

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

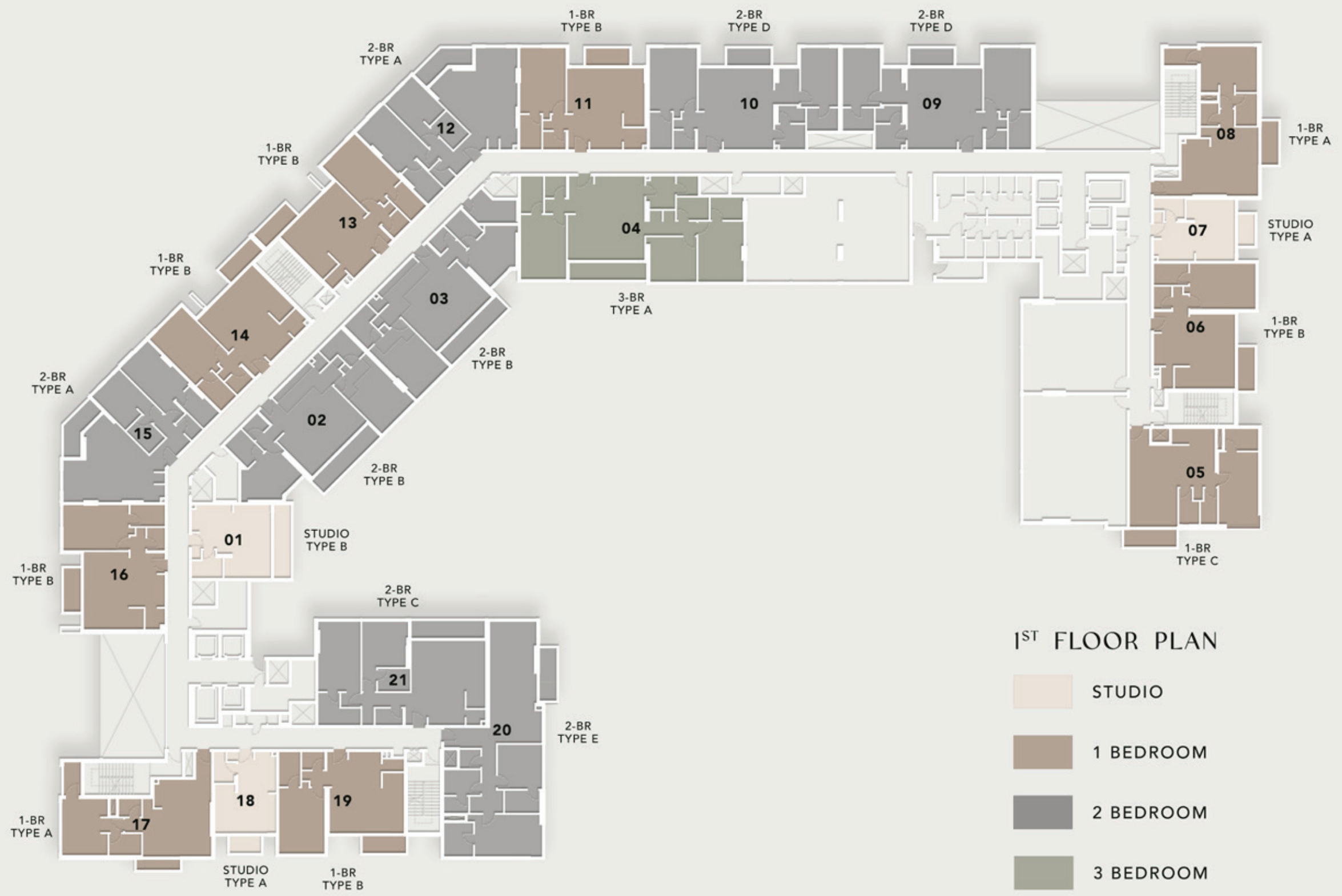
Ellington signature integrated lighting and rain showers



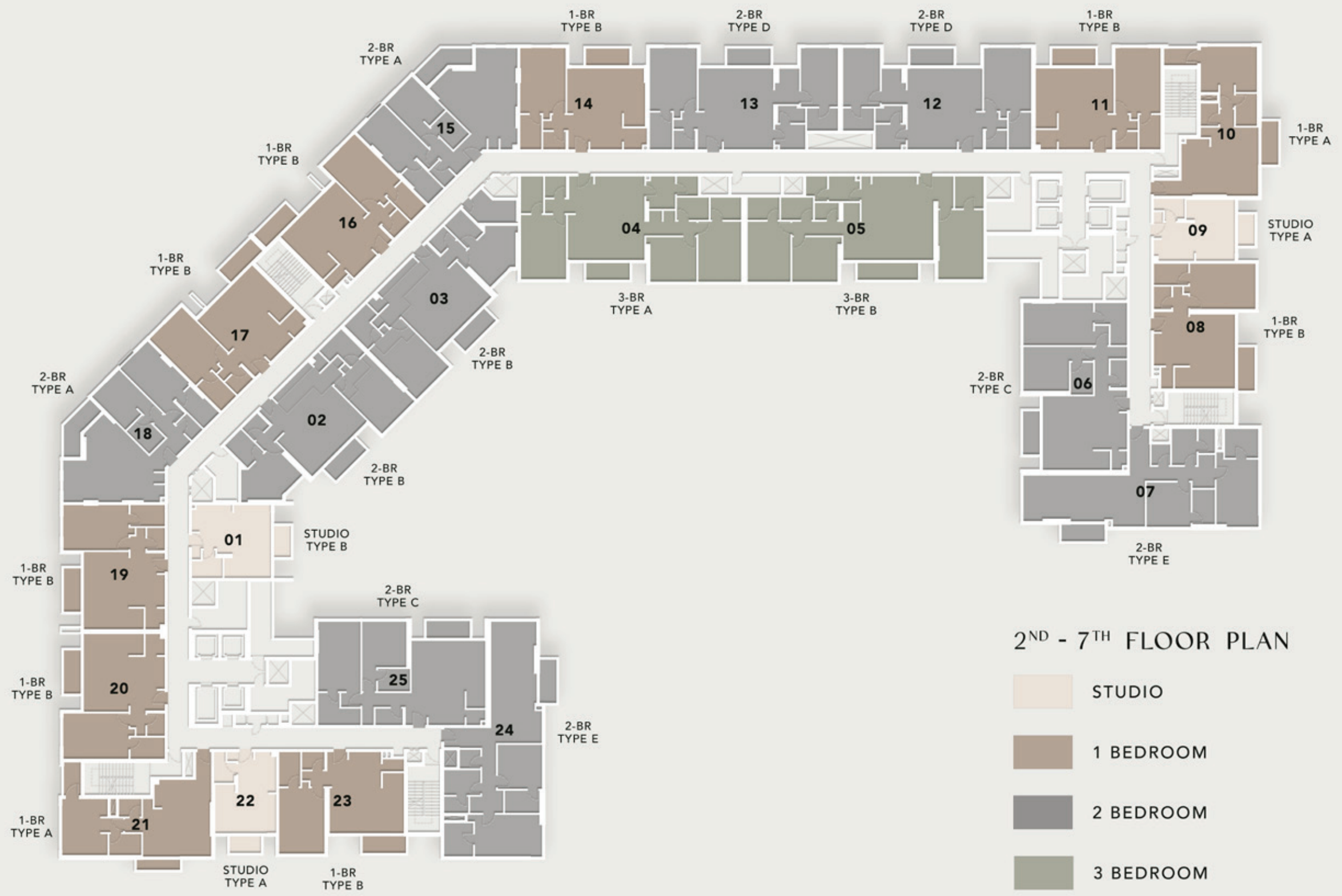
A modern living room interior featuring a large window with white curtains, a contemporary dining table with white chairs, and a grey sofa. A large, semi-transparent white overlay is centered in the foreground, containing the text "FLOOR PLANS" in a white, sans-serif font. The room is brightly lit, and the overall aesthetic is clean and minimalist.

# FLOOR PLANS







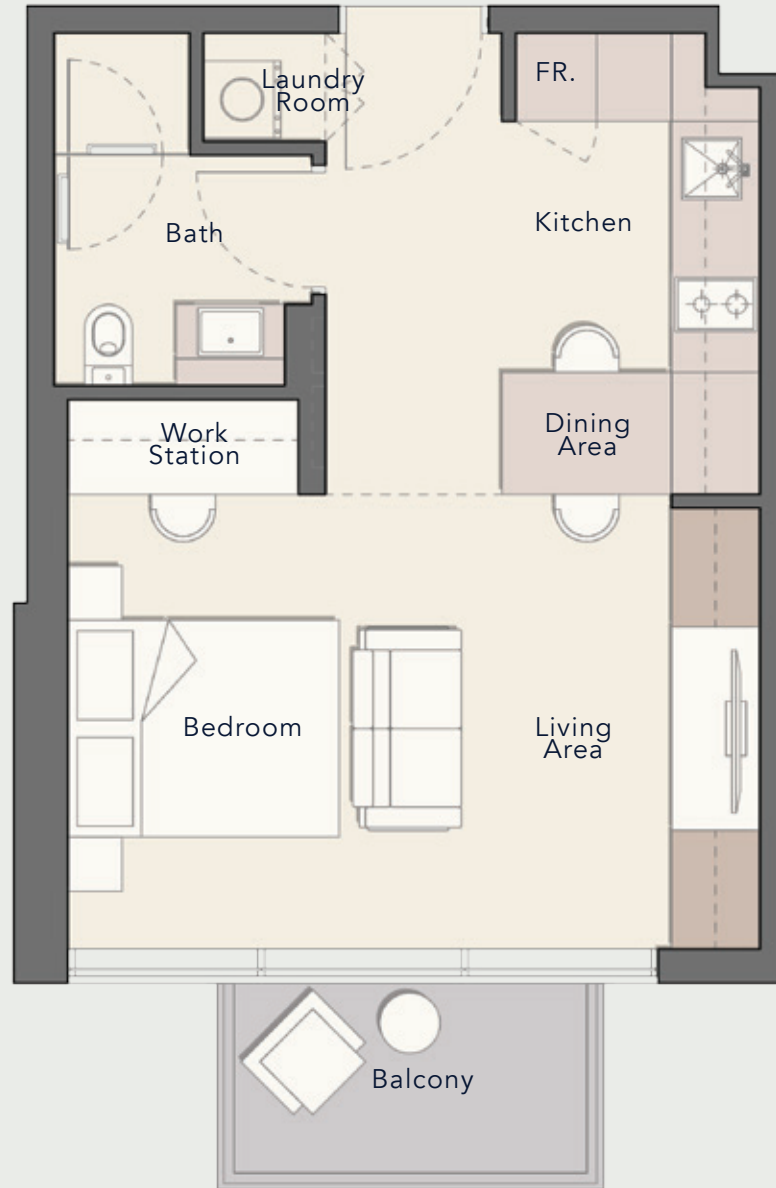


2<sup>ND</sup> - 7<sup>TH</sup> FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



**STUDIO**  
TYPE A



Internal Living Area

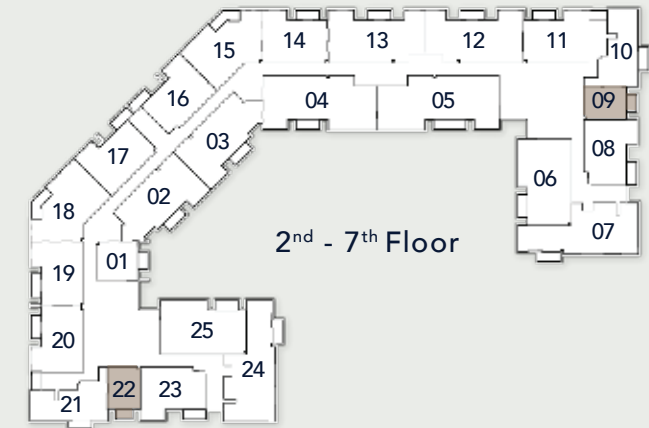
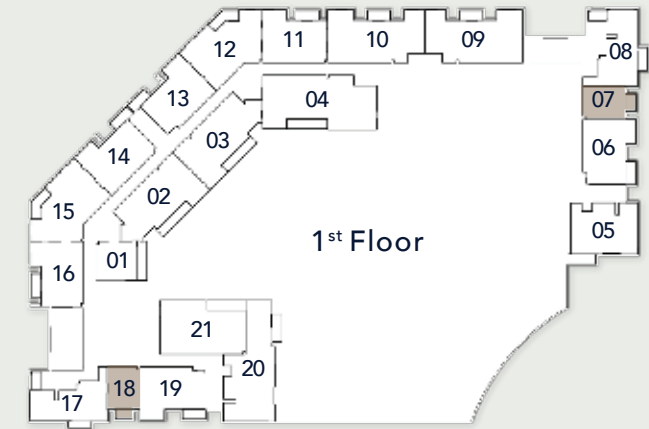
403.65 sq. ft

Outdoor Living Area

48.22 sq. ft

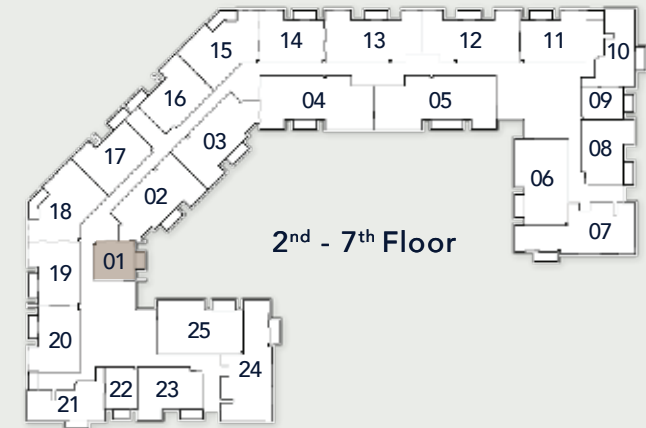
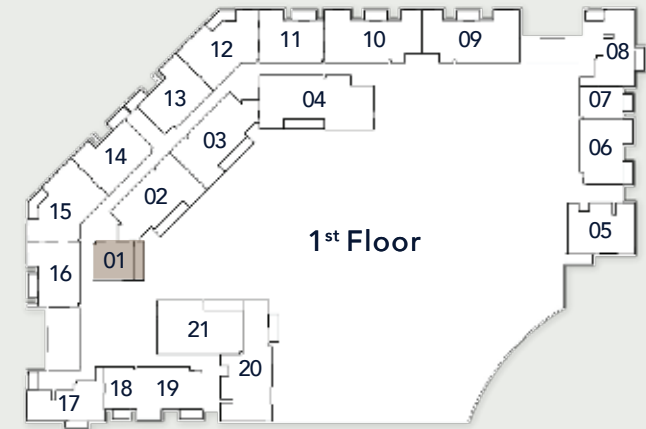
Total Living Area

451.87 sq. ft





**STUDIO**  
TYPE B



Internal Living Area

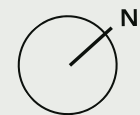
465.00 sq. ft

Outdoor Living Area

48.22 sq. ft

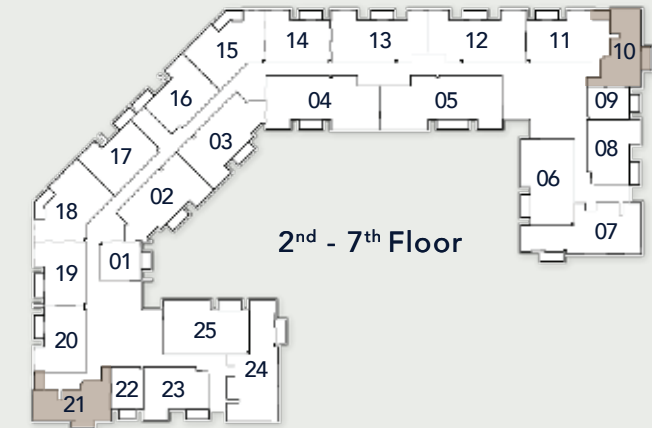
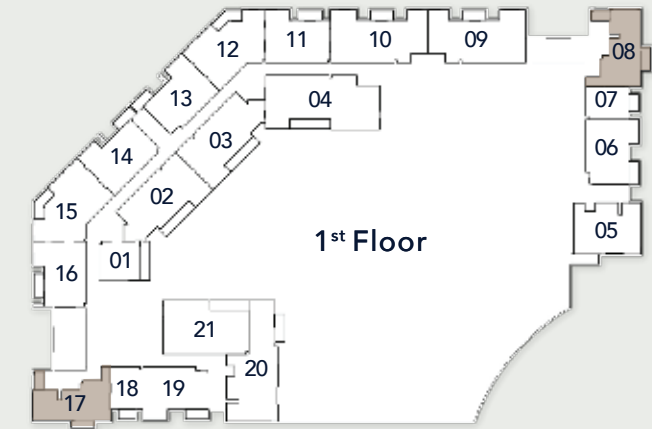
Total Living Area

513.22 sq. ft





**1 BEDROOM**  
TYPE A



Internal Living Area

795.02 sq. ft

Outdoor Living Area

98.17 sq. ft

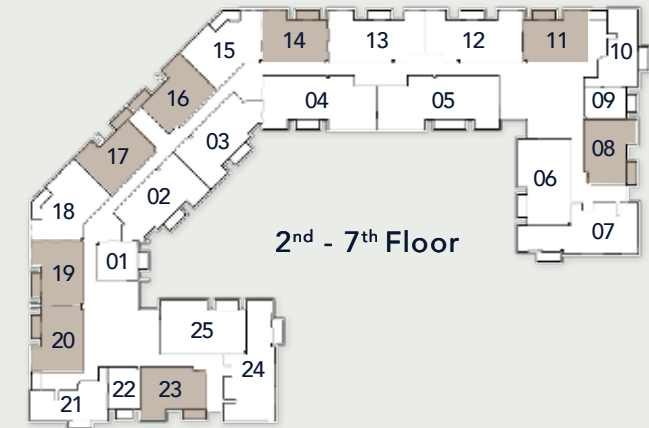
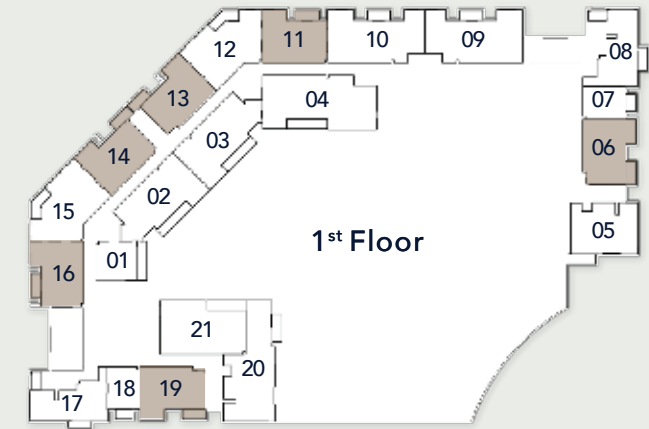
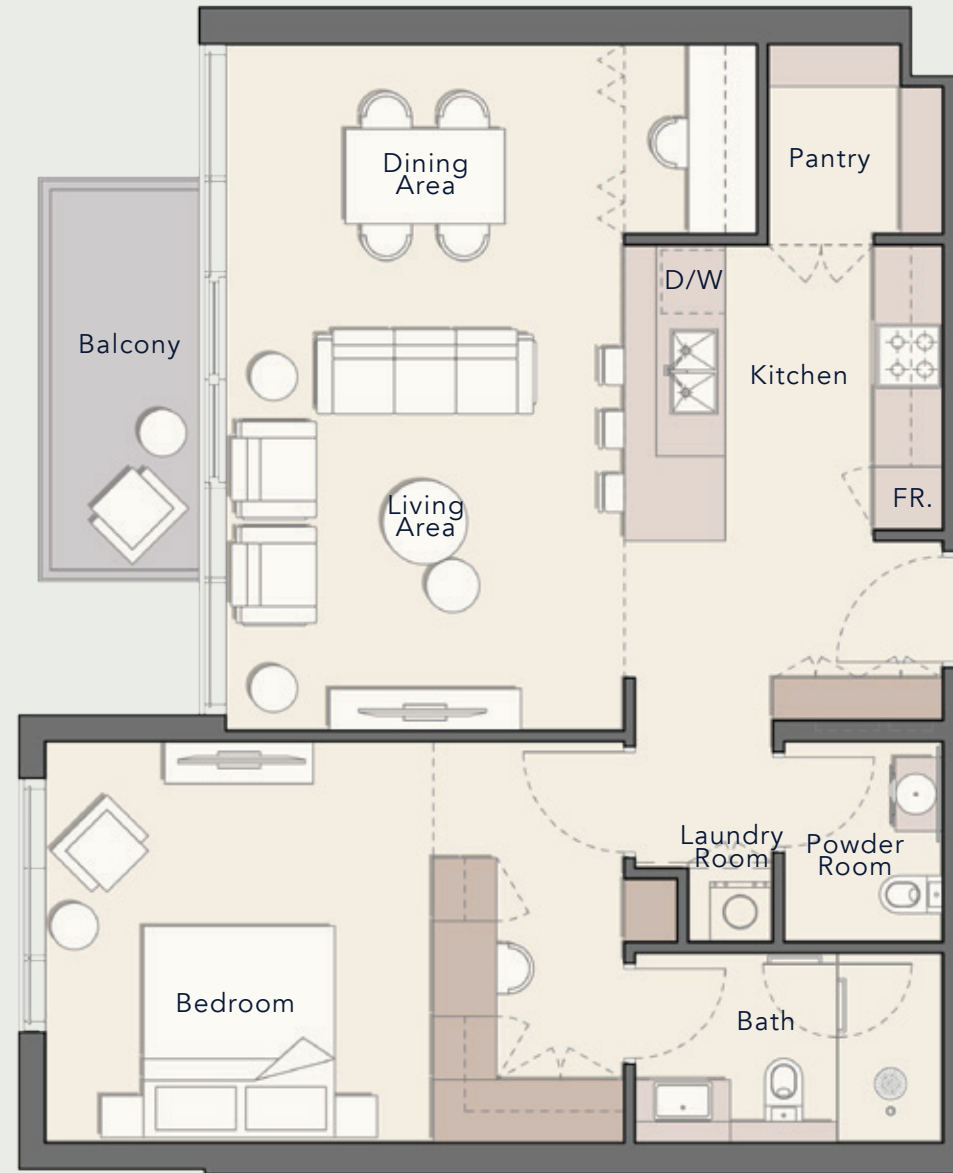
Total Living Area

893.19 sq. ft





**1 BEDROOM**  
TYPE B



Internal Living Area

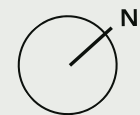
880.92 sq. ft

Outdoor Living Area

66.31 sq. ft

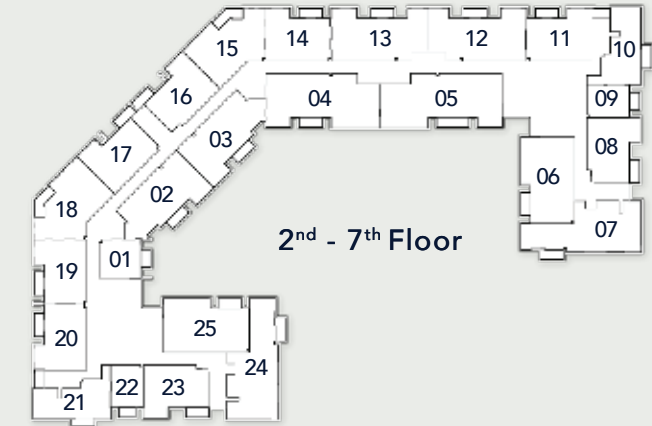
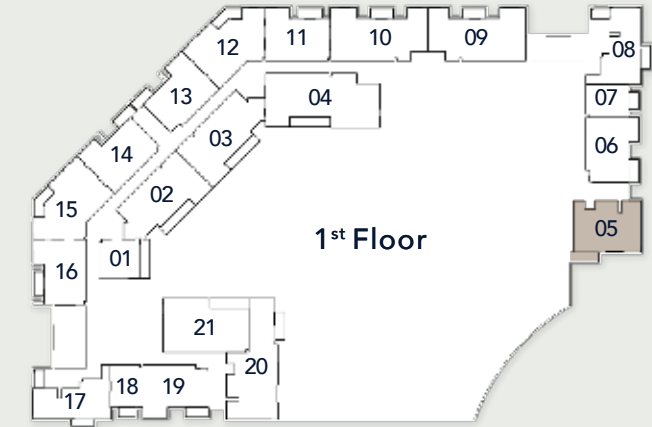
Total Living Area

947.22 sq. ft





**1 BEDROOM**  
TYPE C



Internal Living Area

949.81 sq. ft

Outdoor Living Area

78.58 sq. ft

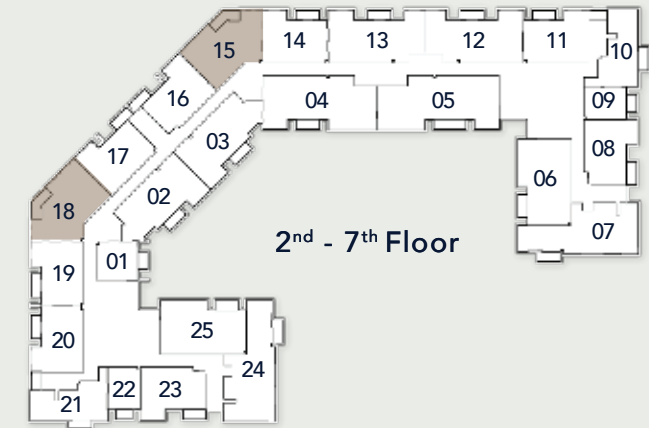
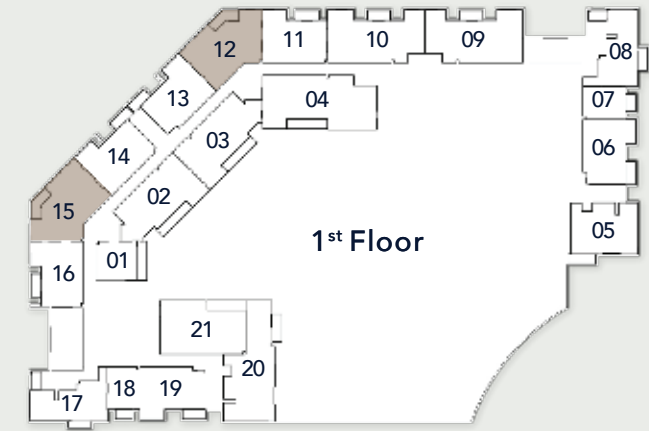
Total Living Area

1028.38 sq. ft





**2 BEDROOM**  
TYPE A



Internal Living Area

1108.58 sq. ft

Outdoor Living Area

96.01 sq. ft

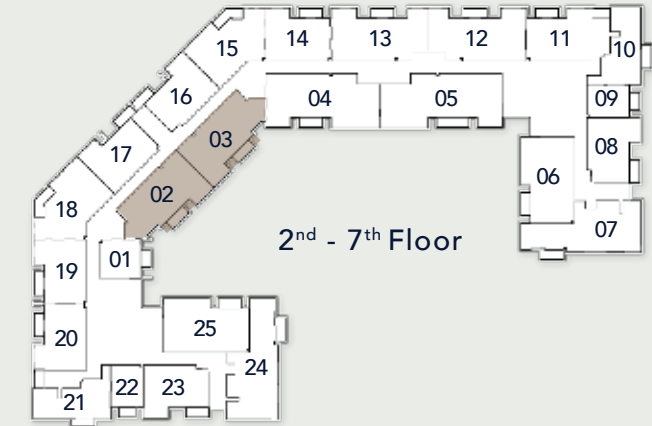
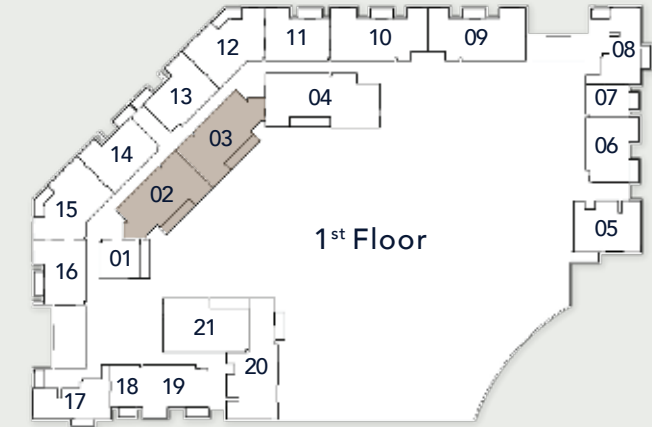
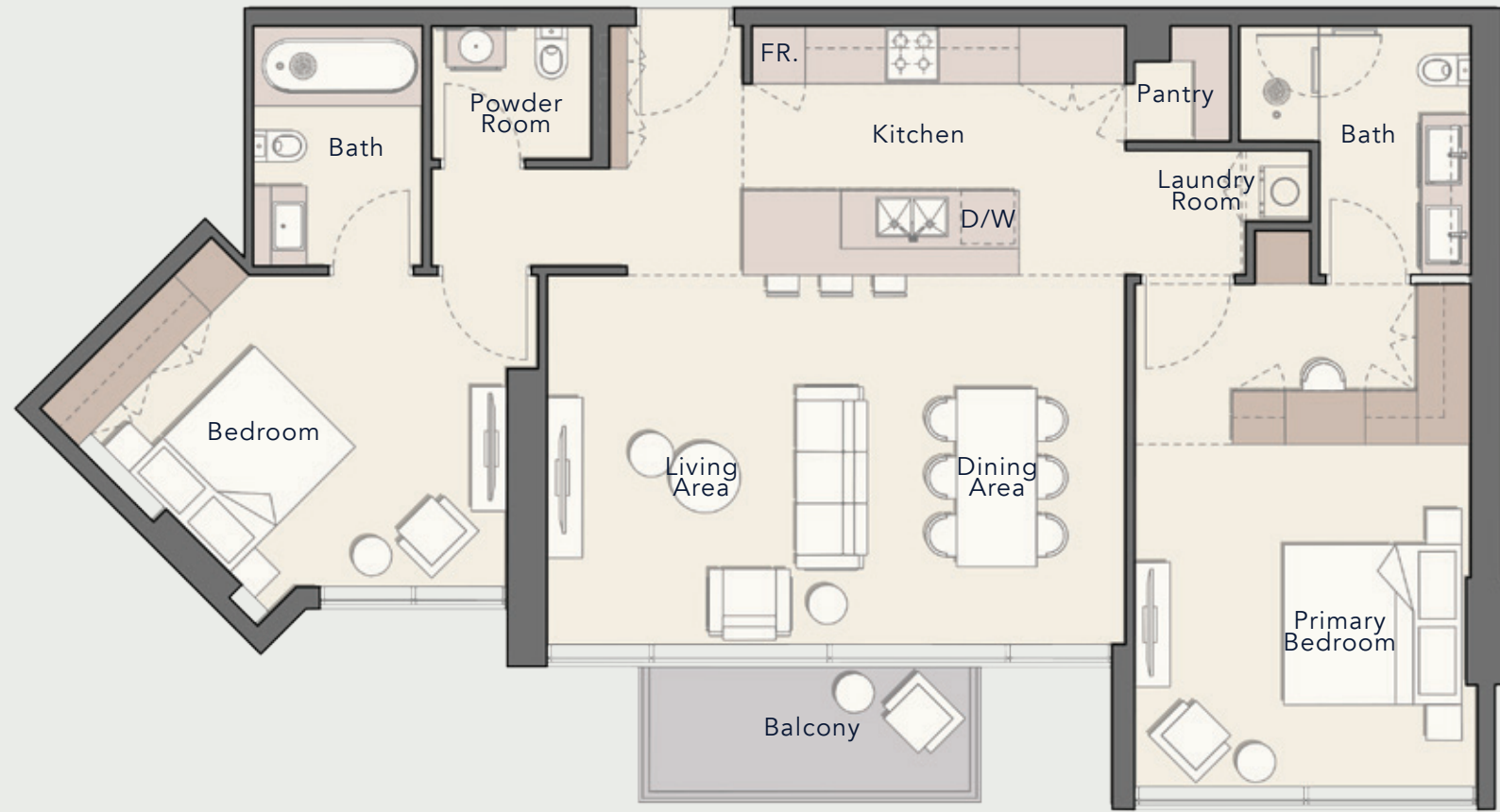
Total Living Area

1204.59 sq. ft





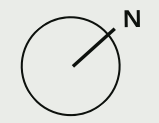
**2 BEDROOM**  
TYPE B



Internal Living Area  
1188.98 sq. ft

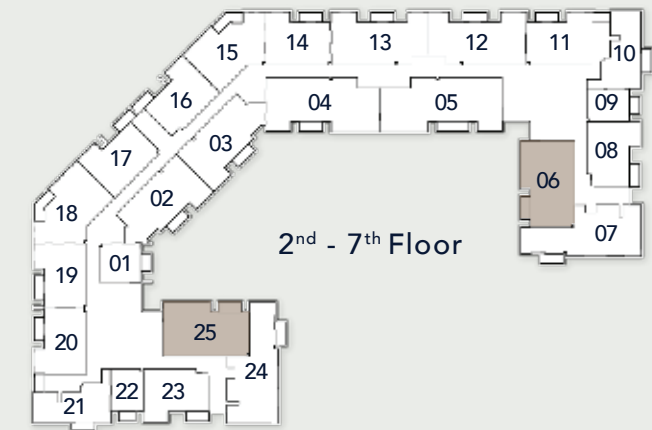
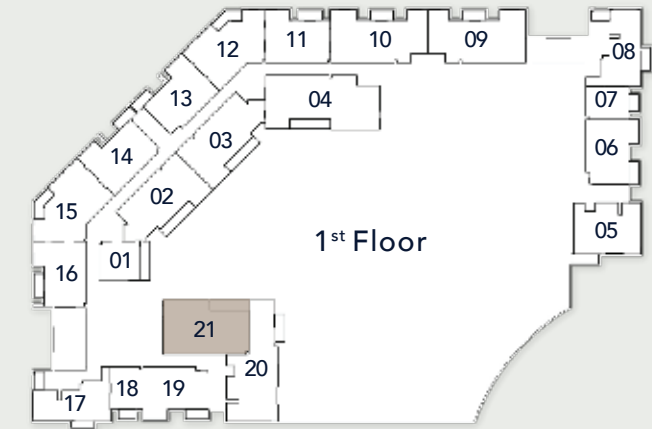
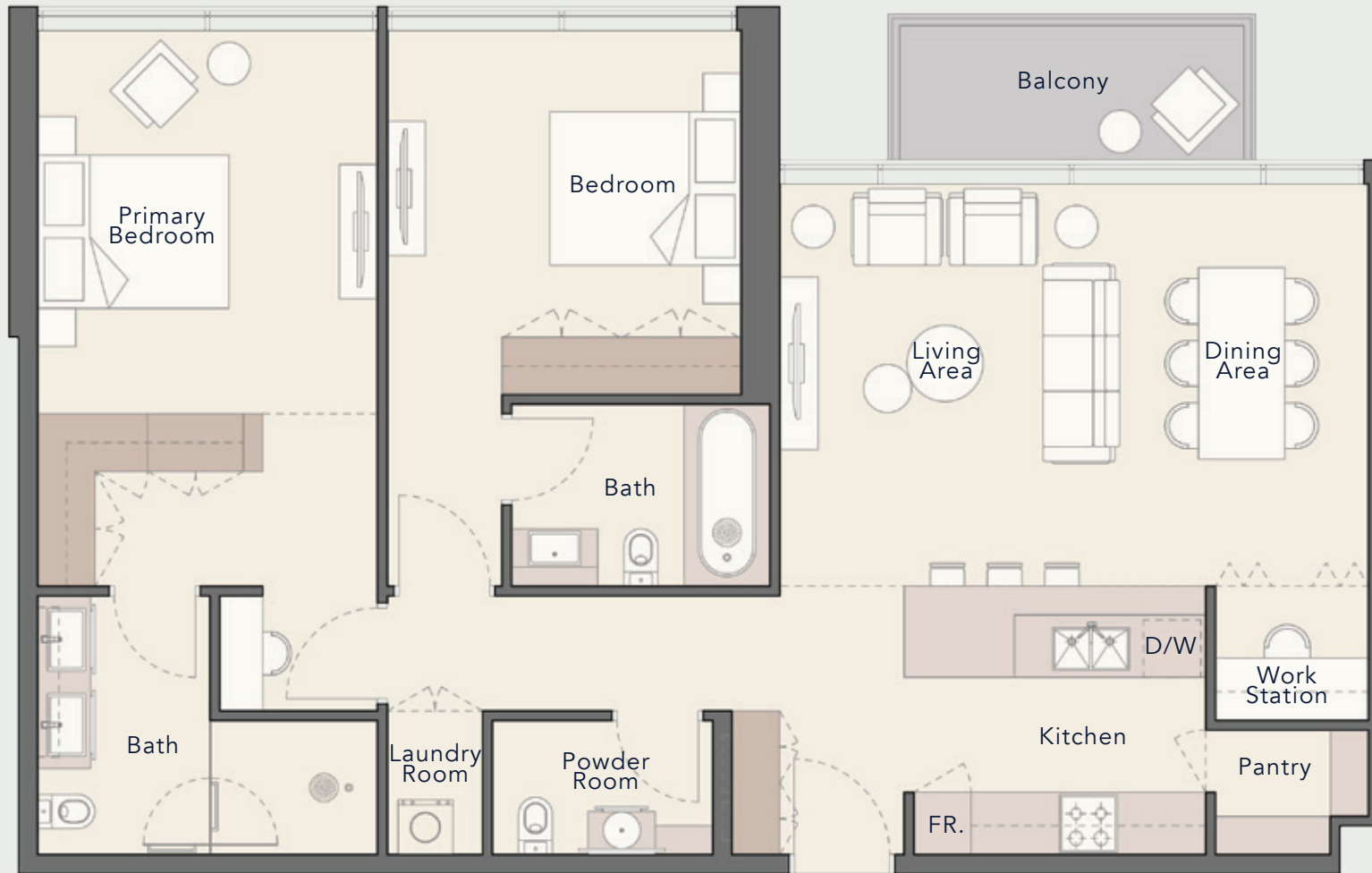
Outdoor Living Area  
65.44 sq. ft

Total Living Area  
1254.43 sq. ft





**2 BEDROOM**  
TYPE C



Internal Living Area

1232.36 sq. ft

Outdoor Living Area

65.44 sq. ft

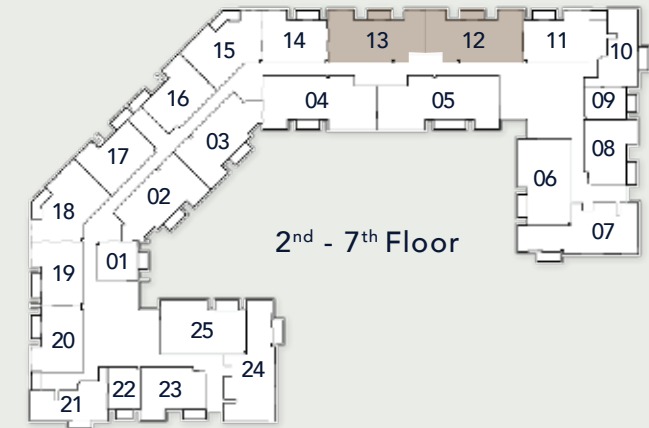
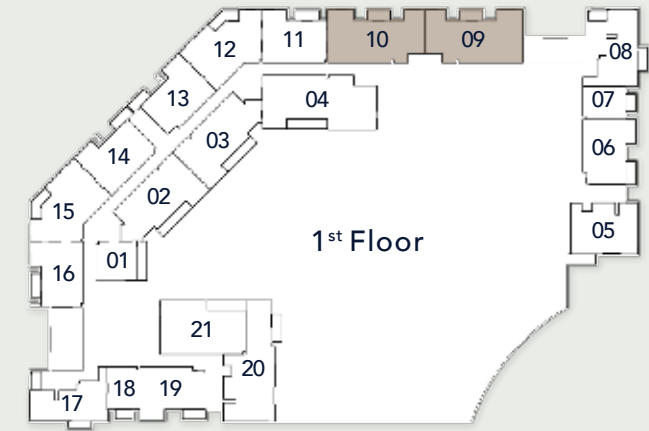
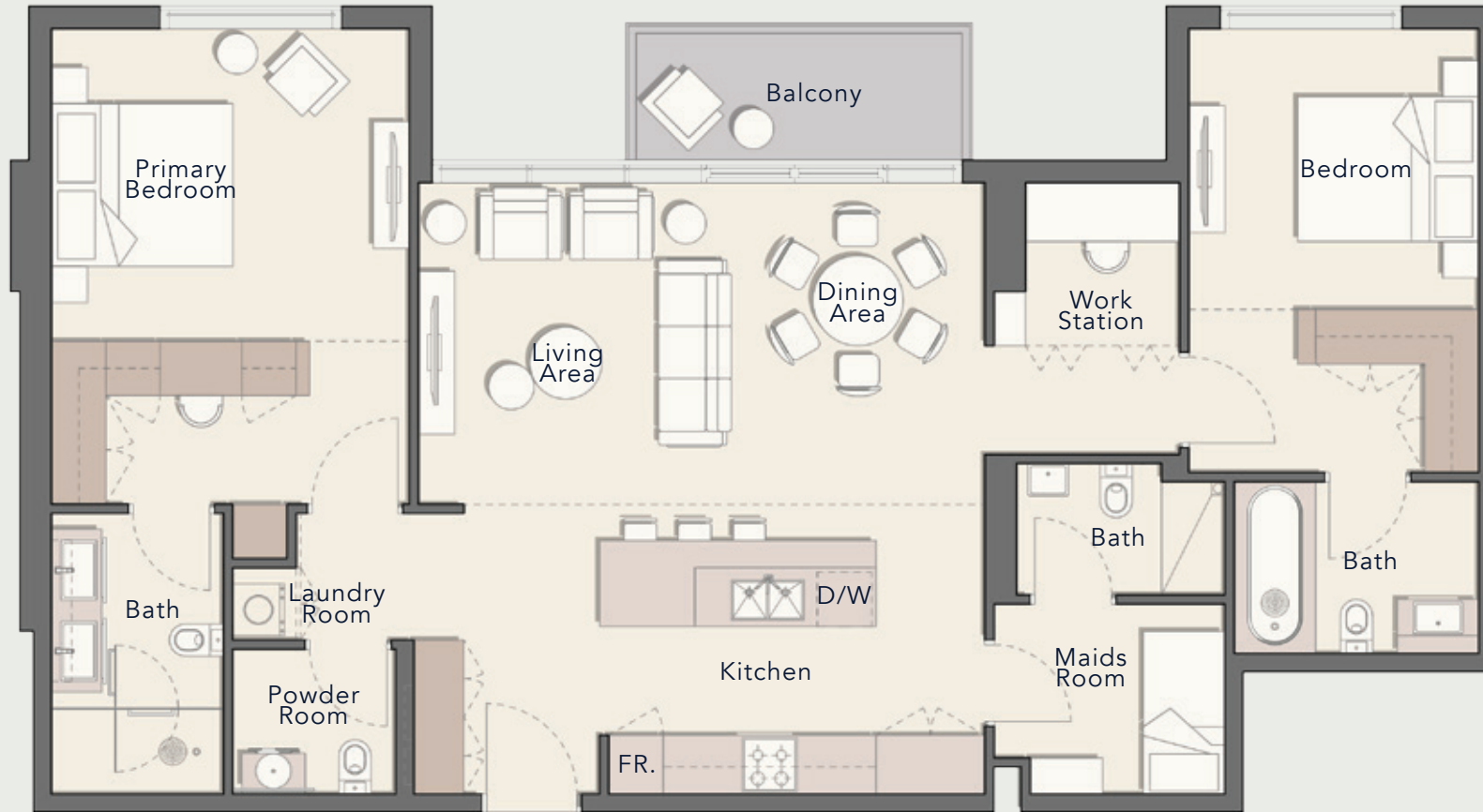
Total Living Area

1297.80 sq. ft





**2 BEDROOM**  
TYPE D



Internal Living Area

1293.28 sq. ft

Outdoor Living Area

66.41 sq. ft

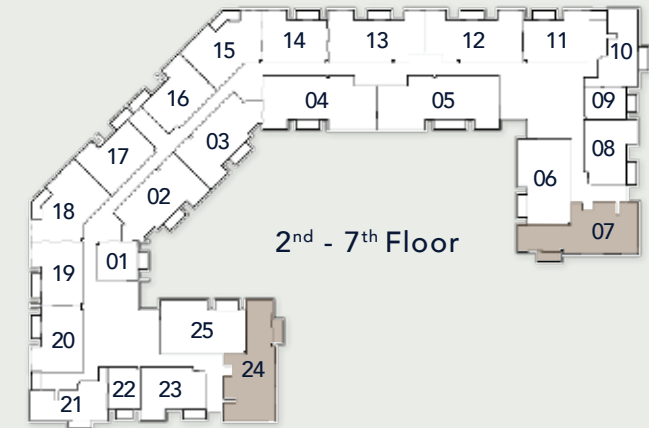
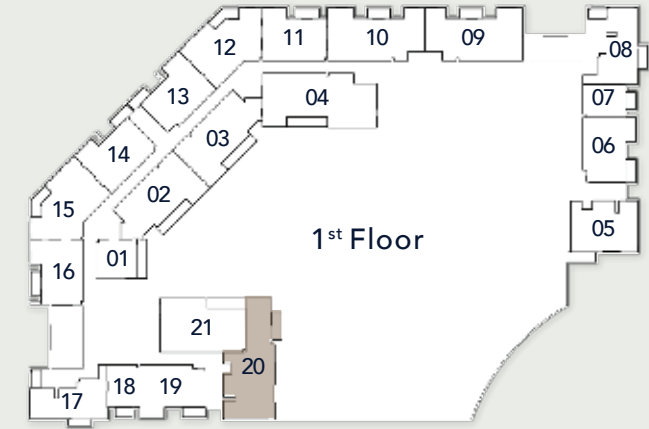
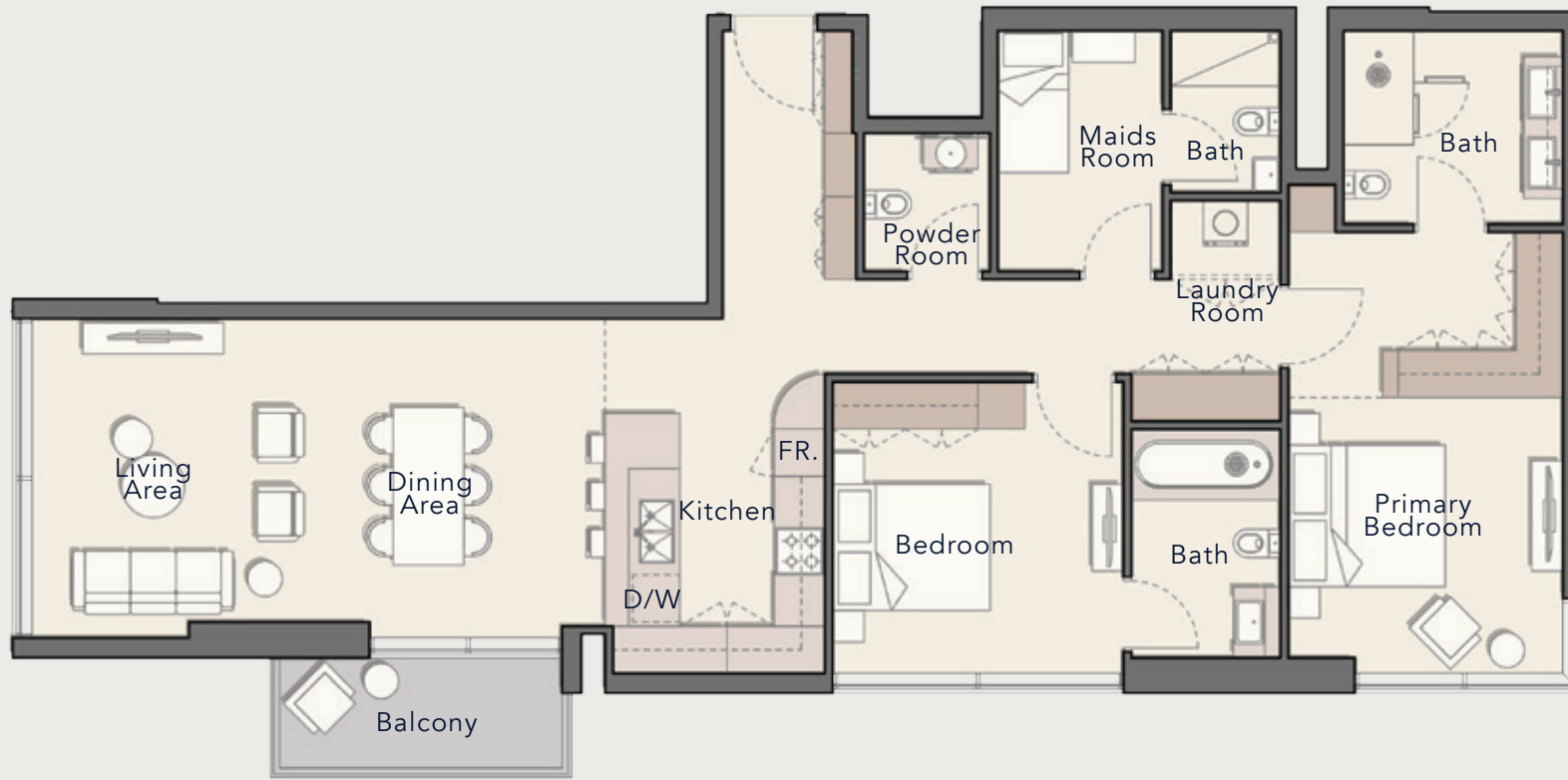
Total Living Area

1359.70 sq. ft





**2 BEDROOM**  
TYPE E



Internal Living Area

1362.60 sq. ft

Outdoor Living Area

67.27 sq. ft

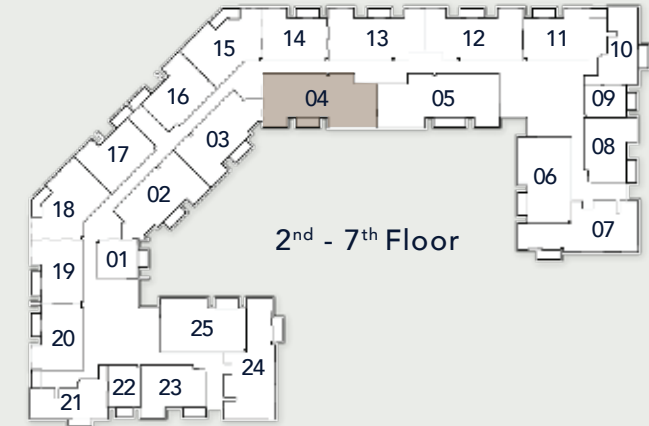
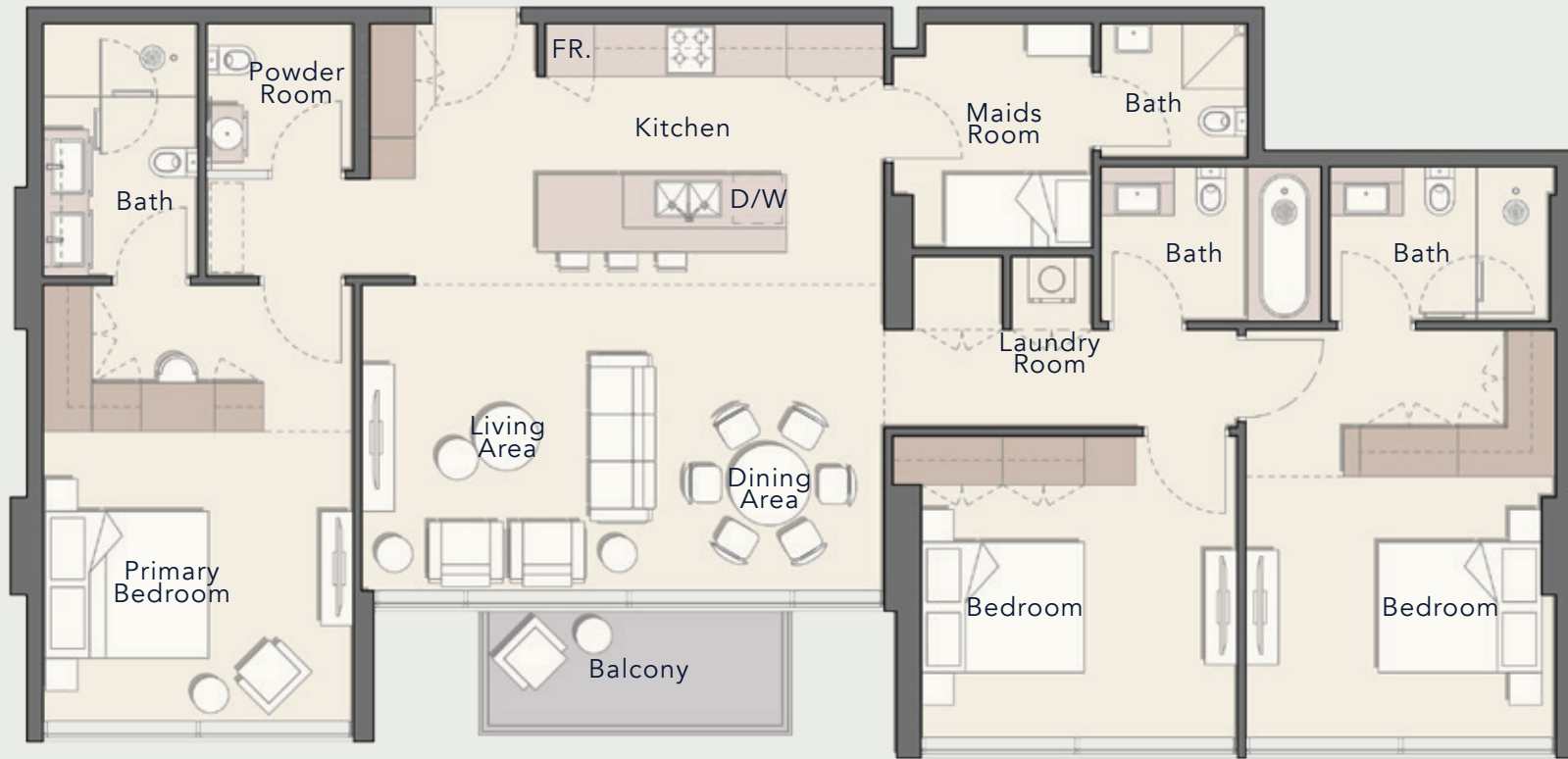
Total Living Area

1429.88 sq. ft





# 3 BEDROOM TYPE A



Internal Living Area

1605.33 sq. ft

Outdoor Living Area

65.44 sq. ft

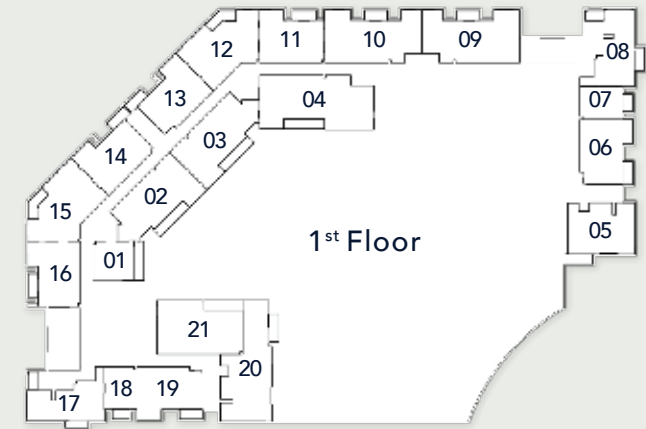
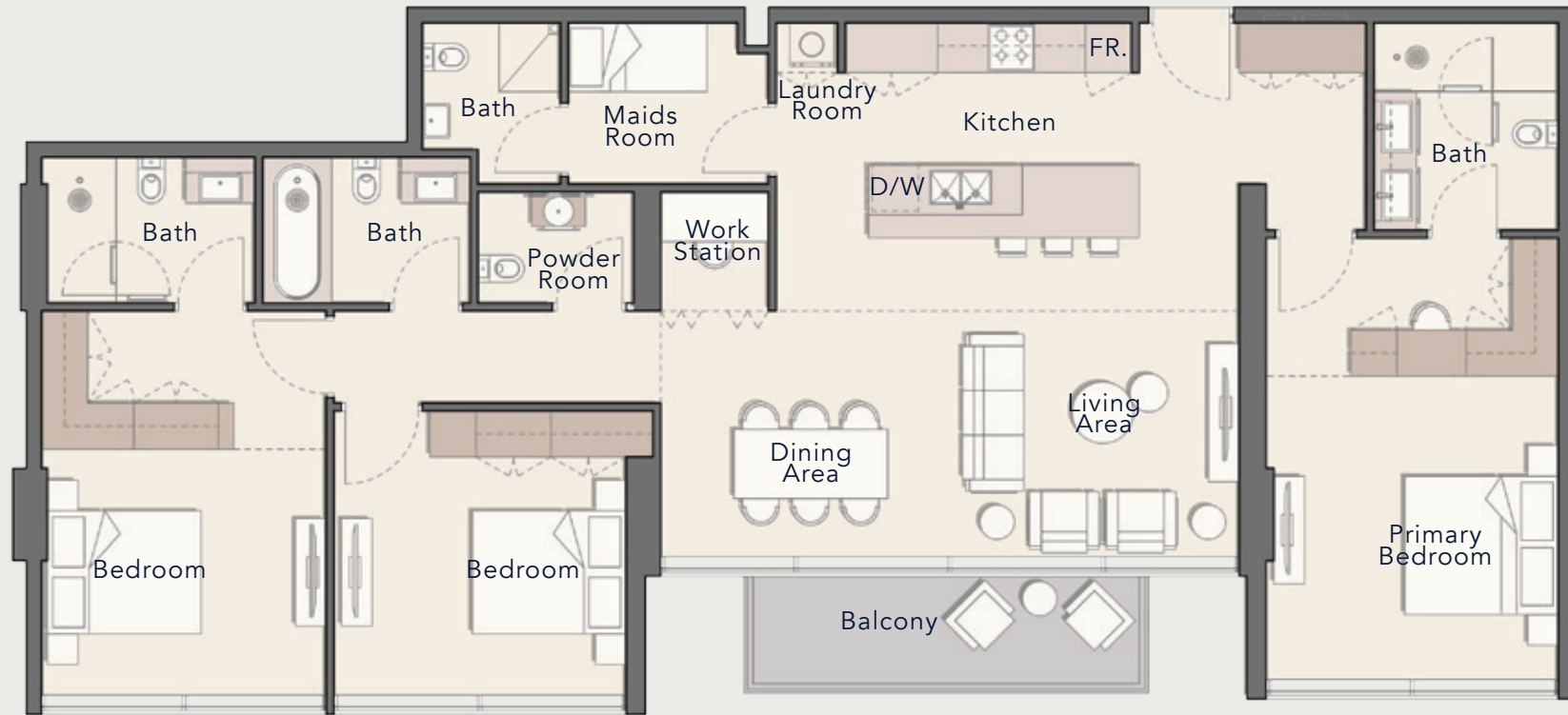
Total Living Area

1670.77 sq. ft





**3 BEDROOM**  
TYPE B



Internal Living Area

1671.64 sq. ft

Outdoor Living Area

89.99 sq. ft

Total Living Area

1761.62 sq. ft





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