

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

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.

© 2026 One Development | Abu Dhabi • Dubai | All Rights Reserved