOOR	1'113.08	103.41
OUTDOOR	757.11	70.34
TOTAL	1'870.19	173.75



2 BEDROOM | TYPE B

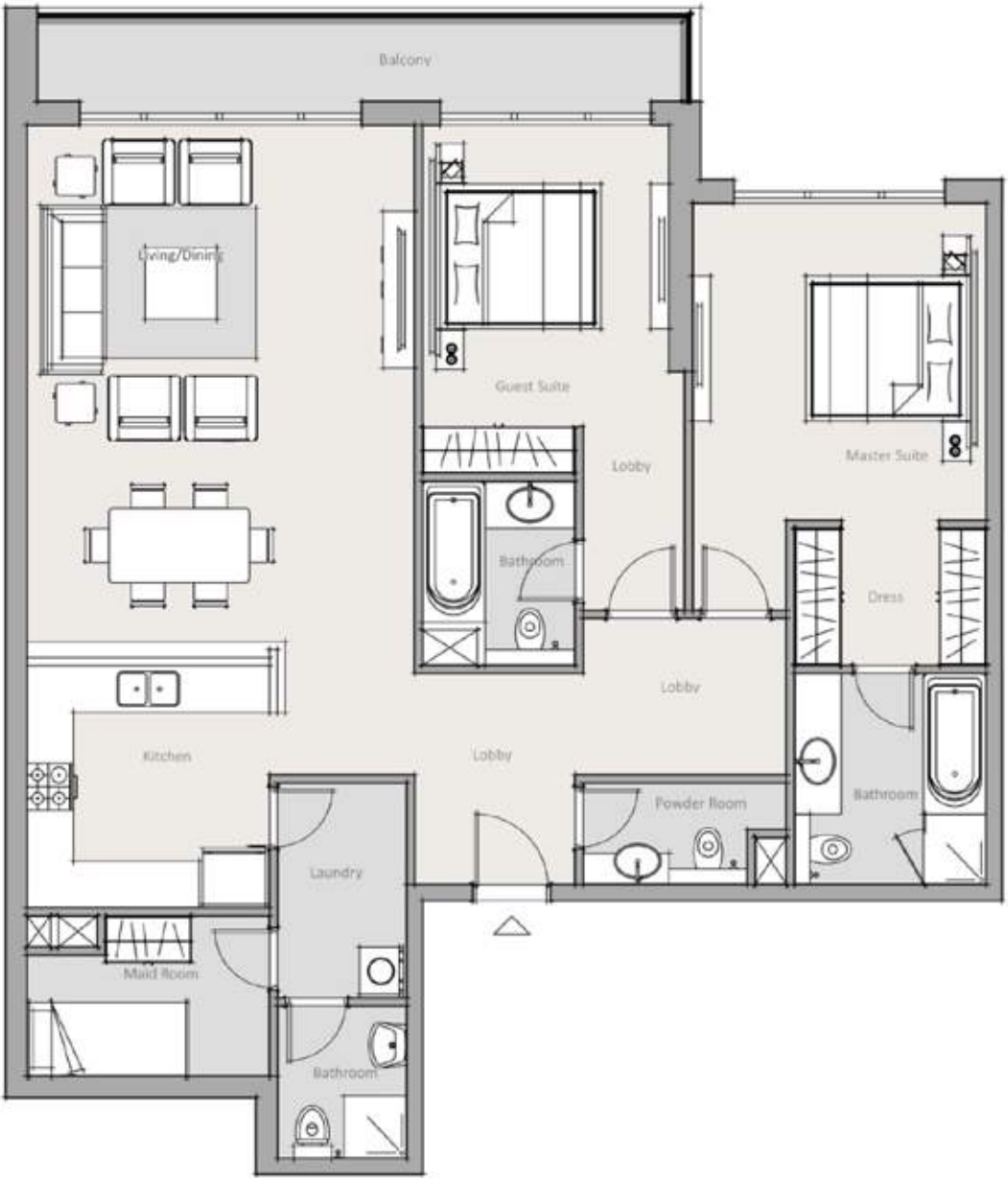
AREA	SQ FT	SQ M
INDOOR	1'356.25	126.00
OUTDOOR	273.34	25.39
TOTAL	1'629.59	151.39

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2 BEDROOM | TYPE C

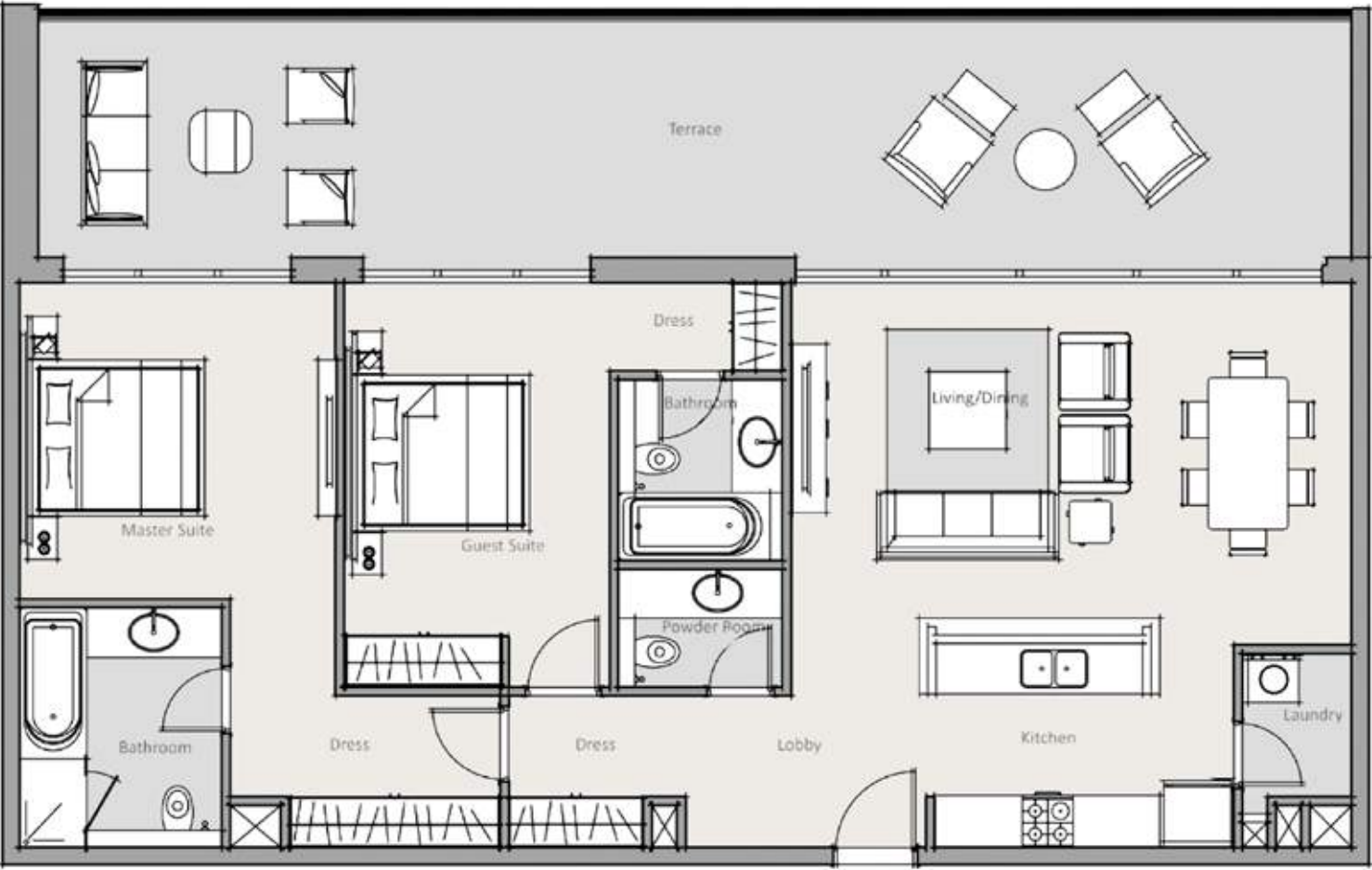
AREA	SQ FT	SQ M
INDOOR	1'281.03	119.01
OUTDOOR	457.08	42.46
TOTAL	1'738.11	161.47



2 BEDROOM | TYPE D

AREA	SQ FT	SQ M
INDOOR	1'478.24	137.33
OUTDOOR	130.00	12.08
TOTAL	1'608.24	149.41

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2 BEDROOM | TYPE E

AREA	SQ FT	SQ M
INDOOR	1'219.38	113.28
OUTDOOR	566.31	52.61
TOTAL	1'785.69	165.89

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SPECIFICATIONS

TWO BEDROOM UNITS

- Open layout concept living and dining area
- Open layout kitchen with breakfast bar
- Large terrace or balcony
- Master Suite with en-suite bathroom with bathtub and shower
- Guest Suite with en-suite bathroom with bathtub
- Built-in wardrobes and walk in wardrobes
- Maid's room with bathroom provided in particular layouts
- Powder room
- Laundry room
- Ample extra storage space

STUDIO UNITS

- Open layout concept living area
- Open layout kitchen with breakfast bar in particular layouts
- Balcony in particular layouts
- Built-in wardrobes
- Large bathroom with shower

ONE BEDROOM UNITS

- Open layout concept living and dining area
- Open layout kitchen with breakfast bar
- Balcony
- Master Suite with en-suite bathroom with bathtub. Shower in particular layouts also available
- Built-in wardrobes or walk in wardrobes
- Powder room
- Laundry room
- Extra storage space

ALL APARTMENT SPECIAL FEATURES

- Living and dining
- Open kitchen with overhead cabinets
- Granite kitchen countertops
- Baths
- Ceramic tiled bathroom floors and wall with accent feature
- Granite vanity countertops with storage space below.



SWISS PROPERTY

*Swiss Property
is a boutique
real estate
developer who
seeks to create
comfortable
and
sustainable
living
environments.*

Our unique approach combines inspirational design and impeccable execution to create homes for harmonious lifestyles.

The residences we craft are sophisticated and welcoming, built with care and attention to detail.

We aim to deliver endearing homes that retain their warmth, appeal and value for generations.



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CONTACT US

For information or enquiries

T +971 4 453 3317

E invest@armsmcgregor.com

W www.armsmcgregor.com

ORN 12283

Developer Name: Swiss Property Development L.L.C

Developer Number: 1103

Project Name: Park One

RERA Project Registration Number: 1694

ESCROW Account: 00110750630019

Bank: Noor Bank PJSC

Anticipated completion date: September 2017¹

Estimated Service Charge: 11.97 AED psqft¹

¹ Subject to being extended/adjusted in accordance with the sale and purchase agreements.

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