



FLUID ONE

Object 1

Dubai Is a Gallery,
and Buildings Are Showpieces



Building Description:

G+2P+8

Anticipated Handover:

FLUID ONE is a new expression of coastal living in Dubai Islands, a destination shaped by water, open skies, and the ease of a resort-inspired district that remains seamlessly connected to the city.

FLUID ONE sits within this evolving district as a refined sanctuary, moments from promenades, beaches, and hospitality experiences, yet defined by its own atmosphere of calm.

FLUID ONE

Floor Plans



GROUND FLOOR

FLUID ONE



SEA VIEW



MINA RASHID

3.5BR_A
(DUPLEX)

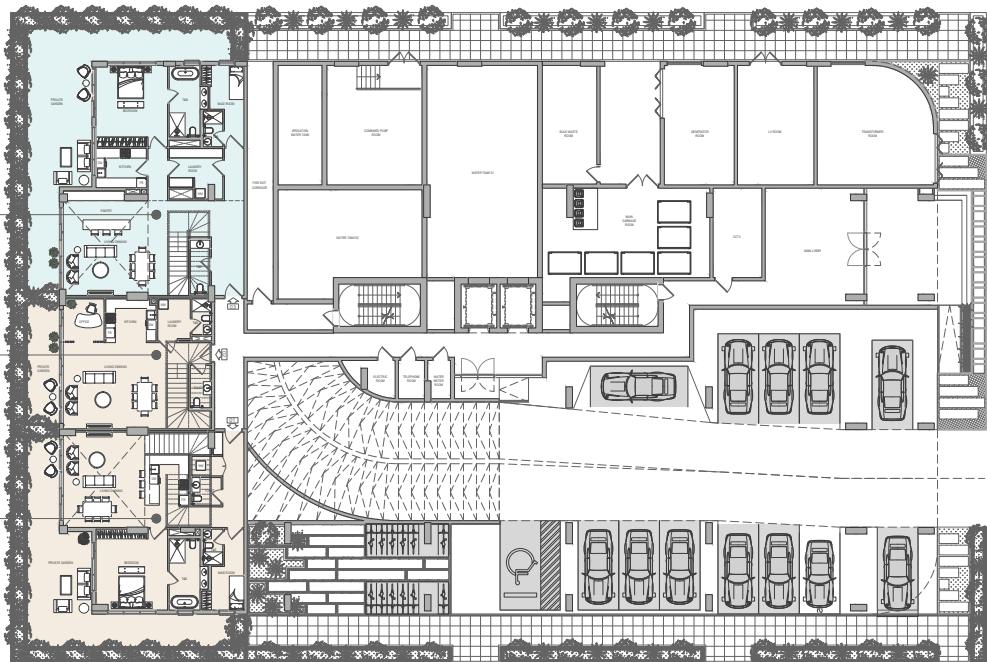
3,691.16 sq.ft.
GF= 2,657.83 sq.ft
P1= 1,033.33 sq.ft

2.5BR_A
(DUPLEX)

2,910.45 sq.ft.
GF= 2,193.35 sq.ft
P1= 717.10 sq.ft

2BR_A
(DUPLEX)

1,894.34 sq.ft.
GF= 1,082.20 sq.ft
P1= 811.92 sq.ft



DUBAI ISLAND
COMMUNITY

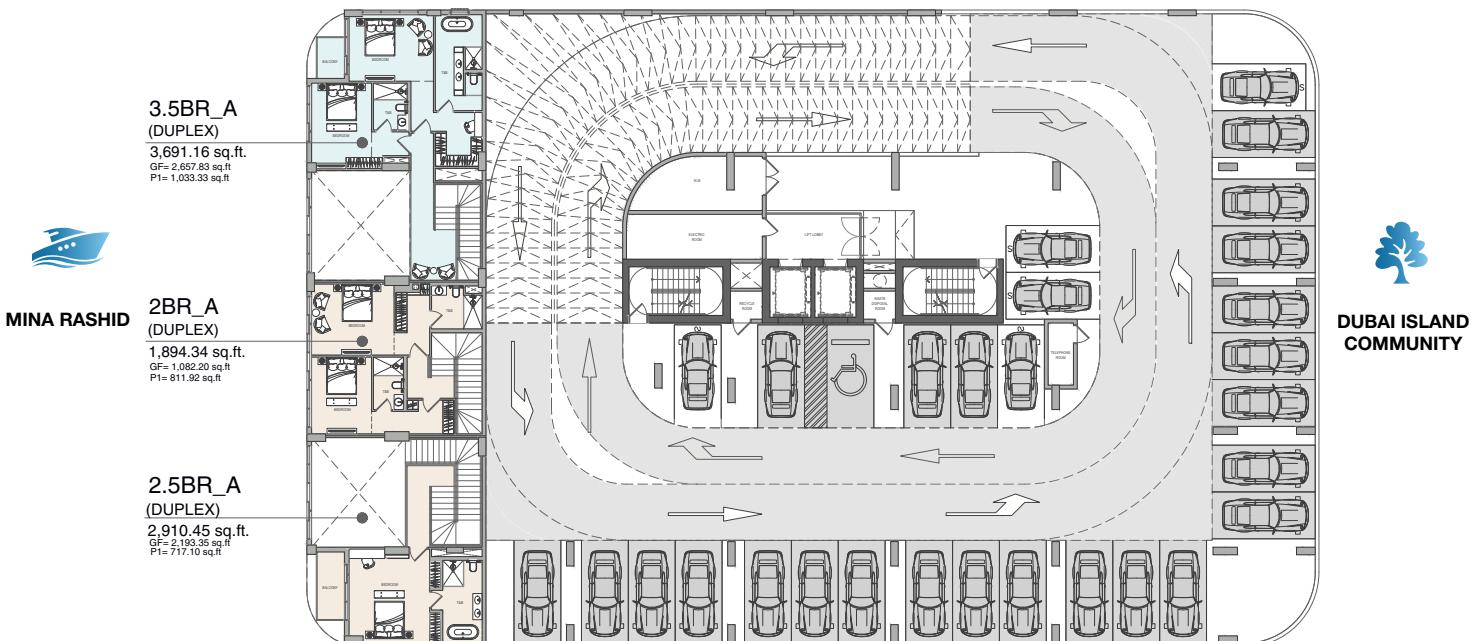


DUBAI SKYLINE





SEA VIEW



DUBAI SKYLINE



PODIUM 2

FLUID ONE



SEA VIEW

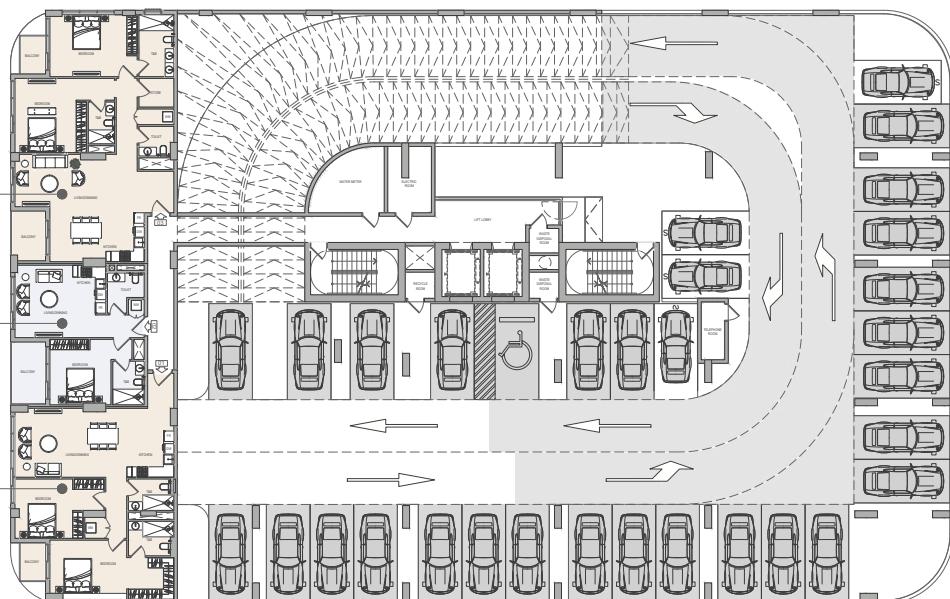


MINA RASHID

2BR_B
1,333.65 sq.ft.

1BR_A
661.66 sq.ft.

2BR_A
1,108.04 sq.ft.



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE



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FLOOR 1

FLUID ONE

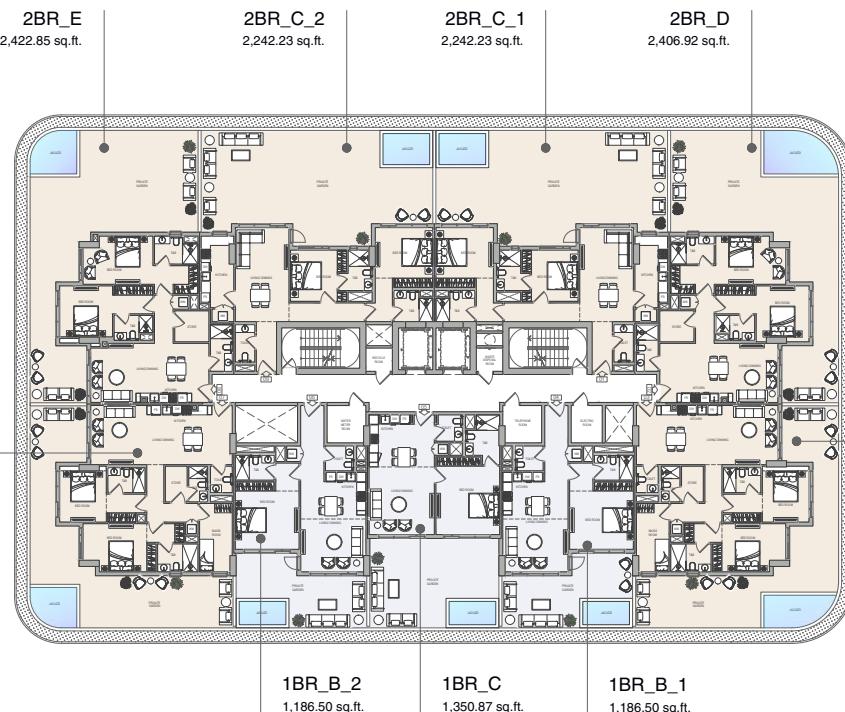


SEA VIEW



MINA RASHID

2.5BR_B
2,314.35 sq.ft.



DUBAI ISLAND
COMMUNITY

2.5BR_A
2,269.46 sq.ft.



DUBAI SKYLINE



FLOOR 2, 4

FLUID ONE



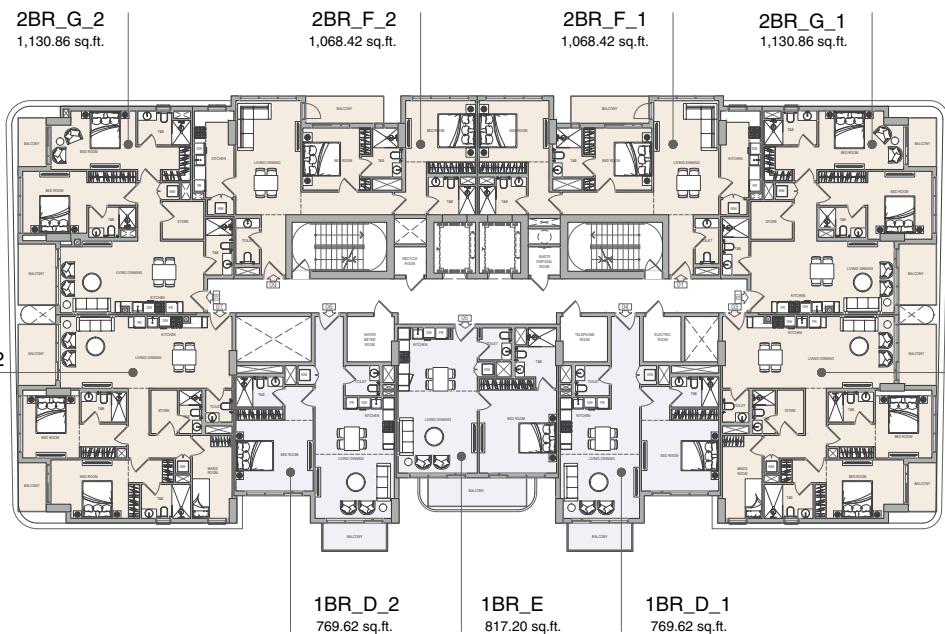
SEA VIEW



MINA RASHID 2.5BR_C_2
1,293.07 sq.ft.



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE



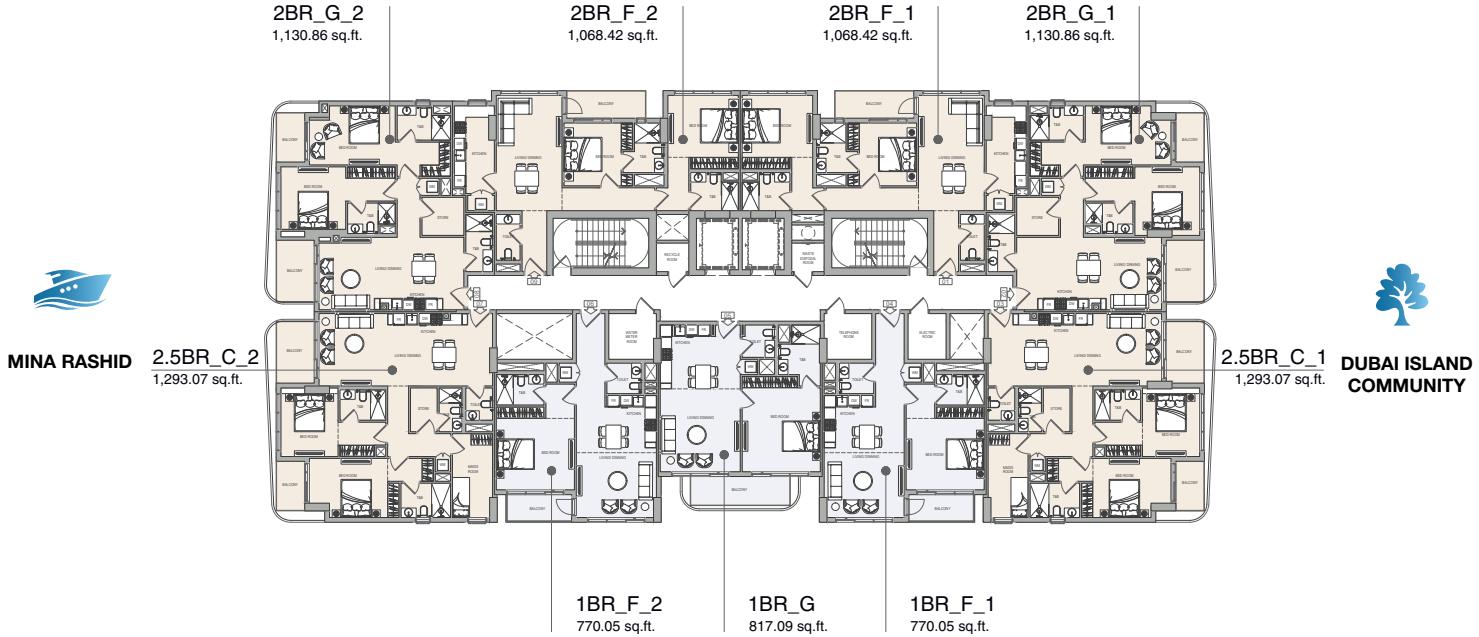
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FLOOR 3

FLUID ONE



SEA VIEW



DUBAI SKYLINE



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FLOOR 5, 6

FLUID ONE

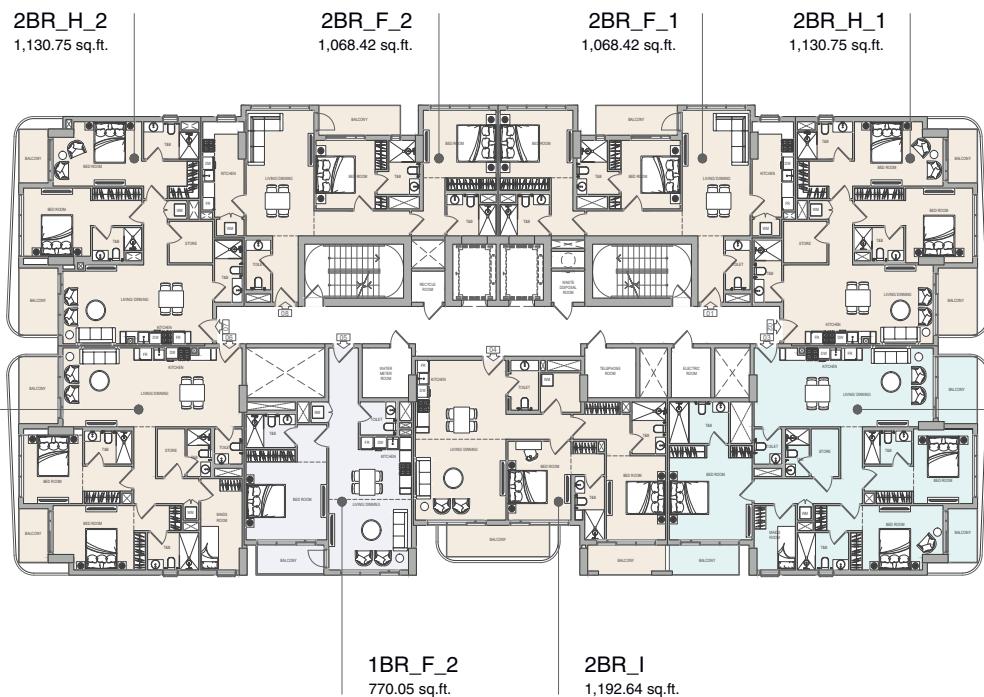


SEA VIEW



MINA RASHID

2.5BR_D
1,292.96 sq.ft.



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE



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FLOOR 7

FLUID ONE

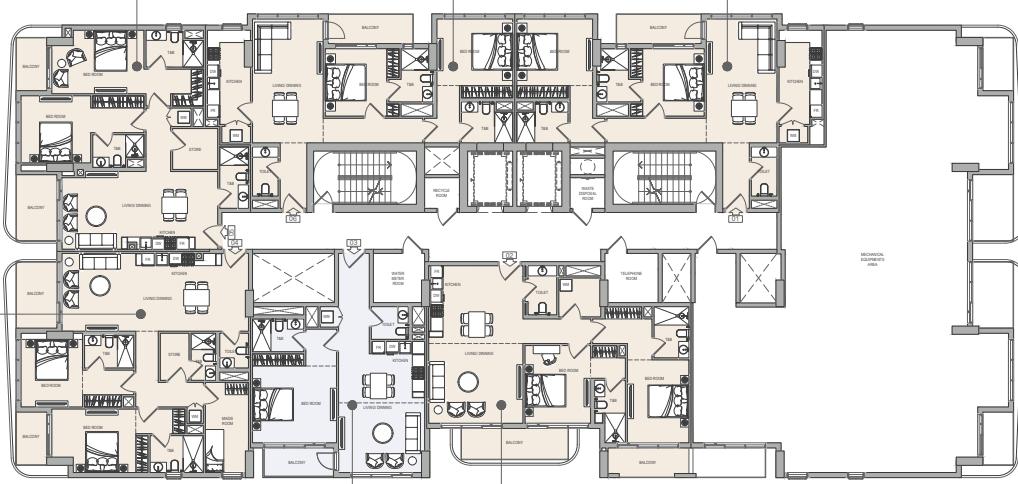


SEA VIEW

2BR_G_2
1,130.86 sq.ft.

2BR_F_2
1,068.42 sq.ft.

2BR_F_1
1,068.42 sq.ft.



MINA RASHID

2.5BR_C_2
1,293.07 sq.ft.



DUBAI ISLAND COMMUNITY

1BR_H 2BR_I
770.16 sq.ft. 1,192.64 sq.ft.



DUBAI SKYLINE



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FLOOR 8

FLUID ONE



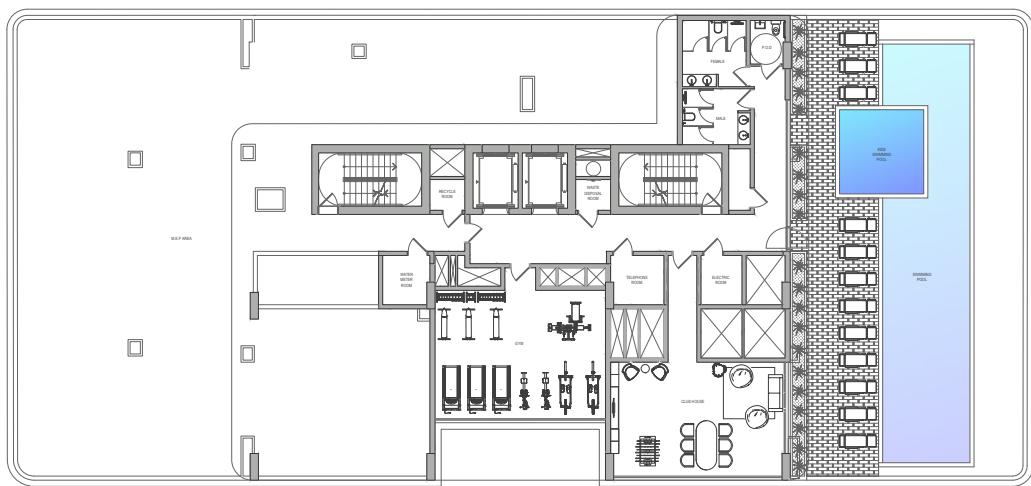
SEA VIEW



MINA RASHID



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE



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FLUID ONE

Duplex



2 BEDROOM DUPLEX

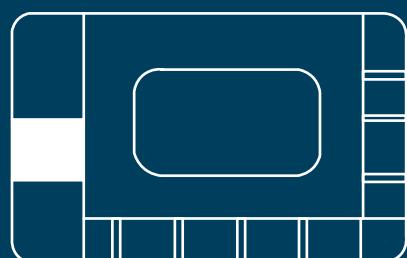
GROUND FLOOR - PODIUM 01

FLUID ONE



DUPLEX 2 BR TYPE A

INDOOR AREA	1,627.29	sq. ft	G1	1,082.20	sq. ft
OUTDOOR AREA	267.05	sq. ft	P1	811.92	sq. ft
TOTAL AREA	1,894.34	sq. ft			



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2.5 BEDROOM DUPLEX

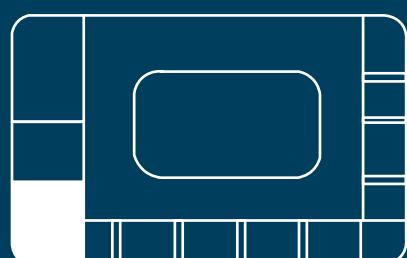
GROUND FLOOR - PODIUM 01

FLUID ONE



DUPLEX 2.5 BR TYPE A

INDOOR AREA	1,905.21	sq. ft	G1	2,193.35	sq. ft
OUTDOOR AREA	1,005.24	sq. ft	P1	717.10	sq. ft
TOTAL AREA	2,910.45	sq. ft			



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3.5 BEDROOM DUPLEX

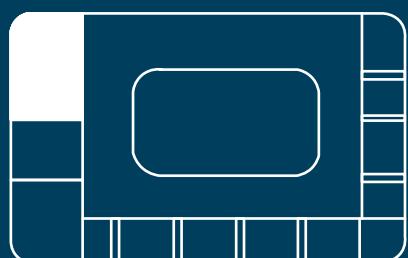
GROUND FLOOR - PODIUM 01

FLUID ONE



DUPLEX 3.5 BR TYPE A

INDOOR AREA	2,549.54	sq. ft	G1	2,657.83	sq. ft
OUTDOOR AREA	1,141.62	sq. ft	P1	1,033.33	sq. ft
TOTAL AREA	3,691.16	sq. ft			



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FLUID ONE

One Bedroom



ONE BEDROOM

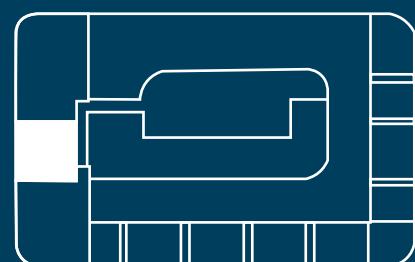
PODIUM 2

FLUID ONE



1 BR TYPE A

SUITE AREA	575.76	sq. ft
BALCONY AREA	85.90	sq. ft
TOTAL SELLABLE AREA	661.66	sq. ft



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ONE BEDROOM

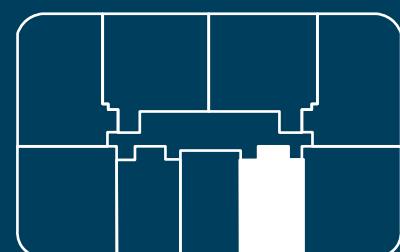
FLOOR: 1

FLUID ONE



1 BR TYPE B_1

SUITE AREA	712.89	sq. ft
BALCONY AREA	473.61	sq. ft
TOTAL SELLABLE AREA	1,186.50	sq. ft



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ONE BEDROOM

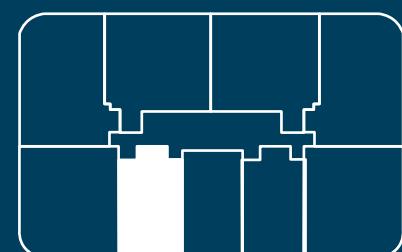
FLOOR: 1

FLUID ONE



1 BR TYPE B_2

SUITE AREA	712.89	sq. ft
BALCONY AREA	473.61	sq. ft
TOTAL SELLABLE AREA	1,186.50	sq. ft



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ONE BEDROOM

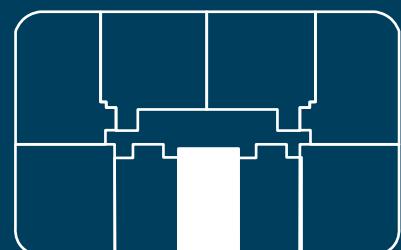
FLOOR: 1

FLUID ONE



1 BR TYPE C

SUITE AREA	725.06	sq. ft
BALCONY AREA	625.81	sq. ft
TOTAL SELLABLE AREA	1,350.87	sq. ft



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ONE BEDROOM

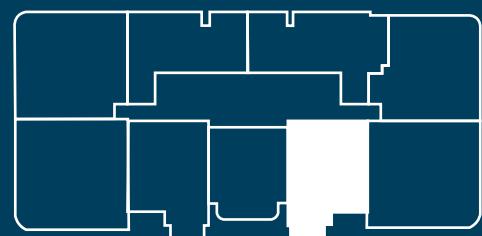
FLOOR: 2,4

FLUID ONE



1 BR TYPE D_1

SUITE AREA	712.89	sq. ft
BALCONY AREA	56.73	sq. ft
TOTAL SELLABLE AREA	769.62	sq. ft



ONE BEDROOM

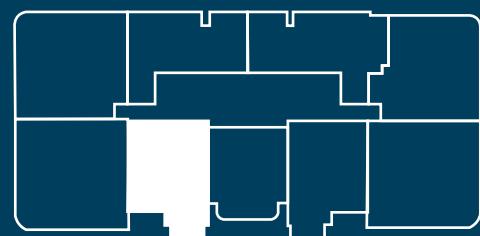
FLOOR: 2,4

FLUID ONE



1 BR TYPE D_2

SUITE AREA	712.89	sq. ft
BALCONY AREA	56.73	sq. ft
TOTAL SELLABLE AREA	769.62	sq. ft



ONE BEDROOM

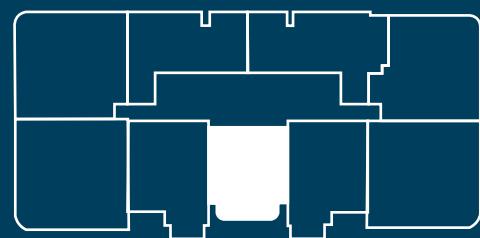
FLOOR: 2,4

FLUID ONE



1 BR TYPE E

SUITE AREA	725.06	sq. ft
BALCONY AREA	92.14	sq. ft
TOTAL SELLABLE AREA	817.20	sq. ft



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ONE BEDROOM

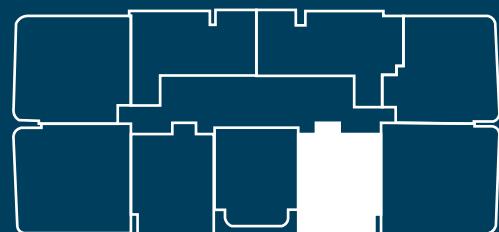
FLOOR: 3

FLUID ONE



1 BR TYPE F_1

SUITE AREA	712.89	sq. ft
BALCONY AREA	57.16	sq. ft
TOTAL SELLABLE AREA	770.05	sq. ft



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ONE BEDROOM

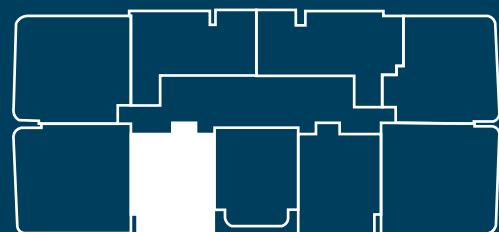
FLOOR: 3,5,6

FLUID ONE



1 BR TYPE F_2

SUITE AREA	712.89	sq. ft
BALCONY AREA	57.16	sq. ft
TOTAL SELLABLE AREA	770.05	sq. ft



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ONE BEDROOM

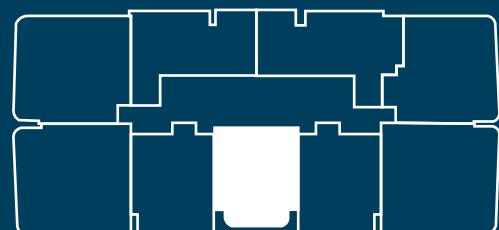
FLOOR: 3

FLUID ONE



1 BR TYPE G

SUITE AREA	725.06	sq. ft
BALCONY AREA	92.03	sq. ft
TOTAL SELLABLE AREA	817.09	sq. ft



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ONE BEDROOM

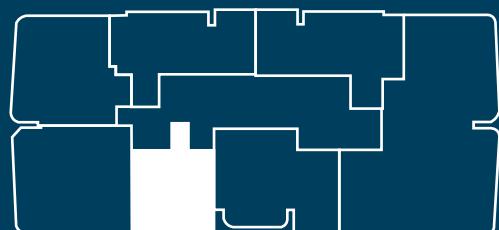
FLOOR: 7

FLUID ONE



1 BR TYPE H

SUITE AREA	713.00	sq. ft
BALCONY AREA	57.16	sq. ft
TOTAL SELLABLE AREA	770.16	sq. ft



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FLUID ONE

Two Bedroom



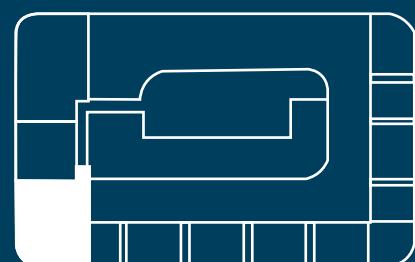
TWO BEDROOM
PODIUM 2

FLUID ONE



2 BR TYPE A

SUITE AREA	1,067.99	sq. ft
BALCONY AREA	40.04	sq. ft
TOTAL SELLABLE AREA	1,108.04	sq. ft



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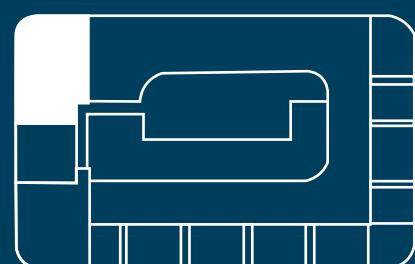
TWO BEDROOM
PODIUM 2

FLUID ONE



2 BR TYPE B

SUITE AREA	1,224.07	sq. ft
BALCONY AREA	109.58	sq. ft
TOTAL SELLABLE AREA	1,333.65	sq. ft



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TWO BEDROOM

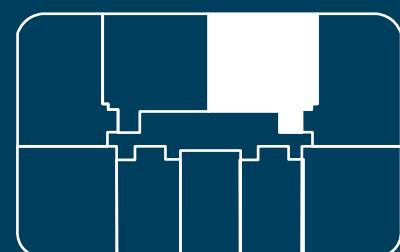
FLOOR: 1

FLUID ONE



2 BR TYPE C_1

SUITE AREA	996.74	sq. ft
BALCONY AREA	1,245.49	sq. ft
TOTAL SELLABLE AREA	2,242.23	sq. ft



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TWO BEDROOM

FLOOR: 1

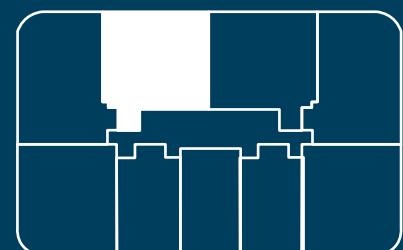
FLUID ONE



2 BR TYPE C_2

SUITE AREA
BALCONY AREA
TOTAL SELLABLE AREA

996.74 sq. ft
1,245.49 sq. ft
2,242.23 sq. ft



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TWO BEDROOM

FLOOR: 1

FLUID ONE



2 BR TYPE D

SUITE AREA	1,007.29	sq. ft
BALCONY AREA	1,399.63	sq. ft
TOTAL SELLABLE AREA	2,406.92	sq. ft



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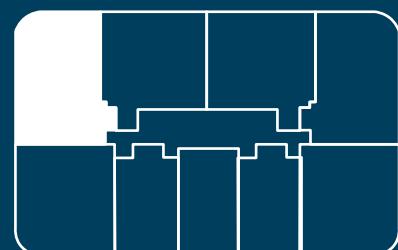
TWO BEDROOM
FLOOR: 1

FLUID ONE



2 BR TYPE E

SUITE AREA	1,007.29 sq. ft
BALCONY AREA	1,415.56 sq. ft
TOTAL SELLABLE AREA	2,422.85 sq. ft



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TWO BEDROOM

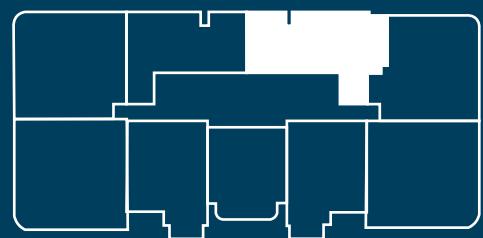
FLOOR: 2,3,4,5,6,7

FLUID ONE



2 BR TYPE F_1

SUITE AREA	996.74	sq. ft
BALCONY AREA	71.69	sq. ft
TOTAL SELLABLE AREA	1,068.42	sq. ft



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TWO BEDROOM

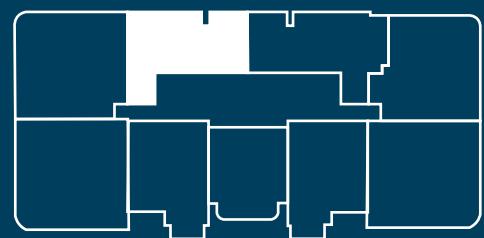
FLOOR: 2,3,4,5,6,7

FLUID ONE



2 BR TYPE F_2

SUITE AREA	996.74	sq. ft
BALCONY AREA	71.69	sq. ft
TOTAL SELLABLE AREA	1,068.42	sq. ft



TWO BEDROOM

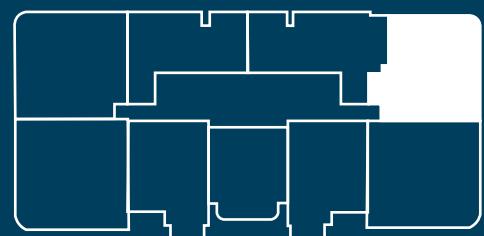
FLOOR: 2,3,4

FLUID ONE



2 BR TYPE G_1

SUITE AREA	1,007.29	sq. ft
BALCONY AREA	123.57	sq. ft
TOTAL SELLABLE AREA	1,130.86	sq. ft



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TWO BEDROOM

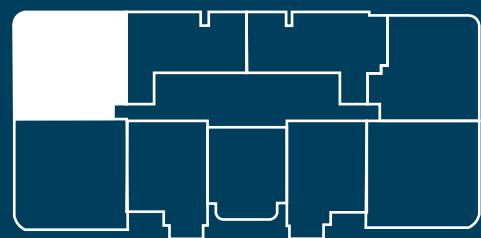
FLOOR: 2,3,4,7

FLUID ONE



2 BR TYPE G_2

SUITE AREA	1,007.29	sq. ft
BALCONY AREA	123.57	sq. ft
TOTAL SELLABLE AREA	1,130.86	sq. ft



TWO BEDROOM

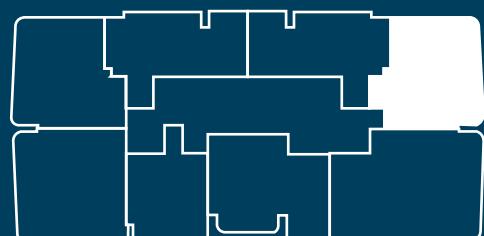
FLOOR: 5,6

FLUID ONE



2 BR TYPE H_1

SUITE AREA	1,007.29	sq. ft
BALCONY AREA	123.46	sq. ft
TOTAL SELLABLE AREA	1,130.75	sq. ft



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TWO BEDROOM

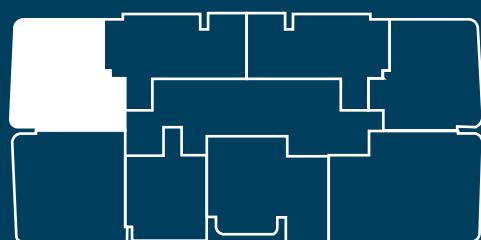
FLOOR: 5,6

FLUID ONE



2 BR TYPE H_2

SUITE AREA	1,007.29	sq. ft
BALCONY AREA	123.46	sq. ft
TOTAL SELLABLE AREA	1,130.75	sq. ft



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TWO BEDROOM

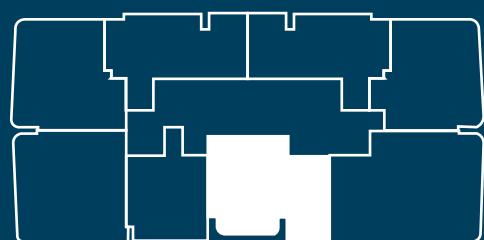
FLOOR: 5,6,7

FLUID ONE



2 BR TYPE I

SUITE AREA	1,030.54	sq. ft
BALCONY AREA	162.10	sq. ft
TOTAL SELLABLE AREA	1,192.64	sq. ft



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FLUID ONE

2.5 Bedroom



2.5 BEDROOM

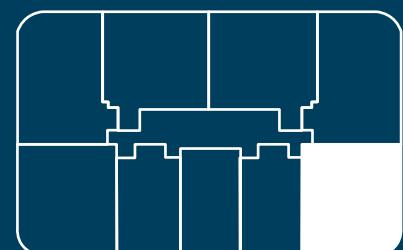
FLOOR: 1

FLUID ONE



2.5 BR TYPE A

SUITE AREA	1,169.50 sq. ft
BALCONY AREA	1,099.96 sq. ft
TOTAL SELLABLE AREA	2,269.46 sq. ft



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2.5 BEDROOM

FLOOR: 1

FLUID ONE



2.5 BR TYPE B

SUITE AREA

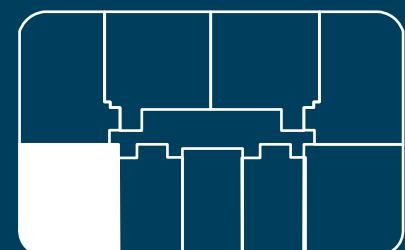
1,169.50 sq. ft

BALCONY AREA

1,144.85 sq. ft

TOTAL SELLABLE AREA

2,314.35 sq. ft



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2.5 BEDROOM

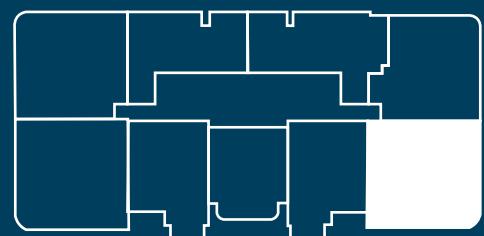
FLOOR: 2,3,4

FLUID ONE



2.5 BR TYPE C_1

SUITE AREA	1,169.50	sq. ft
BALCONY AREA	123.57	sq. ft
TOTAL SELLABLE AREA	1,293.07	sq. ft



Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only may change at any time up to the final "as built" status in accordance with the final designs of the project, regulatory approvals and planning permissions

2.5 BEDROOM

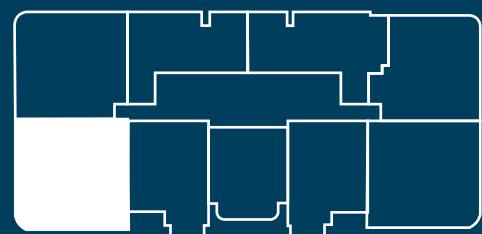
FLOOR: 2,3,4,7

FLUID ONE



2.5 BR TYPE C_2

SUITE AREA	1,169.50	sq. ft
BALCONY AREA	123.57	sq. ft
TOTAL SELLABLE AREA	1,293.07	sq. ft



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2.5 BEDROOM

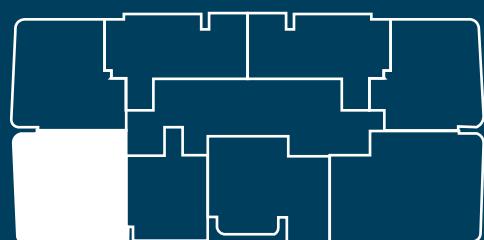
FLOOR: 5,6

FLUID ONE



2.5 BR TYPE D

SUITE AREA	1,169.50 sq. ft
BALCONY AREA	123.46 sq. ft
TOTAL SELLABLE AREA	1,292.96 sq. ft



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FLUID ONE

3.5 Bedroom

3.5 BEDROOM

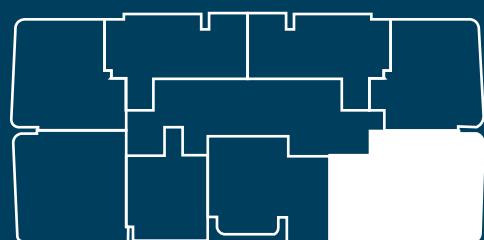
FLOOR: 5,6

FLUID ONE



3.5 BR TYPE A

SUITE AREA	1,459.05	sq. ft
BALCONY AREA	184.49	sq. ft
TOTAL SELLABLE AREA	1,643.54	sq. ft



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FLUID ONE

Object 1