



ELTIERA

H E I G H T S

PROJECT BRIEF



Crafted from Contrast

This is urban living, reimagined at Jumeirah Islands.
An inspired expression of residential artistry by Ellington Properties.

Singular in vision. Subtle in presence. Seamlessly serene.

A dialogue of rhythm and form

A curated architectural statement nestled within the storied beauty of Jumeirah Islands. Known for its tranquil waterways, sculpted greenery, and discreet prestige, this enclave becomes the new canvas for Ellington's evolving design language.

Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Eltiera Heights is not just a place to live; it is a place to observe, breathe, and belong.

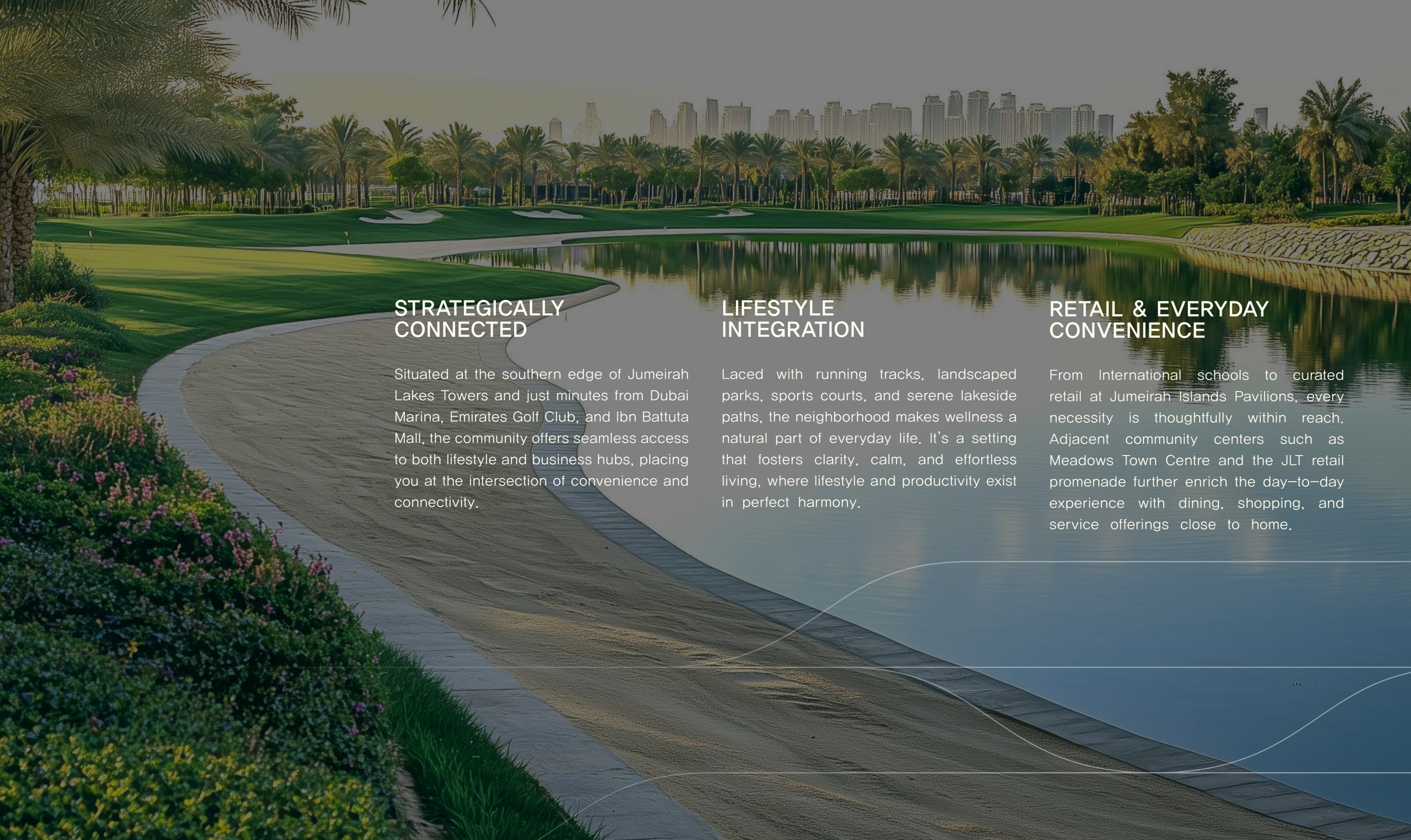
Every residence is attuned to its setting, with spatial choreography that embraces dual aspects, soft light, and curated perspectives, making each view not just a sightline, but a moment of clarity.



Jumeirah Islands

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land-to-water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land-to-water ratio, making it one of the most tranquil, exclusive residential settings in Dubai.

Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.



STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

LIFESTYLE INTEGRATION

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

RETAIL & EVERYDAY CONVENIENCE

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day-to-day experience with dining, shopping, and service offerings close to home.

Location



Driving distances



01
MINUTE

Jumeirah
Islands Pavilion



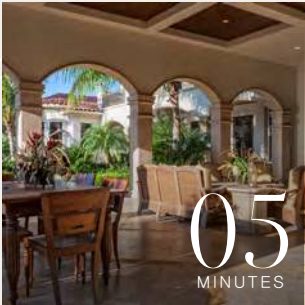
01
MINUTE

Jumeirah
Lakes Towers



02
MINUTES

Uptown
Dubai



05
MINUTES

Jumeirah
Islands clubhouse



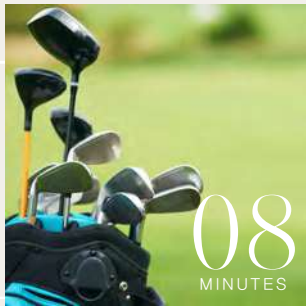
06
MINUTES

Montgomerie
Golf Club



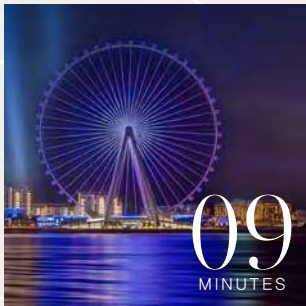
08
MINUTES

Dubai Marina
Yacht Club



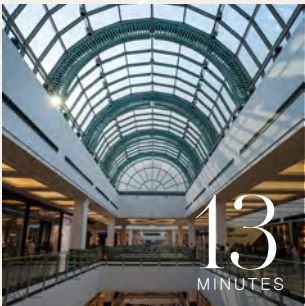
08
MINUTES

Emirates
Golf Club



09
MINUTES

Ain
Dubai



13
MINUTES

Mall of
the Emirates



14
MINUTES

Palm
Jumeirah



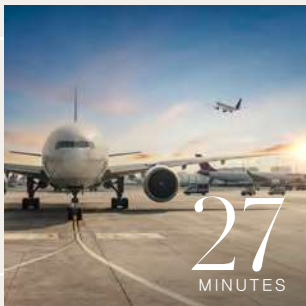
17
MINUTES

Burj
Al Arab



21
MINUTES

Burj Khalifa/
Dubai Mall



27
MINUTES

Al Maktoum
International Airport



30
MINUTES

Dubai International
Financial Centre



35
MINUTES

Dubai International
Airport

Sun and views analysis



SUMMER
SUNSET

W

WINTER
SUNSET

N

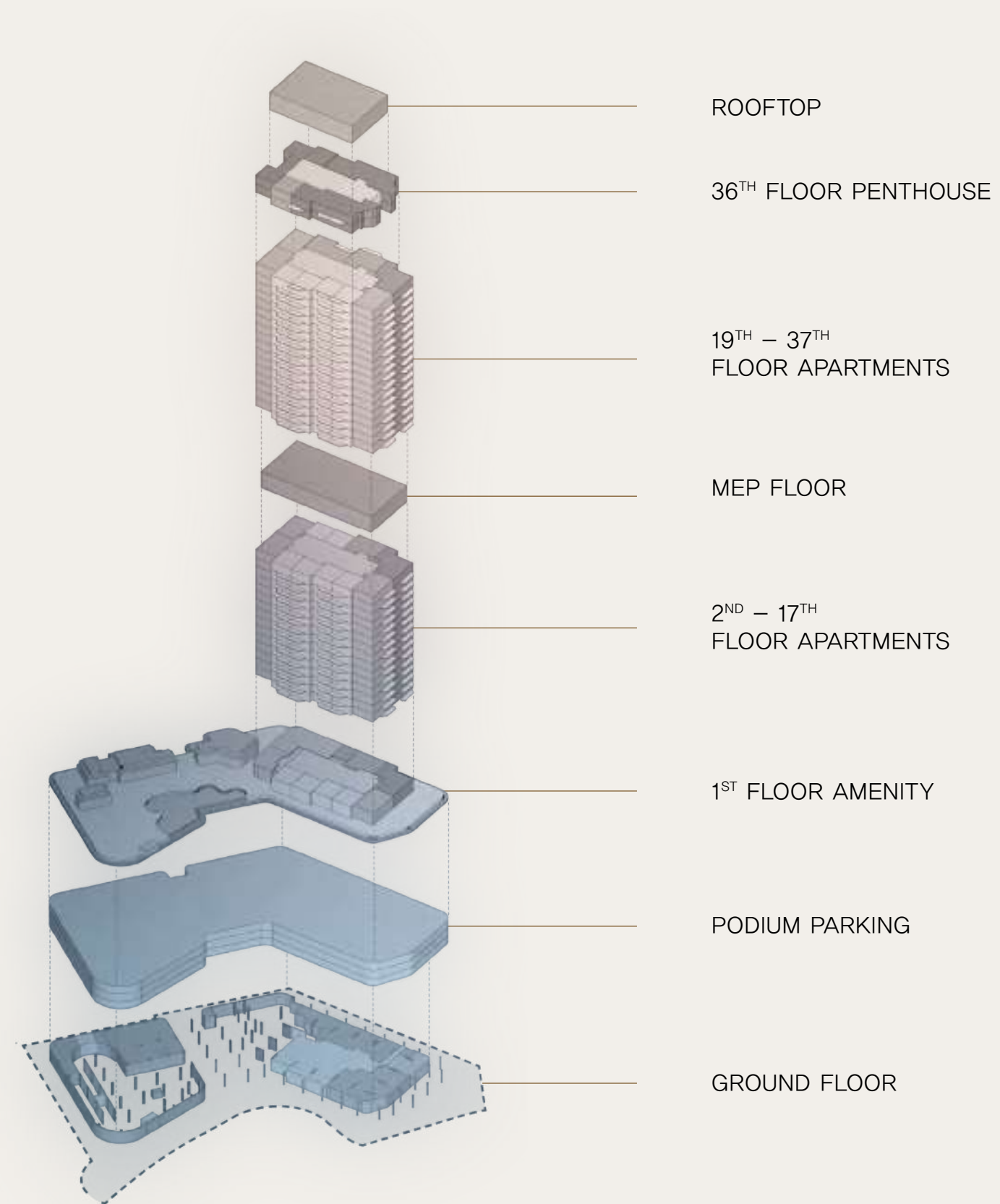
S

WINTER
SUMMER

E

SUMMER
SUNRISE

Architectural sections



Building configurations



ELEVATORS
6 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE
Q4 2028

ANTICIPATED SERVICE CHARGE
AED 21 per sq.ft.

PARKING
1 and 2 bedroom : 1 parking space
3 and 4 bedroom : 2 parking spaces

OWNERSHIP
Freehold

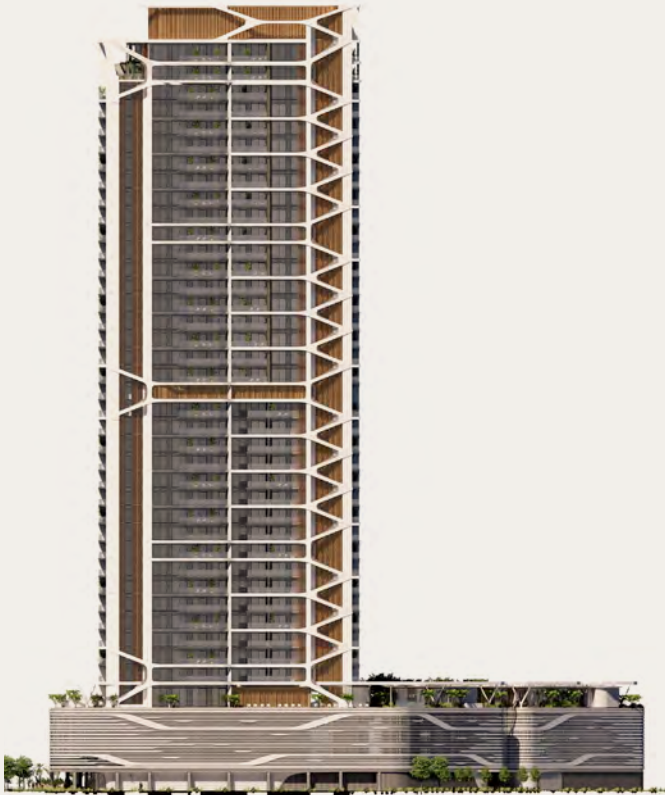
Elevations



West
ELEVATION



South
ELEVATION



East
ELEVATION



North
ELEVATION





Size range & Unit type

1 Bedroom Apartment	168 units	From 820 sq.ft. to 895 sq.ft.
2 Bedroom Apartment	100 units	From 1,237 sq.ft. to 1,393 sq.ft.
2 Bedroom Apartment + S	51 units	From 1,369 sq.ft. to 1,501 sq.ft.
3 Bedroom Apartment	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.
Total Units	355 units	





Amenities



Drop-off and arrival plaza



Lobby reception



Lobby lounge

GROUND FLOOR AMENITIES PLAN

- 01

MAIN ROAD ENTRANCE
- 02

DROP-OFF PLAZA
- 03

LANDSCAPE FEATURE
- 04

TAXI WAITING AREA
- 05

LOBBY ENTRANCE
- 06

LOBBY RECEPTION
- 07

COMMUNAL TABLE
- 08

SERVICE COUNTER
- 09

LIFT LOBBY
- 10

SERVICE LIFT
- 11

BICYCLE PARKING & REPAIR STATION
- 12

MOVE-IN TRUCK ZONE
- 13

VISITOR PARKING
- 14

RESIDENTS VEHICLE ACCESS
- 15

EV CHARGING STATION
- 16

INDEPENDENT CAR WASH BAY
- 17

ACCESS TO UPPER LEVEL PARKING
- 18

ACCESS TO GROUND FLOOR
- 19

F&B TERRACE
- 20

GREEN SOCIAL SPACE





First floor amenities



Pool



Outdoor seating



Clubhouse



START

Fitness studio



Kids club

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 BATHS |
| 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 |





Residences



Living and dining



Kitchen



Bedroom



Bathroom

Powder room





Penthouse



Penthouse living area

Penthouse bathroom



A person is shown from the chest up, wearing a wide-brimmed straw hat and a white top with a lace collar. They are holding a small, white, fluffy bird against their chest. The background is a warm, golden sunset over a body of water, with the sun low on the horizon. The image has a soft, dreamy quality with a warm color palette of oranges, yellows, and browns. There are thin, curved white lines overlaid on the image, possibly for design purposes.

Floor plans

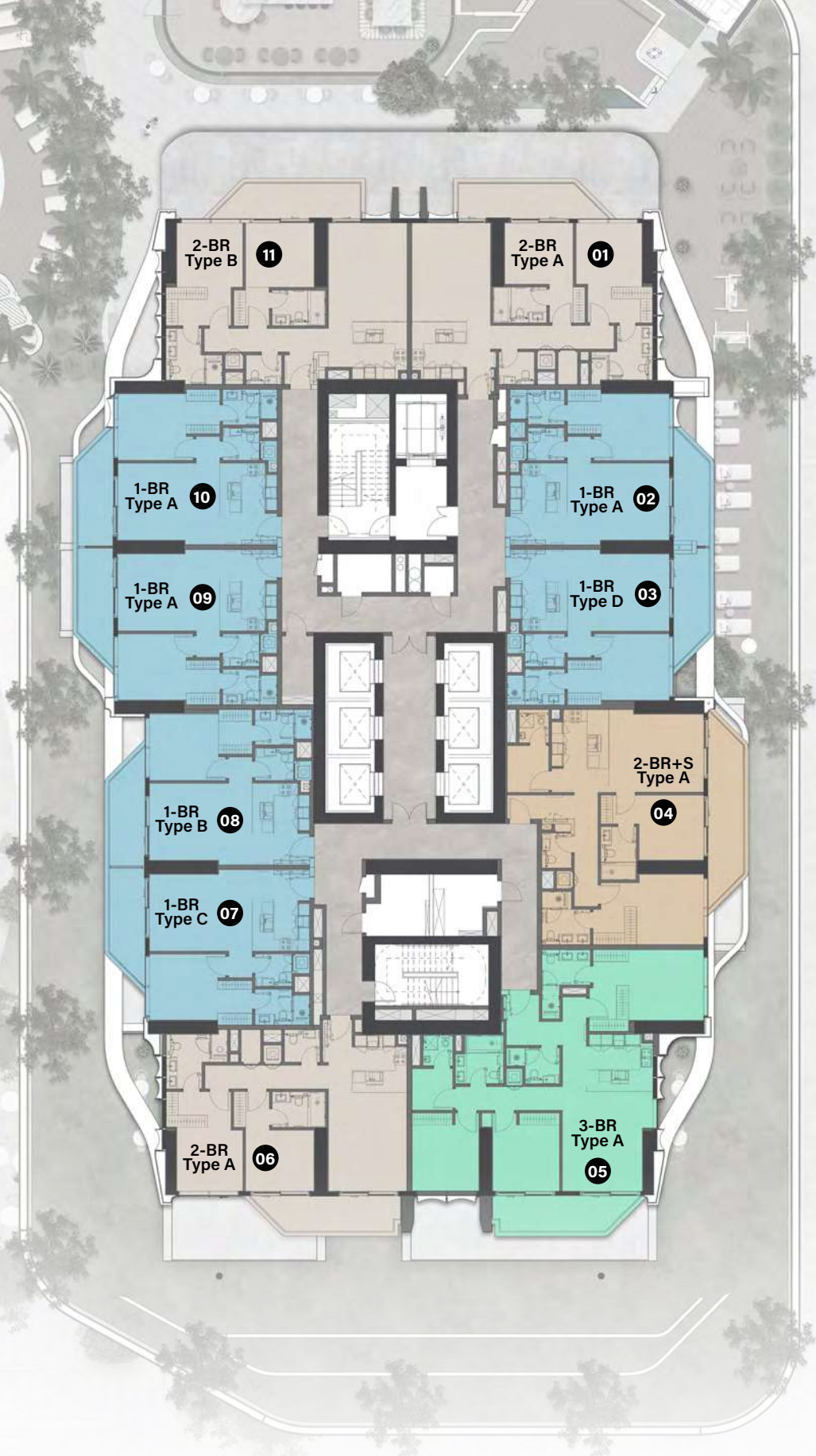
1st Floor
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



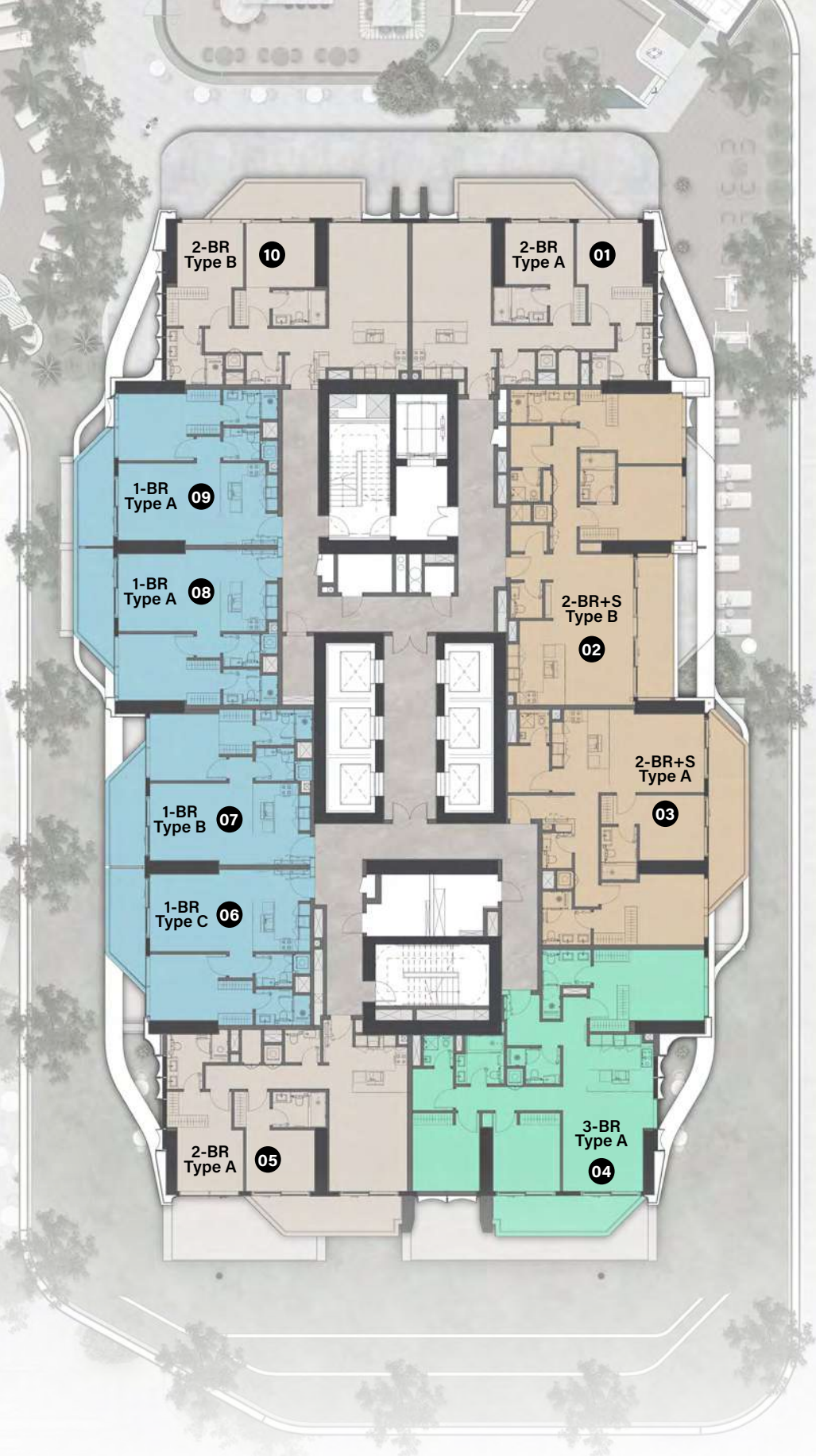
2nd - 17th Floor
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



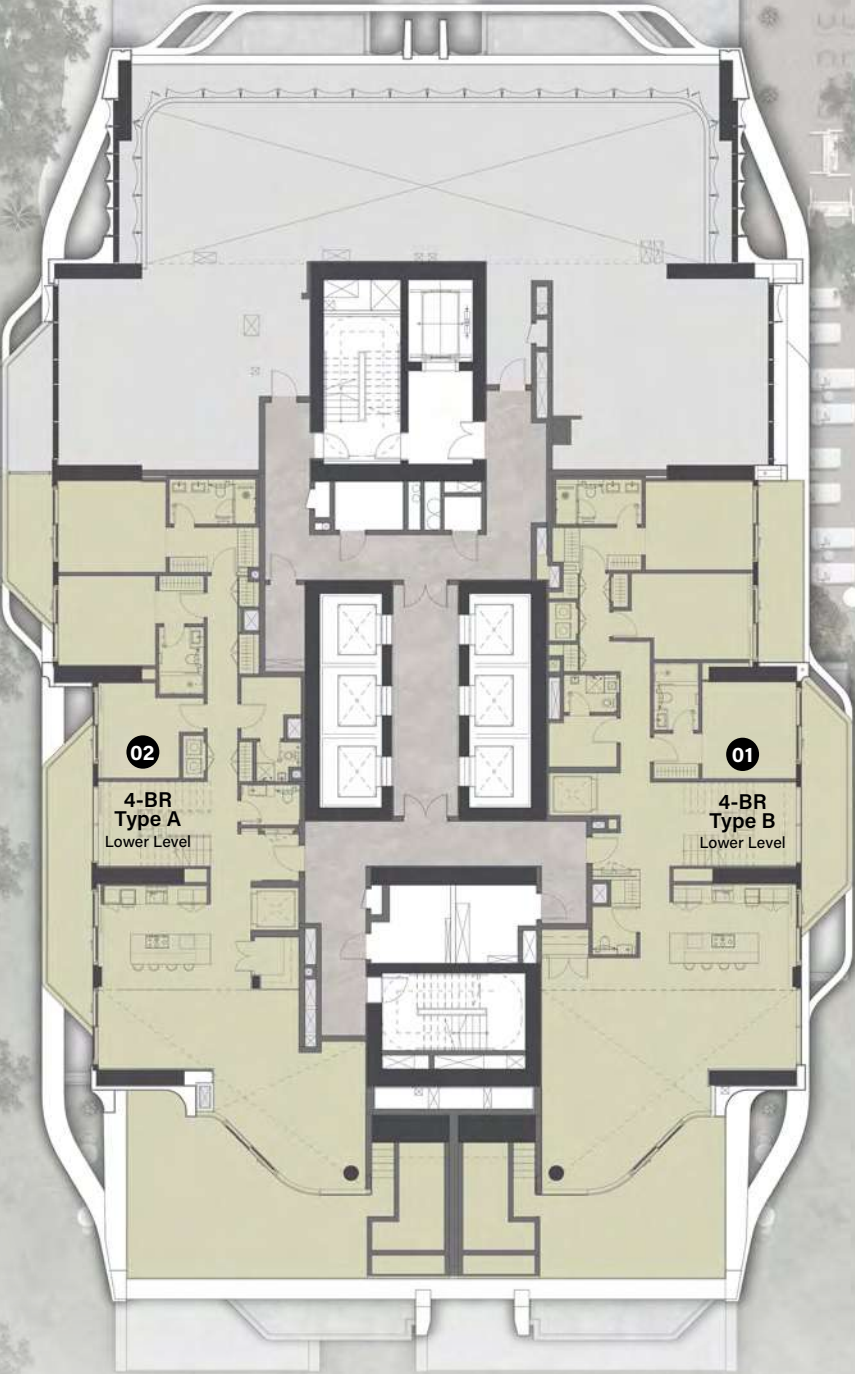
19th - 35th Floor
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



36th Floor
Typical Plan

■ 4 Bedroom Penthouse
Lower Level



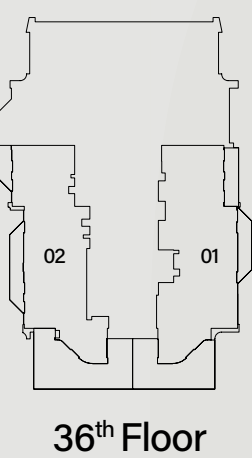
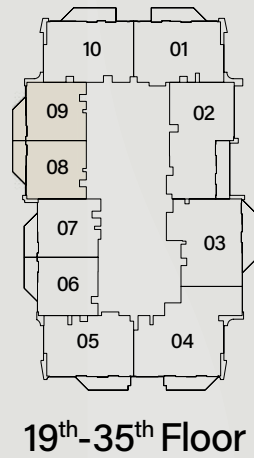
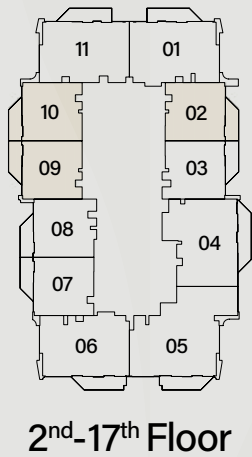
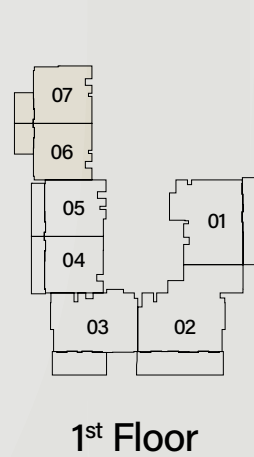
37th Floor
Typical Plan

■ 4 Bedroom Penthouse
Upper Level



1 - BEDROOM

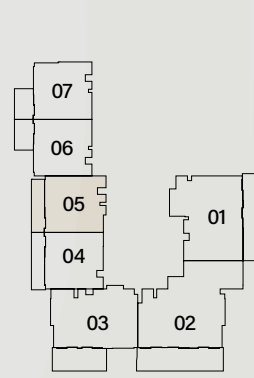
TYPE A



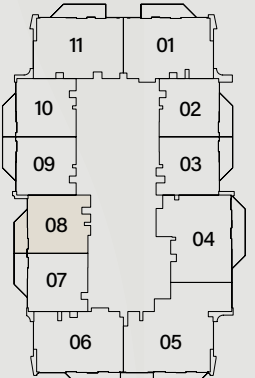
Internal Living Area : **713.86 sq. ft.** Outdoor Living Area : **106.02 sq. ft.** Total Living Area : **819.89 sq. ft.**

1 - BEDROOM

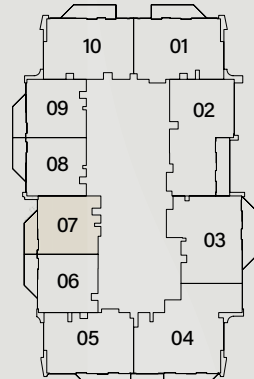
TYPE B



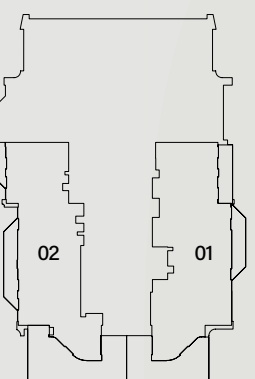
1st Floor



2nd-17th Floor



19th-35th Floor

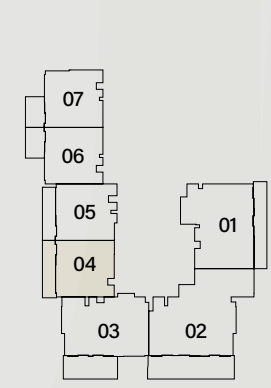


36th Floor

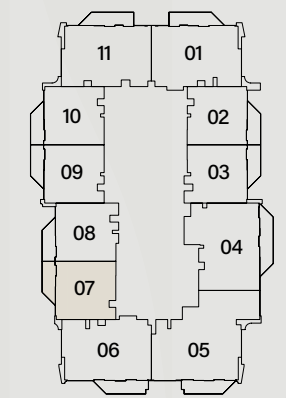
Internal Living Area : **737.76 sq. ft.** Outdoor Living Area : **106.02 sq. ft.** Total Living Area : **843.78 sq. ft.**

1 - BEDROOM

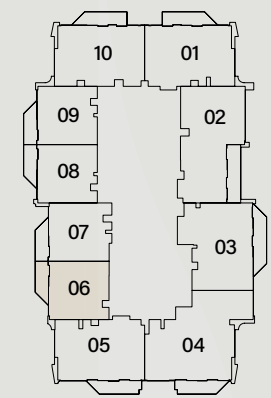
TYPE C



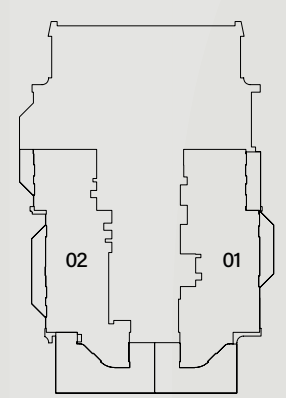
1st Floor



2nd-17th Floor



19th-35th Floor

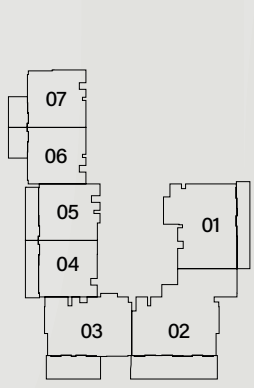


36th Floor

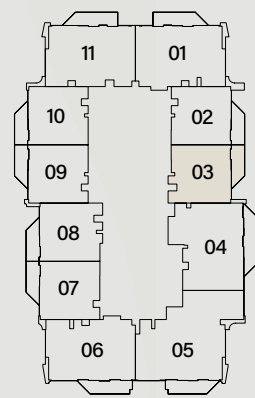
Internal Living Area : **720.64 sq. ft.** Outdoor Living Area : **105.49 sq. ft.** Total Living Area : **826.13 sq. ft.**

1 - BEDROOM

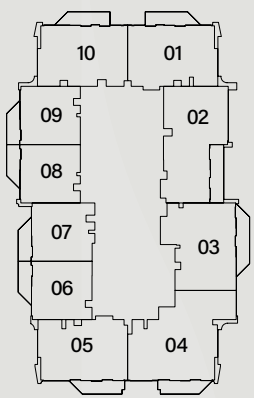
TYPE D



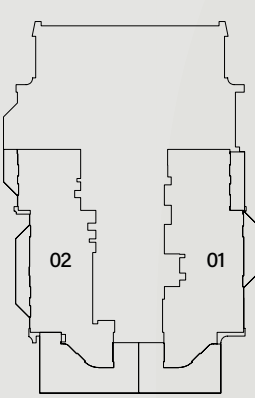
1st Floor



2nd-17th Floor



19th-35th Floor

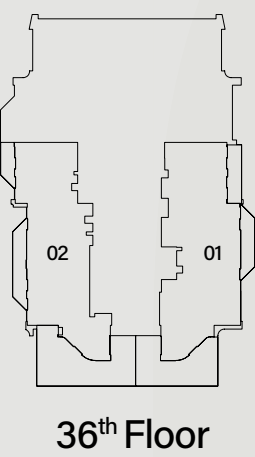
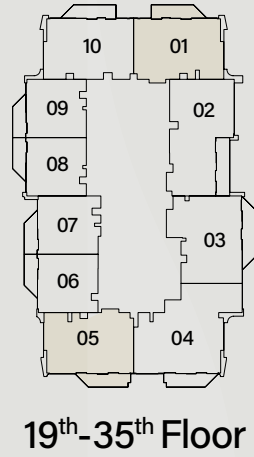
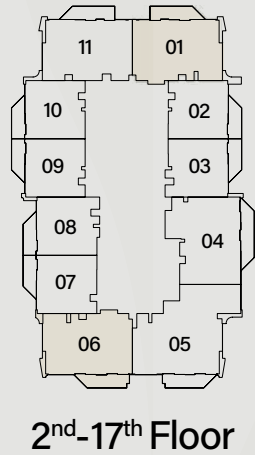
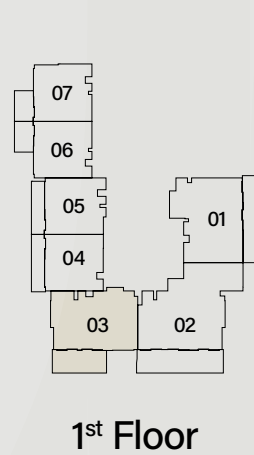


36th Floor

Internal Living Area : **729.15 sq. ft.** Outdoor Living Area : **106.02 sq. ft.** Total Living Area : **835.17 sq. ft.**

2 - BEDROOM

TYPE A



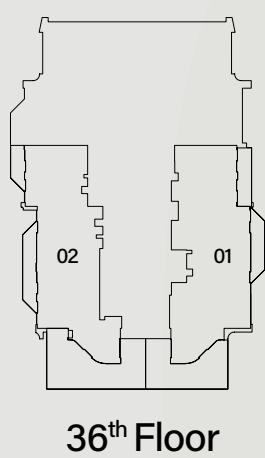
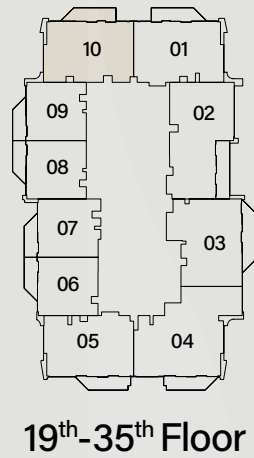
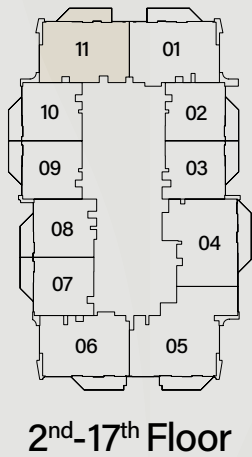
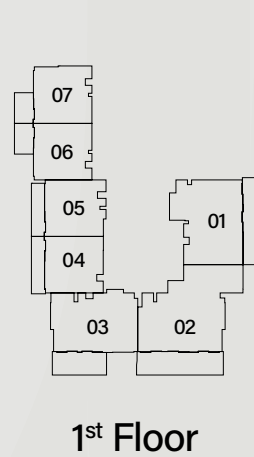
Internal Living Area : **1115.79 sq. ft.** Outdoor Living Area : **138.32 sq. ft.** Total Living Area : **1254.10 sq. ft.**

2 - BEDROOM

TYPE B



Internal Living Area : **1098.67 sq. ft.** Outdoor Living Area : **138.32 sq. ft.** Total Living Area : **1236.99 sq. ft.**

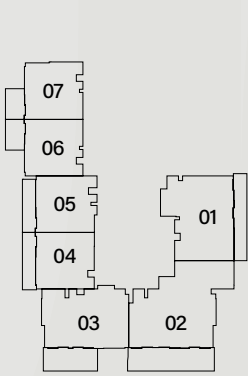


2 - BEDROOM + S

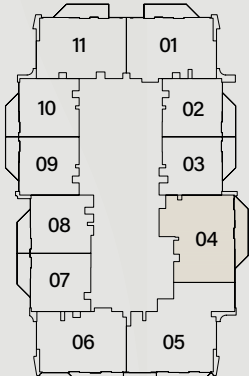
TYPE A



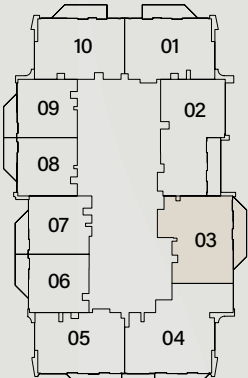
Internal Living Area : 1198.88 sq. ft. Outdoor Living Area : 170.29 sq. ft. Total Living Area : 1369.17 sq. ft.



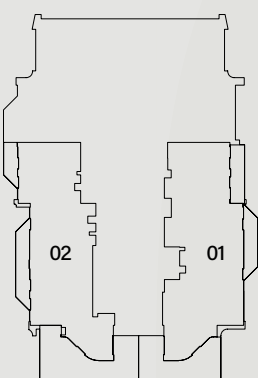
1st Floor



2nd-17th Floor



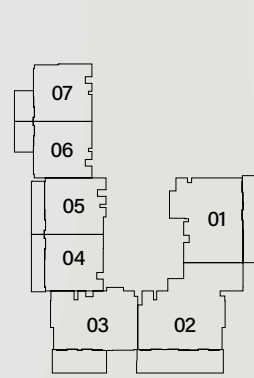
19th-35th Floor



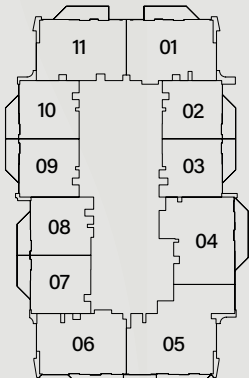
36th Floor

2 - BEDROOM + S

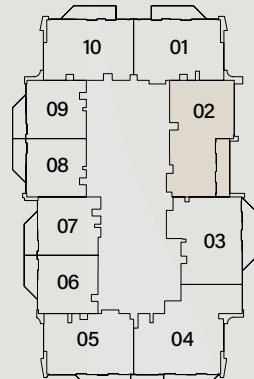
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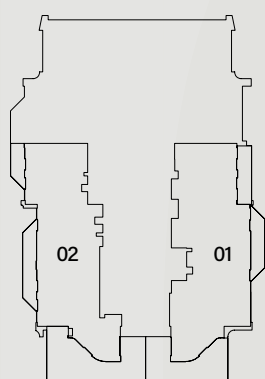
1st Floor



2nd-17th Floor



19th-35th Floor



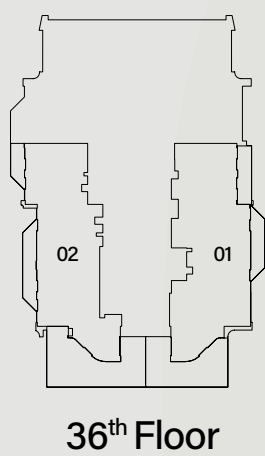
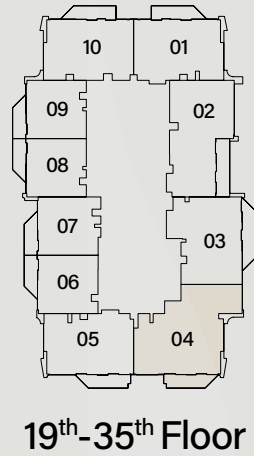
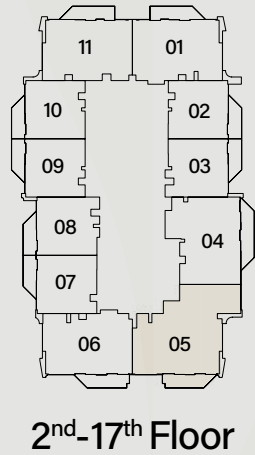
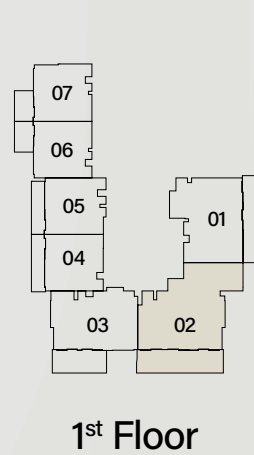
36th Floor

3 - BEDROOM

TYPE A



Internal Living Area : **1505.76 sq. ft.** Outdoor Living Area : **134.66 sq. ft.** Total Living Area : **1640.42 sq. ft.**



4 - BEDROOM PENTHOUSE

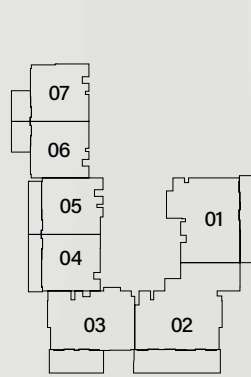
TYPE A



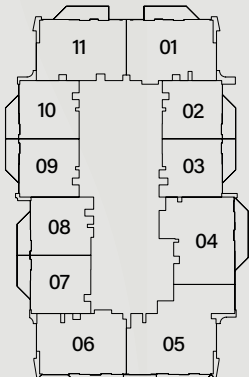
Lower Level



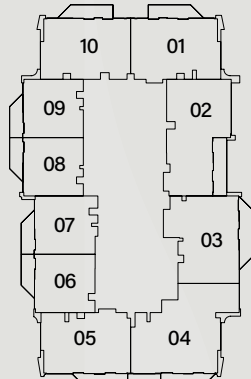
Upper Level



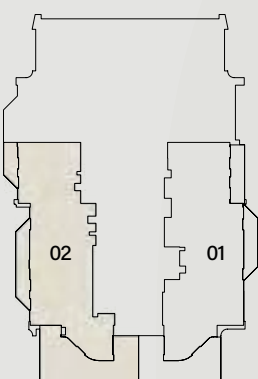
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

Internal Living Area : **4412.23 sq. ft.** Outdoor Living Area : **1397.91 sq. ft.** Total Living Area : **5810.14 sq. ft.**

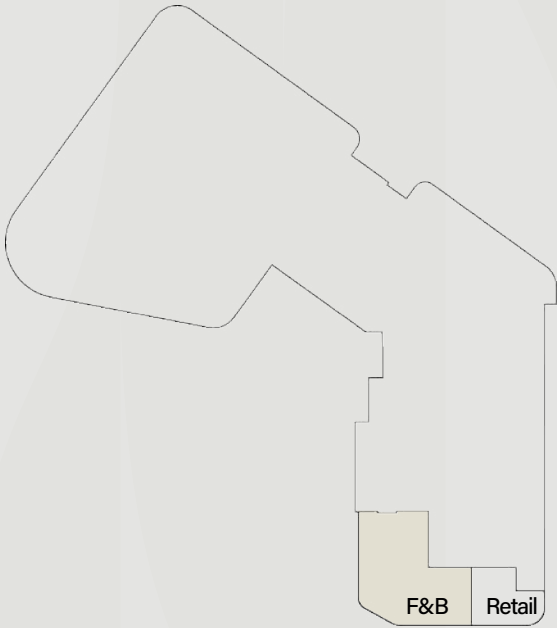
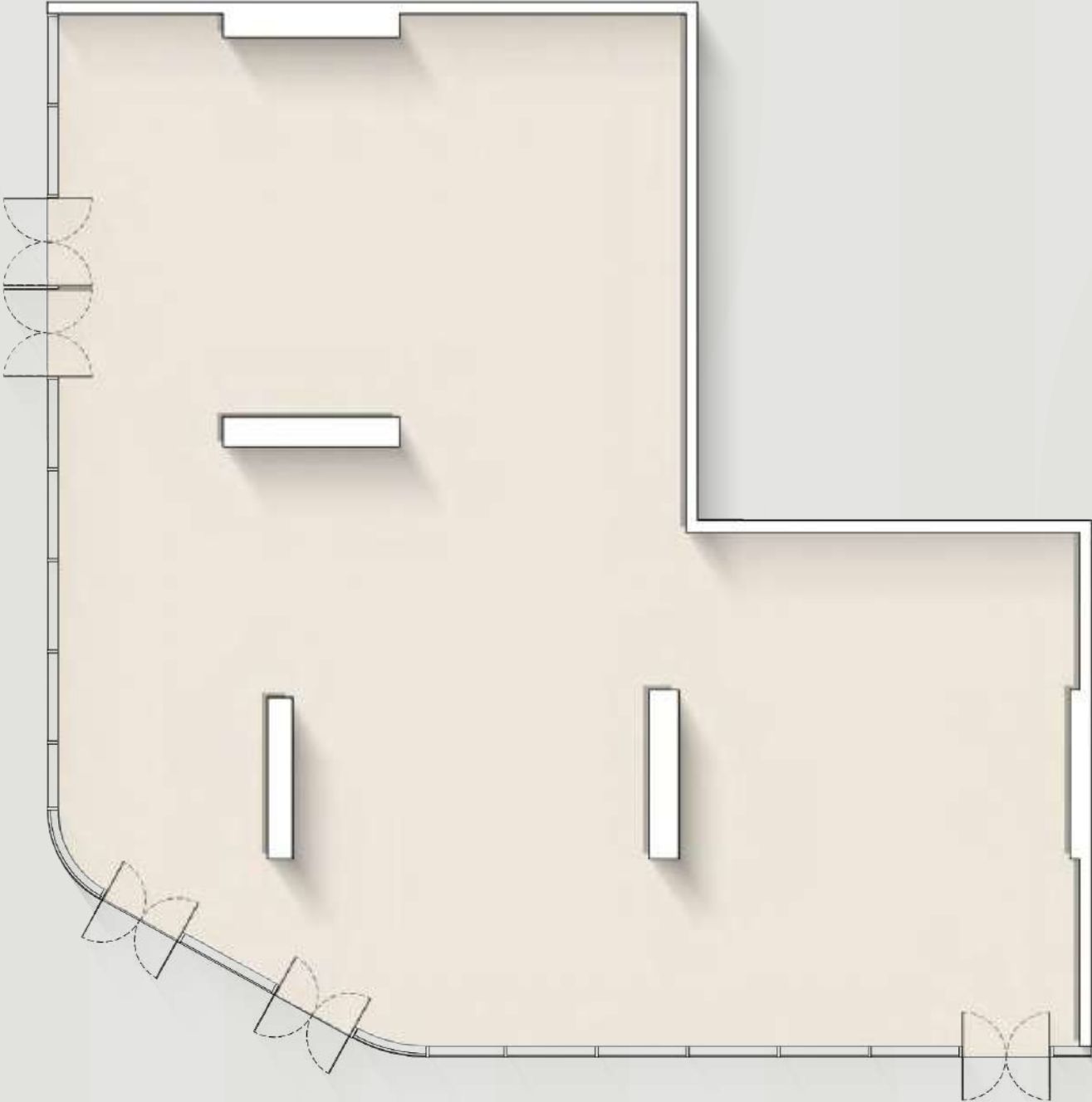
4 - BEDROOM PENTHOUSE

TYPE B



Internal Living Area : **4806.30 sq. ft.** Outdoor Living Area : **1279.08 sq. ft.** Total Living Area : **6085.38 sq. ft.**

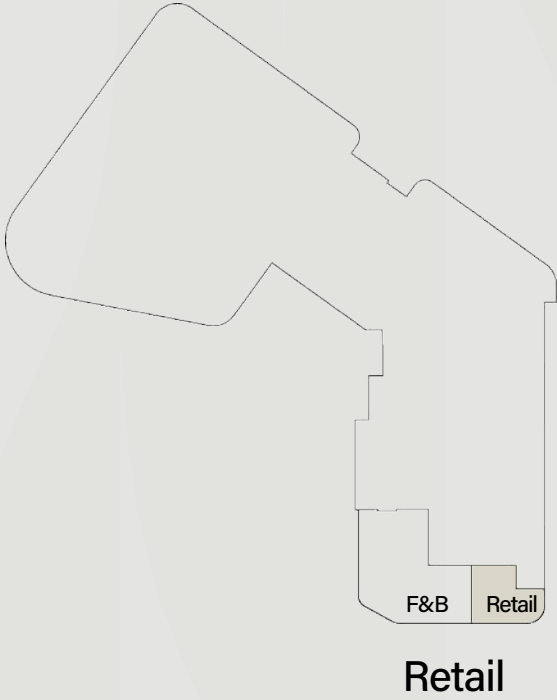
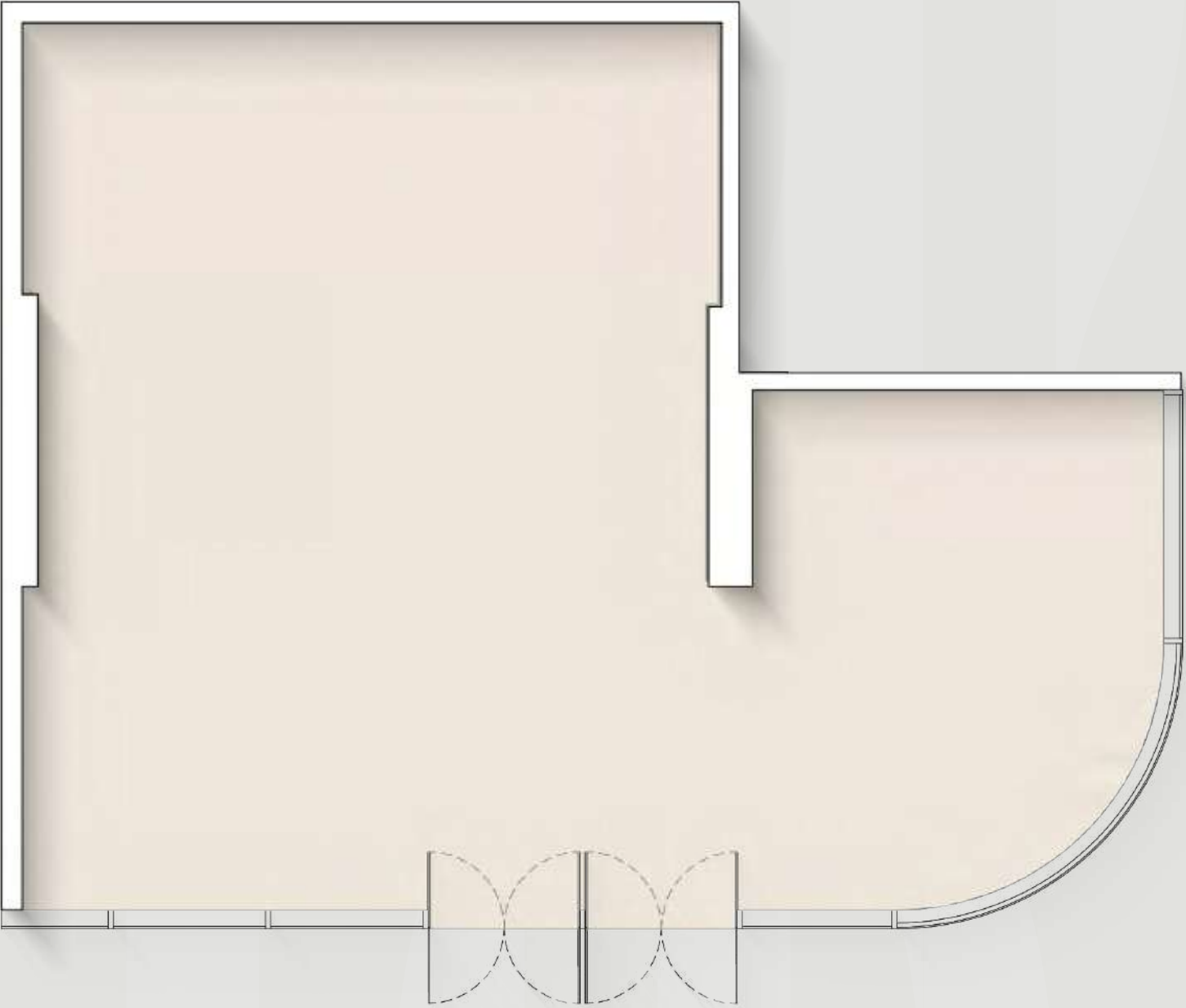
F & B



Type F&B

Internal Retail Area : **3571.68 sq. ft.**

RETAIL



Internal Retail Area : **1251.63 sq. ft.**

Payment plan

20%

at the time
of booking

10%

60 days after the
reservation date

5%

120 days after the
reservation date

5%

180 days after the
reservation date

5%

240 days after the
reservation date

5%

360 days after the
reservation date

5%

On completion of
20% construction
of the project

5%

On completion of
30% construction
of the project

5%

On completion of
40% construction
of the project

5%

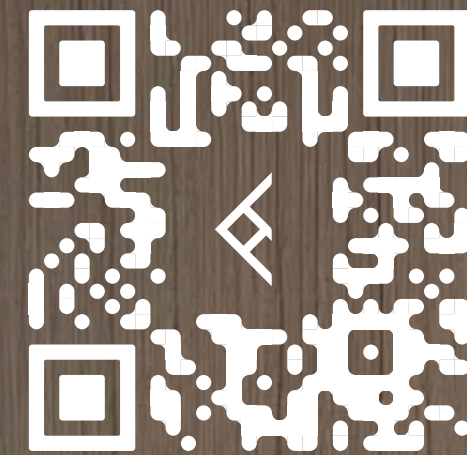
On completion of
50% construction
of the project

30%

On completion

Project interactive app

To navigate the project interactive
web page of Eltiera Heights,
click [HERE](#) or scan the QR code:



SCAN THE QR CODE



