





Prestige One Developments brings a fresh and innovative approach to property development in Dubai.

Since 2007, Prestige has been an influential force in the city's real estate landscape - generating multibillion-dollar investments. At the core of Prestige One Developments' philosophy lie the cardinal principles of integrity, transparency, and an unwavering dedication to exceptional service and delivery.

With a reputation built upon a foundation of trust and excellence, Prestige One Developments continues to redefine the standards of luxury living, shaping the future of urban sophistication.

### LIVING IN DUBAI

Known as the 'City of the Future', Dubai is at the forefront of 21st-Century living.

Sandy beaches, bustling retail hubs, a dynamic business scene, and state-of-the-art infrastructure make Dubai one of the most desirable and liveable cities in the world. Vibrant communities thrive in the heart of the Middle East where lifestyle meets luxury and East meets West.



# D U B A I S P O R T S C I T Y

As you set foot in Victory Heights, you are welcomed by a feeling of serenity and repose. Situated next to Dubai Sports City, the community presents a picturesque tapestry of verdant golf course vistas and lush foliage.

Home to excellent schools, and a fabulous dining and shopping scene, the community is a serene contrast to the nearby hustle and bustle of central Dubai.











## INTERIOR DESIGN

Vista's interior highlights thoughtful luxury.

Each suite utilises future-forward technology for effortless, smart living. Basking in an abundance of natural light, the timeless and classic materials interplay harmoniously—crafting spaces that exude an air of refined comfort for both families and individuals alike.





#### BEDROOMS

Wake up to a captivating view of the rolling back nine, framed exquisitely by the floor-to-ceiling windows gracing Vista's bedrooms.

Immerse yourself in the spacious yet creatively designed walk-in wardrobes, and opulent ensuite bathrooms. In addition, each unit has smart home features, all of which can be effortlessly managed via a centralised system or mobile app.

Not to mention, private terraces overlook the golf course, offering a space for utter tranquillity.



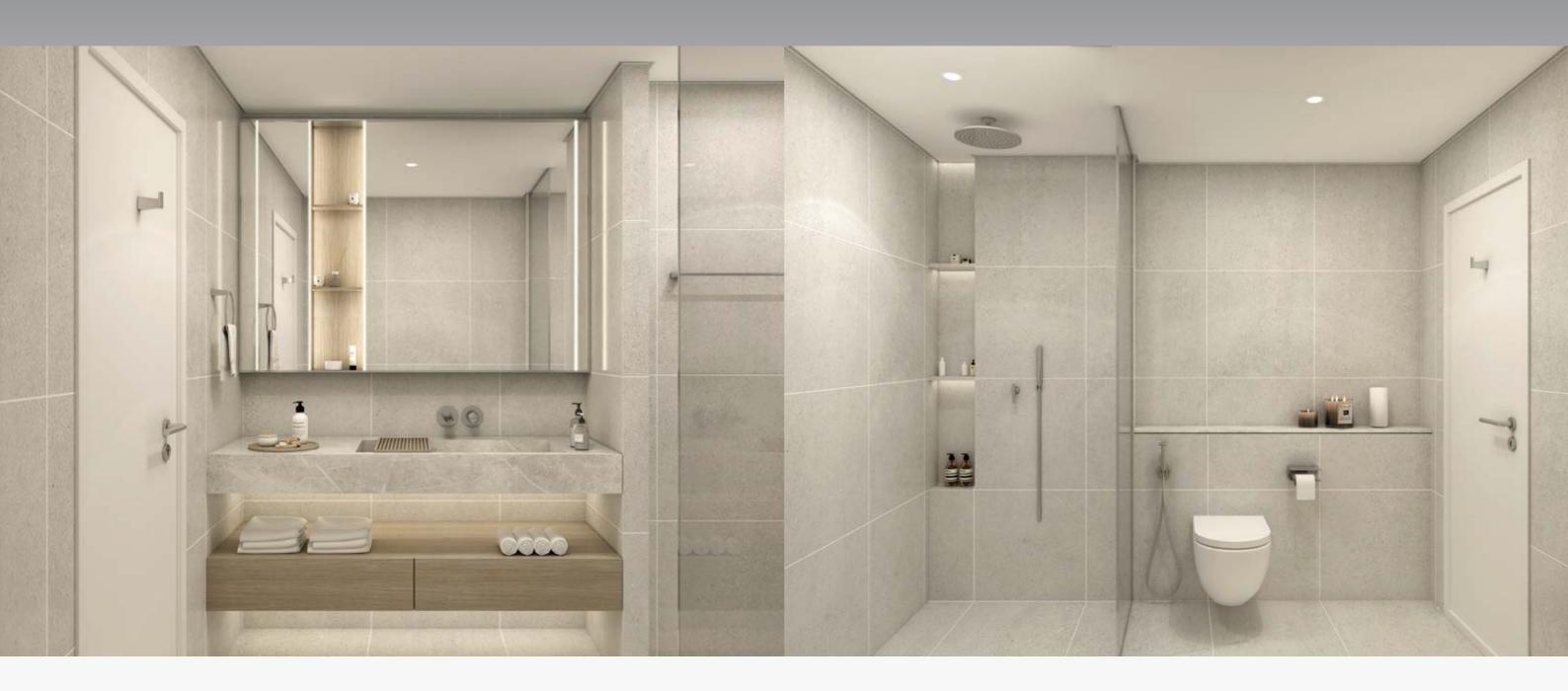


KITCHEN & DINING Form and function are paramount to Vista's kitchen layout and overall design.

Equipped with useful features such as smart appliances and controls, the central kitchen area serves as both the heart of the home and a space for entertaining.

From elaborate dinner parties to casual dining and conversation, the space embodies the essence of modern luxury.

### BATHROOM

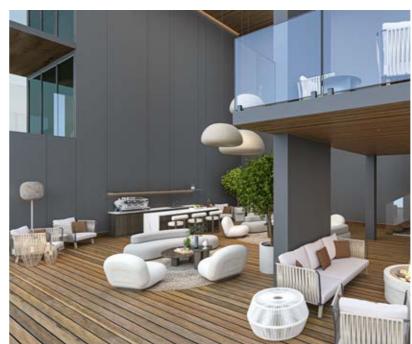


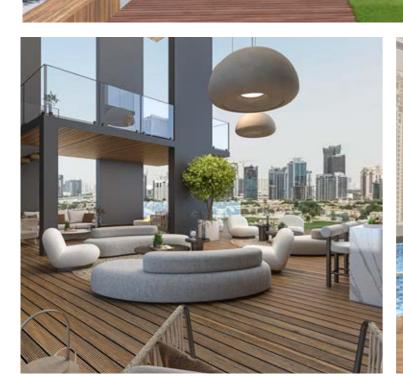














Modern luxury is the centre of Vista's concept.

A bespoke leisure environment provides a range of activities for each resident. Indulge in the sublime surroundings as you bask in the rooftop infinity pool, marvelling at the captivating hues cascading over the golf course view before catching a film under a canopy of stars. For those feeling active, traverse the meticulously landscaped jogging track to evaluate your cardio, or ignite your competitive spirit with an exhilarating game of padel tennis.



Grand Hotel-like Entrance & Lobby



Observation Deck / Lounge



Rooftop Infinity Pool & Kids Pool



Rooftop Gym



Outdoor Cinema with Terrace Seating



Multi-Sport & Basketball Court



Padel Court



Men & Women's Spa



Indoor & Outdoor Kids Play Area



Mini Putting Green



BBQ, Sunken Seating & Pergolas



Open Lawn



Landscaped Jogging with Benches & Calisthenics Equipment



Extensive Hardscape & Landscaping



Electric Vehicle Charging / Parking



Wired for Smart Home





#### MATERIALS

Hand-sourced, Vista's materials are a curated collection of the finest natural woods, marble, metals and stonework.

Each piece complements the other, creating an aesthetically pleasing palette from the antique brass lighting control panels to elegant marble flooring. Tasteful yet designed to last; timeless yet modern, the materials create and atmosphere you wouldn't want to leave.

