



FLU1D 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

2BR\_A  
(DUPLEX)

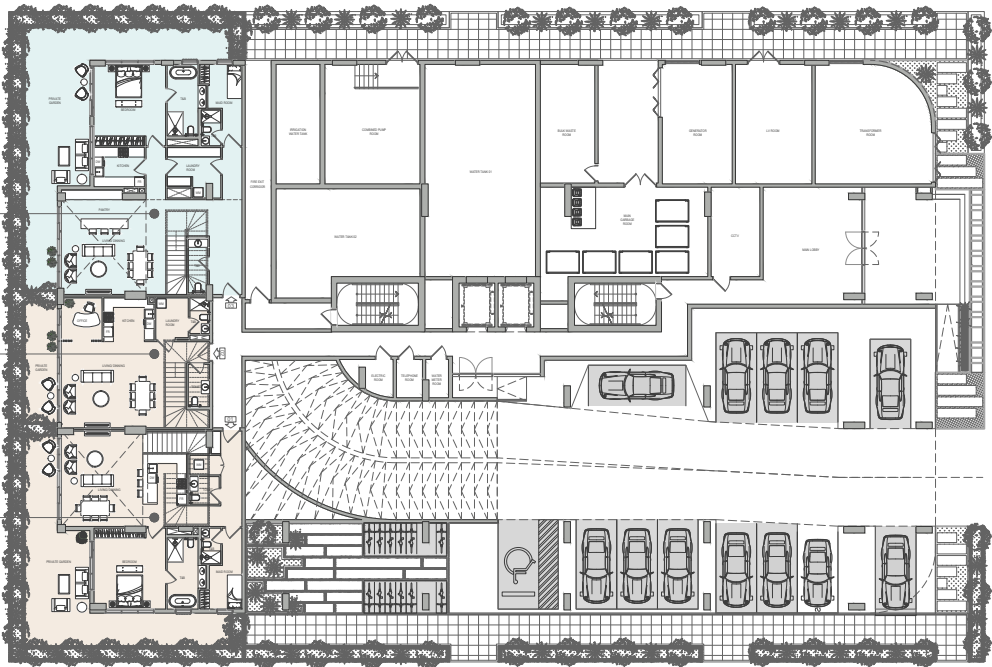
1,894.34 sq.ft.  
GF= 1,082.20 sq.ft  
P1= 811.92 sq.ft

2.5BR\_A  
(DUPLEX)

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



DUBAI ISLAND  
COMMUNITY



DUBAI SKYLINE



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



SEA VIEW



3.5BR\_A  
(DUPLEX)  
3,691.16 sq.ft.  
GF= 2,057.83 sq.ft  
P1= 1,033.33 sq.ft

2BR\_A  
(DUPLEX)  
1,894.34 sq.ft.  
GF= 1,082.20 sq.ft  
P1= 811.92 sq.ft

2.5BR\_A  
(DUPLEX)  
2,910.45 sq.ft.  
GF= 2,193.35 sq.ft  
P1= 717.10 sq.ft



DUBAI ISLAND  
COMMUNITY



DUBAI SKYLINE



PODIUM 2

FLU1D ONE



SEA VIEW



MINA RASHID

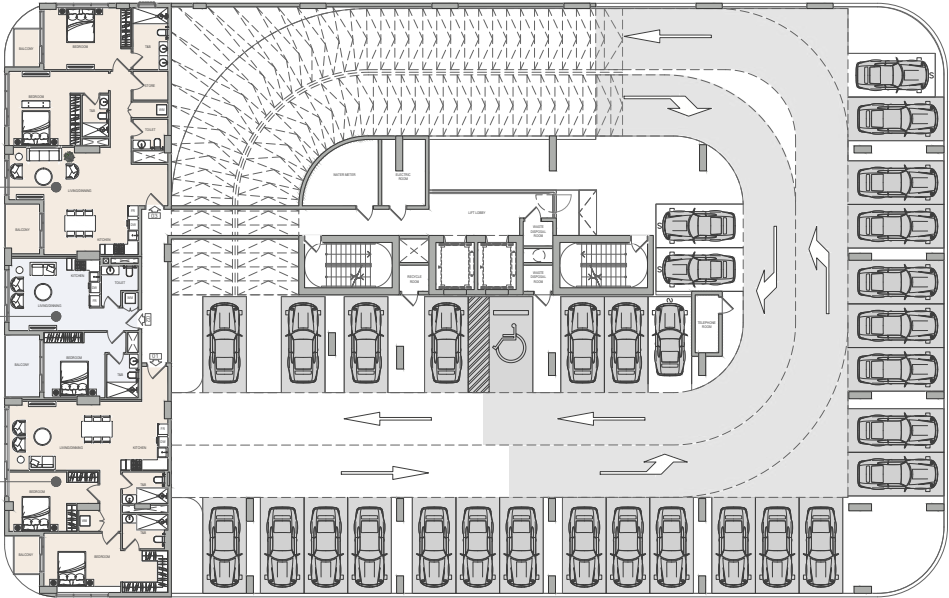


DUBAI ISLAND  
COMMUNITY

2BR\_B  
1,333.65 sq.ft.

1BR\_A  
661.66 sq.ft.

2BR\_A  
1,108.04 sq.ft.



DUBAI SKYLINE

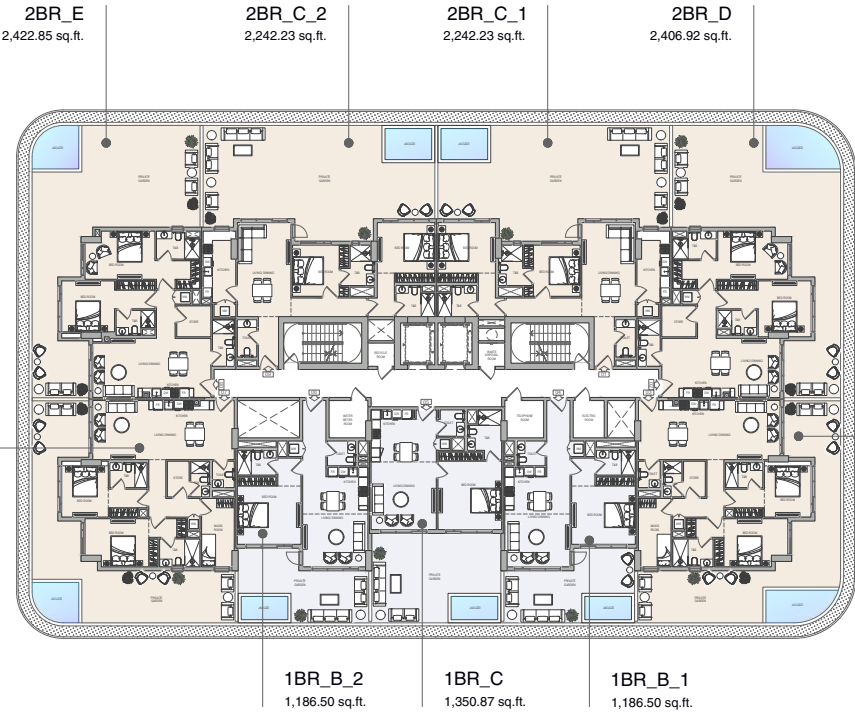


Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only may change at any time up to the final "as built" status in accordance with the final designs of the project, regulatory approvals and planning permissions





SEA VIEW



MINA RASHID



DUBAI ISLAND  
COMMUNITY

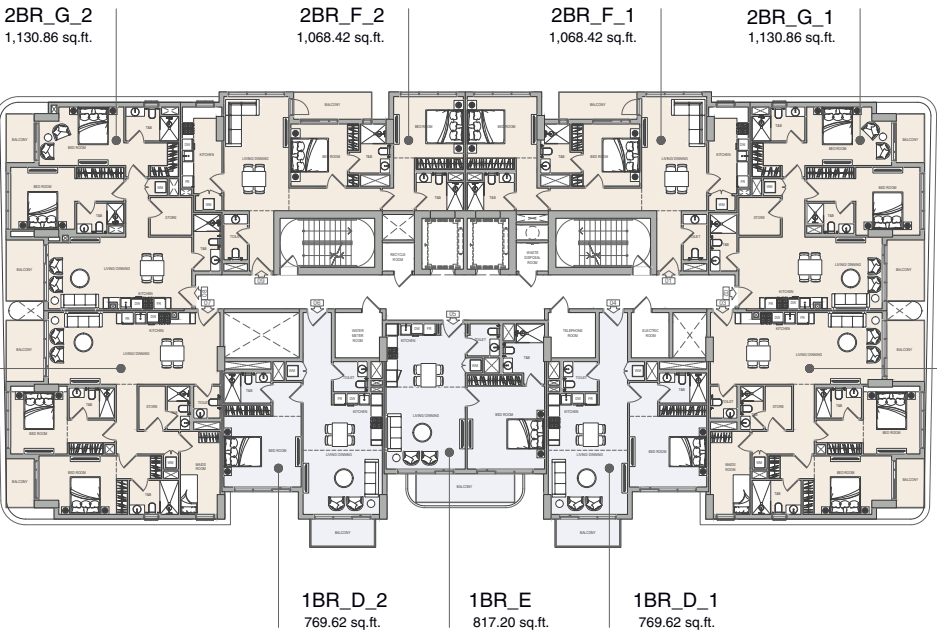


DUBAI SKYLINE





SEA VIEW



MINA RASHID



DUBAI ISLAND  
COMMUNITY

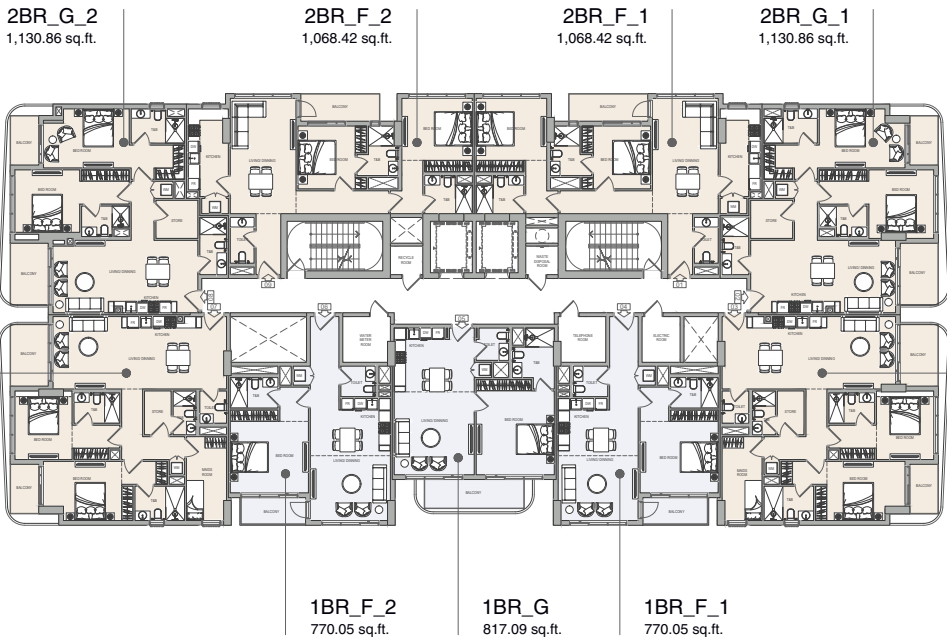


DUBAI SKYLINE





SEA VIEW



MINA RASHID



DUBAI ISLAND  
COMMUNITY



DUBAI SKYLINE



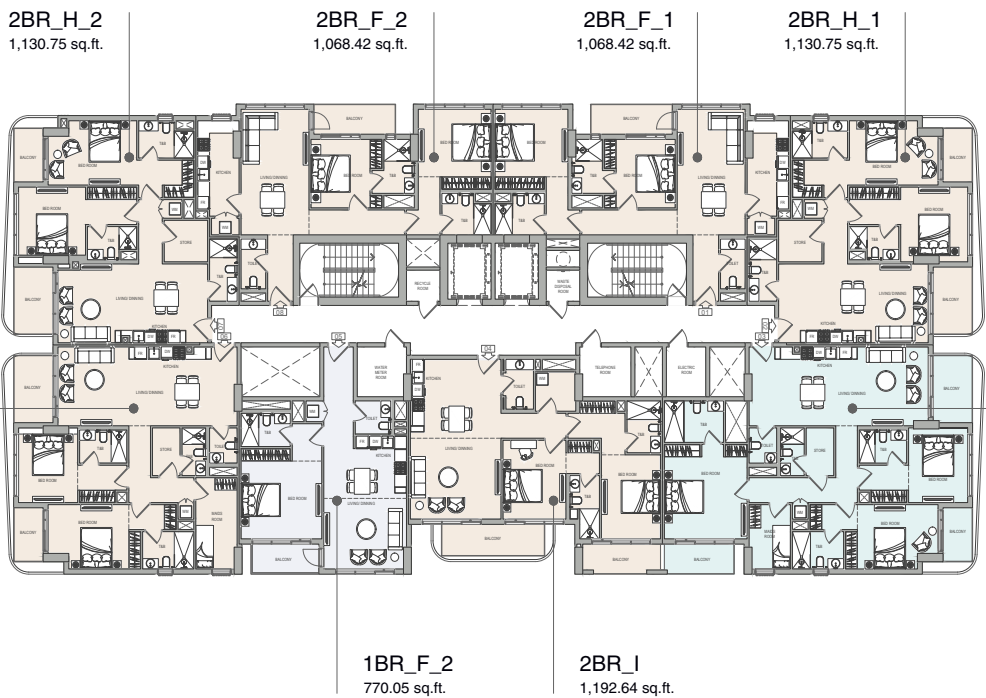


FLOOR 5, 6

FLUID ONE



SEA VIEW



MINA RASHID



DUBAI ISLAND  
COMMUNITY



DUBAI SKYLINE



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



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.

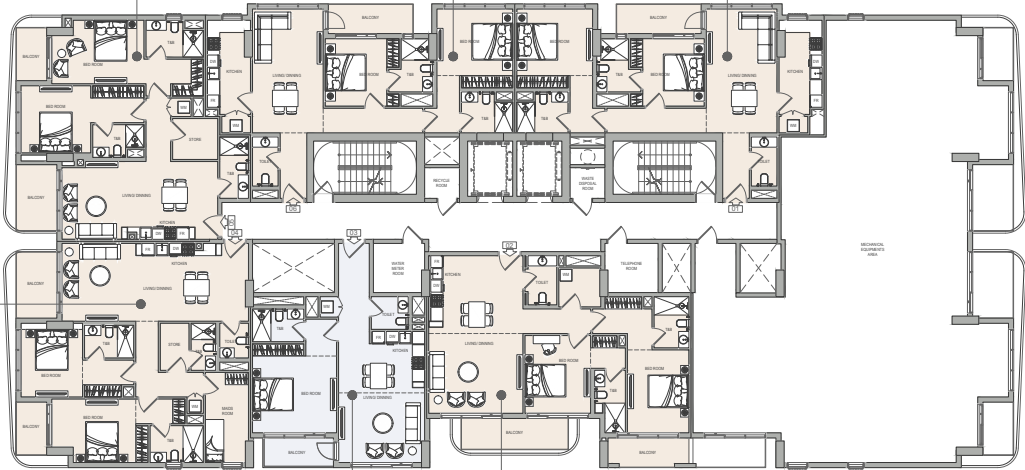


MINA RASHID

2.5BR\_C\_2  
1,293.07 sq.ft.



DUBAI ISLAND  
COMMUNITY



1BR\_H  
770.16 sq.ft.

2BR\_I  
1,192.64 sq.ft.



DUBAI SKYLINE

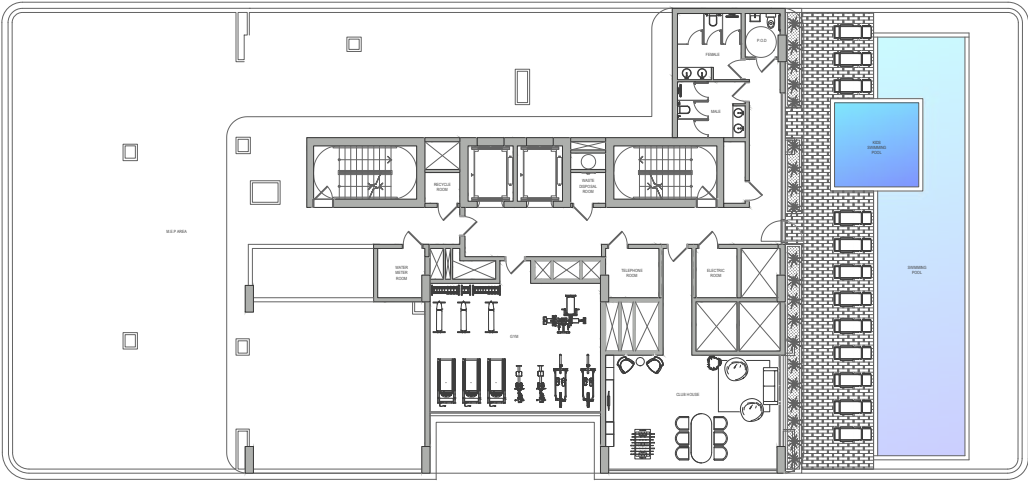




SEA VIEW



MINA RASHID



DUBAI ISLAND  
COMMUNITY



DUBAI SKYLINE





FLUID ONE

Duplex



2 BEDROOM DUPLEX

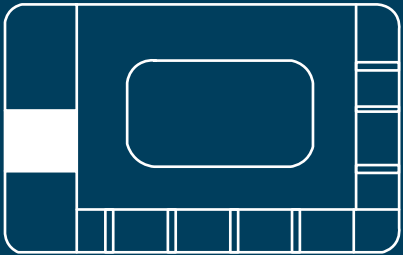
GROUND FLOOR - PODIUM 01

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
<b>TOTAL AREA</b>	<b>1,894.34 sq. ft</b>	



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



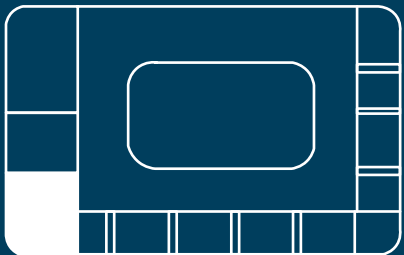
2.5 BEDROOM DUPLEX  
GROUND FLOOR - PODIUM 01

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
<b>TOTAL AREA</b>	<b>2,910.45 sq. ft</b>		



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

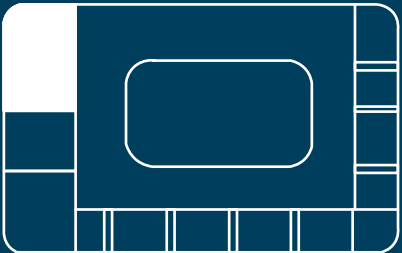
3.5 BEDROOM DUPLEX  
GROUND FLOOR - PODIUM 01

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
<b>TOTAL AREA</b>	<b>3,691.16 sq. ft</b>		



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

FLUID ONE

One Bedroom







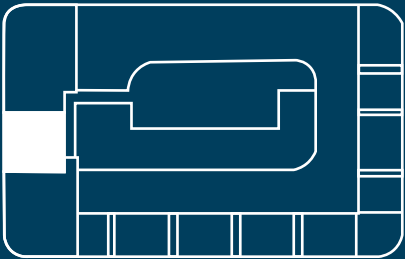
ONE BEDROOM  
PODIUM 2

FLU1D ONE



1 BR TYPE A

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

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



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

ONE BEDROOM

FLOOR: 1

FLU1D 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



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

ONE BEDROOM

FLOOR: 1

FLU1D 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



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



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



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

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



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

ONE BEDROOM

FLOOR: 2,4

FLU1D ONE



1 BR TYPE E

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

ONE BEDROOM

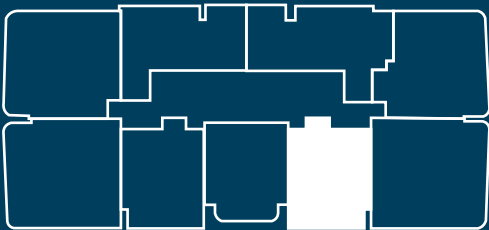
FLOOR: 3

FLU1D 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



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

ONE BEDROOM

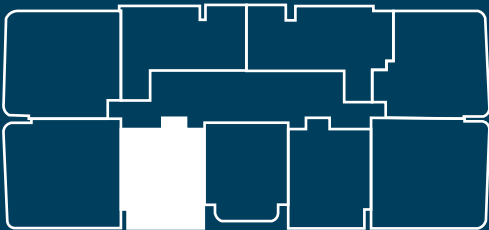
FLOOR: 3,5,6

FLU1D 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



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



ONE BEDROOM

FLOOR: 3

FLU1D ONE



1 BR TYPE G

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

ONE BEDROOM

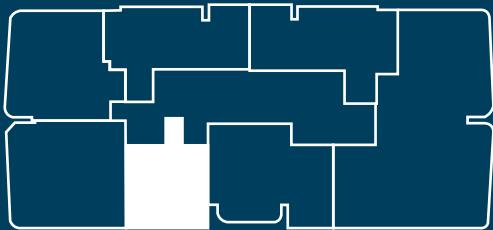
FLOOR: 7

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



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

FLUID ONE

Two Bedroom



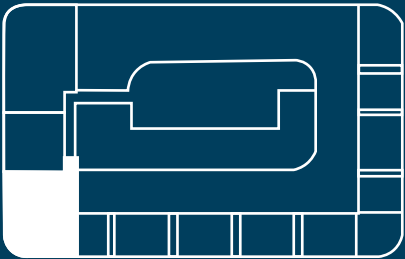
TWO BEDROOM  
PODIUM 2

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



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

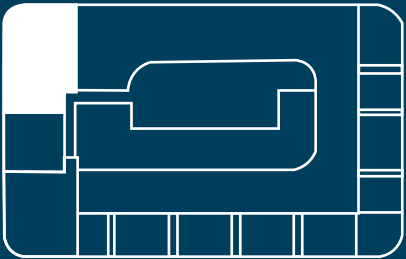
TWO BEDROOM  
PODIUM 2

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



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



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



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

TWO BEDROOM  
FLOOR: 1

FLU1D ONE



2 BR TYPE C\_2

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

TWO BEDROOM  
FLOOR: 1

FLU1D 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



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

TWO BEDROOM  
FLOOR: 1

FLU1D 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



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

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



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



**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



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

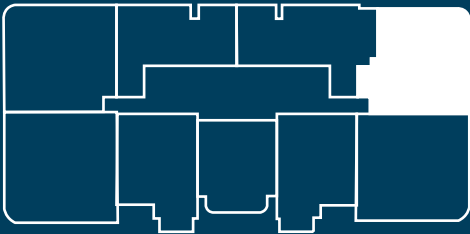
**TWO BEDROOM**  
FLOOR: 2,3,4

FLU1D ONE



**2 BR TYPE G\_1**

SUITE AREA	<b>1,007.29</b> sq. ft
BALCONY AREA	<b>123.57</b> sq. ft
TOTAL SELLABLE AREA	<b>1,130.86</b> 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

TWO BEDROOM

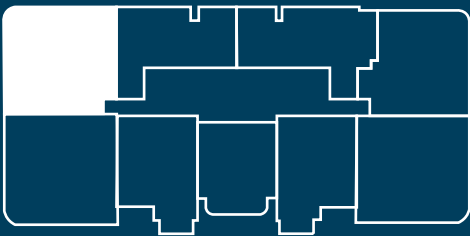
FLOOR: 2,3,4,7

FLU1D 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



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

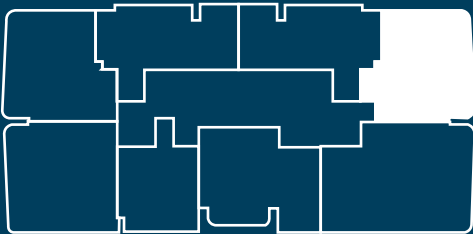
**TWO BEDROOM**  
FLOOR: 5,6

FLUID ONE



**2 BR TYPE H\_1**

SUITE AREA	<b>1,007.29</b> sq. ft
BALCONY AREA	<b>123.46</b> sq. ft
TOTAL SELLABLE AREA	<b>1,130.75</b> 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

TWO BEDROOM

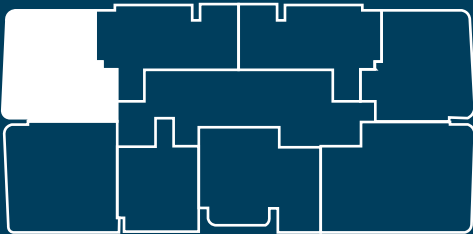
FLOOR: 5,6

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



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



TWO BEDROOM

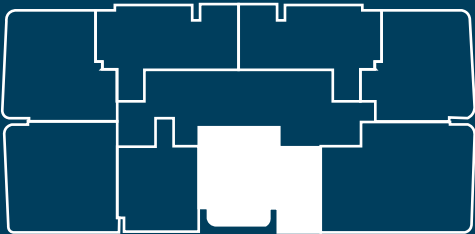
FLOOR: 5,6,7

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



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

FLUID ONE

2.5 Bedroom



2.5 BEDROOM

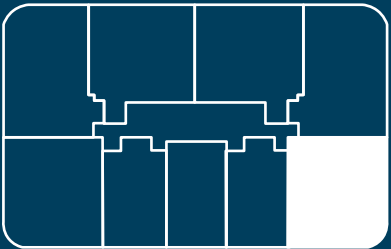
FLOOR: 1

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



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: 1

FLU1D 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



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

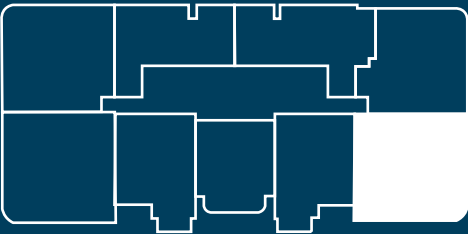
FLOOR: 2,3,4

FLU1D 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

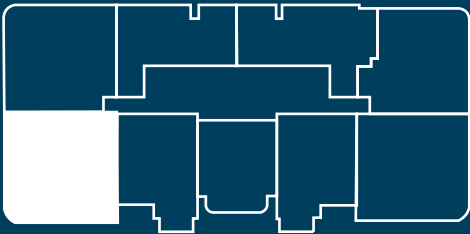
FLOOR: 2,3,4,7

FLU1D 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



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

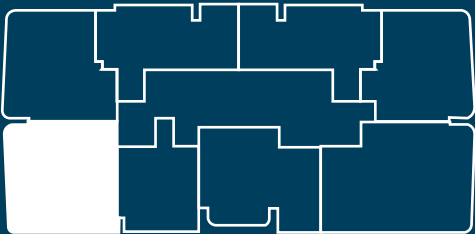
FLOOR: 5,6

FLU1D 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



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

FLUID ONE

3.5 Bedroom

3.5 BEDROOM

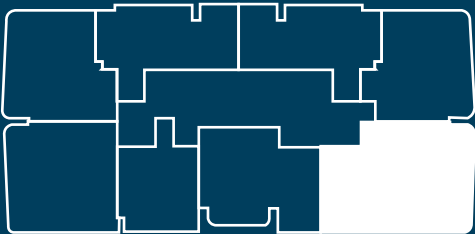
FLOOR: 5,6

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



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







FLUID ONE

**Object 1**