

THE HIGHBURY



True to its elevated physical form, The Highbury marks a new era of expansion for Ellington Properties and higher perspectives for our residents. Instead of sprawling outwards, the development extends upwards, with a philosophy true to our values of design-led living. Planted on a podium of lush gardens and thoughtful family spaces, the development takes on the feel of a 'vertical village' where residents can become part of something bigger with a genuine sense of belonging.

The next step in family-focused living, in the Mohammed Bin Rashid City area, The Highbury promises to be an architectural pinnacle in this burgeoning location.

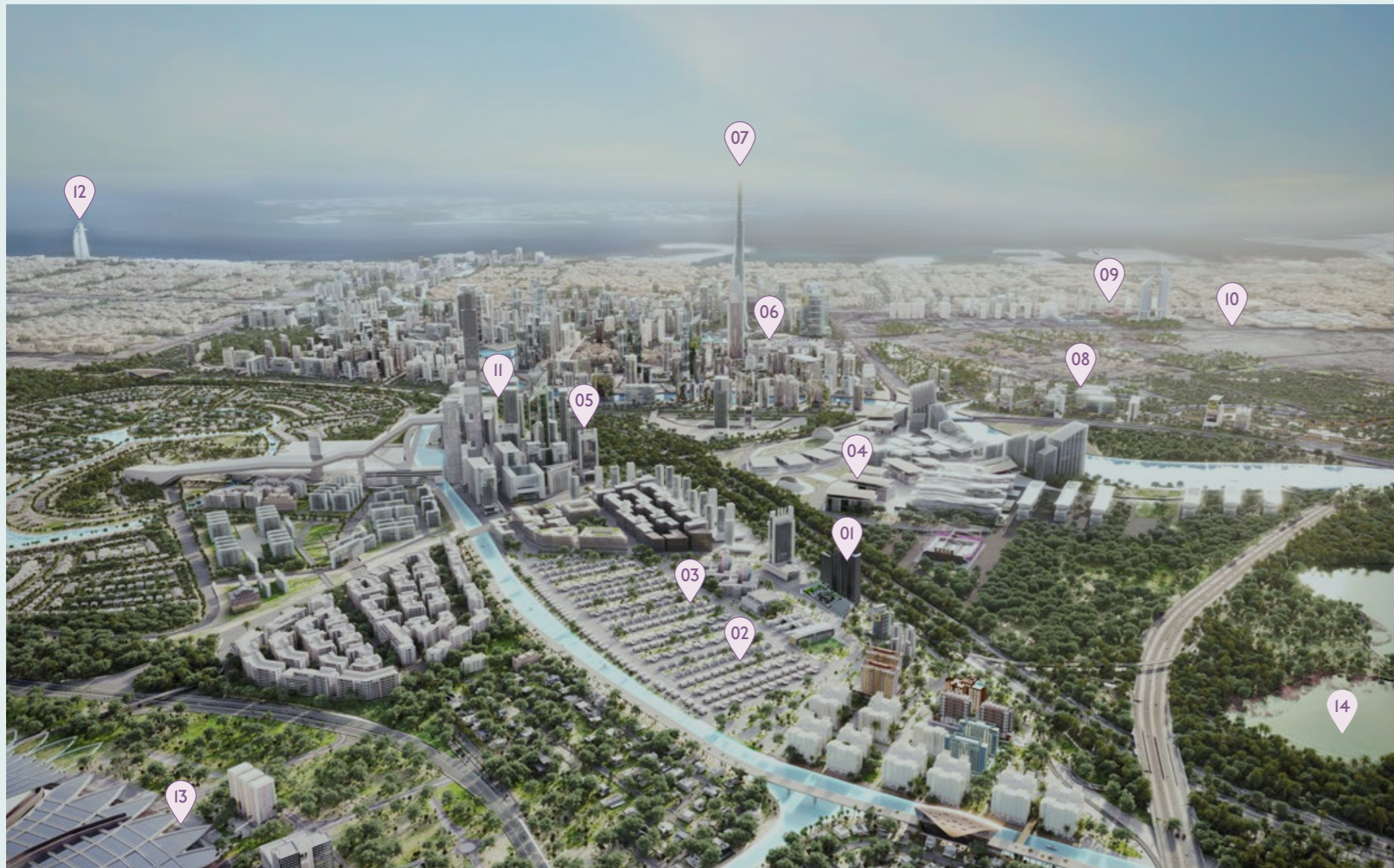

ELLINGTON
PROPERTIES

Concept

A gradual ascension in lifestyle

The Highbury begins a new chapter in Mohammed Bin Rashid City, an area fast becoming an extension of the sociable and all-embracing Downtown Dubai. The vision of the property takes a grand leap to a new level of individuality and aspiration by bringing together two contemporary buildings over 29 storeys set on a garden-strewn podium.

The two parts of the building are merged with a seamlessly interconnected plan, separated by their own visual character. Together they create contrasting shades and facade patterns of balanced proportions that frame living spaces to protect them from intense sunlight. The transition between the connected buildings is visually treated with a stepped facade that culminates in a gradual transcend from ground-level gardens to the upper-level apartments and roof terrace.



- 01 The Highbury
- 02 Schools
- 03 Sport Complex
- 04 Dubai Design District
- 05 District One
- 06 Dubai Mall
- 07 Burj Khalifa
- 08 Dubai International Financial Centre
- 09 Museum of the Future
- 10 Sheik Zayed Road
- 11 Meydan Mall
- 12 Burj Al Arab
- 13 Meydan Racecourse
- 14 Ras Al Khor Wildlife Sanctuary

01 Minute
North London Collegiate School

12 Minutes
Ras Al Khor Wildlife Sanctuary

15 Minutes
Dubai International Financial Centre

20 Minutes
Emirates Golf Club

01 Minute
Hartland International School

12 Minutes
Downtown Dubai

15 Minutes
Dubai World Trade Centre

20 Minutes
Palm Jumeirah

10 Minutes
Meydan One Mall

15 Minutes
Dubai Mall & Burj Khalifa


17 Minutes
Dubai International Airport

30 Minutes
Dubai World Central Airport

10 Minutes
Meydan Racecourse

15 Minutes
Museum of the Future

20 Minutes
Marina Mall & Dubai Marina



Family values extended upward

Entrance

Lobby
Drop-off area
Residents parking
EV charging station
Bicycle parking

Gardens

Infinity pool and deck
Outdoor showers & changing rooms
Outdoor cinema screen
Urban basketball area
Padel tennis court
Jogging path
Outdoor children's play area
Children's wet play area
Barbeque area
Outdoor herb garden
Pet area
Community lawn

The Pavillion

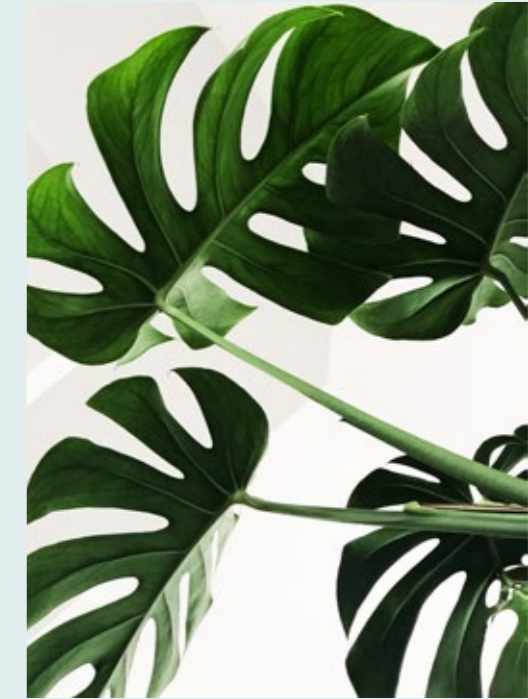
Lounge
Record Lounge
Communal coworking area
Cinema room
Children's play area
Games tables
Gym & yoga studio
Spa rooms

Upper Terrace

Infinity pool
Changing rooms
Pool refreshment area
Cabanas
Barbeque area
Outdoor dining area
Games table
Clubhouse
Viewing deck



Lobby & Lounge



Flora, fauna and family

A tree is the focal point at the centre of The Highbury's breathtaking double-height atrium. Housed in a glazed display, reflects the intertwining of nature that is at the heart of the building's design.

Among lightly-oiled wood and a collection of plants, reclaimed finishes and materials reference local flora and fauna. And through the leaves, a monolithic floating reception counter welcomes residents and their guests with the warmth of a family home, inviting them to sit and relax among its calming surroundings.



At home in nature

Gardens



Designed to inspire joy among nature

The Highbury is home to expansive amenity-filled gardens. Set among thriving trees, herb gardens, sculptures and quiet seating areas, the space invites residents to explore the wealth of activities quite literally on their doorstep.

A family environment in every sense, there are opportunities for all ages to explore with a children's play area, a children's mini water park and a private outdoor cinema screen. Family pets are also well-catered for, in a separate area for exercise and play.



A family
environment
in every sense



An ecosystem of wellbeing

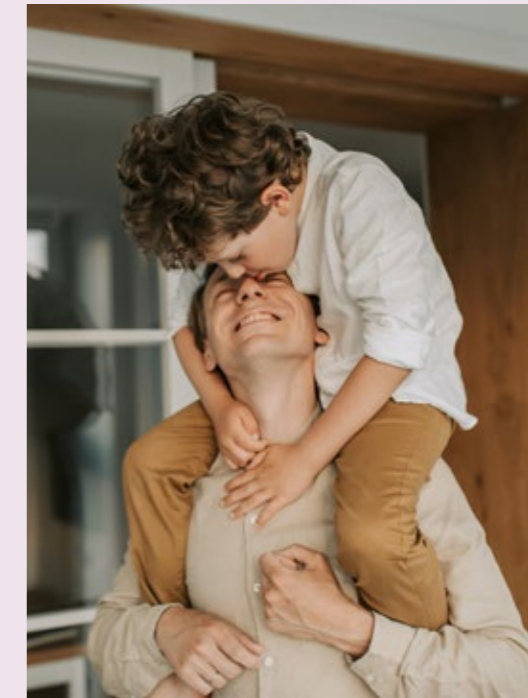
Surrounded by a 170m jogging loop, an elevated infinity pool with sunken seating and outdoor showers is the garden's social hub. Across the opposite side of the swimming pool, is a professional padel tennis court and a basketball area just beyond the private garden area.





Open outdoor
sanctuaries

The Pavilion



The spiritual heart of The Highbury

The dual-level Pavilion is designed for leisure, work and wellbeing. It is a labyrinth of social and introspective pockets, housing games tables, acoustic coworking booths, jungle-themed play areas and the secluded Ellington Record lounge, a cosy hideaway with a high-end audio system, and low-slung furniture.

Accessible from the Lounge area, The Pavilion opens out to the infinity pool to become a natural extension of the Gardens.



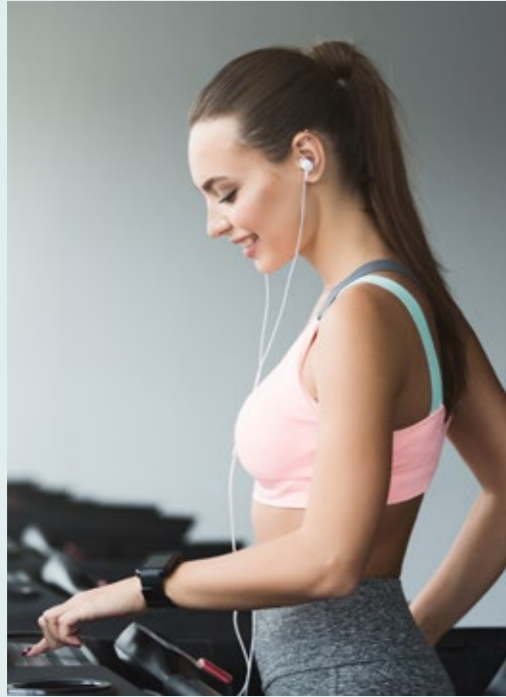


Entertainment
infused interiors





The first steps
in a design-led
way of living



Dedication to your wellbeing

The Pavilion's upper floor houses The Highbury indoor gym and yoga studio. A dedication to mental and physical wellbeing, the space features a fully equipped spa, as well as male and female saunas and steam rooms.





Actively refined



Upper Terrace



Exclusively open to residents of The Highbury's Duplex Apartments, the Upper Terrace boasts magnificent views looking directly across the city skyline and, perhaps its most iconic feature, The Burj Khalifa.



Transcend
ordinary

Amenities Plan



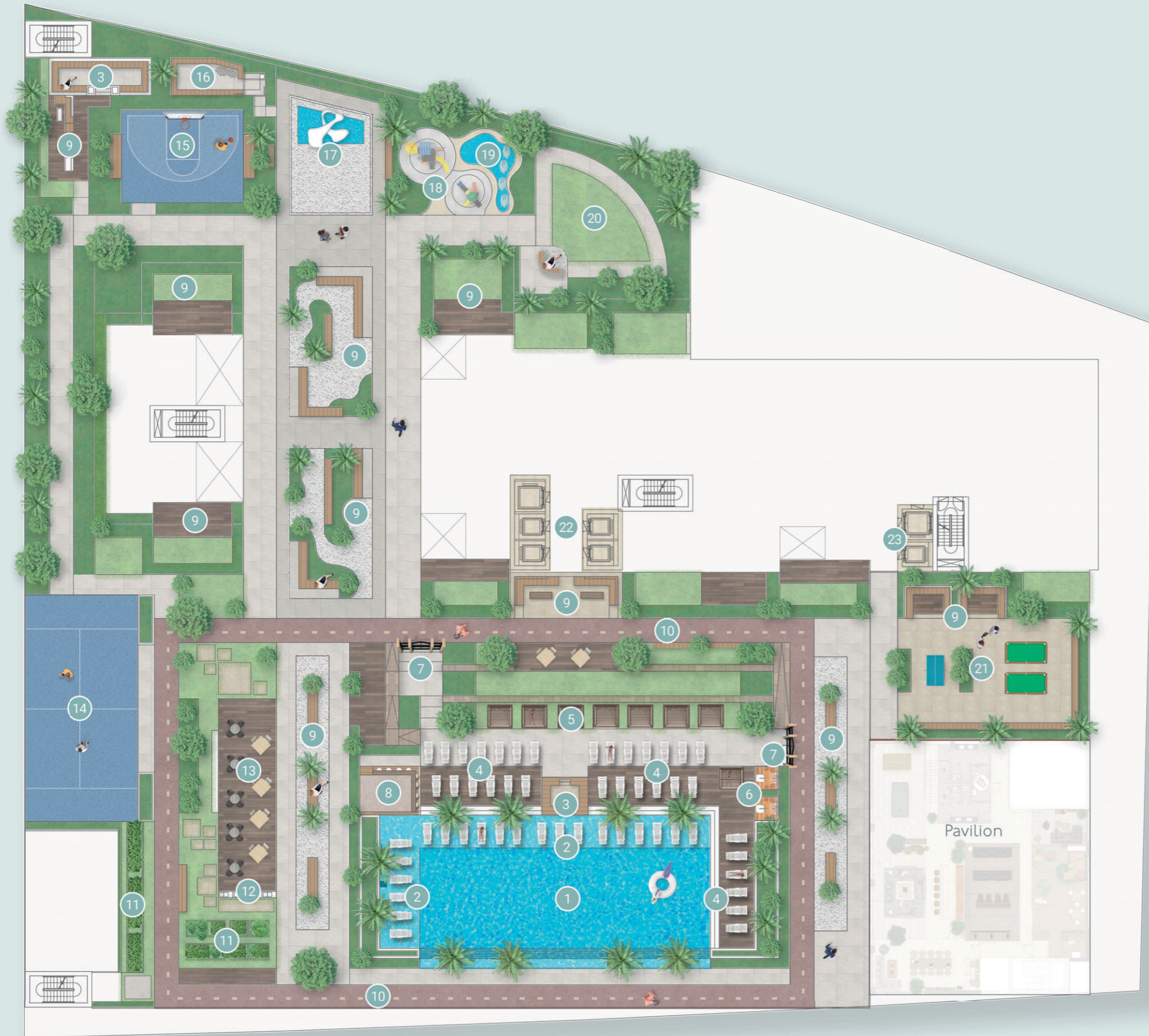
Find thoughtful
details on every
level

Ground Floor
Podium
Lower Pavilion
Upper Pavilion
Upper Terrace

GROUND FLOOR AMENITIES PLAN

- 1 Main Entrance
- 2 Residents Access
- 3 Drop-Off Area
- 4 Entrance Sculpture
- 5 Lobby Entrance
- 6 Communal Table
- 7 Lounge Area
- 8 Lobby Reception
- 9 Garden
- 10 Bicycle Parking with Wash Area
- 11 EV Charging Station
- 12 Parking for People of Determination
- 13 Lower Apartments Lift Lobby
- 14 Upper Apartments Lift Lobby
- 15 Loading and Unloading Area





PODIUM LEVEL AMENITIES PLAN

- 1 Infinity Leisure And Lap Pool
- 2 Baja Shelf
- 3 Sunken Seating
- 4 Pool Sun Loungers Area
- 5 Cabanas
- 6 Outdoor Shower Area
- 7 Pool Deck Entrance
- 8 Pool Refreshment Area
- 9 Lounge & Seating Areas
- 10 170m Jogging Track
- 11 Outdoor Herb Garden
- 12 Barbecue Area
- 13 Outdoor Dining Area
- 14 Padel Tennis Court
- 15 Urban Basketball Area
- 16 Pet Area
- 17 Sculpture
- 18 Outdoor Kids' Play Area
- 19 Kids' Splash Pad
- 20 Community Lawn
- 21 Games Table Zone
- 22 Lower Apartments Lift Lobby
- 23 Upper Apartments Lift Lobby



LOWER PAVILION AMENITIES PLAN

- 1 Lounge Area
- 2 Communal Table
- 3 Library Wall
- 4 Phone Booth
- 5 Kitchenette
- 6 Cinema Room
- 7 Kids Play Area
- 8 Kids Bathroom
- 9 Record Lounge Room
- 10 Bathroom for People of Determination
- 11 Male and Female Washroom
- 12 Games Table Zone
- 13 Access to Upper Pavilion



UPPER PAVILION AMENITIES PLAN

- 1 Yoga Studio
- 2 Fitness Studio
- 3 Storage Area
- 4 Female Spa Room
- 5 Male Spa Room
- 6 Access to the Lower Pavilion



22ND FLOOR AMENITIES PLAN



- 1 Infinity Leisure Pool
- 2 Baja Shelf
- 3 Pool Sun Loungers Area
- 4 Cabanas
- 5 Pool Refreshment Area
- 6 Change Rooms
- 7 Barbecue Area
- 8 Outdoor Dining Area
- 9 Games Table Zone
- 10 Outdoor Club Lounge Terrace
- 11 Club Lounge
- 12 Entrance to Roof Deck

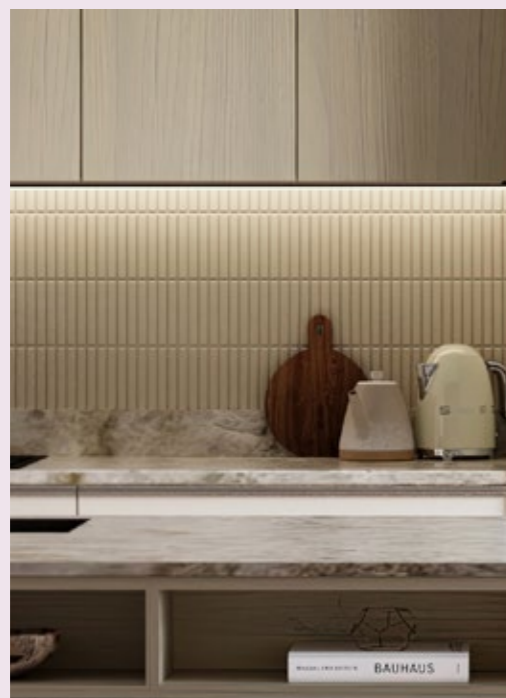


Apartments



A curated family haven

From stylish studios to spacious three-bed apartments, living at The Highbury exemplifies a level of detail true to our design-led philosophy. As well as direct access to thriving gardens, outdoor sports facilities, swimming pools and The Pavilion, each apartment looks out across Mohammed Bin Rashid City and beyond from tranquil private balconies.



Comfort by design

Kitchens at the Highbury, a perfect balance, striking a harmony of quality, desirability and usability. In line with Ellington's philosophy of living well by design, the kitchen becomes the heart of family life. The space and its suite of integrated appliances are centred around the signature island surface that becomes the focal point of dining, entertainment and working from home.



The Kitchen





A welcome retreat

The bedrooms at The Highbury bring revitalisation and sublime comfort. It is a space to curate your personal sanctuary from the outside world.



The Bedroom





The Bathroom



A sanctuary of calm

Among warm porcelain floors accentuated by a soft, off-white finger-tiled wall, the bathroom is a sanctuary of calm with ample storage space and a design that begins with functionality. The hand and rain shower contained in glass doors, as well as integrated sinks, create a beautiful spa-like feel to your home.



Experience
a new elevation



Upper-level Apartments



Higher perspectives

As the building gradually transcends to its highest levels, we reach The Highbury's Upper-level Apartments. Available in two-bed, three-bed plans and a one-of-a-kind four-bed plan, the development's most aspirational living spaces offer breathtaking views from expansive balconies toward the stunning Downtown skyline.

These elevated floors are accessible through a private entrance and allow residents to enjoy exclusive access to the Upper Terrace and its pristine infinity pool.

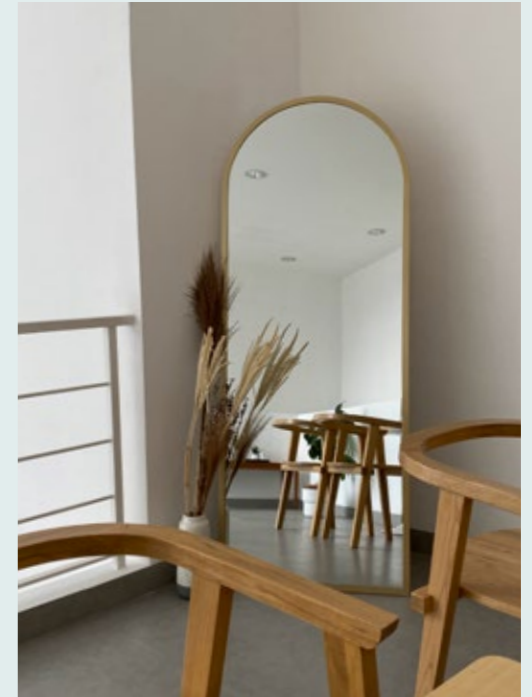


The heart
of the home





Floor Plans



Studios, two-bed and three-bed apartments invite you to a vibrant take on family living spaces, while our four-bed apartments take interiors and exteriors to a new level.

1st Floor

2nd Floor

3rd - 21st Floor

22nd Floor

23rd Floor

24th - 25th Floor

26th Floor

27th Floor

28th Floor

29th Floor



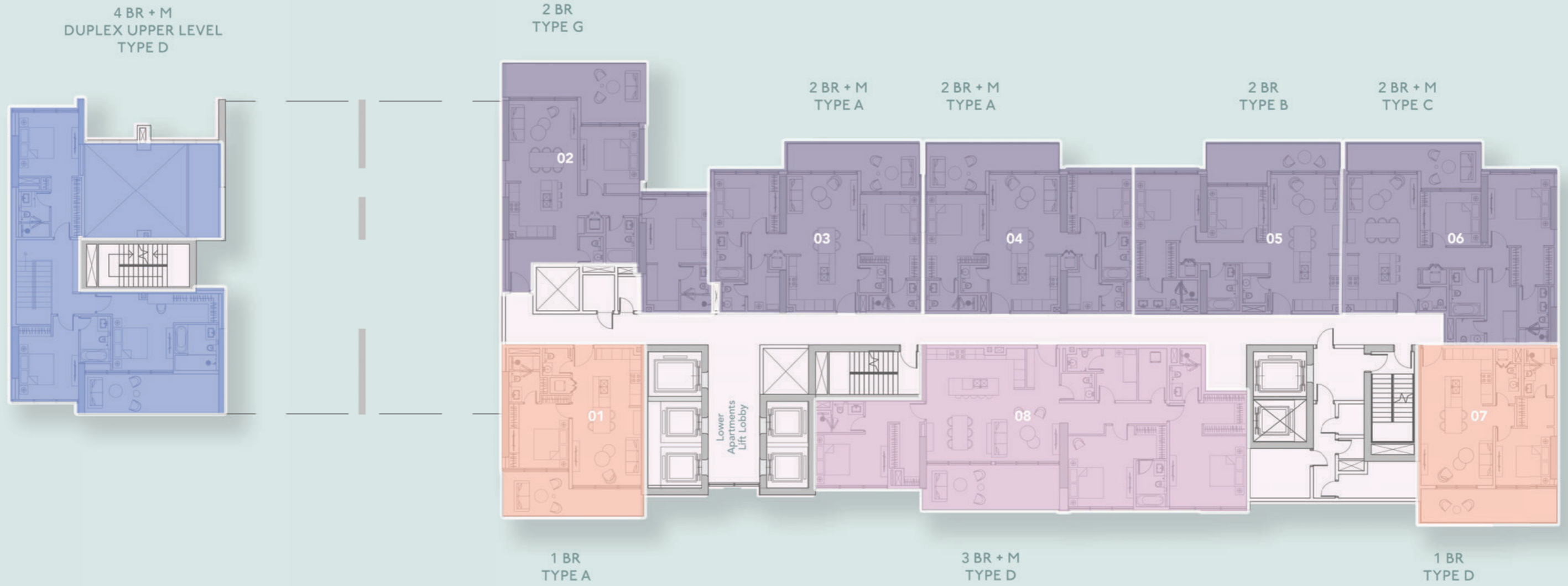
Lower level apartments



1ST FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- 4 BEDROOM DUPLEX APARTMENTS





2ND FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- 4 BEDROOM DUPLEX APARTMENTS





3RD - 12TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

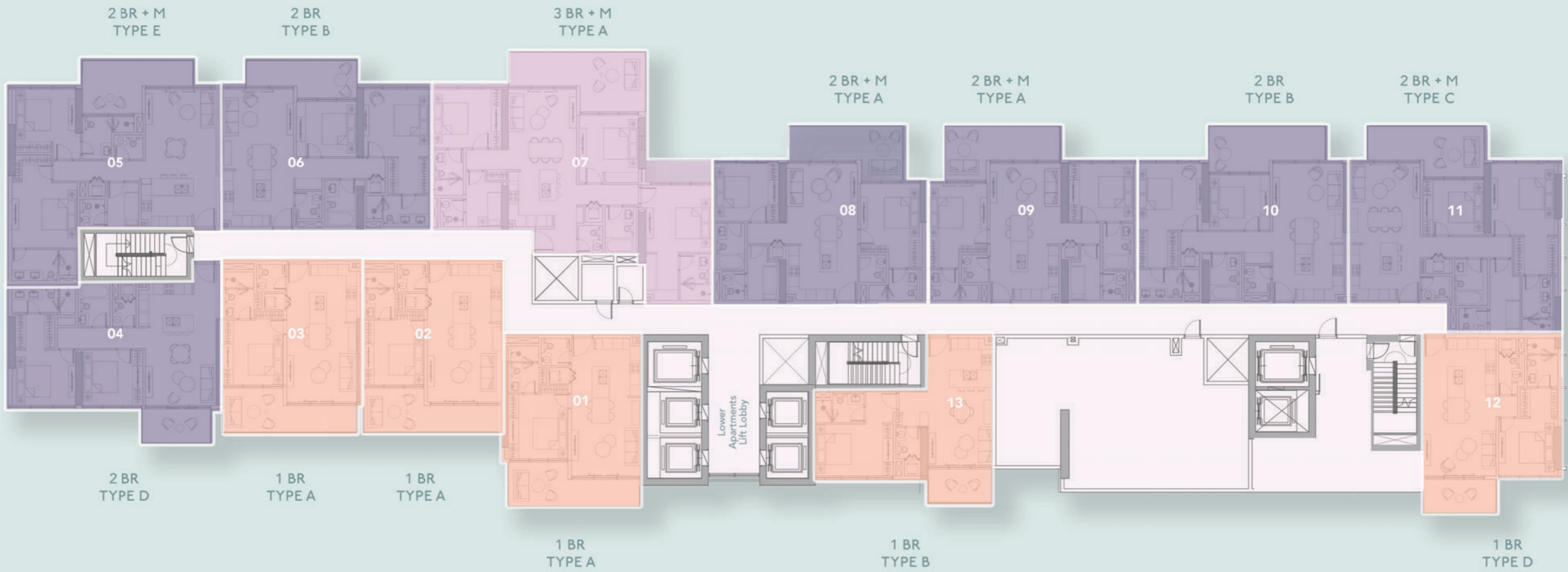




13TH - 20TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS





21ST FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS





Internal Living Area

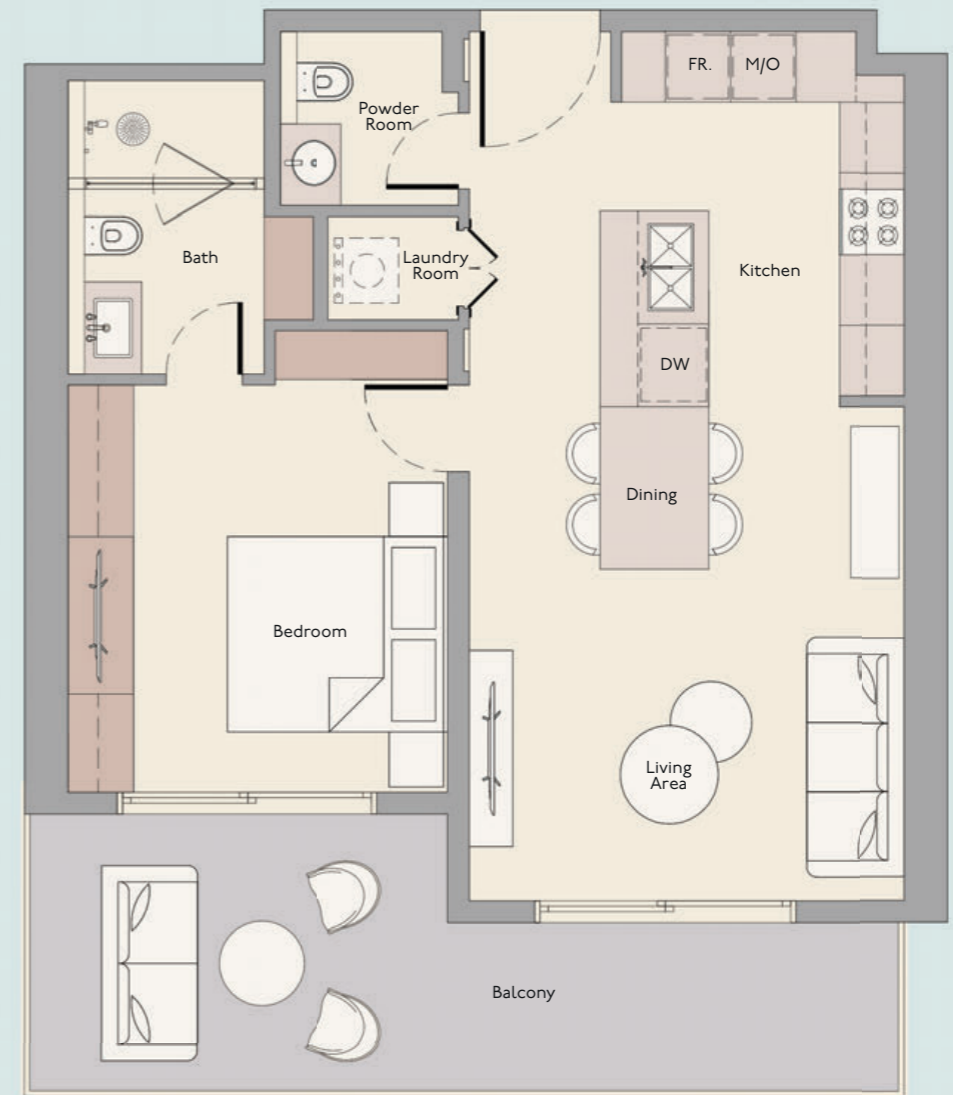
343.58 sq.ft

Outdoor Living Area

82.34 sq.ft

Total Living Area

425.93 sq.ft



Internal Living Area

657.67 sq.ft

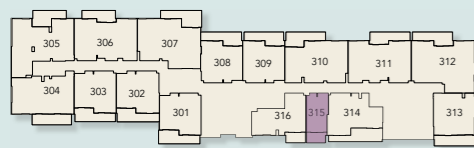
Outdoor Living Area

190.52 sq.ft

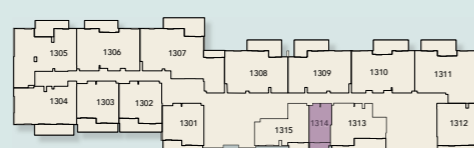
Total Living Area

848.20 sq.ft

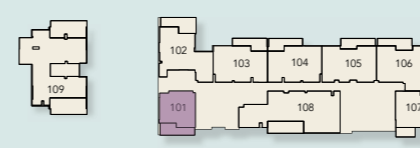
3rd Floor - 12th Floor



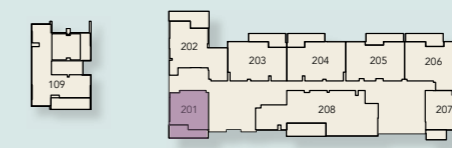
13th Floor - 20th Floor



1st Floor



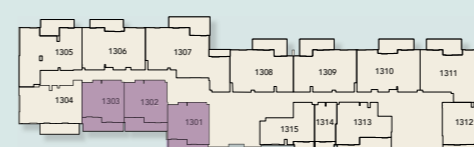
2nd Floor



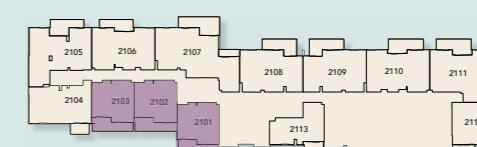
3rd Floor - 12th Floor



13th Floor - 20th Floor



21st Floor



1 Bedroom
Type B



Internal Living Area

683.83 sq.ft

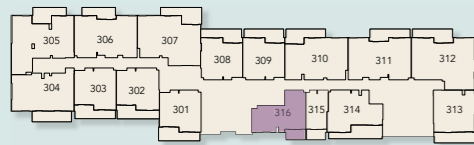
Outdoor Living Area

83.85 sq.ft

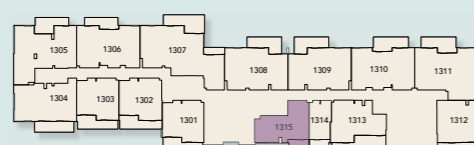
Total Living Area

767.68 sq.ft

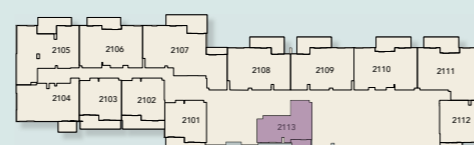
3rd Floor - 12th Floor



13th Floor - 20th Floor



21st Floor



1 Bedroom
Type C



Internal Living Area

772.63 sq.ft

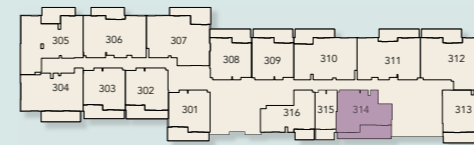
Outdoor Living Area

133.36 sq.ft

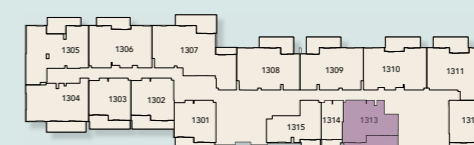
Total Living Area

905.99 sq.ft

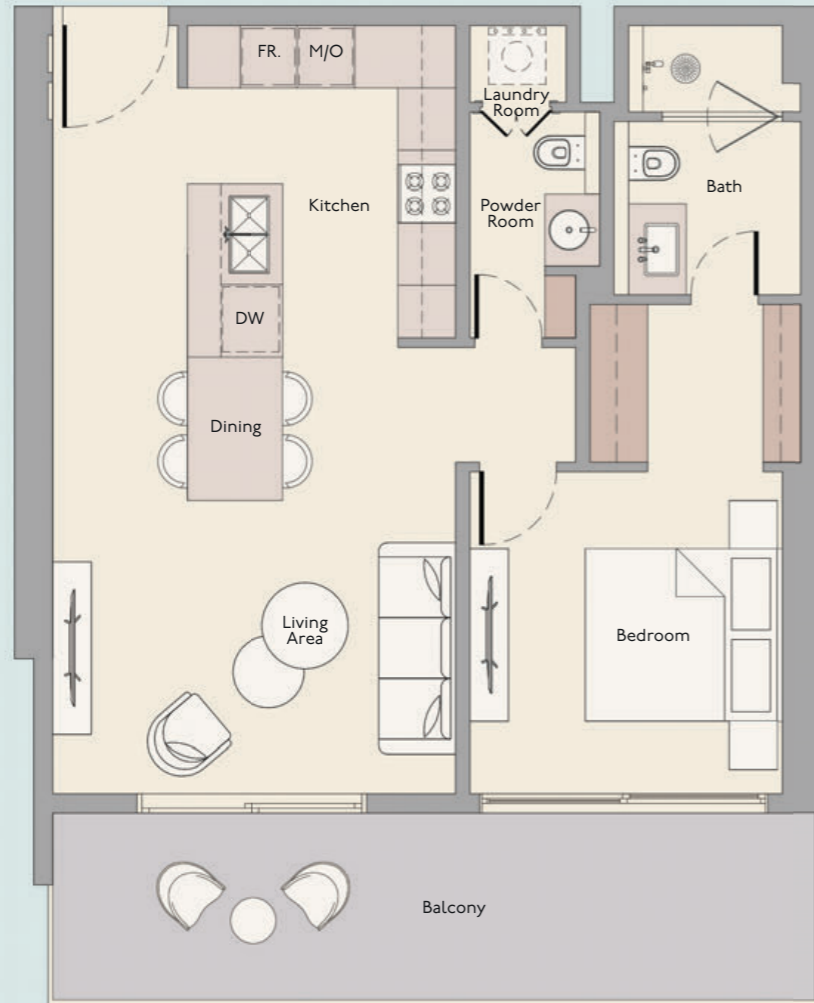
3rd Floor - 12th Floor



13th Floor - 20th Floor



1 Bedroom
Type D



Internal Living Area

703.21 sq.ft

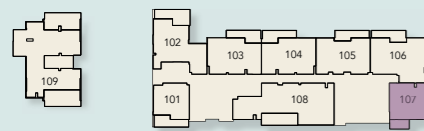
Outdoor Living Area

179.76 sq.ft

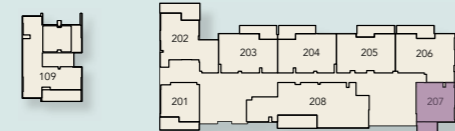
Total Living Area

882.96 sq.ft

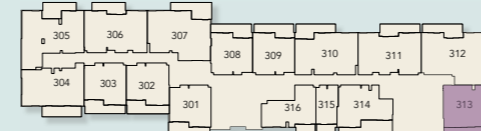
1st Floor



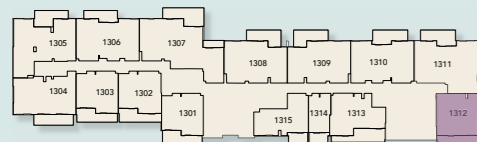
2nd Floor



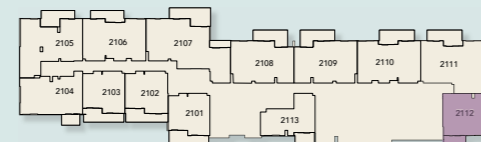
3rd Floor - 12th Floor



13th Floor - 20th Floor



21st Floor



2 Bedroom + Maids Room
Type A



Internal Living Area

1015.25 sq.ft

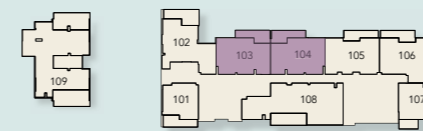
Outdoor Living Area

189.88 sq.ft

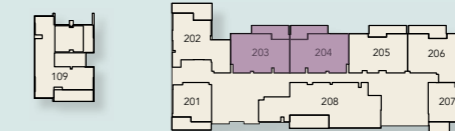
Total Living Area

1205.13 sq.ft

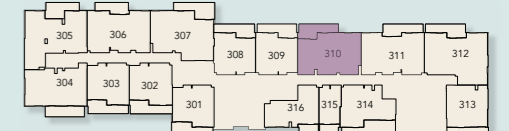
1st Floor



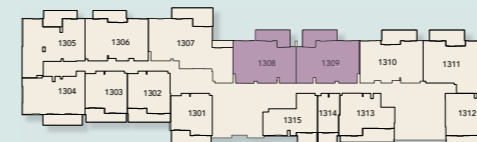
2nd Floor



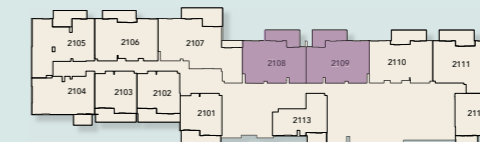
3rd Floor - 12th Floor



13th Floor - 20th Floor



21st Floor



2 Bedroom
Type B



2 Bedroom + Maids Room
Type C



Internal Living Area

1034.95 sq.ft

Outdoor Living Area

141.44 sq.ft

Total Living Area

1176.39 sq.ft

Internal Living Area

1166.70 sq.ft

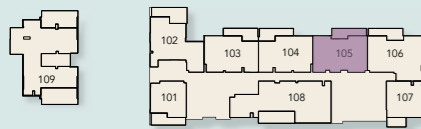
Outdoor Living Area

184.17 sq.ft

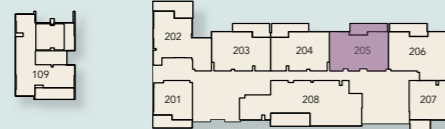
Total Living Area

1350.87 sq.ft

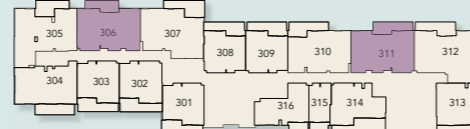
1st Floor



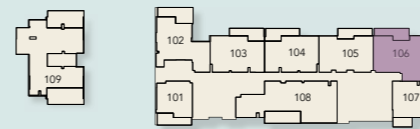
2nd Floor



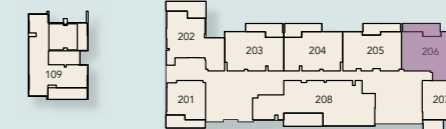
3rd Floor - 12th Floor



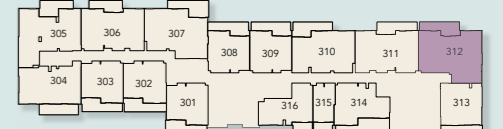
1st Floor



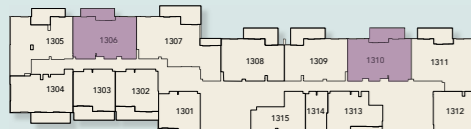
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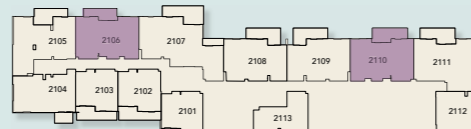
3rd Floor - 12th Floor



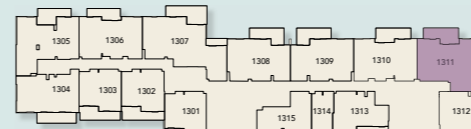
13th Floor - 20th Floor



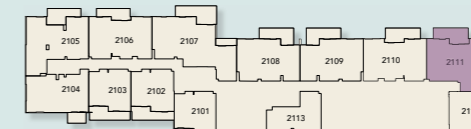
21st Floor



13th Floor - 20th Floor



21st Floor



2 Bedroom
Type D



Internal Living Area

960.57 sq.ft

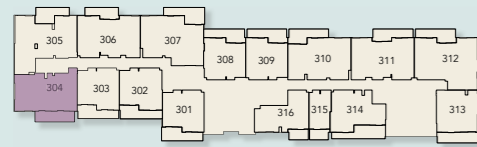
Outdoor Living Area

173.41 sq.ft

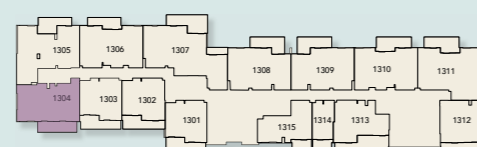
Total Living Area

1133.98 sq.ft

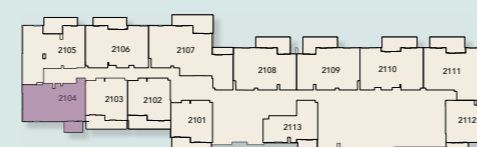
3rd Floor - 12th Floor



13th Floor - 20th Floor



21st Floor



2 Bedroom + Maids Room
Type E



Internal Living Area

1136.13 sq.ft

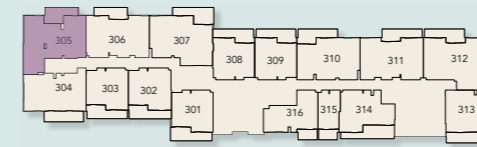
Outdoor Living Area

176.96 sq.ft

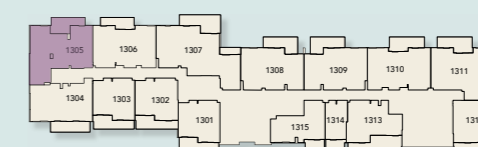
Total Living Area

1313.09 sq.ft

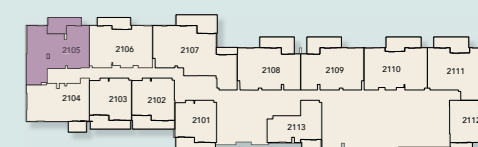
3rd Floor - 12th Floor



13th Floor - 20th Floor



21st Floor

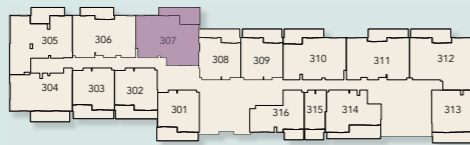


2 Bedroom + Maids Room
Type F



Internal Living Area	Outdoor Living Area	Total Living Area
1110.30 sq.ft	210.00 sq.ft	1320.30 sq.ft

3rd Floor - 12th Floor

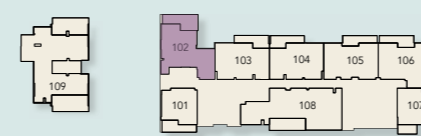


2 Bedroom
Type G

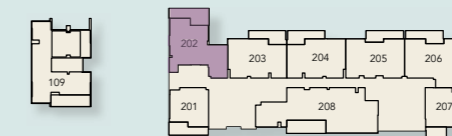


Internal Living Area	Outdoor Living Area	Total Living Area
1108.5 sq.ft	245.2 sq.ft	1353.7 sq.ft

1st Floor



2nd Floor



3 Bedroom + Maids Room
Type A



Internal Living Area

1413.62 sq.ft

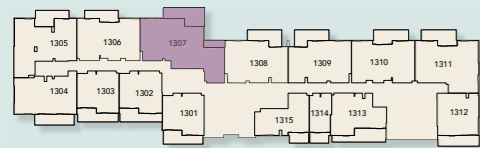
Outdoor Living Area

307.31 sq.ft

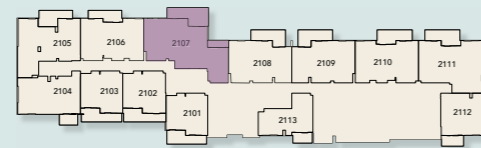
Total Living Area

1720.93 sq.ft

13th Floor - 20th Floor



21st Floor



3 Bedroom + Maids Room
Type C



Internal Living Area

1771.4 sq.ft

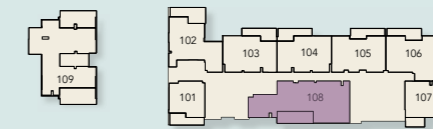
Outdoor Living Area

240.4 sq.ft

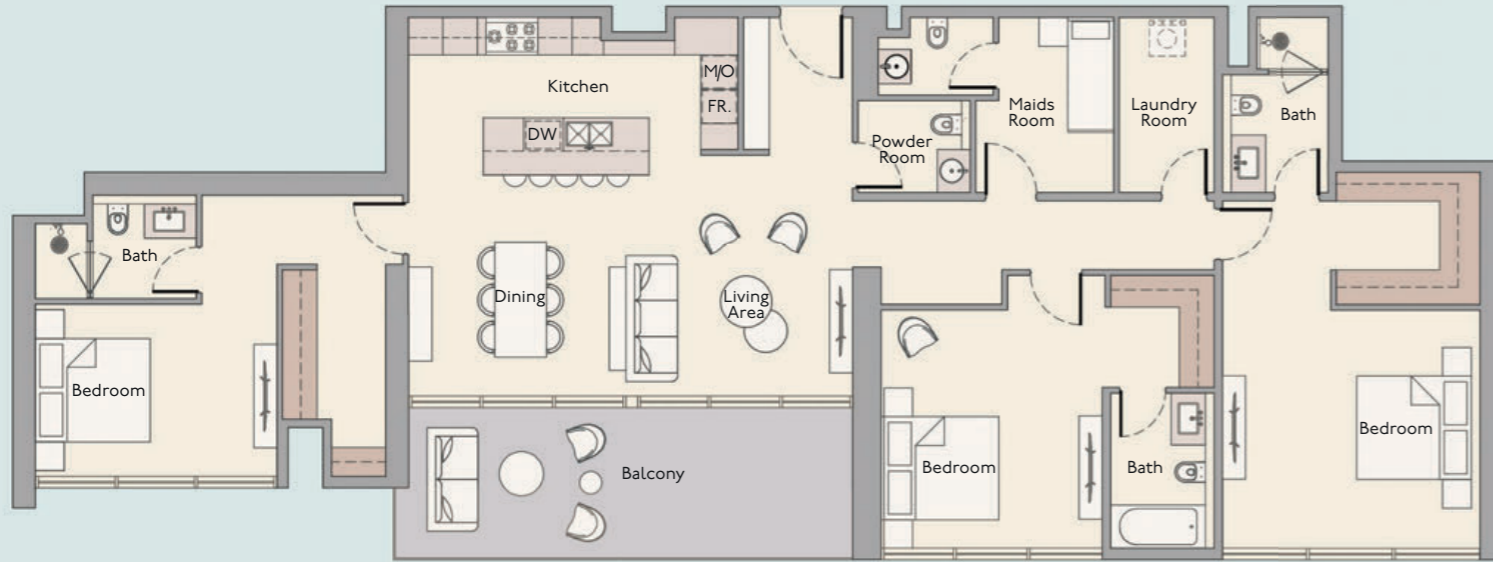
Total Living Area

2011.89 sq.ft

1st Floor



3 Bedroom + Maids Room
Type D



Internal Living Area

1962.26 sq.ft

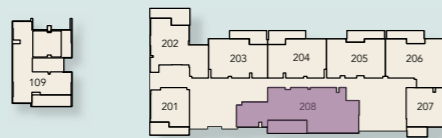
Outdoor Living Area

242.30 sq.ft

Total Living Area

2204.56 sq.ft

2nd Floor



4 Bedroom + Maids Room Duplex
Type D



Internal Living Area

3131.1 sq.ft

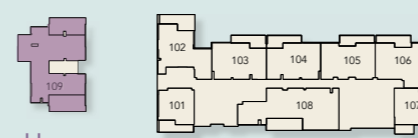
Outdoor Living Area

884.6 sq.ft

Total Living Area

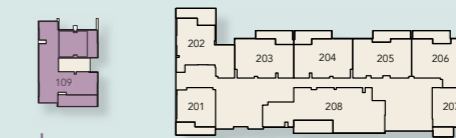
4015.8 sq.ft

1st Floor



Upper

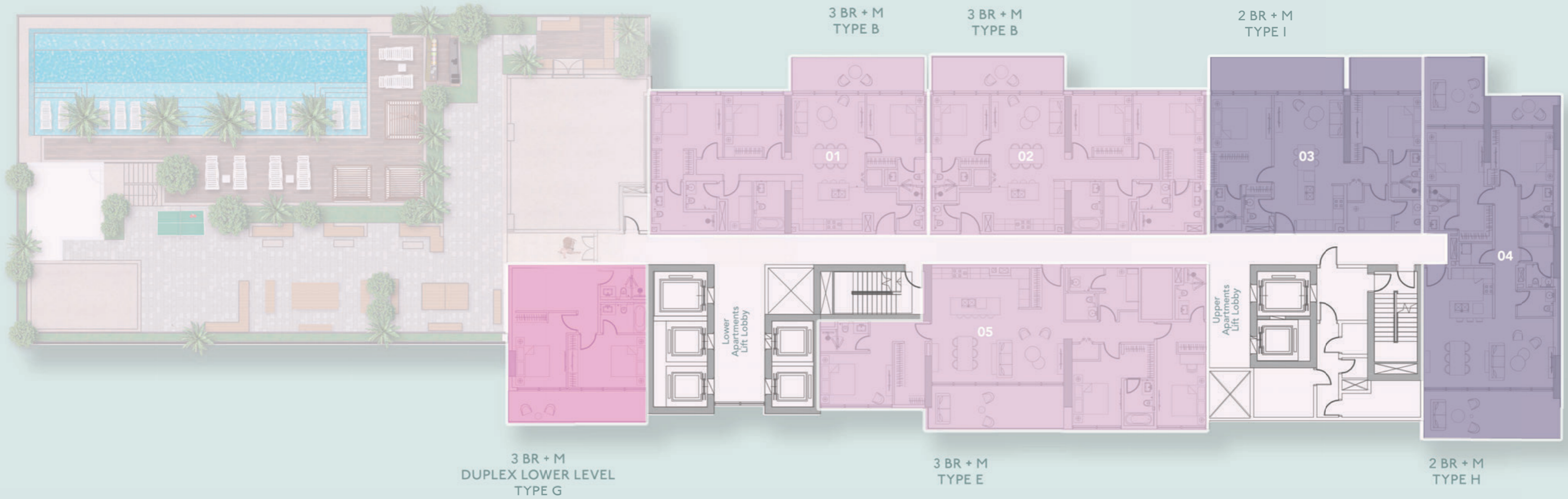
2nd Floor



Lower

Upper level apartments





22ND FLOOR PLAN



2 BEDROOM APARTMENTS

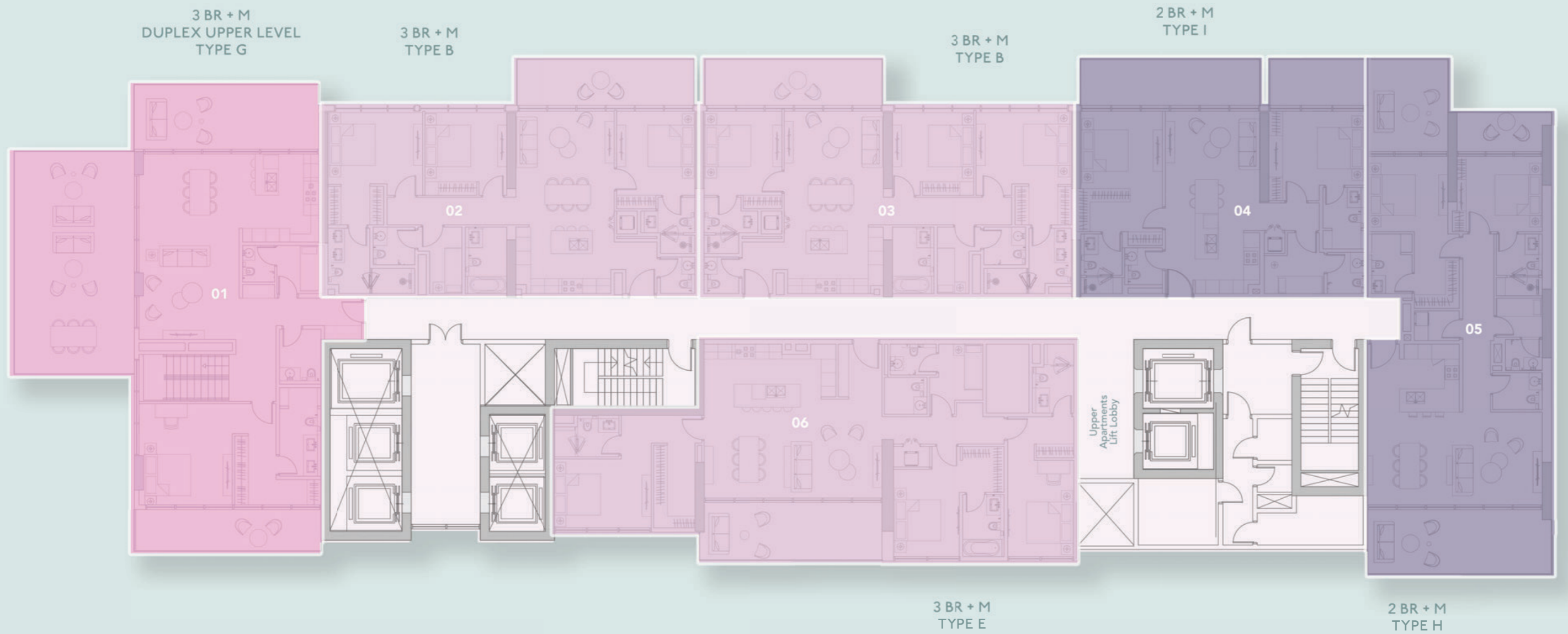


3 BEDROOM APARTMENTS



3 BEDROOM DUPLEX APARTMENTS

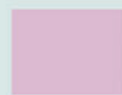




23RD FLOOR PLAN



2 BEDROOM APARTMENTS

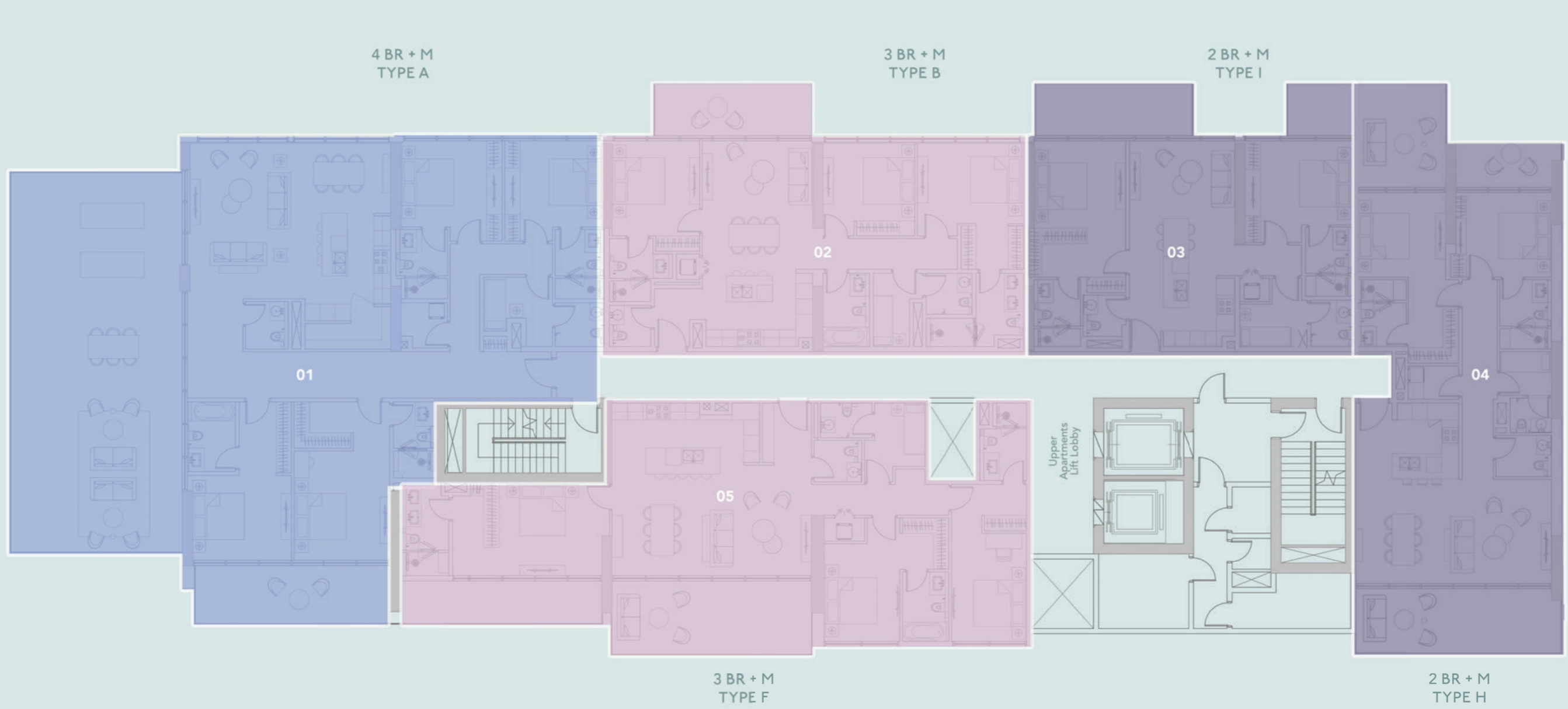


3 BEDROOM APARTMENTS



3 BEDROOM DUPLEX APARTMENTS

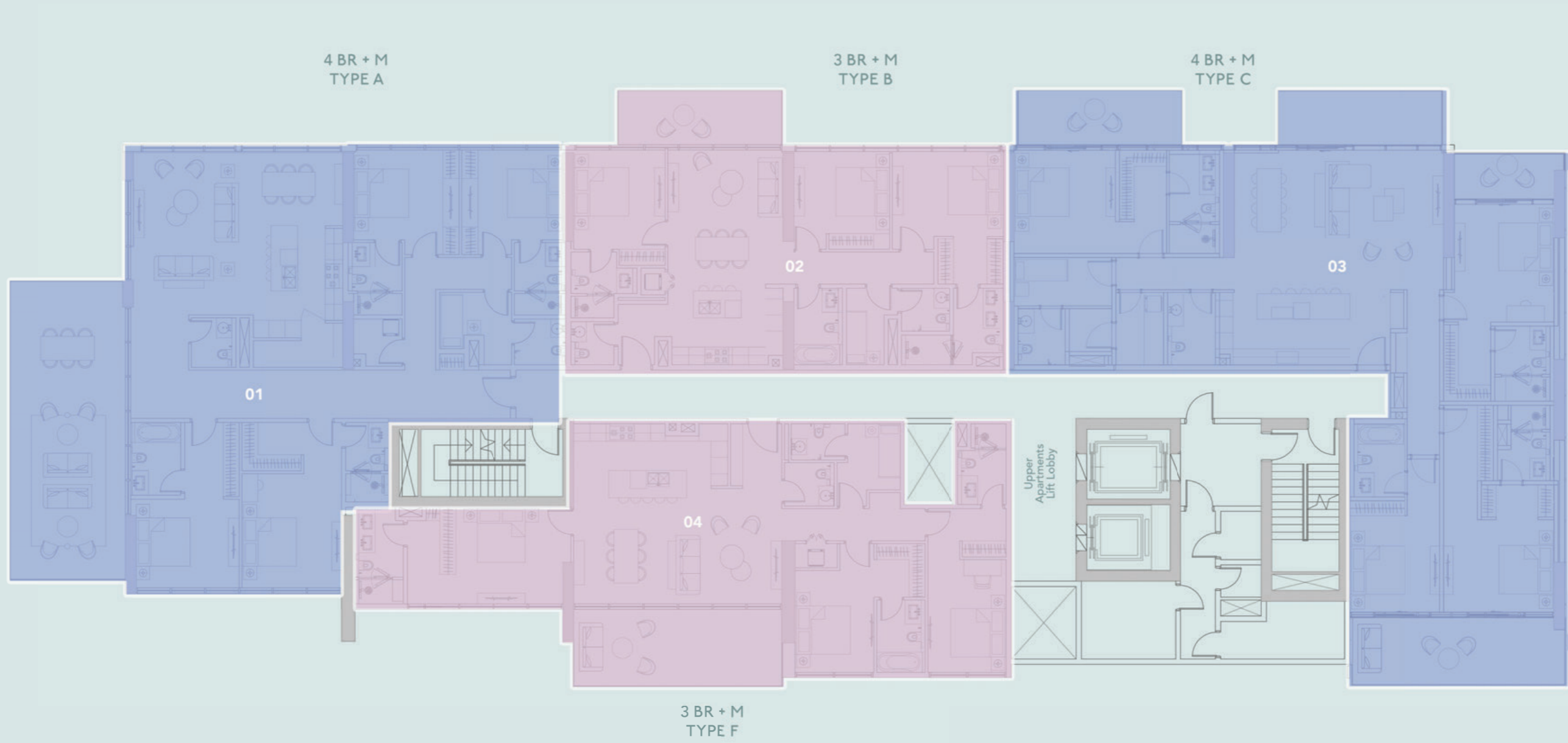




24TH FLOOR PLAN

- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- 4 BEDROOM APARTMENT

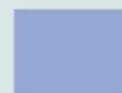




25TH FLOOR PLAN



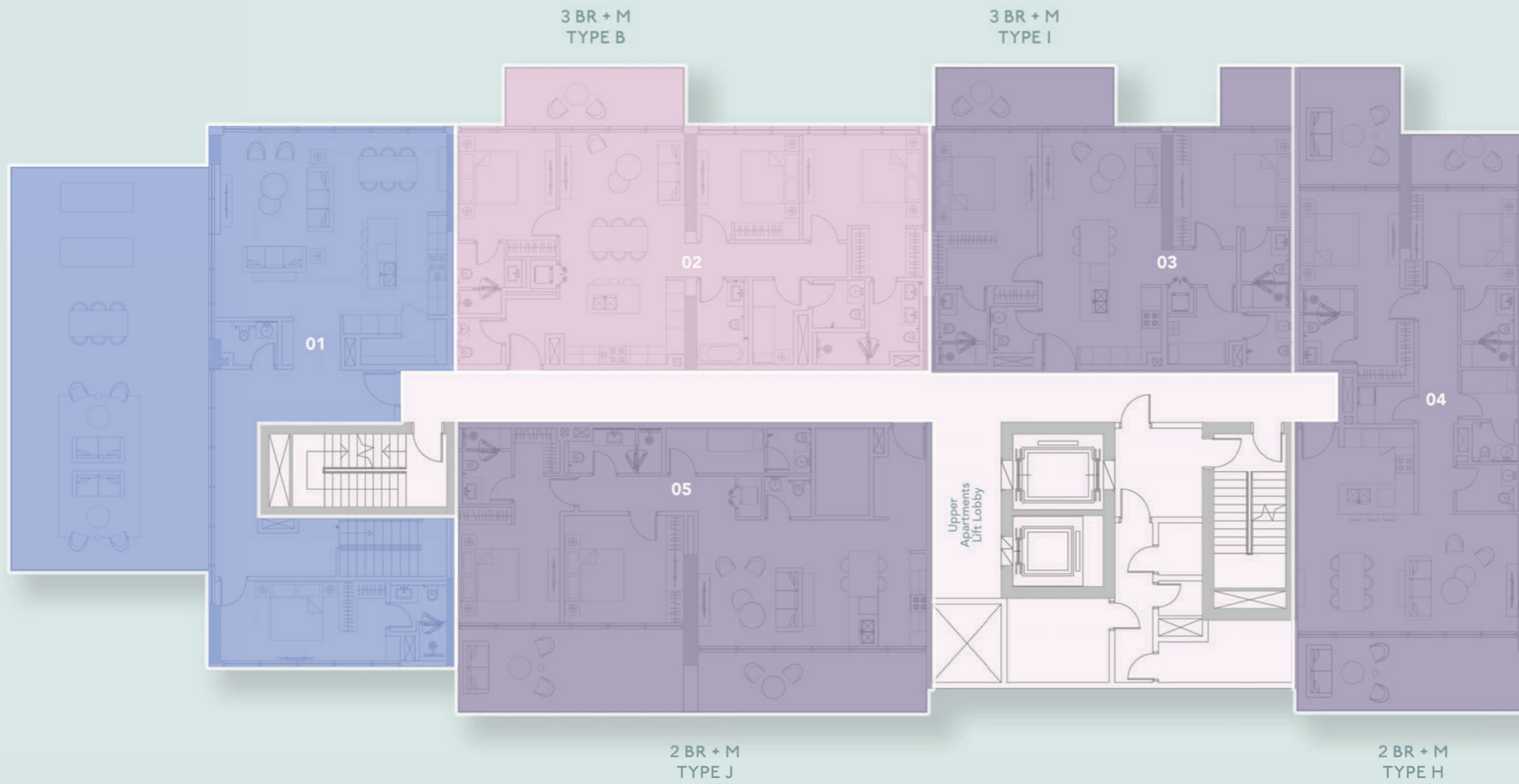
3 BEDROOM APARTMENTS



4 BEDROOM APARTMENT



4 BR
DUPLEX
LOWER LEVEL
TYPE E



26TH FLOOR PLAN



2 BEDROOM APARTMENTS

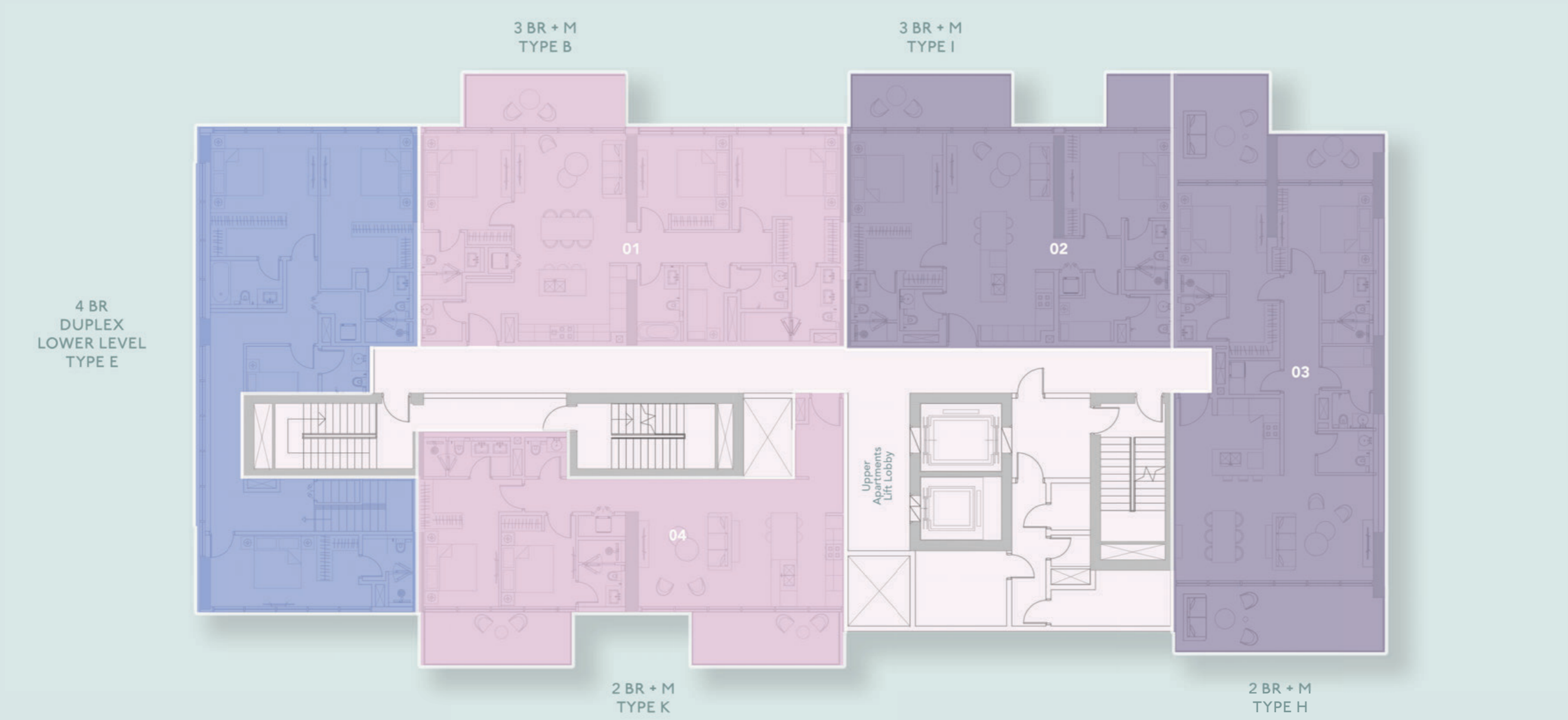


3 BEDROOM APARTMENTS



4 BEDROOM DUPLEX APARTMENTS

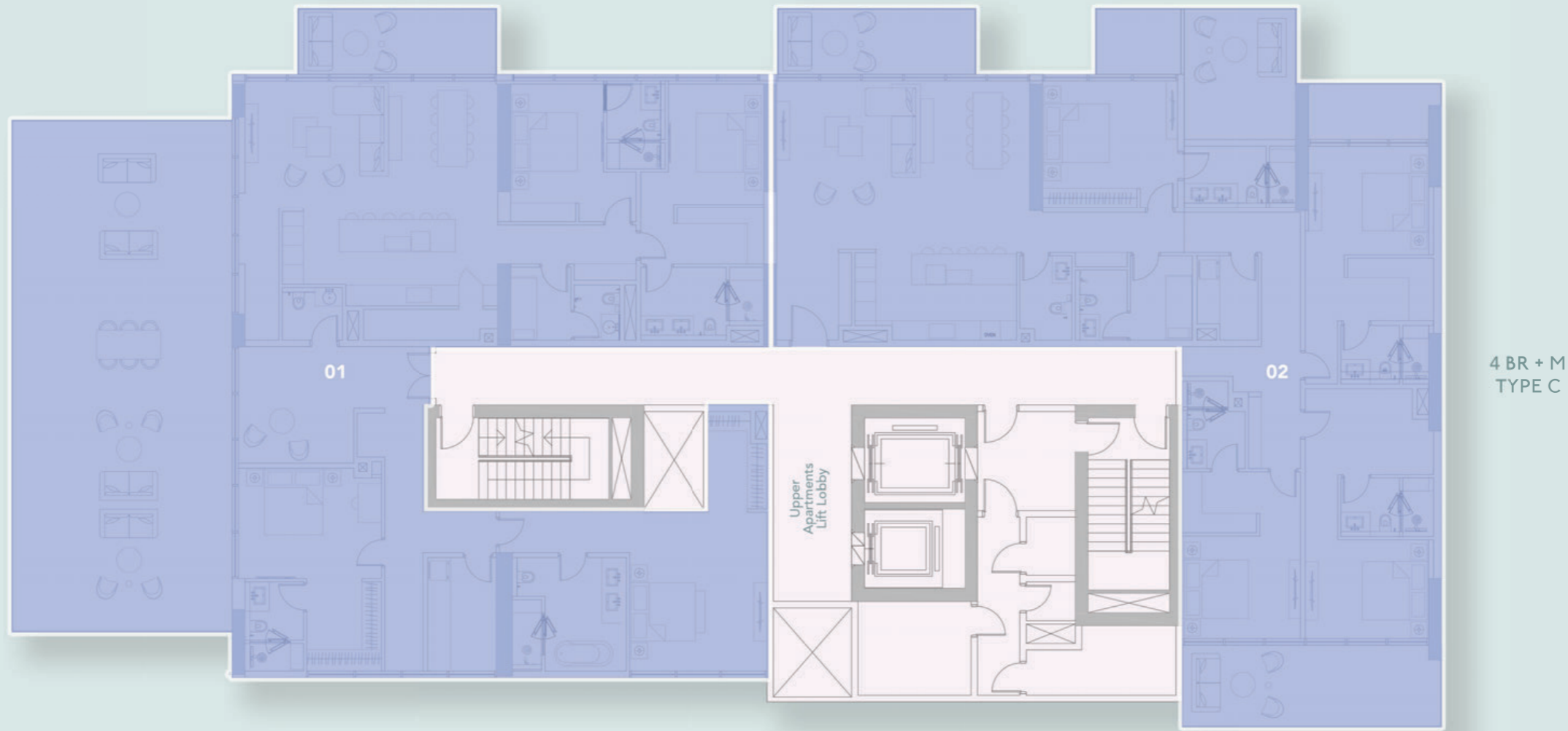




27TH FLOOR PLAN

- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- 4 BEDROOM DUPLEX APARTMENTS





4 BR + M
TYPE B

01

02

4 BR + M
TYPE C

Upper
Apartments
Lift Lobby

28TH FLOOR PLAN



4 BEDROOM APARTMENTS



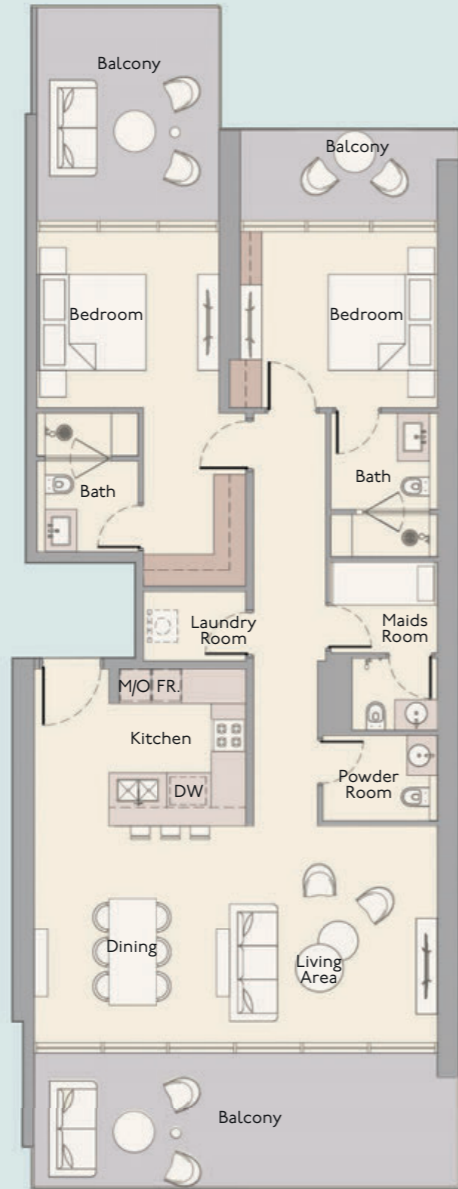


29TH FLOOR PLAN

 PENTHOUSE



2 Bedroom + Maids Room
Type H



Internal Living Area

1262.93 sq.ft

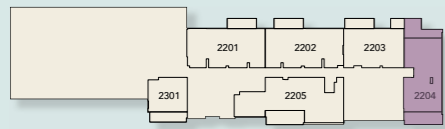
Outdoor Living Area

467.26 sq.ft

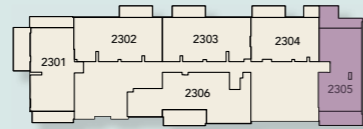
Total Living Area

1730.19 sq.ft

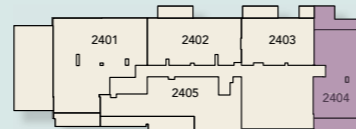
22nd Floor



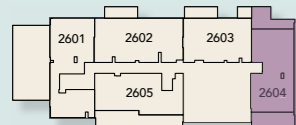
23rd Floor



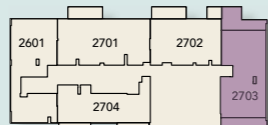
24th Floor



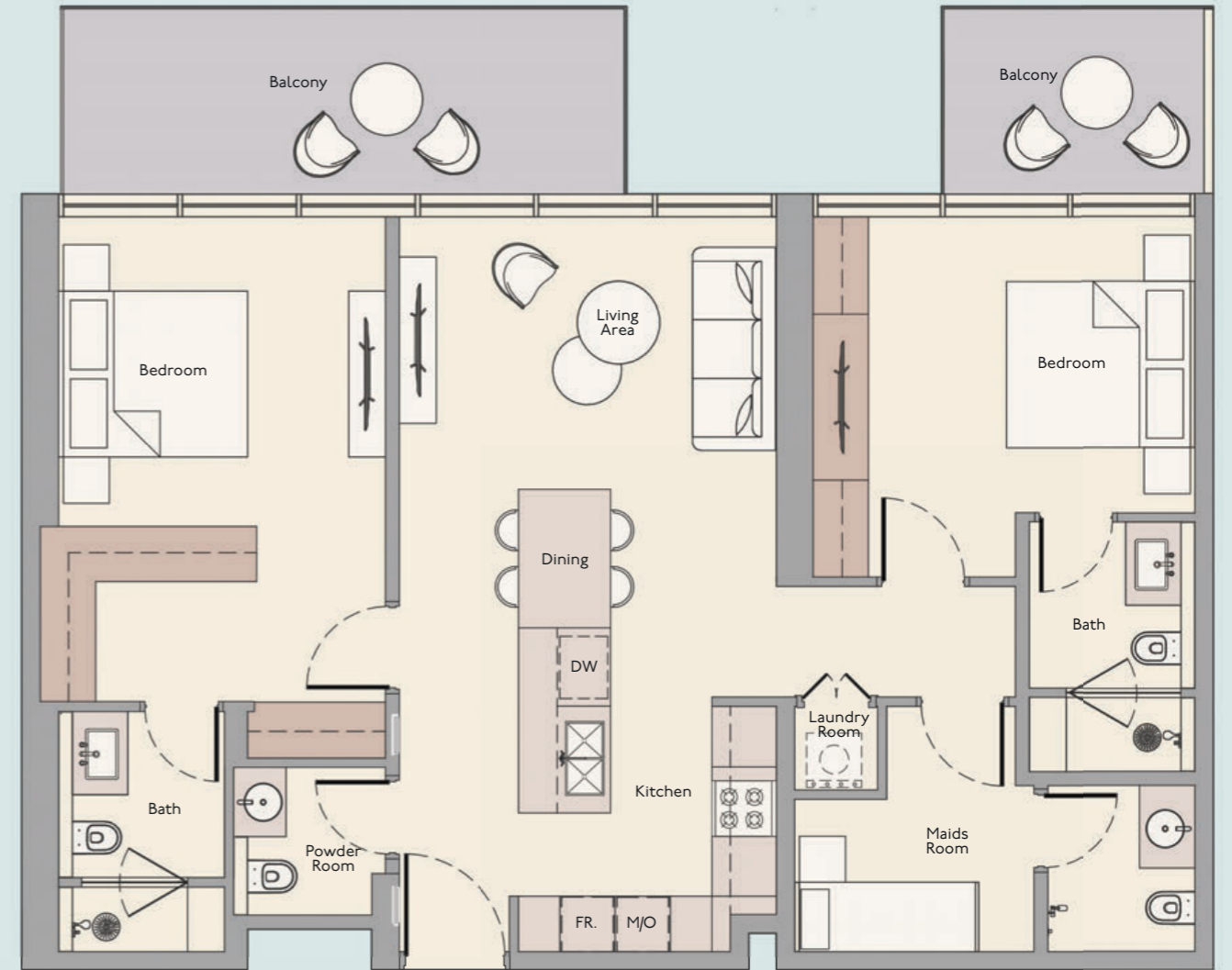
26th Floor



27th Floor



2 Bedroom + Maids Room
Type I



Internal Living Area

1103.95 sq.ft

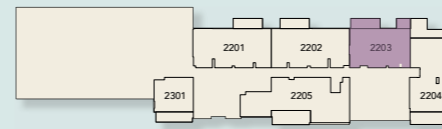
Outdoor Living Area

207.42 sq.ft

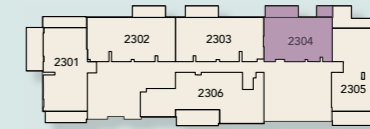
Total Living Area

1311.37 sq.ft

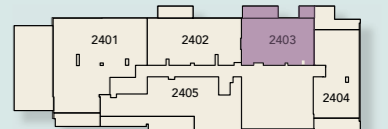
22nd Floor



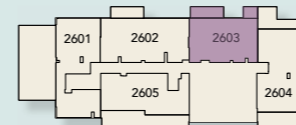
23rd Floor



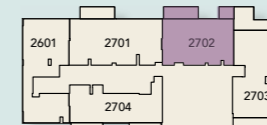
24th Floor



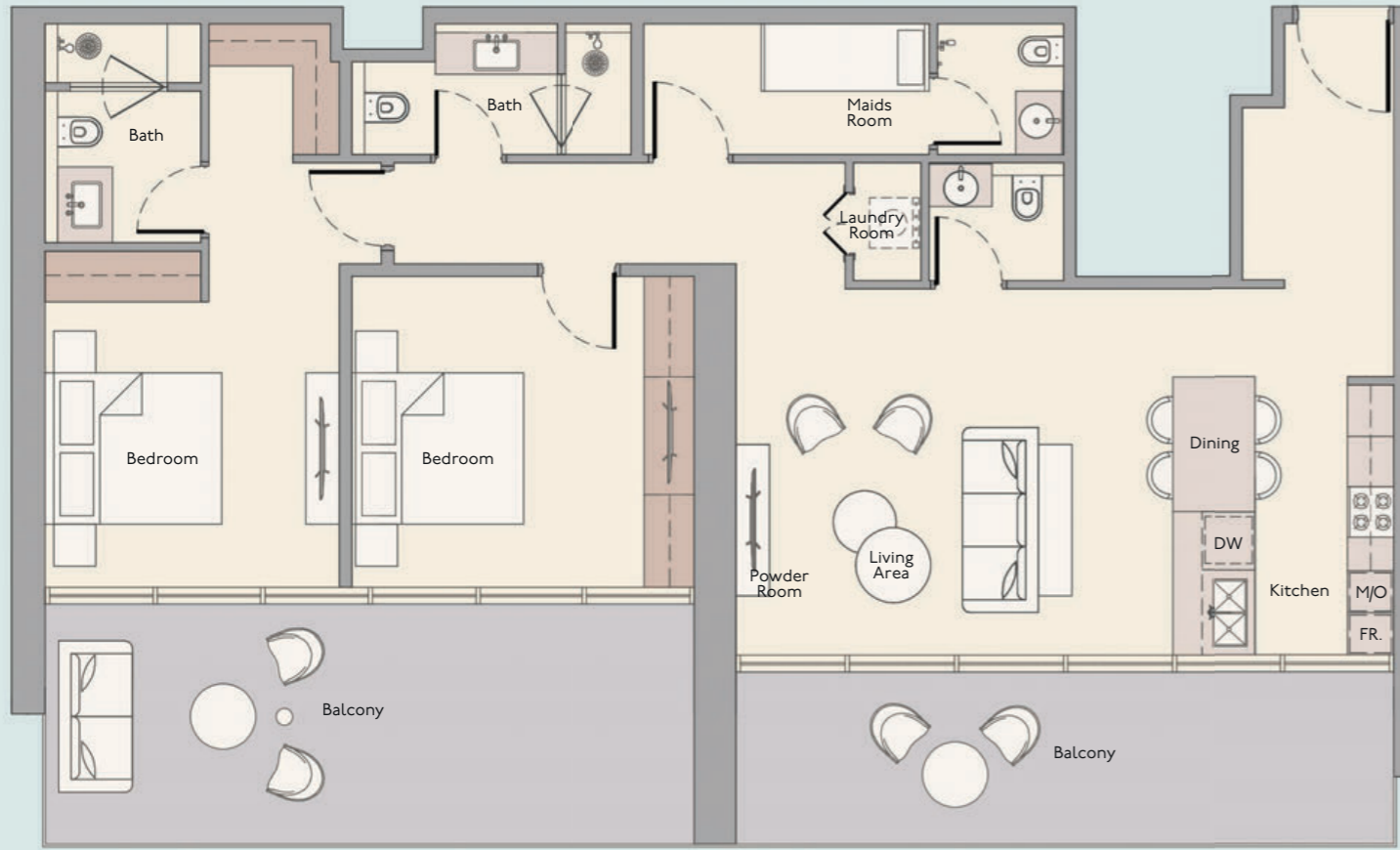
26th Floor



27th Floor



2 Bedroom + Maids Room
Type J



Internal Living Area

1209.33 sq.ft

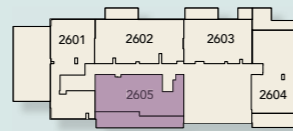
Outdoor Living Area

448.64 sq.ft

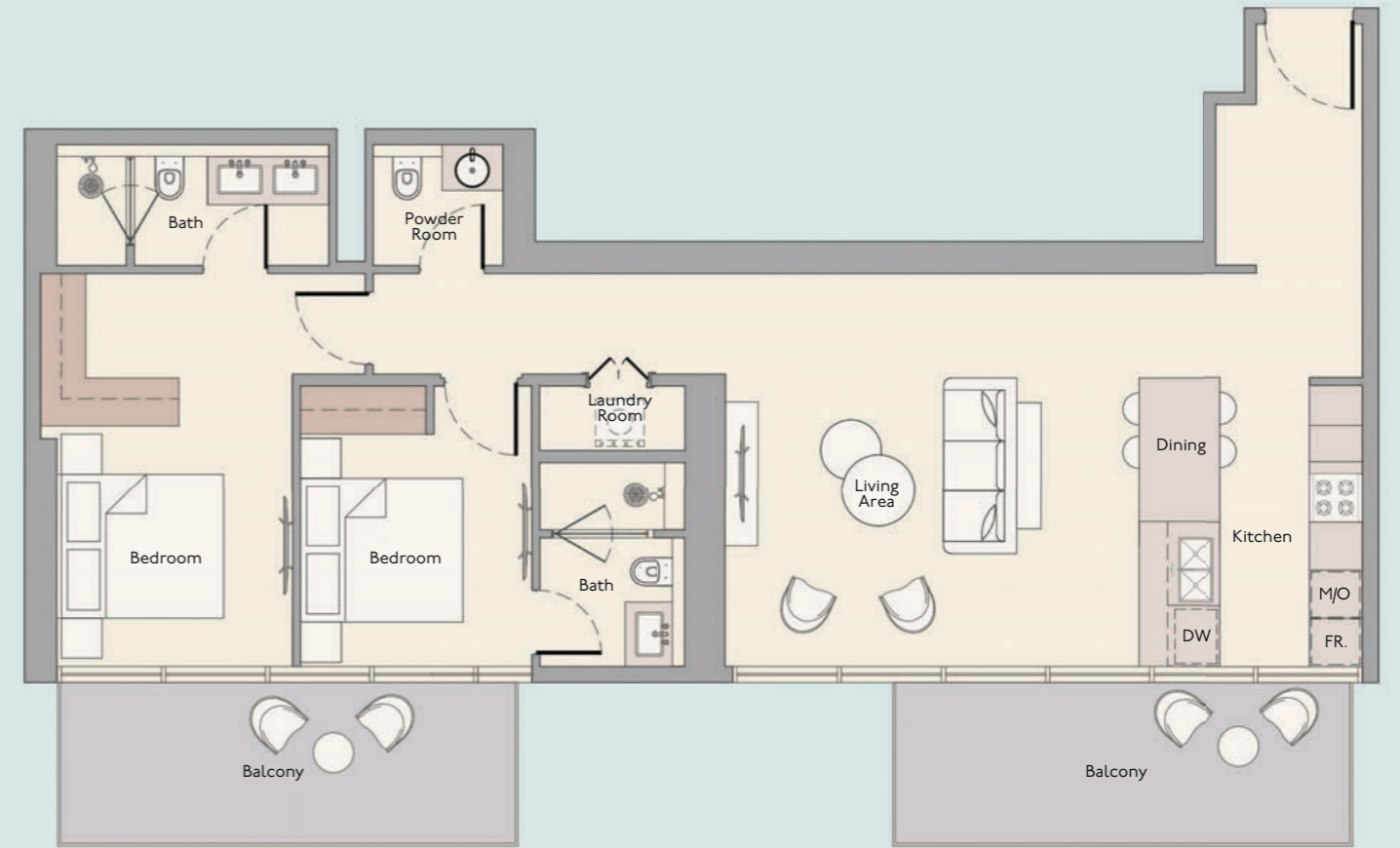
Total Living Area

1657.97 sq.ft

26th Floor



2 Bedroom + Maids Room
Type K



Internal Living Area

1062.83 sq.ft

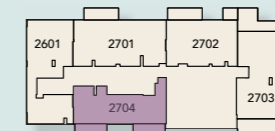
Outdoor Living Area

256.50 sq.ft

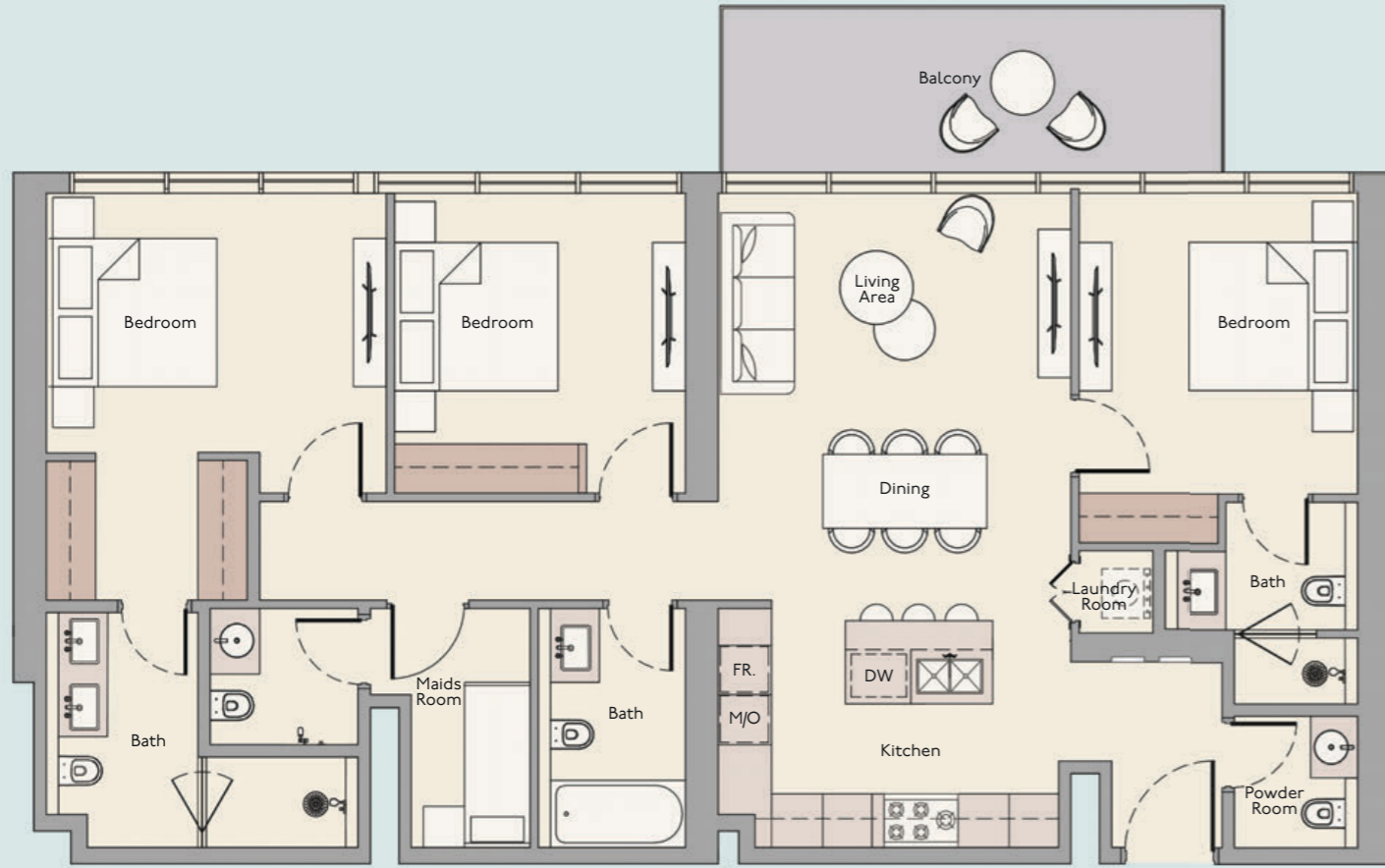
Total Living Area

1219.33 sq.ft

27th Floor



3 Bedroom + Maids Room
Type B



Internal Living Area

1420.84 sq.ft

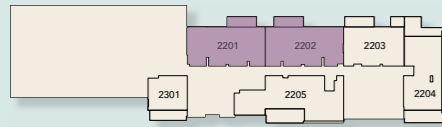
Outdoor Living Area

140.90 sq.ft

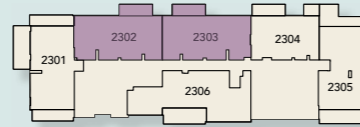
Total Living Area

1561.74 sq.ft

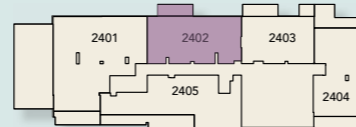
22nd Floor



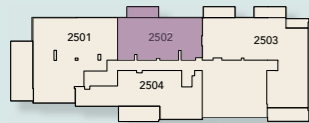
23rd Floor



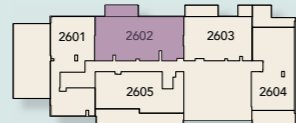
24th Floor



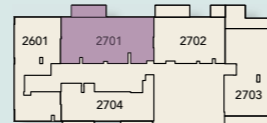
25th Floor



26th Floor



27th Floor



3 Bedroom + Maids Room
Type E



Internal Living Area

1720.07 sq.ft

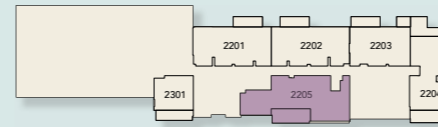
Outdoor Living Area

257.47 sq.ft

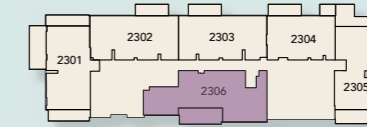
Total Living Area

1977.55 sq.ft

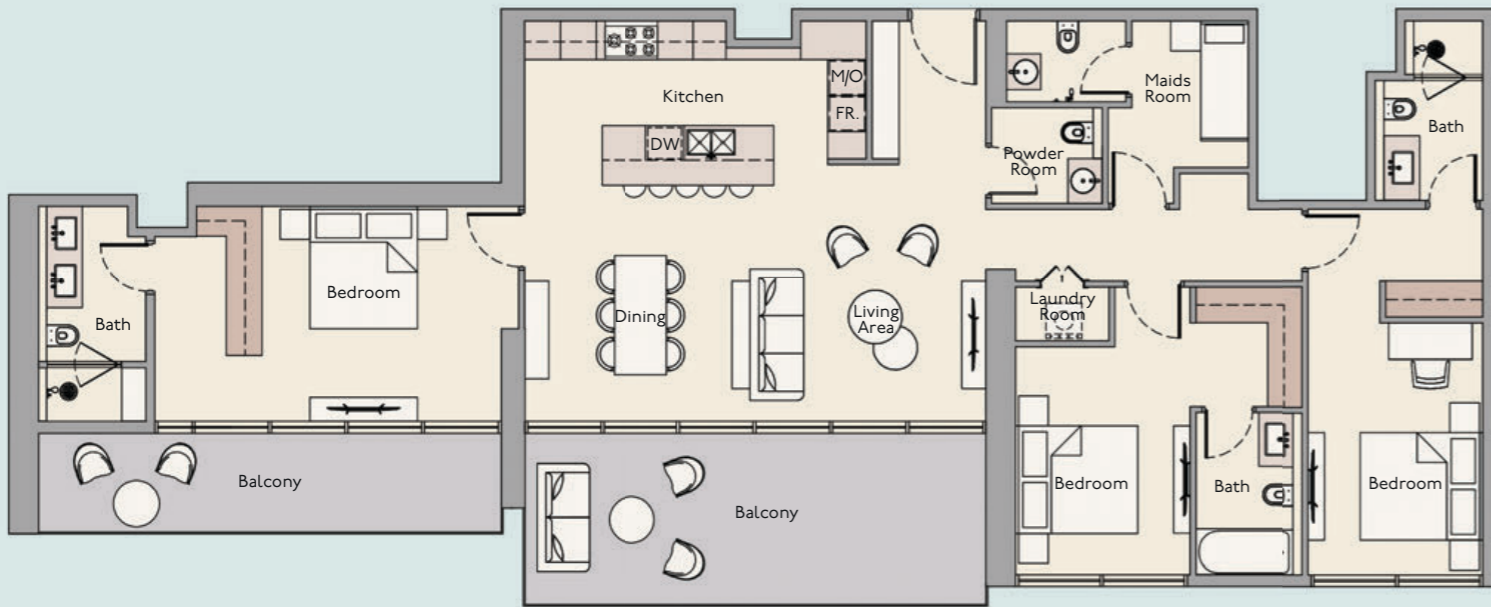
22nd Floor



23rd Floor



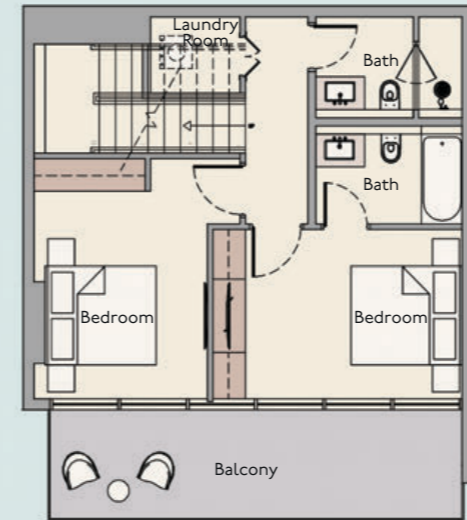
3 Bedroom + Maids Room
Type F



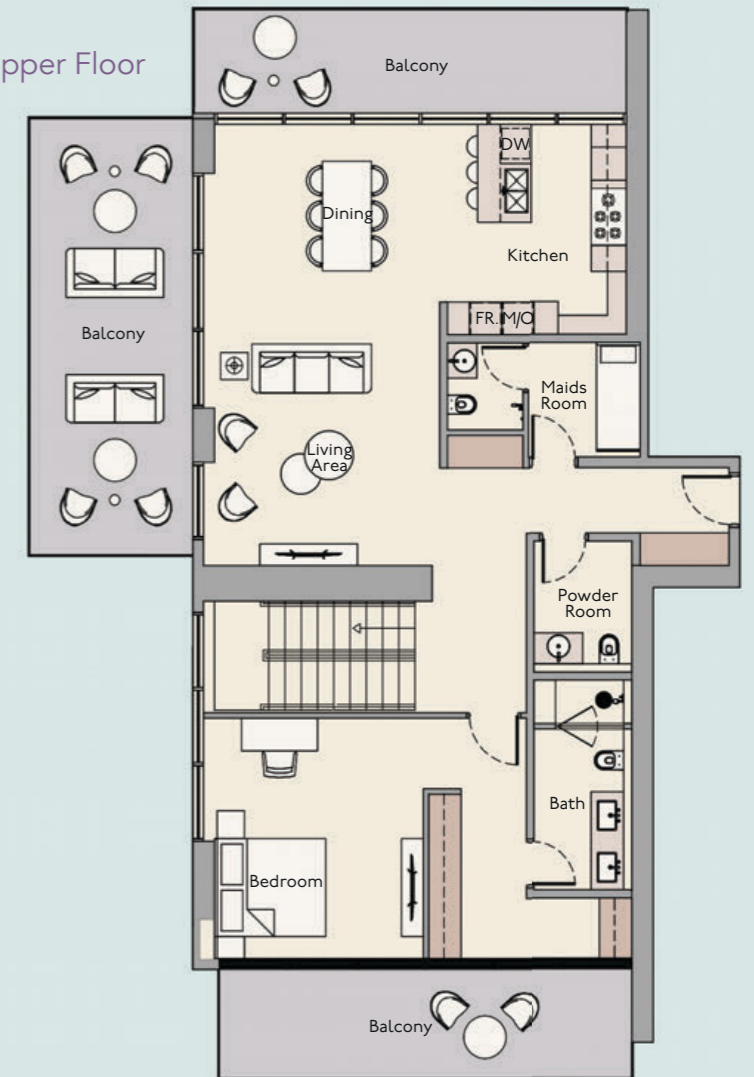
3 Bedroom + Maids Room Duplex
Type G



Lower Floor



Upper Floor



Internal Living Area

1699.84 sq.ft

Outdoor Living Area

412.47 sq.ft

Total Living Area

2112.31 sq.ft

Internal Living Area

2008.01 sq.ft

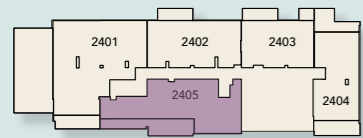
Outdoor Living Area

802.02 sq.ft

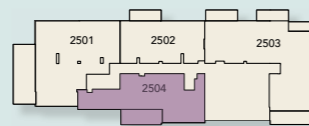
Total Living Area

2810.03 sq.ft

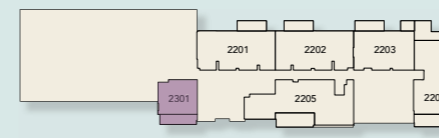
24th Floor



25th Floor

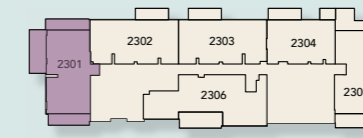


22nd Floor



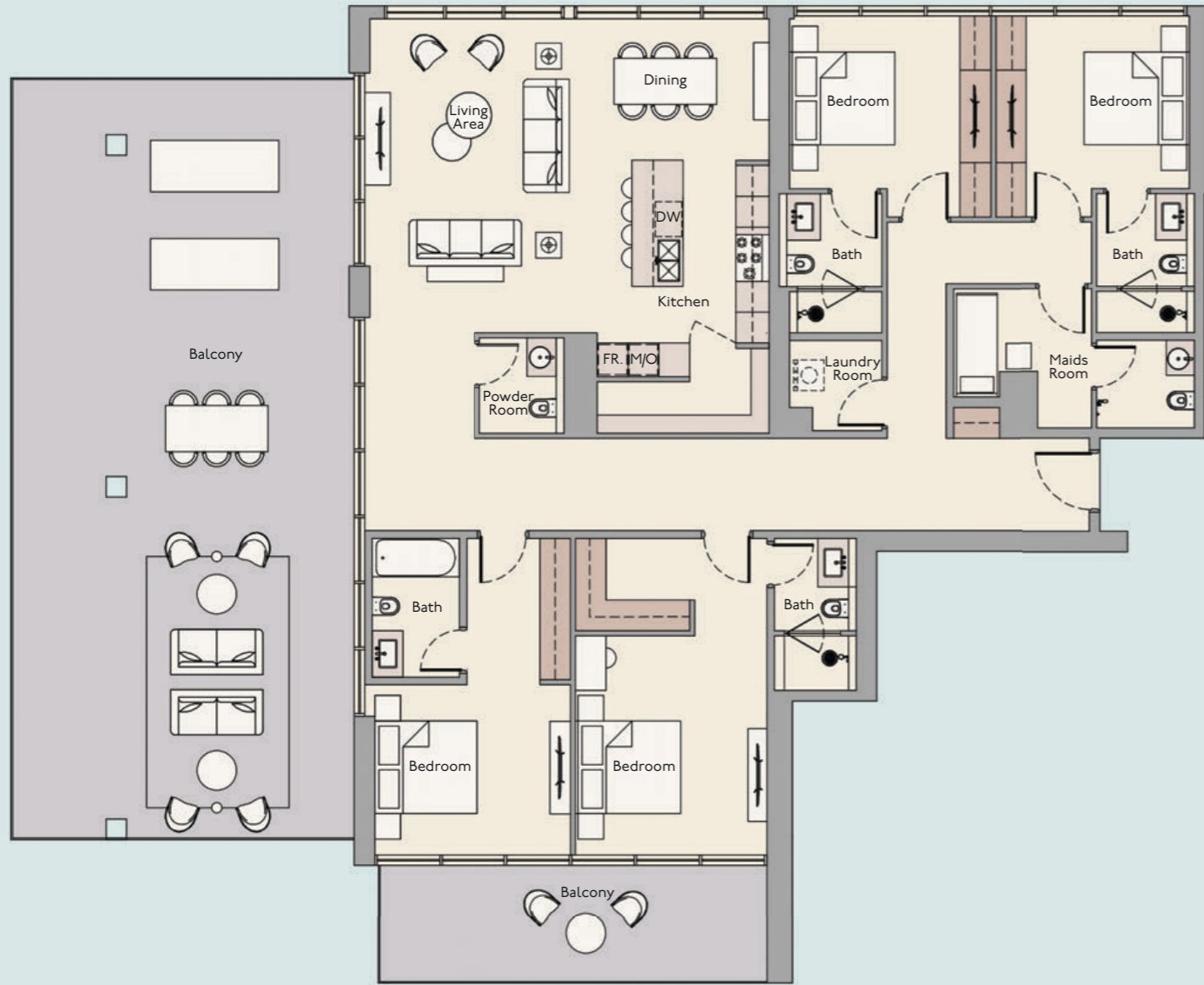
Lower

23rd Floor



Upper

4 Bedroom + Maids Room
Type A



Internal Living Area

2348.69 sq.ft

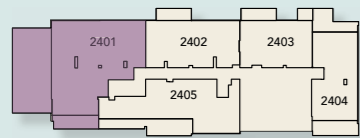
Outdoor Living Area

1280.37 sq.ft

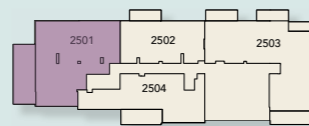
Total Living Area

3629.05 sq.ft

24th Floor



25th Floor



4 Bedroom + Maids Room
Type B



Internal Living Area

2727.04 sq.ft

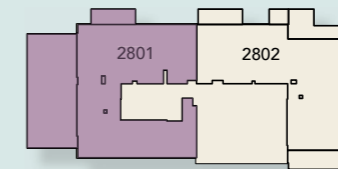
Outdoor Living Area

1310.83 sq.ft

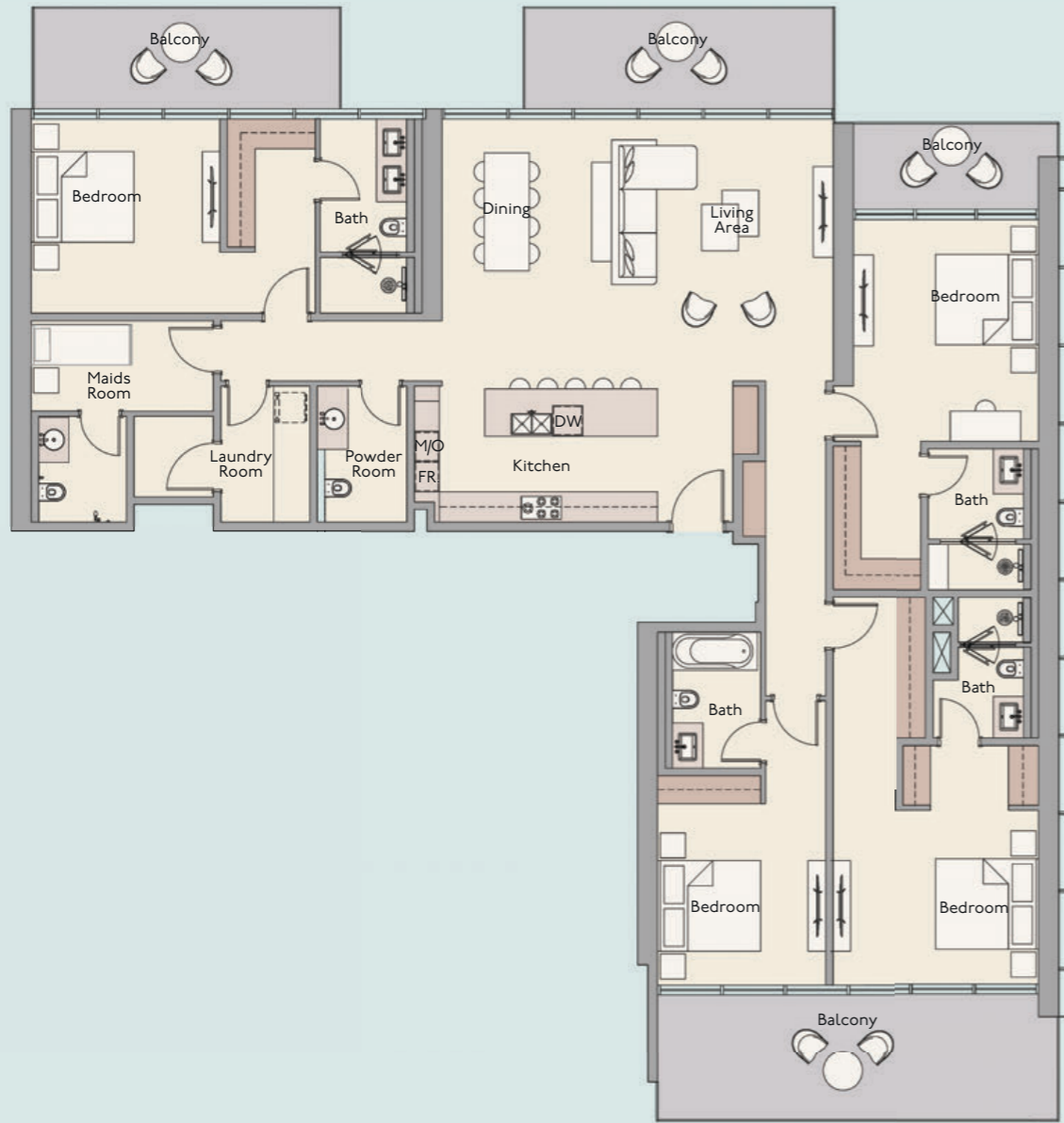
Total Living Area

4037.87 sq.ft

28th Floor



4 Bedroom + Maids Room
Type C



Internal Living Area

2439.96 sq.ft

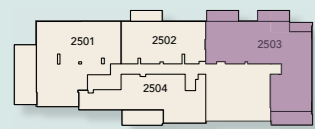
Outdoor Living Area

281.1 sq.ft

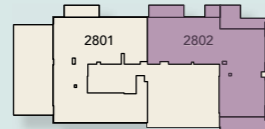
Total Living Area

3026.2 sq.ft

25th Floor



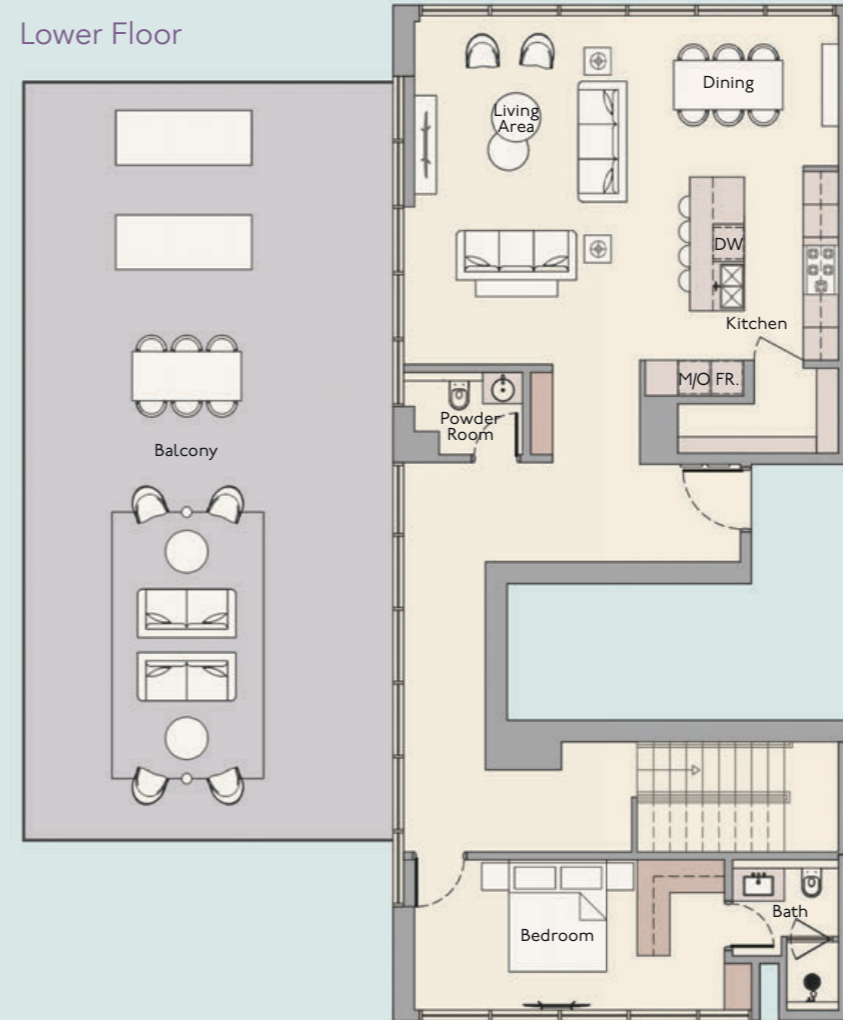
28th Floor



4 Bedroom + Maids Room Duplex
Type E



Lower Floor



Internal Living Area

2735.22 sq.ft

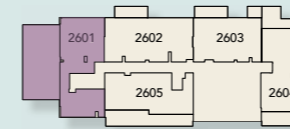
Outdoor Living Area

1029.03 sq.ft

Total Living Area

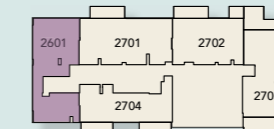
3764.25 sq.ft

26th Floor



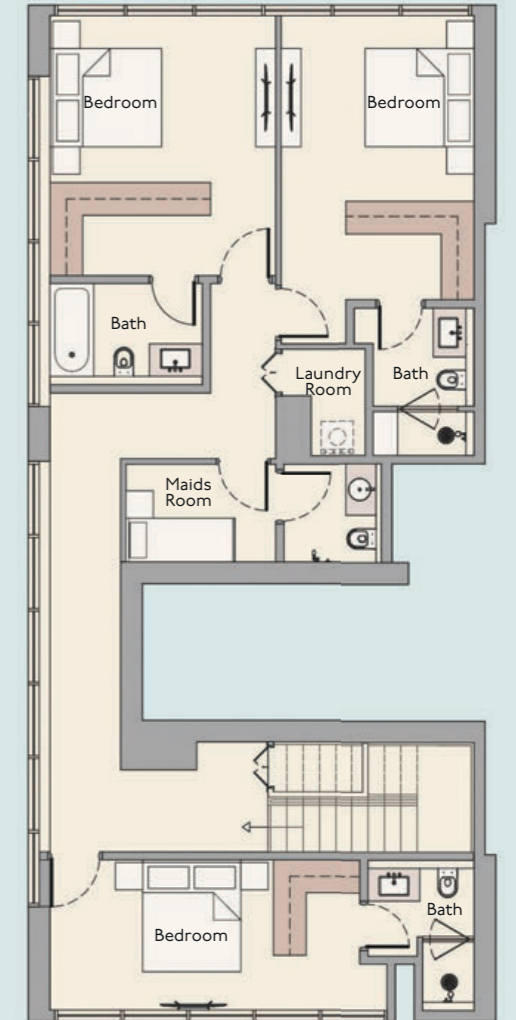
Upper

27th Floor

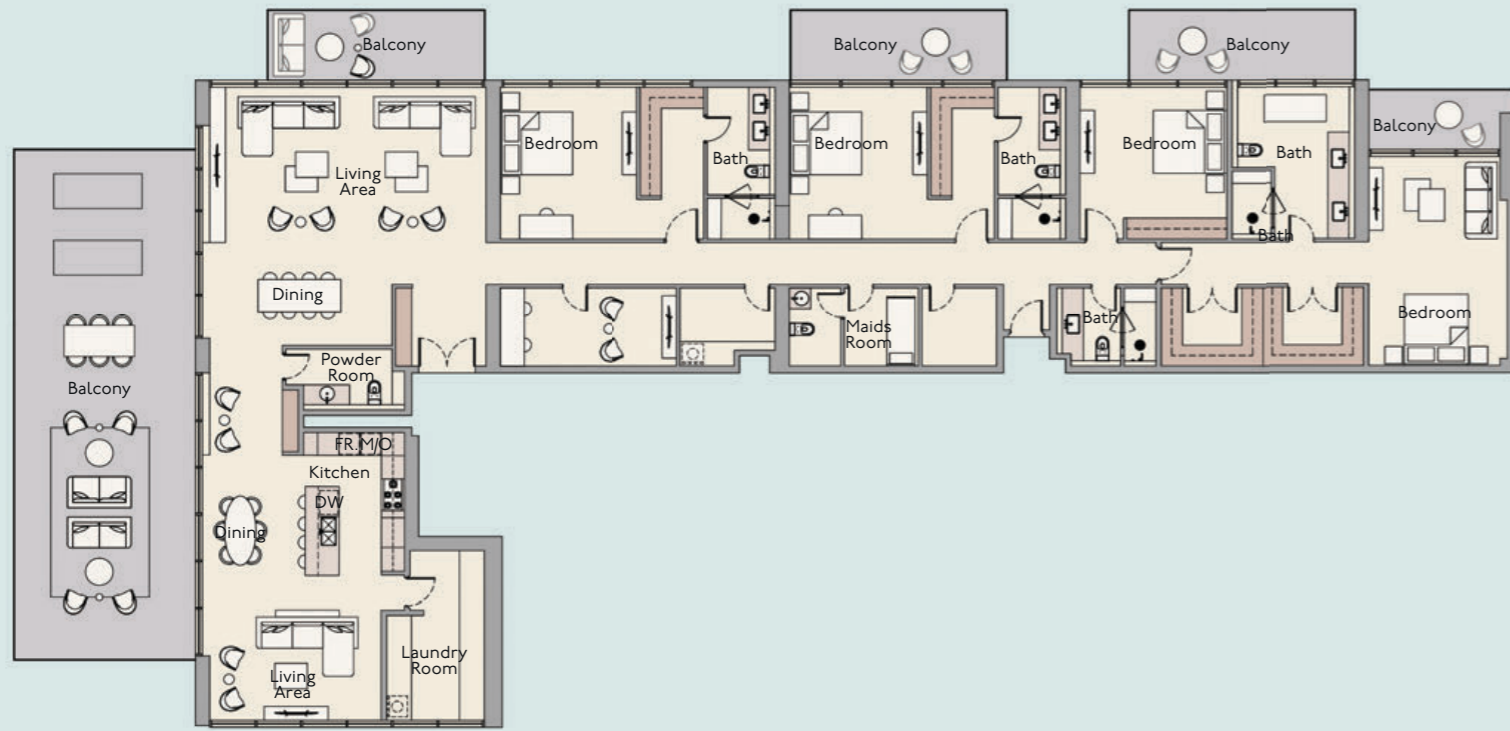


Lower

Upper Floor



Penthouse



Internal Living Area

3926.67 sq.ft

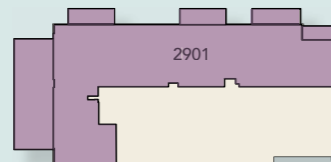
Outdoor Living Area

1327.84 sq.ft

Total Living Area

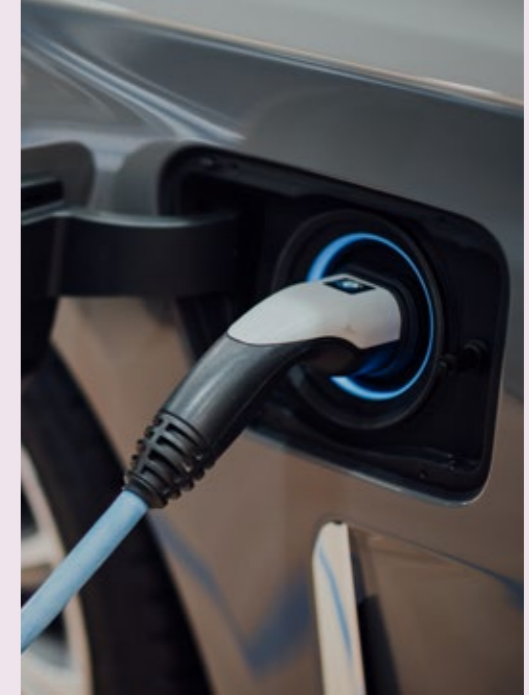
5254.51 sq.ft

29th Floor





Sustainability



Future-proofing our properties for a kinder way of living

In addition to following Dubai Green Building regulations and Wellness Initiatives, we begin with floor plans that encourage natural lighting and use locally sourced materials and sustainable manufacturing processes wherever possible.

Our buildings are cooled and heated with low noise energy-efficient FCUs, with a system that collects condensation for irrigation. Our fitness centres are equipped with eco-conscious facilities. Our parking spaces accommodate charging points for electric vehicles. As our developments continue to expand across Dubai, our focus is on going above and beyond best practices to support environmentally friendly living with beautiful design.

