



FLU1D ONE

Object 1

Dubai Is a Gallery,
and Buildings Are Showpieces



Building Description:

G+2P+8

Anticipated Handover: Q2 2028

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

DUPLEX
3.5BR_A
3,691.16 sq.ft.
GF= 2,657.83 sq.ft
P1= 1,033.33 sq.ft

DUPLEX
2BR_A
1,894.34 sq.ft.
GF= 1,082.20 sq.ft
P1= 811.92 sq.ft

DUPLEX
2.5BR_A
2,910.45 sq.ft.
GF= 2,193.35 sq.ft
P1= 717.10 sq.ft



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE



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PODIUM 01

FLUID ONE



SEA VIEW



MINA RASHID

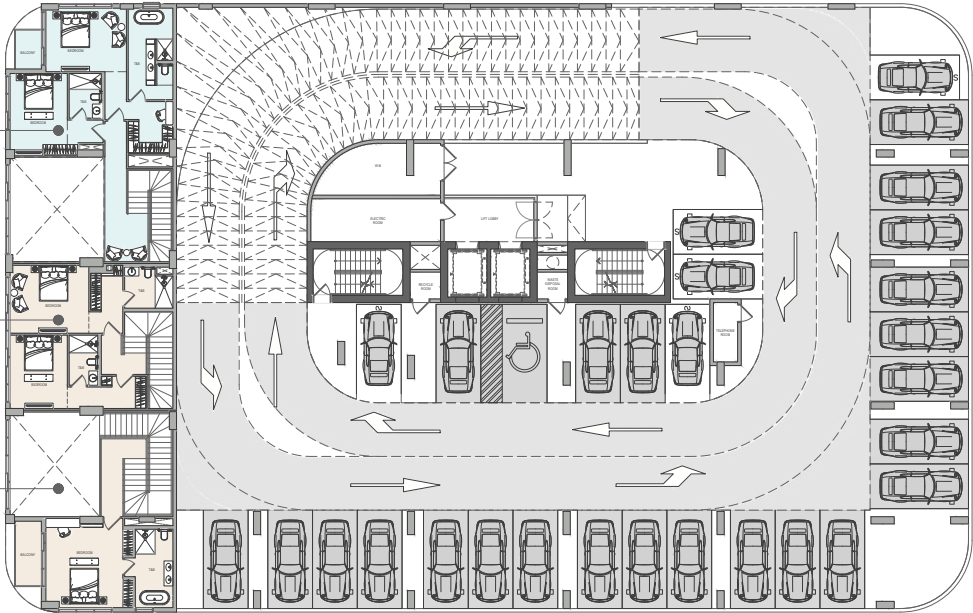


DUBAI ISLAND
COMMUNITY

DUPLEX
3.5BR_A
3,691.16 sq.ft.
GF= 2,657.83 sq.ft
P1= 1,033.33 sq.ft

DUPLEX
2BR_A
1,894.34 sq.ft.
GF= 1,062.20 sq.ft
P1= 811.92 sq.ft

DUPLEX
2.5BR_A
2,910.45 sq.ft.
GF= 2,193.20 sq.ft
P1= 717.10 sq.ft



DUBAI SKYLINE



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PODIUM 2

FLU1D ONE



SEA VIEW



MINA RASHID

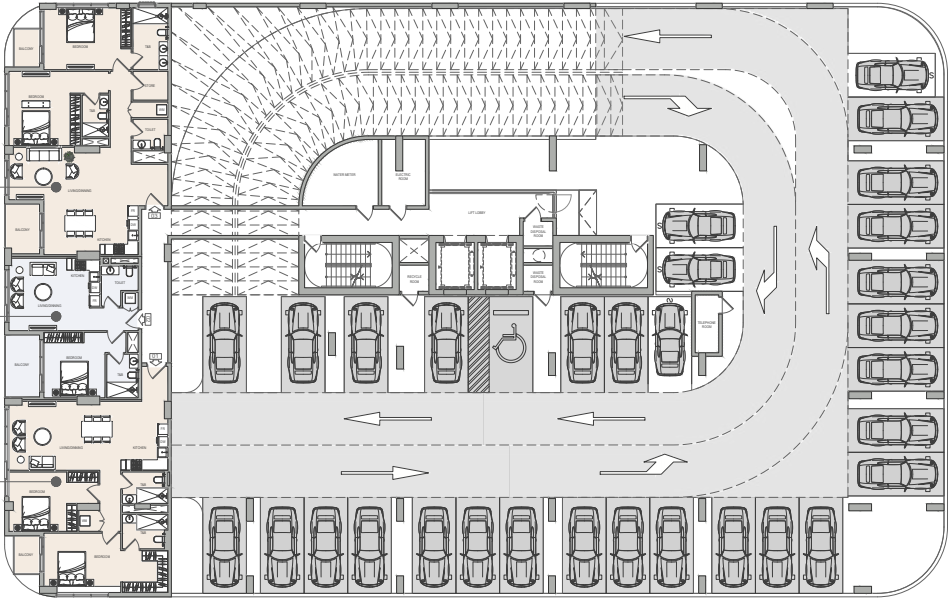


DUBAI ISLAND
COMMUNITY

2BR_B
1,333.65 sq.ft.

1BR_A
661.66 sq.ft.

2BR_A
1,108.04 sq.ft.

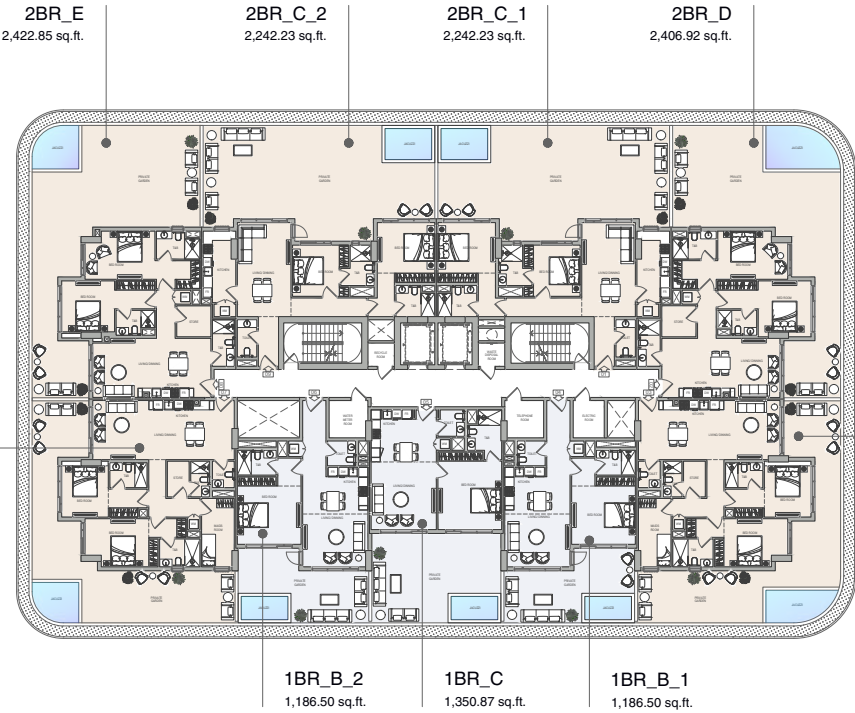


DUBAI SKYLINE





SEA VIEW



MINA RASHID



DUBAI ISLAND
COMMUNITY

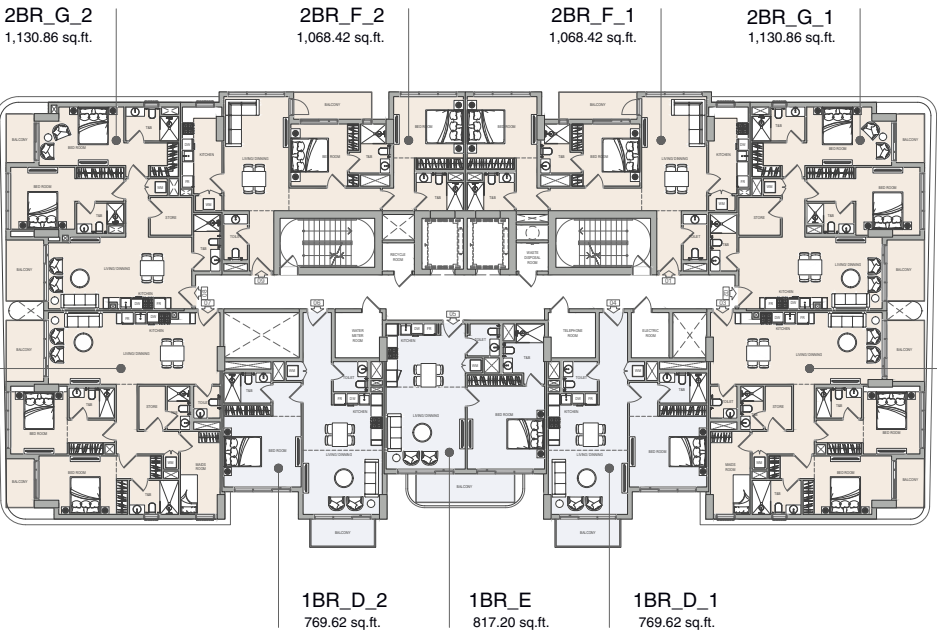


DUBAI SKYLINE





SEA VIEW



MINA RASHID



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE

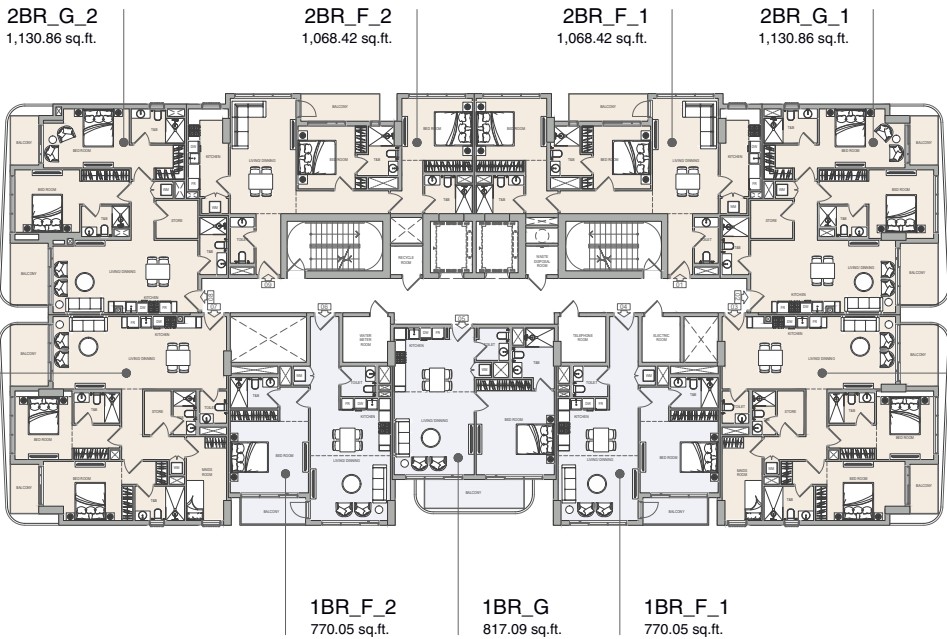


FLOOR 3

FLUID ONE



SEA VIEW



MINA RASHID



DUBAI ISLAND
COMMUNITY



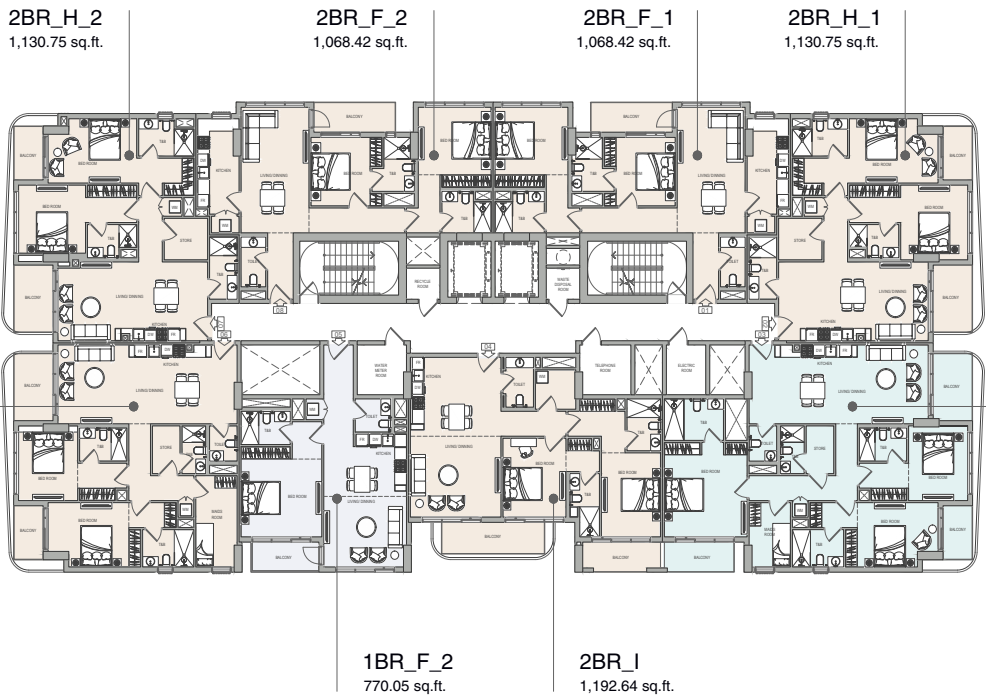
DUBAI SKYLINE



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SEA VIEW



MINA RASHID



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE





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.

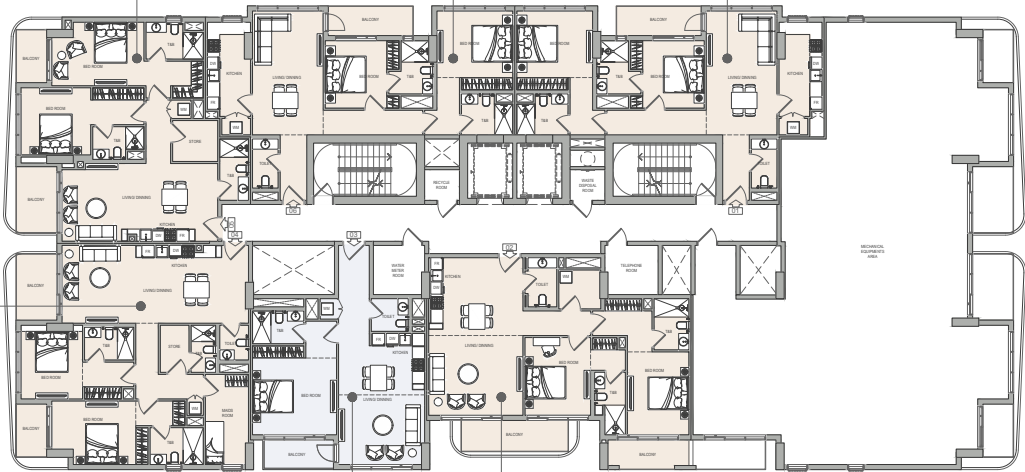


MINA RASHID

2.5BR_C_2
1,293.07 sq.ft.



DUBAI ISLAND
COMMUNITY

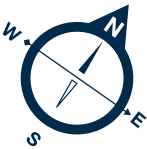


1BR_H
770.16 sq.ft.

2BR_I
1,192.64 sq.ft.



DUBAI SKYLINE

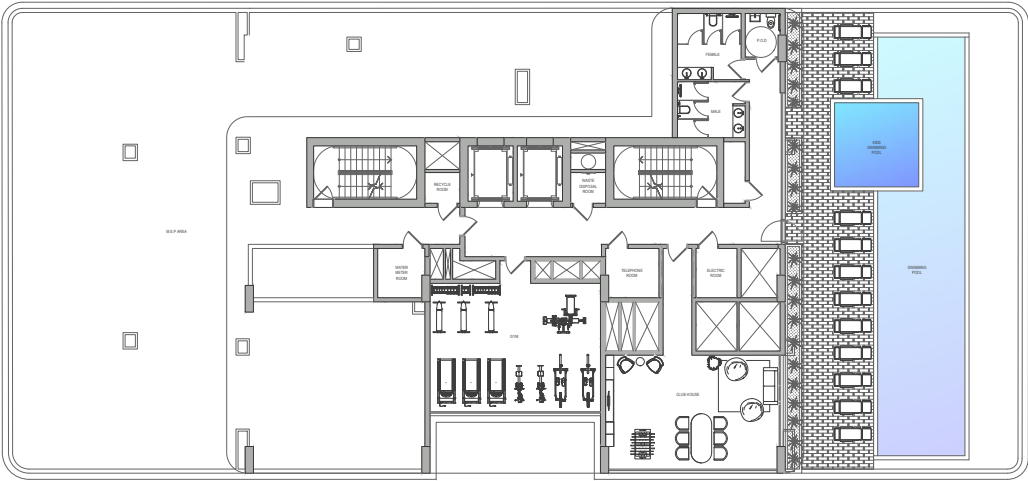




SEA VIEW



MINA RASHID



DUBAI ISLAND
COMMUNITY



DUBAI SKYLINE



FLUID ONE

Duplex



2 BEDROOM DUPLEX

GROUND FLOOR - PODIUM 01

FLUID ONE



GROUND FLOOR

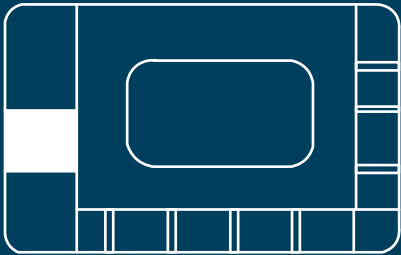


PODIUM 01



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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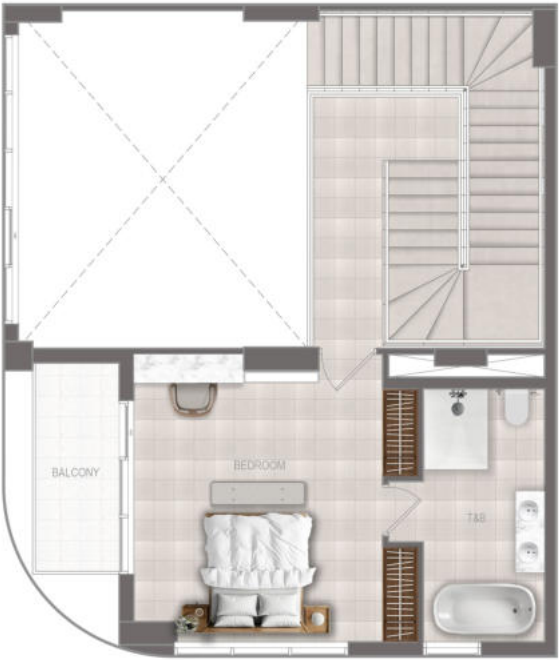
2.5 BEDROOM DUPLEX

GROUND FLOOR - PODIUM 01

FLUID ONE



GROUND FLOOR

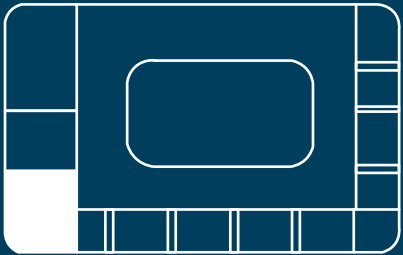


PODIUM 01



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



GROUND FLOOR

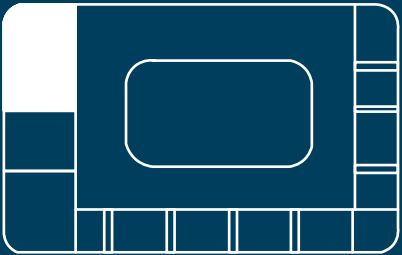


PODIUM 01



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



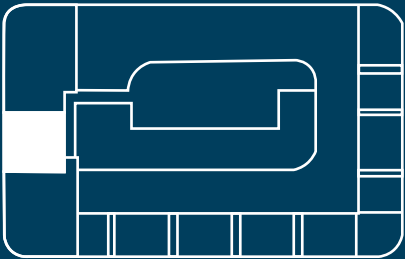
ONE BEDROOM
PODIUM 2

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



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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

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



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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

FLU1D 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



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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



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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



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ONE BEDROOM

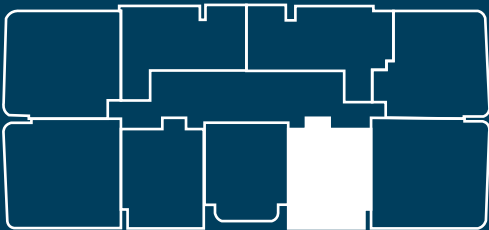
FLOOR: 3

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



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ONE BEDROOM

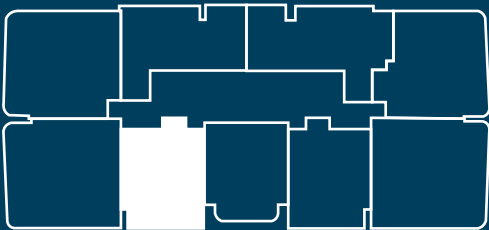
FLOOR: 3,5,6

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



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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

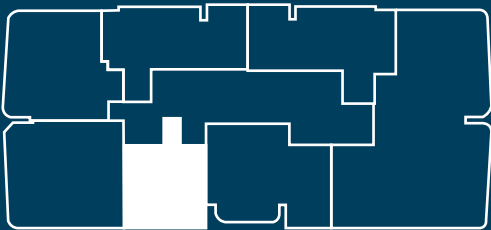
FLOOR: 7

FLU1D 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



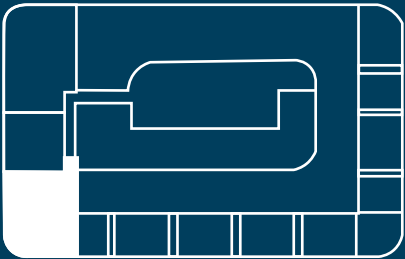
TWO BEDROOM
PODIUM 2

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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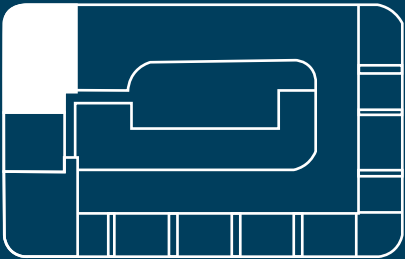
TWO BEDROOM
PODIUM 2

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	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

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



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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



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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



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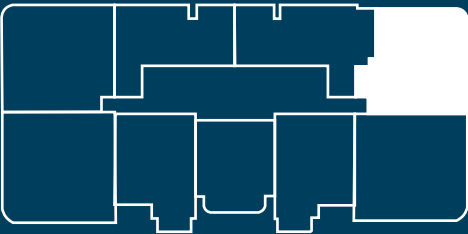
TWO BEDROOM
FLOOR: 2,3,4

FLU1D 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

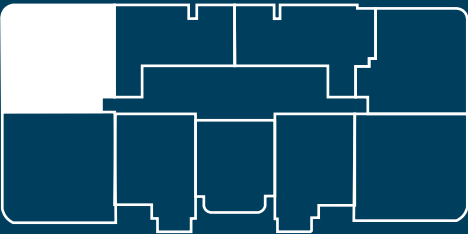
FLOOR: 2,3,4,7

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



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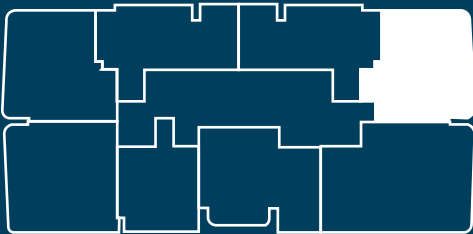
TWO BEDROOM
FLOOR: 5,6

FLU1D 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

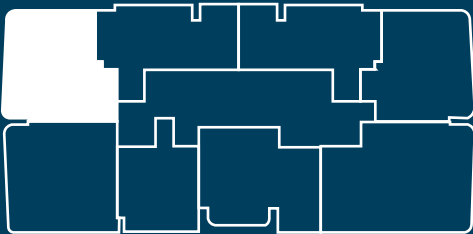
FLOOR: 5,6

FLU1D 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

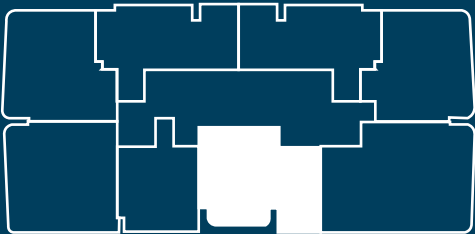
FLOOR: 5,6,7

FLU1D 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

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



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2.5 BEDROOM

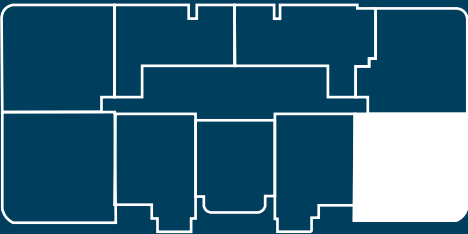
FLOOR: 2,3,4

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



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2.5 BEDROOM

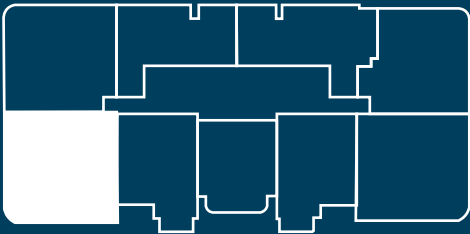
FLOOR: 2,3,4,7

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



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2.5 BEDROOM

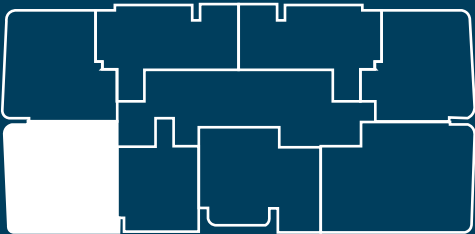
FLOOR: 5,6

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

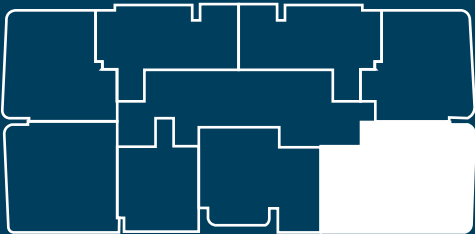
FLOOR: 5,6

FLU1D 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