



UPPER HOUSE
BY ELLINGTON

INVESTMENT GUIDE

BUILDING DETAILS

BUILDING CONFIGURATION

Ground Floor
5 Podiums
31 Residential Floors

ELEVATORS

6 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE

Q1 2026

ANTICIPATED SERVICE CHARGE

AED 16 per sq. ft

PARKING

Studio, 1 and 2 bedoom: 1 parking space
3 bedroom: 2 parking spaces

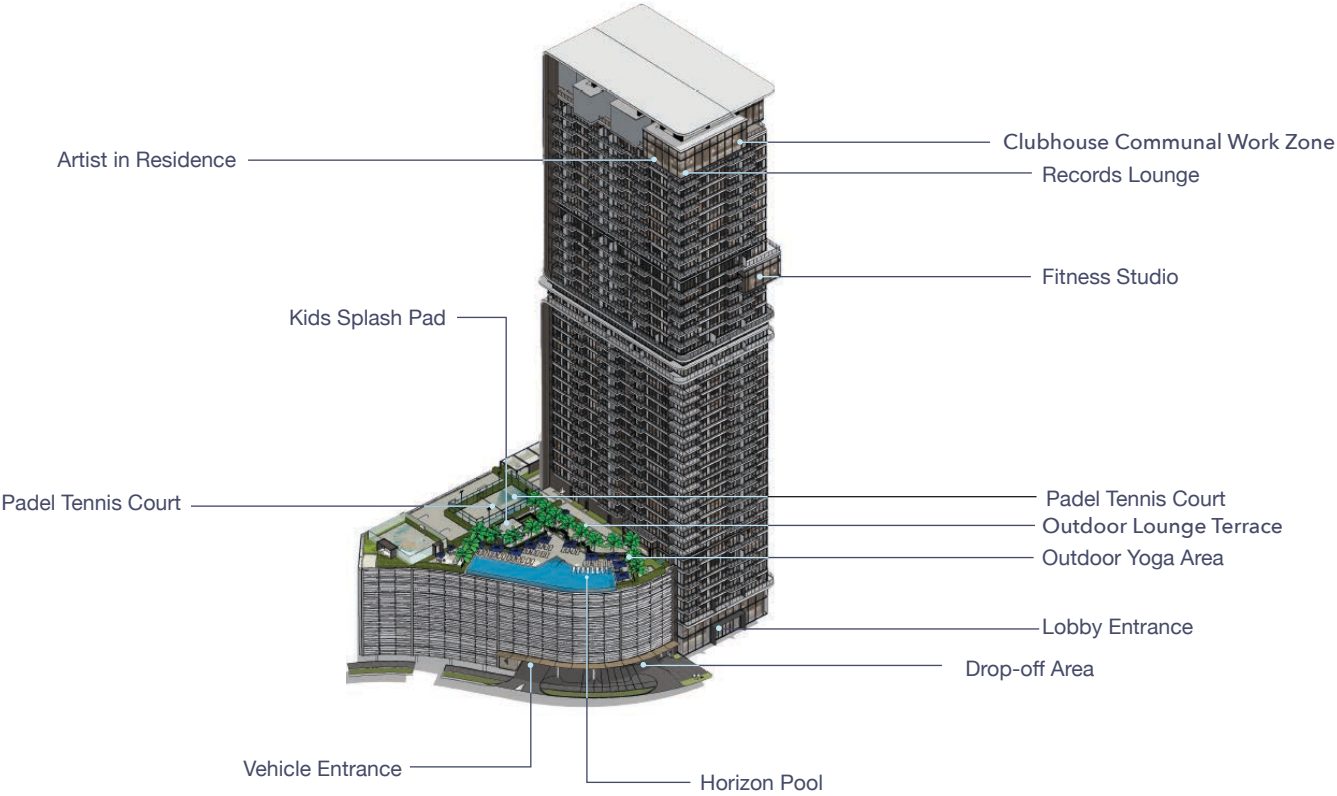
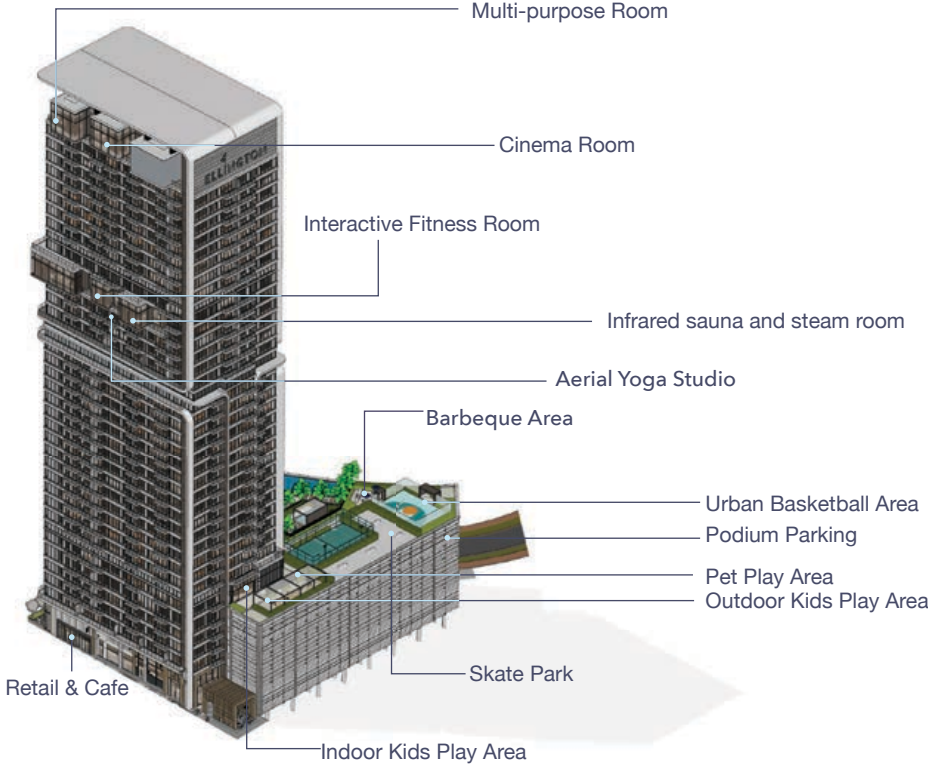
LOCATION

Jumeirah Lake Towers

OWNERSHIP

Freehold

BUILDING ISOMETRIC

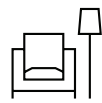




A SPRAWLING NETWORK OF WELLNESS FACILITIES



RETAIL SPACES
& CAFÉ



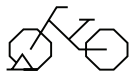
LOBBY LOUNGE ZONE



HOTEL STYLE
DROP-OFF AREA



EV CHARGING
STATIONS



BIKE PARKING WITH
MAINTENANCE AREA



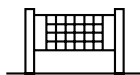
KIDS SPLASH PAD



LEISURE &
LOUNGE DECK



INDOOR & OUTDOOR
YOGA STUDIO



PADEL TENNIS
COURT



URBAN
BASKETBALL AREA



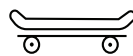
INDOOR & OUTDOOR
KIDS PLAY AREA



PET AREA &
PET WASH AREA



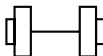
BARBEQUE AREA



SKATE PARK



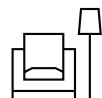
FITNESS STUDIO
WITH CLIMBING
WALL



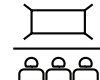
INTERACTIVE
FITNESS ROOM



STEAM & INFRARED
SAUNA



PENTHOUSE CLUB
LOUNGE & GAMES ROOM



CINEMA ROOM



ARTISTS IN RESIDENCE



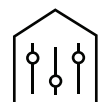
PODCAST ROOM



MULTI-PURPOSE
ROOM



CO-WORKING
LOUNGE SPACES



HOME AUTOMATION
SYSTEM

SEAMLESS CONNECTION TO
WIDER DUBAI

02
MINUTES
Jumeirah Lakes Park

02
MINUTES
DMCC Metro Station

07
MINUTES
Montgomerie Golf Club

08
MINUTES
Emirates Golf Club

08
MINUTES
Ain Dubai

13
MINUTES
Mall of the Emirates

15
MINUTES
Palm Jumeirah

17
MINUTES
Burj Al Arab

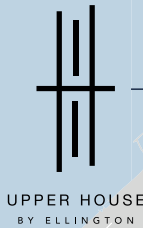
19
MINUTES
Museum of the Future

20
MINUTES
Dubai Mall & Burj Khalifa

23
MINUTES
Dubai International
Financial Centre

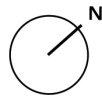
25
MINUTES
Dubai International Airport

27
MINUTES
Al Maktoum International
Airport



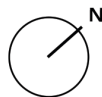
**GROUND FLOOR
AMENITIES PLAN**

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Residents Parking
- 13 Seating Area



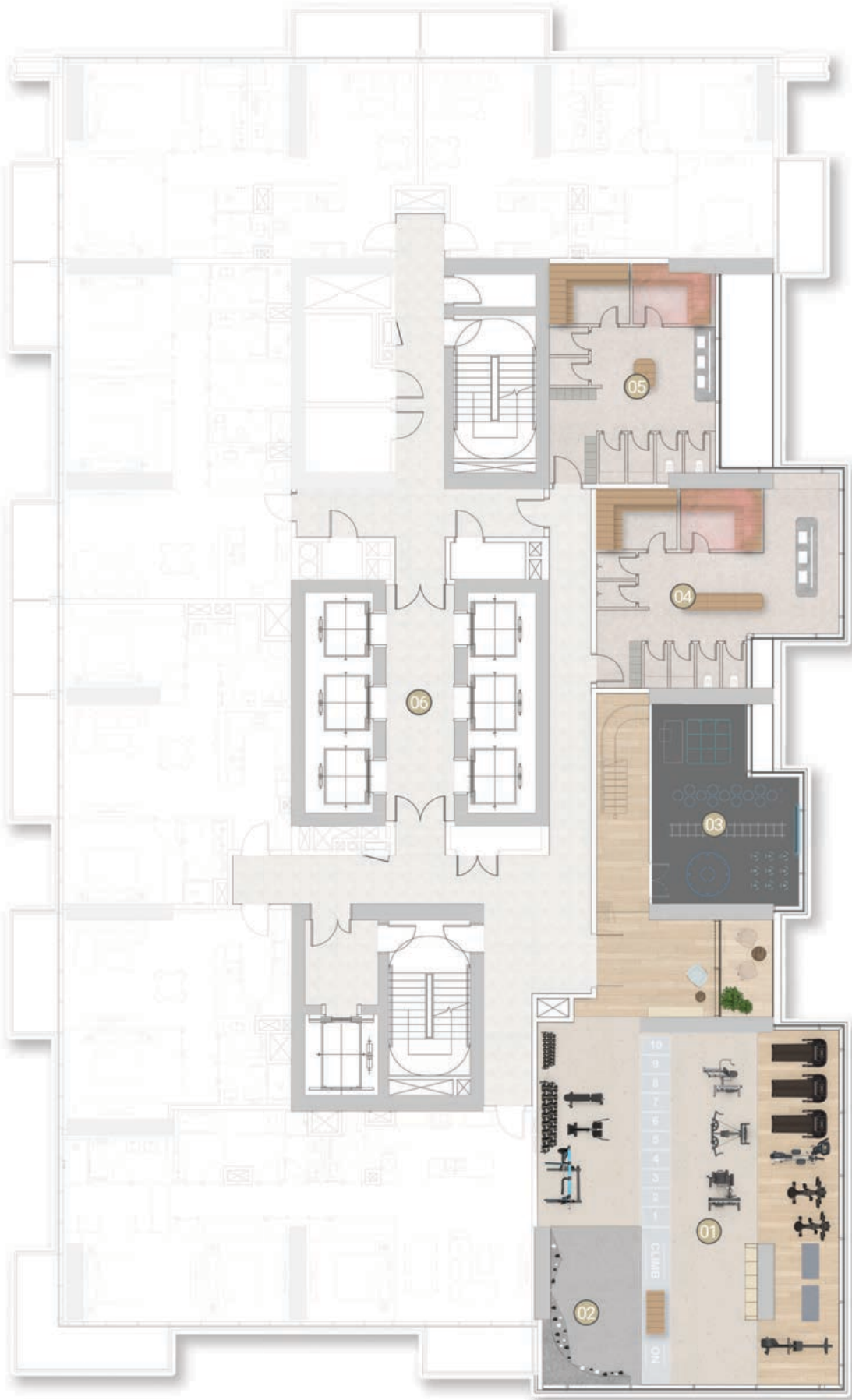
FIRST FLOOR
AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Skate Park
- 17 Urban Basketball Area
- 18 Lift Lobby



20TH FLOOR
AMENITIES PLAN

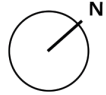
- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 06 Lift Lobby
- 07 Aerial Yoga Studio



20th Floor

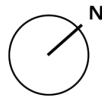


Mezzanine Floor



ROOF FLOOR
AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby





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 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>



UNITS & SIZES

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
Studio	34 units	From 401 sq. ft to 486 sq. ft
1 bedroom	215 units	From 814 sq. ft to 1,099 sq. ft
2 bedrooms	85 units	From 1,203 sq. ft to 1,640 sq. ft
2 bedrooms+Maids	29 units	From 1,379 sq. ft to 1,722 sq. ft
3 bedrooms	14 units	From 1,803 sq. ft to 2,194 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.

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 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

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







ACTIVITY COURT

The stunning outdoor entertainment court at Upper House provides an out-of-this-world experience of various fun and entertainment options. From an urban basketball and padel tennis court to a barbecue area for pleasant outdoor dining and gatherings. The outdoor entertainment area is all about offering a relaxing space for residents of all ages to play, explore and enjoy expansive views of the city. The courtyard also provides a kids' playground, a pet park, and a pet wash area — the perfect spot to spend an evening outdoors with friends and family.

INDOOR ENTERTAINMENT HUB

The indoor entertainment hub at Upper house consists of a kids' play area that is brimming with toys, games, and books, catering to girls and boys of all ages. It is a dedicated space for younger residents that enables parents to leave their children with peace of mind. Tables and chairs are provided for those looking for quiet, downtime, or simply reading one of the many kids' books offered. Another indoor entertainment space at Upper House is the 17-seat movie theatre, an elaborately furnished space dedicated to moviegoers who will enjoy an optimal viewing and sound experience.



POOL GARDENS

The 37-meter lagoon-style pool at Upper House is a wholly modern lap pool plopped on the podium level. The crystalline water seemingly floating in the outdoor entertainment area is perfect for both lap swimming and relaxing. The surroundings fuel the fantasy with sun loungers, lush landscaping, and towering palms that ensure a soothing experience. Residents will have the pleasure of swimming in the resort-style pool while admiring views of the city skyline—it's the place to be at sunset.



UPPER HOUSE APARTMENTS

The Upper House apartments are sleek and modern with a simple and clean design punctuated with a neutral color palette making the spaces look and feel spacious. The floor-to-ceiling windows providing natural light make the apartments bright and sunny. The design is meant to provide its residents with a better quality of life, with apartments of varying sizes and layouts characterized by a home automation system that allows the door entrance, AC, and light to be controlled by Bluetooth, a mobile app, or a keypad.



HEALTH AND FITNESS CLUB

The state-of-the-art health club at Upper House is a results-driven gym located on the 20th floor. It is home to a spin room and a climbing wall providing residents with exceptional quality fitness training, and an appealing, clean workout environment. The fitness club is also characterized by its floor-to-ceiling windows making the expansive space naturally lit while offering beautiful views of the pool and the city's skyline. An interactive fitness room is also provided along with a yoga studio, changing rooms with steam, and a sauna, where residents can spend some time unwinding after their exercise session.

PENTHOUSE FOR EVERYONE

The penthouse for everyone on the rooftop serves its functional purpose of giving each resident his or her fun own relaxing oasis. Overlooking the pool, the residential clubhouse also provides residents with a sense of ownership, community, and get-together. It is an elegant lounge space with a kitchenette, three outdoor lounge terraces, and hotel-style furnishing to gather and socialize. A working space along with a games room with pool and ping-pong tables are also provided along with a records lounge and a space dedicated to artists in residence—the penthouse for everyone is truly a space that caters to the needs of all residents.





WHY INVEST IN DUBAI?

-  High rental returns compared to major world cities
-  Residence visa
-  World-class COVID-19 management
-  Ease of doing business – 1st in MENA*
-  0% tax on residential real estate
-  Safe and reliable investment environment
-  World-class education
-  Consistently growing population
-  Fixed exchange rate (US Dollar and UAE Dirham)
-  Sustained economic growth
-  Readily available financing options
-  DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center **
-  Stable economy and currency
- *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**



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 2021

ELLINGTON



UPPER HOUSE
BY ELLINGTON

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ELLINGTONPROPERTIES.AE

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