ELLINGTON
PROPERTIES

ARBOR VIEW


ELLINGTON

CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

05 MINUTES Dubai Miracle Garden	05 MINUTES Dubai Butterfly Garden	15 MINUTES Dubai Autodrome	10 MINUTES Dubai Studio City	18 MINUTES Burj Al Arab	19 MINUTES Palm Jumeirah	20 MINUTES Burj Khalifa & Dubail Mall	21 MINUTES Emirates Golf Club
10 MINUTES Dubai Hills Mall	15 MINUTES Circle Mall	15 MINUTES Dubai Hills Golf Club	18 MINUTES Mall of the Emirates	21 MINUTES Ain Dubai	26 MINUTES Dubai International Financial Centre	26 MINUTES Al Maktoum International Airport	27 MINUTES Dubai International Airport



LOCATION

A strategic connectivity that ensures seamless access to the wider city and its vibrant offerings, encircled by Dubai's main roads: Al Khail Road, Mohammed Bin Zayed Road, Hessa Street, and Umm Suqeim Road.

A prime location that merges convenience with exclusivity with a number of retails, supermarkets, hospitals, parks, and schools nearby



BUILDING CONFIGURATION

ELEVATORS

6 passenger elevators
2 service elevators

PARKING

Studios, 1 and 2-bedroom: 1 car parking space
3-bedroom: 2 car parking space

ANTICIPATED COMPLETION DATE

Q1 2026

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.



7
RESIDENTIAL
FLOORS

BASEMENT

GROUND FLOOR

GROUND FLOOR
AMENITIES PLAN

1. VEHICLE ENTRANCE
2. VEHICLE EXIT
3. LOBBY ENTRANCE
4. LOBBY RECEPTION
5. LOBBY LOUNGE
6. COMMUNAL TABLE
7. LIFT LOBBY
8. PARKING FOR PEOPLE OF DETERMINATION
9. BICYCLE PARKING
10. EV CHARGING STATION





LOBBY

2 double-volume entrance lobbies with lounge, workstations, and feature art pieces and trees



FIRST FLOOR

AMENITIES PLAN

1. LEISURE POOL
2. LOUNGE POOL
3. SHADED KIDS POOL
4. WATER FEATURE
5. OUTDOOR DECK SWING
6. CABANAS
7. OUTDOOR SHOWER
8. SUN LOUNGERS AREA
9. PICNIC TABLE AREA
10. GLAMPING AREA
11. CARAVAN BARBEQUE AREA
12. VEHICLE EXIT
13. LOBBY ENTRANCE
14. VEHICLE EXIT
15. LOBBY ENTRANCE
16. CONVERTABLE GAMES TABLE AREA
17. ADULT & KIDS WASHHROOM
18. 2D KIDS PLAY AREA
19. OUTDOOR THEMED KIDS PLAY AREA
20. EXPERIENCE SHOWER
21. STEAM & SAUNA ROOM
22. BATHROOM FOR PEOPLE OF DETERMINATION
23. FAMILY BATHROOM
24. INDOOR YOGA STUDIO
25. FITNESS STUDIO
26. CIRCULATION PATH
27. REFLEXOLOGY PATH
28. YOGA & MEDITATION PODS
29. ARRIVAL PLAZA
30. LIFT LOBBY

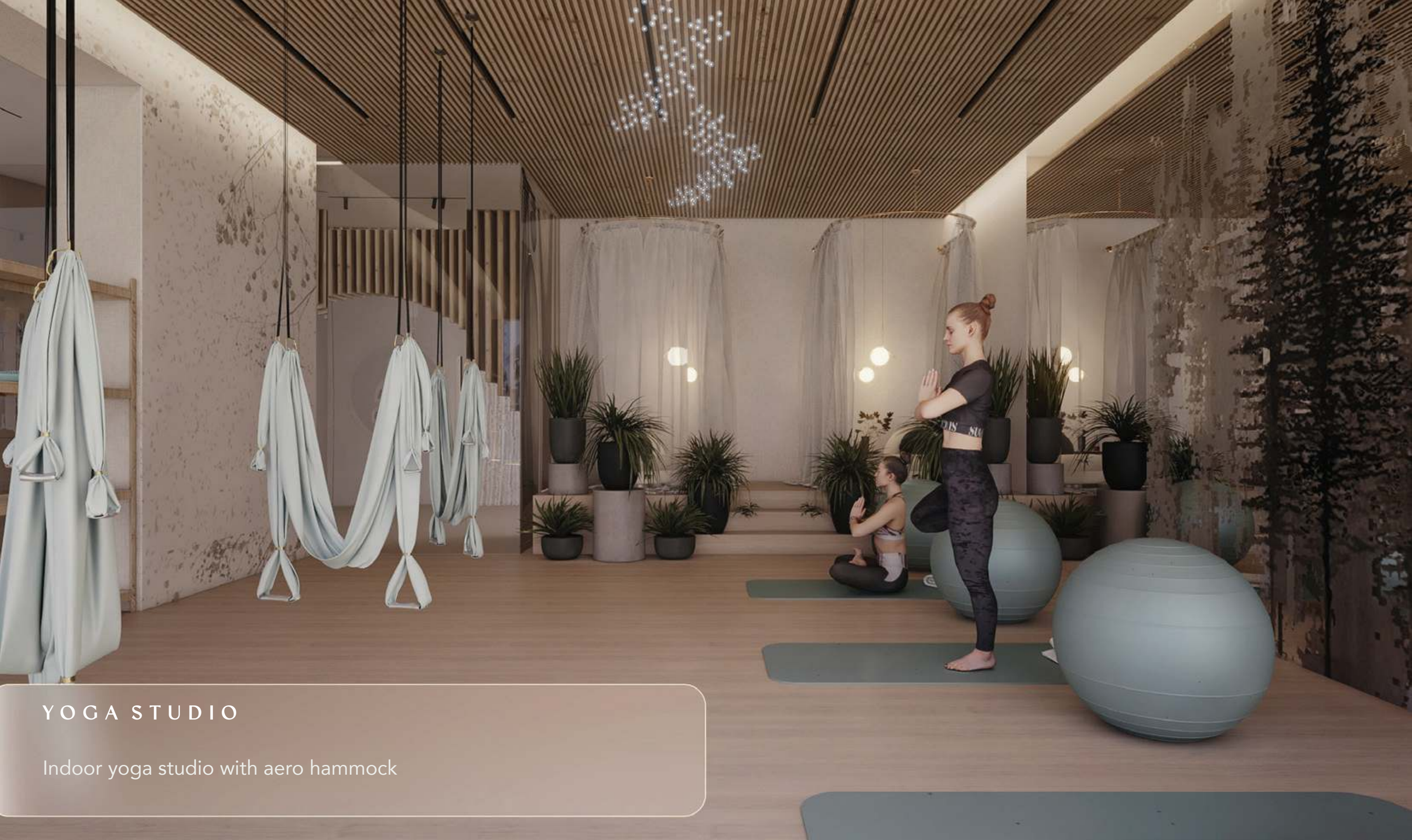


POOL DECK

Gated pool deck with a separate adult and kids' pool an multi-sensory water features

CLUBHOUSE

For party and holiday events with a lounge, food preparation station, and a dining area that is convertible into a billiard table



YOGA STUDIO

Indoor yoga studio with aero hammock

SIZE RANGE PER UNIT TYPE

STUDIO
From 451 sq. ft to 574 sq. ft

1-BEDROOM
From 893 sq. ft to 1,028 sq. ft

2-BEDROOM
From 1,204 sq. ft to 1,340 sq. ft

2-BEDROOM + STUDY
From 1,359 sq. ft to 1,444 sq. ft

3-BEDROOM
From 1,670 sq. ft to 1,761 sq. ft

NUMBER OF UNITS PER TYPE

STUDIO
21 units

1-BEDROOM
69 units

2-BEDROOM
41 units

2-BEDROOM + STUDY
27 units

3-BEDROOM
13 units



LIVING & DINING AREA

Introducing cloak entry spaces and workstations

KITCHEN

Integrated designer kitchen island with pantry and dedicated coffee station



BEDROOM

Naturally-lit space with wardrobes featuring integrated mirrors and dressers

BATHROOM

Ellington signature integrated lighting and rain showers

PAYMENT PLAN

20%
at the time of booking

10%
30 days after the reservation date

10%
90 days after the reservation date

5%
150 days after the reservation date

5%
240 days after the reservation date

5%
On completion of 30% construction of the project

5%
On completion of 40% construction of the project

5%
On completion of 50% construction of the project

5%
On completion of 60% construction of the project

30%
On completion

ARBOR VIEW

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