



ELLINGTON

EBH

BEACH HOUSE

INVESTMENT  
GUIDE

## BUILDING CONFIGURATION



### CONFIGURATION

7 Residential Floors  
Ground Floor  
Basement Floor

### ELEVATORS

4 passenger elevators  
2 service elevator

### ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft

### ANTICIPATED COMPLETION DATE

Q2 2024

### PARKING

1 and 2 bedroom: 1 parking space  
3 and 4 bedroom: 2 parking spaces

### OWNERSHIP

Freehold



## AMENITIES WITHIN THE PROJECT



2 Lobbies with work, read, play and lounge zone



2 drop-off areas



Valet and porter services



Clubhouse with lounge, dine and meeting areas



Design led kitchen at the clubhouse for private functions



Outdoor cigar terrace



Steam shower and sauna room with hydrotherapy pool



Indoor and outdoor fitness studio



Yoga and Pilates studio



400 sq. m. infinity edge pool facing the beach



Pool terrace with baja shelf, cabanas and sun loungers



Outdoor refreshment area



Barbeque area with kitchen facilities



Kids pool with shaded area



Bocce ball court



Urban basketball area



Padel tennis court



Indoor and outdoor kids play area

LIVE IN ONE OF THE WORLD'S  
ARCHITECTURAL  
WONDERS

01  
MINUTE  
The Boardwalk Palm Jumeirah

02  
MINUTES  
Atlantis The Palm

05  
MINUTES  
The Pointe Palm Jumeirah

10  
MINUTES  
The View at The Palm

10  
MINUTES  
Nakheel Mall

15  
MINUTES  
Dubai Marina

15  
MINUTES  
Dubai Harbour

20  
MINUTES  
Emirates Golf Club

20  
MINUTES  
Burj Al Arab

25  
MINUTES  
Ain Dubai

25  
MINUTES  
Mall of The Emirates

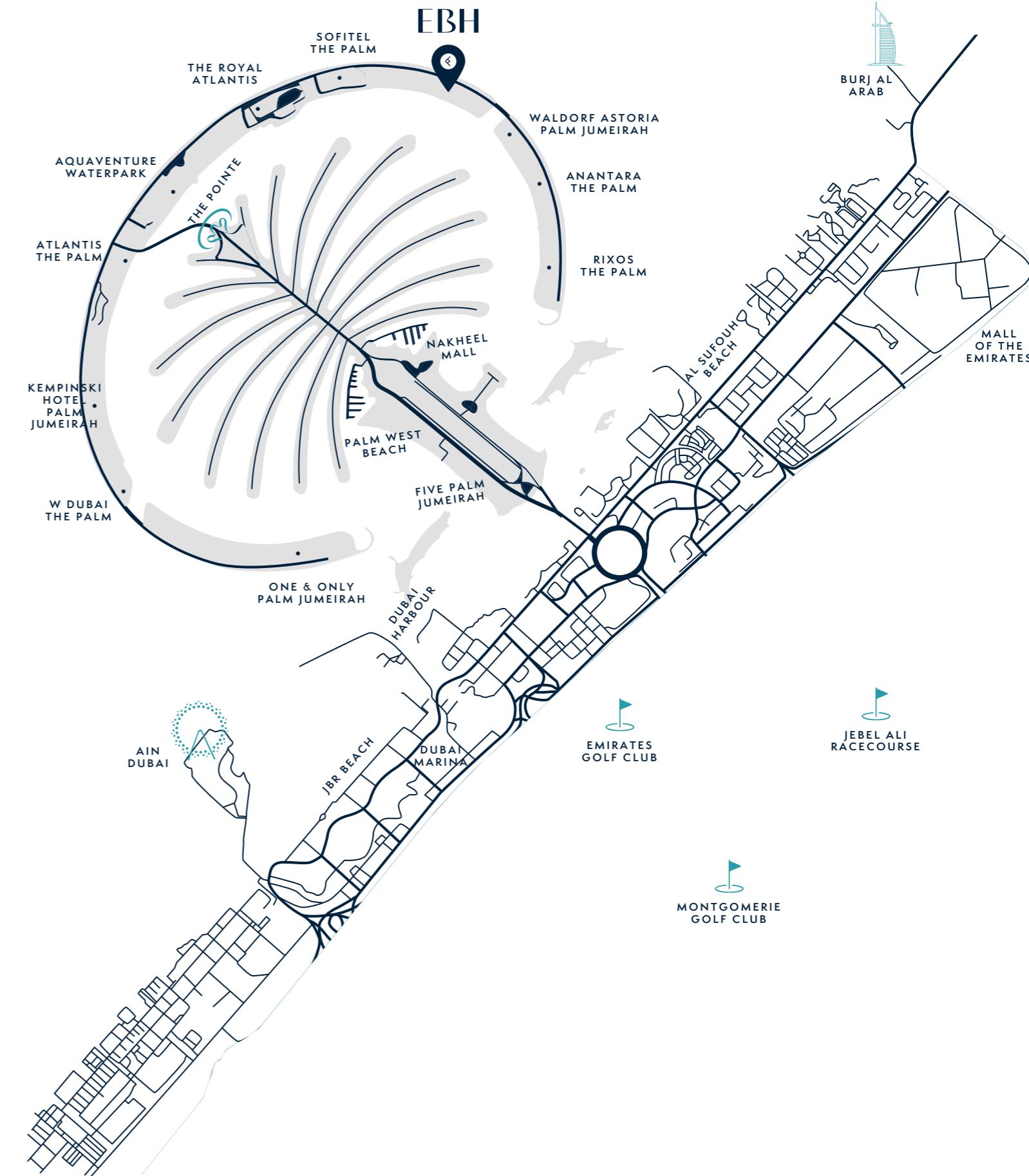
25  
MINUTES  
Dubai Mall & Burj Khalifa

25  
MINUTES  
Museum of the Future

30  
MINUTES  
Dubai International Financial Centre

35  
MINUTES  
Dubai International Airport

38  
MINUTES  
Dubai World Central Airport





ELLINGTON BEACH HOUSE SOUTH

ELLINGTON BEACH HOUSE NORTH

01  
MAIN ENTRANCE

02  
DROP-OFF AREAS

05  
VALET PARKING

04  
COVERED VISITORS  
PARKING

05  
SOUTH LOBBY  
ENTRANCE

06  
SOUTH LOBBY  
RECEPTION

07  
SOUTH LOBBY  
LOUNGE AREA

08  
LIFT LOBBIES

09  
CHANGE, STEAM  
SHOWER & SAUNA  
ROOMS

10  
HYDROTHERAPY POOL

11  
INDOOR FITNESS  
AREA

12  
OUTDOOR FITNESS  
AREA

15  
URBAN FITNESS AREA

14  
YOGA & PILATES  
STUDIO

15  
ACCESS TO POOL &  
DECK

16  
LEISURE & LOUNGE  
POOL

17  
BAJA SHELF

18  
PALM JUMEIRAH  
BEACH

19  
SUN LOUNGERS AREA

20  
OUTDOOR  
REFRESHMENT AREA

21  
SHADED KIDS' POOL

22  
OUTDOOR KIDS' PLAY  
AREA

23  
BARBECUE AREA

24  
CLUBHOUSE

25  
KITCHEN FOR PRIVATE  
FUNCTIONS

26  
OUTDOOR  
ENTERTAINMENT &  
CIGAR TERRACE

27  
OUTDOOR LOUNGE  
TERRACE

28  
BOCCE BALL COURT

29  
NORTH LOBBY  
ENTRANCE

30  
NORTH LOBBY  
RECEPTION

31  
NORTH LOBBY  
LOUNGE AREA

32  
COMMUNAL OFFICE &  
WORKSPACES

33  
NORTH LOBBY  
TERRACE

34  
INDOOR KIDS' PLAY  
AREA

35  
BATHROOM  
FOR PEOPLE OF  
DETERMINATION

56  
ACCESS TO OUTDOOR  
ACTIVITY ZONE

57  
VIEWING DECK

58  
OUTDOOR GAMES  
TABLE ZONE

59  
URBAN BASKETBALL  
AREA

40  
PADEL TENNIS COURT

CRESCENT ROAD  
THE BOARDWALK, PALM JUMEIRAH

ARABIAN GULF





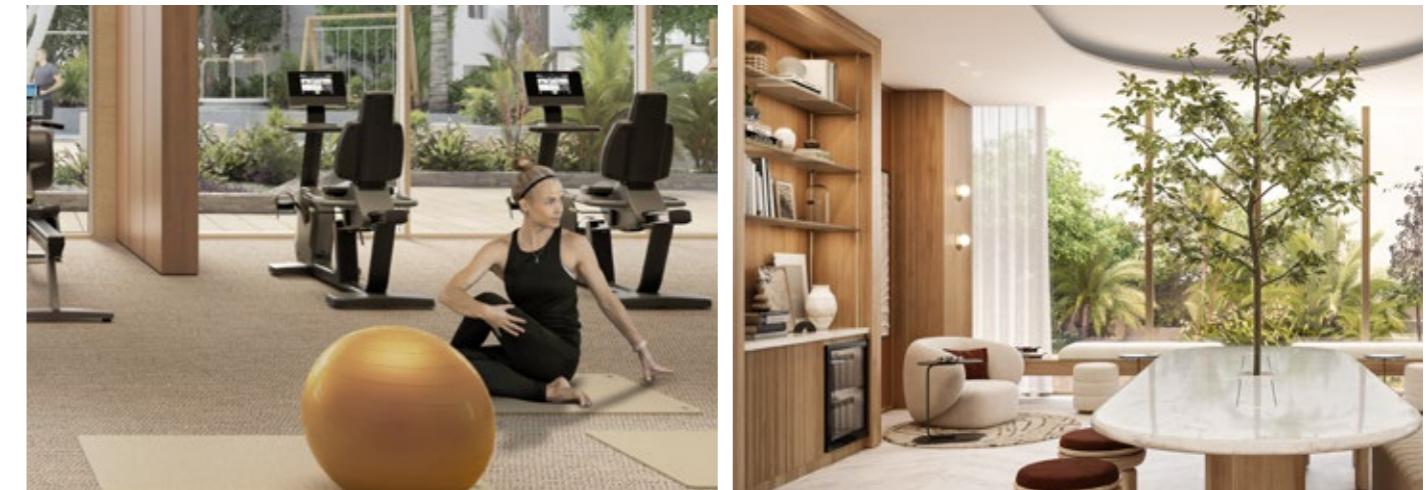
## UNITS & SIZES

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
1 bedroom	14 units	From 1,028 sq. ft to 1,251 sq. ft
2 bedrooms	72 units	From 1,334 sq. ft to 2,306 sq. ft
3 bedrooms	31 units	From 1,715 sq. ft to 1,868 sq. ft
4 bedrooms	6 units	From 3,305 sq. ft to 4,379 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com)  
or contact your Property Consultant directly.

## 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 40,000 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

## PAYMENT PLAN

**50 %**

Down  
payment

**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

**50 %**

On  
completion







### VALET & PORTER

A curated lifestyle where hospitality-inspired amenities are offered to residents and their guests with valet and porter services at Ellington Beach House. The valet services are provided in both drop-off areas to provide the utmost convenience to residents and their guests. The porters can also assist you and help you with your luggage, groceries, and deliveries.

### YOGA & PILATES STUDIO

Slow down and restore your balance from the environment that surrounds you as you immerse yourself at Ellington Beach House's Yoga and Pilates studio. A fun and challenging experience in the most soothing and convenient setting, providing you an opportunity to reconnect with your mind and body.



### THE LOBBY

The two lobbies at Ellington Beach House are welcoming spaces that introduce visitors and residents to the timeless elegance of this distinctive community. With varied seating areas, coffee stations, and an indoor kids' play area, the lobbies are designed for social, work, and entertainment environments. Also, a grand floor-to-ceiling library provides a much-needed pleasant ambiance that is just as inviting, comfortable, and chic as your home.



### OUTDOOR ACTIVITY ZONE

The extensive outdoor green and active spaces offers the optimal relaxation and socialization opportunities where memories can be created with friends, family, and neighbors. Several other unique features include a barbecue area with kitchen facilities, kids' play areas with climbing and play structures, an urban basketball area, Bocce Ball, and a Padel tennis court. The outdoor activity zone merges nicely with the overall modern feel of the residential building.



### INDOOR & OUTDOOR FITNESS AREA

From a sun-lit treadmill station to the cutting-edge cardio equipment that inspires a supreme fitness routine, the state-of-the-art indoor Fitness studio provides plenty of motivation to work out. Residents who prefer outdoor exercises can benefit from the large outdoor fitness area equipped with track zones and monkey bars.

### SPA FACILITIES

Enjoy treatments that soothe the body and soul at Ellington Beach House's spa facilities. From a hydrotherapy pool to a relaxing sauna, steam, and shower designed to enhance relaxation in a tranquil setting and restore your physical and spiritual balance.





## LEISURE POOL & KIDS' POOL

A breathtakingly panoramic view of the ocean, where sea and sky merge into one vast blue horizon. The 400-sq.m infinity leisure and lounge pool offers residents the perfect cool-off spot. Complimented with an outdoor refreshment area, wet and sun loungers, and cabanas by the beach, residents can unwind and relax under the sun. The turquoise waters provide an ultimate swimming experience. A separate kids' pool is provided with a shaded area, delivering all-day entertainment for children.

## CLUBHOUSE

The Clubhouse is an intimate space for residents to relax and socialize while enjoying a host of exclusive benefits and entertainment options. It is a sophisticated venue catering exclusively to tenants and their guests, a private lounge for dining and meeting, a presentation screen with a video conferencing facility, and an outdoor cigar terrace with superb views of the sea. The Clubhouse also provides a show kitchen for private events and occasions. Residents can sit back, and enjoy their very own customized culinary show, and freshly cooked meals prepared by their private chef.



## LIVING ROOM

With ocean-inspired elements and a refreshing feel of the outdoors completing the timeless aesthetic, every inch of the living area achieves a welcoming ambiance that residents would love to come home to. The warm tones are complementing the overall design of the living areas, creating a calming yet sumptuous feel. The surrounding panoramic windows create more bright light highlighting the overall décor while offering expansive views of the blue ocean.



## KITCHEN

The kitchen is thoughtfully designed through smart solutions and the best quality of materials and components to encompass all of your wants and needs into one beautiful and useful space. Design and function come together to ensure a great culinary experience, extending your living space and allowing you to host guests in a welcoming setting. The kitchen makes your everyday life easier, which also adds to the superb charm of the kitchen.



## BEDROOM

The bedrooms combine contemporary style and innovative interior design with natural tones, resulting in a very inviting and comfortable balance. The bedrooms with their full-height windows offer a much-needed repose with open views of the ocean and the city skyline. Creating a cozy feel and pleasant setting to rest and unwind.



## BATHROOM

The bathrooms and powder rooms feature a sleek and modern design. With teak wood shower flooring, wood cabinetry, and exquisite finishes, the bathrooms are meant to be quirky and unique. The bathrooms also offer an indulgent experience and give off a warm and cozy aesthetic with plenty of drawers, a rain shower with hand spray, and a contemporary freestanding bathtub with a floor-mounted tub filler for the ultimate relaxation experience.





## 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% 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\*\*

96%

Occupancy rate\*



High capital appreciation  
upon handover



Multiple payment options available  
including cryptocurrency



Transparent and reliable  
customer care



Quicker return of capital  
compared to market average\*



Sustainability compliance with  
Dubai Green Building Regulations

\*Reidln Market Data

\*\*JVC projects as per Reidln report in Q4 2020



LIVE IN DESIGN

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ELLINGTON PROPERTIES.AE

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