

WELCOME HOME

HOMEOWNER BENEFITS

One&Only

PRIVATE HOMES

One Za'abeel, Dubai

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W E L C O M E
H O M E

A rare collection of exceptional resorts and private homes, One&Only invites you to visit, stay and live in the world's most desirable destinations. When you become a One&Only Private Homeowner, you are welcomed into an exclusive community that includes like-minded owners, your local resort team and a thriving network across the world. From secluded coastal sanctuaries to urban retreats in the world's most dynamic cities, your dream lifestyle awaits.



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PRIVATE HOMES AT ONE ZA'ABEEL DUBAI





A RESORT ON YOUR DOORSTEP

Step inside Dubai's newest architectural icon: One Za'abeel, the mixed-use ultra-luxury development situated in the exclusive Zaa'beel neighbourhood. The state-of-the art structure features two towers, joined by "The Link - World's Longest Cantilevered Building". It is home to One&Only One Za'abeel Resort and Private Homes.

As a One&Only One Za'abeel Private Homeowner, you'll be given the keys to an exceptional lifestyle, including unfettered access to ultra-luxury resort facilities, world-class dining, and an expert team to anticipate your every need.



MICHELIN-INSPIRED DINING

CURATED DINING

A culinary destination in its own right, One&Only One Za'abeel is home to world-class dining experiences and restaurants helmed by top celebrity chefs. From casual menus to refined dining, discover an array of cuisines to suit every taste.

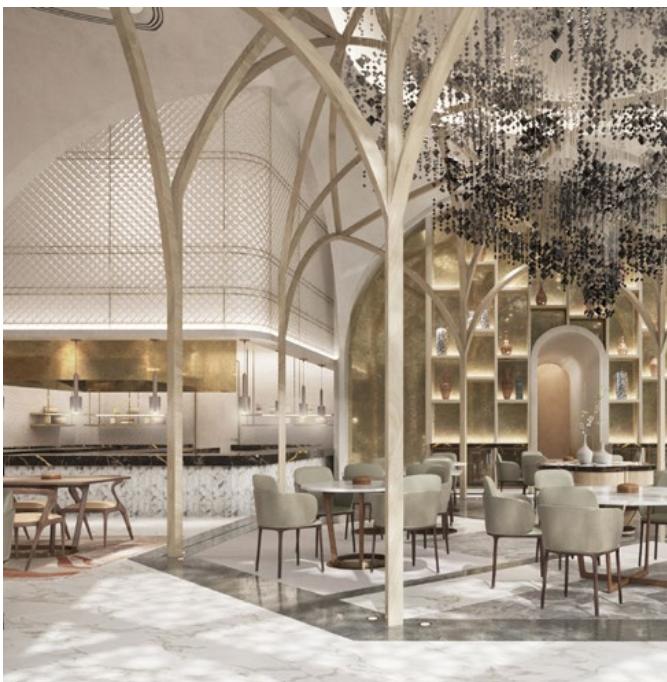


CELEBRITY CHEFS

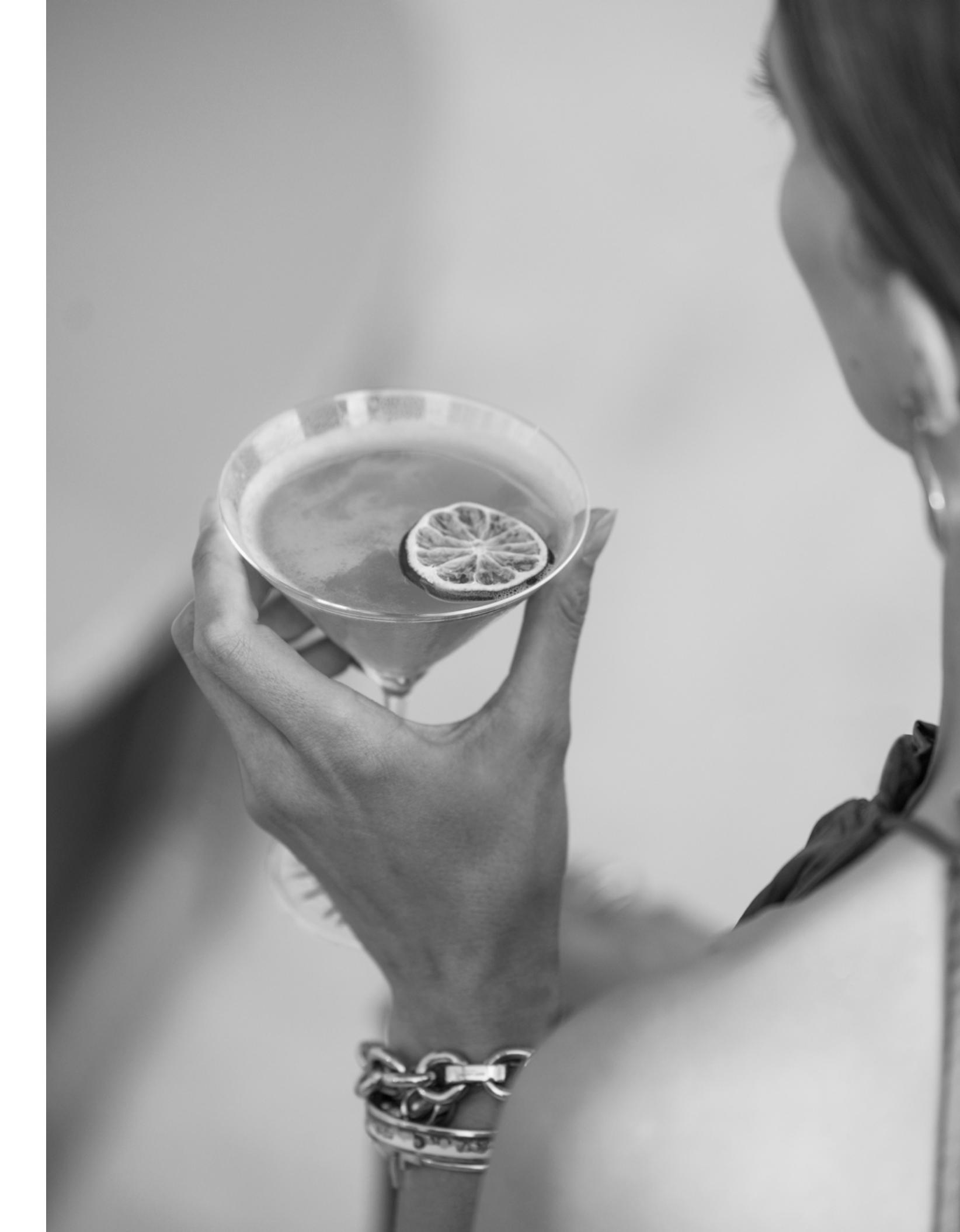
Take your pick of four celebrity chef restaurants, whose dining rooms occupy One Za'abeel's breathtaking Link cantilever. Savour cutting-edge Japanese, modern Middle Eastern, and so much more.

PRIVATE DINING

Let our culinary experts create an exceptional dining experience in your own home. Our team of chefs and hosts will work with you to create your dream menu, from your favourite cocktails on arrival to lavish sit-down dinners.



Owner Access: Enjoy priority reservations and homeowner savings of 10% on restaurants and bars at One&Only One Za'abeel, charged on an à la carte basis.



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ENDLESS SUMMER PRISTINE POOLS

Embrace Dubai's endless sunshine with a dedicated family pool on the fourth floor, and a showstopping infinity pool and day club atop the state-of-the-art Link.

Owner Access: Complimentary access to shared resort spaces. Priority cabana booking available on request.

WELLNESS JOURNEY SPA & FITNESS

TREATMENTS AND PROGRAMMES

At our rejuvenating spa, discover transformative wellness treatments and programmes, anchored in science and tailored just for you.

FITNESS

Elevate your well-being with access to state-of-the-art fitness centre, including the latest training equipment, guided workouts and yoga classes.

Owner Access: Enjoy complimentary access to the Fitness Centre, with charges applicable for select classes and personal training sessions. Spa and beauty therapies are chargeable on an à la carte basis, with a 10% saving for homeowners.

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PRIVATE HOMES AT ONE ZA'ABEEL DUBAI





HOMEOWNER SERVICES

As a One&Only One Za'abeel Private Homeowner, the holiday never has to end. Enjoy the ultra-luxury hospitality One&Only is renowned for, with a team of expert hosts on hand to cater to your every whim. Make yourself at home, as you experience our intuitive, comprehensive 'One Service' package for owners.

HASSLE-FREE
ONE SERVICE

Coordinated by your One Contact, 'One Service' is the mandatory package for all One&Only Private Homeowners. It covers a range of management services under a single, transparent fee, including elements of administration plus services and maintenance for your home and common areas.

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PRIVATE HOMES AT ONE ZA'ABEEL DUBAI





ONE CONTACT SERVICE & ADMINISTRATION

Dedicated to you and your family, with an intrinsic knowledge of your needs, your One Contact Service includes:

- A 24-hour on-site team, including a residential concierge for round-the-clock assistance, and a dedicated Director of Private Homes.
- Use of an in-residence phone to connect directly to the Private Homes Concierge.
- Acceptance of mail and packages.
- The convenience of valet parking.
- Peace of mind from the highest level of security services, available 24/7.
- Exterior and common area maintenance.
- WiFi, cable TV and IT support .
- Insurance for Private Homes common areas, along with the management of capital planning and funding requirements for these common areas.

Please note, the One Service fee does not include customised IT systems, insurance or financial (accounting or tax) services.

PROPERTY AND FACILITIES MANAGEMENT

Home and maintenance services are just a call away for the residents of One&Only One Za'abeel Private Homes. Our professional team caters to the requirements of discerning homeowners with intuitive service at any time of day.

Services include the monitoring and maintenance of life safety and fire alarm systems; the maintenance, repair and replacement of common area equipment and infrastructure, such as lighting, plumbing, HVAC, MEP and central plant; routine cleaning, pest control and disinfestation of common areas; refuse collection and waste management; and HOA and Owner Association Administration fees, where applicable.

COMMON AREA SERVICES AND MAINTENANCE

- Routine cleaning, maintenance and repairs will be provided for the common areas, swimming pools, external landscaping and common area infrastructure, such as lighting and plumbing.
- 24-hour surveillance with CCTV will apply to common areas.
- Monitoring and maintenance of life safety and fire alarm systems for common areas and exclusive areas.
- Routine control and disinfestation services are performed as per the resort's schedule and standards.
- Waste management and refuse collection are performed as per the resort's schedule and standards. Additional charges may apply for removal of large items or unusual amounts of garbage from homeowners' units.
- The Master Condominium HOA Fee (where applicable) includes an allocation covering common area maintenance, security, pest control, CapEx and other costs included in the HOA.



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À LA CARTE RESORT SERVICES

Enjoy a range of à la carte services, available on request and chargeable at an additional fee.

- Housekeeping and homecare services
- Laundry, dry cleaning and seamstress services
- General handyman and engineering services
- Florist, food orders and convenience shopping
- Personalised event planning including private chef, waiter and entertainment
- In-residence spa, beauty, personal training and nutrition sessions
- Private security, in-house host, babysitting, pet-sitting, business centre, vacant home care programmes, and transportation services
- Organised activities, excursions and sports, including activities for kids and teens



HOMEOWNER BENEFITS

As a One&Only Private Homeowner, you gain access to a coveted network of privileges, here at One&Only One Za'abeel and all Kerzner resorts. From exclusive events and priority bookings to preferential rates and special savings, you can enjoy more of what you love, right on your doorstep and beyond.



A WORLD OF PRIVILEGES

ONE&ONLY RESORTS

Explore the world's most captivating destinations. As a One&Only Private Homeowner, you will enjoy savings of 20%* on rooms, suites and villas at any One&Only resort. During your stay, save 10% on food and beverage, spa, retail and any resort à la carte services provided directly by the property.

KERZNER RESORTS

You will also enjoy a 20% saving* on room rates at hotels and resorts in the Kerzner portfolio, including Atlantis, Mazagan and SIRO, plus 10% off food and beverage, spa, retail and any resort à la carte services.

FAMILY & FRIENDS

One&Only Private Homeowners' immediate family members and friends are warmly welcomed here and can enjoy exclusive discounts on bookings, food and drinks, spa services, retail and à la carte services when they stay at One&Only One Za'abeel. Immediate family members are welcome to stay at the owner's Private Home. Friends may enjoy using the owner's Private Home, subject to a resort fee. Owner's benefits and discounts will not apply to friends. All stays for friends and family must be disclosed to the One&Only Private Homes services team in advance.

*20% savings on bookings at Kerzner hotels and resorts, applicable for direct bookings only.

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