



PROJECT PRESENTATION



The One Offices by Prestige One in Barsha Heights

The One by Prestige One is a planned freehold commercial building in Barsha Heights with shell-and-core offices, retail and food-and-beverage space. Proposed LEED Gold certification, flexible floorplates and metro access support a practical business address.



PROJECT OVERVIEW

The commercial building is planned with three basement levels, a ground floor and 14 upper floors. Shell-and-core offices allow occupiers to design their own interiors, while retail, food and beverage, a rooftop café, event lounge and fitness facilities support day-to-day business use.



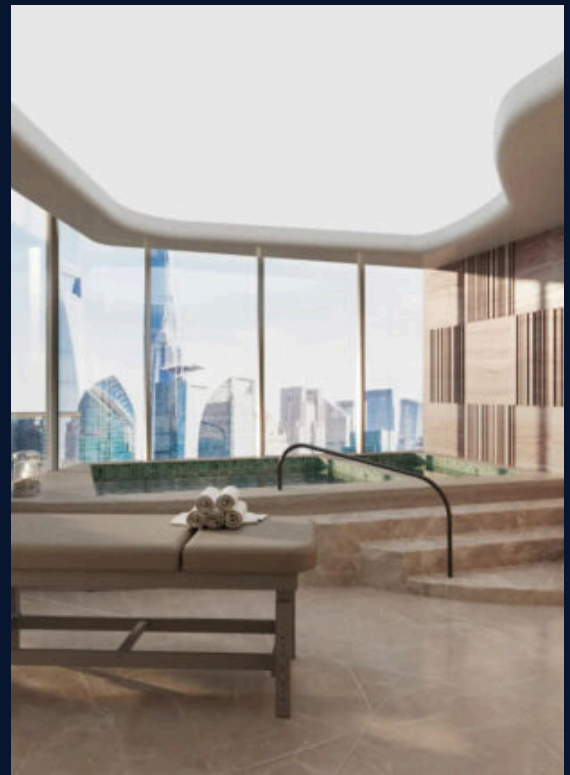
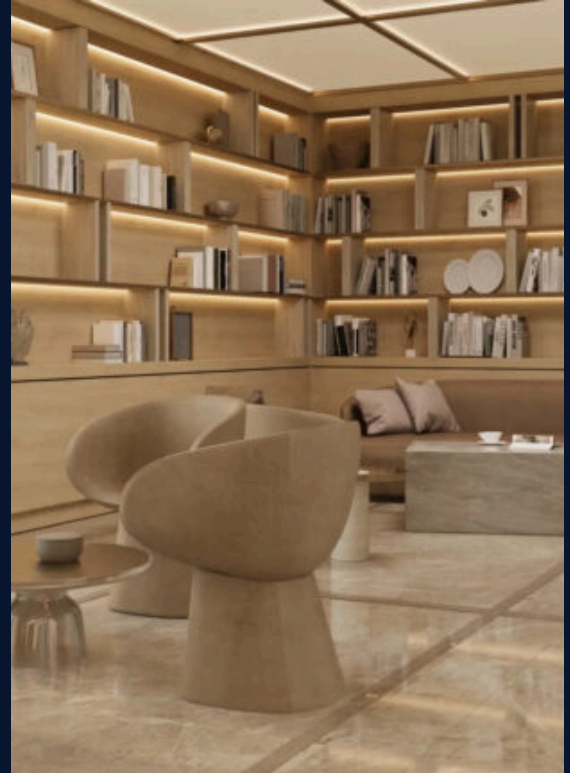
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remington.ae

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COMMUNITY Barsha Heights	LOCATION Barsha Heights (Tecom), Dubai	STARTING PRICE To be confirmed
UNIT MIX Shell-and-core offices; retail units; food and beverage outlets	EXPECTED HANDOVER Q2 2027	OWNERSHIP Freehold

PROJECT GALLERY

The One Offices by Prestige One in Barsha Heights



PROJECT DETAILS

Project details

Community	Barsha Heights
Location	Barsha Heights (Tecom), Dubai
Starting price	To be confirmed
Unit mix	Shell-and-core offices; retail units; food and beverage outlets
Expected handover	Q2 2027
Ownership	Freehold
Project status	Off-plan; planned

Payment plan

Payment plan details will be added
once confirmed by the developer.

Confirm current pricing and availability with Remington
Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

Shell-and-core Office · Confirm current size · Confirm current price

Retail Unit · Confirm current size · Confirm current price

Food and Beverage Unit · Confirm current size · Confirm current price

AMENITIES

Amenities

Fitted lobbies and common areas

Rooftop café

Event lounge

Fitness facilities

Owners' lounge

Spa

Cigar lounge

24-hour security and CCTV

Building management systems

Retail and F&B at podium level

LOCATION AND CONNECTIVITY

Barsha Heights (Tecom), Dubai

The One is in Barsha Heights. Sheikh Zayed Road is listed at less than two minutes, Dubai Internet City and Media City at less than five minutes, Dubai Marina at less than ten minutes, Downtown Dubai at less than 15 minutes and Dubai International Airport at less than 25 minutes. Dubai Internet City Metro Station is within walking distance.

WHY CONSIDER THIS PROJECT

Why consider this project

- Freehold commercial space is limited in Barsha Heights, while the area is close to Internet City, Media City, Sheikh Zayed Road and the metro. Shell-and-core delivery may suit businesses or investors who want control over the final fit-out.
- LEED Gold is described as proposed, not completed. Prices, sizes and the payment plan are not published on the live page; confirm the certification target, unit specification and current commercial terms before reserving.



PRESTIGE ONE
DEVELOPMENTS

ABOUT THE DEVELOPER

Prestige One Developments

Prestige One Developments is a Dubai developer founded in 2023 after the wider group had invested in the city's property market for more than a decade. Its residential portfolio focuses on design-led homes, amenity programmes and established Dubai neighbourhoods.

Established in 2023

The Residence by Prestige One Vista by Prestige One

The Waterway by Prestige One

YOUR PROJECT ADVISER



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