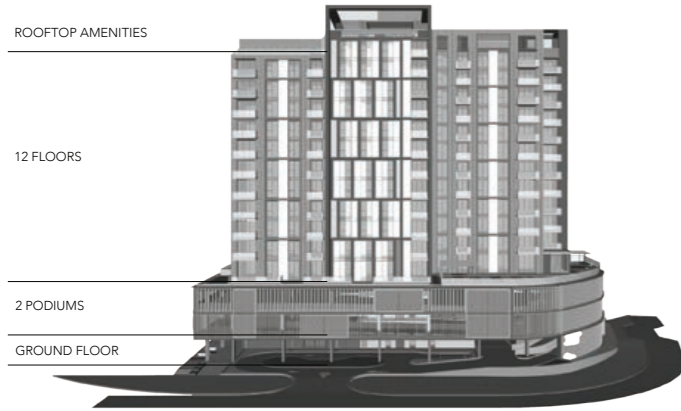






## CONFIGURATION



### ELEVATORS

2 passenger elevators  
1 service elevator

### OWNERSHIP

Freehold

### ANTICIPATED COMPLETION DATE

Q4 2024

### ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

### PARKING

1 car parking per apartment

### SIZE RANGE PER UNIT TYPE

Studio - from 557 sq. ft to 607 sq. ft  
1 bedroom - from 801 sq. ft to 1,030 sq. ft  
2 bedrooms - from 1,180 sq. ft to 1,499 sq. ft

## AMENITIES WITHIN THE PROJECT



Hotel style drop-off area



Lobby with lounge, work and reading areas



Electrical vehicle charging stations



Bicycle parking with maintenance stand



Garden with seating areas



Outdoor urban basketball area



Arcade room with outdoor space



Indoor and outdoor fitness studio



Outdoor yoga deck



Changing room with steam shower and sauna









Rooftop infinity pool and deck with pool spa



Rooftop terrace with dining, lounge and BBQ area



### DRIVING DISTANCE

- |  |  |  |
|--|--|--|
| <br><b>4 MINUTES</b><br>North London Collegiate School | <br><b>4 MINUTES</b><br>Hartland International School     | <br><b>10 MINUTES</b><br>Meydan One Mall                      |
| <br><b>10 MINUTES</b><br>Meydan Racecourse             | <br><b>10 MINUTES</b><br>Ras Al Khor Wildlife Sanctuary   | <br><b>12 MINUTES</b><br>Downtown Dubai                       |
| <br><b>12 MINUTES</b><br>Dubai Opera                   | <br><b>12 MINUTES</b><br>The Dubai Mall & Burj Khalifa    | <br><b>15 MINUTES</b><br>Dubai International Financial Centre |
| <br><b>17 MINUTES</b><br>Dubai International Airport   | <br><b>18 MINUTES</b><br>Museum of the Future             | <br><b>20 MINUTES</b><br>Emirates Golf Club                   |
| <br><b>20 MINUTES</b><br>Palm Jumeirah                 | <br><b>30 MINUTES</b><br>Al Maktoum International Airport |  |







## GROUND FLOOR AMENITIES PLAN

- |    |                              |    |                                |
|----|------------------------------|----|--------------------------------|
| 1  | Drop-off area                | 11 | Restrooms                      |
| 2  | Lobby entrance               | 12 | Bicycle parking                |
| 3  | Lobby reception              | 13 | Bicycle maintenance stand      |
| 4  | Family and kids seating area | 14 | EV charging stations           |
| 5  | Coffee station               | 15 | Move-in truck parking          |
| 6  | Reading area                 | 16 | Secured loading zone           |
| 7  | Lobby workstation            | 17 | Residents parking entrance     |
| 8  | Lobby lounge area            | 18 | Access to outdoor leisure park |
| 9  | Lifts                        | 19 | Outdoor seating areas          |
| 10 | Double-sided service lift    | 20 | Outdoor urban basketball area  |



SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN







## PODIUM LEVEL AMENITIES PLAN

- 1 Arcade room
- 2 Outdoor lounge area
- 3 Table tennis area
- 4 Indoor fitness studio
- 5 Outdoor fitness area
- 6 Outdoor yoga deck
- 7 Male and female changing rooms
- 8 Steam shower and sauna rooms
- 9 Bathroom for people of determination
- 10 Outdoor garden with seating areas
- 11 Lift lobby



SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN







## ROOFTOP AMENITIES PLAN

- 1 Pool spa
- 2 Infinity lap pool
- 3 Leisure lounge pool
- 4 Baja shelf
- 5 Pool sun loungers' area
- 6 Cabanas
- 7 Changing rooms
- 8 Outdoor shower area
- 9 Lounge area and viewing deck
- 10 Dining area
- 11 Kitchen and bbq area
- 12 Lift lobby



SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN





THE GATEWAY TO EXCEPTIONAL LIVING





## PAYMENT PLAN

<b>20%</b> At the time of booking	<b>5%</b> 60 days after the reservation date	<b>5%</b> 120 days after the reservation date
<b>5%</b> On completion of 20% construction of the project	<b>5%</b> On completion of 30% construction of the project	<b>5%</b> On completion of 40% construction of the project
<b>5%</b> On completion of 50% construction of the project	<b>50%</b> On completion	

## UNITS & PRICES

APARTMENT TYPES	NUMBER OF UNITS	STARTING PRICES
Studio	12 units	From AED 992,828
1 bedroom	69 units	From AED 1,276,828
2 bedrooms	46 units	From AED 1,872,828

For booking or any further enquiries contact us on [info@ellingtogroup.com](mailto:info@ellingtogroup.com) or contact your Property Consultant directly.

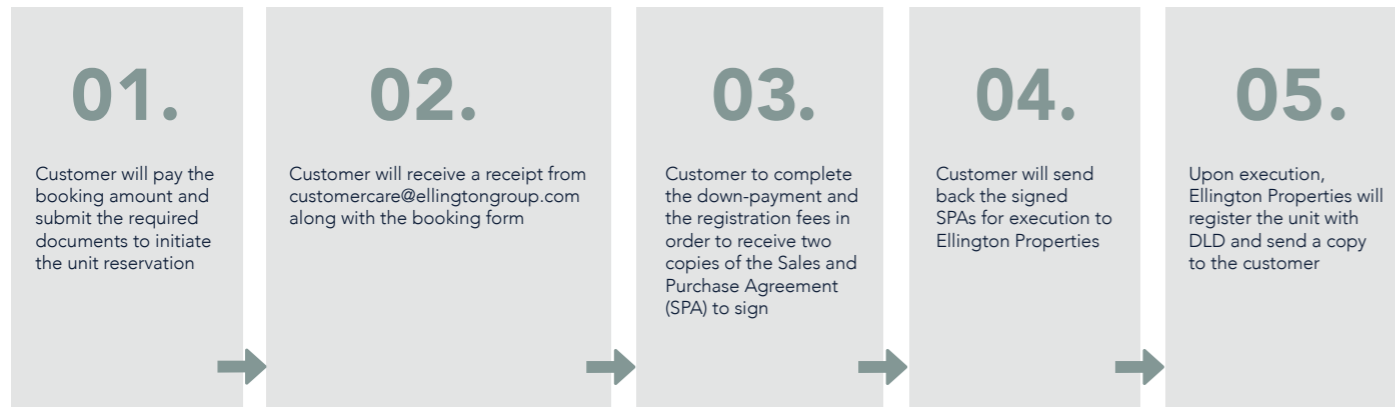




## DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer's Passport Copy
- Home address, email address, including the contact number (should be the same as the home address)
- AED 25,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

## BOOKING STEPS:







### THE LOBBY

The lobby in Berkeley Place sets the tone and raises expectations by welcoming guests with an air of opulence. The spectacularly voluminous lobby is filled with soft natural daylight on three sides while the elegantly sculpted lush park outside wraps it in herbaceous beauty, creating a sense of serenity and pampered hospitality. More than a mere entryway, the lobby features dedicated spaces for leisure and work – a lounge area flanked by workstations, a reading zone, a special area for families and kids, and a coffee station.



### THE PODIUM

The podium is a thoughtfully crafted space that weaves wellness into the residence's design aesthetic with its meandering walkways, relaxing areas, and elegant selection of trees. Located above the car parking, the podium offers ample space for socializing or simply enjoying breathtaking views of the sunset. It also features an outdoor yoga deck next to a table tennis zone and lounge area.



### ROOFTOP TERRACE

Indulge in an immersive outdoor lounging experience at Berkeley Place's rooftop terrace. With picture perfect views of Dubai's skyline, this is an escape from the city's hustle and bustle during the day and a place for conversations and meals by night. The dining and lounge areas are brought together under the canopy of an expansive pergola, while a kitchen and BBQ area are close by to complete the experience.





### ROOFTOP POOL

A resort-style rooftop pool that brings holiday vibes home. With unparalleled views of the city to go with amenities like sun loungers and cabanas, the rooftop pool creates an escape in the sky. It features a mesmeric infinity lap and leisure lounge pool with baja shelf, and a pool spa.



### KITCHEN

Contemporary in style and spatially thoughtful, the kitchens at Berkeley Place combine the distinct Ellington design signature with modern amenities to create a warm and inspiring space. From countertops that last a lifetime to kitchen equipment that double as statement pieces, everything is chosen to adapt with your lifestyle. The kitchens showcase Ellington Properties' smart use of space with a kitchen island that serves as a center of your home.



### FITNESS STUDIO

Thoughtfully designed and equipped to meet the varying fitness needs of residents, the fitness studio at Berkeley Place features four workout zones that will inspire you to hit the gym. Located on the podium level, it features an outdoor yoga deck, an outdoor fitness area interior, a changing room with steam shower and sauna. Finding motivation to exercise is a lot easier here.



### BEDROOM

The Berkeley Place bedrooms are designed to be an escape – where you rest and recharge after a long, hectic day. Serenity echoes from the soothing hues of its walls while the floor-to-ceiling windows offer beautiful views of the outside. The bedrooms are fitted with spacious closets, wardrobes, and other amenities to create a space fit for work and relaxation.



### ARCADE ROOM

A space designed to bring people together and offer them opportunities to relax, socialise and entertain. The arcade room has it all, with arcade machines and various table and board games. There are also audio and video entertainment and gaming systems for people to liven up the environment while enjoying a bite and a conversation. The arcade room opens up to an outdoor space for additional entertainment activities.
















### BATHROOM

The Berkeley Place bathrooms deliver spa-level relaxation by achieving a balance between form and function. Essentials like good lighting, quality bath fittings, and ample storage space are integrated into the design to transform the space into an oasis of tranquility.



## WHY INVEST IN DUBAI?

-  High rental returns compared to major world cities
-  0% tax on residential real estate
-  Fixed exchange rate (US Dollar and UAE Dirham)
-  Stable economy and currency
-  Residence visa
-  Safe and reliable investment environment
-  Sustained economic growth
-  World-class COVID-19 management
-  World-class education
-  Readily available financing options
-  Ease of doing business – 1st in MENA\*
-  Consistently growing population
-  DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center \*\*

\*Ease Of Doing Business Report – 2021

\*\* The Global Financial Centres Index - 2019





## WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning boutique developer



Hotel-inspired amenities



Prime locations

**ROI**

High return on investment of up to 9%\*

**30%**

Premium on average rental returns\*\*



High tenant retention

**96%**

Occupancy rate\*



High capital appreciation upon handover



Quicker return of capital compared to market average\*



Multiple payment options available including cryptocurrency



Transparent and reliable customer care



Sustainability compliance with Dubai Green Building Regulations

\*ReidIn Market Data

\*\*JVC projects as per ReidIn report in Q4 2020