

PROJECT BRIEF





CONTINUING THE VISION OF CONNECTED LIVING IN DUBAI SOUTH

Following the sell-out success of Windsor House, Windsor House II carries forward a legacy of refined architecture, enduring craftsmanship, and an exceptional address. Each residence reflects Ellington's commitment to creating spaces that are both sophisticated and deeply personal, where thoughtful design fosters connection and modern living is reimagined with elegance and intent.

With a limited collection of residences in Dubai South, Windsor House II presents a rare opportunity to be part of the next chapter in one of the city's most dynamic and fast-growing communities. Designed for those who value both beauty and purpose, it is a home where every detail has been considered to enrich daily life with comfort, style, and a true sense of belonging.

W

WHEN THE FIRST ADDRESS SETS A STANDARD,
THE STORY CONTINUES



DUBAI SOUTH A BLUEPRINT OF THE FUTURE

Dubai South is the UAE's largest single urban master development, purpose-built as a fully integrated ecosystem combining logistics, aviation, residential, commercial, and retail districts. Anchored by Al Maktoum International Airport DWC, it's strategically positioned for optimized global connectivity via road, air, and soon, autonomous vehicles and air taxis.

Dubai South is centered on the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai,

To build a smart and sustainable city.

To create an inclusive and cohesive society.

To become a pivotal hub in the global economy.

To become the preferred place to live, work and invest.

To become a city of happy, creative and empowered people.





AVIATION DISTRICT AND AL MAKTOUM INTERNATIONAL AIRPORT

The Aviation District is set to become a global hub for the aviation and aerospace industry, featuring maintenance, repair and overhaul (MRO) facilities, aviation training centers, fixed-base operators, and a dedicated VIP terminal. It will also be the permanent home of the Dubai Airshow and the Middle East Business Aviation Show.

At its core, Al Maktoum International Airport is undergoing a **US\$35 billion expansion** to become the world's largest airport, with **five parallel runways**, **over 400 aircraft gates**, and a planned capacity of up to **260 million passengers annually**.

Future Developments

► **MBR Aerospace Hub:**

An integrated aerospace ecosystem featuring both airside and landside facilities for MRO, R&D, and hangars.

► **DWC Expansion:**

DXB operations will be gradually transferred to DWC, with DXB set for closure around 2032-2034.





LOGISTICS DISTRICT

Planned as a world-class multimodal logistics hub, the Logistics District will serve as a key enabler for global supply chain operations. It will offer a mix of build-to-suit and ready-to-use facilities tailored for contract logistics providers, freight forwarders, integrators, and agents.

With direct airside access to Al Maktoum International Airport, the district is designed to streamline air cargo movement and support high-efficiency logistics operations on a global scale.

Future Developments

► **Dubai Global Connect:**

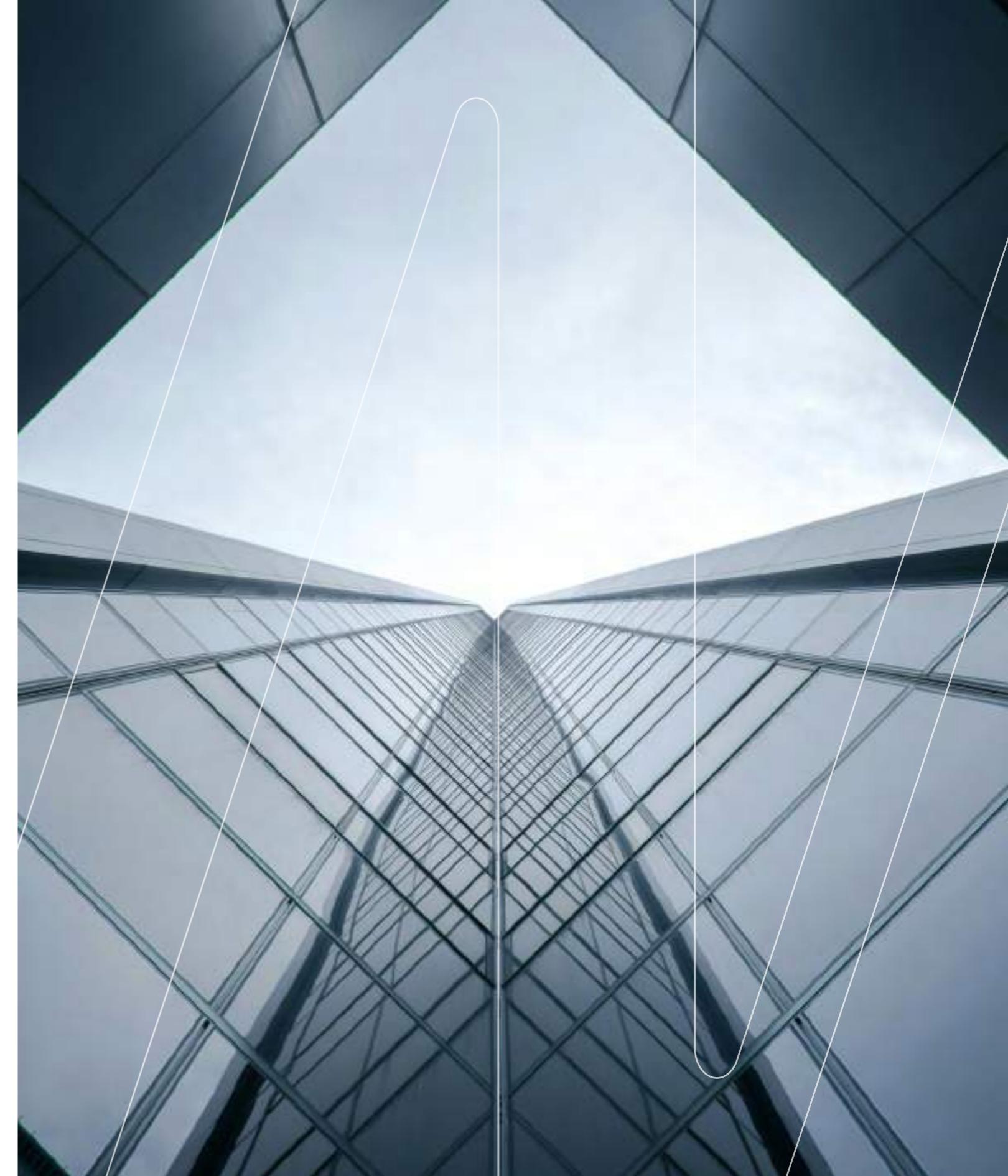
Serves as a permanent, origin-neutral marketplace and exhibition platform for global buyers and sellers in industries such as food, fashion, and home furnishings.

► **Multi-User Logistics Hub:**

A new facility spanning approximately 215,278 sq. ft., featuring combinable, air-conditioned units in flexible layouts. Designed for SMEs, e-commerce firms, and freight forwarders.

BUSINESS PARK AND COMMERCIAL DISTRICT

The Business Park will evolve into a dynamic center for commerce, offering scalable office spaces for start-ups, small and medium-sized enterprises, and international corporations. It will be complemented by the upcoming Commercial District, envisioned as a vibrant urban hub featuring retail, hospitality, dining, and entertainment options. Together, they will create a thriving environment for business and lifestyle at the heart of Dubai South.





EXHIBITION DISTRICT (EXPO CITY)

Building on the legacy of Expo 2020, Expo City Dubai is being developed into a smart and sustainable urban innovation hub. It will feature state-of-the-art office spaces, research and development zones, cultural institutions, and integrated residential and leisure components. Designed to attract future-focused businesses and global talent, Expo City will become a model for collaborative, clean, and connected city living.

Future Developments

► **Dubai Exhibition Centre:**

An AED 10 billion expansion by Dubai World Trade Centre, aiming to become the region's largest indoor events venue.

► **Route 2020 Metro Line:**

Enhanced connectivity through smart transport networks, public spaces, and direct links to Al Maktoum International Airport and Jebel Ali Port.

GOLF AND RESIDENTIAL DISTRICT

The Residential District is planned as a walkable, family-centric community offering a variety of homes from apartments to townhouses and villas, set within landscaped neighborhoods. It will include schools, parks, retail spaces, and community amenities that promote a balanced and connected lifestyle. The Golf District will be anchored by an 18-hole championship course, surrounded by upscale homes, wellness facilities, and leisure offerings. Together, the two districts will offer distinct yet complementary living environments within a green and active setting.



LOCATION



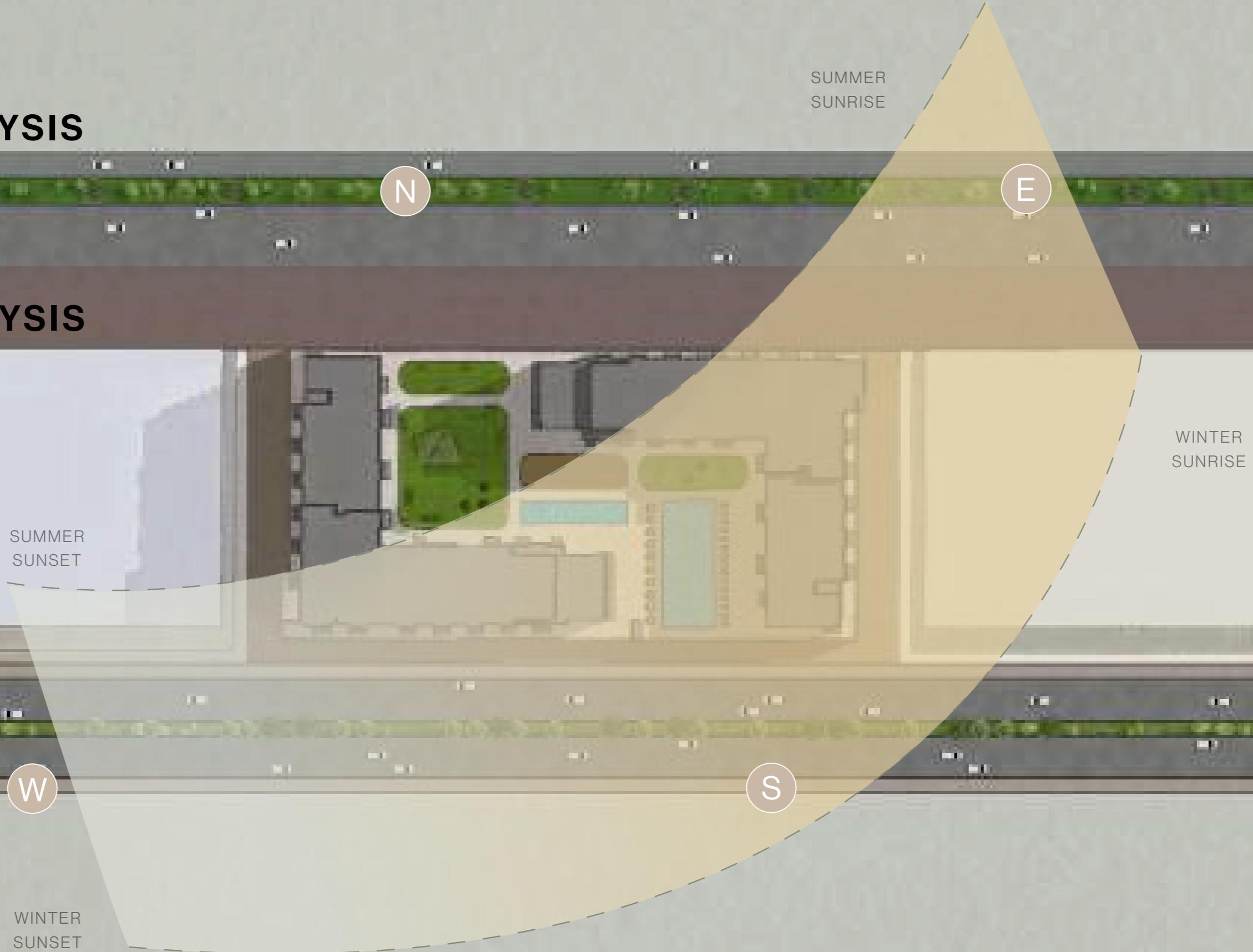
[CLICK HERE FOR THE LOCATION MAP](#)

DRIVING DISTANCES



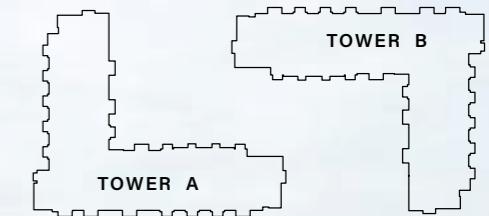
SUN AND VIEWS ANALYSIS

SUN AND VIEWS ANALYSIS



ARCHITECTURAL SECTIONS

BOULEVARD ROAD



COMMUNITY ROAD



BUILDING CONFIGURATION

ELEVATORS

Tower A:
2 passenger elevators
1 service elevator

Tower B:
2 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE

Q3 2028

PARKING

Studios, 1 and 2 bedrooms	: 1 parking space
3 bedrooms	: 2 parking spaces

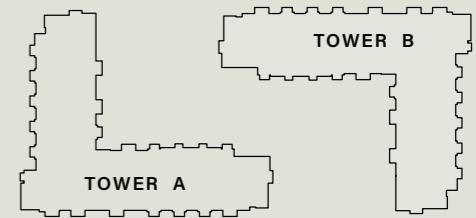
OWNERSHIP

Freehold

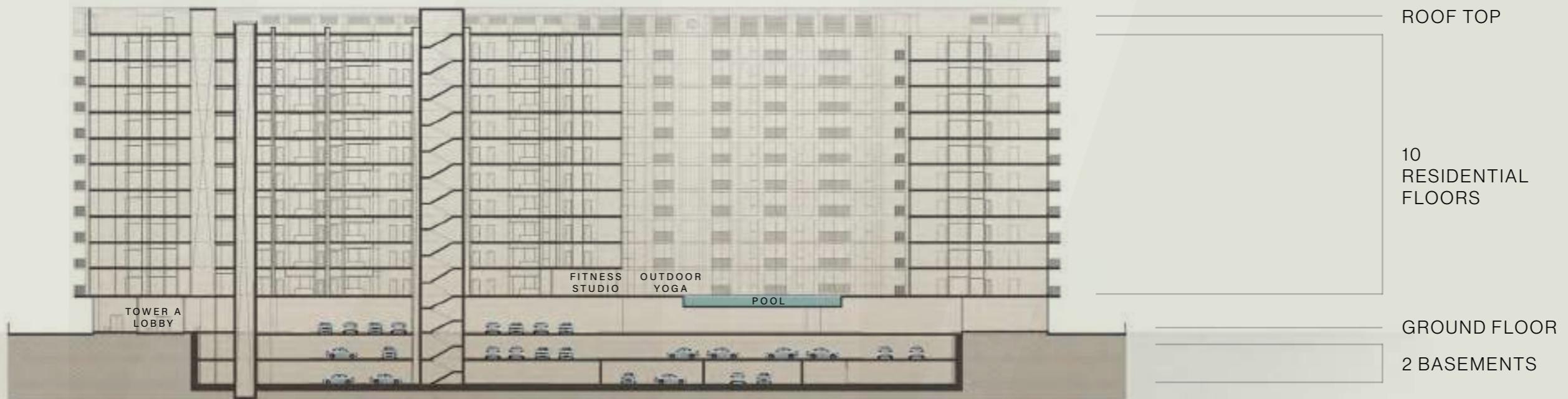
ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft.

BOULEVARD ROAD



COMMUNITY ROAD





UNIT TYPES AND SIZES

TOWER A

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 779 sq. ft to 783 sq. ft
2 Bedroom Apartment	69 units	From 1,127 sq. ft to 1,141 sq. ft
2 Bedroom Apartment + S	20 units	From 1,256 sq. ft to 1,260 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 801 sq. ft to 2,461 sq. ft
Total Units	212 units	

TOWER B

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 780 sq. ft to 782 sq. ft
2 Bedroom Apartment	70 units	From 1,127 sq. ft to 1,141 sq. ft
2 Bedroom Apartment + S	19 units	From 1,256 sq. ft to 1,259 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 759 sq. ft to 1,690 sq. ft
Total Units	212 units	





GROUND FLOOR AMENITIES



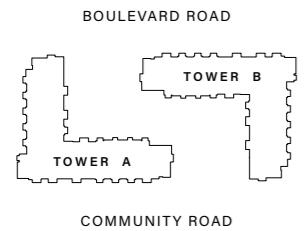
RETAIL AREAS



LOBBY RECEPTION

LOBBY LOUNGE





GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBY ENTRANCES
- 04 LOBBY RECEPTIONS
- 05 LOBBY LOUNGE AREAS
- 06 LIFT LOBBIES
- 07 PARKING FOR PEOPLE OF DETERMINATION
- 08 EV PARKING
- 09 ACCESS TO LOWER LEVEL PARKING
- 10 BICYCLE PARKING AND REPAIR STATION
- 11 INDEPENDENT CAR WASH BAY
- 12 PET PLAY AND WASH AREA
- 13 VEHICLE EXIT
- 14 VISITOR PARKING



A wide-angle photograph of a modern residential complex. In the foreground, a large, rectangular swimming pool is filled with people. The pool area is surrounded by a paved deck and lush green landscaping, including several tall palm trees. In the background, there are several modern apartment buildings with balconies. The buildings have a mix of dark and light-colored facades. The sky is clear and blue.

FIRST FLOOR AMENITIES



POOL DECK



CLUB LOUNGE



GAMES AREA



FITNESS STUDIO



PILATES STUDIO



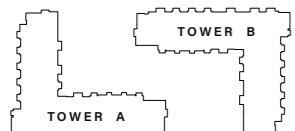
LAWN AREA



OUTDOOR SEATING



BOULEVARD ROAD



COMMUNITY ROAD

FIRST FLOOR AMENITIES PLAN

- 01 ADULT POOL
- 02 BAJA SHELF
- 03 POOL SEATING LOUNGE
- 04 CABANAS
- 05 OUTDOOR SHOWER
- 06 SHADED KIDS POOL
- 07 OUTDOOR YOGA AREA
- 08 YOGA PLATFORM
- 09 PILATES STUDIO
- 10 FITNESS STUDIO
- 11 OUTDOOR FITNESS AREA
- 12 OUTDOOR KIDS PLAY
- 13 KIDS CLUB
- 14 DINING AND PANTRY AREA
- 15 GAMES TABLE ZONE
- 16 CLUB LOUNGE
- 17 BARBEQUE AREA
- 18 OUTDOOR DINING
- 19 OUTDOOR SEATING
- 20 TABLE TENNIS AREA
- 21 TREE-LINED GENERAL AVENUE
- 22 BOCCE BALL COURT
- 23 FAMILY AREA WITH OUTDOOR GAMES
- 24 LAWN





**THE
RESIDENCES**



LIVING AND DINING

KITCHEN



BEDROOM





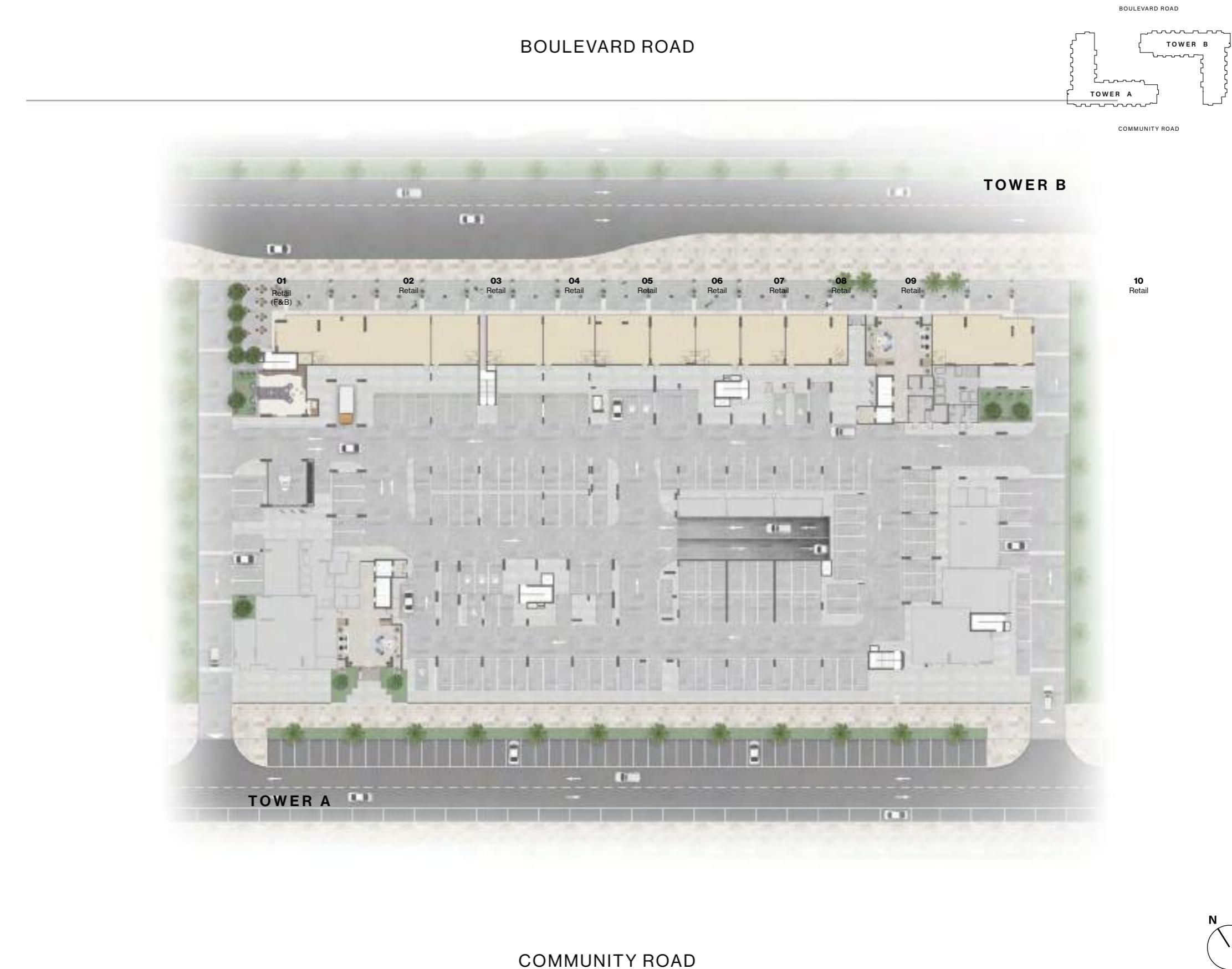
BATHROOM

POWDER ROOM



GROUND FLOOR TYPICAL PLAN

 F&B / Retail



1ST FLOOR TYPICAL PLAN



2ND - 9TH FLOOR TYPICAL PLAN



BOULEVARD ROAD

BOULEVARD ROAD

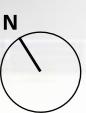
The diagram shows two jagged, stepped structures representing towers. The structure on the left is labeled 'TOWER A' and the one on the right is labeled 'TOWER B'. Both towers have a stepped, zig-zagging profile.

COMMUNITY ROAD

TOWER B



COMMUNITY ROAD



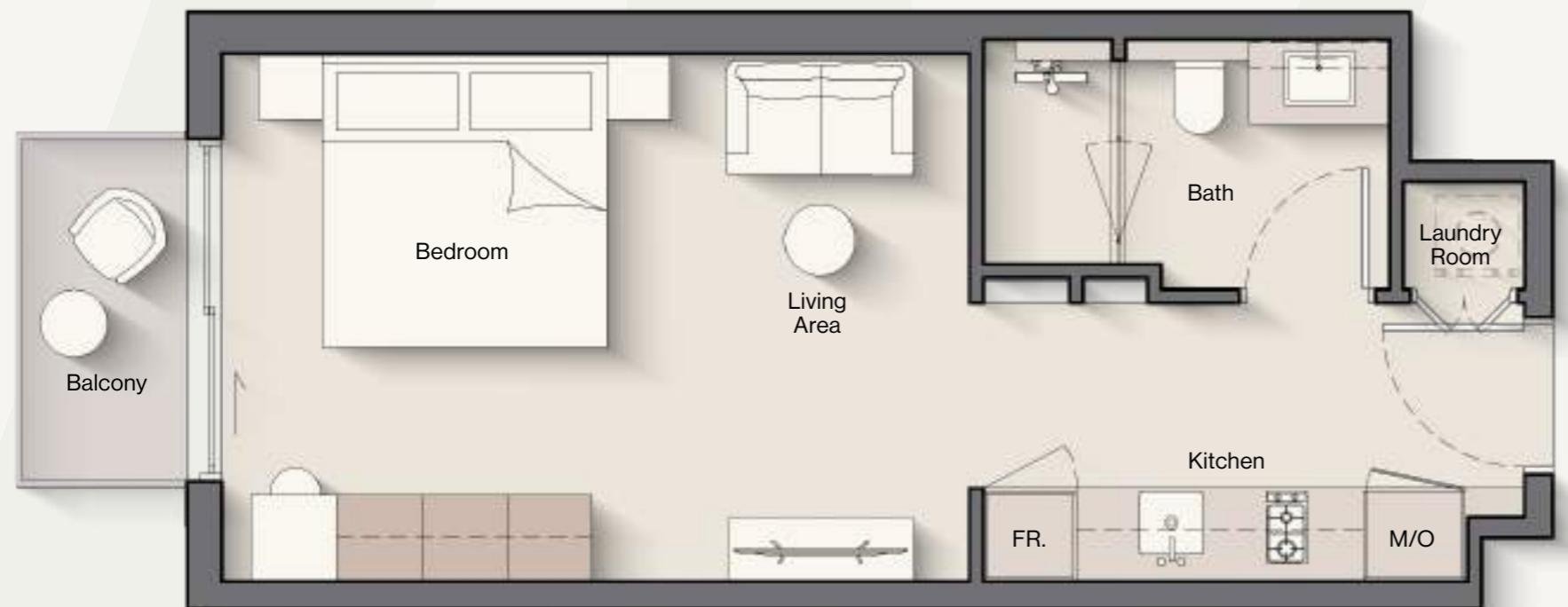
10TH FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom+S
- 3 - Bedroom



STUDIO

TYPE A

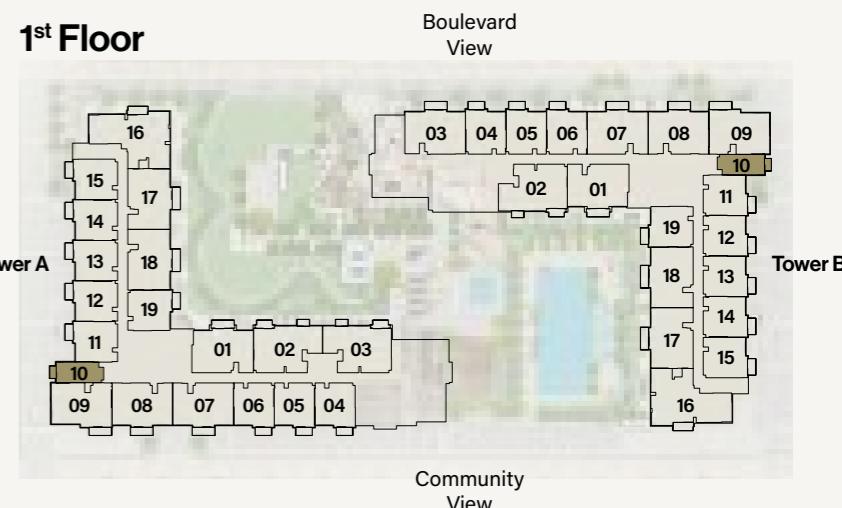


Internal Living Area : **396.43 sq. ft.**

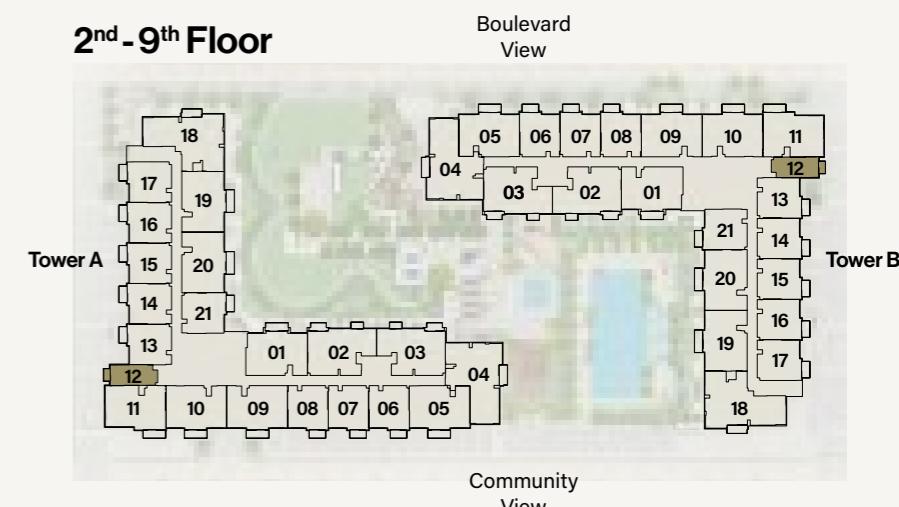
Outdoor Living Area : **35.31 sq. ft.**

Total Living Area : **431.74 sq. ft.**

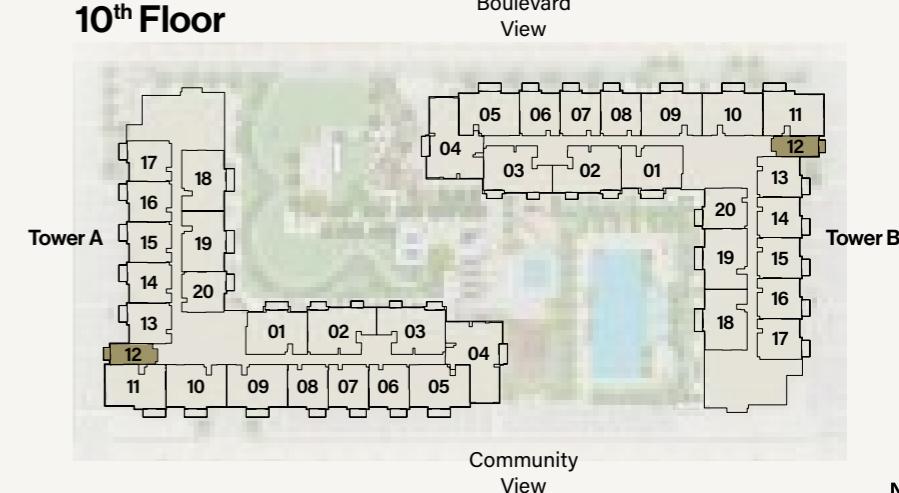
1st Floor



2nd-9th Floor



10th Floor



N

1 - BEDROOM

TYPE A

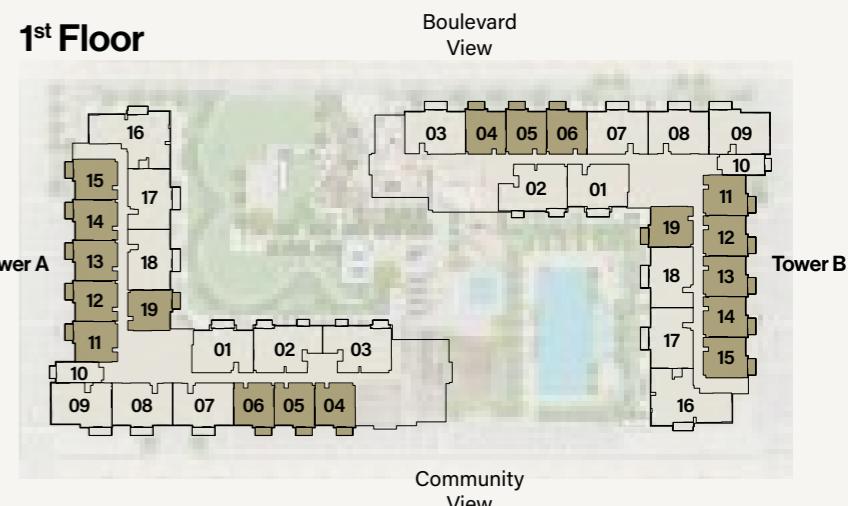


Internal Living Area : **723.33 sq. ft.**

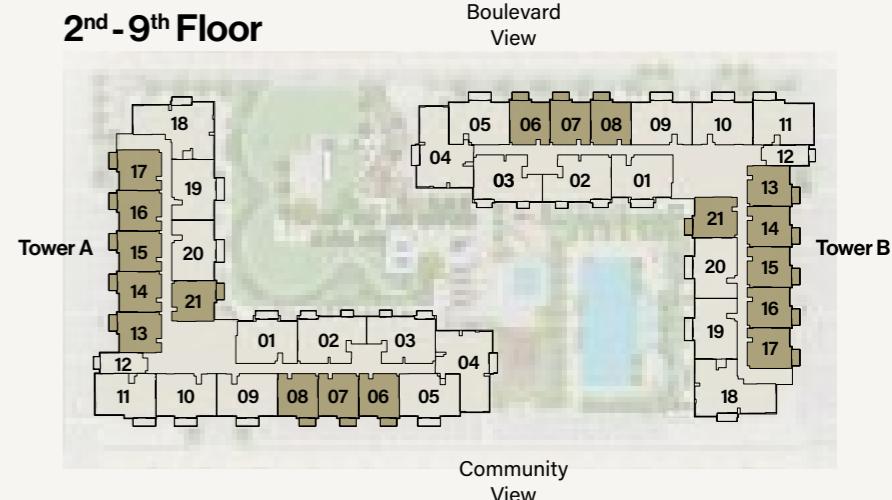
Outdoor Living Area : **57.26 sq. ft.**

Total Living Area : **780.60 sq. ft.**

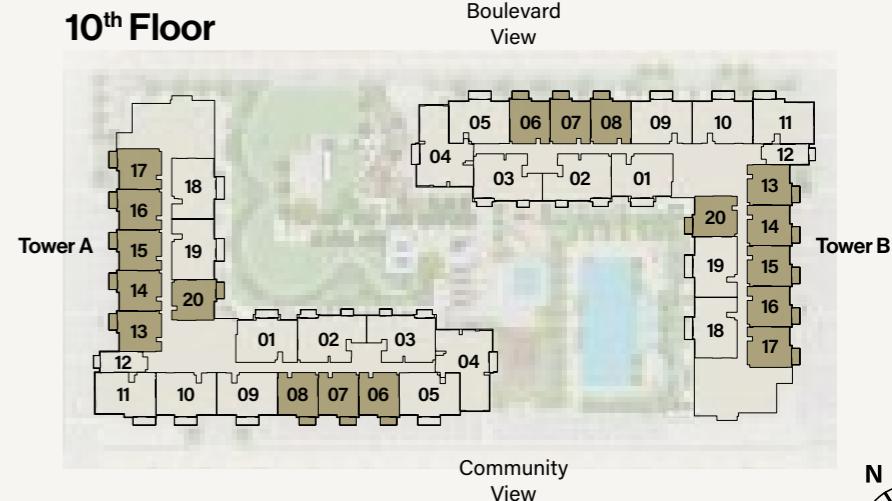
1st Floor



2nd-9th Floor

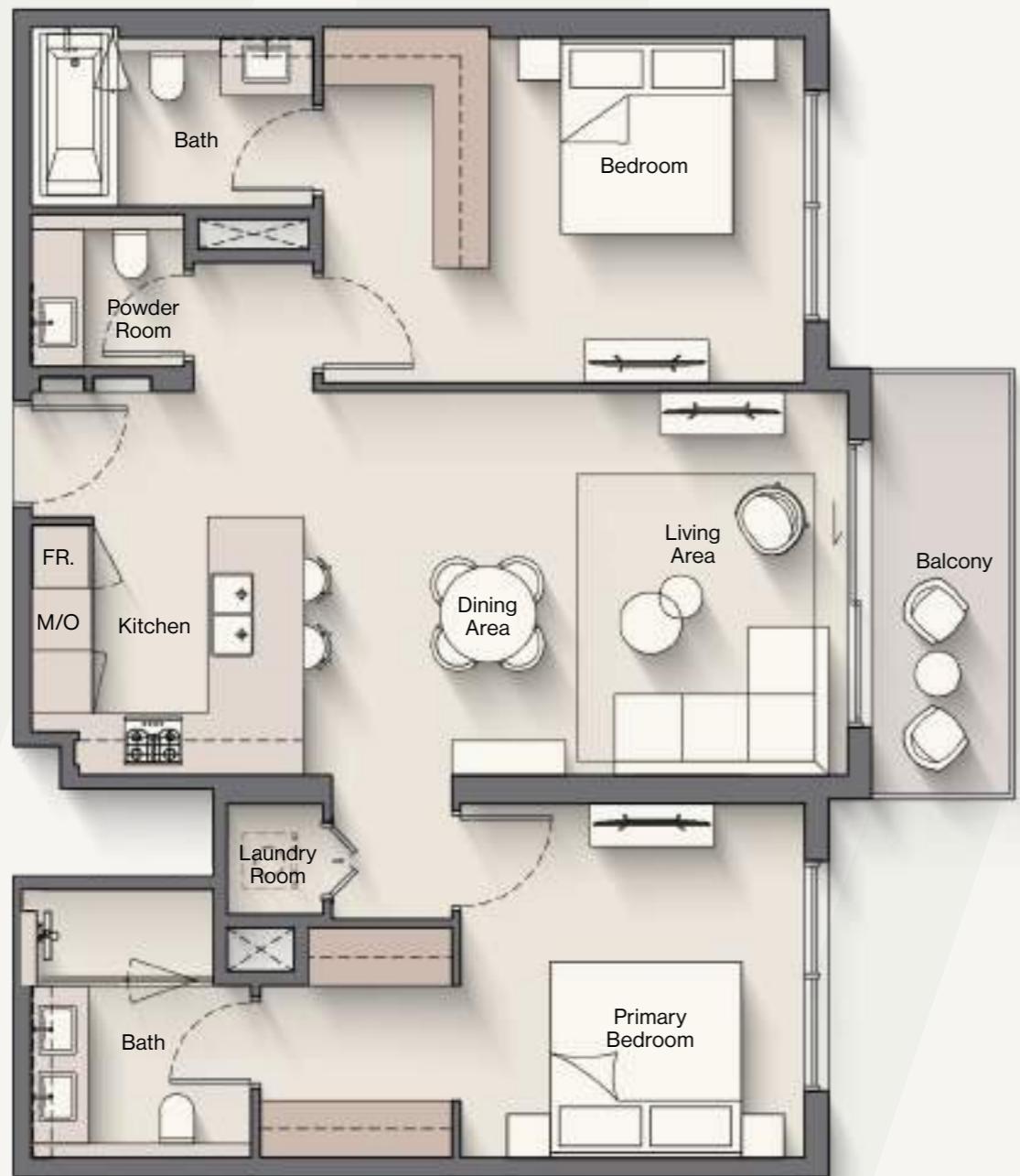


10th Floor



2 - BEDROOM

TYPE A



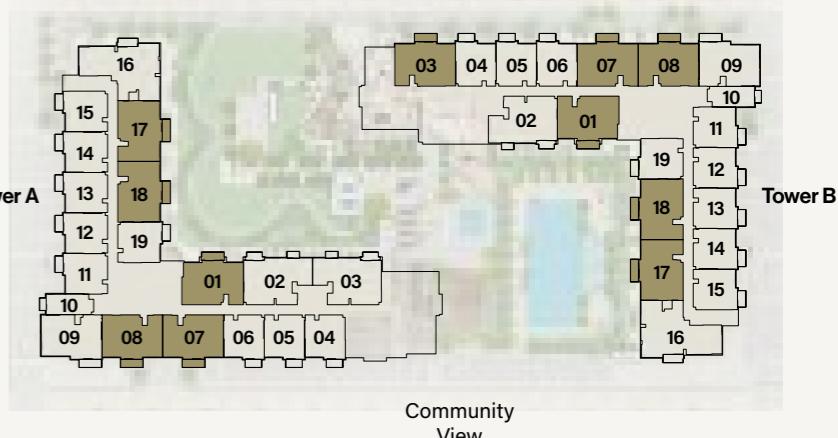
Internal Living Area : **1053.79 sq. ft.**

Outdoor Living Area : **77.93 sq. ft.**

Total Living Area : **1131.72 sq. ft.**

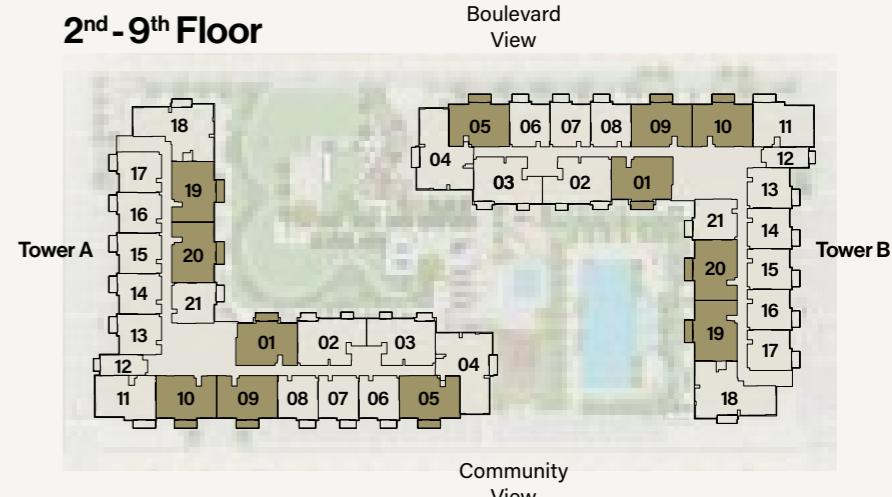
1st Floor

Boulevard
View



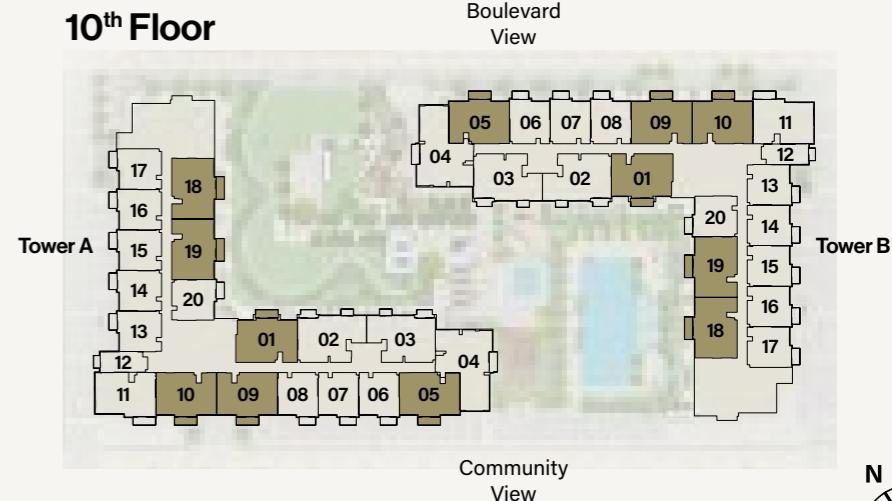
2nd-9th Floor

Boulevard
View



10th Floor

Boulevard
View



2 - BEDROOM

TYPE B



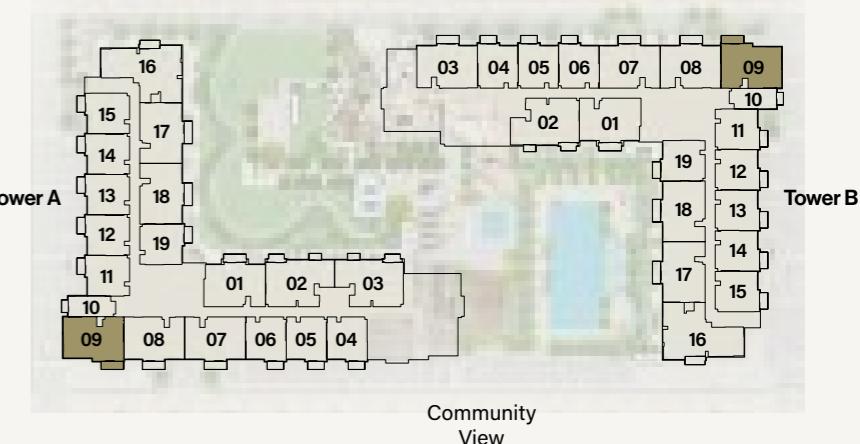
Internal Living Area : **1058.20 sq. ft.**

Outdoor Living Area : **77.93 sq. ft.**

Total Living Area : **1136.13 sq. ft.**

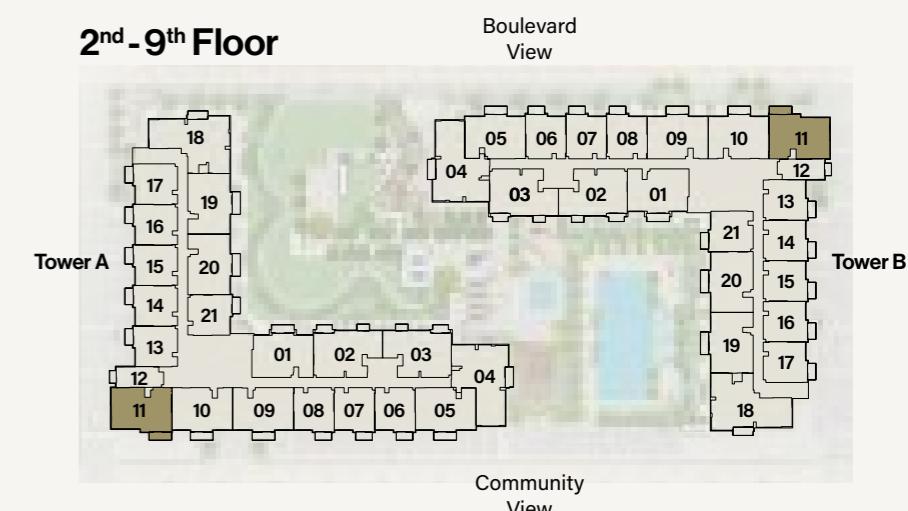
1st Floor

Boulevard
View



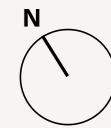
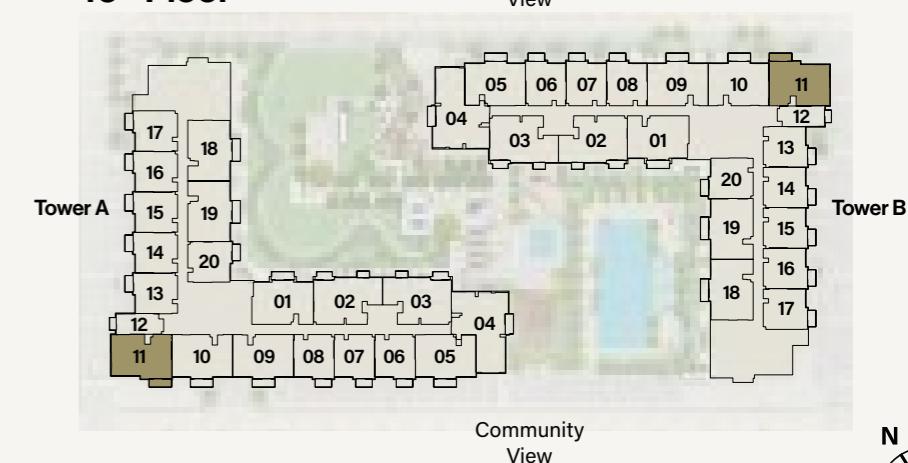
2nd-9th Floor

Boulevard
View



10th Floor

Boulevard
View



2 - BEDROOM + S

TYPE A



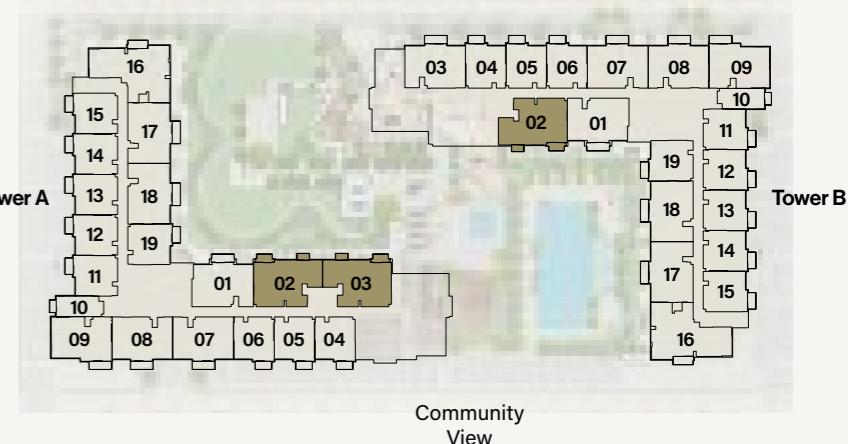
Internal Living Area : **1161.64 sq. ft.**

Outdoor Living Area : **95.26 sq. ft.**

Total Living Area : **1256.90 sq. ft.**

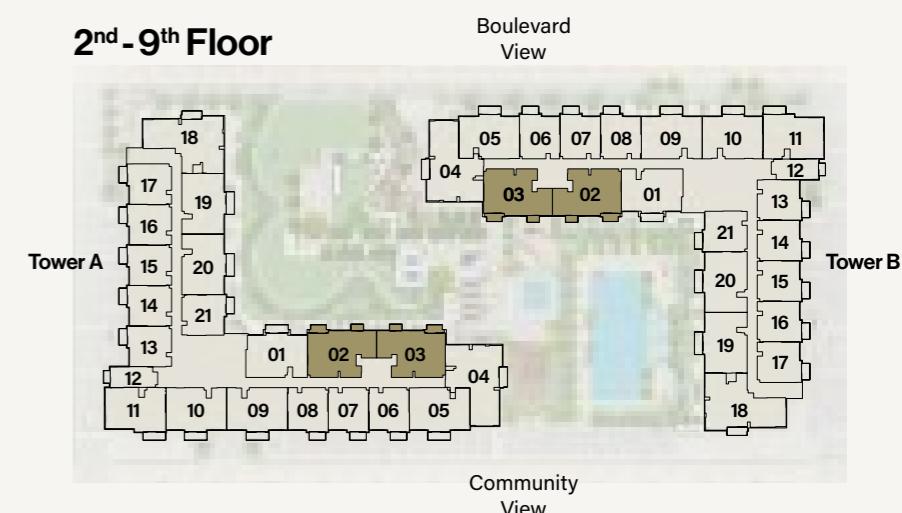
1st Floor

Boulevard
View



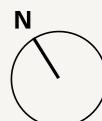
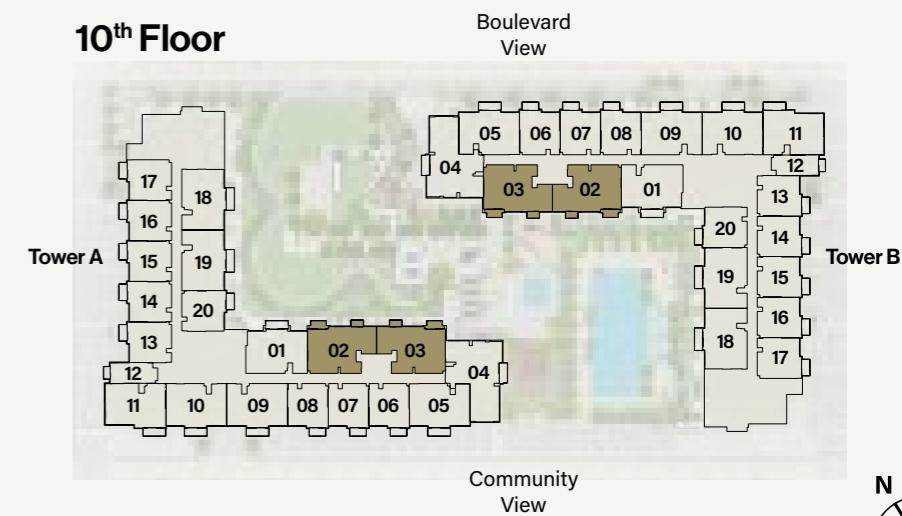
2nd-9th Floor

Boulevard
View



10th Floor

Boulevard
View



3 - BEDROOM TYPE A



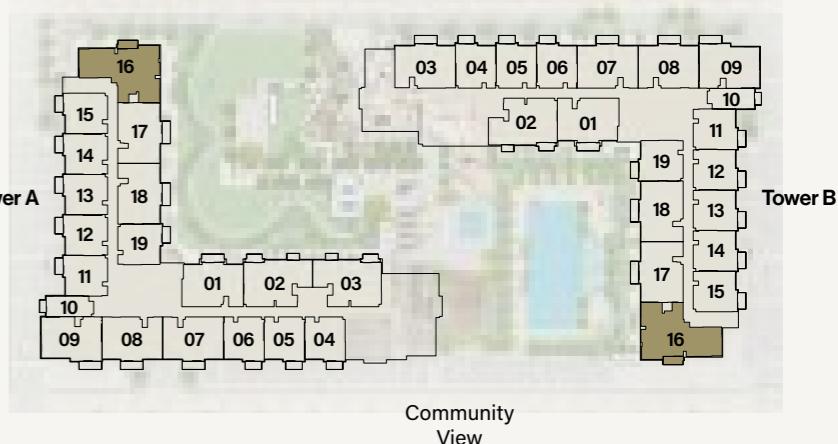
Internal Living Area : **1420.19 sq. ft.**

Outdoor Living Area : **70.40 sq. ft.**

Total Living Area : **1490.59 sq. ft.**

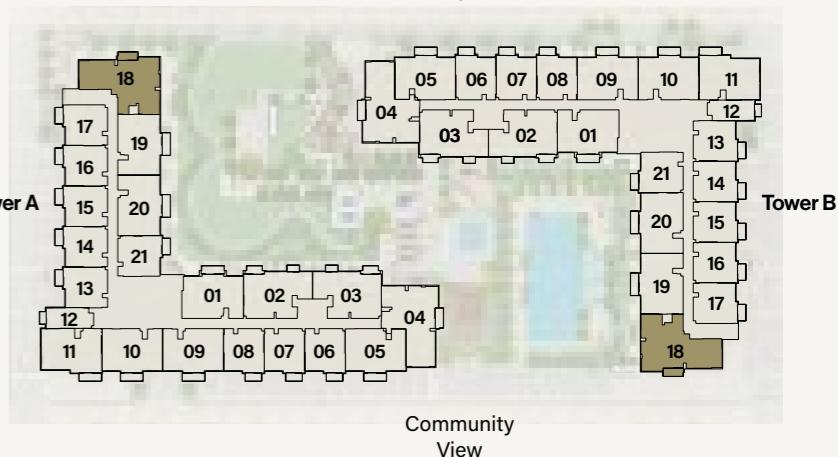
1st Floor

Boulevard
View



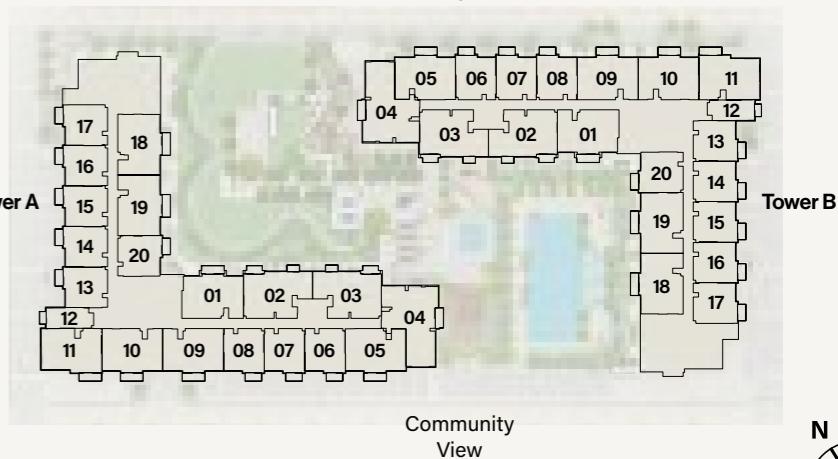
2nd - 9th Floor

Boulevard
View



10th Floor

Boulevard
View



3 - BEDROOM TYPE B

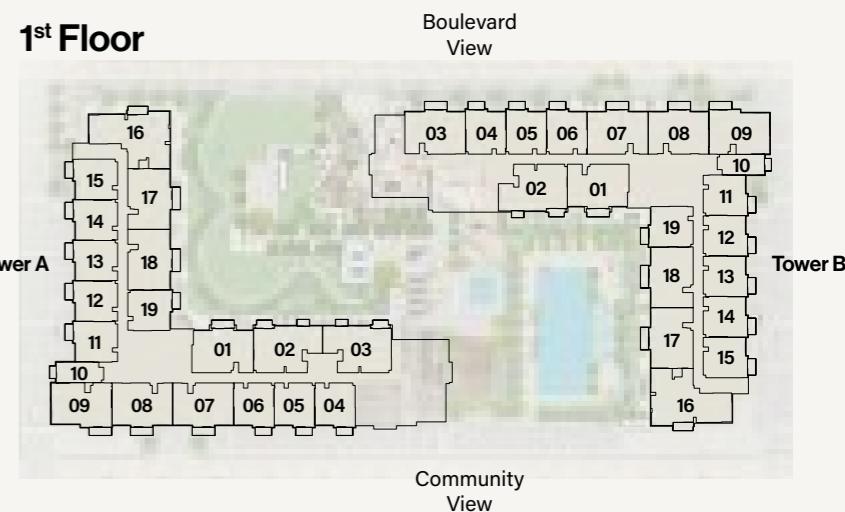


Internal Living Area : **1437.30 sq. ft.**

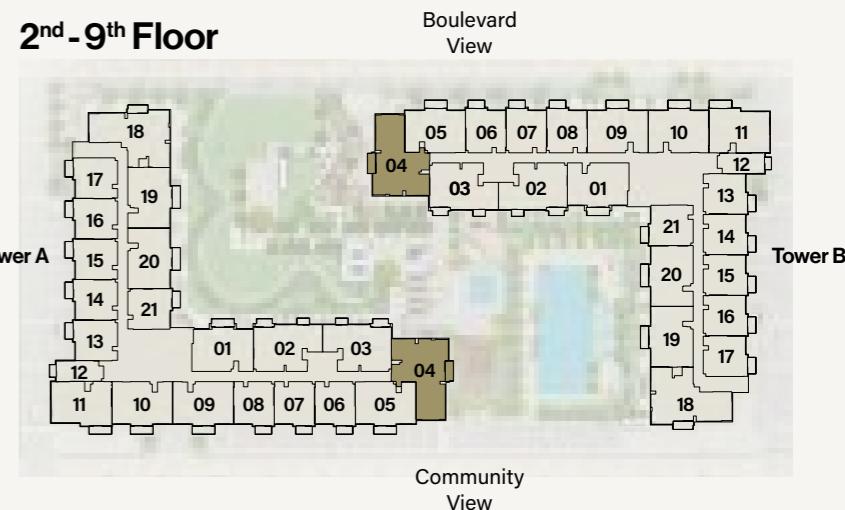
Outdoor Living Area : **70.40 sq. ft.**

Total Living Area : **1507.70 sq. ft.**

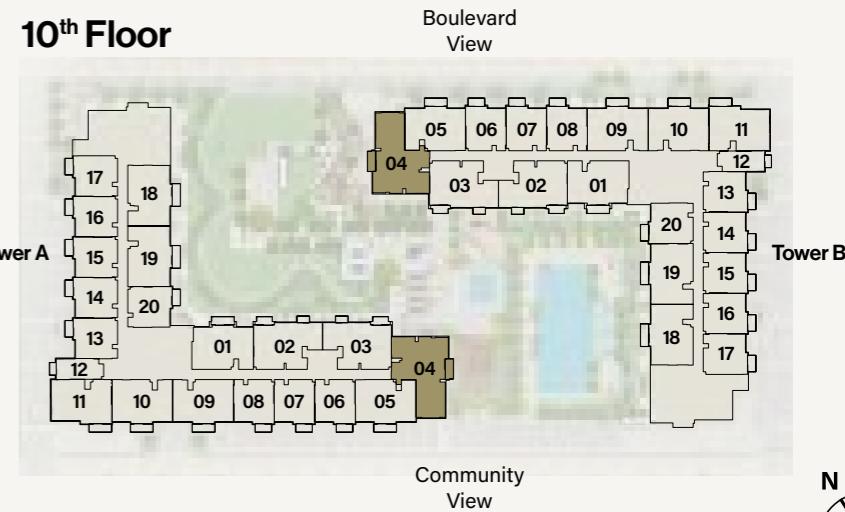
1st Floor



2nd-9th Floor



10th Floor





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ELLINGTON PROPERTIES. A.E

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