ELLINGTON
PROPERTIES

ELLINGTON HOUSE

INVESTMENT GUIDE

CONFIGURATION

ELEVATORS
3 passenger elevators
1 service elevator

OWNERSHIP
Freehold

ANTICIPATED COMPLETION DATE
Q1 2025

ANTICIPATED SERVICE CHARGE
AED 16 per sq. ft

PARKING
1 and 2 bedroom units: 1 parking space
3 bedroom units: 2 parking spaces

SIZE RANGE PER UNIT TYPE
1 bedroom - 790 sq. ft to 889 sq. ft
2 bedrooms - 1,274 sq. ft to 1,676 sq. ft
3 bedrooms - 1,712 sq. ft to 2,484 sq. ft

AMENITIES WITHIN THE PROJECT

LOBBY & LOUNGE WITH MEZZANINE LEVEL

EV CHARGING STATIONS

BICYCLE PARKING WITH MAINTENANCE AREA

DOG WASH AREA

GOLF LOCKERS & GOLF WASH AREA

LEISURE, LOUNGE & LAP POOL

CLUBHOUSE WITH GAMES & DINING AREA

KIDS' CLUBHOUSE WITH OUTDOOR SPACE

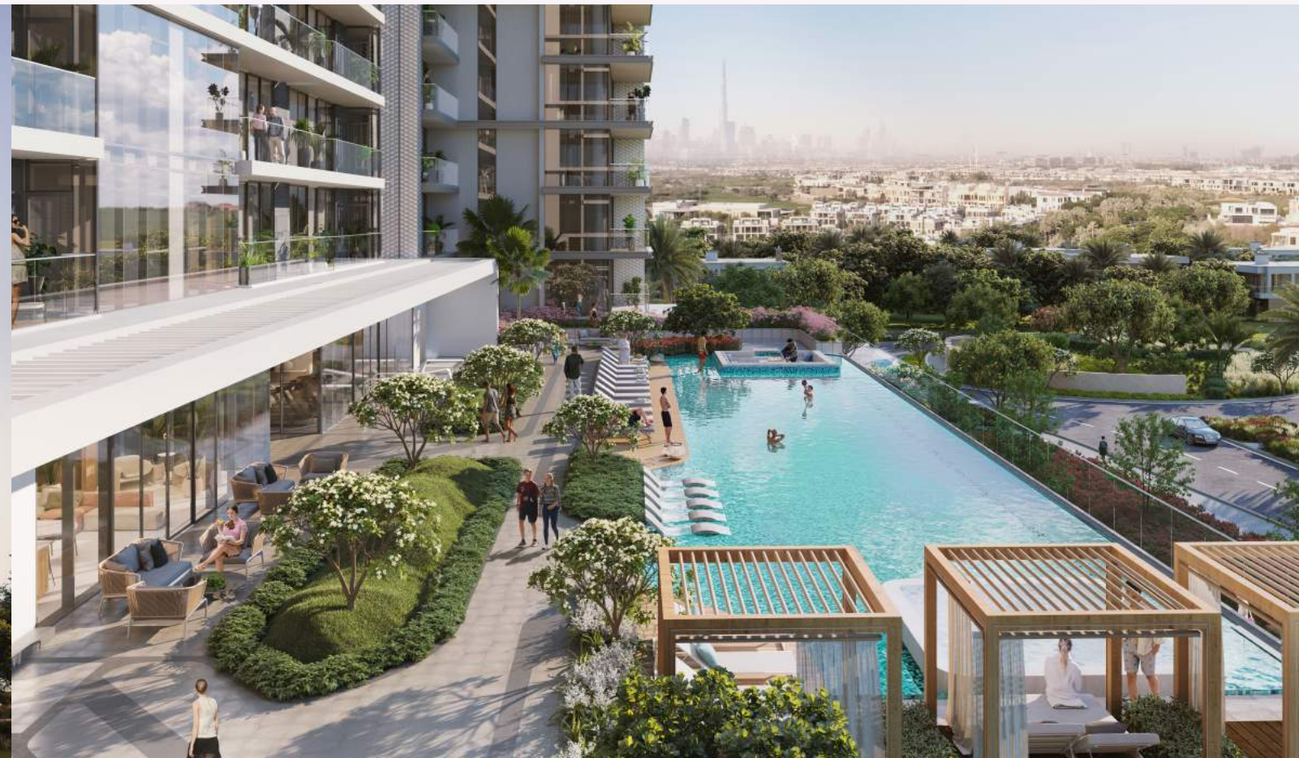
INDOOR & OUTDOOR FITNESS CENTRE

INDOOR & OUTDOOR YOGA AREA

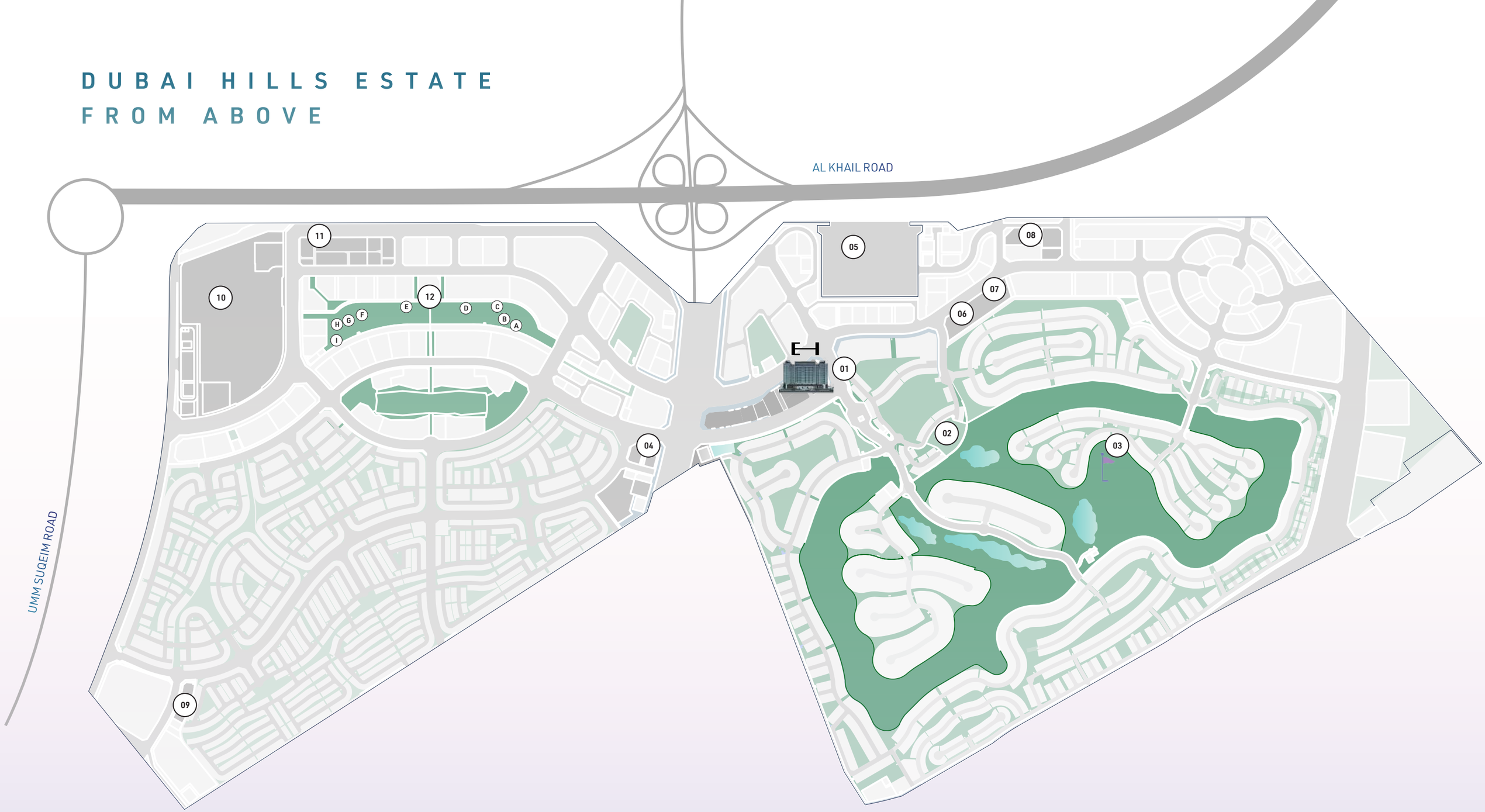
CHANGE ROOM WITH STEAM & SAUNA

ACTIVITY GARDEN

MINI PUTT



DUBAI HILLS ESTATE
FROM ABOVE



01	**Ellington House**
02	Dubai Hills Golf Club
03	Dubai Hills Golf Course
04	King's College Hospital
05	Gems International Schools
06	Retail & Nursery
07	Geant Express
08	Service Station
09	Petrol Station
10	Dubai Hills Mall
11	Dubai Hills Business Park
12	Dubai Hills Park
	A. Community Dog Park
	B. Dunescape Play Area
	C. Sports & Exercise
	D. Amphitheatre
	E. Bounce Park
	F. Wadi Oasis
	G. Urban Beach & Splash Play
	H. Synthetic Ice Rink
	I. Skate Park

02 Mins — DUBAI HILLS GOLF CLUB

02 Mins — KING'S COLLEGE HOSPITAL

02 Mins — GEMS INTERNATIONAL SCHOOL

06 Mins — DUBAI HILLS MALL

12 Mins — MALL OF THE EMIRATES

12 Mins — DUBAI MARINA

12 Mins — MEYDAN RACECOURSE

15 Mins — DUBAI MALL & BURJ KHALIFA

15 Mins — BURJ AL ARAB

17 Mins — AIN DUBAI

17 Mins — MUSEUM OF THE FUTURE

20 Mins — DUBAI INTERNATIONAL FINANCIAL CENTRE

21 Mins — DUBAI INTERNATIONAL AIRPORT

25 Mins — PALM JUMEIRAH

30 Mins — DUBAI WORLD CENTRAL AIRPORT

GROUND FLOOR AMENITIES PLAN

01 LOBBY ENTRANCE

02 LOBBY RECEPTION

03 LOBBY LOUNGE AREA

04 MEZZANINE WITH FEATURE STAIRCASE & WALL LIBRARY

05 LOWER LEVEL LOBBY WORKSTATION

06 UPPER LEVEL LOBBY WORKSTATION

07 COFFEE STATION

08 ACCESS TO RESIDENTS PARKING

09 LIFT LOBBY

10 BICYCLE PARKING

11 BICYCLE MAINTENANCE AREA

12 DOG WASH AREA

13 GOLF WASH AREA

14 GOLF LOCKERS

15 EV CHARGING STATIONS

16 PARKING FOR PEOPLE OF DETERMINATION

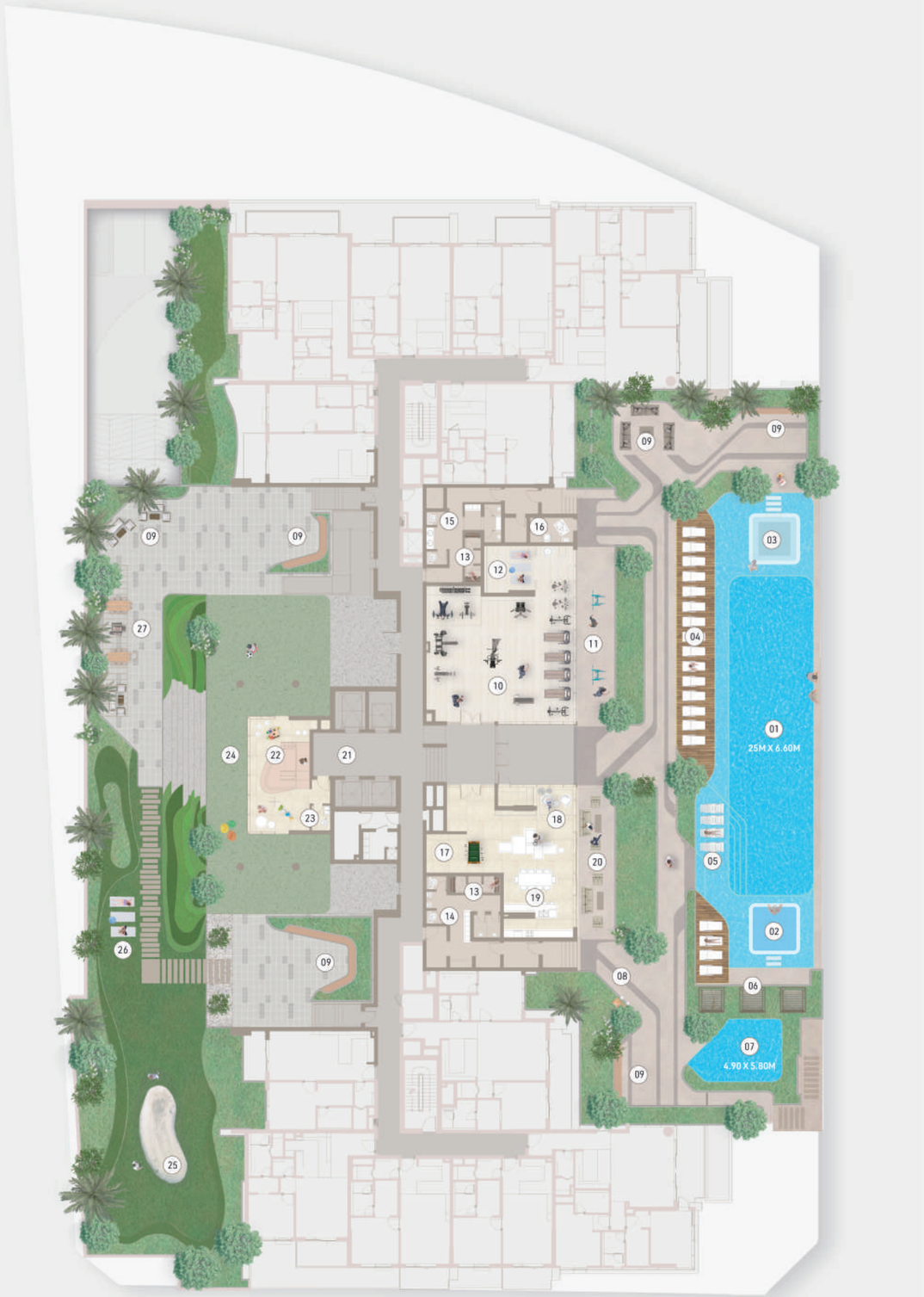
17 LANDSCAPED AREAS

SCAN TO VIEW THE INTERACTIVE AMENITIES PLAN

FIRST FLOOR AMENITIES PLAN

01 LEISURE & LAP POOL
02 POOL SPA
03 SUNKEN SEATING
04 POOL SUN LOUNGERS AREA
05 BAJA SHELF
06 CABANAS
07 KIDS' POOL
08 OUTDOOR SHOWER AREA
09 OUTDOOR SEATING AREAS
10 INDOOR FITNESS STUDIO
11 OUTDOOR FITNESS AREA
12 YOGA ROOM
13 STEAM SHOWER & SAUNA ROOMS
14 MALE CHANGING ROOM
15 FEMALE CHANGING ROOM
16 FAMILY & PEOPLE OF DETERMINATION CHANGE ROOM
17 CLUBHOUSE GAMES ZONE
18 CLUBHOUSE LOUNGE & LIBRARY AREA
19 DINING & KITCHEN AREA
20 CLUBHOUSE OUTDOOR SEATING AREA
21 LIFT LOBBY
22 KIDS' CLUBHOUSE
23 KIDS' TOILET WITH BABY CHANGE
24 OUTDOOR KIDS' PLAY AREA
25 MINI PUTT
26 OUTDOOR YOGA AREA
27 BARBEQUE AREA

SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN



ELLINGTON

PAYMENT PLAN

20% At the time of booking	5% 60 days after the reservation date	5% 120 days after the reservation date
5% On completion of 20% construction of the project	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	50% On completion	

UNITS & PRICES

APARTMENT TYPES	NUMBER OF UNITS	STARTING PRICES
1 bedroom	69 units	From AED X,XXX,828
2 bedrooms	64 units	From AED X,XXX,828
3 bedrooms	17 units	From AED X,XXX,828

For booking or any further enquiries contact us on info@ellingtongroup.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:

01.

Customer will pay the booking amount and submit the required documents to initiate the unit reservation

02.

Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form

03.

Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

04.

Customer will send back the signed SPAs for execution to Ellington Properties

05.

Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

LOBBY

Distinctly modern, the lobby at Ellington House is an artsy, edgy space with an understated elegance. High floor-to-ceiling windows frame the lush greenery of outside while acting as entryways for the beautiful natural light to accentuate the soft color palette of the lobby. The lobby's warm and inviting setting is taken up a few notches by the mezzanine level lounge area, accessed by an angled stairway that's flanked by the stunning library wall. Dedicated work and leisure spaces take care of the visitors' work, relaxation, as well as entertainment needs.

POOL DECK

It's almost as if the pool deck at Ellington House was designed to bring resort-style entertainment to its residents, with an illuminated infinity lap pool providing panoramic views of the iconic Dubai Hills Golf Course. Basking in the sun takes new forms, depending on where you find yourself – Baja shelf, in-built seating, jetted pool, children's pool, or the elevated spa. With dedicated kitchen and dining areas to go with amenities like free Wi-Fi, outdoor speakers, sun loungers, shower areas and cabanas, the pool deck is the place to come together and celebrate.

FITNESS CENTRE

The fitness centre at Ellington House goes beyond the expected standards of fitness by catering not only to the varied fitness needs of its residents, but also considers their moods, emotions, and habits. The indoor fitness studio features high-performance eco-conscious equipment and zoned areas for bull body workout. The yoga room is designed to achieve the perfect synchronization of mind, body, and soul. The outdoor fitness area is a fusion of fitness, freshness, and freedom. There is a steam shower and sauna as well as separate changing rooms for men, women, families and people of determination.

CLUBHOUSE

The clubhouse is a pause that lets people reconnect with the things that matter for a more enjoyable and fulfilling life. From simple pleasures like picking a book to read from the clubhouse's library to unwinding with friends while enjoying board games, this is a stress-free social space that lets you be you. It features an indoor and outdoor lounge complemented by a slew of amenities like a dedicated kitchen area, music system, free Wi-Fi and table games – just the ingredients for an engaging fun-filled time in the company of friends and family.

KIDS' CLUBHOUSE

Perhaps the most imaginative space at Ellington House where kids can let their imagination take wings while making beautiful memories. Designed to develop the various facets of their personalities through interaction and exploration, it features a multi-tier climbing structure made from eco-friendly wood, thoughtfully chosen toys, games and books, and outdoor play areas. There is also a children's bathroom to complement the usual standard amenities.

ACTIVITY GARDEN

Savor, sip, and swing, the activity garden at Ellington House is an eclectic mix of social, wellness and entertainment activities. The meditative ambiance of the outdoor yoga area provides an interesting counterpoint to the boisterousness of the kids' play areas. The sizzle and crunch of the barbeque area with its ample seating area invites residents to celebrate the special and the everyday moments. A mini putt just next to the yoga area lets residents have a bit of the golfing experience.

KITCHEN

The kitchens at Ellington House mirror a timeless approach to design, that is based on meticulous details, world-class finishes and fittings, and a deep understanding between form and function. The space is shaped around an open concept to integrate with the living space. Complementing the spatial beauty of the kitchen is a selection of signature Ellington fittings – quartz countertop, lacquer cabinets, melamine carcasses, world-class appliances, and porcelain floor tiles.

BEDROOM

More than a restful retreat, the Ellington House bedrooms are designed to take on many roles every day - home office, playroom and sometimes a dining room.
The design employs natural light streaming through the floor-to-ceiling windows to accentuate the clean, straight lines, neutral colors, and minimalist details of the bedroom. The bedroom wardrobe is more than a creative, efficient storage, featuring plush details like high-quality soft-close drawers and full-height integrated mirrors.

BATHROOM

Minimalist sensibilities have been at the heart of Ellington House's bathroom design. Every piece that has been selected to take a space has been thoughtfully considered for both its form and function to deliver a calm and soothing experience every time. The interplay of space and light highlights its minimalist design details while maximizing elegance. Smart storage options, water-saving fixtures, and elegant décor add to its tranquility.

A LEAFY PARADISE IN A DREAM LOCATION

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

TANAMI
PROPERTIES

CONTACT US

+971 4 248 3400 | +971 55 162 3236

Email Us

info@tanamiproperties.ae

For More Info...

www.tanamiproperties.com/Projects/Ellington-House

ADDRESS

Office 3405, Marina Plaza,
Al Marsa Street, Dubai Marina, UAE

ELLINGTON
PROPERTIES

LIVE IN *DESIGN*