

ONE YARD

OUR PARTNERS

FUTURA HATA is a leading Ukrainian developer, creating unique residential, office, and commercial projects in the comfort and business-class segments. The company combines style, functionality, and innovation to shape modern spaces for living and working.

CG Investment LTD is a major development and construction company in Montenegro, with hotels and resorts recognized by global associations such as Accor Group and Marriott Hotels. The company draws inspiration from Montenegro's unique natural beauty and surrounding environment.

In 2022, **One Yard Real Estate LLC** was established in Dubai, merging Montenegro's natural concepts with global innovations. Its flagship project, **OAK Yard**, embodies the harmony of nature and technology, setting a new standard for quality living.





YANA RUDKOVSKA

MANAGING PARTNER

I'm an investor in real estate and own square meters of property in **Europe** and **the Middle East**. My knowledge of the intricacies of this area is unparalleled, which enables me to select the appropriate property for both **investment and living**. I personally understand the difficulty of finding the perfect project. In 2019, I invested in several projects built by **CG Investment LTD** in a small but promising country – **Montenegro**.

Here I felt in love with the quality of the real estate and with the nature and atmosphere of Montenegro itself. However, due to the local laws I understood that investments in Montenegro have long cycle and long playback.

In 2022 me and my partners decided to move forward and make expansion to Middle East market. We analyzed a lot of real estate markets and made a conclusion – **that Dubai market is the most perspective and prosperous place for development**. I knew without a doubt that I wanted to create something truly unique here.

What is missing here is nature, and my goal is to bring it to this city, thereby **maximizing the investment potential** of this region. `”

15 YEARS

experience in real estate and investment

5 COUNTRIES

in the investment portfolio

2 BRANCHES

of international Real Estate Agencies (Ukraine and Dubai)

Futura Hata's

EXPERIENCE AS AN INVESTOR SINCE 2009

futura hata | future lives here

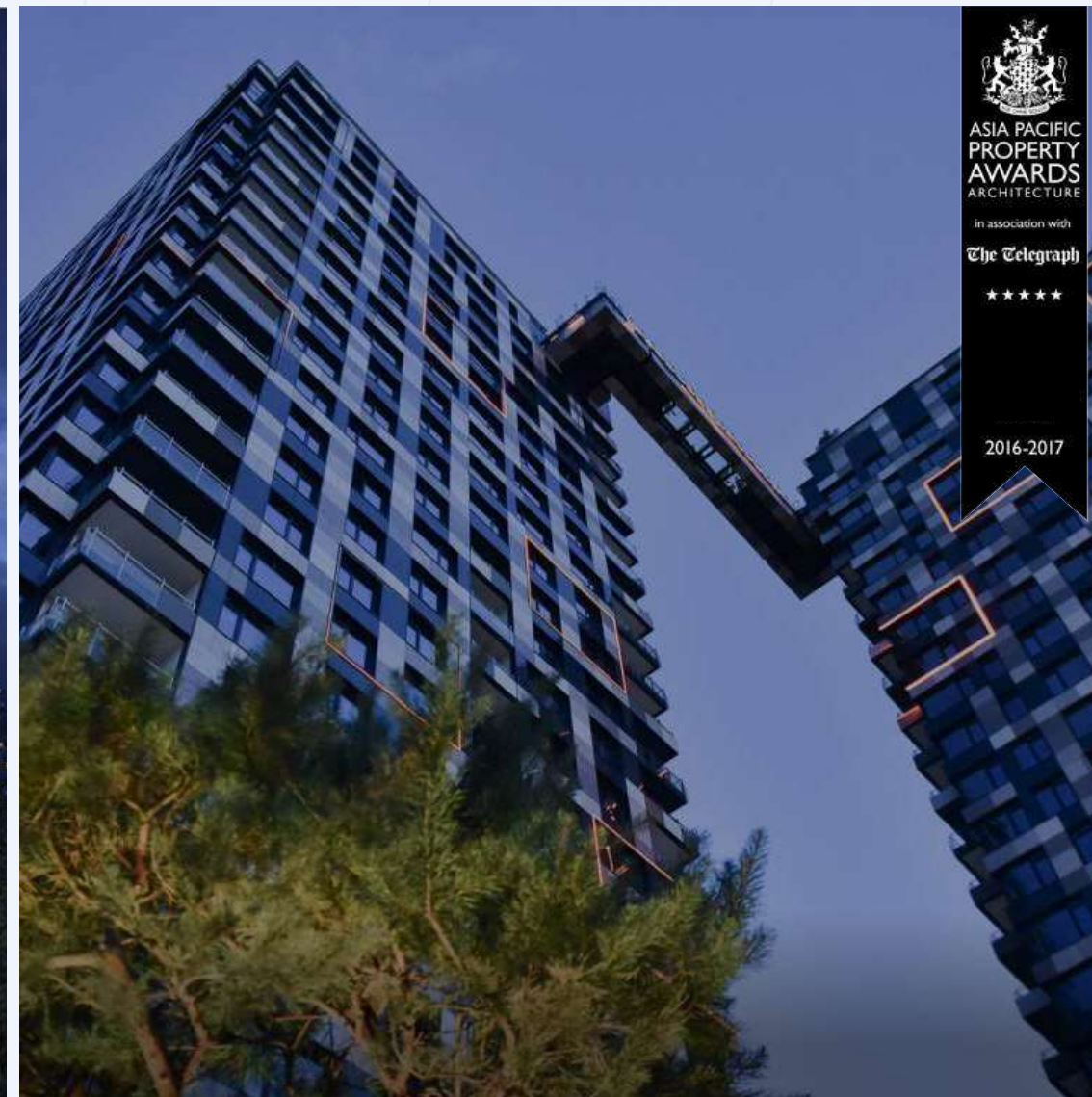


📍 Kyiv, Ukraine

IQ BUSINESS CENTER

IQ — A+ business center

iqbc.ua

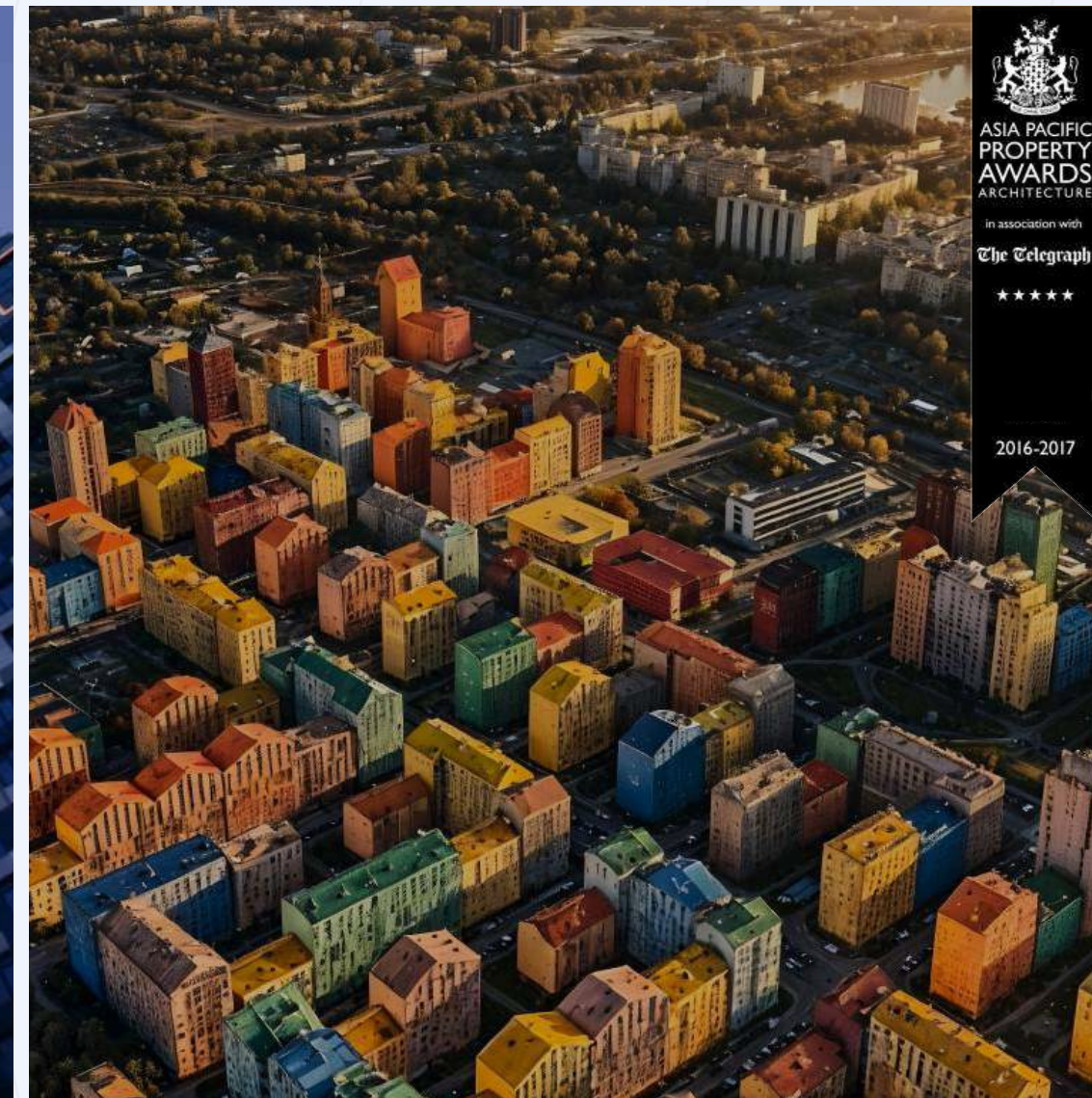


📍 Kyiv, Ukraine

TETRIS HALL

★ Elite 🏠 188 apartments
🏠 \$ 30,140,000 investments

tetrishall.com.ua

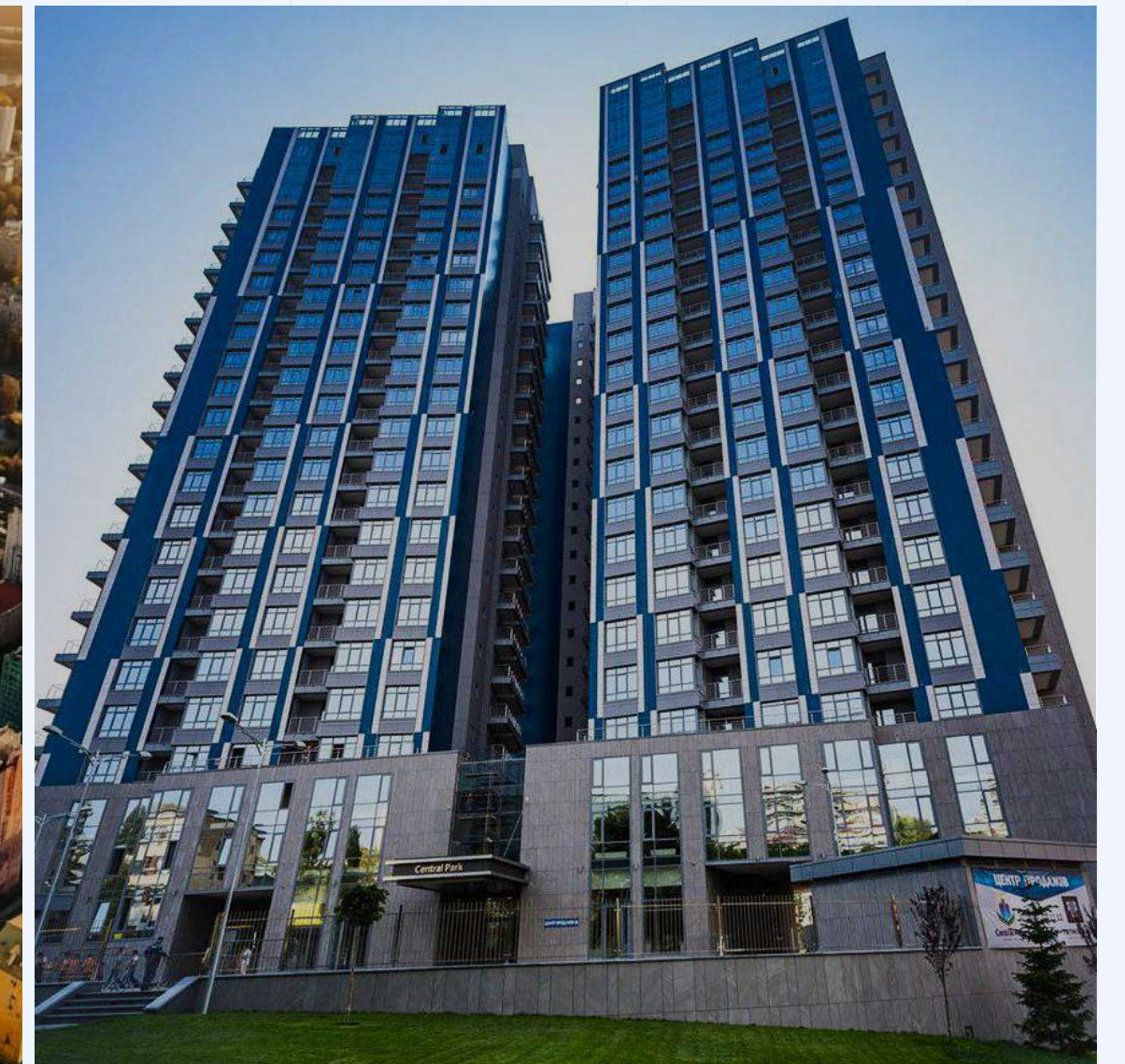


📍 Kyiv, Ukraine

COMFORT TOWN

★ Comfort + 🏠 6,560 apartments
🏠 \$ 413,566,000 investments

comforttown.com.ua



📍 Kyiv, Ukraine

CENTRAL PARK

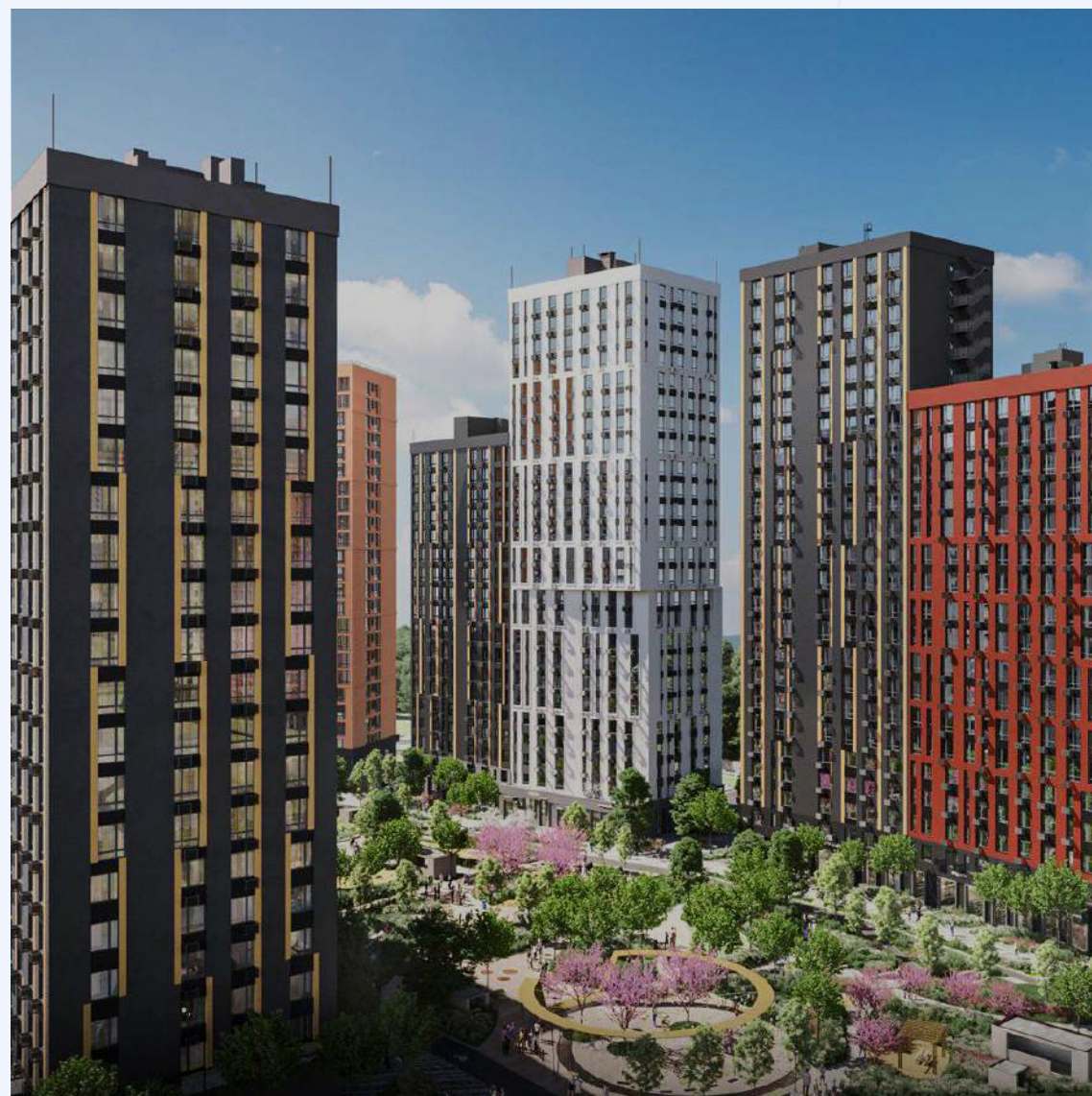
🏢 Business 🏠 689 apartments
🏠 \$ 68,026,000 investments

centralpark.com.ua

Futura Hata's

EXPERIENCE AS A DEVELOPER SINCE 2018

futura hata | future lives here



📍 Kyiv, Ukraine

SVITLO PARK

★ Comfort + 🏠 7.500+ apartments

svitlopark.ua



📍 Kyiv, Ukraine

EDELDORF HILLS

🏢 Business 🏠 482 apartments

edeldorf.com.ua



📍 Kyiv, Ukraine

WHITE LINES

🏢 Business 🏠 566 apartments

whitelines.com.ua

Projects

IN MONTENEGRO



LA ROCHE
HOTEL & BEACH BAR



📍 Kolašin, Montenegro

BREZA HOTEL AND RESIDENCES

★ 5 star hotel

🏠 17 apartments



📍 Tivat, Montenegro

LA ROCHE HOTEL AND BEACH BAR

★ Boutique hotel

🏠 9 rooms



OAK YARD

RESIDENCES

First recharge tower in Dubai



YARD

The first real estate developer in Dubai who creates recharge real estate. These are places where you can recover your strength and get a boost of energy.

Dubai lacks green spaces, so Yard's philosophy is uniting nature with the urban environment. The developer's name is not only associated with a garden, but also means a unit of space measurement.

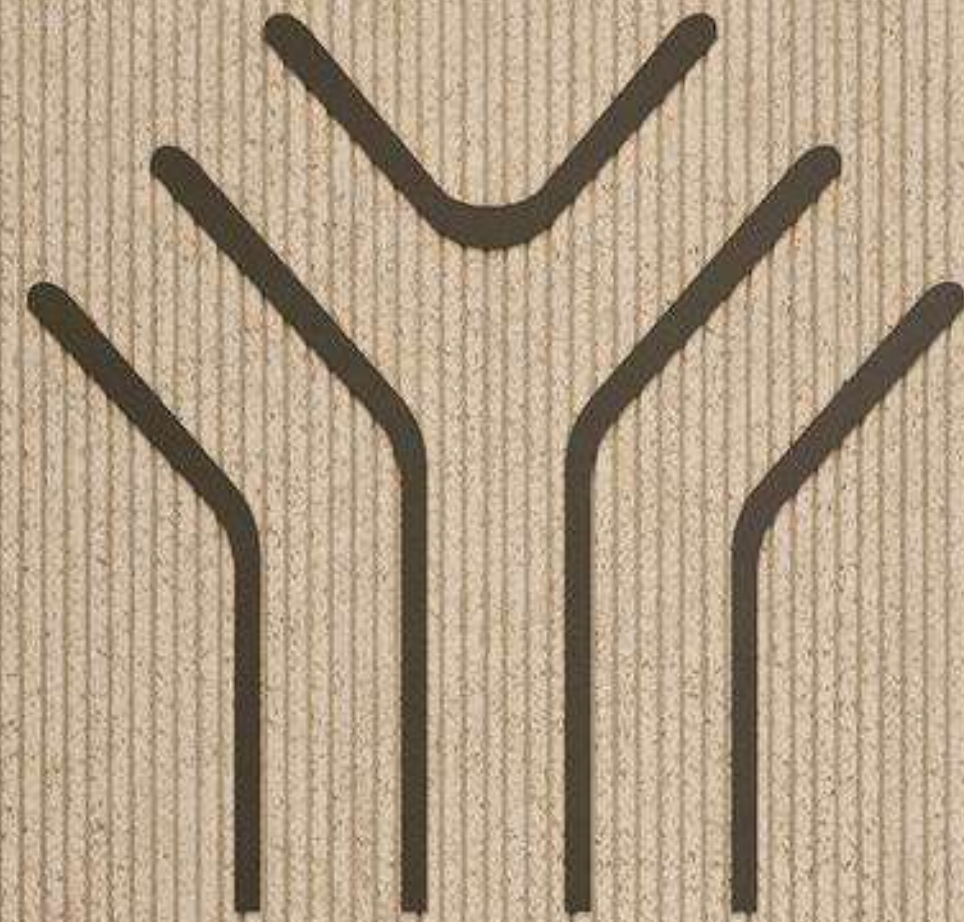
We create biohacking* apartments and help residents regenerate resources in the big city.

*Biohacking is the way of improving the quality of human life and increasing its duration.



PROJECT PHILOSOPHY

Oak Yard



OAK IS A SYMBOL OF STABILITY AND DURABILITY

In our philosophy, every project is a unique garden, its own Yard in Dubai. For our first project, we chose the symbol of an oak tree as it represents stability and resilience.

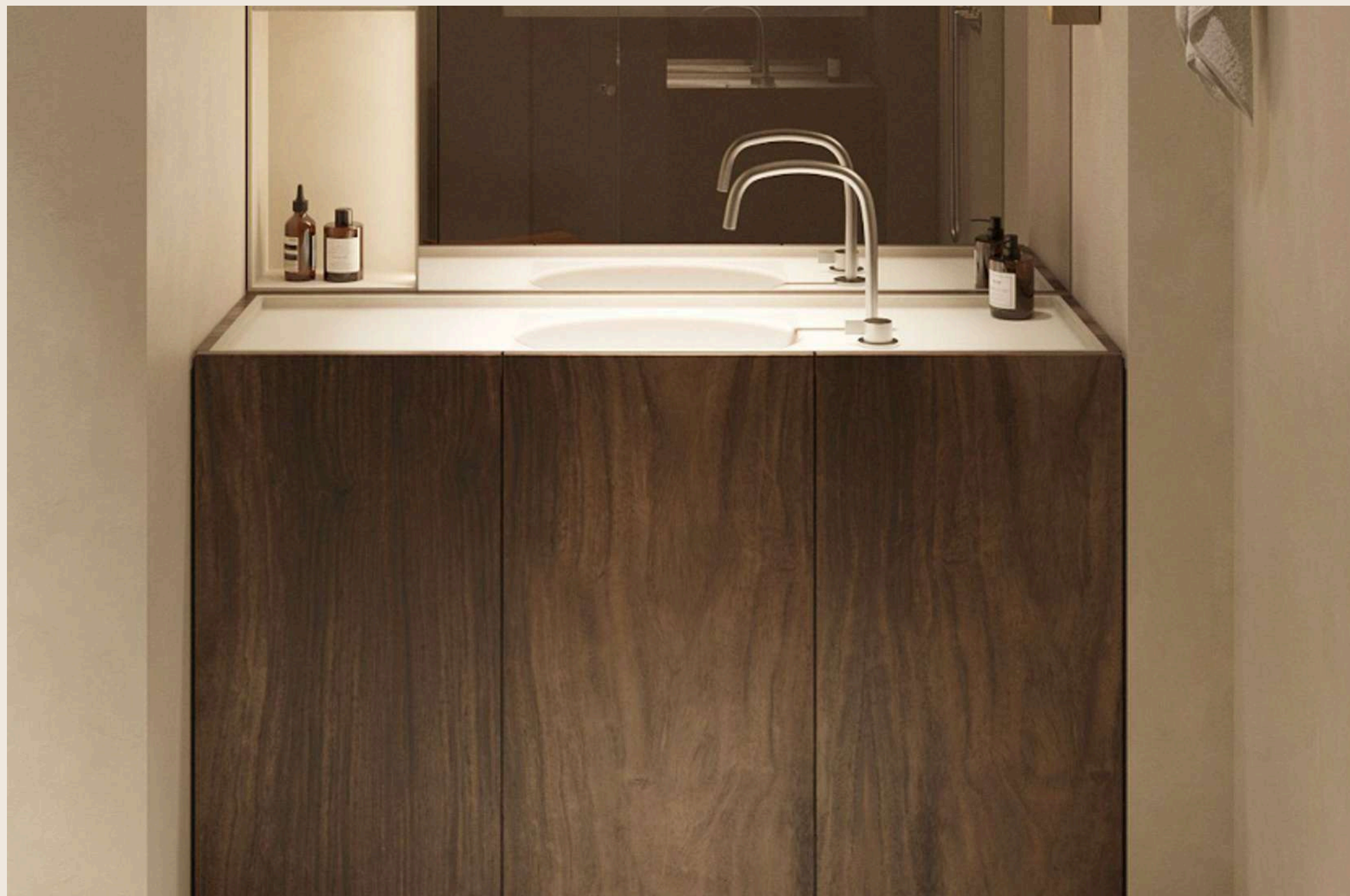
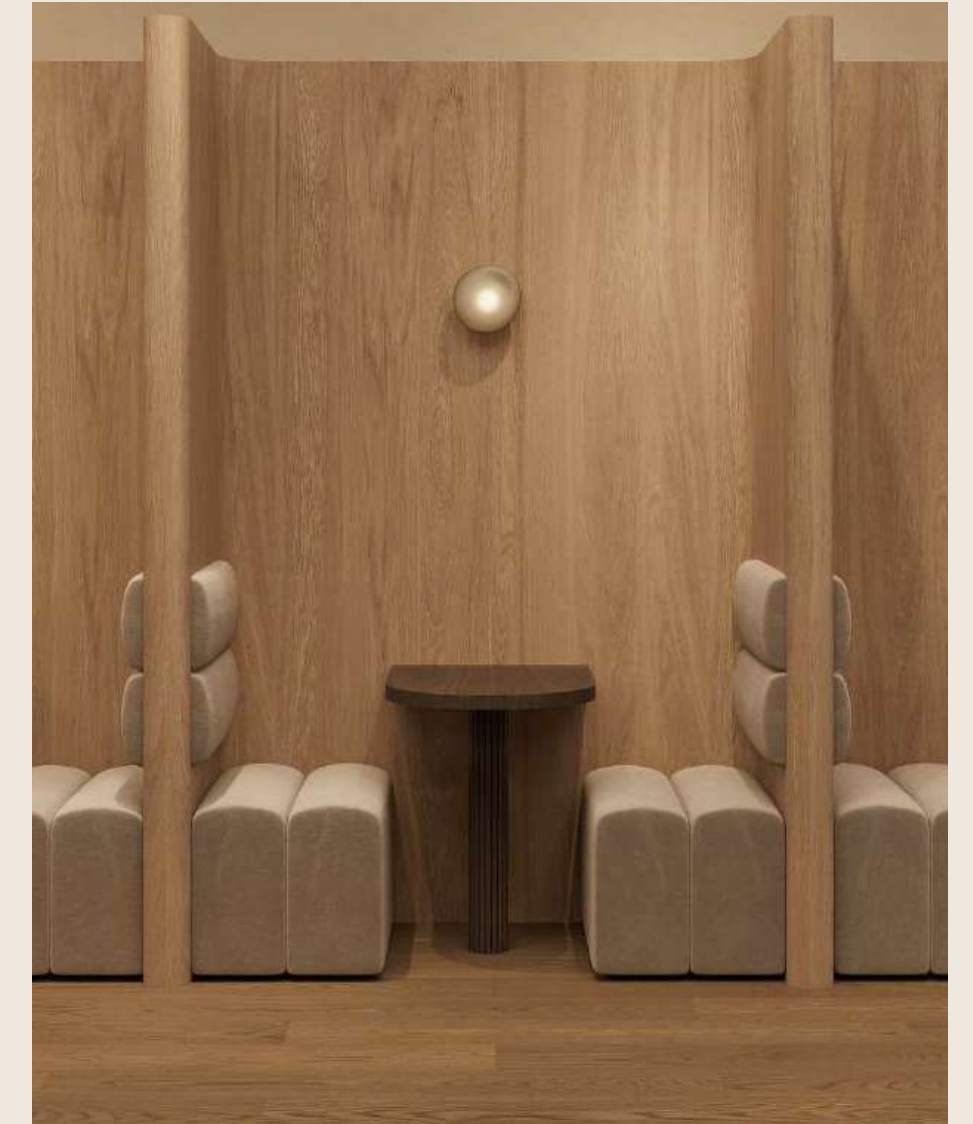
STABLE INVESTMENT RETURN

Creating serviced apartments that will generate a constant passive rental income, above the market average, thanks to the unique concept.



DURABLE MATERIALS

Oak finishes in interiors



THE FIRST PROJECT IN DUBAI WITH THE RECHARGE CONCEPT

#1 IN JVC

for the ratio of infrastructure per resident

BIOLIVING AESTHETICS

Nature inspires architects and interior designers

SPORTS

Five fitness zones inside the project: cardio, strength, pilates, TRX, and outdoor yoga

GREEN CO-WORKING

Zoom-rooms, meeting rooms, lecture hall

HEALTHY-CAFE

Eco-products, healthy menu and breakfast delivery to your apartment

+8 YEARS OF LIFE ON AVERAGE ADDED BY THE "RECHARGE" CONCEPT

99.9% CLEAN AIR

thanks to photocatalytic purification system

AROMA AND AUDIO SYSTEMS

in all common areas

TERRACES OF UP TO 117 M²

in each apartment



JVC - BALANCE LOCATION

Location recharge

Location Recharge

Jumeirah Village Circle (JVC) means living in a peaceful location without the crowds and walking distance to the main points of the city. The neighborhood is 20 minutes from Dubai Marina and Palm Jumeirah, close to the sea and the business center of the city.

#1 NEIGHBORHOOD BY NUMBER OF TRANSACTIONS

~8% Average rental profitability in JVC

~7% Annual increase to the value of real estate

- 01 Palm Jumeirah (15 minutes)
- 02 Blue Waters (20 minutes)
- 03 Dubai International Airport (30 minutes)
- 04 Burj Al Arab (22 minutes)



INVESTMENT POTENTIAL OF THE LOCATION



AFFORDABILITY

Ideal combination of price and quality



LOCATION

JVC is close to the EXPO 2020 venue and Al Maktoum International Airport



TRANSPORTATION

Major highways nearby include Al Khail, Hessa and MBZ. JVC will be served by the blue metro line in 2026



PRICE GROWTH

By 2030, the area will be fully developed and it will increase the average price per square meter



PROFITABILITY

Rental profit of more than 8% is the highest in Dubai



DEVELOPED INFRASTRUCTURE

Parks, sports areas, playgrounds, schools, hospitals and a large shopping center



 LOCATION

 BY FOOT

 BY CAR

Remram Community Park

7 minutes

2 minutes

Viva Supermarket

12 minutes

4 minutes

Schools

JSS International School

12 minutes

4 minutes

International school Nord Angli

20 minutes

7 minutes

GEMS World Academy

20 minutes

7 minutes

Kids World Kindergarten

10 minutes

3 minutes

Stepping Stones Kindergarten

3 minutes

7 minutes

Hotels

The First Collection at JVC

15 minutes

4 minutes

FIVE JVC

25 minutes

8 minutes

Medicine

Aster Clinic

17 minutes

5 minutes

Right Health Karama Medical Center

17 minutes

5 minutes

LIFE Medical Center

17 minutes

5 minutes

Apex Dental

21 minutes

8 minutes

Malls

Al Khalil Avenue

18 minutes

5 minutes

Circle Mall

16 minutes

6 minutes

Springs Souk

45 minutes

14 minutes

Dubai Marina Mall

23 minutes



NATURAL AESTHETICS OF ARCHITECTURE

Aesthetics Recharge



Aesthetics Recharge

Asymmetrical terraces





Aesthetics Recharge

Decorated columns and vertical gardens



NATURAL AESTHETICS OF INTERIORS

Aesthetics Recharge



NATURAL AESTHETIC

Aesthetics Recharge

Natural materials in the interior give it warmth and aesthetics

Nature-inspired texture

Plant decor



Aesthetics Recharge

Natural color palette



EXPANDED INFRASTRUCTURE

Amenities Recharge

#1 HOME IN JVC
IN TERMS OF
INFRASTRUCTURE
PER RESIDENT

LOBBY AREA

with fountain and natural tree

5 FITNESS ZONES

cardio, strength, yoga, TRX and outdoor yoga

STORAGE OF BELONGINGS

at any time you can leave your belongings in the storage room

ZOOM-ROOMS

in the multifunctional coworking center at +100 m²

HEALTHY-CAFE

eco products and breakfast delivery to your room

+1,000 M²

pool area with BBQ, sun loungers and cabanas

27 METERS

long pool with cabanas and sun beds

CHILDREN'S ROOM

with bio-living room concept

Lobby Recharge

ECO-LOBBY WITH A PLEASANT ATMOSPHERE

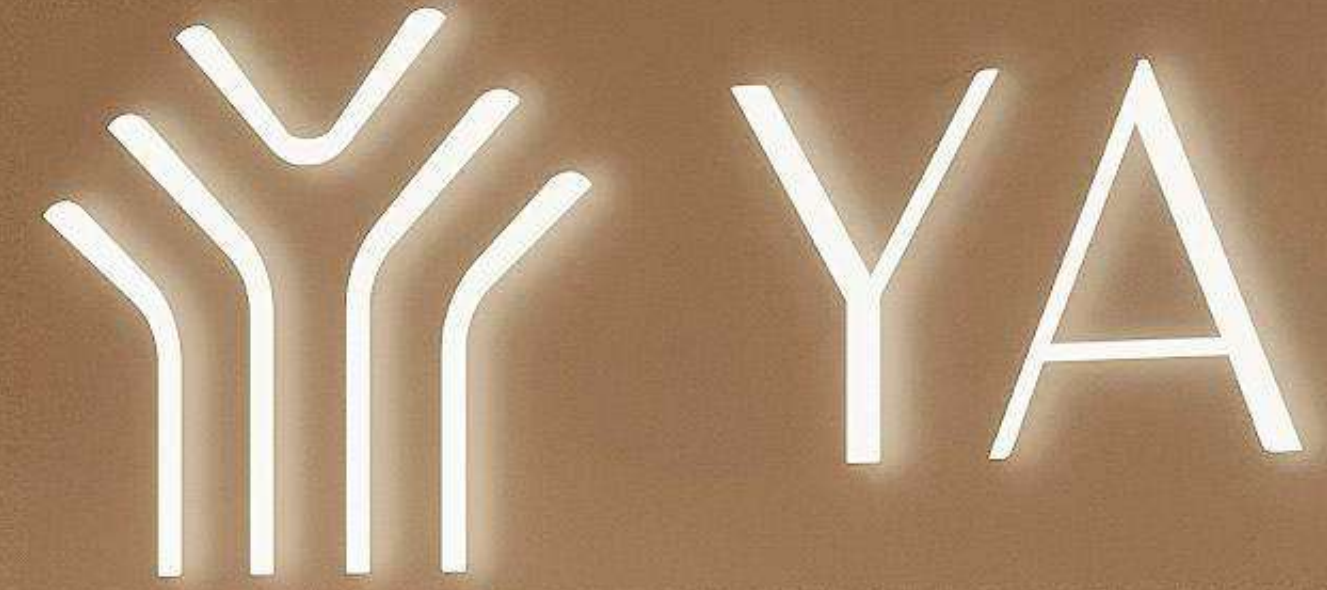
Trees, calm tones, sound and scenting systems create a space for relaxation

Waterfall

Bonsai tree



Lobby Recharge



Aromatherapy

Concierge-desk

ECO-LOBBY WITH A NICE ATMOSPHERE

Lobby Recharge

 YARD

Background music

Natural oak



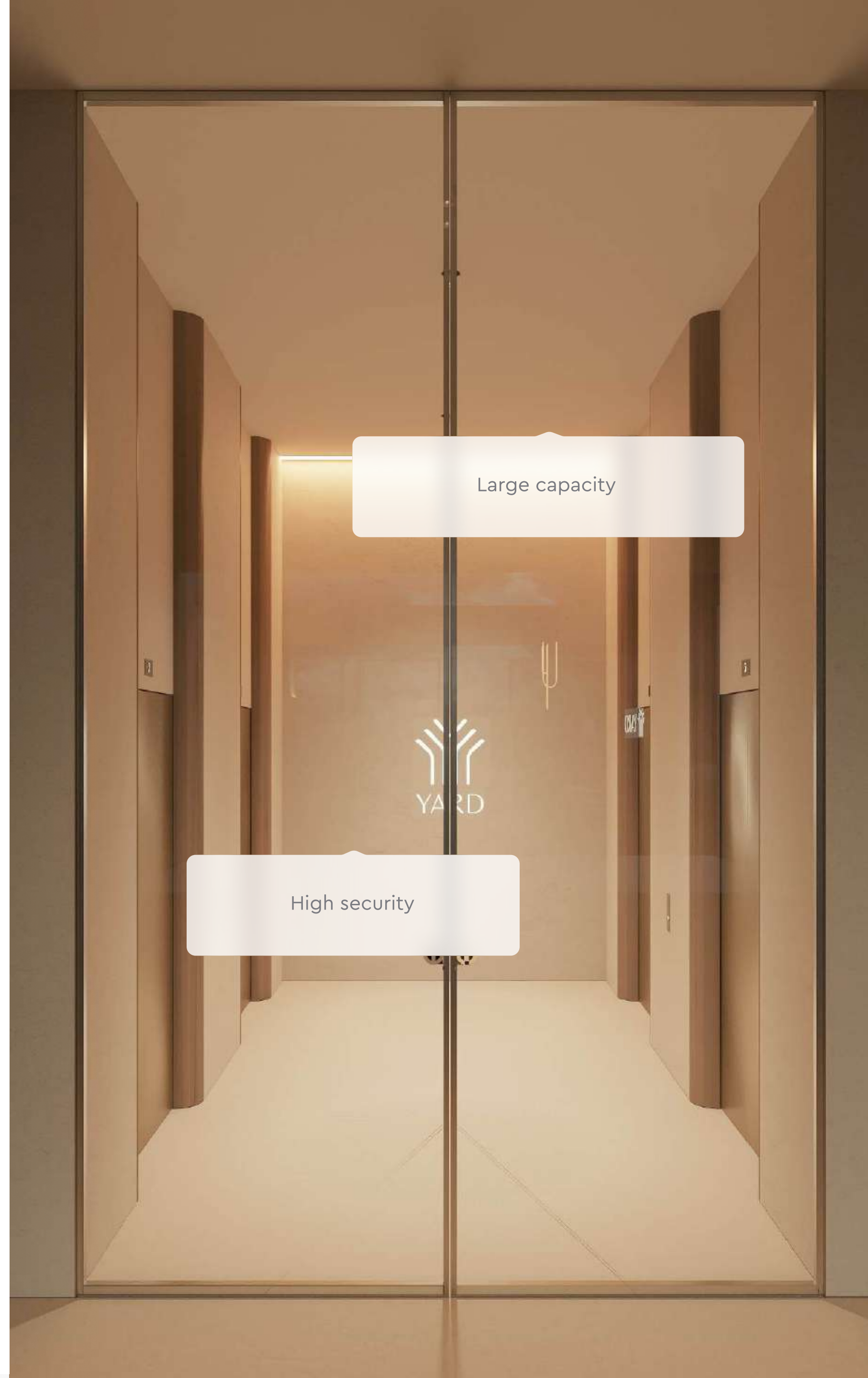
Reduced waiting time

Convenience for residents with disabilities

4

ELEVATORS FOR 11 APARTMENTS

(on the floor)



Large capacity

High security

#1 MOST SPACIOUS GYM IN THE JVC

Fitness Recharge

CARDIO AREA

Development of the cardiovascular system and endurance

POWER AREA WITH WEIGHTS

Improvement of muscle tone

YOGA AND PILATES

Elasticity, strength and balance

TRX

Coordination and balance development

OUTDOOR YOGA AREA

Oxygenation and reduction of stress levels in the body



Fitness Recharge

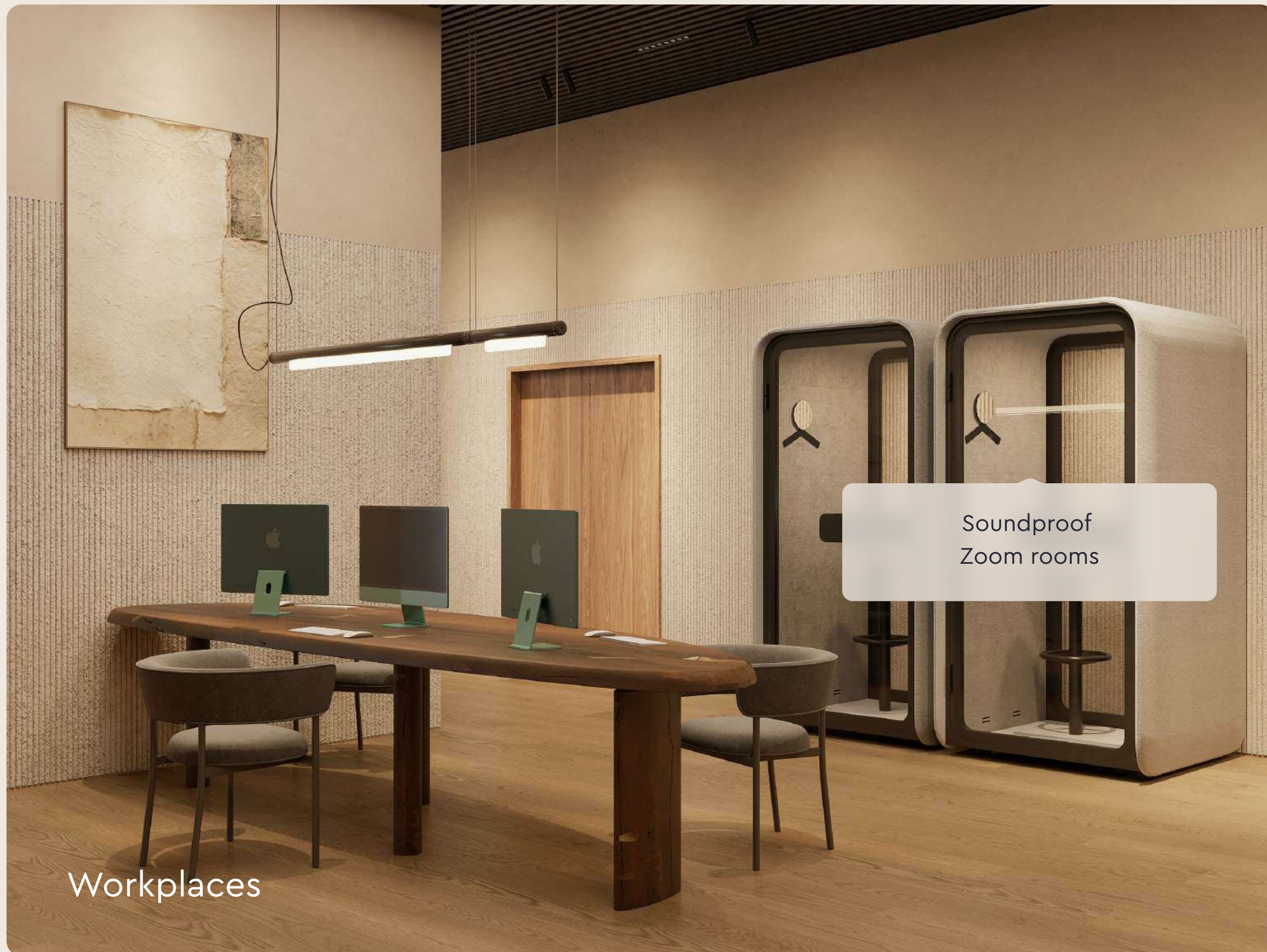


PERFECT PLACE TO WORK

Work Recharge



Work Recharge



BIOLIVING SPACE FOR KIDS

Kids Recharge

Biophilic design develops children's creativity and promotes a love of the eco-environment from a young age



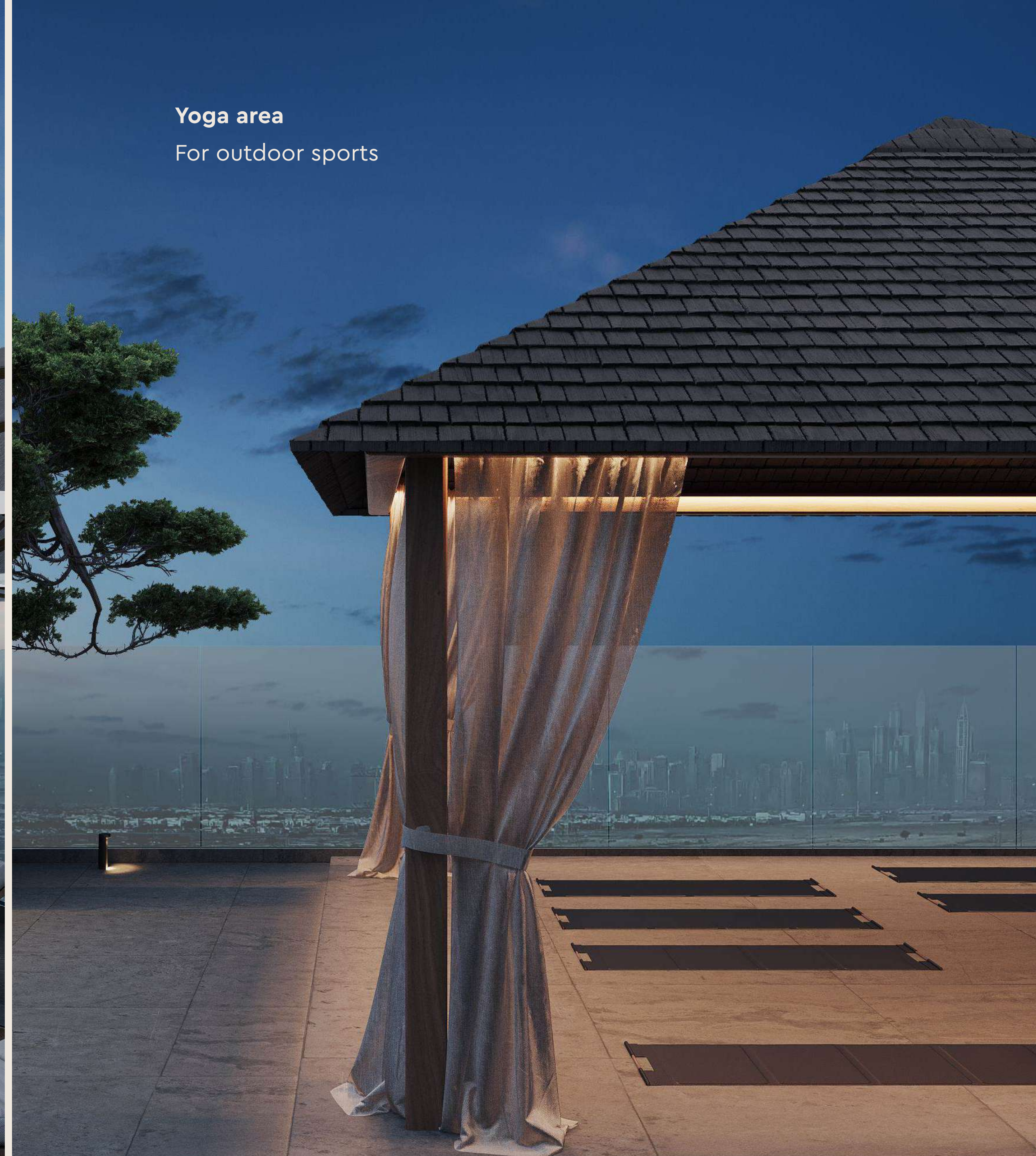
Pool 27 meters

Length of the pool with cabanas and sunbeds



Yoga area

For outdoor sports



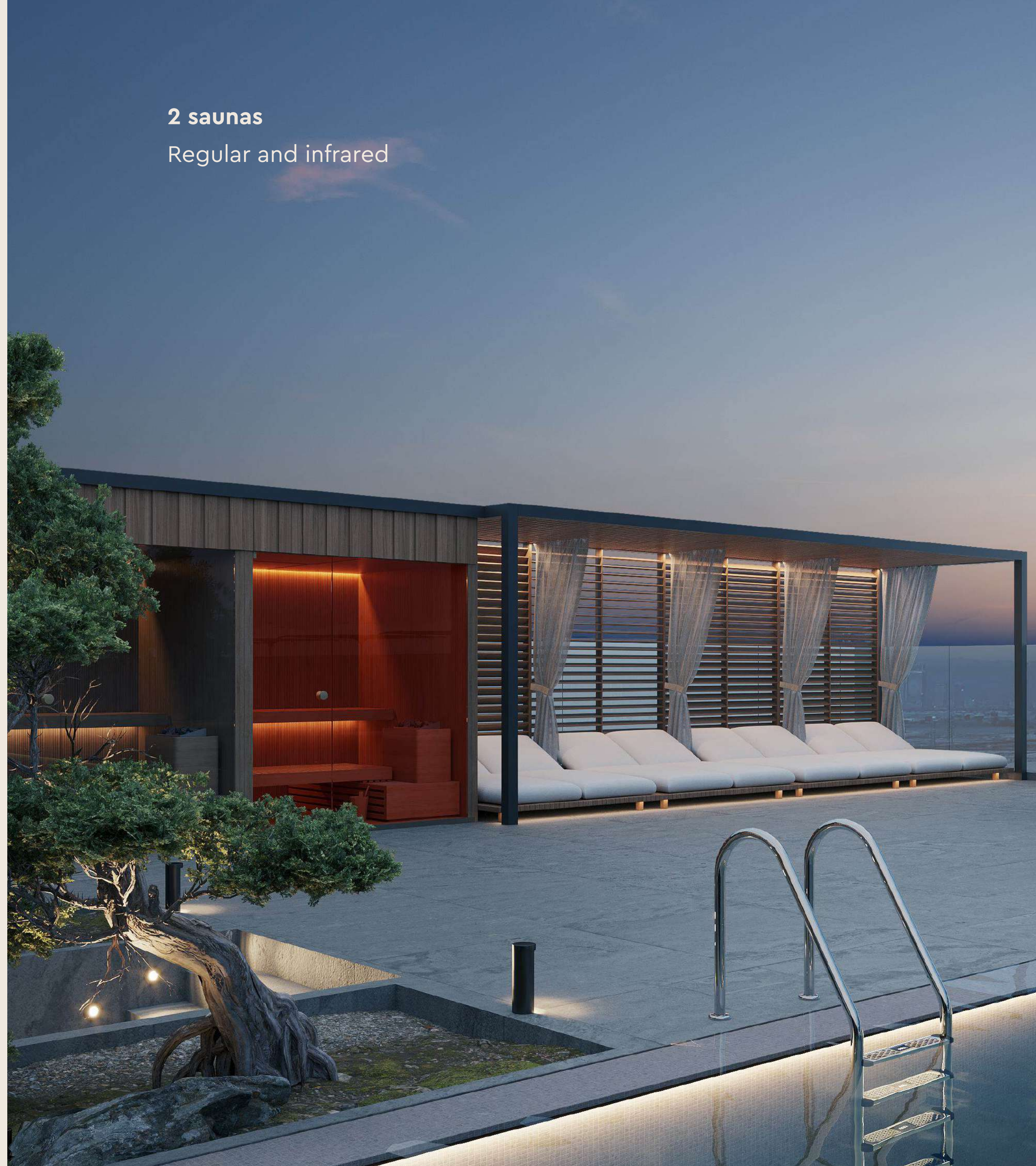
BBQ area

Private areas with grill



2 saunas

Regular and infrared





STORAGE SPACE

Storage Recharge



- Storage of personal belongings during departure, business trips, renting out your apartments
- 24/7 monitoring and security
- Protecting stuff from moisture, dust and other external influences

Parking Recharge

- Storage cellers
- Carts for heavy loads
- Infrastructure for electric cars
- Access control by BLE locks





DIGITALIZATION

Digital Recharge

DIGITALIZATION

Digital Recharge

BLE LOCKS

- No need for cards and keys – the doors open with your smartphone
- When you book a room, you receive a link that opens the apartment door
- In case your smartphone runs out of battery, there is a classic lock
- You can remotely manage the accesses and share them with other people



SERVICES

Service Recharge

YARD COMFORT

A service that frees you from routine tasks and gives you time to recover and relax

 WI-FI THROUGHOUT

 STORAGE OF BELONGINGS DURING DEPARTURE

 COSMETIC REPAIRS EVERY SEASON

 BREAKFAST DELIVERED DIRECTLY TO YOUR ROOM

 DRY CLEANING

 BOTTLED WATER DELIVERY

RENTAL MANAGEMENT

We organize the complete management of the estate



STORAGE OF STUFF FOR THE TIME OF DEPARTURE

You can rent out your apartment while you are not in Dubai and earn passive income

The house has a storage room so you don't have to worry about your stuff while you're away

You can order a cleaning service or cosmetic repairs to make the apartment look as good as new

SHORT-TERM RENT — FROM 10% PER YEAR

- Maximum profit for the property owner;
- Possibility to stay in the apartment up to 60 calendar days;

LONG-TERM RENT — FROM 8% PER YEAR

- Optimal profit for the property owner;
- Fixed lease terms for 12 calendar months;

COMMUNITY

Community Recharge

YARD CLUB

A place where you will be able to socialize, find new acquaintances and useful networking opportunities

- 🎓 LECTURES AND SEMINARS
- 💬 ORGANIZATIONS OF DISCUSSION CLUBS
- 🤝 MEETINGS AND ACQUAINTANCES OF RESIDENTS
- 🚗 EXCURSIONS AROUND THE TERRITORY OF THE COMPLEX
- 🏋️ WORKOUTS WITH PROFESSIONAL COACHES
- ☕ BUSINESS AND ART BREAKFASTS/LUNCHES



RECHARGING ATMOSPHERE

Senses Recharge

Complete recovery through air purification,
pleasant lighting, calming sounds and aromas



- CLEAN AIR
- NATURAL SOUNDS
- NATURAL TACTILITY
- NATURAL AROMAS
- CIRCADIAN LIGHTING



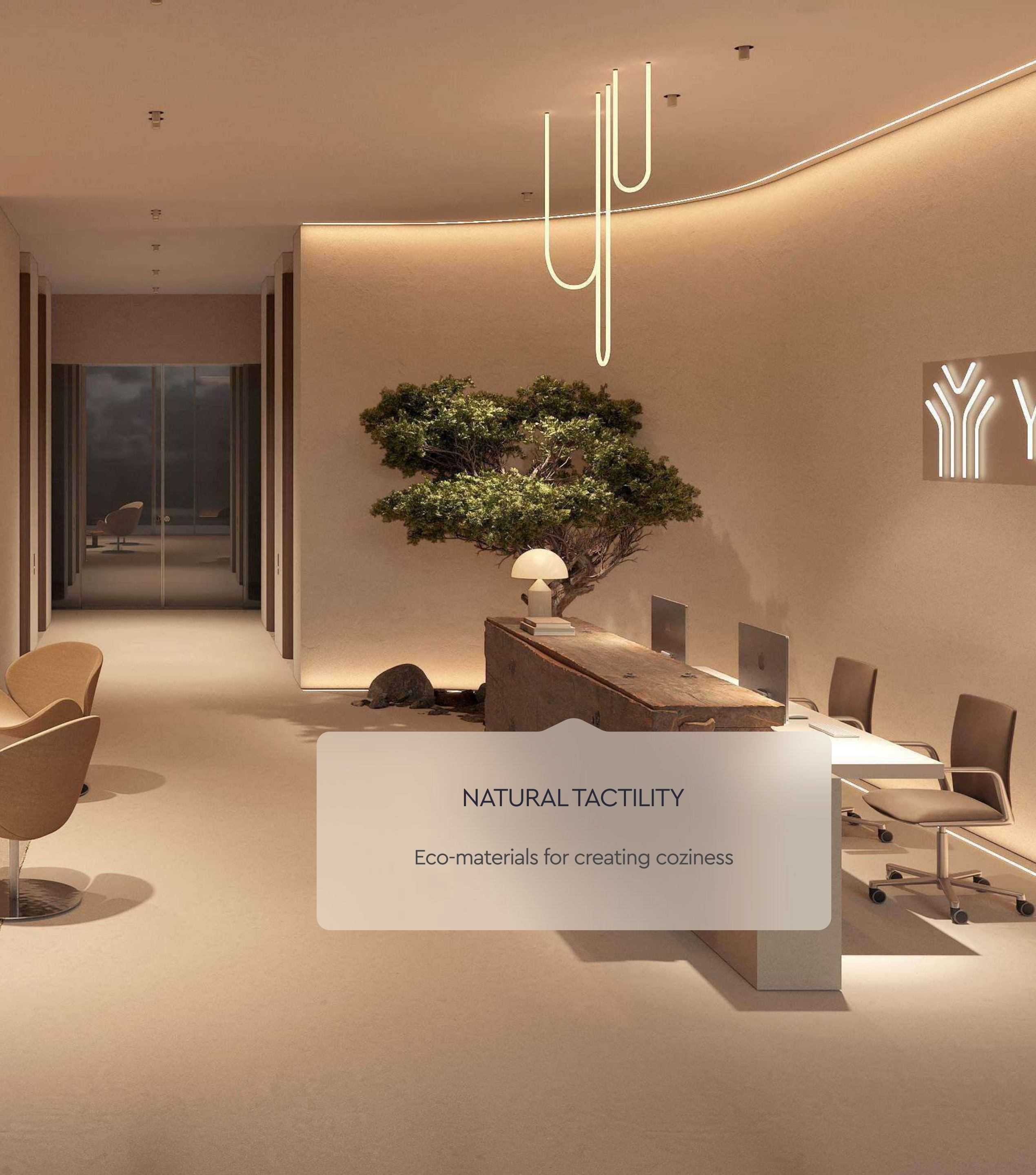


NATURAL SOUNDS

Creating a relaxing atmosphere
for overall body recovery

NATURAL AROMAS

Improving mood and creating
a healthy atmosphere



NATURAL TACTILITY
Eco-materials for creating coziness



CIRCADIAN LIGHTING
Adapts to different needs
and promotes relaxation



BLACKOUT CURTAINS

Complete room darkening
for a healthy sleep

MEMORY MATTRESSES

Adapt to the contours of the body
and reduce muscle tension

A modern living room with a beige sectional sofa, a round coffee table, and a large potted plant. A white text box is overlaid on the wall.

CLIMATE CONTROL

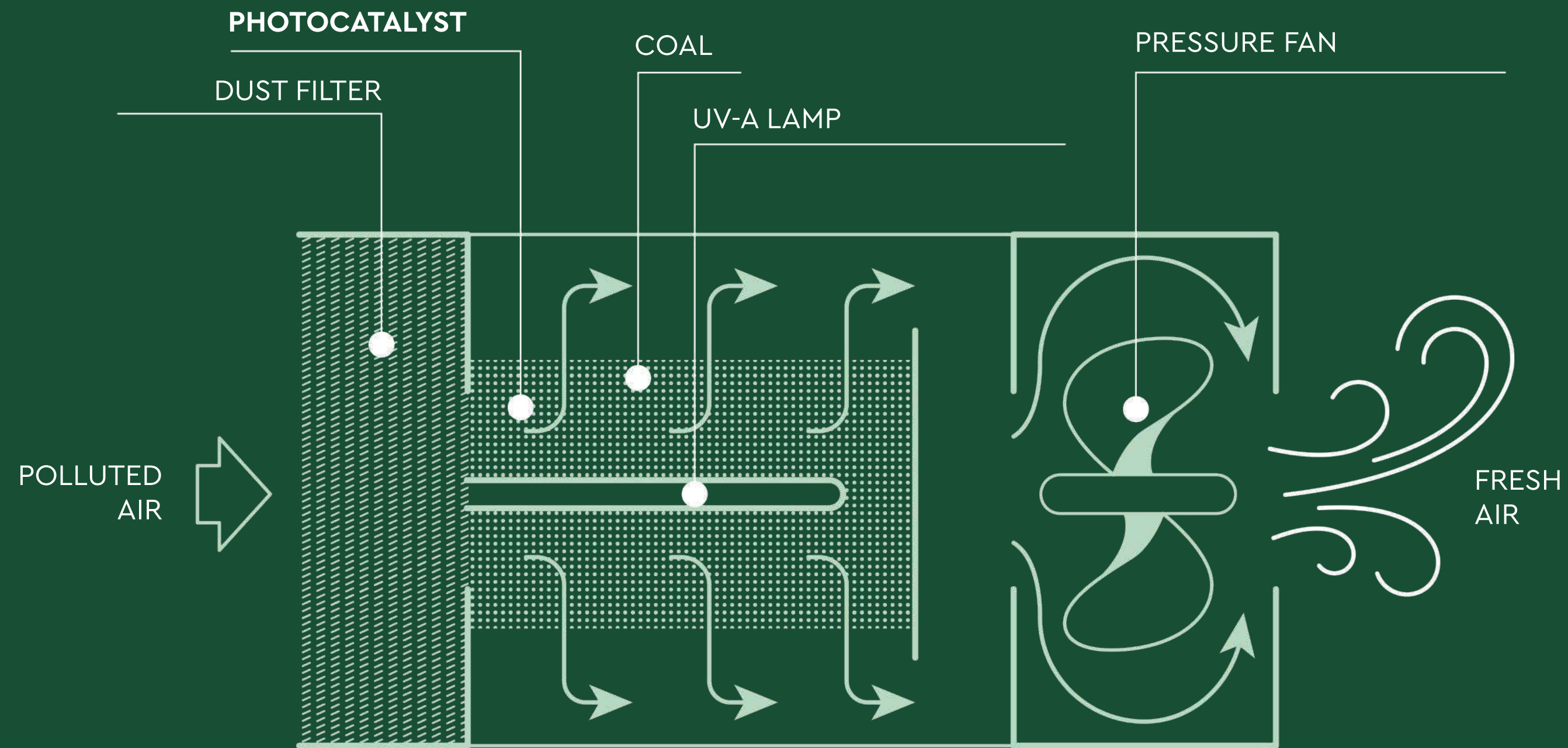
Regulates temperature and
humidity indoors

A modern living room with a wooden cabinet, a framed picture, and a large potted plant. A white text box is overlaid on the wall.

SMART HOME

Apartment management by
a smartphone

THE CLEANEST AIR IN DUBAI



- The cleanest air in Dubai
- Photocatalytic air filtration system
- Air purification rate up to 99.9%
- Elimination of fine dust less than 1 micron
- Unlike conventional supply ventilation, virus-free air purification
- Elimination of exhaust fumes and unpleasant odors

ERGONOMIC LAYOUTS

Layout Recharge

We have created layouts that are highly marketable and user-friendly



COMFORTABLE AND POPULAR LAYOUTS



KITCHEN-LIVING ROOM AT MAXIMUM SIZE



WALK-IN CLOSET AND BATHROOM IN THE MASTER BEDROOM



MINIMAL CORRIDORS AND NO EMPTY SPACE





11
different layouts

43-320 M²
apartment area

100%
of apartments with terraces up
to 116 m² in size

MASTER BEDROOMS
in each apartment

Apartment finishing and high-quality furniture

BUILT-IN FURNITURE

Kitchen, bathroom, wardrobes with BLUM mechanisms

APPLIENCES

Kitchen (SIEMENS) and bathroom (GESSI)

FURNITURE AND DECORATION

Optional



A TERRACE IN EACH APARTMENT

From 5 m² to 116 m²



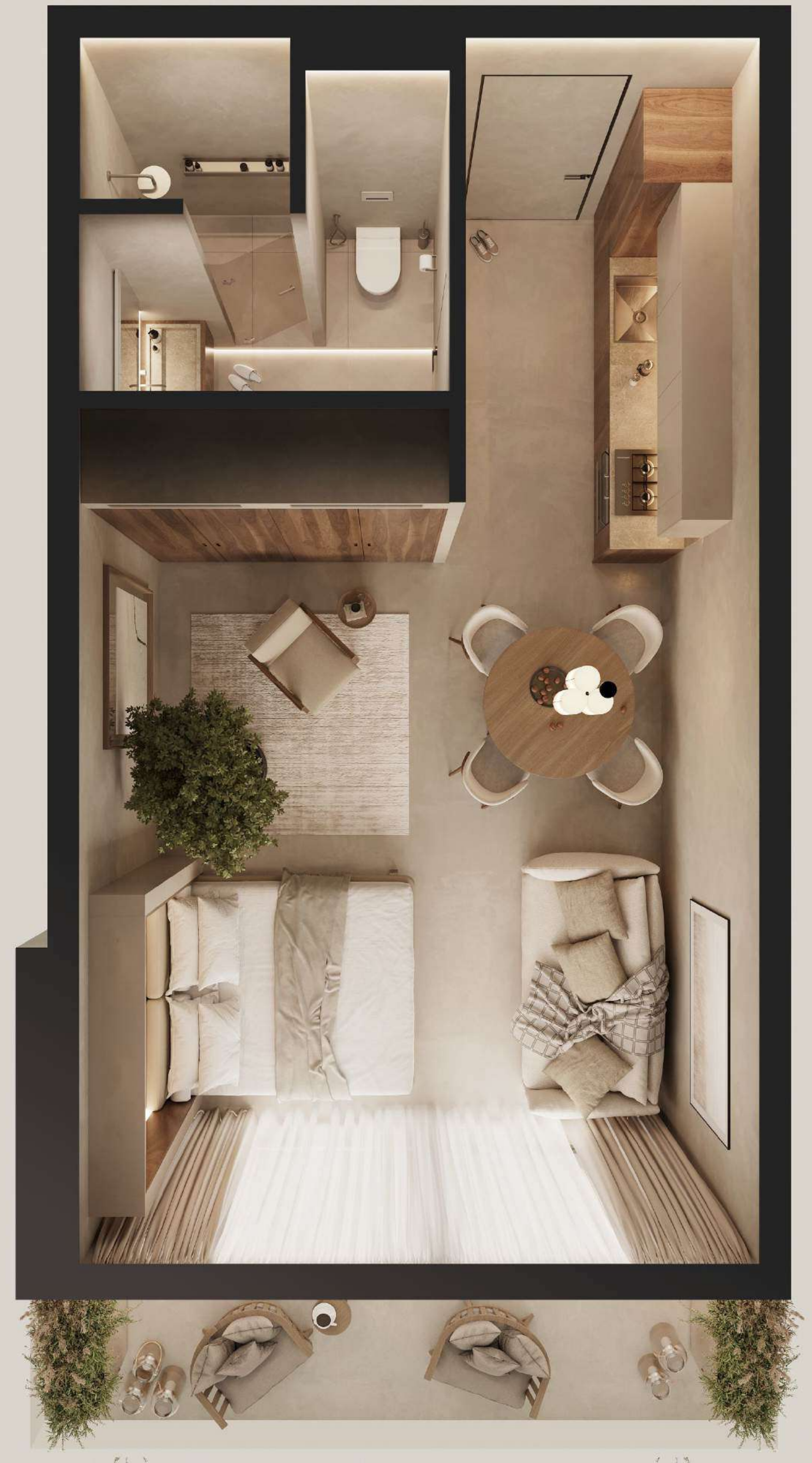


STUDIO LAYOUT

For living and earn from
short-term rentals

AREA:

43 m²
460ft²



LAYOUT OF 1-BEDROOM APARTMENTS

For passive income or
small family

AREA:

55-75 m²
590-810 ft²



LAYOUT OF 2-BEDROOM APARTMENTS

For a big family

AREA:

95-100 m²
1020-1080 ft²



PENTHOUSE LAYOUT

For passive income or a
large family

AREA:

519 m²
5585 ft²







OUR TEAM

The project team is composed of professional architects, engineers, lighting, and interior designers who have extensive experience and recognition in the world arena.

We want to ensure the quality of the project at every stage of its design and construction, so we have enlisted the best specialists in their field.

Our collaboration has resulted in a unique and exclusive project for the Dubai market – **Oak by One Yard**.

EXPOLIGHT

CVTEC

Sivak+Partners

ARCHIMATIKA

ARCHIMATIKA | ARCHITECTURE

2005

founded in 2005

9.4 MILLION

designed more than 9.4 million square meters

76

architecture awards

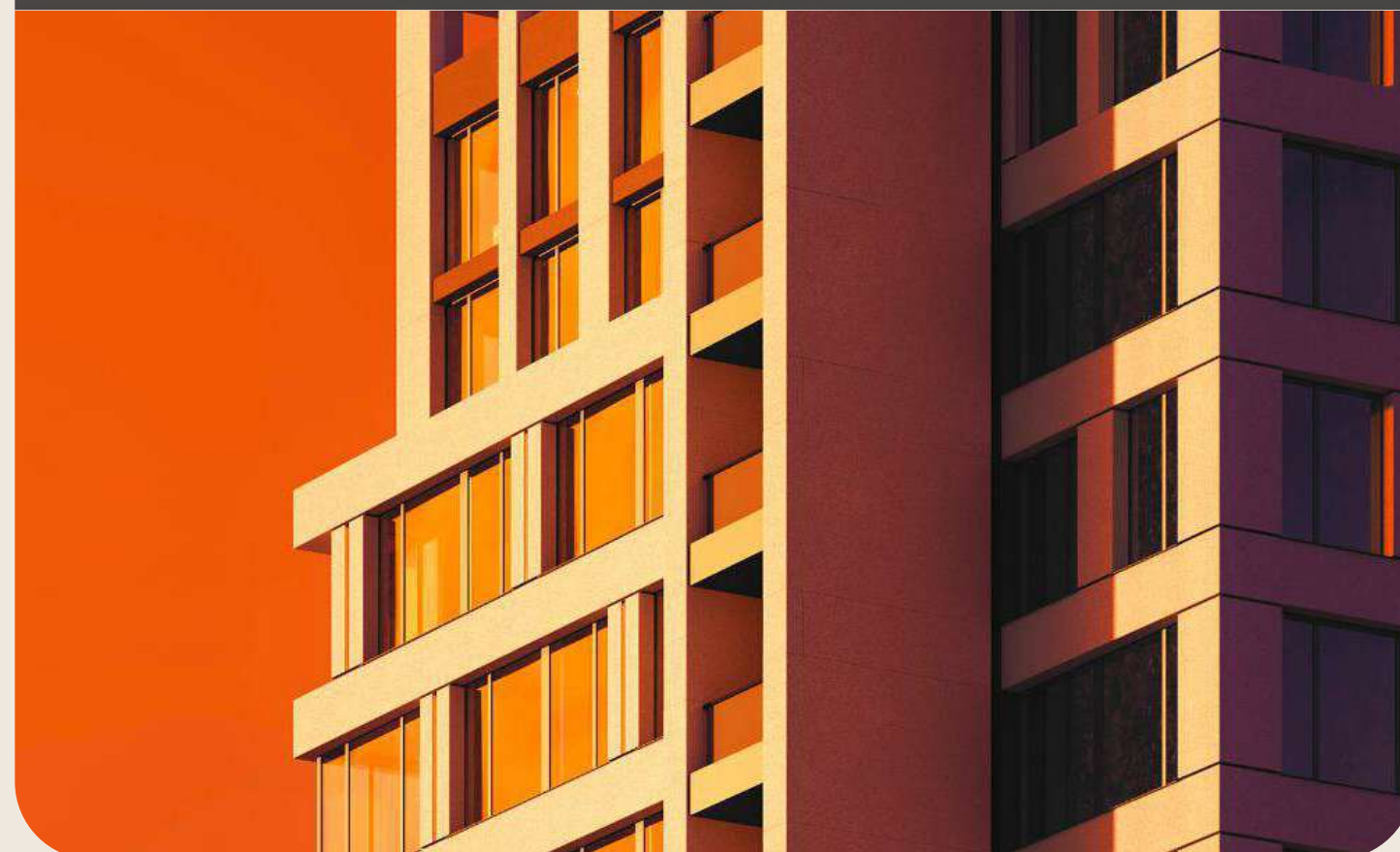
THE SNAIL APARTMENTS

Residential complex, New York City, 2019



KZATU

Astana, 2023



CULTURAL CENTER IN OSLO

Oslo, 2019



CVTEC | CONSULTING ENGINEERS

DEVELOPMENT

consultant

2005

Founded in Dubai in

LICENSED

top level consulting firm

200+

completed development projects

THE SANCTUARY



CONRAD PALM JUMEIRAH



SHEIKH ZAYED ROAD TOWER



SIVAK + PARTNERS | INTERIOR DESIGN

10 YEARS

experience in interior design

30+

European Awards

BEST INTERIOR

design by Archdaily 2020

THE INLET RESIDENCE

New York, USA



ABACO BAHAMAS

Bahamas



THE BT PROJECT

Brooklyn, New York



EXPOLIGHT | LIGHTENING

#1 WORLD

Light Architecture Company

20 YEARS

of experience

1500

successful projects

WINNERS

"Lighting Product Design of the Year"

BUDDHA BAR

New York, USA



GLEIS/GARTEN

Wien, Austria



COP28 UAE: DEIRA CLOCKTOWER

Dubai, UAE



RECHARGE YOUR LIFE

Recharge your investment

THANKS FOR CHOOSING US

