



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



CORPORATE  
PROFILE



## Philosophy of Nine Developments

At Nine Developments, our philosophy centers on excellence, innovation, and sustainability. We believe real estate is about creating vibrant communities and enriching lives. This philosophy guides every project from concept to execution, ensuring top quality and sustainability.

### **Excellence**

We strive for excellence, exceeding client and stakeholder expectations through superior craftsmanship, attention to detail, and premium materials.

### **Innovation**

Innovation is key. We use new technologies and design solutions to create cutting-edge developments with smart home features, advanced construction techniques, and modern architectural styles.

### **Sustainability**

Sustainability drives our decisions. We build environmentally friendly developments with green building practices, energy-efficient systems, and renewable energy sources.

### **Integrity**

We operate with honesty, transparency, and high ethical standards, building trust with clients, partners, and stakeholders.

### **Customer Focus**

Our customers are at the heart of everything we do. We listen to their needs, tailor our developments to their requirements, and provide exceptional service.





# ONE BY NINE

NAD AL SHEBA GARDENS





# ONE *by* NINE

Discover luxury living at **One by Nine Developments** in **Nad Al Sheba**, Dubai, where elegant design meets state-of-the-art amenities. Our spacious apartments feature **premium finishes, open-plan layouts, and stunning city views**. Enjoy top-tier amenities such as a **fitness center, rooftop terrace, infinity pool, and 24/7 concierge service**, all in a prime location close to dining, shopping, and cultural attractions. **Experience the best of modern living.**



## NAD AL SHEBA

**Nad Al Sheba** is a prestigious neighborhood in Dubai, known for its tranquil, family-friendly environment and prime location. Just minutes from **Downtown Dubai**, it offers easy access to major highways and top attractions.

Residents enjoy **lush green spaces, world-class amenities**, and proximity to the renowned **Meydan Racecourse**. With ongoing developments enhancing its appeal, Nad Al Sheba provides a perfect blend of luxury, convenience, and modern living.

### AMENITIES



INFINITY  
POOL



GYM



STEAM &  
SAUNA



KIDS PLAY  
AREA







6 MIN  
Dubai Design District D3



9 MIN  
City Walk



9 MIN  
The Track, Meydan Golf



12 MIN  
Dubai Mall



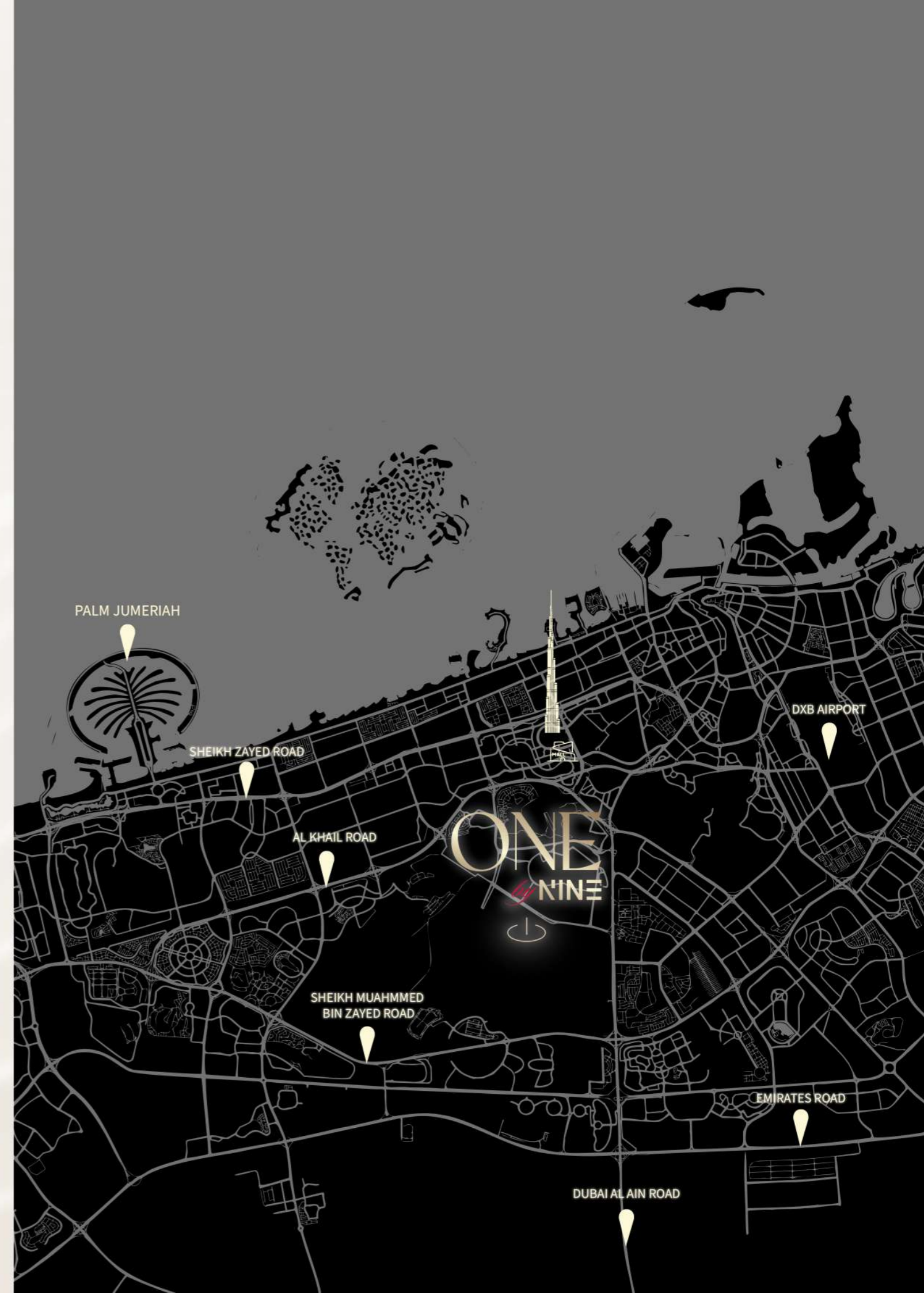
15 MIN  
Dubai International Airport



17 MIN  
World Trade Centre



25 MIN  
Dubai Marina







## APARTMENT TYPES

One by Nine Developments offers a range of luxurious living options to suit different needs and preferences:

**Studio Apartments:** Compact and efficient, perfect for singles or young professionals seeking modern, minimalist living.

**1-Bedroom Apartments:** Spacious and elegant, ideal for couples or individuals desiring extra space with all the comforts of home.

**2-Bedroom Apartments:** Designed for families or those who need additional space, featuring open-plan layouts and ample natural light.

**1BR/2BR/STUDIO Apartments with Terrace Balconies:** Enjoy outdoor living with expansive terrace balconies that offer stunning views and a perfect spot for relaxation or entertaining.

**1BR/2BR Premium Apartments with Plunge Pools:** Experience ultimate luxury with private plunge pools, providing a personal oasis and an exclusive retreat.

Each apartment type is crafted with high-quality finishes, modern amenities, and thoughtful design to ensure a comfortable and stylish living experience.



## Modern Elegance

Our developments feature sleek, clean lines and sophisticated finishes that exude timeless elegance. Each project is designed to harmonize with its surroundings while offering a distinct, luxurious appeal.







## Innovation

We integrate cutting-edge technology and smart home features into our designs, ensuring that our developments are at the forefront of modern living. This includes advanced construction techniques and the latest in energy-efficient systems.







## Sustainability

Sustainability is integral to our design philosophy. We use eco-friendly materials and incorporate green building practices to create developments that minimize environmental impact and promote a sustainable lifestyle.





## Functional Aesthetics

Our design prioritizes functionality without compromising on style. We create spaces that are not only beautiful but also practical, enhancing the everyday living experience for our residents.



## Community-Centric Design

We focus on creating vibrant communities by incorporating communal spaces, recreational areas, and amenities that foster social interaction and a sense of belonging. Our developments are designed to enhance community living and provide a holistic living experience.





**60/40**

## **PAYMENT PLAN**

The Estimated Handover Date is Q1 2026  
**2 Years Post Handover**

**10%**  
On Booking

**10%**  
After 30 Days

**1%**  
Monthly Till  
Handover

**5%**  
6th, 12th &  
18th Month

**10%**  
On Handover

**1%**  
Post Handover

**5%**  
6th, 12th, 18th  
24th Month



The background of the image consists of numerous thin, wavy lines in shades of light beige and cream, creating a sense of movement and depth. The lines are more densely packed on the left side and become more sparse towards the right.

**NINE**  
DEVELOPMENTS



# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION