ELLINGTON
PROPERTIES



CLAYDON HOUSE

PROJECT BRIEF

AN ADDRESS OF NATURAL GRACE, BY THE WATER'S EDGE

Waterside decadence meets the rhythm of nature at Claydon House, Ellington Properties' latest residential offering in Mohammed Bin Rashid City





INTRODUCING

CLAYDON HOUSE

Claydon House stands as a beacon of urban sophistication in the heart of Mohammed Bin Rashid City

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities

A PANORAMA OF NATURE

Sweeping vistas of the Ras Al Khor Wildlife Sanctuary, the iconic Downtown Dubai skyline, and direct access to the crystal-clear lagoon



DRIVING DISTANCES

1 Minute	Meydan Underground Metro Line	15 Minutes	Business Bay	22 Minutes	Dubai Creek Golf and Yacht Club	35 Minutes	Palm Jumeirah
5 Minutes	Ras Al Khor Wildlife Sanctuary	17 Minutes	Dubai International Airport	25 Minutes	Mall of the Emirates	38 Minutes	Dubai World Central Airport
10 Minutes	Dubai Design District	20 Minutes	Dubai International Financial Centre	25 Minutes	Jumeirah Beach		
10 Minutes	Meydan Grandstand and Racecourse	20 Minutes	City Walk	30 Minutes	Burj Al Arab		
12 Minutes	Dubai Festival City Mall	22 Minutes	Dubai Hills Golf Club				
15 Minutes	Burj Khalifa/Dubai Mall						



CLOSEST LANDMARKS



Downtown Dubai



Business Bay



Dubai Design District



Dubai International Financial Centre



Dubai World Trade Centre



Dubai Water Canal



Ras Al Khor Wildlife Sanctuary



CLAYDON HOUSE

Ras Al Khor Rd

Al Ain - Dubai Rd

Ras Al Khor Rd

Crystal Lagoon
2km

SUN & VIEWS ANALYSIS



ARCHITECTURAL SECTIONS



BUILDING CONFIGURATION



Elevators

8 passenger elevators

1 service elevator

Anticipated Completion Date

Q2 2027

Anticipated Service Charge

AED 22 per sq.ft.

Parking

1 and 2 beds: 1 parking space

3 beds and 4 beds: 2 parking spaces

Ownership

Freehold

Key Views

Crystal Lagoon, Ras Al Khor Wildlife Sanctuary, Burj Khalifa and Downtown Dubai skyline



SIZE RANGE PER UNIT TYPE

1 Bedroom	From 767 sq. ft to 899 sq. ft
2 Bedrooms	From 1,231 sq. ft to 1,245 sq. ft
2 Bedrooms + Study	From 1,237 sq. ft to 1,394 sq. ft
3 Bedrooms + Study	From 1,609 sq. ft to 2,814 sq. ft
4 Bedrooms + Study	From 2,088 sq. ft to 3,198 sq. ft

NUMBER OF UNITS PER TYPE

1 Bedroom	235 Units
2 Bedrooms	85 Units
2 Bedrooms + Study	47 Units
3 Bedrooms + Study	26 Units
4 Bedrooms + Study	11 Units

GROUND FLOOR
AMENITIES

RETAIL PROMENADE

8 retail shops located at the Ground Floor with outdoor F & B seating areas

COMMUNITY LAGOON

2km crystal lagoon beach with sun loungers and cabanas

COMMUNITY PROMENADE

4km landscaped walkway along the crystal lagoon beach



LOBBY

Elegant entrance space welcoming residents and guests

GROUND FLOOR
AMENITIES PLAN

1. LOBBY ENTRANCE
2. LOBBY LOUNGE
3. LOBBY WORKSTATION
4. LOBBY LIBRARY
5. LOBBY RECEPTION
6. LIFT LOBBY
7. SERVICE LIFT
8. RETAIL PROMENADE
9. COMMUNITY PROMENADE
10. F&B SEATING AREAS
11. ACCESS TO CRYSTAL LAGOON
12. SUN LOUNGERS AREA
13. VEHICLE ENTRANCE/EXIT
14. ACCESS TO GROUND FLOOR PARKING
15. ACCESS TO PODIUM PARKING
16. BICYCLE PARKING
17. RETAIL/F&B SERVICE YARD/DELIVERIES
18. RESIDENTS MOVE-IN TRUCK ZONE



FIRST FLOOR
AMENITIES

POOL DECK

3 separate residents pool - infinity-edge leisure pool, kids pool and adult lap pool

SUN LOUNGERS AREA

Tranquil space for sunbathing and relaxation

OUTDOOR DECK

Versatile outdoor space for socializing and leisure activities

FITNESS STUDIO

State-of-the-art facility for health and wellness pursuits



KIDS PLAY AREA

Engaging space designed for children's recreation and enjoyment

FIRST FLOOR
AMENITIES PLAN

1. INFINITY-EDGE LEISURE POOL
2. BAJA SHELF
3. SUN LOUNGERS AREA
4. POOL LOUNGE
5. KIDS POOL
6. SHOWER DECK
7. OUTDOOR SEATING AREAS
8. BARBEQUE DECK
9. ADULT LAP POOL
10. OUTDOOR GAMES TABLE AREA
11. FITNESS STUDIO
12. YOGA STUDIO
13. OUTDOOR YOGA AREA
14. CHANGE ROOMS
15. STEAM AND SAUNA ROOMS
16. OUTDOOR KIDS PLAY AREA
17. KIDS CLUB
18. SERVICE LIFT
19. LIFT LOBBY



SECOND FLOOR
AMENITIES



CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize

CLUB HOUSE WASHROOM

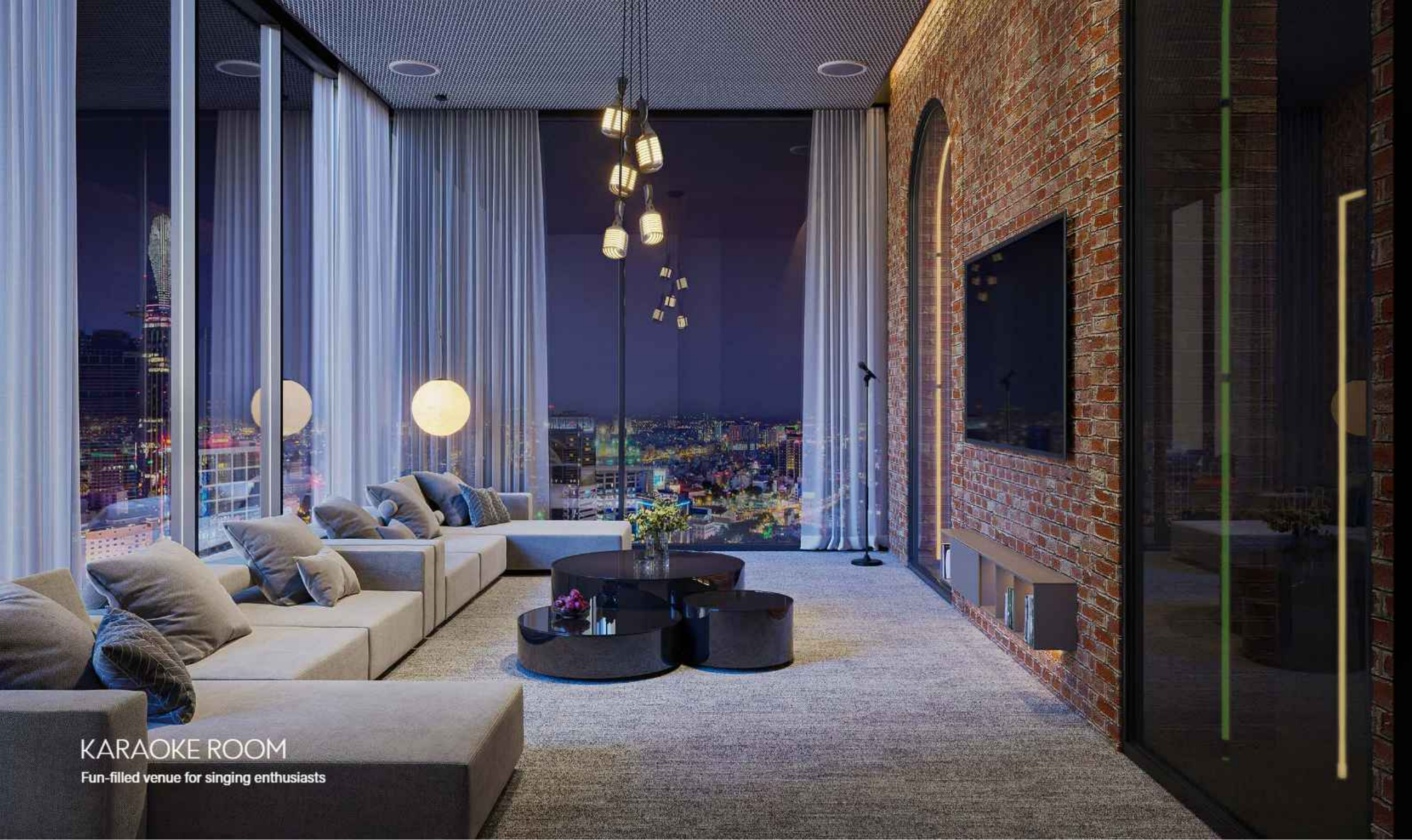
Well-appointed washroom facilities within the club lounge area





ARCADE ROOM

Entertaining space for arcade games



KARAOKE ROOM

Fun-filled venue for singing enthusiasts

SECOND FLOOR
AMENITIES PLAN

1. CINEMA ROOM
2. CLUBHOUSE WASHROOM
3. KITCHENETTE
4. DINING AREA
5. CLUB LOUNGE
6. CO-WORKING SPACE
7. CLUB TERRACE
8. ARCADE ROOM
9. KARAOKE ROOM
10. LIFT LOBBY
11. SERVICE LIFT



THE RESIDENCES

808

809

CORRIDOR

2.7 metre ceiling height apartment corridors

LIVING & DINING

A sanctuary for relaxation and social gatherings

KITCHEN

1-bedroom apartments



KITCHEN

2-bedroom apartments



KITCHEN

1 and 2-bedroom selective apartments

KITCHEN

4-bedroom apartments

BEDROOMS

An oasis of tranquility, offering restful nights and rejuvenating mornings

BATHROOMS

A spa-like retreat, designed for indulgent self-care and revitalization

POWDER ROOM

A chic and convenient space, perfect for quick refreshments and guest comfort



SKY TERRACE

Select 3 and 4-bedroom type units

HOME AUTOMATION

Smart door lock with mobile app control

