


ELLINGTON
PROPERTIES

OAKLEY
SQUARE RESIDENCES



INVESTMENT GUIDE

BUILDING CONFIGURATION



GROUND FLOOR -

- 4 RESIDENTIAL FLOORS

- BASEMENT

UNIT TYPES & NUMBER OF UNITS

Studio = 67 units

1 Bedroom = 146 units

2 Bedrooms = 56 units

SIZE RANGE PER UNIT TYPE

Studio
from 414 sq. ft to 538 sq. ft

1 Bedroom
from 616 sq. ft to 1,141 sq. ft

2 Bedrooms
from 1,016 sq. ft to 1,518 sq. ft

ELEVATORS

7 elevators

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2024

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

PARKING

1 parking space per apartment

AMENITIES WITHIN THE PROJECT



2 lobbies with lounge areas



Electrical vehicle charging stations



Bicycle parking



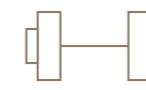
Leisure and lap pool with cabanas and sun loungers



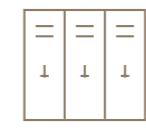
Pool spa and baja shelf



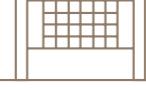
Shaded kids pool



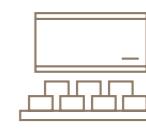
Indoor and outdoor fitness area



Male and Female change rooms



Padel tennis court



Cinema room



Outdoor games table zone



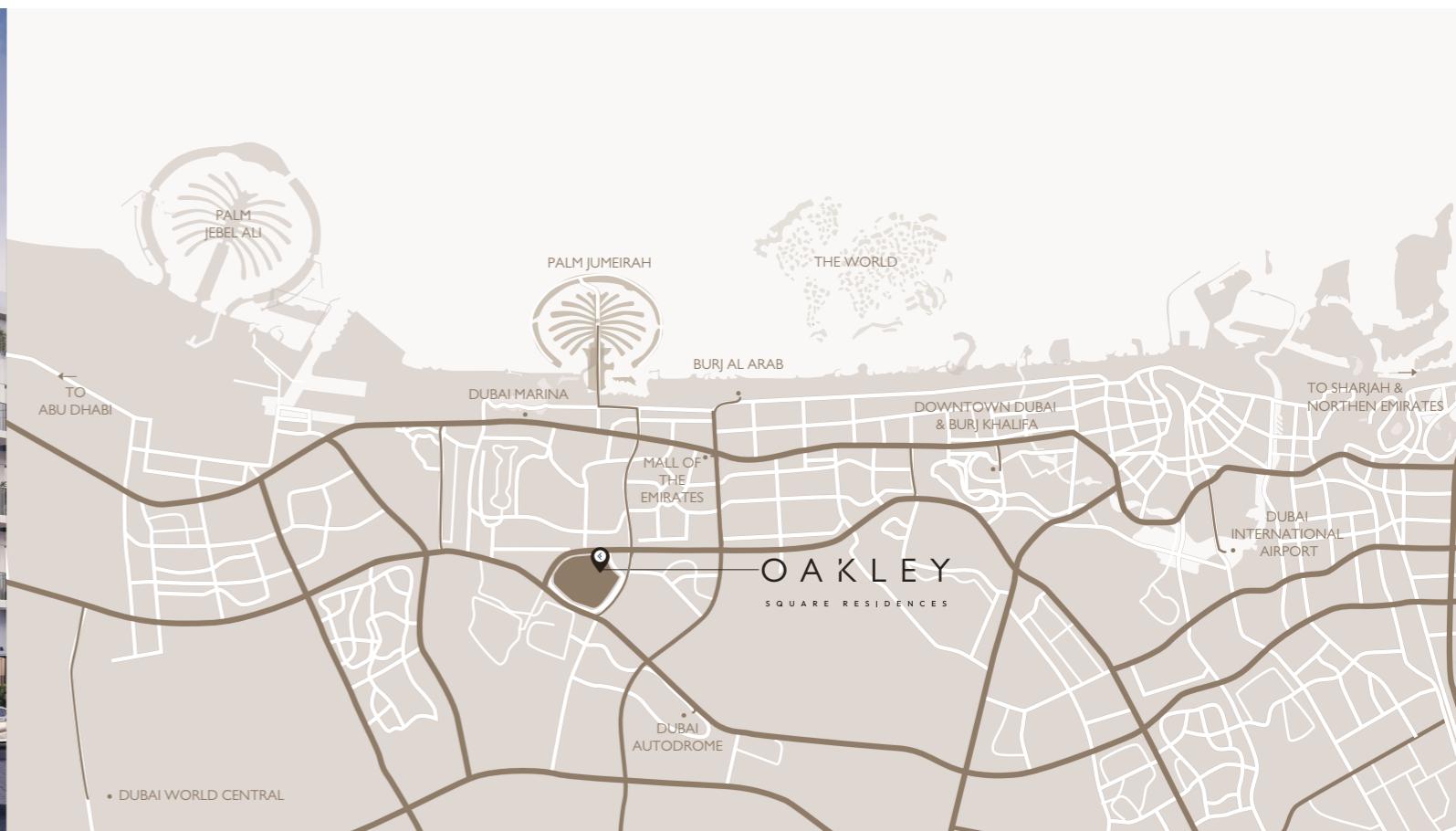
Shaded outdoor kids play area



Shaded barbecue area with dining area



Outdoor terrace with lounge areas





LOBBY

Punctuated with a pendant light, the opulent style of the two lobbies is on full display upon entering the residential development. Featuring floor-to-ceiling windows, the lobbies boast the best views of the outdoors. Natural lights and green foliage flourish within the space complementing the outdoor view, to create a welcoming atmosphere to residents and visitors.

LOUNGE AREAS

The indoor and outdoor lounge areas at Oakley Square Residences provides casual seating and lounging spaces for residents to socialize within the community. Surrounded by lush landscaping, the lounge areas blend seamlessly with the natural environment of the building offering residents with additional space to unplug, sit, enjoy and entertain friends.

POOL DECK

An oasis of turquoise water surrounded by palm trees that blend well with the outdoors to create a tranquil tropical setting, the pool features a Baja shelf, sun loungers, cabanas, and a pool spa for a total holiday retreat. While a daytime swim in Oakley Square Residences pool is impressive, the pool deck gets even better after dusk with its underwater lighting and lush landscaping, providing a calming and magnificent view from each residential unit.



FITNESS CENTRE

Bring wellness into your lifestyle in the indoor and outdoor fitness centre at Oakley Square Residences. With state-of-the-art cardio and strength-training equipment, the studio provides a supreme fitness experience for every individual. Whether you prefer working out indoors or outdoors, the motivating atmosphere makes it a pleasant space to work out, day or night.



CINEMA ROOM

Get comfortable in the indoor lounge-style setting of Oakley Square Residences cinema room. A private space for residents, the space offers a movie-going experience with premium visual and sound quality. Whether you want to throw a live sports party, host a movie screening or have few friends over to watch your favorite movie, the cinema room provides residents and their guests quality entertainment space within reach.



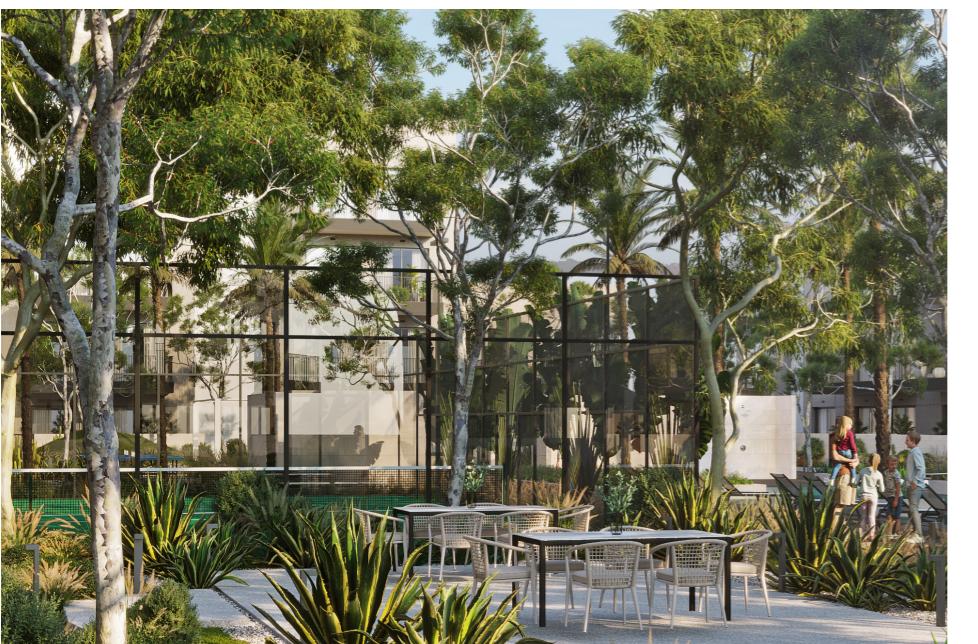
KIDS' ZONE

Serving as an extension of the pool deck, the shaded kids' pool is a paradise for little ones. A perfect way for children to cool down, the kid's pool allows children to create their own small adventures and socialize. A shaded outdoor kids' play area equipped with play and climbing structures is also provided to invite children on a journey of discovery and development.



LIVING SPACE

A modern and welcoming space, the living space at Oakley Square Residences is designed with an open-floor layout that elegantly combines dining and kitchen into a functional and comfortable space. As one of the most frequent gathering spots for family and friends, the living space with its full-height windows offers plenty of natural light complemented by neutral-tone finishes and texture-rich accents.



OUTDOOR ACTIVITY AREA

Oakley Square Residences offers its residents plenty of outdoor activities in the midst of a lush greenscape. Residents can enjoy a pleasant dine-out experience in the shaded barbecue area with friends and families, or an afternoon tea in the outdoor terrace area. The outdoor activity areas include a Padel tennis court, games table zones and offers plenty of lounge areas within the courtyard space to connect and socialize in the community.



BEDROOM

A cozy place to unwind and recharge after a busy day, the bedroom is a restful, warm place to retreat with its serene and soothing tones. Designed to bring the beauty of outdoors into one of the most personal space into your home, the bedroom at Oakley Square Residences maximizes natural light to provide a relaxed living space with fresh and neutral palettes.



PAYMENT PLAN

20%	10%	10%
At the time of booking	60 days after the reservation date	120 days after the reservation date
5%	5%	5%
On completion of 20% construction of the project	On completion of 30% construction of the project	On completion of 40% construction of the project
5%	5%	5%
On completion of 50% construction of the project	On completion of 60% construction of the project	On completion of 70% construction of the project
30%		
On completion		

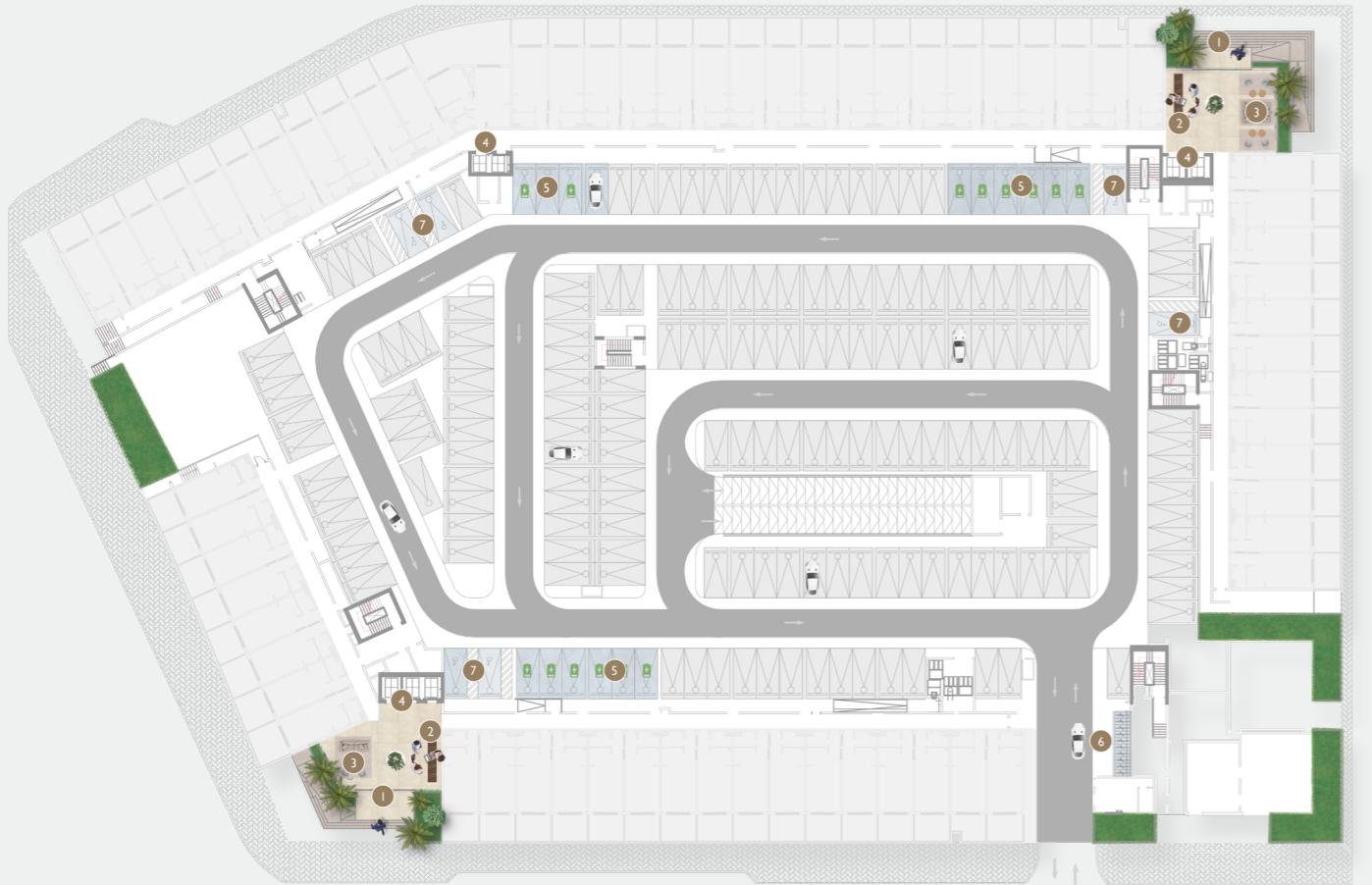
DOCUMENTS NEEDED TO BOOK A UNIT:

- 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:







GROUND FLOOR
AMENITIES PLAN



- | | |
|----------------------|--|
| (01) MAIN ENTRANCE | (05) EV CHARGING STATIONS |
| (02) LOBBY RECEPTION | (06) BICYCLE PARKING |
| (03) LOBBY LOUNGE | (07) PARKING FOR PEOPLE OF DETERMINATION |
| (04) LIFT LOBBIES | |

FIRST FLOOR
AMENITIES PLAN



- | | |
|-----------------------------|---------------------------|
| (01) LEISURE POOL | (13) LANDSCAPE AREA |
| (02) LAP POOL | (14) OUTDOOR LOUNGE AREA |
| (03) POOL SPA | (15) GAMES TABLE ZONE |
| (04) BAJA SHELF | (16) PADEL TENNIS COURT |
| (05) POOL SUN LOUNGERS | (17) OUTDOOR TERRACE |
| (06) CABANAS | (18) INDOOR FITNESS AREA |
| (07) SHADED BARBECUE AREA | (19) OUTDOOR FITNESS AREA |
| (08) OUTDOOR DINING AREA | (20) MALE CHANGE ROOM |
| (09) SHADED KIDS POOL | (21) FEMALE CHANGE ROOM |
| (10) OUTDOOR SHOWER | (22) CINEMA ROOM |
| (11) FAMILY BATHROOM | (23) LIFT LOBBIES |
| (12) OUTDOOR KIDS PLAY AREA | |

SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN



SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN





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

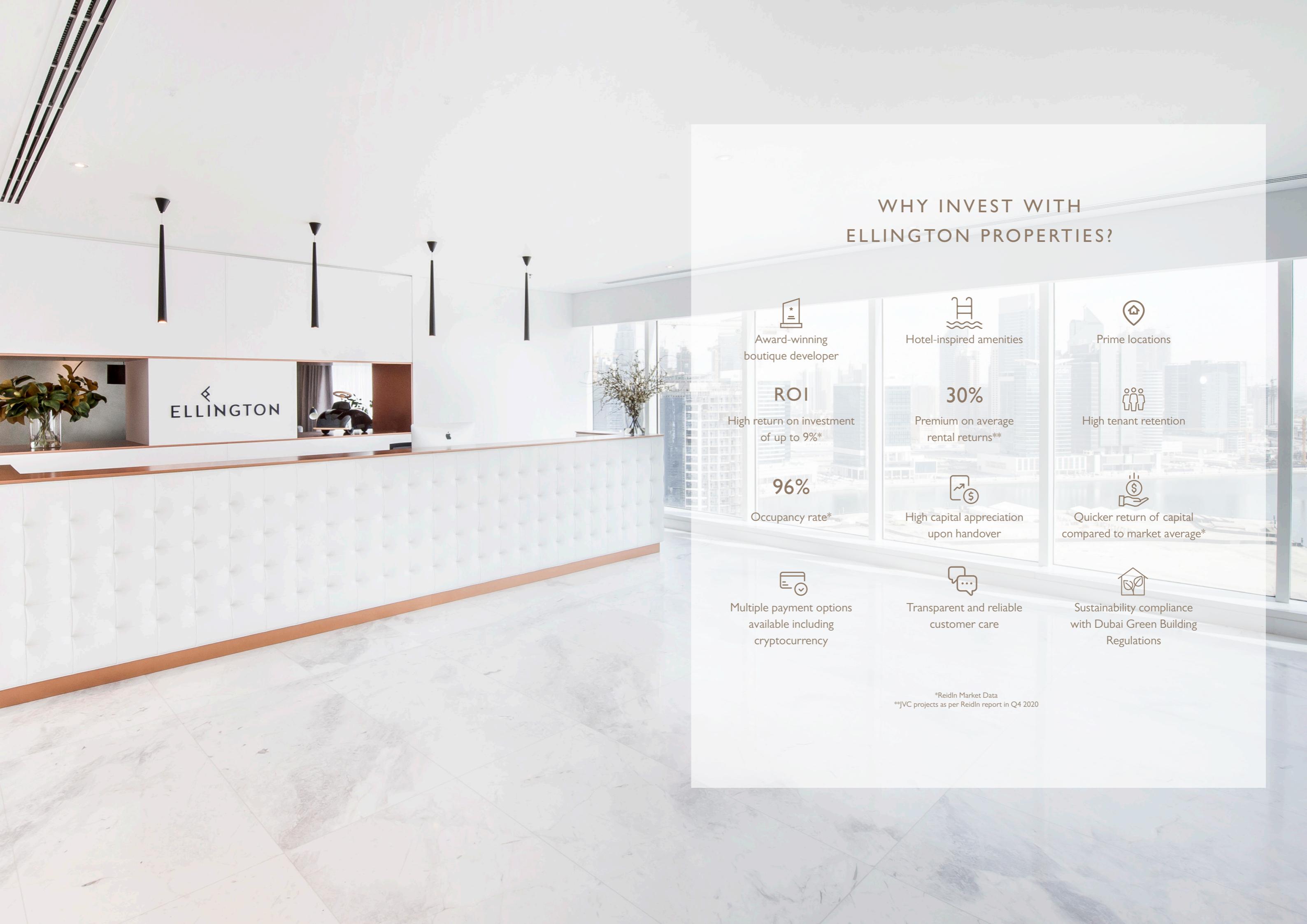
 Ease of doing business - 1st in MENA*

 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

ROI

High return on investment
of up to 9%*

96%

Occupancy rate*



Multiple payment options
available including
cryptocurrency



Hotel-inspired amenities

30%

Premium on average
rental returns**



High capital appreciation
upon handover



Transparent and reliable
customer care



Prime locations



High tenant retention



Quicker return of capital
compared to market average*



Sustainability compliance
with Dubai Green Building
Regulations

*Reidln Market Data

**JVC projects as per Reidln report in Q4 2020



LIVE IN DESIGN

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ELLINGTON PROPERTIES.AE

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