

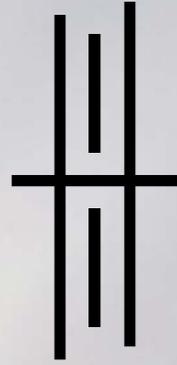


UH

BY ELLINGTON

EAST TOWER

PROJECT BRIEF



UH
BY ELLINGTON

UH by Ellington puts residents at its very heart in its centrally located apartments and its holistic design philosophy. It is a place that broadens horizons by maximizing access to a wealth of facilities and offering expansive views of Jumeirah Islands and Marina Skyline.





Move up to an Ellington icon

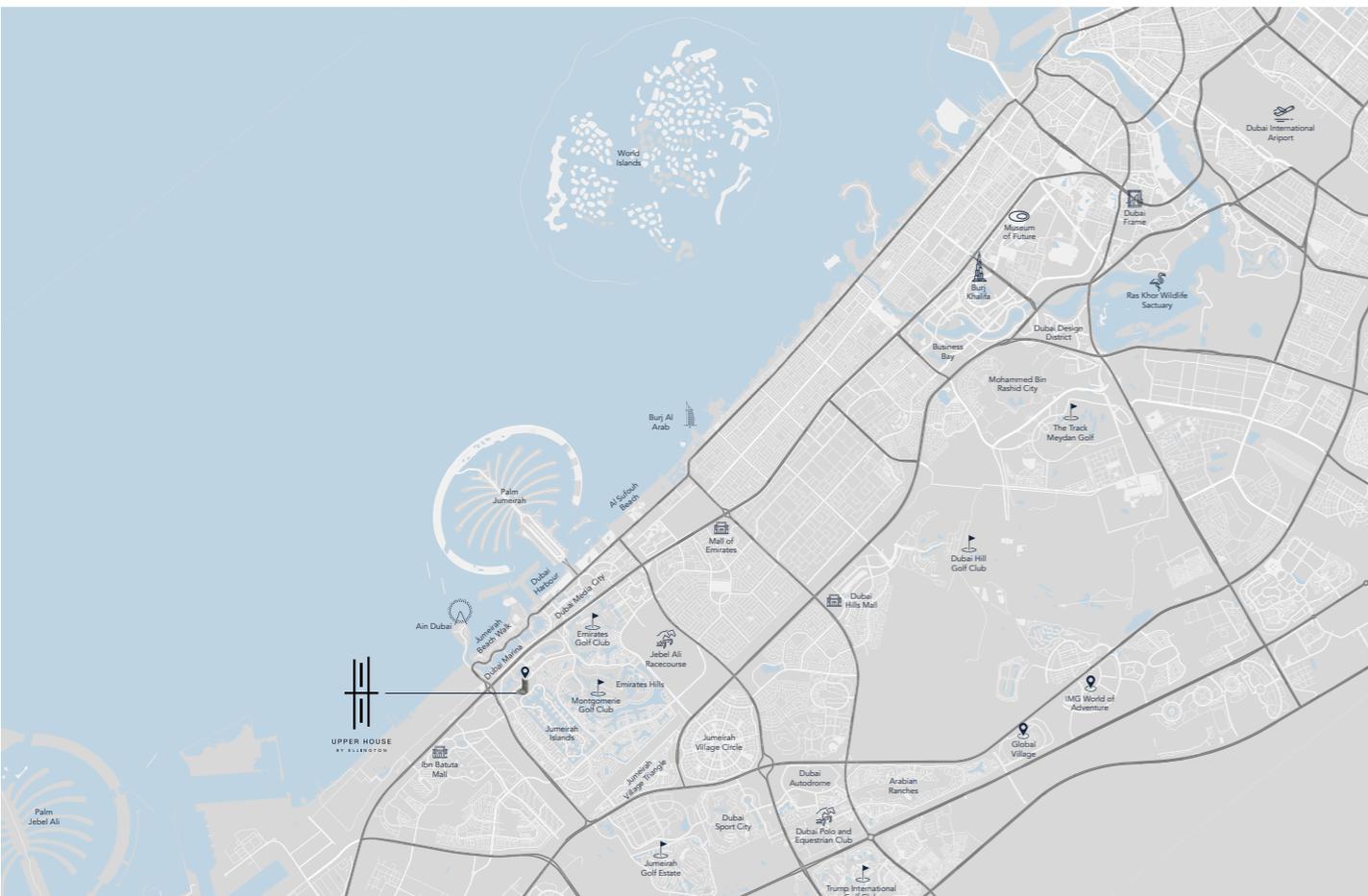
UH by Ellington brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly

An aerial view of the Jumeirah Lakes Towers, a modern high-rise residential complex. The towers are flanked by a large, landscaped area with a winding waterway and greenery. The scene is captured during sunset, with a warm, golden glow over the sky and the water. The towers have a distinctive design with balconies and large glass windows. The overall atmosphere is serene and luxurious.

Elements of nature intertwined with urban lifestyles

Elements of nature intertwined with urban lifestyles. With an easy-going community vibe and a range of amenities, Jumeirah Lakes Towers is situated across the world-class Dubai Marina and has become an ideal residential community for families as well as individuals who want to live in an area surrounded by a panoramic waterfront promenade and breathtaking landscapes. Jumeirah Lakes Towers is also home to retail outlets and offices while it also offers a vast array of dining and shopping options as well as recreation and entertainment opportunities.



02
MINUTES
Jumeirah Lakes Park

02
MINUTES
DMCC Metro Station

07
MINUTES
Montgomerie Golf Club

08
MINUTES
Emirates Golf Club

08
MINUTES
Ain Dubai

13
MINUTES
Mall of the Emirates

15
MINUTES
Palm Jumeirah

17
MINUTES
Burj Al Arab

19
MINUTES
Museum of the Future

20
MINUTES
Dubai Mall & Burj Khalifa

23
MINUTES
Dubai International Financial Centre

25
MINUTES
Dubai International Airport

27
MINUTES
Al Maktoum International Airport



East Tower Building Configuration

2 Basement
Ground Floor
5 Podiums
31 Residential Floors

Parking

Studio, 1 and 2 bedroom: 1 parking space
3 bedroom: 2 parking spaces

Elevators

6 passenger elevators
1 service elevator

Anticipated Service Charge

AED 16 per sq. ft



Size range per unit type

Studio

From 395 sq. ft to 486 sq. ft

1 Bedroom

From 812 sq. ft to 1,099 sq. ft

2 Bedrooms

From 1,200 sq. ft to 1,557 sq. ft

2 Bedrooms + Maids

From 1,376 sq. ft to 1,722 sq. ft

3 Bedrooms

From 1,800 sq. ft to 2,194 sq. ft

Number of units per type

Studio = 34 units

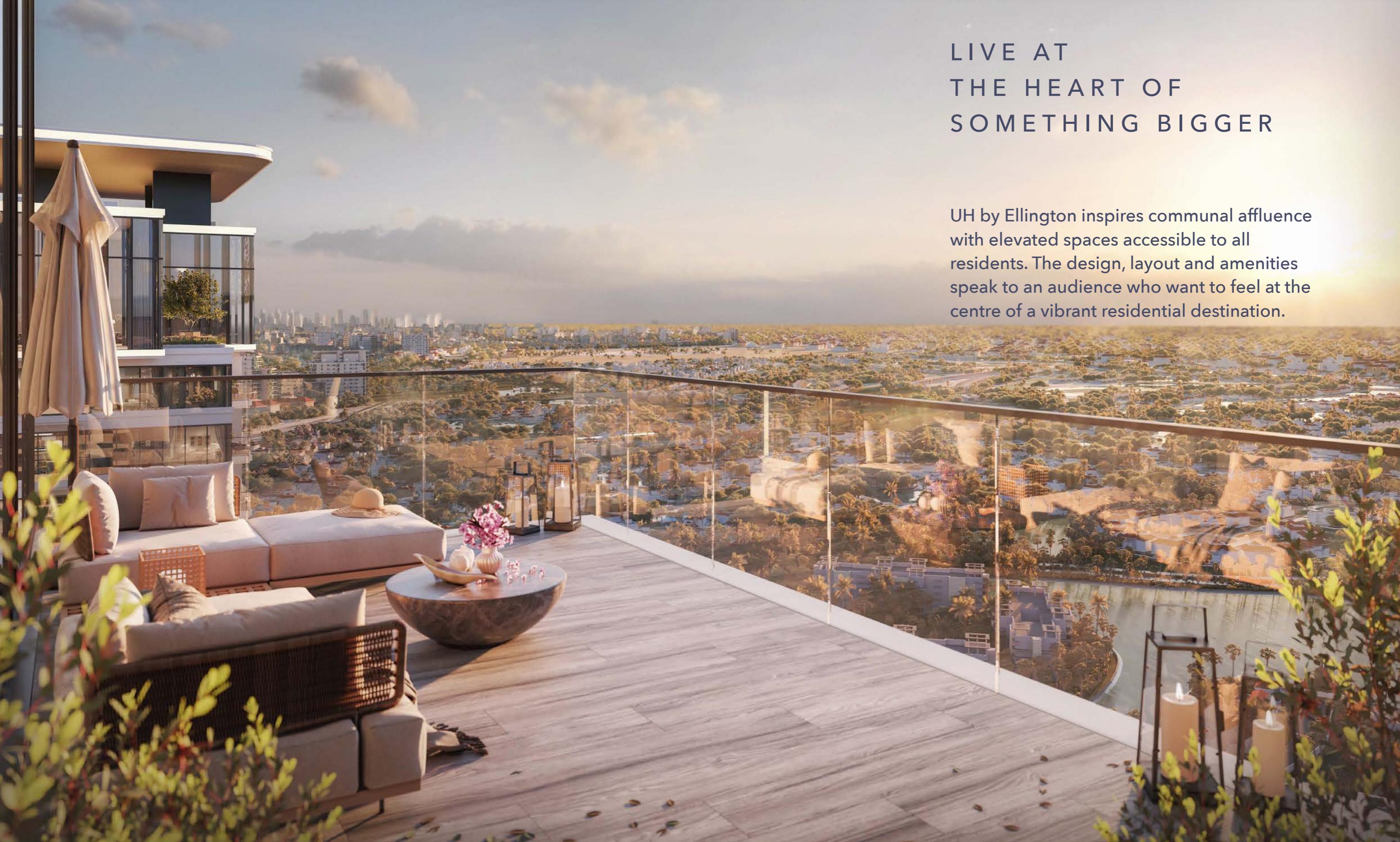
1 Bedroom = 215 units

2 Bedrooms = 85 units

2 Bedrooms + Maids = 29 units

3 Bedrooms = 14 units





LIVE AT
THE HEART OF
SOMETHING BIGGER

UH by Ellington inspires communal affluence with elevated spaces accessible to all residents. The design, layout and amenities speak to an audience who want to feel at the centre of a vibrant residential destination.

AMENITIES



DROP-OFF AREA

Dedicated arrival space for residents and their guests



HORIZON POOL

37-metre leisure and lap pool gardens with kid's splash pad and barbeque zone



PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top



Fitness
IS NOT A DESTINATION
IT IS A WAY OF LIFE

HEALTH CLUB

Immersive fitness studio with a climbing wall



READY
3-2-1
GO!

1 2 3
4 5 6
7 8 9

INTERACTIVE FITNESS

A mix of virtual-reality, social connection and personalization to deliver a unique workout experience

SKY SPA

An exquisite journey of wellness overlooking skyline views

A photograph of a person standing on a wooden ledge at a skate park. The person is wearing dark blue jeans and red sneakers with white laces. A skateboard is resting on the ledge in front of them. In the background, another person's legs and feet are visible, wearing dark pants and dark sneakers. The skate park is made of light-colored wood and has a curved metal rail running along the ledge.

SKATE PARK

A cool and fashionable space for young at hearts



PLAY COURTS

Engaging outdoor activities that keeps you going

A modern cinema room with a curved wall, ambient lighting, and a large screen showing a movie scene. The room features a curved wall with a perforated metal texture and warm, recessed lighting. The seating consists of a long white sofa on the left, a central white sofa with a blue blanket, and a row of 17 blue seats on the right. A large screen on the right wall displays a scene from the movie 'Black Panther'.

CINEMA ROOM

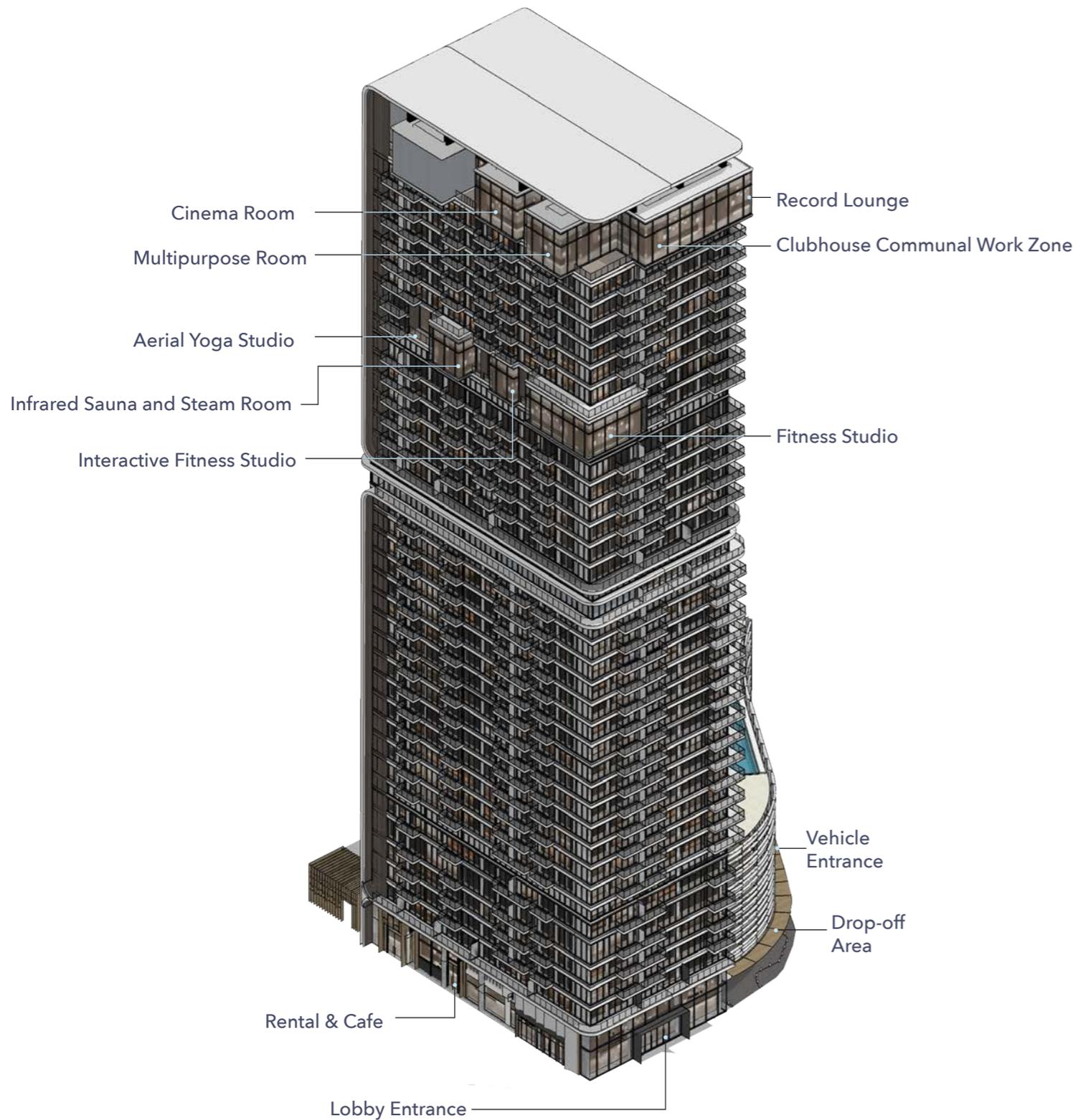
A cinematic experience with a 17-seater movie theatre and a dedicated popcorn corner



PODCAST ROOM

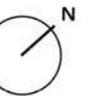
Reach the world and inspire people with your own broadcast

EAST TOWER BUILDING CONFIGURATION



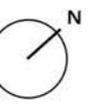
GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Seating Area



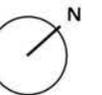
FIRST FLOOR AMENITIES PLAN

- 01 Skate Park
- 02 Skate Park Lounge
- 03 EV Charging Station
- 04 Residents Parking
- 05 Lift Lobby



6TH FLOOR AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Lift Lobby

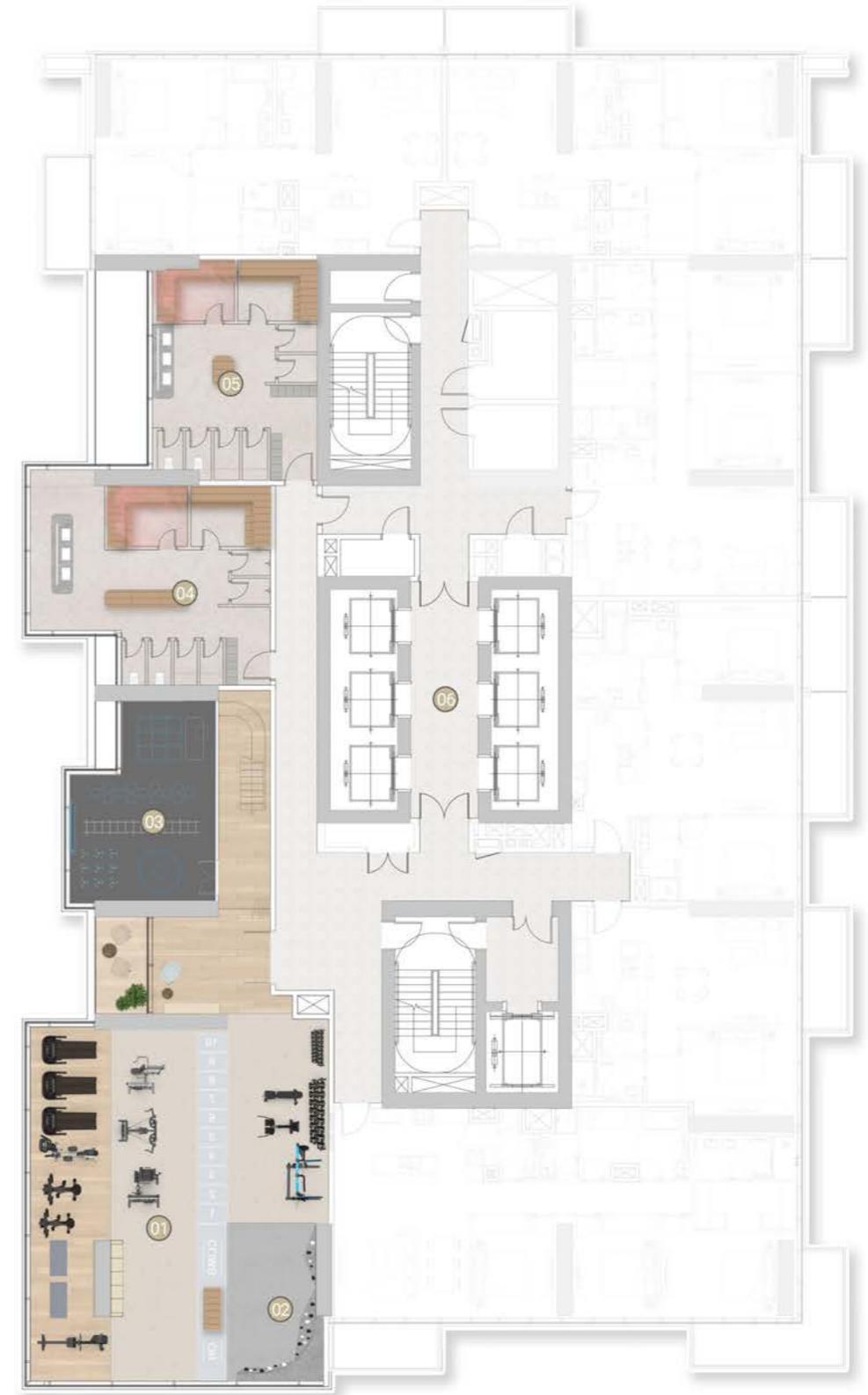


28TH FLOOR AMENITIES PLAN

- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 06 Lift Lobby
- 07 Aerial Yoga Studio



Mezzanine Floor



28th Floor



36TH FLOOR AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby



A PLACE THAT ENCOURAGES UNIQUENESS

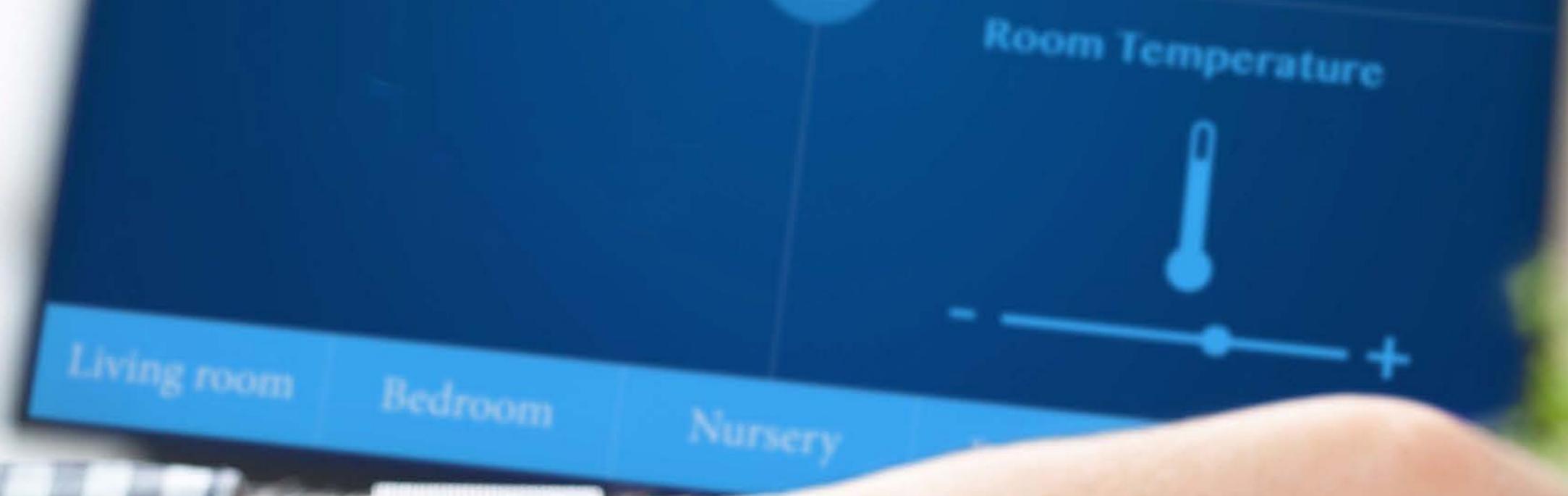
UH by Ellington brings a holistic design philosophy to merge elements of nature with clean modernist design. It is a place that broadens horizons with a wealth of facilities, sociable interiors, and expansive views.





UH BY ELLINGTON KITCHENS

Apartment units with work from home spaces, pantries and dedicated laundry cupboards provided to cater to the different needs and desires of every family.

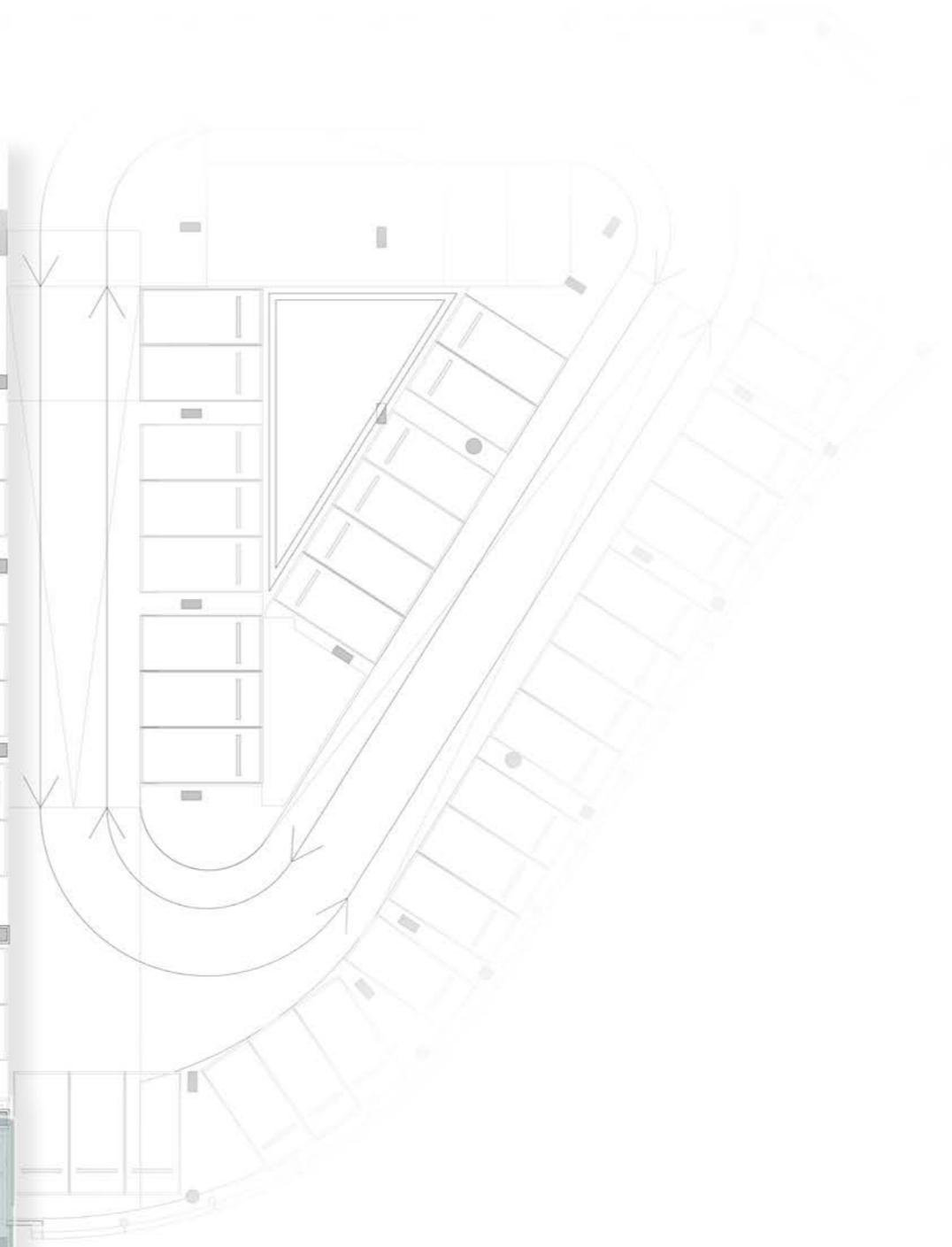


HOME AUTOMATION SYSTEM

Mobile and keypad controlled door, AC and light system

FLOOR PLANS

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



2ND FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



3RD - 5TH TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



6TH FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



7TH FLOOR PLAN

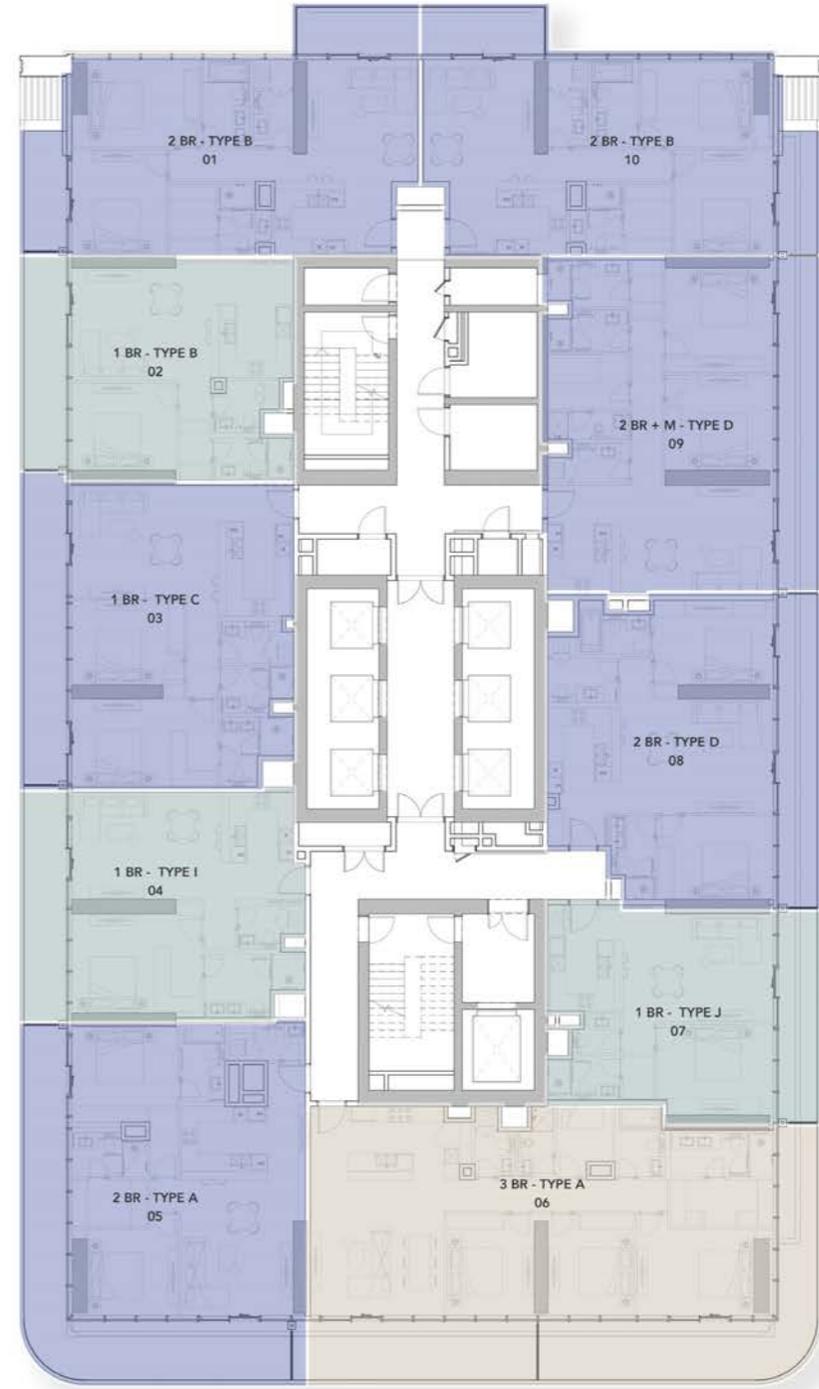


8TH-20TH TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



21ST FLOOR PLAN



22ND FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

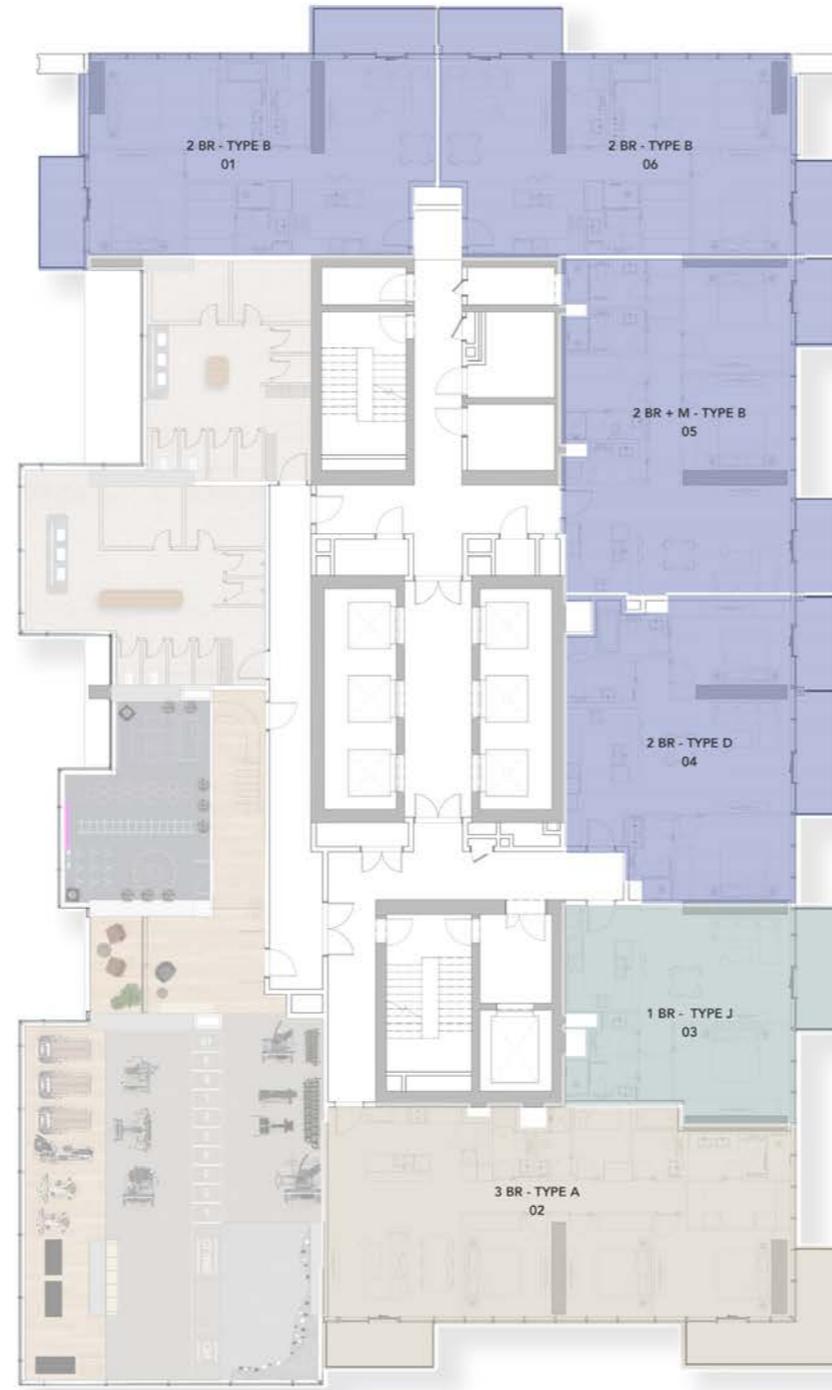


23RD-24TH, 26TH-27TH & 30TH-35TH TYPICAL FLOOR PLAN



25TH FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



28TH FLOOR PLAN

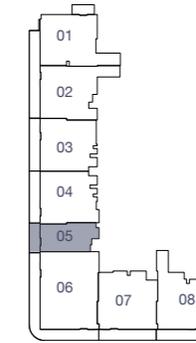


29TH FLOOR PLAN

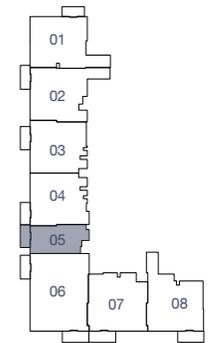
STUDIO - TYPE A



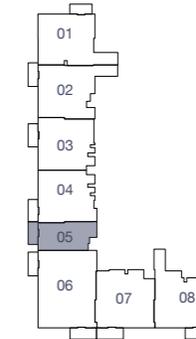
2th Floor



3rd-5th Floor



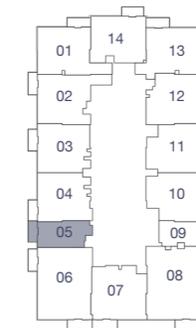
6th Floor



7th Floor



8th-20th Floor



Internal Living Area

399.99 sq.ft.

Outdoor Living Area

59.74 sq.ft.

Total Living Area

459.73 sq.ft.

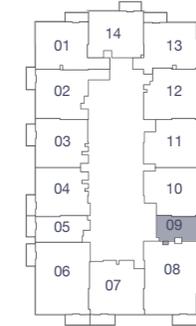
STUDIO - TYPE B



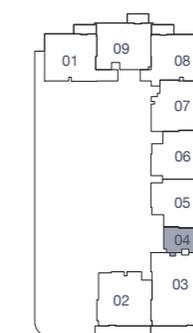
2nd Floor



3rd-5th Floor



21st Floor



Internal Living Area

333.14 sq.ft.

Outdoor Living Area

62.75 sq.ft.

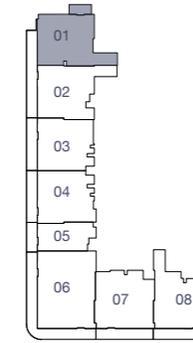
Total Living Area

395.90 sq.ft.

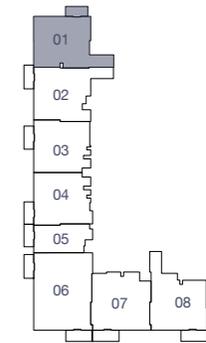
1 BEDROOM - TYPE A



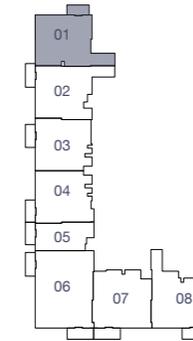
2nd Floor



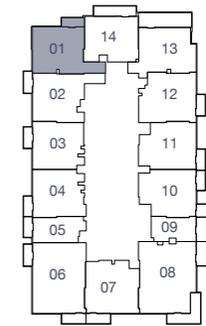
3rd-5th Floor



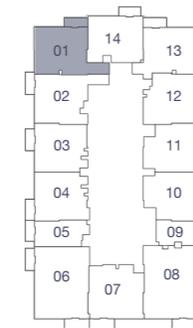
6th Floor



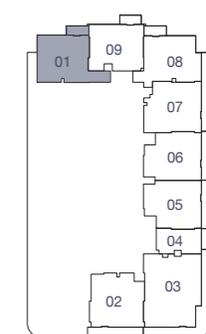
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

829.57 sq.ft.

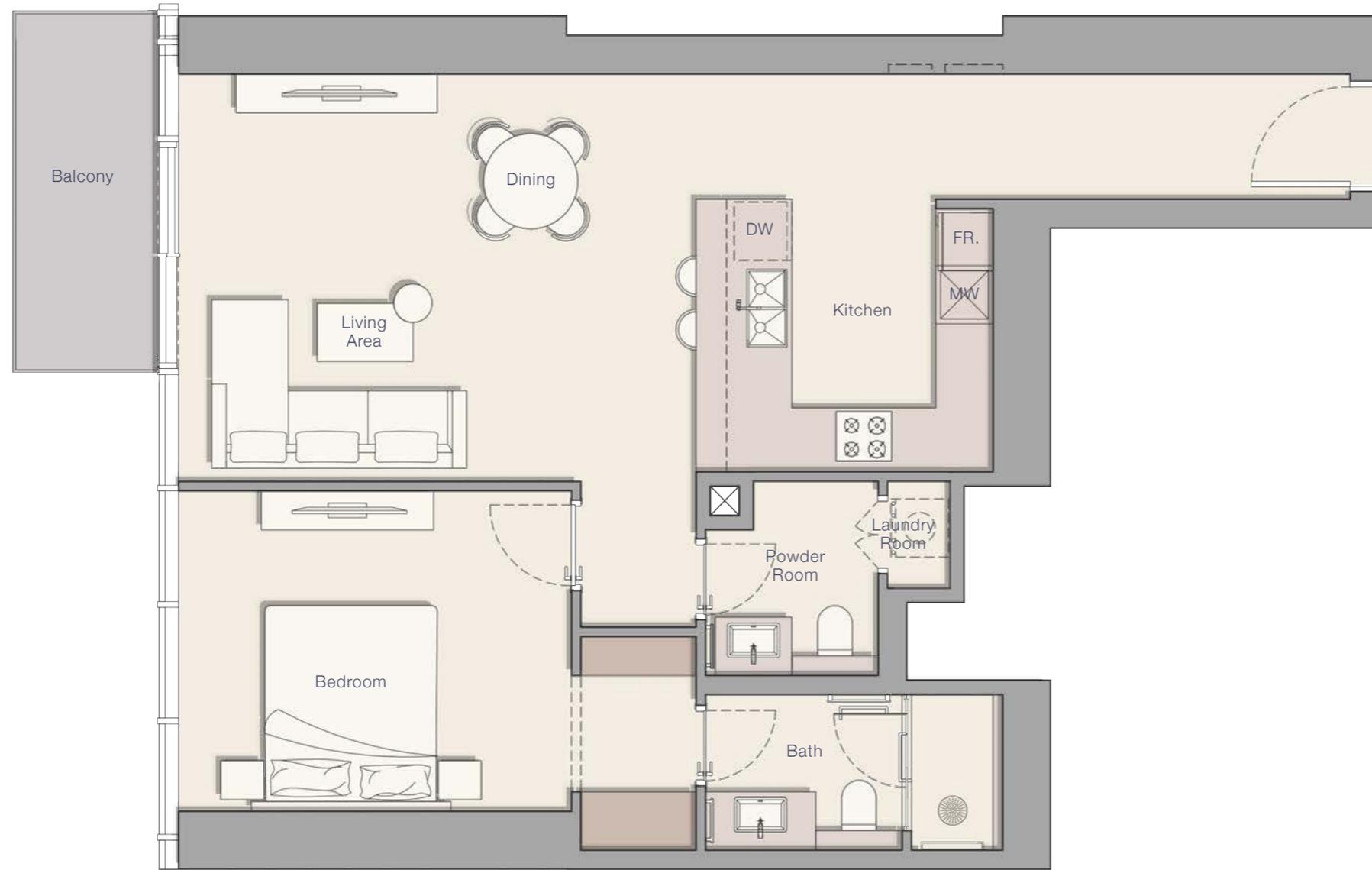
Outdoor Living Area

67.17 sq.ft.

Total Living Area

896.74 sq.ft.

1 BEDROOM - TYPE B



Internal Living Area

839.37 sq.ft.

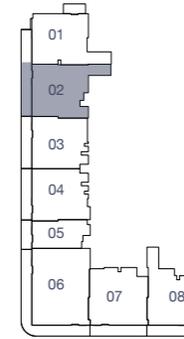
Outdoor Living Area

62.75 sq.ft.

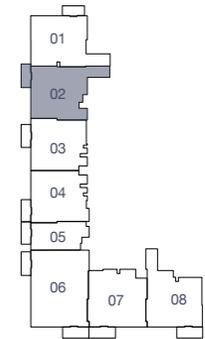
Total Living Area

902.12 sq.ft.

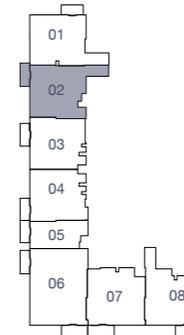
2nd Floor



3rd-5th Floor



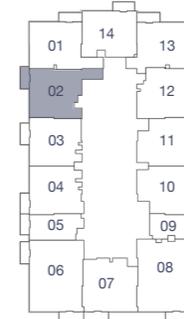
6th Floor



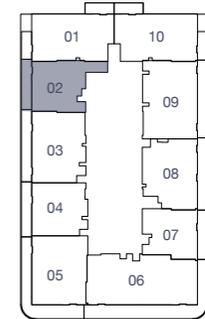
7th Floor



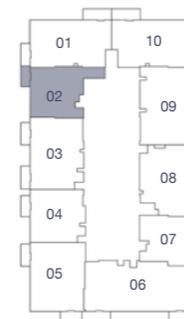
8th-20th Floor



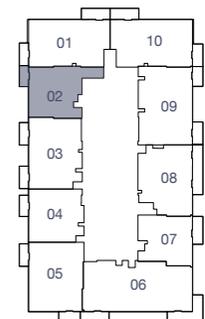
22nd Floor



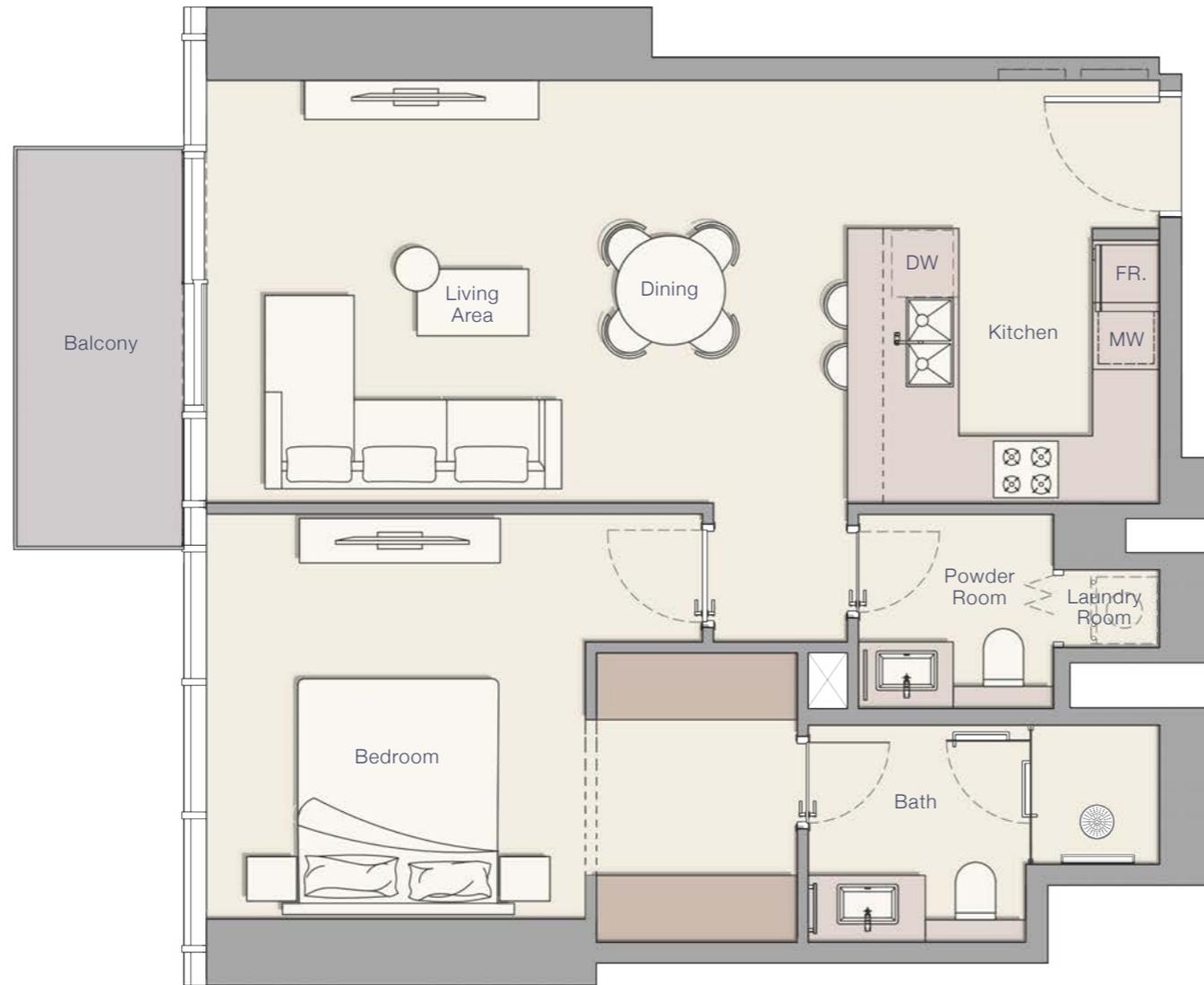
23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



1 BEDROOM - TYPE C



Internal Living Area

754.12 sq.ft.

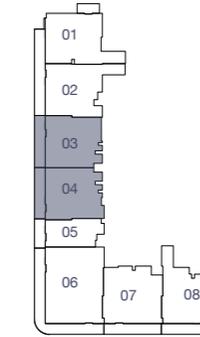
Outdoor Living Area

61.14 sq.ft.

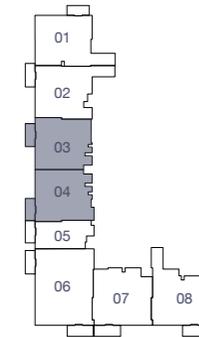
Total Living Area

815.26 sq.ft.

2nd Floor



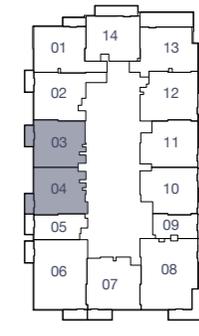
3rd-5th Floor



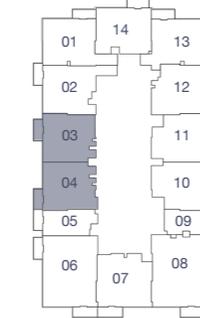
6th Floor



7th Floor



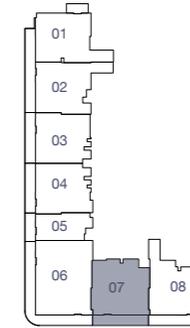
8th-20th Floor



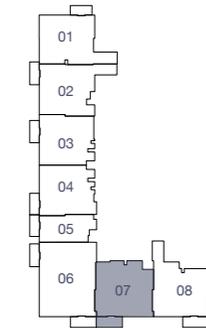
1 BEDROOM - TYPE D



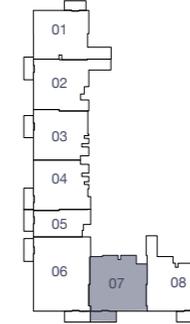
2nd Floor



3rd-5th Floor



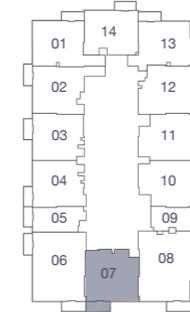
6th Floor



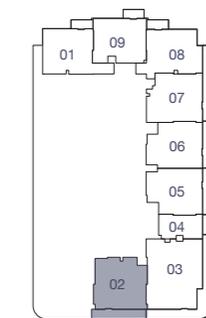
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

Outdoor Living Area

Total Living Area

865.53 sq.ft.

80.30 sq.ft.

945.82 sq.ft.

1 BEDROOM - TYPE E



Internal Living Area

796.74 sq.ft.

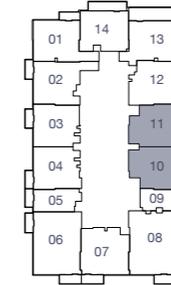
Outdoor Living Area

58.02 sq.ft.

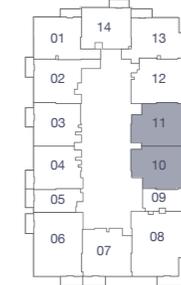
Total Living Area

854.76 sq.ft.

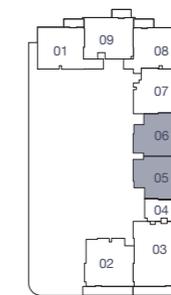
7th Floor



8th-20th Floor



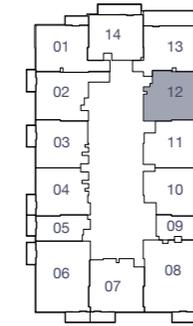
21st Floor



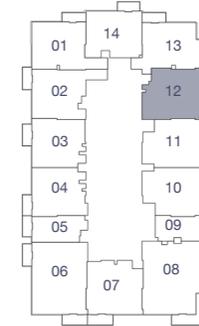
1 BEDROOM - TYPE F



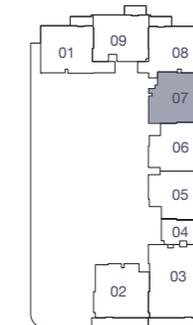
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

857.35 sq.ft.

Outdoor Living Area

61.14 sq.ft.

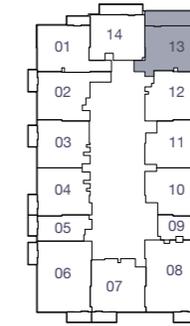
Total Living Area

918.48 sq.ft.

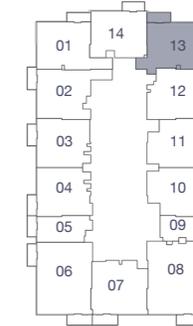
1 BEDROOM - TYPE G



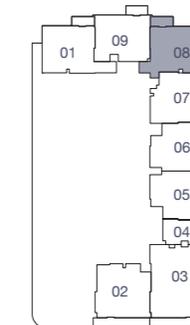
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

836.57 sq.ft.

Outdoor Living Area

71.15 sq.ft.

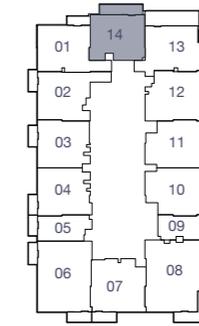
Total Living Area

907.72 sq.ft.

1 BEDROOM - TYPE H



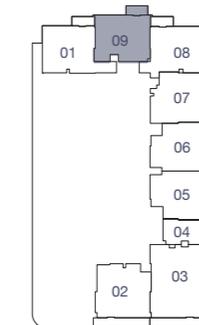
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

758.43 sq.ft.

Outdoor Living Area

62.43 sq.ft.

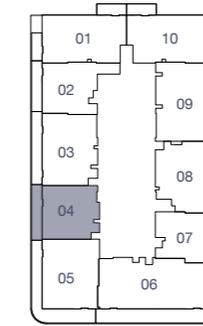
Total Living Area

820.86 sq.ft.

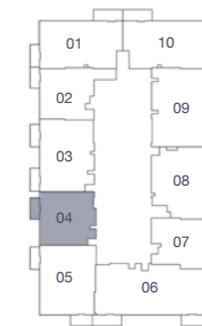
1 BEDROOM - TYPE I



22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

843.46 sq.ft.

Outdoor Living Area

59.42 sq.ft.

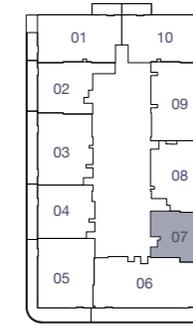
Total Living Area

902.88 sq.ft.

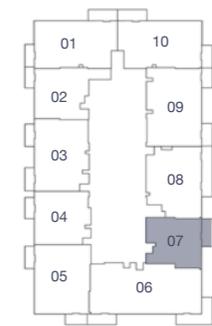
1 BEDROOM - TYPE J



22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

754.23 sq.ft.

Outdoor Living Area

87.62 sq.ft.

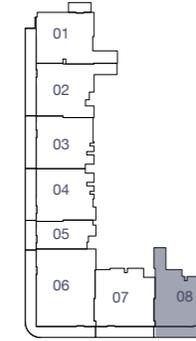
Total Living Area

841.85 sq.ft.

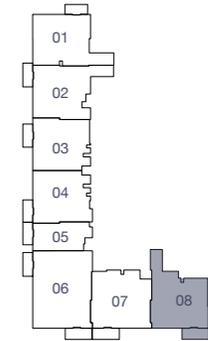
1 BEDROOM - TYPE K



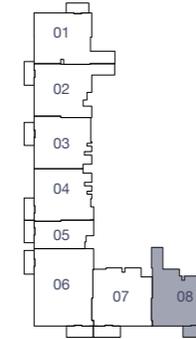
2nd Floor



3rd-5th Floor



6th Floor



Internal Living Area

844.97 sq.ft.

Outdoor Living Area

77.82 sq.ft.

Total Living Area

922.79 sq.ft.

2 BEDROOM - TYPE A



Internal Living Area

1,091.78 sq.ft.

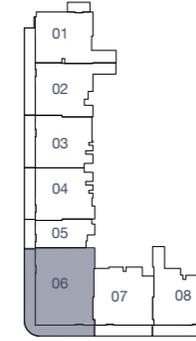
Outdoor Living Area

131.75 sq.ft.

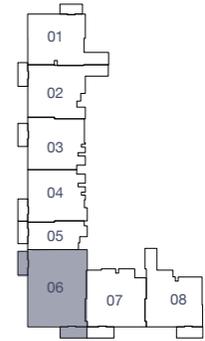
Total Living Area

1,223.53 sq.ft.

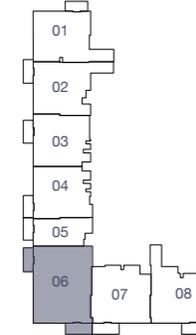
2nd Floor



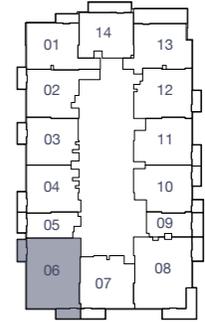
3rd-5th Floor



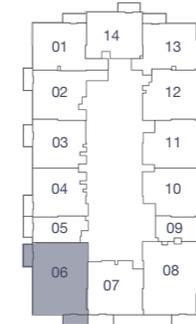
6th Floor



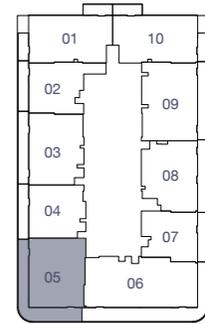
7th Floor



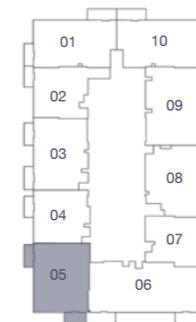
8th-20th Floor



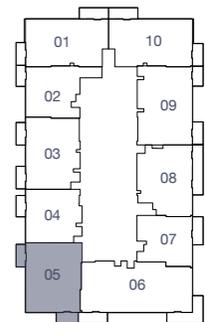
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



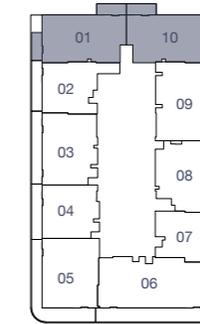
25th Floor



2 BEDROOM - TYPE B



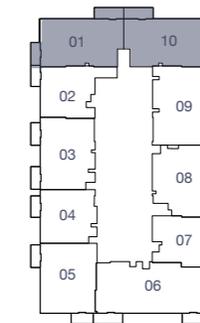
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

1,104.27 sq.ft.

Outdoor Living Area

159.41 sq.ft.

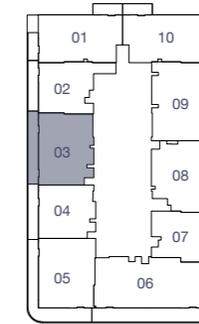
Total Living Area

1,263.68 sq.ft.

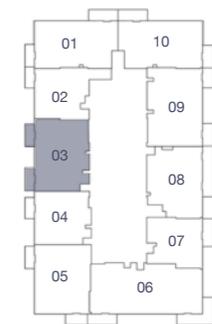
2 BEDROOM - TYPE C



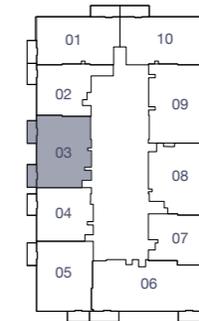
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

1,099.21 sq.ft.

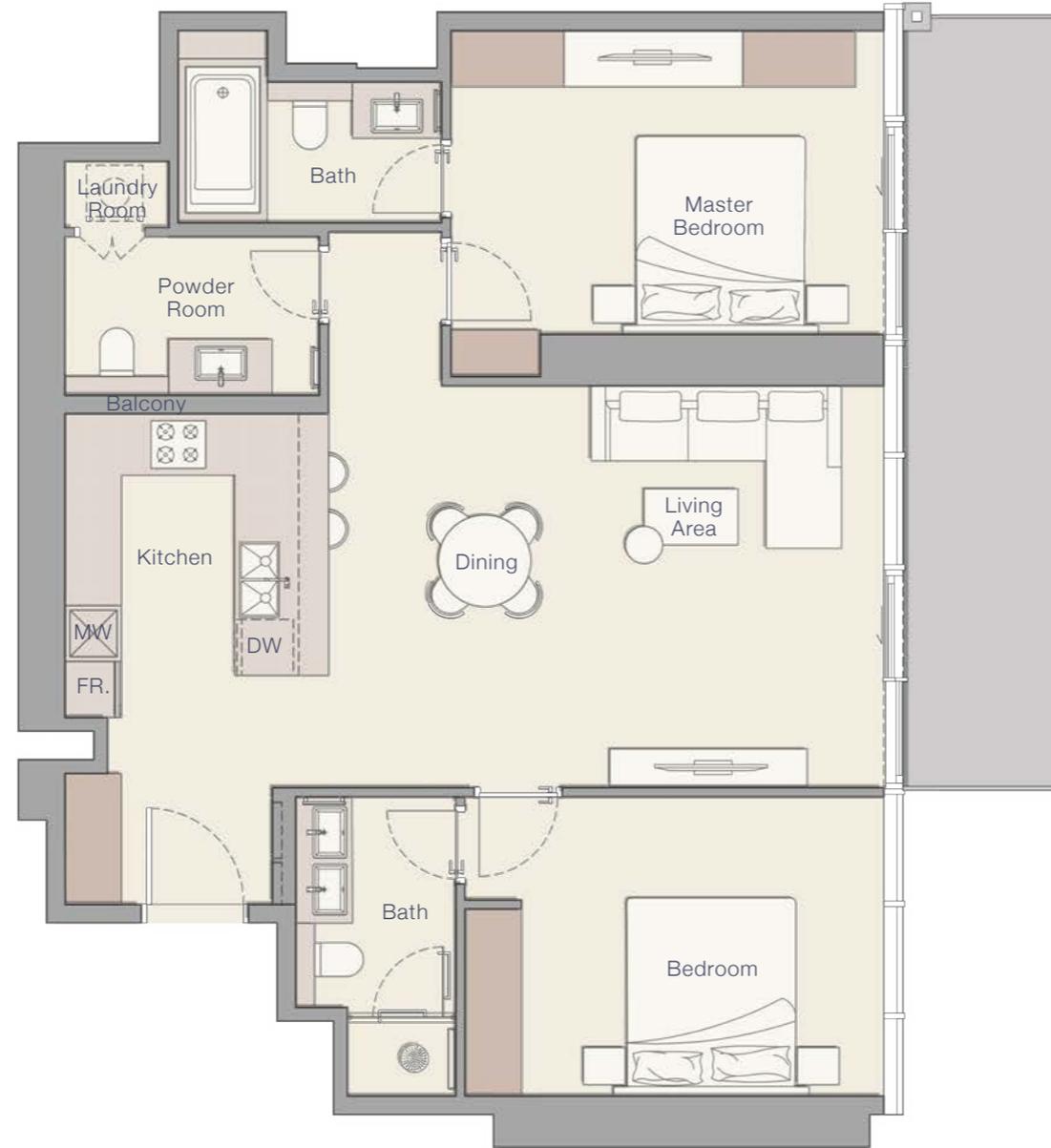
Outdoor Living Area

125.51 sq.ft.

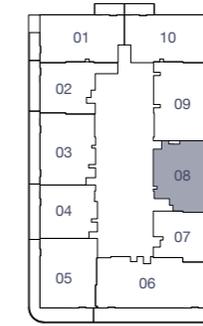
Total Living Area

1,224.72 sq.ft.

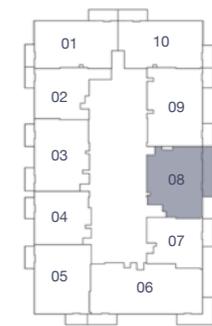
2 BEDROOM - TYPE D



22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



Internal Living Area

1,045.18 sq.ft.

Outdoor Living Area

157.91 sq.ft.

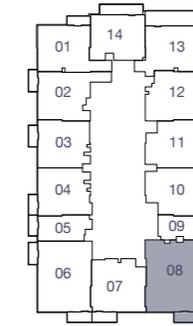
Total Living Area

1,203.08 sq.ft.

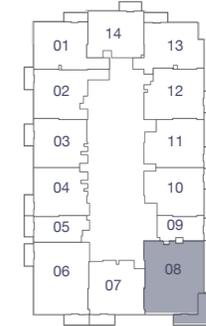
2 BEDROOM + MAIDS - TYPE A



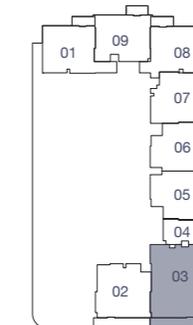
17th Floor



18th-20th Floor



21st Floor



Internal Living Area

1,245.92 sq.ft.

Outdoor Living Area

176.53 sq.ft.

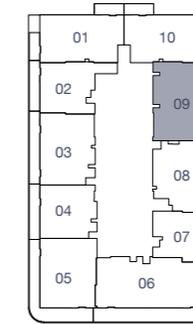
Total Living Area

1,422.45 sq.ft.

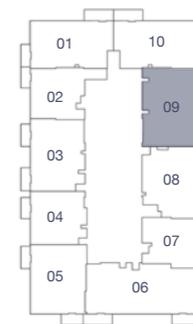
2 BEDROOM + MAID - TYPE B



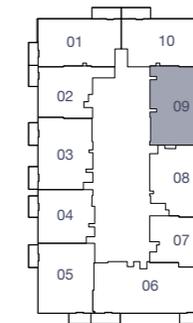
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

1,243.23 sq.ft.

Outdoor Living Area

134.12 sq.ft.

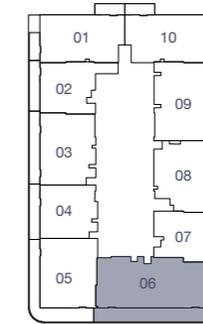
Total Living Area

1,377.35 sq.ft.

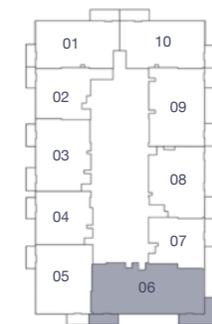
3 BEDROOM - TYPE A



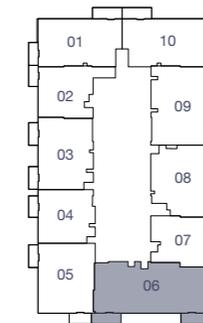
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

1,578.10 sq.ft.

Outdoor Living Area

256.29 sq.ft.

Total Living Area

1,834.39 sq.ft.



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