



## CUSTOMER FACT SHEET



NATURE AT  
YOUR DOORSTEP

## KEY FEATURES

- Heightened 3.2m ceilings in Living rooms and Bedrooms
- Premium tile flooring throughout unit
- Elegantly proportioned windows with park views
- Generous outside living balcony areas
- Finely crafted & fitted wardrobes
- Premium door hardware and ironmongery
- Custom design kitchen cabinetry
- Built-in Kitchen appliances
- Premium manufactured kitchen stone countertops and splash back
- Under-mount kitchen sink from a quality international brand
- Designer line faucets, sinks and accessories from a quality international brand
- Generous walk-in showers
- Premium lighting and lighting controls by a quality international brand
- Premium quiet fan coil air conditioning and ventilation system with central chiller plant
- With DGBR (Dubai Green Building Regulations) compliance this means your home has been designed and built to achieve efficiency in energy & water consumption. Whilst providing the comfort and satisfaction you expect
- Each home is thoroughly inspected prior to handover to ensure the quality we demand and you expect, is delivered. Feel assured that your home is protected for 1 year under material, labour, MEP, façade and structural warranties

## LOCATION

- 1 min to the North London Collegiate School.
- 1 min to the Sobha Hartland International School.
- 3 min from Meydan One Mall.
- 5 min from Dubai Mall.
- 6 min from International Financial Centre.
- 7 min from Dubai World Centre.
- 12 min from Dubai International Airport.

## MINUTES AWAY FROM LANDMARK DESTINATIONS



**01** minutes

North London  
Collegiate School



**01** minutes

Sobha Hartland  
International School



**03** minutes

Meydan One  
Mall



**06** minutes

Dubai International  
Financial Centre



**07** minutes

Dubai World  
Trade Centre



**12** minutes

Dubai International  
Airport



**05** minutes

Dubai Mall



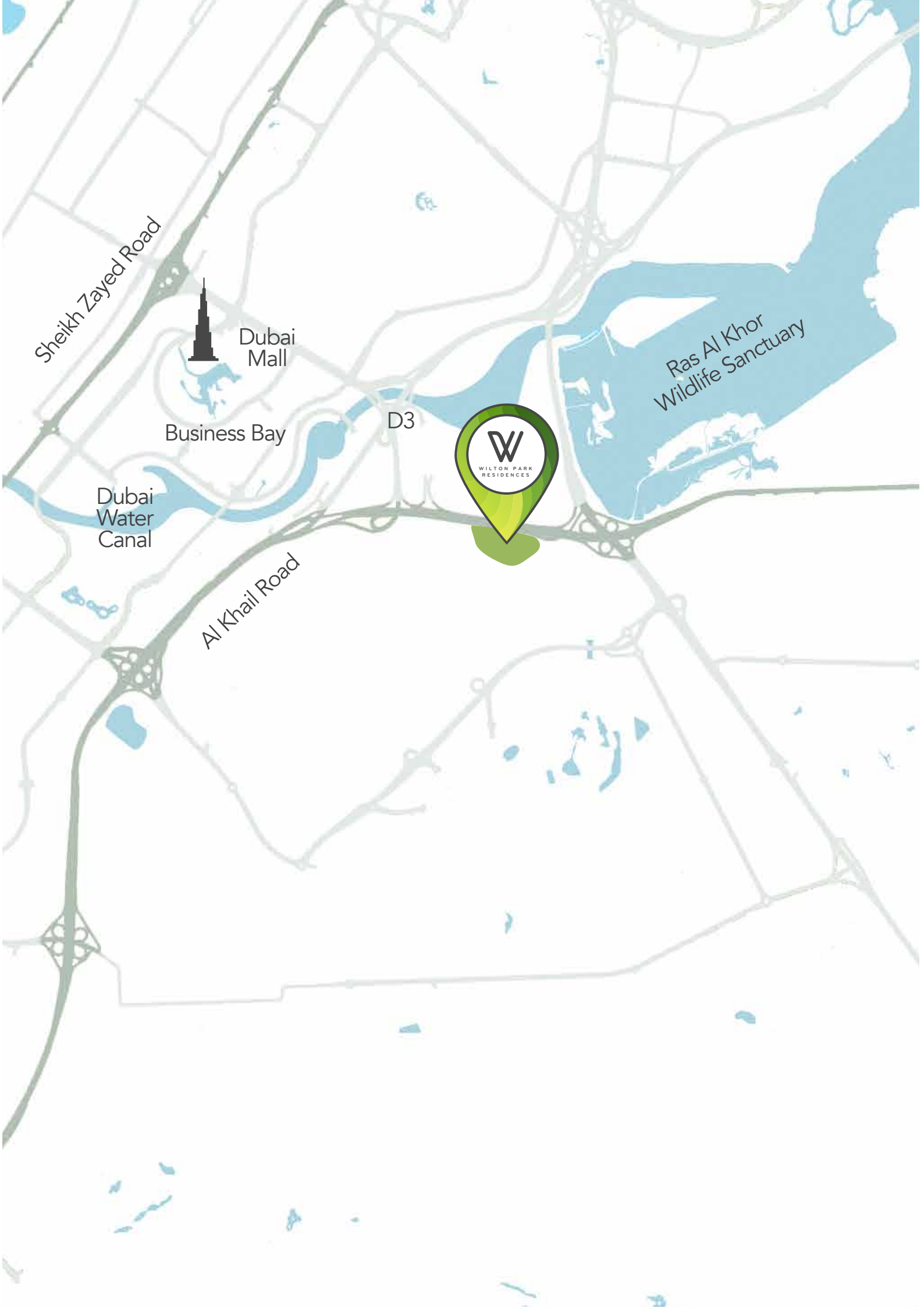
**05** minutes

Downtown  
Dubai



**05** minutes

Meydan  
Racecourse



Sheikh Zayed Road

Dubai Mall

Business Bay

Dubai Water Canal

Al Khail Road

D3

Ras Al Khor Wildlife Sanctuary





## NUMBER OF UNITS PER TYPE

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**Studios** - 48 units

**1 bedroom** - 202 units

**2 bedrooms** - 70 units

## SIZE RANGE PER UNIT TYPE

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**Studio** 440 Sq.ft - 460 Sq.ft

**1 bedroom** 715 Sq.ft - 840 Sq.ft

**2 bedrooms** 1,055 Sq.ft - 1,220 Sq.ft

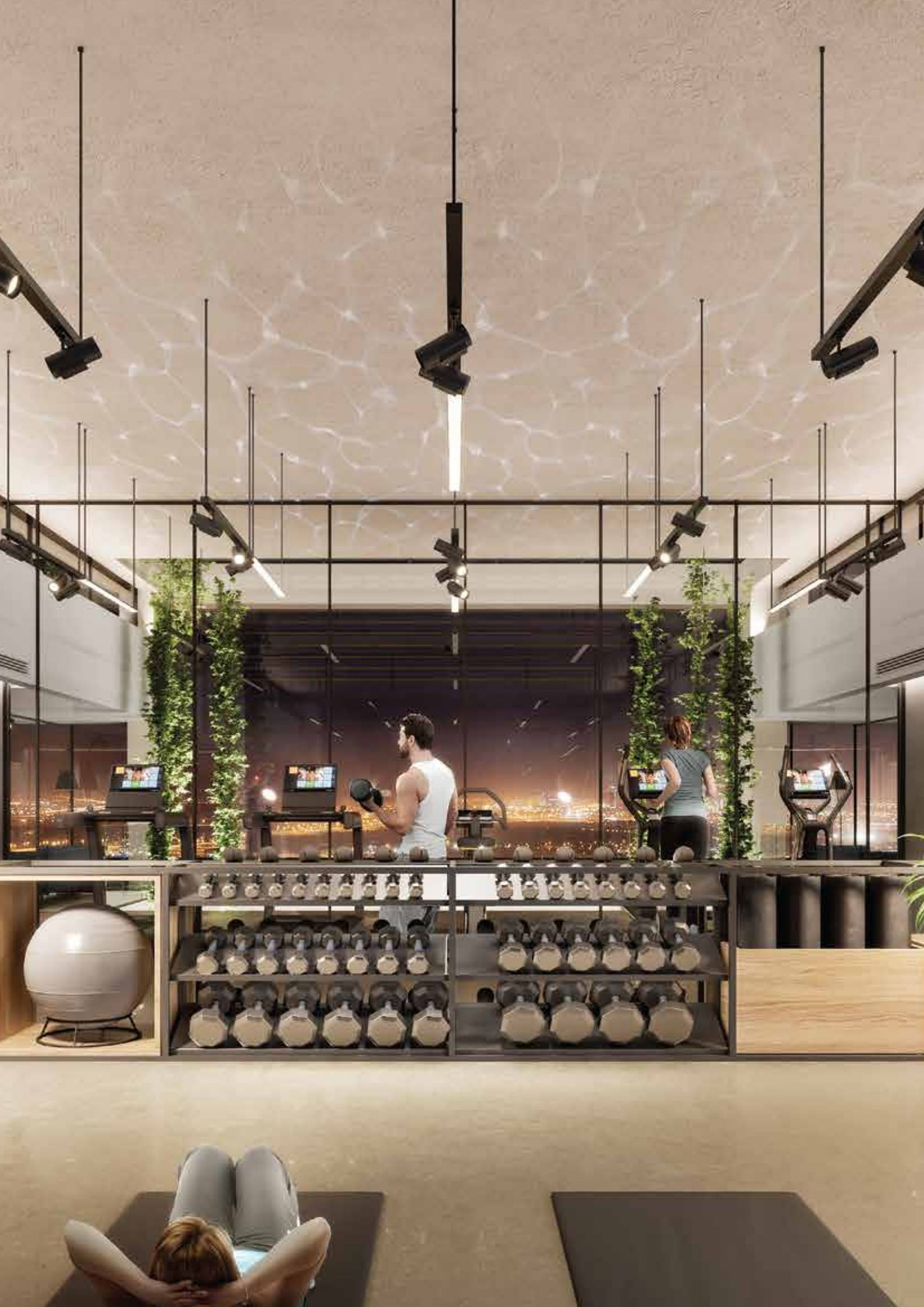






ELLINGTON

















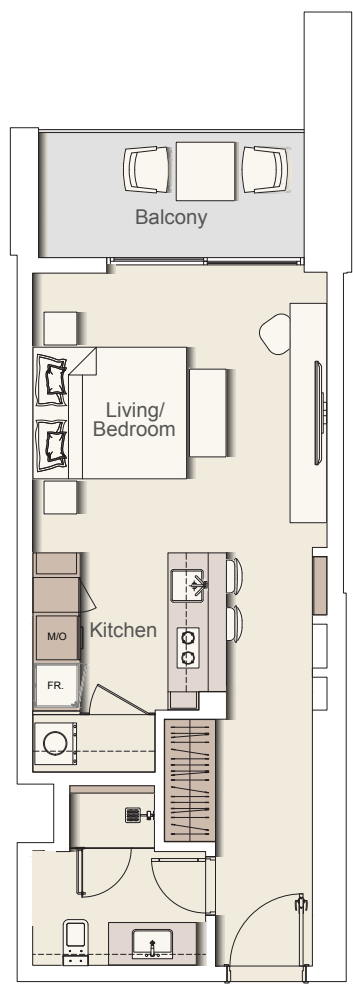




# FLOOR PLANS

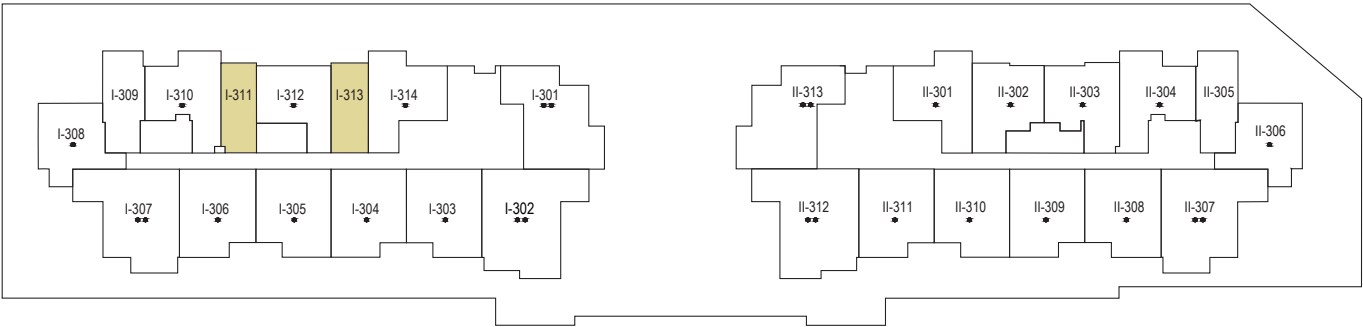
Typical apartment type

## STUDIO-TYPE A



Typical Floor Plan from 2nd to 12th floor.

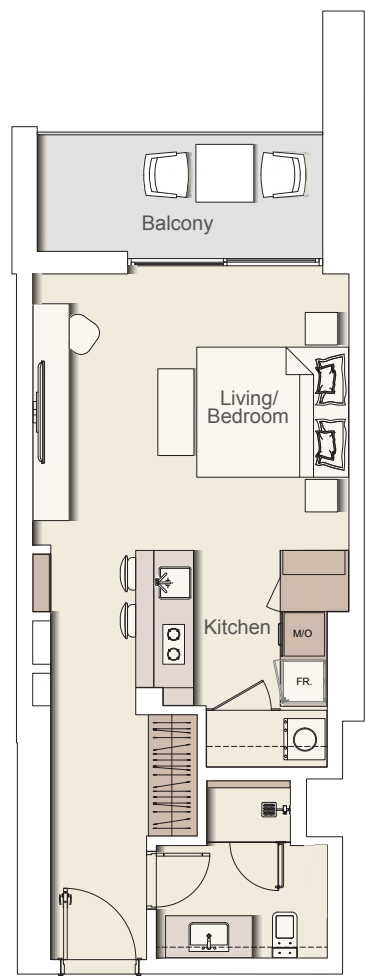
|                      |               |
|----------------------|---------------|
| Internal Living Area | 439.27 sq.ft. |
| Outdoor Living Area  | 77.93 sq.ft.  |
| Total Living Area    | 517.21 sq.ft. |





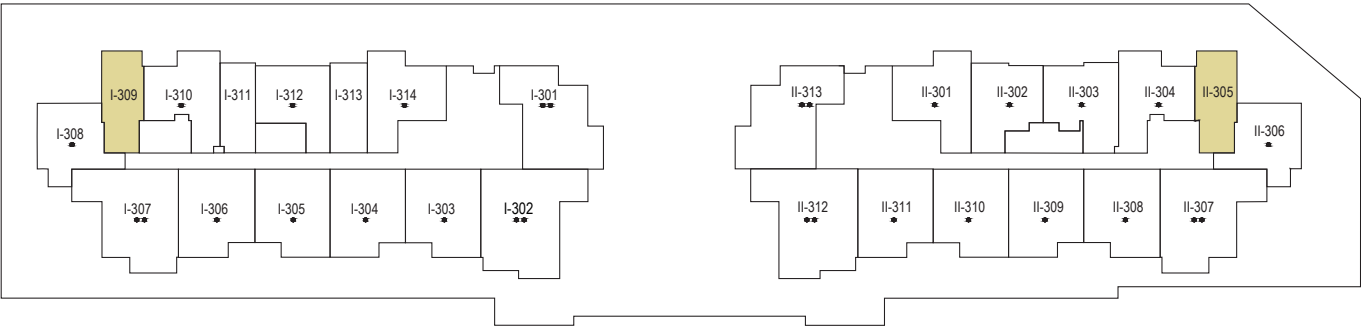
Typical apartment type

# STUDIO-TYPE B



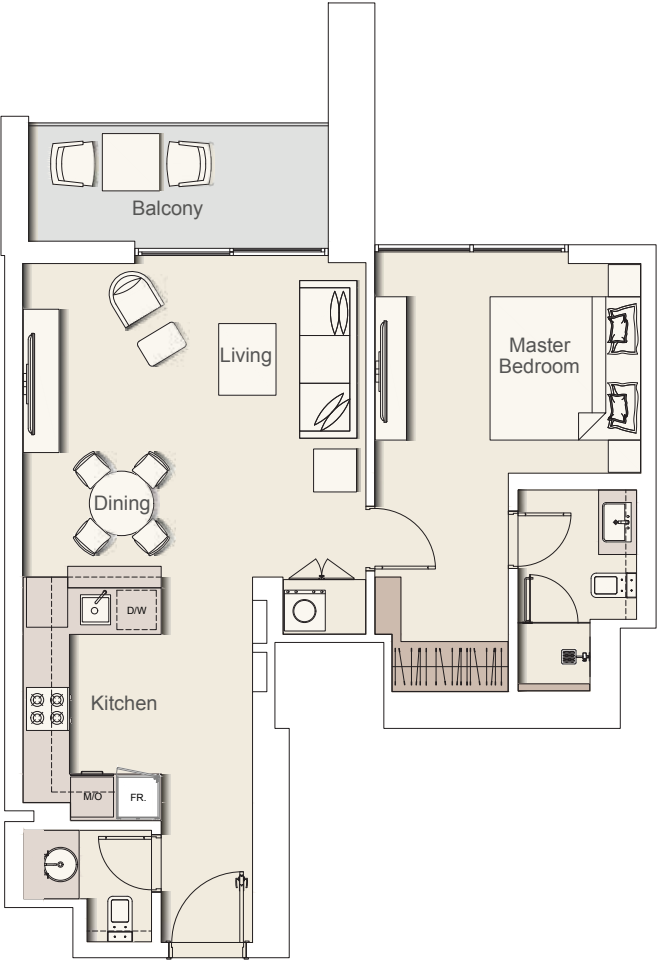
Typical Floor Plan from 2nd to 12th floor.

|                      |               |
|----------------------|---------------|
| Internal Living Area | 455.96 sq.ft. |
| Outdoor Living Area  | 84.17 sq.ft.  |
| Total Living Area    | 540.13 sq.ft. |



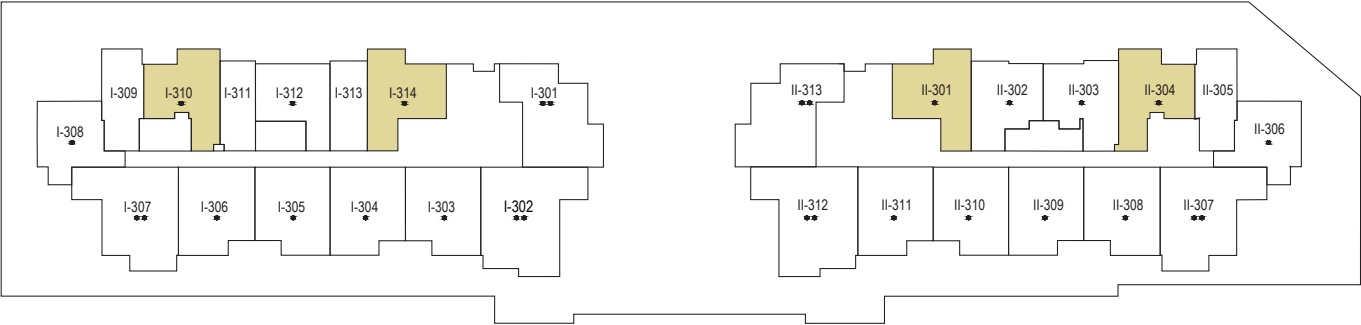
Typical apartment type

# 1 BR-TYPE A



Typical Floor Plan from 2nd to 12th floor.

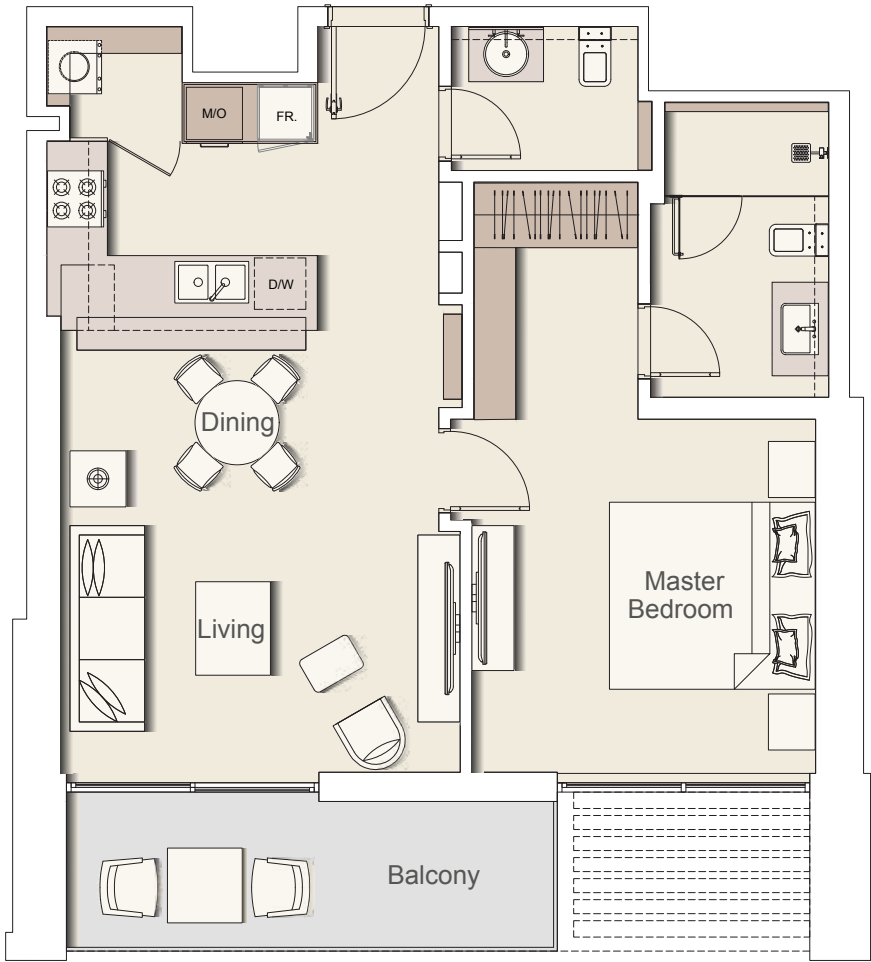
|                      |               |
|----------------------|---------------|
| Internal Living Area | 697.93 sq.ft. |
| Outdoor Living Area  | 88.59 sq.ft.  |
| Total Living Area    | 786.52 sq.ft. |





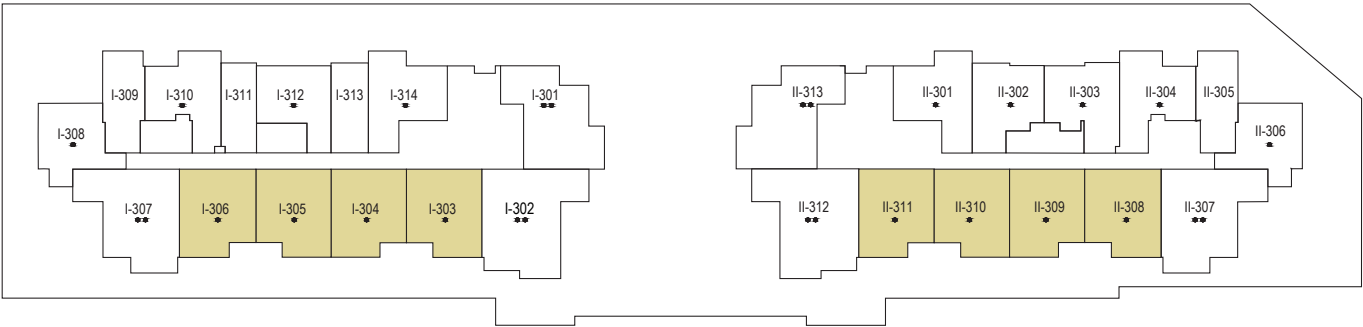
Typical apartment type

# 1 BR-TYPE B



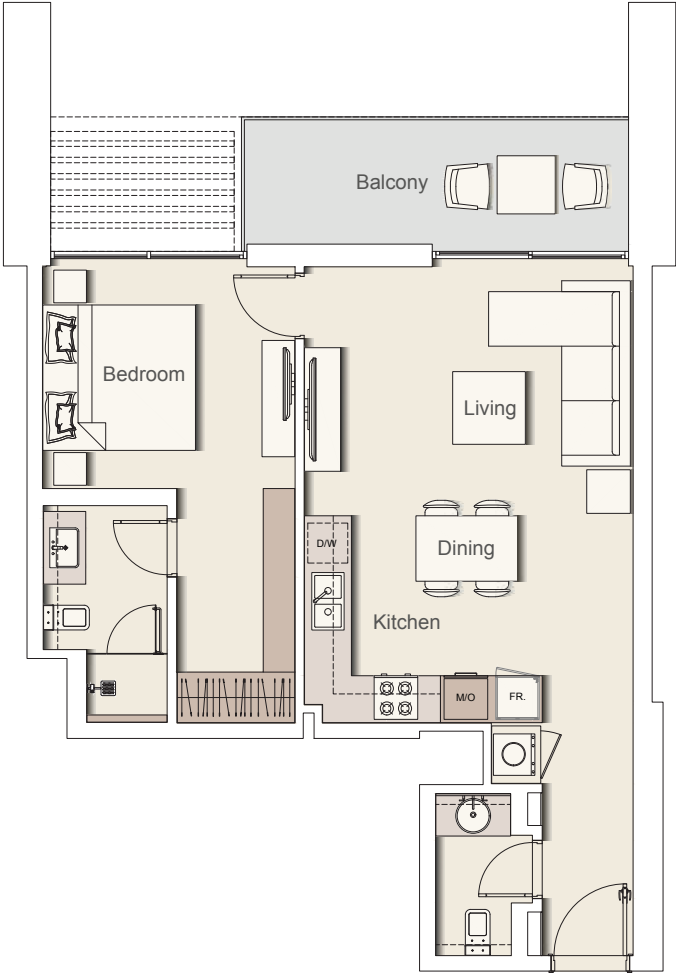
Typical Floor Plan from 2nd to 12th floor.

|                      |               |
|----------------------|---------------|
| Internal Living Area | 731.73 sq.ft. |
| Outdoor Living Area  | 100.21 sq.ft. |
| Total Living Area    | 831.94 sq.ft. |



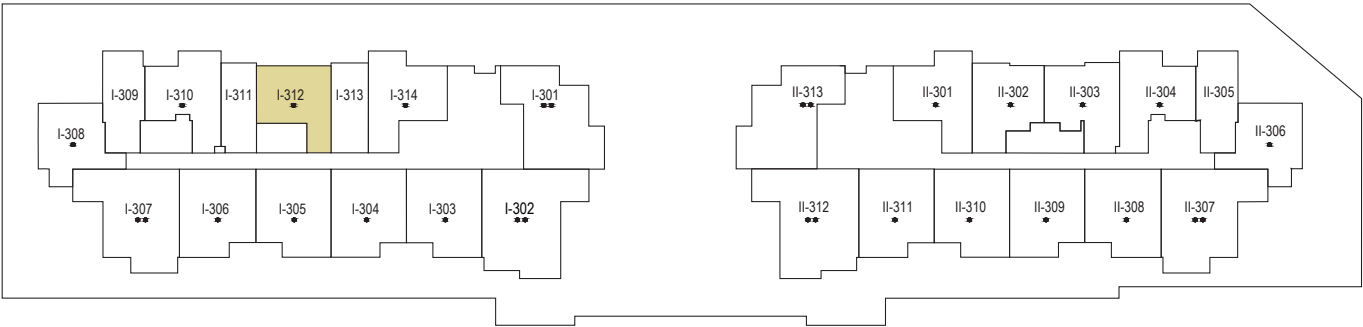
Typical apartment type

# 1 BR-TYPE C



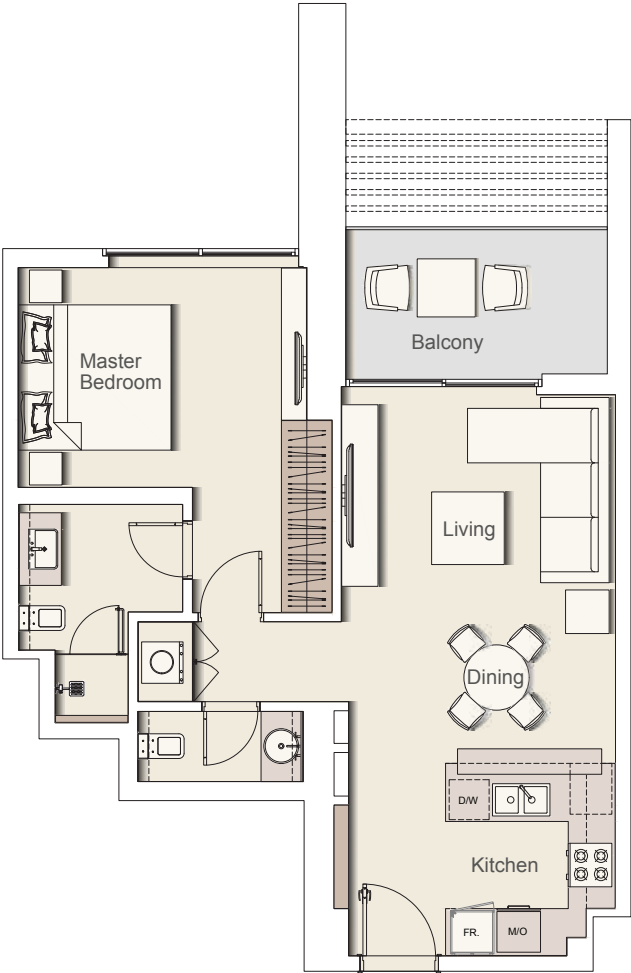
Typical Floor Plan from 2nd to 12th floor.

|                      |               |
|----------------------|---------------|
| Internal Living Area | 673.17 sq.ft. |
| Outdoor Living Area  | 102.15 sq.ft. |
| Total Living Area    | 775.32 sq.ft. |



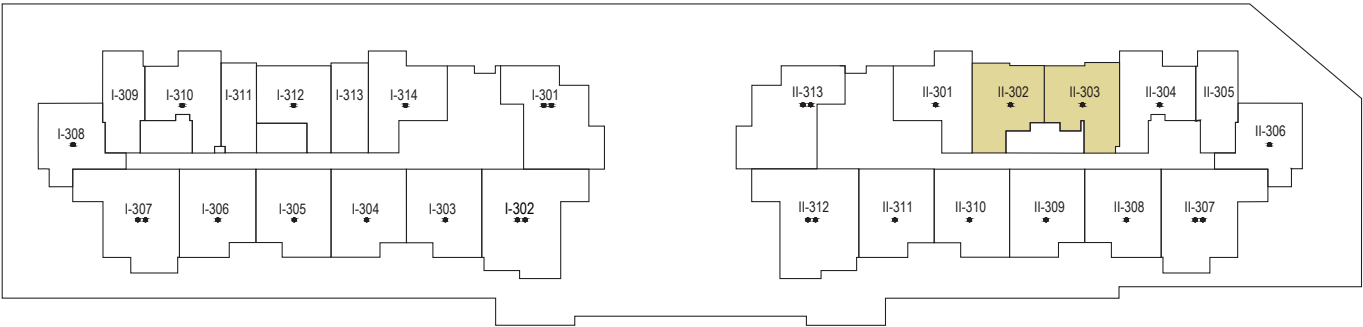
Typical apartment type

# 1 BR-TYPE D



Typical Floor Plan from 2nd to 12th floor.

|                      |               |
|----------------------|---------------|
| Internal Living Area | 673.60 sq.ft. |
| Outdoor Living Area  | 90.52 sq.ft.  |
| Total Living Area    | 764.13 sq.ft. |





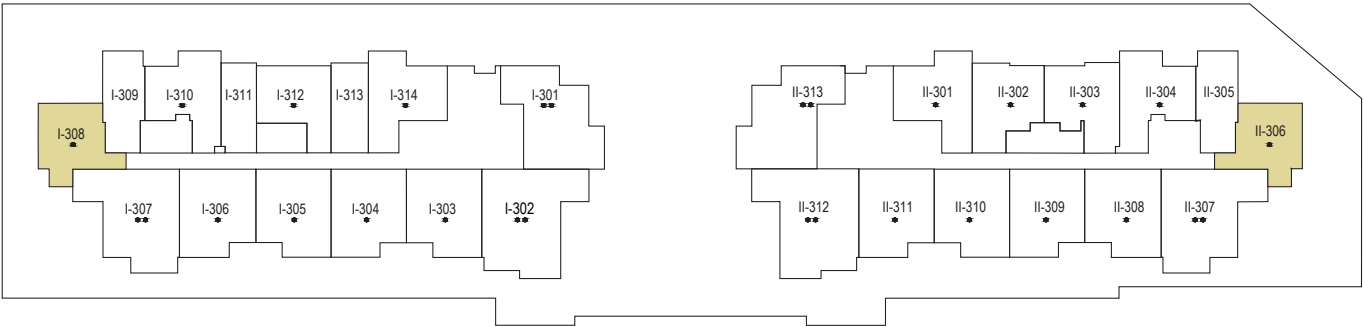
Typical apartment type

# 1 BR-TYPE E



Typical Floor Plan from 2nd to 12th floor.

|                      |               |
|----------------------|---------------|
| Internal Living Area | 651.32 sq.ft. |
| Outdoor Living Area  | 55.00 sq.ft.  |
| Total Living Area    | 706.33 sq.ft. |



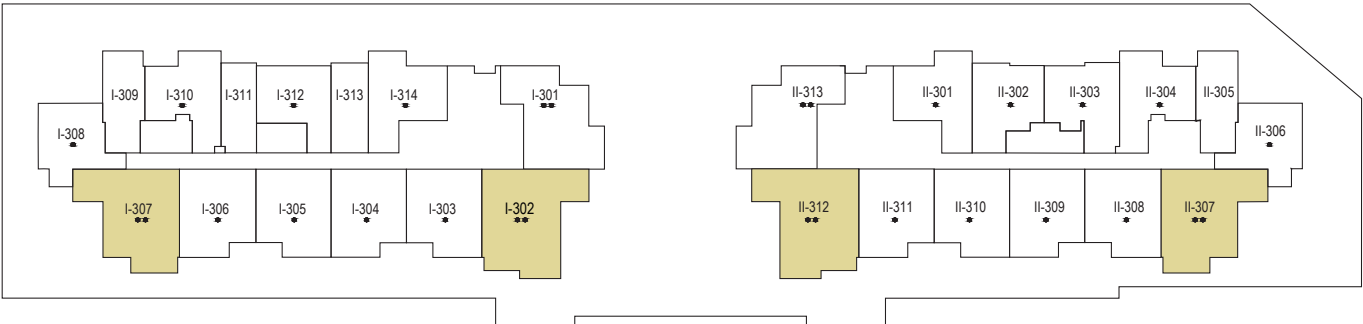
Typical apartment type

# 2 BR-TYPE A



Typical Floor Plan from 2nd to 12th floor.

|                      |                |
|----------------------|----------------|
| Internal Living Area | 1037.64 sq.ft. |
| Outdoor Living Area  | 105.27 sq.ft.  |
| Total Living Area    | 1142.91 sq.ft. |



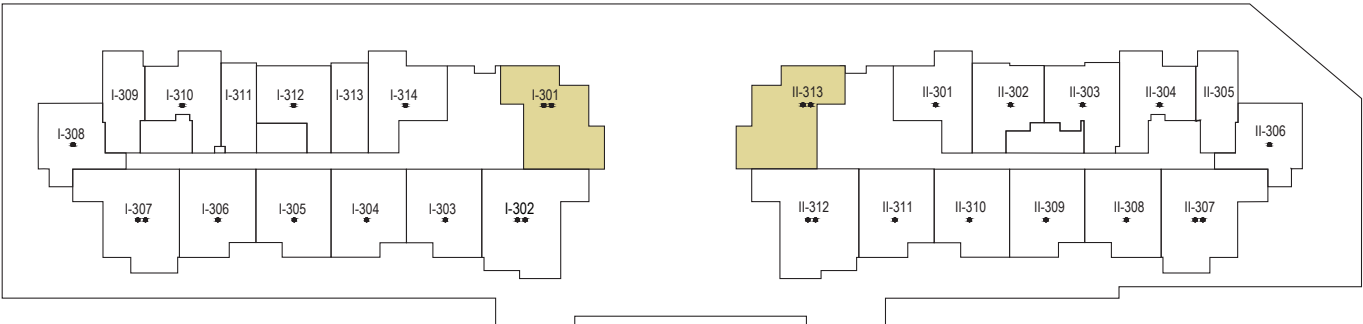
Typical apartment type

# 2 BR-TYPE B



Typical Floor Plan from 2nd to 12th floor.

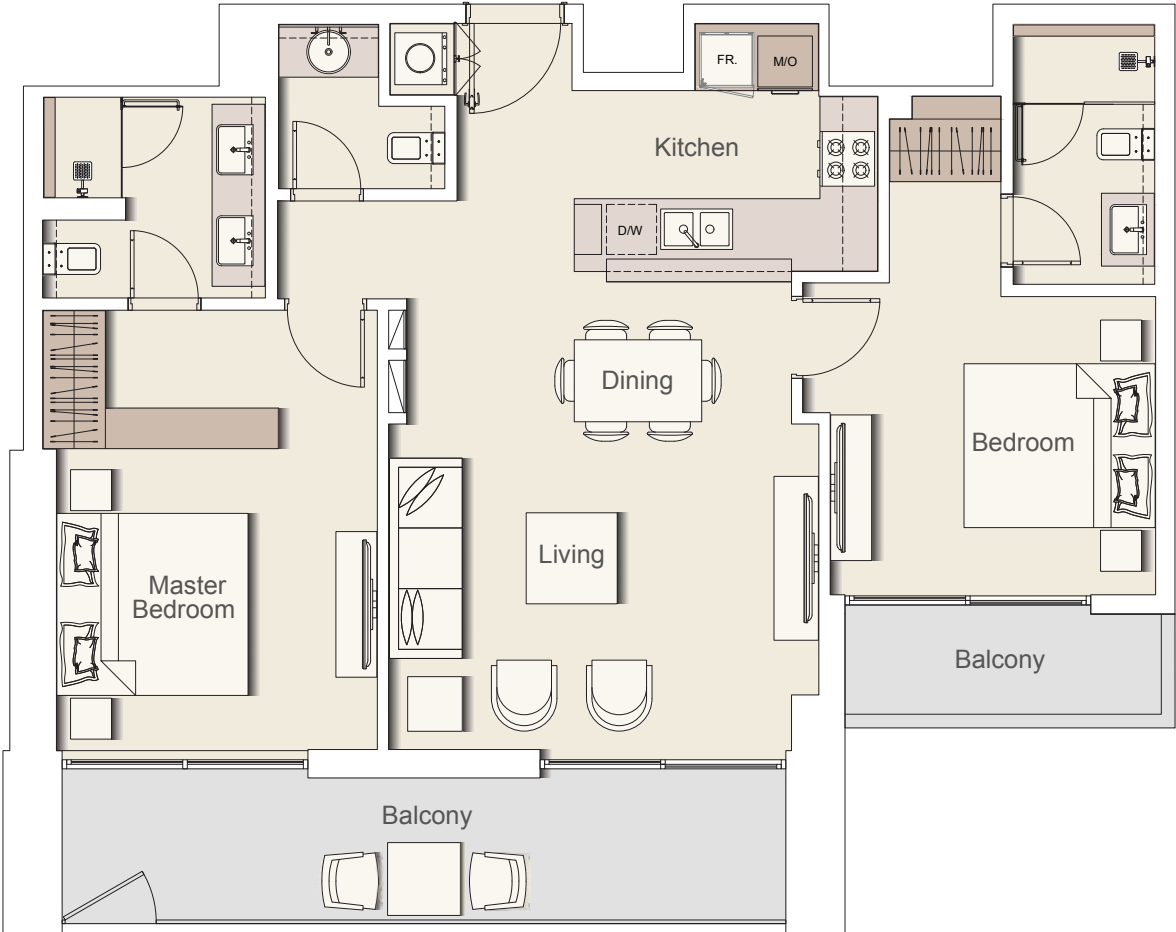
|                      |                |
|----------------------|----------------|
| Internal Living Area | 957.02 sq.ft.  |
| Outdoor Living Area  | 93.00 sq.ft.   |
| Total Living Area    | 1050.02 sq.ft. |





Typical apartment type

# 2 BR-TYPE C



Typical Floor Plan from 2nd to 12th floor.

|                      |                |
|----------------------|----------------|
| Internal Living Area | 999.75 sq.ft.  |
| Outdoor Living Area  | 1157.26 sq.ft. |
| Total Living Area    | 1157.01 sq.ft. |

