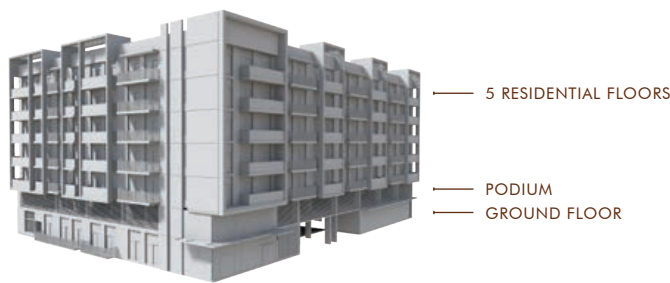






BUILDING CONFIGURATION



UNIT TYPES & NUMBER OF UNITS

- Studio = 16 units
- 1 Bedroom = 71 units
- 2 Bedrooms = 14 units

SIZE RANGE PER UNIT TYPE

- Studio  
From 387 sq. ft. to 504 sq. ft.
- 1 Bedroom  
From 625 sq. ft. to 807 sq. ft.
- 2 Bedrooms  
From 1,065 sq. ft. to 1,300 sq. ft.

ELEVATORS

- 1 passenger elevators
- 1 service elevator

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q1 2024

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

PARKING

- 1 parking space per apartment

AMENITIES WITHIN THE PROJECT

- Lobby & Lounge with Library wall
- EV Charging Stations
- Bicycle Parking with Maintenance Stand
- Leisure & Lounge Pool & Deck
- Shaded Kids Pool
- Fitness Studio with Pool View
- Yoga Studio
- Change Rooms with Steam Shower
- Outdoor Kids Play Area
- Barbeque Area with Sunken Seating
- Activity Deck with Lounge Areas



PAYMENT PLAN

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





## LOBBY

Hamilton House's lobby is characterized by a warm and natural color palette that embraces residents with a joyful and comfortable setting. The lobby also features a library and a communal table offering unique opportunities for business, relaxation, and socializing, and providing a functional and pleasing space for residents and guests.



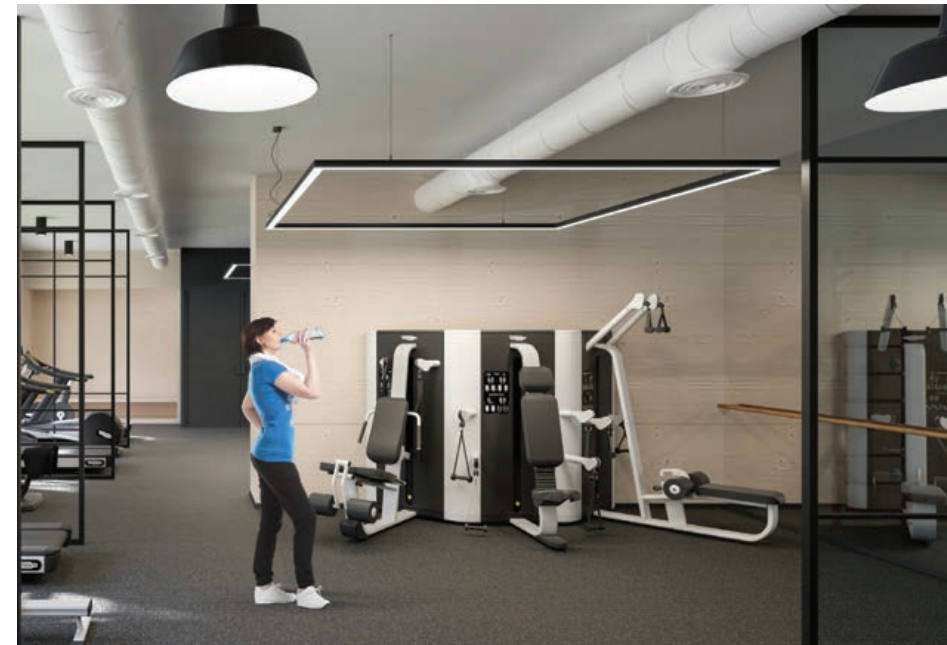
## LOUNGE AREAS

The indoor and outdoor lounge areas at Hamilton House are sophisticated venues catering exclusively to residents and their guests. The chic indoor lounge area is outfitted with bookshelves, sofas, and armchairs for a cozy afternoon tea or coffee and also features floor-to-ceiling windows. While the spacious outdoor area provides comfortable seating and splendid views of the pool and activity deck.



## POOL DECK

The pool at Hamilton House takes lounging by the pool to another level. The pool deck offers residents a private and relaxing pool experience with its hospitality-inspired sun loungers, cabanas, and many more. Soaking in the sun with a good book and the occasional dip surrounded by lush landscaping makes Hamilton House's pool a resort-style retreat. A separate kids' pool with a shaded area is also provided to keep the kids entertained.



## FITNESS CENTRE

Enjoy a full workout at Hamilton House's fitness studio with modern facilities, expansive floor space, and a diverse range of fitness equipment from cardio and free weights. With unobstructed views of the pool and abundant natural daylight, the fitness studio serves as a convenient place for an ultimate fitness routine.



## YOGA STUDIO

Experience relaxing and peaceful sessions at Hamilton House's yoga studio. The Yoga studio is a place where residents can foster harmony in their bodies, mind, and surroundings. The room has a warm and soft color palette complemented by calm, ambient-lighting providing residents a sanctuary for their meditation practices.



## ACTIVITY DECK

Enjoy hours of outdoor fun at Hamilton House's activity deck. With plenty of brilliant outside spaces featuring a playground area where kids can burn off some energy, and a private seating area where residents can enjoy some fresh air. Also, a barbeque area with sunken seating is provided offering the looks, the comfort, and the convenience for cooking.





## INTERIORS

Hamilton House interiors exude a sophisticated yet vibrant urban living approach with its warm sunset-inspired color palette that embraces residents with a joyful and comfortable setting. Along with walnut woods, tinted glass, warm tiling, and layered lighting, the elements are carefully-considered to provide an outstanding interior scheme.



## KITCHEN

An Ellington signature line, Hamilton House's well-crafted kitchen combines form, function, and design to form a space that's easy to use and fun to cook and socialize in. With its integrated appliances, ample storage spaces, and custom-designed cabinetry, the kitchen is designed as the center of the home for today's busy lifestyle. An open layout, minimalist features, and striking color palette make it the perfect backdrop for kitchen creations.



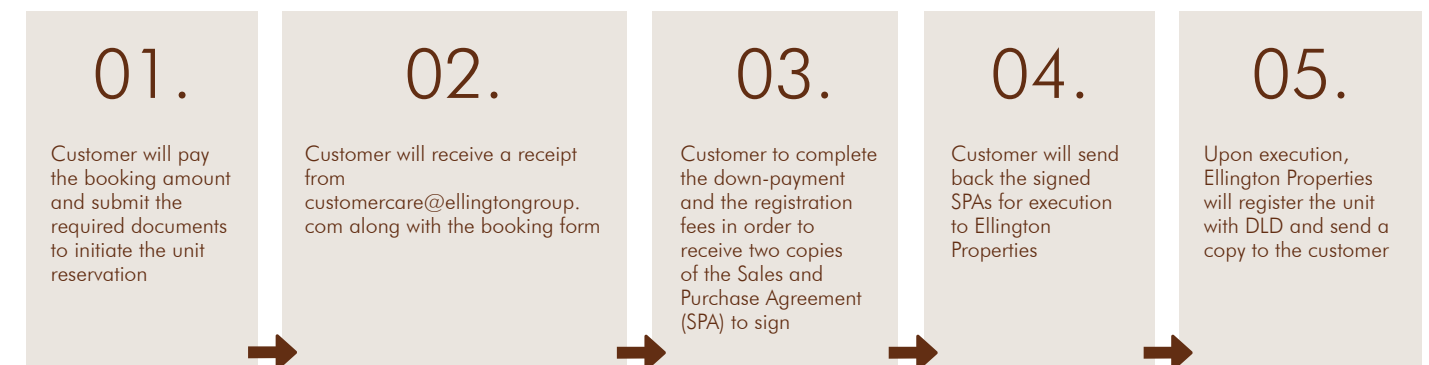
## BATHROOM

With generous storage and display space, the bathroom at Hamilton House is both aesthetically pleasing and practical. It features generous storage and display spaces, sintered countertops, and feature mosaic walls for a spa-inspired ambiance. The bathroom is a modern space with calm and soothing tones that allow residents to relax and refresh.

## 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     | 07 PARKING ENTRANCE                    |
| 02 LOBBY RECEPTION   | 08 EV CHARGING STATIONS                |
| 03 LOBBY LOUNGE AREA | 09 BICYCLE PARKING                     |
| 04 COMMUNAL TABLE    | 10 BICYCLE MAINTENANCE AREA            |
| 05 LIBRARY WALL      | 11 PARKING FOR PEOPLE OF DETERMINATION |
| 06 LIFT LOBBY        |  |

SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN



## FIRST FLOOR AMENITIES PLAN

- |                                      |  |
|--------------------------------------|--|
| 01 LEISURE AND LOUNGE POOL           | 10 OUTDOOR LOUNGE AREA                 |
| 02 CABANAS                           | 11 FITNESS CENTER                      |
| 03 BAJA SHELF                        | 12 FEMALE CHANGING ROOM                |
| 04 POOL SUN LOUNGERS AREA            | 13 MALE CHANGING ROOM                  |
| 05 SHADED KID'S POOL                 | 14 STEAM SHOWER                        |
| 06 OUTDOOR SHOWER                    | 15 PEOPLE OF DETERMINATION CHANGE ROOM |
| 07 OUTDOOR KID'S PLAY AREA           | 16 YOGA STUDIO                         |
| 08 BARBEQUE AREA WITH SUNKEN SEATING | 17 LIFT LOBBY                          |
| 09 ACTIVITY DECK                     |  |

SCAN TO VIEW  
THE INTERACTIVE  
AMENITIES PLAN



## WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning  
boutique developer

**ROI**

High return on investment  
of up to 9%\*



Hotel-inspired amenities

**30%**

Premium on average  
rental returns\*\*



Prime locations



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

## 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







LIVE IN *DESIGN*

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