



ELLINGTON

EBH

BEACH HOUSE

INVESTMENT  
GUIDE

## BUILDING CONFIGURATION



### CONFIGURATION

7 Residential Floors  
Ground Floor  
Basement Floor

### ELEVATORS

4 passenger elevators  
2 service elevator

### ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft

### ANTICIPATED COMPLETION DATE

Q2 2024

### PARKING

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

### OWNERSHIP

Freehold



## AMENITIES WITHIN THE PROJECT



2 Lobbies with work, read, play and lounge zone



2 drop-off areas



Valet and porter services



Clubhouse with lounge, dine and meeting areas



Design led kitchen at the clubhouse for private functions



Outdoor cigar terrace



Steam shower and sauna room with hydrotherapy pool



Indoor and outdoor fitness studio



Yoga and Pilates studio



400 sq. m. infinity edge pool facing the beach



Pool terrace with baja shelf, cabanas and sun loungers



Outdoor refreshment area



Barbeque area with kitchen facilities



Kids pool with shaded area



Bocce ball court



Urban basketball area



Padel tennis court



Indoor and outdoor kids play area

# LIVE IN ONE OF THE *WORLD'S* ARCHITECTURAL *WONDERS*

**01**  
**MINUTE**  
The Boardwalk Palm Jumeirah

**02**  
**MINUTES**  
Atlantis The Palm

**05**  
**MINUTES**  
The Pointe Palm Jumeirah

**10**  
**MINUTES**  
The View at The Palm

**10**  
**MINUTES**  
Nakheel Mall

**15**  
**MINUTES**  
Dubai Marina

**15**  
**MINUTES**  
Dubai Harbour

**20**  
**MINUTES**  
Emirates Golf Club

**20**  
**MINUTES**  
Burj Al Arab

**25**  
**MINUTES**  
Ain Dubai

**25**  
**MINUTES**  
Mall of The Emirates

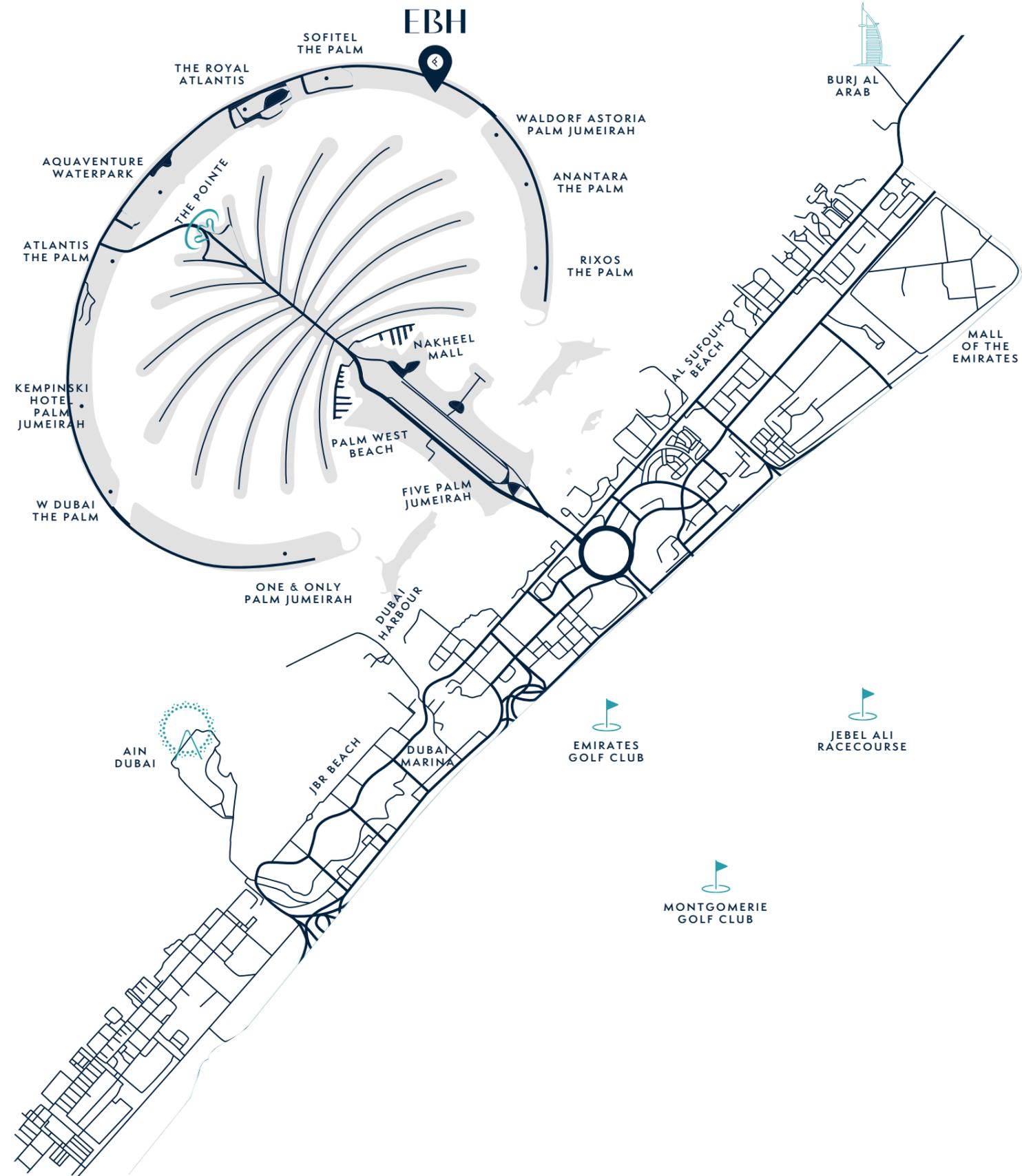
**25**  
**MINUTES**  
Dubai Mall & Burj Khalifa

**25**  
**MINUTES**  
Museum of the Future

**50**  
**MINUTES**  
Dubai International Financial Centre

**55**  
**MINUTES**  
Dubai International Airport

**58**  
**MINUTES**  
Dubai World Central Airport





ELLINGTON BEACH HOUSE SOUTH

ELLINGTON BEACH HOUSE NORTH

- 01** MAIN ENTRANCE
- 02** DROP-OFF AREAS
- 05** VALET PARKING
- 04** COVERED VISITORS PARKING
- 05** SOUTH LOBBY ENTRANCE
- 06** SOUTH LOBBY RECEPTION
- 07** SOUTH LOBBY LOUNGE AREA

- 08** LIFT LOBBIES
- 09** CHANGE, STEAM SHOWER & SAUNA ROOMS
- 10** HYDROTHERAPY POOL
- 11** INDOOR FITNESS AREA
- 12** OUTDOOR FITNESS AREA
- 15** URBAN FITNESS AREA

- 14** YOGA & PILATES STUDIO
- 15** ACCESS TO POOL & DECK
- 16** LEISURE & LOUNGE POOL
- 17** BAJA SHELF
- 18** PALM JUMEIRAH BEACH
- 19** SUN LOUNGERS AREA
- 20** OUTDOOR REFRESHMENT AREA

- 21** SHADED KIDS' POOL
- 22** OUTDOOR KIDS' PLAY AREA
- 25** BARBECUE AREA
- 24** CLUBHOUSE
- 25** KITCHEN FOR PRIVATE FUNCTIONS
- 26** OUTDOOR ENTERTAINMENT & CIGAR TERRACE
- 27** OUTDOOR LOUNGE TERRACE
- 28** BOCCIE BALL COURT

- 29** NORTH LOBBY ENTRANCE
- 50** NORTH LOBBY RECEPTION
- 51** NORTH LOBBY LOUNGE AREA
- 52** COMMUNAL OFFICE & WORKSPACES
- 55** NORTH LOBBY TERRACE
- 54** INDOOR KIDS' PLAY AREA
- 55** BATHROOM FOR PEOPLE OF DETERMINATION

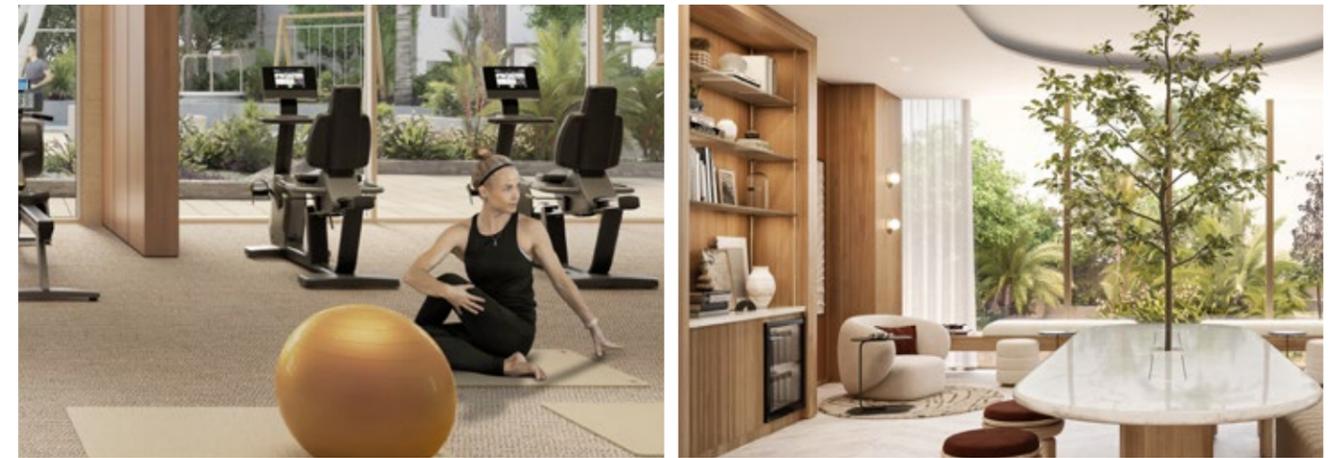
- 56** ACCESS TO OUTDOOR ACTIVITY ZONE
- 57** VIEWING DECK
- 58** OUTDOOR GAMES TABLE ZONE
- 59** URBAN BASKETBALL AREA
- 40** PADEL TENNIS COURT





## 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 or cryptocurrency on <https://pay.ellingtonproperties.ae>



## UNITS & *SIZES*

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
1 bedroom	14 units	From 1,028 sq. ft to 1,251 sq. ft
2 bedrooms	72 units	From 1,334 sq. ft to 2,306 sq. ft
3 bedrooms	31 units	From 1,715 sq. ft to 1,868 sq. ft
4 bedrooms	6 units	From 3,305 sq. ft to 4,379 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com) or contact your Property Consultant directly.

## 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](mailto: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

## PAYMENT PLAN

**30%**

Down  
payment

**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

**5%**

On completion of 70%  
construction of the project

**50%**

On  
completion







## VALET & PORTER

A curated lifestyle where hospitality-inspired amenities are offered to residents and their guests with valet and porter services at Ellington Beach House. The valet services are provided in both drop-off areas to provide the utmost convenience to residents and their guests. The porters can also assist you and help you with your luggage, groceries, and deliveries.

## YOGA & PILATES STUDIO

Slow down and restore your balance from the environment that surrounds you as you immerse yourself at Ellington Beach House's Yoga and Pilates studio. A fun and challenging experience in the most soothing and convenient setting, providing you an opportunity to reconnect with your mind and body.



## THE LOBBY

The two lobbies at Ellington Beach House are welcoming spaces that introduce visitors and residents to the timeless elegance of this distinctive community. With varied seating areas, coffee stations, and an indoor kids' play area, the lobbies are designed for social, work, and entertainment environments. Also, a grand floor-to-ceiling library provides a much-needed pleasant ambiance that is just as inviting, comfortable, and chic as your home.



## OUTDOOR ACTIVITY ZONE

The extensive outdoor green and active spaces offers the optimal relaxation and socialization opportunities where memories can be created with friends, family, and neighbors. Several other unique features include a barbecue area with kitchen facilities, kids' play areas with climbing and play structures, an urban basketball area, Bocce Ball, and a Padel tennis court. The outdoor activity zone merges nicely with the overall modern feel of the residential building.



## INDOOR & OUTDOOR FITNESS AREA

From a sun-lit treadmill station to the cutting-edge cardio equipment that inspires a supreme fitness routine, the state-of-the-art indoor Fitness studio provides plenty of motivation to work out. Residents who prefer outdoor exercises can benefit from the large outdoor fitness area equipped with track zones and monkey bars.

## SPA FACILITIES

Enjoy treatments that soothe the body and soul at Ellington Beach House's spa facilities. From a hydrotherapy pool to a relaxing sauna, steam, and shower designed to enhance relaxation in a tranquil setting and restore your physical and spiritual balance.





## LEISURE POOL & KIDS' POOL

A breathtakingly panoramic view of the ocean, where sea and sky merge into one vast blue horizon. The 400-sq.m infinity leisure and lounge pool offers residents the perfect cool-off spot. Complimented with an outdoor refreshment area, wet and sun loungers, and cabanas by the beach, residents can unwind and relax under the sun. The turquoise waters provide an ultimate swimming experience. A separate kids' pool is provided with a shaded area, delivering all-day entertainment for children.

## KITCHEN

The kitchen is thoughtfully designed through smart solutions and the best quality of materials and components to encompass all of your wants and needs into one beautiful and useful space. Design and function come together to ensure a great culinary experience, extending your living space and allowing you to host guests in a welcoming setting. The kitchen makes your everyday life easier, which also adds to the superb charm of the kitchen.



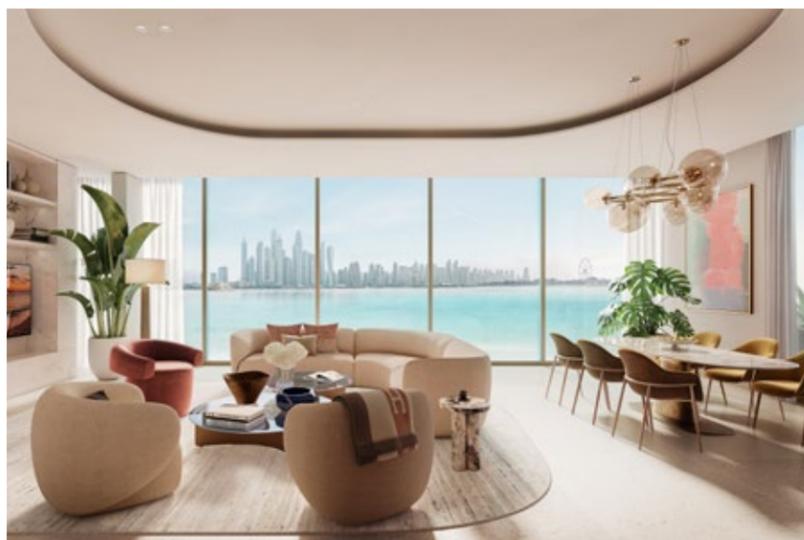
## CLUBHOUSE

The Clubhouse is an intimate space for residents to relax and socialize while enjoying a host of exclusive benefits and entertainment options. It is a sophisticated venue catering exclusively to tenants and their guests, a private lounge for dining and meeting, a presentation screen with a video conferencing facility, and an outdoor cigar terrace with superb views of the sea. The Clubhouse also provides a show kitchen for private events and occasions. Residents can sit back, and enjoy their very own customized culinary show, and freshly cooked meals prepared by their private chef.



## BEDROOM

The bedrooms combine contemporary style and innovative interior design with natural tones, resulting in a very inviting and comfortable balance. The bedrooms with their full-height windows offer a much-needed repose with open views of the ocean and the city skyline. Creating a cozy feel and pleasant setting to rest and unwind.



## LIVING ROOM

With ocean-inspired elements and a refreshing feel of the outdoors completing the timeless aesthetic, every inch of the living area achieves a welcoming ambiance that residents would love to come home to. The warm tones are complementing the overall design of the living areas, creating a calming yet sumptuous feel. The surrounding panoramic windows create more bright light highlighting the overall décor while offering expansive views of the blue ocean.

## BATHROOM

The bathrooms and powder rooms feature a sleek and modern design. With teak wood shower flooring, wood cabinetry, and exquisite finishes, the bathrooms are meant to be quirky and unique. The bathrooms also offer an indulgent experience and give off a warm and cozy aesthetic with plenty of drawers, a rain shower with hand spray, and a contemporary freestanding bathtub with a floor-mounted tub filler for the ultimate relaxation experience.





## WHY INVEST *IN DUBAI?*



High rental returns compared to major world cities



Residence visa



World-class COVID-19 management



Ease of doing business – 1st in MENA\*

0%

0% tax on residential real estate



Safe and reliable investment environment



World-class education



Consistently growing population



Fixed exchange rate (US Dollar and UAE Dirham)



Sustained economic growth



Readily available financing options



DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center \*\*



Stable economy and currency

\*Ease Of Doing Business Report – 2021

\*\* The Global Financial Centres Index - 2019

## WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning boutique developer



Hotel-inspired amenities



Prime locations

### ROI

High return on investment of up to 9%\*

### 30%

Premium on average rental returns\*\*



High tenant retention

### 96%

Occupancy rate\*



High capital appreciation upon handover



Quicker return of capital compared to market average\*



Multiple payment options available including cryptocurrency



Transparent and reliable customer care



Sustainability compliance with Dubai Green Building Regulations

\*ReidIn Market Data

\*\*JVC projects as per ReidIn report in Q4 2020



LIVE IN *DESIGN*

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ELLINGTONPROPERTIES.AE

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