

THREE WORLDS
ONE ADDRESS

one
central

AT

RAK CENTRAL

BY

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PANTHEON
DEVELOPMENT

WHERE THE SUN, SEA AND
SPACE COME TOGETHER.





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Welcome to One Central

A NEW ERA OF LIVING!





Introduction

Nestled in the heart of **RAK Central**, just 6 min from the pristine **Marjan Island**, **One Central** offers more than just a home - it's a seamless blend of **luxury, serenity, and convenience**.

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.

A full-page background image showing a sunset or sunrise over the ocean. The sun is a bright, glowing orb in the upper center, casting long, horizontal rays of light across the sky. The sky transitions from a pale blue at the top to a vibrant orange and yellow near the horizon. The ocean in the foreground is a deep blue with gentle, white-capped waves. The overall mood is serene and majestic.

**A WORLD DEFINED
BY NATURAL ELEMENTS**

The First World

Where the Sun, Sea and Space create a Life of Tranquility.

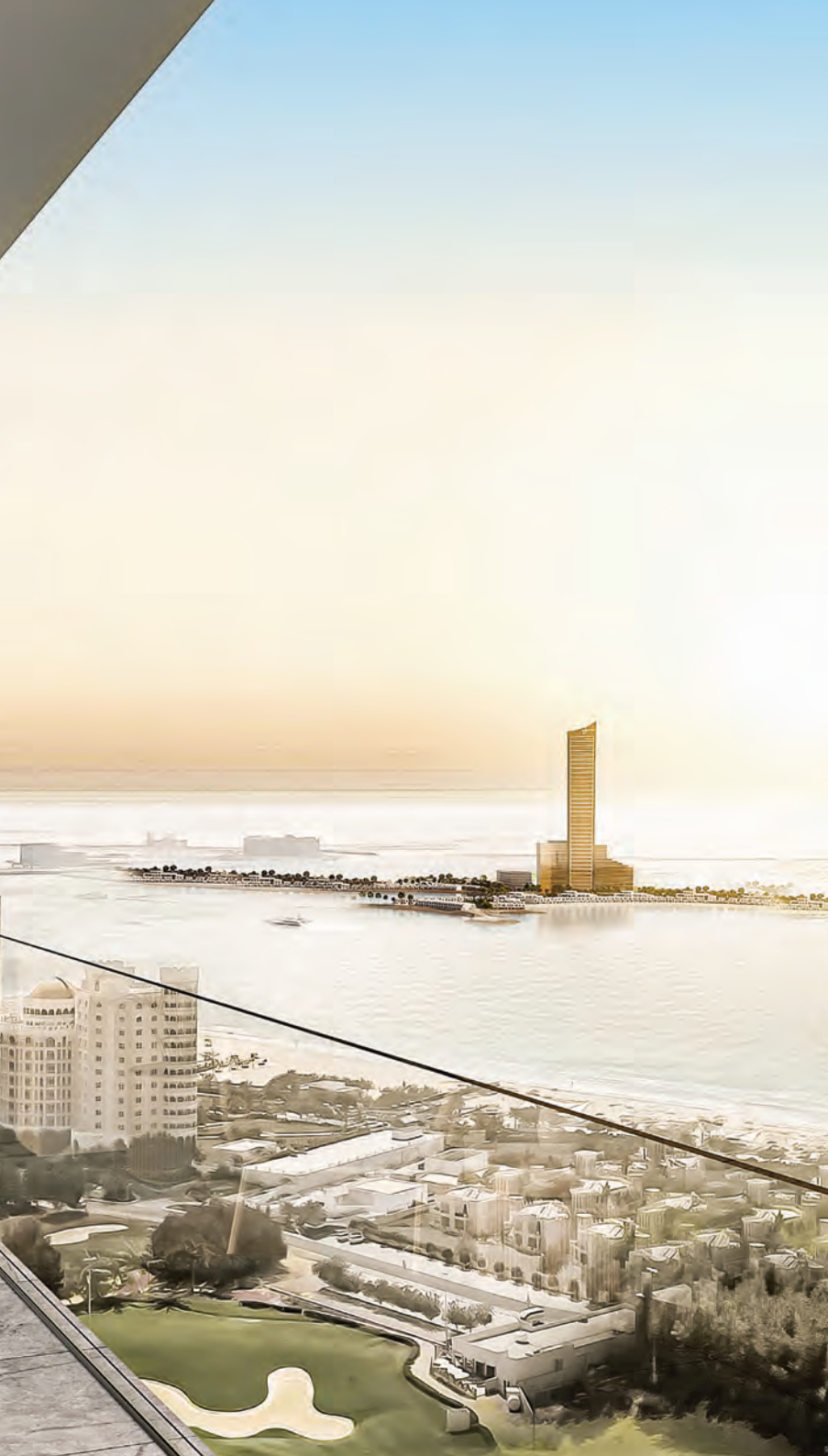
Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One Central.

Here, nature is not just a backdrop -it's an essential part of your everyday life.



AT THE HEART OF RAS AL KHAIMAH'S NEWEST BUSINESS HUB!





One Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One Central provides a lifestyle of unmatched luxury and convenience.

Location Highlights

Al Hamra Mall
3 Minutes

**Al Marjan Island
Beach**
6 Minutes

**Al Hamra Marina &
Yacht Club**
5 Minutes

**Ras Al Khaimah
Corniche**
15 Minutes

**Ras Al Khaimah
International Airport**
25 Minutes

**Downtown
Dubai**
1 Hour

**Dubai
International Airport**
45 Minutes



RAK CENTRAL

THE NEW HUB FOR LIVE,
WORK AND PLAY!



Introduction

A Progressive Community Designed for a Vibrant Lifestyle.

Welcome to RAK Central, a thriving community where the boundaries of living, working, and recreation seamlessly blend into one.

This thoughtfully designed mixed-use development spans 3.1 million square feet, offering premium residences, state-of-the-art workspaces, lush green spaces, and vibrant retail and entertainment options.



A WORLD OF PRESTIGE
AND BELONGING!





The Second World

Where Passion Meets Privilege in Every Aspect of Life.

At One Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One Central reflects the aspirations of those who seek more.

A man and a woman are standing together at night, smiling and looking towards the right. The woman is wearing a light-colored, sleeveless dress and holding a glass of champagne. The man is wearing a dark tuxedo with a white shirt and a dark bow tie. They are standing in front of a large, dark, leafy plant. In the background, there are warm, glowing lights hanging from above, creating a festive atmosphere. The overall scene suggests a high-end social event or a formal gathering.

WHERE LIFESTYLE
MEETS LEISURE



NO PAIN
NO GAIN

GYM



Lobby



Theatre



Multipurpose Hall

The image depicts a sophisticated outdoor cinema lounge. On the left, a large white projection screen displays the 'one cinema' logo in a stylized font. The lounge is furnished with modern, light-colored wooden armchairs and ottomans, as well as a large, low-profile sofa. A large, light-colored umbrella provides shade on the right. In the background, two people are standing near a palm tree, and a city skyline is visible across a body of water. The ceiling is white with recessed lighting, and the floor is a light, neutral color.

one
cinema

Outdoor Cinema



Kids Play Area



BBQ



Sky Garden



Zen Garden



Infinity Pool

Additional Amenities

Unobstructed sea views with 25+ Amenities



Rooftop Infinity Pool



Outdoor Cinema



Zen Garden



Basket Ball



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



BBQ Area



A romantic couple is lying in bed, smiling and laughing together. The man, on the left, has dark curly hair and a beard, and is wearing a light-colored button-down shirt. The woman, on the right, has long brown hair and is wearing a blue denim shirt. They are both looking towards the camera with joyful expressions. The background is a soft, out-of-focus white pillow and a warm, golden light source, possibly a lamp, creating a cozy and intimate atmosphere.

A WORLD WHERE
DESIGN, COMFORT & STYLE
COME TOGETHER



Living Room



Living Room



Bedroom



Powder Room



Park View

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RAK CENTRAL

**AN ELEVATED
LIFESTYLE IN THE HEART
OF RAK CENTRAL**



Overview

Luxury Living in Intimate, Thoughtfully Designed Towers.

One Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development -02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.





THREE WORLDS
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RAK CENTRAL

A woman with long, wavy brown hair is sitting in a blue armchair outdoors. She is wearing a light-colored, long-sleeved top and brown trousers. She is holding a dark brown mug in her right hand and an open book in her left hand, looking down at the pages. The background is a lush garden with various green plants and a wooden fence. Sunlight is filtering through the foliage, creating a warm and peaceful atmosphere.

**WHERE CONTEMPORARY LIVING
MEETS COMMUNITY**

RAS AL KHAIMAH THE MODERN COMMUNITY





THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

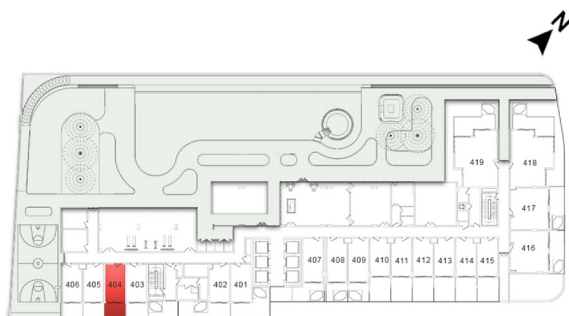
One Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One Central is crafted to elevate your living experience.

STUDIO TYPE-B

LEVEL 04 UNIT 04

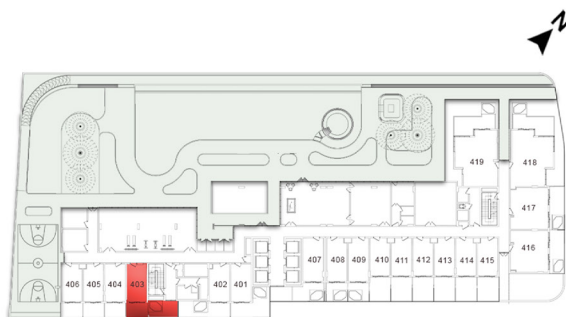
SUITE AREA	24.58 sq.m.	264.58 sq.ft.
BALCONY AREA	10.02 sq.m.	107.85 sq.ft.
TOTAL AREA	34.60 sq.m.	372.43 sq.ft.



STUDIO TYPE-B

LEVEL 04 UNIT 03

SUITE AREA	23.88 sq.m.	257.04 sq.ft.
BALCONY AREA	25.73 sq.m.	276.96 sq.ft.
TOTAL AREA	49.61 sq.m.	534.00 sq.ft.



1 BEDROOM-TYPE A

LEVEL 05 UNIT 09

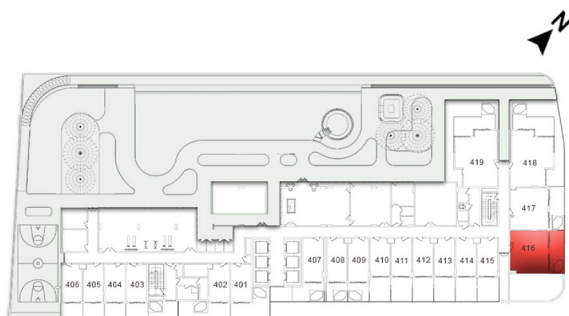
SUITE AREA	49.52 sq.m.	533.03 sq.ft.
BALCONY AREA	12.97 sq.m.	139.61 sq.ft.
TOTAL AREA	62.49 sq.m.	672.64 sq.ft.



1 BEDROOM TYPE-A

LEVEL 04 UNIT 16

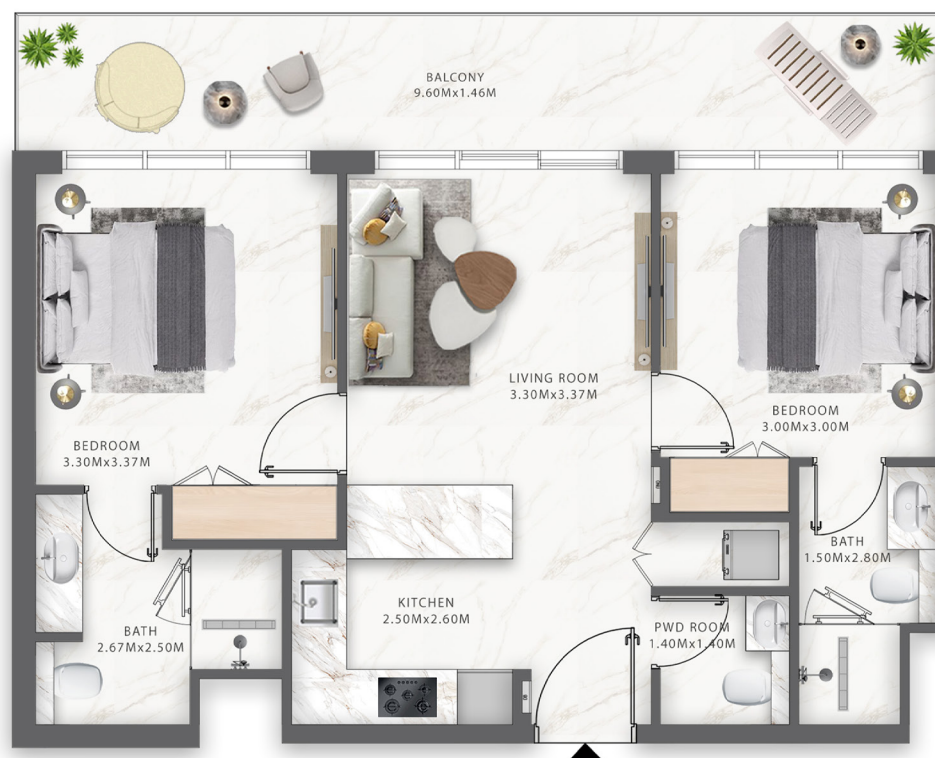
SUITE AREA	49.97 sq.m.	537.87 sq.ft.
BALCONY AREA	20.58 sq.m.	221.52 sq.ft.
TOTAL AREA	70.55 sq.m.	759.39 sq.ft.



2 BEDROOM-TYPE A

LEVEL 05 UNIT 04

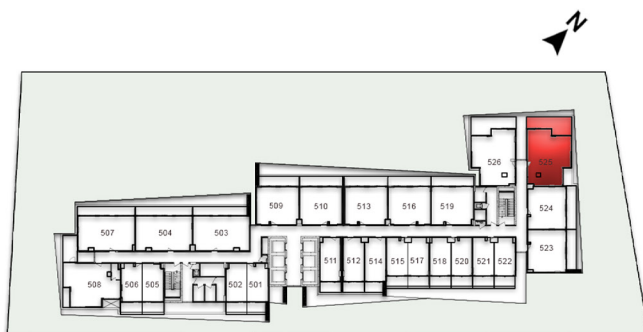
SUITE AREA	60.41 sq.m.	650.25 sq.ft.
BALCONY AREA	15.57 sq.m.	167.59 sq.ft.
TOTAL AREA	75.98 sq.m.	817.84 sq.ft.



2 BEDROOM TYPE-B

LEVEL 05 UNIT 25

SUITE AREA	67.25 sq.m.	723.87 sq.ft.
BALCONY AREA	20.59 sq.m.	221.63 sq.ft.
TOTAL AREA	87.84 sq.m.	945.50 sq.ft.



WYNN

Level 4

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

 STUDIO TYPE A  STUDIO TYPE B  1 BEDROOM TYPE A  2 BEDROOM TYPE B

Project Floor Plan - Levels 5-16

WYNN




SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

 STUDIO TYPE A	 STUDIO TYPE B	 1 BEDROOM TYPE A	 2 BEDROOM TYPE A
 2 BEDROOM TYPE B	 2 BEDROOM TYPE C		

WYNN

Level 17






SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

- | | | | |
|--|---|--|--|
|  STUDIO TYPE A |  STUDIO TYPE B |  1 BEDROOM TYPE A |  2 BEDROOM TYPE A |
|  2 BEDROOM TYPE C | | | |

WYNN

Level 18

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND



STUDIO TYPE A



STUDIO TYPE B



1 BEDROOM TYPE A



2 BEDROOM TYPE A



2 BEDROOM TYPE C

WYNN

Level 19

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND



STUDIO TYPE A



STUDIO TYPE B



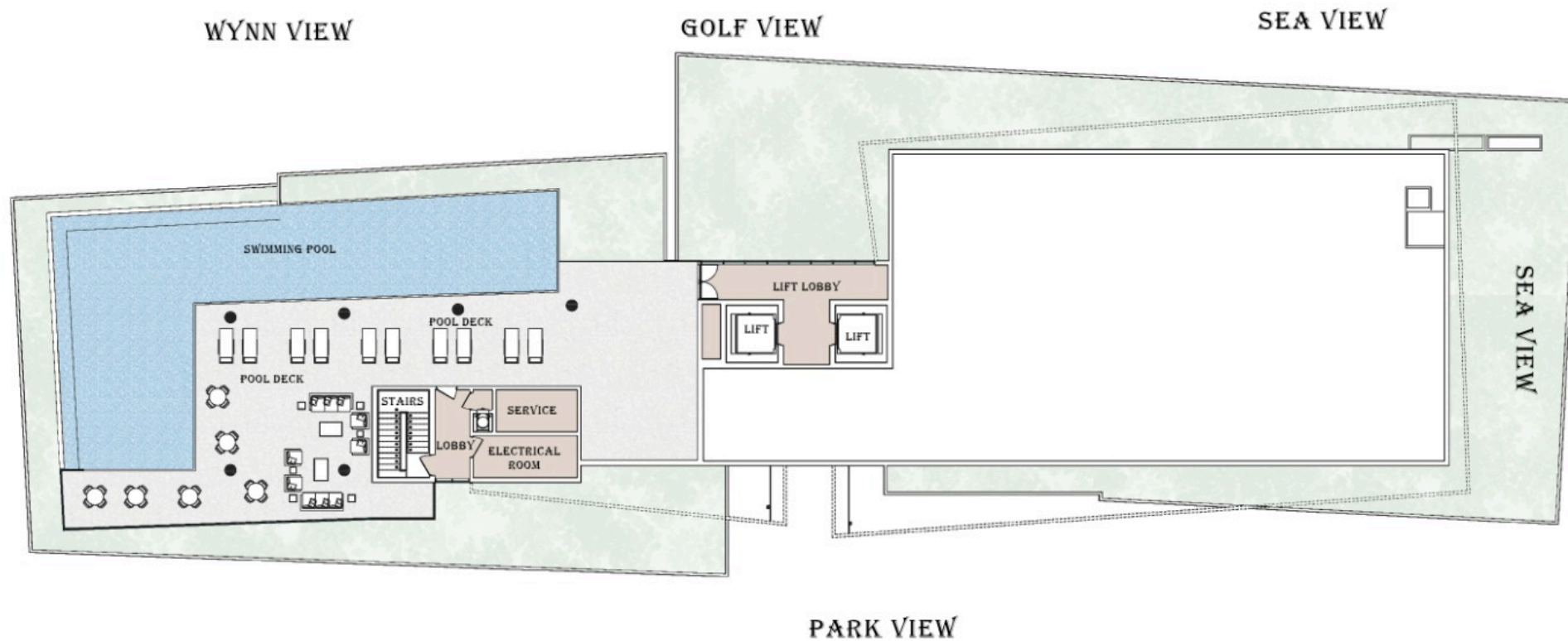
1 BEDROOM TYPE A



2 BEDROOM TYPE A



2 BEDROOM TYPE C





MR. KALPESH KINARIWALA
Founder, Pantheon Group

Founder, Pantheon Development A Legacy of Excellence

Delivering Luxury & Innovation across the UAE.

Founded in 2016 by Kalpesh Kinariwala, Pantheon Development is a prominent name in luxury living, with a strong presence in Jumeirah Village Circle (JVC), Dubai. As they embark on their new venture in Ras Al Khaimah, the company brings its proven expertise, having delivered over 1,000 premium residential units and setting benchmarks in design, quality, and innovation across the UAE.

With a debt-free structure and a development portfolio exceeding 1 million sq ft of residential and commercial space, Pantheon Development is poised for growth. Their impressive project pipeline, valued at \$2 billion, reflects a commitment to creating vibrant communities that enhance lifestyles, delivering exceptional value and quality for all residents.

بانتيون
PANTHEON
DEVELOPMENT

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