

ONE DEVELOPMENT

EXCLUSIVE INVESTMENT OPPORTUNITY

# Laguna Residence

Bulk Acquisition | Investor Memorandum

AED 893M

PORTFOLIO VALUE

632

PREMIUM UNITS

19%

INSTANT EQUITY

AED 170M

DAY-1 SAVINGS

## Deal Terms

COMPONENT	RATE	VALUE
Bulk Discount	10%	AED 89,327,124
Referral Commission	9%	AED 80,394,411
Total Savings	19%	AED 169,721,535

## Payment Terms

100% Upfront Cash Payment — Single transaction closing with immediate title transfer.

Unit Portfolio

TYPE	UNITS	AVG. PRICE	TOTAL VALUE
Studio	206	AED 855,140	AED 176,158,903
1 Bedroom	381	AED 1,619,963	AED 617,206,000
2 Bedroom	45	AED 2,220,141	AED 99,906,333
TOTAL	632		AED 893,271,236

\*Data sourced from Salesforce Unit\_\_c (Base\_Price\_\_c) — January 30, 2026

Investment Calculator

Gross Portfolio Value	AED 893,271,236
Less: Bulk Discount (10%)	- AED 89,327,124
Less: Referral Commission (9%)	- AED 80,394,411
Your Investment	AED 723,549,701

Rental Income Projection (Conservative 7% Yield)

Annual Gross Income	AED 62,528,987
Monthly Cash Flow	AED 5,210,749

## Laguna Residence

### Abu Dhabi's Premier Waterfront Address

Located at Yas Bay, Laguna Residence is One Development's AED 2.1B+ flagship project offering resort-style waterfront living in Abu Dhabi's most dynamic entertainment corridor.

- Waterfront Living**  
Direct Yas Bay access
- Resort Amenities**  
Pools, beach club, spa
- 7-9% Yield**  
Strong rental demand
- Prime Location**  
Ferrari World, F1, Marina
- AED 2.1B+ Project**  
One Development flagship
- Smart Homes**  
Premium finishes

## About One Development

UAE homegrown boutique developer delivering exceptional residential experiences across Abu Dhabi and Dubai.

- Laguna Residence — Yas Bay, Abu Dhabi
- DO Dubai Island — Dubai
- Infinity One — Al Reem Island
- DO New Cairo — Egypt



Scan for Interactive Presentation

[invest.onedevelopment.ae/laguna-893m](https://invest.onedevelopment.ae/laguna-893m)

## Next Steps

1. Review this memorandum
2. Schedule site visit and due diligence
3. Reserve your portfolio allocation
4. Execute SPA and payment
5. Receive immediate title transfer

CONFIDENTIALITY NOTICE: Terms valid for 14 days. Past performance is not indicative of future results.

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