ELLINGTON
PROPERTIES

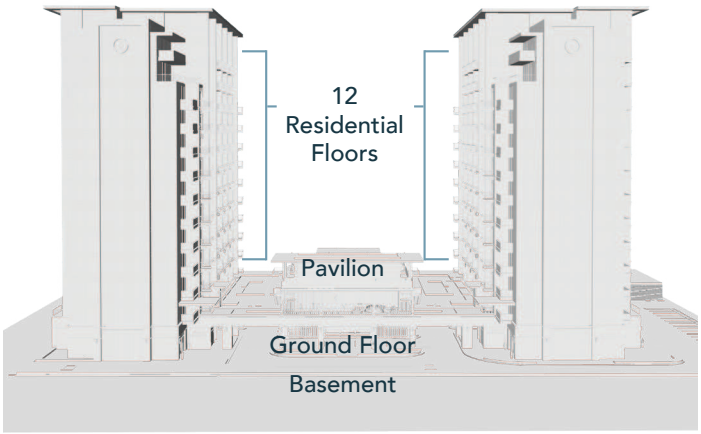
KW
KENSINGTON
WATERS



DISCOVER A NEW WAVE OF LIVING

INVESTMENT GUIDE

CONFIGURATION





ELEVATORS

2 passenger elevators per tower
1 service elevator per tower

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q1 2024

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

PARKING

Studios, 1 and 2 bedroom units: 1 parking space
3 bedrooms: 2 parking spaces

SIZE RANGE PER UNIT TYPE

Tower A

Studio: 460 sq.ft to 478 sq.ft
1 bedroom: 823 sq.ft to 909 sq.ft
2 bedroom: 1235 sq.ft to 1768 sq.ft

Tower B

1 bedroom: 824 sq.ft to 915 sq.ft
2 bedroom: 1181 sq.ft to 1770 sq.ft
3 bedroom: 1608 sq.ft to 2033 sq.ft

DRIVING DISTANCE

04 MINUTES — North London Collegiate School
04 MINUTES — Hartland International School
10 MINUTES — Meydan One Mall
10 MINUTES — Meydan Racecourse
12 MINUTES — Dubai Downtown
12 MINUTES — Dubai Mall and Burj Khalifa
15 MINUTES — Dubai International Financial Centre
15 MINUTES — Dubai World Trade Centre
17 MINUTES — Dubai International Airport
20 MINUTES — Dubai Marina
20 MINUTES — Marina Mall



AMENITIES WITHIN THE PROJECT

2 lobbies with reception, working and lounging areas

Hotel-like drop-off and pick-up area

Semi-olympic lap pool (25m x 5m)

Leisure pool (20m x 7m)

Kids' play area and splash pad

Panoramic and zoned fitness center

Pavilion terrace with BBQ and yoga areas

Pavilion clubhouse with dining and lounging areas

Electrical vehicle charging stations

Bike studio with parking and workshop

4 retail stores



PAYMENT PLAN

15% 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	**5%** On completion of 60% construction of the project	**50%** On completion



UNITS & PRICES

TOWER A

APARTMENT TYPES	NUMBER OF UNITS	STARTING PRICES
Studio	20 units	From AED 786,828
1 bedroom	88 units	From AED 1,279,828
2 bedrooms	44 units	From AED 1,856,828

TOWER B

APARTMENT TYPES	NUMBER OF UNITS	STARTING PRICES
1 bedroom	58 units	From AED 1,282,828
2 bedrooms	44 units	From AED 1,774,828
3 bedrooms	23 units	From AED 2,324,828



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

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






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WELCOMING

The feeling of hospitality never leaves you in Kensington Waters. From the moment you reach, a whole experience awaits, it starts with a hotel-like drop off area, warmly greeted by a concierge, and introduced into a sophisticated lobby graced with art pieces and elegant furniture.



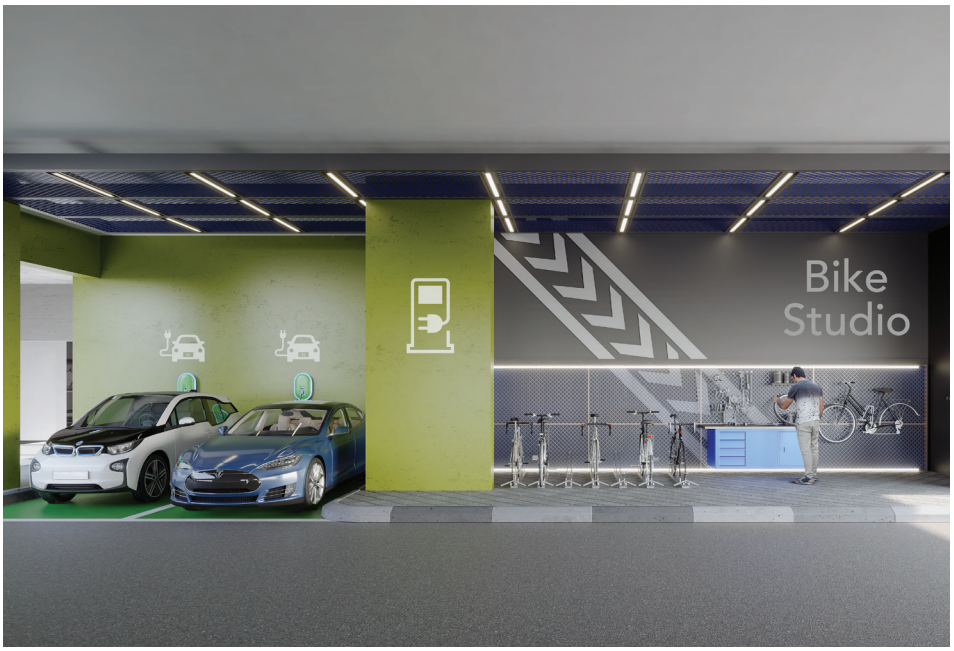
THE PAVILION

A unified space where innovative lifestyle amenities come together between the project's towers. The pavilion provides a space for entertainment, socialization, and wellness. The amenities hub includes a clubhouse with a terrace, fitness center, indoor and outdoor kids play areas with splash pad, and semi-Olympic lap pool and leisure pool.



WELLNESS

Inspired by Dubai's 2040 Urban Masterplan strategy, Kensington Waters was designed with a focus on wellness. The project provides ample natural light and ventilation sources, fitness focused amenities, socialization and entertainment spaces. Located in a community with lush parklands, it provides quick access to Dubai's main hotspots supporting a balanced life for residents.



EV CHARGING STATIONS & BIKE STUDIO

Electric Vehicle charging stations are installed to accommodate residents' preferences and mobility. A dedicated bike studio features a parking and workshop corner for an added convenience.



THE BEDROOMS

The bedrooms at Kensington Waters create an environment that make every day memorable and relaxing. Heightened ceilings, durable porcelain flooring, and efficiently designed wardrobes and walk-in closets just make resting feel better. The perfectly proportioned windows let in a proper amount of light, leading to a lovely and wide balcony space.



THE KITCHENS

With custom-designed modern kitchen cabinets, high-quality European brand equipment, and premium, durable quartz worktops, the kitchen welcomes you into a world of creativity and originality.



THE BATHROOMS

The bathroom, as a space that prioritizes privacy and functionality, is fitted with international brand faucets and accessories. Taking into consideration customer habits, under cabinet lighting is an added feature, providing a soothing experience, even in the middle of the night.



SUSTAINABILITY

Committed to making eco-friendly decisions, Kensington Waters aims to meet Dubai Green Building requirements through using low maintenance and long-lifespan sustainable finishes, low-flow sanitaryware and LED lighting.



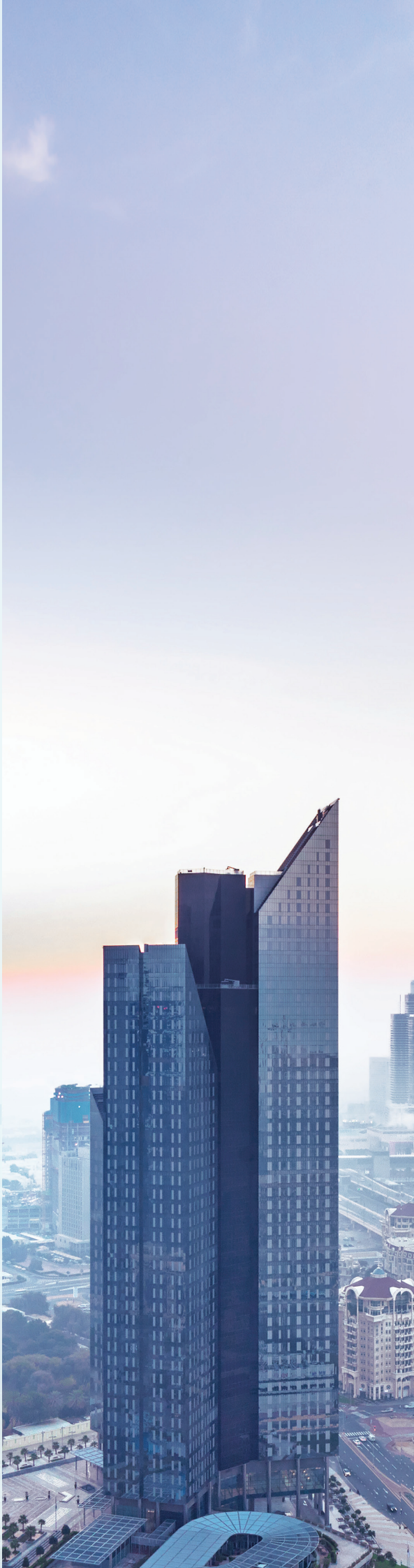
MOHAMMED BIN RASHID CITY

Mohammed Bin Rashid City is the next vibrant center of Dubai. The community is home to renowned International Schools, the world's biggest man-made lagoon, and Meydan One Mall. The community has easy access to three major highways in proximity to Downtown Dubai, Business Bay, Dubai Design District and DIFC.

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






ELLINGTON

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*