



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

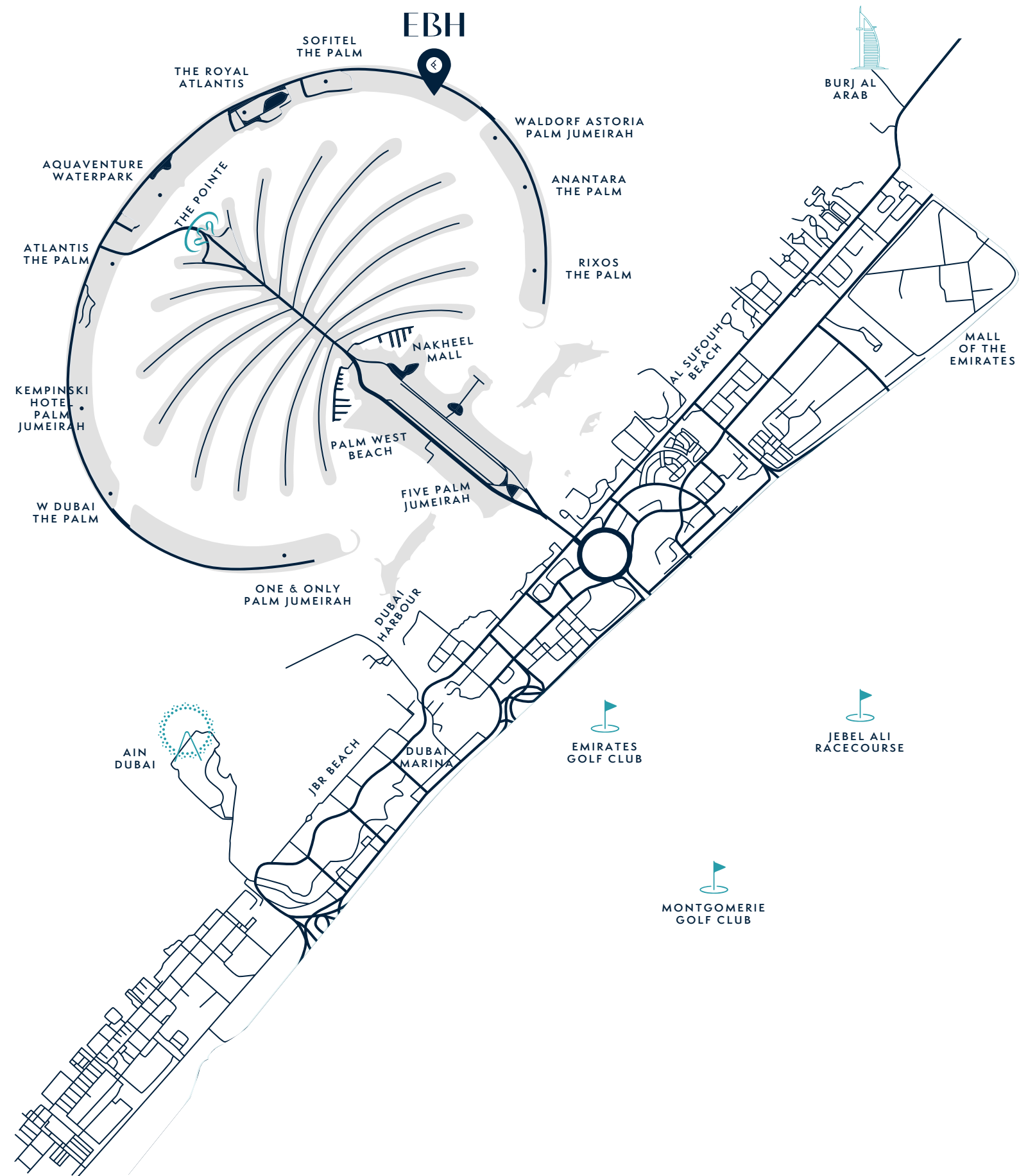


Indoor and outdoor  
kids play area

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

03  
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

13  
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

36  
ACCESS TO OUTDOOR  
ACTIVITY ZONE

37  
VIEWING DECK

38  
OUTDOOR GAMES  
TABLE ZONE

39  
URBAN BASKETBALL  
AREA

40  
PADEL TENNIS COURT



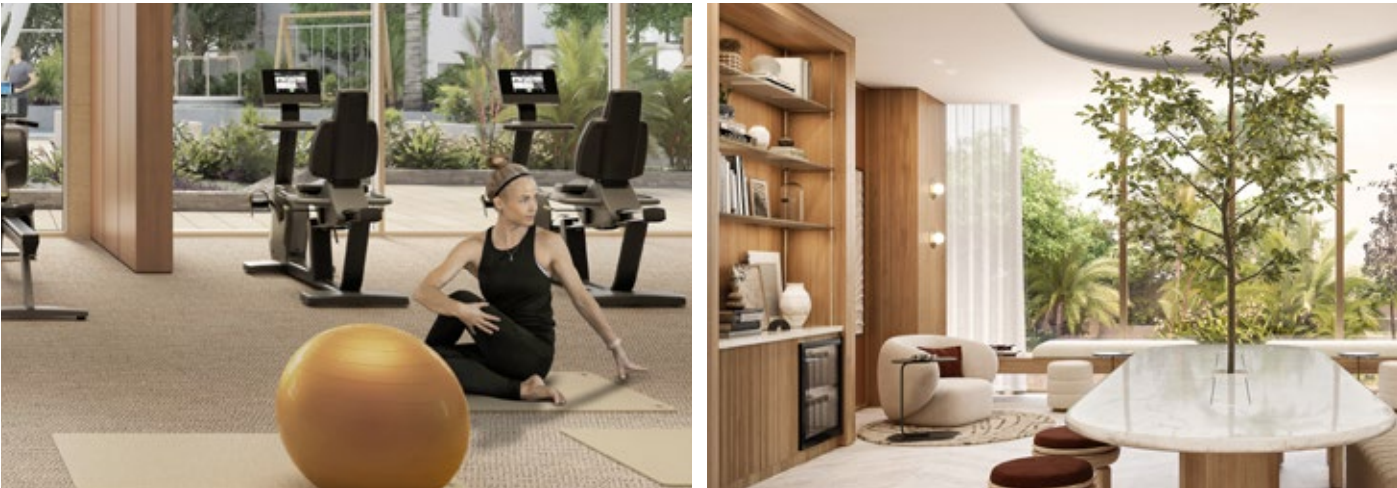






DOCUMENTS NEEDED TO *BOOK A UNIT*

- 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>



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.

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



## PAYEMENT *PLAN*

**30 %**

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.

## 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.



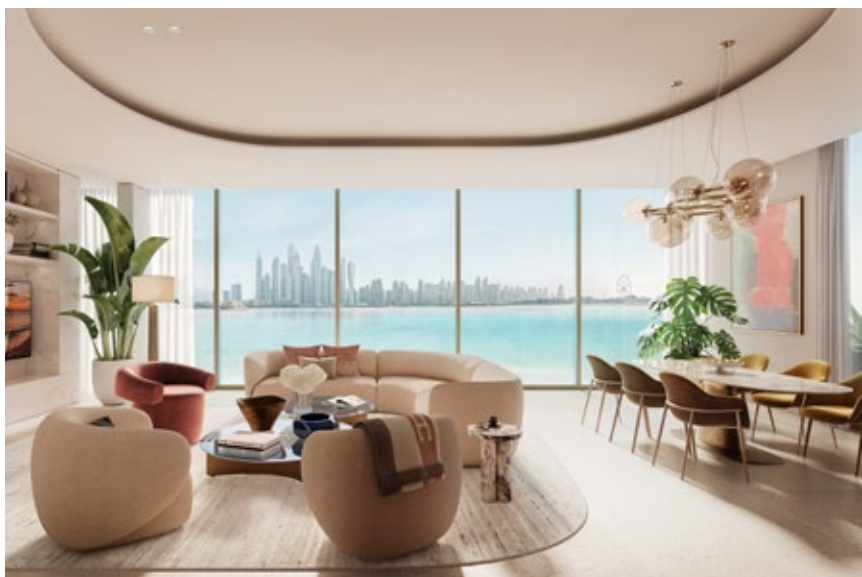
## CLUBHOUSE

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.



## 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.



## 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.

## 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% 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 2020





LIVE IN *DESIGN*

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ELLINGTONPROPERTIES.AE

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