ELTIERA

VIEWS

WHERE ARCHITECTURE FLOWS WITH NATURE

Eltiera Views stands within Jumeirah Heights as a statement of architecture shaped by the Forma philosophy, balancing natural rhythms with contemporary design. The building's facade is defined by curving lines, a refined mix of materials, and careful orientation that frames wide–ranging views over the waterfront and Dubai skyline. Inside, the residences are crafted with generous layouts, expansive windows, and finishes that emphasize light, space, and detail. Together, these elements create a residential address that offers more than homes; it offers a living experience where architecture, nature, and community exist in harmony.

BUILDING CONFIGURATION



ANTICIPATED SERVICE CHARGE

AED 21 per sq.ft

PARKING

1 and 2 bedrooms: 1 parking space

3 and 4 bedrooms: 2 car parking spaces

OWNERSHIP

Freehold

ELEVATORS

6 passenger elevators

1 service elevator

ANTICIPATED COMPLETION DATE

Q4 2029

AMENITIES WITHIN THE PROJECT

- Drop–off and arrival plazas
- Lobby reception and lounge
- F & B terraces and retail shops
- Family and kids pool
- Adult lap pool
- Sun loungers and cabanas
- Indoor and outdoor kids play areas
- Padel courts
- Outdoor seating areas
- Outdoor games table areas
- Outdoor stepped seatings
- Garden courtyards
- Motorcycle parking
- Independent car wash bay
- EV charging station
- Bicycle parking and wash station
- Barbeque area
- Pet play and wash areas

LOCATION MAP



LOCATION MAP





NUMBER OF UNITS PER TYPE

APARTMENTS	NUMBER OF UNITS
1 Bedroom	169 units
2 Bedrooms	74 units
2 Bedroom + Study	25 units
3 Bedrooms	25 units
3 Bedroom Penthouse	2 units
4 Bedroom Penthouse	2 units
Retail	2 units
F & B	2 units

SIZE RANGE PER UNIT TYPE

APARTMENTS	SIZE RANGE
1 Bedroom	From 796 sq. ft to 834sq. ft
2 Bedrooms	From 1,221 sq. ft to 1,284 sq. ft
2 Bedroom + Study	1,405 sq. ft
3 Bedrooms	1,672 sq. ft
3 Bedroom Penthouse	From 5,509 sq. ft to 5,694 sq. ft
4 Bedroom Penthouse	From 5,930 sq. ft to 5,985 sq. ft
Retail	From 834 sq. ft to 6,008 sq. ft
F & B	From 4,094 sq. ft t0 5,922 sq. ft

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

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)

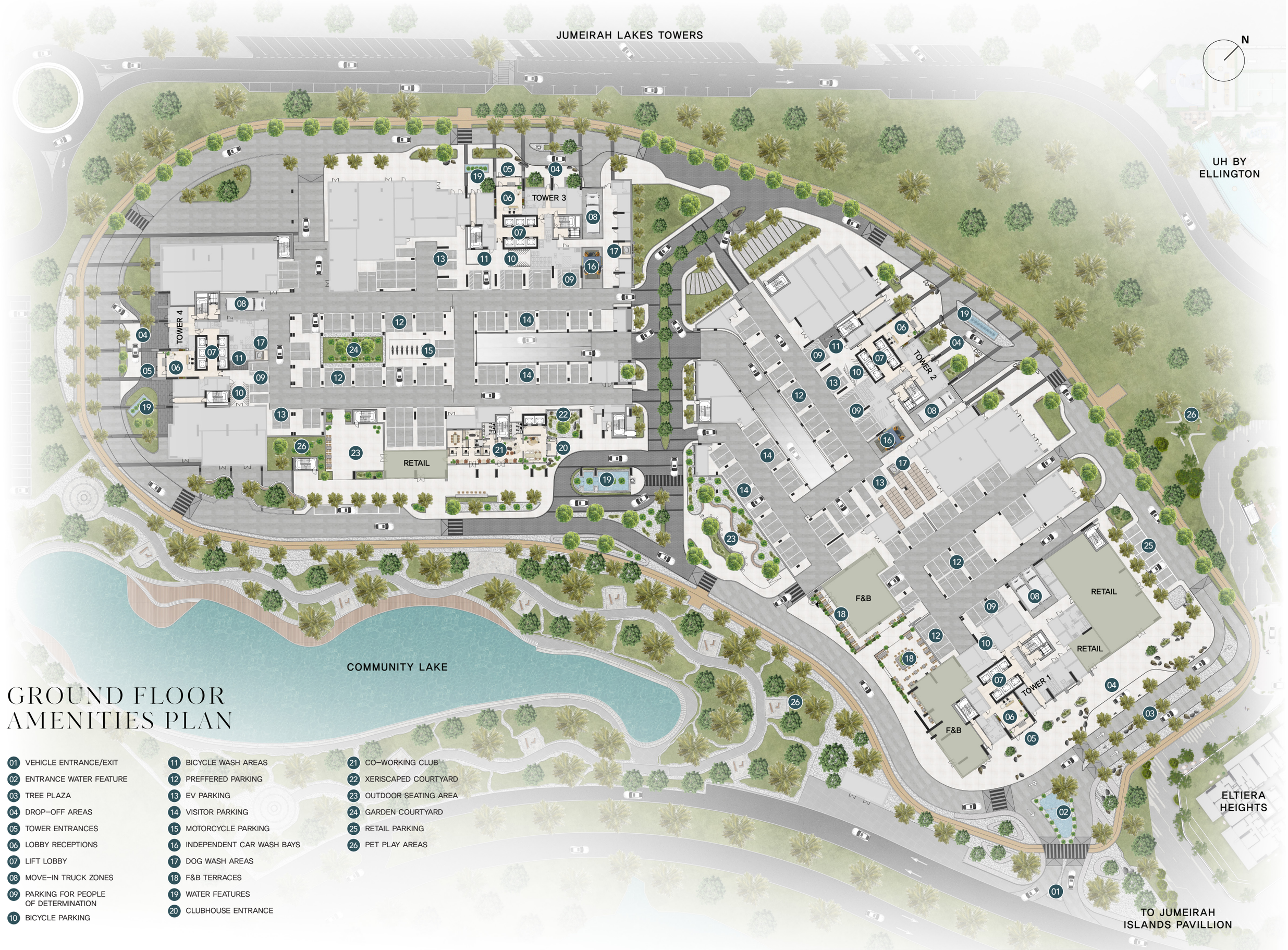
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on https://pay.ellingtonproperties.ae





EVERYDAY ESSENTIALS AT YOUR DOORSTEP

At the ground level, Eltiera Views introduces a curated mix of retail, F&B outlets, and a supermarket. These additions ensure that daily needs, casual dining, and boutique services are within immediate reach of residents. More than just a convenience, this active frontage gives the development a lively edge, creating a connection between the building and its surrounding neighborhood. It anchors the community with spaces that are both useful and engaging, allowing residents to enjoy a sense of vibrancy without leaving home.



GROUND FLOOR AMENITIES PLAN

01 VEHICLE ENTRANCE/EXIT
02 ENTRANCE WATER FEATURE
03 TREE PLAZA
04 DROP–OFF AREAS
05 TOWER ENTRANCES
06 LOBBY RECEPTIONS
07 LIFT LOBBY
08 MOVE–IN TRUCK ZONES
09 PARKING FOR PEOPLE OF DETERMINATION
10 BICYCLE PARKING
11 BICYCLE WASH AREAS
12 PREFFERED PARKING
13 EV PARKING
14 VISITOR PARKING
15 MOTORCYCLE PARKING
16 INDEPENDENT CAR WASH BAYS
17 DOG WASH AREAS
18 F&B TERRACES
19 WATER FEATURES
20 CLUBHOUSE ENTRANCE
21 CO–WORKING CLUB
22 XERISCAPED COURTYARD
23 OUTDOOR SEATING AREA
24 GARDEN COURTYARD
25 RETAIL PARKING
26 PET PLAY AREAS



1st FLOOR AMENITIES PLAN

01 LIFT LOBBY
02 BUBBLE THERAPY POOL
03 SUN LOUNGERS AREA
04 CABANA
05 BAJA SHELF
06 BARBEQUE AREA
07 GARDEN PLAZA
08 GAMES TABLE ZONE
09 STEPPED SEATING
10 PADEL COURTS
11 SOCIAL CLUB
12 FAMILY POOL
13 MALE & FEMALE CHANGING ROOMS
14 KIDS PLAY AREA
15 KIDS POOL
16 OUTDOOR KIDS PLAY AREA
17 SUNKEN SEATING AREA
18 ACCESS TO RESIDENCES AREA
19 ADULT LAP POOL

CO-WORKING CLUB (GROUND FLOOR) AMENITIES PLAN

01 CLUBHOUSE ENTRANCE
02 COMMUNAL TABLE
03 RECEPTION LOUNGE
04 CLUBHOUSE LIFT LOBBY
05 CO–WORKING LOUNGE
06 WORKING PODS
07 MEETING ROOM
08 PODCAST ROOM
09 BATHROOM FOR PEOPLE OF DETERMINATION
10 MALE WASHROOM
11 FEMALE WASHROOM

WELLNESS CLUB (PODIUM 1 FLOOR) AMENITIES PLAN



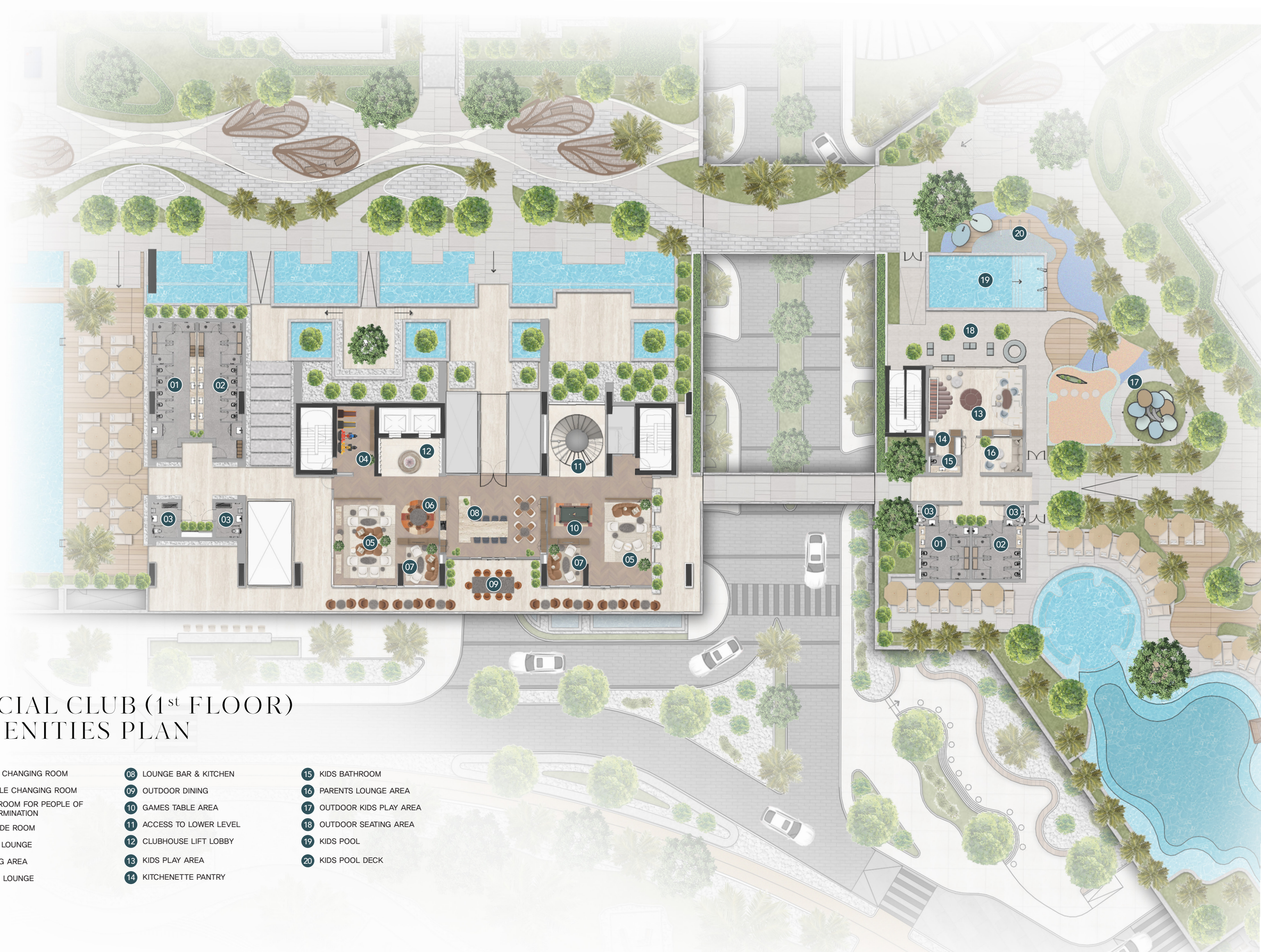
01 CLUBHOUSE LIFT LOBBY
02 BATHROOM FOR PEOPLE OF DETERMINATION
03 CALISTHENICS
04 STRENGTH ZONE
05 PILATES ZONE
06 CLIMBING WALL
07 YOGA AREA
08 SPIN & CARDIO ZONE
09 OUTDOOR YOGA AREA
10 MALE CHANGING ROOM, SHOWER, STEAM & SAUNA
11 VITALITY POOL
12 HEATED RELAXATION BEDS
13 FEMALE CHANGING ROOM, SHOWER, STEAM & SAUNA
14 ACCESS TO UPPER LEVELS



RETREAT CLUB (PODIUM 3 FLOOR) AMENITIES PLAN

01 CINEMA ROOM
02 BATHROOM FOR PEOPLE OF DETERMINATION
03 DANCE STUDIO
04 DANCE TERRACE
05 CLUBHOUSE LIFT LOBBY
06 LOUNGE & PANTRY
07 OUTDOOR LOUNGE
08 WASHROOMS
09 ACCESS TO UPPER/LOWER LEVEL
10 BEAUTY / BARBER ROOM
11 MASSAGE ROOM
12 OUTDOOR SPA RELAXATION AREA

SOCIAL CLUB (1st FLOOR) AMENITIES PLAN



01 MALE CHANGING ROOM
02 FEMALE CHANGING ROOM
03 BATHROOM FOR PEOPLE OF DETERMINATION
04 ARCADE ROOM
05 CLUB LOUNGE
06 DINING AREA
07 SNUG LOUNGE
08 LOUNGE BAR & KITCHEN
09 OUTDOOR DINING
10 GAMES TABLE AREA
11 ACCESS TO LOWER LEVEL
12 CLUBHOUSE LIFT LOBBY
13 KIDS PLAY AREA
14 KITCHENETTE PANTRY
15 KIDS BATHROOM
16 PARENTS LOUNGE AREA
17 OUTDOOR KIDS PLAY AREA
18 OUTDOOR SEATING AREA
19 KIDS POOL
20 KIDS POOL DECK



THE ENTRANCE



THE LOBBY

The lobby establishes the first impression of Eltiera Views with double-height volumes and a refined material palette. Polished stone floors, warm finishes, and metal accents create an elegant yet understated setting. Natural light filters through large openings and highlights curated seating areas, while views to landscaped gardens soften the transition between inside and outside. Designed as both a passage and a place to pause, the lobby reflects the building's character: open, contemporary, and welcoming.

CLUBHOUSE LOUNGE

Serving as the social heart of the community, the clubhouse lounge is designed for versatility and comfort. Soft textures, warm tones, and layered materials make it a space equally suited for informal gatherings, private reading, or quiet conversations. Large windows and connections to outdoor greenery create an atmosphere that is light and inviting, while carefully chosen furnishings encourage residents to feel at ease. It is a lounge that elevates everyday moments into experiences shared within a community.



THE CLUBHOUSE



CLUBHOUSE BAR

Positioned as a central feature of the clubhouse, the bar combines function with design. Stone counters, refined finishes, and subtle lighting make it an attractive focal point, while its layout supports everything from morning coffee service to evening refreshments. Seamless connections to outdoor terraces allow it to adapt to different occasions, making it a natural setting for residents to meet, host, and socialize. The bar is less about formality and more about creating a point of interaction within the community.

CO-WORKING SPACE

Eltiera Views integrates a co–working space that reflects the needs of modern living. Private meeting rooms, open workstations, and flexible breakout areas provide the tools for productivity, while natural finishes and abundant daylight maintain a calm, professional atmosphere. The design balances focus with collaboration, offering residents the flexibility to work close to home without sacrificing quality or environment. It is a space that redefines convenience for today's lifestyle, blending function and design into one cohesive setting.





POOL DECK



DANCE STUDIO

The dance studio offers a dedicated space for movement, creativity, and expression. With full–height mirrors, warm timber accents, and adjustable lighting, the studio is designed to accommodate both individual practice and group sessions. Its openness and clarity of design make it versatile, while the atmosphere remains welcoming and inspiring. For residents, it is a place to explore rhythm, performance, and well–being, complementing the broader focus on health within the development.

FITNESS STUDIO

The double–height fitness studio is defined by its openness to views of both the landscaped podium and the skyline beyond. Zoned areas for cardio, strength training, and functional exercise are supported by advanced equipment and durable materials. Large windows bring in natural light, making the space feel energizing rather than enclosed. Timber accents and warm finishes soften the environment, ensuring that it supports not only high–performance training but also relaxation and recovery. It is a space where health, design, and motivation align.





ADULT POOL



GAME ROOM

The game room is conceived as a shared social space that encourages interaction and leisure. Equipped for board games, casual activities, and small gatherings, it balances comfort with purpose. Shelving, curated decor, and comfortable seating lend the room a relaxed character, while the layout ensures it feels open and accessible. More than a pastime area, it is a place for residents to engage with one another in an informal, welcoming environment.

KIDS PLAY AREA

The children's play area is designed with safety, imagination, and discovery in mind. Organic forms, soft surfaces, and vibrant but balanced colors create an engaging space where children can learn, explore, and play freely. Indoor and outdoor zones extend the experience, offering variety and connection to nature. Adjacent to the space, a parents' lounge allows caregivers to remain nearby in comfort. Together, these elements create an environment that nurtures creativity and provides peace of mind.



FAMILY POOL



THE SPA

The spa is envisioned as a sanctuary within Eltiera Views. It includes treatment rooms, vitality pools, steam and sauna facilities, and relaxation areas that together offer a holistic wellness journey. Natural textures, warm lighting, and a layout that prioritizes privacy ensure a setting that is both restorative and refined. Here, residents can step away from the pace of everyday life and immerse themselves in an atmosphere dedicated entirely to balance and renewal.

CINEMA ROOM

The cinema room brings a full theatre experience into the community. Acoustic finishes, plush tiered seating, and adaptable lighting create a space optimized for immersion. Whether for private screenings, community movie nights, or intimate gatherings, the room combines comfort with performance. It is a space designed for shared experiences, adding another dimension to the community's amenities.



THE PODIUM



THE LIVING AREA

Bathed in natural light through expansive windows, the living and dining areas are designed as the heart of the home. Clean lines, modern finishes, and refined textures create a sophisticated yet welcoming atmosphere. The open-plan layout connects seamlessly with the kitchen, offering flexibility for elegant gatherings, relaxed family time, or quiet moments of retreat.

THE KITCHENS

Sleek and functional, the kitchens at Eltiera Views are designed as versatile spaces for cooking, dining, and entertaining. A central island anchors the layout, complemented by refined cabinetry, integrated appliances, and clever storage solutions that keep everything within reach. Subtle lighting and a warm neutral palette enhance the atmosphere, creating a contemporary setting that feels both practical and elegant.





THE WARDROBES

Thoughtfully designed for both elegance and function, the wardrobes feature a blend of glass and timber finishes with integrated lighting that highlights every detail. Spacious layouts provide ample storage for clothing, accessories, and shoes, keeping the space organized while adding a refined design element to the bedroom. More than storage, the wardrobes are crafted as a feature of everyday living, balancing practicality with sophistication.



THE BEDROOMS

Designed as a private retreat, the bedrooms blend natural light with refined finishes to create a calm and restorative atmosphere. Expansive windows frame sweeping views, while soft textures and warm tones enhance comfort. Generous layouts and thoughtful details transform the space into a sanctuary where elegance meets everyday ease.



THE BATHROOMS

Crafted as serene wellness spaces, the bathrooms balance functionality with refined design. Warm textured finishes, rain and hand showers, and integrated sink counters create a spa–like experience for daily routines. Ambient lighting enhances the atmosphere, while smart storage solutions ensure the space remains uncluttered. Every detail is designed to bring comfort, elegance, and ease to everyday living.

THE POWDER ROOM

Compact yet refined, the powder room is designed with clean lines, subtle textures, and a warm palette that elevates its intimate scale. A sleek stone vanity, ambient lighting, and thoughtful detailing create a welcoming atmosphere for guests. Blending practicality with sophistication, it transforms a functional space into an elegant extension of the home.



PAYMENT PLAN



DOWNPAYMENT
20%
At the time of booking

FIRST PAYMENT
10%
60 days after the reservation date

SECOND PAYMENT
5%
120 days after the reservation date

THIRD PAYMENT
5%
180 days after the reservation date

FOURTH PAYMENT
5%
240 days after the reservation date

FIFTH PAYMENT
5%
360 days after the reservation date

SIXTH PAYMENT
5%
On completion of 20% construction of the project

SEVENTH PAYMENT
5%
On completion of 30% construction of the project

EIGHTH PAYMENT
5%
On completion of 40% construction of the project

NINTH PAYMENT
5%
On completion of 50% construction of the project

LAST PAYMENT
30%
On completion

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