

THE EMPORIUM
ONE ZA'ABEEL

THE ADDRESS OF ICONS





A LANDMARK BORN FROM AMBITION

One Za'abeel redefines the art of place-making. A destination where architecture, experience, and innovation unite, every element has been conceived to inspire connection, creativity, and commerce at the heart of Dubai's skyline.

REDEFINING DUBAI'S SKYLINE

One Za'abeel is more than just a destination, it's a thriving ecosystem where luxury, hospitality, business, and lifestyle converge to set new global standards in excellence.

THE RESIDENCES

One&Only
PRIVATE HOMES

One&Only
ONE ZA'ABEEL

SIRO
ONE ZA'ABEEL, DUBAI

THE LINK

THE OFFICES

THE EMPORIUM

AN ICONIC LANDMARK OF REFINED LUXURY

Rising at the intersection of Dubai's past and future, One Za'abeel embodies connection, creativity, and contemporary elegance. This architectural icon unites hospitality, business, retail, and lifestyle within one extraordinary destination crafted for those who live and work beyond convention.



One&Only
One Za'abeel

Ultra-luxury hotel in the heart of the city, home to celebrity chef dining, signature experiences, and events

SIRO
One Za'abeel

A next-generation fitness, wellness, and recovery hotel redefining performance living

The Link

A world-class culinary and social landmark featuring Nobu, Tapasake, and a collection of avant-garde F&B concepts

264 High-End
Residences

Offering luxurious living and panoramic skyline views to high net worth residents

17 Levels of
Contemporary Offices

With a dynamic business community representing some of the world's leading global corporations

The Executive
Centre

Business centre premium workspace offices

Curated
at One

A year-round calendar of cultural, culinary, and lifestyle experiences hosted in The Plaza

Hotel
Conferencing

Offering an active audience of visitors to the destination

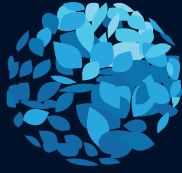
53,000 sq ft

Of premium retail and dining across the The Concourse and The Emporium

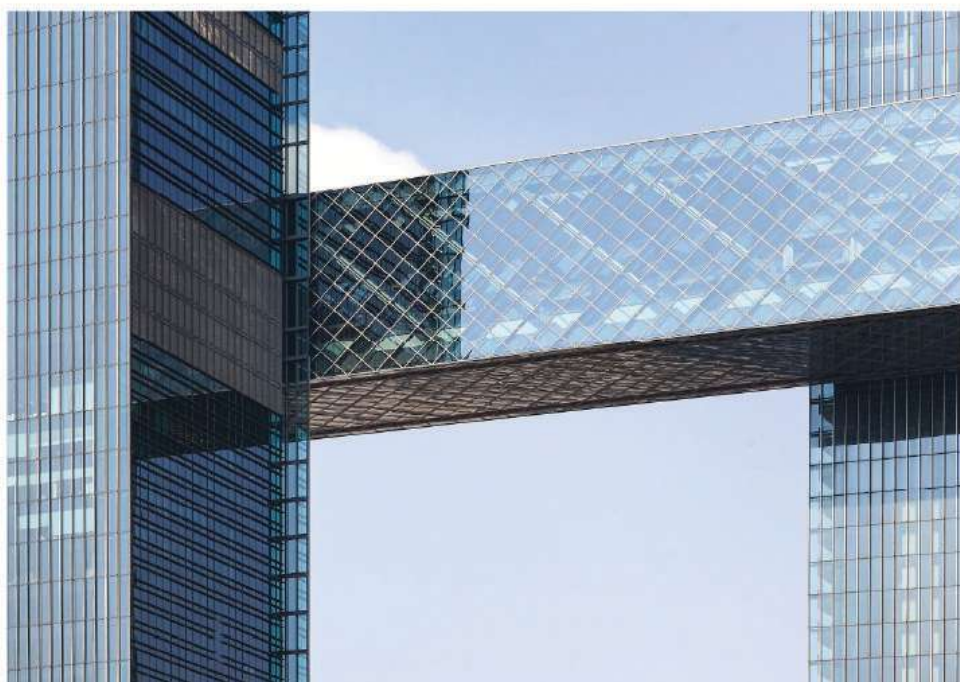
Concourse
Gardens

An elegant green promenade connecting the retail spaces with landscaped terraces and al fresco dining

INTERNATIONALLY
RECOGNISED FOR
EXCELLENCE IN
SUSTAINABILITY



EARTHCHECK



DISTINGUISHED RETAIL & DINING

THE EMPORIUM
ONE ZA'ABEEL

At the heart of Dubai, **One Za'abeel** presents a curated collection of **boutique retail and elevated dining experiences**, bringing together style, flavour, and sophistication in one dynamic destination.

Positioned directly opposite the **Dubai World Trade Centre**, **The Emporium** spans the Ground and First Levels, offering a seamless blend of **refined yet relaxed spaces**, perfect for leisurely lunches, after-work gatherings, and effortless encounters that define contemporary city life.

120,000 sqft

2 Levels

400 Visitor Parking Spaces

FLOOR HEIGHTS*

5.7M	5.4M	4.6M	4.3M
Maximum Clear Height	Minimum Clear Height	False Ceiling Height	Beam Clear Height

*Average – exact heights vary depending on unit



AMENITIES & ACCESS

Designed with both retailers and guests in mind, One Za'abeel offers seamless functionality wrapped in refined design. Every detail has been considered to enhance operations and the visitor journey.

Dedicated Loading Facility (B2)	Discreet and efficiently managed for smooth daily operations
Exclusive Retailer Parking	135 spaces reserved for tenants and their teams
Premium Guest Parking	Basement parking operated by Parkonic, ensuring a frictionless arrival experience
Valet Parking	Valet parking services are available across multiple access points within the destination for added convenience
Convenient Vertical Connectivity	4 elevators and 2 escalators linking retail levels for effortless guest flow
Shared Amenities	Elegantly appointed washrooms and prayer rooms, designed to meet the needs of visitors and staff alike



EFFORTLESS ACCESS.
EXCEPTIONAL EXPOSURE.

The Emporium enjoys **prime visibility and seamless connectivity**, positioned just a short elevator ride or escalator journey from One Za’abeel’s ecosystem. Its **low-elevation design** ensures effortless flow between levels, with **direct access via lifts and travellators** that draw visitors naturally through the retail experience.

Anchored within a **vibrant ecosystem of over 3,000 active office professionals, residents, hotel guests, wellness members, and international visitors**, One Za’abeel presents a truly unmatched opportunity to engage with a **refined and high-value audience** at the heart of Dubai.



One&Only
ONE ZA'ABEEL



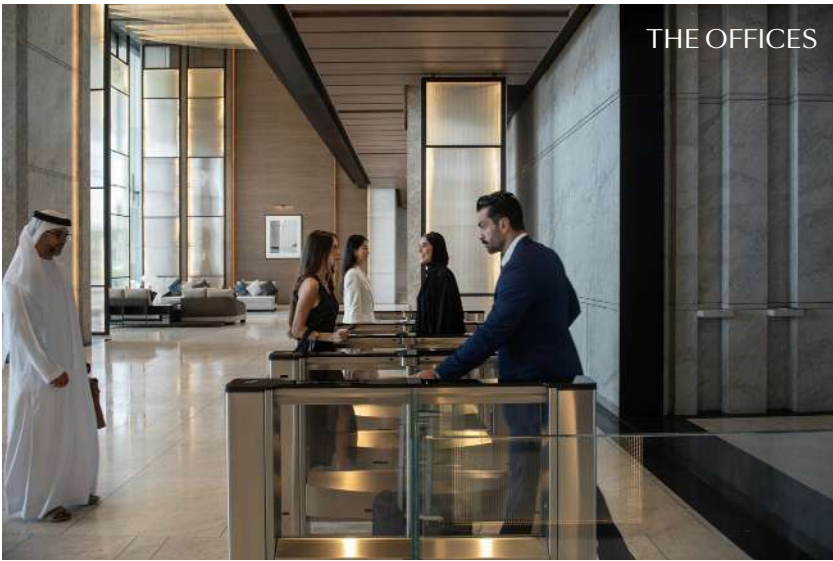
THE CONCOURSE GARDEN



SIRO
ONE ZA'ABEEL . DUBAI



SIRO PADEL COURTS



THE OFFICES

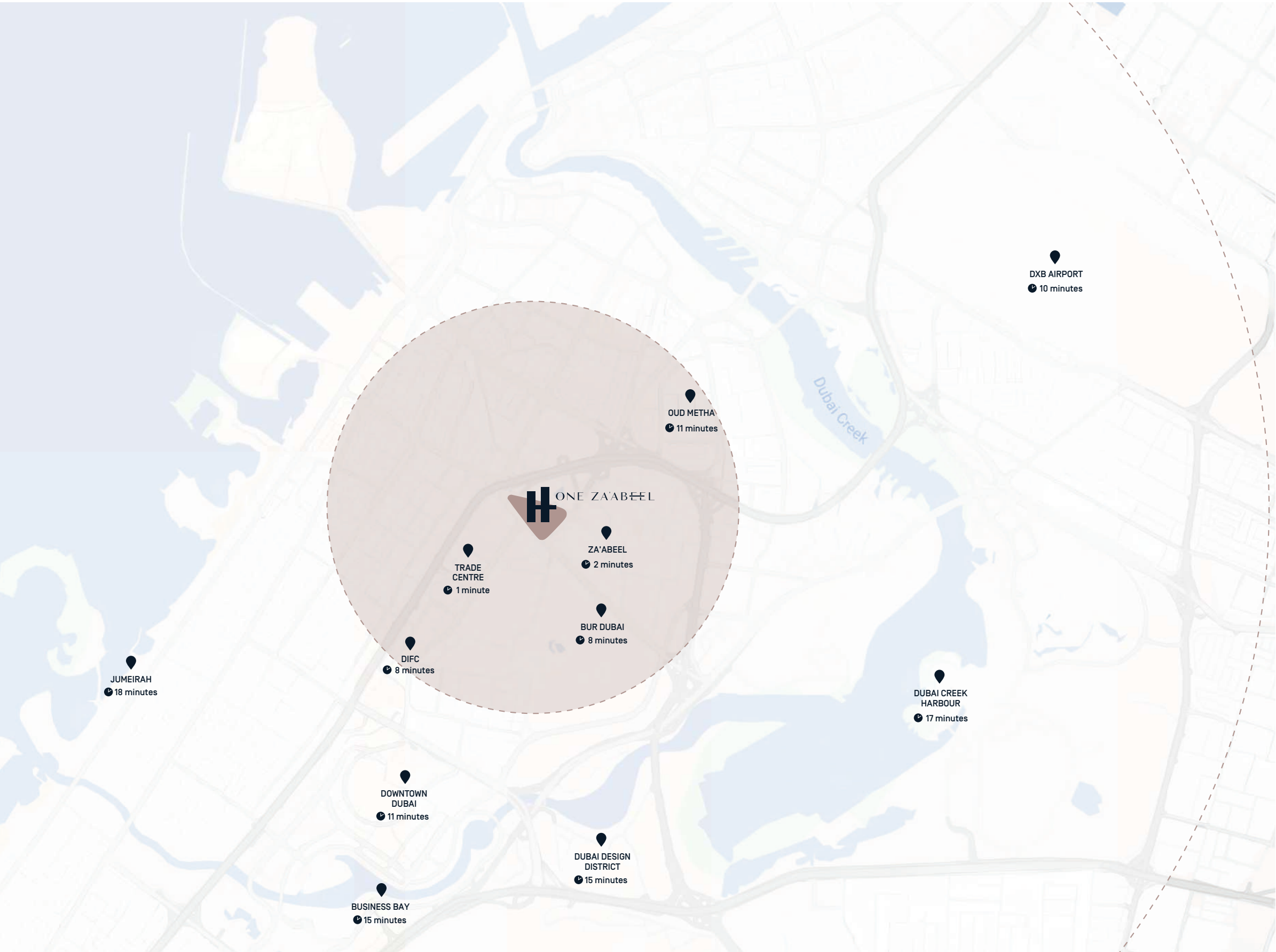


CURATED AT ONE



LONGEVITY HUB
BY CLINIQUE LA PRAIRIE

DUBAI'S MOST
CONNECTED ADDRESS



PRIMARY TRADE AREA
(0-3 km)

One Za'abeel's core, high-frequency audience.

Premium residential communities, Grade-A office towers, government hubs, and affluent daily visitors within immediate proximity.

Strong demand for elevated hospitality, lifestyle, and dining experiences.

SECONDARY TRADE AREA
(3-10 km)

Extends reach into influential districts including Business Bay, Jumeirah, Bur Dubai, and Dubai Creek Harbour.

A substantial commercial and leisure population drives strong evening and weekend visitation.

High density of hotels contributes to steady international footfall.

TERTIARY & VISITOR
CATCHMENT (CITYWIDE)

Seamlessly connected to Dubai's major tourist flows via DXB Airport and key arterial highways.

Captures international visitors from adjacent mega-attractions such as Dubai Mall, Museum of the Future, and Dubai Frame.

Enhances off-peak and seasonal demand opportunities.

CATCHMENT INSIGHT

One Za'abeel benefits from a unique **triple-demand base** across corporate, residential, and visitor groups, driving diversified spending patterns, strong weekday footfall, and destination-led weekend traffic.



Designed for effortless access, One Za'abeel welcomes visitors through multiple entrances.



A CURATED COLLECTIVE OF ICONS

One Za'abeel is home to a selection
of global names offering visitors
refined luxury.

One&Only
ONE ZA'ABEEL

SIRO
ONE ZA'ABEEL . DUBAI

LONGEVITY HUB
BY CLINIQUE LA PRAIRIE

NOBU
ONE ZA'ABEEL


LA DAME DE PIC
DUBAI


THE LINK

TAPASAKE

CULINARA

سادل
SADDLE

★ **PRET** ★

Home Bakery
KITCHEN

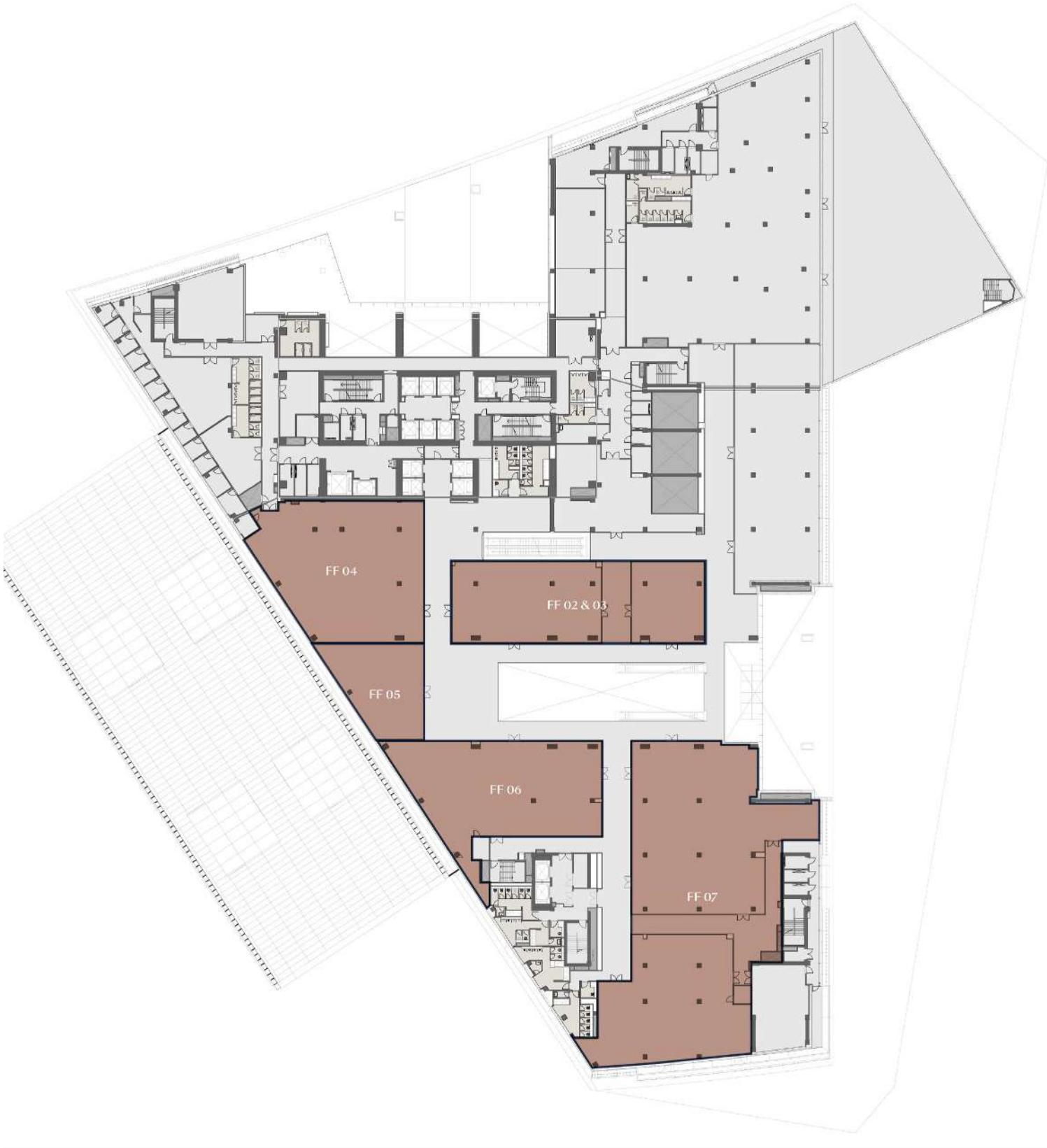
Café
Bateel
مطبخ

FLOOR PLANS

Premium retail units are available across The Emporium at One Za'abeel, spanning the Ground and First Levels. Each unit is offered in **Shell & Core condition**, with flexible spaces ranging from **144 sqm [1,550 sqft] to 743 sqm [8,000 sqft]**.



GROUND LEVEL



LEVEL 1

AN ELEVATED RETAIL VISION

The Emporium will follow the same elevated design language as the Retail Concourse, ensuring a seamless visual and experiential continuum across the destination.



CURATED EXPOSURE.
MEANINGFUL CONNECTION.

At One Za'abeel, every partnership is an extension of our world-class brand experience. Our Marketing Team offers bespoke support designed to elevate your presence across our distinguished business, hospitality, and residential communities, ensuring your brand resonates with the calibre of audience One Za'abeel attracts.

INTEGRATED BRAND VISIBILITY

Engage discerning audiences through refined digital and experiential touchpoints:

Digital Presence

Inclusion in our curated **E-News** reaching an **exclusive database** of residents and professionals.

Social Engagement

Access to an **active community of followers** aligned with the luxury, lifestyle, and culinary aspirations of One Za'abeel.

Website Showcase

Premium placement on our official platform, **amplifying visibility among visitors** seeking exceptional experiences.

PUBLIC RELATIONS & EVENT SYNERGY

Benefit from tailored media collaborations and high-impact events:

Editorial & Influencer Alignment

Strategic support to **secure meaningful coverage** through media, tastemakers, and lifestyle opinion leaders.

Event Integration

Leverage One Za'abeel's high-profile calendar from our 'Curated at One' Series to DWTC exhibitions to **connect with affluent consumers**.

EXTEND YOUR BRAND'S STORY WITHIN OUR ICONIC TOWERS

Elevator & Concierge Presence

Refined **messaging opportunities within the Office and Residential towers**, supported by concierge engagement across hotel and residences.

Corporate & Community Activation

Curated introductions, welcome experiences, and bespoke touchpoints designed to **connect your brand with office tenants and residents**.

LOYALTY & PRIVILEGE ACCESS

Join the One Za'abeel Privilege Card, offering tailored incentives and member-only benefits that foster long-term affinity and repeat engagement within our ecosystem.



CONNECT WITH US

JOIN A CURATED COLLECTION OF GLOBAL BRANDS

**For bespoke leasing
opportunities
at The Emporium,
please contact:**

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Rory.McFarland@OneZaabeel.com

onezaabeel.com

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