

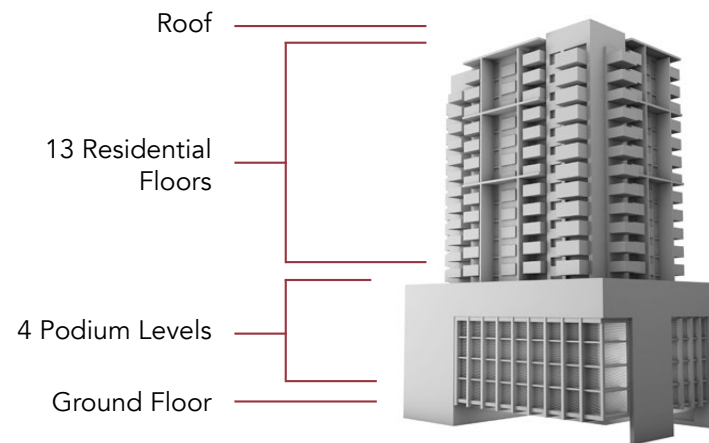
BELGRAVIA HEIGHTS II

ELEGANCE HAS A NEW EXPRESSION



DUBAI INVESTMENT BRIEFING





ELEVATORS

3 Elevators

AMENITIES WITHIN THE PROJECT

- Resort-style swimming pool
- Outdoor Kid's play area
- Outdoor Yoga area
- Roof Terrace for social activities
- Lively Lobby Lounge with hotel style furnishings and concierge/security
- Art pieces throughout the property curated from local artists
- Fitness and Games Centre with precision state of the art equipment and courtyard view, games tables, lounge seating and games storage
- Spa inspired Changing Rooms

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2020

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

SIZE RANGE PER UNIT TYPE

Studio: Ranges from 405 sq.ft. to 510 sq.ft

1 Bedroom: Ranges from 732 sq.ft to 938 sq.ft

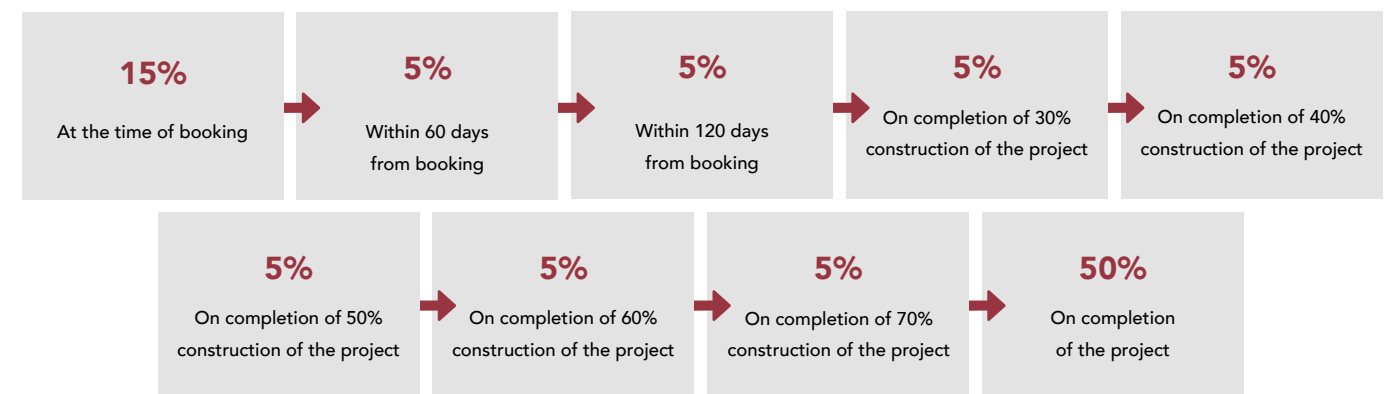
2 Bedroom: Ranges from 1,027 sq.ft to 1,128 sq.ft

PARKING

1 Parking space for a Studio, 1 Bedroom, 2 Bedroom.



PAYMENT PLAN



LOCATION

- 5 min to Park in Community.
- 10 min from Mall of the Emirates.
- 14 min from Emirates Golf Club.
- 15 min from Burj Al Arab.
- 15 min from Burj Khalifa and Downtown Dubai.
- 18 min from Palm Jumeirah.
- 25 min from Dubai International Airport.

NUMBER OF UNITS PER TYPE

- Studios - 17 units
- 1 Bedroom - 81 units
- 2 Bedrooms - 39 units

STARTING PRICES PER UNIT TYPE

- Studios: AED 460,000
- 1 Bedroom: AED 760,000
- 2 Bedrooms: AED 1,070,000

WHY INVEST IN DUBAI?



High rental returns

0%

0% tax on residential real estate



Fixed exchange rate (US dollar and dirham)



Residence visa



Safe and reliable investment environment



Sustained economic growth



World-class education



Readily available financing options



Ease of business set up



Consistently growing population



International finance center





WE ARE A BOUTIQUE DEVELOPER

We build residences for people who truly appreciate design from first principles to last detail.

MANAGEMENT EXPERIENCE OF OVER 75 YEARS

We have a combined global experience developing \$35 billion in residential real estate, 40,000 homes and a total of \$50 billion real estate development.


ELLINGTON
PROPERTIES



UNIT FEATURES

- Heightened 3.2m ceilings in living room and bedrooms
- Premium tile flooring in Entry, Living, Dining, Master Bedroom and Guest bedroom.
- Elegantly proportioned window-walls with neighborhood views.
- Generous outside living balcony areas.
- Bespoke crafted and fitted wardrobes for walk-in closets and dressing rooms.
- High-standard European Brand appliances.
- Premium, durable quartz countertops.
- Deck mounted kitchen faucet, from a quality international brand.
- High quality faucets, sinks and accessories from a quality international brand.
- Residences are fully pre-wired for high-speed internet/phone/data/home automation.

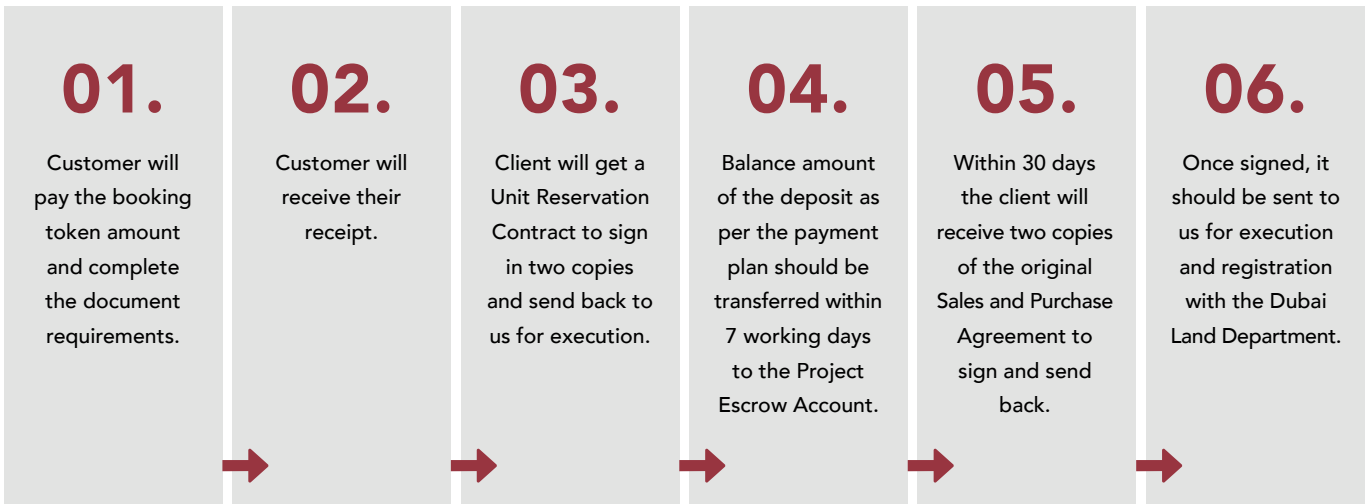
DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer Passport Copy
- Home address, email address, including the contact number should be same with the home address
- AED25,000 booking token to be paid as a UAE cheque or by Credit Card

ESCROW DETAILS:

1. Account Name: Belgravia Heights II
2. Bank Name: ADIB
3. Account No: 28203888
4. IBAN: AE970500000000028203888
5. Swift Code: ADBIAEAD
6. Bank Address: Dubai Internet City, Dubai, UAE

BOOKING STEPS:



WHY INVEST IN DUBAI?



*Consistently Growing
Economy*



*High Liquid Real
Estate Market*



*Consistently Growing
Population*



*Some of the Highest Rental
Yields in the World*



*Consistent and Innovative
Development*



*Readily Available
Financing Options*

0%

*0% Tax On Residential
Real Estate*



*Ease of Business
Set Up*



*Safe and Secure Place
for your Investment*



*Multi-sector Economy
- Not Oil Dependent*



Stable Currency



Residence visa

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WWW.ELLINGTONPROPERTIES.AE