

ELLINGTON
PROPERTIES

BERKELEY
TOWER

PROJECT BRIEF



SHAPED BY
MOVEMENT



BERKELEY TOWER

Ellington's approach to design has always begun with the experience of the people who use space. At Berkeley Tower, this philosophy extends into the world of work, bringing artistry, purpose and a thoughtful attention to detail to a new commercial address.

Prominently positioned along Sheikh Zayed Road in Business Bay, Berkeley Tower responds to the pace of modern enterprise. Its sculptural façade takes inspiration from fabric in motion, introducing a distinctive sense of movement to Dubai's skyline.

The experience continues within. A carefully curated arrival leads to a double-height reception backdrop, setting the tone for expansive offices designed around focus, connection and growth. Intelligent infrastructure supports the demands of the working day, while spaces for business, fitness and well-being offer a more balanced rhythm.

Together, these elements bring Ellington's design philosophy into a commercial setting, an address created for the people driving business forward and for the ambition that brings them here.

The logo for Ellington Properties, featuring a stylized diamond icon above the word "ELLINGTON" in a serif font, with "PROPERTIES" in a smaller sans-serif font below it.

ELLINGTON
PROPERTIES

SEAMLESS CONNECTIVITY ACROSS DUBAI

A nearby metro connection brings more of Dubai within easy reach. Integrated into the city's wider transport network, it makes everyday journeys simpler and faster.





KEY FEATURES OF GRADE A OFFICES



Prime Location

Easy access to major roads and metro stations



Premium Facilities

Concierge services, curated entrance and arrival, business lounges, co-working, social hubs and event spaces



Quality Architecture

Contemporary design, high-quality finishes and distinctive façades



Flexible Office Spaces

Efficient layouts, high ceilings and abundant natural light



Health & Wellness

Gyms, wellness areas, outdoor terraces and relaxation spaces



Advanced Technology

High-speed double-deck destination-controlled lifts, smart building systems and automated robotic parking



Parking & Mobility

Ample parking, EV charging stations and bicycle racks



Sustainability

Designed to meet Al Sa'fat green building standards



Building Management

24/7 security, professional maintenance and reliable building systems



DESIGNED
FOR PROGRESS

DUBAI OFFICE MARKET OVERVIEW

Dubai recorded approximately 2,600 office sales transactions in H1 2026, up 38.2% year-on-year. The total value of office sales increased by 199.3% compared with H1 2025.

Business Bay led Dubai's office market by transaction count, recording 814 sales across ready and off-plan properties. This places Berkeley Tower in the district with the highest office sales activity during the period.

Beyond property transactions, the DIFC Innovation Hub's community of AI, FinTech and innovation firms reached 1,933, up 39% year-on-year, adding another measure of business activity to the wider market picture.

Source: Cavendish Maxwell, DIFC





DUBAI OFFICE MARKET IN NUMBERS H1 2026

14.1% year-on-year growth
OFFICE RENTAL RATES

15.1% year-on-year growth
OFFICE SALES PRICES

361 NEW COMPANIES
JOINED THE DIFC INNOVATION HUB

506.2% year-on-year growth
OFF-PLAN OFFICE SALES TRANSACTIONS

AED 15.8 BILLION
TOTAL OFFICE SALES VALUE

Across the wider business landscape, 2,709 new member companies joined Dubai Chamber of Commerce in March 2026. This provides a separate, citywide view of commercial activity alongside the H1 office market figures.

Source: Cavendish Maxwell, DIFC, Dubai Chambers

AN INTELLIGENT BUSINESS ENVIRONMENT

Intelligent integrations are thoughtfully designed to orchestrate easy access and fluid vertical movement throughout the address:

- Twelve double-deck passenger lifts, governed by an intuitive destination-control system, keep people moving efficiently between the tower's levels.
- Security gates within the main lobby integrate seamlessly with a smart access system, ensuring secure entry and a frictionless transition into the workspace.





STATE-OF-THE-ART AUTOMATED PARKING

Berkeley Tower introduces an advanced robotic parking system that automates vehicle storage and retrieval, transforming the way people arrive at and depart from the workplace.

Designed for efficiency and convenience, the system simplifies the parking experience and brings a new level of ease to the working day.

THE FUTURE MOVES DIFFERENTLY

Readiness for a future air-taxi vertiport reflects Berkeley Tower's forward-looking approach to connectivity.

It considers how emerging forms of urban air mobility could create new ways to travel across Dubai as the city's transport network evolves.





A FUTURE-DRIVEN VISION

Berkeley Tower incorporates purpose-built drone delivery platforms into its architectural design, anticipating the growing role of aerial technology in commercial environments.

These platforms are designed to accommodate future delivery solutions as the technology continues to evolve.

BUSINESS AT THE HEART



LOCATION



LOCATION

Deira

Al Satwa

Al Wasl

Dubai International
Airport (DXB)

Dubai International
Financial Centre (DIFC)

BERKELEY
TOWER

Business Bay
Metro Station

Sheikh Zayed Road

Wafi Mall

Downtown Dubai

DTI

One River Point

Dubai Creek Harbour

The Crestmark

The Quayside

DRIVING DISTANCE



THE CENTRE OF AMBITION



SUN AND VIEWS ANALYSIS



SUMMER
SUNSET



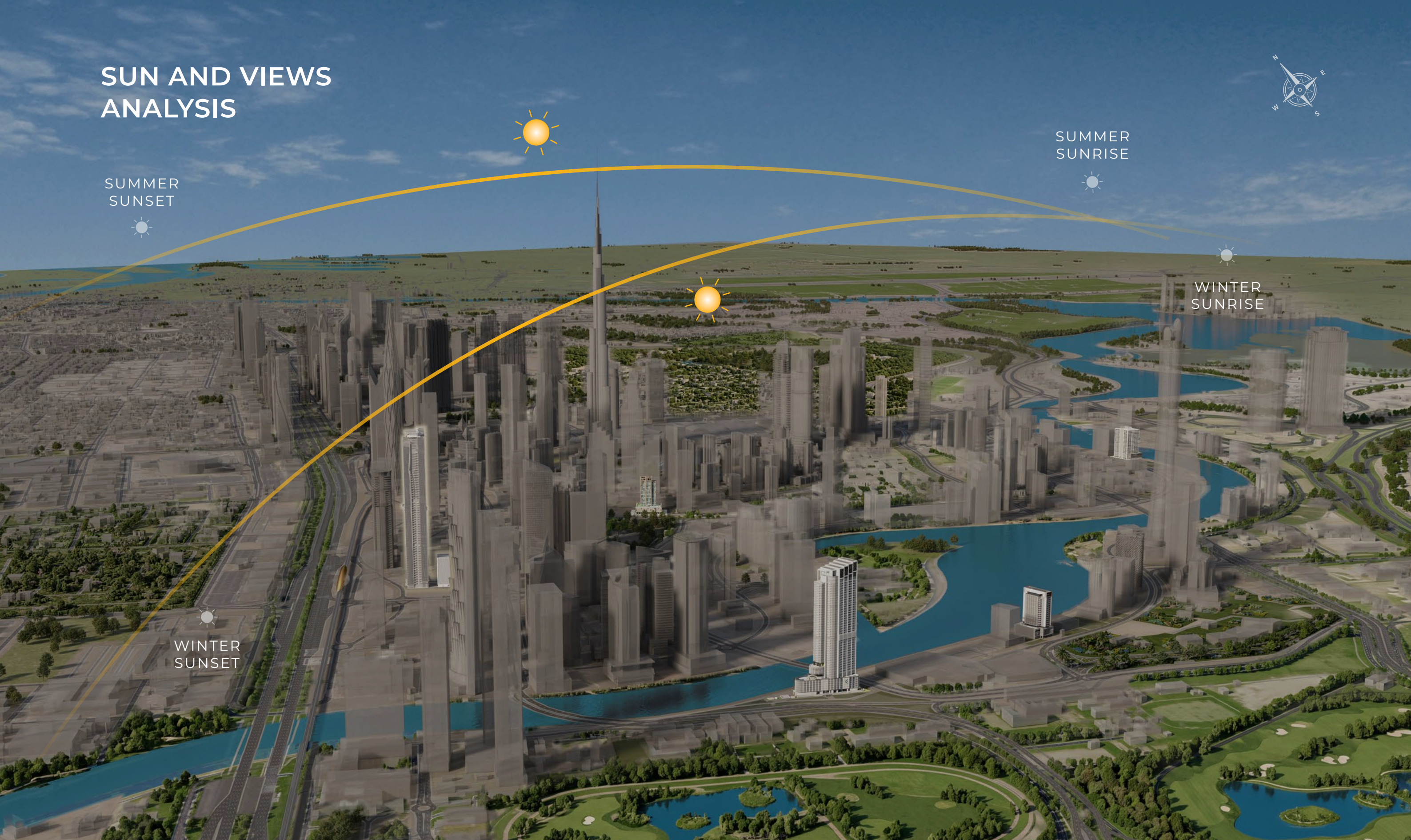
SUMMER
SUNRISE



WINTER
SUNRISE



WINTER
SUNSET



BUILDING CONFIGURATION

BUILDING

GF + 60

OFFICE CONFIGURATIONS AND AREAS

6 office configurations

Area from 2,504.01 sq.ft to 22,588.71 sq.ft

LIFTS

12 double-deck passenger lifts

1 service lift

1 escalator

2 parking lifts

CAR PARKING

6 basements + GF + 12 automated parking bays + roof

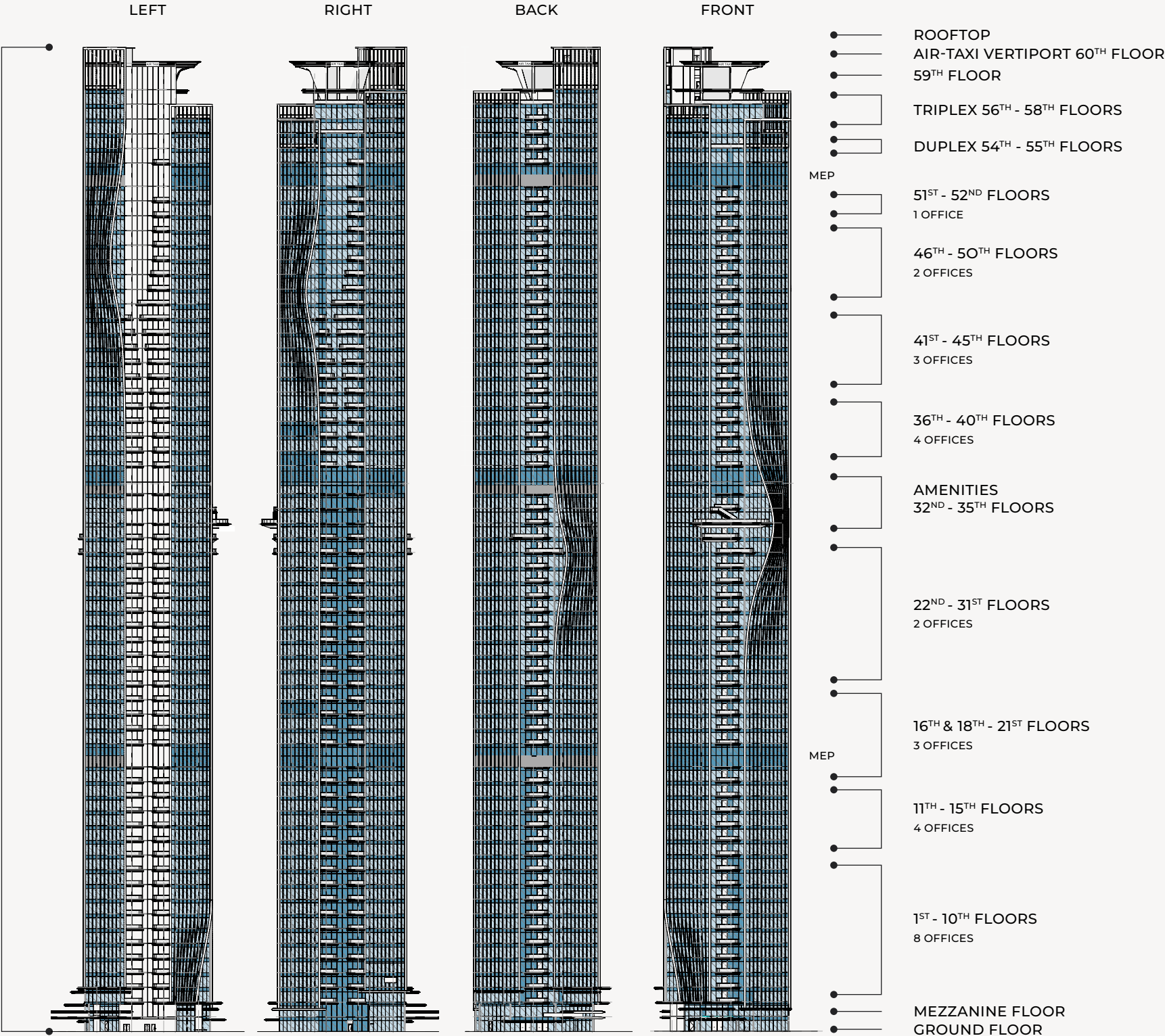
OWNERSHIP

Freehold

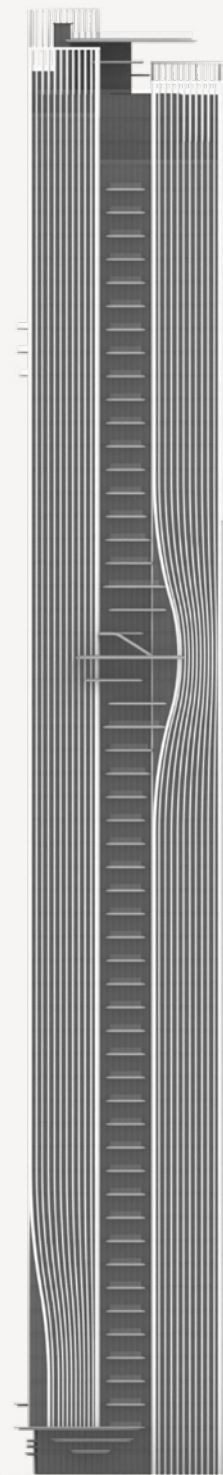
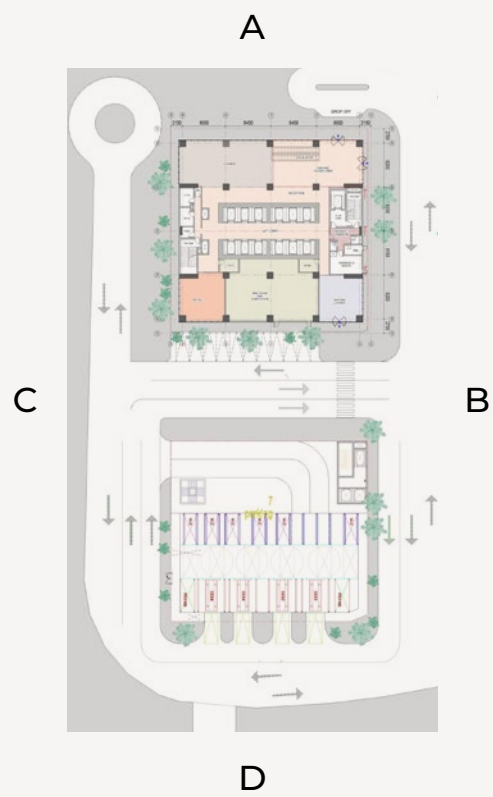
ANTICIPATED SERVICE CHARGE

AED 24 per sq.ft

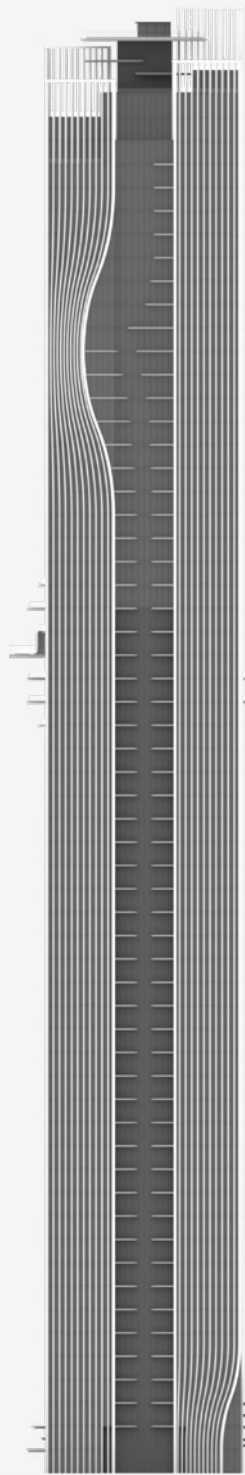
3.8M - 4.1M
EACH FLOOR



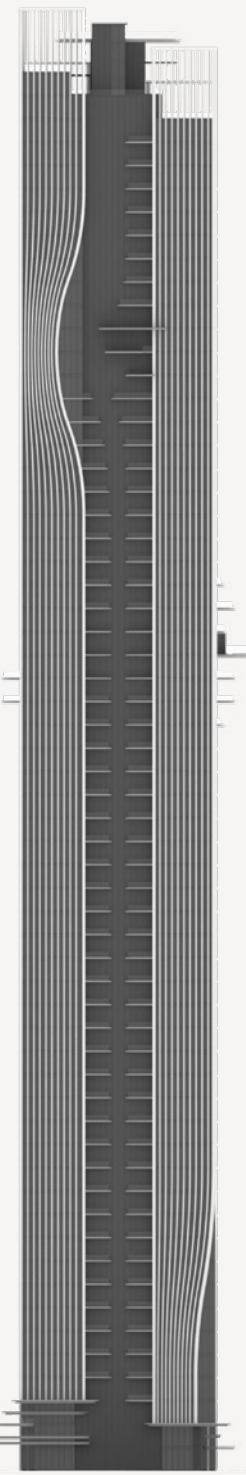
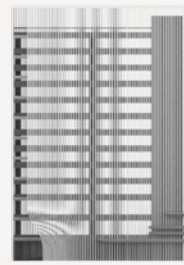
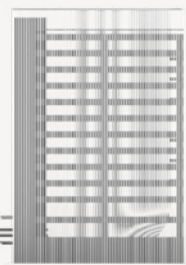
ELEVATIONS



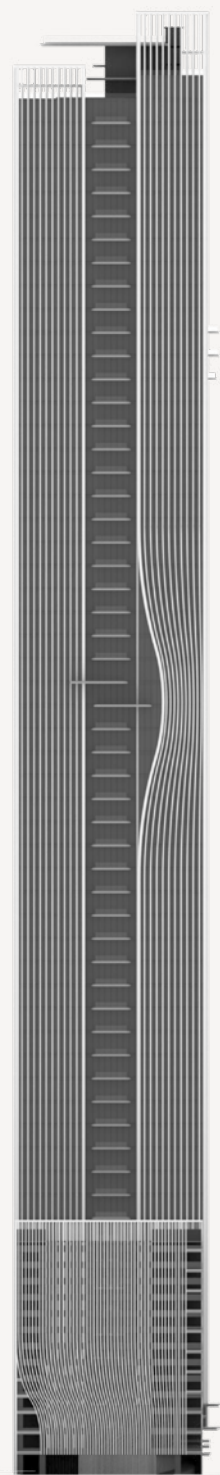
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

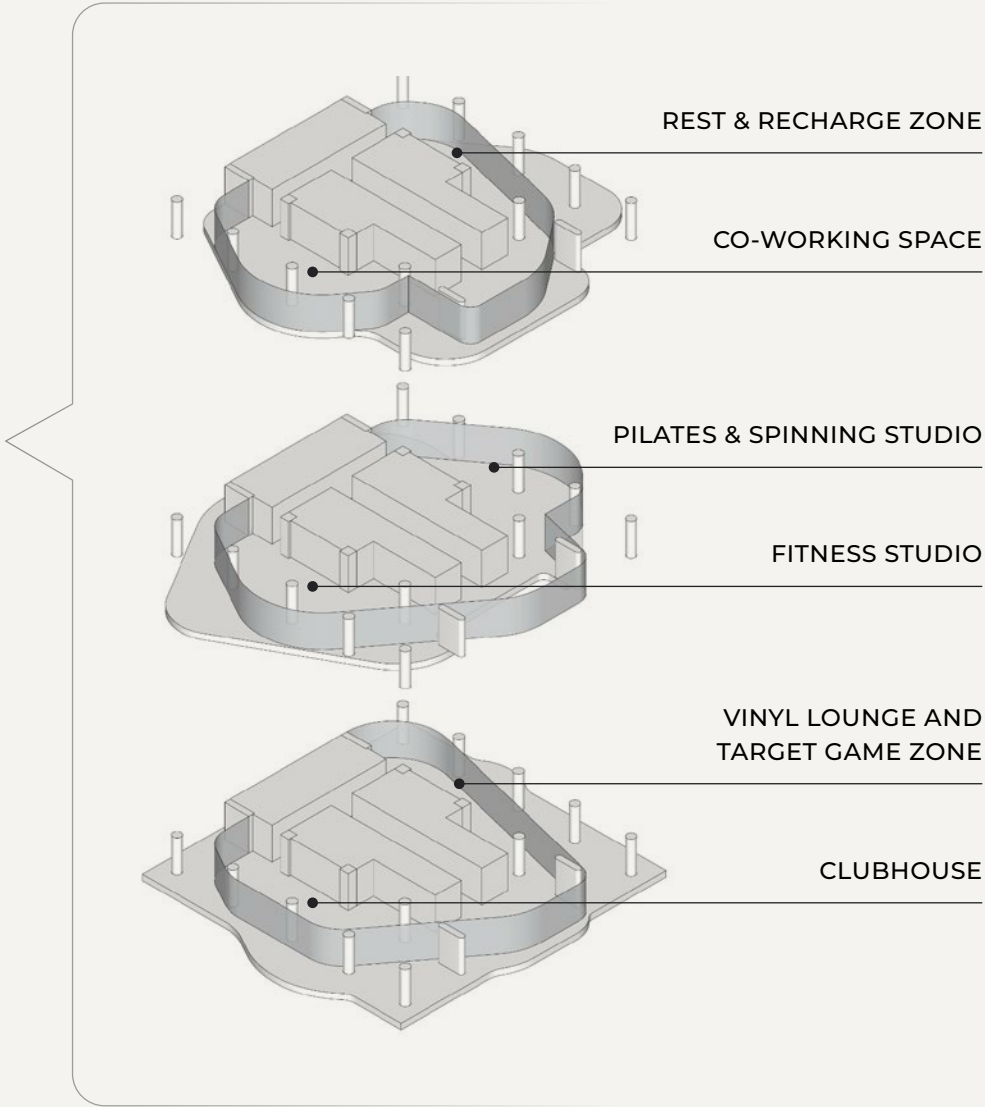
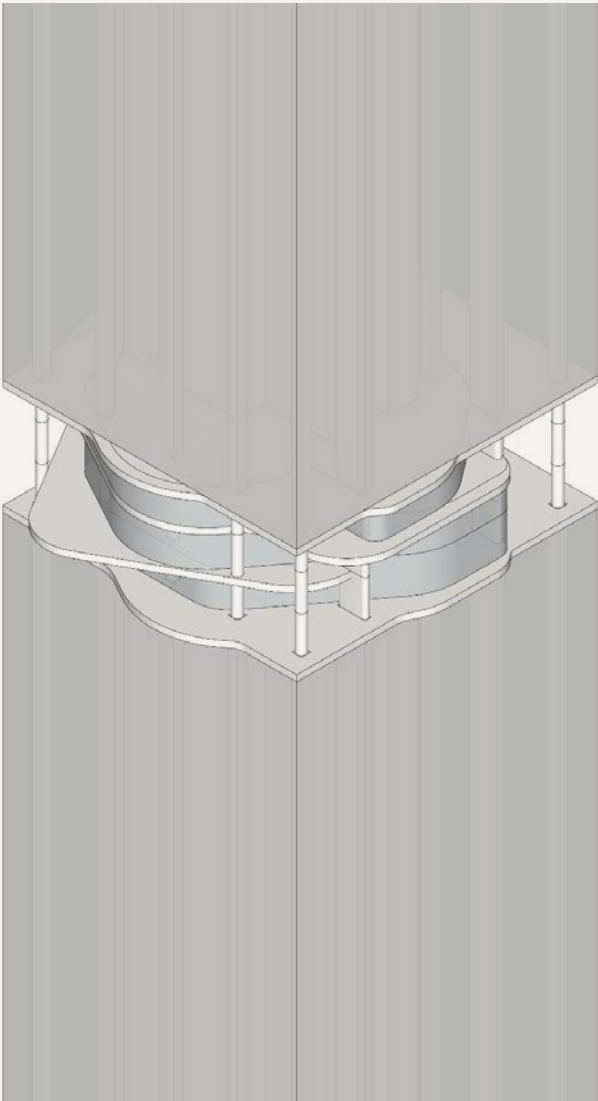
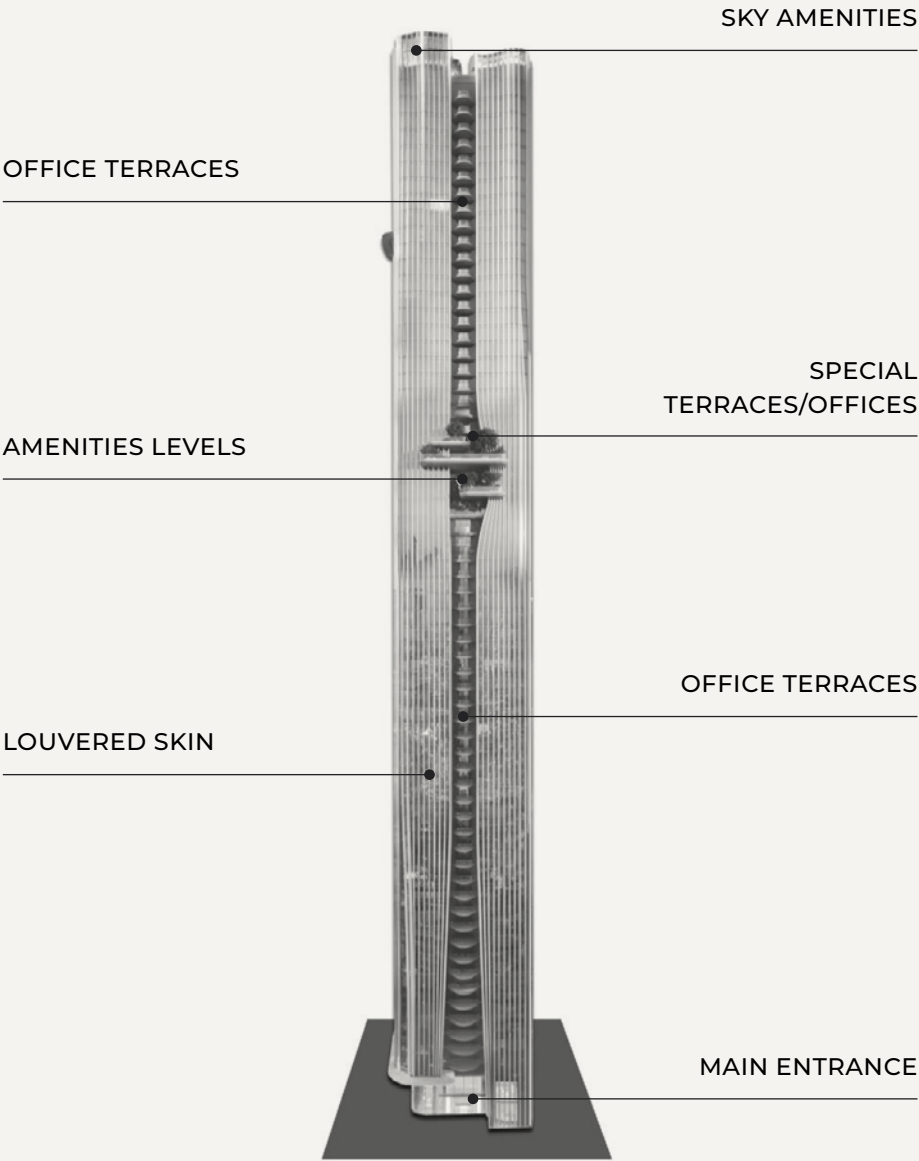
UNIT TYPE RANGE & SIZES

FLOORS	TYPE	SIZE RANGE
1 st – 10 th Floor	8 Offices	From 1,132 sq.ft to 1,389 sq.ft
11 th – 15 th Floor	4 Offices	From 2,502 sq.ft to 2,867 sq.ft
16 th & 18 th – 21 st Floor	3 Offices	From 2,503 sq.ft to 5,376 sq.ft
22 nd – 31 st Floor	2 Offices	From 5,401 sq.ft to 5,409 sq.ft
36 th – 40 th Floor	4 Offices	From 2,384 sq.ft to 3,264 sq.ft
41 st – 45 th Floor	3 Offices	From 2,364 sq.ft to 6,522 sq.ft
46 th – 50 th Floor	2 Offices	From 5,620 sq.ft to 5,888 sq.ft
51 st – 52 nd Floor	1 Office	12,182 sq.ft
54 th – 55 th Floor	Duplex Offices	21,873 sq.ft
56 th – 58 th Floor	Triplex Offices	22,191 sq.ft

SELLABLE AREA + NUMBER OF UNITS

Total sellable area: 579,681.46 sq.ft | Total number of units: 109 units

ARCHITECTURE



**WHERE BUSINESS
MEETS THE CITY**





DROP-OFF AREA



ELLINGTON
PROPERTIES

ELLINGTON

LOBBY RECEPTION

MASTER PLAN

BURJ KHALIFA VIEW



SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET

- 01 DROP-OFF AREA
- 02 VALET DESK
- 03 VALET PARKING
- 04 LOBBY ENTRANCE

- 05 LOBBY RECEPTION
- 06 LOUNGE SEATING AREA
- 07 COMMUNAL TABLE
- 08 ESCALATOR FROM/TO MEZZANINE FLOOR

- 09 LIFT LOBBY
- 10 SERVICE LIFT
- 11 DELIVERY AND DRIVER LOUNGE
- 12 WASHROOM

- 13 WASHROOM FOR PEOPLE OF DETERMINATION
- 14 VEHICLE ENTRANCE/EXIT
- 15 ENTRANCE TO AUTOMATED PARKING
- 16 AUTOMATED PARKING

- 17 CAR COLLECTION LOUNGE
- 18 ENTRANCE/EXIT TO BASEMENT PARKING



PARKING GROUND FLOOR AMENITIES PLAN

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

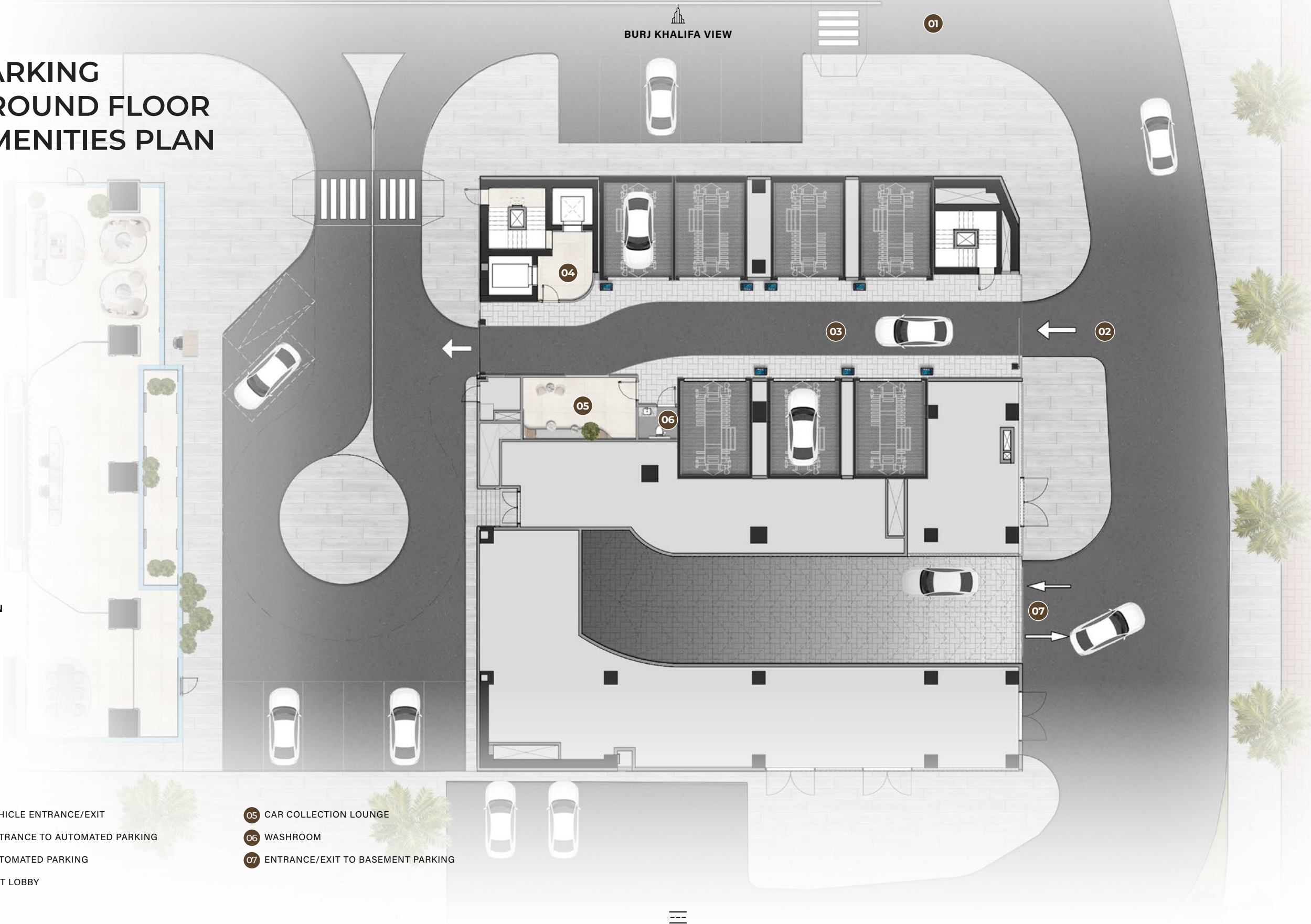
BURJ KHALIFA VIEW



AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

- 01 VEHICLE ENTRANCE/EXIT
- 02 ENTRANCE TO AUTOMATED PARKING
- 03 AUTOMATED PARKING
- 04 LIFT LOBBY
- 05 CAR COLLECTION LOUNGE
- 06 WASHROOM
- 07 ENTRANCE/EXIT TO BASEMENT PARKING



PARKING
2ND - 12TH FLOOR
AMENITIES PLAN

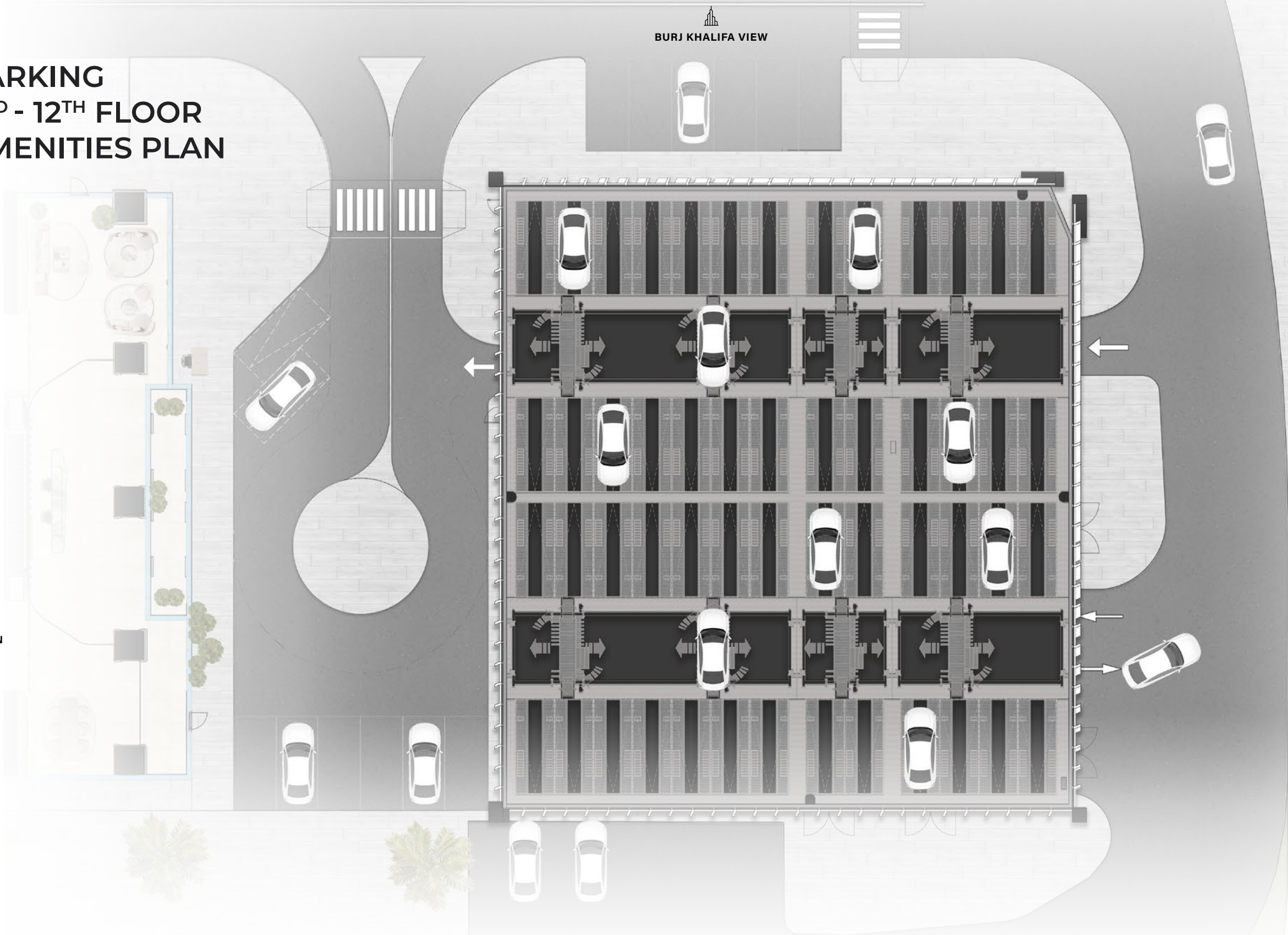
BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



GROUND FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

- 01 DROP-OFF AREA
- 02 VALET DESK
- 03 VALET PARKING
- 04 LOBBY ENTRANCE

- 05 LOBBY RECEPTION
- 06 LOUNGE SEATING AREA
- 07 COMMUNAL TABLE
- 08 ESCALATOR FROM/TO MEZZANINE FLOOR

- 09 LIFT LOBBY
- 10 SERVICE LIFT
- 11 DELIVERY AND DRIVER LOUNGE
- 12 WASHROOM

- 13 WASHROOM FOR PEOPLE OF DETERMINATION



MEZZANINE FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

- 01 ESCALATOR FROM/TO GROUND FLOOR
- 02 LIFT LOBBY
- 03 LOUNGE AREA

- 04 COFFEE BAR
- 05 WASHROOM
- 06 WASHROOM FOR PEOPLE OF DETERMINATION

- 07 SERVICE LIFT



AMENITIES
32ND - 35TH



CLUBHOUSE TERRACES



REST & RECHARGE ZONE



CO-WORKING SPACE



CO-WORKING SPACE



CO-WORKING LOUNGE



TERRACE VIEW

32ND FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

- 01 LIFT LOBBY
- 02 KITCHENETTE
- 03 SOCIAL HUB
- 04 WASHROOM

- 05 WASHROOM FOR PEOPLE OF DETERMINATION
- 06 LOUNGE AREA
- 07 REST AND RECHARGE ROOM
- 08 CO-WORKING AREA

- 09 FOCUS PODS
- 10 THE WORK LOUNGE
- 11 FEATURE STAIRCASE
- 12 VISTA LIFT

- 13 SERVICE LIFT





CLUBHOUSE



GAMES ROOM



CLUBHOUSE TERRACES

33RD FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

- 01 LIFT LOBBY
- 02 CLUBHOUSE
- 03 COMMUNAL TABLE
- 04 KITCHENETTE

- 05 VINYL LOUNGE
- 06 BILLIARDS TABLE
- 07 SEATING AREA
- 08 AIR HOCKEY TABLE

- 09 WASHROOM
- 10 WASHROOM FOR PEOPLE OF DETERMINATION
- 11 GAMING LOUNGE
- 12 OUTDOOR BALCONY/ TERRACE

- 13 DRONE DELIVERY PORT
- 14 FEATURE STAIRCASE
- 15 VISTA LIFT
- 16 SERVICE LIFT





FITNESS STUDIO



SPINNING STUDIO



PILATES STUDIO

34TH FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

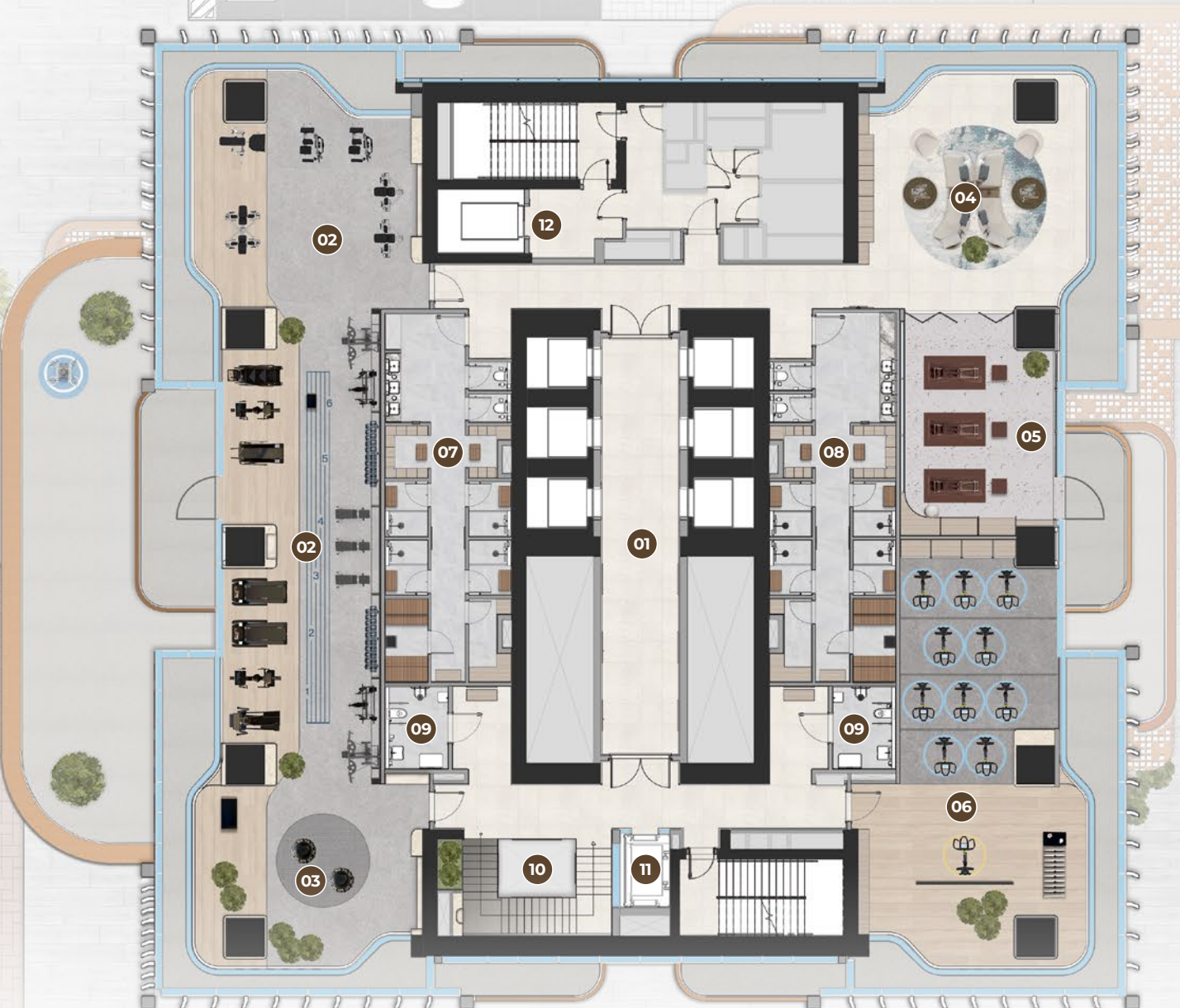
AL KHALEEJ AL TEJARI STREET

- 01 LIFT LOBBY
- 02 FITNESS STUDIO
- 03 BOXING AREA

- 04 MIND AND BODY STUDIO
- 05 PILATES STUDIO
- 06 SPINNING STUDIO

- 07 MALE WELLNESS
- 08 FEMALE WELLNESS
- 09 WASHROOM FOR PEOPLE OF DETERMINATION

- 10 FEATURE STAIRCASE
- 11 VISTA LIFT
- 12 SERVICE LIFT





PRAYER ROOM

35TH FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEF AL TEJARI STREET

- 01 LIFT LOBBY
- 02 FOYER
- 03 ABLUTION AREA

- 04 MALE PRAYER ROOM
- 05 FEMALE PRAYER ROOM
- 06 MALE WASHROOM

- 07 FEMALE WASHROOM
- 08 WASHROOM FOR PEOPLE OF DETERMINATION
- 09 FEATURE STAIRCASE

- 10 VISTA LIFT
- 11 SERVICE LIFT



1ST TO 10TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



- Office G
- Office I
- Office H
- Office J

TOTAL UNIT AREA RANGE
1,132 sq.ft to 1,389 sq.ft

11TH TO 15TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW

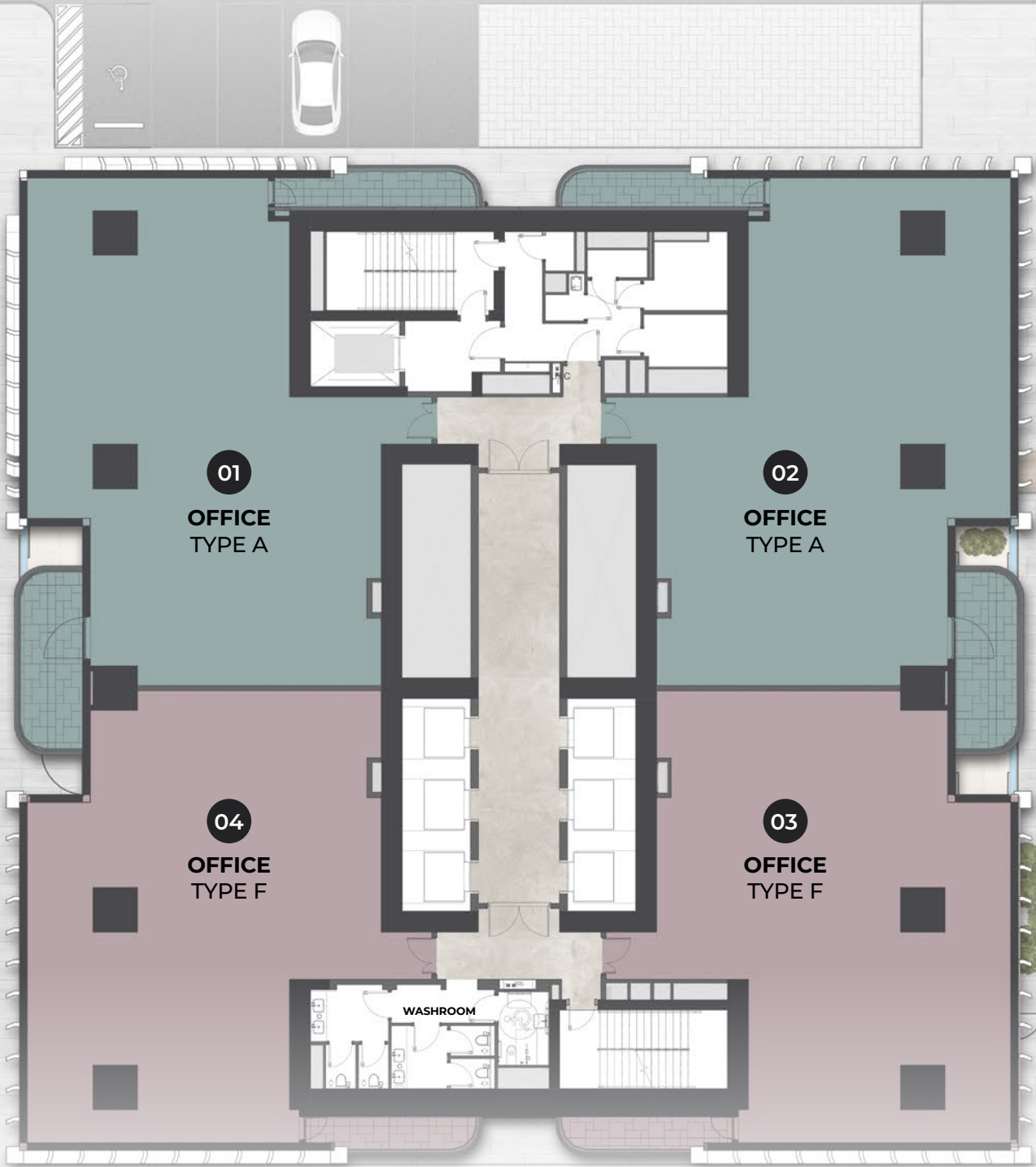


SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



Office A
Office F

TOTAL UNIT AREA RANGE
2,502 sq.ft to 2,867 sq.ft

16TH & 18TH TO 21ST FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW

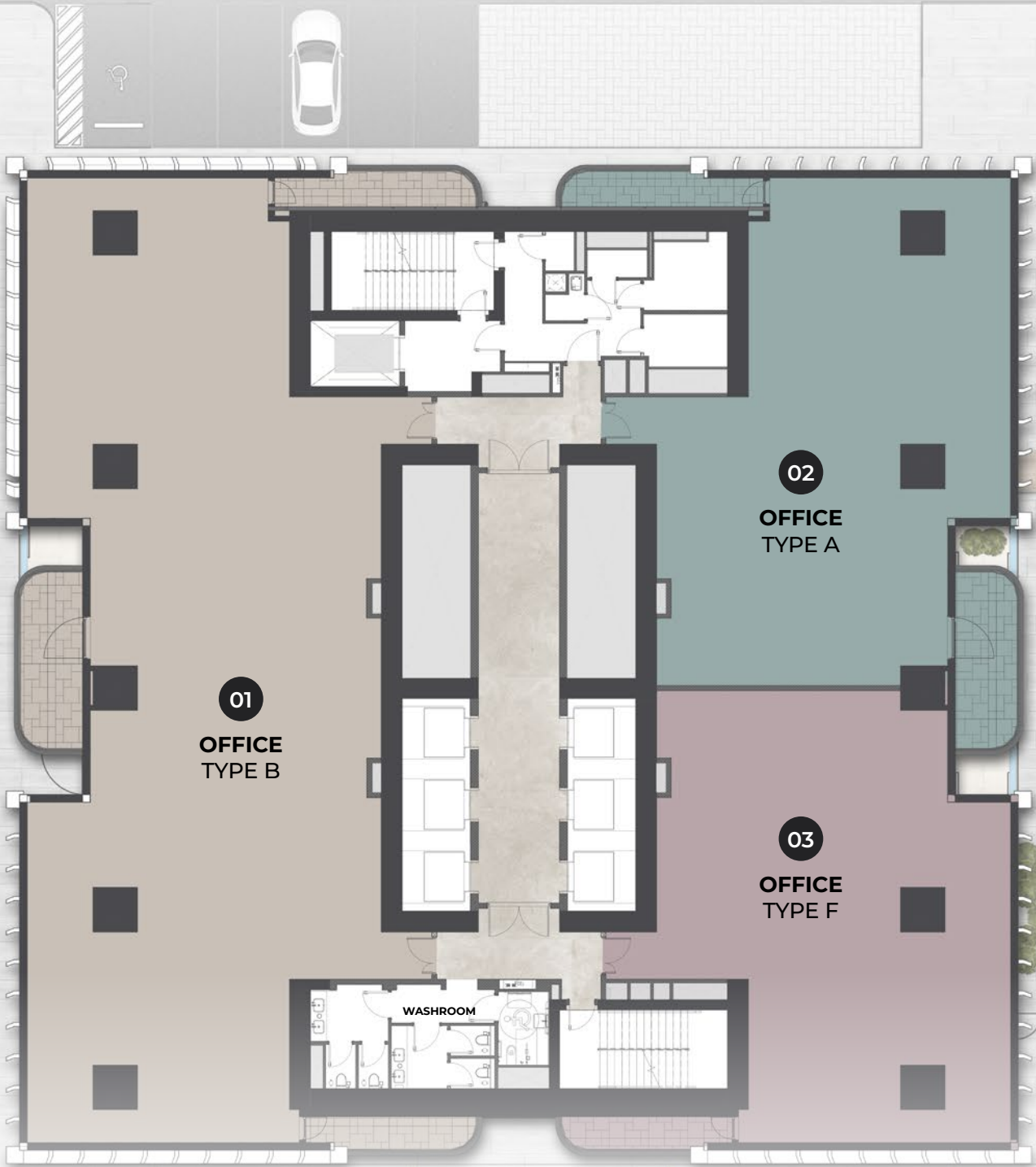


SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



- Office A
- Office F
- Office B

TOTAL UNIT AREA RANGE
2,503 sq.ft to 5,376 sq.ft

22ND TO 31ST FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



TOTAL UNIT AREA RANGE
5,401 sq.ft to 5,409 sq.ft

Office B

36TH TO 40TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



- Office G
- Office K
- Office H
- Office L

TOTAL UNIT AREA RANGE
2,384 sq.ft to 3,264 sq.ft

41ST TO 45TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEF AL TEJARI STREET



- Office Q
- Office R
- Office S

TOTAL UNIT AREA RANGE
2,364 sq.ft to 6,522 sq.ft

46TH TO 50TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEF AL TEJARI STREET



TOTAL UNIT AREA RANGE
5,620 sq.ft to 5,888 sq.ft

51ST TO 52ND FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



Office C

TOTAL UNIT AREA
12,182 sq.ft

54TH FLOOR
TYPICAL PLAN
DUPLEX LEVEL 01

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET



Office D

TOTAL UNIT AREA
21,873 sq.ft

AL KHALEEJ AL TEJARI STREET

55TH FLOOR
TYPICAL PLAN
DUPLEX LEVEL 02

BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET



Office D

TOTAL UNIT AREA
21,873 sq.ft

AL KHALEEJ AL TEJARI STREET

56TH FLOOR
TYPICAL PLAN
TRIPLEX LEVEL 01

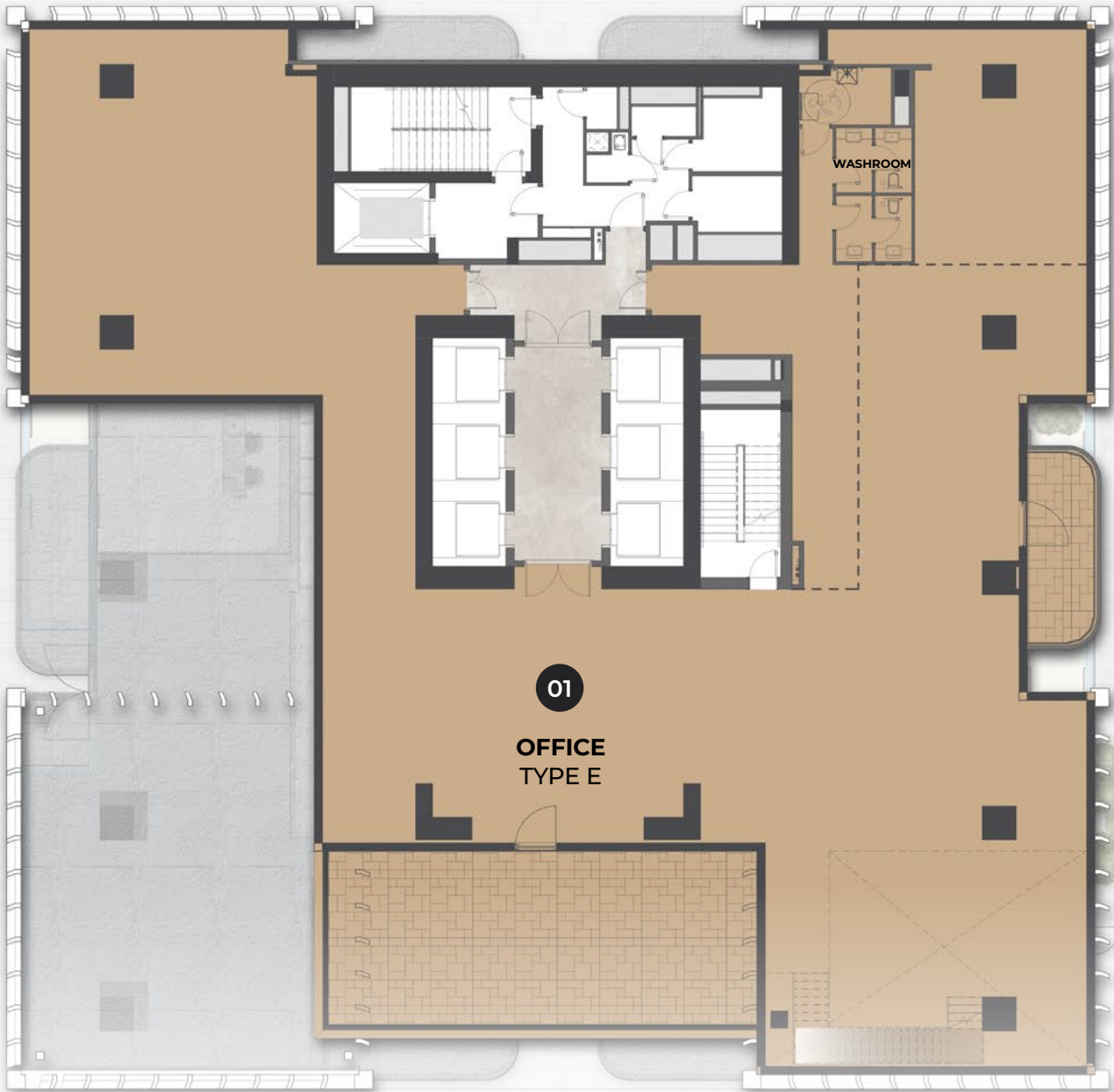
BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET



Office E

TOTAL UNIT AREA
22,191 sq.ft

AL KHALEEJ AL TEJARI STREET

57TH FLOOR
TYPICAL PLAN
TRIPLEX LEVEL 02

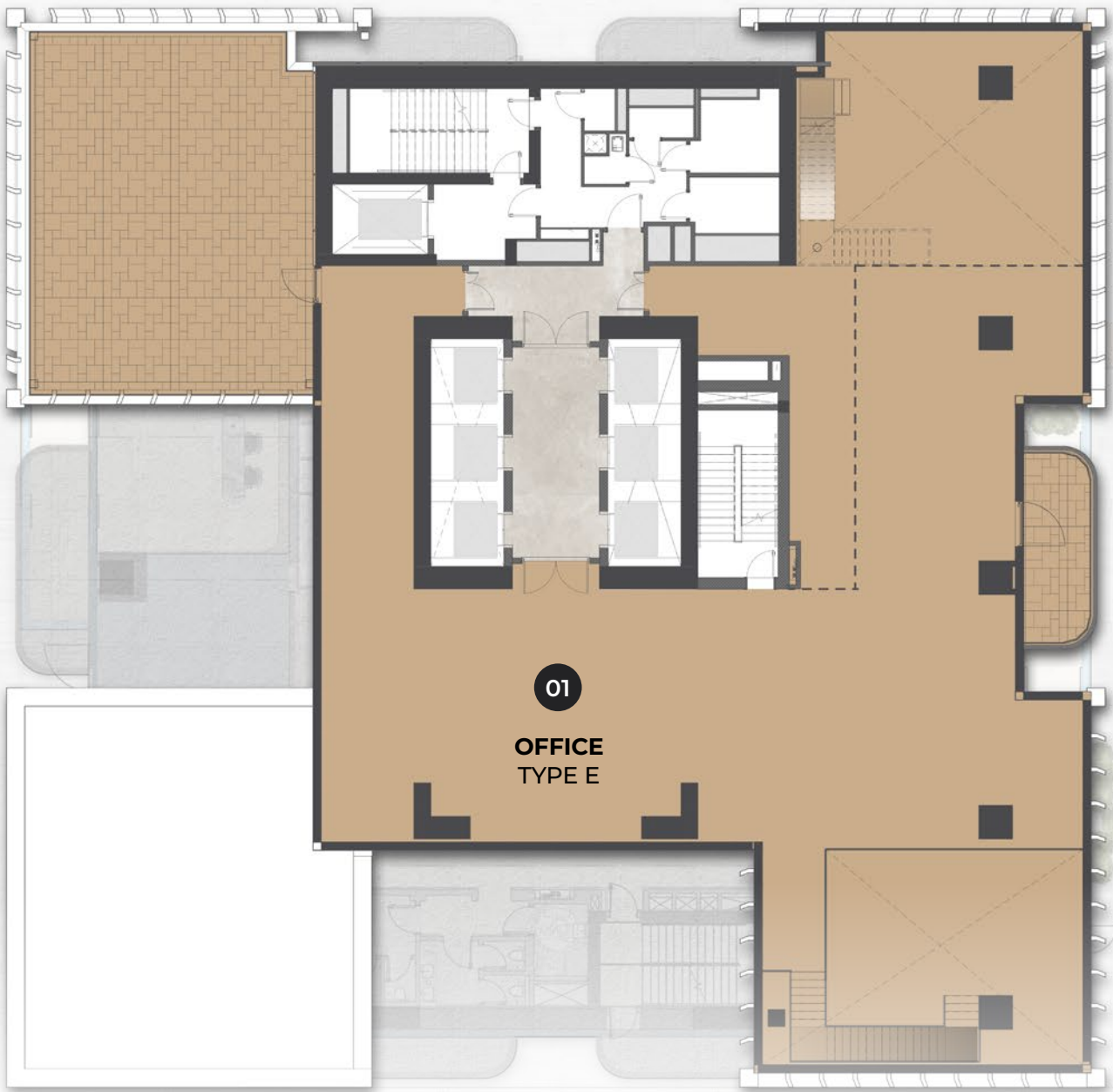
BURJ KHALIFA VIEW



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET



Office E

TOTAL UNIT AREA
22,191 sq.ft

AL KHALEEJ AL TEJARI STREET

BURJ KHALIFA VIEW



58TH FLOOR
TYPICAL PLAN
TRIPLEX LEVEL 03

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

Office E

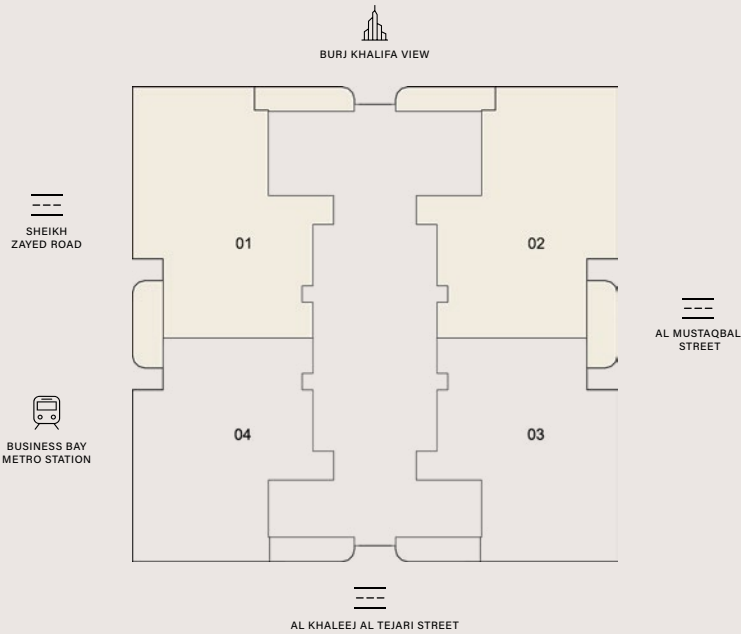
01 OFFICE
TYPE E

TOTAL UNIT AREA
22,191 sq.ft

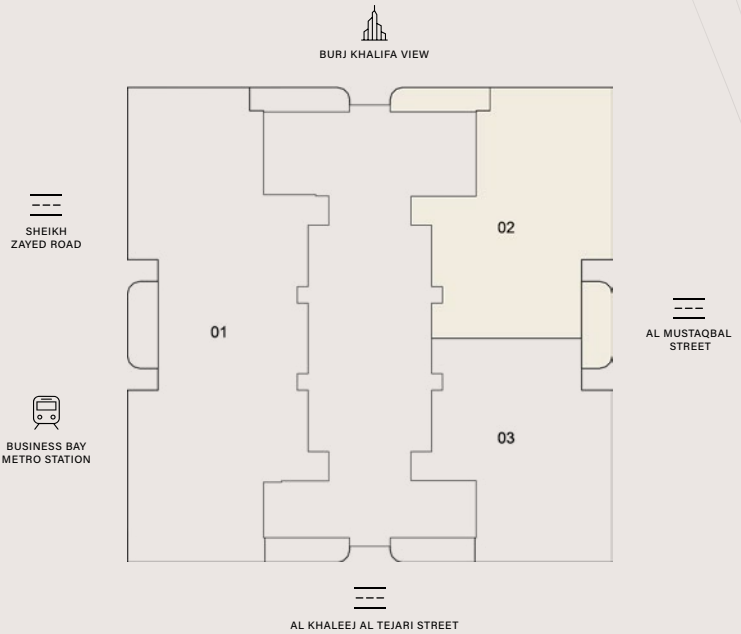
OFFICE TYPE A



11TH - 15TH FLOORS



16TH & 18TH - 21ST FLOORS



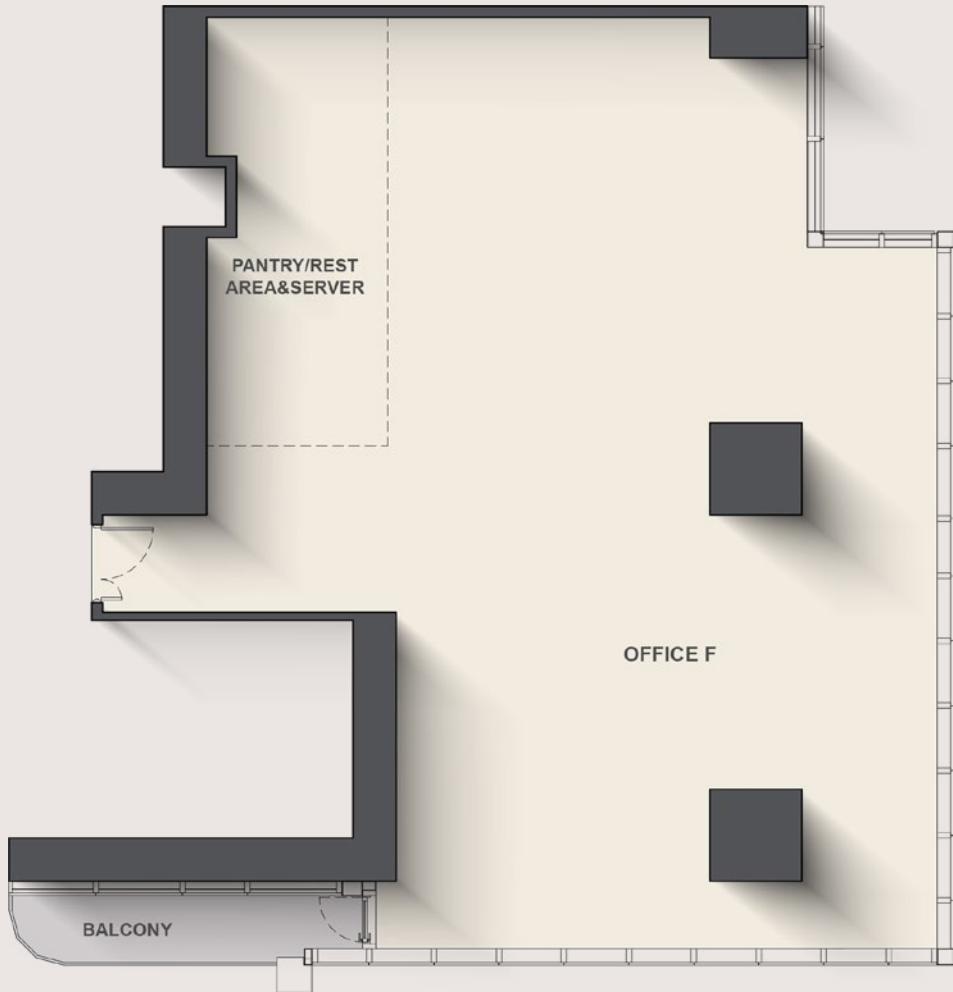
Indoor Area
2,532.96 sq.ft

Outdoor Area
327.65 sq.ft

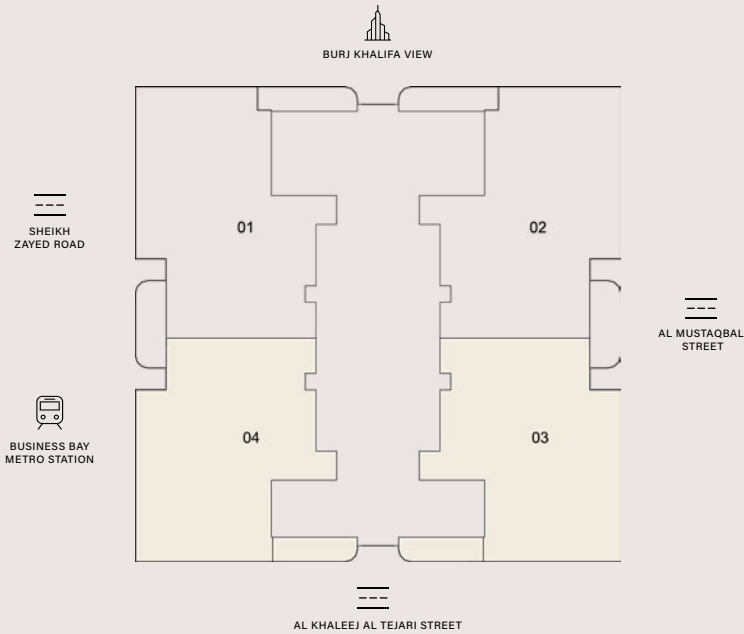
Total Area
2,860.62 sq.ft



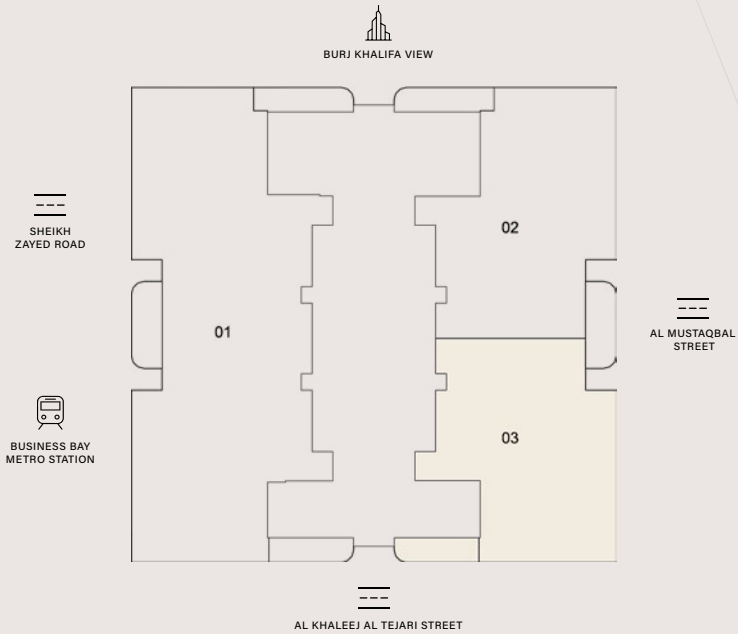
OFFICE TYPE F



11TH - 15TH FLOORS



16TH & 18TH - 21ST FLOORS



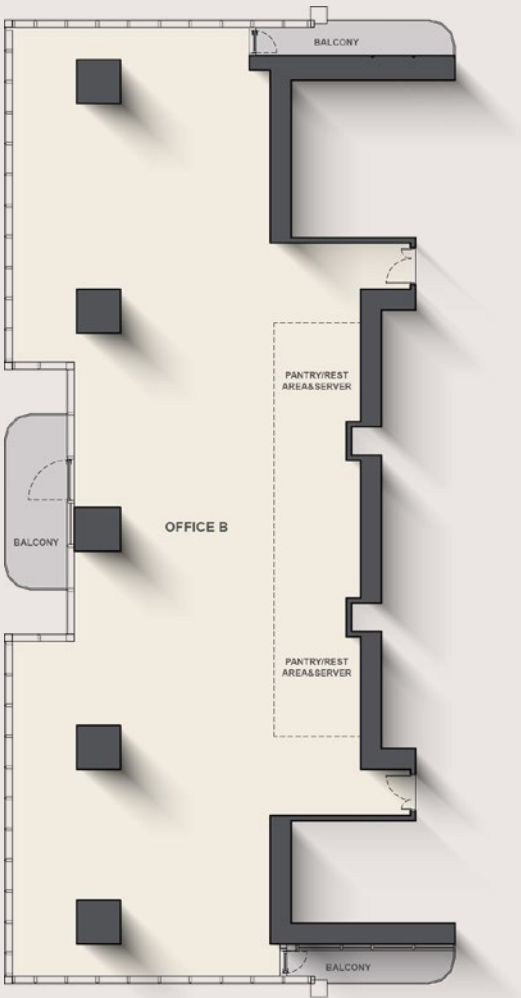
Indoor Area
2,368.60 sq.ft

Outdoor Area
133.69 sq.ft

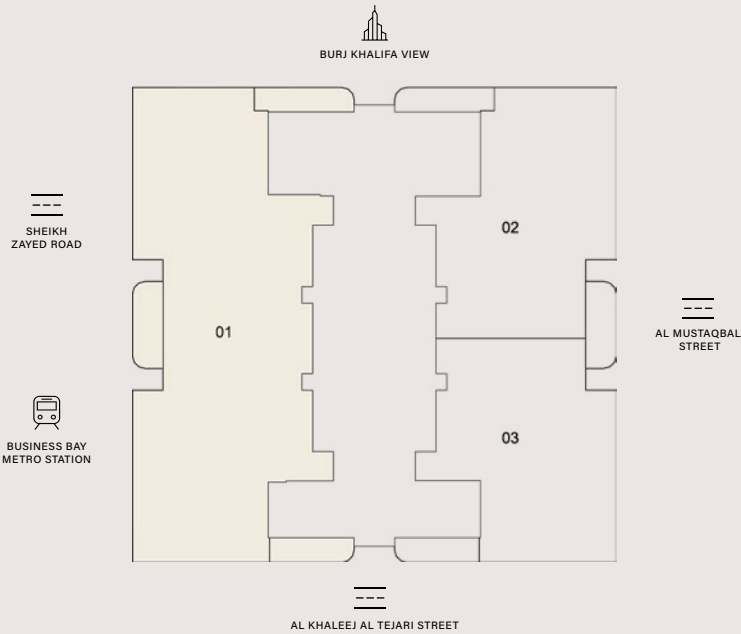
Total Area
2,502.29 sq.ft



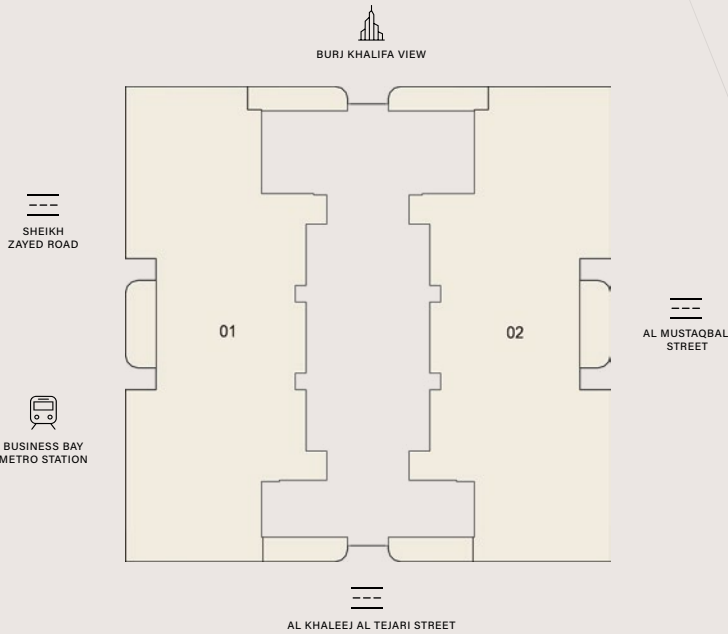
OFFICE TYPE B



16TH & 18TH - 21ST FLOORS



22ND - 31ST FLOORS



Indoor Area
4,910.60 sq.ft

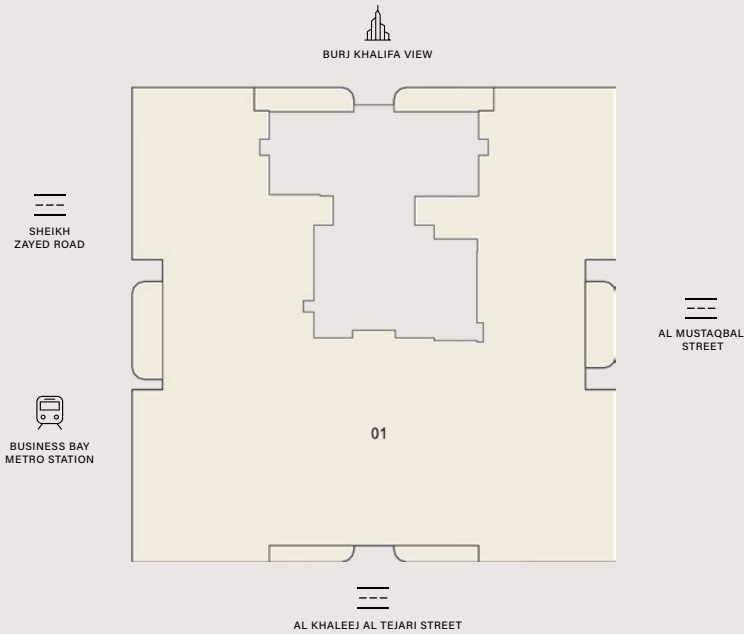
Outdoor Area
461.45 sq.ft

Total Area
5,372.05 sq.ft

OFFICE TYPE C



51ST - 52ND FLOORS



Indoor Area
11,595.64 sq.ft

Outdoor Area
855.84 sq.ft

Total Area
12,451.48 sq.ft

OFFICE TYPE D - DUPLEX



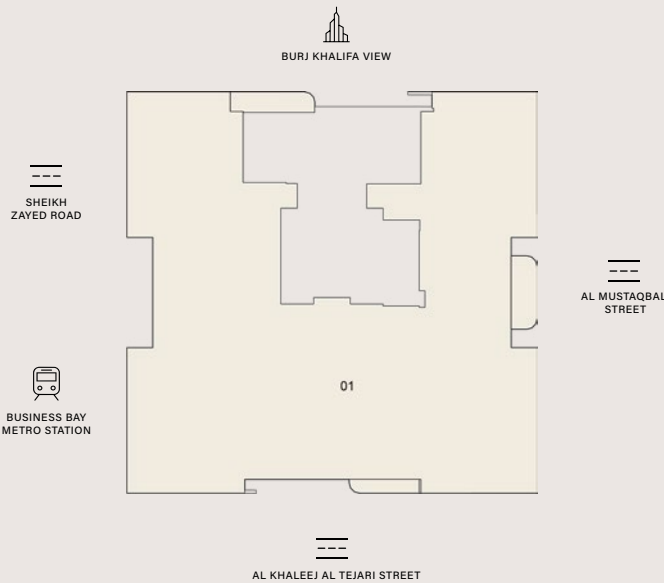
LOWER FLOOR



UPPER FLOOR



56TH & 57TH FLOORS

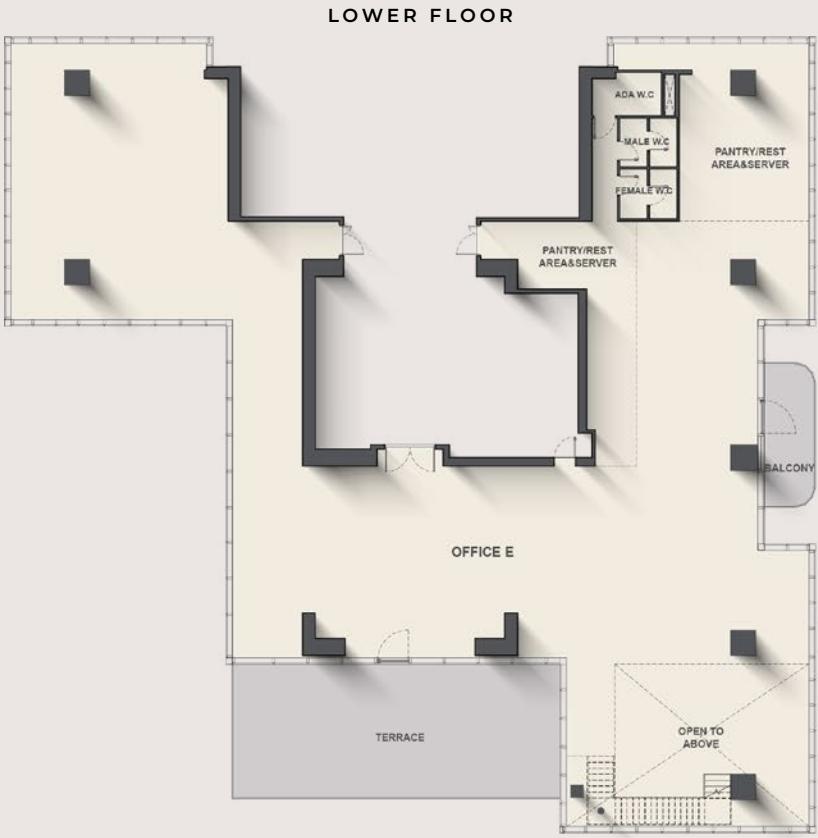


Indoor Area
18,964.29 sq.ft

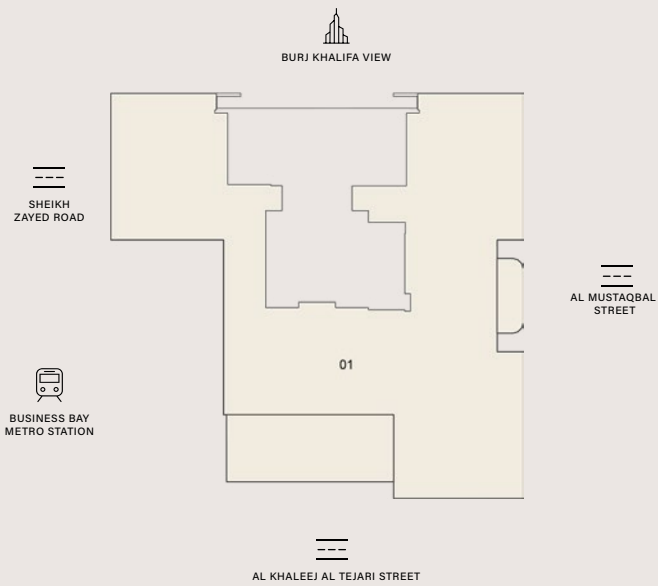
Outdoor Area
2,940.49 sq.ft

Total Area
21,904.77 sq.ft

OFFICE TYPE E - TRIPLEX



58TH, 59TH & 60TH FLOORS



Indoor Area
14,726.64 sq.ft

Outdoor Area
7,363.16 sq.ft

Total Area
22,090.45 sq.ft

PAYMENT PLAN

20%

at the time
of booking

5%

90 days after the
reservation date

5%

180 days after the
reservation date

5%

240 days after the
reservation date

5%

360 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

5%

On completion of 70%
construction of the project

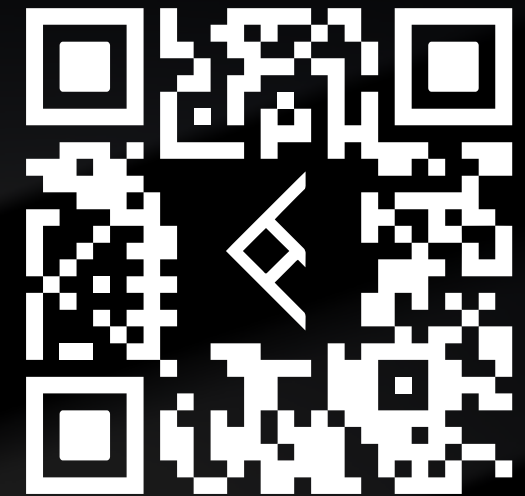
30%

On
completion

PROJECT INTERACTIVE PAGE



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