

ELLINGTON HOUSE

INVESTMENT GUIDE

## CONFIGURATION



### ELEVATORS

3 passenger elevators  
1 service elevator

### OWNERSHIP

Freehold

### ANTICIPATED COMPLETION DATE

Q1 2025

### ANTICIPATED SERVICE CHARGE

AED 16 per sq. ft

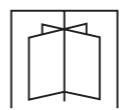
### PARKING

1 and 2 bedroom units: 1 parking space  
3 bedroom units: 2 parking spaces

### SIZE RANGE PER UNIT TYPE

1 bedroom - 790 sq. ft to 889 sq. ft  
2 bedrooms - 1,274 sq. ft to 1,676 sq. ft  
3 bedrooms - 1,712 sq. ft to 2,484 sq. ft

## AMENITIES WITHIN THE PROJECT



LOBBY & LOUNGE  
WITH MEZZANINE LEVEL



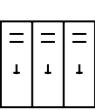
EV CHARGING  
STATIONS



BICYCLE PARKING  
WITH MAINTENANCE AREA



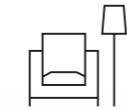
DOG  
WASH AREA



GOLF LOCKERS &  
GOLF WASH AREA



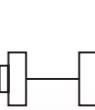
LEISURE,  
LOUNGE  
& LAP POOL



CLUBHOUSE  
WITH GAMES &  
DINING AREA



KIDS'  
CLUBHOUSE WITH  
OUTDOOR SPACE



INDOOR &  
OUTDOOR  
FITNESS  
CENTRE



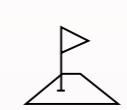
INDOOR &  
OUTDOOR  
YOGA AREA



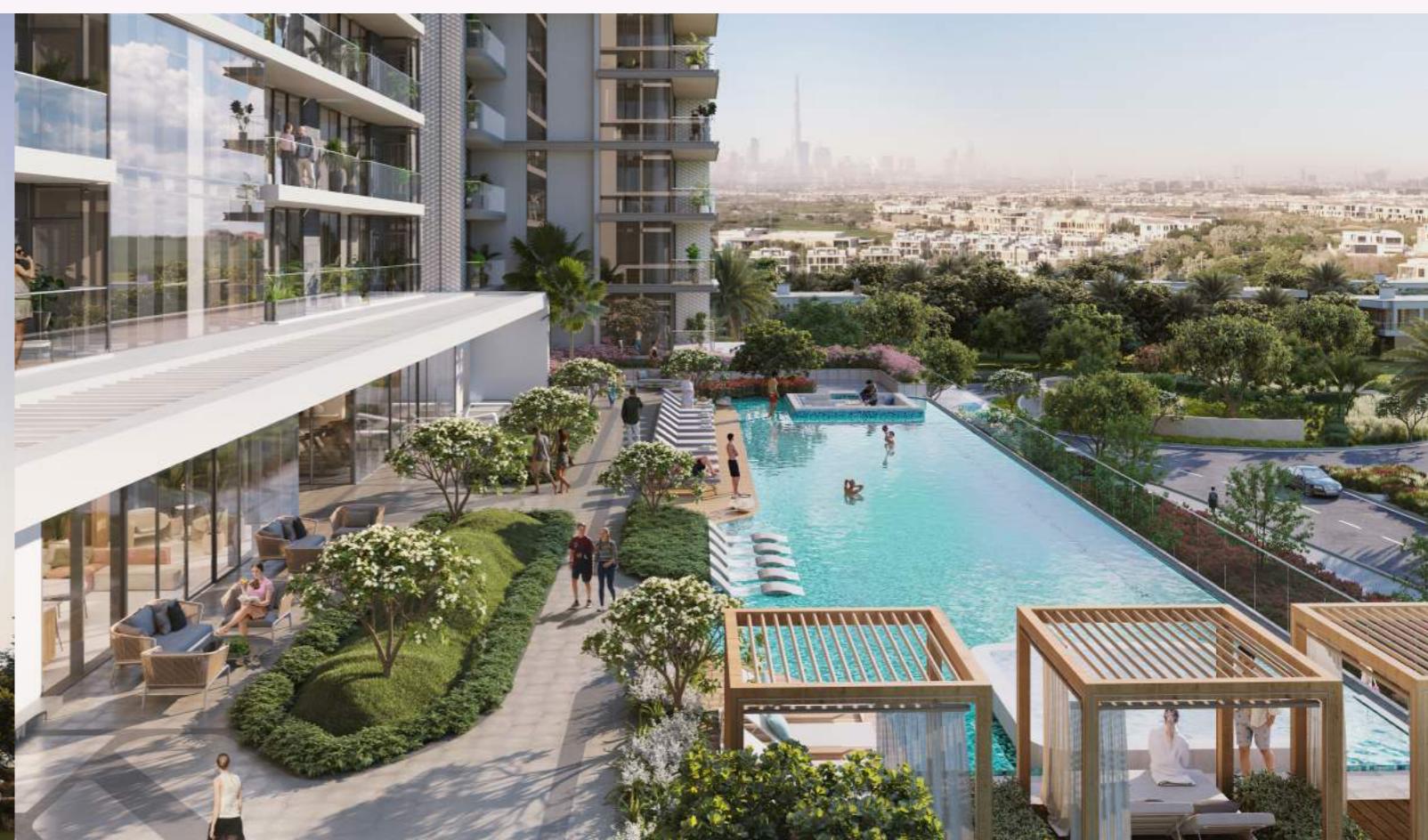
CHANGE ROOM  
WITH STEAM & SAUNA



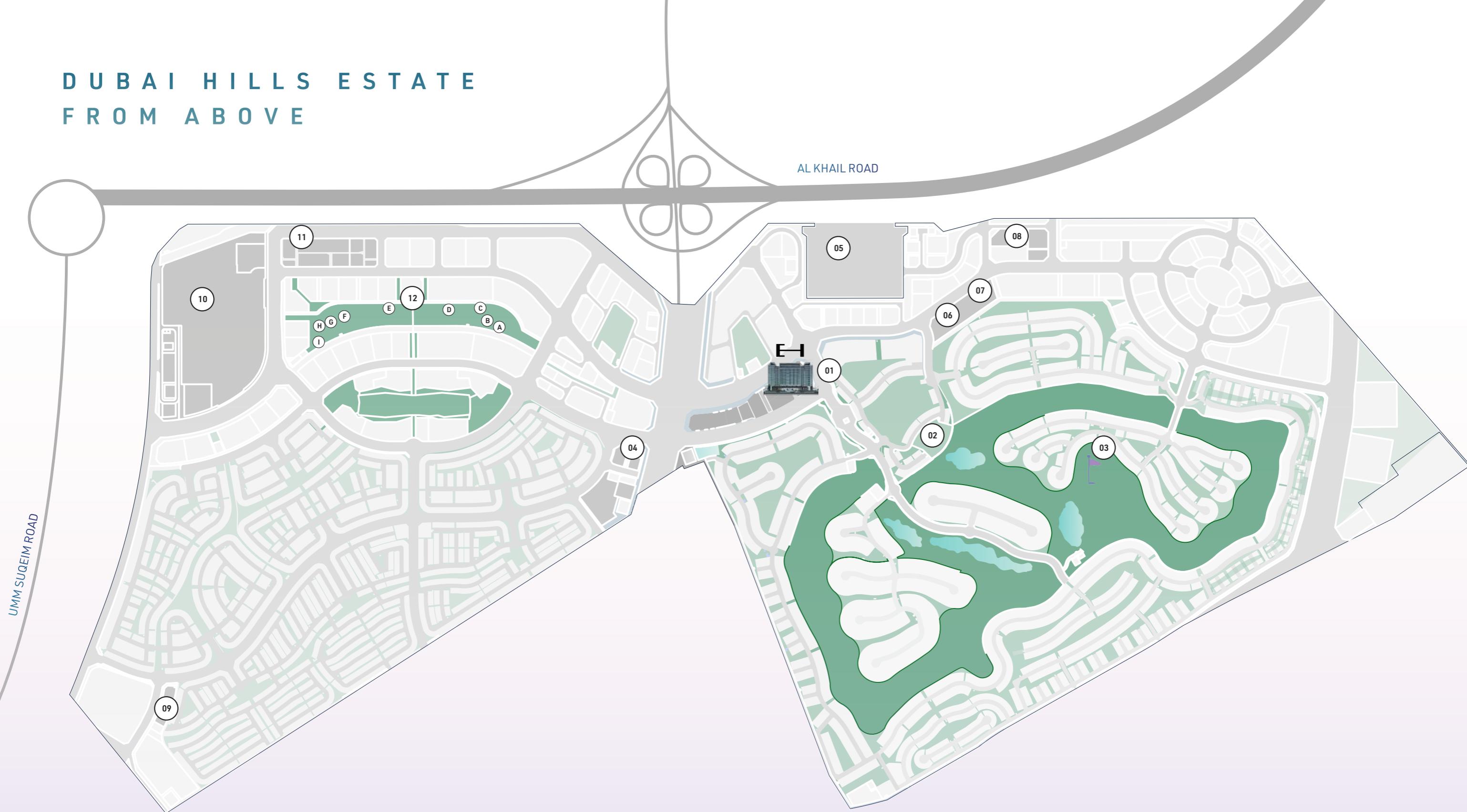
ACTIVITY  
GARDEN



MINI  
PUTT



# DUBAI HILLS ESTATE FROM ABOVE



- 01 Ellington House
- 02 Dubai Hills Golf Club
- 03 Dubai Hills Golf Course
- 04 King's College Hospital
- 05 Gems International Schools
- 06 Retail & Nursery
- 07 Geant Express
- 08 Service Station
- 09 Petrol Station
- 10 Dubai Hills Mall

- 11 Dubai Hills Business Park
- 12 Dubai Hills Park
  - A. Community Dog Park
  - B. Dunescape Play Area
  - C. Sports & Exercise
  - D. Amphitheatre
  - E. Bounce Park
  - F. Wadi Oasis
  - G. Urban Beach & Splash Play
  - H. Synthetic Ice Rink
  - I. Skate Park

<b>02</b> Mins	<b>02</b> Mins	<b>02</b> Mins	<b>06</b> Mins	<b>12</b> Mins	<b>12</b> Mins	<b>12</b> Mins	<b>15</b> Mins
DUBAI HILLS GOLF CLUB	KING'S COLLEGE HOSPITAL	GEMS INTERNATIONAL SCHOOL	DUBAI HILLS MALL	MALL OF THE EMIRATES	DUBAI MARINA	MEYDAN RACECOURSE	DUBAI MALL & BURJ KHALIFA
<b>15</b> Mins	<b>17</b> Mins	<b>17</b> Mins	<b>20</b> Mins	<b>21</b> Mins	<b>25</b> Mins	<b>30</b> Mins	
BURJ AL ARAB	AIN DUBAI	MUSEUM OF THE FUTURE	DUBAI INTERNATIONAL FINANCIAL CENTRE	DUBAI INTERNATIONAL AIRPORT	PALM JUMEIRAH	DUBAI WORLD CENTRAL AIRPORT	

## GROUND FLOOR AMENITIES PLAN

- 01 LOBBY ENTRANCE
- 02 LOBBY RECEPTION
- 03 LOBBY LOUNGE AREA
- 04 MEZZANINE WITH FEATURE STAIRCASE & WALL LIBRARY
- 05 LOWER LEVEL LOBBY WORKSTATION
- 06 UPPER LEVEL LOBBY WORKSTATION
- 07 COFFEE STATION
- 08 ACCESS TO RESIDENTS PARKING
- 09 LIFT LOBBY
- 10 BICYCLE PARKING
- 11 BICYCLE MAINTENANCE AREA
- 12 DOG WASH AREA
- 13 GOLF WASH AREA
- 14 GOLF LOCKERS
- 15 EV CHARGING STATIONS
- 16 PARKING FOR PEOPLE OF DETERMINATION
- 17 LANDSCAPED AREAS

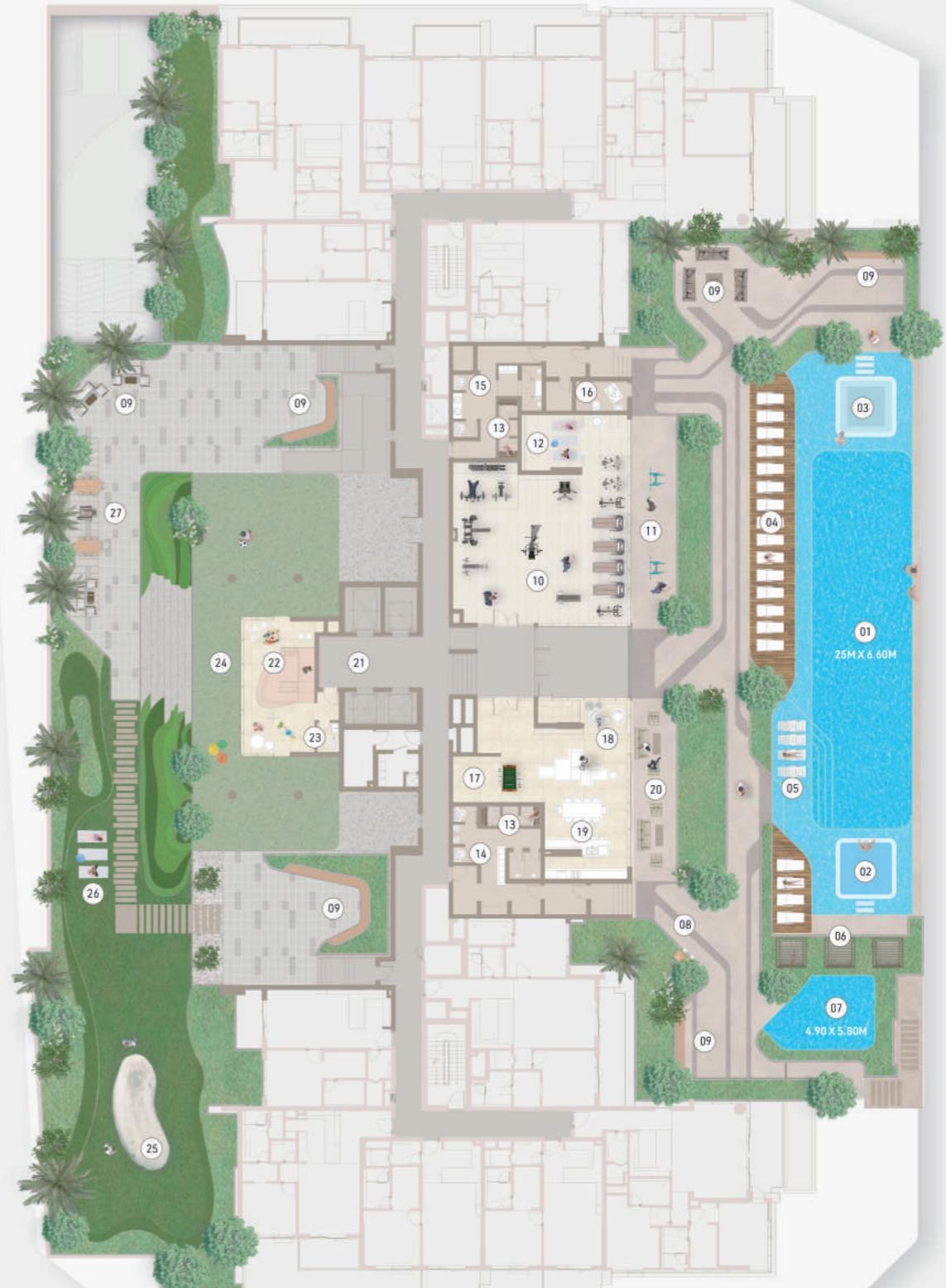
SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN



## FIRST FLOOR AMENITIES PLAN

- 01 LEISURE & LAP POOL
- 02 POOL SPA
- 03 SUNKEN SEATING
- 04 POOL SUN LOUNGERS AREA
- 05 BAJA SHELF
- 06 CABANAS
- 07 KIDS' POOL
- 08 OUTDOOR SHOWER AREA
- 09 OUTDOOR SEATING AREAS
- 10 INDOOR FITNESS STUDIO
- 11 OUTDOOR FITNESS AREA
- 12 YOGA ROOM
- 13 STEAM SHOWER & SAUNA ROOMS
- 14 MALE CHANGING ROOM
- 15 FEMALE CHANGING ROOM
- 16 FAMILY & PEOPLE OF DETERMINATION CHANGE ROOM
- 17 CLUBHOUSE GAMES ZONE
- 18 CLUBHOUSE LOUNGE & LIBRARY AREA
- 19 DINING & KITCHEN AREA
- 20 CLUBHOUSE OUTDOOR SEATING AREA
- 21 LIFT LOBBY
- 22 KIDS' CLUBHOUSE
- 23 KIDS' TOILET WITH BABY CHANGE
- 24 OUTDOOR KIDS' PLAY AREA
- 25 MINI PUTT
- 26 OUTDOOR YOGA AREA
- 27 BARBEQUE AREA

SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN





## PAYMENT PLAN

20% 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	50% On completion	

## UNITS & PRICES

APARTMENT TYPES	NUMBER OF UNITS	STARTING PRICES
1 bedroom	69 units	From AED X,XXX,828
2 bedrooms	64 units	From AED X,XXX,828
3 bedrooms	17 units	From AED X,XXX,828

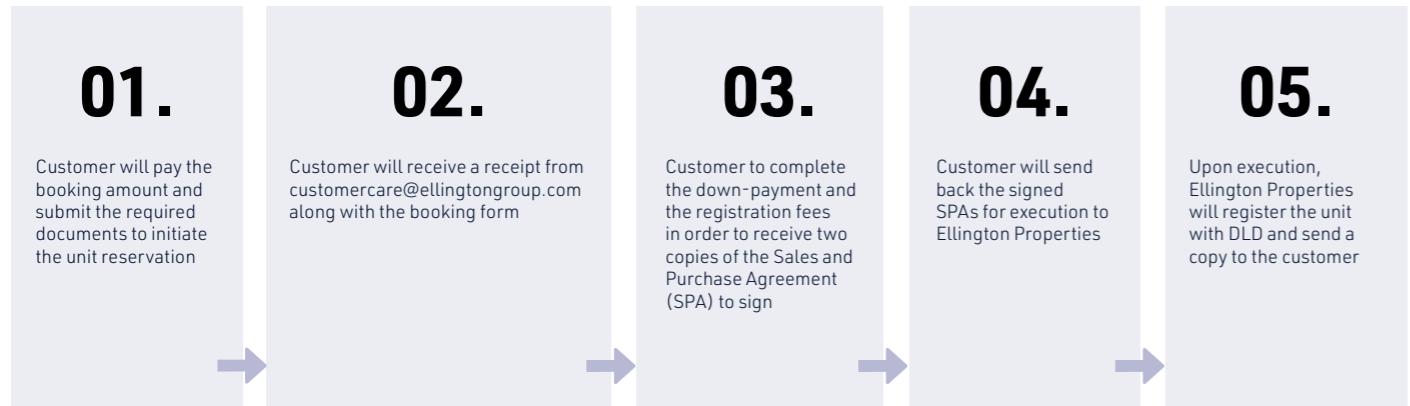
For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com)  
or contact your Property Consultant directly.



## 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:





#### LOBBY

Distinctly modern, the lobby at Ellington House is an artsy, edgy space with an understated elegance. High floor-to-ceiling windows frame the lush greenery of outside while acting as entryways for the beautiful natural light to accentuate the soft color palette of the lobby. The lobby's warm and inviting setting is taken up a few notches by the mezzanine level lounge area, accessed by an angled stairway that's flanked by the stunning library wall. Dedicated work and leisure spaces take care of the visitors' work, relaxation, as well as entertainment needs.



#### POOL DECK

It's almost as if the pool deck at Ellington House was designed to bring resort-style entertainment to its residents, with an illuminated infinity lap pool providing panoramic views of the iconic Dubai Hills Golf Course. Basking in the sun takes new forms, depending on where you find yourself - Baja shelf, in-built seating, jetted pool, children's pool, or the elevated spa. With dedicated kitchen and dining areas to go with amenities like free Wi-Fi, outdoor speakers, sun loungers, shower areas and cabanas, the pool deck is the place to come together and celebrate.



#### FITNESS CENTRE

The fitness centre at Ellington House goes beyond the expected standards of fitness by catering not only to the varied fitness needs of its residents, but also considers their moods, emotions, and habits. The indoor fitness studio features high-performance eco-conscious equipment and zoned areas for full body workout. The yoga room is designed to achieve the perfect synchronization of mind, body, and soul. The outdoor fitness area is a fusion of fitness, freshness, and freedom. There is a steam shower and sauna as well as separate changing rooms for men, women, families and people of determination.



#### CLUBHOUSE

The clubhouse is a pause that lets people reconnect with the things that matter for a more enjoyable and fulfilling life. From simple pleasures like picking a book to read from the clubhouse's library to unwinding with friends while enjoying board games, this is a stress-free social space that lets you be you. It features an indoor and outdoor lounge complemented by a slew of amenities like a dedicated kitchen area, music system, free Wi-Fi and table games – just the ingredients for an engaging fun-filled time in the company of friends and family.



#### KITCHEN

The kitchens at Ellington House mirror a timeless approach to design, that is based on meticulous details, world-class finishes and fittings, and a deep understanding between form and function. The space is shaped around an open concept to integrate with the living space. Complementing the spatial beauty of the kitchen is a selection of signature Ellington fittings – quartz countertop, lacquer cabinets, melamine carcasses, world-class appliances, and porcelain floor tiles.



#### KIDS' CLUBHOUSE

Perhaps the most imaginative space at Ellington House where kids can let their imagination take wings while making beautiful memories. Designed to develop the various facets of their personalities through interaction and exploration, it features a multi-tier climbing structure made from eco-friendly wood, thoughtfully chosen toys, games and books, and outdoor play areas. There is also a children's bathroom to complement the usual standard amenities.



#### BEDROOM

More than a restful retreat, the Ellington House bedrooms are designed to take on many roles every day - home office, playroom and sometimes a dining room. The design employs natural light streaming through the floor-to-ceiling windows to accentuate the clean, straight lines, neutral colors, and minimalist details of the bedroom. The bedroom wardrobe is more than a creative, efficient storage, featuring plush details like high-quality soft-close drawers and full-height integrated mirrors.



#### ACTIVITY GARDEN

Savor, sip, and swing, the activity garden at Ellington House is an eclectic mix of social, wellness and entertainment activities. The meditative ambiance of the outdoor yoga area provides an interesting counterpoint to the boisterousness of the kids' play areas. The sizzle and crunch of the barbecue area with its ample seating area invites residents to celebrate the special and the everyday moments. A mini putt just next to the yoga area lets residents have a bit of the golfing experience.



#### BATHROOM

Minimalist sensibilities have been at the heart of Ellington House's bathroom design. Every piece that has been selected to take a space has been thoughtfully considered for both its form and function to deliver a calm and soothing experience every time. The interplay of space and light highlights its minimalist design details while maximizing elegance. Smart storage options, water-saving fixtures, and elegant décor add to its tranquility.



A LEAFY PARADISE

IN A DREAM LOCATION

## 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

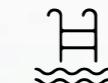
\*\* The Global Financial Centres Index – 2019



## WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning  
boutique developer



Hotel-inspired amenities



Prime locations

**ROI**

High return on investment  
of up to 9%\*

**30%**

Premium on average  
rental returns\*\*

**96%**

Occupancy rate\*



High capital appreciation  
upon handover



Multiple payment options  
available including  
cryptocurrency



Quicker return of capital  
compared to market average\*



Transparent and reliable  
customer care



Sustainability compliance  
with Dubai Green Building  
Regulations

\*Reidin Market Data

\*\*JVC projects as per Reidin report in Q4 2020



LIVE IN DESIGN

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ELLINGTON PROPERTIES.AE

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