

ARBOR VIEW



CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

05 MINUTES Dubai Miracle Garden	05 MINUTES Dubai Butterfly Garden	15 MINUTES Dubai Autodrome	10 MINUTES Dubai Studio City	18 MINUTES Burj Al Arab	19 MINUTES Palm Jumeirah	20 MINUTES Burj Khalifa & Dubail Mall	21 MINUTES Emirates Golf Club
10 MINUTES Dubai Hills Mall	15 MINUTES Circle Mall	15 MINUTES Dubai Hills Golf Club	18 MINUTES Mall of the Emirates	21 MINUTES Ain Dubai	26 MINUTES Dubai International Financial Centre	26 MINUTES Al Maktoum International Airport	27 MINUTES Dubai International Airport



LOCATION

A strategic connectivity that ensures seamless access to the wider city and its vibrant offerings, encircled by Dubai’s main roads: Al Khail Road, Mohammed Bin Zayed Road, Hessa Street, and Umm Suqeim Road.

A prime location that merges convenience with exclusivity with a number of retails, supermarkets, hospitals, parks, and schools nearby



BUILDING CONFIGURATION

ELEVATORS

6 passenger elevators
2 service elevators

PARKING

Studios, 1 and 2-bedroom: 1 car parking space
3-bedroom: 2 car parking space

ANTICIPATED COMPLETION DATE

Q1 2026

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.



7
RESIDENTIAL
FLOORS

BASEMENT
GROUND FLOOR

GROUND FLOOR
AMENITIES PLAN

- 1 VEHICLE ENTRANCE
- 2 VEHICLE EXIT
- 3 LOBBY ENTRANCE
- 4 LOBBY RECEPTION
- 5 LOBBY LOUNGE
- 6 COMMUNAL TABLE
- 7 LIFT LOBBY
- 8 PARKING FOR PEOPLE OF DETERMINATION
- 9 BICYCLE PARKING
- 10 EV CHARGING STATION





LOBBY

2 double-volume entrance lobbies with lounge, workstations, and feature art pieces and trees



FIRST FLOOR
AMENITIES PLAN

- 1

LEISURE POOL
- 2

LOUNGE POOL
- 3

SHADED KIDS POOL
- 4

WATER FEATURE
- 5

OUTDOOR DECK SWING
- 6

CABANAS
- 7

OUTDOOR SHOWER
- 8

SUN LOUNGERS AREA
- 9

PICNIC TABLE AREA
- 10

GLAMPING AREA
- 11

CARAVAN BARBEQUE AREA
- 12

VANTAGE DECK
- 13

OUTDOOR SILENT CINEMA
- 14

OUTDOOR LOUNGE TERRACE
- 15

CLUBHOUSE
- 16

CONVERTABLE GAMES TABLE AREA
- 17

ADULT & KIDS WASHROOM
- 18

2D KIDS PLAY AREA
- 19

OUTDOOR THEMED KIDS PLAY AREA
- 20

EXPERIENCE SHOWER
- 21

STEAM & SAUNA ROOM
- 22

BATHROOM FOR PEOPLE OF DETERMINATION

- 23

FAMILY BATHROOM
- 24

INDOOR YOGA STUDIO
- 25

FITNESS STUDIO
- 26

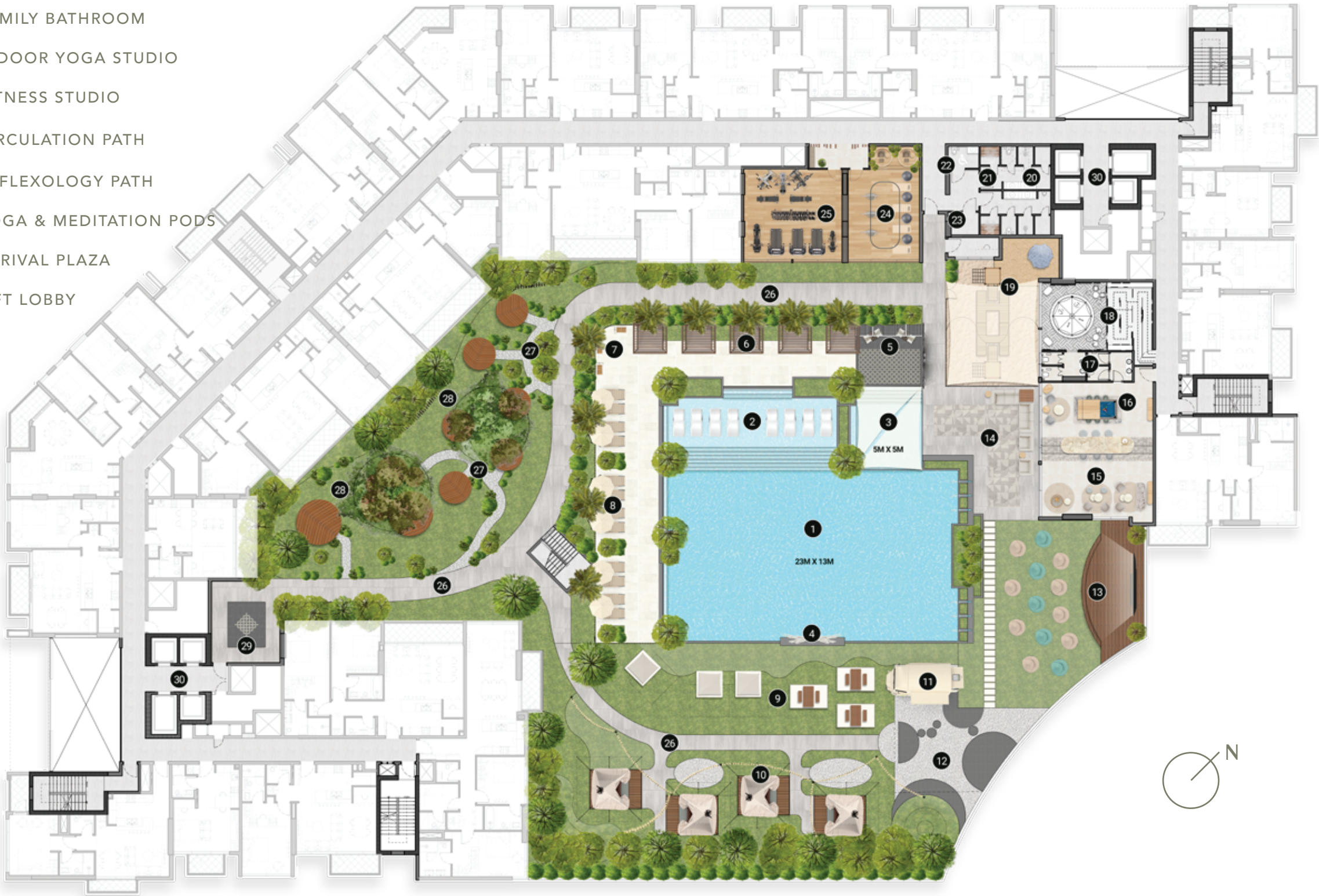
CIRCULATION PATH
- 27

REFLEXOLOGY PATH
- 28

YOGA & MEDITATION PODS
- 29

ARRIVAL PLAZA
- 30

LIFT LOBBY





POOL DECK

Gated pool deck with a separate adult and kids' pool an multi-sensory water features



CLUBHOUSE

For party and holiday events with a lounge, food preparation station, and a dining area that is convertible into a billiard table



YOGA STUDIO

Indoor yoga studio with aero hammock

SIZE RANGE PER UNIT TYPE

STUDIO

From 451 sq. ft to 574 sq. ft

1-BEDROOM

From 893 sq. ft to 1,028 sq. ft

2-BEDROOM

From 1,204 sq. ft to 1,340 sq. ft

2-BEDROOM + STUDY

From 1,359 sq. ft to 1,444 sq. ft

3-BEDROOM

From 1,670 sq. ft to 1,761 sq. ft

NUMBER OF UNITS PER TYPE

STUDIO

21 units

1-BEDROOM

69 units

2-BEDROOM

41 units

2-BEDROOM + STUDY

27 units

3-BEDROOM

13 units



LIVING & DINING AREA

Introducing cloak entry spaces and workstations



KITCHEN

Integrated designer kitchen island with pantry and dedicated coffee station



BEDROOM

Naturally-lit space with wardrobes featuring integrated mirrors and dressers

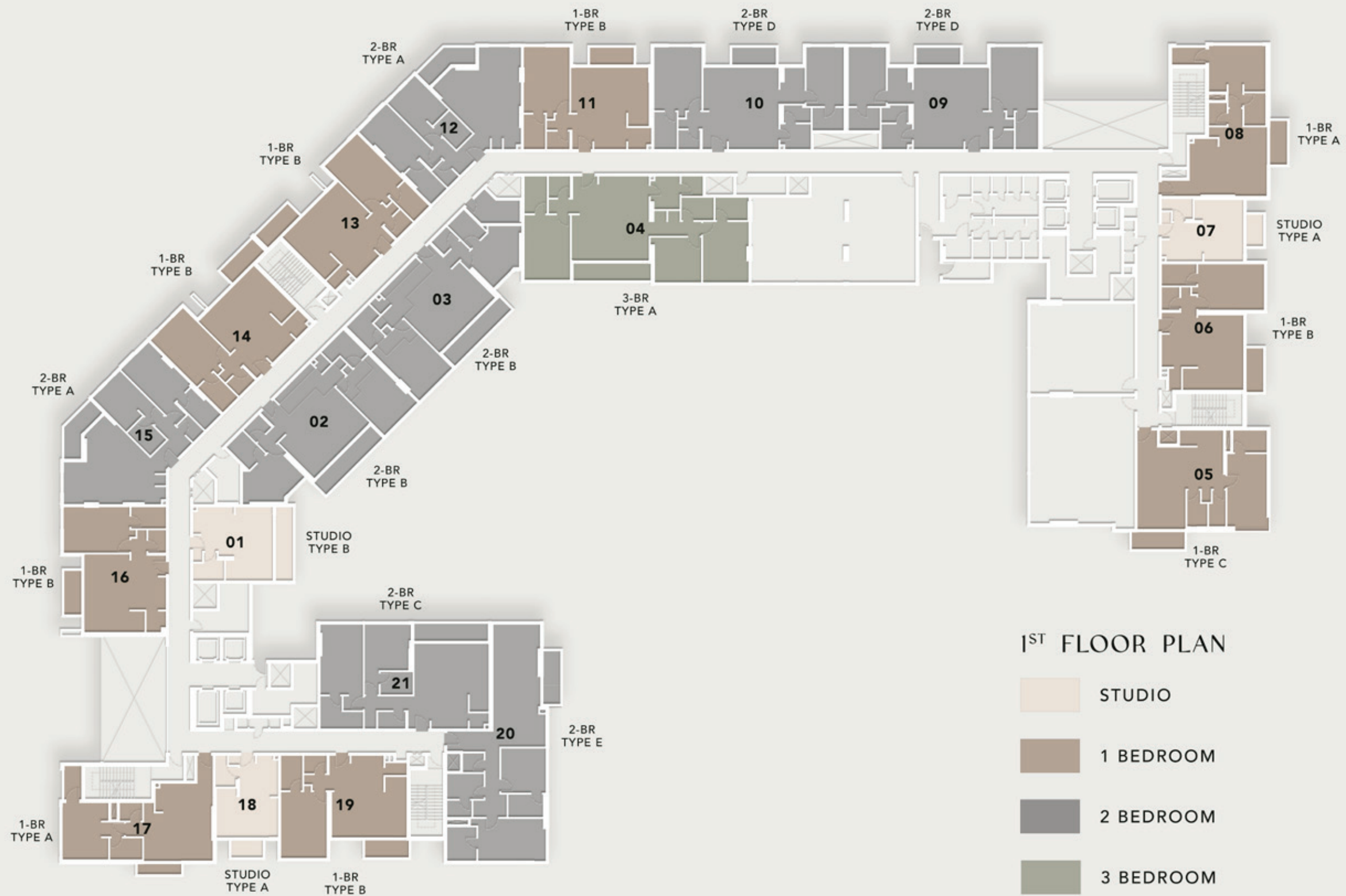


BATHROOM

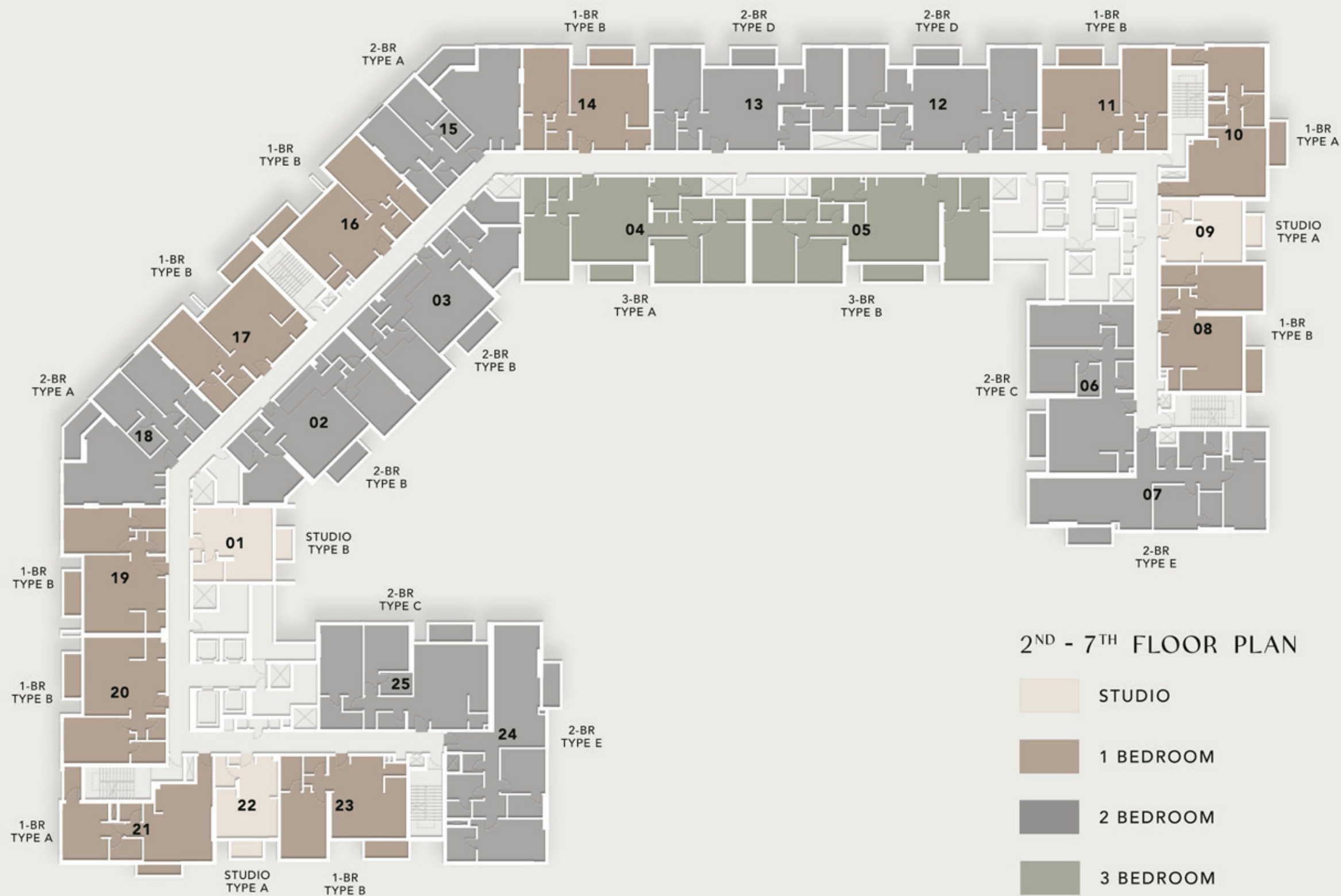
Ellington signature integrated lighting and rain showers

A modern, minimalist living room interior. On the left, a large window with white sheer curtains looks out onto a lush green landscape with palm trees. In the foreground, a round white table is surrounded by white chairs with gold-colored legs. A large, semi-transparent rectangular overlay with rounded corners is centered in the middle of the image, containing the text "FLOOR PLANS" in white, uppercase, serif font. The background features a light-colored wall, a modern chandelier with circular gold frames, and a dark grey sofa on the right. A tall, thin white vase and a framed abstract painting are visible on a low shelf to the right of the sofa.

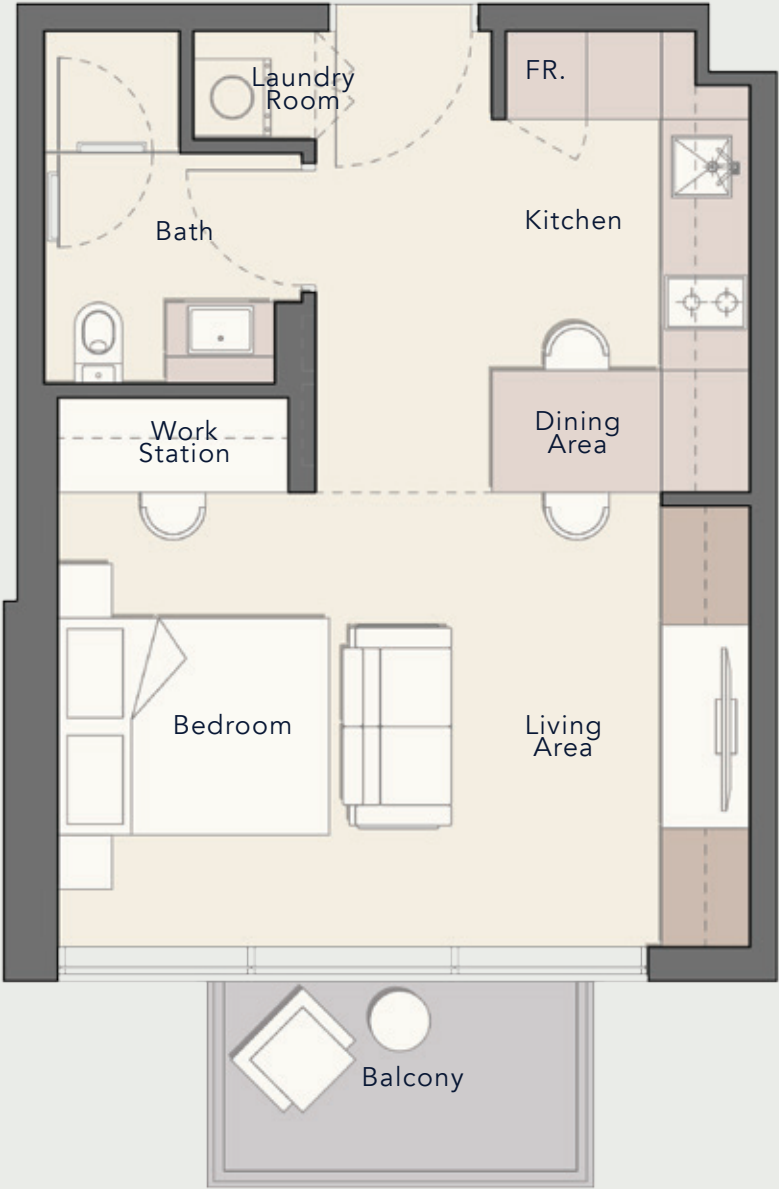
FLOOR PLANS

1ST FLOOR PLAN

- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM



STUDIO
TYPE A



Internal Living Area

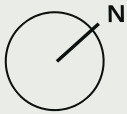
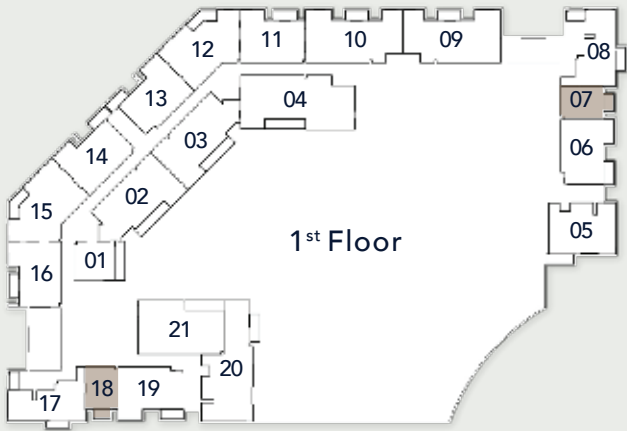
403.65 sq. ft

Outdoor Living Area

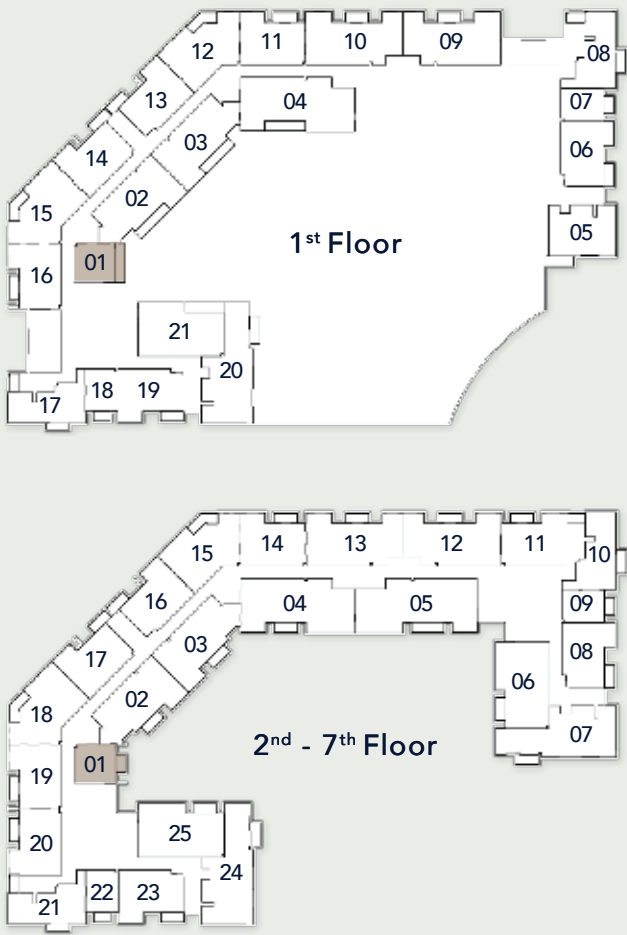
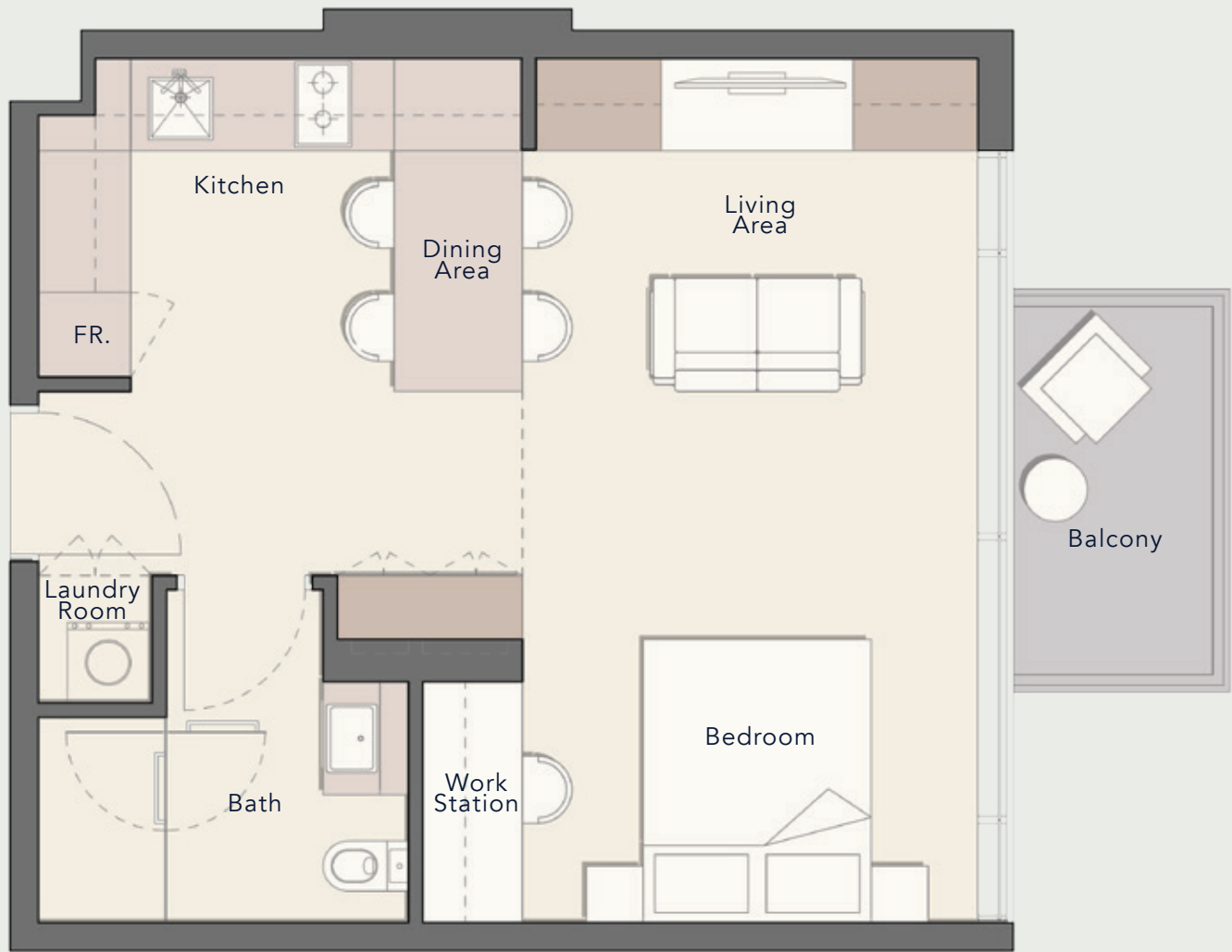
48.22 sq. ft

Total Living Area

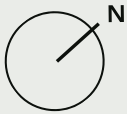
451.87 sq. ft



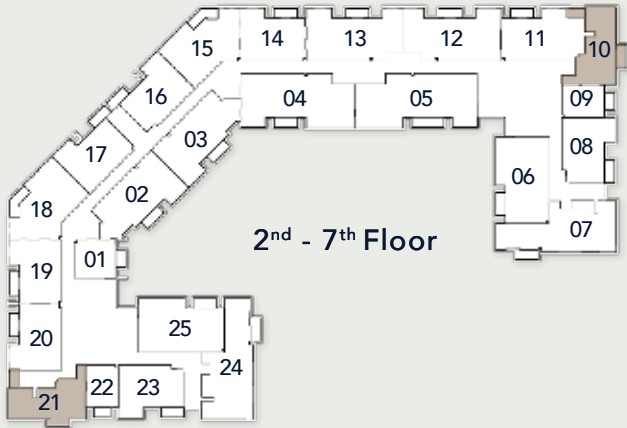
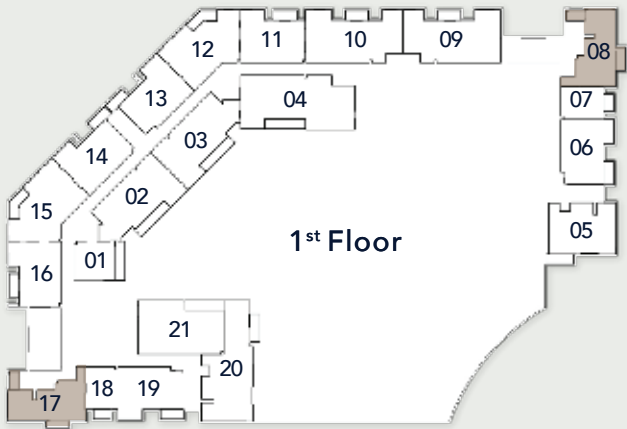
STUDIO
TYPE B



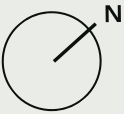
Internal Living Area	Outdoor Living Area	Total Living Area
465.00 sq. ft	48.22 sq. ft	513.22 sq. ft



1 BEDROOM
TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
795.02 sq. ft	98.17 sq. ft	893.19 sq. ft



1 BEDROOM
TYPE B



Internal Living Area

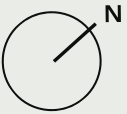
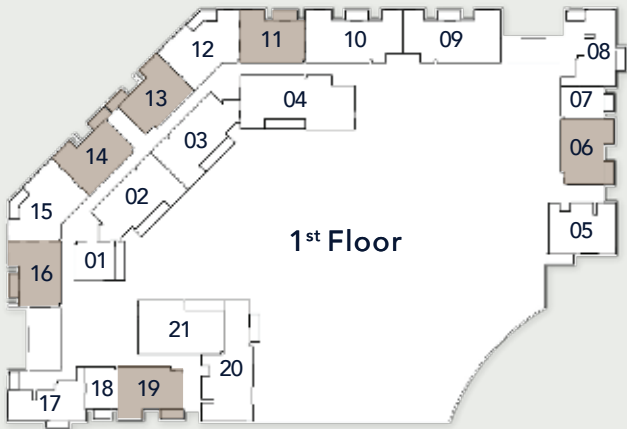
880.92 sq. ft

Outdoor Living Area

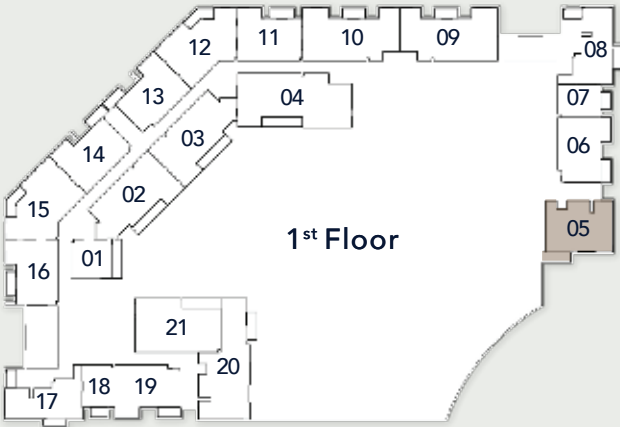
66.31 sq. ft

Total Living Area

947.22 sq. ft



1 BEDROOM
TYPE C



Internal Living Area

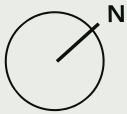
949.81 sq. ft

Outdoor Living Area

78.58 sq. ft

Total Living Area

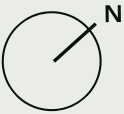
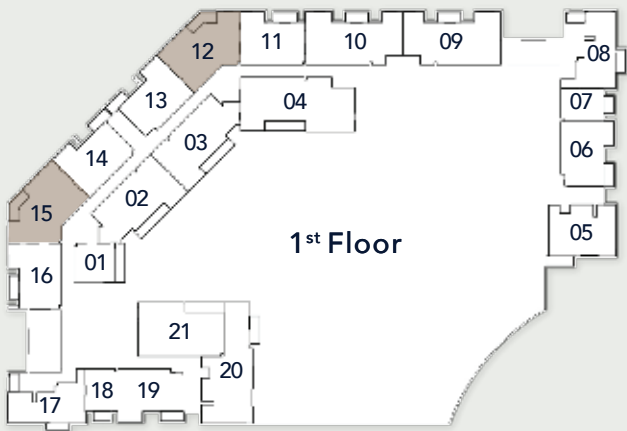
1028.38 sq. ft



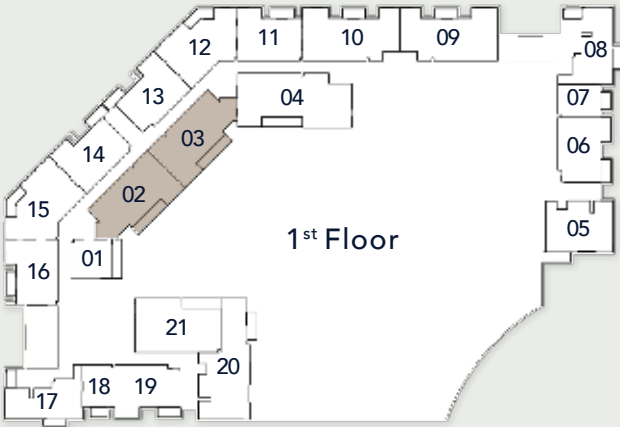
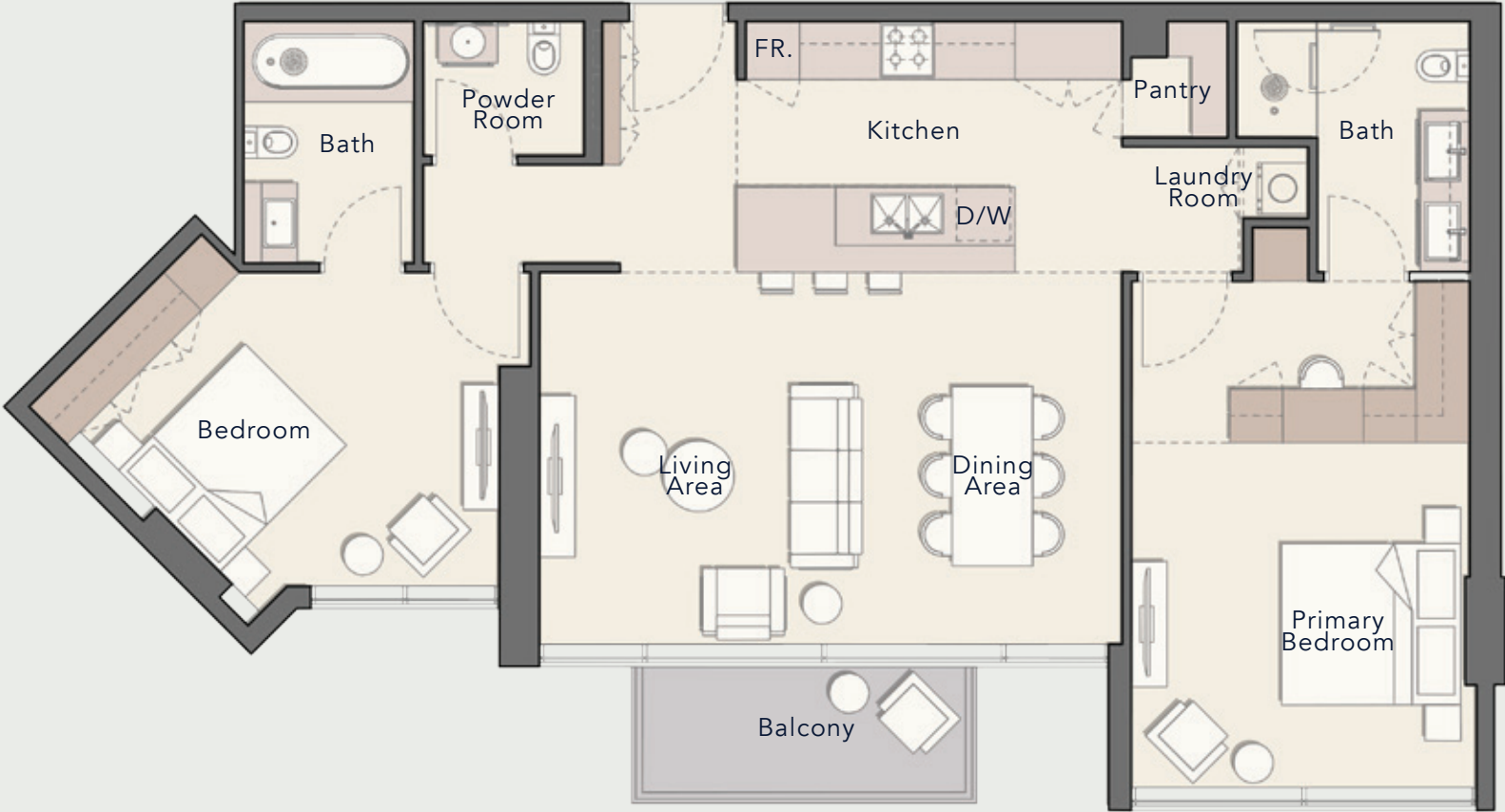
2 BEDROOM
TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
1108.58 sq. ft	96.01 sq. ft	1204.59 sq. ft



2 BEDROOM
TYPE B



Internal Living Area

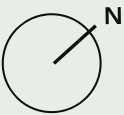
1188.98 sq. ft

Outdoor Living Area

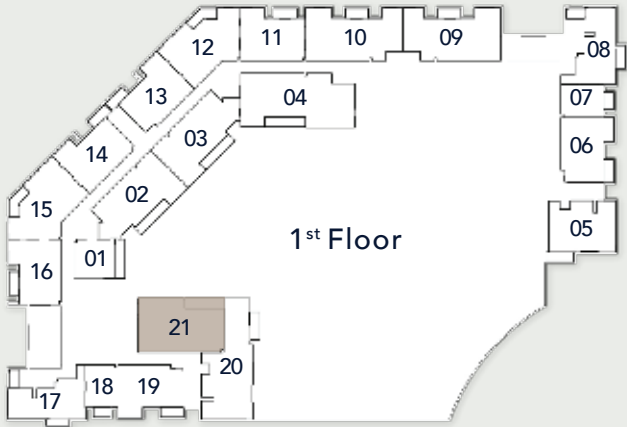
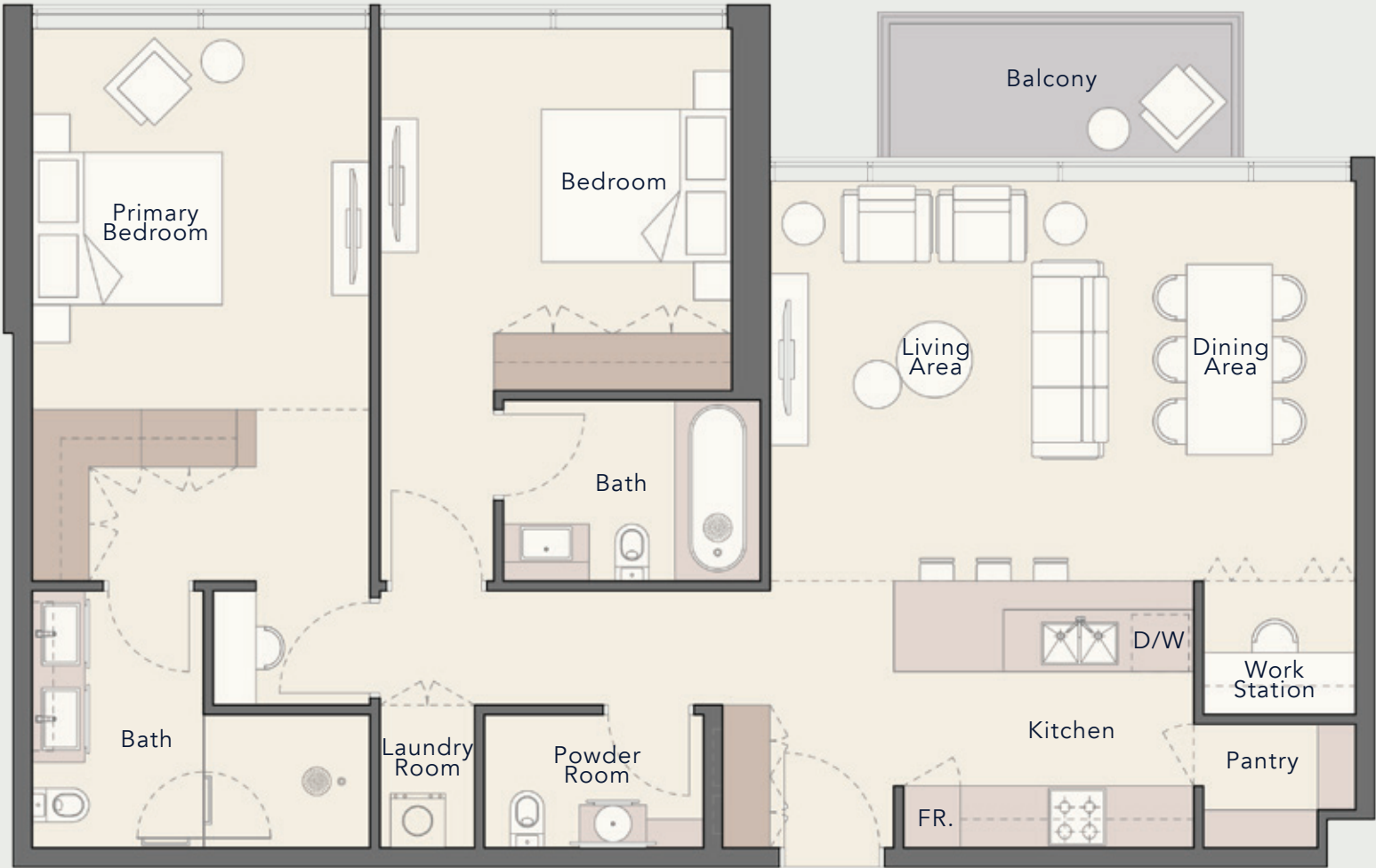
65.44 sq. ft

Total Living Area

1254.43 sq. ft



2 BEDROOM
TYPE C



Internal Living Area

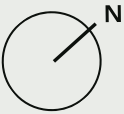
1232.36 sq. ft

Outdoor Living Area

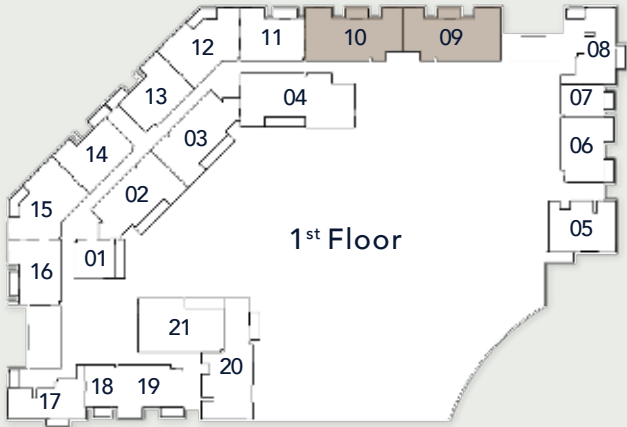
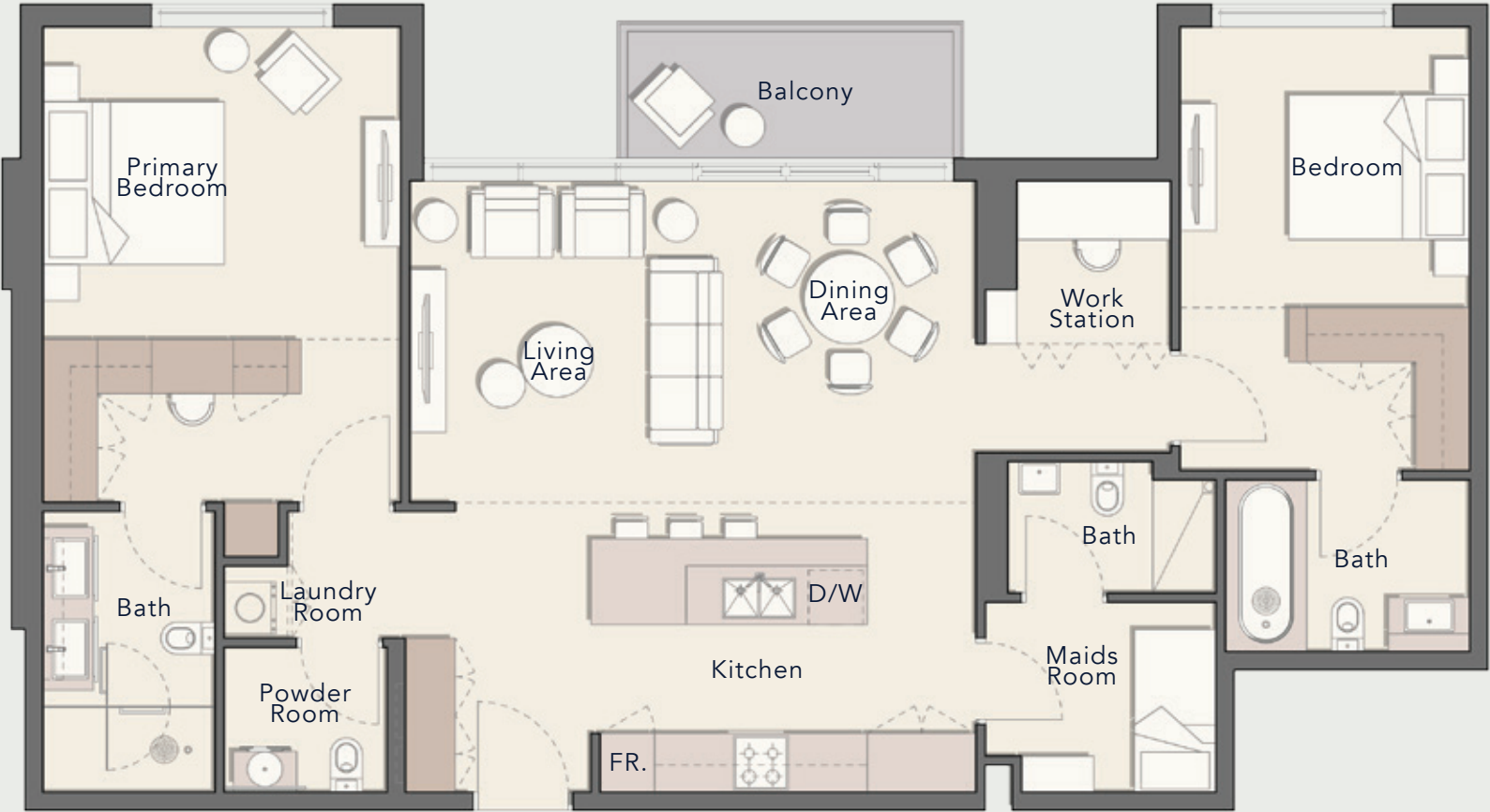
65.44 sq. ft

Total Living Area

1297.80 sq. ft



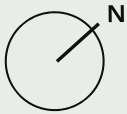
2 BEDROOM
TYPE D



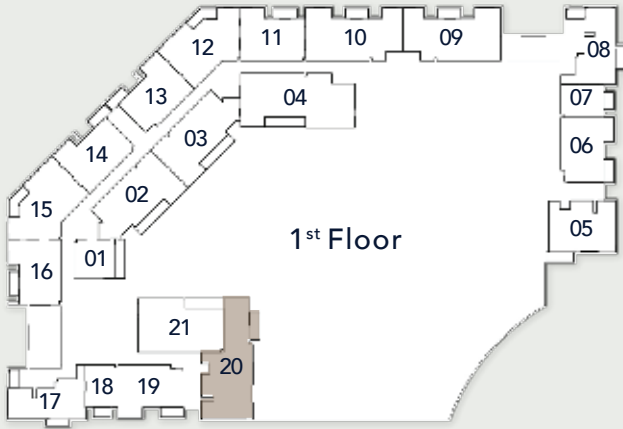
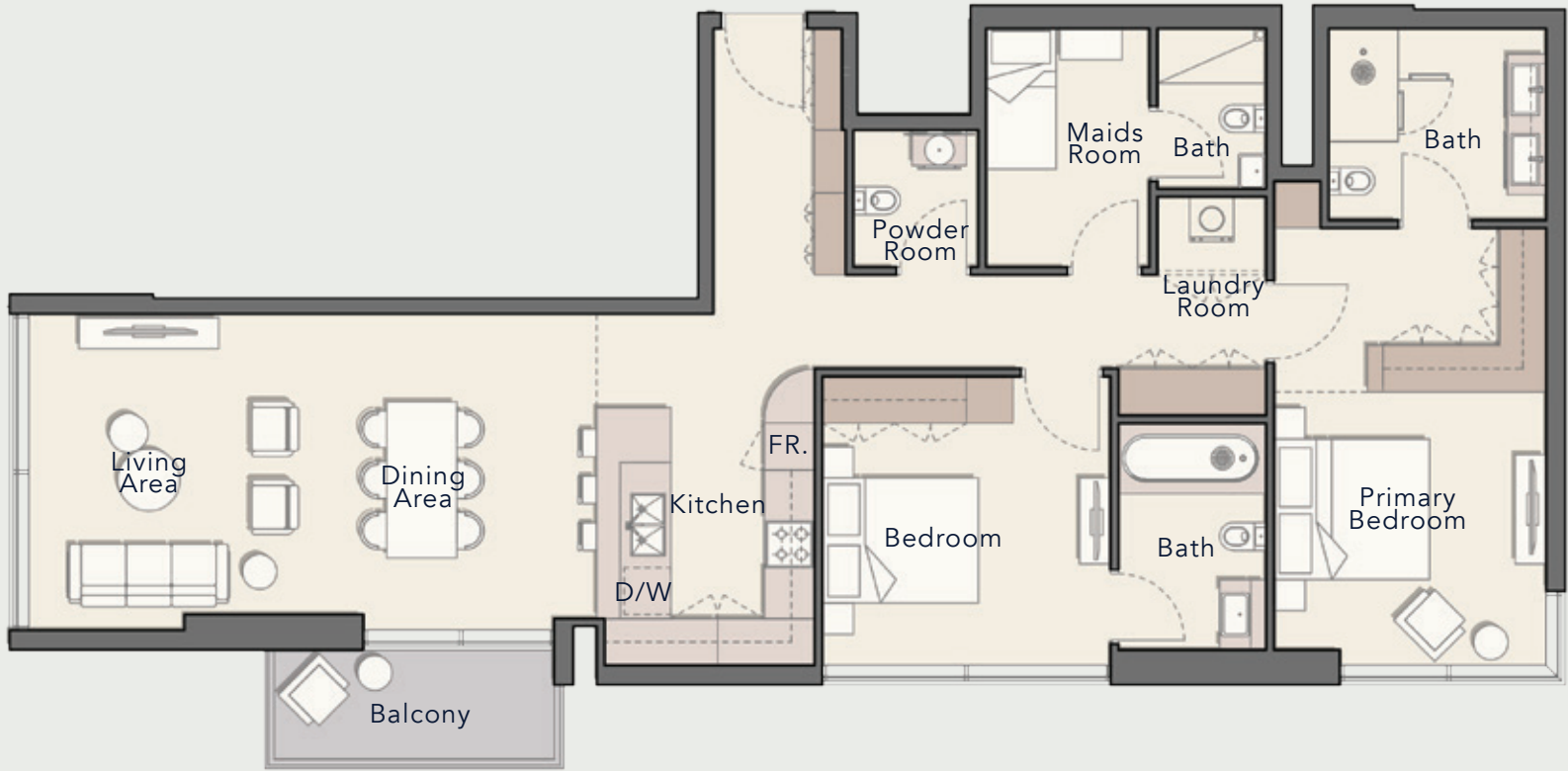
Internal Living Area
1293.28 sq. ft

Outdoor Living Area
66.41 sq. ft

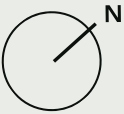
Total Living Area
1359.70 sq. ft



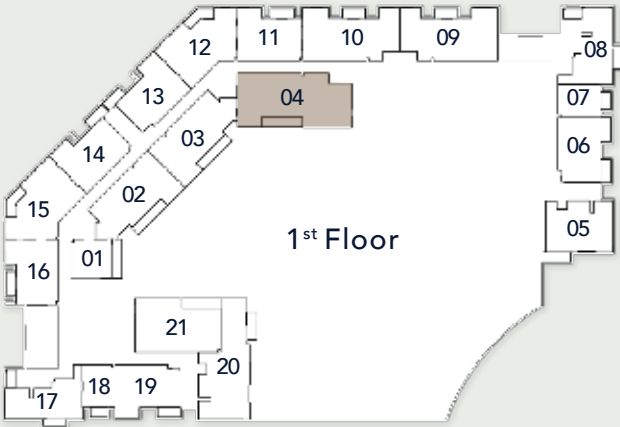
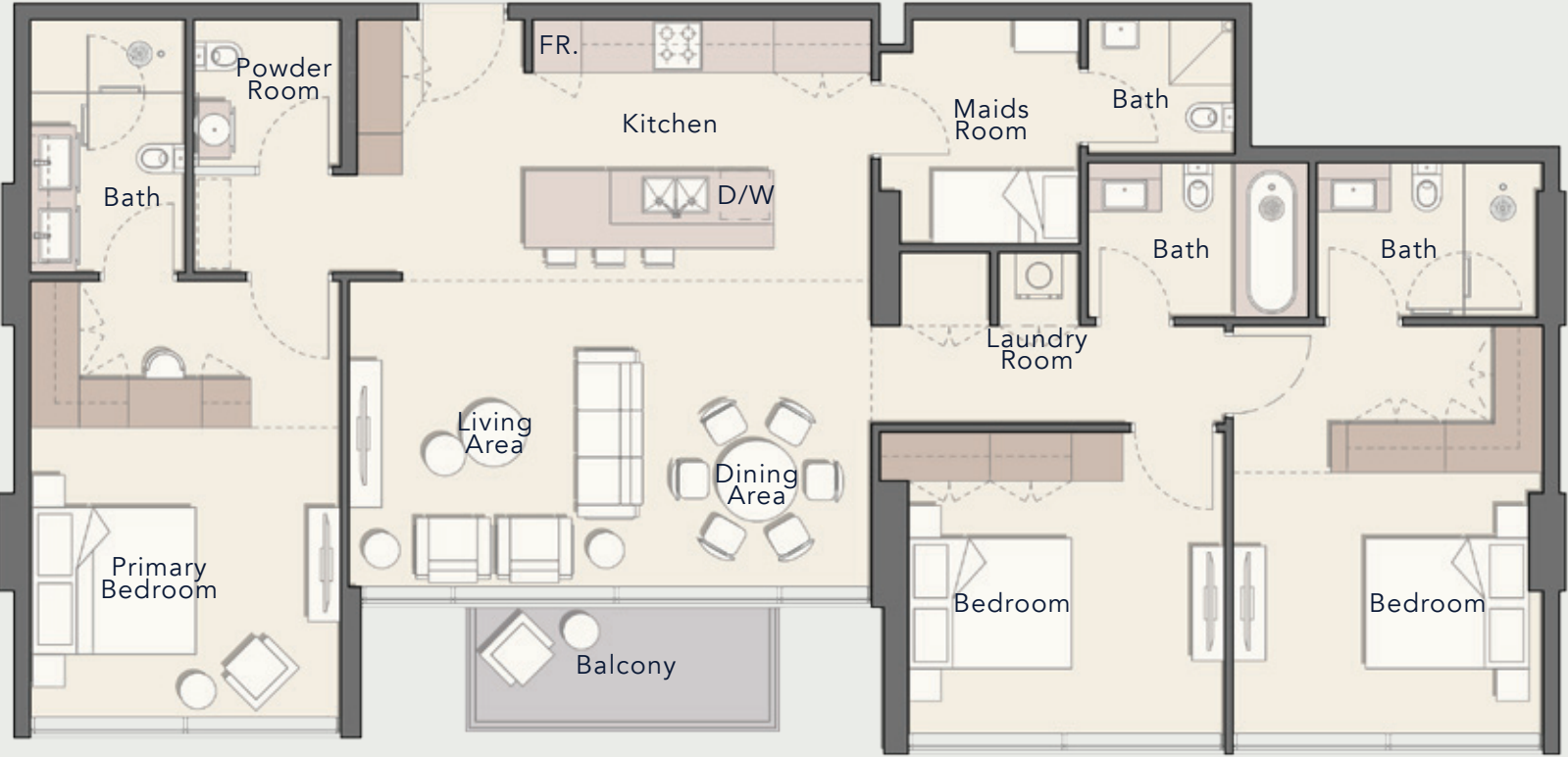
2 BEDROOM
TYPE E



Internal Living Area	Outdoor Living Area	Total Living Area
1362.60 sq. ft	67.27 sq. ft	1429.88 sq. ft



3 BEDROOM
TYPE A



Internal Living Area

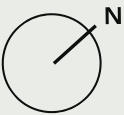
1605.33 sq. ft

Outdoor Living Area

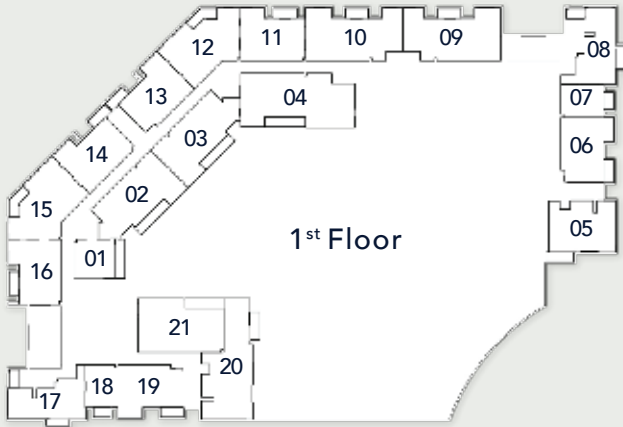
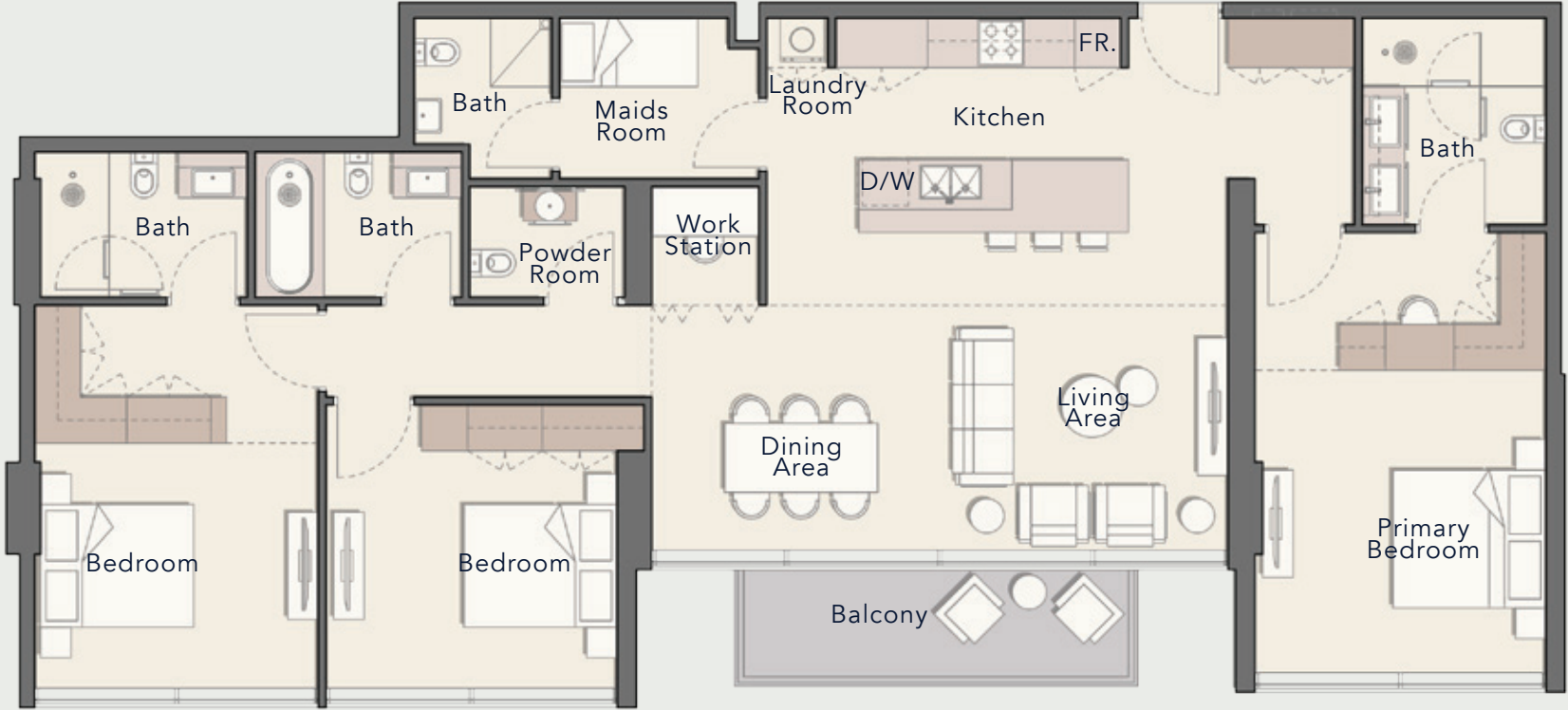
65.44 sq. ft

Total Living Area

1670.77 sq. ft



3 BEDROOM
TYPE B



Internal Living Area

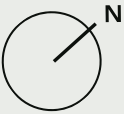
1671.64 sq. ft

Outdoor Living Area

89.99 sq. ft

Total Living Area

1761.62 sq. ft



PAYMENT PLAN

20 %

at the time of booking

10 %

30 days after the reservation date

10 %

90 days after the reservation date

5 %

150 days after the
reservation date

5 %

240 days after the
reservation date

5 %

On completion of 30%
construction of the project

5 %

On completion of 40%
construction of the project

5 %

On completion of 50%
construction of the project

5 %

On completion of 60%
construction of the project

30 %

On completion

ARBOR VIEW

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.