



# EVERLY PLACE

Project Brief



# A Fluid Embrace

The U-shaped architecture forms a sculptural frame around the canal, capturing light and views from every angle. Layered terraces, integrated greenery, and a striking glass façade create a bold yet refined silhouette on Dubai's skyline.

The building does not stand against its surroundings. It curves around them, enhancing a grounded living where you feel aligned to both nature and modernity.

  
ELLINGTON  
PROPERTIES

Savour a life  
in bloom





DUBAI DESIGN DISTRICT

DUBAI INTERNATIONAL FINANCIAL CENTRE

BUSINESS BAY

DOWNTOWN DUBAI

# EVERLY PLACE

CLAYDON HOUSE

THE HIGHGROVE

DUBAI CREEK

AL JADDAF

BELMORE RESIDENCES

RAS AL KHOR WILDLIFE SANCTUARY

RIVERTON HOUSE

EATON SQUARE

RAS AL KHOR

MEYDAN

Ain Dubai Rd.

Sheikh Zayed Rd.

Life designed around  
the crystal lagoon



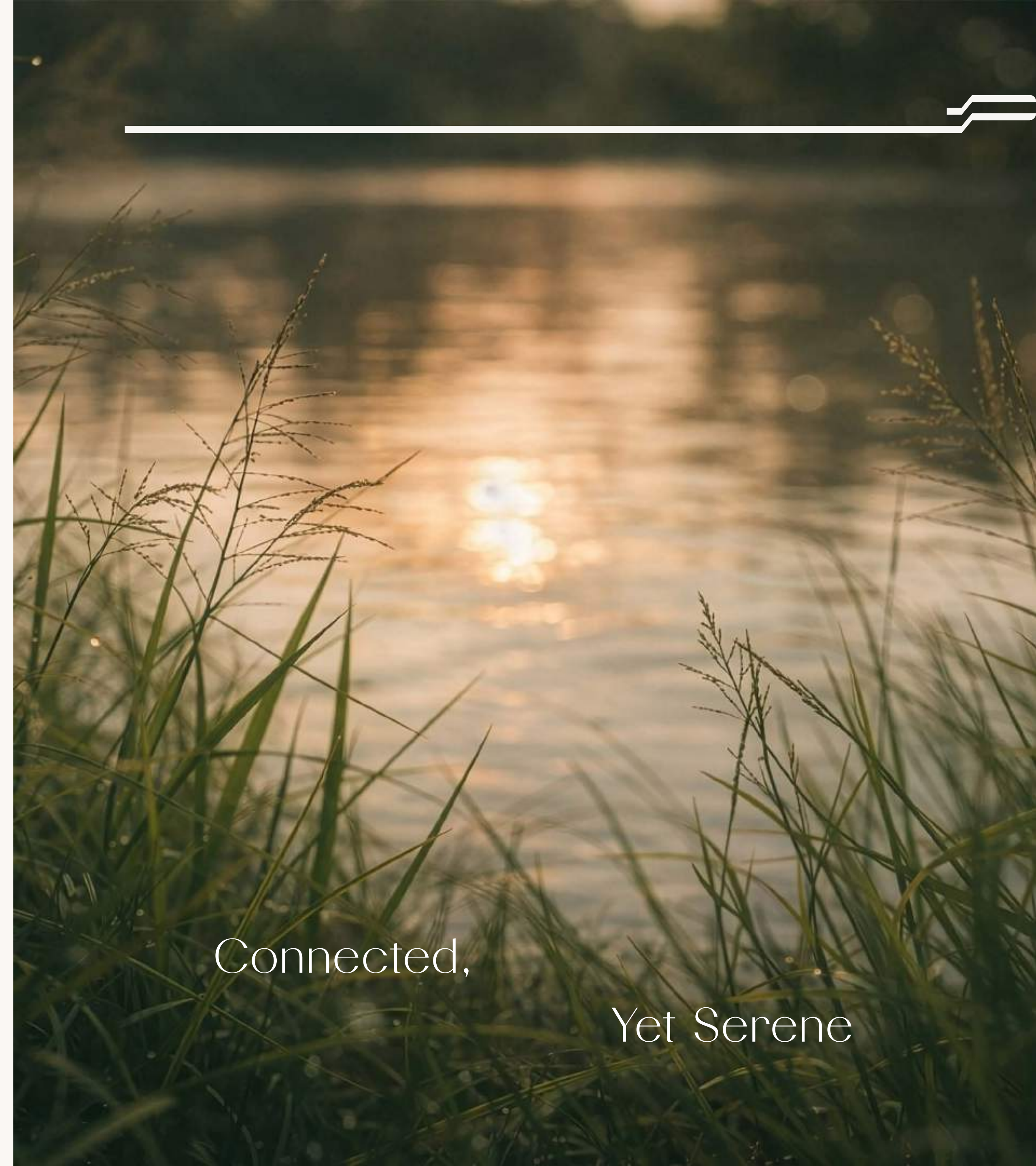


## LOCATION



In the heart of MBR City, a refined silhouette takes shape. Everly Place emerges as a contemporary residence poised beside the crystal lagoon of Meydan Horizon, where architecture, water and landscape exist in quiet balance.

Thoughtful interiors and carefully curated social spaces reflect Ellington's design-led philosophy. A residence where elegance is expressed through detail and every space carries a sense of considered beauty.



Connected,

Yet Serene

# DRIVING DISTANCES

10 MINUTES  
Ras Al Khor  
Wildlife Sanctuary

16 MINUTES  
Burj Khalifa /  
Dubai Mall

22 MINUTES  
Dubai Creek Golf  
and Yacht Club

30 MINUTES  
Palm Jumeirah

11 MINUTES  
Meydan Grandstand  
and Racecourse

16 MINUTES  
City Walk

22 MINUTES  
Mall of the  
Emirates

40 MINUTES  
Dubai World  
Central Airport

13 MINUTES  
Dubai Design  
District

18 MINUTES  
Dubai International  
Financial Centre

25 MINUTES  
Burj Al Arab

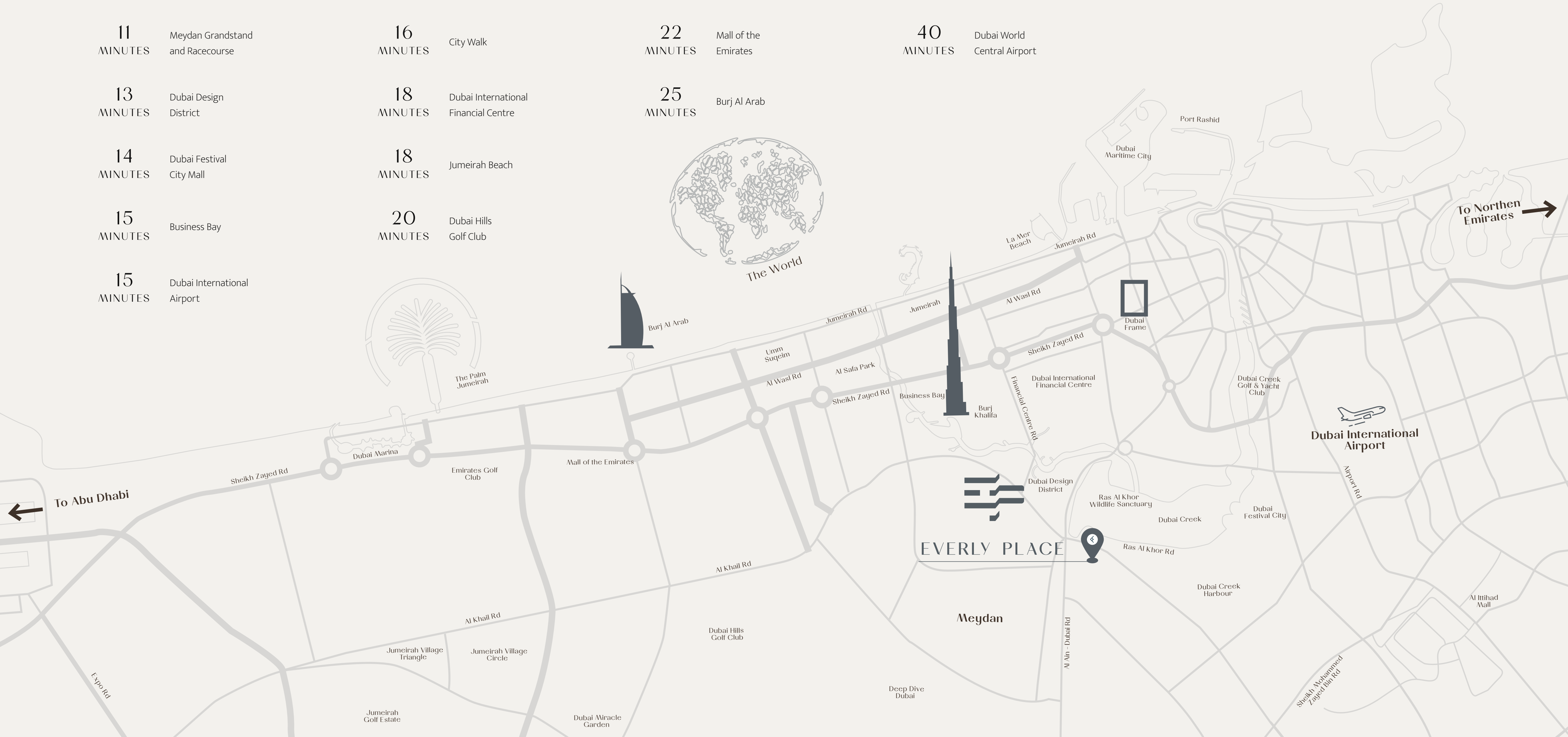
14 MINUTES  
Dubai Festival  
City Mall

18 MINUTES  
Jumeirah Beach

15 MINUTES  
Business Bay

20 MINUTES  
Dubai Hills  
Golf Club

15 MINUTES  
Dubai International  
Airport



EVERLY PLACE

Meydan

Dubai International  
Airport

# SUN & VIEWS ANALYSIS

SUNSET

S

W

E

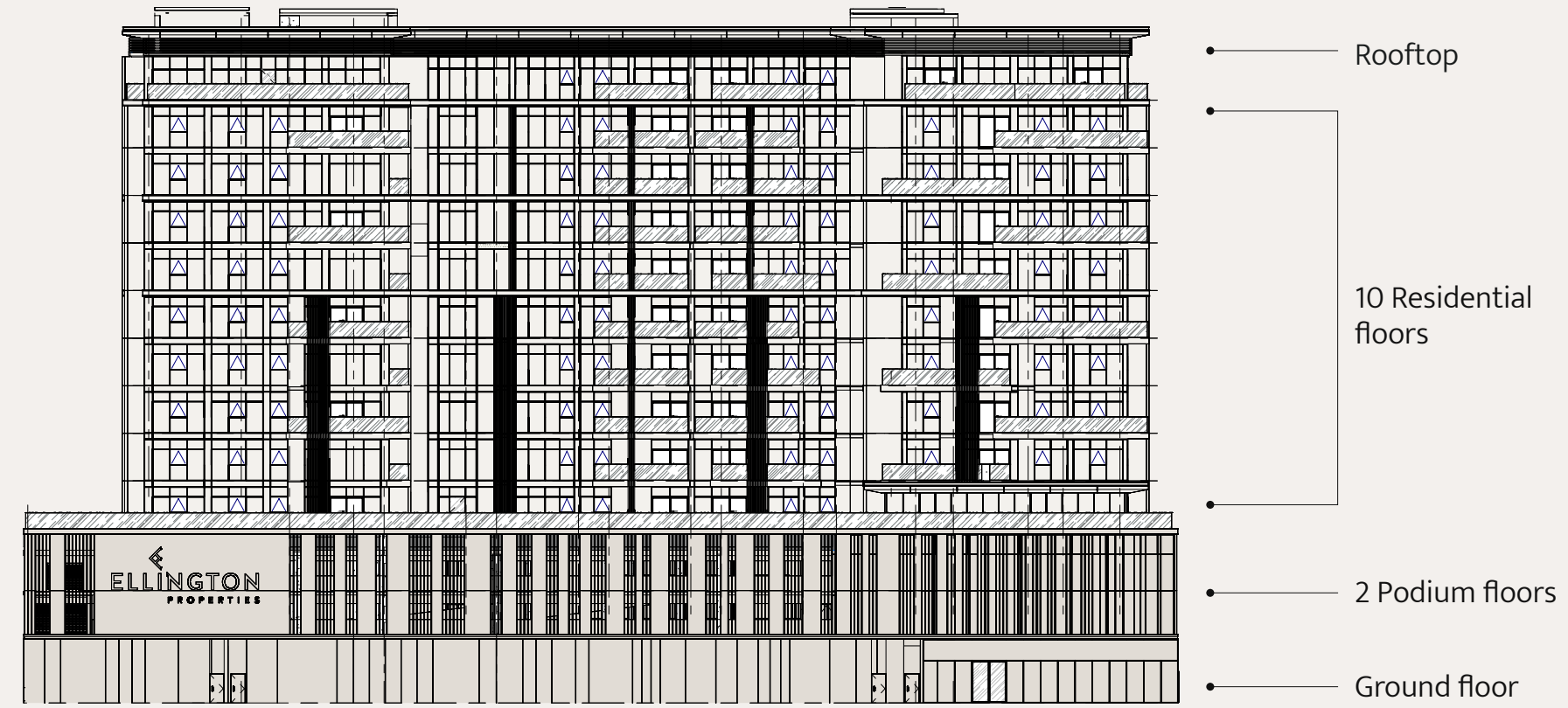
SUNRISE

N

\*Based on the building's angle as shown in the render



# BUILDING CONFIGURATION



## Anticipated Service Charge

AED 16 per sq.ft

## Ownership

Freehold

## Project Configuration

Ground Floor + 2 Podiums + 10 Residential floors + Roof

## Elevators

### Tower

3 passenger elevators  
1 service elevator

### Amenities Pavillion

1 passenger elevator

## Parking

1 and 2-bedroom: 1 parking space  
3-bedroom: 2 car parking spaces



# UNIT TYPES & SIZES



## TYPICAL UNITS

## NO. OF UNITS

## SIZE RANGE

1-Bedroom	133 units	From 693 sq. ft. to 1,429 sq. ft.
1-Bedroom + S	9 units	From 977 sq. ft. to 982 sq. ft.
2-Bedroom	30 units	From 1,175 sq. ft. to 1,285 sq. ft.
2-Bedroom + S	20 units	From 1,204 sq. ft. to 2,047 sq. ft.
3-Bedroom + S	17 units	From 1,704 sq. ft. to 1,818 sq. ft.



GROUND FLOOR  
*Amenities*

# Ground Floor

- 01 LOBBY DROP OFF
- 02 LOBBY ENTRANCE
- 03 LOBBY LOUNGE
- 04 LOBBY RECEPTION
- 05 COMMUNAL TABLE
- 06 LIFT LOBBY
- 07 RAMP TO PODIUM
- 08 ACCESS TO PODIUM
- 09 EXIT FROM PODIUM
- 10 RAMP TO COMMUNITY ROAD
- 11 PEOPLE OF DETERMINATION PARKING
- 12 BICYCLE PARKING
- 13 ELECTRIC VEHICLE PARKING
- 14 EXIT TO MAIN ROAD



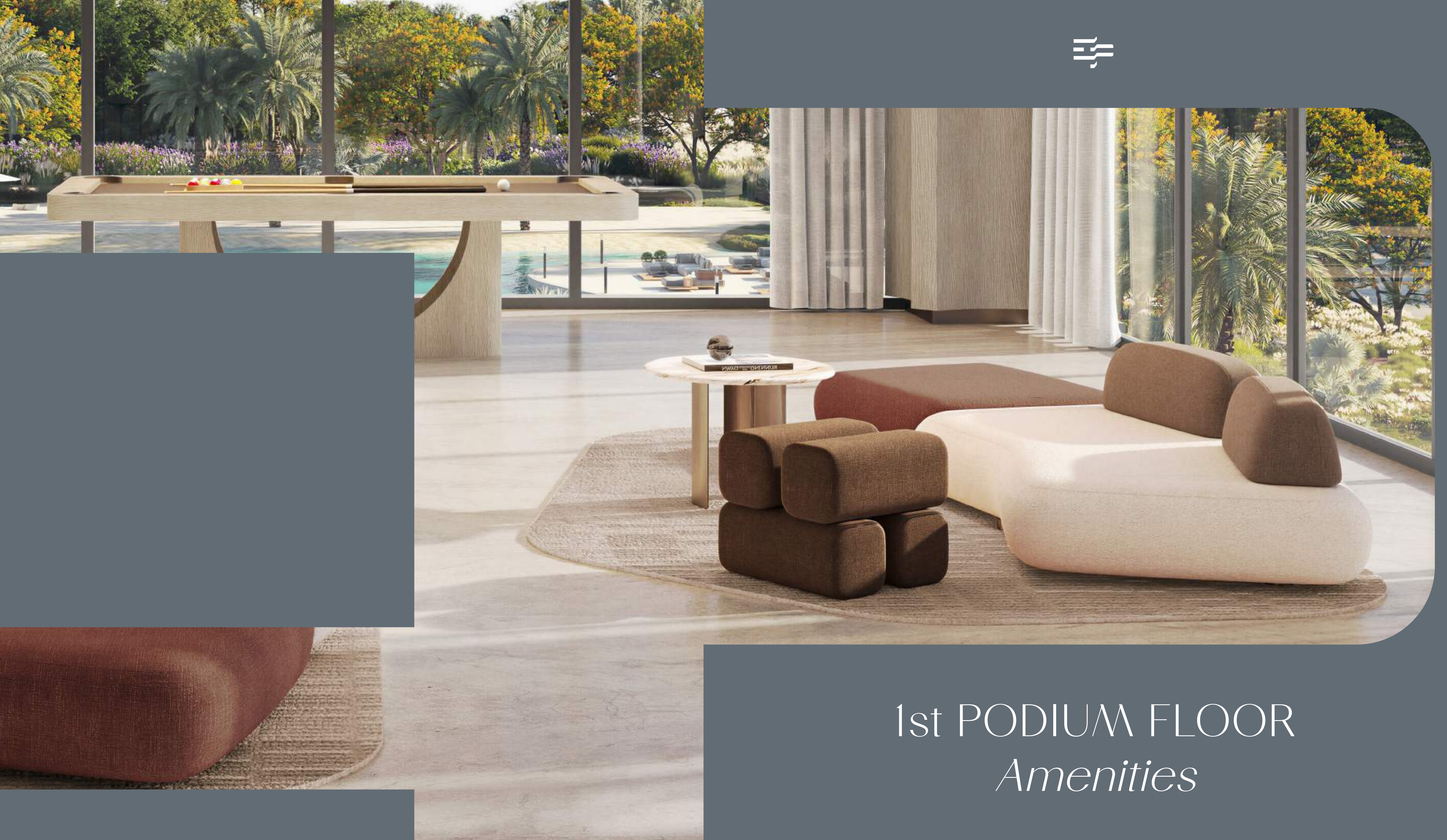


ELLINGTON  
PROPERTIES

Lobby Reception



Lobby Lounge



1st PODIUM FLOOR  
*Amenities*

# Podium 01

- 01 LIFT LOBBY
- 02 LOUNGE AREA
- 03 COFFEE BAR
- 04 DINING AREA
- 05 PRIVATE MEETING ROOM
- 06 VIDEO GAME AREA
- 07 BOWLING ALLEY
- 08 BILLIARDS AREA





Clubhouse with Coffee Bar



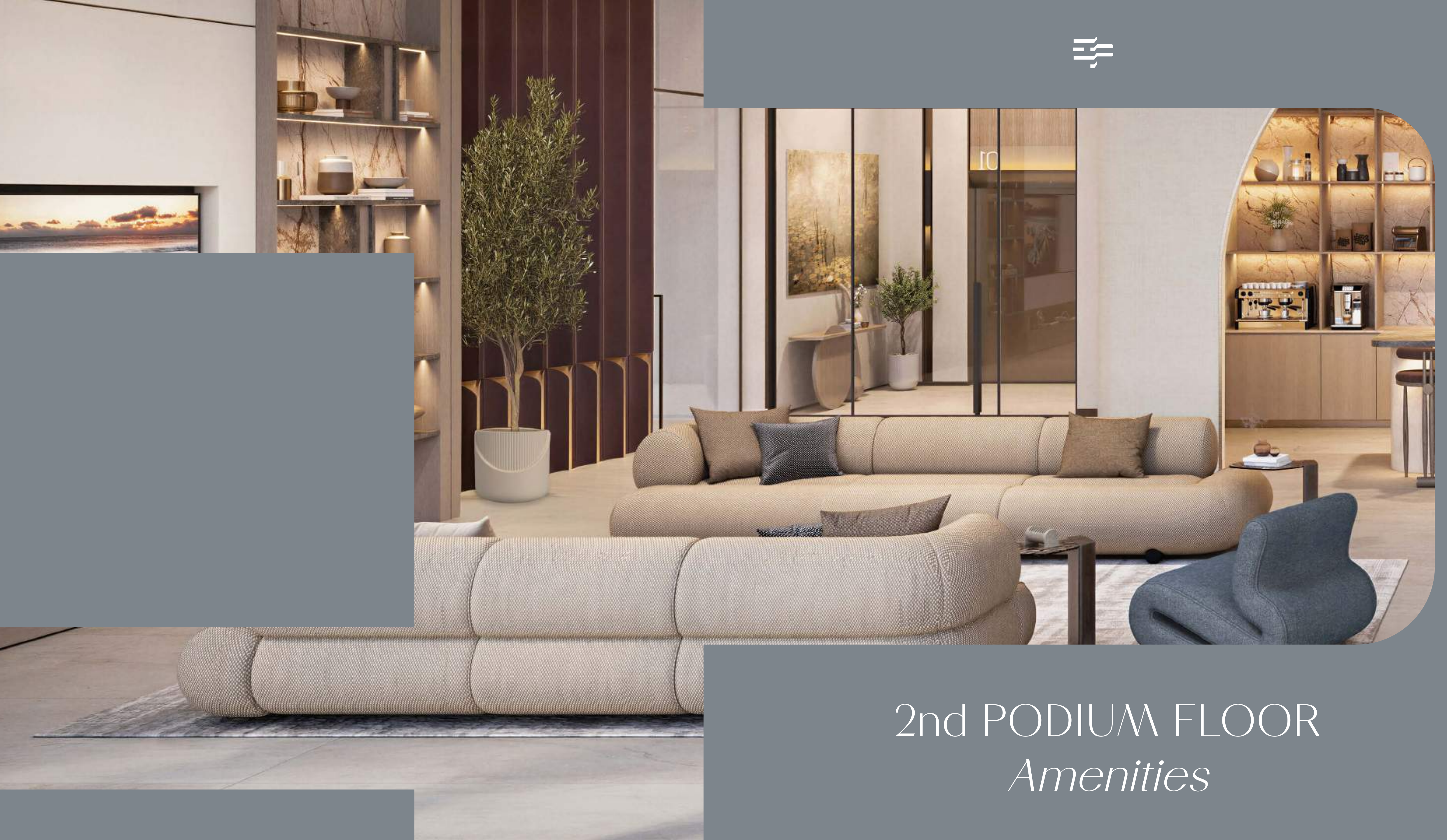
Clubhouse Lounge



Playstation & Pool Table Area



Bowling Alley

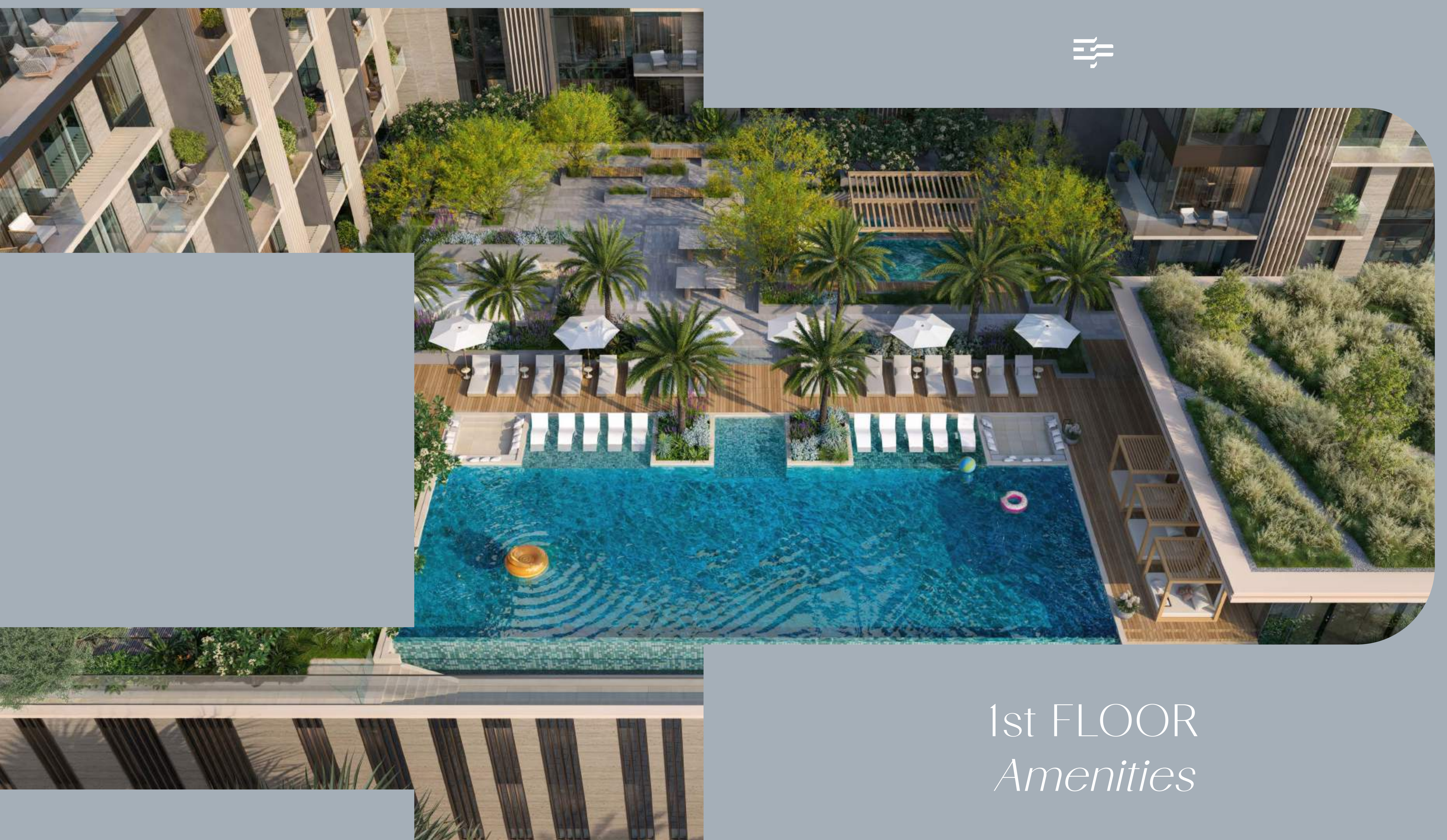


2nd PODIUM FLOOR  
*Amenities*

# Podium 02

- 01 LIFT LOBBY
- 02 TOILETS
- 03 PEOPLE OF DETERMINATION TOILETS
- 04 CHANGING ROOMS
- 05 VANITY
- 06 SHOWERS
- 07 STEAM SHOWERS





1st FLOOR  
*Amenities*

# 1st Floor Amenities

- 01 LIFT LOBBY
- 02 GYM
- 03 YOGA & PILATES STUDIO
- 04 KIDS PLAY AREA
- 05 KIDS BATHROOM
- 06 OUTDOOR KIDS PLAY AREA
- 07 CABANAS
- 08 SUN LOUNGERS
- 09 SUNKEN SEATING
- 10 BAJA SEATING
- 11 SWIMMING POOL
- 12 KIDS POOL
- 13 KIDS POOL SUN LOUNGERS
- 14 OUTDOOR TABLE TENNIS
- 15 OUTDOOR CINEMA
- 16 BBQ AREA SEATING
- 17 OUTDOOR LEISURE SPACE





Adult Pool



Kids Pool



Outdoor Cinema & Table Tennis

QUIT

DON'T QUIT

Fitness Studio





Kids' Play Area



# Interiors





Living & Dining Area



1-Bedroom Kitchen

3-Bedroom Kitchen





Master Bedroom



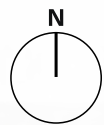
Master Bathroom



# Typical Floor Plans



CRYSTAL LAGOON



PROMENADE

1<sup>ST</sup> FLOOR  
TYPICAL PLAN

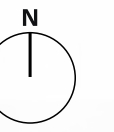
-  1 BEDROOM
-  2 BEDROOM
-  2 BEDROOM + S
-  3 BEDROOM



NEIGHBOUR

COMMUNITY ROAD

CRYSTAL LAGOON



PROMENADE

### 2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup> FLOOR TYPICAL PLAN

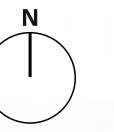
- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



NEIGHBOUR


COMMUNITY ROAD

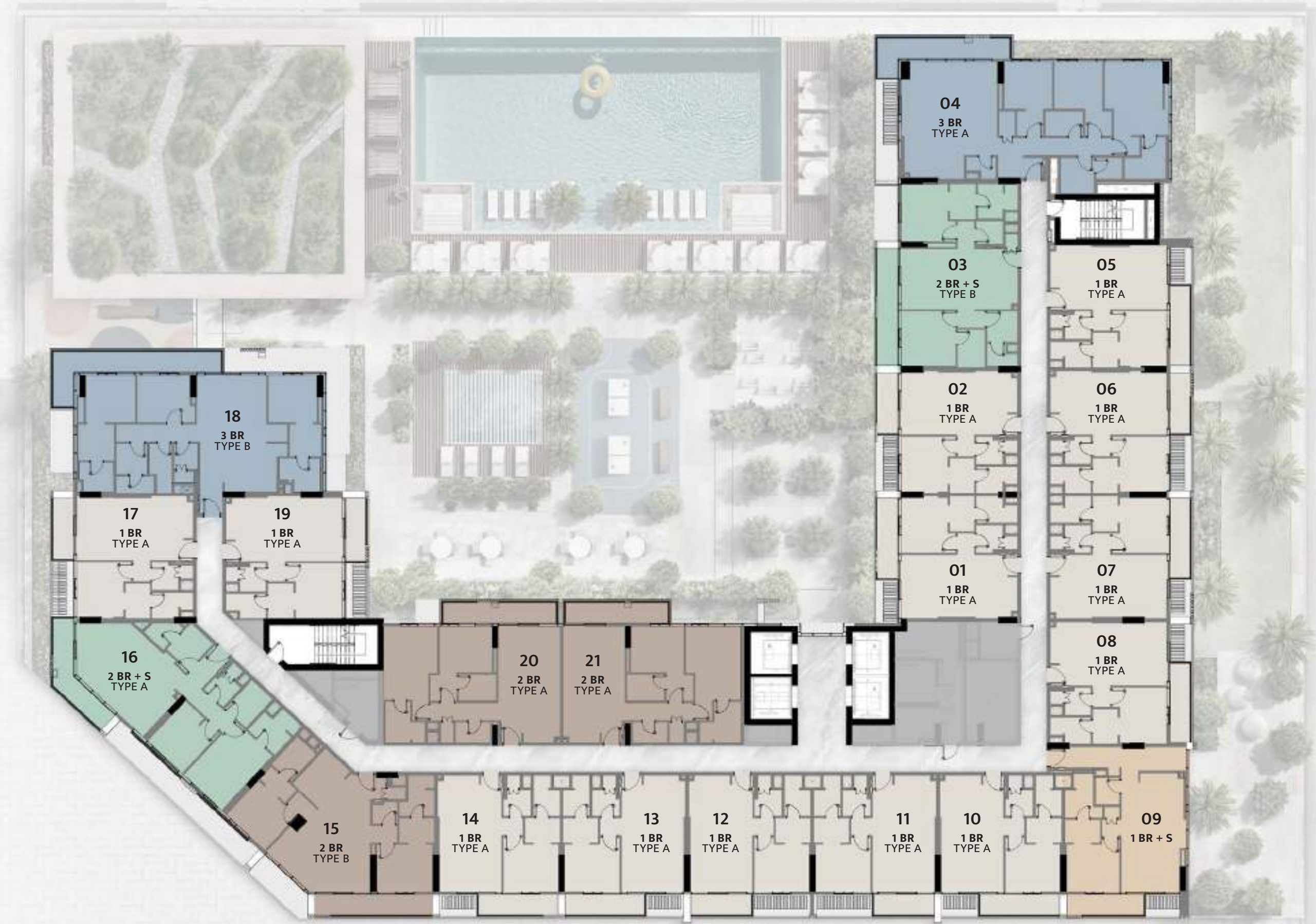
CRYSTAL LAGOON



PROMENADE

### 3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  1 BEDROOM + S
-  2 BEDROOM
-  2 BEDROOM + S
-  3 BEDROOM



NEIGHBOUR

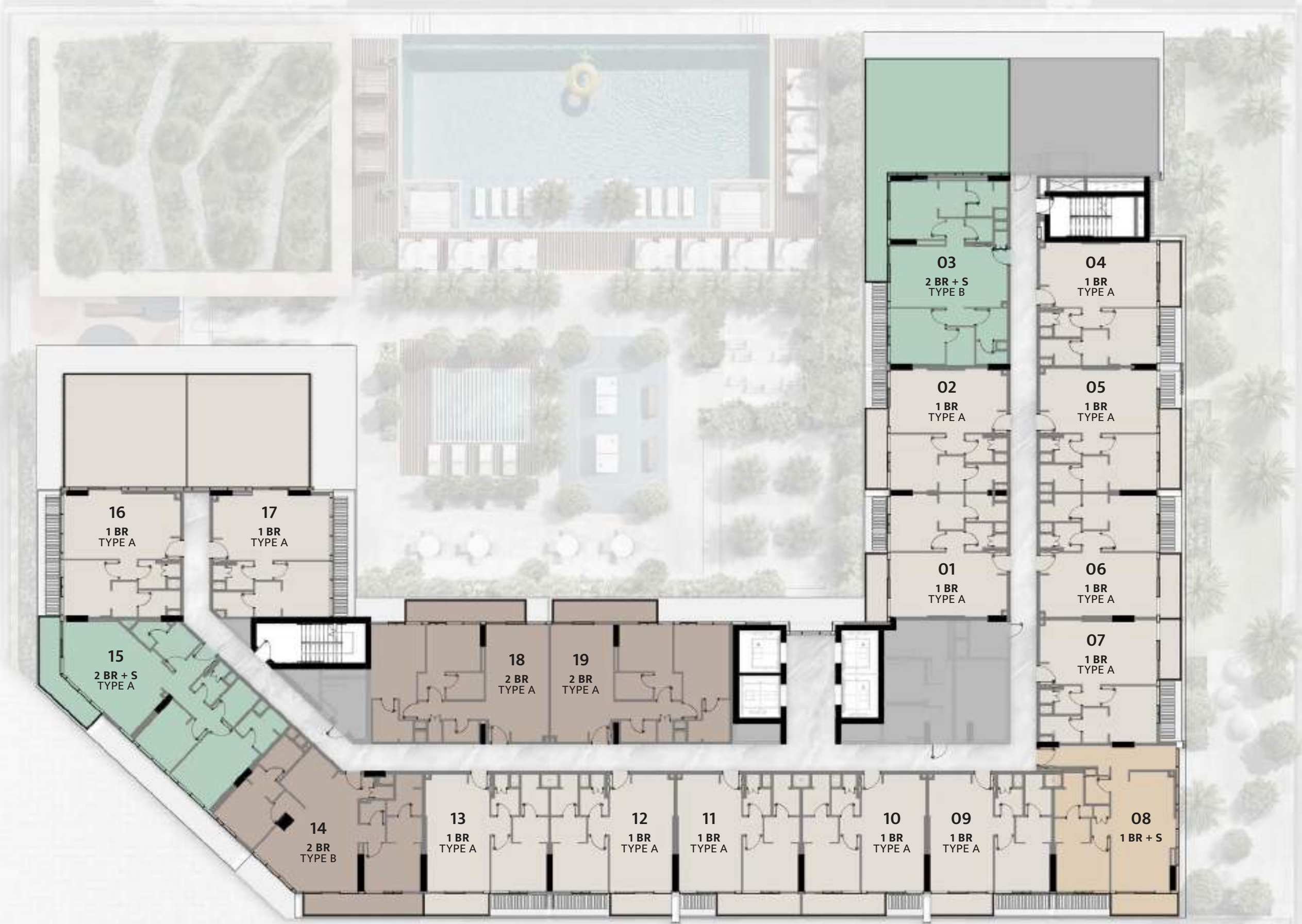
COMMUNITY ROAD

CRYSTAL LAGOON

PROMENADE

10<sup>TH</sup> FLOOR  
TYPICAL PLAN

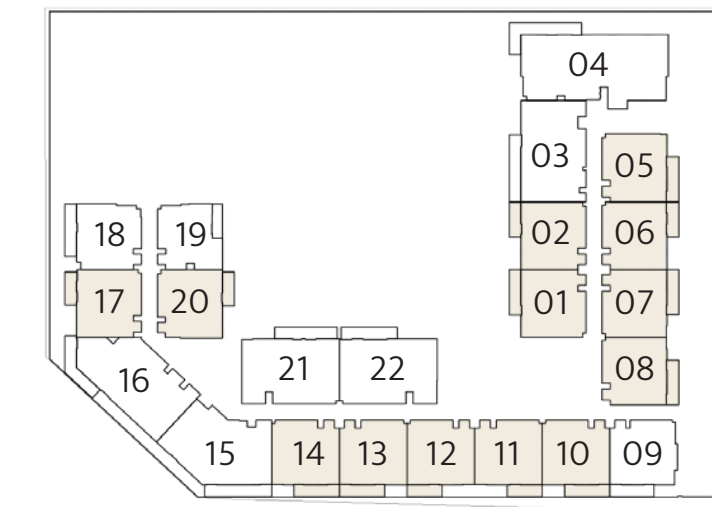
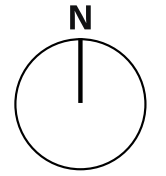
- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S



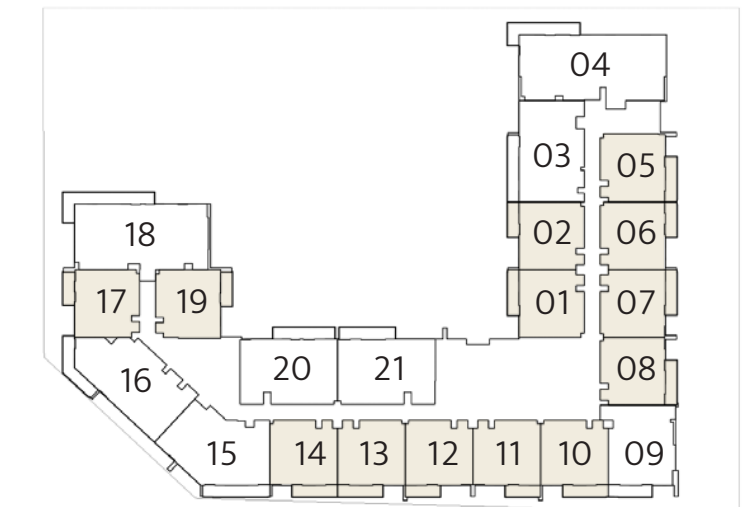
NEIGHBOUR

COMMUNITY ROAD

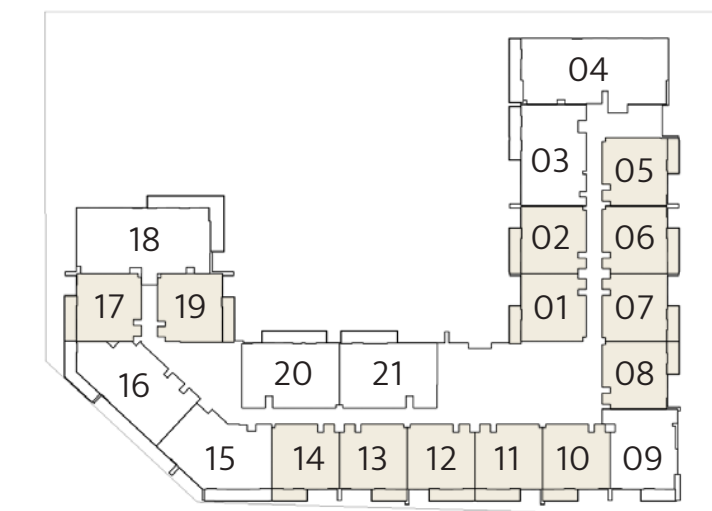
# 1 BEDROOM TYPE A



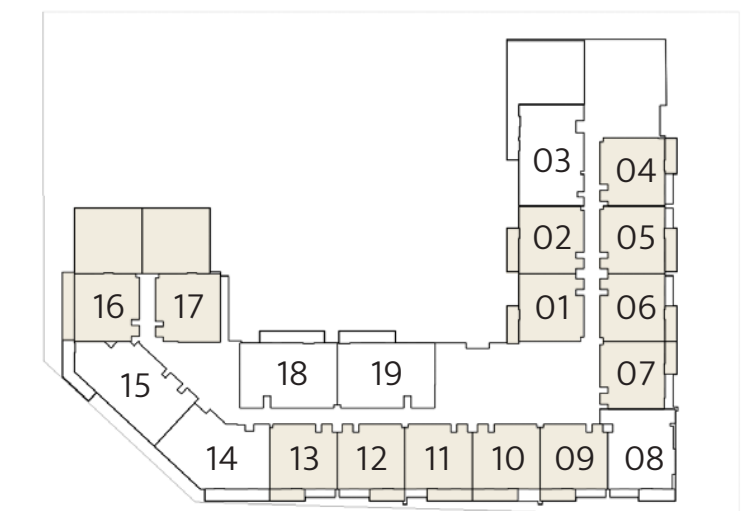
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



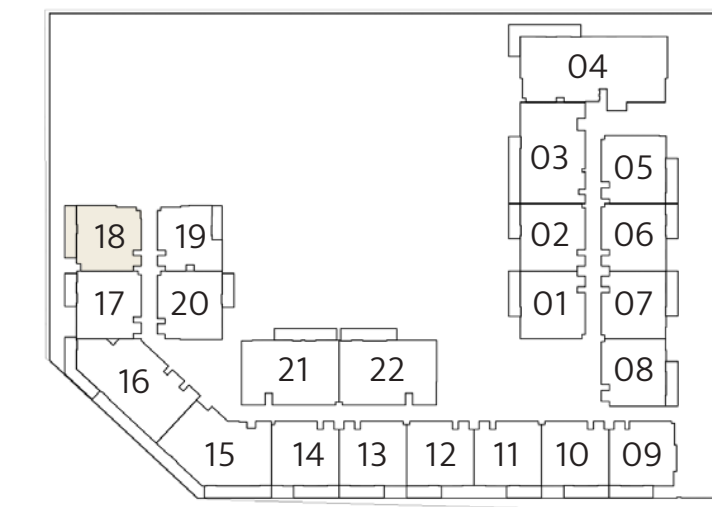
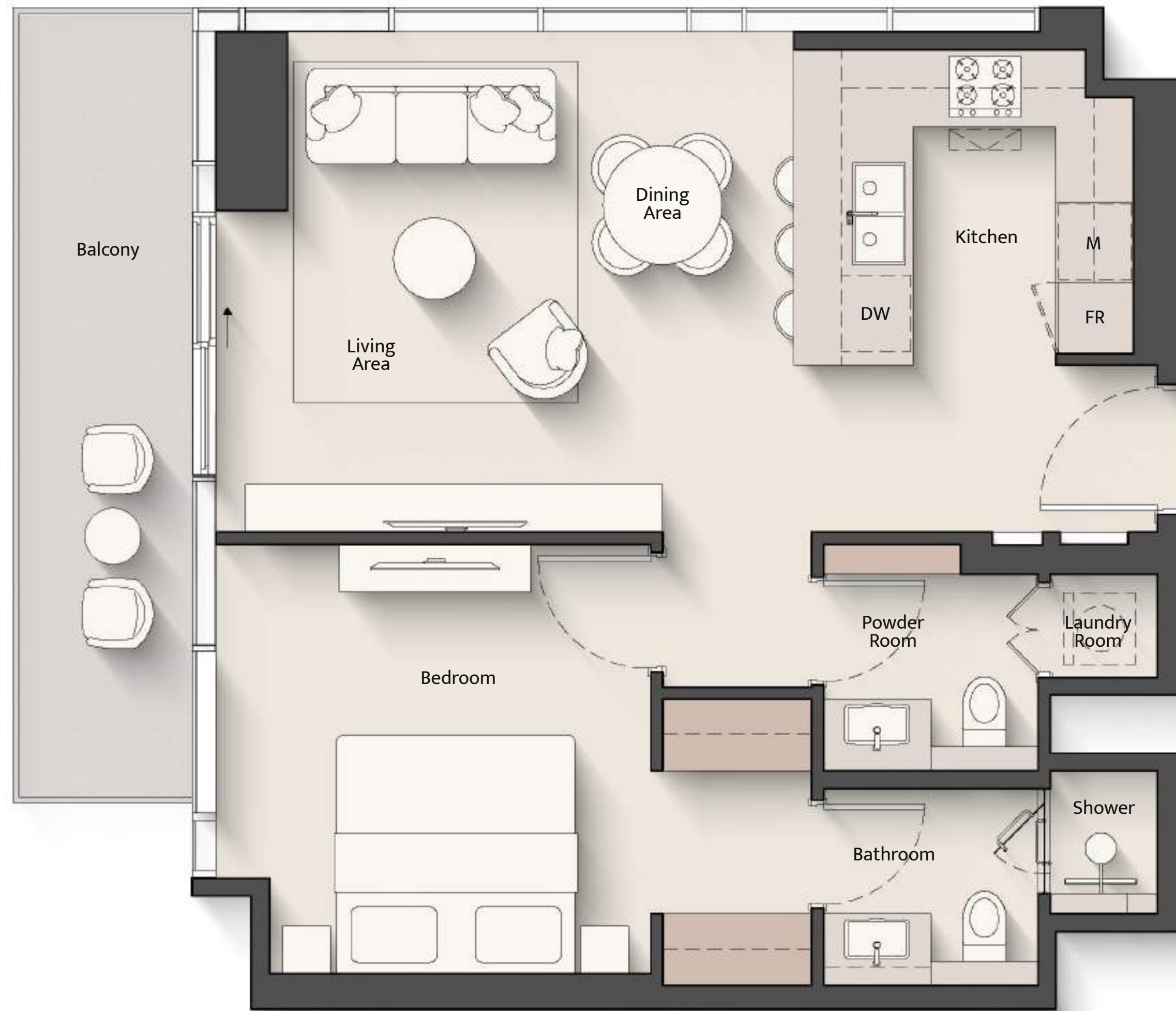
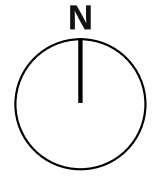
10<sup>th</sup> Floor

Internal Living Area : **727.75 sq. ft.**

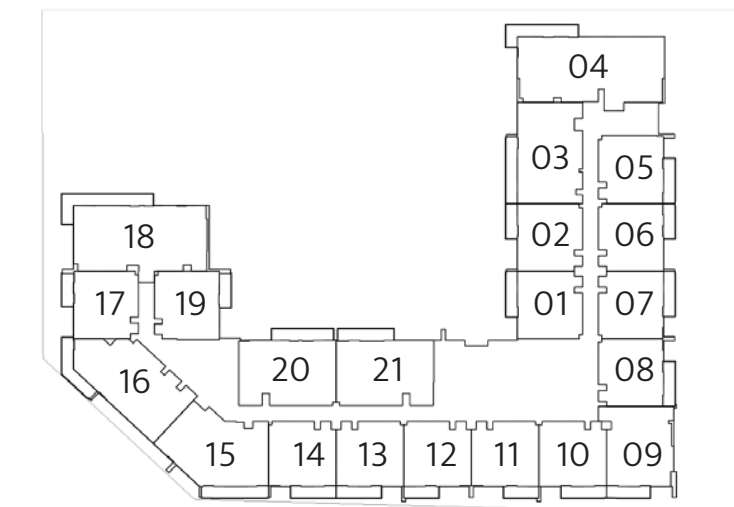
Outdoor Living Area : **92.14 sq. ft.**

Total Living Area : **819.89 sq. ft.**

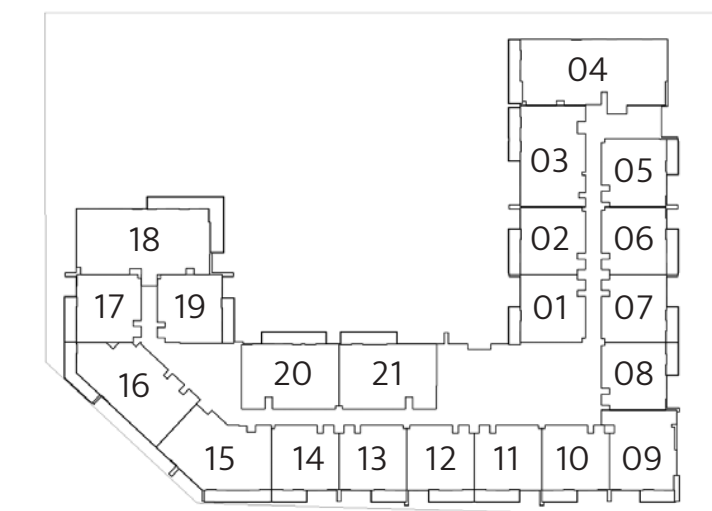
# 1 BEDROOM TYPE B



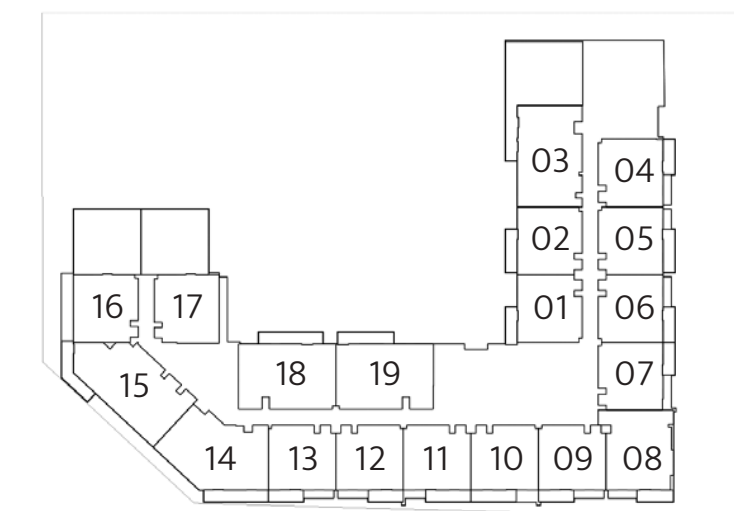
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



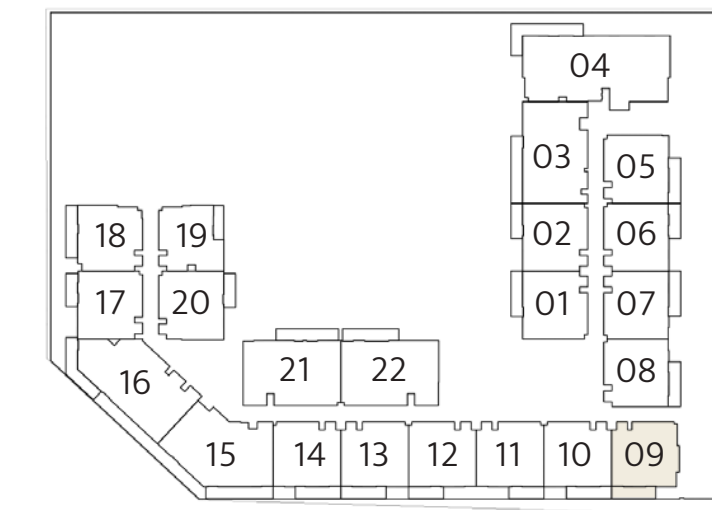
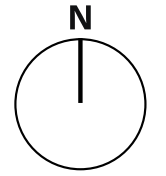
10<sup>th</sup> Floor

Internal Living Area : 695.99 sq. ft.

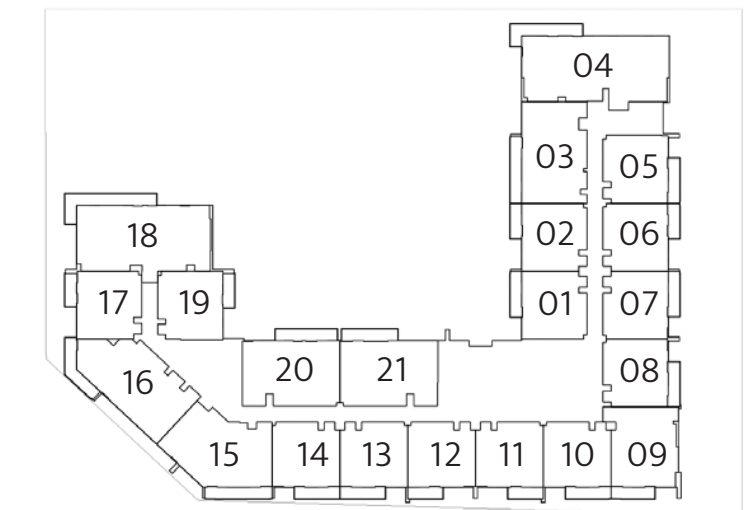
Outdoor Living Area : 105.27 sq. ft.

Total Living Area : 801.27 sq. ft.

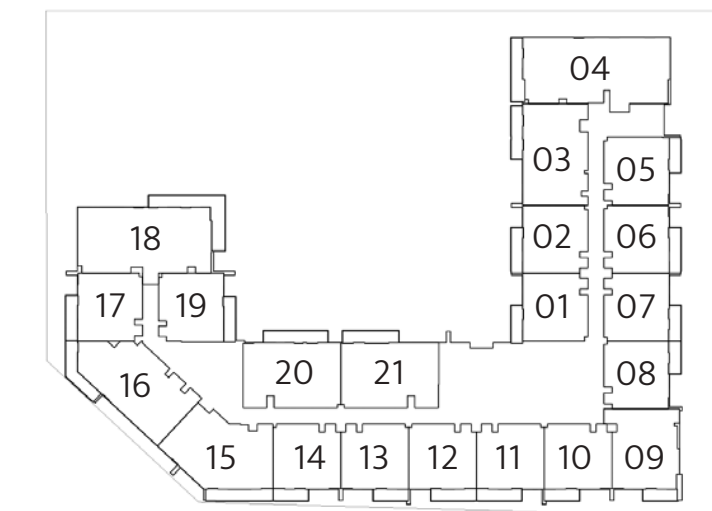
# 1 BEDROOM TYPE C



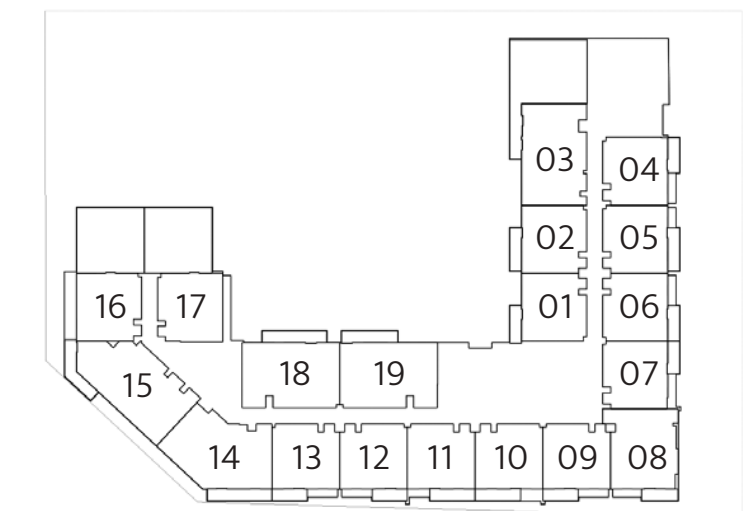
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



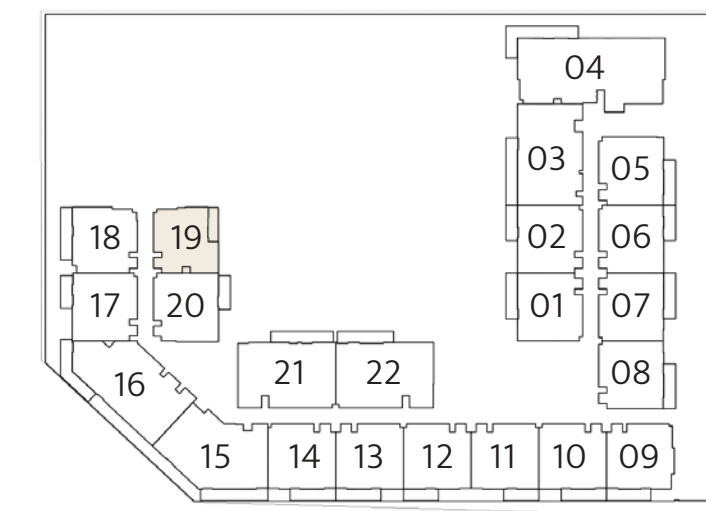
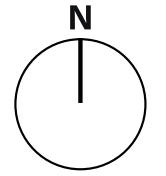
10<sup>th</sup> Floor

Internal Living Area : 714.40 sq. ft.

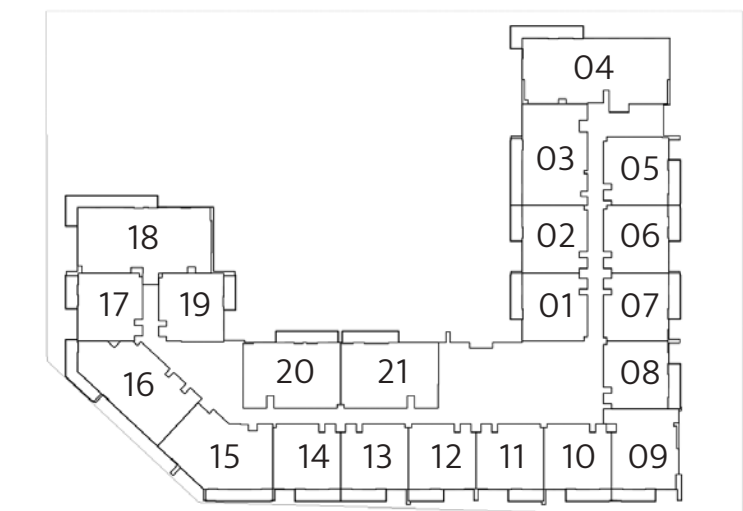
Outdoor Living Area : 89.34 sq. ft.

Total Living Area : 803.74 sq. ft.

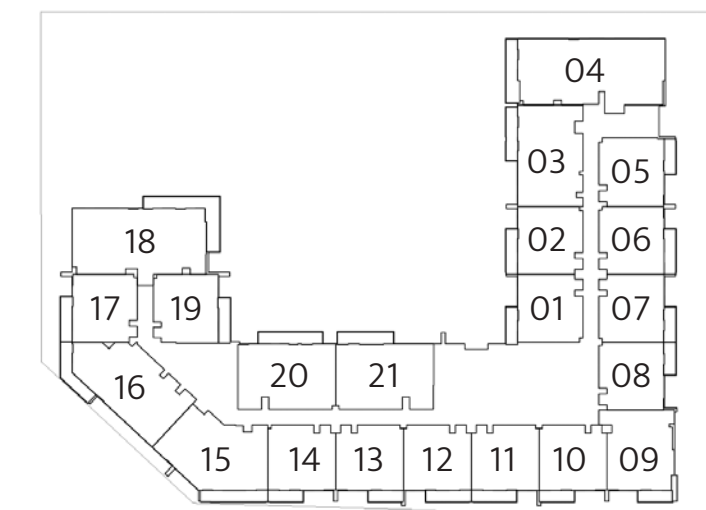
# 1 BEDROOM TYPE D



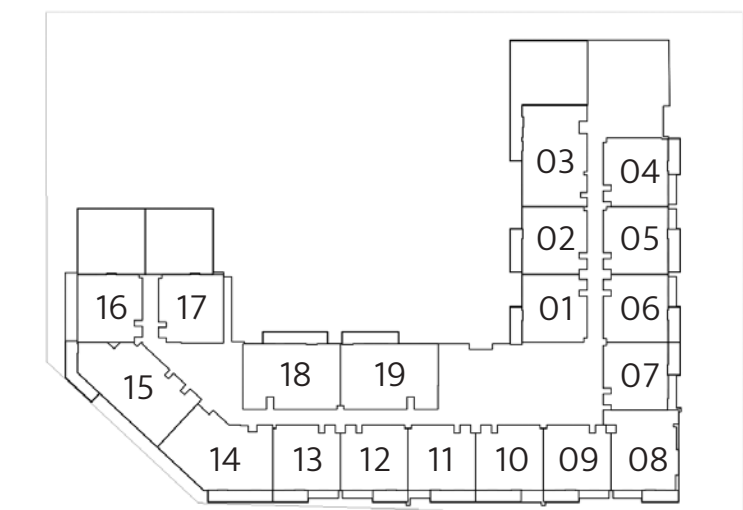
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



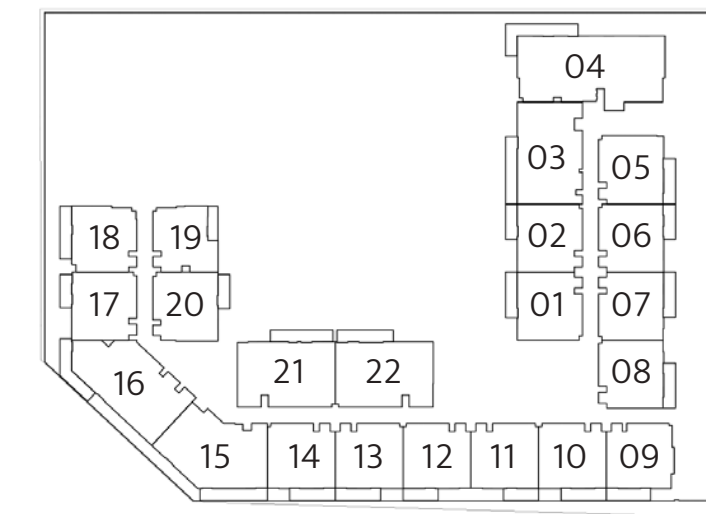
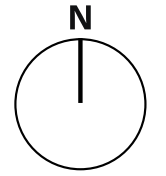
10<sup>th</sup> Floor

Internal Living Area : **633.89 sq. ft.**

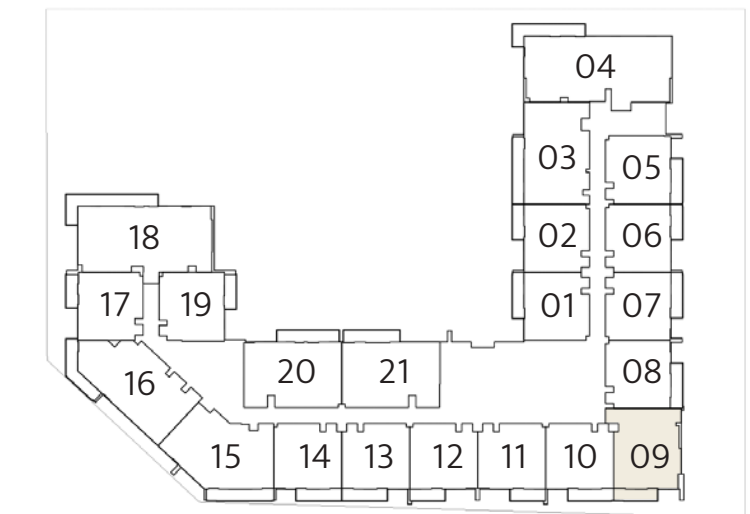
Outdoor Living Area : **59.74 sq. ft.**

Total Living Area : **693.63 sq. ft.**

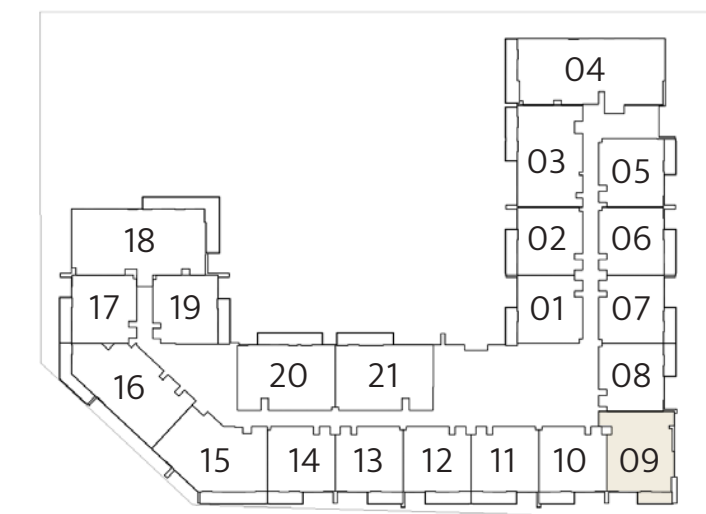
# 1 BEDROOM + STUDY



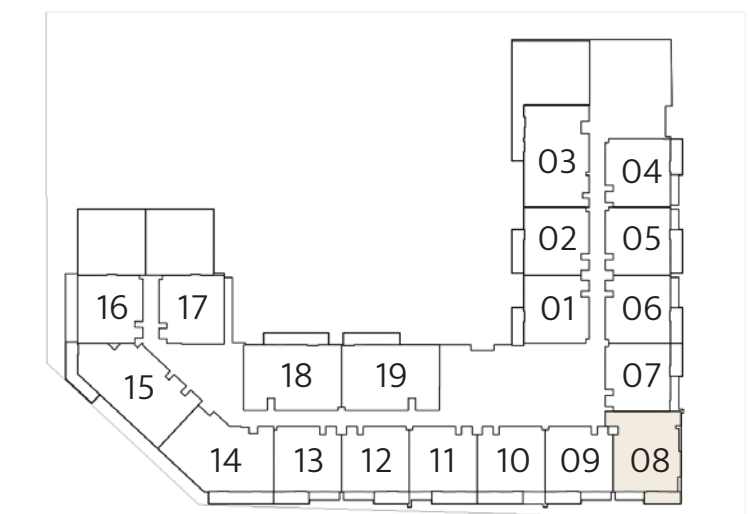
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



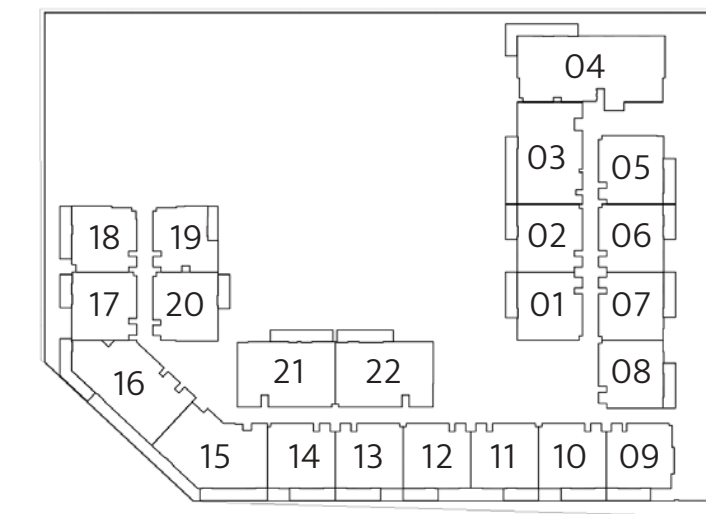
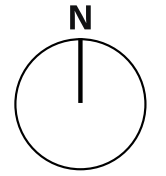
10<sup>th</sup> Floor

Internal Living Area : **908.15 sq. ft.**

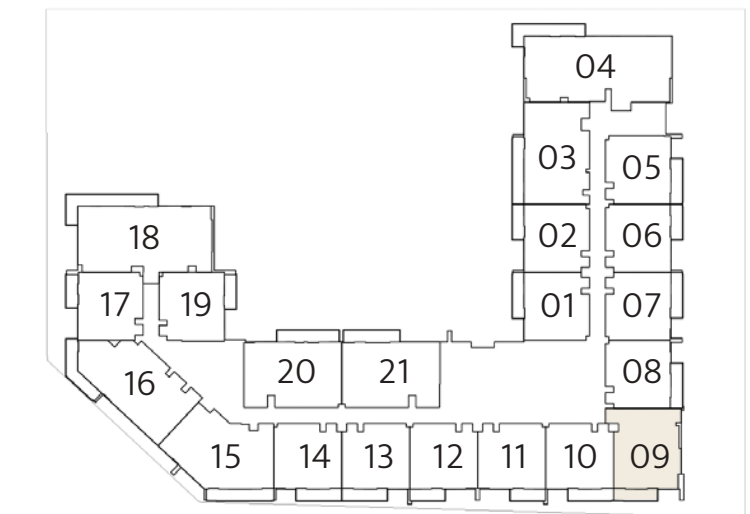
Outdoor Living Area : **89.56 sq. ft.**

Total Living Area : **997.71 sq. ft.**

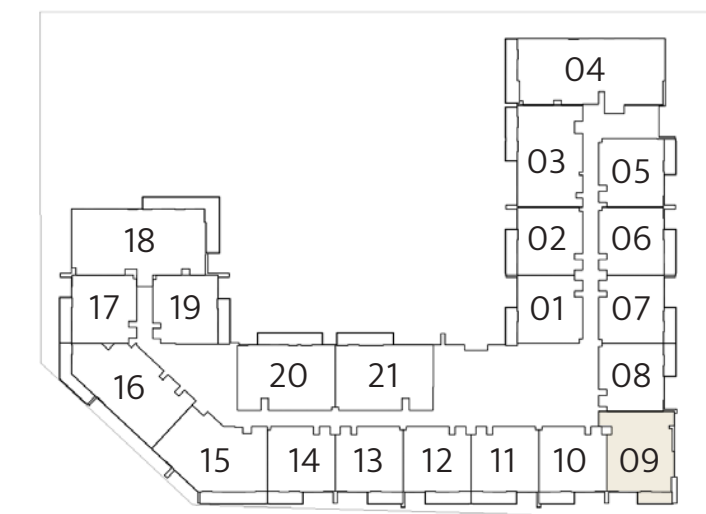
# 2 BEDROOM TYPE A



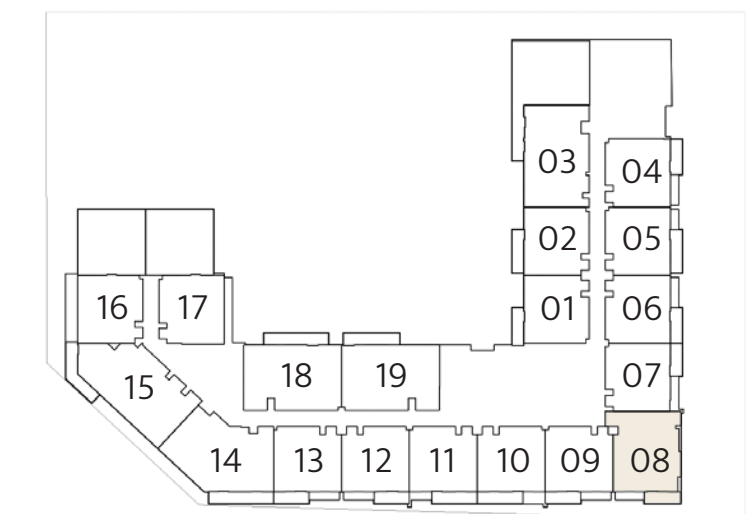
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



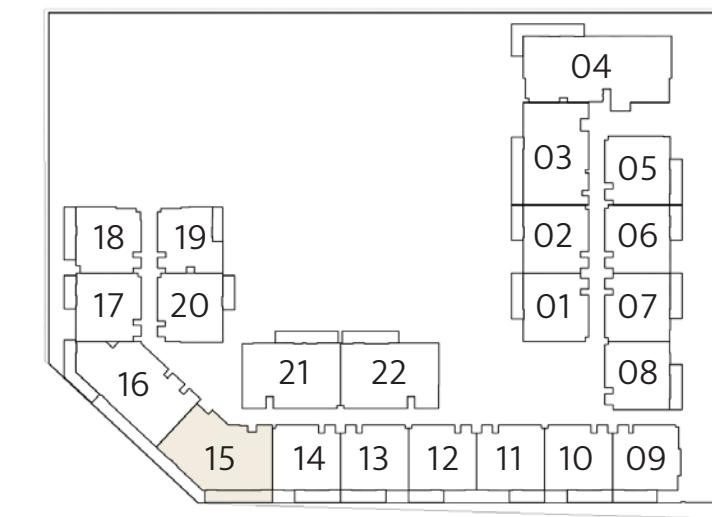
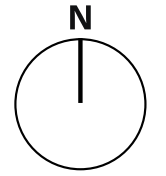
10<sup>th</sup> Floor

Internal Living Area : 1,058.74 sq. ft.

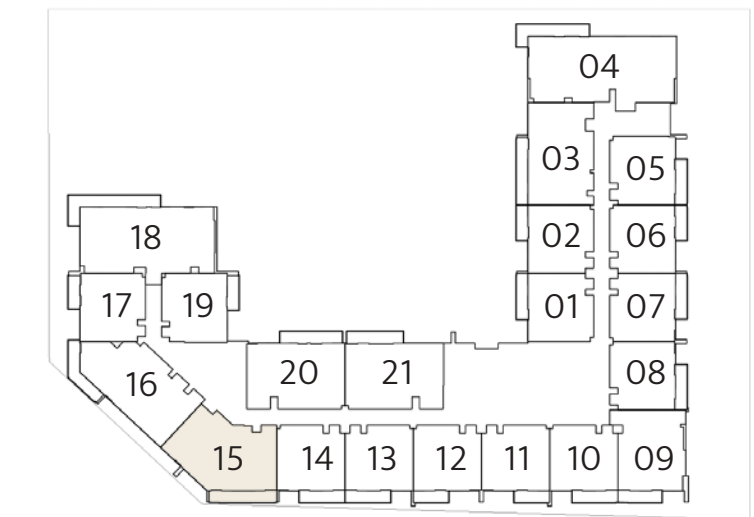
Outdoor Living Area : 125.40 sq. ft.

Total Living Area : 1,184.14 sq. ft.

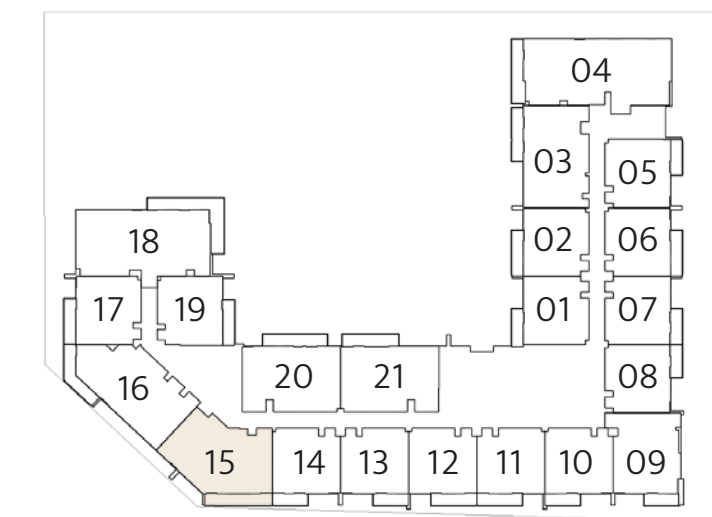
# 2 BEDROOM TYPE B



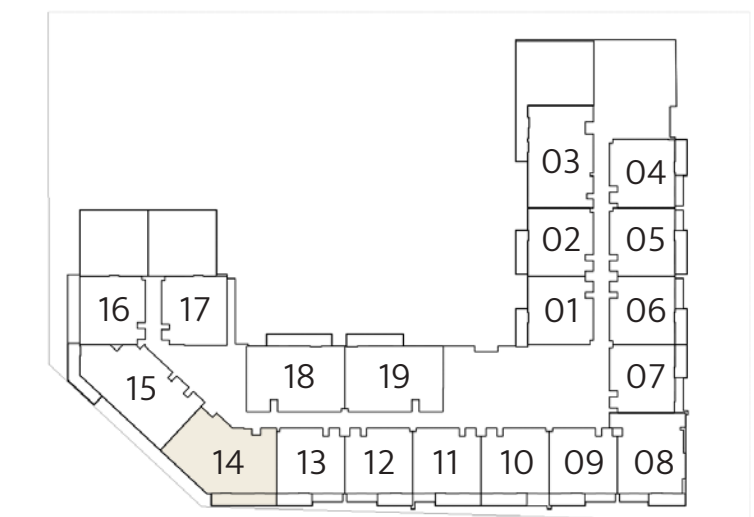
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



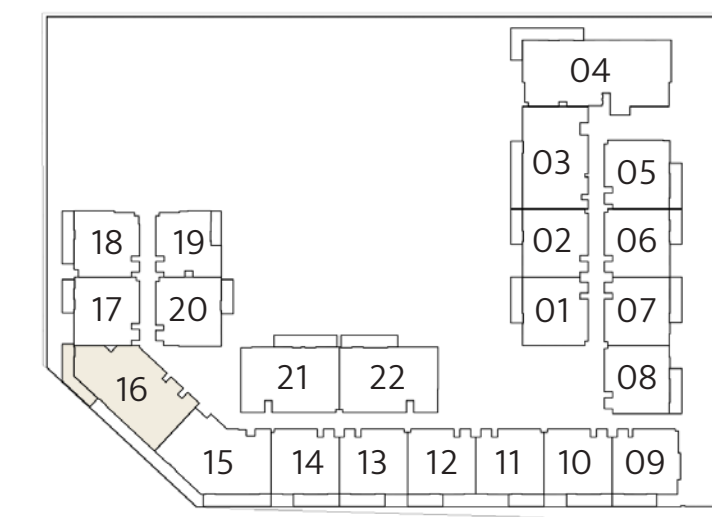
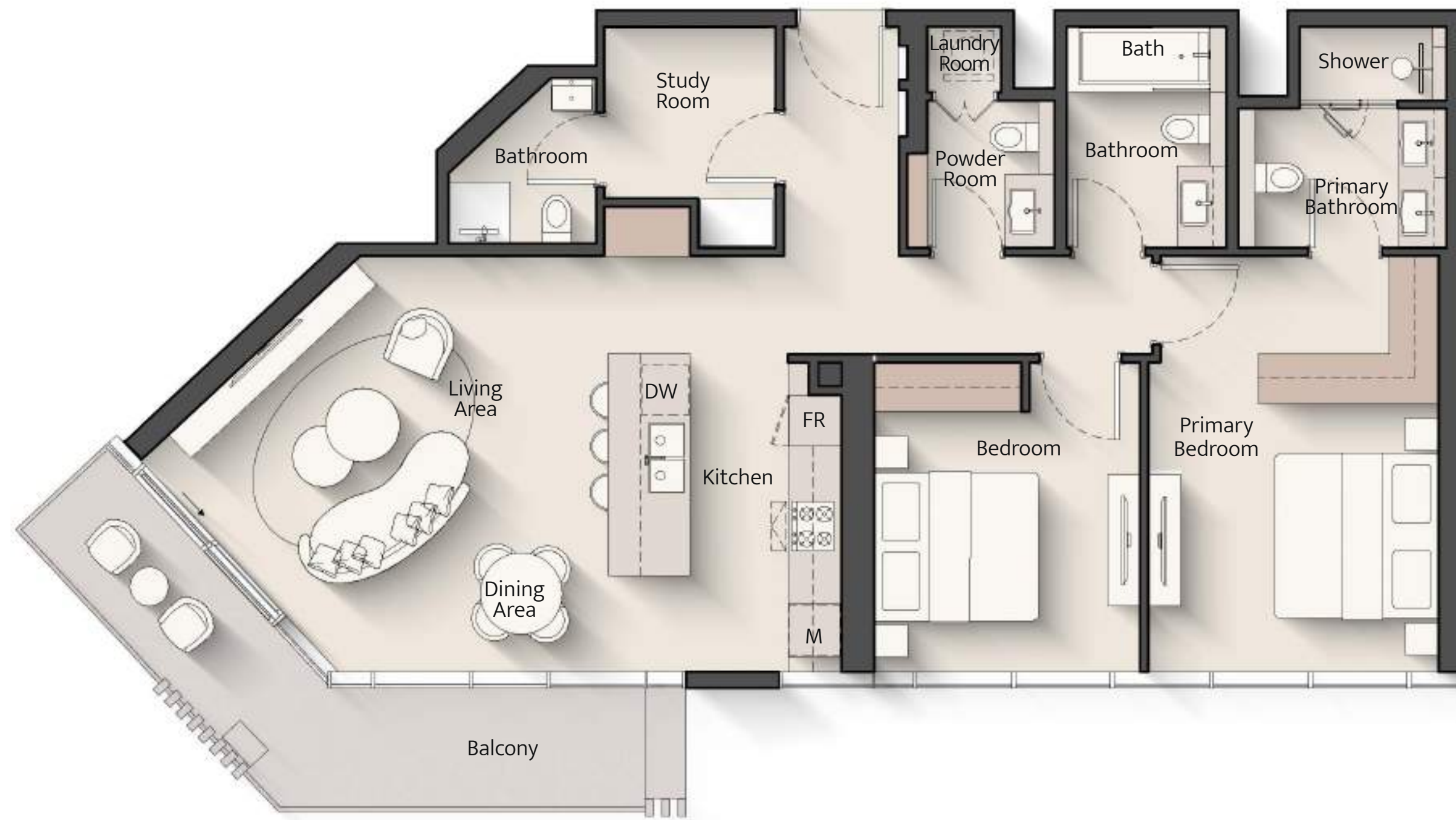
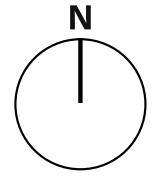
10<sup>th</sup> Floor

Internal Living Area : 1,148.62 sq. ft.

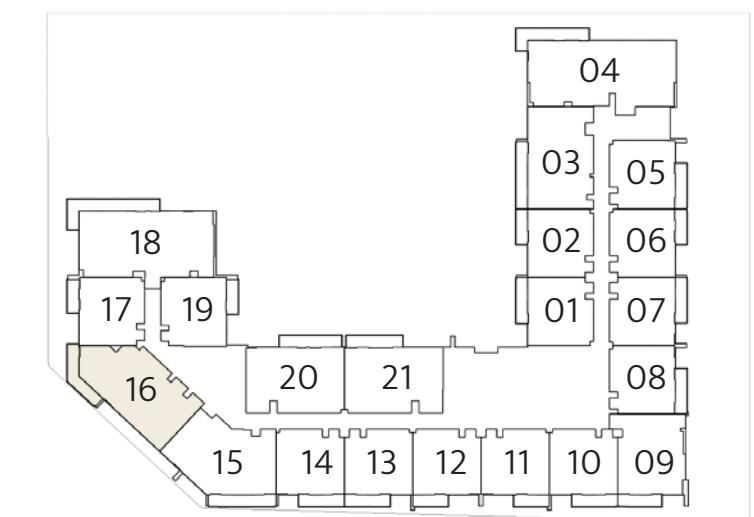
Outdoor Living Area : 135.41 sq. ft.

Total Living Area : 1,284.08 sq. ft.

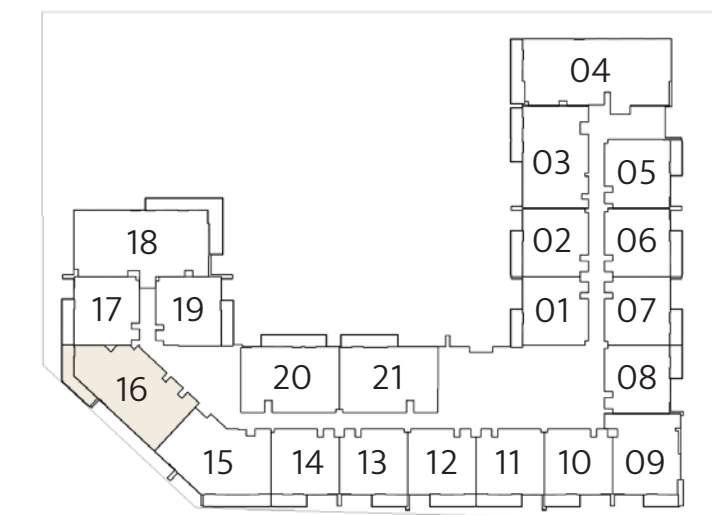
# 2 BEDROOM + S TYPE A



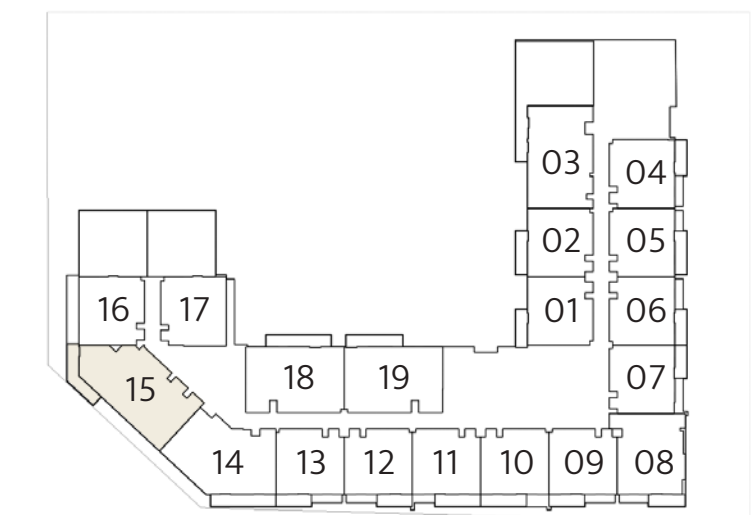
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



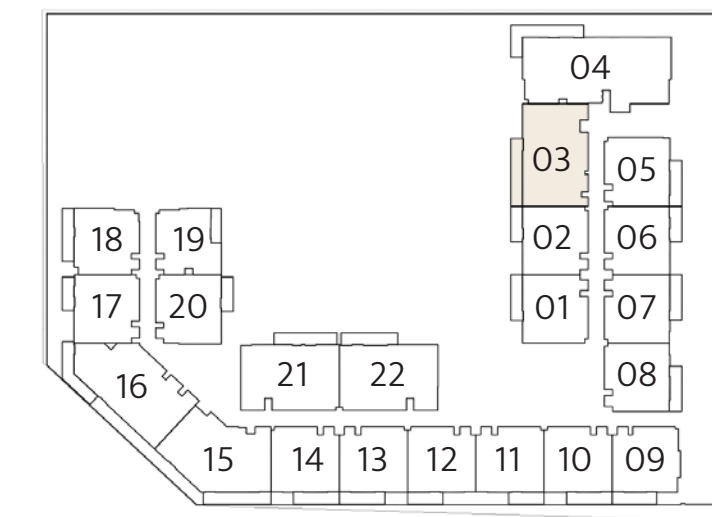
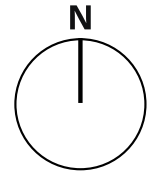
10<sup>th</sup> Floor

Internal Living Area : 1,199.96 sq. ft.

Outdoor Living Area : 137.56 sq. ft.

Total Living Area : 1,337.52 sq. ft.

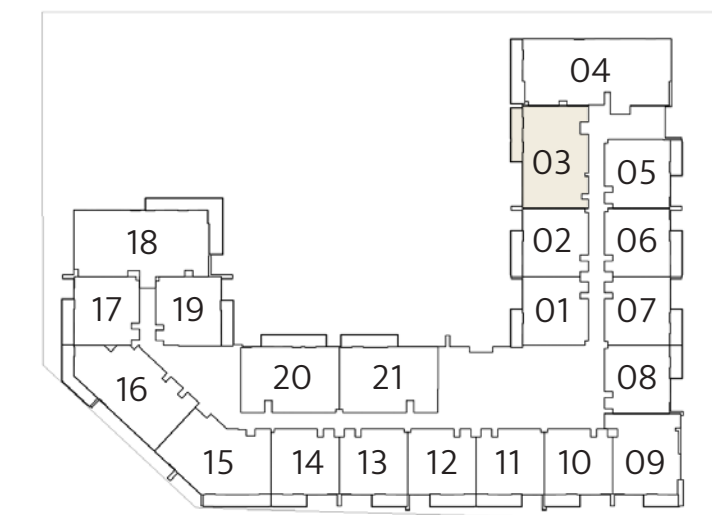
# 2 BEDROOM + S TYPE B



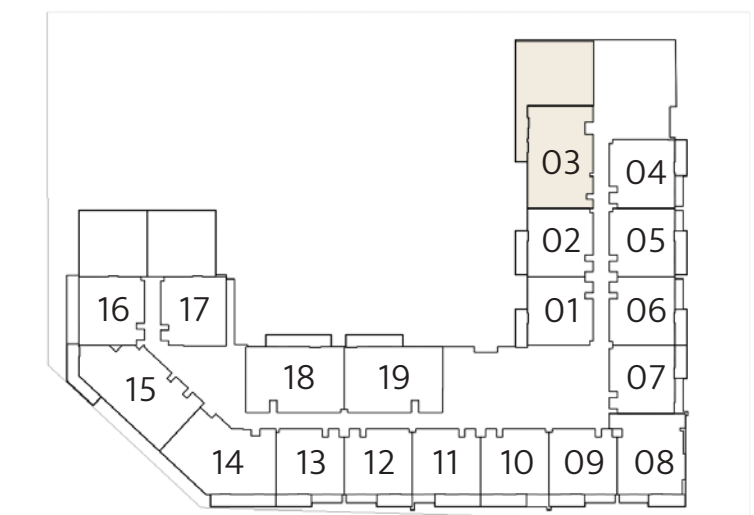
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



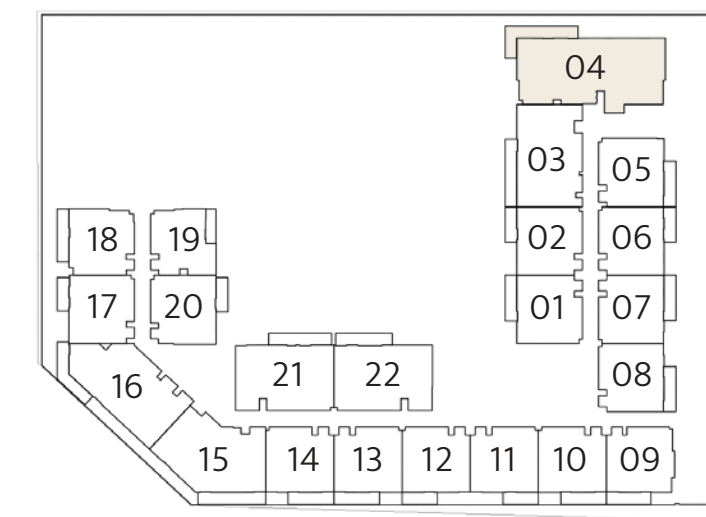
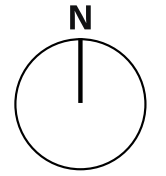
10<sup>th</sup> Floor

Internal Living Area : 1,096.63 sq. ft.

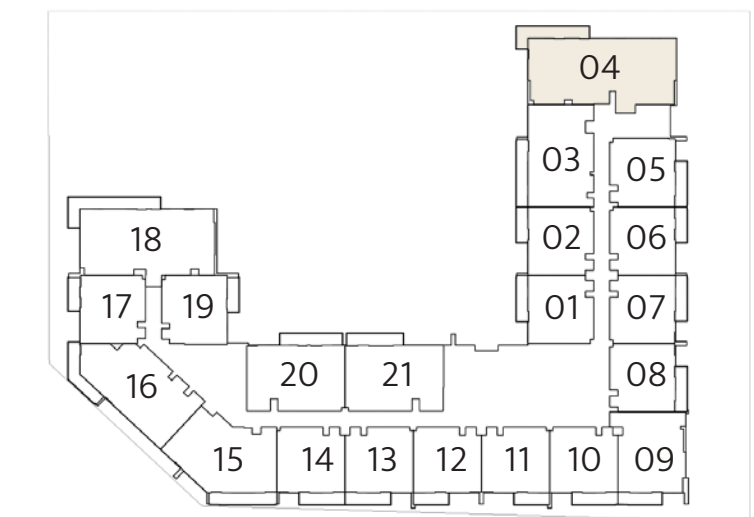
Outdoor Living Area : 134.23 sq. ft.

Total Living Area : 1,230.85 sq. ft.

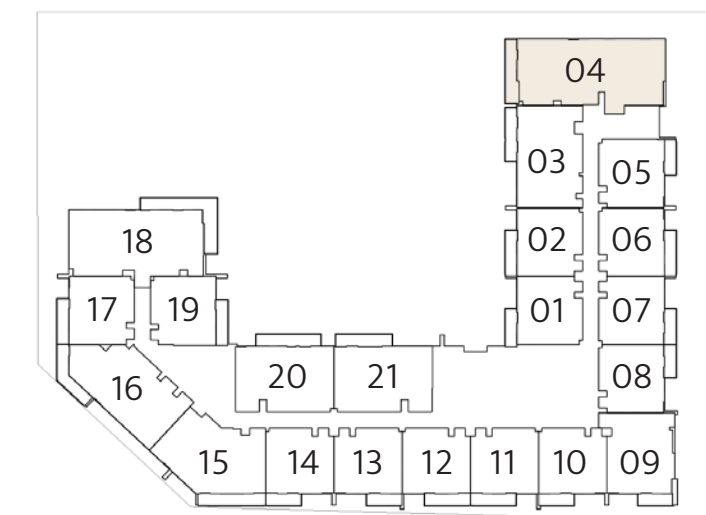
# 3 BEDROOM + S TYPE A



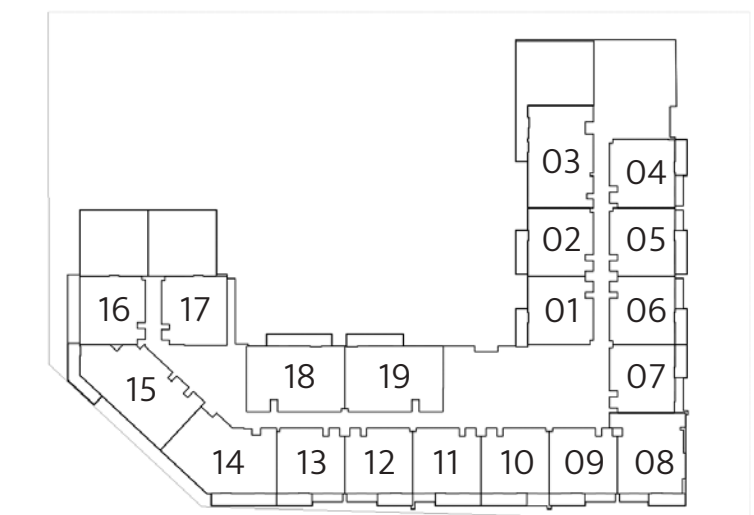
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



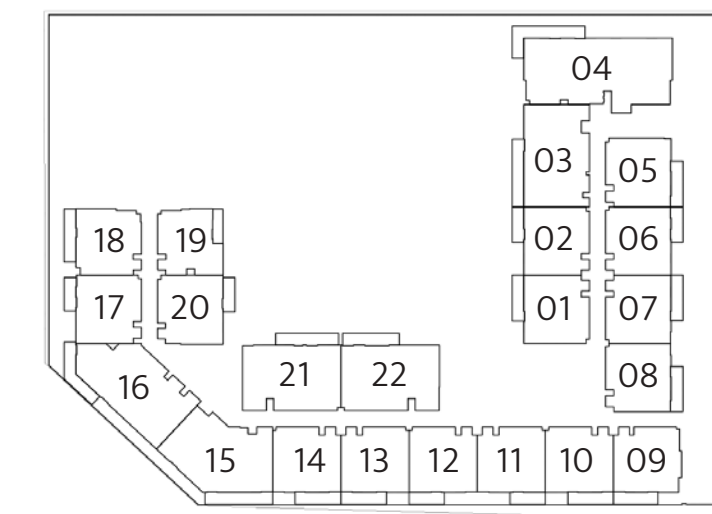
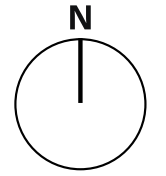
10<sup>th</sup> Floor

Internal Living Area : 1,633.21 sq. ft.

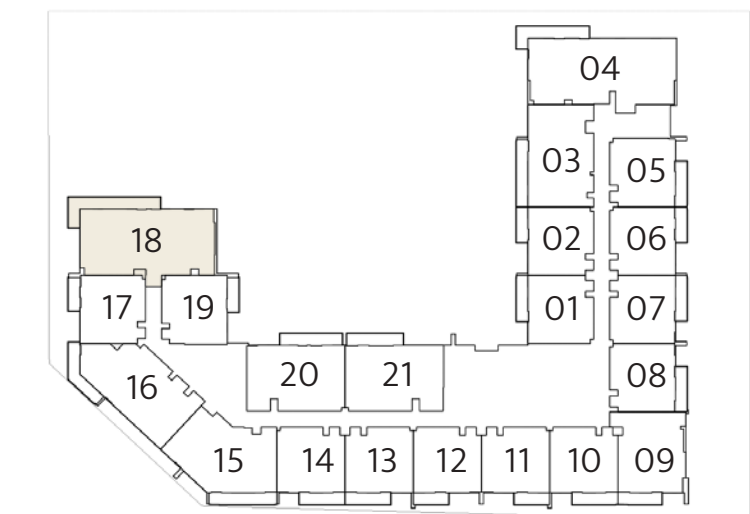
Outdoor Living Area : 185.35 sq. ft.

Total Living Area : 1,818.56 sq. ft.

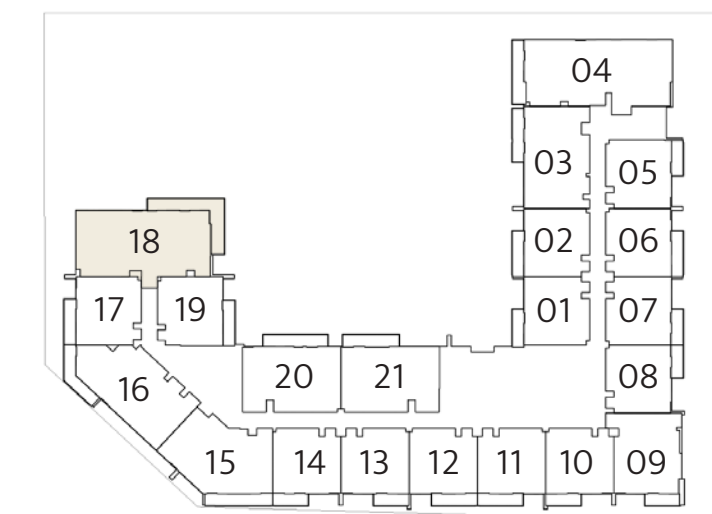
# 3 BEDROOM + S TYPE B



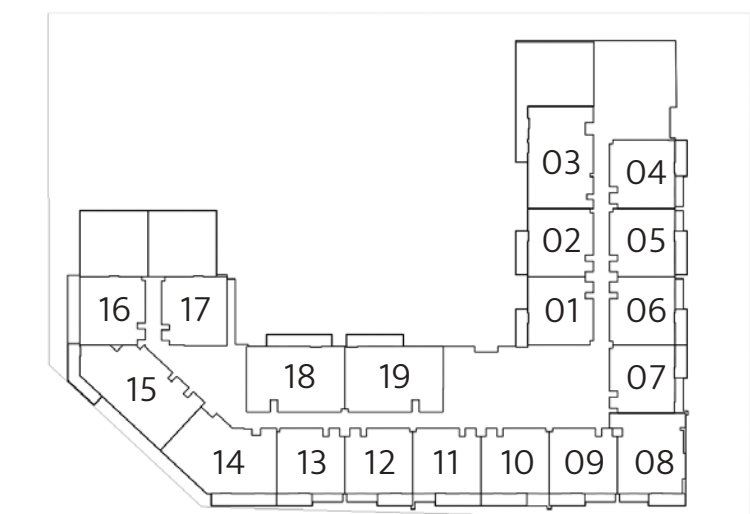
1<sup>st</sup> Floor



3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> Floor



2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floor



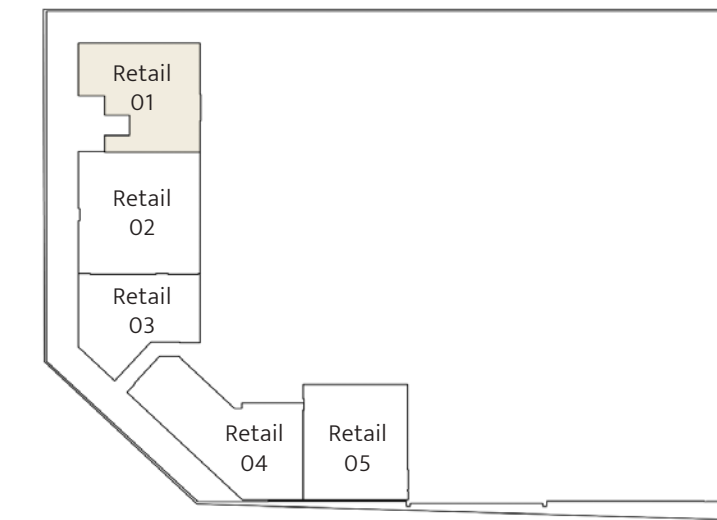
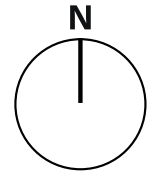
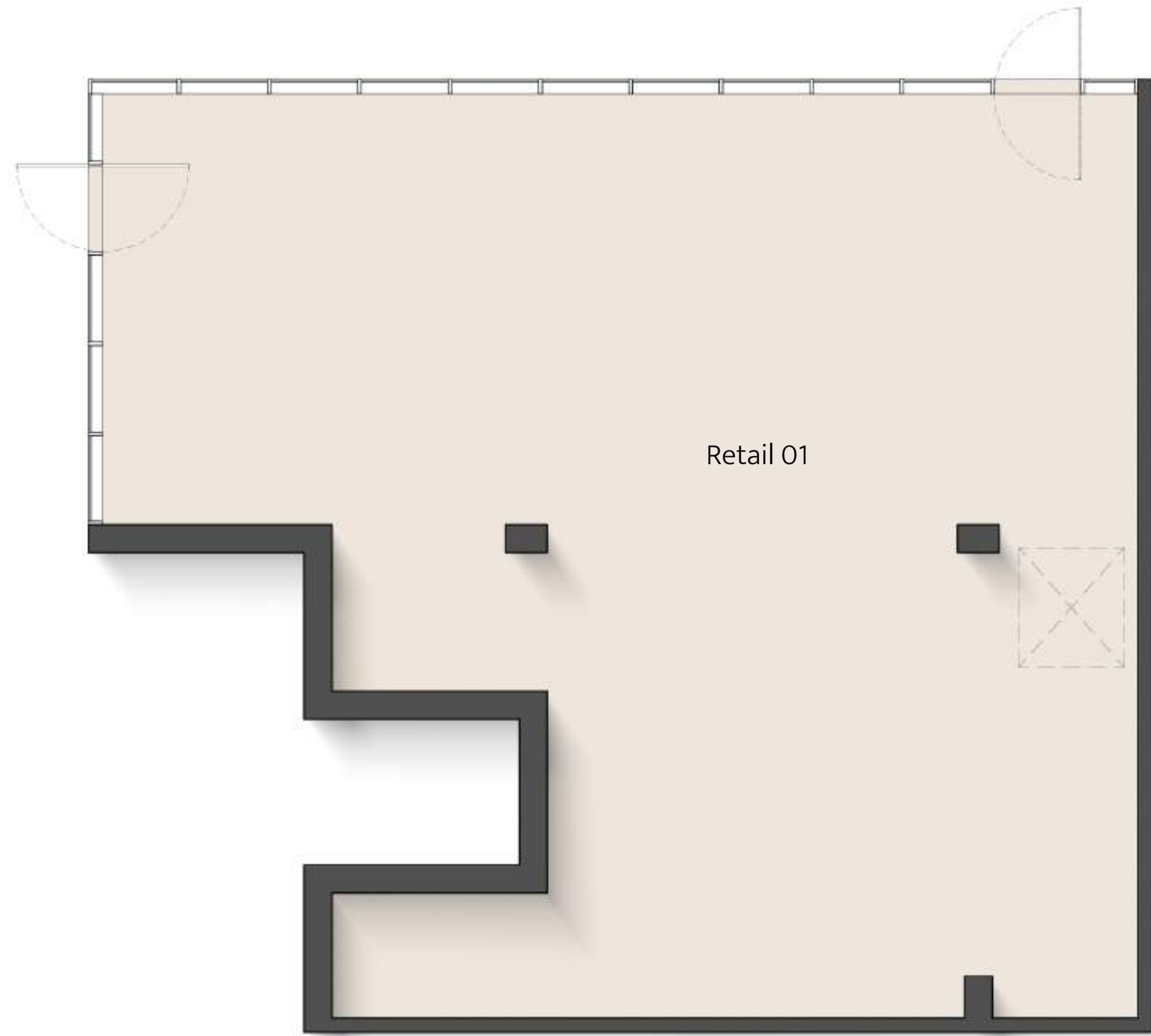
10<sup>th</sup> Floor

Internal Living Area : 1,472.72 sq. ft.

Outdoor Living Area : 232.18 sq. ft.

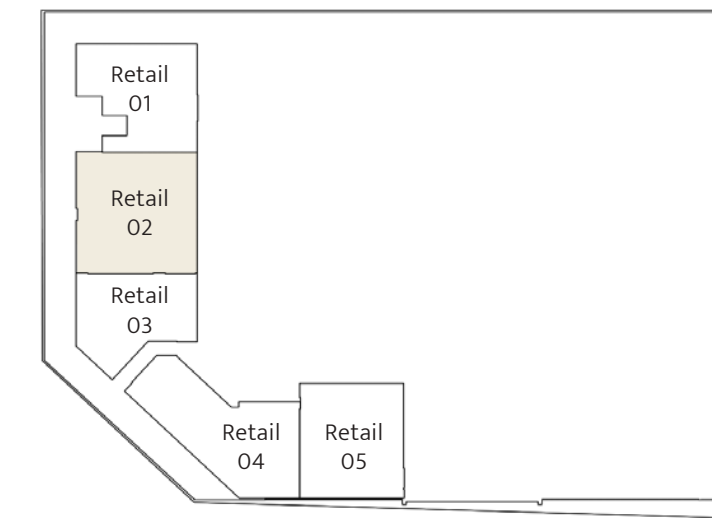
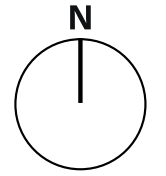
Total Living Area : 1,704.90 sq. ft.

# RETAIL 01



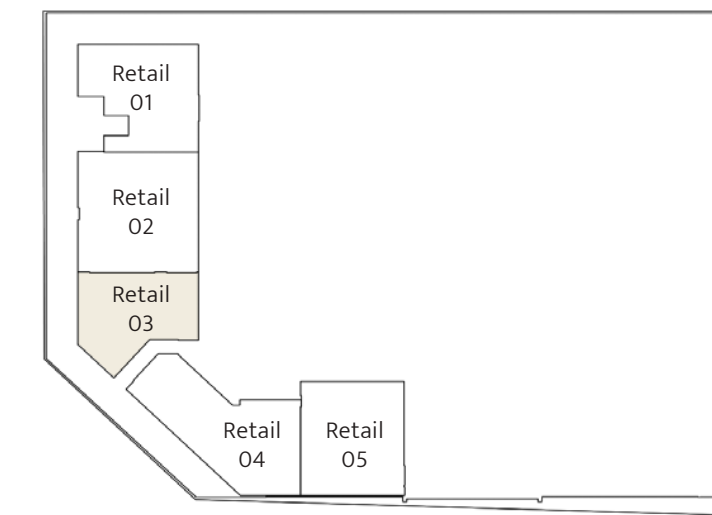
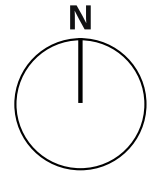
Ground Floor

# RETAIL 02



Ground Floor

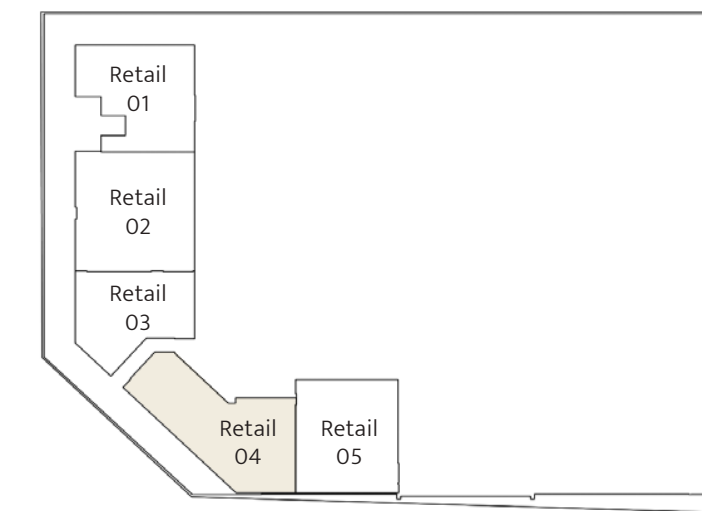
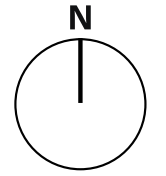
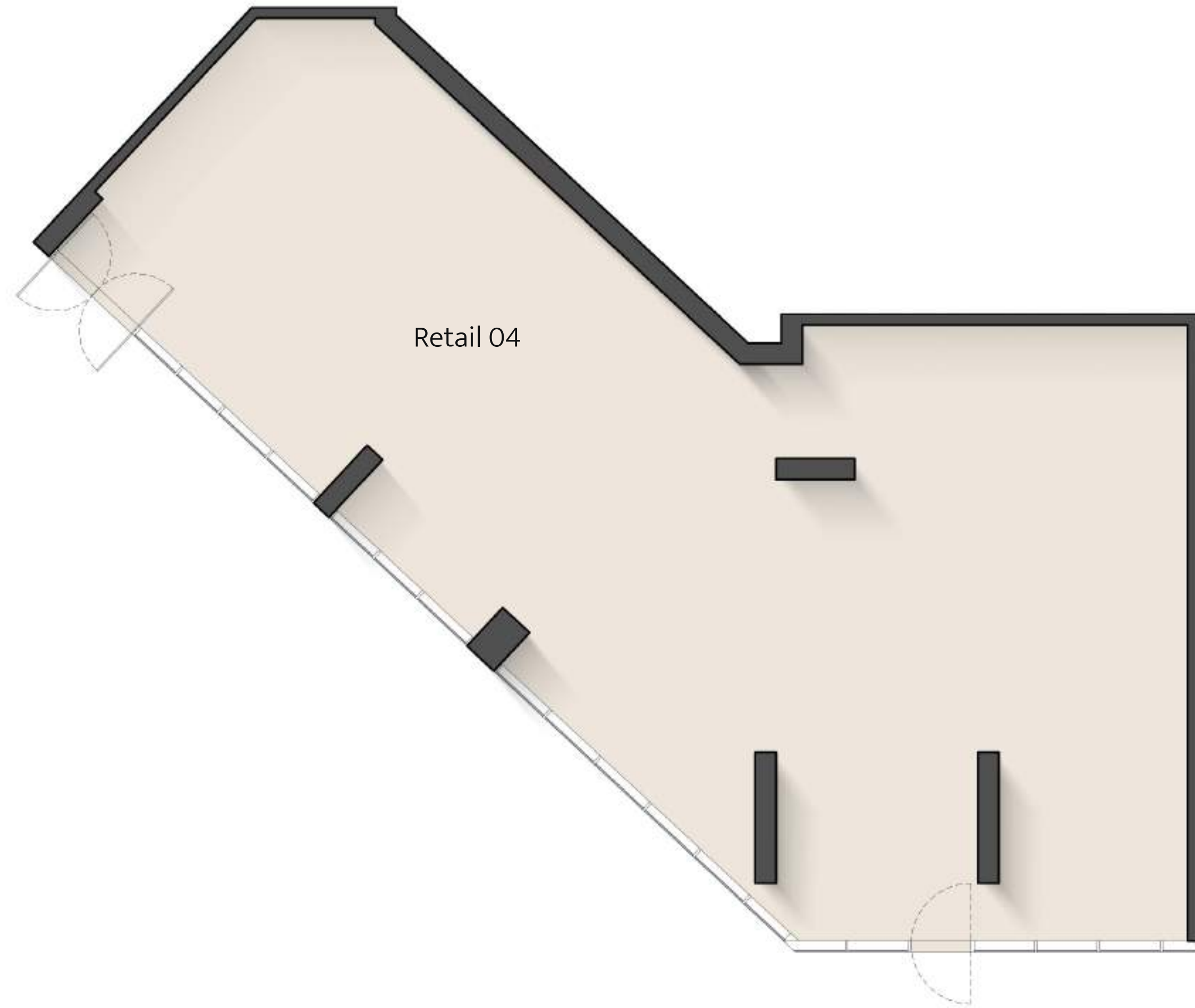
# RETAIL 03



Ground Floor

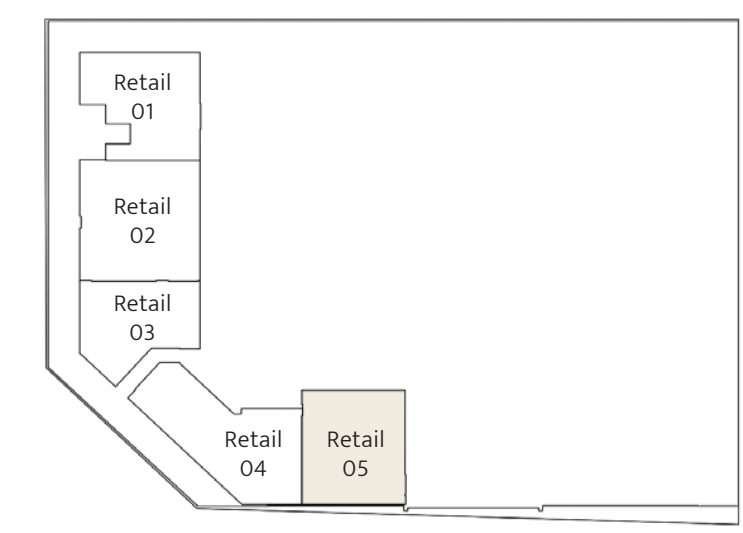
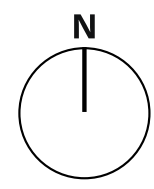
Total Retail Area : 1,631.92 sq. ft.

# RETAIL 04



Ground Floor

# RETAIL 05



Ground Floor

# PAYMENT PLAN

20%	At the time of booking
10%	60 days after the reservation date
10%	120 days after the reservation date
5%	240 days after the reservation date
5%	360 days after the reservation date
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
30%	On completion of the project*





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