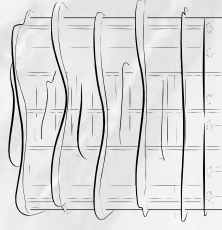


YOU ARE A GUIDE TO THE
WORLD OF LUXURY



ONE CRESCENT

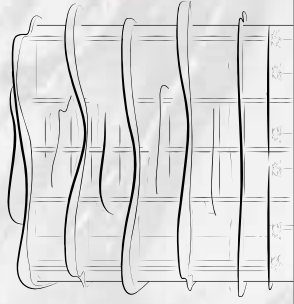
PALM JUMEIRAH



INFO@AHS-PROPERTIES.COM | +971 (4) 4581821

SALES CENTRE - AHS PROPERTIES, HAPPINESS STREET, CITY WALK - UNIT 2, BUILDING 5, DUBAI, UAE. P.O. BOX: 2195

Instagram icon | AHS.PROPERTIES | AHS-PROPERTIES.COM



ONE CRESCENT

PALM JUMEIRAH

A NEW WAVE OF LUXURY

3
BEDROOM
PENTHOUSE/VILLA

LOCATION

LOCATED AT PALM JUMEIRAH

One of the world's most daring developments, the Palm Jumeirah in Dubai is a haven for vacationers. Jutting out into the Arabian Gulf, this artificial archipelago was built in the shape of a palm tree, with a 3-mile-long trunk and a fan of fronds lined with luxury villas and five-star hotels.



2 MIN TO ATLANTIS



5 MIN TO NAKHEEL MALL



15 MIN TO BURJ AL ARAB



15 MIN TO DUBAI MARINA



15 MIN TO MALL OF THE EMIRATES



25 MIN TO DUBAI MALL



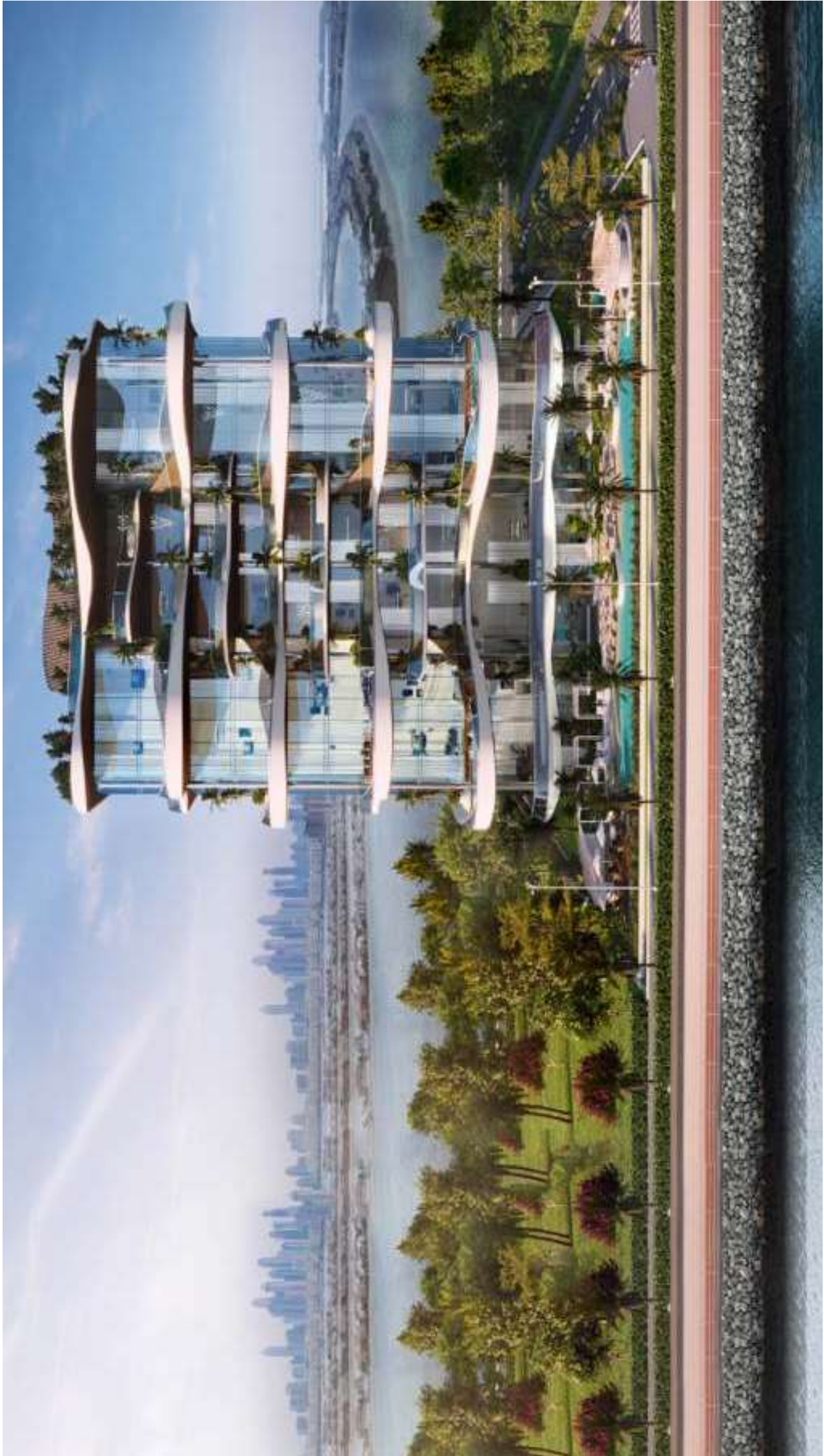
25 MIN TO DIFC



ARRIVE IN STYLE

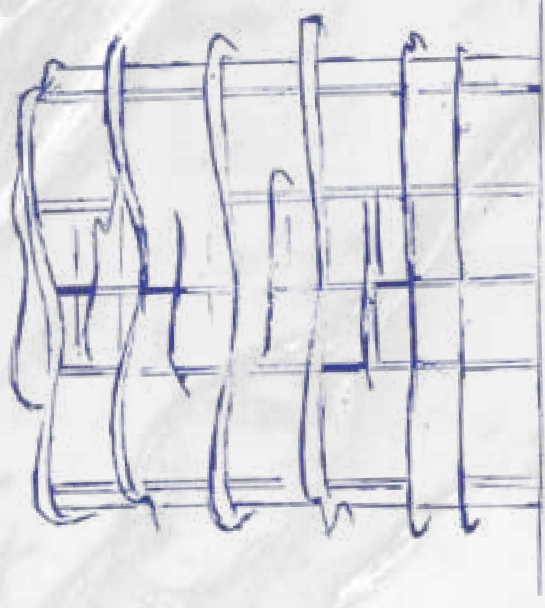


A prestigious new landmark in Palm Jumeirah, reserved for the select few. A stunning collection of 3-4 Bedroom Penthouses, 5 Bedroom Sky Villas and 6 Bedroom Sky Mansions, in a contemporary designer edifice. Redefining luxury, amenities, craftsmanship and a lifestyle beyond compare.



A NEW WAVE OF LIVING

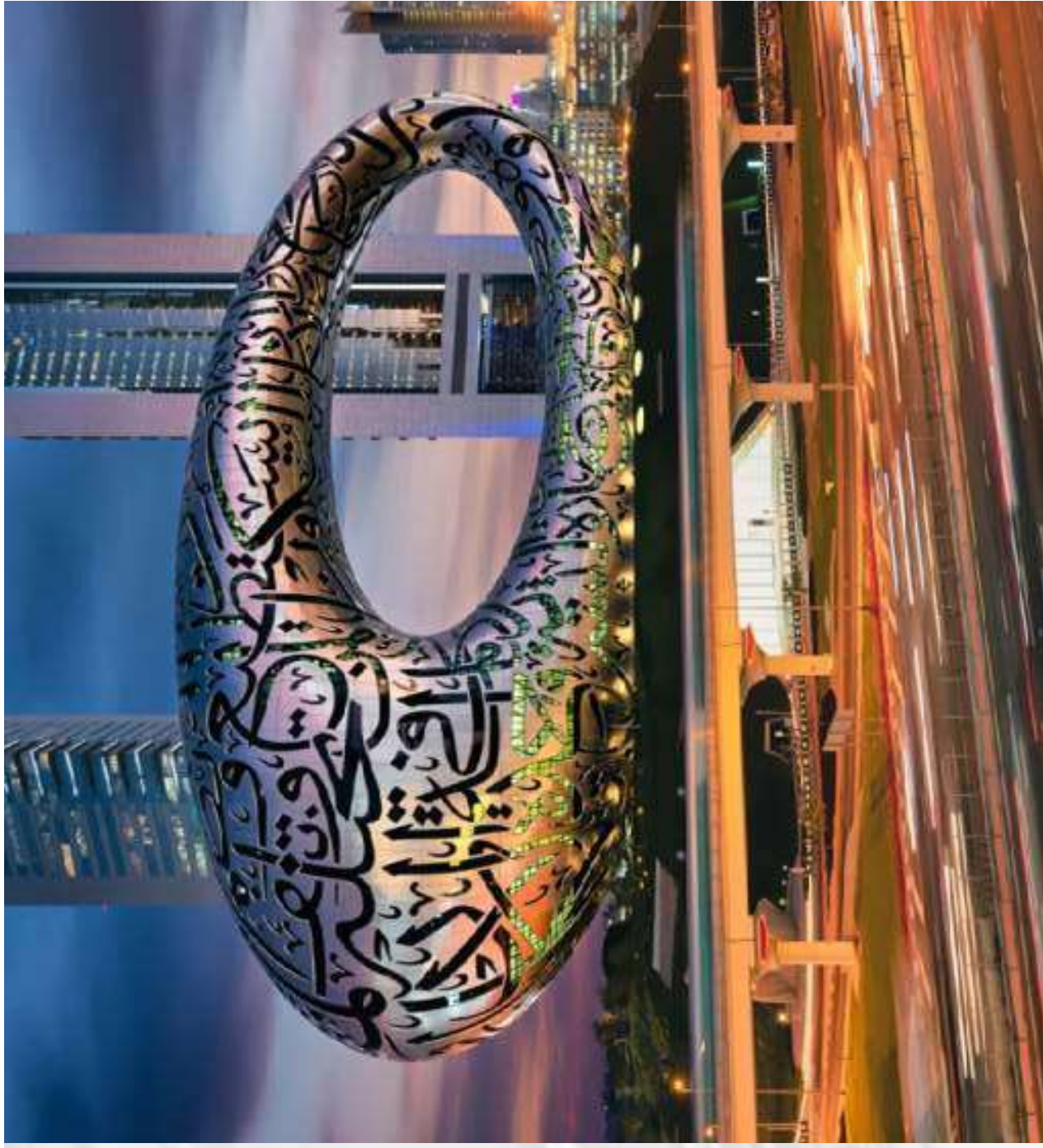
Each curve on the exterior is placed deliberately to hold the unit pools and green pockets, giving the building a wave-like and integrated architectural character. One Crescent has 25 luxurious “Villas & Penthouses in the Sky” with stunning views of the Ocean, Burj Al Arab and the Dubai skyline, as well as terraces with private swimming pools and spacious entertainment areas. The entire design employs a simple material palette to embrace the distinctive style and emanates luxury living via its prominent presence in the metropolis.



Killa Design is dedicated to creating innovative buildings that are timeless, environmentally sustainable, and contextually inspired. They are specialise in mixed-use, high rise, hospitality, office, and residential projects. also They have significant experience in retail, theatre, museum, urban design, and master planning projects. Driven by design excellence, Shaun Killa is an awardwinning architect with international experience spanning over 26 years. Throughout his career, Shaun has focused his design philosophy on buildings and masterplans that are sustainable, innovative, contextually inspired and have a holistic approach to the natural and economic environment which has led to numerous highly recognisable iconic projects.

Shaun Killa

Founder - Killa Design





The Residence aims to create a new standard of luxury living, and to make a lasting imprint.



Bringing to life the concept of “Villas in the sky”. Inspired by the smooth and rhythmic curves of the Ocean waves. With distinctive features such as infinity edge pools, double height volumes, large terraces. The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

UNIT DETAILS - TYPE A1

Residences	2,400 Sq.Ft.	223 Sq.M.
Terrace	1,800 Sq.Ft.	168 Sq.M.
Total	4200 Sq.Ft.	391 Sq.M

UNIT DETAILS - TYPE A2

Residences	2,400 Sq.Ft.	223 Sq.M.
Terrace	1,420 Sq.Ft.	132 Sq.M.
Total	3,820 Sq.Ft.	355 Sq.M



FLOOR MAPPING	
FLOOR	MAP
3rd	
5th	
7th	
9th	

B1



UNIT DETAILS - TYPE B

Residences	2,400 Sq.Ft.	223 Sq.M.
Terrace	2,000 Sq.Ft.	186 Sq.M.
Total	4,400. Sq.Ft.	409 Sq.M



FLOOR MAPPING		
FLOOR	MAP	
1st		B1

C1



UNIT DETAILS - TYPE C Corner

Residences	2,900 Sq.Ft.	270 Sq.M.
Terrace	1,830 Sq.Ft.	170 Sq.M.
Total	4,730 Sq.Ft.	440 Sq.M



FLOOR MAPPING	
FLOOR	MAP
1st	

UNIT DETAILS - TYPE D1 Villa

Residences	2,800 Sq.Ft.	260 Sq.M.
Terrace	2,610 Sq.Ft.	245 Sq.M.
Total	5,410 Sq.Ft.	505 Sq.M

D1



D2



UNIT DETAILS - TYPE D2 Villa

Residences	2,790 Sq.Ft.	260 Sq.M.
Terrace	960 Sq.Ft.	90 Sq.M.
Total	3,750 Sq.Ft.	350 Sq.M



FLOOR MAPPING	
FLOOR	MAP
Ground	

UNIT AMENITIES

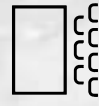
01. Living
02. Dining
03. Show Kitchen
04. Boh Kitchen
05. Powder Room
06. Master Suite
07. Master Lounge
08. Guest Room 1
09. Guest Room 2
10. Laundry Room
11. Staff Quarters
12. Outdoor Terrace
13. Private Pool
14. Outdoor Dining Area
15. Tepanyaki Staton
16. Outdoor Seating Area



BUILDING AMENITIES



24 x 7 Luxury Concierge Service



Screening Room



Gym & Yoga Studio



Dedicated Concierge App



Cigar Lounge



World Class Spa



Residents Lounge



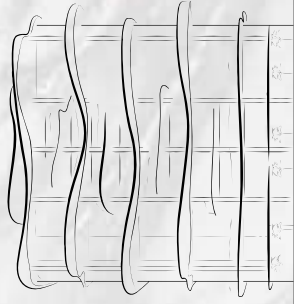
Direct Beach Access



Dedicated Chauffeur Service



Infinity Pools



ONE CRESCENT

PALM JUMEIRAH

A NEW WAVE OF LUXURY

BEDROOM
PENTHOUSE

LOCATION

LOCATED AT PALM JUMEIRAH

One of the world's most daring developments, the Palm Jumeirah in Dubai is a haven for vacationers. Jutting out into the Arabian Gulf, this artificial archipelago was built in the shape of a palm tree, with a 3-mile-long trunk and a fan of fronds lined with luxury villas and five-star hotels.



2 MIN TO ATLANTIS



5 MIN TO NAKHEEL MALL



15 MIN TO BURJ AL ARAB



15 MIN TO DUBAI MARINA



15 MIN TO MALL OF THE EMIRATES



25 MIN TO DUBAI MALL



25 MIN TO DIFC

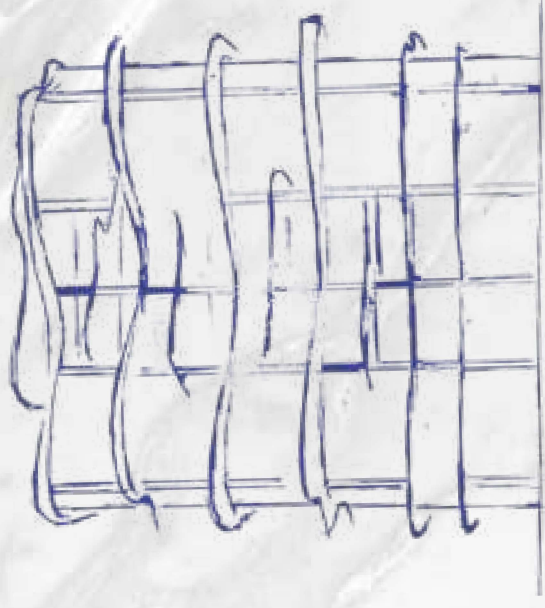


ARRIVE IN
STYLE



A NEW WAVE OF LIVING

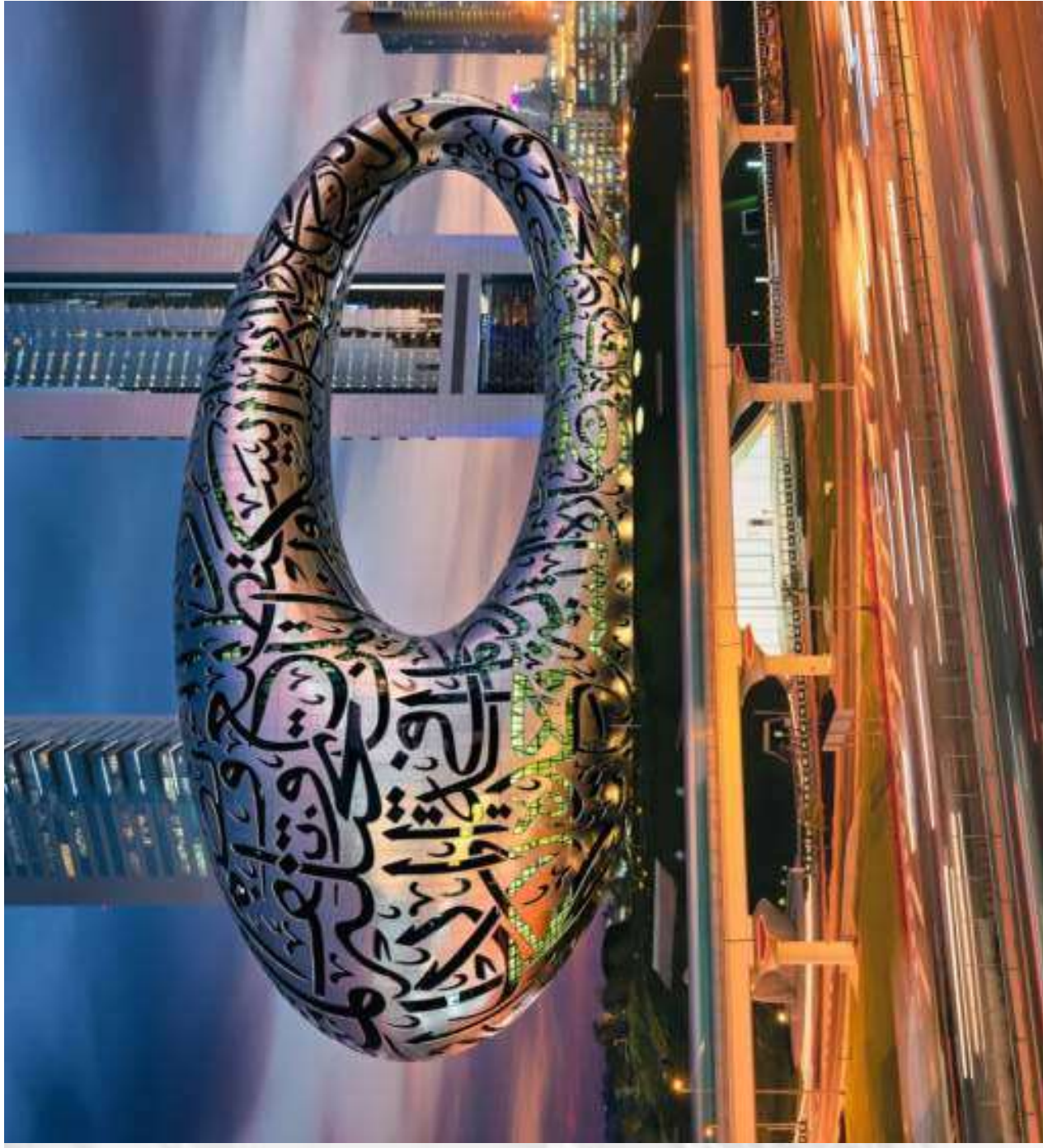
Each curve on the exterior is placed deliberately to hold the unit pools and green pockets, giving the building a wave-like and integrated architectural character. One Crescent has 25 luxurious “Villas & Penthouses in the Sky” with stunning views of the Ocean, Burj Al Arab and the Dubai skyline, as well as terraces with private swimming pools and spacious entertainment areas. The entire design employs a simple material palette to embrace the distinctive style and emanates luxury living via its prominent presence in the metropolis.



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Shaun Killa

Founder - Killa Design



ONE UNIQUE STORY

A stunning collection of 4 Bedroom
Penthouses

Bringing to life the concept of “Villas in the sky”.

Inspired by the smooth and rhythmic curves of the Ocean waves. With distinctive features such as infinity edge pools, double height volumes, large terraces. The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

4
BEDROOM
PENTHOUSE

LIVING ROOM
WITH STUNNING
VIEWS



Living areas are set along the waterfront maximizing striking Ocean & Burj Al Arab views



MASTER SUITE

The floor to ceiling curved glass windows are adding vertical volume and space to every room.



UNIT DETAILS - TYPE PENTHOUSE

Residences	3,565 Sq.Ft.	332 Sq.M.
Terrace	1,895 Sq.Ft.	176 Sq.M.
Total	5,460 Sq.Ft.	508 Sq.M



FLOOR MAPPING	
FLOOR	MAP
2nd	
4th	
6th	



UNIT AMENITIES

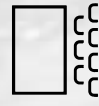
01. Living
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09. Guest Room 2
10. Guest Room 3
11. Laundry Room
12. Staff Quarters
13. Outdoor Terrace
14. Private Pool
15. Outdoor Dining Area
16. Tepanyaki Staton
17. Outdoor Seating Area



BUILDING AMENITIES



24 x 7 Luxury Concierge Service



Screening Room



Gym & Yoga Studio



Dedicated Concierge App



Cigar Lounge



World Class Spa



Residents Lounge



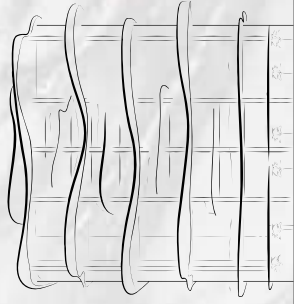
Direct Beach Access



Dedicated Chauffeur Service



Infinity Pools



ONE CRESCENT

PALM JUMEIRAH

A NEW WAVE OF LUXURY

5
BEDROOM
SLY VILLA

LOCATION

LOCATED AT PALM JUMEIRAH

One of the world's most daring developments, the Palm Jumeirah in Dubai is a haven for vacationers. Jutting out into the Arabian Gulf, this artificial archipelago was built in the shape of a palm tree, with a 3-mile-long trunk and a fan of fronds lined with luxury villas and five-star hotels.



2 MIN TO ATLANTIS



5 MIN TO NAKHEEL MALL



15 MIN TO BURJ AL ARAB



15 MIN TO DUBAI MARINA



15 MIN TO MALL OF THE EMIRATES



25 MIN TO DUBAI MALL



25 MIN TO DIFC

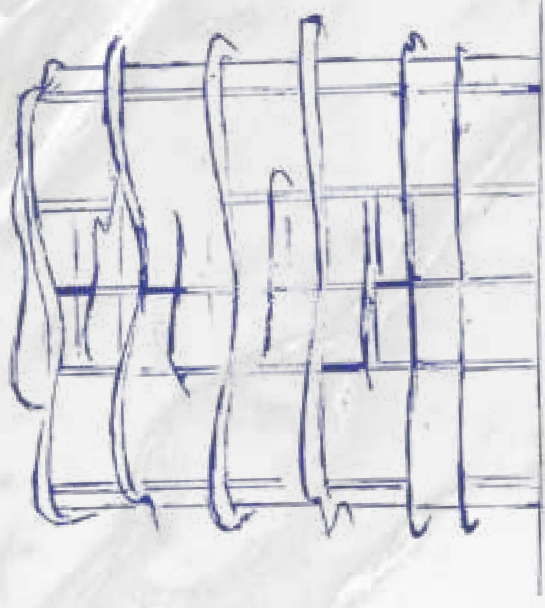


ARRIVE IN
STYLE



A NEW WAVE OF LIVING

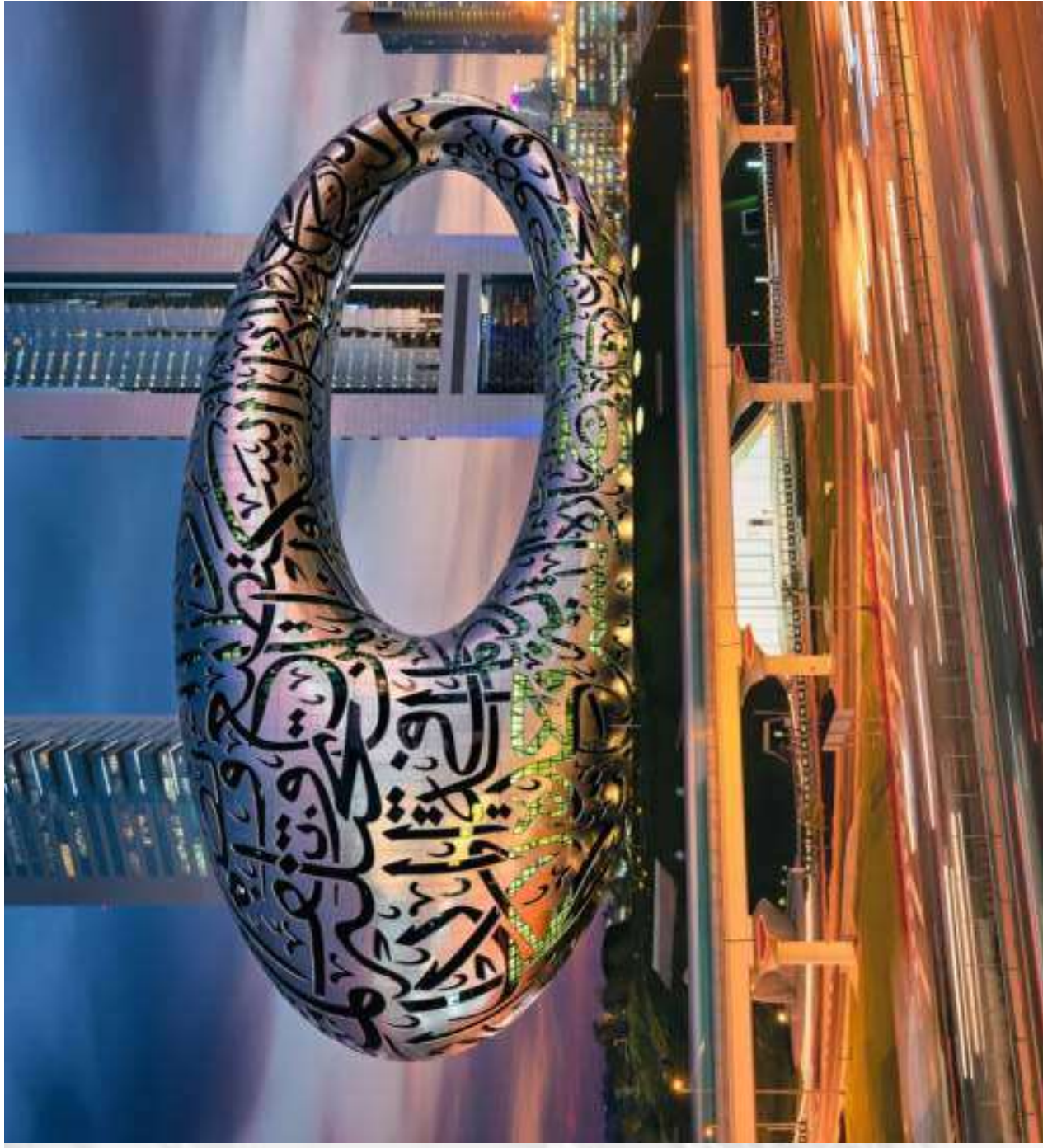
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Shaun Killa

Founder - Killa Design



ONE UNIQUE STORY

A stunning collection of 5 Bedroom
Sky Villas

Bringing to life the concept of “Villas in the sky”.

Inspired by the smooth and rhythmic curves of the Ocean waves. With distinctive features such as infinity edge pools, double height volumes, large terraces. The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

5
BEDROOM
SKY VILLA

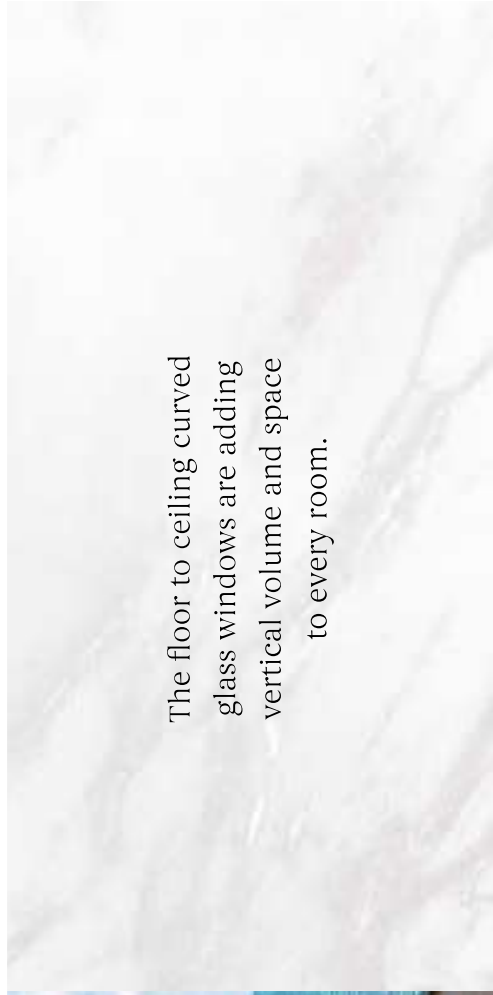


DEEP SUNRISE TERRACES

Floor-to-ceiling glass frontages and expansive sunrise terraces seamlessly integrate the interior and exterior of your home, taking in sweeping views over the Ocean and Burj Al Arab.



TWO MASTER SUITES

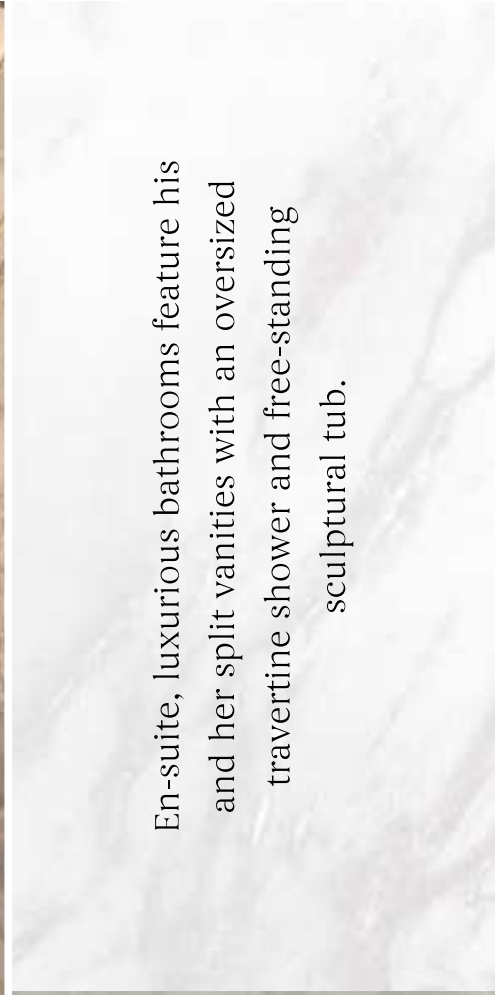


The floor to ceiling curved glass windows are adding vertical volume and space to every room.

PANORAMIC BATHROOMS
WITH STUNNING VIEWS



En-suite, luxurious bathrooms feature his and her split vanities with an oversized travertine shower and free-standing sculptural tub.



METICULOUSLY
HAND-CRAFTED
WALK-IN CLOSETS

To accommodate the
flowing luxury rhythms of
your life.



UNIT DETAILS - SKY VILLA

Residences	4,950 Sq.Ft.	460 Sq.M.
Terrace	2,991 Sq.Ft.	278 Sq.M.
Total	7,941 Sq.Ft.	738 Sq.M



FLOOR MAPPING	
FLOOR	MAP
2nd	
3rd	
4th	
5th	
6th	
7th	





UNIT AMENITIES

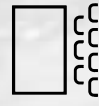
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07. Master Lounge
08. Guest Room 1
09. Guest Room 2
10. Guest Room 3
11. Guest Room 4
12. Office
13. Laundry Room
14. Staff Quarters x2
15. Outdoor Terrace
16. Private Pool
17. Outdoor Dining Area
18. Tepanyaki Staton
19. Outdoor Seating Area



BUILDING AMENITIES



24 x 7 Luxury Concierge Service



Screening Room



Gym & Yoga Studio



Dedicated Concierge App



Cigar Lounge



World Class Spa



Residents Lounge



Direct Beach Access



Dedicated Chauffeur Service



Infinity Pools

THE LOCATION



2 MIN TO ATLANTIS



5 MIN TO NAKHEEL MALL



15 MIN TO BURJ AL ARAB



15 MIN TO DUBAI MARINA



15 MIN TO MALL OF THE EMIRATES



25 MIN TO DUBAI MALL



25 MIN TO DIFC



Palm Jumeirah

One of the world's most daring developments, the Palm Jumeirah in Dubai is a haven for vacationers.

Jutting out into the Arabian Gulf, this artificial archipelago was built in the shape of a palm tree, with a

5-mile-long trunk and a fan of fronds lined with luxury villas and five-star hotels.

ENDLESS WATER VIEWS IN EVERY DIRECTION

One Crescent amenities represent the best of leisure, wellness and entertaining.

All set around Palm Crescent and designed with the building's sleek, nautical sensibility in mind from the elegant interior to the pools, spa, fitness, cigar lounge, residents have multiple spaces in which to relax, workout, socialize and enjoy this spectacular ocean-side, Burj Al Arab, Down-Town's Skyline's views.



RESIDENCE FEATURES

- Stunning G+9 Development
- Only 25 exclusive residences comprising of Penthouses, Sky Villas and two Sky Mansions
- Sizes ranging from 3,800 sq. ft. to 16,300 sq. ft.
- All residences with stunning Palm ocean view
- Private Elevators, that opens directly in your living room
- Exclusive membership to a World Class Golf course
- 24/7 Dedicated world wide concierge App By Lujo
- Expected delivery Q1, 2025

EXCLUSIVE AMENITIES

	24 x 7 Luxury Concierge Service		Screening Room		Gym & Yoga Studio
	Dedicated Concierge App		Cigar Lounge		World Class Spa
	Residents Lounge		Direct Beach Access		Dedicated Chauffeur Service
			Infinity Pools		



THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION

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