

**WHERE THE SUN, SEA AND
SPACE COME TOGETHER.**



THREE WORLDS
ONE ADDRESS

one
central

AT

R A K C E N T R A L

Table of Content

01	Introduction	07	The Third World: Design, Comfort & Style
02	The First World: Sun, Sea and Space	08	One Central Towers Overview
03	Location Advantage	09	Floor Plans and Unit Plans
04	RAK Central: A New Hub in Ras Al Khaimah	10	Pantheon Development
05	The Second World: Passion, Pride & Privilege		
06	Lifestyle and Community Amenities		

Welcome to One Central

A NEW ERA OF LIVING!





Introduction

Nestled in the heart of **RAK Central**, just 6 min from the pristine **Marjan Island**, **One Central** offers more than just a home - it's a seamless blend of **luxury, serenity, and convenience**.

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.

A vibrant sunset over the ocean. The sky is filled with soft, wispy clouds in shades of blue, orange, and yellow. The sun is low on the horizon, creating a bright glow. The ocean below is a deep blue with gentle waves.

**A WORLD DEFINED
BY NATURAL ELEMENTS**

The First World

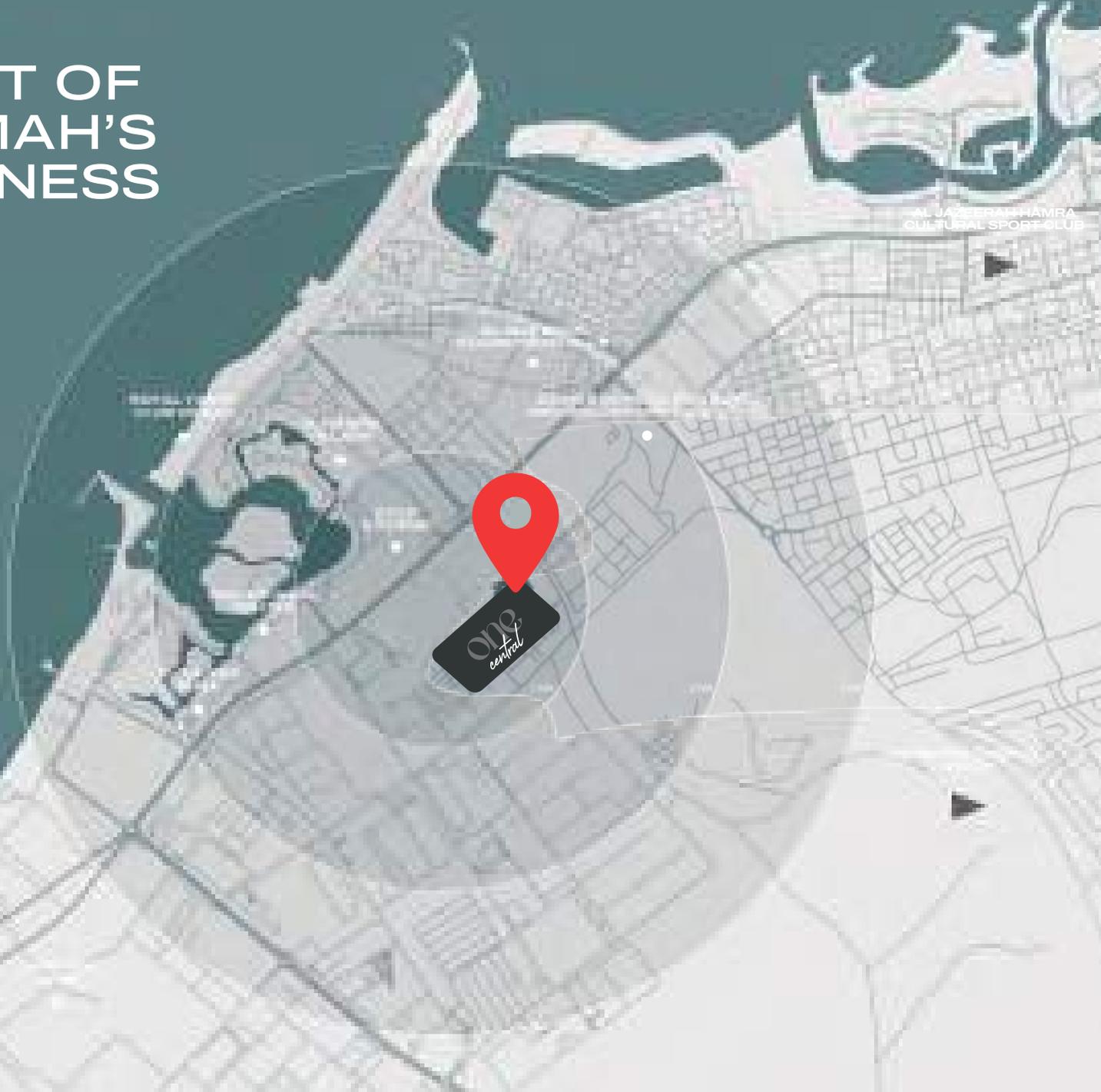
Where the Sun, Sea and Space create a Life of Tranquility.

Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One Central.

Here, nature is not just a backdrop -it's an essential part of your everyday life.



AT THE HEART OF RAS AL KHAIMAH'S NEWEST BUSINESS HUB!



AL JAZEERAH HAMRA
CULTURAL SPORT CLUB



One Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One Central provides a lifestyle of unmatched luxury and convenience.

Location Highlights

Al Hamra Mall
3 Minutes

**Al Marjan Island
Beach**
6 Minutes

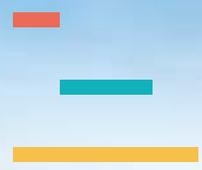
**Al Hamra Marina &
Yacht Club**
5 Minutes

**Ras Al Khaimah
Corniche**
15 Minutes

**Ras Al Khaimah
International Airport**
25 Minutes

**Downtown
Dubai**
1 Hour

**Dubai
International Airport**
45 Minutes



**RAK
CENTRAL**

**THE NEW HUB FOR LIVE,
WORK AND PLAY!**



Introduction

A Progressive Community Designed for a Vibrant Lifestyle.

Welcome to RAK Central, a thriving community where the boundaries of living, working, and recreation seamlessly blend into one.

This thoughtfully designed mixed-use development spans 3.1 million square feet, offering premium residences, state-of-the-art workspaces, lush green spaces, and vibrant retail and entertainment options.



A WORLD OF PRESTIGE
AND BELONGING!





The Second World

Where Passion Meets Privilege in Every Aspect of Life.

At One Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One Central reflects the aspirations of those who seek more.

A man and a woman are standing together at a night event. The woman, on the left, has long, wavy brown hair and is wearing a light-colored, sleeveless dress. She is smiling and holding a glass of champagne. The man, on the right, has short brown hair and a beard, and is wearing a dark tuxedo with a white shirt and a black bow tie. He is also smiling and looking towards the woman. The background is dark with warm, glowing string lights and some greenery. The overall atmosphere is elegant and festive.

**WHERE LIFESTYLE
MEETS LEISURE**



NO PAIN
NO GAIN

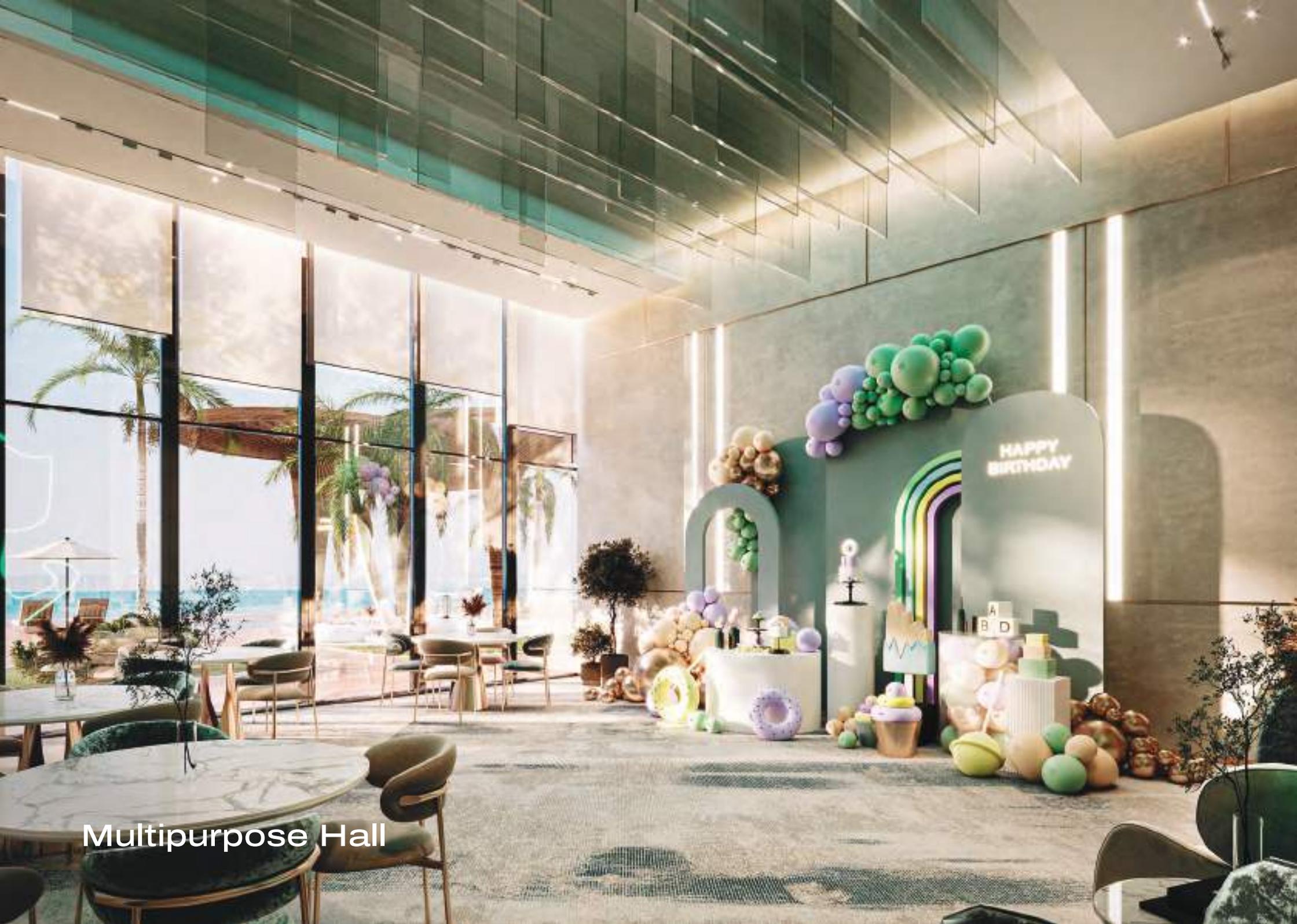
GYM



Lobby



Theatre



Multipurpose Hall

A modern outdoor cinema lounge. On the left, a large white screen displays the text "one cinema" in a stylized font. The lounge is furnished with contemporary wooden and fabric seating, including armchairs, ottomans, and a large sofa. A large white umbrella provides shade. In the background, a city skyline is visible across a body of water, with palm trees and a modern building. A couple is sitting on the sofa, looking towards the screen. The ceiling is white with recessed lighting.

one
cinema

Outdoor Cinema



Kids Play Area



BBQ



Sky Garden



Zen Garden



Infinity Pool

Additional Amenities

Unobstructed sea views with 25+ Amenities



Rooftop Infinity Pool



Outdoor Cinema



Zen Garden



Basket Ball



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



BBQ Area



A young man and woman are lying in bed, smiling and laughing together. The man is on the left, with his head resting against the woman's head on the right. They are both looking towards the camera with joyful expressions. The lighting is warm and soft, creating a cozy and intimate atmosphere. The background is a plain white pillow and headboard.

A WORLD WHERE
DESIGN, COMFORT & STYLE
COME TOGETHER



Living Room



Living Room



Bedroom



Powder Room



Park View

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RAK CENTRAL

**AN ELEVATED
LIFESTYLE IN THE HEART
OF RAK CENTRAL**



Overview

Luxury Living in Intimate, Thoughtfully Designed Towers.

One Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development -02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.





THREE WORLDS
ONE ADDRESS

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central

AT
RAK CENTRAL

A woman with long, wavy brown hair is sitting in a blue armchair in a lush, green garden. She is wearing a light-colored, long-sleeved top and brown pants. She is holding a dark brown mug in her right hand and an open book in her left hand, looking down at the pages with a slight smile. The background is filled with various green plants and a wooden fence, with a warm, golden light suggesting a late afternoon or early morning setting.

**WHERE CONTEMPORARY LIVING
MEETS COMMUNITY**

RAS AL KHAIMAH THE MODERN COMMUNITY





THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

One Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One Central is crafted to elevate your living experience.

WYNN

Project Floor Plan - Level 03

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

STUDIO	01 BEDROOM TYPE A
02 BEDROOM TYPE A	02 BEDROOM TYPE B

WYNN

Project Floor Plan - Levels 4-13, 15, 17 & 18

SEA VIEW

GOLF VIEW



UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE C
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE B

WYNN

Project Floor Plan - Level 14

SEA VIEW

GOLF VIEW



UNIT LEGEND

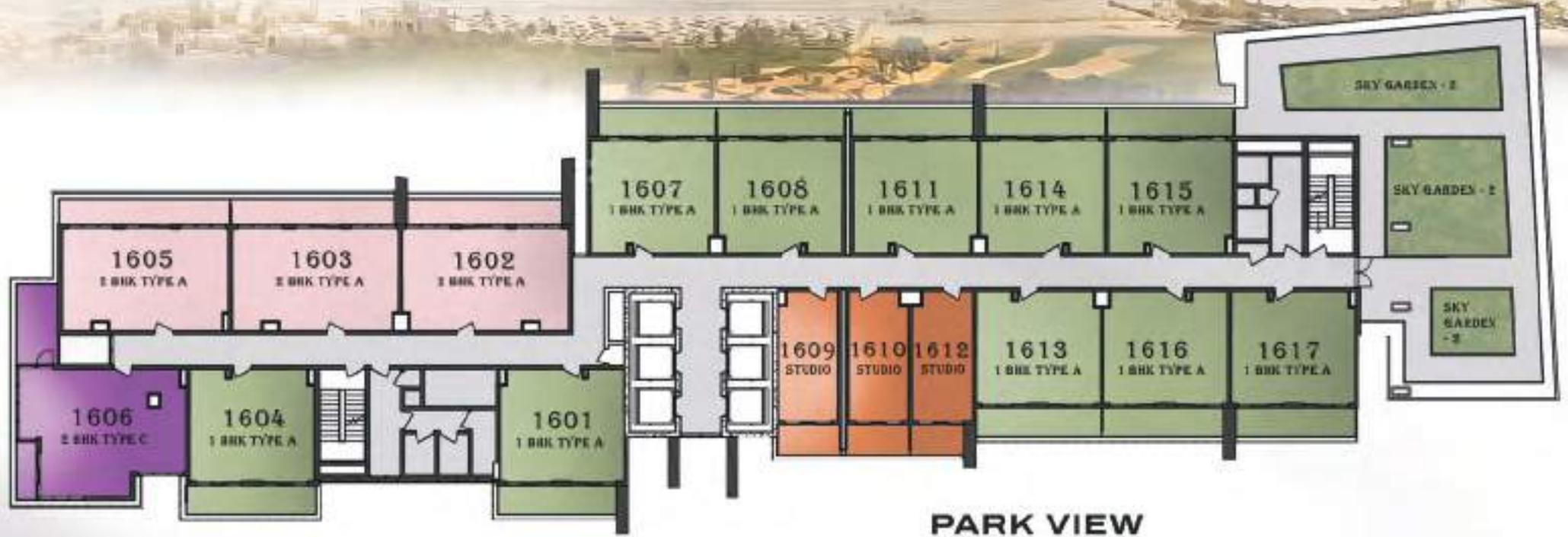
- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE C

WYNN

Project Floor Plan - Level 16

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

- STUDIO
- 01 BEDROOM TYPE A
- 02 BEDROOM TYPE A
- 02 BEDROOM TYPE C

STUDIO
TYPICAL

SUITE	29.10 SQ. M.	313.23 SQ. FT.
BALCONY	7.20 SQ. M.	77.50 SQ. FT.

TOTAL	36.30 SQ. M.	390.73 SQ. FT.
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01 BEDROOM-TYPE A
TYPICAL

SUITE	50.12 SQ. M.	539.49 SQ. FT.
BALCONY	13.53 SQ. M.	145.64 SQ. FT.
TOTAL	63.65 SQ. M.	685.12 SQ. FT.



01 BEDROOM-TYPE A
TYPICAL

SUITE	49.67 SQ. M.	534.64 SQ. FT.
BALCONY	13.30 SQ. M.	143.16 SQ. FT.
TOTAL	62.97 SQ. M.	677.80 SQ. FT.



02 BEDROOM-TYPE A
TYPICAL

SUITE	60.41 SQ. M.	650.25 SQ. FT.
BALCONY	15.57 SQ. M.	167.59 SQ. FT.
TOTAL	75.98 SQ. M.	817.84 SQ. FT.



02 BEDROOM-TYPE B
TYPICAL

SUITE	67.17 SQ. M.	723.01 SQ. FT.
BALCONY	20.65 SQ. M.	222.27 SQ. FT.
TOTAL	87.82 SQ. M.	945.29 SQ. FT.



02 BEDROOM-TYPE C
TYPICAL

SUITE	67.03 SQ. M.	721.50 SQ. FT.
BALCONY	16.42 SQ. M.	176.74 SQ. FT.
TOTAL	83.85 SQ. M.	898.25 SQ. FT.





MR. KALPESH KINARIWALA
Founder, Pantheon Group

Founder, Pantheon Development A Legacy of Excellence

Delivering Luxury & Innovation across the UAE.

Founded in 2016 by Kalpesh Kinariwala, Pantheon Development is a prominent name in luxury living, with a strong presence in Jumeirah Village Circle (JVC), Dubai. As they embark on their new venture in Ras Al Khaimah, the company brings its proven expertise, having delivered over 1,000 premium residential units and setting benchmarks in design, quality, and innovation across the UAE.

With a debt-free structure and a development portfolio exceeding 1 million sq ft of residential and commercial space, Pantheon Development is poised for growth. Their impressive project pipeline, valued at \$2 billion, reflects a commitment to creating vibrant communities that enhance lifestyles, delivering exceptional value and quality for all residents.

بـانـثـيـون
PANTHEON
DEVELOPMENT

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