



ARBOR VIEW

INVESTMENT GUIDE

BUILDING CONFIGURATION



ELEVATORS

6 passenger elevators
2 service elevators

PARKING

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

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

OWNERSHIP

Freehold

AMENITIES WITHIN THE PROJECT



Lobby for working,
lounging and reading



Leisure and
lounging pool



Clubhouse



Pool deck with multi-
sensory water experience



Kids pool with
splash pad



Fitness
Studio



Yoga and
meditation pods



Outdoor silent
cinema



Caravan
barbeque park



Changing room with
steam, shower and sauna



Glamping
picnic area



Arrival
Plaza



Outdoor themed
kids play area



Bicycle parking with
wash area



EV charging
station



—
WHERE URBAN CULTURE &
NATURE'S SILHOUETTE FIND A
UNIQUE BALANCE



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 & Dubai 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 |





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

| APARTMENTS | NUMBER OF UNITS | SIZE RANGE |
|------------------------|-----------------|-----------------------------------|
| Studio | 21 units | From 451 sq. ft to 574 sq. ft |
| 1 bedroom | 69 units | From 893 sq. ft to 1,028 sq. ft |
| 2-bedroom | 41 units | From 1,204 sq. ft to 1,340 sq. ft |
| 2-bedroom + study room | 27 units | From 1,359 sq. ft to 1,444 sq. ft |
| 3-bedroom | 13 units | From 1,670 sq. ft to 1,761 sq. ft |

For booking or any further enquiries contact us on 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 customer@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

- 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

GROUND FLOOR
AMENITIES PLAN



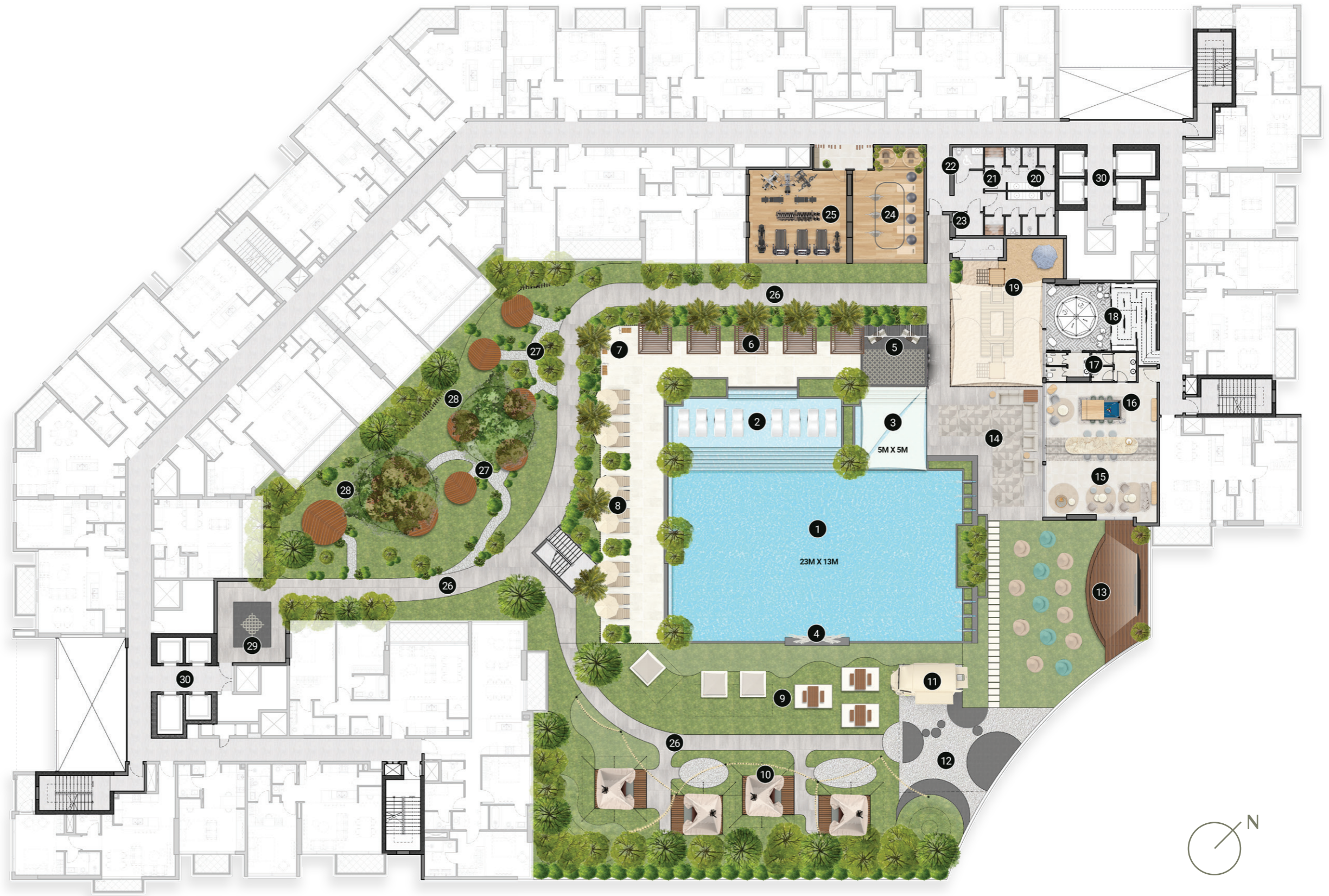
- ① VEHICLE ENTRANCE
- ② VEHICLE EXIT
- ③ LOBBY ENTRANCE

- 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

FIRST FLOOR
AMENITIES PLAN



- | | | | | | | | | | | | |
|---|--------------------|----|-------------------|----|------------------------|----|-------------------------------|----|--------------------------------------|----|------------------------|
| 1 | LEISURE POOL | 6 | CABANAS | 11 | CARAVAN BARBEQUE AREA | 16 | CONVERTABLE GAMES TABLE AREA | 21 | STEAM & SAUNA ROOM | 26 | CIRCULATION PATH |
| 2 | LOUNGE POOL | 7 | OUTDOOR SHOWER | 12 | VANTAGE DECK | 17 | ADULT & KIDS WASHROOM | 22 | BATHROOM FOR PEOPLE OF DETERMINATION | 27 | REFLEXOLOGY PATH |
| 3 | SHADED KIDS POOL | 8 | SUN LOUNGERS AREA | 13 | OUTDOOR SILENT CINEMA | 18 | 2D KIDS PLAY AREA | 23 | FAMILY BATHROOM | 28 | YOGA & MEDITATION PODS |
| 4 | WATER FEATURE | 9 | PICNIC TABLE AREA | 14 | OUTDOOR LOUNGE TERRACE | 19 | OUTDOOR THEMED KIDS PLAY AREA | 24 | INDOOR YOGA STUDIO | 29 | ARRIVAL PLAZA |
| 5 | OUTDOOR DECK SWING | 10 | GLAMPING AREA | 15 | CLUBHOUSE | 20 | EXPERIENCE SHOWER | 25 | FITNESS STUDIO | 30 | LIFT LOBBY |

LOBBY



Upon entering, residents are greeted by trained uniformed reception staff who ensure a professional and welcoming experience. The double-volume lobbies showcase bespoke artwork and furniture, fostering a sense of community and interaction. A unique addition to the space is the incorporation of an olive tree, promoting harmonious spaces, and overall environmental wellness. The lobbies are designed to maximize natural daylight with floor-to-ceiling windows, creating a bright and refreshing ambiance. A dedicated workspace communal space with a table, display bookshelves, and seating is also provided, offering a convenient area for productivity.

CLUBHOUSE

The clubhouse is a thriving social epicenter and a vibrant hub designed to bring residents together. It boasts an expansive area that caters to your entertainment needs. With a variety of amenities at your disposal, including a well-equipped preparation station featuring a fridge, microwave, and sink, a hidden door for male and female restrooms, and board and virtual games. A convertible billiard table takes center stage and when it's time to unwind, the comfortable lounge areas invite you to relax and bask in the convivial atmosphere. But that's not all—the clubhouse also offers Instagrammable spaces that are sure to delight social media enthusiasts and photography lovers alike.



POOL



Arbor View boasts a stunning resort-style pool that is sure to impress residents and guests alike. This inviting oasis offers a tranquil escape from the daily hustle and bustle. The pool's design exudes elegance, with sparkling waters and lush landscaping that create a serene ambiance. Whether you seek a refreshing swim or prefer lounging poolside with a cool beverage, the pool provides the perfect setting for relaxation and rejuvenation. With ample seating options, including sunbeds, baja shelf with wet loungers, and shaded cabanas, you can unwind in style while soaking up the sun or finding respite in the shade.

CINEMA

The outdoor silent cinema is a wonderful addition to Arbor View's courtyard. With a projection screen wall and a suspended projector, combined with carefully selected outdoor furniture pieces, residents can enjoy an immersive outdoor theater experience. Whether it's a cozy movie night or a special event, this setup creates a captivating outdoor entertainment space that is perfect for enjoying movies, TV shows, or even sporting events under the open sky.



LIVING ROOM



The living room is a spacious and inviting area that seamlessly blends with the dining space. The flooring is adorned with porcelain tiles, providing a sleek and clean look. Floor-to-ceiling windows allow ample natural light to flood the room, creating a bright and open atmosphere. The color palette of light grey and beige tones lends a sense of tranquility and elegance promoting relaxation and comfort. The space also features a balcony, providing a refreshing outdoor connection.

BEDROOM



The interiors of the modern elegant apartments at Arbor View are designed to exude sophistication and style. In the bedrooms, the flooring is finished with sleek porcelain tiles, adding a touch of style. The glass cabinet doors feature high-quality prefabricated aluminum frames with integrated hardware, showcasing meticulous craftsmanship. The incorporated lighting illuminates the space, while the wardrobes come with integrated mirrors, safes, and wide drawers, providing both functionality and elegance. Natural daylight streams in through the floor-to-ceiling windows, creating a bright and airy ambiance. The color palette of the bedrooms is dominated by soothing beige neutral tones, promoting a tranquil atmosphere.

KITCHEN



The kitchen is designed to be both practical and visually appealing with soothing beige, and light grey tones. The flooring is finished with porcelain tiles, contributing to the overall sleek and modern look. Quartz is used for the kitchen counter and splashback, providing a sophisticated feel. A large multifunction kitchen sink with accessories caters to the residents' culinary needs while the cabinets are well-equipped with convenient features such as pull-out garbage, a pantry, integrated utensil trays, and corner cabinet systems. A cloak entry is also provided at the entrance, complete with a bench, hooks, and storage for added convenience and organization to the overall space.

BATHROOM



The bathroom at Arbor View is a testament to the attention to detail and commitment to quality. Soft, warm integrated LED strips, cast a gentle glow that envelops the entire space, complemented by the presence of backlit mirrors making it practical for daily grooming routines but also serving as striking focal points in the overall design. The durable porcelain tiles used in the bathroom ensure longevity and easy maintenance. The space combines practicality and aesthetics to create a truly exceptional bathroom experience for residents.



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%

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



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ELLINGTONPROPERTIES.AE

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