



# THE SANCTUARY

*By Ellington*

THE WATERSIDE  
INVESTMENT GUIDE

## COMMUNITY DETAILS

### A PREMIUM GATED COMMUNITY

The Waterside

### ELEVATORS

1 passenger elevator on each villa

### ANTICIPATED COMPLETION DATE

Q4 2025

### ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft

### PARKING

4 bedroom villas: 2 parking spaces  
5 and 6 bedroom villas: 3 parking spaces

### LOCATION

District 11, Mohammed Bin Rashid City

### OWNERSHIP

Freehold

## AMENITIES WITHIN THE COMMUNITY



CRYSTAL  
LAGOON



COURTYARD  
SPACES



LANDSCAPE  
GARDEN



KIDS PLAY AREA



COMMUNITY  
PARKS



PICNIC  
AREAS



DOG  
PARK

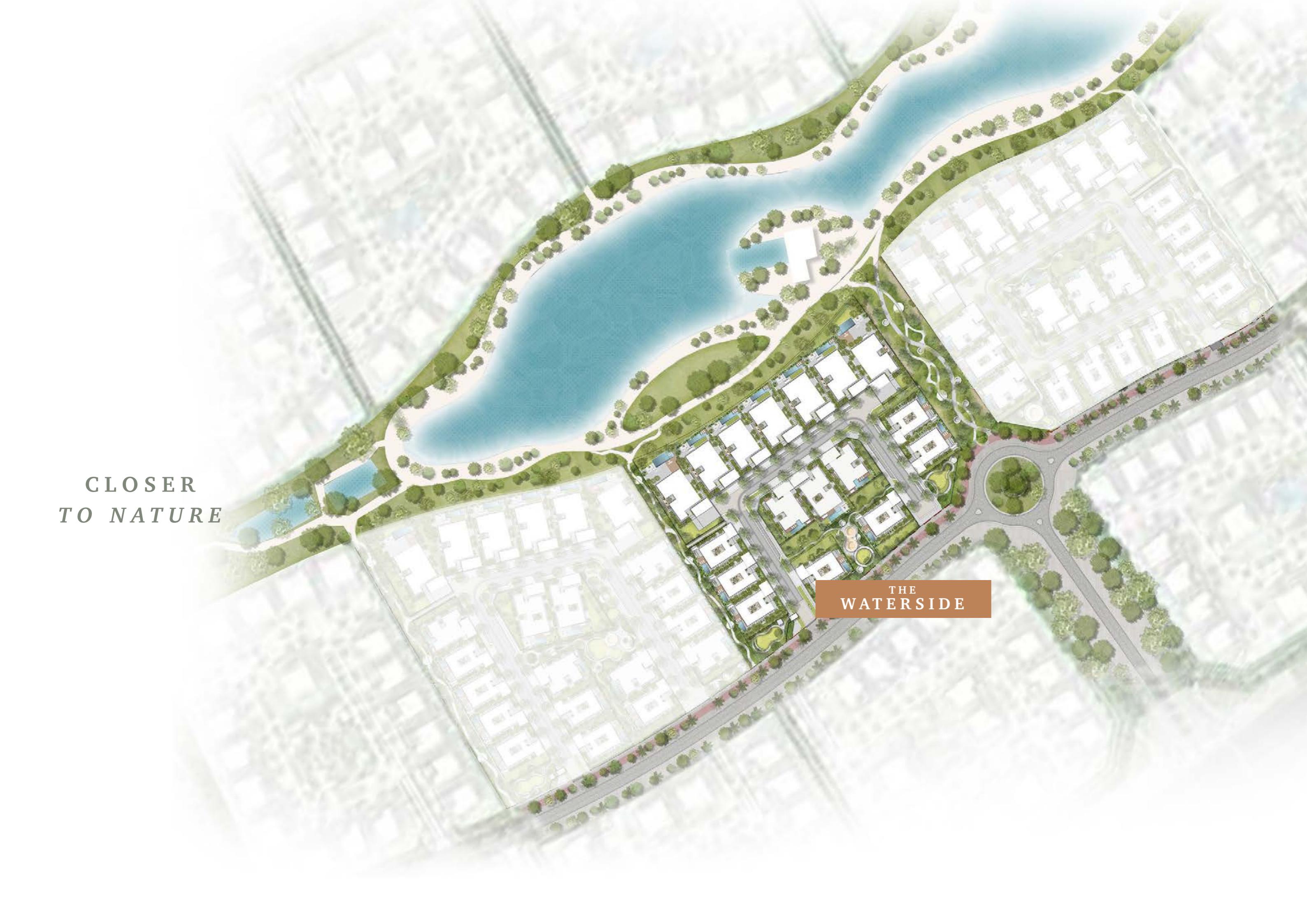


SEATING AREAS



CONVENIENTLY  
LOCATED





CLOSER  
TO NATURE

THE  
WATERSIDE

THE RETREAT  
VILLAS

*LAGOON VIEW*



## NUMBER OF BEDROOMS

6 Bedrooms

## OUTDOOR FEATURES

**01** Accessible Zen Gardens & Courtyards

**04** Garden with Pool & Sunken Seating

**02** Rooftop Terrace

**05** Pool Lounge Terrace

**03** Floor-to-ceiling Sliding Windows

**06** 3 Covered Car Parking

## VILLA SIZE

### Total Area:

14,605.6 sq. ft

### Plot Area Range:

From 8,335.9 sq. ft  
to 14,383.8 sq. ft

## INDOOR FEATURES

**01** Elevator

**02** Maids Room

**03** Drivers Room

**04** Laundry Room

**05** Library & Office

**06** Filtered Water Faucet

**07** Double-Height Entrance

**08** Premium Stone Surfaces

**09** Wellness Couples Shower

**10** Bespoke Joinery Detailing

**11** Home Automation System

**12** Pantry on the 2nd Floor & Roof

**13** Show Kitchen with Miele Appliances

**14** Master Bathroom with Lagoon & Burj Khalifa Views

**15** High-Quality Stone Vanity Tops in the Bathrooms

**16** Working Kitchen with Gas Burner & Oven

**17** En-Suite Bedrooms with Walk-in Wardrobes

**18** En-Suite Guest Bedroom on the Ground Floor

**19** Roof Terrace with Bar Overlooking Burj Khalifa

**20** High-Quality International Brands for Sanitaryware

**21** Working Kitchen with Siemens Appliances

**22** Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View

**23** Beautiful Marble Flooring on the Ground Floor & Staircase

**24** Basement with Multipurpose Room Overlooking a Sunken Garden

**25** High-Quality Faucets, Sinks & Accessories from International Brands

**26** Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub

**27** Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden

**28** Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa

with Larger His & Hers Walk-in Closet

THE RETREAT VILLAS

STYLE 1



THE RETREAT VILLAS  
STYLE 2



THE RETREAT VILLAS  
STYLE 1



THE RETREAT VILLAS  
STYLE 2





THE HIDEAWAY  
VILLAS  
*PARK VIEW*

## NUMBER OF BEDROOMS

5 Bedrooms

## OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 04** Garden with Pool & Sunken Seating

- 02** Rooftop Terrace
- 05** Pool Lounge Terrace

- 03** Floor-to-ceiling Sliding Windows
- 06** 3 Covered Car Parking

## VILLA SIZE

### Total Area:

12,380.21 sq. ft

### Plot Area Range:

8,288.2 sq. ft

## INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Filtered Water Faucet
- 06** Double-Height Entrance
- 07** Premium Stone Surfaces
- 08** Bespoke Joinery Detailing
- 09** Home Automation System
- 10** TV Lounge Space on the First Floor
- 11** Show Kitchen with Miele Appliances
- 12** Working Kitchen with Siemens Appliances
- 13** Multipurpose Room that can be converted to a Bedroom or Fitness Studio on the 2nd Floor

- 14** En-Suite Bedrooms with Walk-in Wardrobes
- 15** Working Kitchen with Gas Burner and Oven
- 16** En-Suite Guest Bedroom on the Ground Floor
- 17** High-Quality Stone Vanity Top in the Bathrooms
- 18** High-Quality International Brands for Sanitaryware
- 19** Large Master Suite Overlooking Internal Courtyard
- 20** Spa with a Dedicated Steam Shower on the 2nd Floor
- 21** Large Living Room & Games Room on the 2nd Floor
- 22** Beautiful Marble Flooring on the Ground Floor & Staircase
- 23** Bathroom with Outdoor Experience Shower and Free-Standing Bathtub
- 24** High-Quality Faucets, Sinks & Accessories from International Brands
- 25** Roof Terrace Overlooking Community Gardens with Built-in Bar Counter & a Large Seating Area

THE HIDEAWAY VILLAS  
STYLE 1



THE HIDEAWAY VILLAS  
STYLE 2



THE HIDEAWAY VILLAS  
STYLE 1



THE HIDEAWAY VILLAS  
STYLE 2



A close-up, low-angle shot of tall, green grass blades. Some blades have small, delicate purple flowers at the top. The lighting is bright, creating highlights on the blades. In the background, more grass and a few small trees are visible under a clear sky.

THE ESCAPE  
VILLAS

*PARK & GARDEN VIEWS*

## NUMBER OF BEDROOMS

5 Bedrooms

## STYLE 1

### Total Area:

9,984.9 sq. ft

### Plot Area Range:

From 8,763.7 sq. ft  
to 9,025.1 sq. ft

## STYLE 2

### Total Area:

10,028.6 sq. ft

### Plot Area Range:

From 8,763.7 sq. ft  
to 9,025.1 sq. ft

## OUTDOOR FEATURES

01 Accessible Zen Gardens & Courtyards

04 Garden with Pool & Sunken Seating

02 Rooftop Terrace

05 Pool Lounge Terrace

03 Floor-to-ceiling Sliding Windows

06 3 Covered Car Parking

## INDOOR FEATURES

01 Elevator

02 Maids Room

03 Drivers Room

04 Laundry Room

05 Rooftop Yoga Area

06 Filtered Water Faucet

07 Double-Height Entrance

08 Bespoke Joinery Detailing

09 Home Automation System

10 Premium Stone Surfaces

11 Show Kitchen with Miele Appliances

12 Large Master Suite with Lounge Area

13 Working Kitchen with Siemens Appliances

14 Working kitchen with Gas Burner & Oven

15 En-Suite Bedrooms with Walk-in Wardrobes

16 En-Suite Guest Bedroom on the Ground Floor

17 Spa with Dedicated Steam Shower on the Roof

18 High-Quality Stone Vanity Tops in the Bathrooms

19 High-Quality International Brands for Sanitaryware

20 Bathroom with Large Shower & Free-Standing Bathtub

21 Beautiful Marble Flooring on the Ground Floor & Staircase

22 High-Quality Faucets, Sinks & Accessories from International Brands

23 Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio

THE ESCAPE VILLAS

STYLE 1



THE ESCAPE VILLAS

STYLE 2



THE ESCAPE VILLAS

STYLE 1



THE ESCAPE VILLAS  
STYLE 2





THE OASIS  
VILLAS

*PARK & GARDEN VIEWS*

## NUMBER OF BEDROOMS

4 Bedrooms

## OUTDOOR FEATURES

**01** Accessible Zen Gardens & Courtyards

**04** Garden with Pool & Sunken Seating

**02** Rooftop Terrace

**05** Pool Lounge Terrace

**03** Floor-to-ceiling Sliding Windows

**06** 3 Covered Car Parking

## STYLE 1

### Total Area:

7,844.4 sq. ft

### Plot Area Range:

From 5,726.4 sq. ft  
to 7,848.5 sq. ft

## INDOOR FEATURES

**01** Elevator

**02** Maids Room

**03** Drivers Room

**04** Laundry Room

**05** Filtered Water Faucet

**06** Double-Height Entrance

**07** Bespoke Joinery Detailing

**08** Home Automation System

**09** Premium Stone Surfaces

**10** Show Kitchen with Miele Appliances

**11** Library & Office Space on the Ground Floor

**12** Working Kitchen with Siemens Appliances

**13** En-Suite Bedrooms with Walk-in Wardrobes

**14** Working Kitchen with Gas Burner & Oven

**15** High-Quality Stone Vanity Top in the Bathrooms

**16** High-Quality International Brands for Sanitaryware

**17** High-Quality Faucets, Sinks & Accessories from International Brands

**18** Beautiful Marble Flooring on the Ground Floor & Staircase

**19** Large Master Bathroom with Shower & Free-Standing Bathtub

**20** Large Master Suite with Living Room Space Overlooking Internal Garden

**21** Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom

## STYLE 2

### Total Area:

7,952.0 sq. ft

### Plot Area Range:

From 5,726.4 sq. ft  
to 7,848.5 sq. ft

THE OASIS VILLAS  
STYLE 1



THE OASIS VILLAS  
STYLE 2



THE OASIS VILLAS  
STYLE 1



THE OASIS VILLAS  
STYLE 2



## PAYMENT PLAN

**20%**

At the time of  
booking

**5%**

60 days after the  
reservation date

April 2023

**5%**

120 days after the  
reservation date

June 2023

**5%**

240 days after the  
reservation date

Oct 2024

**5%**

360 days after the  
reservation date

Feb 2024

**5%**

450 days after the  
reservation date

May 2024

**5%**

540 days after the  
reservation date

Aug 2024

**5%**

720 days after the  
reservation date

Feb 2025

**5%**

900 days after the  
reservation date

Aug 2025

**40%**

On completion

## DOCUMENTS NEEDED TO BOOK A UNIT

**01** Buyer's Passport Copy

**02** Home address, email address, including the contact number  
(should be the same as the home address)

**03** AED 200,000 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

**01.** Customer will pay the booking amount and submit the required documents to initiate the unit reservation

**02.** Customer will receive a receipt from [customercare@ellingtongroup.com](mailto:customercare@ellingtongroup.com) along with the booking form

**03.** Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

**04.** Customer will send back the signed SPAs for execution to Ellington Properties

**05.** Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer



## WHY INVEST IN DUBAI?

 High rental returns compared to major world cities

0%  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 tenant retention



High capital appreciation  
upon handover



Sustainability compliance with  
Dubai Green Building Regulations

# ELLINGTON

\*ReidIn Market Data  
\*\*JVC projects as per ReidIn report in Q4 2021





LIVE IN DESIGN

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ELLINGTONPROPERTIES.AE

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