

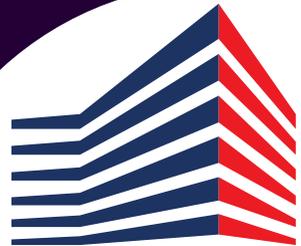
# One

*By Preston*

**A NEW ICON IN DUBAI SOUTH**

Building the Future, Today

BY



**PRESTON**  
PROPERTIES L.L.C

# ABOUT US

*Building the Future, Today*

## Preston Properties A Trusted Name

Founded in 2024 and based in Dubai, Preston Properties operates at the forefront of one of the world's most vibrant and competitive real estate markets. Under the visionary leadership of its Founder, Abdullah Kamil Khan, the company has built a reputation for combining market insight, commercial acumen, and execution excellence. Backed by a combined group experience of over 40 years, MatrixxSquare Development leverages deep industry knowledge across development, investment advisory, and project commercialization.



# Dubai South

## The City of the Future

Dubai South is a master-planned city built to embody the vision of Dubai's future. Strategically located near Al Maktoum International Airport, the world's largest airport, Dubai South is the epicenter of innovation, trade, and modern living.

## Key Features of Dubai South



### Connectivity

Easy access to Expo City Dubai, and major highways.



### Lifestyle

A vibrant community with parks, schools, and entertainment hubs.

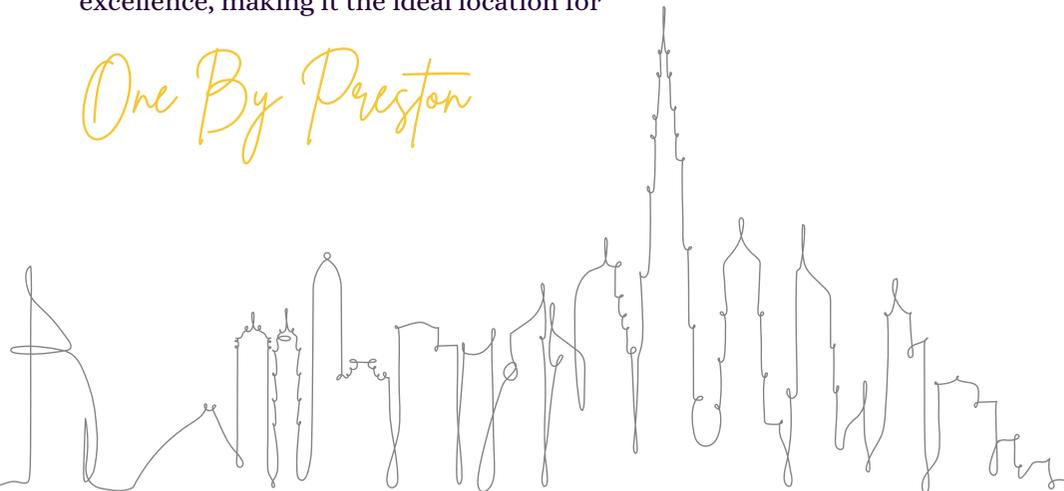


### Sustainability

Designed with smart infrastructure and eco-friendly principles.

Dubai South is rapidly becoming a hub for business, tourism, and residential excellence, making it the ideal location for

*One By Preston*

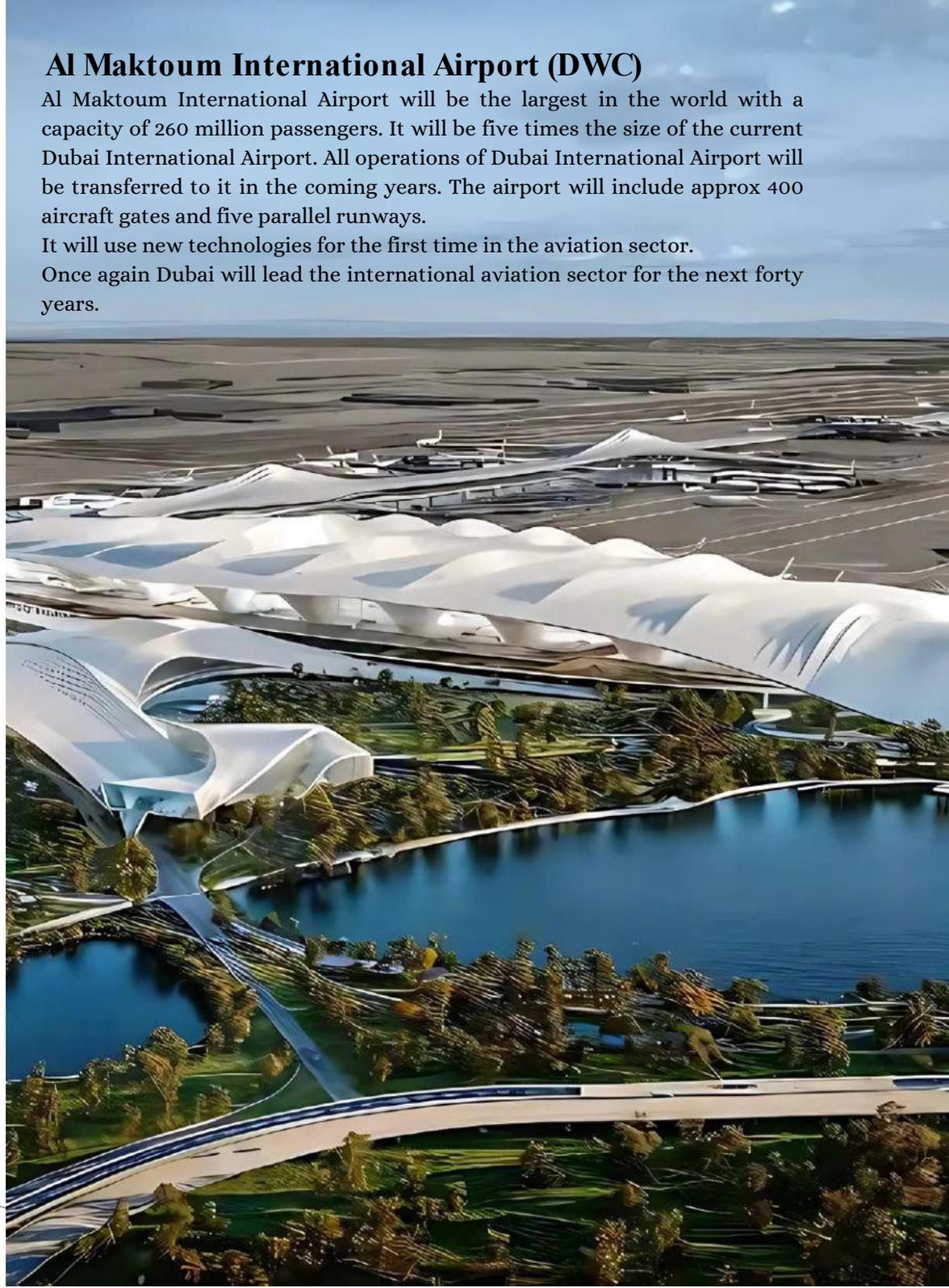


## Al Maktoum International Airport (DWC)

Al Maktoum International Airport will be the largest in the world with a capacity of 260 million passengers. It will be five times the size of the current Dubai International Airport. All operations of Dubai International Airport will be transferred to it in the coming years. The airport will include approx 400 aircraft gates and five parallel runways.

It will use new technologies for the first time in the aviation sector.

Once again Dubai will lead the international aviation sector for the next forty years.





# Why Choose Preston Properties?

- Decades of expertise in real estate development.
- Unwavering commitment to international standards

# Welcome to

## One By Preston

One By Preston is an architectural masterpiece designed to elevate urban living. Situated in the heart of Dubai South, this project redefines luxury with its contemporary design, unmatched amenities, and strategic location.



### Type

Residential development offering premium apartments.



### Design

Modern architecture blending elegance with functionality.



### Dubai Metro

Dubai South area as part of the Metro expansion.



### Units

Studio, 1-bedroom, and 2-bedroom apartments.



Advanced Energy-  
Efficient Solutions for  
Sustainable  
Development in Dubai  
South



## Strategic Location in *Dubai South*

### Proximity To Key Locations

- 5 minutes from Al Maktoum International Airport (DWC).
- 10 minutes from Dubai Expo.
- 20 minutes to Dubai International Cricket Stadium
- 25 minutes to Bluewater Island
- 25 minutes to Palm Jumeirah
- 30 minutes to Dubai Mall

Smart home  
technology for  
convenience and  
safety.

Waste management  
systems integrated  
into the design.

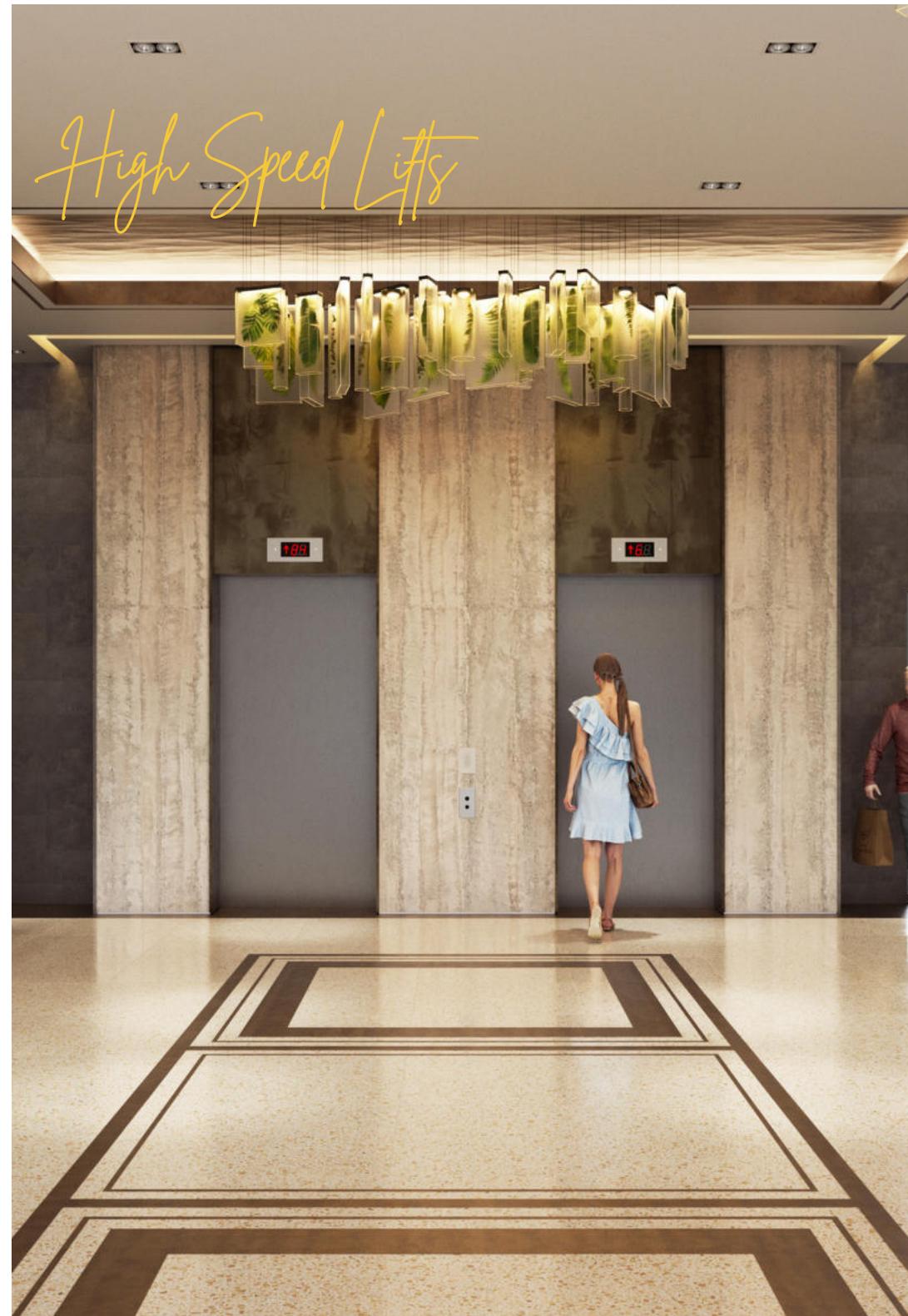
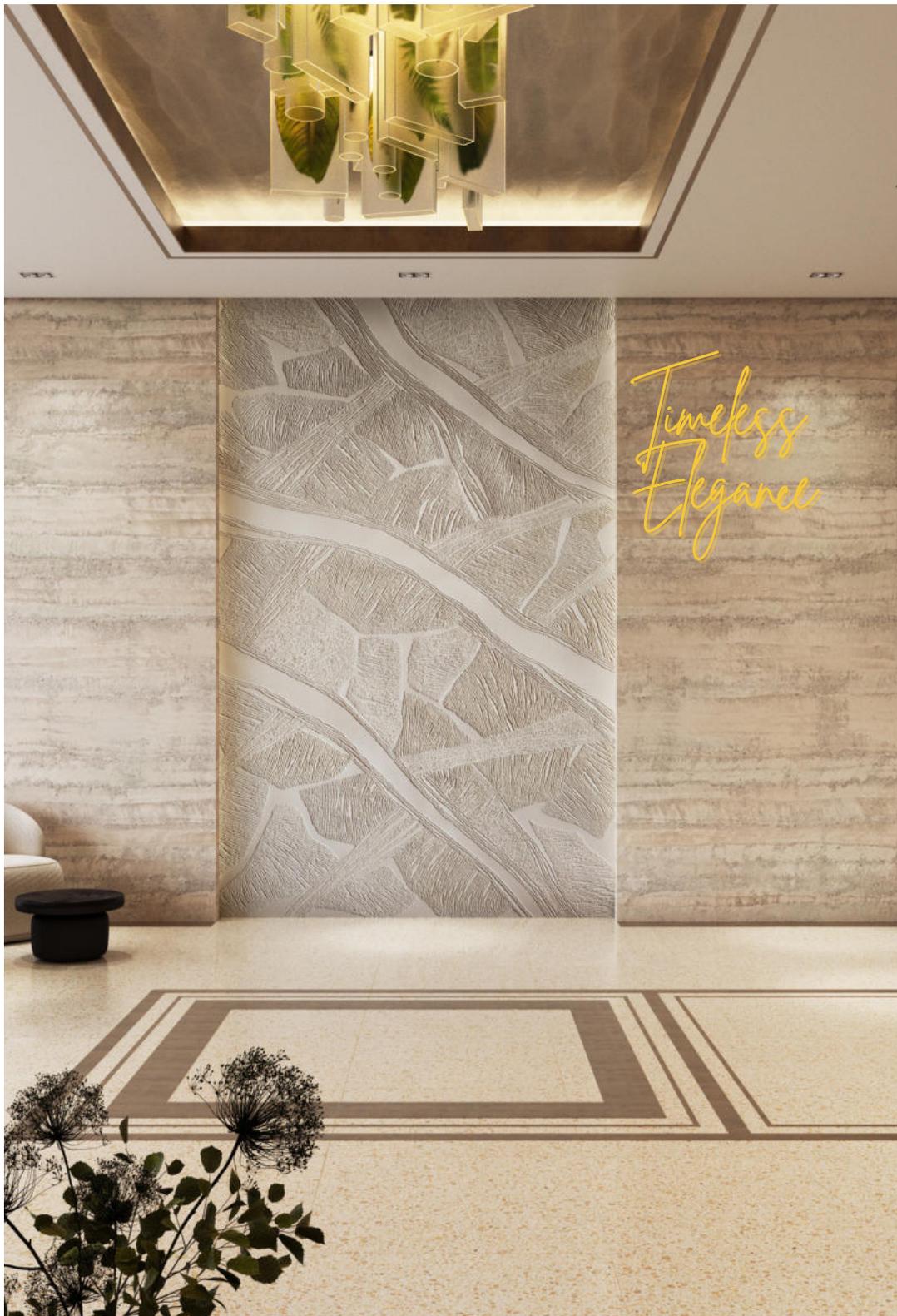


*Infinity Pool & Amenities*



*Grand Reception*







*Serene Lounge*



*Refined Arrival*



*Ultimate Comfort*



*Unwind & Relax*



*Timeless Charm*

*Culinary Elegance*





