



LUXURY  
**CANAL**  
RESIDENCES

BY PRESTIGE ONE

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An oasis along the harbour of Dubai Islands, Luxury Canal Residences by Prestige One embodies peaceful living. This elegant masterpiece is designed for those who cherish calmness and sophistication, with a connection to the soothing essence of water. At Luxury Canal Residences by Prestige One, life flows effortlessly, mirroring the gentle rhythm of the harbour's serene waves.

LUXURY LIVES  
WHERE THE WATER  
FLOWS



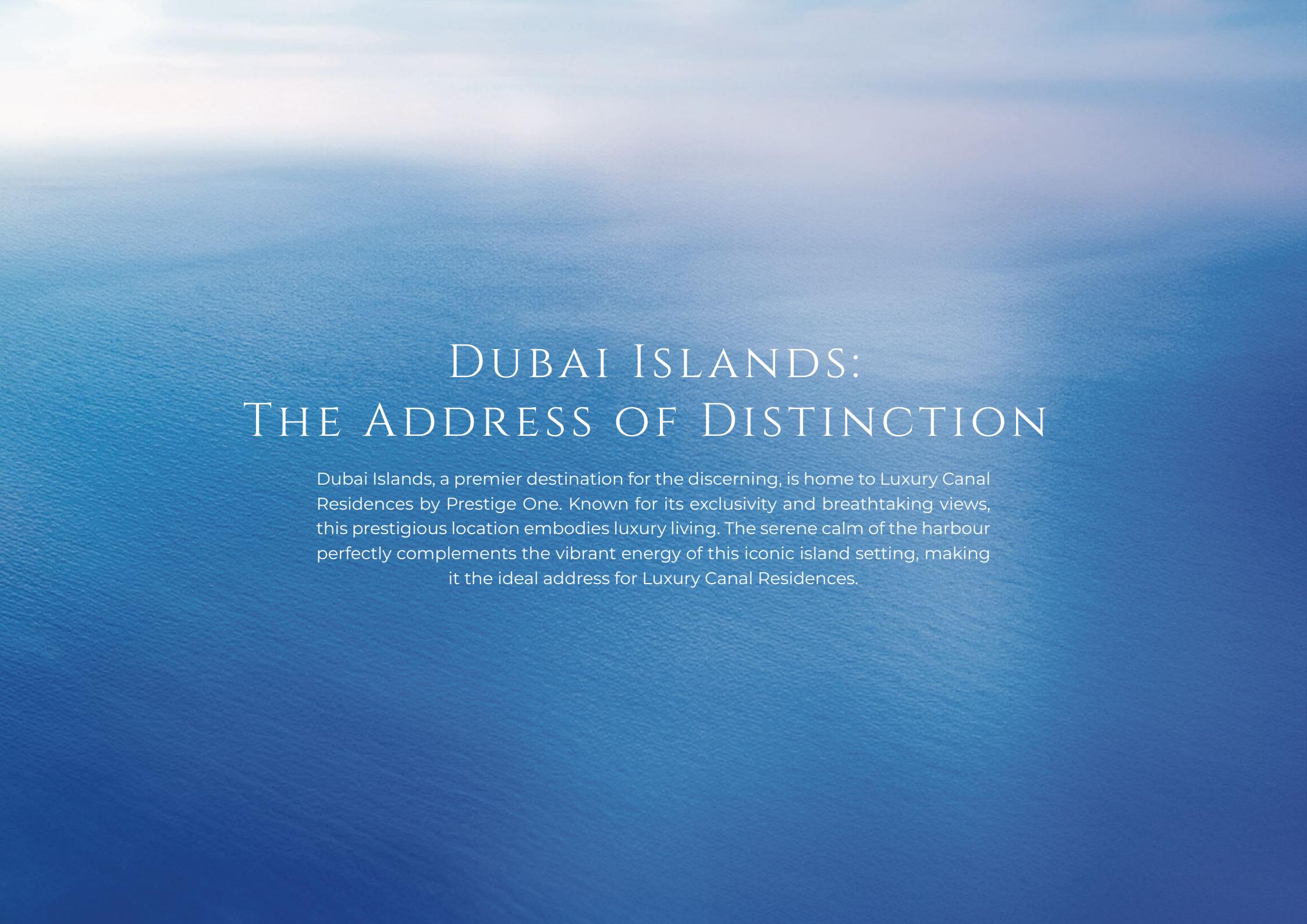


# THE INSPIRATION

Luxury Canal Residences by Prestige One draws inspiration from the tranquility of the Arabian Gulf. Every element resonates with the rhythm of water, creating a peaceful sanctuary. The development is designed to be the essence of the Gulf shaping an atmosphere of balance and sophistication.





The background of the image is a wide-angle aerial shot of a vast, calm blue sea. The horizon is visible in the distance, and the sky above is a clear, pale blue with a few wispy clouds near the top.

# DUBAI ISLANDS: THE ADDRESS OF DISTINCTION

Dubai Islands, a premier destination for the discerning, is home to Luxury Canal Residences by Prestige One. Known for its exclusivity and breathtaking views, this prestigious location embodies luxury living. The serene calm of the harbour perfectly complements the vibrant energy of this iconic island setting, making it the ideal address for Luxury Canal Residences.

# ABOUT DUBAI ISLANDS

Dubai Islands, formerly known as Deira Islands, is an extraordinary waterfront development off the coast of Deira, Dubai. This project comprises five distinct islands: Marina Island, Central Island, Shore Island, Golf Island, and Elite Island. Spanning 17 square kilometres, these islands are the definition of luxury waterfront living. With over 20 kilometres of beaches, including a 'Blue Flag' certified beach, and expansive parks, Dubai Islands is set to become a premier destination for residents and tourists alike.



# WHY DUBAI ISLANDS?



PRIME  
WATERFRONT  
LOCATION



UNOBSTRUCTED  
ARABIAN GULF  
VIEWS



EXCLUSIVITY  
AND  
PRIVACY



WORLD  
CLASS  
AMENITIES



DIVERSE  
LIFESTYLE  
OFFERINGS



STRONG  
INVESTMENT  
POTENTIAL



# ATTRACTI0NS IN DUBAI ISLANDS



DUBAI ISLANDS  
MALL



PRISTINE  
BEACHES



PARKS AND  
OPEN SPACES



GOLF  
COURSE



EXCLUSIVE  
MARINA



PET-FRIENDLY  
BEACHES



# AMENITIES OF DUBAI ISLANDS

## **Retail and Dining**

The islands feature a diverse selection of retail and dining options, from international brands to local boutiques and restaurants.

## **Educational and Healthcare Facilities**

Dubai Islands provides access to quality educational and healthcare facilities, ensuring the well-being of its residents.

## **Transportation**

The islands are well-connected to the mainland by a network of roads and bridges, providing easy access to other parts of Dubai.



LUXURY  
**CANAL**  
RESIDENCES

BY PRESTIGE ONE

AT THE HEART OF  
ELEGANCE

SEASIDE  
BY PRESTIGE ONE

**NAKHEEL**  
MALL



# A GATEWAY TO THE CITY, A RETREAT FOR THE SOUL

Luxury Canal Residences by Prestige One offers effortless connectivity and convenience while serving as your personal sanctuary. Strategically positioned just minutes from Dubai's iconic landmarks, it ensures you remain at the heart of the city's vibrant energy. Despite its proximity to urban hubs, Luxury Canal Residences is a retreat where the soothing ambiance allows you to unwind and recharge.



DUBAI CREEK  
20 MINS



DUBAI FRAME  
30 MINS



BURJ KHALIFA  
20 MINS



THE DUBAI MALL  
20 MINS



MUSEUM OF THE FUTURE  
30 MINS



BURJ AL ARAB  
30 MINS



PALM JUMEIRAH  
30 MINS



DUBAI MARINA  
50 MINS



GLOBAL VILLAGE  
40 MINS



DUBAI AIRPORT  
15 MINS



DUBAI PARKS  
50 MINS



IMG WORLDS  
30 MINS



J1 BEACH  
30 MINS



AL FAHIDI  
25 MINS

# DESIGN INSPIRED BY THE WAVES

The design of Luxury Canal Residences reflects the gentle waves of the Arabian Gulf. From its flowing lines to its organic shapes, every detail celebrates the grace of water, creating a visual masterpiece that soothes the senses.



ARCHITECTURE IN  
HARMONY WITH  
NATURE





ROOFTOP

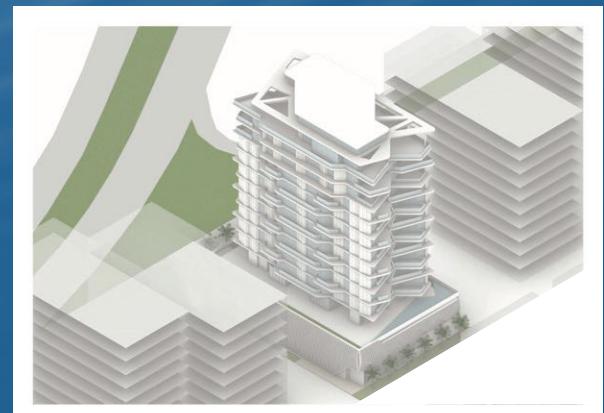
FLOORS

# BUILDING CONFIGURATION

PODIUM

GROUND

# BUILDING ELEVATION



The elevation of Luxury Canal Residences by Prestige One is a masterpiece of modern architecture, designed to complement the breathtaking surroundings of Dubai Islands.



A HAVEN FOR PEACE  
AND WELLBEING

UNVEIL A LIFE OF PRESTIGE  
AND COMFORT

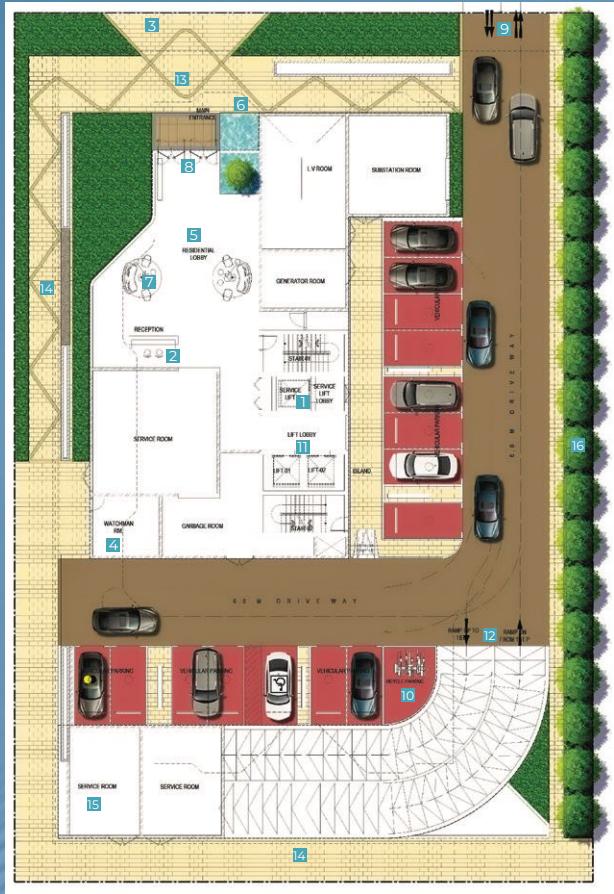






## UNRIVALLED AMENITIES

Luxury Canal Residences' amenities are thoughtfully curated to nurture the mind, body, and soul. From serene infinity pools to state-of-the-art wellness facilities, every aspect invites you to embrace a lifestyle defined by tranquility and balance.



# GROUND FLOOR AMENITIES

1. SERVICE LIFT	5. GRAND ENTRANCE LOBBY	9. VEHICLE ENTRANCE/EXIT	13. PROMENADE
2. CONCIERGE ASSISTANCE	6. WATER GARDEN	10. BIKE PARKING	14. PEDESTRIAN PATH
3. PICK-UP/DROP-OFF	7. LOBBY LOUNGE	11. LIFT LOBBY	15. SERVICE AREA
4. 24/7 SECURITY	8. LOBBY ENTRANCE	12. ENTRANCE TO PARKING	16. EDGE PLANTING



PRESTIGE ONE  
DEVELOPMENTS





# PODIUM FLOOR AMENITIES

1	PRESTIGE OWNERS' LOUNGE	5	BASKETBALL COURT
2	THE CLUBHOUSE	6	PRESTIGE SPA
3	BADMINTON COURT	7	MALE CHANGING ROOM
4	TENNIS COURT	8	FEMALE CHANGING ROOM
9	LOCKER AREA	13	PRESTIGE WELLNESS AREA
10	PRESTIGE FITNESS CENTER	14	BILLIARDS TABLE
11	MALE TOILET	15	FOOSBALL TABLE
12	FEMALE TOILET	16	LIBRARY LOUNGE
17	LITTLE EXPLORERS' ZONE	21	JACUZZI
18	LIFT LOBBY	22	OUTDOOR GYM
19	INFINITY POOL	23	BBQ TERRACE
20	SUN DECK	24	OUTDOOR CINEMA
25	CHILDREN'S ADVENTURE PARK	27	MINIATURE GOLF COURSE
26	SPLASH ADVENTURE ZONE	28	WALKING PATH









PRESTIGE ONE  
DEVELOPMENTS



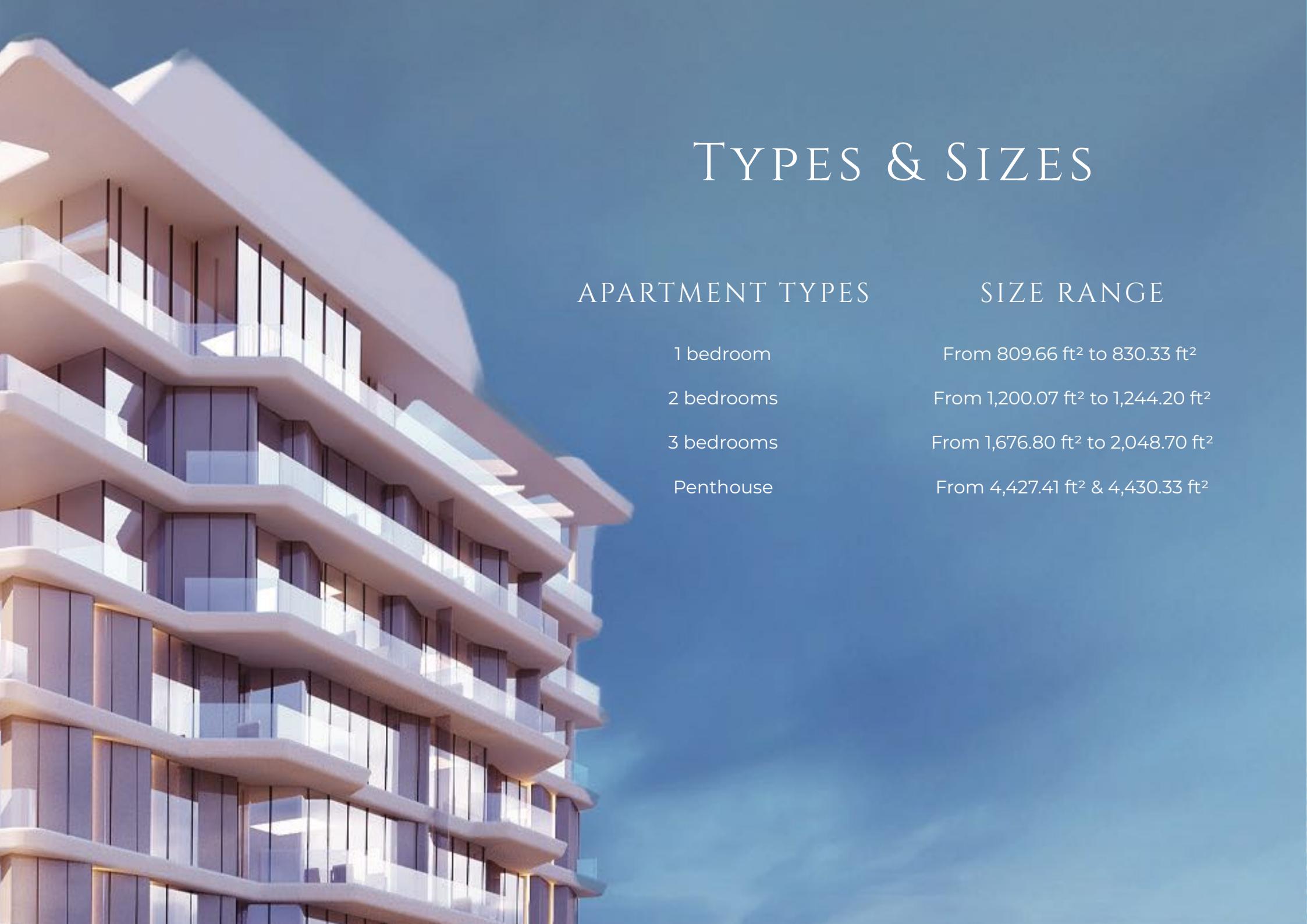










A large, modern apartment building with a distinctive curved, undulating facade. The building features multiple balconies with dark railings and light-colored walls. The sky in the background is a clear, pale blue.

# TYPES & SIZES

## APARTMENT TYPES

1 bedroom

## SIZE RANGE

From 809.66 ft<sup>2</sup> to 830.33 ft<sup>2</sup>

2 bedrooms

From 1,200.07 ft<sup>2</sup> to 1,244.20 ft<sup>2</sup>

3 bedrooms

From 1,676.80 ft<sup>2</sup> to 2,048.70 ft<sup>2</sup>

Penthouse

From 4,427.41 ft<sup>2</sup> & 4,430.33 ft<sup>2</sup>

# AN ARTFUL REFLECTION OF ELEGANCE

The interiors of Luxury Canal Residences by Prestige One blend timeless elegance with modern sophistication. Flowing lines and carefully selected materials create a serene ambiance, inspired by the rhythm of the surrounding waters. Thoughtful layouts and refined finishes elevate daily living into an experience of effortless tranquility.



# 1-BEDROOM APARTMENTS





# 2-BEDROOM APARTMENTS





# 3-BEDROOM APARTMENTS





# PENTHOUSES







PRESTIGE ONE  
DEVELOPMENTS





# PRESTIGE ONE DEVELOPMENTS

Prestige One Developments stands tall as a global powerhouse in real estate development. Since our inception, we do more than build homes—we craft experiences where luxury intertwines with lifestyle. Having customer, community, and design at the heart of its ethos, Prestige One Developments is a premier Dubai real estate developer dedicated to high-quality lifestyles and discerning buyers.



prestigeone.ae



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PRESTIGE 800

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