



*One & Only*

ONE ZA'ABEEL


*Dubai*



ONE&ONLY ONE ZA'ABEEL, DUBAI

*A one-of-a-kind urban vertical resort,  
One&Only One Za'abeel is more than  
Dubai's newest place to be seen — it's the  
place you'll never want to leave.*





*A revolutionary dual-tower skyscraper emerges on the Dubai skyline boasting the world's longest cantilever floating 100m above the city.*





An urban resort inspired by captivating contrasts – where the horizontal is made vertical, tradition meets futuristic design, and tranquility fuses with life and energy.



## THE LOCATION



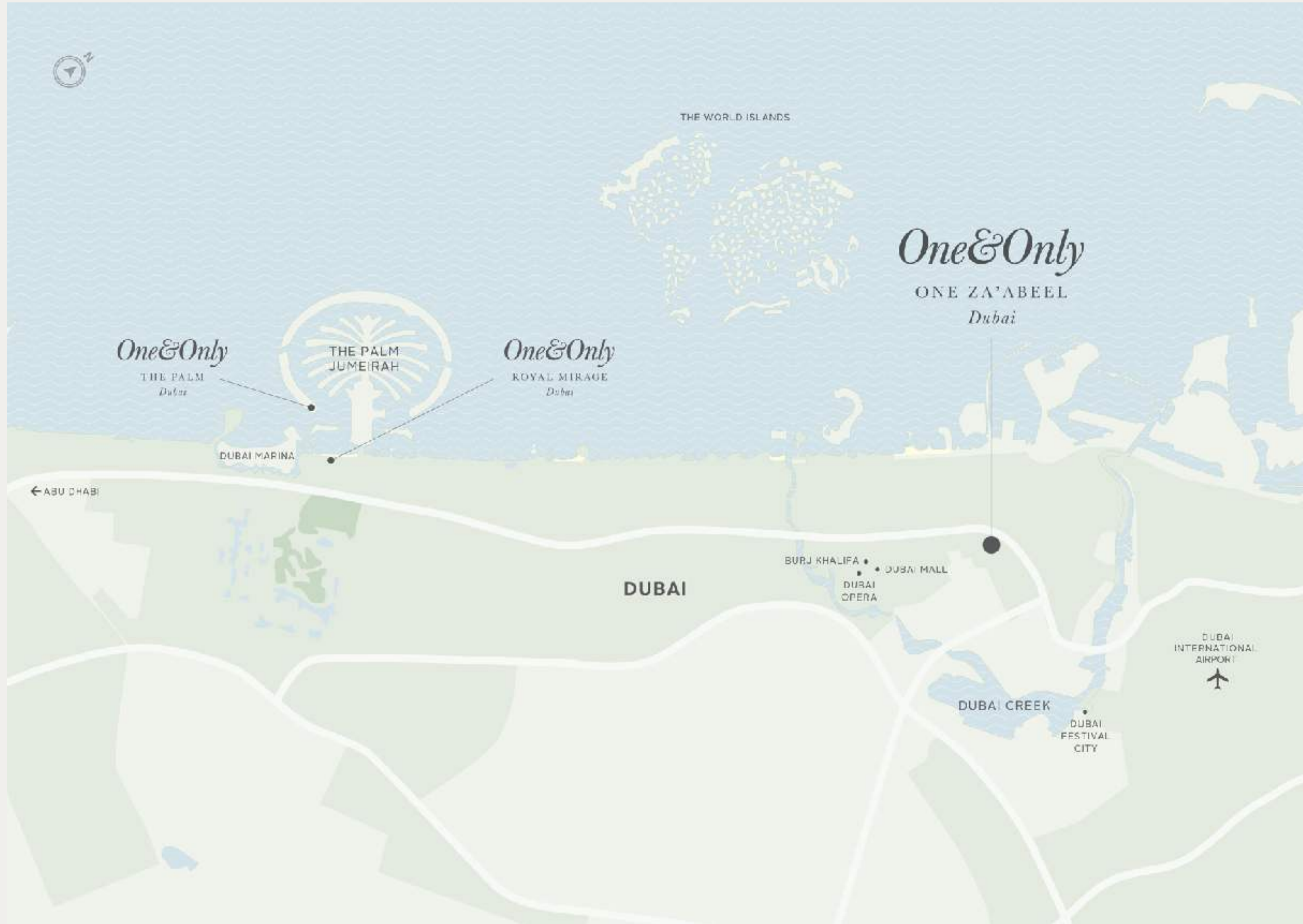
### **THE BEATING HEART OF DUBAI**

Situated in one of the city's most exclusive neighbourhood, One&Only One Za'abeel is conveniently located 9.8km from Dubai International Airport, and 5.6km from Dubai Mall.

Encapsulating views over the Burj Khalifa and Downtown Dubai's futuristic skyline on one side, and the vivid green expanses of Zabeel Park on the other, One&Only One Za'abeel boasts an unrivalled location in the centre of this cosmopolitan city.

Within walking distance of the World Trade Centre, One&Only One Za'abeel puts guests in the heart of the action, bringing Dubai's thriving business centres and renowned attractions to their doorstep.





15-minute drive from Dubai International Airport

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10-minute drive from DIFC (Dubai International Financial Centre)

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Walking distance from Dubai World Trade Centre

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20-minute drive from One&Only Royal Mirage and  
30-minute drive from One&Only The Palm

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# Key Resort Highlights - Overview

One&Only's first Urban Vertical Resort

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Located in the prestigious One Za'abeel development, at the confluence of Old and New Dubai

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A true lifestyle destination, delivering an ultra-luxury resort experience in a dynamic city setting

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The Link - the worlds longest cantilever - is a floating boulevard and a destination on everyone's bucketlist. Featuring world-class dining from Michelin chefs, a destination bar, and immersive experiences.

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Two pools: Adult-only infinity pool on The Link roof and a family garden swimming pool on the 4th floor

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Convenient location for business and leisure travellers





THE GARDEN POOL





THE GARDEN POOL





THE LINK INFINITY POOL





THE LINK INFINITY POOL



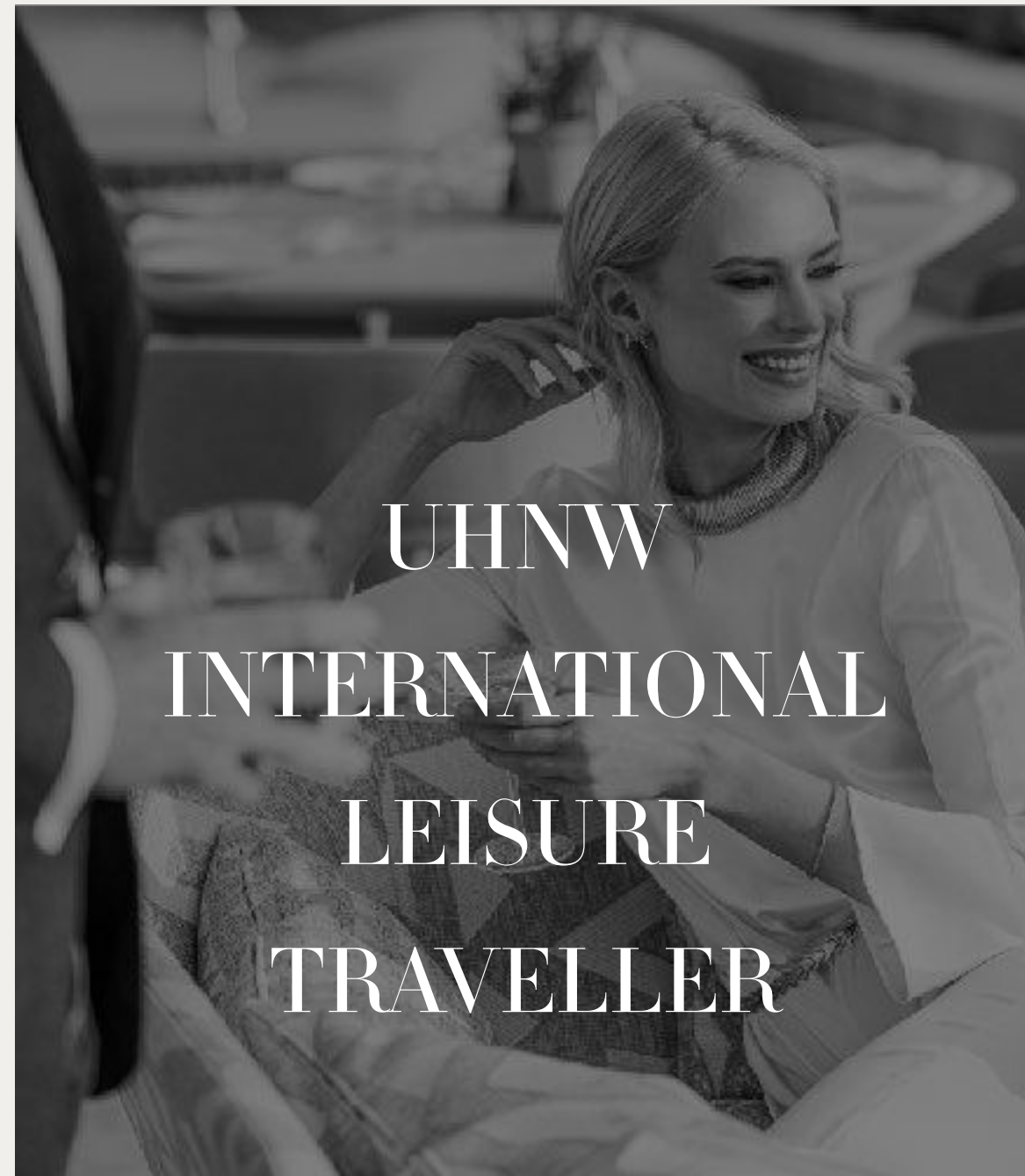
ATTRACTING TRAVELLERS AND DUBAI RESIDENTS LOCALS ALL YEAR ROUND

Thought Leaders

The Discerning

Artists, Fashionistas

Foodies



Families

Well travelled

Friends

Couples

Solo-Traveller

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ONE&ONLY ONE ZA'ABEEL, DUBAI - RESORT SPACES

True to its name “Za’abeel”, which means ‘white sand’, the resort is imbued with subtle sand motifs and a soothing colour palette that echoes the Dubai desert dunes. Met with futuristic design.



## RESORT DESIGN & ARCHITECTURE

Designed by world-renowned architects Nikken Sekkei, One&Only One Za'abeel is a breathtaking work of revolutionary design. The dual-tower edifice of One Za'abeel capitalises on Dubai's capricious skyline, showcasing 360-degree views of shimmering skyscrapers, lush green expanses, and transcendental sunsets.

The resort's interiors have been masterminded by Jean-Michel Gathy of Denniston. Each room and suite has been meticulously planned with guests' comfort and contentment in mind, fusing contemporary interiors with mesmerising vistas of Dubai's skyline. Guests can expect high-end finishes and a subtle colour palette that echoes the Dubai sand dunes, creating a modern yet timeless aesthetic.





ZA'ABEEL ROOM KING

# Key Resort Highlights - Accommodation

A vertical urban resort encapsulating views over Dubai's futuristic skyline from every room and suite

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Elegant rooms and suites that are among the largest in the city

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A collection of themed corner suites for business, wellness and creatives pursuits

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1 signature Villa One with outdoor terrace and private pool

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Contemporary interior design and ultra-luxury finishes

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94 One&Only Private Homes

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GRAND ZA'ABEEL ROOM KING





GRAND PANORAMIC SUITE





SAMA SIGNATURE DUPLEX









THE ROYAL SUITE











ONE&ONLY ONE ZA'ABEEL, DUBAI - EXCEPTIONAL CULINARY

Bringing together the world's most sought-after chefs, masterful mixologists, and immersive experiences. The Link is a global icon on every visitor's bucket list.





# Key Resort Highlights - Dining

12 spectacular restaurants and bars

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6 world-acclaimed chefs with Michelin ratings

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A contemporary high-end food hall inspired by the vibrant cuisines of Turkey, Middle East and Arabian Peninsula

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Exclusive private lounge located on the 53rd floor

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## F&B OVERVIEW



### MODERN JAPANESE

Open for dinner.



### FRENCH CUISINE

Open for lunch and dinner.



### THAI CUISINE

Quintessential Thai food, eco gastronomy.  
Open for lunch and dinner.



### ANDALUSIAN CUISINE

Andalusian, ancient “Moorish” recipes  
reinterpreted in a contemporary and  
innovative way. Open for dinner.



## F&B OVERVIEW



### CONTEMPORARY FOOD MARKET

Inspired by the vibrant cuisines of Turkey, the Middle East, and The Arabian Peninsula. 8 open kitchens.  
Open from 12pm to 2am.  
Digital experience



### DESTINATION BAR

Go-to nightlife and entertainment spot for Dubai's A-listers  
Fully equipped entertainment stage  
Central main feature bar with LED lights  
Open from 5pm to 3am



### THE LINK POOL BAR

Japanese Peruvian fusion  
Longest infinity pool in the UAE  
Swim-up bar and luxury cabanas  
Open from 10am to 10pm



### ALL-DAY DINING

Mediterranean all-day dining with bakery, bar & lounge, tea majlis, deli, and live entertainment  
Open all day



## F&B OVERVIEW



### AUTHENTIC INDONESIAN

Restaurant, Bar and Lounge  
Open for lunch and dinner



### WORLDLY HAUTE CUISINE

Open for lunch and dinner



### THE GARDEN POOL BAR

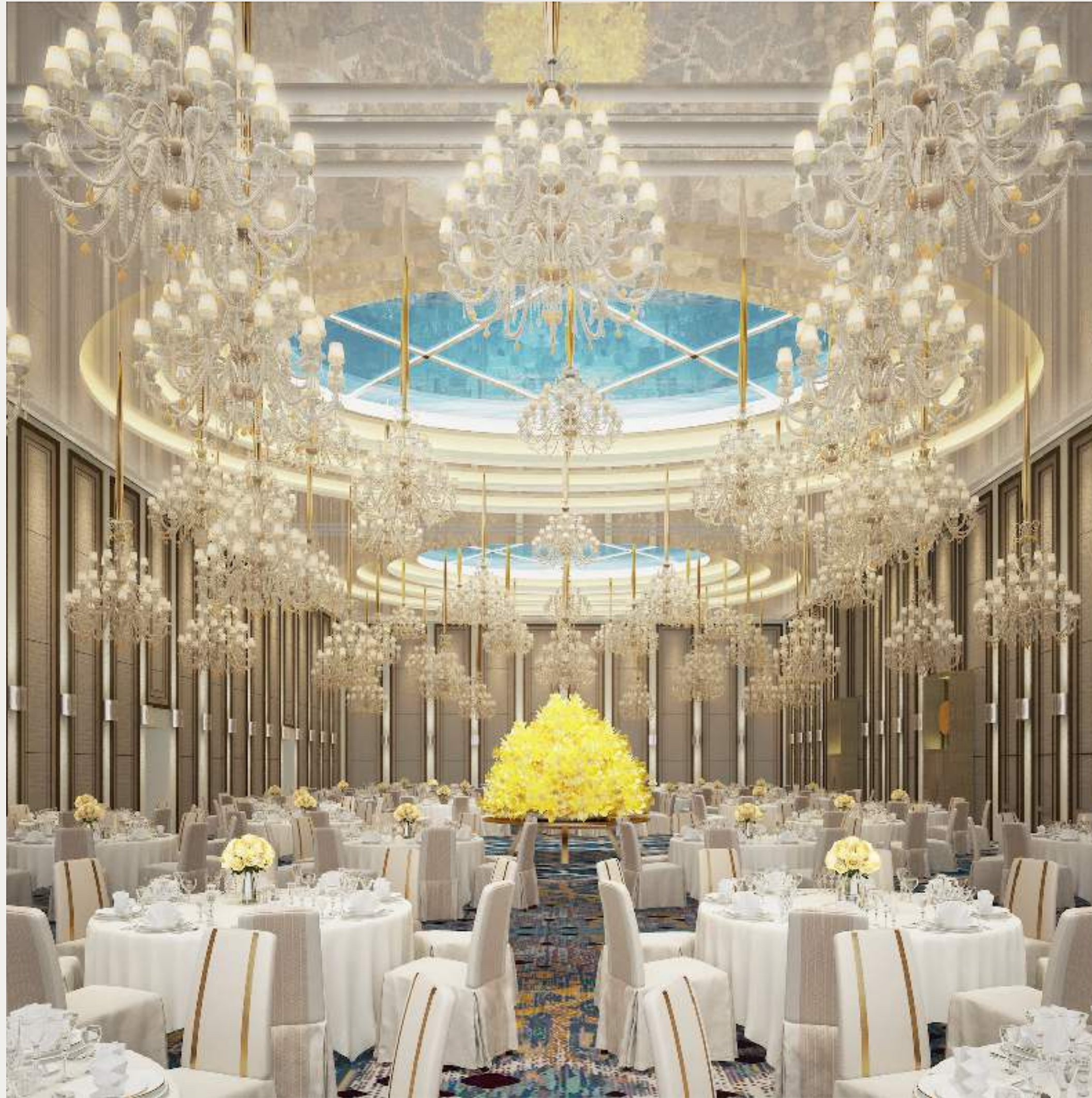
Mediterranean with an Asian flair  
Open from 9am to sunset



### PRIVATE CLUB

Private dining room, Sushi Counter, Bar





# Key Resort Highlights - MICE

6 meeting rooms, including 2 adjoining spaces that can be combined to accommodate larger groups

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2 ballrooms for gala events, weddings and conferences, with pre-function areas and a private majlis (reception space)

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A dedicated events team on hand to cater to every need

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A separate conference entrance

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A state-of-the-art business centre

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PRE-FUNCTION AREA





MAIN BALLROOM MAJLIS





# Key Resort Highlights - Wellness

One&Only Spa spread over 2,500 square metres

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Holistic approach to health and wellness, drawing on the latest advancements in wellbeing

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14 single spa treatment rooms, and 1 couple's treatment room

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Expert treatments that focus on longevity, vitality and wellbeing

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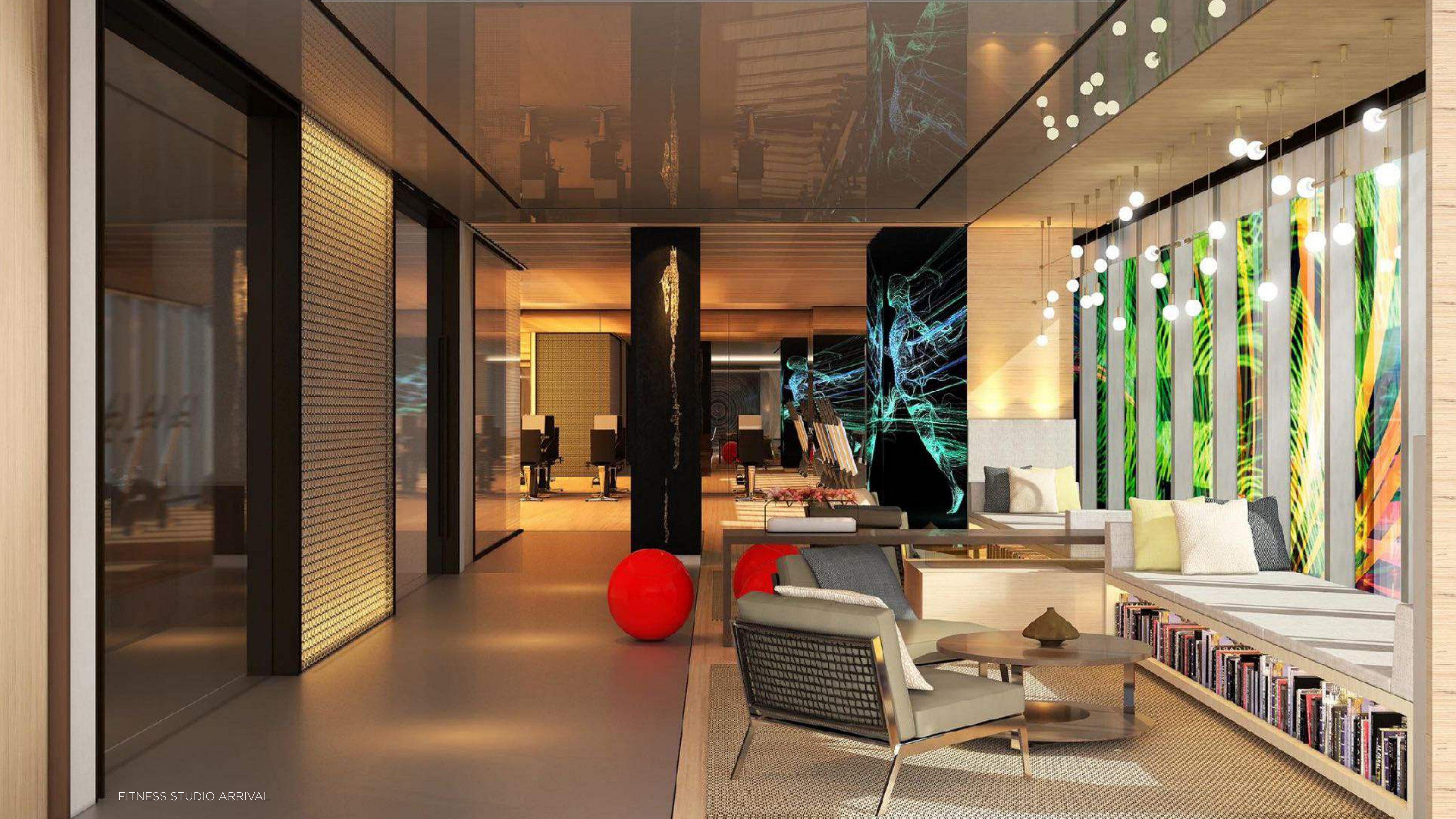
Fitness studio including the latest training equipment, guided workouts and classes





SPA RECEPTION





FITNESS STUDIO ARRIVAL









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THANK YOU