



PENINSULA

ONE

a development by





PENINSULA ONE

Luxurious Living at Peninsula One

Peninsula sets the standard for unique waterfront community living within Business Bay and the Downtown district. Located directly on the Dubai Canal waterfront, Peninsula One contains 85 luxurious, elegant and spacious simplexes.

The Podium Simplexes will become the benchmark for elevated living in Business Bay. Delivering 15 premium apartments designed with great care, attention to detail and impeccable finishes, it's the ultimate gateway to elevated living in a distinctly memorable setting.

The Waterfront Simplexes will epitomise modern living, with glorious full-window façades designed to maximise the surrounding water views. Featuring 70 exclusive units ranging from one to three-bedroom apartments, The Waterfront Simplexes are perfectly suited for families and those who thrive in the comfort of larger homes and who are looking to immerse themselves in a true residential community.

Peninsula One is scheduled for completion in Q4 2024

APARTMENT TYPE	RANGING FROM
One Bedroom	558 - 1,481 ft ²
Two Bedroom	1,130 - 1,924 ft ²
Three Bedroom	1,479 - 2,995 ft ²





Peninsula One's unique setting, located directly on the Dubai Canal waterfront, offers the perfect sense of urban tranquility in the heart of a thriving city.



Select Group's proven track record of delivering award winning, luxurious developments defines Peninsula One, establishing it as the most desirable waterfront address in the Downtown district.





Showcasing the exclusivity of waterfront living, Peninsula One is situated in the heart of Dubai Canal and offers an elevated, premium standard of living, with unrivalled waterfront views from every angle.



Peninsula One combines modern luxury with contemporary, minimalist designs in order to deliver elegant and enriching surroundings for all residents.





Peninsula One offers residents access to an unparalleled range of fitness equipment in a stylish and spacious setting. Accompanied by superior leisure facilities such as saunas, steam rooms, a stunning indoor swimming pool and secure locker room facilities, it has never been easier to maintain a healthy and active lifestyle on your own doorstep.

THE PODIUM & WATERFRONT SIMPLEXES SPECIFICATIONS

GENERAL FINISHES

- Pristine porcelain tile flooring & skirting
- Gypsum board ceilings
- Marble thresholds
- Textured veneer-covered wardrobes & cupboards
- Solid core entrance doors
- Semi-solid core internal doors

KITCHEN

- Quartz countertops & backsplash
- Stainless steel sinks
- 4 gas hobs
- Extractor fan
- Gas oven
- Fridge/freezer
- Connection point for washing machine & dishwasher



BATHROOM

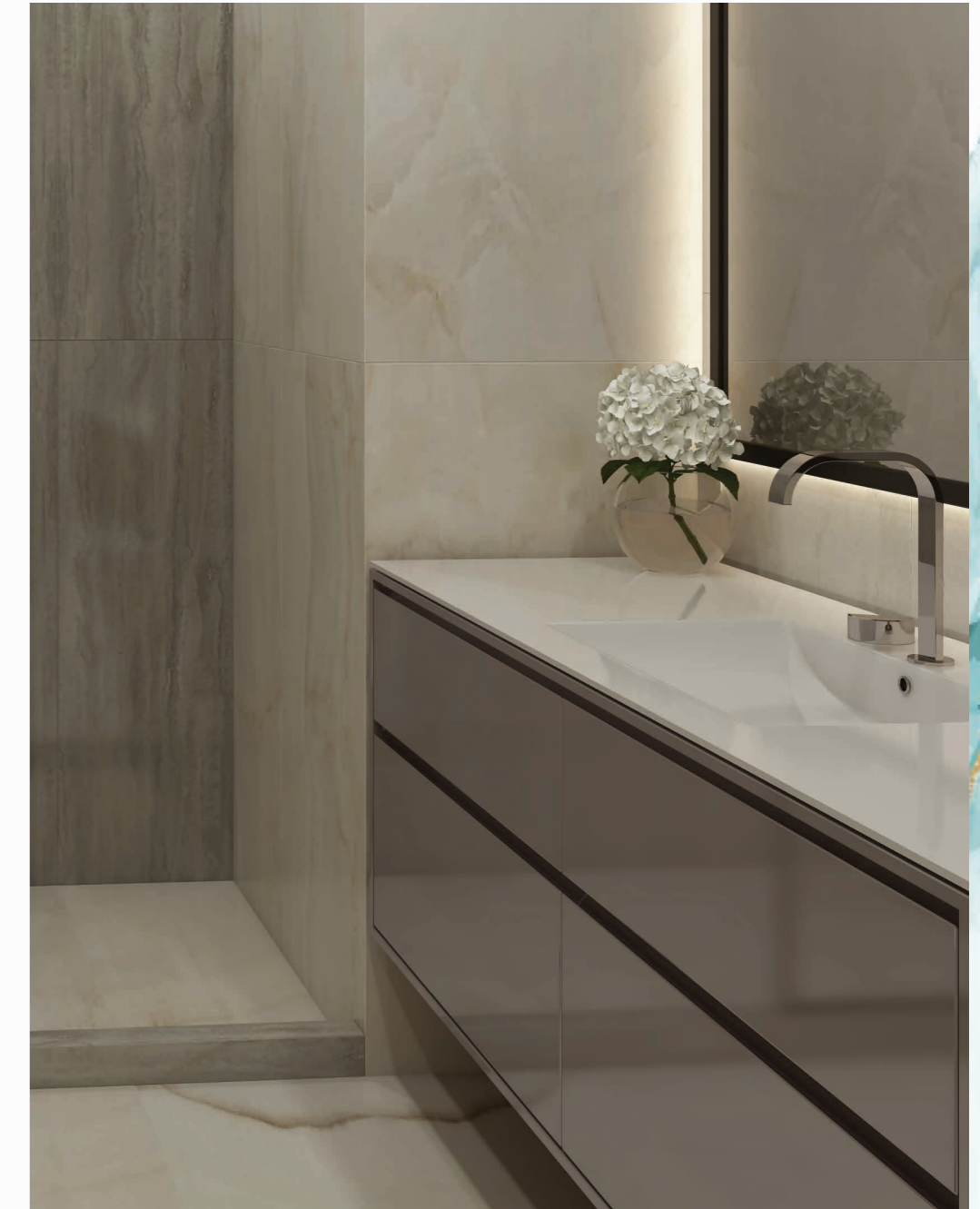
- Stone washbasins
- Chrome-plated sanitary fittings
- Tastefully located mirrors
- Porcelain-tiled walls
- Glass shower doors

ADDITIONAL

- Maid's room available in select 2 & 3 bedroom apartments

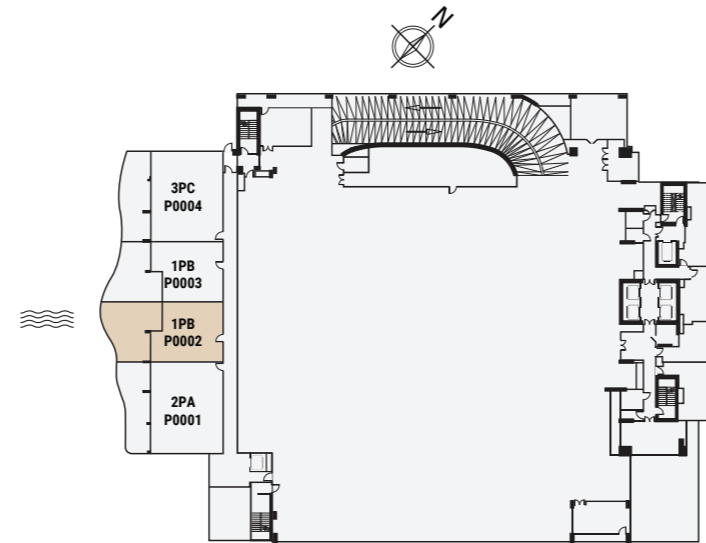
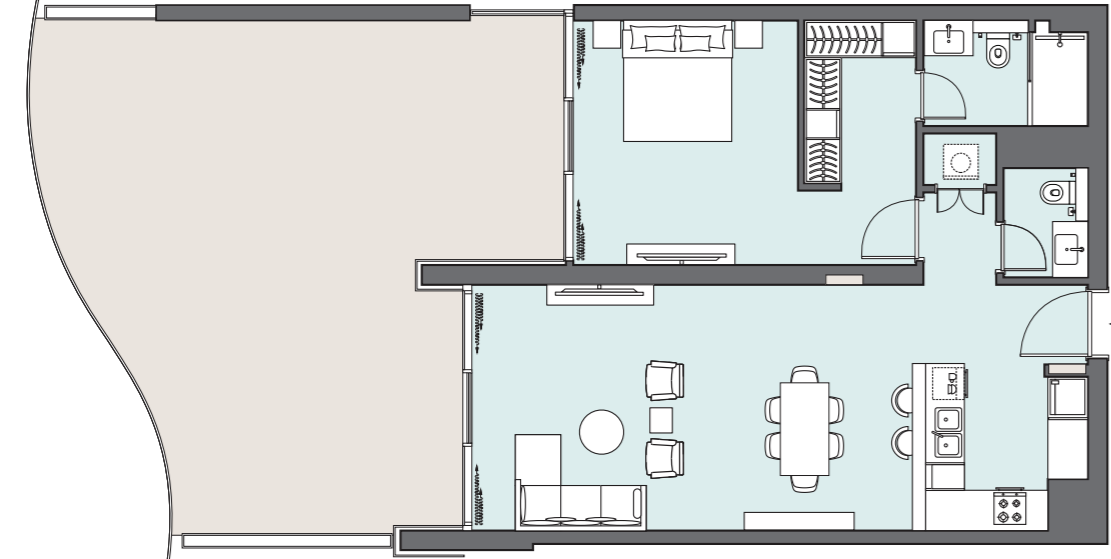
COMMUNAL AMENITIES

- Fully equipped 430 sq ft gym
- 65 m³ indoor pool
- Luxurious sauna and steam room facilities
- Gravel BBQ deck on podium level
- Landscaped rooftop for podium apartment block
- Electric car charging ports
- Bikes stands
- CCTV, fire alarm, main intercom station
- Video intercom at lobby level
- Empower A/C cooling system



1 BEDROOM

The Podium Simplexes | Type PB | Unit P0002

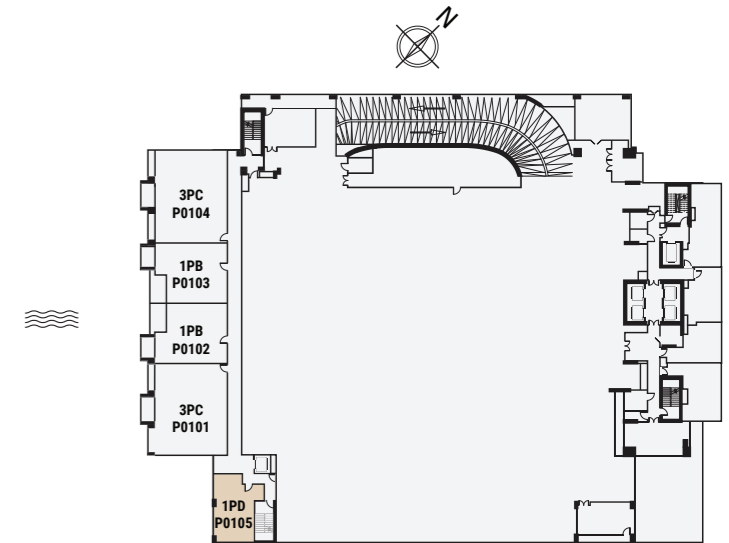
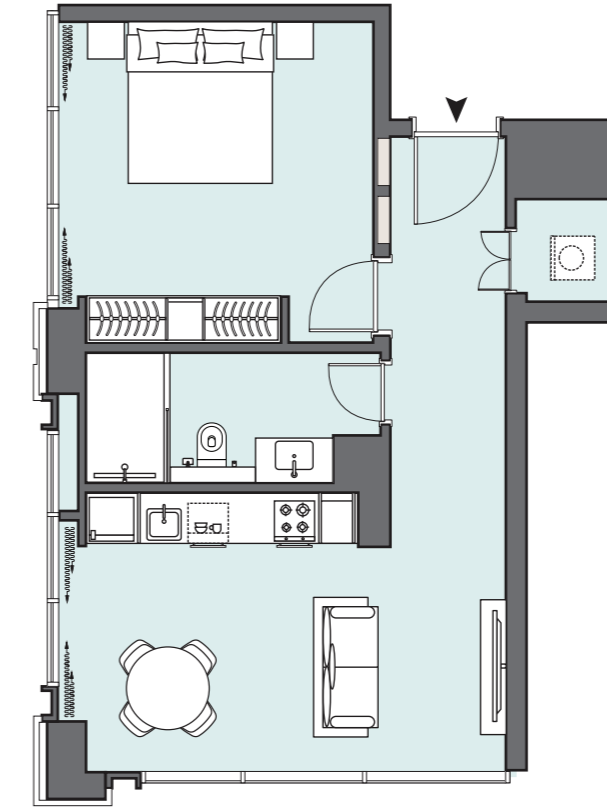


Ground Floor

Apartment Area	78.44 m ²	844.32 ft ²
Balcony Area	59.14 m ²	636.58 ft ²
Total Area	137.58 m²	1,480.90 ft²

1 BEDROOM

The Podium Simplexes | Type PD | Unit P0105

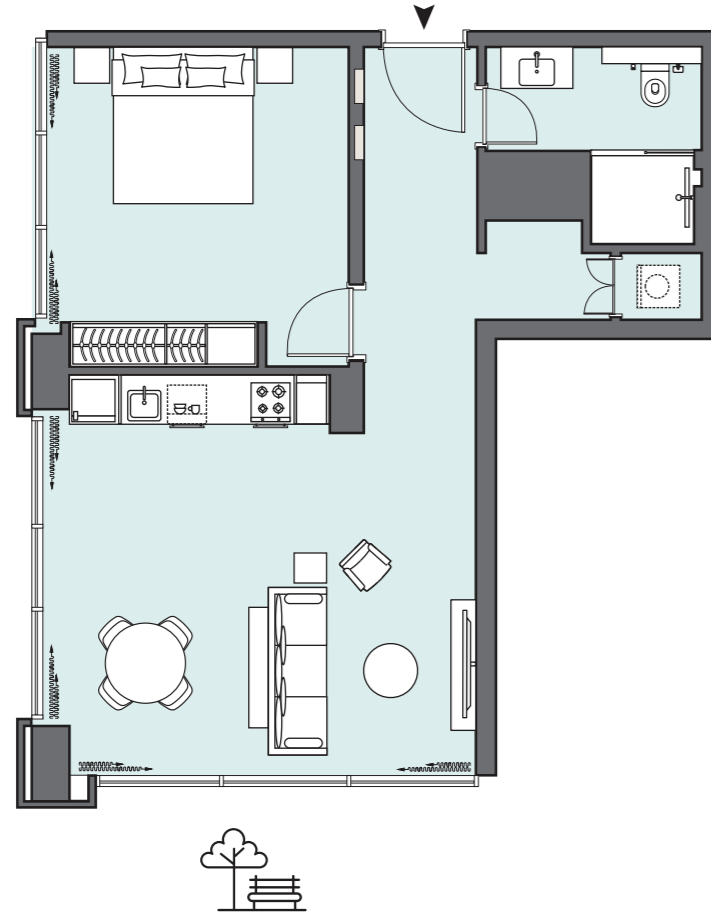


Floor 1

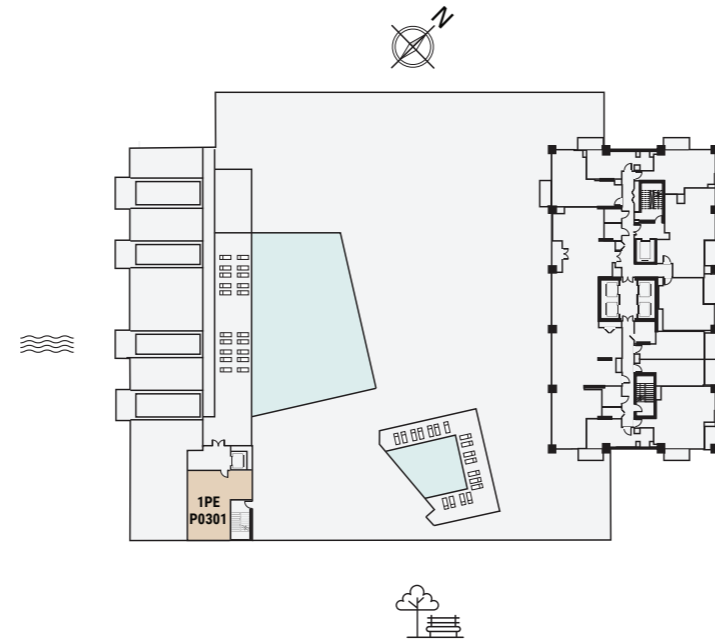
Apartment Area	57.22 m ²	615.91 ft ²
Balcony Area	0 m ²	0 ft ²
Total Area	57.22 m²	615.91 ft²

1 BEDROOM

The Podium Simplexes | Type PE | Unit P0301



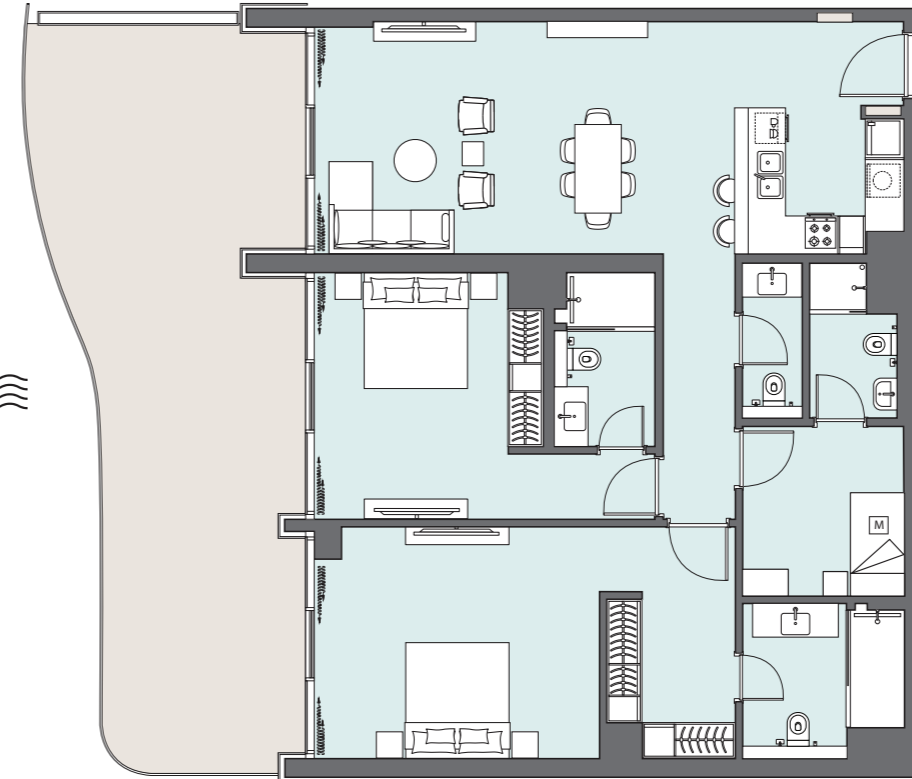
Apartment Area	69.79 m ²	751.21 ft ²
Balcony Area	0 m ²	0 ft ²
Total Area	69.79 m²	751.21 ft²



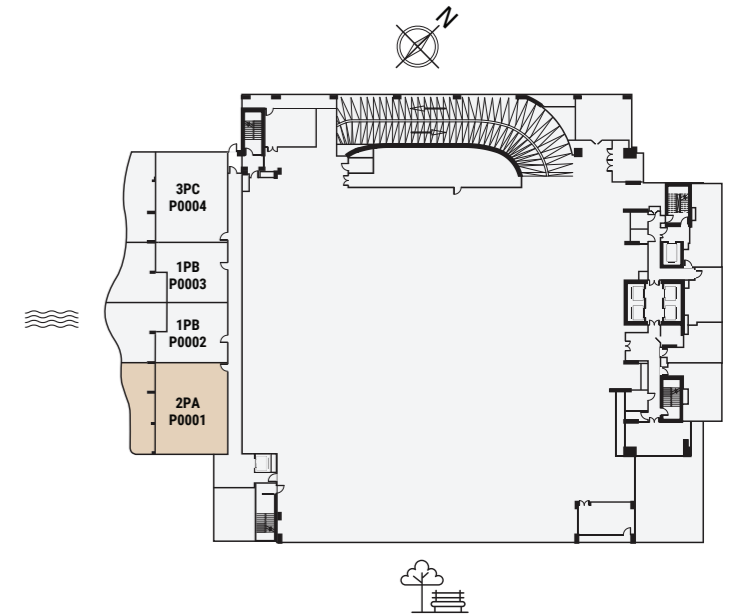
Floor 3

2 BEDROOM

The Podium Simplexes | Type PA | Unit P0001



Apartment Area	128.02 m ²	1,377.99 ft ²
Balcony Area	50.71 m ²	545.84 ft ²
Total Area	178.73 m²	1,923.83 ft²



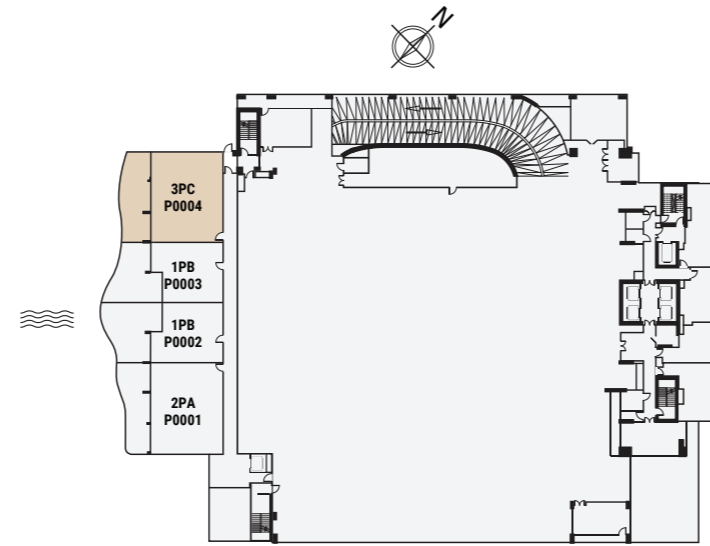
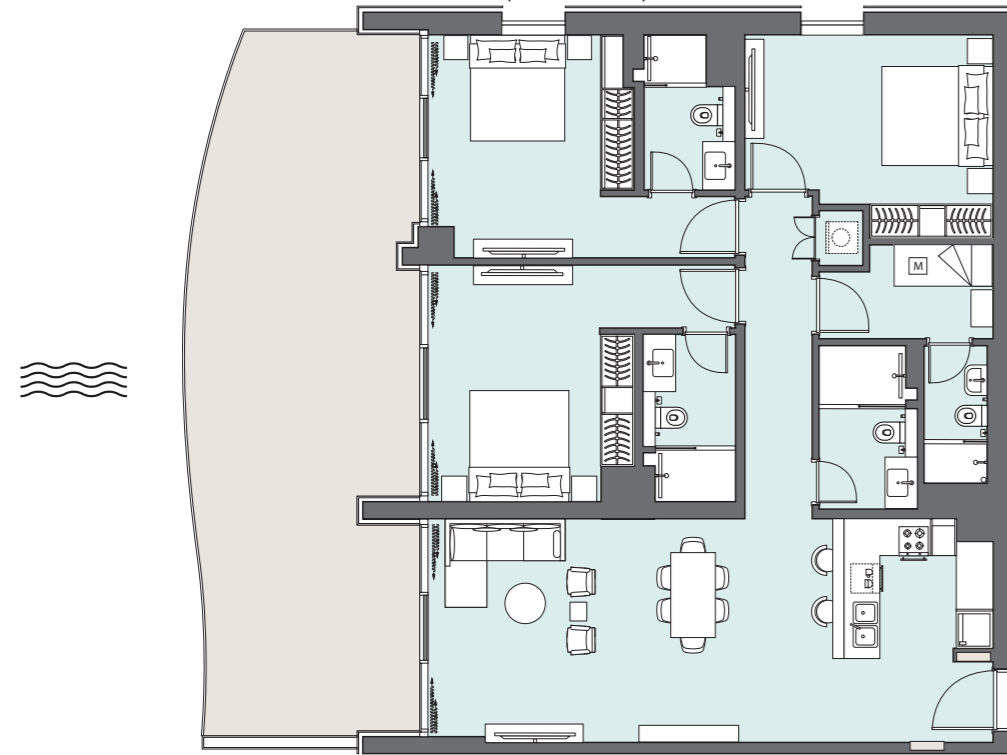
Ground Floor

3 BEDROOM

The Podium Simplexes | Type PC | Unit P0004

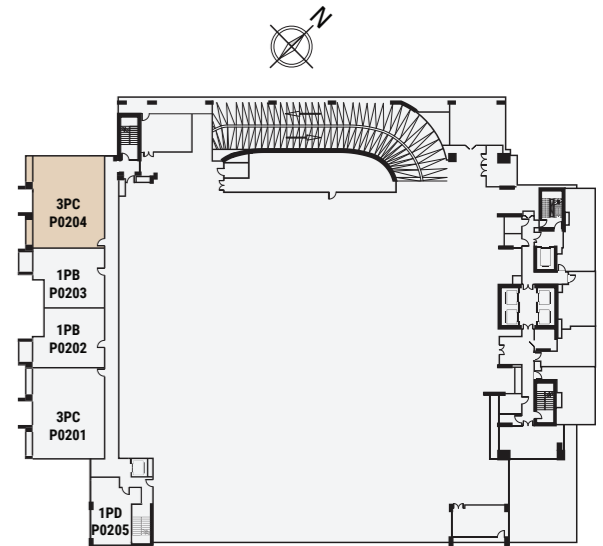
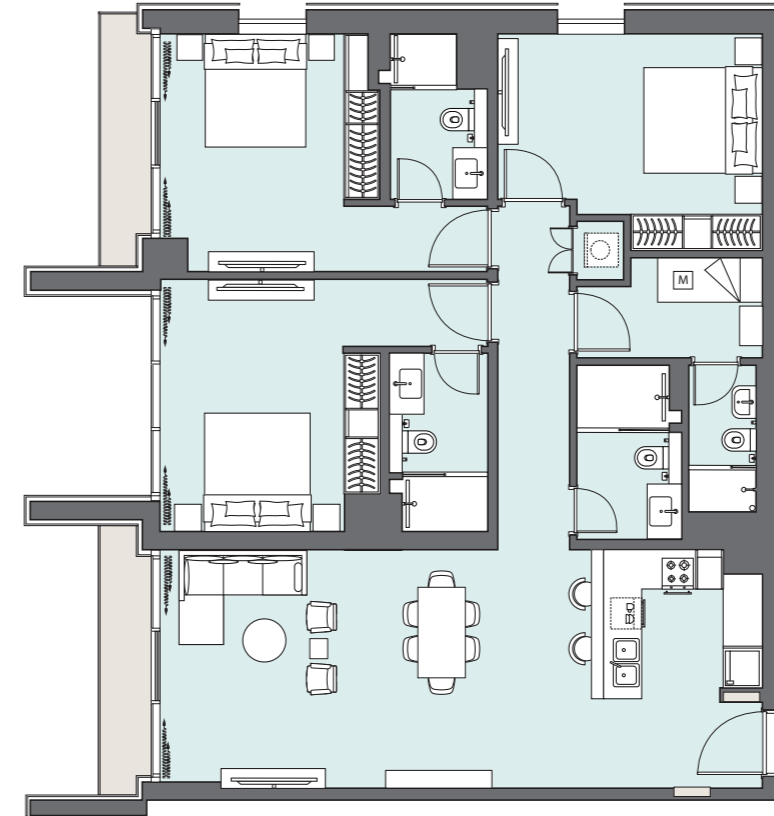
3 BEDROOM

The Podium Simplexes | Type PC | Unit P0204



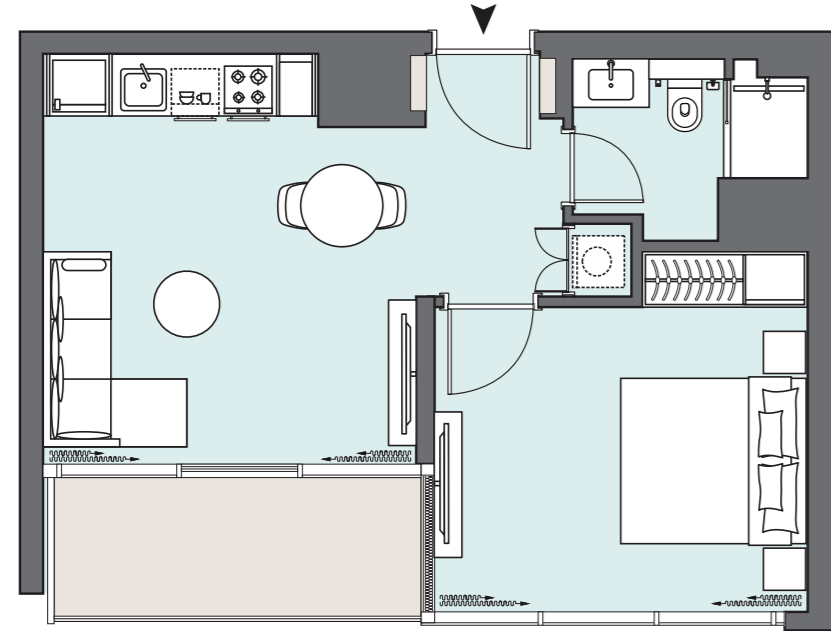
Ground Floor

Apartment Area	128.93 m ²	1,387.79 ft ²
Balcony Area	52.24 m ²	562.31 ft ²
Total Area	181.17 m²	1,950.10 ft²

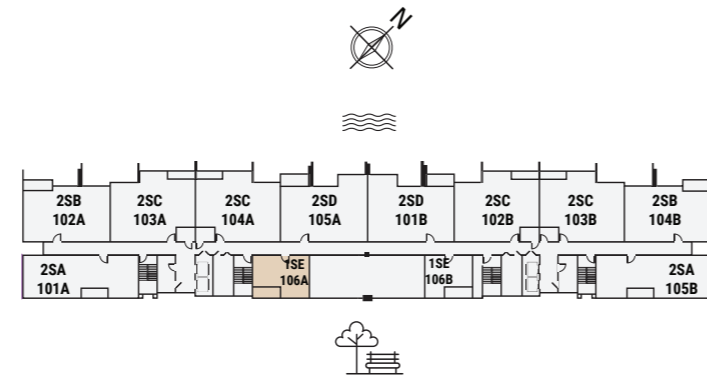


Floor 2

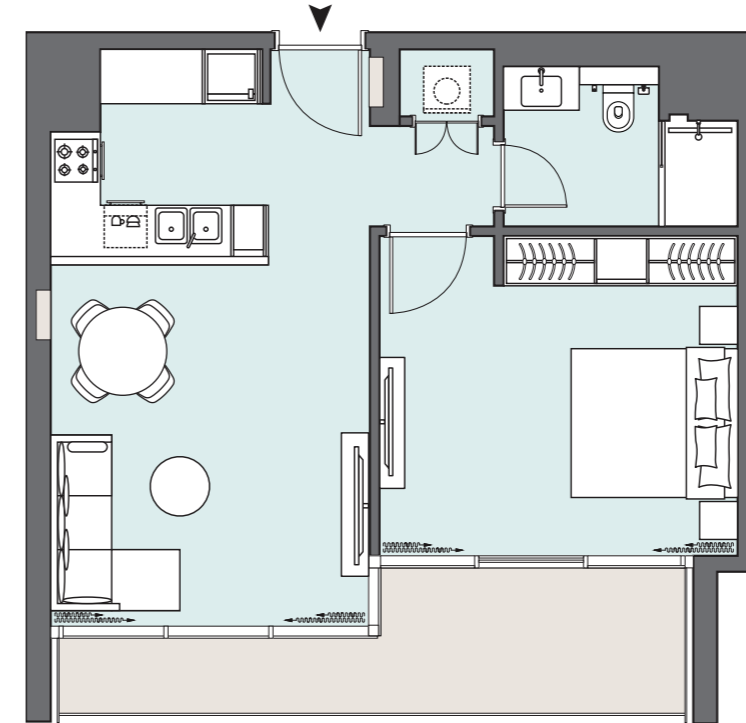
Apartment Area	128.77 m ²	1,386.07 ft ²
Balcony Area	8.64 m ²	93.00 ft ²
Total Area	137.41 m²	1,479.07 ft²



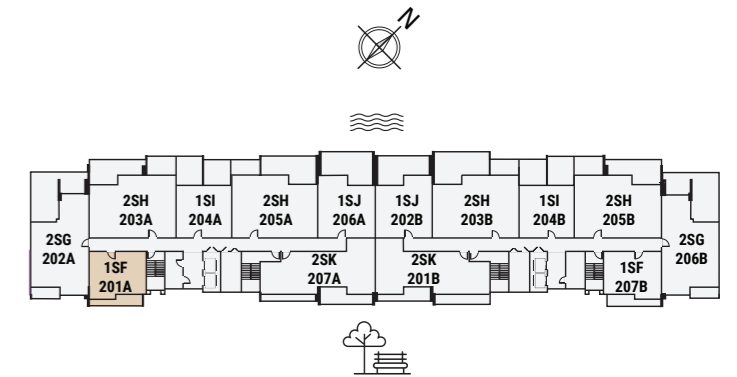
Apartment Area	45.49 m ²	489.65 ft ²
Balcony Area	6.6 m ²	71.04 ft ²
Total Area	52.09 m²	560.69 ft²



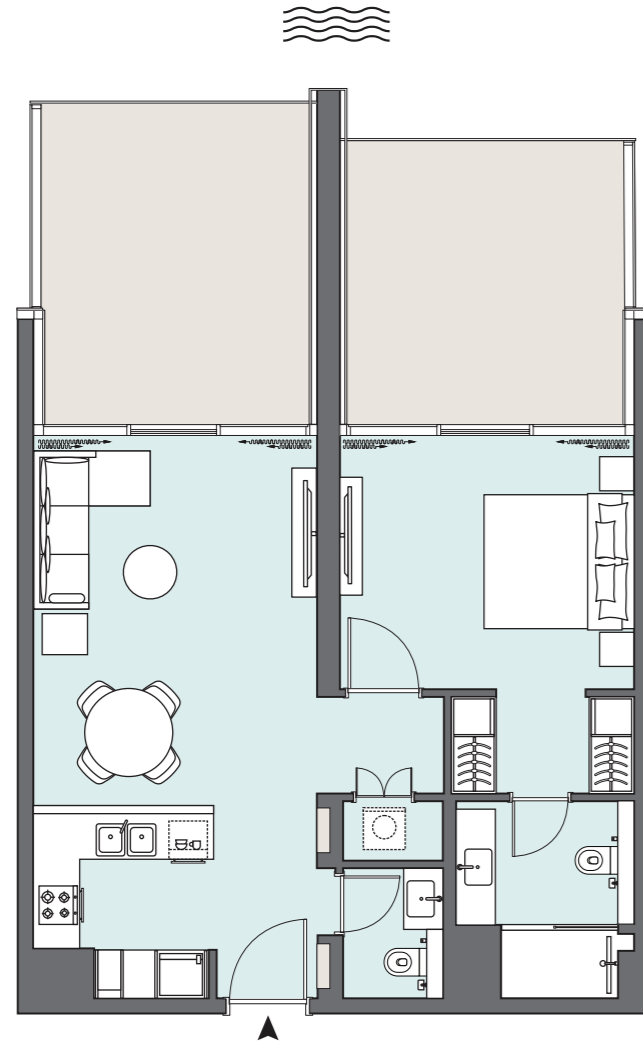
Floor 1



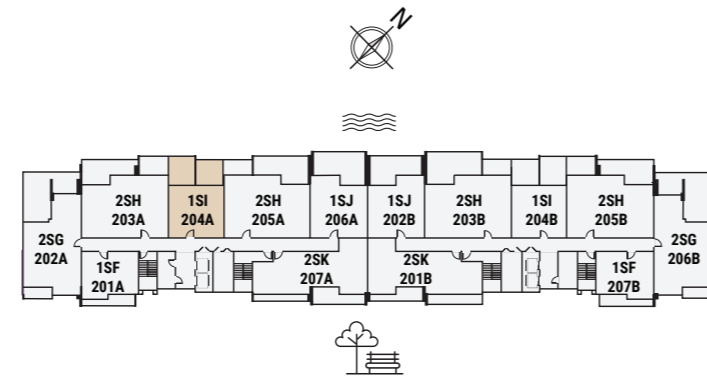
Apartment Area	55.92 m ²	601.92 ft ²
Balcony Area	10.95 m ²	117.86 ft ²
Total Area	66.87 m²	719.78 ft²



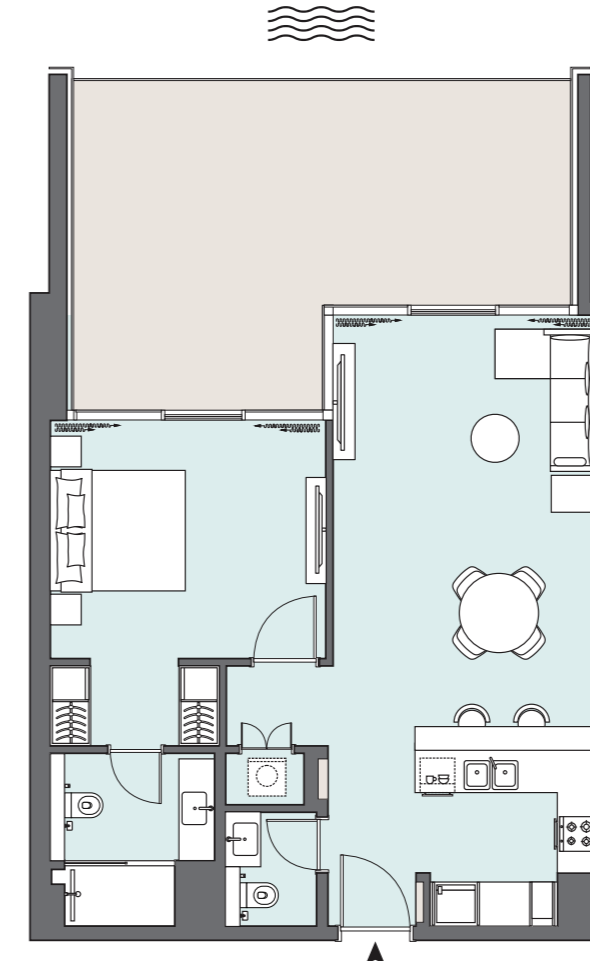
Floor 2



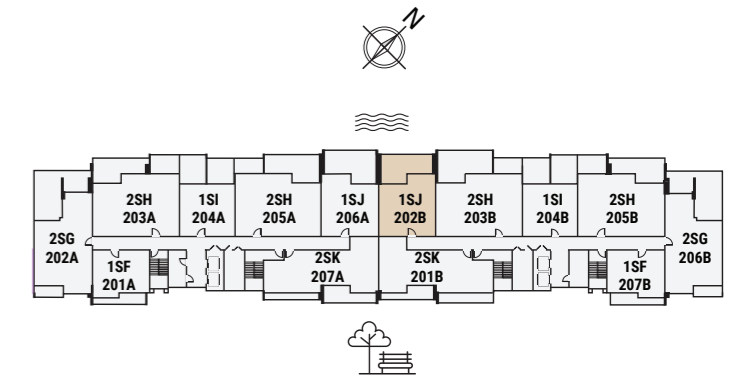
Apartment Area	62.56 m ²	673.39 ft ²
Balcony Area	33.47 m ²	360.27 ft ²
Total Area	96.03 m²	1,033.66 ft²



Floor 2



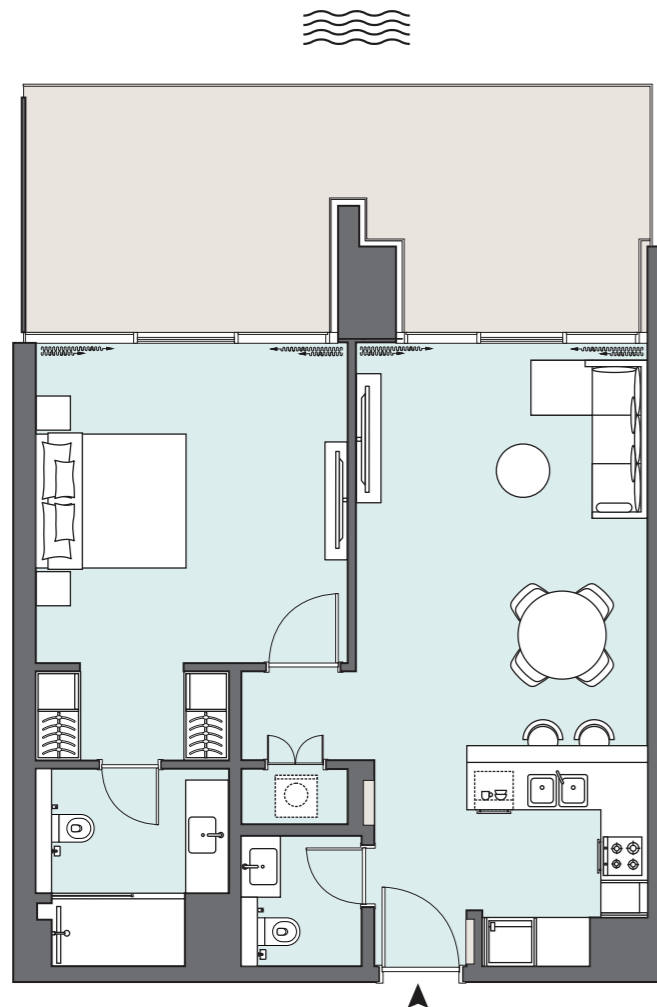
Apartment Area	71.39 m ²	768.44 ft ²
Balcony Area	30.1 m ²	323.99 ft ²
Total Area	101.49 m²	1,092.43 ft²



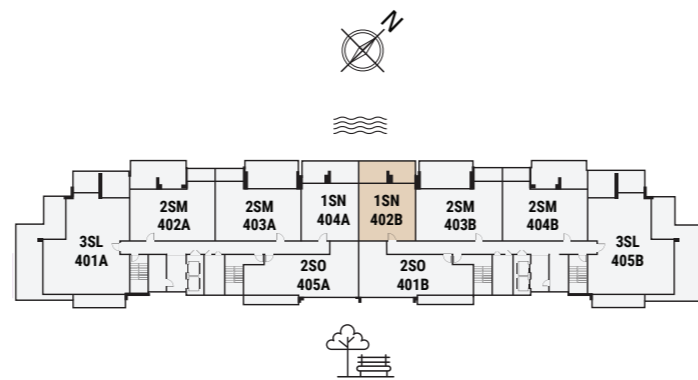
Floor 2

1 BEDROOM

The Waterfront Simplexes | Type SN | Unit 402B



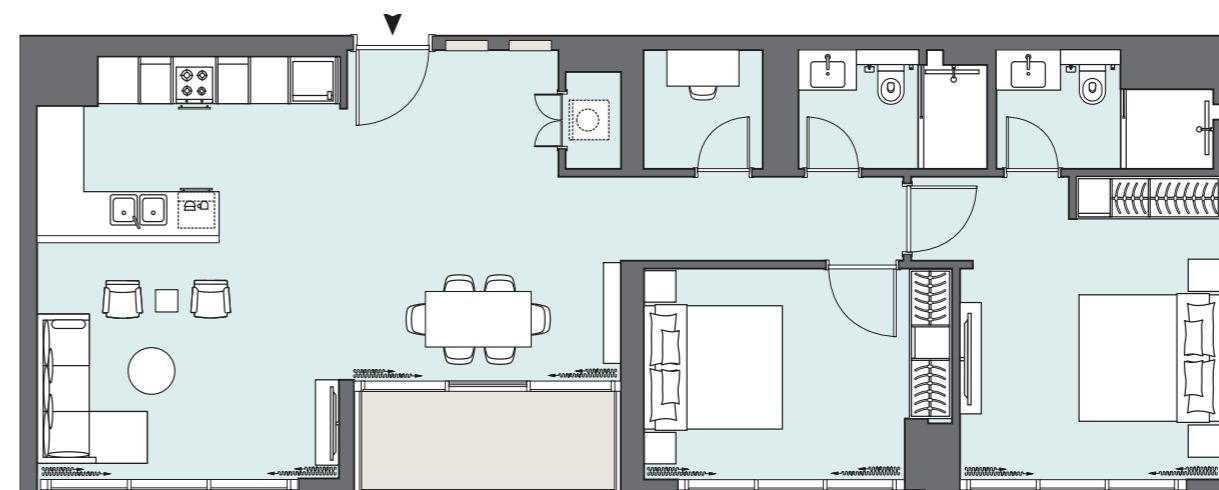
Apartment Area	71.68 m ²	771.56 ft ²
Balcony Area	28.43 m ²	306.02 ft ²
Total Area	100.11 m²	1,077.57 ft²



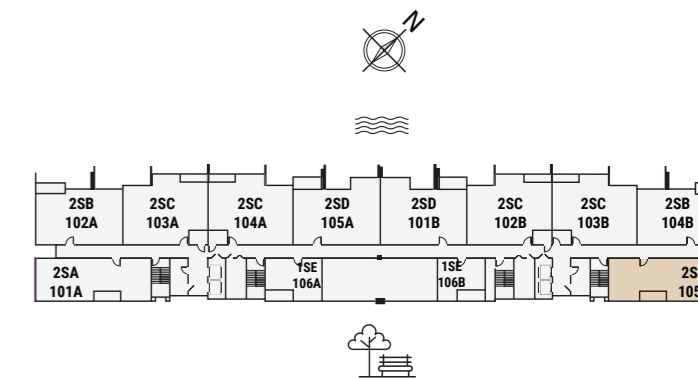
Floor 4

2 BEDROOM

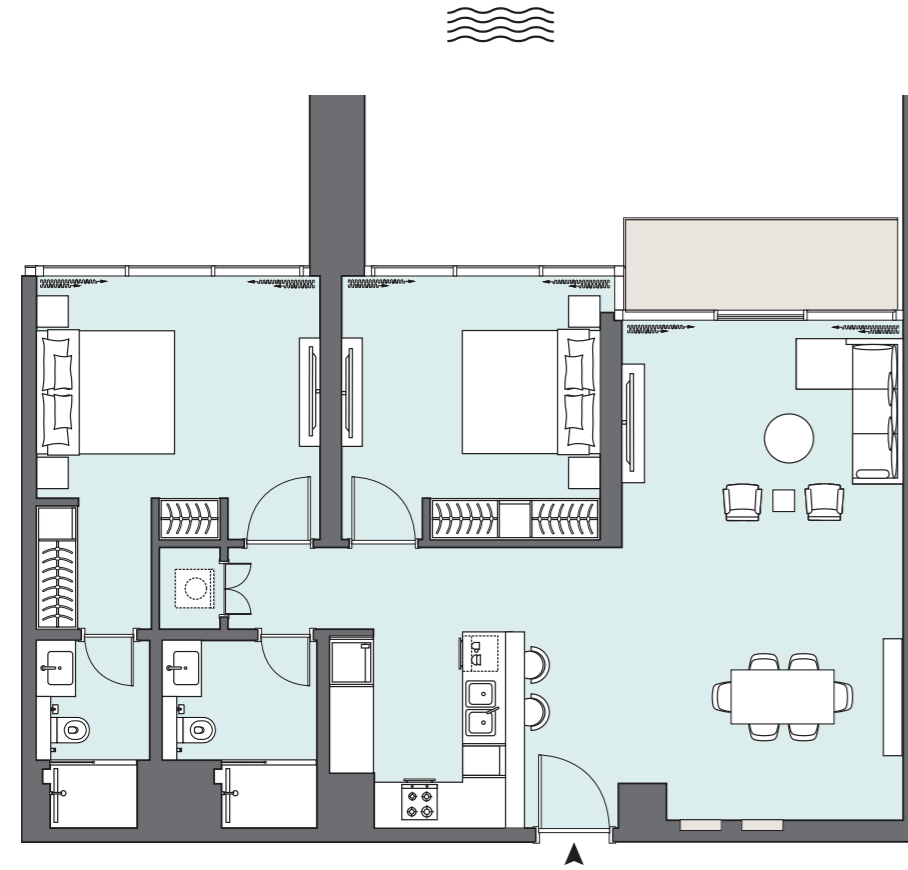
The Waterfront Simplexes | Type SA | Unit 105B



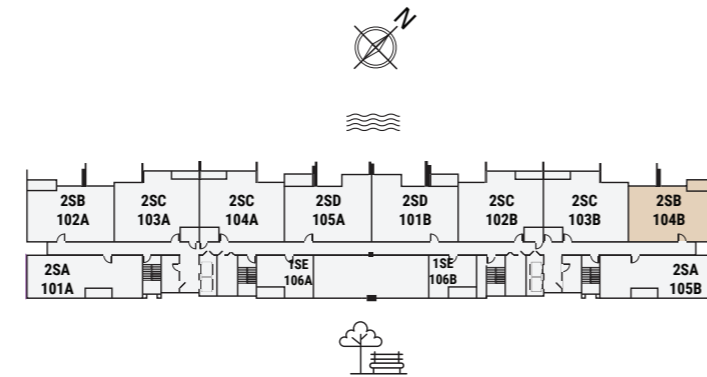
Apartment Area	99.32 m ²	1,069.07 ft ²
Balcony Area	5.89 m ²	63.40 ft ²
Total Area	105.21 m²	1,132.47 ft²



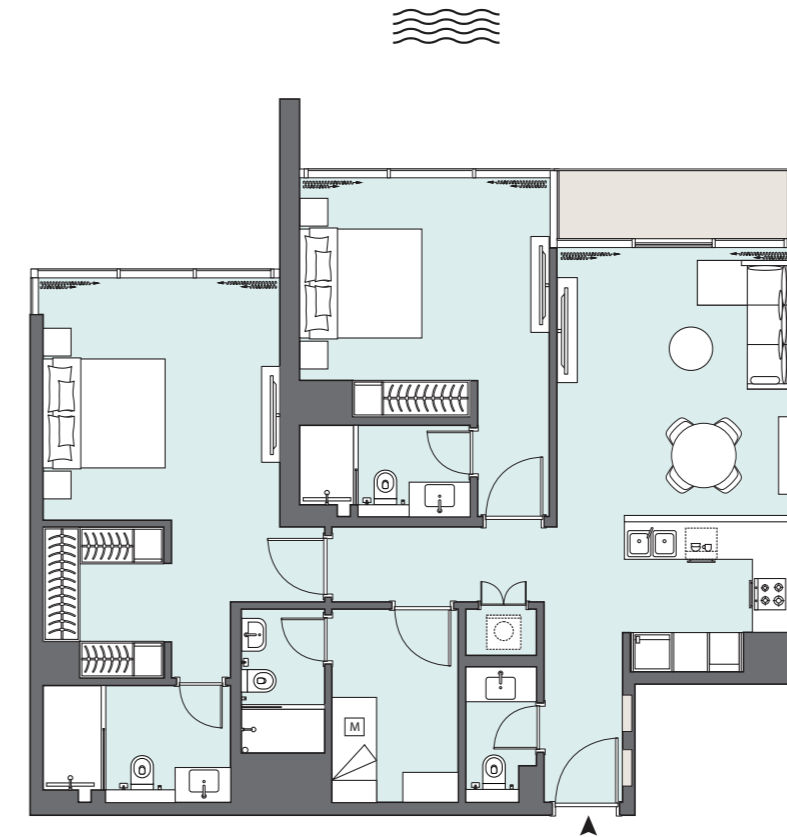
Floor 1



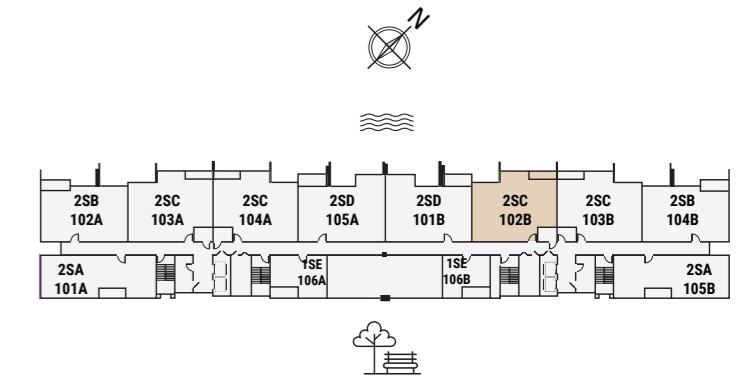
Apartment Area	101.83 m ²	1,096.09 ft ²
Balcony Area	6.86 m ²	73.84 ft ²
Total Area	108.69 m²	1,169.93 ft²



Floor 1



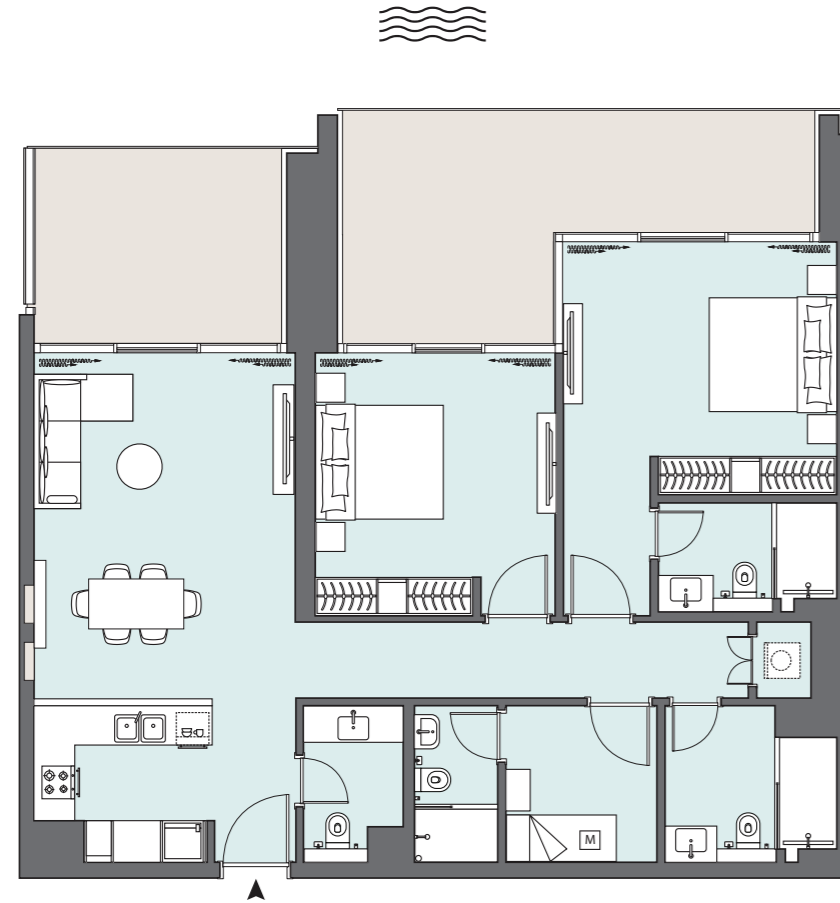
Apartment Area	112.19 m ²	1,207.60 ft ²
Balcony Area	4.85 m ²	52.20 ft ²
Total Area	117.04 m²	1,259.80 ft²



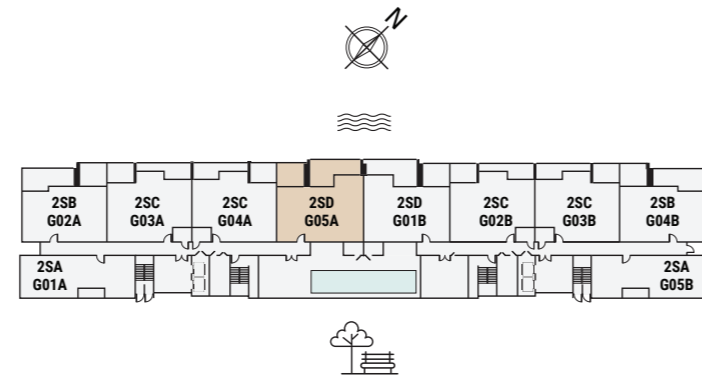
Floor 1

2 BEDROOM

The Waterfront Simplexes | Type SD | Unit G05A



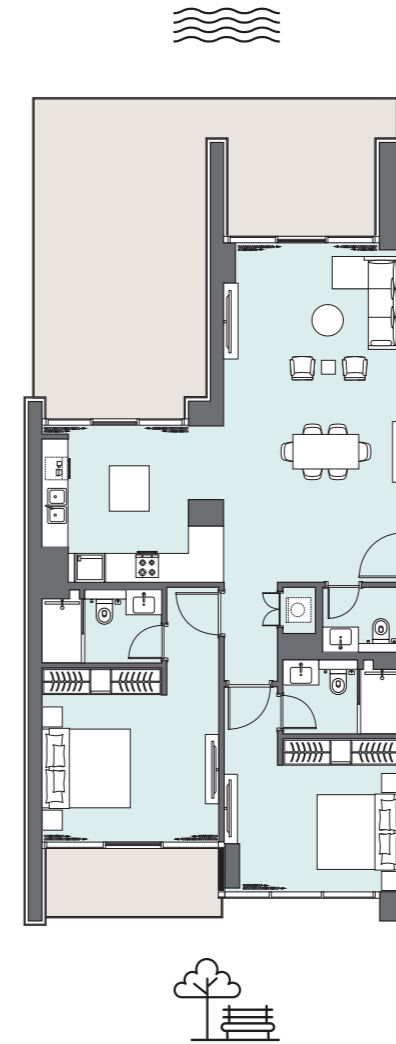
Apartment Area	112.36 m ²	1,209.43 ft ²
Balcony Area	61.47 m ²	661.66 ft ²
Total Area	173.83 m²	1,871.09 ft²



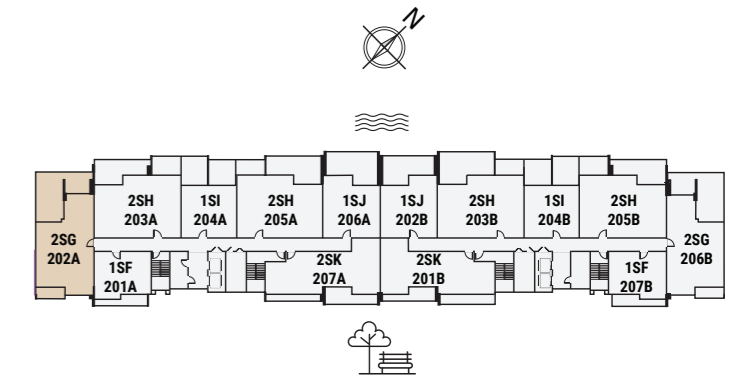
Ground Floor

2 BEDROOM

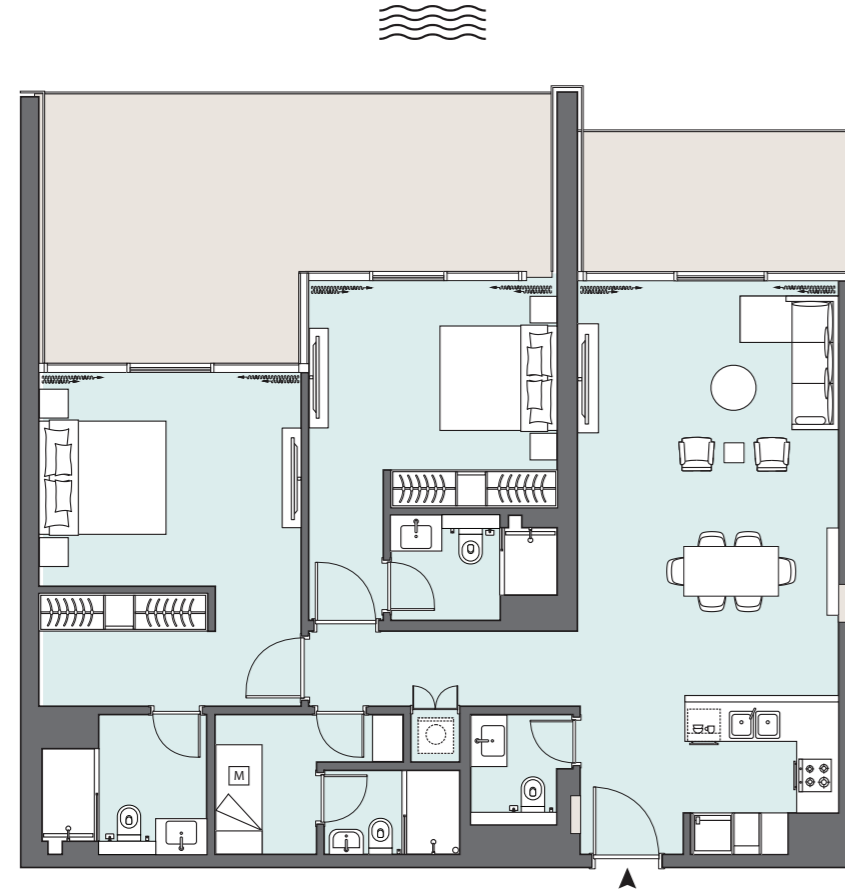
The Waterfront Simplexes | Type SG | Unit 202A



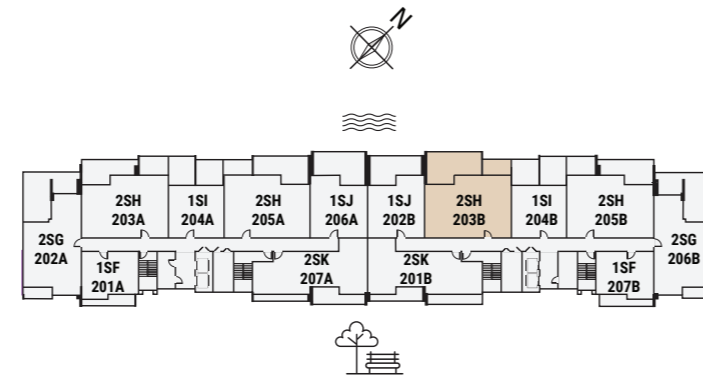
Apartment Area	104.62 m ²	1,126.12 ft ²
Balcony Area	50.94 m ²	548.31 ft ²
Total Area	155.56 m²	1,674.43 ft²



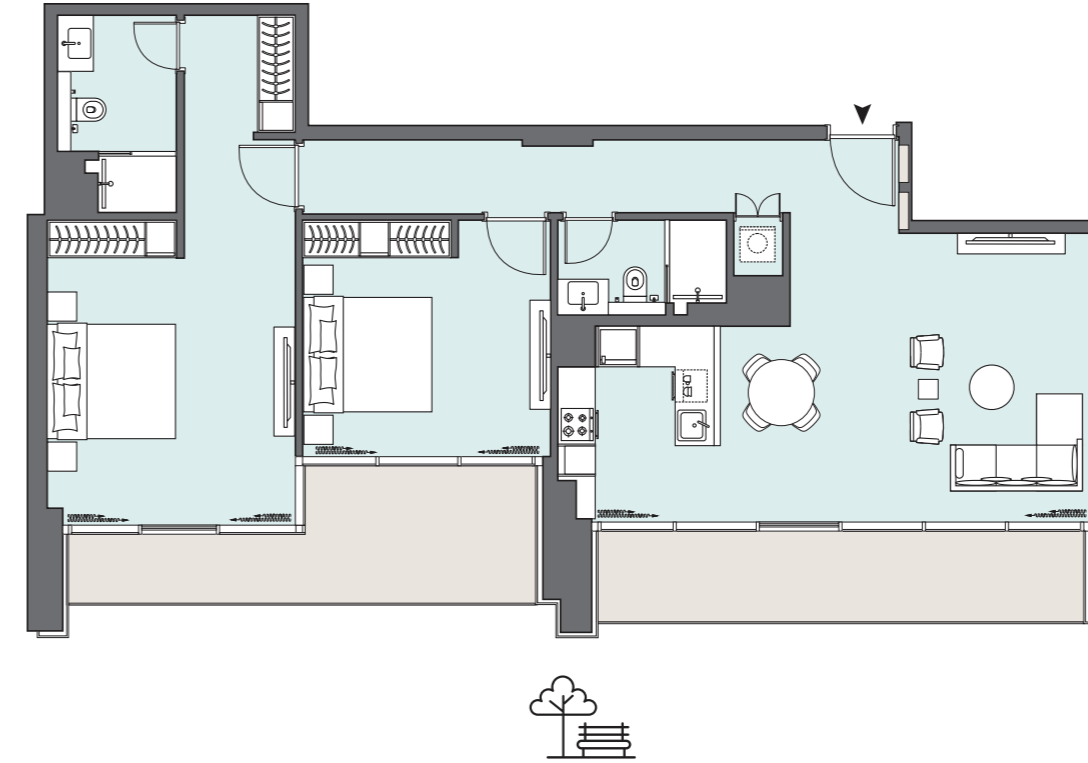
Floor 2



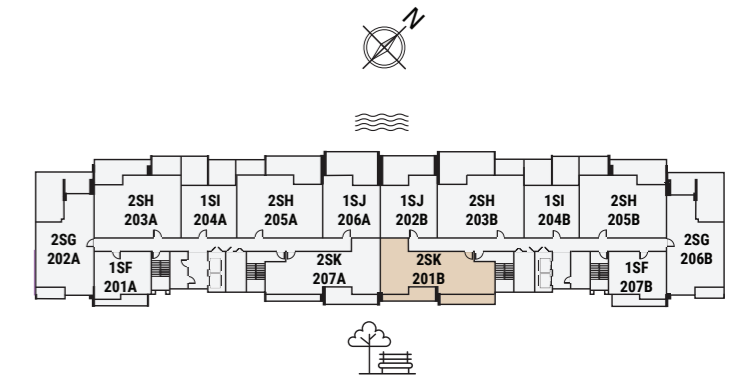
Apartment Area	110.95 m ²	1,194.25 ft ²
Balcony Area	45.37 m ²	488.36 ft ²
Total Area	156.32 m²	1,682.61 ft²



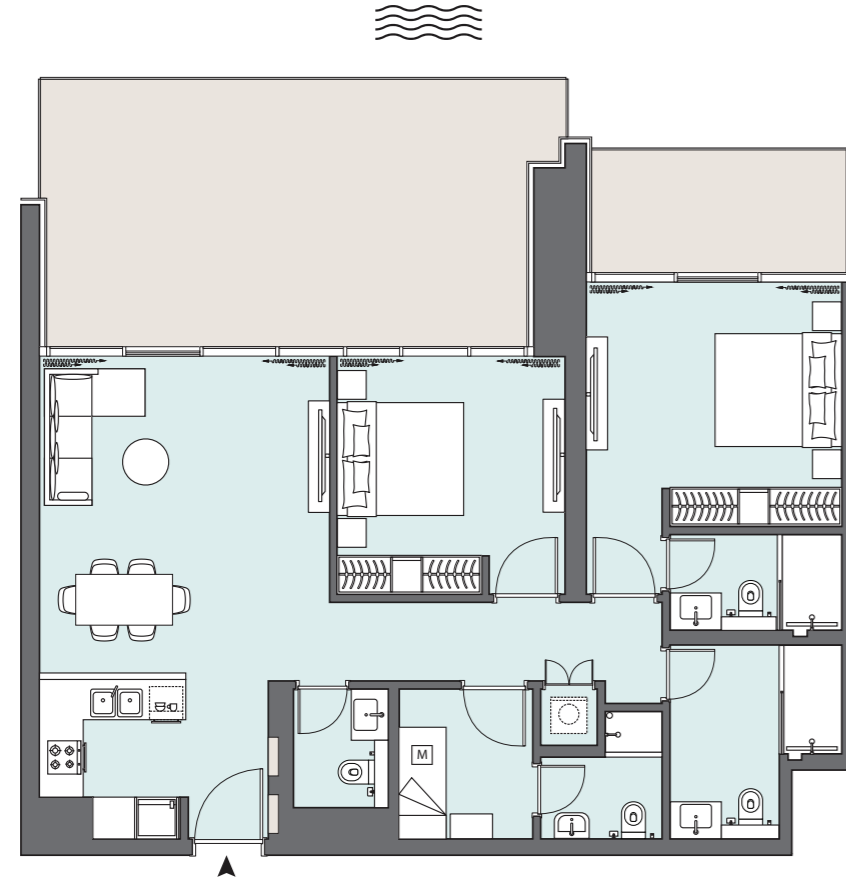
Floor 2



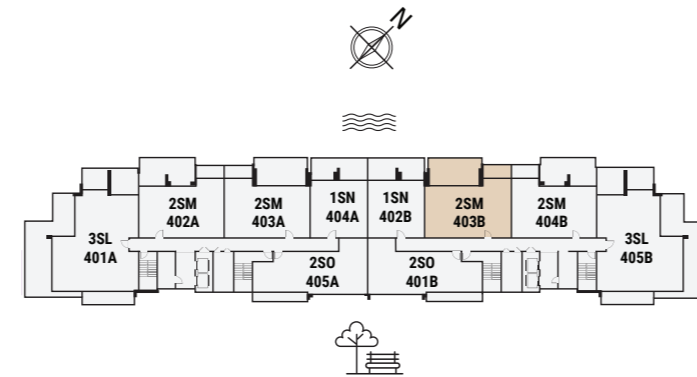
Apartment Area	106.86 m ²	1,150.23 ft ²
Balcony Area	25.91 m ²	278.79 ft ²
Total Area	132.77 m²	1,429.12 ft²



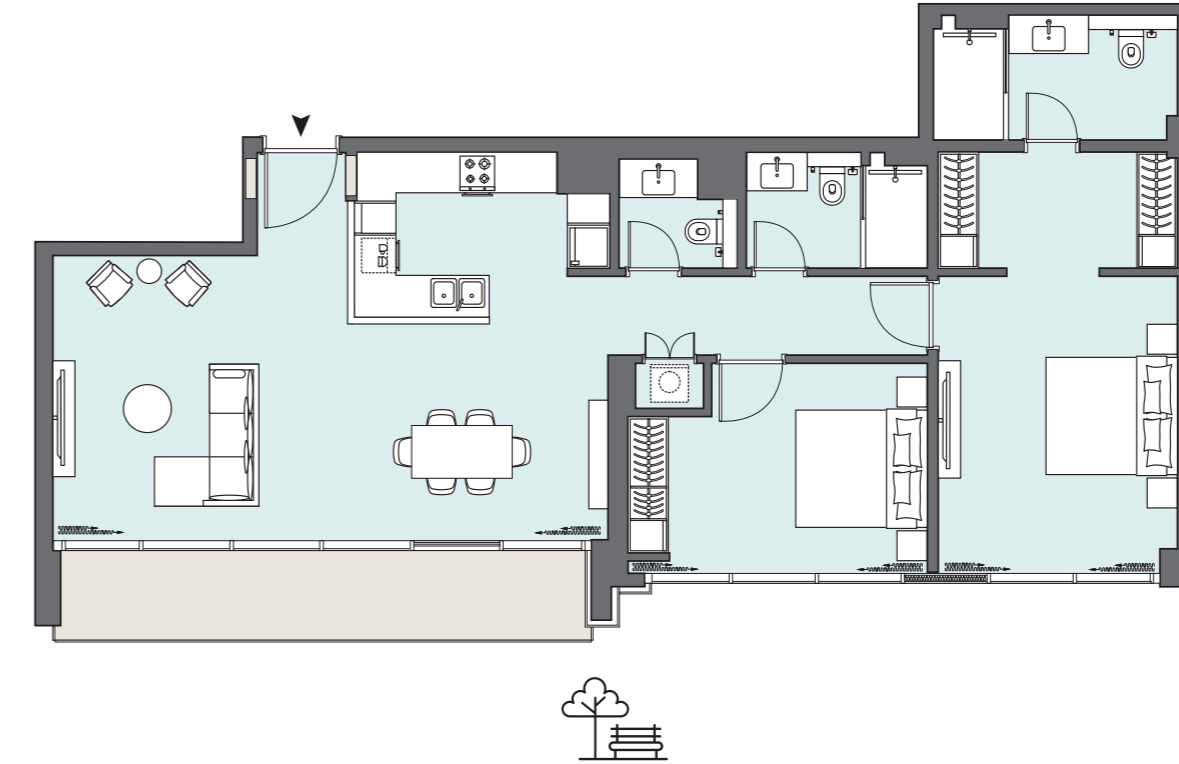
Floor 2



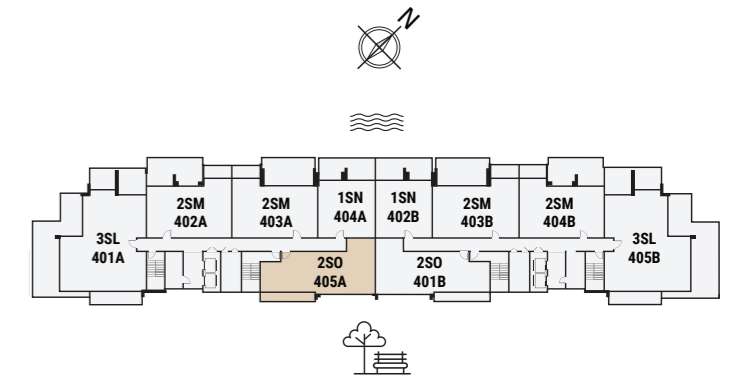
Apartment Area	100.78 m ²	1,084.79 ft ²
Balcony Area	42.33 m ²	455.63 ft ²
Total Area	143.11 m²	1,540.42 ft²



Floor 4



Apartment Area	108.95 m ²	1,172.73 ft ²
Balcony Area	11.64 m ²	125.29 ft ²
Total Area	120.59 m²	1,298.02 ft²



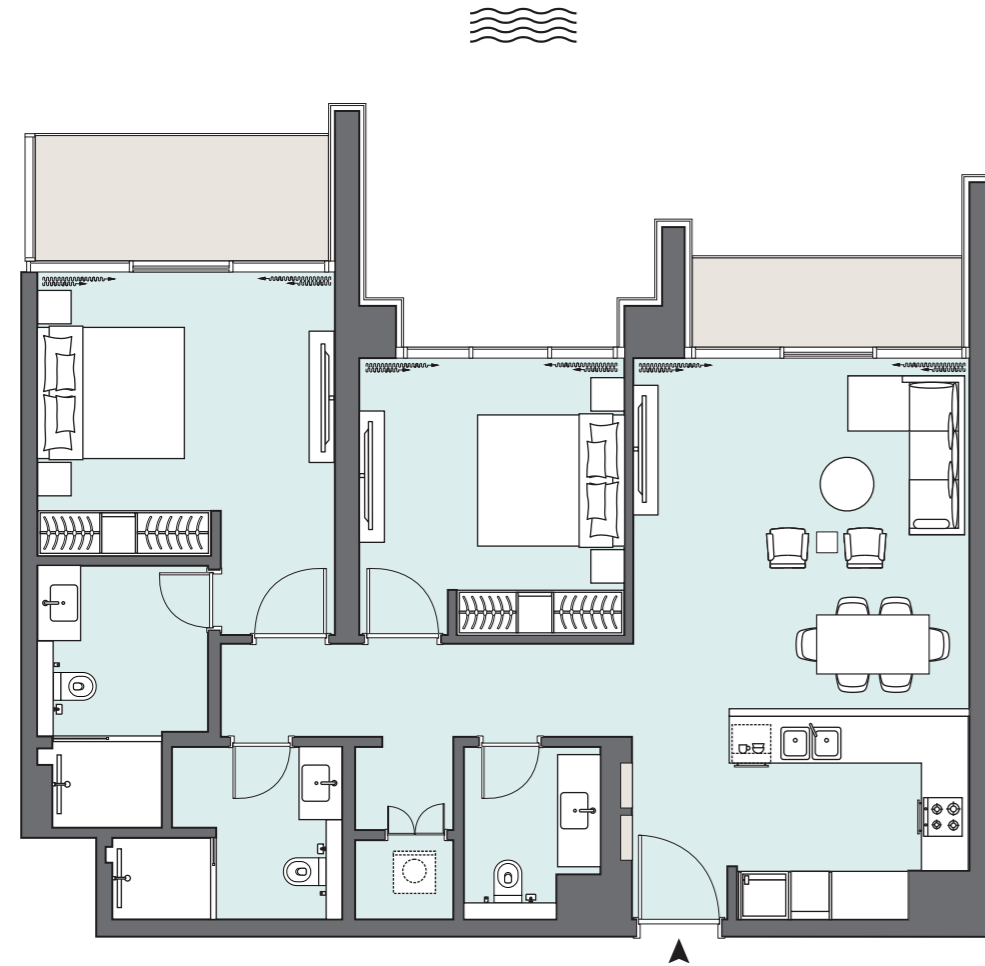
Floor 4

2 BEDROOM

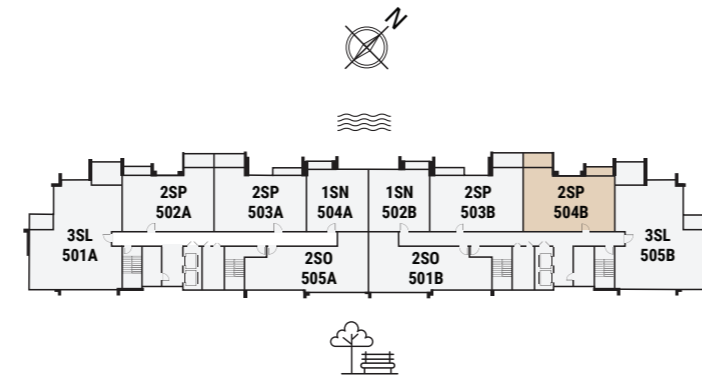
The Waterfront Simplexes | Type SP | Unit 504B

3 BEDROOM

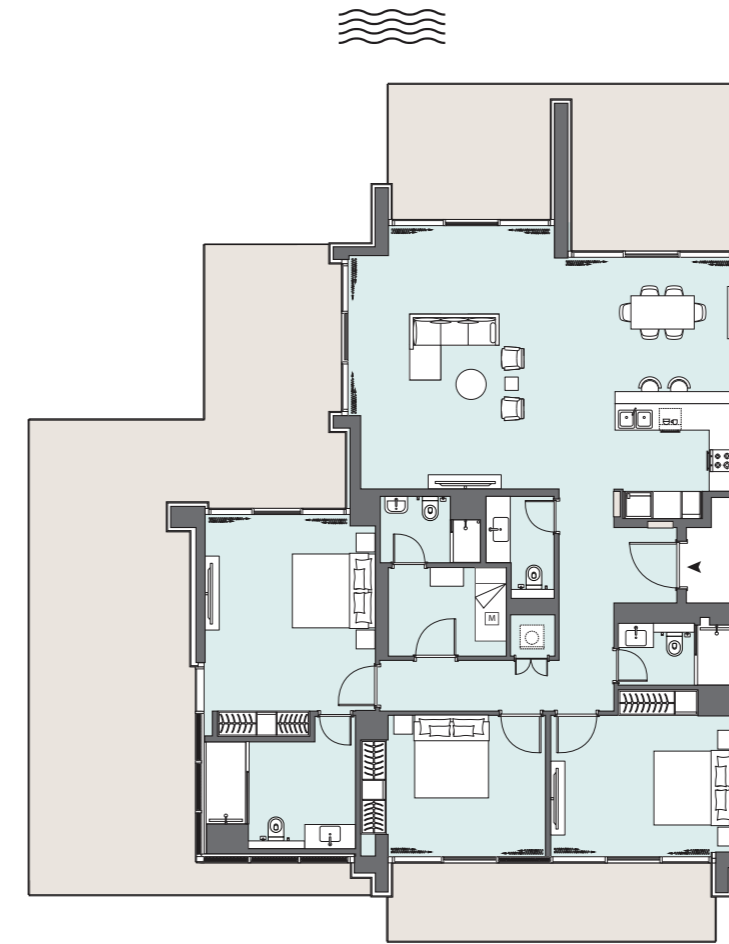
The Waterfront Simplexes | Type SL | Unit 401A



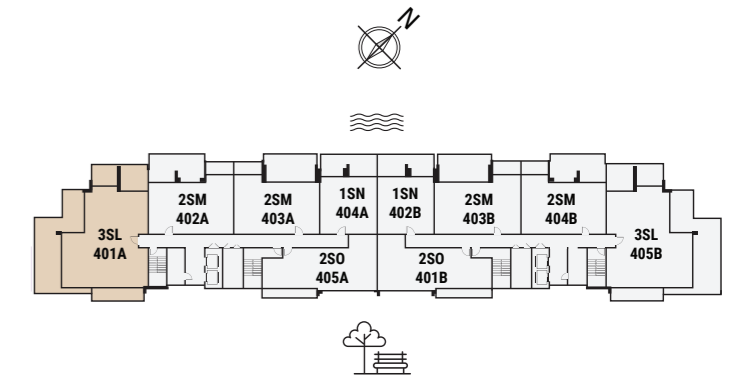
Apartment Area	100.5 m ²	1,081.77 ft ²
Balcony Area	12.46 m ²	134.12 ft ²
Total Area	112.96 m²	1,215.89 ft²



Floor 5



Apartment Area	162.14 m ²	1,745.26 ft ²
Balcony Area	116.31 m ²	1,251.95 ft ²
Total Area	278.45 m²	2,997.21 ft²



Floor 4




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