

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 & Dubai 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





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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 WASHROOM
- 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 and 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

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ELLINGTONPROPERTIES.AE

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