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

Dubai Hills Park
Dubai Hills Mall
Al Khail Rd
Al Barsha South Park
Union Coop
GEMS Founder School
Bloom Word Academy
ADNOC
Green Scape Park
Um Suqeim Street
ARBOR VIEW
Community Park
Circle Mall
Hessa Street
Nord Anglia International School
Dubai Butterfly Garden
Dubai Miracle Garden
Sheikh Mohammed Bin Zayed Rd
Five JVC
Dubai Autodrome
Dubai Motor City
Dubai Studio City
Dubai Sports City
Dubai Polo & Equestrian Club
Jumeirah Golf Estates Golf & Country Club
The Els Club

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

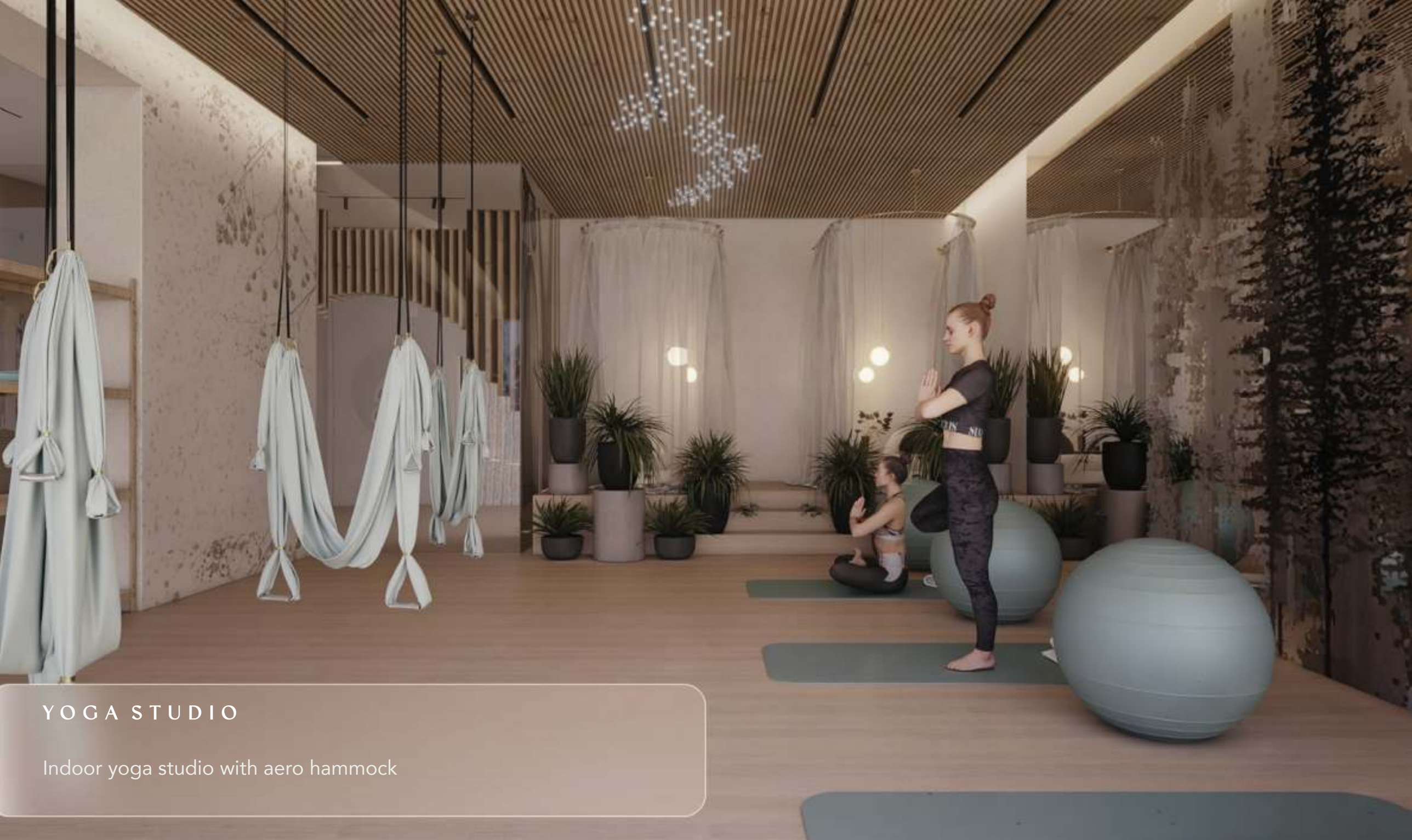
1. LEISURE POOL
2. LOUNGE POOL
3. SHADED KIDS POOL
4. WATER FEATURE
5. OUTDOOR DECK SWING
6. CABANAS
7. OUTDOOR SHOWER
8. SUN LOUNGERS AREA
9. PICNIC TABLE AREA
10. GLAMPING AREA
11. CARAVAN BARBEQUE AREA
12. VEHICLE EXIT
13. LOBBY ENTRANCE
14. VEHICLE EXIT
15. LOBBY ENTRANCE
16. CONVERTABLE GAMES TABLE 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

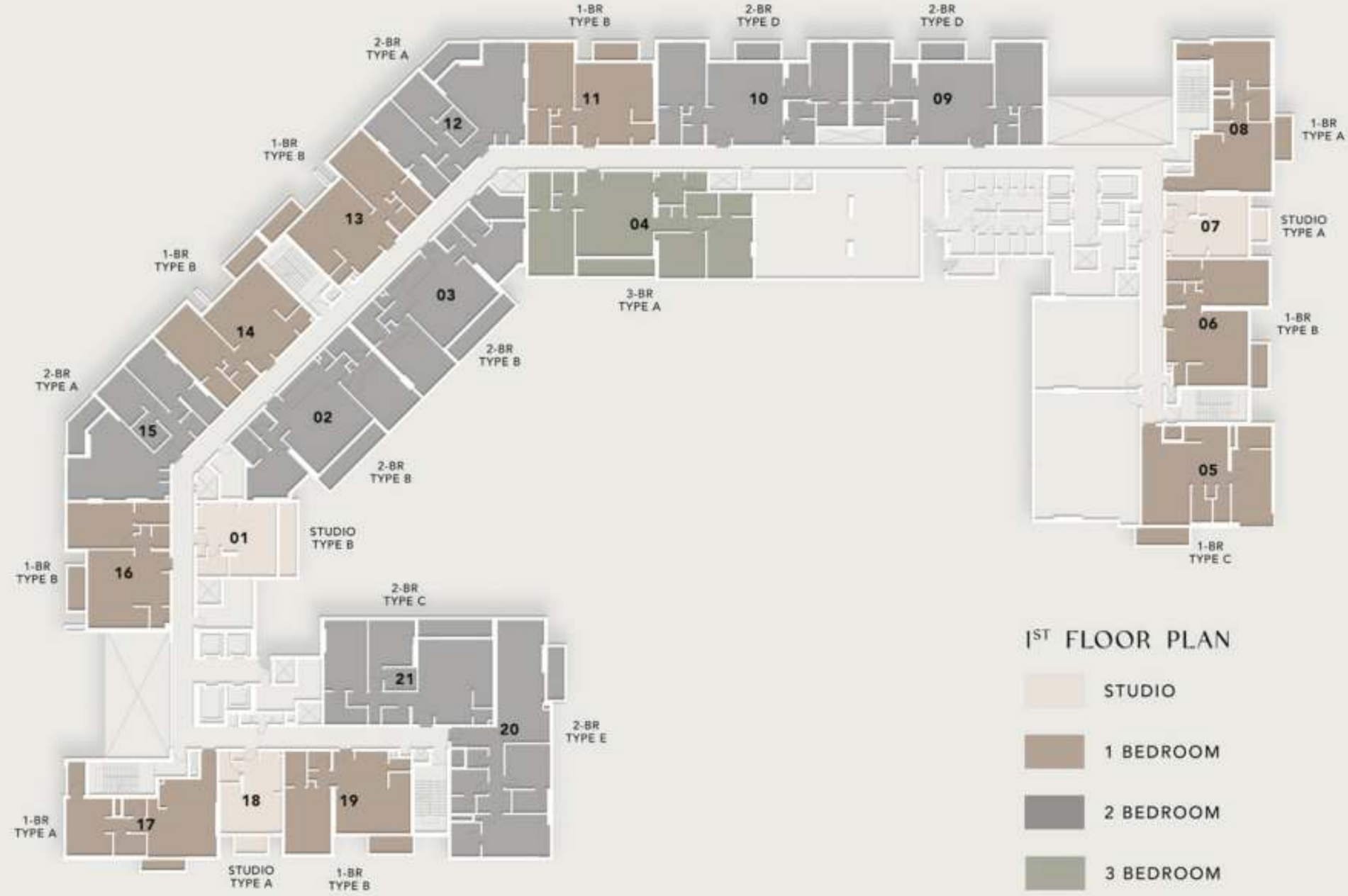
BEDROOM

Naturally-lit space with wardrobes featuring integrated mirrors and dressers

BATHROOM

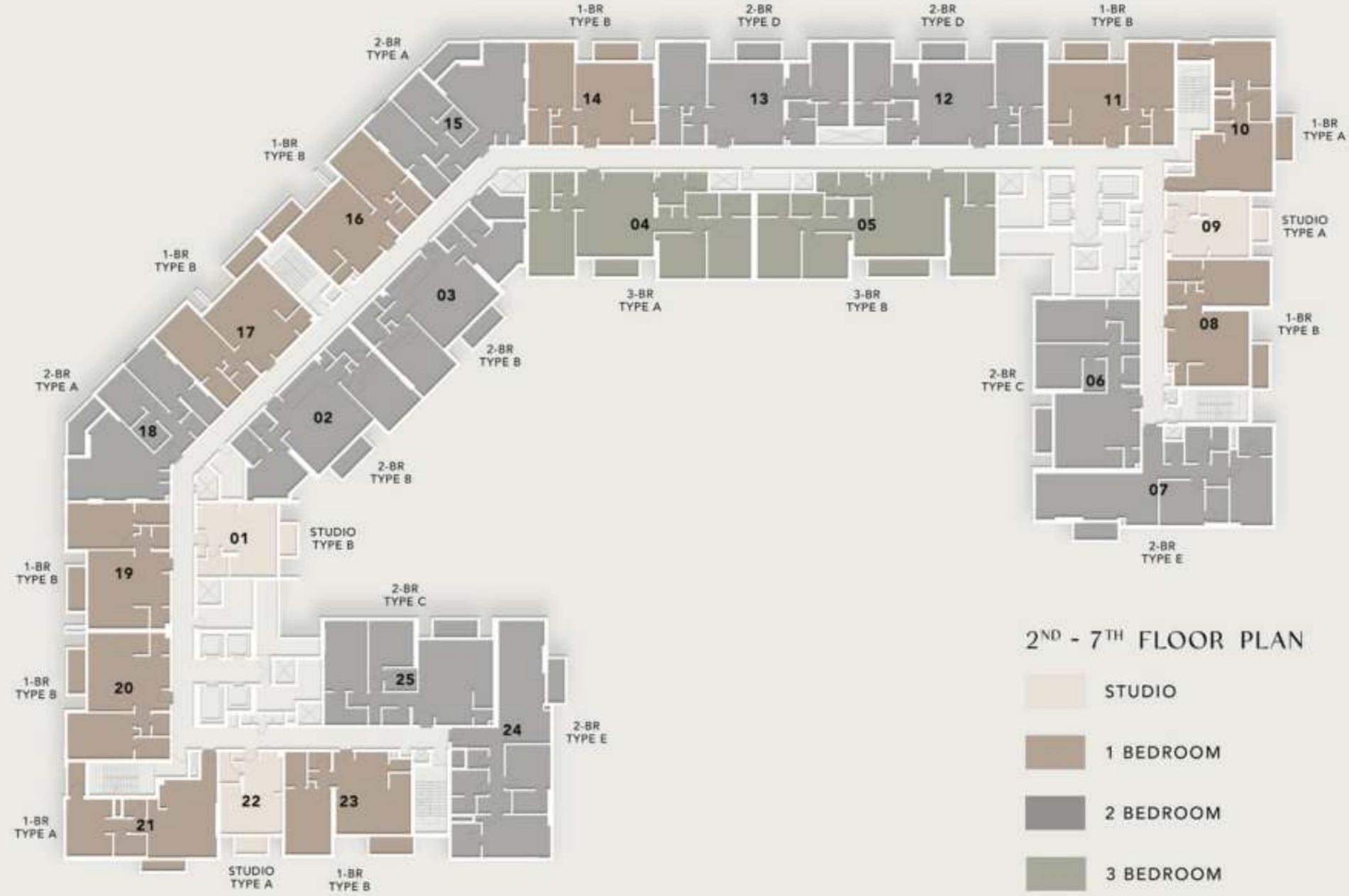
Ellington signature integrated lighting and rain showers

FLOOR PLANS



1ST FLOOR PLAN

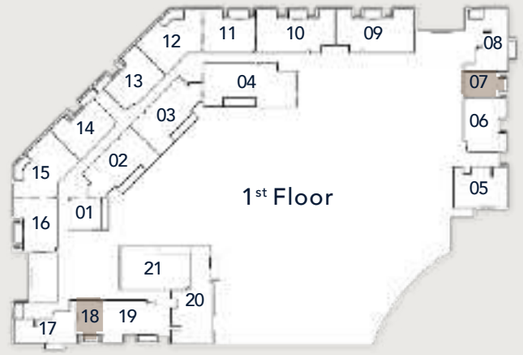
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



2ND - 7TH FLOOR PLAN

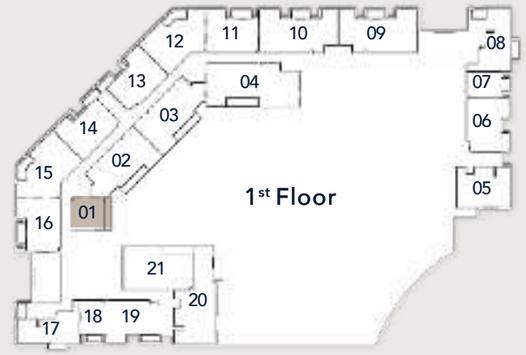
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

STUDIO
TYPE A



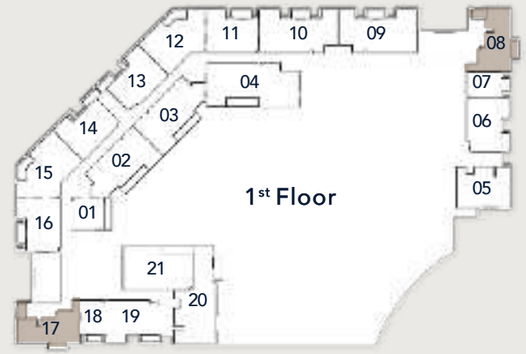
Internal Living Area	Outdoor Living Area	Total Living Area
403.65 sq. ft	48.22 sq. ft	451.87 sq. ft

STUDIO
TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
465.00 sq. ft	48.22 sq. ft	513.22 sq. ft

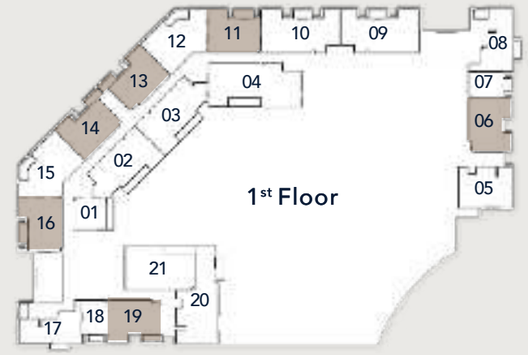
1 BEDROOM
TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
795.02 sq. ft	98.17 sq. ft	893.19 sq. ft

N

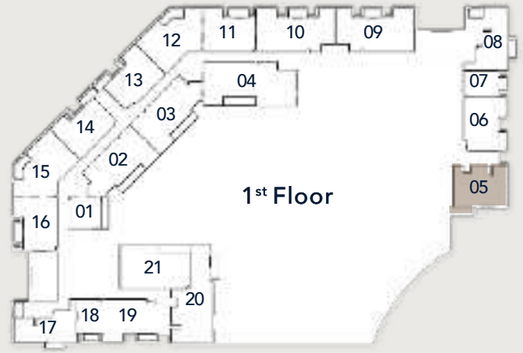
1 BEDROOM
TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
880.92 sq. ft	66.31 sq. ft	947.22 sq. ft

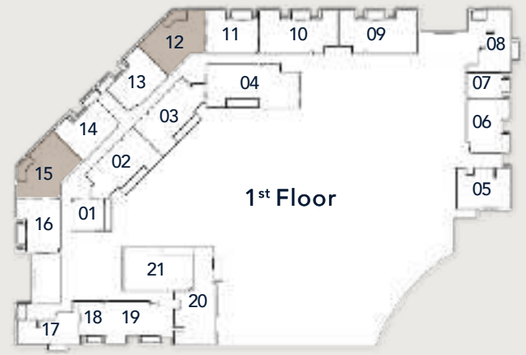
N

1 BEDROOM
TYPE C



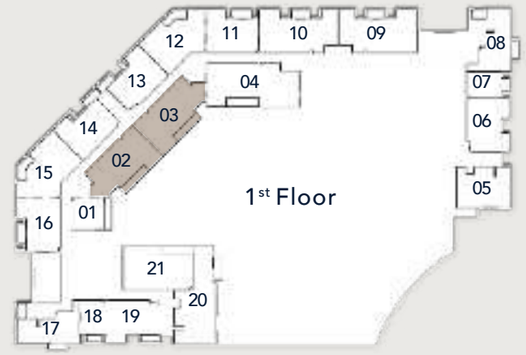
Internal Living Area	Outdoor Living Area	Total Living Area
949.81 sq. ft	78.58 sq. ft	1028.38 sq. ft

2 BEDROOM
TYPE A



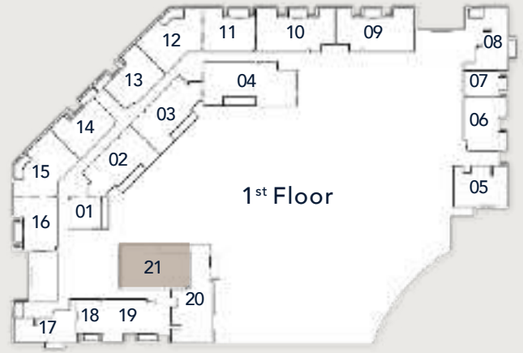
Internal Living Area	Outdoor Living Area	Total Living Area
1108.58 sq. ft	96.01 sq. ft	1204.59 sq. ft

2 BEDROOM
TYPE B



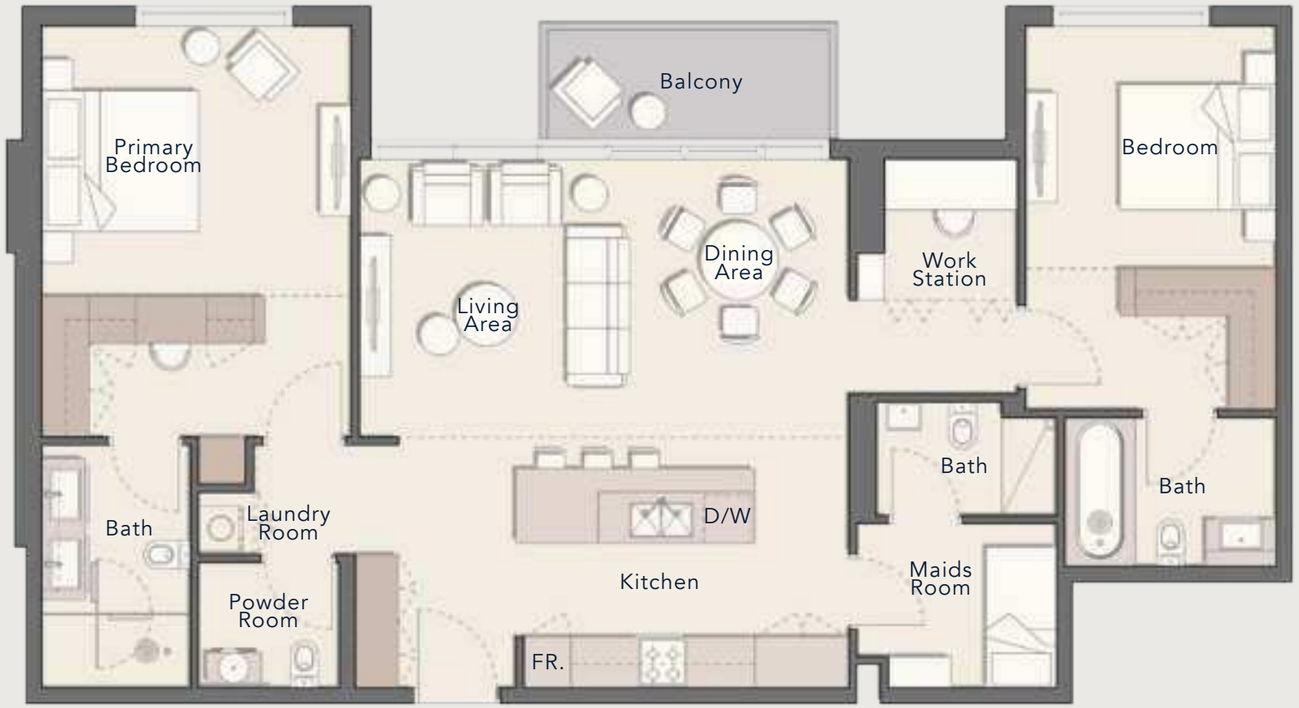
Internal Living Area	Outdoor Living Area	Total Living Area
1188.98 sq. ft	65.44 sq. ft	1254.43 sq. ft

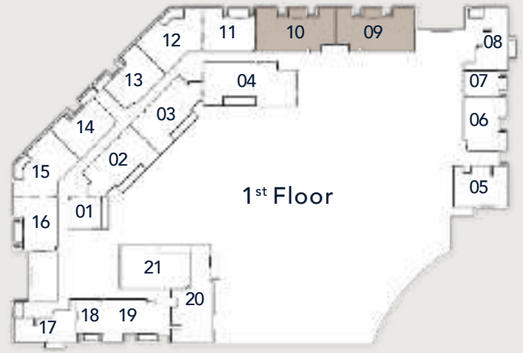
2 BEDROOM
TYPE C



Internal Living Area	Outdoor Living Area	Total Living Area
1232.36 sq. ft	65.44 sq. ft	1297.80 sq. ft

2 BEDROOM
TYPE D

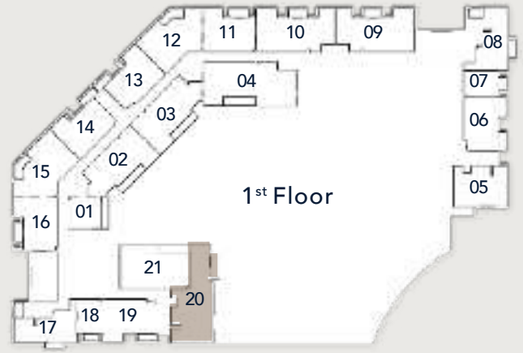




Internal Living Area	Outdoor Living Area	Total Living Area
1293.28 sq. ft	66.41 sq. ft	1359.70 sq. ft

N

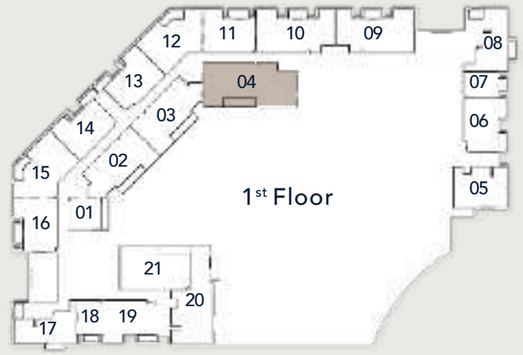
2 BEDROOM
TYPE E



Internal Living Area	Outdoor Living Area	Total Living Area
1362.60 sq. ft	67.27 sq. ft	1429.88 sq. ft

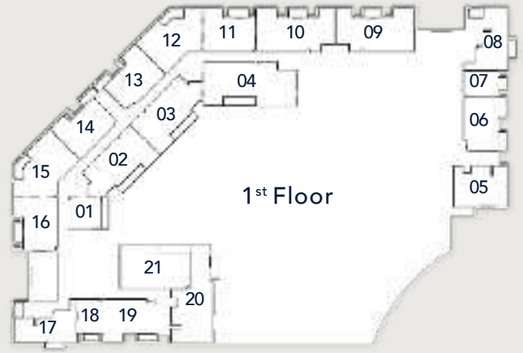
N

3 BEDROOM
TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
1605.33 sq. ft	65.44 sq. ft	1670.77 sq. ft

3 BEDROOM
TYPE B



1st Floor

2nd - 7th Floor

Internal Living Area	Outdoor Living Area	Total Living Area
1671.64 sq. ft	89.99 sq. ft	1761.62 sq. ft

N

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