



CONFIGURATION

5 RESIDENTIAL FLOORS

PODIUM FLOOR

GROUND FLOOR



UNIT TYPES & NUMBER OF UNITS

Studio = 10 units

1 Bedroom = 29 units

2 Bedrooms = 29 units

SIZE RANGE PER UNIT TYPE

Studio from 414 sq. ft to 654 sq. ft.

1 Bedroom from 739 sq. ft to 973 sq. ft.

2 Bedrooms from 1,142 sq. ft to 1,534 sq. ft.

PARKING

1 parking space per apartment

ELEVATORS

1 passenger elevator

1 service elevator

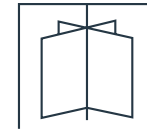
OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

AMENITIES WITHIN THE PROJECT



Lobby for working,
lounging and reading



Leisure and
lounge pool



Baja shelf and
pool sun loungers
area



Indoor and
outdoor fitness
area



Indoor and
outdoor kids play
area



Changing room
with steam shower



Activity wall with
seating areas



Bicycle parking with
maintenance stand



EV charging
station



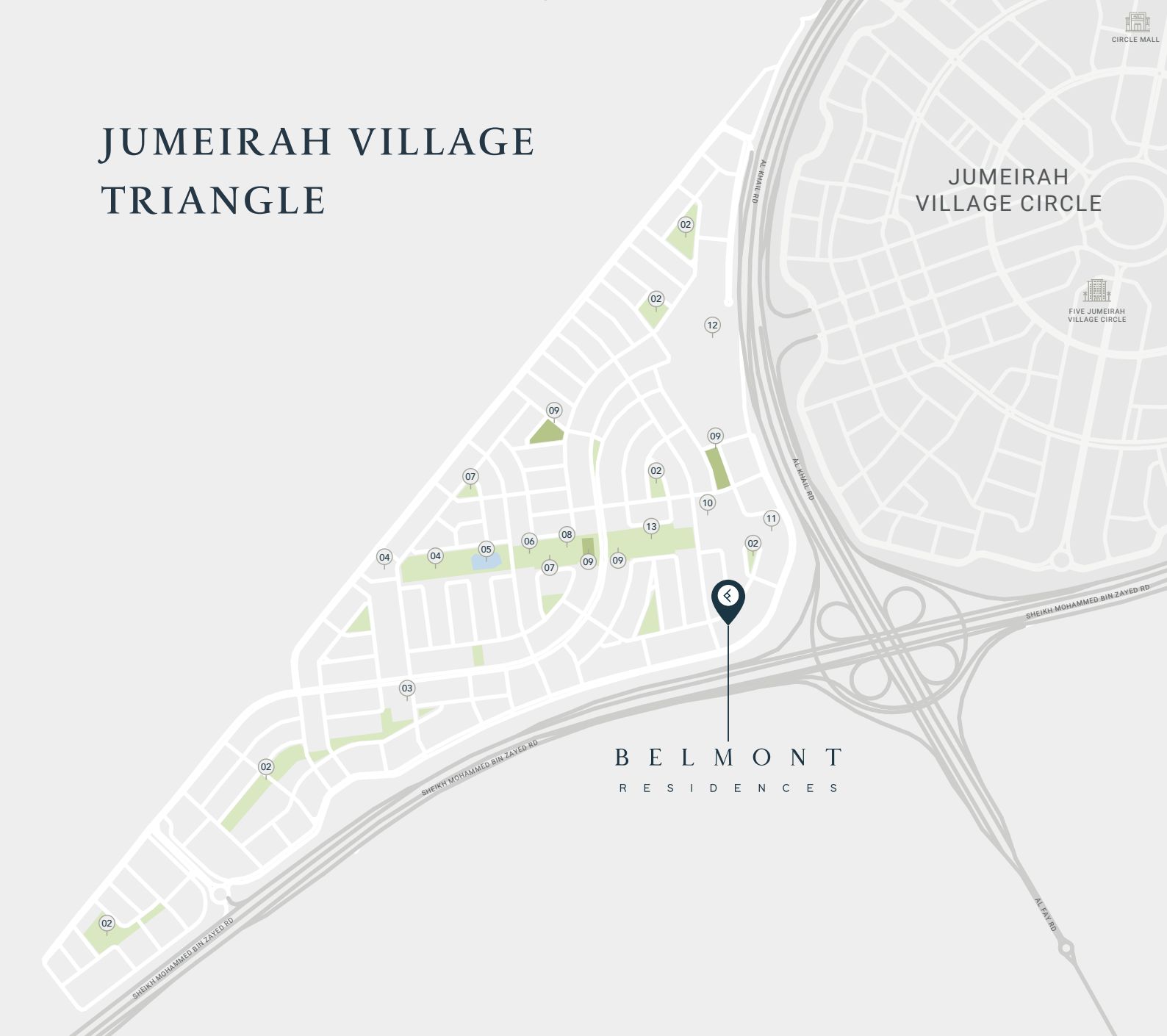
DUBAI

AT THE FOREFRONT OF LIVING



	2 Minutes Sunmarke School		2 Minutes Arcadia School		5 Minutes Al Khail Avenue Mall
	14 Minutes Jumeirah Golf Estate		15 Minutes Montgomerie Golf Club		15 Minutes Dubai Hills Mall
	17 Minutes Dubai Hills Golf Club		20 Minutes Mall of the Emirates		20 Minutes Dubai Marina
	21 Minutes Burj Al Arab		23 Minutes Downtown Dubai & Burj Khalifa		23 Minutes Palm Jumeirah
	25 Minutes Jumeirah Beach		25 Minutes Dubai World Central		30 Minutes Dubai International Airport

JUMEIRAH VILLAGE TRIANGLE



- 01 BELMONT RESIDENCES
- 02 COMMUNITY PARKS
- 03 JVT WATER FOUNTAIN
- 04 ARCADIA SCHOOL
- 05 JVT POND
- 06 SOCCER FIELD
- 07 BASKETBALL COURTS
- 08 BASKETBALL PITCH
- 09 TENNIS COURTS
- 10 SUNMARKE SCHOOL
- 11 SUPERMARKET
- 12 AL KHAILE AVENUE MALL
- 13 DOG PARK

GROUND FLOOR
AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 LOBBY RECEPTION
- 03 COMMUNAL TABLE
- 04 LOUNGE AREA
- 05 LIBRARY WALL
- 06 READING NOOK
- 07 LIFT LOBBY
- 08 EV CHARGING STATION
- 09 BICYCLE PARKING WITH MAINTENANCE STAND
- 10 PARKING FOR PEOPLE OF DETERMINATION



1ST FLOOR AMENITIES PLAN

- 01 LAP POOL
- 02 WATER FEATURE
- 03 POOL SUN LOUNGERS
- 04 OUTDOOR SHOWER
- 05 ACTIVITY WALL AREA
- 06 OUTDOOR KIDS' PLAY AREA
- 07 KIDS' CLIMBING WALL
- 08 ADULT CLIMBING WALL
- 09 OUTDOOR FITNESS AREA
- 10 INDOOR FITNESS STUDIO
- 11 YOGA AREA
- 12 MALE CHANGING ROOM WITH STEAM & SHOWER
- 13 FEMALE CHANGING ROOM WITH STEAM & SHOWER
- 14 INDOOR KIDS' PLAY AREA
- 15 COURT YARD
- 16 BATHROOM FOR PEOPLE OF DETERMINATION





THE LOBBY

The lobby at Belmont Residences offers a work, relax and play vibe to its residents and their guests. Complementing the harmonious aesthetic flow of the building's facade, the lobby tells a story of a welcoming and functional space with a display of beautiful lush cream-colored lounge and seating areas, open shelving units filled with curated books, a communal table ideal for work, and fitted with various games, puzzles, and décor, all topped by an impressive atrium with plenty of natural lights.



POOL DECK

The spacious resort-style swimming pool at Belmont Residences blends seamlessly into its dramatic natural surroundings. The property's modern lounge pool is surrounded by hospitality-inspired sunbeds for a relaxing pool experience. The pool is also framed by an activity wall, connected to the kids' play area. Changing rooms and outdoor showers are accessible from the pool deck for a convenient swimming experience.



FITNESS STUDIO

Belmont Residences takes a modern approach to fitness and puts its indoor fitness studio at the forefront of residents' wellness. With a plethora of sophisticated cardio equipment, free weights, and a yoga space with unobstructed views of the swimming pool, the space is ideal for individual fitness, or training sessions without having to leave your home. Residents will also enjoy the fresh air as they take deep breaths while working out in the outdoor fitness area. A strenuous physical zone that will help them meet new fitness challenges.



KIDS' PLAY AREA

The kids' play area at Belmont Residences creates an imaginative space for kids of all ages. The indoor kid's playroom is equipped with educational toys and games, with a dedicated area for reading, coloring, and crafts. Adding fun and adventure to its young residents, the outdoor kid's play area merges seamlessly with the activity wall and is equipped with climb and play structures, creating an active and playful environment for kids to socialize and learn.



LIVING ROOM

The living room at Belmont Residences is an open space where living, dining, and kitchen merge into one, serving its main purpose of entertaining guests and spending quality time with loved ones. With its bright and neutral color scheme, floor-to-ceiling windows, and functional design, the living area creates an intimate and inviting space for family and friends to gather, laugh and play.



ACTIVITY WALL

The outdoor area at Belmont Residences features an activity wall overlooking the pool deck. A space dedicated to residents of all ages, it includes a 3-metre adult climbing wall and a 1-metre kids' wall for all-day entertainment. The outdoor area also features a range of play and fitness structures, making it a fun addition to the active space.



THE BEDROOM

Heightened ceilings, functional design, wood-look tile floors, and neutral tones blend together to make the bedrooms at Belmont Residences feel opulent and charming all at once. The expansive sunlit windows and the generous outside living balcony area create an ideal nook for residents to rest and relax. The bedroom also offers the utmost convenience with its floor-to-ceiling wardrobe with Ellington's signature design and forms.



THE KITCHEN

The kitchen at Belmont Residences features an Ellington-signature kitchen concept with an open-floor layout design - modern, entertaining and inviting. Featuring custom-designed contemporary cabinetry and storage spaces, with integrated high-quality branded appliances, the kitchen's minimal aesthetic feel is complemented by premium, and durable sintered stone countertops. The kitchen is facing the living room, making the overall aesthetic of your home look and feel cohesive.



THE BATHROOM

As elegant as it is spa-like, the bathroom at Belmont Residences has all the features of a modern bathroom with cozy accents and tones. The space combines sleek, modern finishes with high-quality accessories. The shower with its glass aesthetic visually expands the space, and the ceramic wall tiles add warmth to the contemporary bathroom with a hint of white and grey details, adding interest and a feeling of serenity to its users.

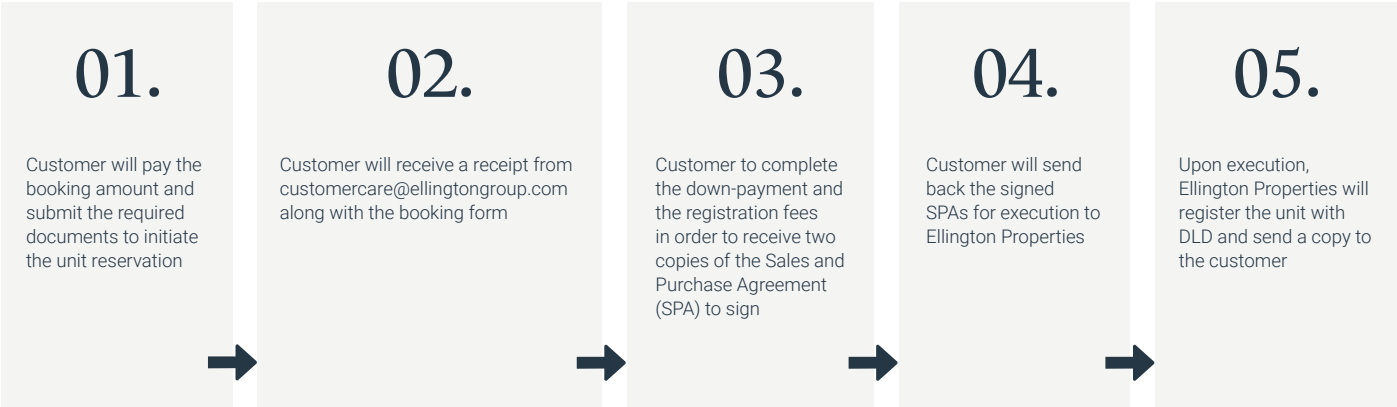
PAYMENT PLAN



DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer's Passport Copy
- Home address, email address, including the contact number (should be the same as the home address)
- 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>

BOOKING STEPS:



WHY INVEST IN DUBAI?



High rental returns compared to major world cities

0%

Tax on residential real estate



Fixed exchange rate (US Dollar and UAE Dirham)



Stable economy and currency



Residence visa



Safe and reliable investment environment



Sustained economic growth



World-class COVID-19 management



World-class education



Readily available financing options



Ease of doing business - 1st in MENA*



Consistently growing population



DIFC - 1st Best Financial Center in MEASA region & 8th Best Global Financial Center**

*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

96%

Occupancy rate*



High capital appreciation
upon handover



Quicker return of capital
compared to market average*

ROI

High return on investment
of up to 9%*

30%

Premium on average
rental returns**



High tenant retention



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



LIVE IN *DESIGN*

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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