

THE HIGHBURY



True to its elevated physical form, The Highbury marks a new era of expansion for Ellington Properties and higher perspectives for our residents. Instead of sprawling outwards, the development extends upwards, with a philosophy true to our values of design-led living. Planted on a podium of lush gardens and thoughtful family spaces, the development takes on the feel of a 'vertical village' where residents can become part of something bigger with a genuine sense of belonging.

The next step in family-focused living, in the Mohammed Bin Rashid City area, The Highbury promises to be an architectural pinnacle in this burgeoning location.

  
**ELLINGTON**  
PROPERTIES

# Concept

## A gradual ascension in lifestyle

The Highbury begins a new chapter in Mohammed Bin Rashid City, an area fast becoming an extension of the sociable and all-embracing Downtown Dubai. The vision of the property takes a grand leap to a new level of individuality and aspiration by bringing together two contemporary buildings over 29 storeys set on a garden-strewn podium.

The two parts of the building are merged with a seamlessly interconnected plan, separated by their own visual character. Together they create contrasting shades and facade patterns of balanced proportions that frame living spaces to protect them from intense sunlight. The transition between the connected buildings is visually treated with a stepped facade that culminates in a gradual transcend from ground-level gardens to the upper-level apartments and roof terrace.



- 01 The Highbury
- 02 Schools
- 03 Sport Complex
- 04 Dubai Design District
- 05 District One
- 06 Dubai Mall
- 07 Burj Khalifa
- 08 Dubai International Financial Centre
- 09 Museum of the Future
- 10 Sheik Zayed Road
- 11 Meydan Mall
- 12 Burj Al Arab
- 13 Meydan Racecourse
- 14 Ras Al Khor Wildlife Sanctuary

**01 Minute**  
North London Collegiate School

**12 Minutes**  
Ras Al Khor Wildlife Sanctuary

**15 Minutes**  
Dubai International Financial Centre

**20 Minutes**  
Emirates Golf Club

**01 Minute**  
Hartland International School

**12 Minutes**  
Downtown Dubai

**15 Minutes**  
Dubai World Trade Centre

**20 Minutes**  
Palm Jumeirah

**10 Minutes**  
Meydan One Mall

**15 Minutes**  
Dubai Mall & Burj Khalifa


**17 Minutes**  
Dubai International Airport

**30 Minutes**  
Dubai World Central Airport

**10 Minutes**  
Meydan Racecourse

**15 Minutes**  
Museum of the Future

**20 Minutes**  
Marina Mall & Dubai Marina



# Family values extended upward

## Entrance

Lobby  
Drop-off area  
Residents parking  
EV charging station  
Bicycle parking

## Gardens

Infinity pool and deck  
Outdoor showers & changing rooms  
Outdoor cinema screen  
Urban basketball area  
Padel tennis court  
Jogging path  
Outdoor children's play area  
Children's wet play area  
Barbeque area  
Outdoor herb garden  
Pet area  
Community lawn

## The Pavillion

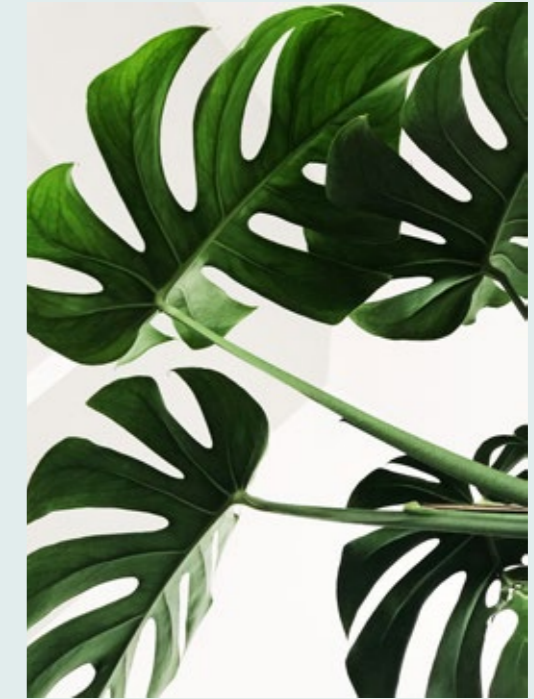
Lounge  
Record Lounge  
Communal coworking area  
Cinema room  
Children's play area  
Games tables  
Gym & yoga studio  
Spa rooms

## Upper Terrace

Infinity pool  
Changing rooms  
Pool refreshment area  
Cabanas  
Barbeque area  
Outdoor dining area  
Games table  
Clubhouse  
Viewing deck



# Lobby & Lounge



## Flora, fauna and family

A tree is the focal point at the centre of The Highbury's breathtaking double-height atrium. Housed in a glazed display, reflects the intertwining of nature that is at the heart of the building's design.

Among lightly-oiled wood and a collection of plants, reclaimed finishes and materials reference local flora and fauna. And through the leaves, a monolithic floating reception counter welcomes residents and their guests with the warmth of a family home, inviting them to sit and relax among its calming surroundings.



At home in nature

# Gardens



## Designed to inspire joy among nature

The Highbury is home to expansive amenity-filled gardens. Set among thriving trees, herb gardens, sculptures and quiet seating areas, the space invites residents to explore the wealth of activities quite literally on their doorstep.

A family environment in every sense, there are opportunities for all ages to explore with a children's play area, a children's mini water park and a private outdoor cinema screen. Family pets are also well-catered for, in a separate area for exercise and play.





A family  
environment  
in every sense



## An ecosystem of wellbeing

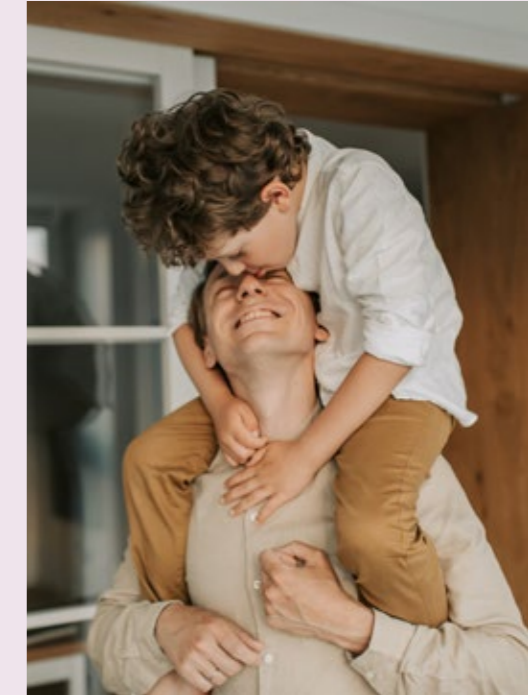
Surrounded by a 170m jogging loop, an elevated infinity pool with sunken seating and outdoor showers is the garden's social hub. Across the opposite side of the swimming pool, is a professional padel tennis court and a basketball area just beyond the private garden area.





Open outdoor sanctuaries

# The Pavilion



## The spiritual heart of The Highbury

The dual-level Pavilion is designed for leisure, work and wellbeing. It is a labyrinth of social and introspective pockets, housing games tables, acoustic coworking booths, jungle-themed play areas and the secluded Ellington Record lounge, a cosy hideaway with a high-end audio system, and low-slung furniture.

Accessible from the Lounge area, The Pavilion opens out to the infinity pool to become a natural extension of the Gardens.





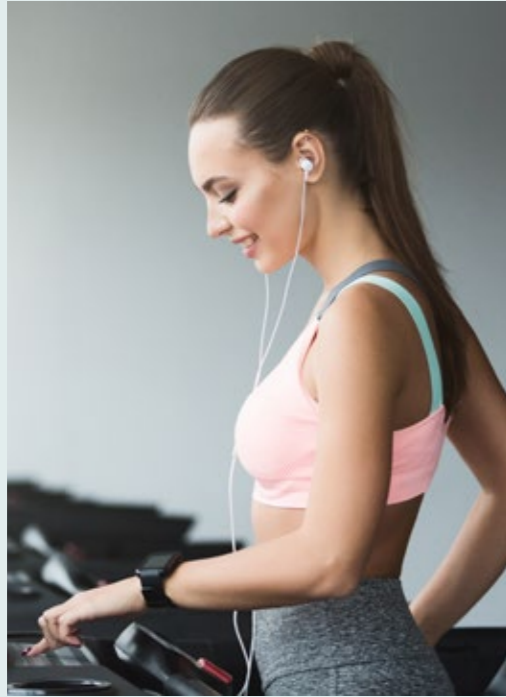
Entertainment  
infused interiors





The first steps  
in a design-led  
way of living





## Dedication to your wellbeing

The Pavilion's upper floor houses The Highbury indoor gym and yoga studio. A dedication to mental and physical wellbeing, the space features a fully equipped spa, as well as male and female saunas and steam rooms.





Actively refined

# Upper Terrace



Exclusively open to residents of The Highbury's Duplex Apartments, the Upper Terrace boasts magnificent views looking directly across the city skyline and, perhaps its most iconic feature, The Burj Khalifa.



Transcend  
ordinary

# Amenities Plan



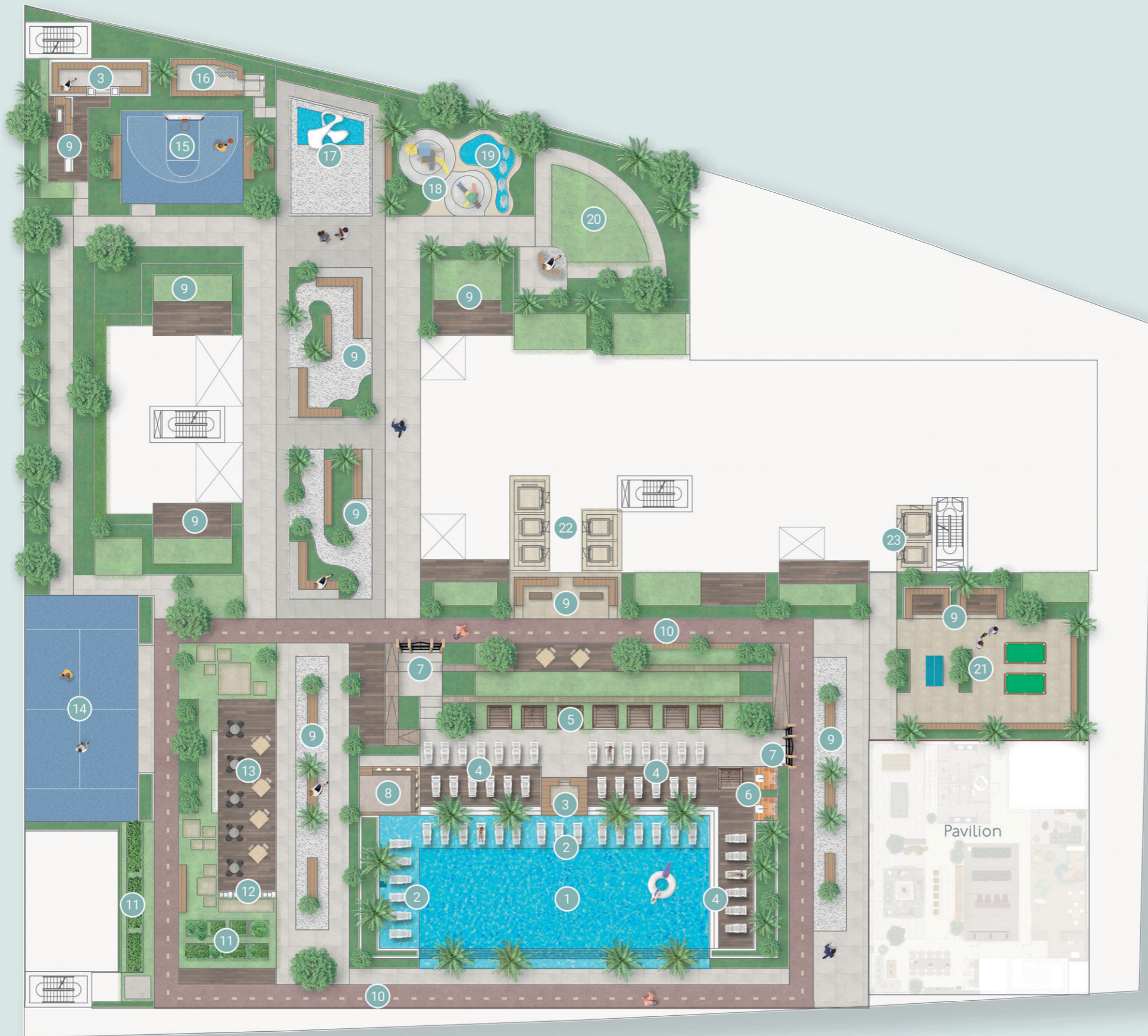
Find thoughtful  
details on every  
level

Ground Floor  
Podium  
Lower Pavilion  
Upper Pavilion  
Upper Terrace

## GROUND FLOOR AMENITIES PLAN

- 1 Main Entrance
- 2 Residents Access
- 3 Drop-Off Area
- 4 Entrance Sculpture
- 5 Lobby Entrance
- 6 Communal Table
- 7 Lounge Area
- 8 Lobby Reception
- 9 Garden
- 10 Bicycle Parking with Wash Area
- 11 EV Charging Station
- 12 Parking for People of Determination
- 13 Lower Apartments Lift Lobby
- 14 Upper Apartments Lift Lobby
- 15 Loading and Unloading Area





## PODIUM LEVEL AMENITIES PLAN

- 1 Infinity Leisure And Lap Pool
- 2 Baja Shelf
- 3 Sunken Seating
- 4 Pool Sun Loungers Area
- 5 Cabanas
- 6 Outdoor Shower Area
- 7 Pool Deck Entrance
- 8 Pool Refreshment Area
- 9 Lounge & Seating Areas
- 10 170m Jogging Track
- 11 Outdoor Herb Garden
- 12 Barbecue Area
- 13 Outdoor Dining Area
- 14 Padel Tennis Court
- 15 Urban Basketball Area
- 16 Pet Area
- 17 Sculpture
- 18 Outdoor Kids' Play Area
- 19 Kids' Splash Pad
- 20 Community Lawn
- 21 Games Table Zone
- 22 Lower Apartments Lift Lobby
- 23 Upper Apartments Lift Lobby



## LOWER PAVILION AMENITIES PLAN

- 1 Lounge Area
- 2 Communal Table
- 3 Library Wall
- 4 Phone Booth
- 5 Kitchenette
- 6 Cinema Room
- 7 Kids Play Area
- 8 Kids Bathroom
- 9 Record Lounge Room
- 10 Bathroom for People of Determination
- 11 Male and Female Washroom
- 12 Games Table Zone
- 13 Access to Upper Pavilion





## UPPER PAVILION AMENITIES PLAN

- 1 Yoga Studio
- 2 Fitness Studio
- 3 Storage Area
- 4 Female Spa Room
- 5 Male Spa Room
- 6 Access to the Lower Pavilion



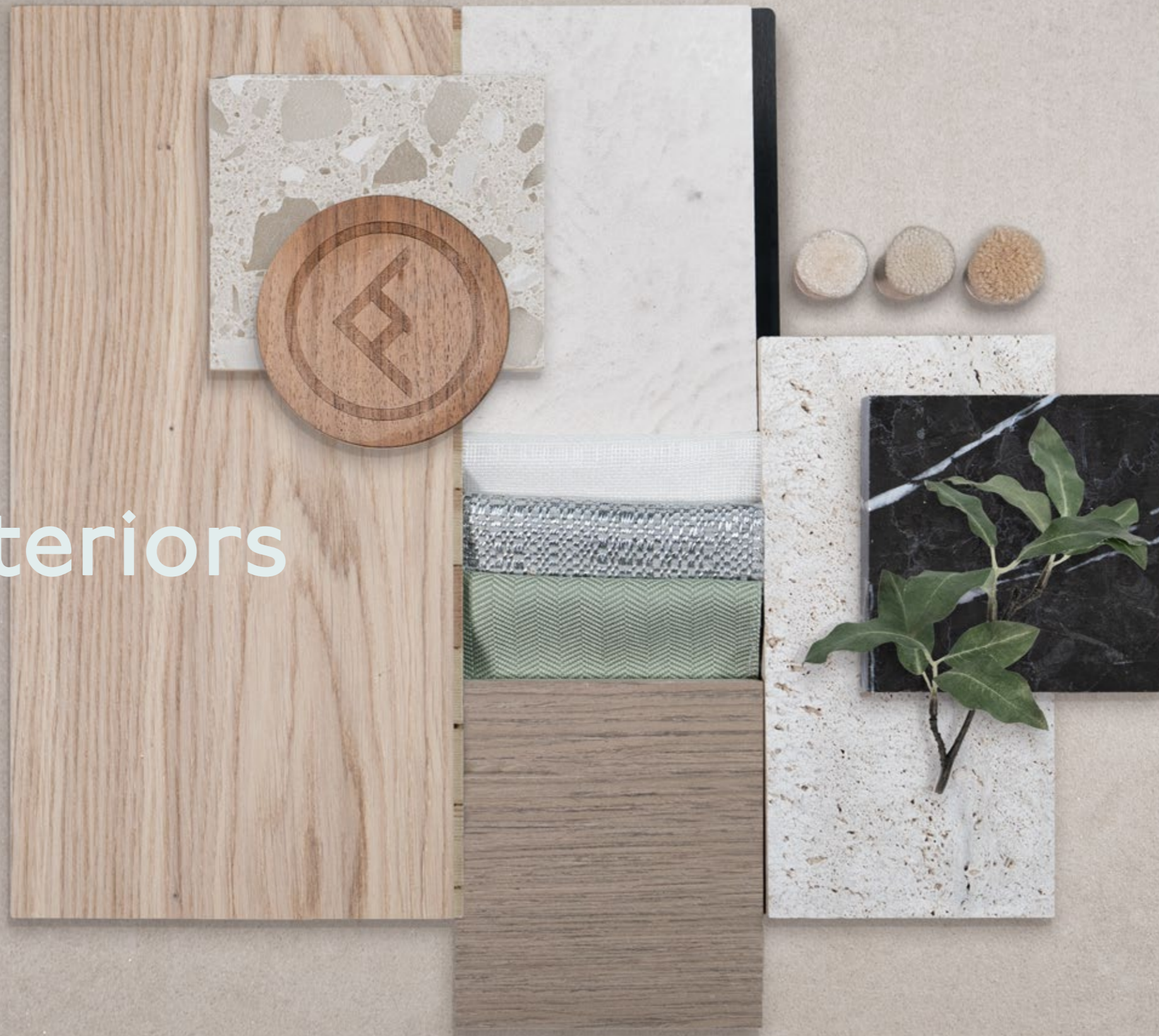
## 22<sup>ND</sup> FLOOR AMENITIES PLAN



- 1 Infinity Leisure Pool
- 2 Baja Shelf
- 3 Pool Sun Loungers Area
- 4 Cabanas
- 5 Pool Refreshment Area
- 6 Change Rooms
- 7 Barbecue Area
- 8 Outdoor Dining Area
- 9 Games Table Zone
- 10 Outdoor Club Lounge Terrace
- 11 Club Lounge
- 12 Entrance to Roof Deck



# Interiors



## A place where nurture meets nature

The interiors of The Highbury welcome you at every interaction. Its materials palette is curated to bring a sense of warmth and a unique, yet somehow familiar, ambience that makes you feel immediately home.

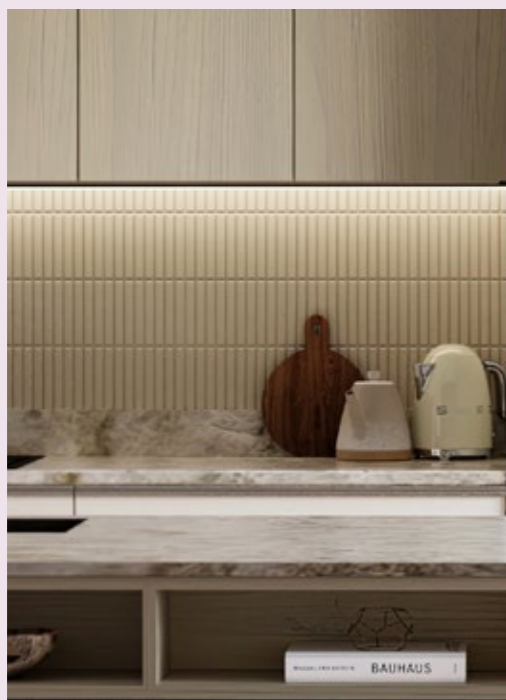
Inside, a natural colour palette with subtle glimmers of metal control light around the rooms, while the building's facade protects living spaces from the intensity of direct sunlight. Among natural wood and stone, and beautifully crafted furniture detailing, residents have the perfect backdrop to create a home that's uniquely theirs.

# Apartments



## A curated family haven

From stylish studios to spacious three-bed apartments, living at The Highbury exemplifies a level of detail true to our design-led philosophy. As well as direct access to thriving gardens, outdoor sports facilities, swimming pools and The Pavilion, each apartment looks out across Mohammed Bin Rashid City and beyond from tranquil private balconies.



## Comfort by design

Kitchens at the Highbury, a perfect balance, striking a harmony of quality, desirability and usability. In line with Ellington's philosophy of living well by design, the kitchen becomes the heart of family life. The space and its suite of integrated appliances are centred around the signature island surface that becomes the focal point of dining, entertainment and working from home.



# The Kitchen





## A welcome retreat

The bedrooms at The Highbury bring revitalisation and sublime comfort. It is a space to curate your personal sanctuary from the outside world.



# The Bedroom







# The Bathroom



## A sanctuary of calm

Among warm porcelain floors accentuated by a soft, off-white finger-tiled wall, the bathroom is a sanctuary of calm with ample storage space and a design that begins with functionality. The hand and rain shower contained in glass doors, as well as integrated sinks, create a beautiful spa-like feel to your home.



Experience  
a new elevation



# Upper-level Apartments



## Higher perspectives

As the building gradually transcends to its highest levels, we reach The Highbury's Upper-level Apartments. Available in two-bed, three-bed plans and a one-of-a-kind four-bed plan, the development's most aspirational living spaces offer breathtaking views from expansive balconies toward the stunning Downtown skyline.

These elevated floors are accessible through a private entrance and allow residents to enjoy exclusive access to the Upper Terrace and its pristine infinity pool.

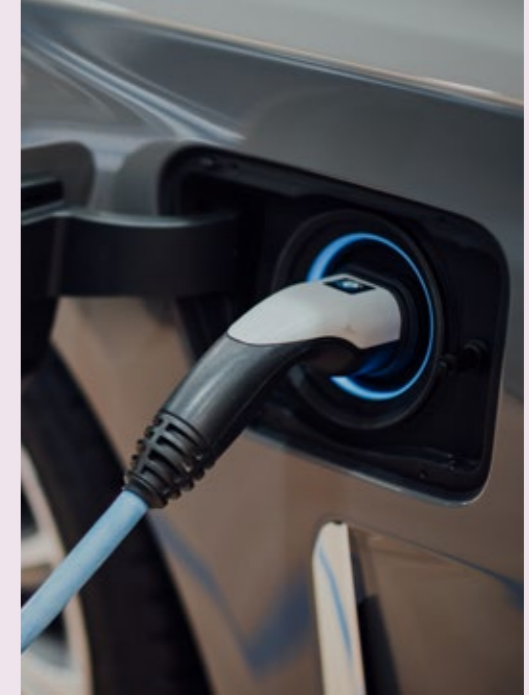


The heart  
of the home





# Sustainability



## Future-proofing our properties for a kinder way of living

In addition to following Dubai Green Building regulations and Wellness Initiatives, we begin with floor plans that encourage natural lighting and use locally sourced materials and sustainable manufacturing processes wherever possible.

Our buildings are cooled and heated with low noise energy-efficient FCUs, with a system that collects condensation for irrigation. Our fitness centres are equipped with eco-conscious facilities. Our parking spaces accommodate charging points for electric vehicles. As our developments continue to expand across Dubai, our focus is on going above and beyond best practices to support environmentally friendly living with beautiful design.

