

JUMEIRAH BEACH



HABTOOR GRAND
RESIDENCES

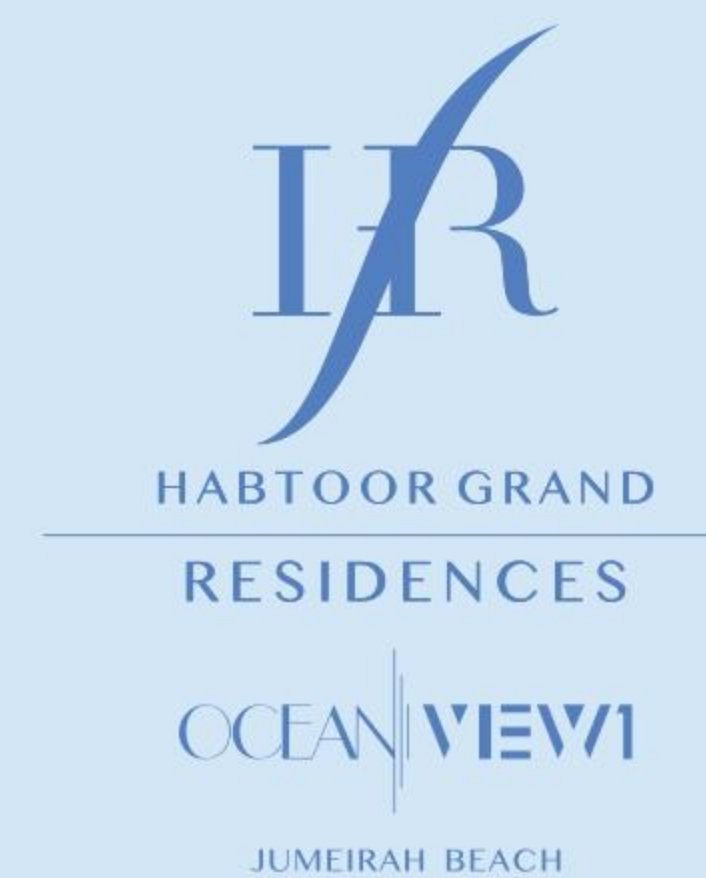
OCEAN VIEW

JUMEIRAH BEACH



الحيات
ALHABTOOR

A Masterpiece By Al Habtoor Group



An aerial photograph of a city skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. The skyline is dominated by numerous skyscrapers of varying heights and architectural styles. In the foreground, a body of water, likely a harbor or bay, is visible, with several sailboats and motorboats. The water reflects the golden light of the setting sun. The city extends into the background, with a dense residential area visible. The overall atmosphere is serene and luxurious.

Redefinition of luxury living



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OCEAN VIEW I

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The Residences, Al Habtoor Grand-Ocean View One resides in the heart of Jumeriah Beach, one of the Dubai's most vibrant communities. Offering direct access to the beach, the property is surrounded by some of the city's most iconic landmarks and world-class amenities.

Here, the allure of the sea meets the pulse of the city, offering a unique blend of tranquility and convenience.

Prime Location

Whether you're looking to unwind on the private beach or explore the city's entertainment, dining, and shopping options. The Residences, Al Habtoor Grand-Ocean View One is ideally located to offer both world-class convenience and sanctuary.



THE LOCATION

- 1 JBR Beach (JBR)
- 2 Dubai Marina
- 3 The Palm Dubai
- 4 Bluewaters Island
- 5 Dubai Harbour
- 6 Burj Al Arab
- 7 Waldorf Astoria Dubai Palm Jumeirah
- 8 Atlantis, the Palm
- 9 Atlantis the Royal, Palm Jumeirah

Airports:
Dubai International Airport - DXB (30 min)
Abu Dhabi Airport – AUH (57 min)

Attractions:
The Walk JBR (10 min)
Dubai Harbour (10 min)
Dubai Marina (12 min)
Palm Jumeirah (15 min)
Burj Al Arab (20 min)
Bluewater Island (20 min)
Dubai Mall (25 min)

Schools Nearby:
Emirates International School Jumeirah (16 min)
Emirates International School Meadows (12 min)

A New Standard of Luxury Living



Top-level work

A Seaside Dream Realized

The Residences, Al Habtoor Grand-Ocean View One is the latest luxury development by Al Habtoor Group, nestled in the heart of one of Dubai's most desirable coastal neighborhoods—Jumeirah Beach. As a significant part of the prestigious Al Habtoor development, Ocean View One is more than just a residence; it is a beacon of sophisticated living.

With unobstructed views of the sea and the skyline, it presents an unparalleled opportunity to live at the intersection of opulence, comfort, and tranquility.

An emblem of nobility blooming between the sea and the sky.

The Residences, Al Habtoor Grand-Ocean View One is an iconic high-rise tower that redefines the concept of refined living. Set in one of the world's most coveted locations, it offers the perfect balance between accessibility and serenity. As part of Al Habtoor Group's vision to create world-class, timeless residences, Ocean View One exemplifies the pursuit of excellence.

Designed for those who seek a home that reflects their refined taste and offers a retreat from the everyday, this development sets a new benchmark for luxury in Dubai.



Dance with
the sea and enjoy
luxury.



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Lines and light

The beauty of the tower.

The Residences, Al Habtoor Grand-Ocean View One is more than just a place to live—it's an experience. From its iconic design and luxurious amenities to its breathtaking views and unmatched location, As the latest luxury residential development meticulously crafted by the renowned Al Habtoor Group, Ocean View 1 embodies the very essence of high-end living in Dubai.

Whether you're looking for a permanent home or an exclusive retreat, this is where your aspirations meet reality.



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Not just a building,
but also a piece of art.

Every line is
a carving of time



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Elegance in Every Line

The Residences, Al Habtoor Grand-Ocean View One is not just a building; it is a work of art.

The tower's architecture features flowing curves and sleek lines that seamlessly integrate with the surrounding landscape, offering a contemporary aesthetic that complements its natural surroundings. With expansive glass windows and a carefully curated mix of materials, the design captures the essence of modern luxury, while ensuring every corner exudes tranquility.

By the coast,
where the heart desires.



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Where Every Day Feels Like a Vacation

Whether you're gazing over the water or watching the sunset behind the city's iconic structures, the views from The Residences, Al Habtoor Grand-Ocean View One create a living experience that is nothing short of extraordinary.



A Landscape
Beyond Compare





Unparalleled luxury facility, experience.

At The Residences, Al Habtoor Grand-Ocean View One, every window offers an ever-changing masterpiece. Whether it's the sparkling waters of the Arabian Gulf or the shimmering lights of the Dubai skyline, the views are a constant source of inspiration.

With vistas that stretch endlessly across the horizon, living here means waking up to a new scene of beauty every day.

A residence crafted
for refined living

your specific
view of the ocean



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Key Design Highlights

Contemporary, sleek architectural style

Expansive glass windows to maximize natural light and sea views

Meticulously selected materials, combining elegance and durability

Open, spacious layouts designed for modern living



Art Of Living
In The Details



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World-Class Facilities for Elevated Living

The Residences, Al Habtoor Grand-Ocean View One offers a range of five-star amenities designed to elevate every aspect of life. The property features an exclusive collection of leisure and lifestyle offerings, ensuring that residents can indulge in the finest experiences without ever leaving home. From a private beach and infinity pool to a state-of-the-art fitness center, every facility has been thoughtfully designed to nurture both body and mind.





Exceptional Amenities



Ocean View One
HAS PRIVATE BEACH ACCESS



ROOFTOP INFINITY POOL



GYMNASIUM



MULTIPLE RESTAURANTS & BARS



USE OF 5-STAR FACILITIES



HIGH SPEED ELEVATORS



KIDS PLAY AREA



STEAM, SAUNA,
JACUZZI AND SPA



OUTDOOR TENNIS COURT



VALET PARKING
& SECURED PARKING



24H SECURITY & CCTV SYSTEM



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Exclusive space
your own sea view domain.

Dubai Harbour



Palm Jumeirah



Marina City View



Jumeirah Beach



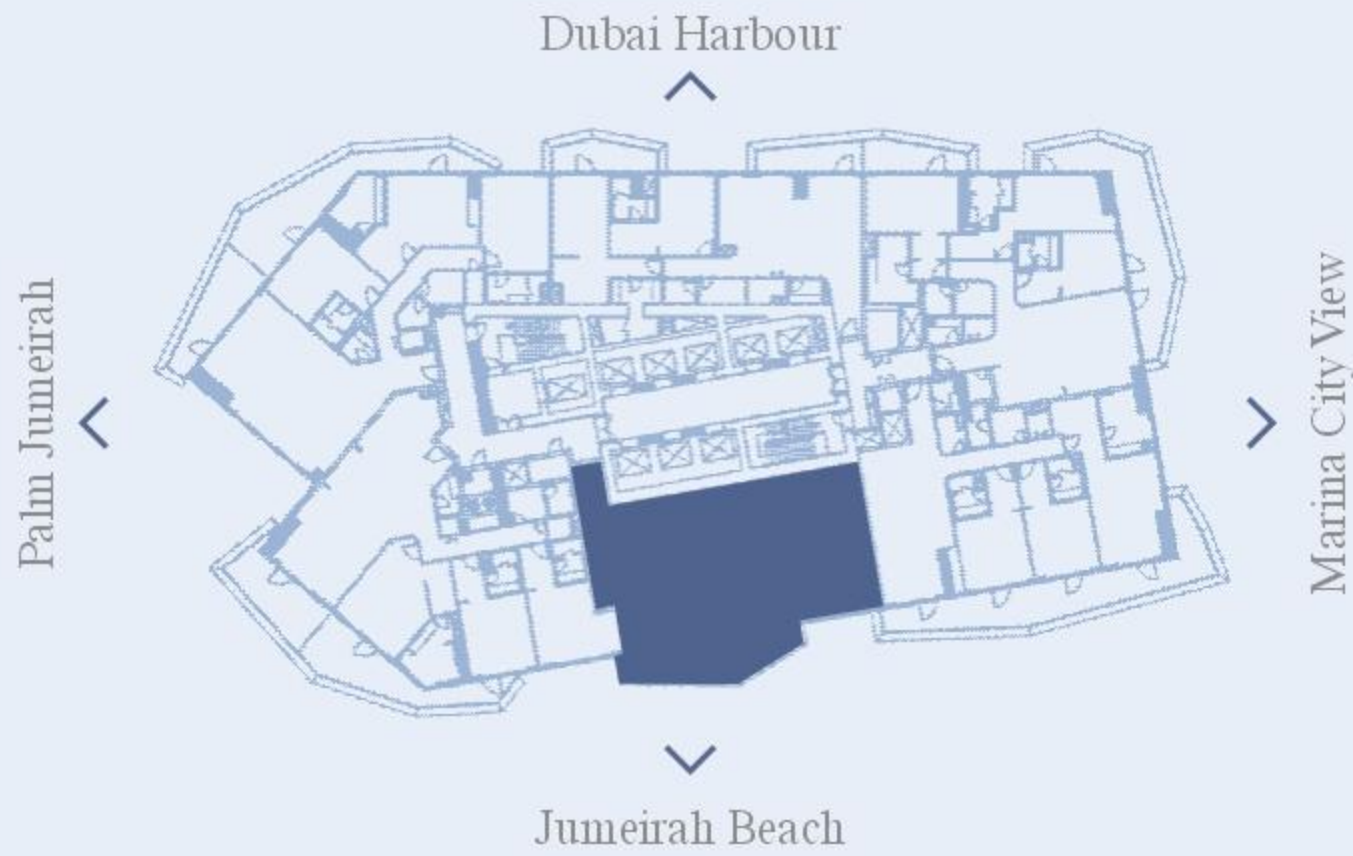
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2 BED TYPE B

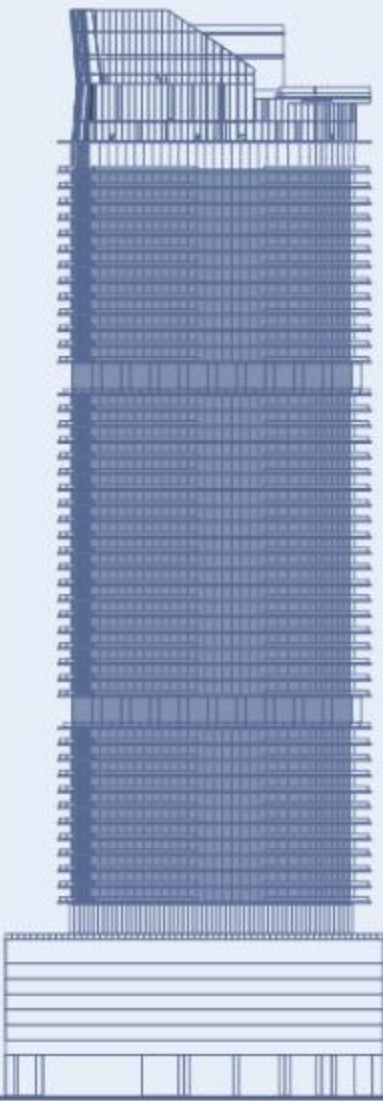
Levels 3-40

Suite Area	1,943 ft ²	180 m ²
Balcony Area	229 ft ²	21 m ²
Total Area	2,172 ft ²	201 m ²

KEY PLAN



KEY SECTION

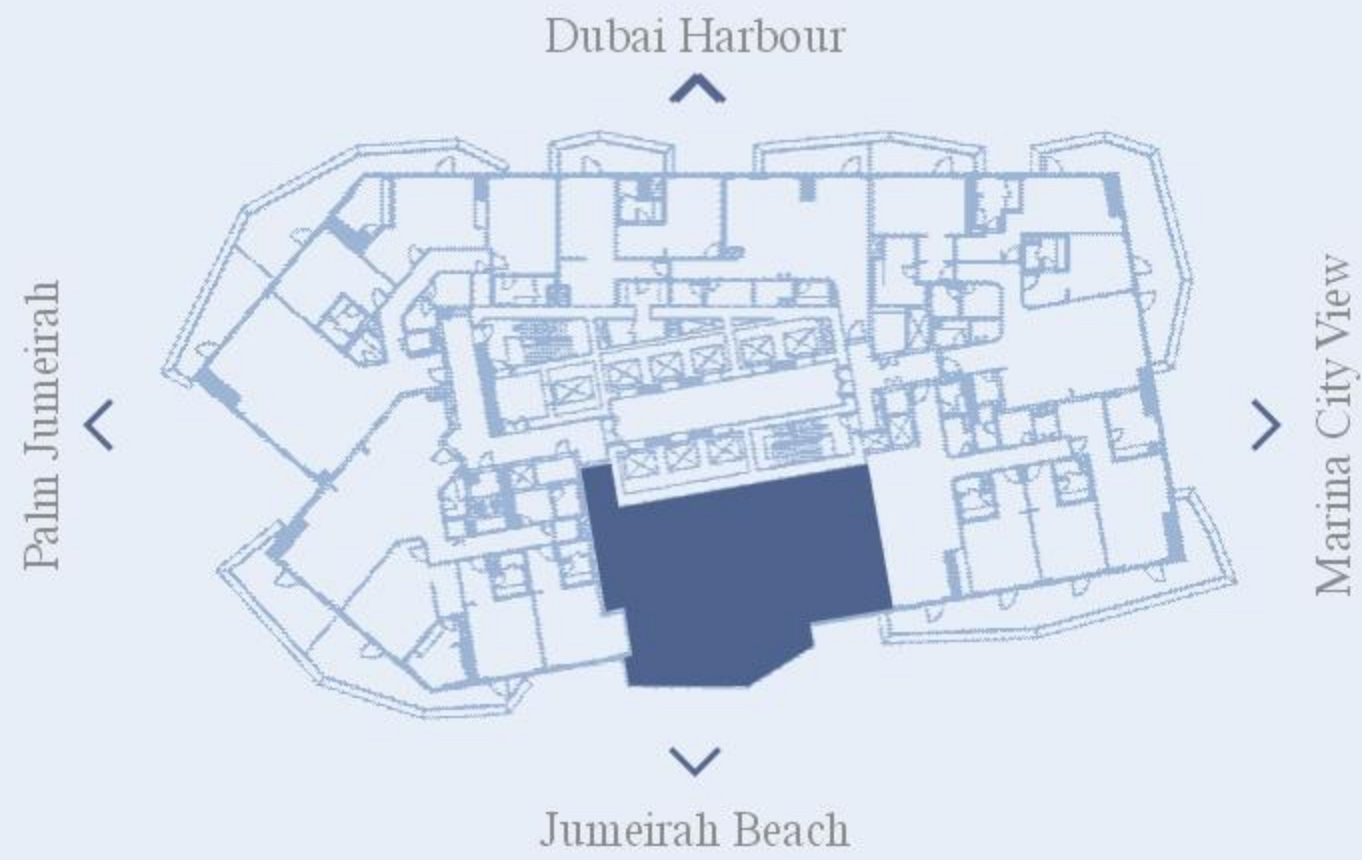


2 BED TYPE B

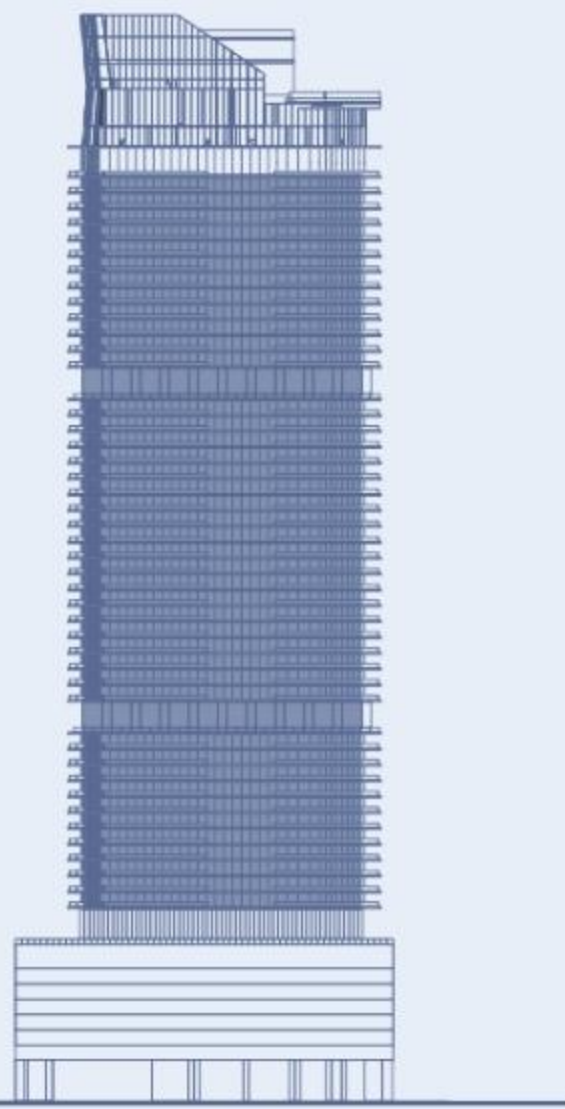
Levels 3-40

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KEY PLAN



KEY SECTION



Dubai Harbour



Palm Jumeirah



Marina City View



Jumeirah Beach



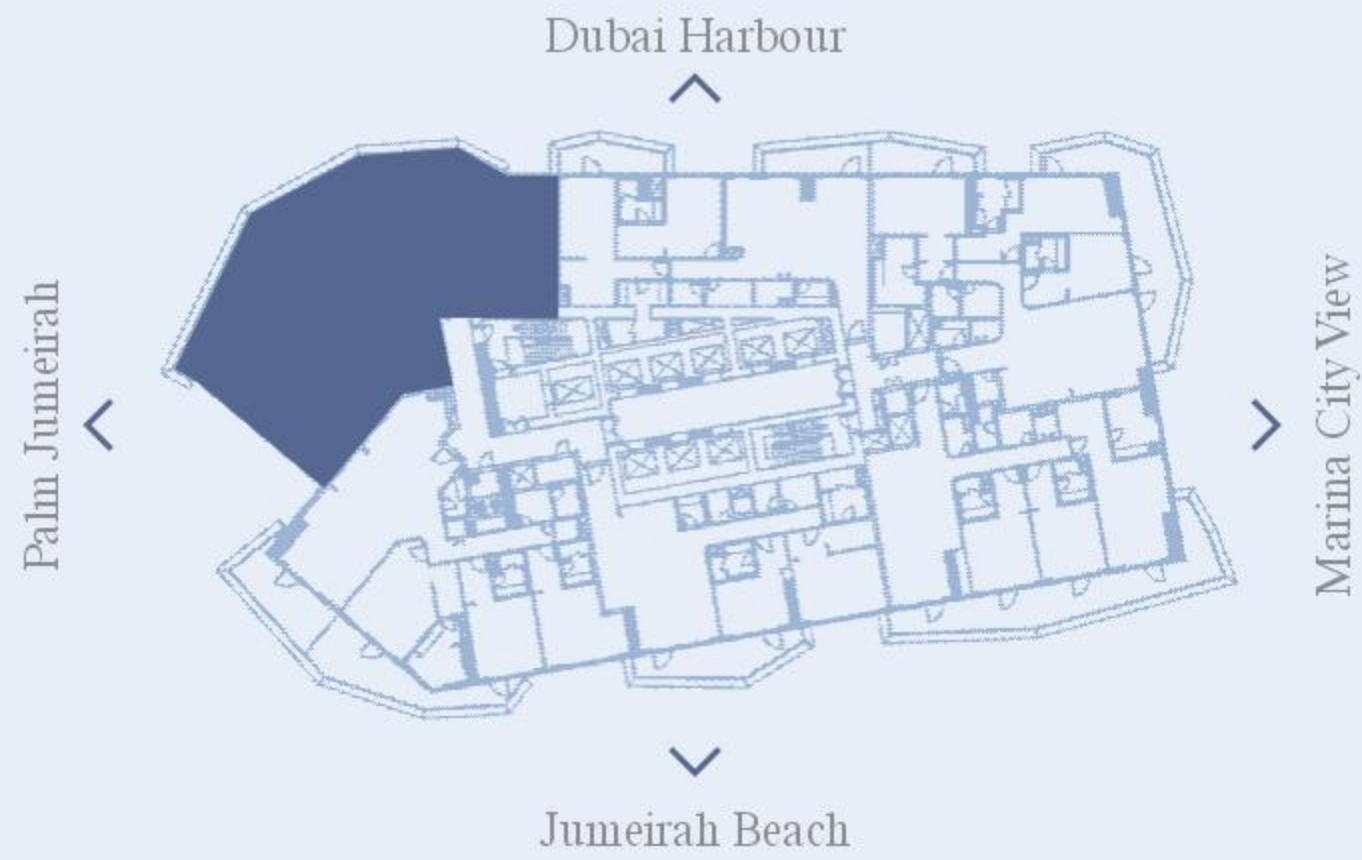
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3 BED TYPE A

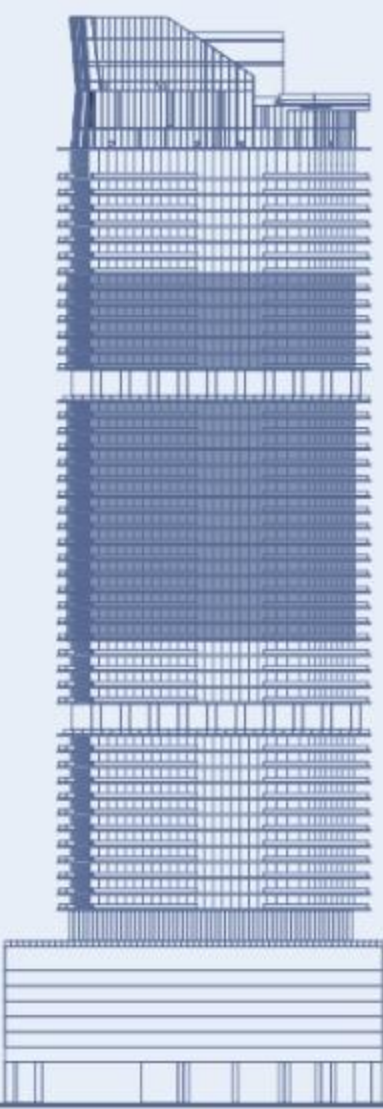
Levels 17-40

Suite Area	2,728 ft ²	253m ²
Balcony Area	630 ft ²	59m ²
Total Area	3,358 ft ²	312m ²

KEY PLAN



KEY SECTION



Dubai Harbour



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Jumeirah Beach



Palm Jumeirah



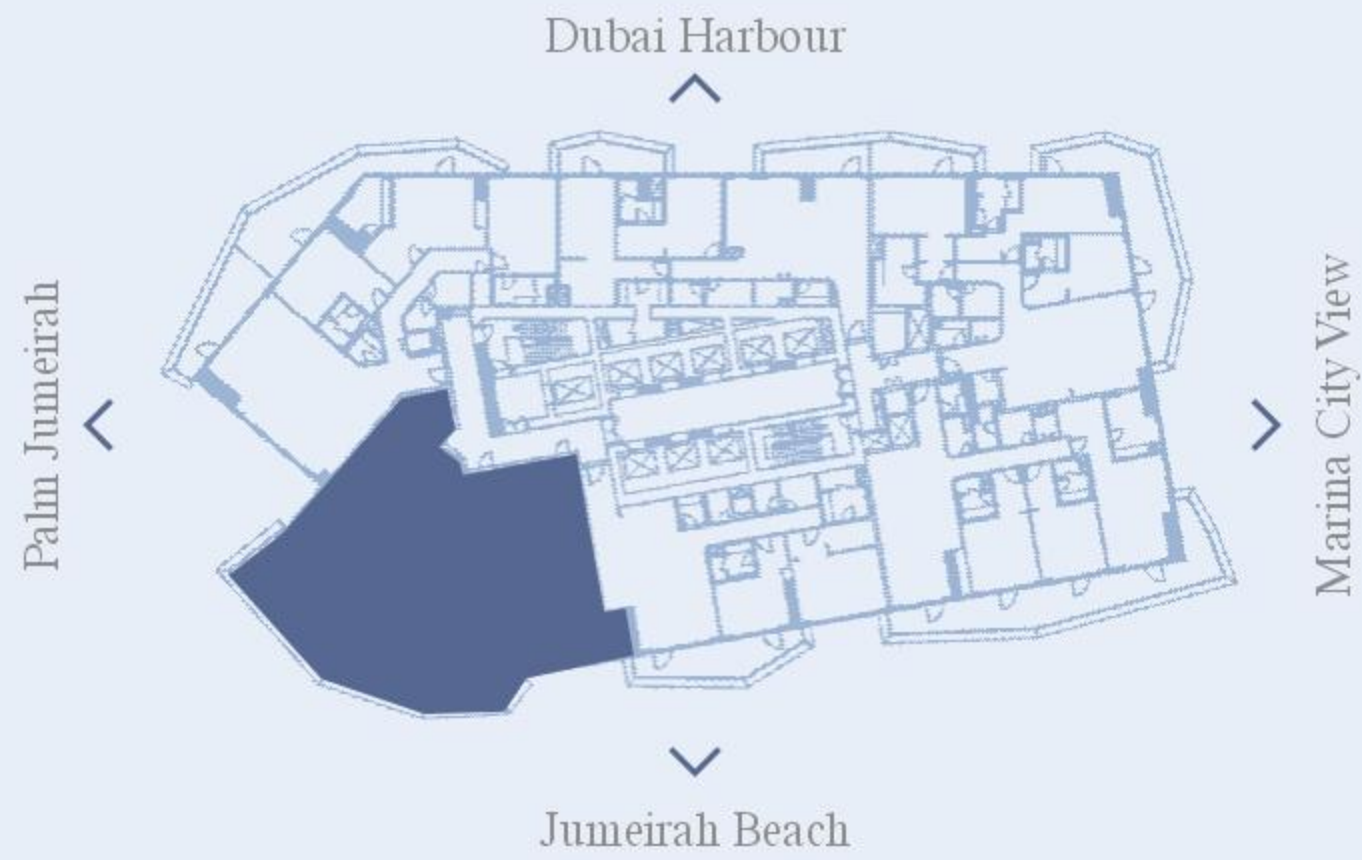
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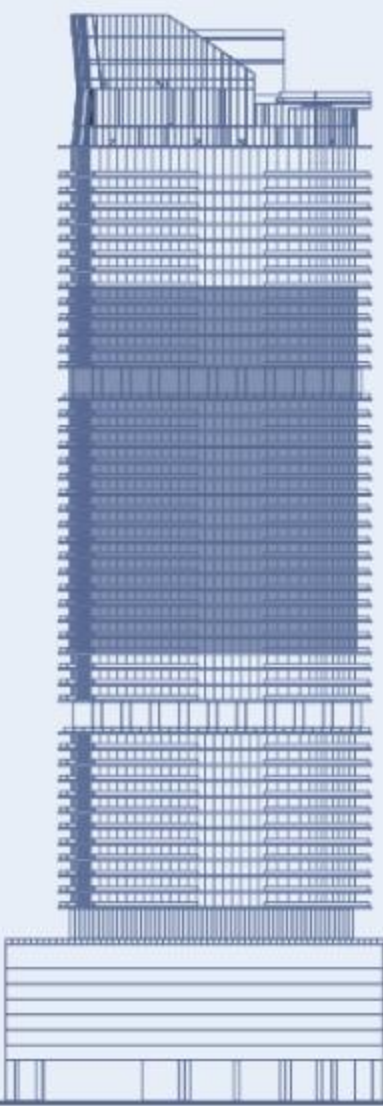
Levels 17-40

Suite Area	2,693 ft ²	250 m ²
Balcony Area	530 ft ²	49 m ²
Total Area	3,223 ft ²	299 m ²

KEY PLAN



KEY SECTION



Dubai Harbour



Palm Jumeirah



Marina City View



Jumeirah Beach



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Dubai Harbour



Palm Jumeirah



Marina City View

Jumeirah Beach

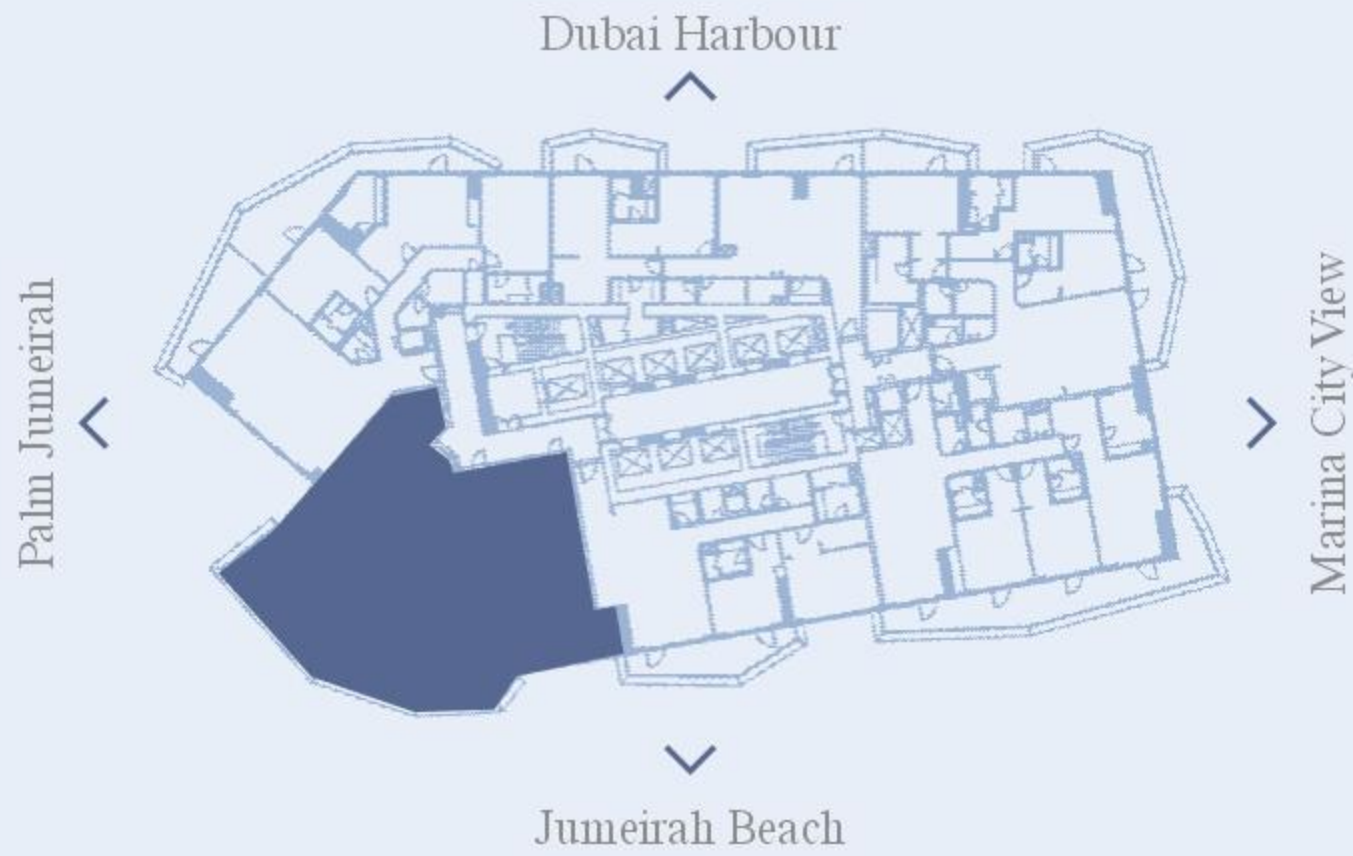
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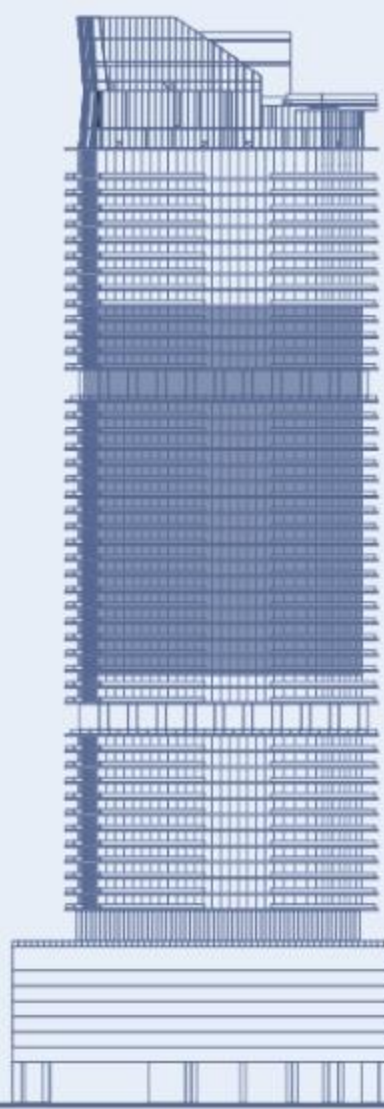
Levels 17-40

Suite Area	2,693 ft ²	250m ²
Balcony Area	530 ft ²	49m ²
Total Area	3,223 ft ²	299m ²

KEY PLAN



KEY SECTION



Dubai Harbour



Palm Jumeirah



Marina City View



Jumeirah Beach



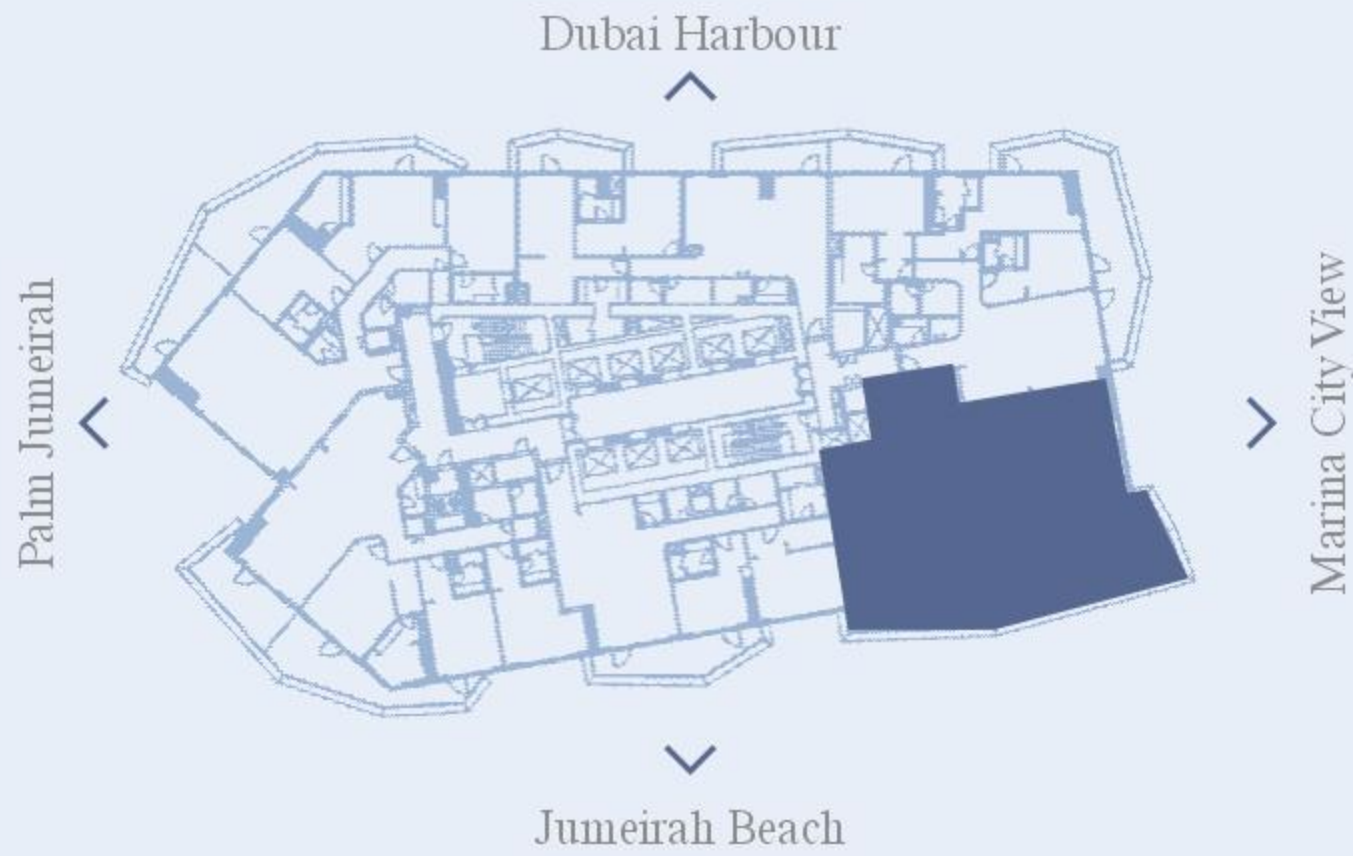
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3 BED TYPE C

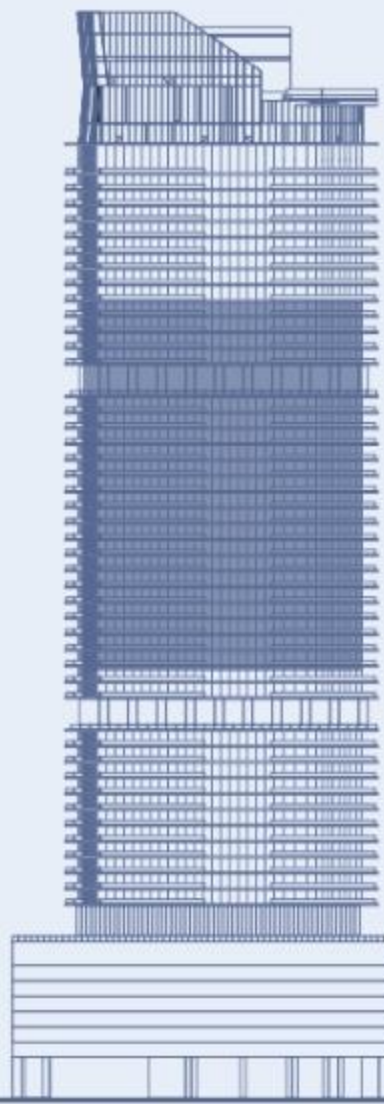
Levels 17-40

Suite Area	2,550 ft ²	237 m ²
Balcony Area	584 ft ²	54 m ²
Total Area	3,134 ft ²	291 m ²

KEY PLAN



KEY SECTION



FLOOR / WALLS FINISHES



Living Area
Dining Area
Kitchen

Calacatta Oro Marble

Silver Gate



Bedrooms

Zen Rooms

Engineered Oak Wood:Giallo Verde

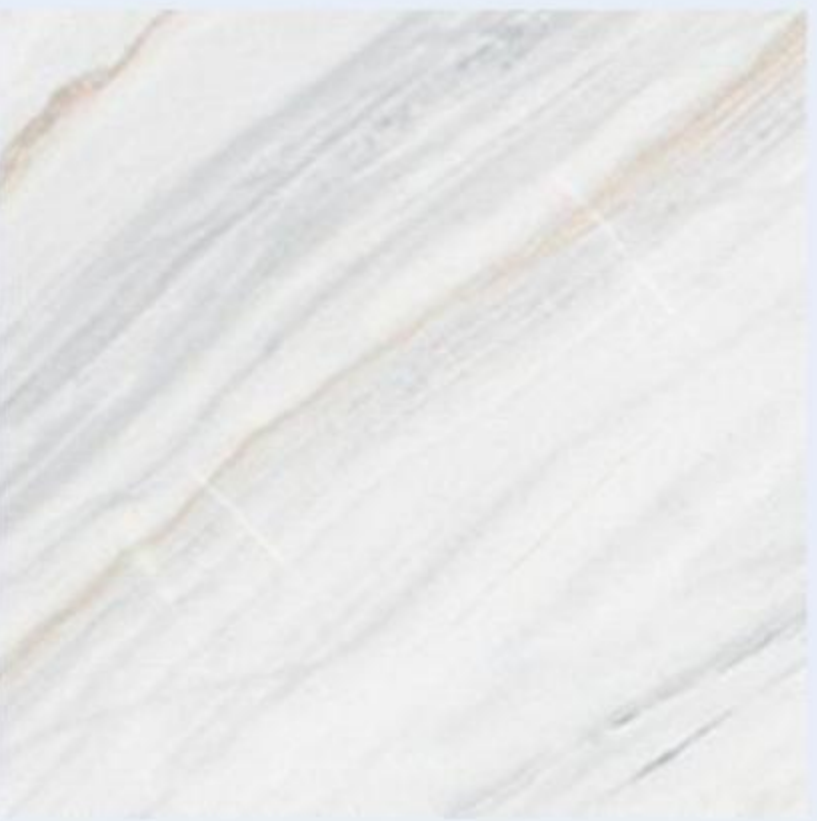
Chabros



Bathrooms Floor
Laundry Floor + Walls
Maid's Room Floor
Laundry Floor+ Wall

Limestone Beige

Graniti



Bathrooms Mirror Walls

Bathrooms Shower Walls

Bianco Lasa Marble

Silver Gate

THRESHOLDS



Main Door

Bathrooms

Natural Marble Tundra Beige

Silver Gate

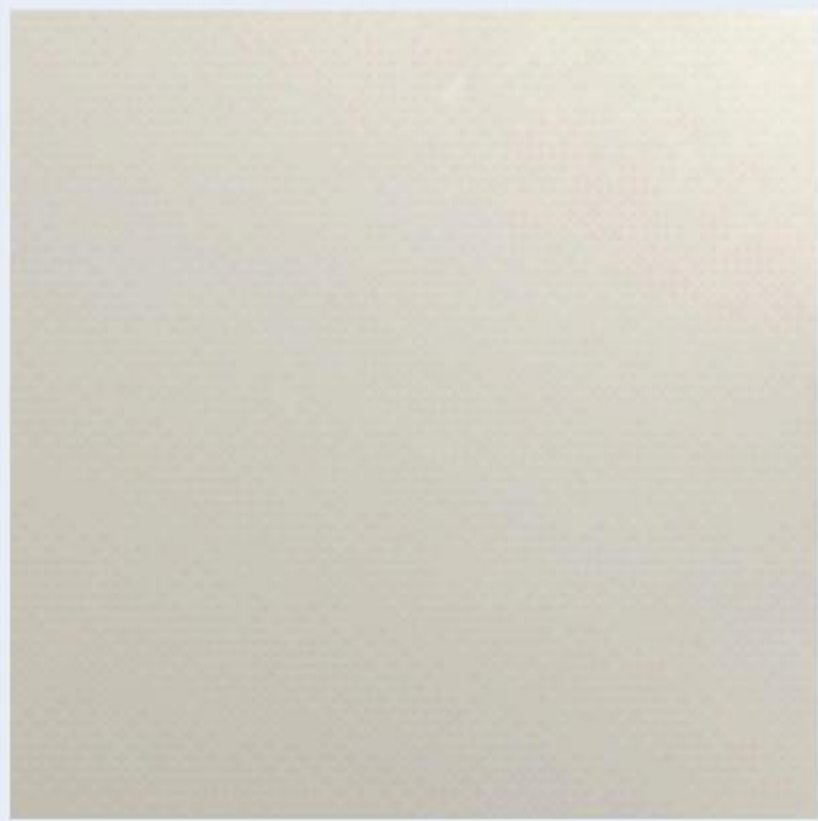


Bedrooms

Steel Steel Inlay

Finish: Brushed Nickel

KITCHEN FINISHES



Top Cabinets

MDF Wood, High Gloss Paint Finish

StarWood



Lower Cabinets

Laminate Wood

StarWood



WorkTop

Island Top

Bianco Lasa Marble

StarWood



Pool Tiling

White Dolomite Sanded Marble

HydroTech



Pool Coping
Terrasse Flooring

Spanish Beige SandBlasted Stone

Silver Gate



Terrasse Walls Cladding

White Wood Marble

Silver Gate



Pool Deck

I-decking DURO Natural TERRA

Chabros



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The Pinnacle of Luxury Living

For those who seek the ultimate in privacy and grandeur, the penthouses at The Residences, Al Habtoor Grand-Ocean View One represent the epitome of luxury.

These exclusive residences feature expansive living areas, private terraces, and panoramic views that capture the best of Dubai's coastline and cityscape. Designed with the finest materials and finishes, the penthouses offer a lifestyle that is both rare and remarkable.





AL HABTOOR GROUP



The Al Habtoor Group has grown with the United Arab Emirates. What started out as a small engineering firm in 1970, is today one of the region's most respected conglomerates with interests in the hospitality, automotive, real estate, education and publishing sectors. The Al Habtoor Group has earned itself a solid reputation both locally and internationally due to the vision of its Chairman, Khalaf Ahmad Al Habtoor.

The Al Habtoor Group is one of the UAE's most respected and successful businesses. Today it operates in the UAE and international markets. It employs thousands of highly-qualified, experienced professionals. Just as the name of the UAE has become synonymous with trade and enterprise all over the world, the name of the Al Habtoor Group has become synonymous with dynamic growth, evidenced by its commitment to develop and grow businesses in multiple sectors.



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