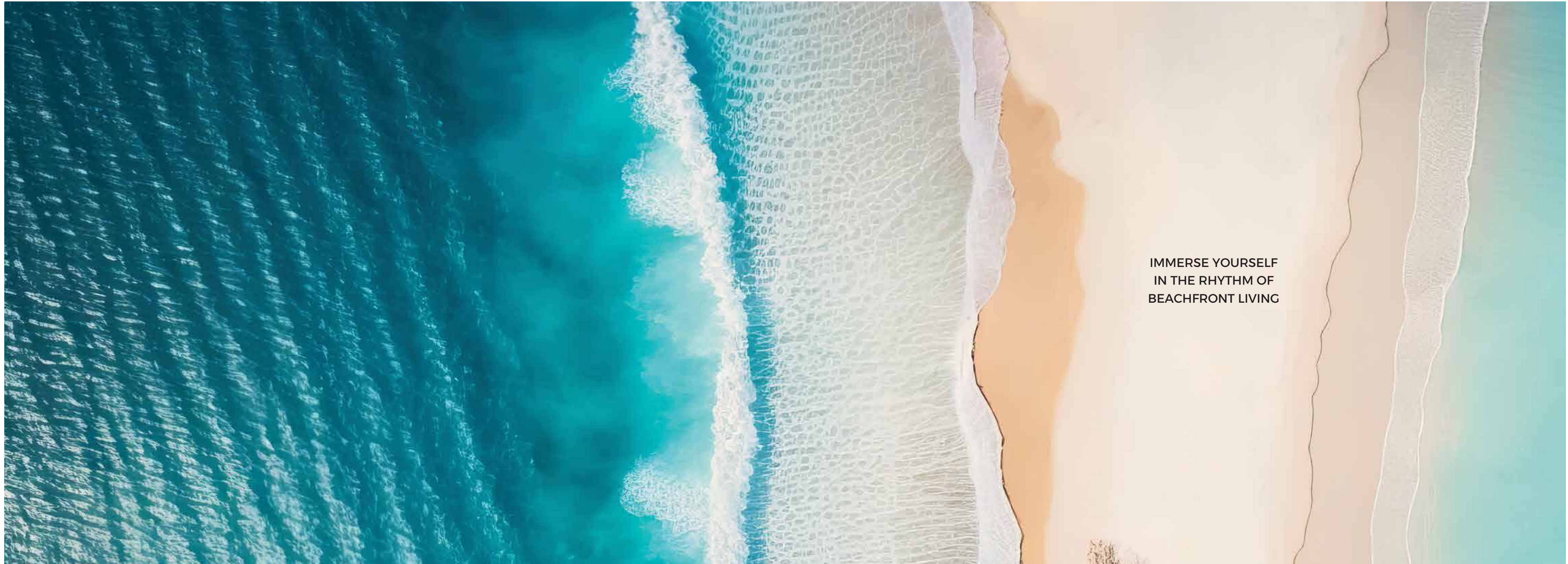


An aerial photograph of a tropical beach. The left side shows deep turquoise water with white foam from waves crashing onto a wide, white sandy beach. The right side shows a narrow strip of land with several small, dark green trees and bushes. The overall scene is bright and sunny, with a clear sky.

# Do

HOTELS • RESIDENCES  
DUBAI ISLANDS



IMMERSE YOURSELF  
IN THE RHYTHM OF  
BEACHFRONT LIVING



# ONE/AD

SOME VENTURES BUILD SPACES.

Others build experiences.  
ONE/AD was created to do both—and more.

A collaboration between One Development and the legendary Amr Diab, a global icon whose music transcends borders, DO Hotels is the first destination of its kind.

*A new standard for immersive destinations*

ONE | AMR  
DEVELOPMENT | DIAB



A DESTINATION WHERE YOU  
DON'T JUST STAY, YOU FEEL.

Every detail here is crafted to create connection and inspire creativity.  
It's an invitation to live boldly, experience the music in every moment,

*and embrace the rhythm of life.*

# THE FORCES BEHIND DO HOTELS

We are backed by the legendary legacy of Amr Diab and the bold, visionary approach of One Development.

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**ONE**  
DEVELOPMENT

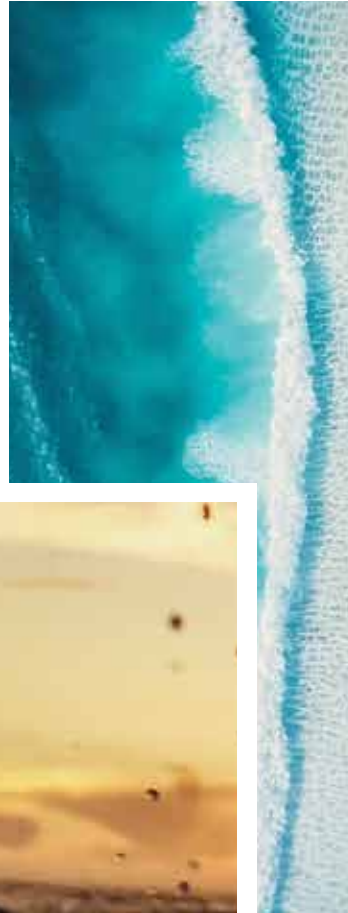
One of the fastest-growing, AI-powered, Real Estate Developers in the region.

**ONEAD**

Led by young and bold visionaries who are ready to redefine hospitality in the world.

**AMR  
DIAB**

Inspired by Amr Diab, a global icon and one of the most celebrated artists in the region.



## A NEW STANDARD IN EXCEPTIONAL HOSPITALITY

Drawing inspiration from the timeless energy of Amr Diab, DO Hotels is set to redefine how we live, work and recharge.

With iconic destinations across the globe, DO is more than a hotel – it's a living, breathing experience that blends luxury residences, dynamic office spaces and immersive stays into one vibrant ecosystem. Whether you're calling it home or simply checking in, the project surrounds you with a lifestyle that's completely in tune with you. Think of it as a retreat, a workplace and a sanctuary all at once – a place where the sun never sets on good vibes,

*and every space radiates energy and motion.*

# LIVE THE BEAT

EXPERIENCE LIFE IN ITS BOLDEST RHYTHM

## AI INTEGRATION

The first-of-its-kind AI-integrated lifestyle destination in the UAE.  
Here, AI works behind the scenes to personalize and elevate

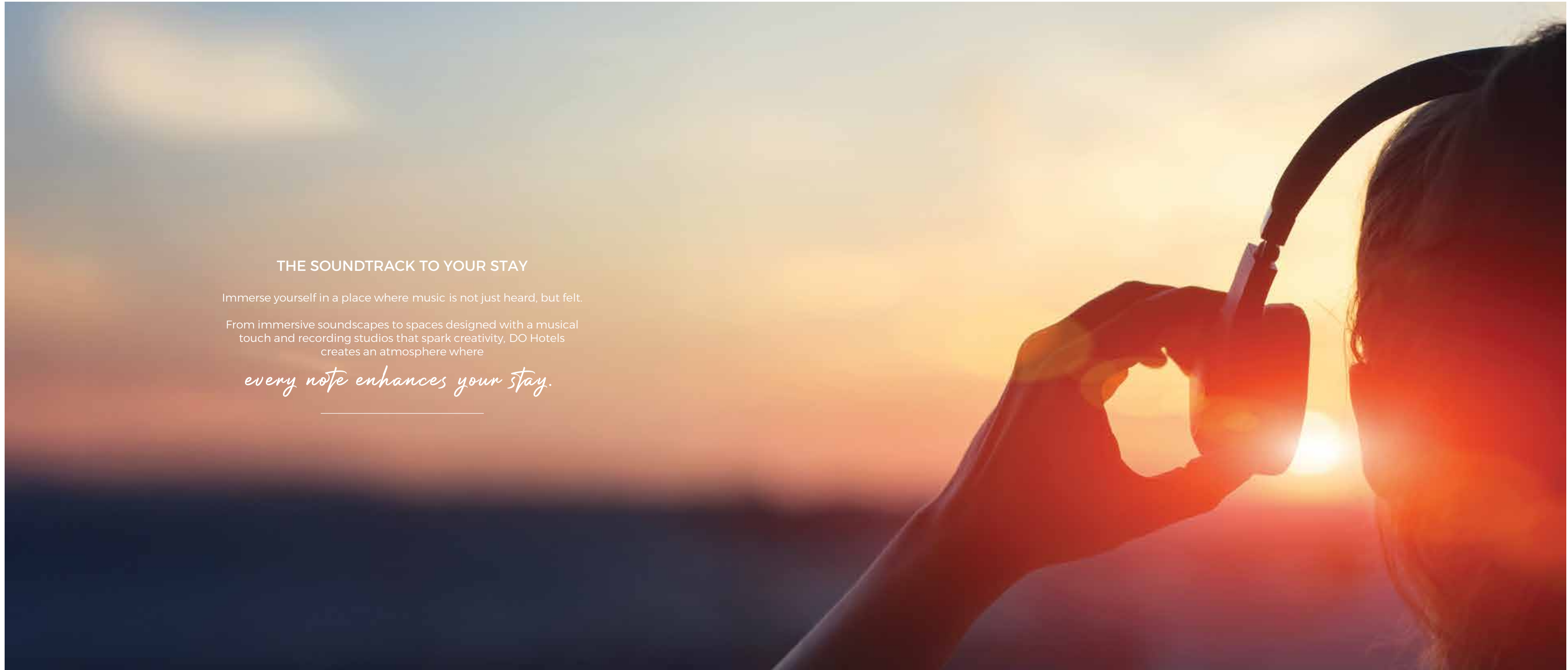
*every moment of your stay.*



temperature

speakers





## THE SOUNDTRACK TO YOUR STAY

Immerse yourself in a place where music is not just heard, but felt.

From immersive soundscapes to spaces designed with a musical touch and recording studios that spark creativity, DO Hotels creates an atmosphere where

*every note enhances your stay.*

---



WELLNESS THAT HITS ALL THE RIGHT NOTES

Here, wellness is not just an amenity

*it's a way of life.*

---

Every moment here is designed to restore your energy and elevate your spirit. From state-of-the-art fitness centers to holistic spa treatments, the development is a haven where you can recharge and rejuvenate.

# DO HOTELS & RESIDENCES, DUBAI ISLANDS

LAUNCHING DO HOTELS' FLAGSHIP PROJECT  
THE WORLD'S FIRST MUSICAL THEMED HOTEL THAT INTEGRATES AI, MUSIC AND WELLNESS





**LIVING IN TUNE WITH THE SEA**

Here, the serenity of the beachfront blends with the sophistication of DO Dubai Islands' design — giving you a lifestyle that feels far from ordinary, but always

*close to everything that matters.*

---

# WHERE EVERY MOMENT FEELS LARGER THAN LIFE

We don't just offer a place to stay; we offer a place to live the energy and passion that Amr Diab's music represents. Here, every moment pulses with vitality, offering the perfect blend of escape and connectivity.

*Live where every day is an adventure,*  
every experience is amplified and every note of life is as vibrant as Dubai itself.

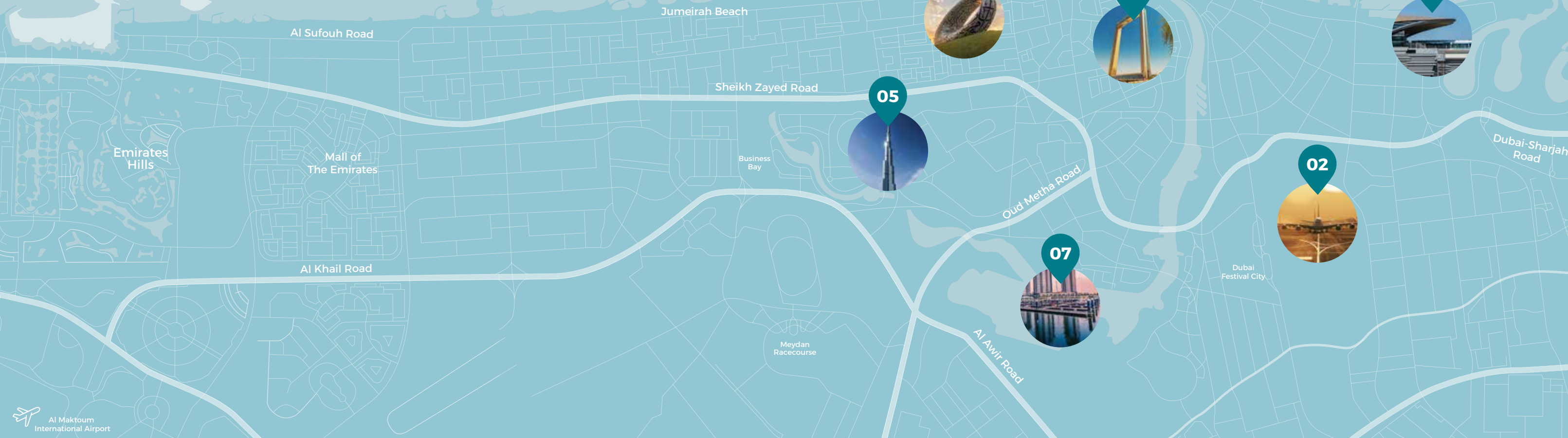
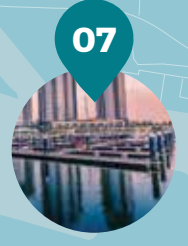
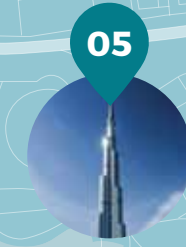
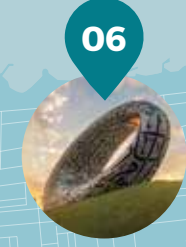
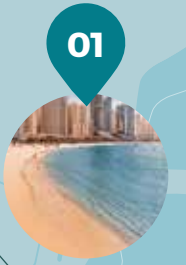
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## BE AT THE CENTER OF IT ALL

The property is nestled in the serene Dubai Islands, with effortless access to Dubai's most iconic landmarks, top-tier amenities and vibrant lifestyle destinations.

- 01 **2 MIN**  
from the Beach
- 02 **10 MIN**  
to Dubai International  
Airport
- 03 **10 MIN**  
to Dubai Frame
- 04 **10 MIN**  
to Gold Souq Metro  
Station
- 05 **15 MIN**  
to Downtown Dubai
- 06 **15 MIN**  
to Museum of the Future
- 07 **25 MIN**  
to Dubai Creek





## A PERFECT SYMPHONY OF LIVING AND LEISURE

The project is designed to cater to both transient guests and those seeking a more permanent, immersive living experience.

From the elegant hotel rooms to the spacious, thoughtfully crafted residences, every space is designed to be an extension of the surrounding environment.



**120** studio to  
three-bedroom hotel  
serviced apartments



Location:  
Dubai Islands

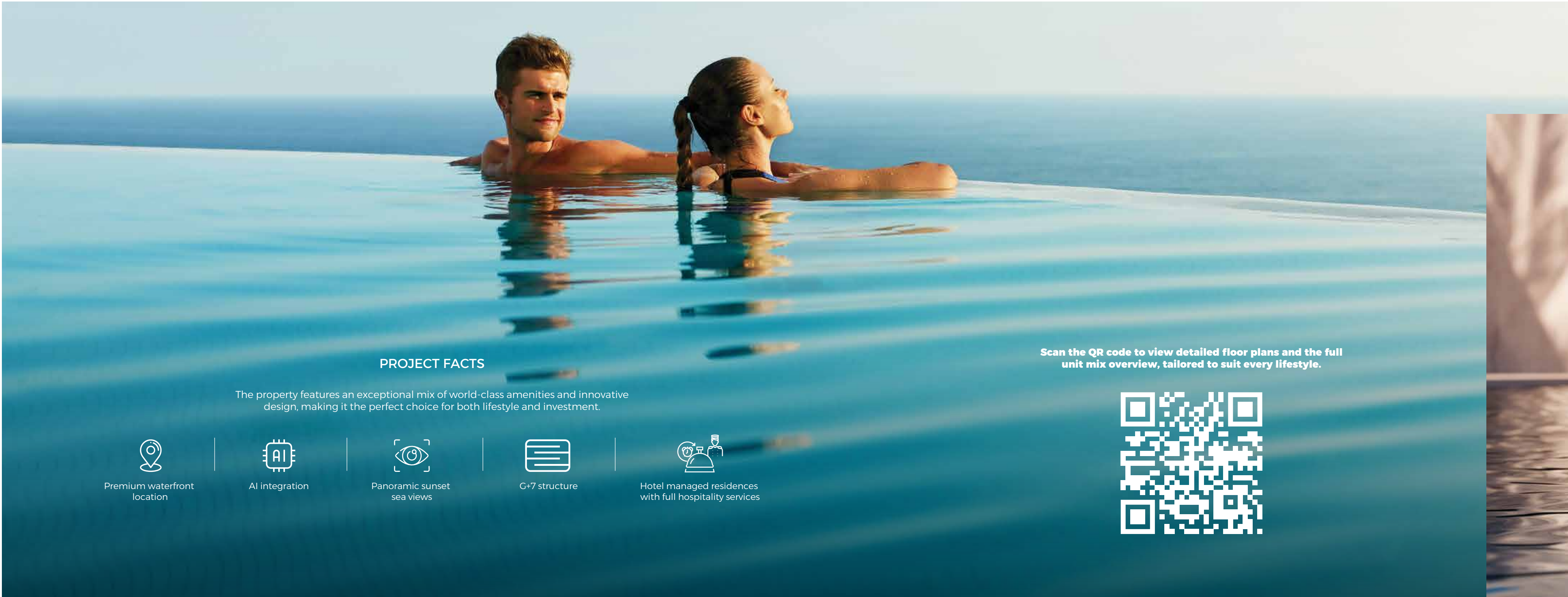


Starting from  
**AED 2,356 per SQFT**



**60/40**  
Payment plan





### PROJECT FACTS

The property features an exceptional mix of world-class amenities and innovative design, making it the perfect choice for both lifestyle and investment.



Premium waterfront location



AI integration



Panoramic sunset sea views



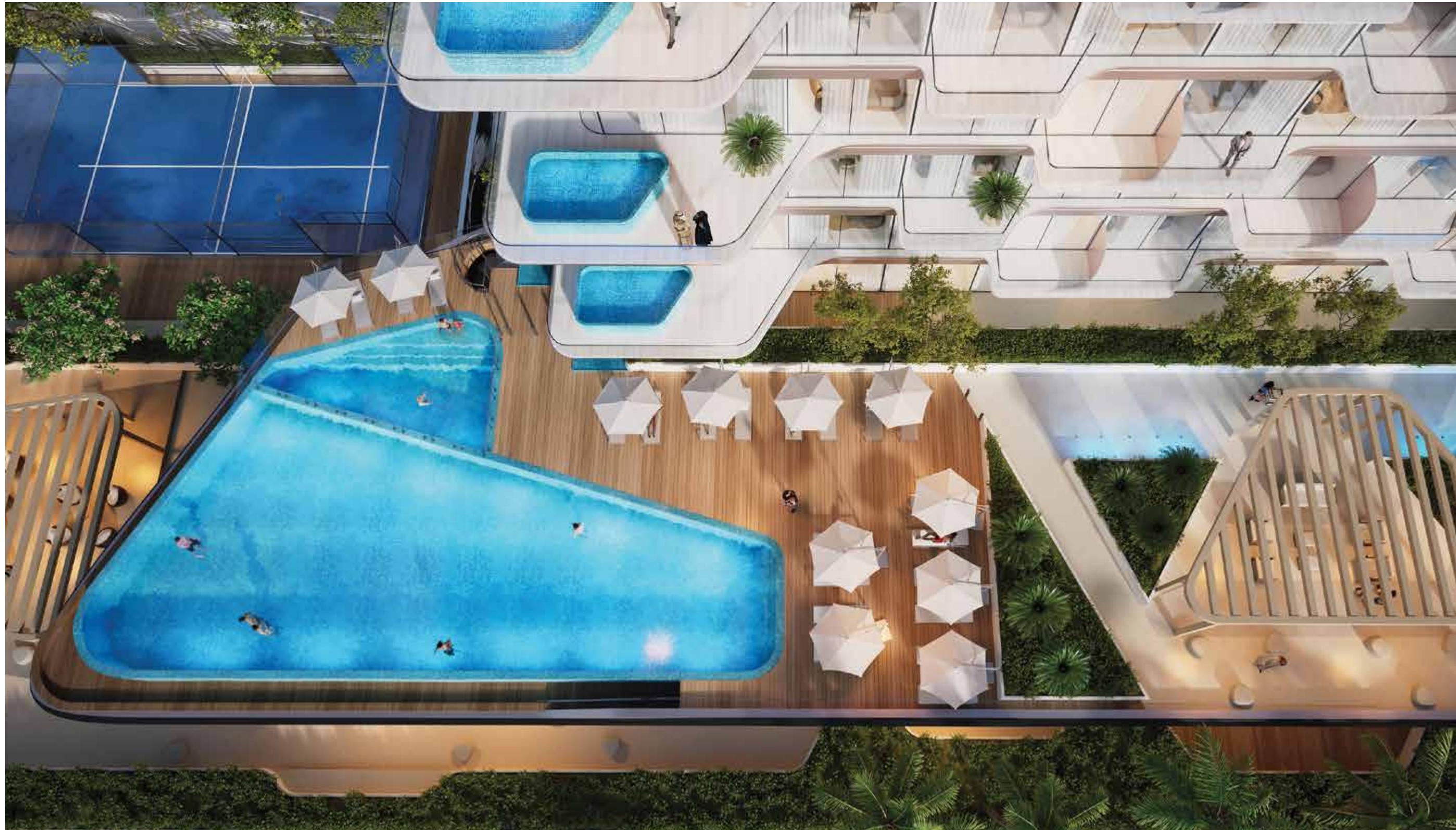
G+7 structure



Hotel managed residences with full hospitality services

Scan the QR code to view detailed floor plans and the full unit mix overview, tailored to suit every lifestyle.





AMENITIES AND FACILITIES



Grand waterfront lobby with concierge & lounge



Modern fitness center / fully equipped gym



Outdoor gym



Male & female spa including sauna room & steam room



Outdoor swimming pool



Outdoor jacuzzi



Kids pool



Sports facilities: football pitch, padel, tennis, basketball & volleyball courts



2 recording studios



All-day dining restaurant

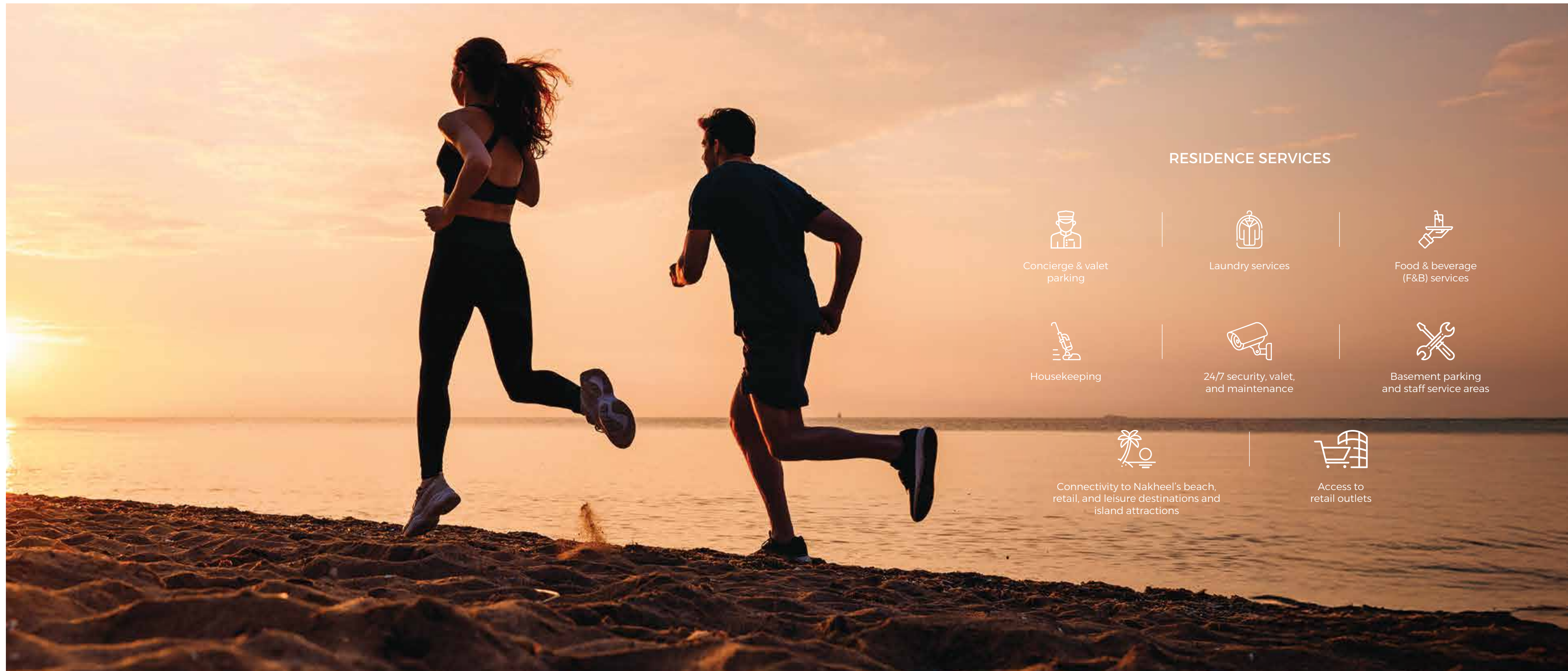
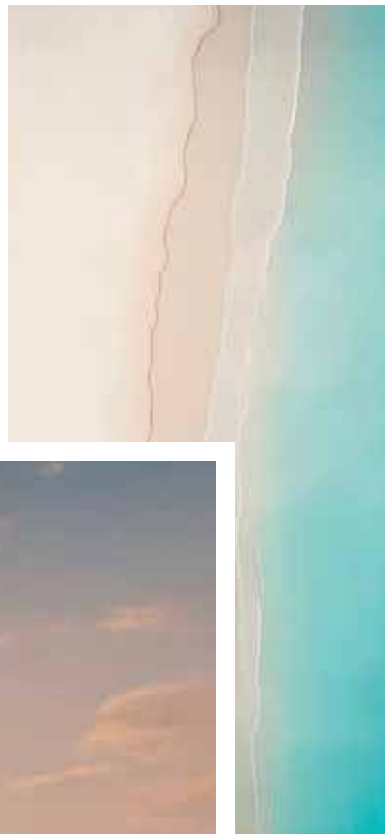


Views of Nakheel waterfront



Outdoor coffee corner by the marina





## RESIDENCE SERVICES



Concierge & valet parking



Laundry services



Food & beverage (F&B) services



Housekeeping



24/7 security, valet, and maintenance



Basement parking and staff service areas

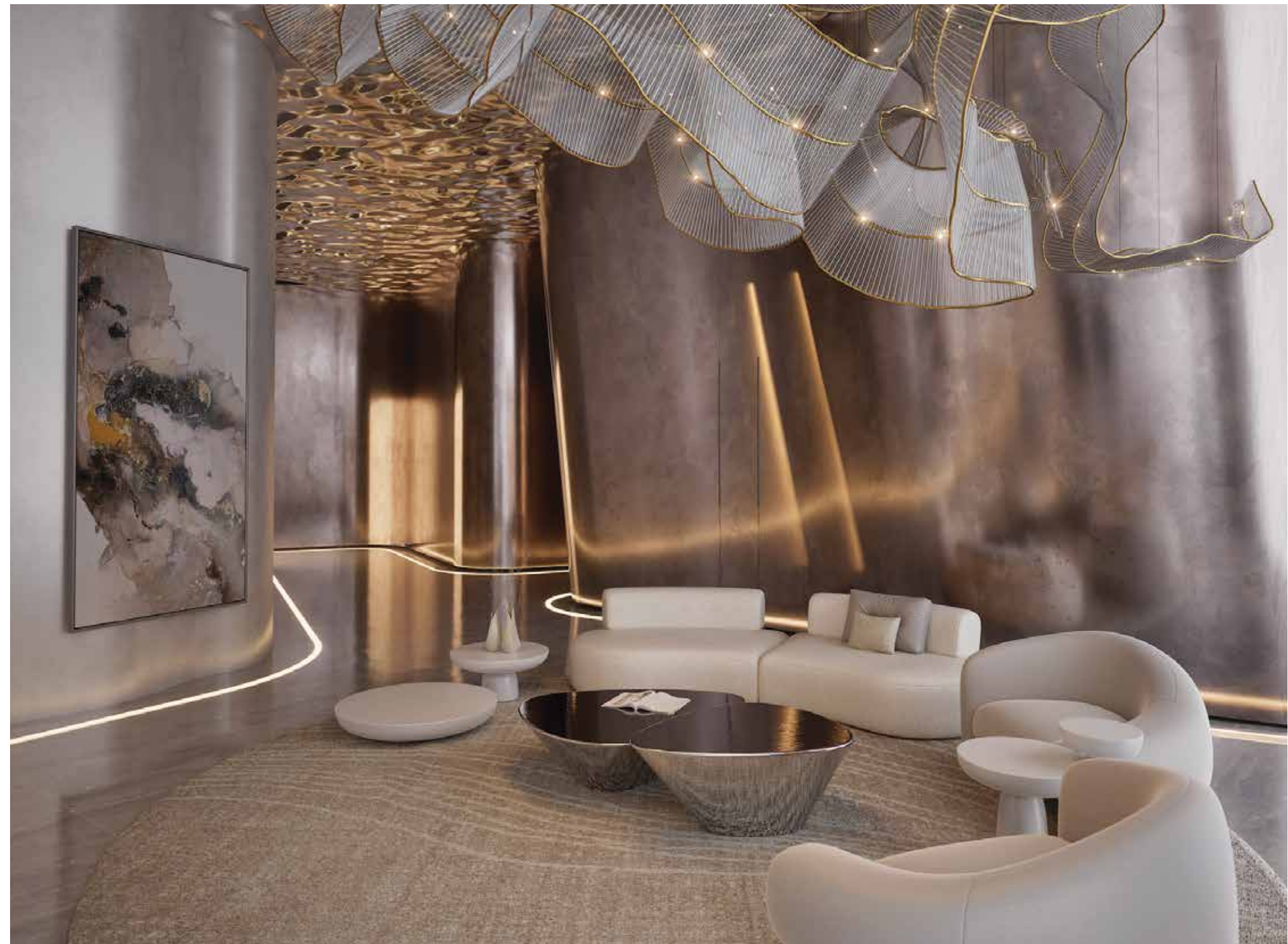


Connectivity to Nakheel's beach, retail, and leisure destinations and island attractions



Access to retail outlets





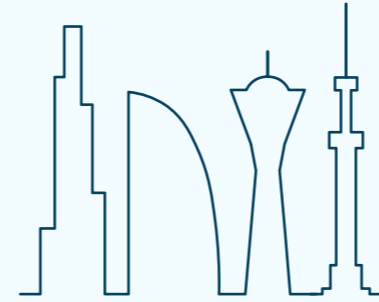
## UNITS & PRICING

Each residence has been carefully planned to maximize space, natural light, and seamless flow, with a selection of studio, one-, two-, and three-bedroom layouts to suit a variety of lifestyles. Explore the layouts at DO Dubai Islands and find your perfect fit.

UNIT TYPE	PRICE (AED)	SIZE (SQFT)
<b>STUDIO</b>	STARTING FROM: <b>1,050,000</b>	STARTING SIZE: <b>409</b>
<b>1 BEDROOM</b>	STARTING FROM: <b>1,980,000</b>	STARTING SIZE: <b>831</b>
<b>2 BEDROOM</b>	STARTING FROM: <b>3,000,000</b>	STARTING SIZE: <b>1177</b>
<b>3 BEDROOM</b>	STARTING FROM: <b>5,500,000</b>	STARTING SIZE: <b>2062</b>

*Step into the rhythm and*

**LIVE THE BEAT**



**PREFERENCE**  
properties

**PREFERENCE properties**

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