



1 RESIDENCES

FACTSHEET

LIVE PROUD

AN ADDRESS TO YOUR HOME IN THE HEART OF DUBAI

Introducing 1 Residences, a towering new residential development in the iconic parkside master project of Wasl1. Situated in the heart of Dubai, this flawless blend of urban living and modern-day sophistication is fast becoming the city's most talked about destination in which to work, live and play. From its unique features to its excellent accessibility, innovative design to its world class amenities, this is the pathway to unlocking an extraordinary lifestyle.





MASTERPLAN – FACT SHEET

Location	Between Zabeel Park 1, Sheikh Zayed Road and max metro station
Vision	To create a high quality urban mixed-use development
Objective	Deliver a dynamic, well designed mixed-use project that becomes the most sought-after place to live, work and play
Uses	Residential, Retail, Commercial, Hospitality, Community Amenities, Leisure, Entertainment, Restaurants and Cafés
Phases / Zoning	5 different zones
Land Area	1.3mn sq. ft. / 12.7 ha / 127,000 sq. m.
Gross Floor Area	6.8mn sq. ft. / 640,000 sq. m.
Number of Residential Units	Approx. 3,000 units
Population Estimate	Approx. 12,000 residents / Approx. 25,000 total population (including residents, visitors, staff and domestic workers)
Community Amenities, F&B and Retail GFA	267,000 sq. ft. / 25,000 sq. m.
Planned Hotels	2 hotels
Timelines	was1 is a multi-phase mixed-use parkside masterplan Zone 1 – ‘Park Gate Residences’ (746 residential units) is already completed and occupied Zone 2 - ‘1 Residences’ (753 residential units) is currently under construction and completion is planned to be in Q2 2022



Zone 5
4 Mixed-use towers

Zone 1 - Park Gate Residences
(4 Residential towers)

Zone 4
Hotel / Residential tower
and Central Plaza

Zone 2 - 1 Residences
2 Residential towers
connected at the top

Zone 3
2 Residential towers on 2 podiums
with the ‘grand stairs’ in between

1 RESIDENCES – FACT SHEET

Location	Opposite to Dubai Garden Glow/ Sheikh Zayed Road/ 5-minute walking distance towards Max Metro Station
Buildings	2 towers connected in podium level and top levels
Height	3B+G+M+43
Retail use	7,868 sq. ft. including clinic dedicated area
Residential use	753 residential units
Landscaping - ground floor	Landscaping in arrival area with water feature
Landscaping - podium	Podium roof includes lawn areas, kids splash pad, BBQ area, sitting areas, and a kids play area
Landscaping - level 41	Kids play area (tower 1)/ sitting area (tower 2)
Landscaping - level 42	Swimming pool, kids swimming pool, and sitting area
Landscaping - Level 43	Jogging track of 340m length
Parking (basement + podium)	959 parking bays provided in 3 basements (full plot) and 4 podium levels (M+3)
Amenities	Gymnasium with changing rooms (level 42), kids play rooms (level 4 and level 41) and multi-purpose room (level 41)

RESIDENTIAL UNITS

Unit types	1-BR (251 units), 2-BR (407 units), 3-BR (91 units), 3-BR Duplex (4 units)
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TECHNICAL SPECIFICATIONS

Facades	Combination of composite aluminum cladding and typical double glass within aluminum window frames
Cooling	District cooling system with ducted FCUs inside units
Metering	Electrical meter, water meter, BTU meter (AC) and LPG meter in each unit
Fire alarm system	Fire alarm system in line with the Dubai Civil Defense requirements
IT specifications	Video intercom system, FTTH / home consolidation cabinet in each unit as per market practices, telephone / data points in apartments, access control system, SMATV system, CCTV system, gate barrier and intercom
Interior (summary)	Porcelain tile floors in living, dining, bedrooms and kitchen Walls and ceilings painted white Ceiling wet areas: moisture resistant gypsum painted white Doors: MDF core with laminate finish



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