



ELTIERA

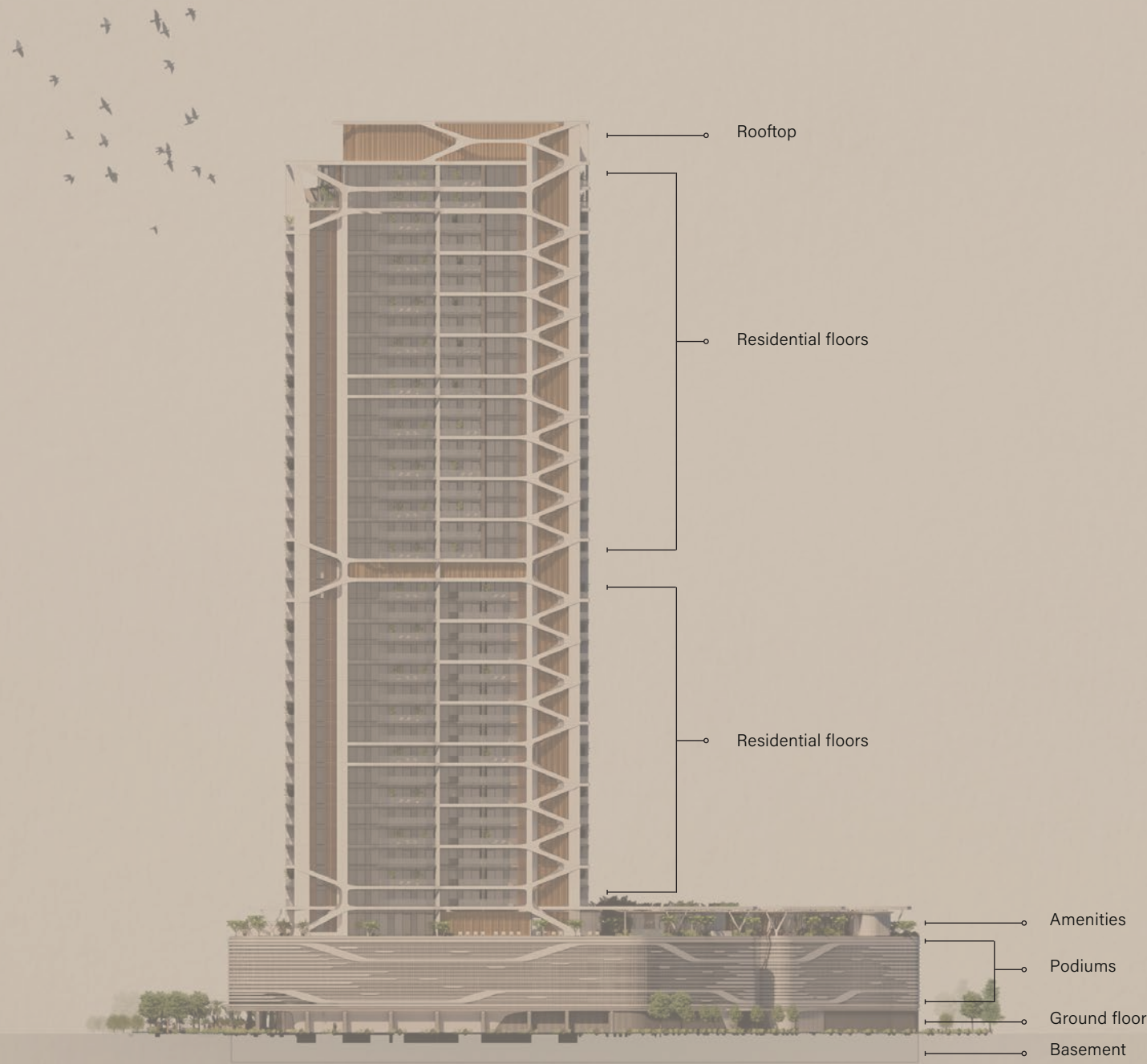
H E I G H T S

INVESTOR GUIDE

Crafted
from
contrast



Building Configuration



Unit Type and Sizes

Apartments	Number of Units	Size Range
1 Bedroom	168 units	from 820 sq. ft to 895 sq. ft
2 Bedroom	100 units	from 1,237 sq. ft to 1,393 sq. ft
2 Bedroom + S	51 units	from 1,369 sq. ft to 1,501 sq. ft
3 Bedroom	34 units	from 1,640 sq. ft to 1,950 sq. ft
4 Bedroom Penthouse	2 units	from 5,810 sq. ft to 6,085 sq. ft

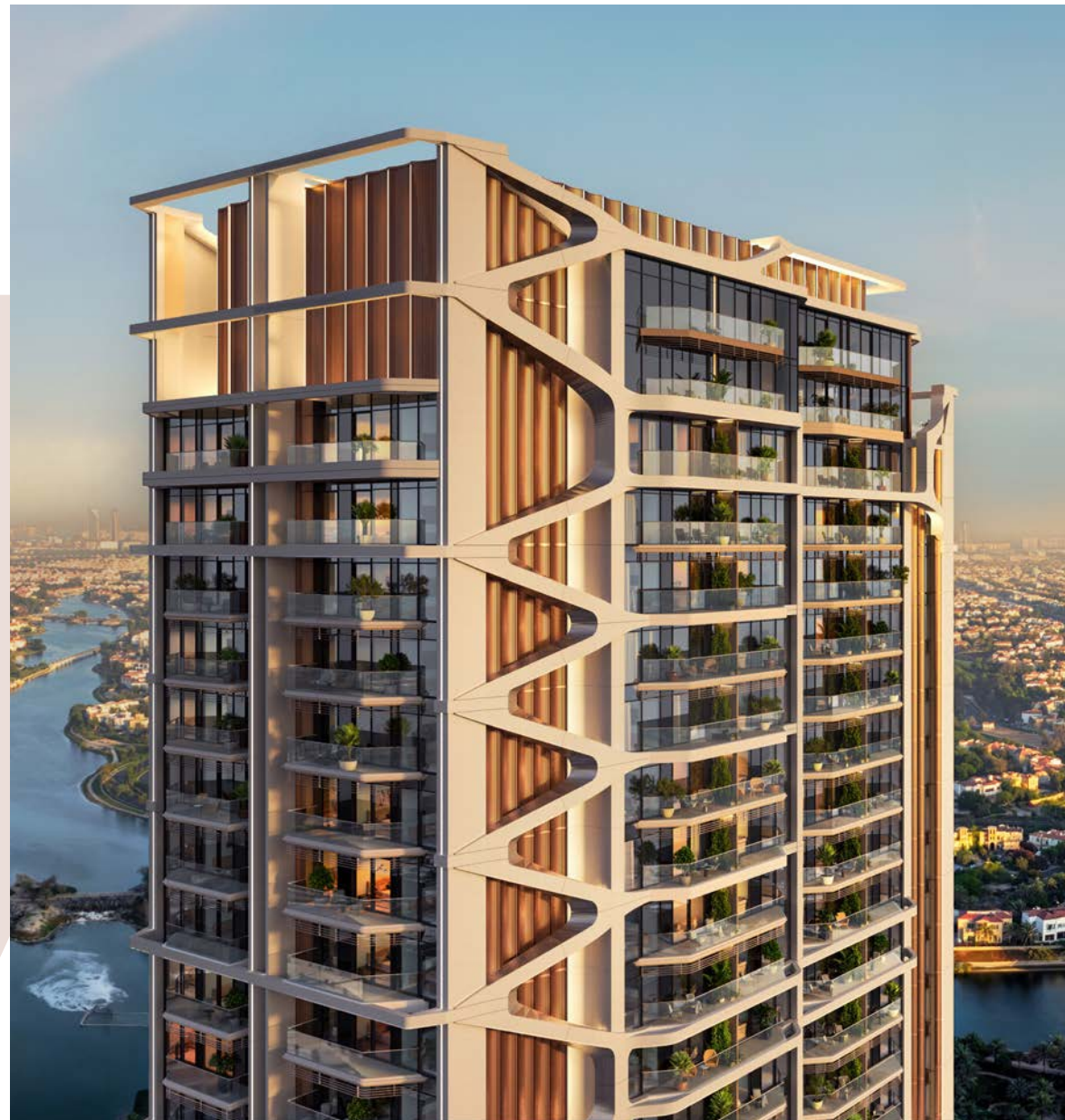
Anticipated Completion Date	Anticipated Service Charge	Ownership
Q4 2028	AED 21 per sq.ft	Freehold

Floors	Elevators
Basement + Ground Floor + 3 Podiums + 37 Residential Floors	6 Passenger Elevators 1 Service Elevator

Parking
1 and 2 bedroom: 1 parking space
3 and 4 bedroom: 2 car parking spaces



Organic forms for an urban lifestyle



Amenities within the Project



Arrival gardens
and drop-off area



F & B and
retail shops



Lobbies with
reception and lounge



Bicycle parking and
repair station



Independent
car wash bay



EV charging
station



Communal
table



Pool pavilion and
relaxation zone



40-metre
infinity pool



Water lounge
area



Soak and
social bench



Sun loungers
and cabanas



Indoor and outdoor
fitness area



Indoor and outdoor
kids play area



Indoor and outdoor
yoga studio



Clubhouse with
games area



Wellness spa with vitality
pool and Japanese bath



Karaoke room



Podcast room



Grooming &
beauty Lounge



Outdoor dining and
seating area



Outdoor
greenhouse pavilion



To Northern Emirates

Downtown Dubai

Jumeirah

Burj Al Arab

Palm Jumeirah

Dubai Media City

Emirates Hills 2

Meadows

Dubai Marina

Ain Dubai

Sheikh Zayed Road

To Abu Dhabi

Jumeirah Lakes Towers

ELTIERA
HEIGHTS

Jumeirah Islands Pavilion

MERÇER
HOUSE

Jumeirah Islands

Uptown Dubai

First Al Khail St

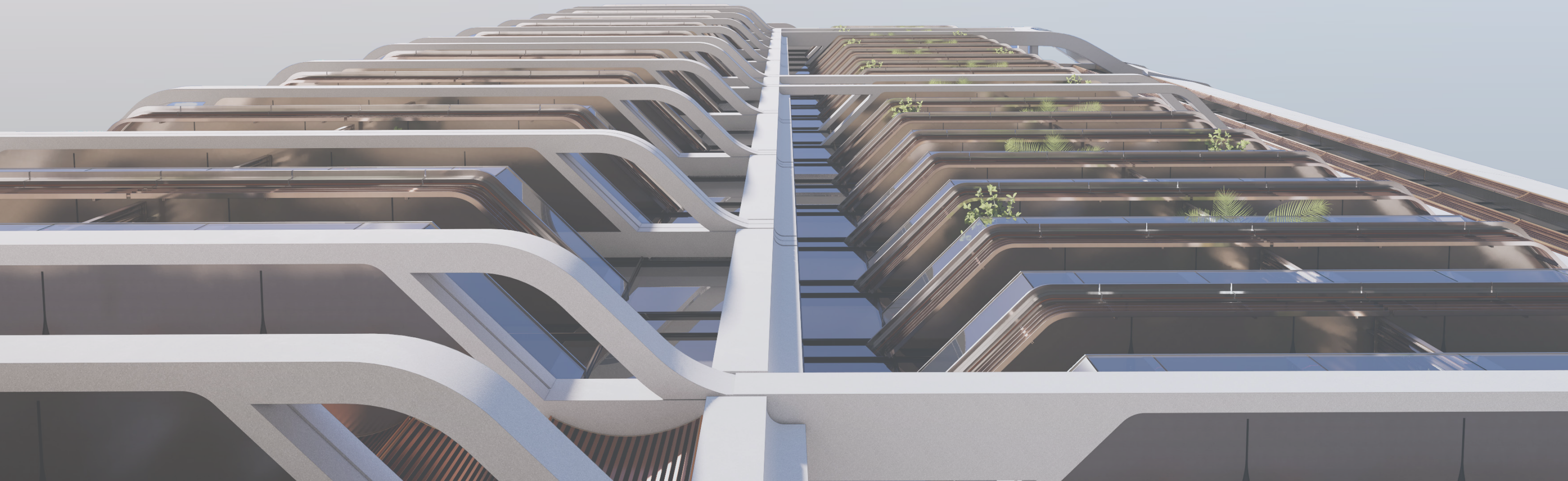
Jumeirah Park

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

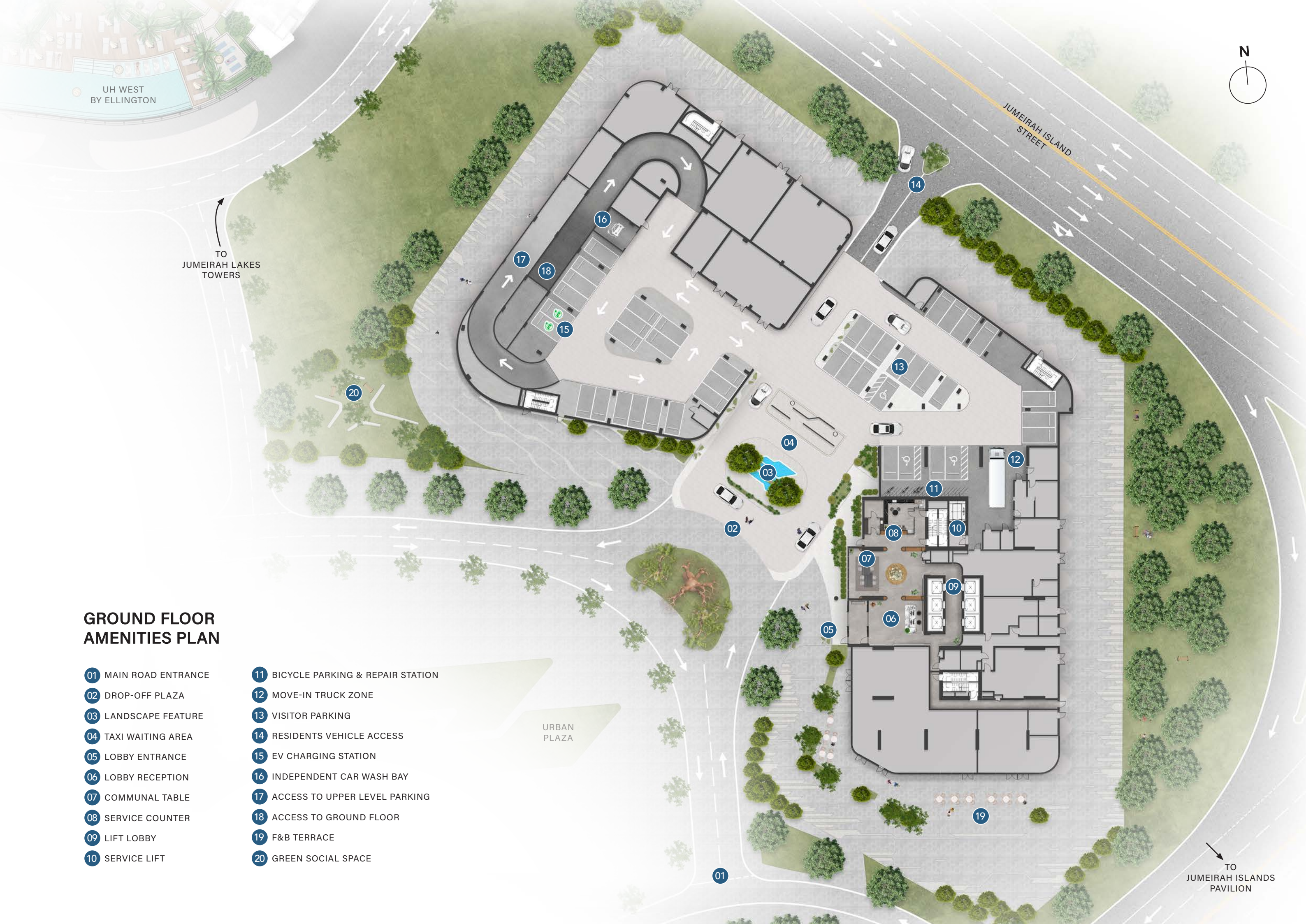
Documents needed to book a Unit

- 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>



Organically Intertwined





GROUND FLOOR AMENITIES PLAN

- | | |
|-----------------------|-------------------------------------|
| 01 MAIN ROAD ENTRANCE | 11 BICYCLE PARKING & REPAIR STATION |
| 02 DROP-OFF PLAZA | 12 MOVE-IN TRUCK ZONE |
| 03 LANDSCAPE FEATURE | 13 VISITOR PARKING |
| 04 TAXI WAITING AREA | 14 RESIDENTS VEHICLE ACCESS |
| 05 LOBBY ENTRANCE | 15 EV CHARGING STATION |
| 06 LOBBY RECEPTION | 16 INDEPENDENT CAR WASH BAY |
| 07 COMMUNAL TABLE | 17 ACCESS TO UPPER LEVEL PARKING |
| 08 SERVICE COUNTER | 18 ACCESS TO GROUND FLOOR |
| 09 LIFT LOBBY | 19 F&B TERRACE |
| 10 SERVICE LIFT | 20 GREEN SOCIAL SPACE |

URBAN PLAZA

JUMEIRAH ISLAND STREET

TO JUMEIRAH LAKES TOWERS

TO JUMEIRAH ISLANDS PAVILION

UH WEST
BY ELLINGTON

TO
JUMEIRAH LAKES
TOWERS



JUMEIRAH ISLAND
STREET

1st FLOOR AMENITIES PLAN

- | | |
|--------------------------|--------------------------------|
| 01 INFINITY-EDGE POOL | 18 OUTDOOR KIDS PLAY |
| 02 BAJA SHELF | 19 OUTDOOR GREENHOUSE PAVILION |
| 03 SOAK & SOCIAL BENCH | 20 GAMES STATION |
| 04 SUN LOUNGERS AREA | 21 OUTDOOR GAMES AREA |
| 05 OUTDOOR SHOWER | 22 KARAOKE/CINEMA ROOM |
| 06 POOL PAVILION | 23 PODCAST ROOM |
| 07 POOL ENTRANCE | 24 KITCHENETTE |
| 08 WATER GARDEN | 25 BAR AREA |
| 09 OUTDOOR SEATING AREAS | 26 CLUB LOUNGE |
| 10 FITNESS STUDIO | 27 CLUB TERRACE |
| 11 BOXING AREA | 28 VITALITY POOLS |
| 12 YOGA STUDIO | 29 JAPANESE-ONSEN BATH |
| 13 OUTDOOR YOGA AREA | 30 STEAM & SAUNA ROOMS |
| 14 FEMALE CHANGE ROOM | 31 CHANGE ROOMS |
| 15 MALE CHANGE ROOM | 32 GROOMING & BEAUTY LOUNGE |
| 16 OUTDOOR FITNESS AREA | 33 SPA TERRACE |
| 17 KIDS CLUB | 34 LIFT LOBBY |

URBAN
PLAZA

TO
JUMEIRAH ISLANDS
PAVILION



Framed by
purposeful
design



Drop-off Area

Designed to mirror the fluid form of the tower, the drop-off area is more than a point of entry; it's a curated arrival experience. Seamlessly integrated with lush landscaping and architectural curves, it offers a sense of prestige and privacy, welcoming residents and guests with thoughtful design and effortless flow.

Lobby

The lobby at Eltiera Heights sets the tone for the entire residence — a sanctuary of light, proportion, and elegance. High ceilings, sculptural lighting, and tonal layers of natural materials create a grand yet calming sense of arrival. With its minimal furnishings, artful finishes, and soft natural light, the space embodies a harmonious blend of urban refinement and organic tranquility.





Lounge Area

Framed by full-height glazing and organic architectural lines, the lounge is designed for connection. With soft textures, neutral tones, and curated furnishings, it's a space for quiet reflection or conversation. Whether used for reading, working, or socializing, the lounge provides a grounding experience in an elevated environment.

Clubhouse

The clubhouse at Eltiera Heights is a social hub and wellness retreat. It includes flexible spaces for gatherings, entertainment, and relaxation — whether it's hosting friends in the indoor lounge, recording in the podcast room, or unwinding in the acoustically treated theatre and karaoke space. Warm materials, greenery, and sculptural lighting enhance the serene yet vibrant ambiance, offering a refined extension of home life.





Fitness Studio

With its expansive glass walls and connection to surrounding greenery, the fitness studio is a dynamic space for health and vitality. Zoned for strength, cardio, boxing, and stretching, it's equipped with high-performance equipment and designed to promote energy and flow. Copper and timber accents add warmth, while natural light enhances focus and recovery.

Kids Play

Playful and immersive, the fantasy-themed kids' area is designed to spark imagination and discovery. Organic forms like oversized mushrooms, interactive lighting, and nature-inspired materials bring storytelling to life. Both safe and stimulating, the space encourages creativity and movement, making it a joyful environment for young residents.



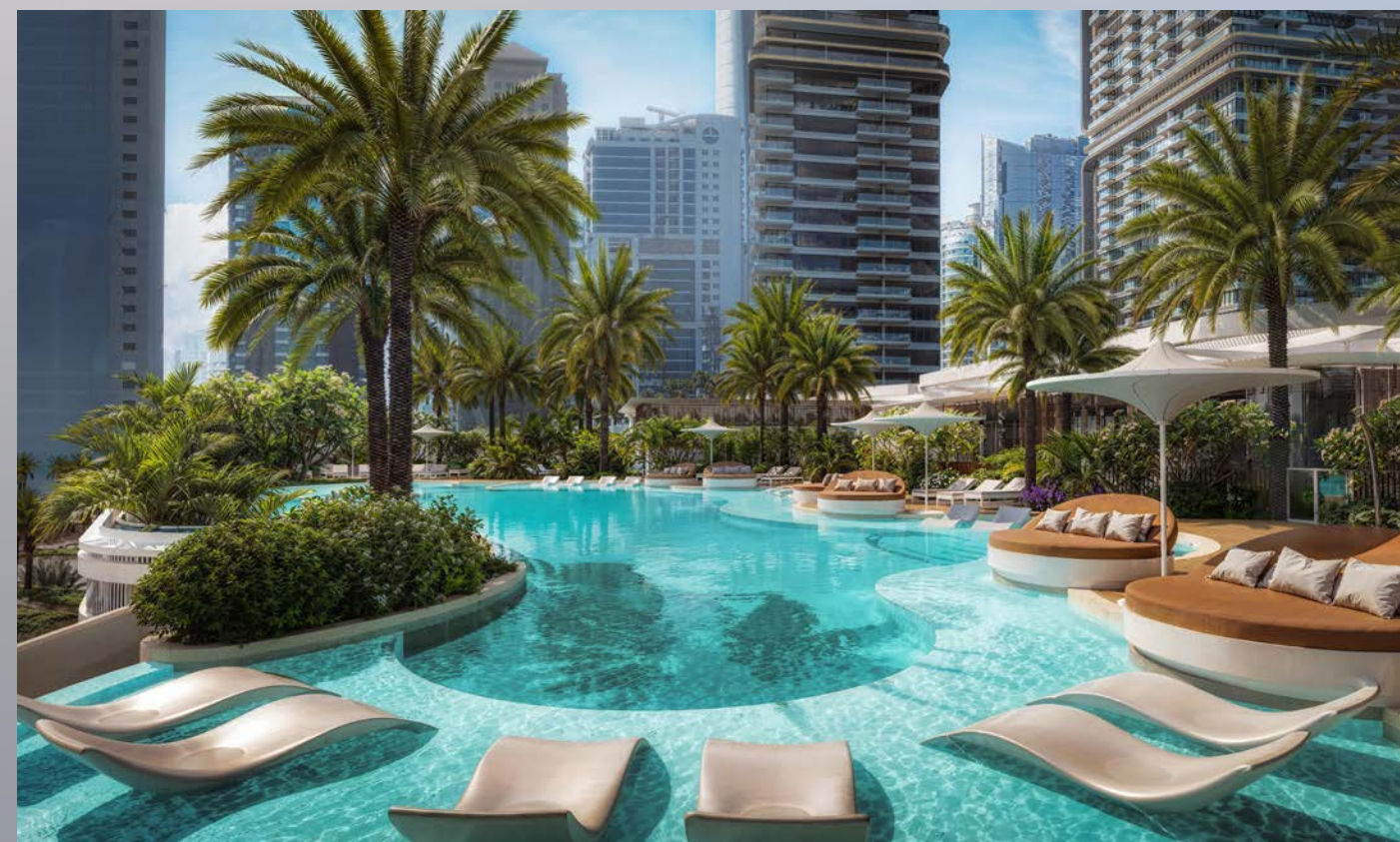


Outdoor Seating

From the dining pavilion to the yoga deck, the outdoor seating areas at Eltiera Heights are crafted to encourage relaxation and connection. Shaded by greenery and designed with flow and privacy in mind, these spaces bring together nature and community in an effortless dialogue.

Pool

A 40-meter natural infinity pool is the centrepiece of the podium deck, mirroring the skyline and inviting moments of calm. Surrounded by lush landscaping and shaded seating, the resort-style pool area blends aesthetic beauty with everyday leisure. A separate kids' pool and sun lounging zones make it ideal for all ages.





A dialogue
of rhythm
and form



Living Area

Bathed in natural light, the living room offers a sense of openness and quiet grandeur. Framed details, organic textures, and expansive windows enhance the spatial flow and visual harmony. It's a space that adapts — from hosting elegant gatherings to serving as a serene daily retreat.

Kitchen

The kitchen is both functional and refined, featuring floor-to-ceiling windows, intuitive storage, and bold yet balanced design accents. A grand central island anchors the space, serving as a setting for cooking, entertaining, working, or dining. Integrated appliances and curated materials elevate the overall atmosphere, merging sophistication with utility.





Bedroom

The bedroom is a sanctuary defined by light, material richness, and spatial ease. Large windows frame open views of the surrounding community and skyline, creating a calming connection to the outdoors. Walk-in wardrobes feature a refined combination of glass, wood, and mirrored cabinets. Wood-effect porcelain floors, soft lighting, and tactile finishes work together to create a private, tranquil space that supports both rest and daily routine.

Bathroom

Textured, warm, and thoughtfully organized, the bathrooms balance comfort and design clarity. Integrated sinks, ambient lighting, and rain showers create a spa-like feel, while clean lines and ample storage ensure practicality. Every detail is designed to promote calm and functionality.





Shaped

by Nature

Payment Plan



1st PAYMENT

20%

At the time of booking

7th PAYMENT

5%

On completion of 20% construction of the project

2nd PAYMENT

10%

60 days after the reservation date

8th PAYMENT

5%

On completion of 30% construction of the project

3rd PAYMENT

5%

120 days after the reservation date

9th PAYMENT

5%

On completion of 40% construction of the project

4th PAYMENT

5%

180 days after the reservation date

10th PAYMENT

5%

On completion of 50% construction of the project

5th PAYMENT

5%

240 days after the reservation date

11th PAYMENT

30%

On completion

6th PAYMENT

5%

360 days after the reservation date



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