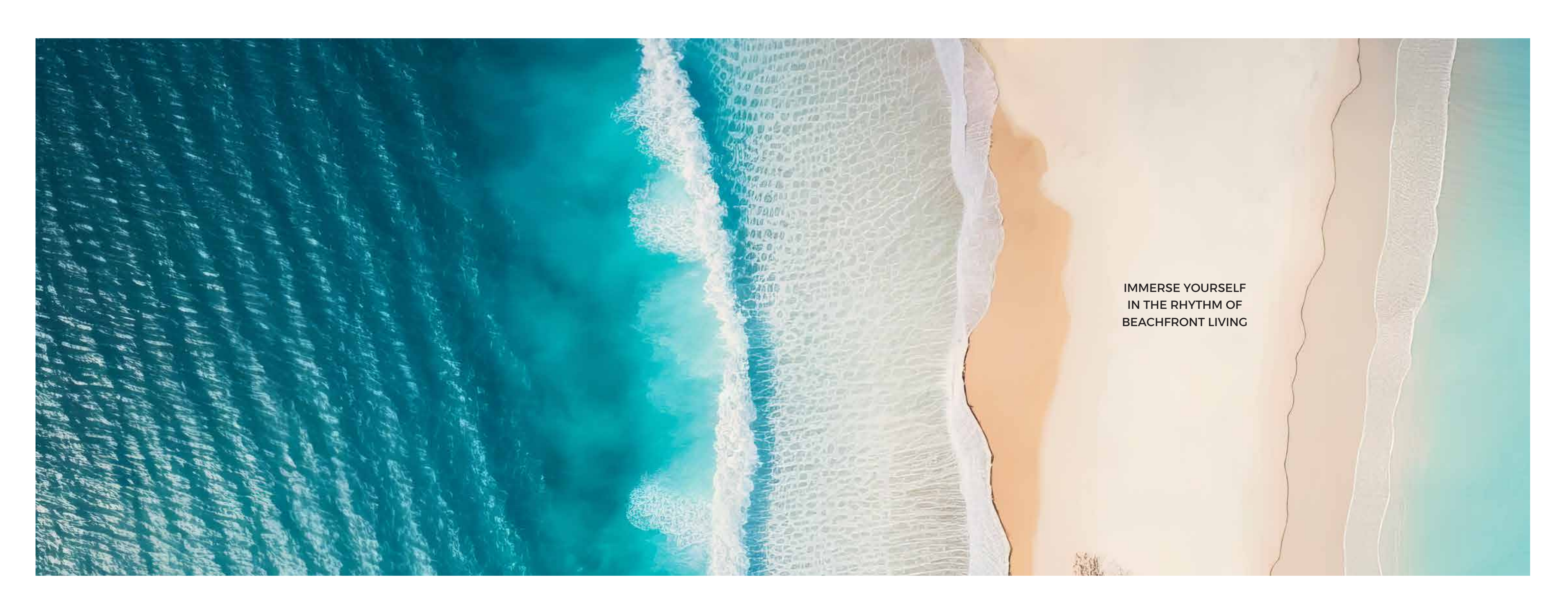




Do

HOTELS • RESIDENCES
DUBAI ISLANDS

An aerial photograph of a beach. The left side of the image shows deep turquoise ocean water with white foam from breaking waves. The right side shows a wide, sandy beach with a light beige tone. The water's edge is irregular and wavy. The text is positioned in the middle-right area of the image.

IMMERSE YOURSELF
IN THE RHYTHM OF
BEACHFRONT LIVING



ONEAD

SOME VENTURES BUILD SPACES.

Others build experiences.
OneAd 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



THE FORCES BEHIND DO HOTELS

DO Hotels is backed by the legendary legacy of Amr Diab and the bold, visionary approach of One Development.

ONE
DEVELOPMENT

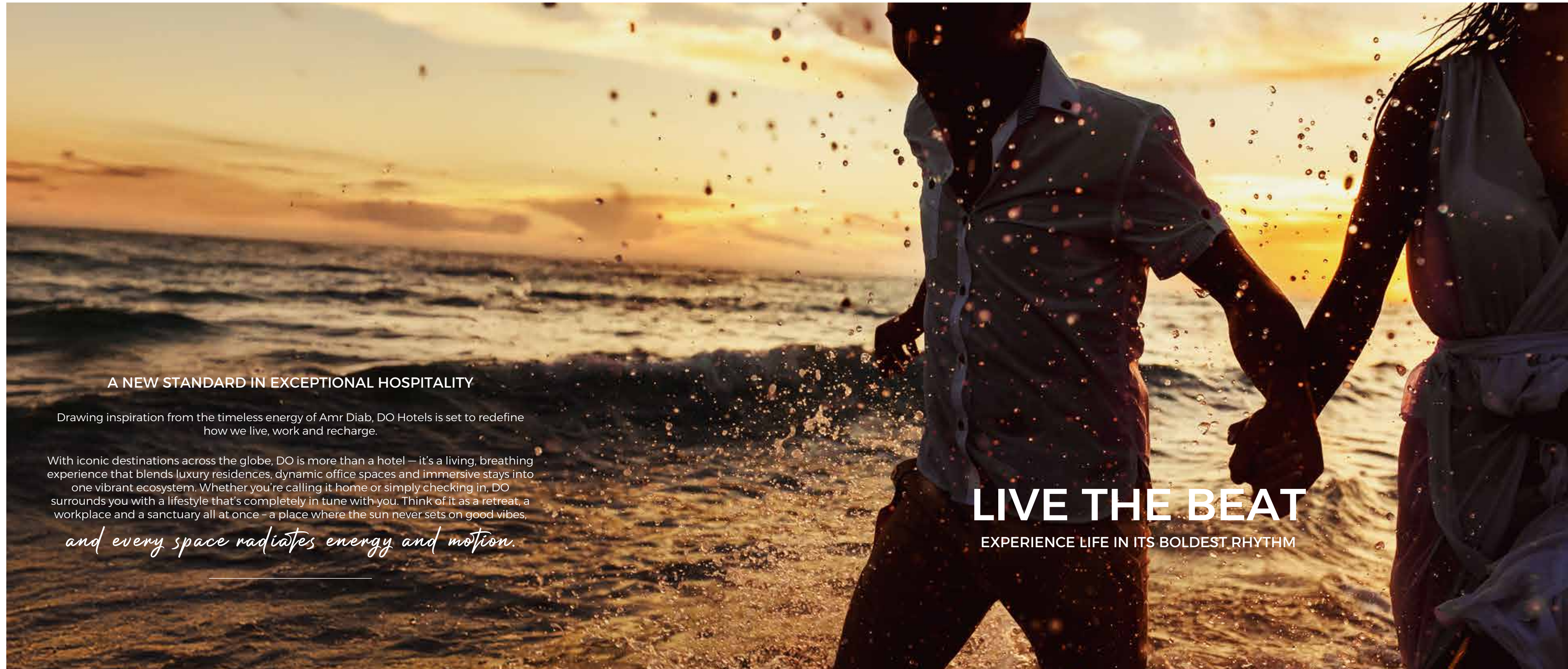
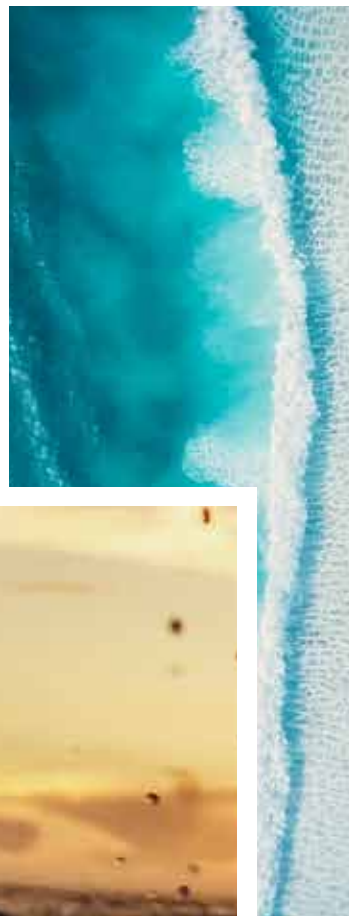
One of the fastest-growing,
AI-powered, Real Estate
Developers in the region.

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, DO 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

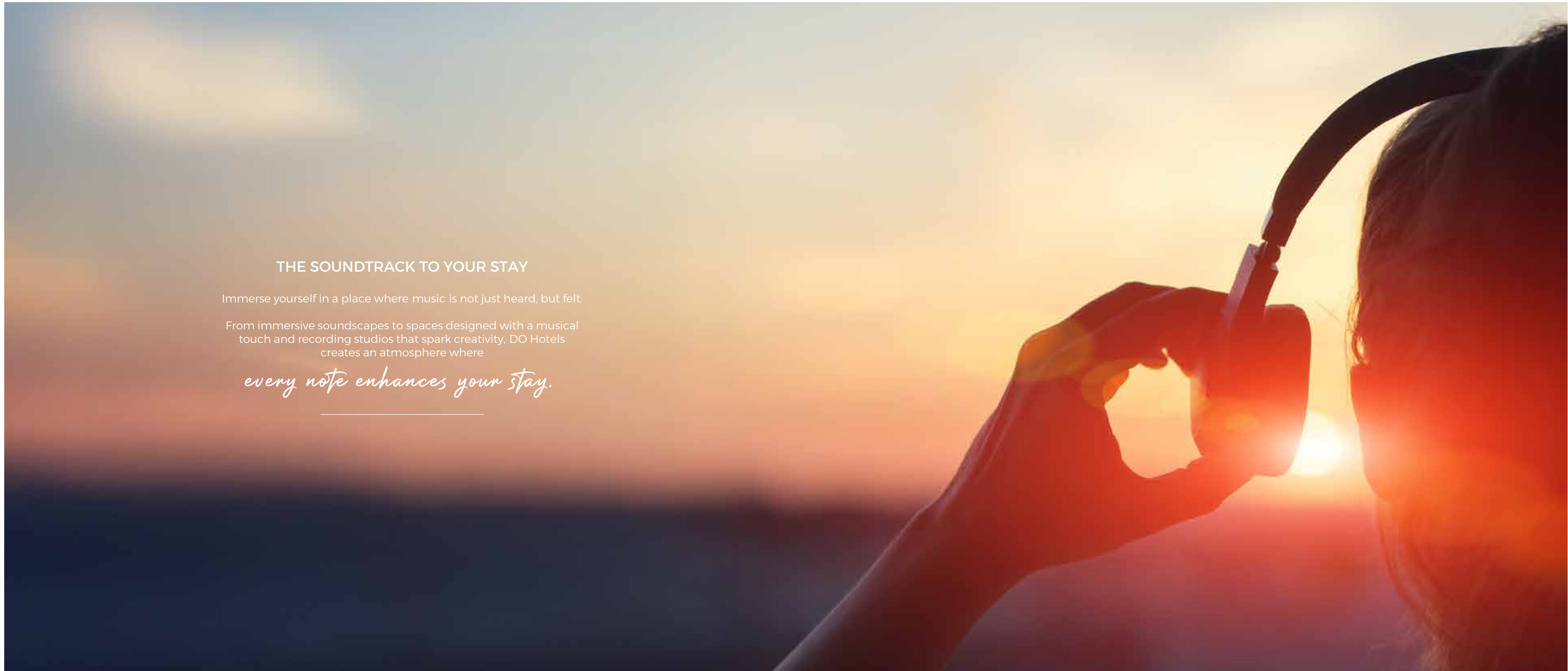
EXPERIENCE LIFE IN ITS BOLDEST RHYTHM

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.





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

At DO Hotels, 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, DO Hotels
creates 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.

A woman in a white dress stands on a modern balcony overlooking a tropical beach at sunset. The balcony has a glass railing and is part of a multi-story building with large windows. The background shows a calm sea, palm trees, and a sunset sky with rays of light.

WHERE EVERY MOMENT

DO Hotels & Residences - Dubai Islands doesn't just offer a place to stay; it's 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.

FEELS LARGER THAN LIFE

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

10 MIN
to Dubai International Airport

15 MIN
to Downtown Dubai

10 MIN
to Dubai Frame

15 MIN
to Museum of the Future
Golf Resort

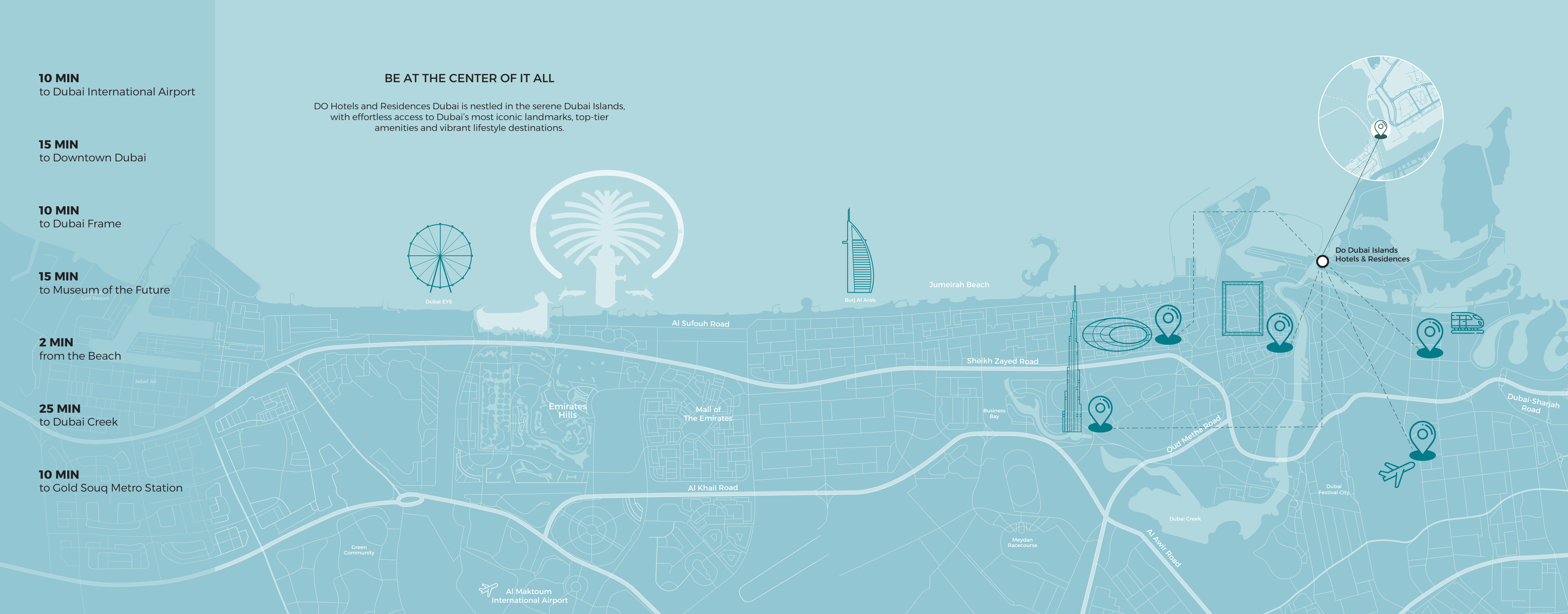
2 MIN
from the Beach

25 MIN
to Dubai Creek

10 MIN
to Gold Souq Metro Station

BE AT THE CENTER OF IT ALL

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





A PERFECT SYMPHONY OF LIVING AND LEISURE

Do Hotels & Residences - Dubai Islands 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



First AI integration



Panoramic sunset sea views



G+7 structure



Infinity pool



Wellness facilities



Co-working spaces



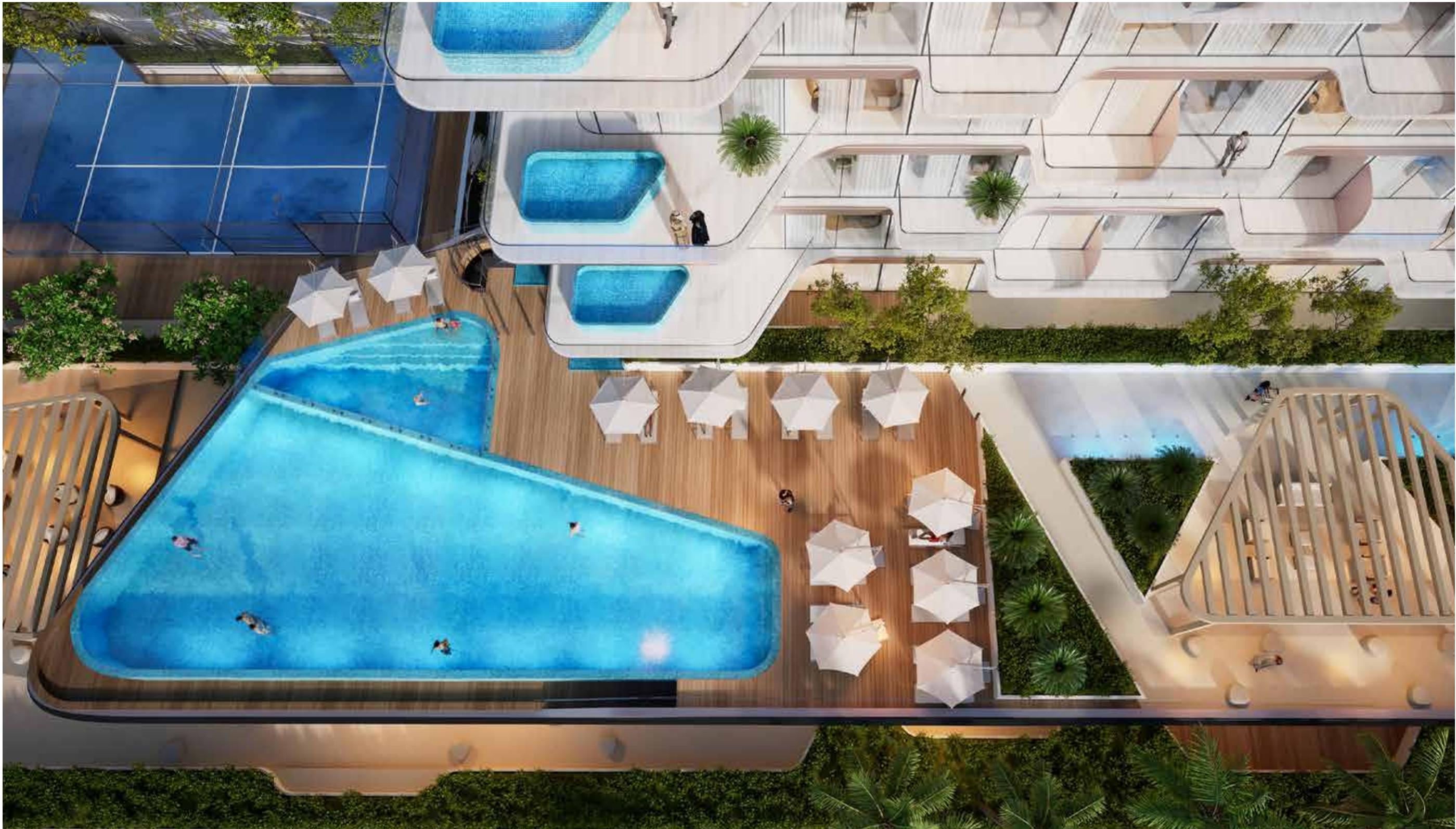
Hotel managed residences with full hospitality services



2 recording studios

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



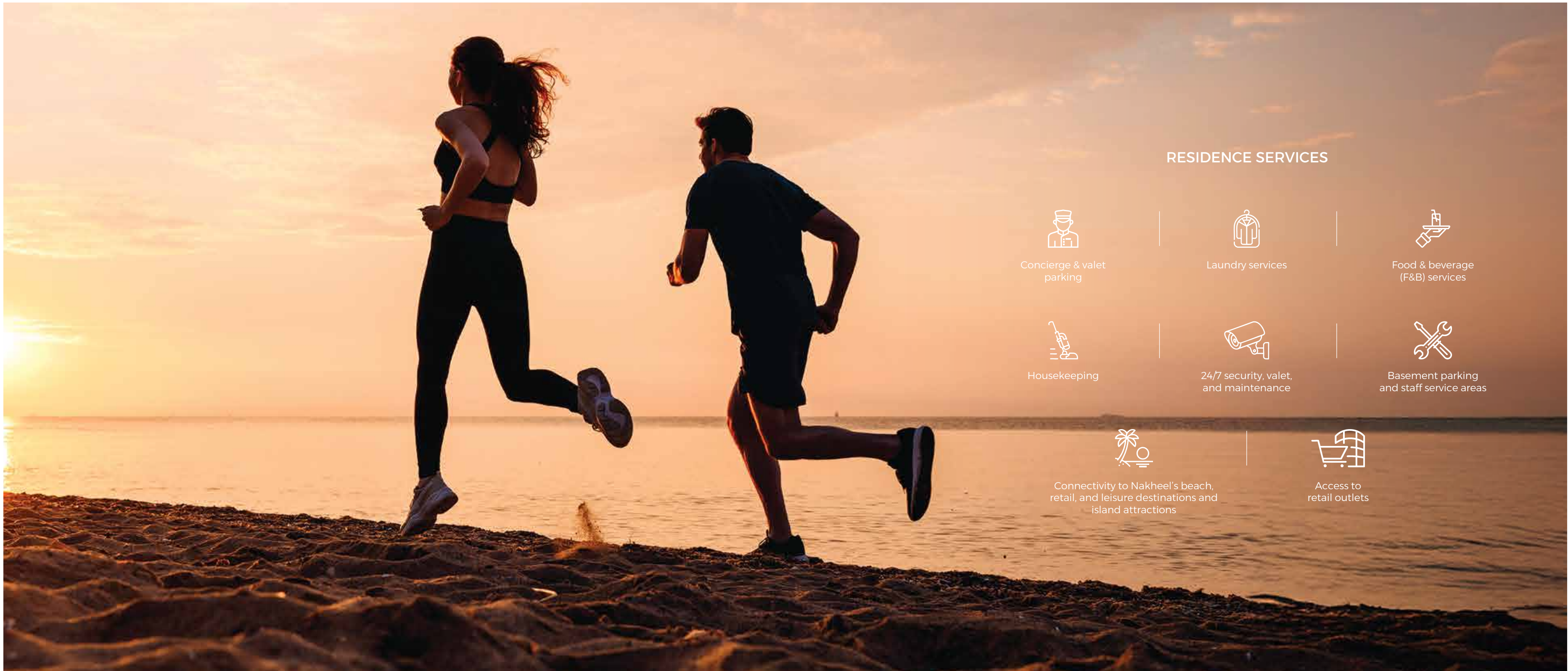
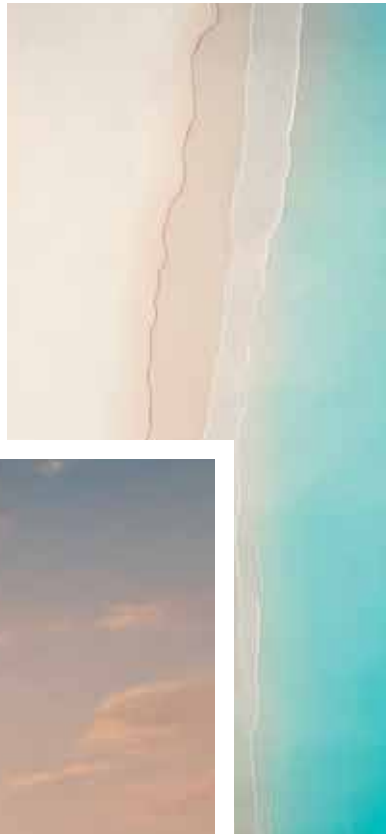
All-day dining restaurant



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

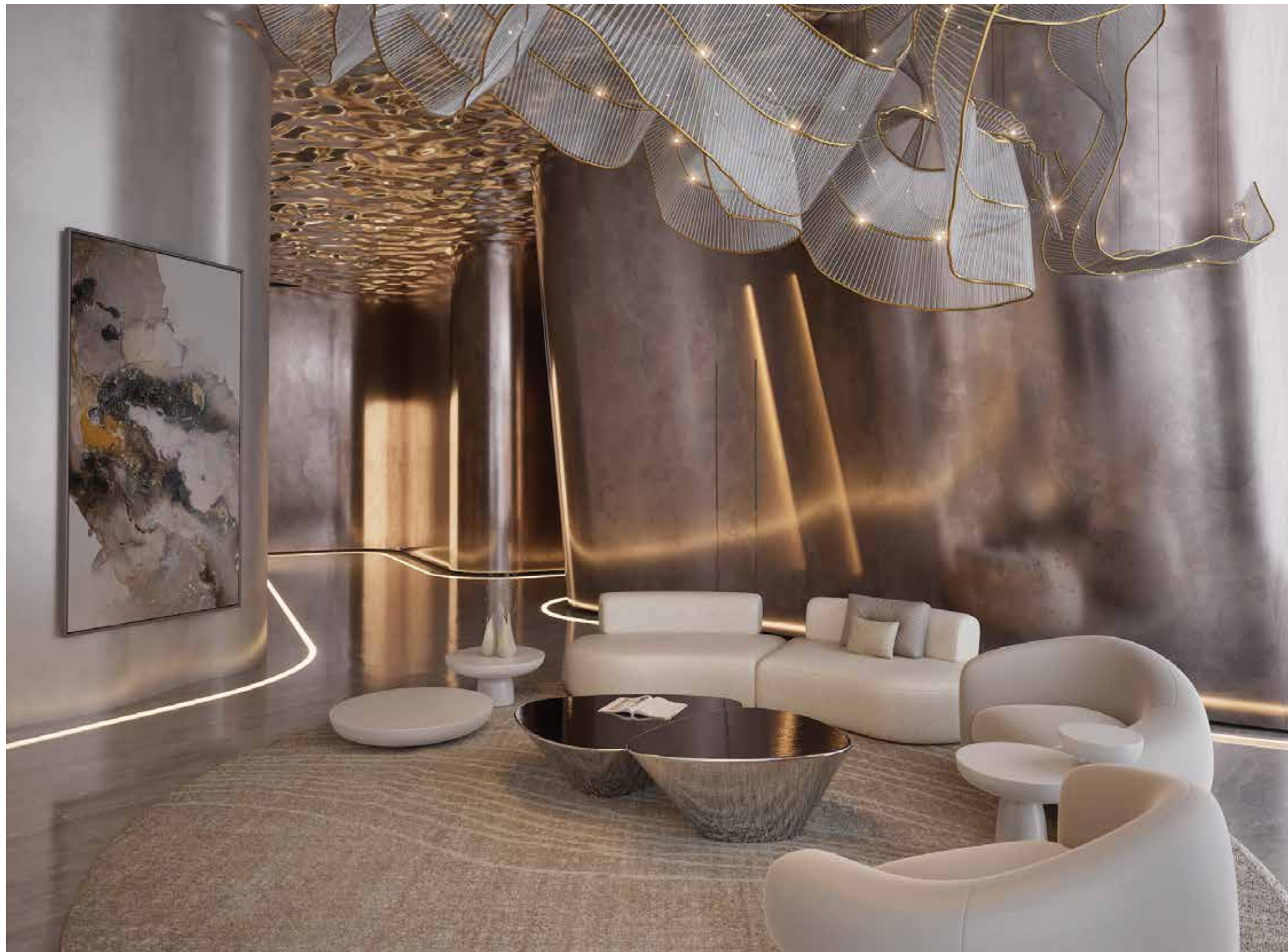


Connectivity to Nakheel's beach, retail, and leisure destinations and island attractions



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 and find your perfect fit.

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

Step into the rhythm and
LIVE THE BEAT