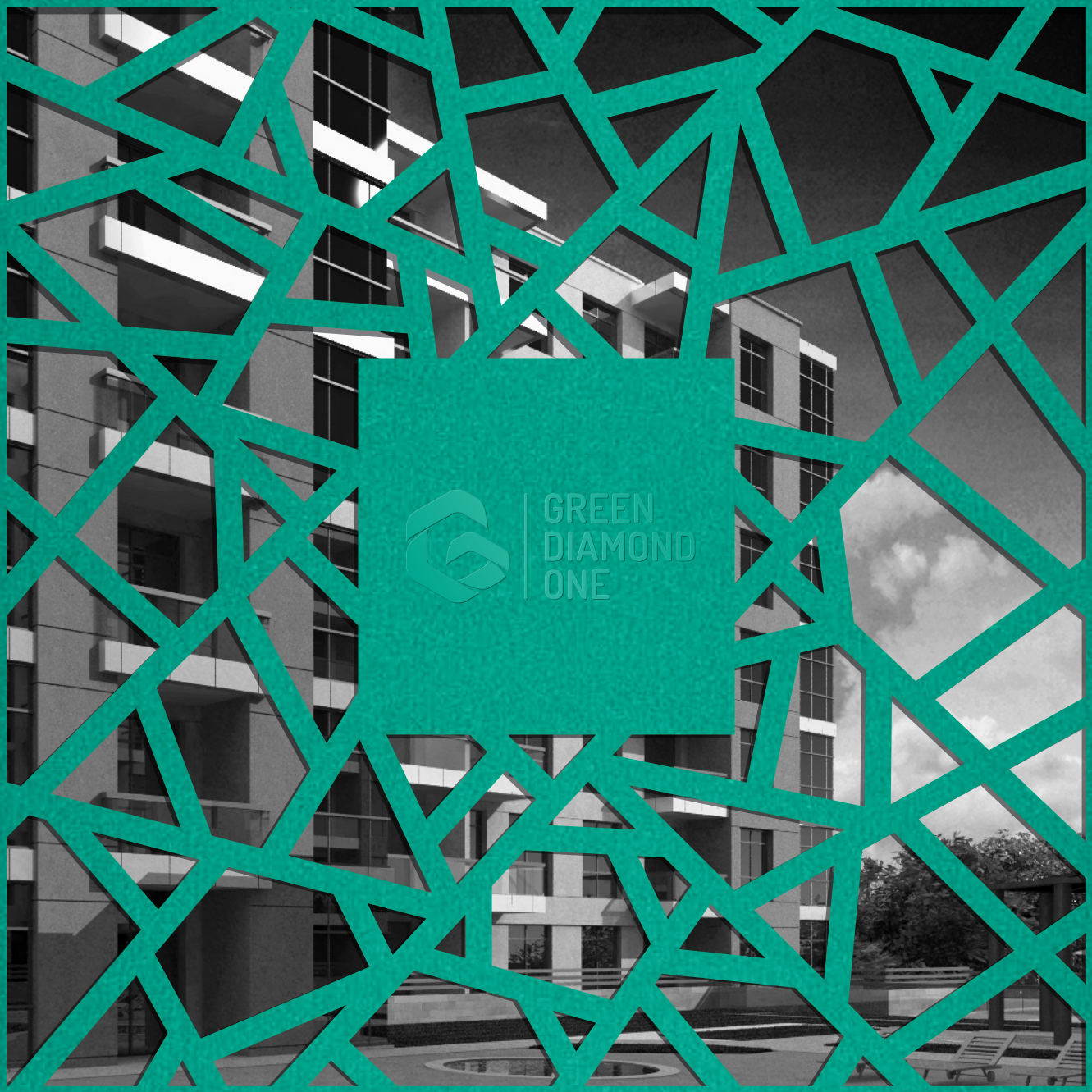


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A REGIONAL LEADER IN SUSTAINABLE LIVING SOLUTIONS

Diamond Developers is for sustainability, innovation and quality since it was established in 2003.

Our founding team of visionary entrepreneurs, architects and engineers came together to spearhead an environmentally, economically and socially sustainable property sector.

Since launching our first property as a trailblazer in Dubai's freehold movement, we have developed a diverse portfolio of superior homes and offices for customers who share our values and our vision for a green real estate sector in Dubai and beyond.

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DISCOVER THE BRILLIANCE OF SUSTAINABLE LIVING

Green Diamond One is a contemporary, environmentally-friendly development in the heart of Dubai, promising an uncompromising family lifestyle of affordable sustainability and endless possibility.

Incorporating state-of-the-art renewable energy and resource-saving technologies, the two eight-story buildings feature a total of 194 spacious two and three-bedroom homes, with exceptional shared facilities and amenities for the ultimate in comfort and convenience.

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Green Diamond One immerses you in the latest in environmentally-friendly design, materials and technologies, reducing your energy consumption, environmental footprint and monthly energy bills.

Powered by cutting-edge solar panels and equipped with electric vehicle charging stations, Green Diamond One reflects our unmatched commitment to sustainable real estate development.

Superior-quality building insulation, Green Star appliances and LED lighting slash your energy consumption, while advanced water-saving fixtures, a separate system for grey and black water in every apartment, and a dedicated grey water recycling plant guarantee every Green Diamond One owner and resident clean water and a clear conscience.





ENJOY CUTTING EDGE ENVIRONMENTAL FEATURES





DESIGNED FOR YOUR SUSTAINABLE & HEALTHY LIFESTYLE

Experience an idyllic lifestyle at Green Diamond One, with great shared spaces where families and friends come together to enjoy a refreshing dip, stay active and share memorable moments.

Shared facilities include:

- Temperature-controlled swimming pool
- Multi-purpose deck area
- Children's play area
- Fully-equipped gymnasium
- Shaded parking areas
- AED 4 per Sq. Ft. Services Charges

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THE PERFECT HOME FOR YOUR FAMILY

A haven of sustainable yet affordable living, Green Diamond One has the ideal two and three-bedroom home for your family.

Each of the two buildings features 97 apartments in the following sizes and layouts to suit your unique needs:

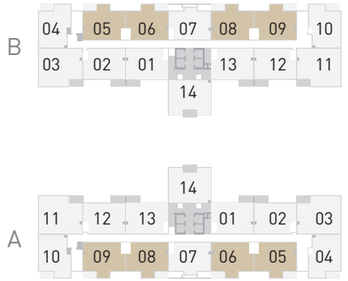
TWO-BEDROOM APARTMENTS
- Type 1: Inner two-bedroom apartment
- Type 2: Mid two-bedroom apartment
- Type 3: Corner two-bedroom apartment

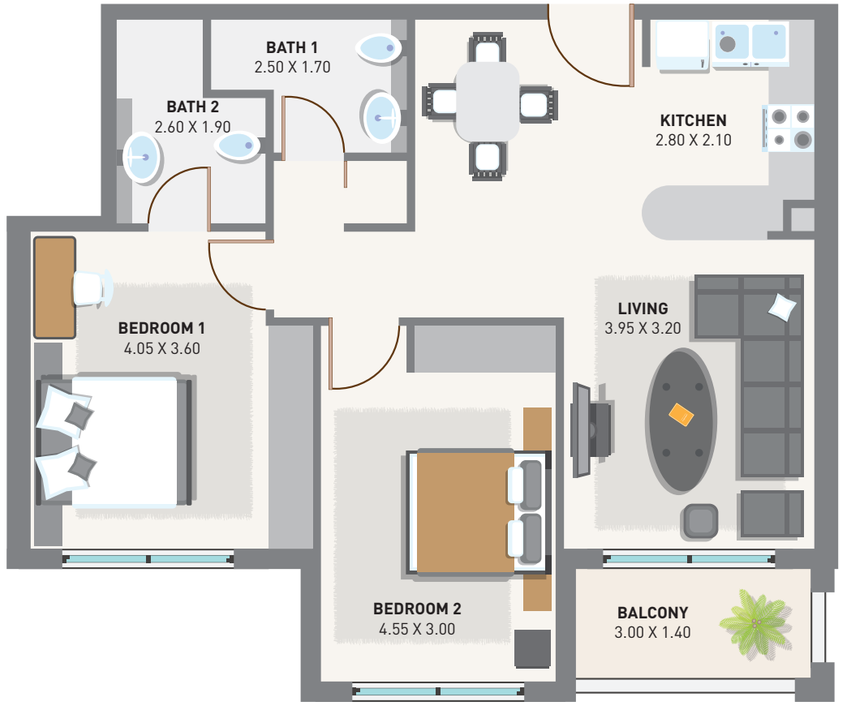
THREE-BEDROOM APARTMENTS
- Type 4: Inner three-bedroom apartment
- Type 5: Mid three-bedroom apartment
- Type 6: Corner three-bedroom apartment



TYPE 1 | INNER 2 BEDROOM APARTMENT

Suite Area:	797.17 Sq. Ft.
Balcony Area:	56.94 Sq. Ft.
Total BUA:	854.12 Sq. Ft.



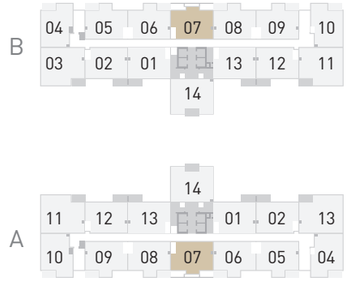


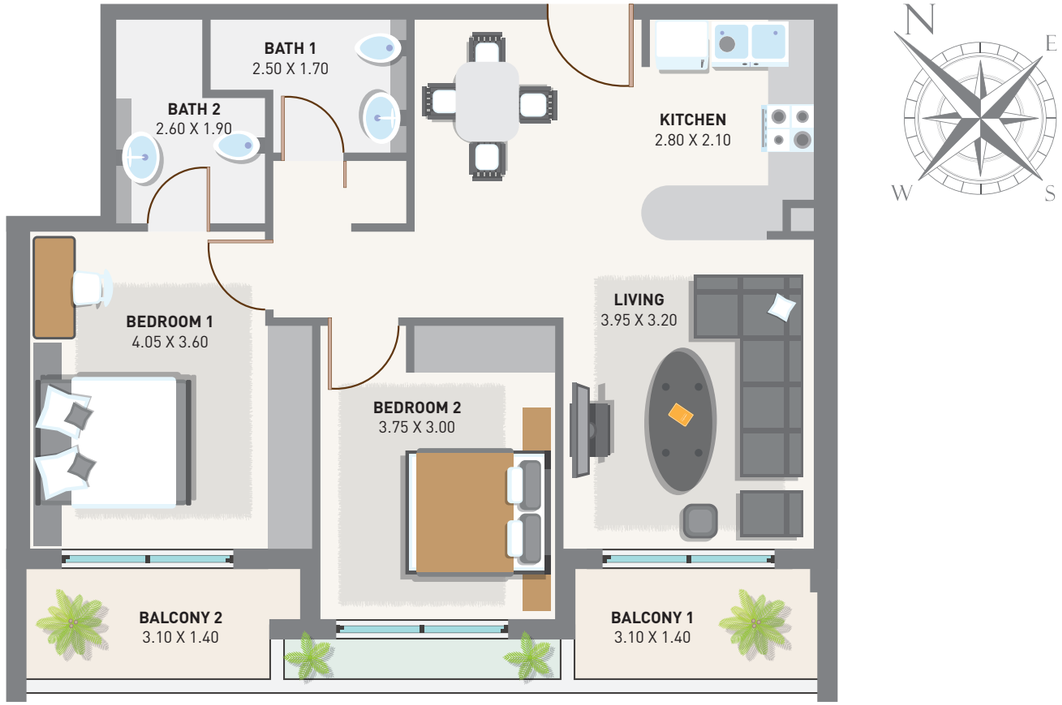


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TYPE 2 | INNER 2 BEDROOM APARTMENT

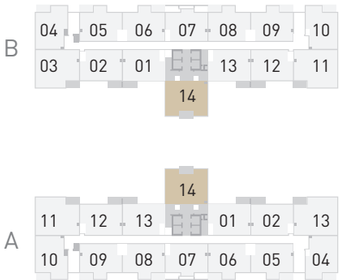
Suite Area: 769.19 Sq. Ft.
Balcony Area: 119.80 Sq. Ft.
Total BUA: **888.99 Sq. Ft.**





TYPE 3 | INNER 3 BEDROOM APARTMENT

Suite Area: 933.12 Sq. Ft.
Balcony Area: 53.17 Sq. Ft.
Total BUA: **986.30 Sq. Ft.**

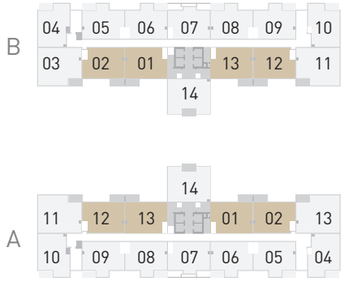


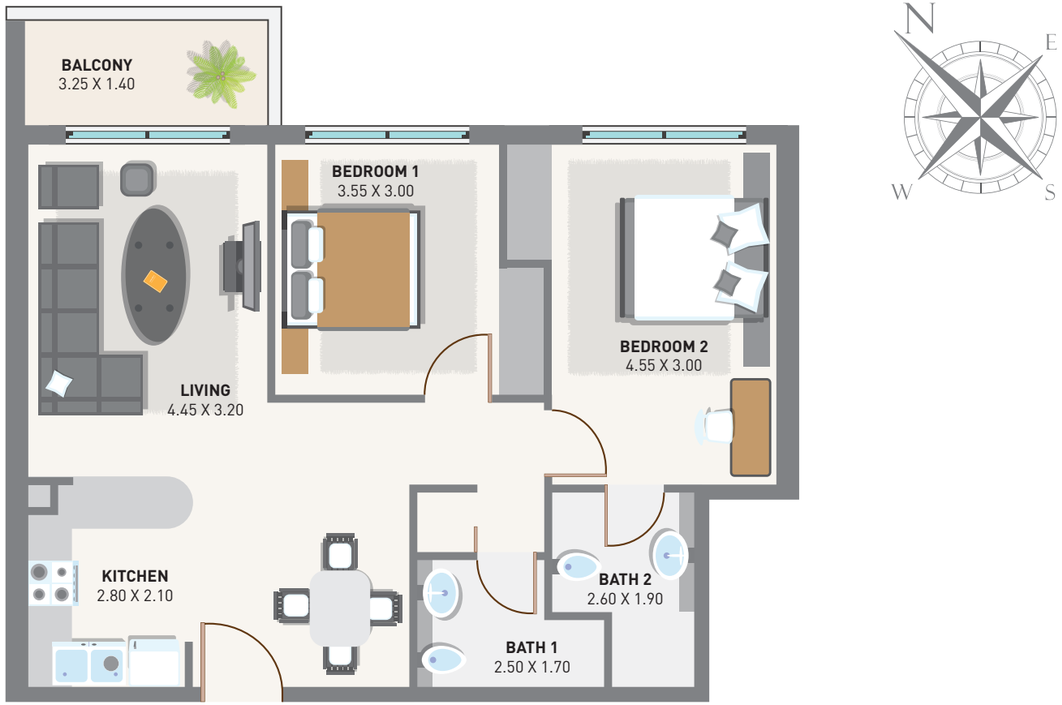


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TYPE 4 | INNER 2 BEDROOM APARTMENT

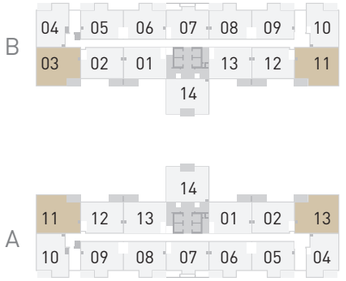
Suite Area:	765.34 Sq. Ft.
Balcony Area:	60.39 Sq. Ft.
Terrace:	106.45 Sq. Ft.
Total BUA:	**962.19 Sq. Ft.**

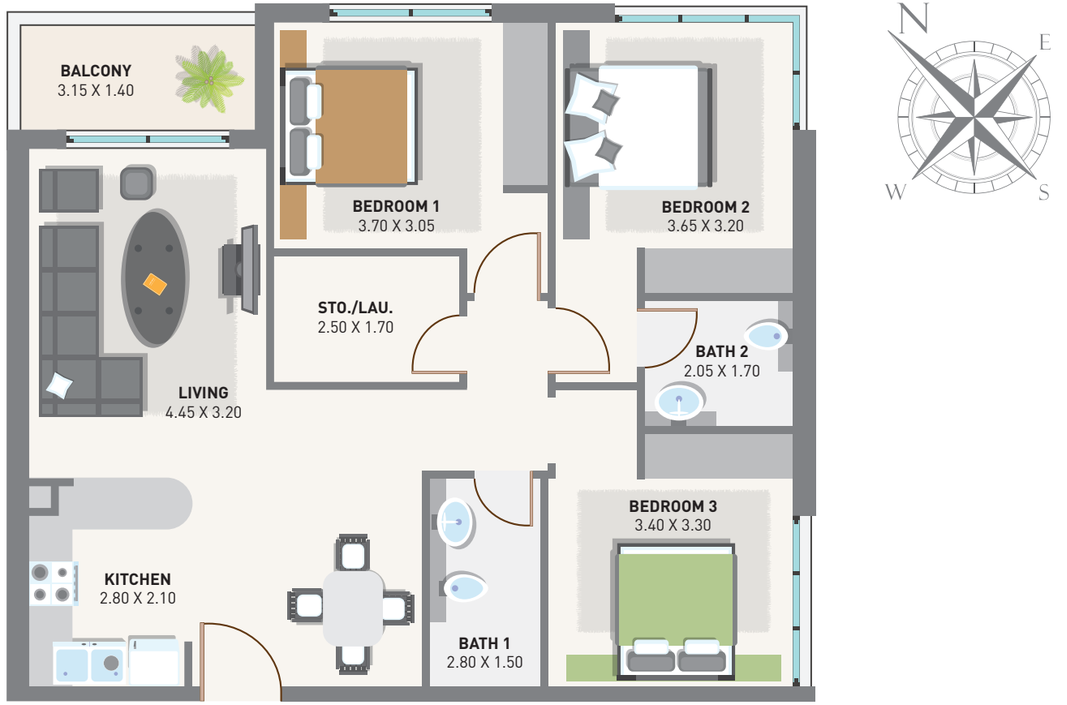




TYPE 5 | INNER 3 BEDROOM APARTMENT

Suite Area:	981.02 Sq. Ft.
Balcony Area:	58.99 Sq. Ft.
Terrace:	127.66 Sq. Ft.
Total BUA:	**1.167.67 Sq. Ft.**

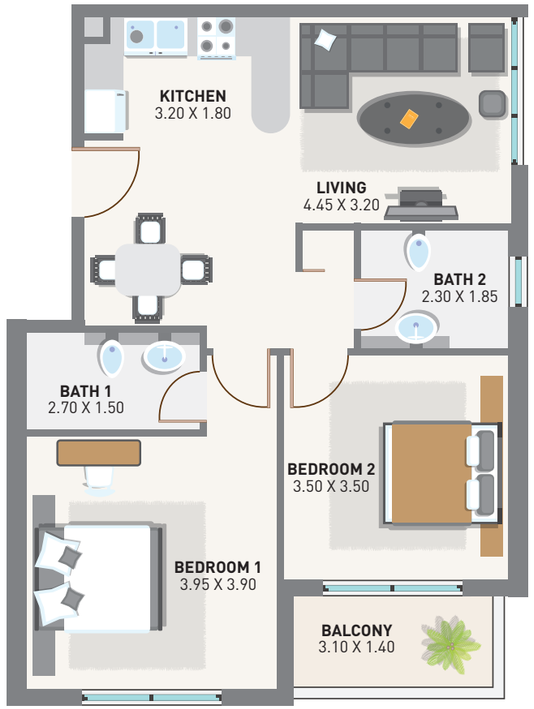


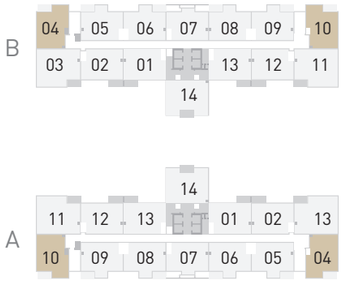


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TYPE 6 | INNER 2 BEDROOM APARTMENT

Suite Area:	775.65 Sq. Ft.
Balcony Area:	58.13 Sq. Ft.
Total BUA:	**833.77 Sq. Ft.**

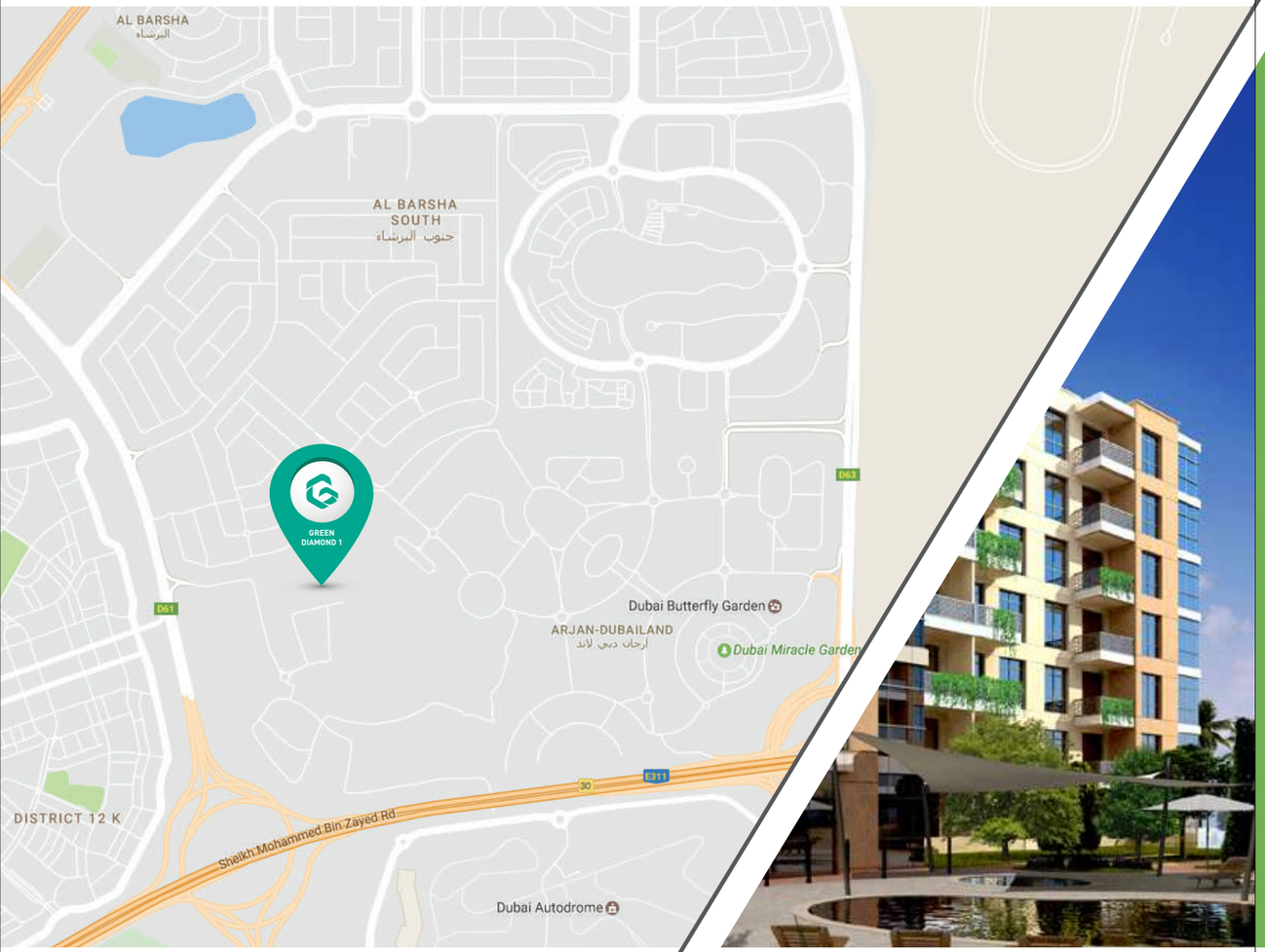








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CLOSE TO EVERYTHING THAT MATTERS TO YOU

Conveniently located in a flourishing residential community, an equal distance from Downtown Dubai's The Dubai Mall and the stunning towers of Dubai Marina, Green Diamond One put you within easy reach of the best education, healthcare, dining and leisure that Dubai has to offer.

NEARBY LANDMARKS

- Dubai Miracle Garden – 2 minutes
- Mall of the Emirates – 12 minutes
- Dubai Marina – 15 minutes
- Downtown Dubai &
  The Dubai Mall – 15 minutes
- The Palm Jumeirah – 15 minutes
- Dubai International Airport – 25 minutes

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Arjan Community
Al Barsha South Third
Dubailand
Dubai

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