

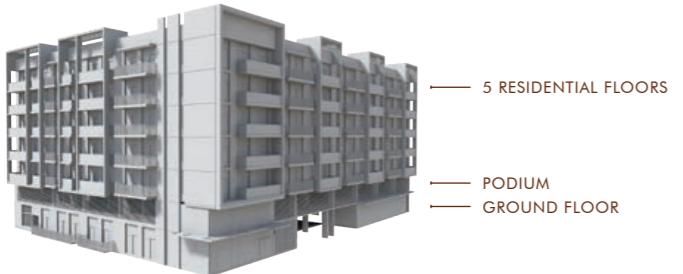

ELLINGTON
PROPERTIES


HAMILTON
HOUSE



INVESTMENT GUIDE

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

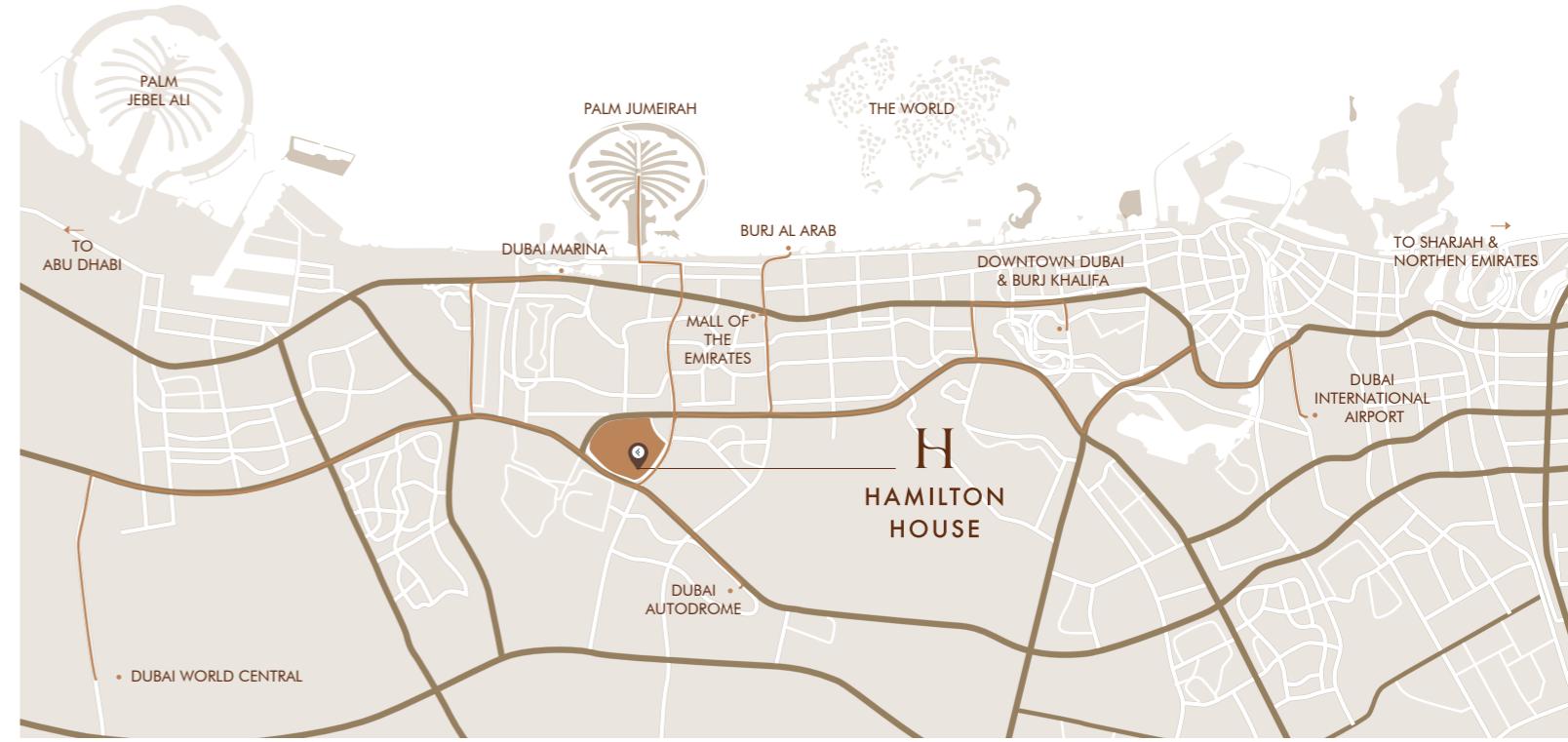
AED 14 per sq.ft

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

20%
At the time
of booking

10%
60 days after
the reservation date

10%
120 days after
the reservation date

5%
On completion of 20%
construction of the project

5%
On completion of 30%
construction of the project

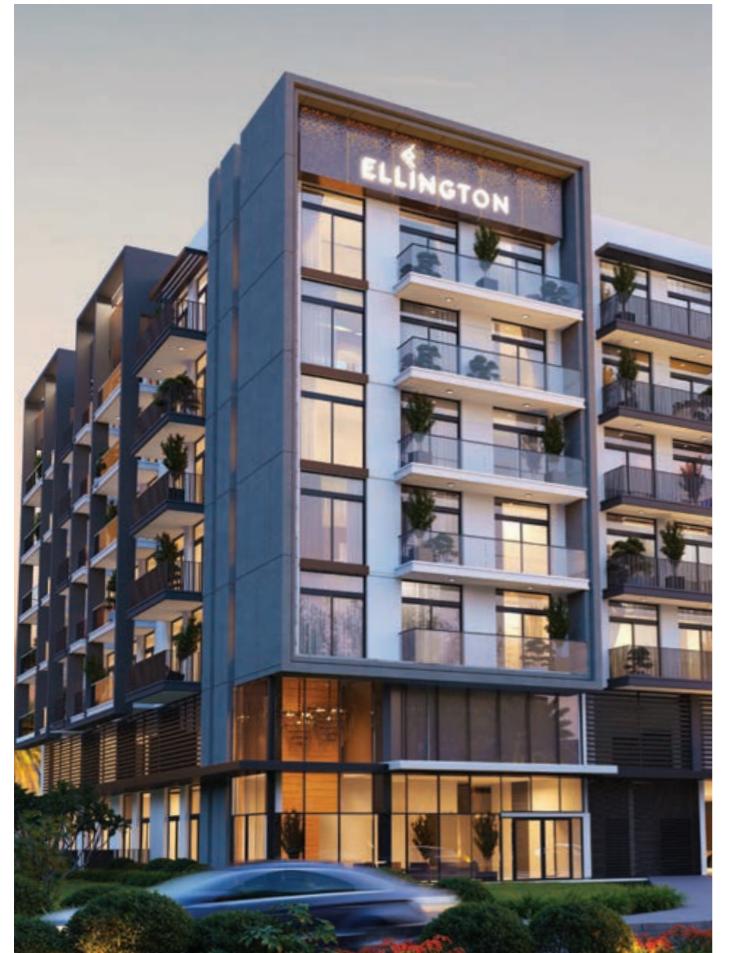
5%
On completion of 40%
construction of the project

5%
On completion of 50%
construction of the project

5%
On completion of 60%
construction of the project

5%
On completion of 70%
construction of the project

30%
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.



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.



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.



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.



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.



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 barbecue 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

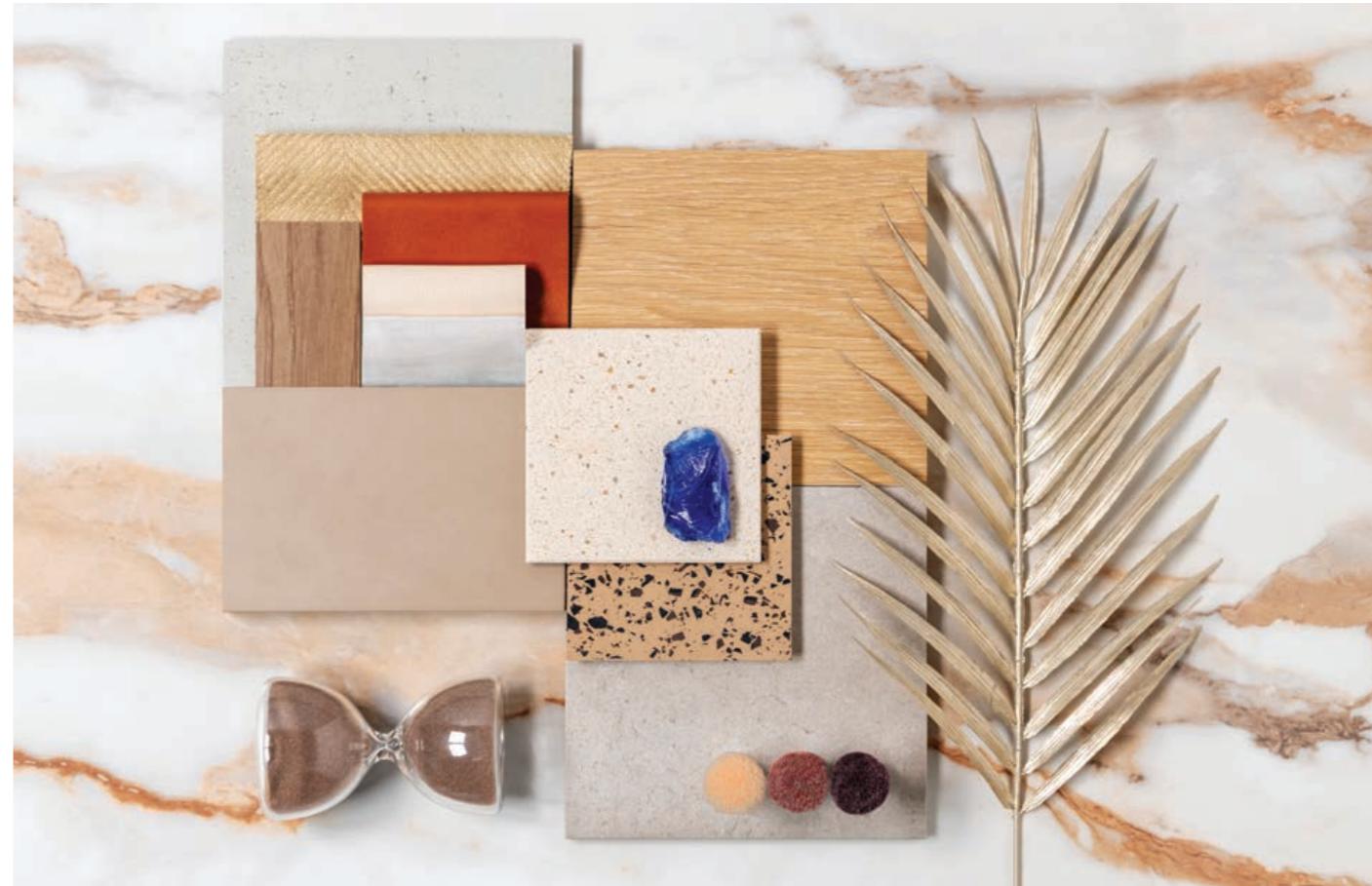
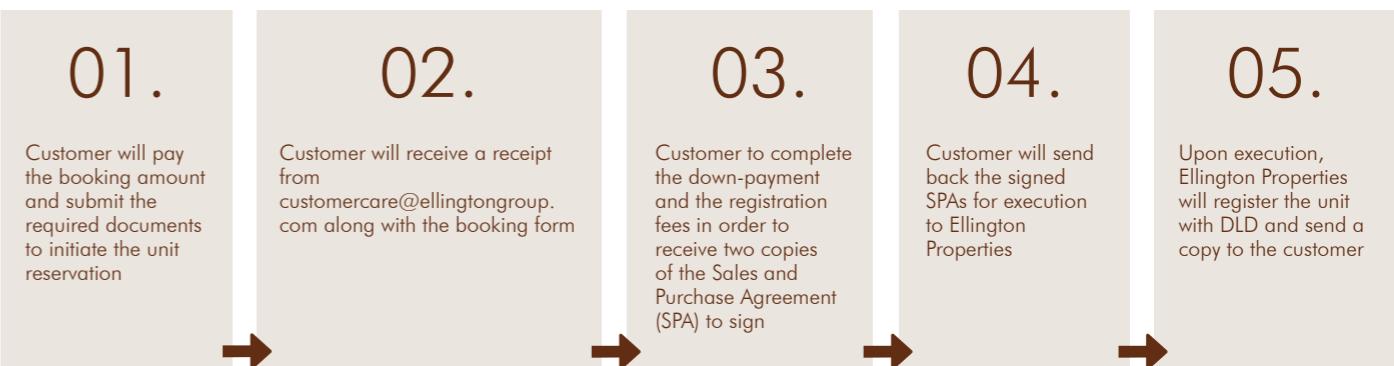
With generous storage and display space, the bathroom at Hamilton House is both aesthetically pleasing and practical. It features generous storage and display spaces, sintered countertops, and feature mosaic walls for a spa-inspired ambiance. The bathroom is a modern space with calm and soothing tones 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
- 02 LOBBY RECEPTION
- 03 LOBBY LOUNGE AREA
- 04 COMMUNAL TABLE
- 05 LIBRARY WALL
- 06 LIFT LOBBY
- 07 PARKING ENTRANCE
- 08 EV CHARGING STATIONS
- 09 BICYCLE PARKING
- 10 BICYCLE MAINTENANCE AREA
- 11 PARKING FOR PEOPLE OF DETERMINATION



FIRST FLOOR AMENITIES PLAN

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



SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN



SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN



WHY INVEST IN DUBAI?

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**

96%
Occupancy rate*

 Multiple payment options
available including
cryptocurrency

 High capital appreciation
upon handover

 Quicker return of capital
compared to market average*

 Transparent and reliable
customer care

 Sustainability compliance
with Dubai Green Building
Regulations

*Reidln Market Data
**JVC projects as per Reidln report in Q4 2020

 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

800 8288
info@ellingtongroup.com

ELLINGTON PROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.