

ELLINGTON | DUTCO



ART BAY

PROJECT BRIEF



HOME IS A WORK OF ART

Culture and nurture in a perfect balance, surrounded by a plethora of galleries, museums and overlooking the waterside promenade, Art Bay puts its residents at the centre of arts and culture of one of Dubai's most exciting new locations in Dubai Culture Village.

WELCOME TO A LIFESTYLE MASTERPIECE

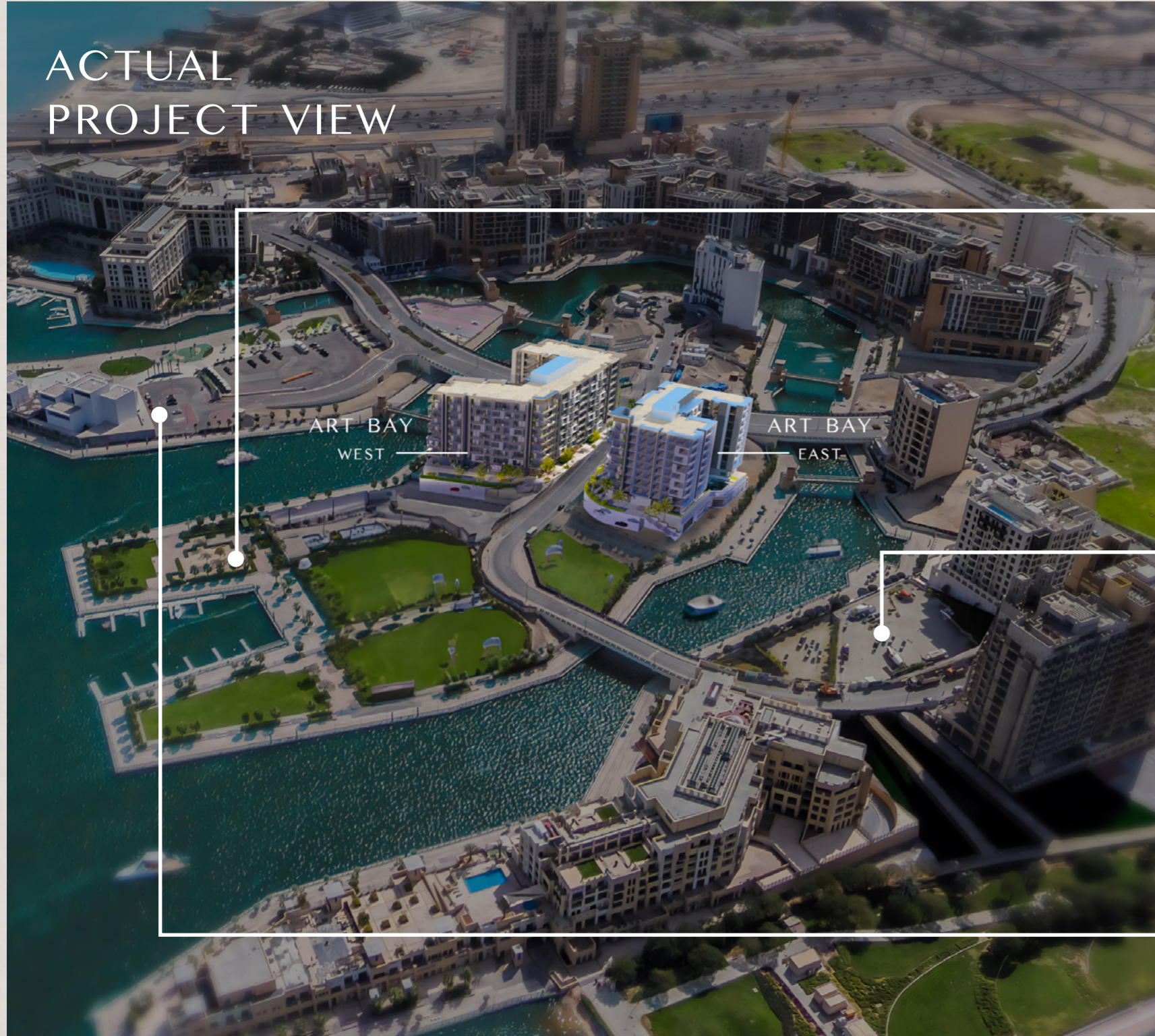
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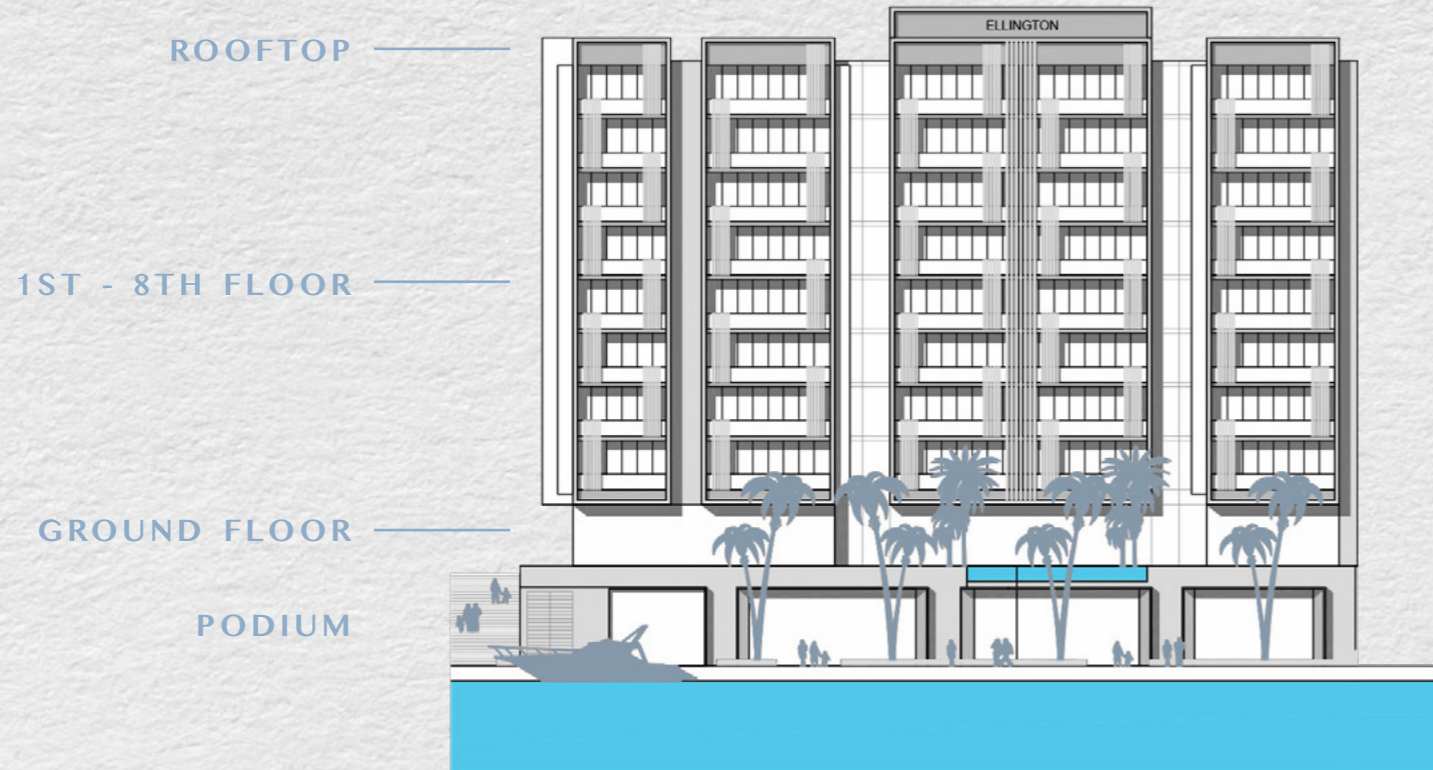


SET ALONG THE BANKS OF
DUBAI CREEK IN AL JADDAF

ACTUAL
PROJECT VIEW



ART BAY EAST



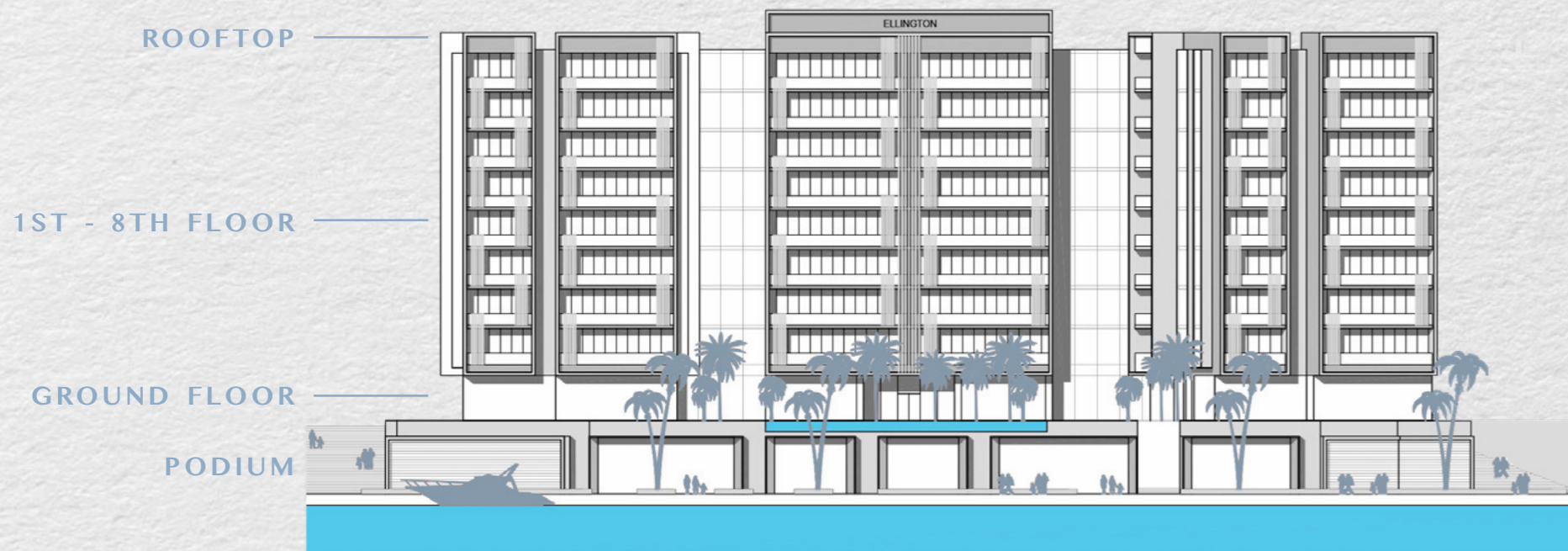
ELEVATORS

6 passenger elevators
2 service elevators

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.

ART BAY WEST



PARKING

6 passenger elevators
2 service elevators

OWNERSHIP

Freehold



UNIT SIZES

GROUND FLOOR AMENITIES PLAN

- ① LEISURE AND LOUNGE POOL
- ② BAJA SHELF
- ③ SUN LOUNGERS AREA
- ④ CABANAS
- ⑤ OUTDOOR SHOWER
- ⑥ COURTYARD
- ⑦ KIDS POOL
- ⑧ BARBEQUE DECK
- ⑨ OUTDOOR KIDS PLAY AREA
- ⑩ OUTDOOR TERRACE
- ⑪ ACCESS TO COURTYARD
- ⑫ LIFT LOBBY
- ⑬ CULTURE LOUNGE
- ⑭ THE THEATRE
- ⑮ GAMES CORNER
- ⑯ KIDS CLUB
- ⑰ WORK HUB
- ⑱ LOBBY LOUNGE
- ⑲ LOBBY RECEPTION
- ⑳ LOBBY ENTRANCE
- ㉑ MAIN ENTRANCE
- ㉒ FITNESS STUDIO
- ㉓ HOT YOGA STUDIO
- ㉔ OUTDOOR FITNESS AREA
- ㉕ MALE WELLNESS CORNER
- ㉖ FEMALE WELLNESS CORNER
- ㉗ BATHROOM FOR PEOPLE OF DETERMINATION
- ㉘ SERVICE LIFT
- ㉙ MOVE-IN TRUCK ZONE
- ㉚ VEHICLE ENTRANCE/EXIT



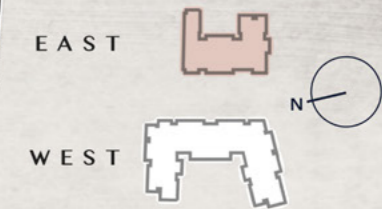
ART CLUB AMENITIES PLAN

- ① ROOFTOP BAR
- ② WORKSHOP CORNER
- ③ OUTDOOR LOUNGE & VIEWING DECK
- ④ SUNKEN SEATING
- ⑤ ARTS & PERFORMANCES STAGE
- ⑥ LIFT LOBBY
- ⑦ WASHROOMS



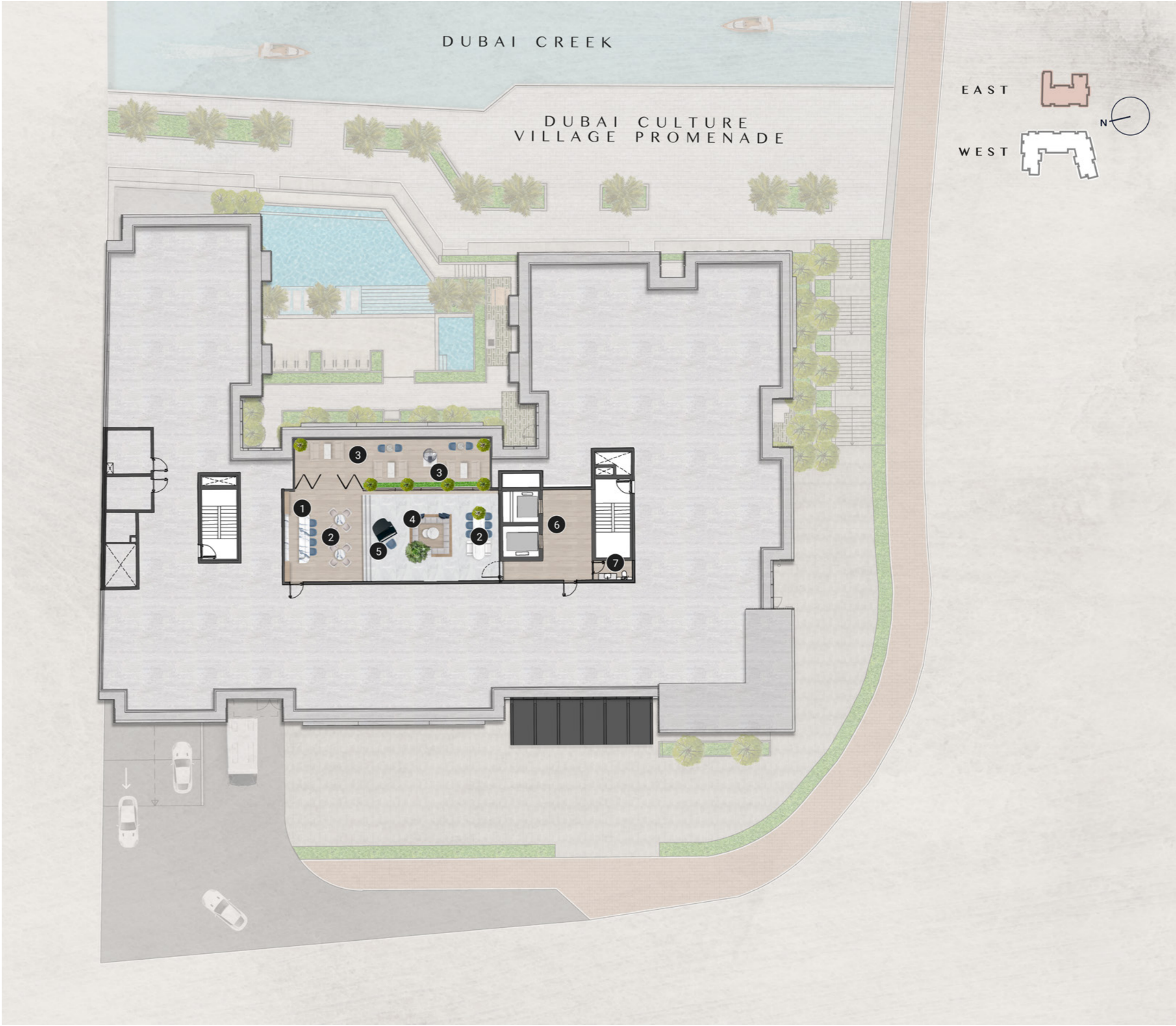
GROUND FLOOR AMENITIES PLAN

- ① LEISURE AND LOUNGE POOL
- ② BAJA SHELF
- ③ SUN LOUNGERS AREA
- ④ KIDS POOL
- ⑤ BARBEQUE DECK
- ⑥ CULTURE LOUNGE
- ⑦ GAMES CORNER
- ⑧ THE THEATRE
- ⑨ FITNESS STUDIO
- ⑩ HOT YOGA STUDIO
- ⑪ BATHROOM FOR PEOPLE OF DETERMINATION
- ⑫ FEMALE WELLNESS CORNER
- ⑬ MALE WELLNESS CORNER
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- ⑮ LIFT LOBBY
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- ⑳ MOVE-IN TRUCK ZONE
- ㉑ VEHICLE ENTRANCE/EXIT



ART CLUB AMENITIES PLAN

- ① ROOFTOP BAR
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SET ALONG THE BANKS OF
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SET ALONG THE BANKS OF DUBAI CREEK IN AL JADDAF

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WELCOME TO
A LIFESTYLE
MASTERPIECE

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ELLINGTON VILLAS ← WORK STATION ↓ PLAY AREA →

APARTMENTS













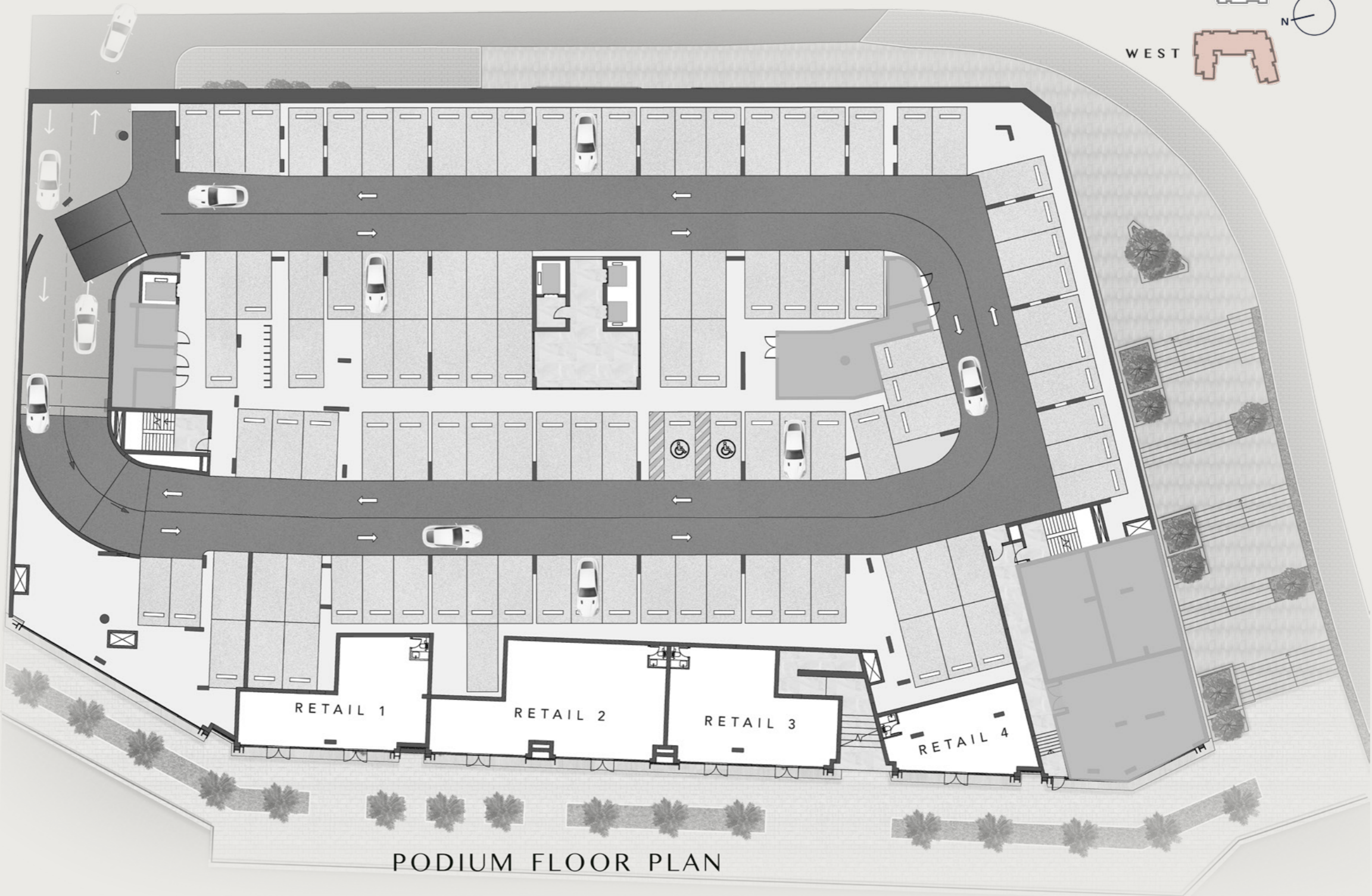
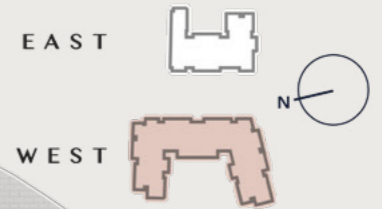


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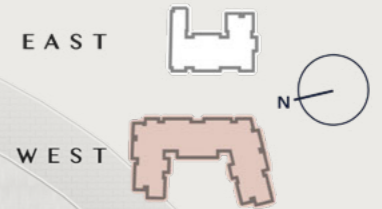
ART BAY

WEST



PODIUM FLOOR PLAN

RETAIL



RETAIL 5

RETAIL 6

07
1-BR
TYPE A

05
2-BR
TYPE G

06
3-BR
TYPE C

01
2-BR
TYPE B

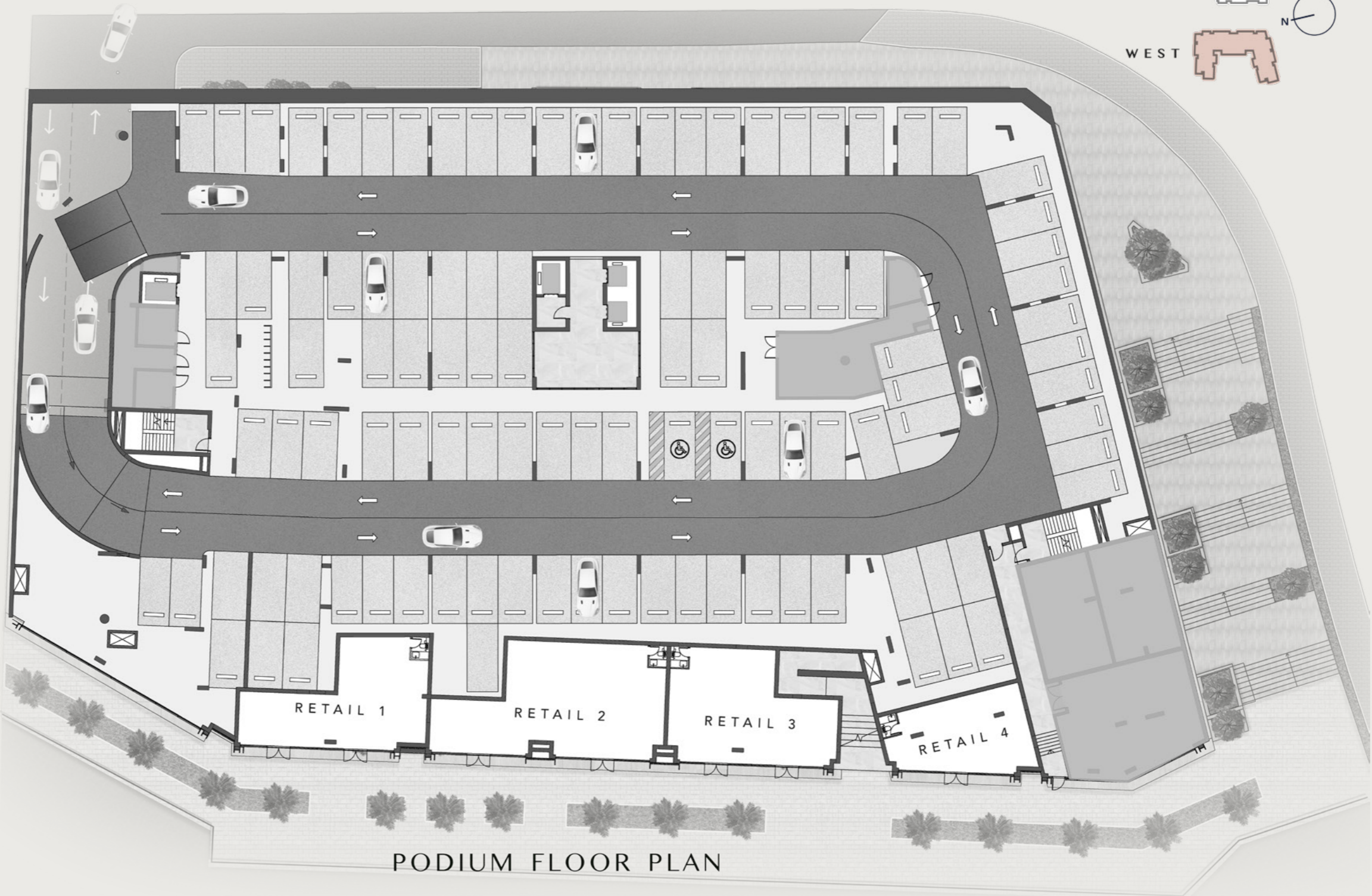
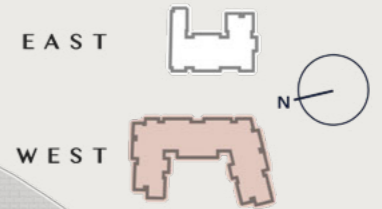
04
1-BR
TYPE A

02
3-BR
TYPE B

03
3-BR
TYPE A

GROUND FLOOR PLAN

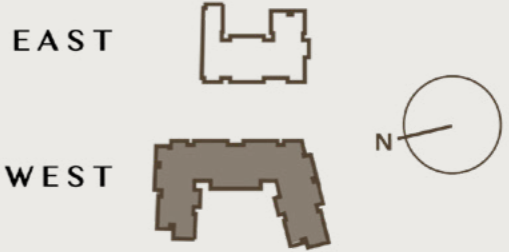
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



PODIUM FLOOR PLAN

RETAIL

**STUDIO
TYPE A**

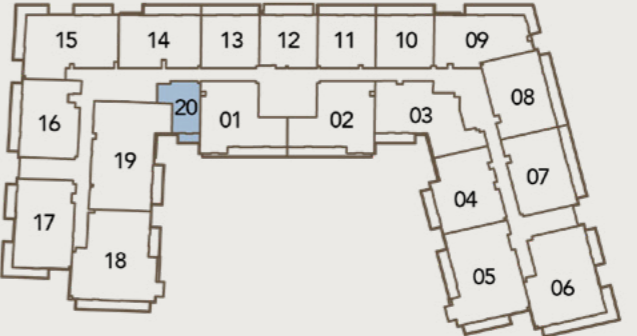


Internal Living Area	:	435.83 Sq. Ft
Outdoor Living Area	:	49.41 Sq. Ft
Total Living Area	:	485.24 Sq. Ft

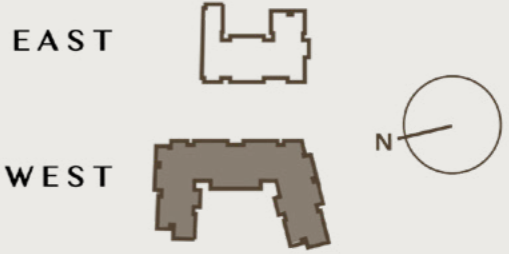
Ground Floor:



1st - 8th Floor:

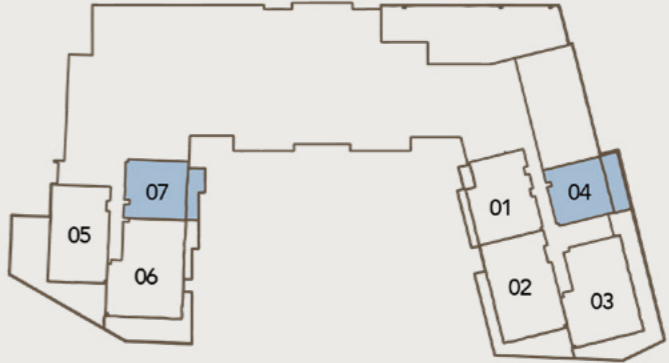


**1 BEDROOM
TYPE A**

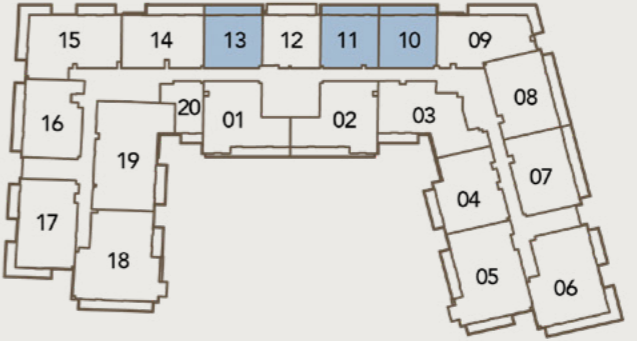


Internal Living Area : 760.58 Sq. Ft
 Outdoor Living Area : 133.15 Sq. Ft
 Total Living Area : 893.73 Sq. Ft

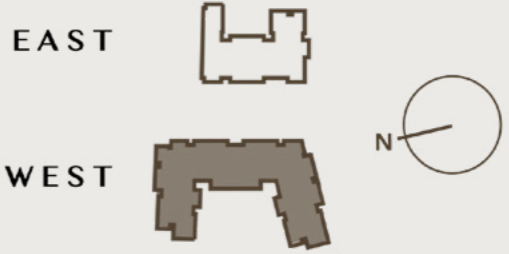
Ground Floor:



1st - 8th Floor:

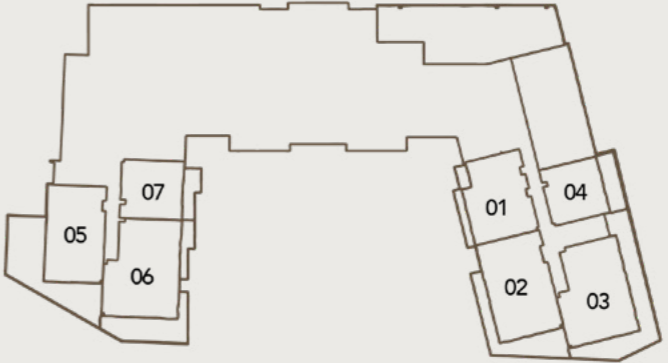


**1 BEDROOM
TYPE B**

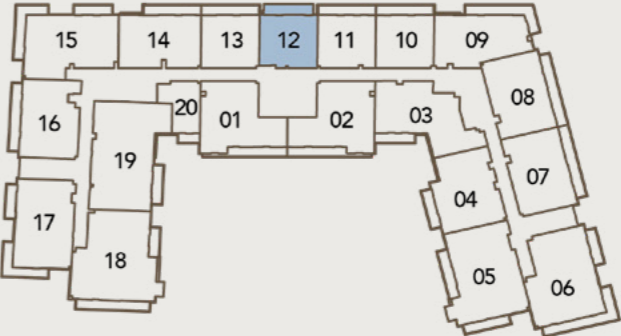


Internal Living Area	:	751.32 Sq. Ft
Outdoor Living Area	:	129.60 Sq. Ft
Total Living Area	:	880.92 Sq. Ft

Ground Floor:



1st - 8th Floor:

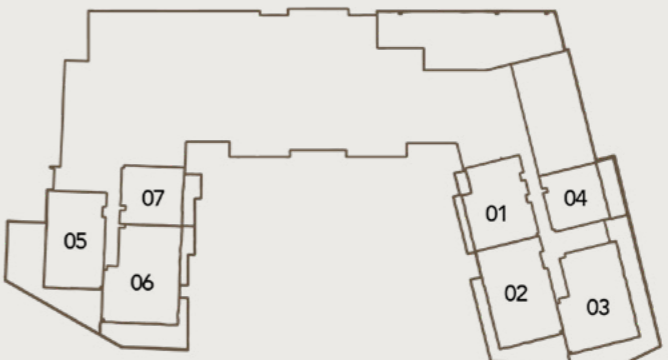


**2 BEDROOM
TYPE A**

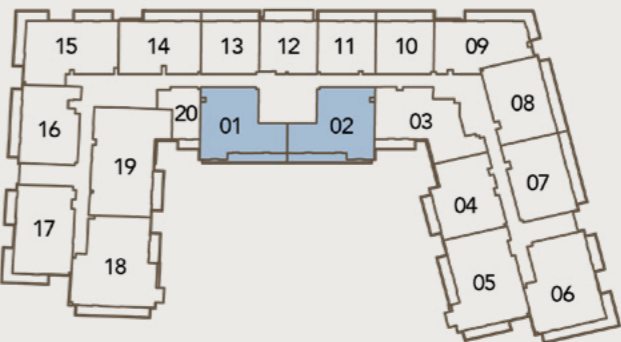


Internal Living Area : 1199.10 Sq. Ft
 Outdoor Living Area : 156.18 Sq. Ft
 Total Living Area : 1355.28 Sq. Ft

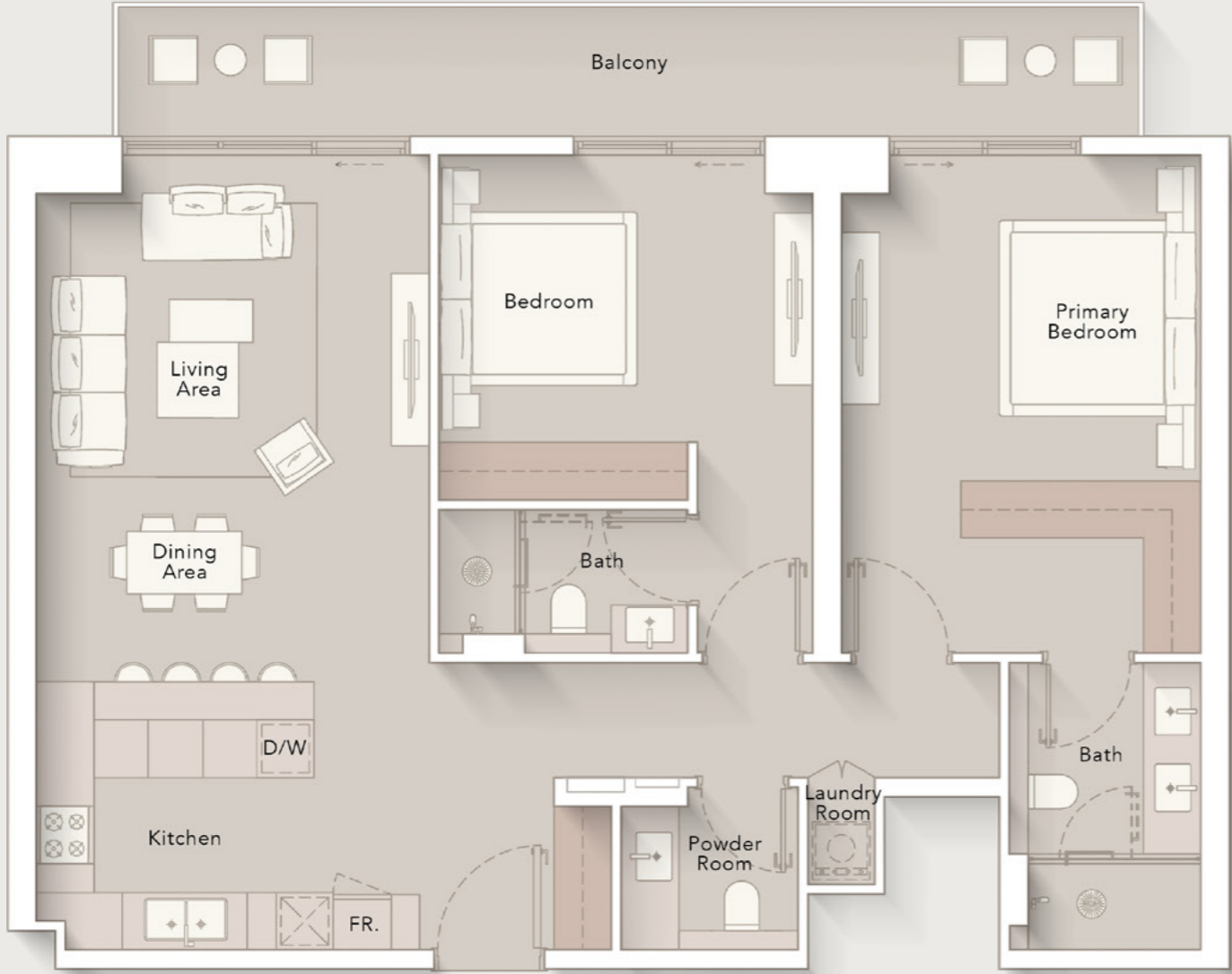
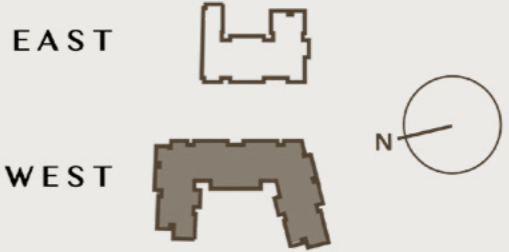
Ground Floor:



1st - 8th Floor:

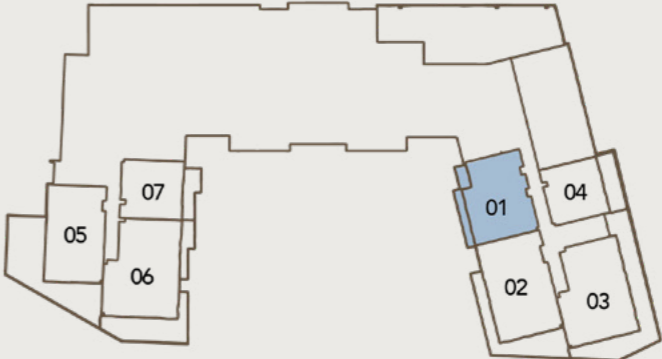


**2 BEDROOM
TYPE B**

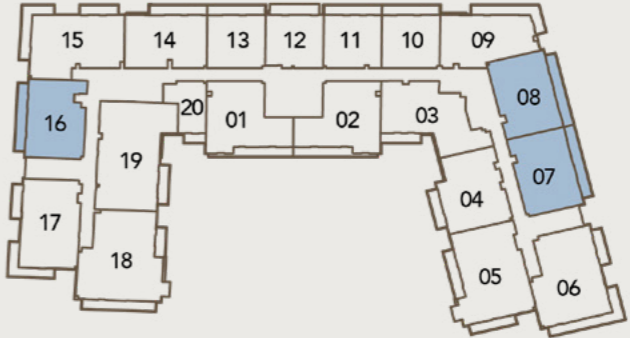


Internal Living Area : 1103.30 Sq. Ft
 Outdoor Living Area : 171.47 Sq. Ft
 Total Living Area : 1274.77 Sq. Ft

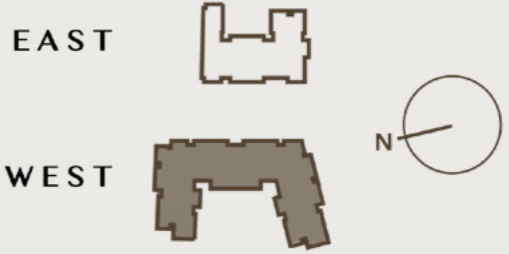
Ground Floor:



1st - 8th Floor:

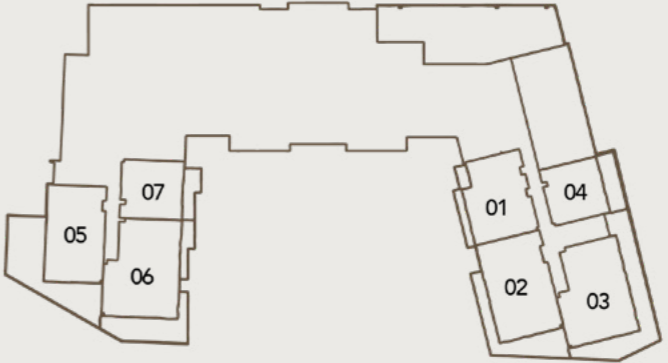


**2 BEDROOM
TYPE C**

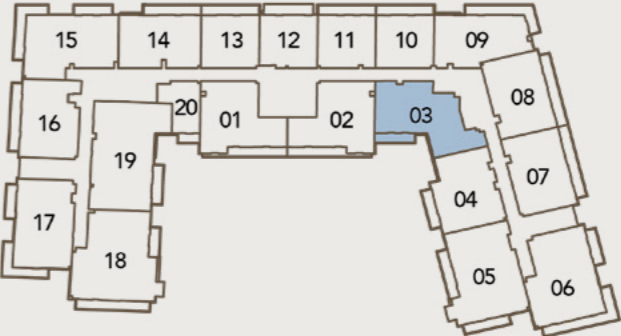


Internal Living Area : 1302.97 Sq. Ft
 Outdoor Living Area : 92.89 Sq. Ft
 Total Living Area : 1395.86 Sq. Ft

Ground Floor:



1st - 8th Floor:



**2 BEDROOM
TYPE D**



Internal Living Area : 1112.88 Sq. Ft
 Outdoor Living Area : 206.56 Sq. Ft
 Total Living Area : 1319.44 Sq. Ft

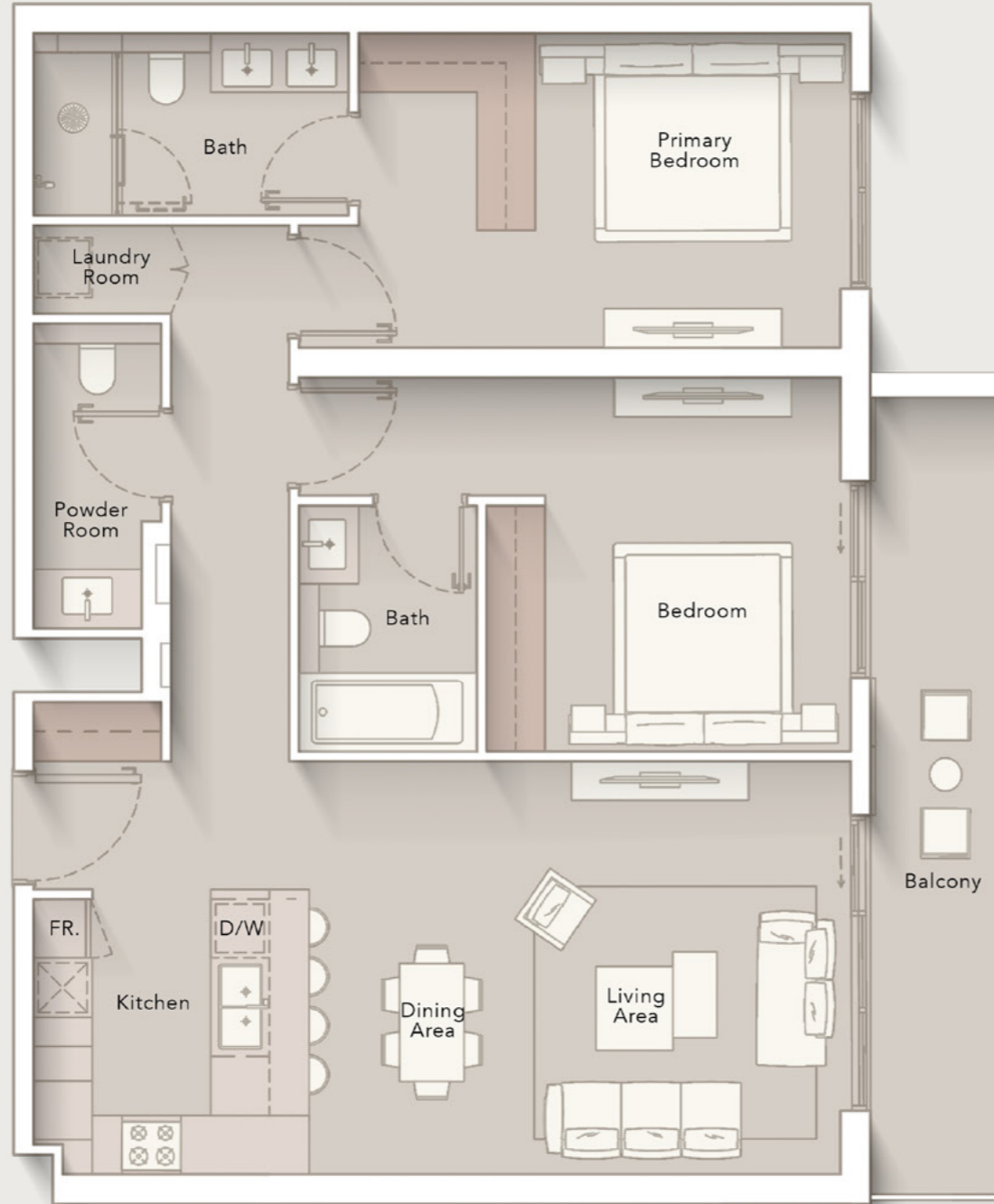
Ground Floor:



1st - 8th Floor:



**2 BEDROOM
TYPE E**



Internal Living Area : 1075.85 Sq. Ft
 Outdoor Living Area : 133.47 Sq. Ft
 Total Living Area : 1209.33 Sq. Ft

Ground Floor:



1st - 8th Floor:



**2 BEDROOM
TYPE F**

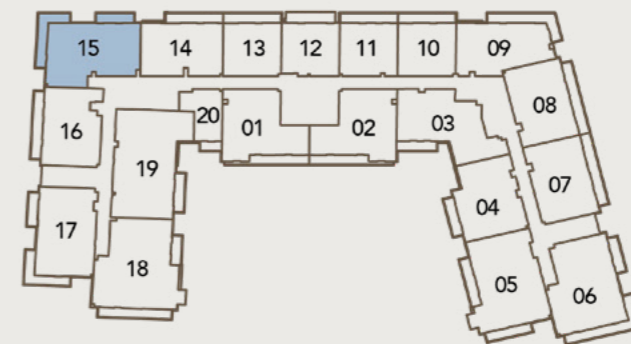


Internal Living Area	:	1340.75 Sq. Ft
Outdoor Living Area	:	274.80 Sq. Ft
Total Living Area	:	1615.56 Sq. Ft

Ground Floor:



1st - 8th Floor:



**2 BEDROOM
TYPE G**



Internal Living Area : 1274.77 Sq. Ft
 Outdoor Living Area : 255.10 Sq. Ft
 Total Living Area : 1529.87 Sq. Ft

Ground Floor:



1st - 8th Floor:



**2 BEDROOM
TYPE H**

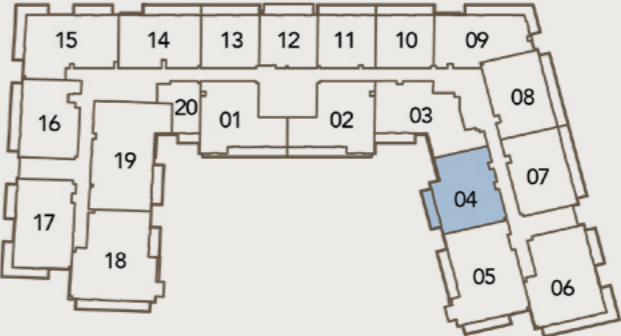


Internal Living Area	:	1161.00 Sq. Ft
Outdoor Living Area	:	99.35 Sq. Ft
Total Living Area	:	1260.35 Sq. Ft

Ground Floor:



1st - 8th Floor:



3 BEDROOM TYPE A



Internal Living Area : 1474.23 Sq. Ft
 Outdoor Living Area : 331.96 Sq. Ft
 Total Living Area : 1806.18 Sq. Ft

Ground Floor:



1st - 8th Floor:



**3 BEDROOM
TYPE B**



Internal Living Area : 1562.06 Sq. Ft
 Outdoor Living Area : 232.61 Sq. Ft
 Total Living Area : 1794.67 Sq. Ft

Ground Floor:



1st - 8th Floor:

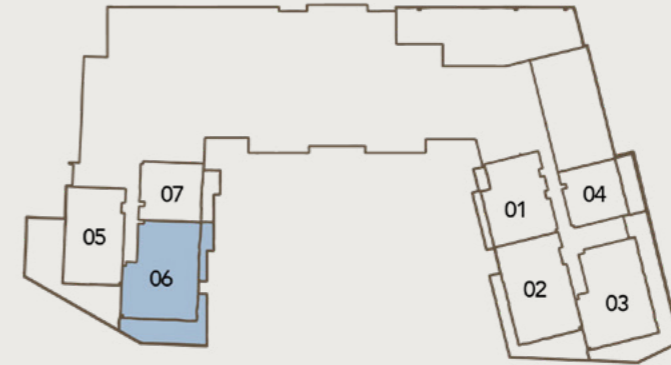


3 BEDROOM TYPE C

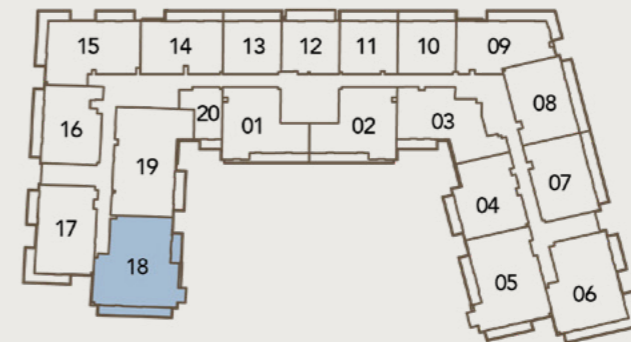


Internal Living Area : 1682.61 Sq. Ft
 Outdoor Living Area : 244.23 Sq. Ft
 Total Living Area : 1926.85 Sq. Ft

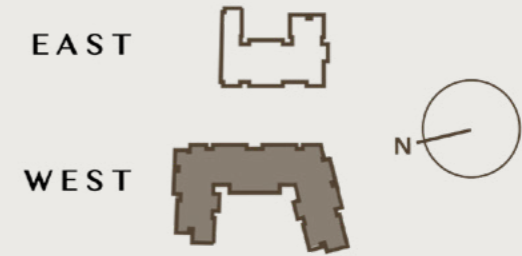
Ground Floor:



1st - 8th Floor:



3 BEDROOM TYPE D

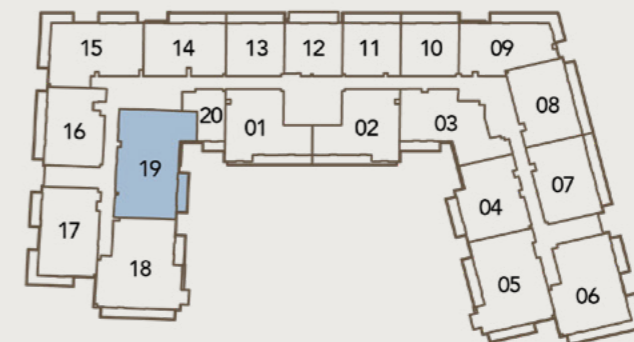


Internal Living Area : 1763.88 Sq. Ft
 Outdoor Living Area : 99.03 Sq. Ft
 Total Living Area : 1862.91 Sq. Ft

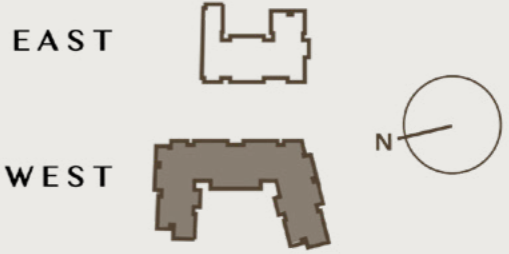
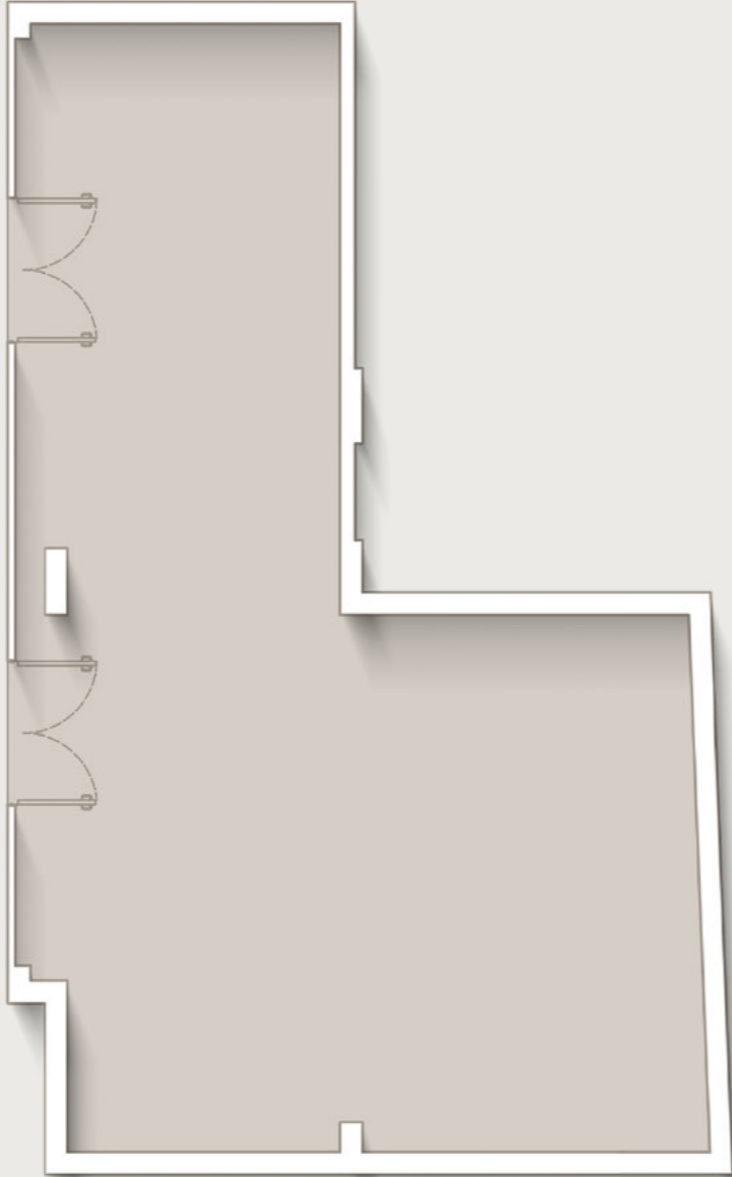
Ground Floor:



1st - 8th Floor:

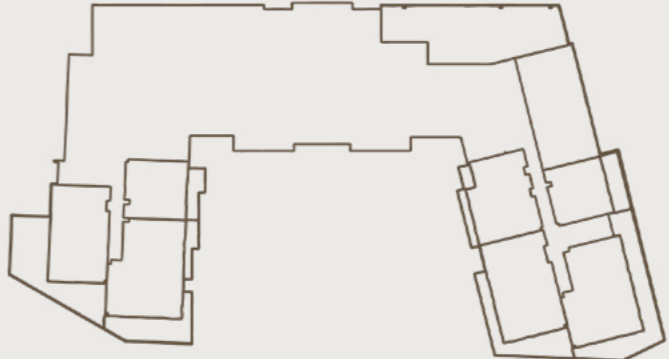


**RETAIL
TYPE 1**

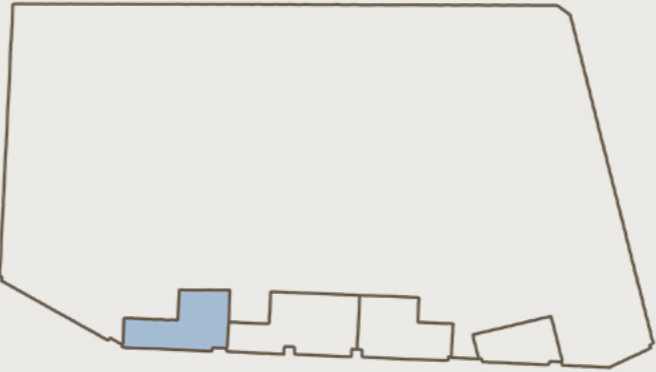


Internal Living Area : 1187.37 Sq. Ft

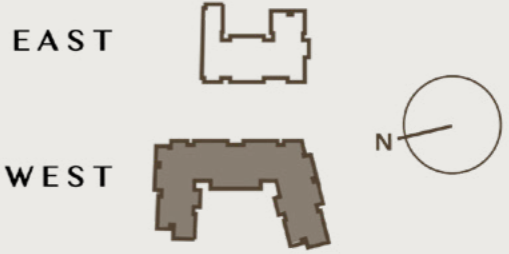
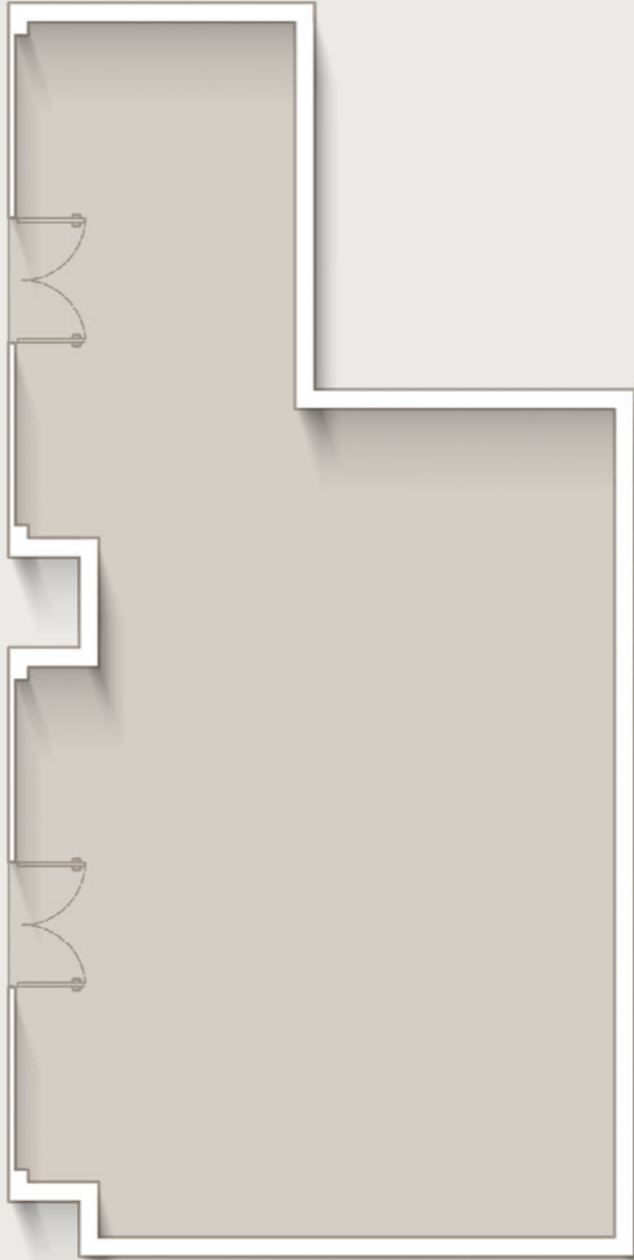
Ground Floor:



Podium Floor:



**RETAIL
TYPE 2**

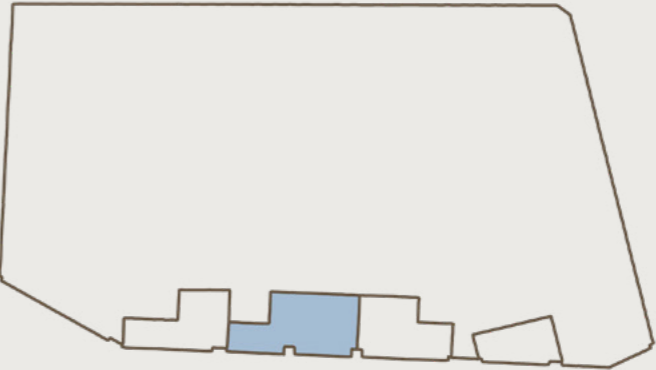


Internal Living Area : 1676.59 Sq. Ft

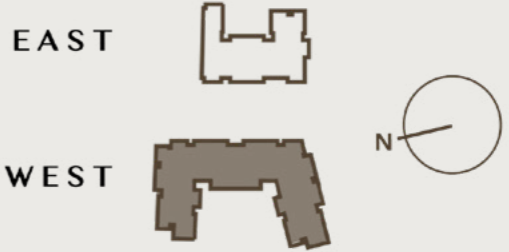
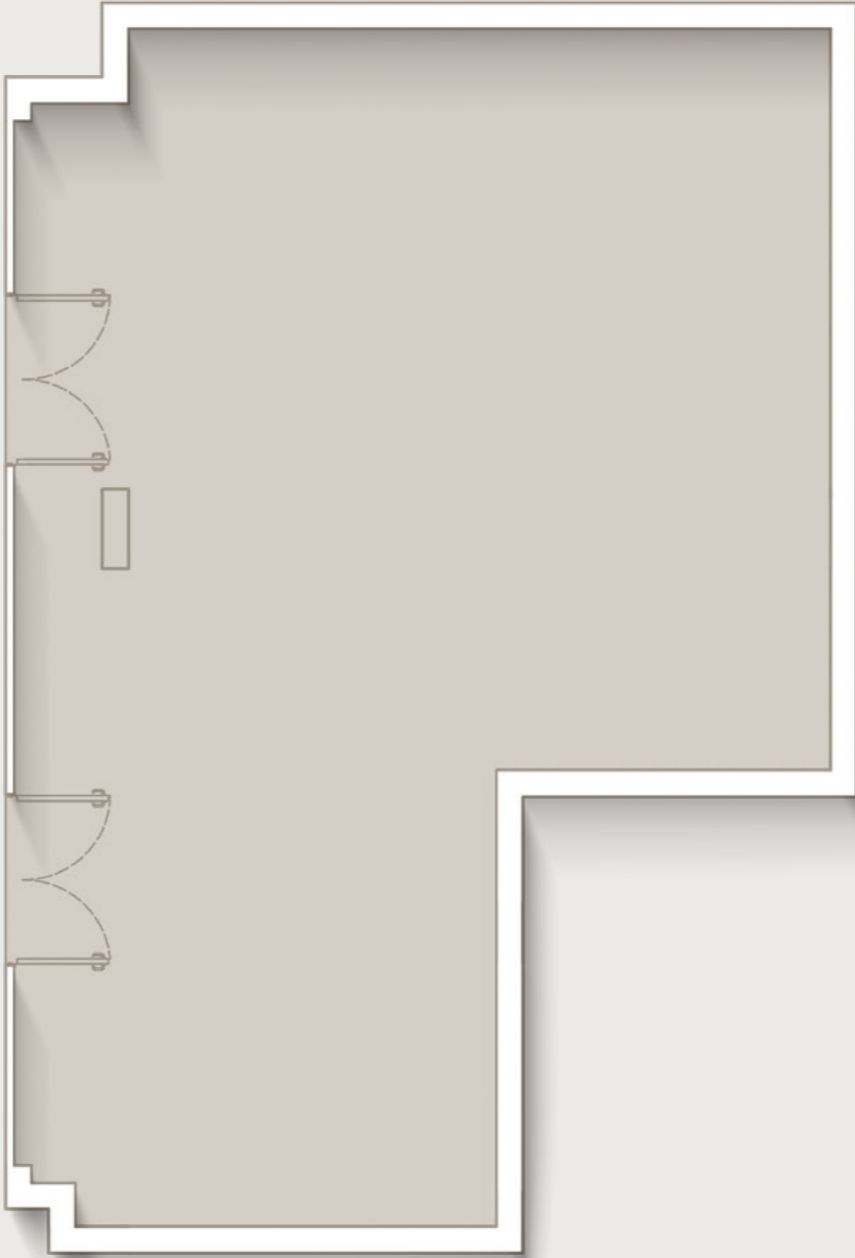
Ground Floor:



Podium Floor:



**RETAIL
TYPE 3**

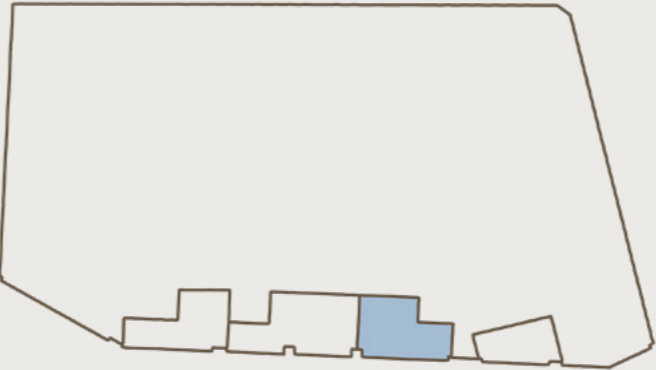


Internal Living Area : 1262.28 Sq. Sq. Ft

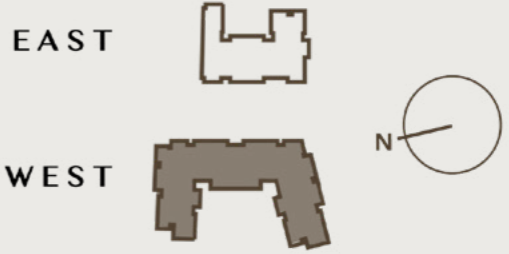
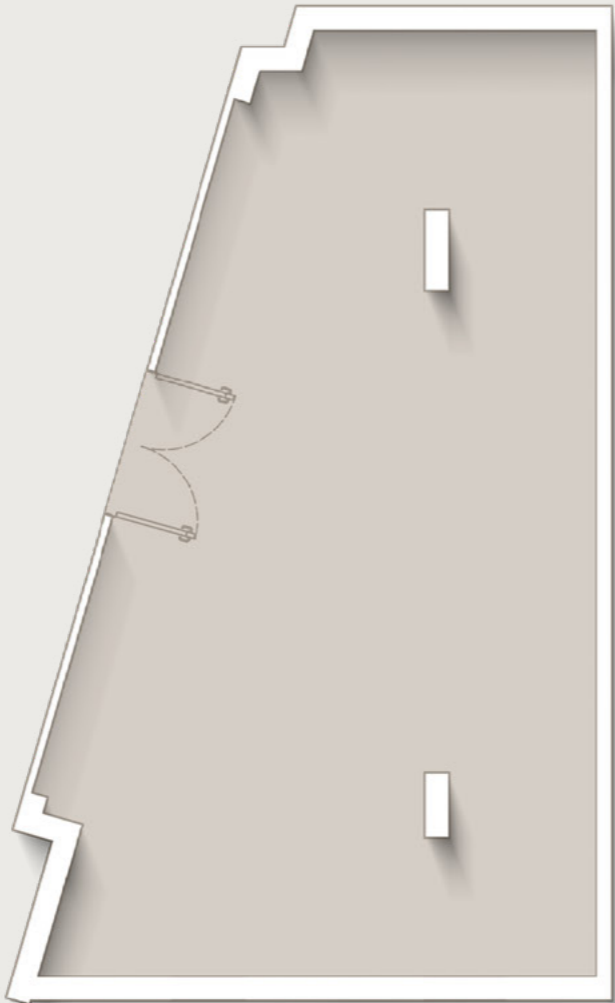
Ground Floor:



Podium Floor:

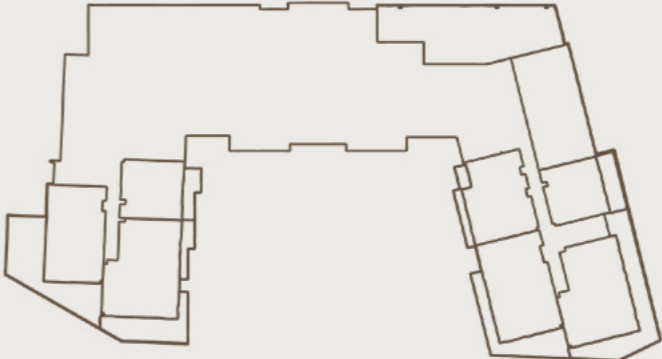


**RETAIL
TYPE 4**

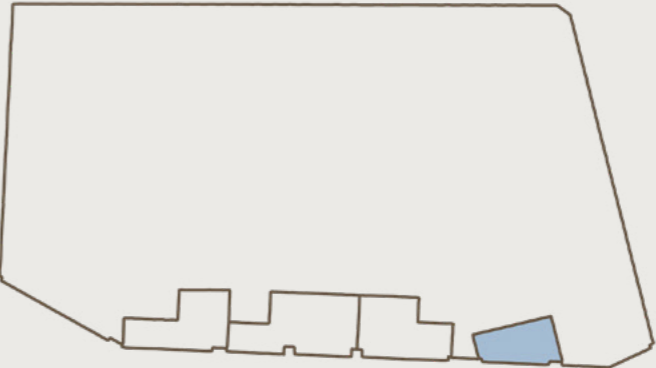


Internal Living Area : 802.45 Sq. Ft

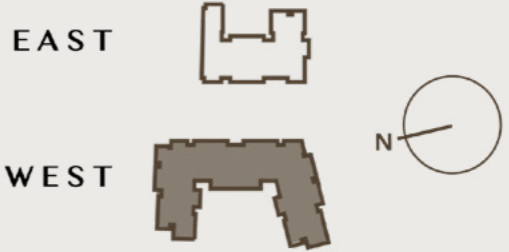
Ground Floor:



Podium Floor:

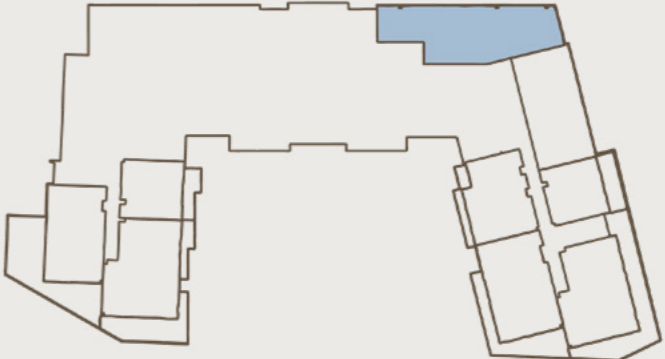


**RETAIL
TYPE 5**



Internal Living Area : 2015.43 Sq. Ft

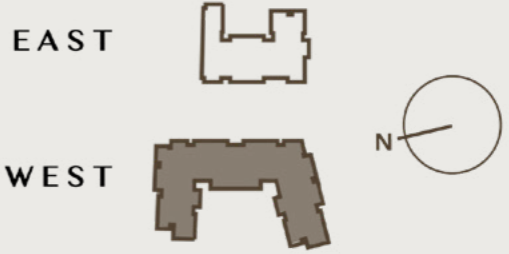
Ground Floor:



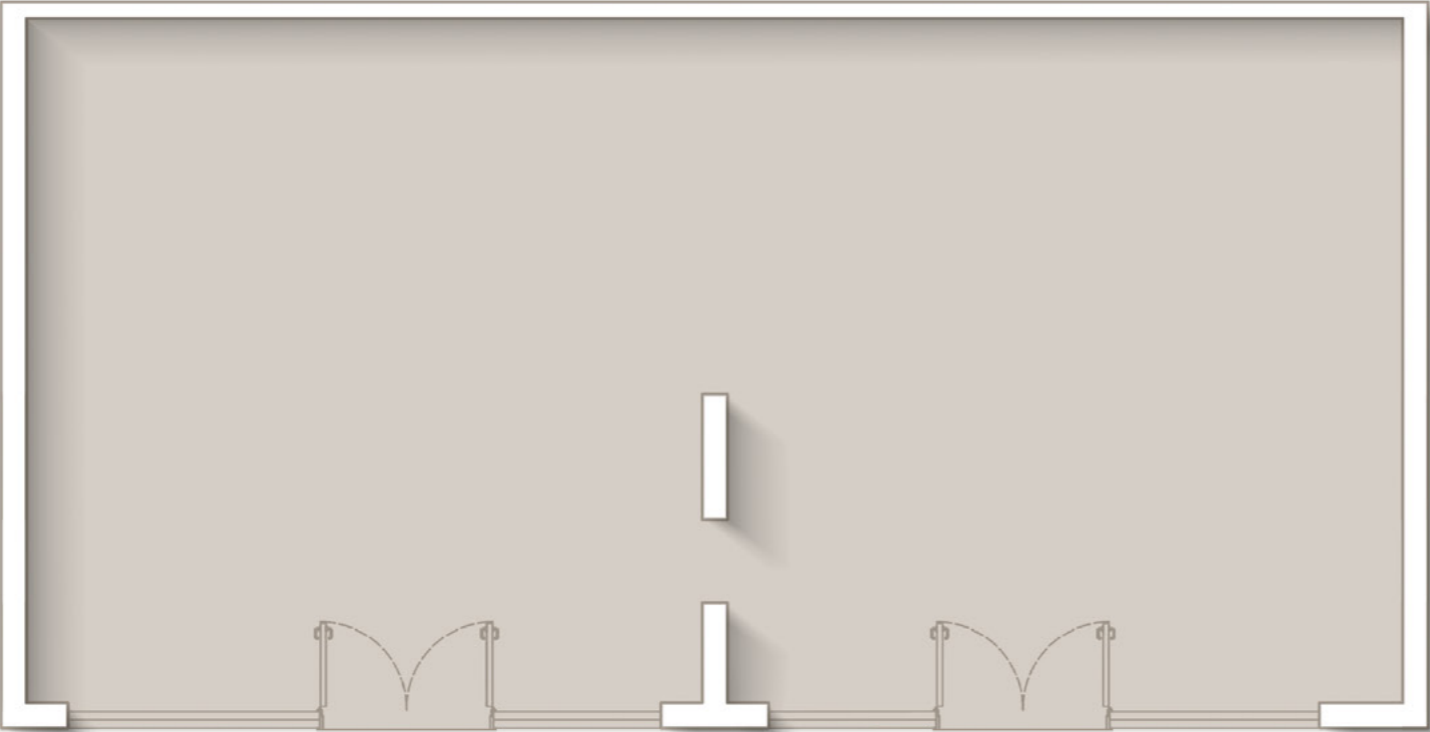
Podium Floor:



**RETAIL
TYPE 6**



Internal Living Area : 1535.47 Sq. Ft



Ground Floor:



Podium Floor:

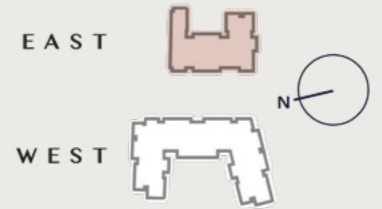
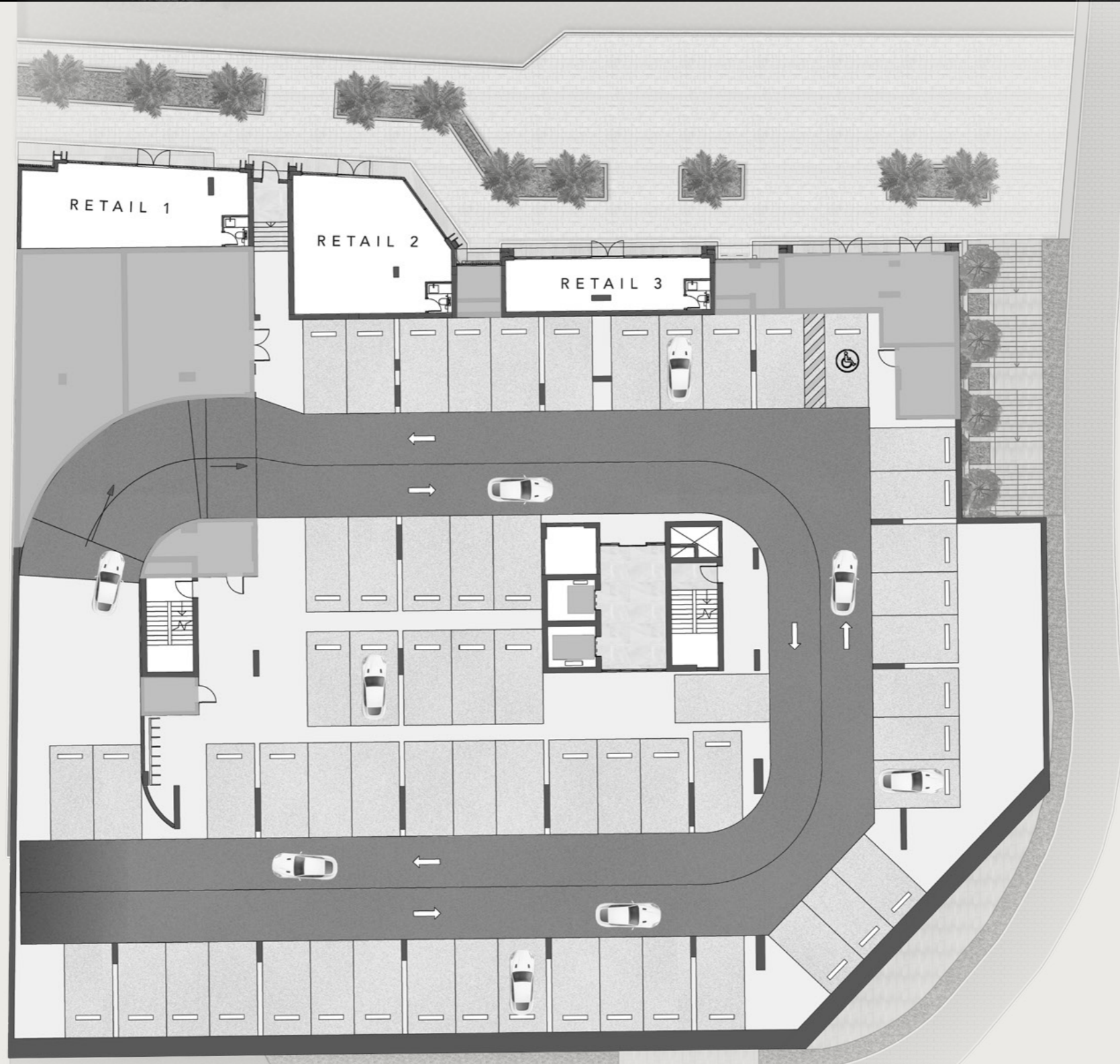


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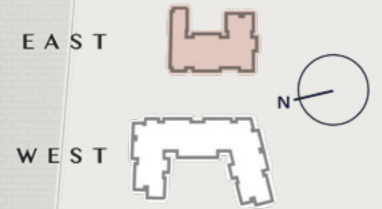
ART BAY

EAST



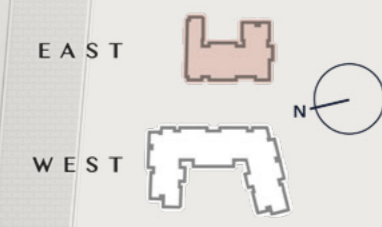
PODIUM FLOOR PLAN

RETAIL



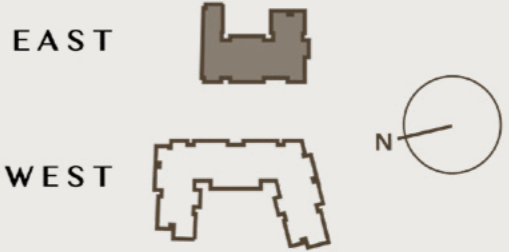
GROUND FLOOR PLAN

- 1 BEDROOM
- 3 BEDROOM



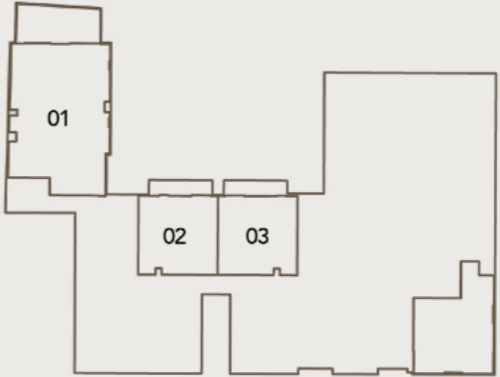
1ST - 8TH FLOOR PLAN

**STUDIO
TYPE A**



Internal Living Area : 380.72 Sq. Ft
 Outdoor Living Area : 50.38 Sq. Ft
 Total Living Area : 431.09 Sq. Ft

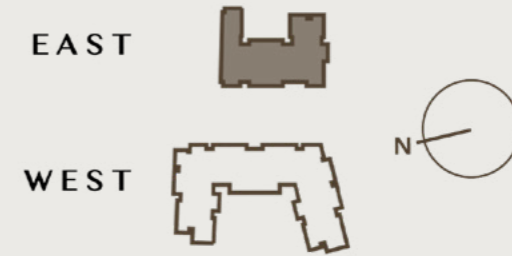
Ground Floor:



1st - 8th Floor:

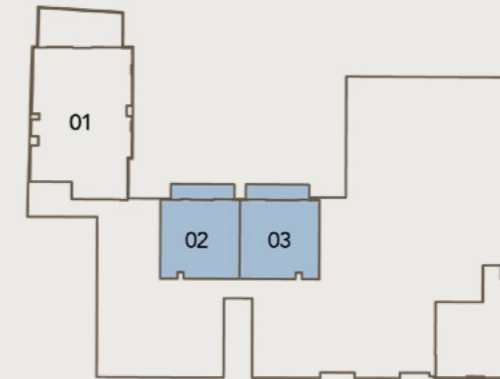


**1 BEDROOM
TYPE A**

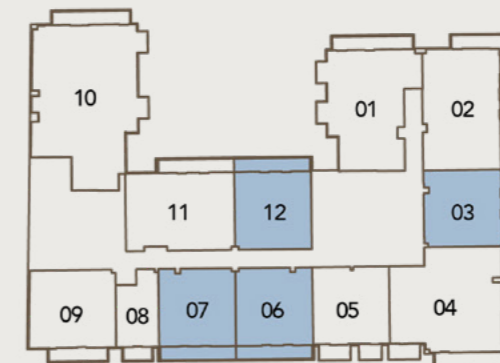


Internal Living Area	:	758.10 Sq. Ft
Outdoor Living Area	:	132.72 Sq. Ft
Total Living Area	:	890.82 Sq. Ft

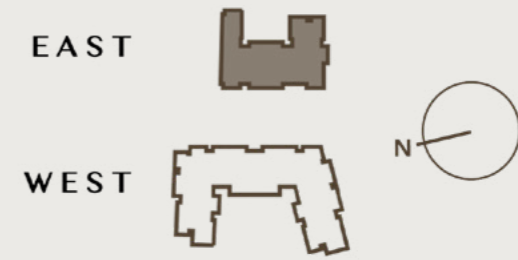
Ground Floor:



1st - 8th Floor:

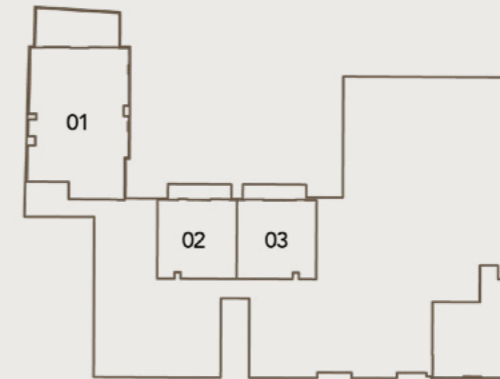


**1 BEDROOM
TYPE B**



Internal Living Area : 858.31 Sq. Ft
 Outdoor Living Area : 101.61 Sq. Ft
 Total Living Area : 959.93 Sq. Ft

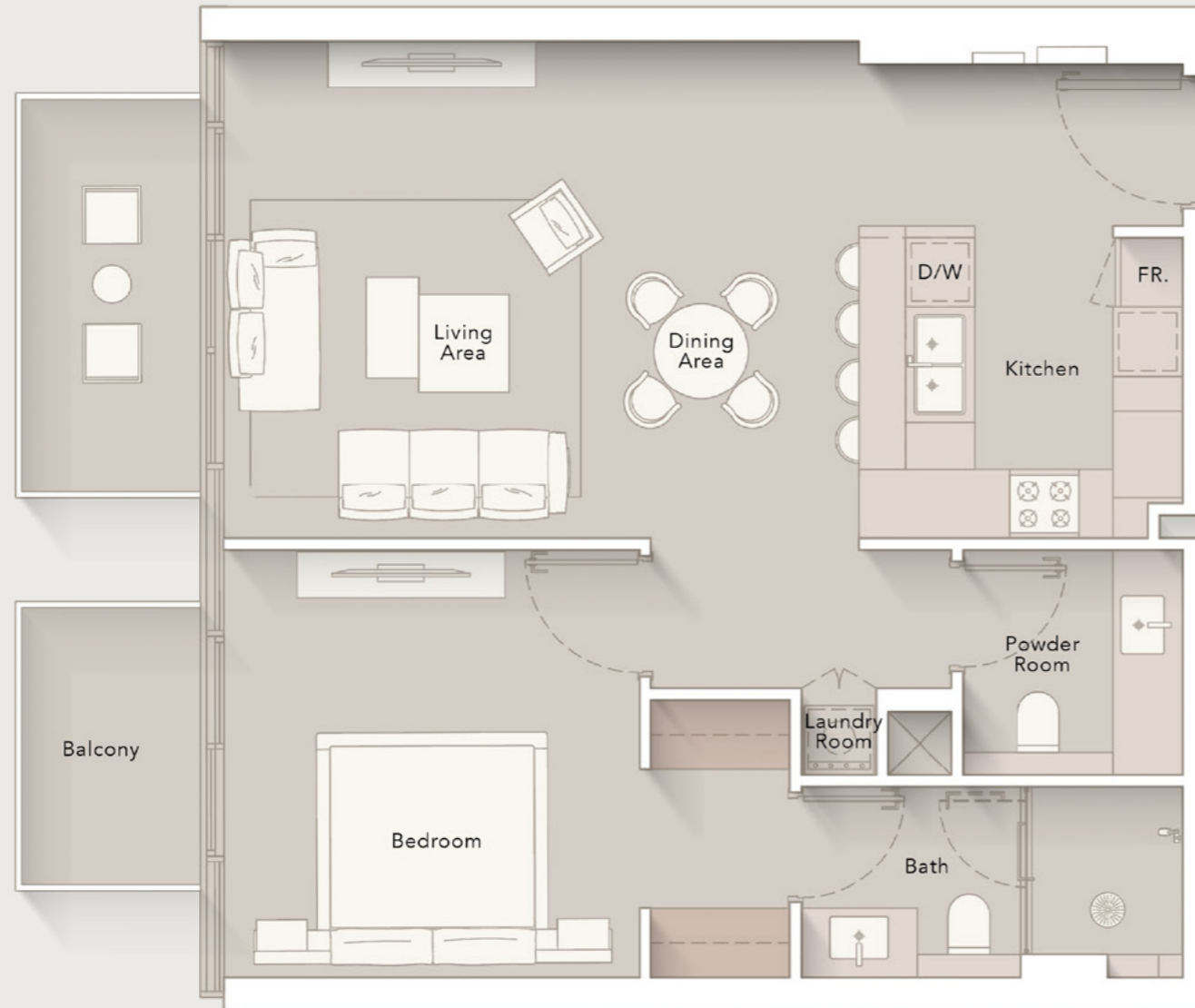
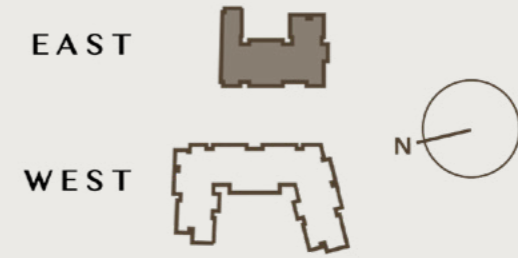
Ground Floor:



1st - 8th Floor:

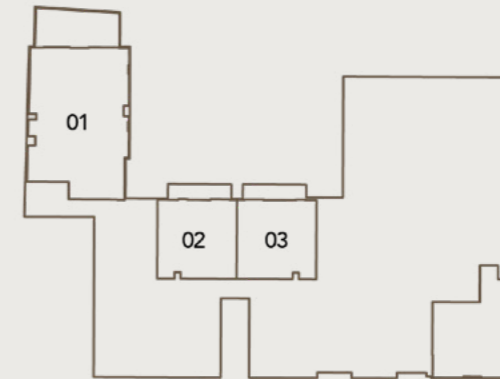


**1 BEDROOM
TYPE C**



Internal Living Area	:	759.18 Sq. Ft
Outdoor Living Area	:	108.61 Sq. Ft
Total Living Area	:	867.79 Sq. Ft

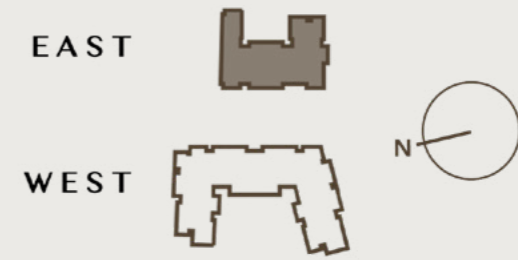
Ground Floor:



1st - 8th Floor:



2 BEDROOM TYPE A



Internal Living Area : 1202.54 Sq. Ft
 Outdoor Living Area : 237.99 Sq. Ft
 Total Living Area : 1440.53 Sq. Ft

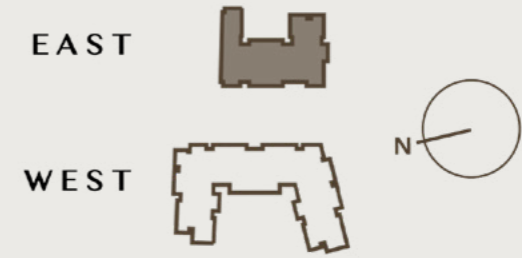
Ground Floor:



1st - 8th Floor:

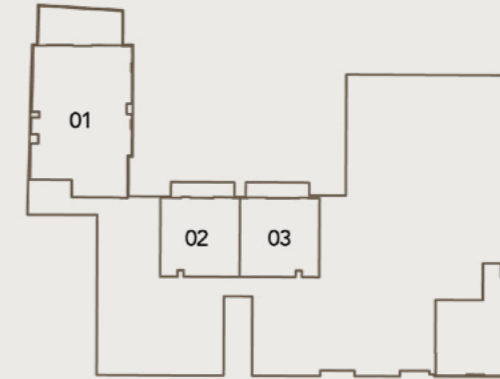


**2 BEDROOM
TYPE B**



Internal Living Area	:	1385.85 Sq. Ft
Outdoor Living Area	:	311.40 Sq. Ft
Total Living Area	:	1697.25 Sq. Ft

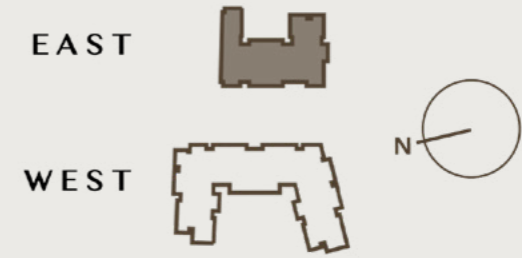
Ground Floor:



1st - 8th Floor:



**2 BEDROOM
TYPE C**



Internal Living Area	:	1285.43 Sq. Ft
Outdoor Living Area	:	140.68 Sq. Ft
Total Living Area	:	1426.11 Sq. Ft

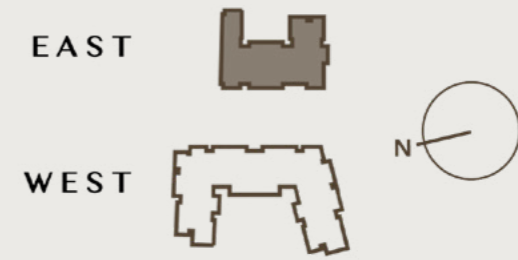
Ground Floor:



1st - 8th Floor:

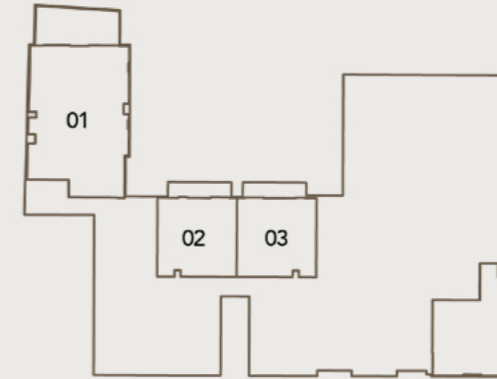


**2 BEDROOM
TYPE D**



Internal Living Area : 1074.13 Sq. Ft
 Outdoor Living Area : 132.72 Sq. Ft
 Total Living Area : 1206.85 Sq. Ft

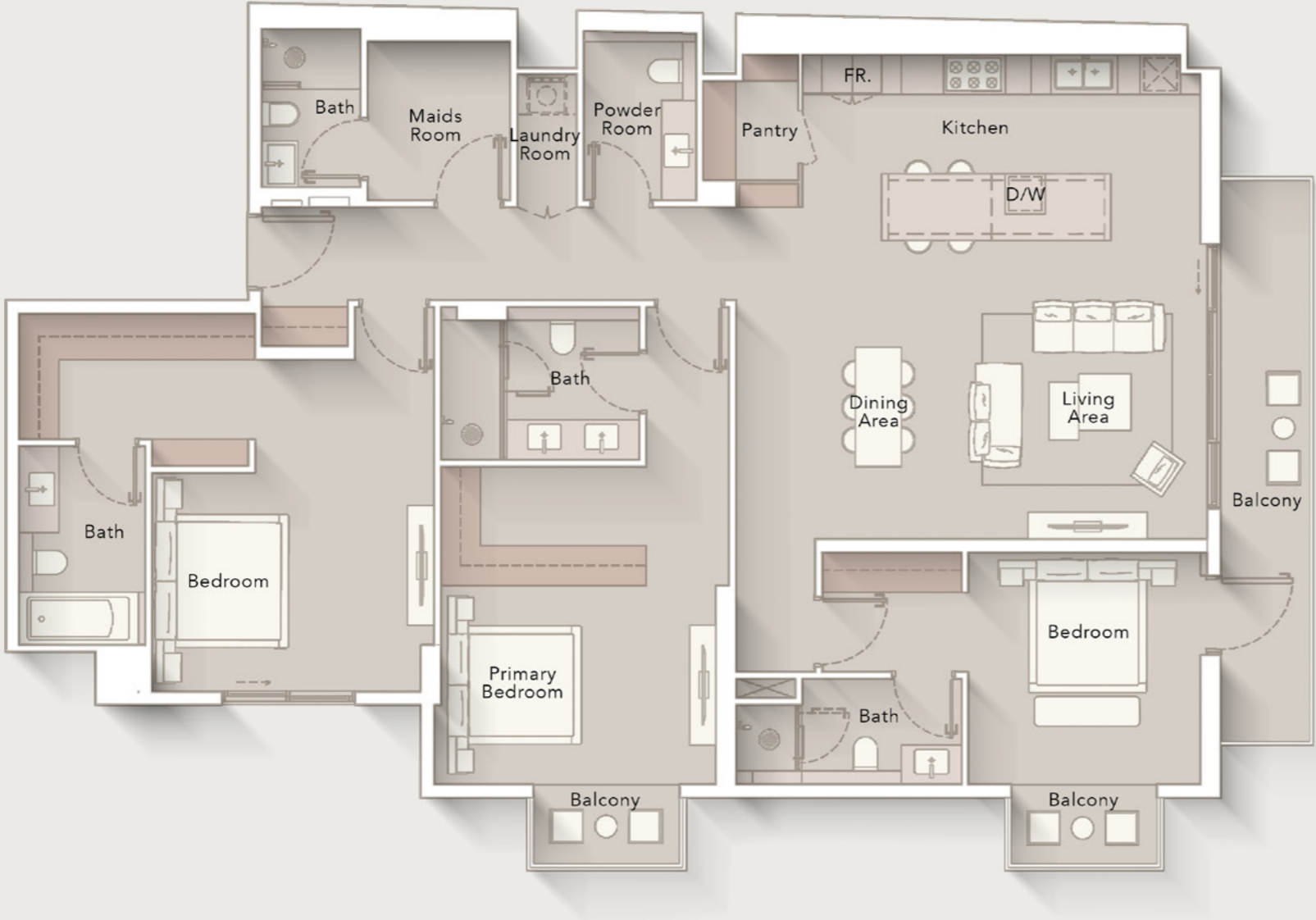
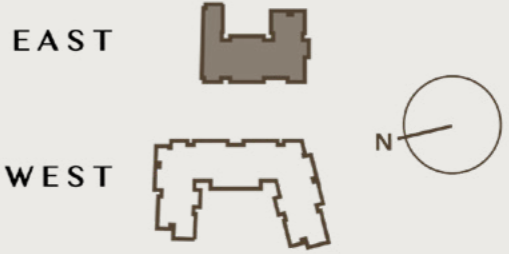
Ground Floor:



1st - 8th Floor:

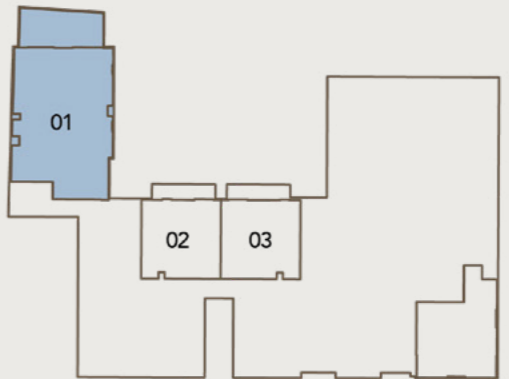


3 BEDROOM TYPE A



Internal Living Area	:	2013.60 Sq. Ft
Outdoor Living Area	:	136.70 Sq. Ft
Total Living Area	:	2150.31 Sq. Ft

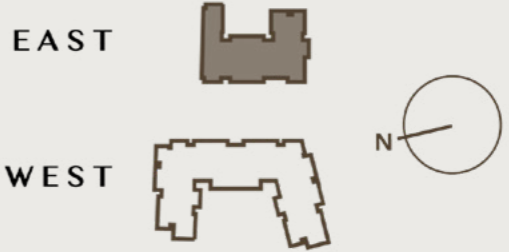
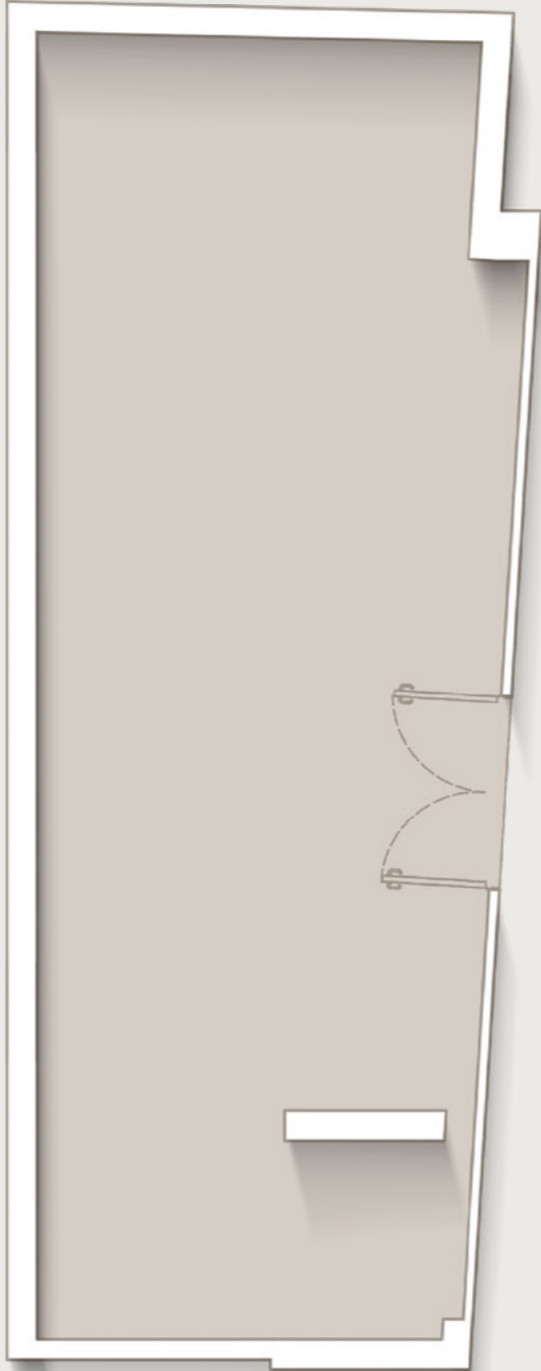
Ground Floor:



1st - 8th Floor:



**RETAIL
TYPE 1**

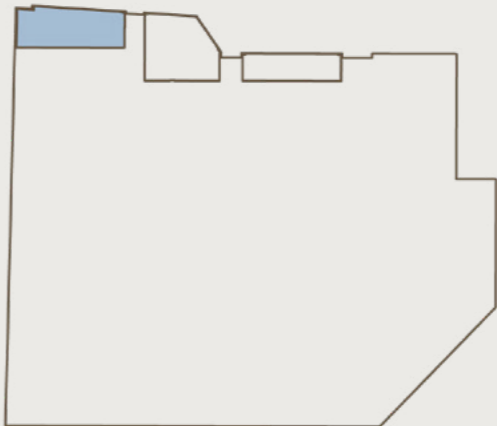


Internal Living Area : 737.65 Sq. Ft

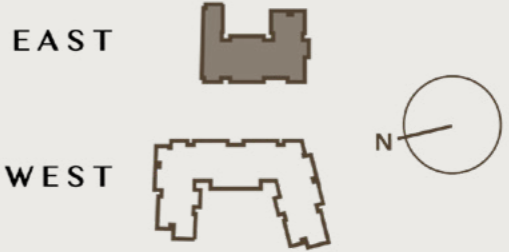
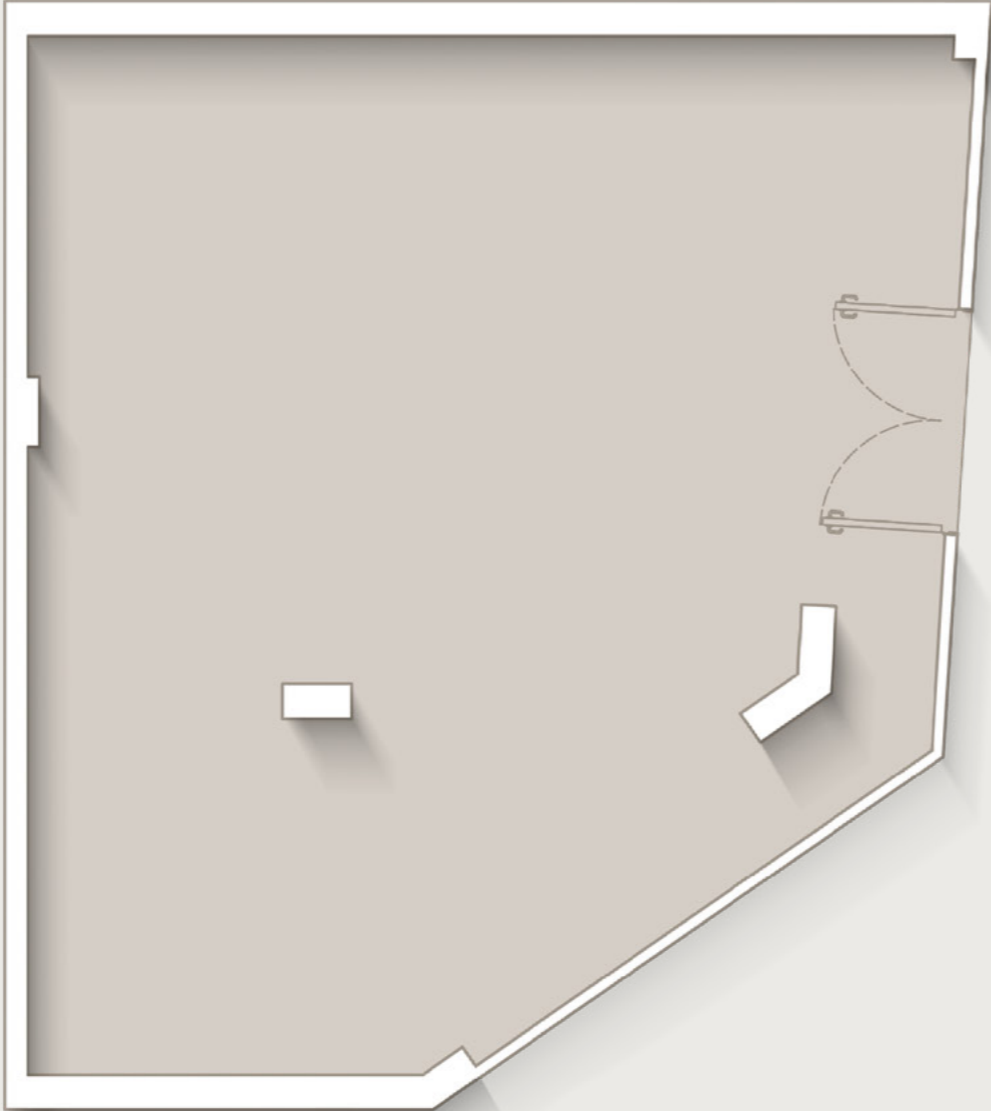
Ground Floor:



Podium Floor:

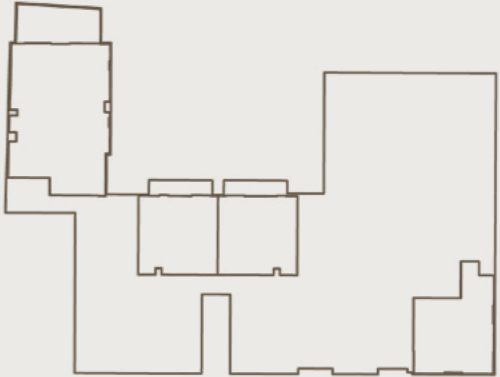


**RETAIL
TYPE 2**

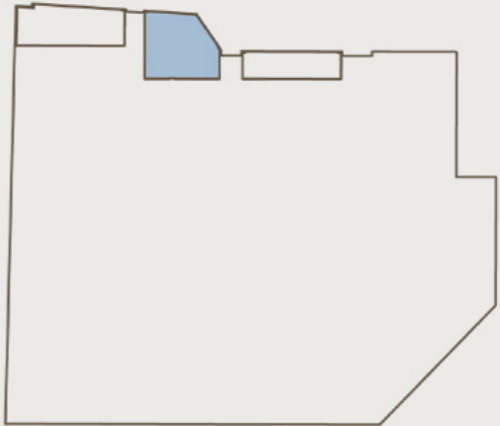


Internal Living Area : 782.64 Sq. Ft

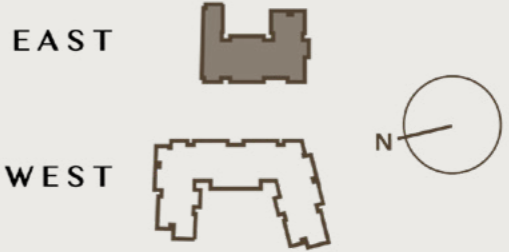
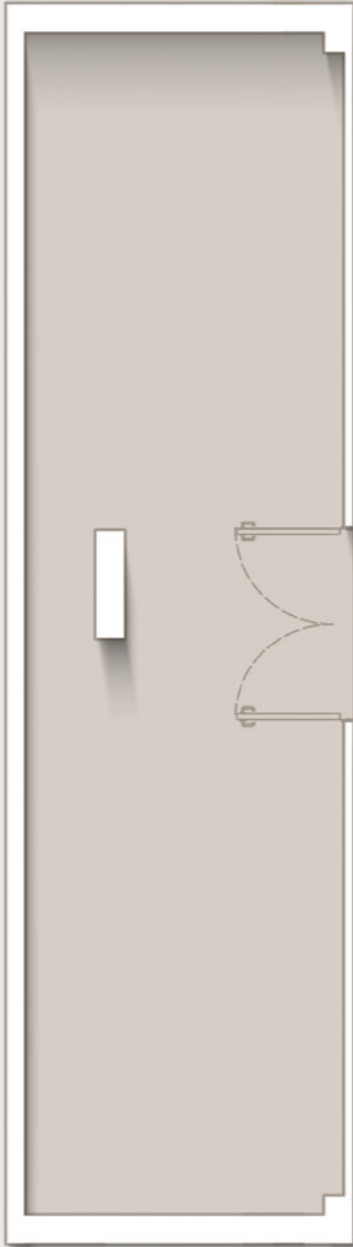
Ground Floor:



Podium Floor:

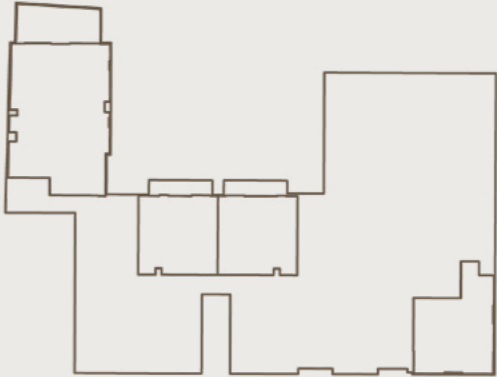


**RETAIL
TYPE 3**

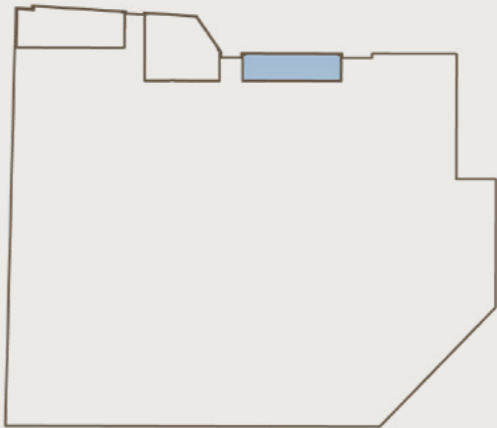


Internal Living Area : 474.80 Sq. Ft

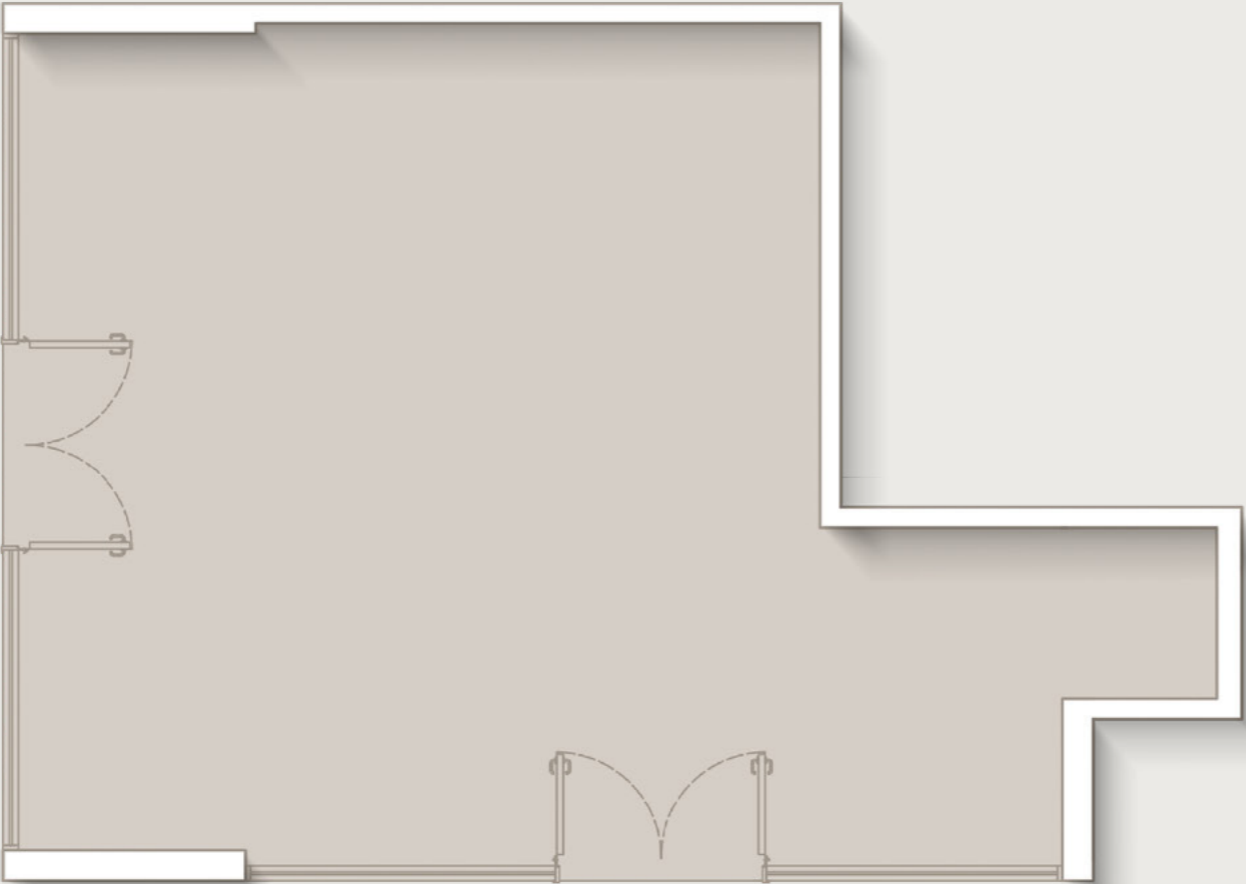
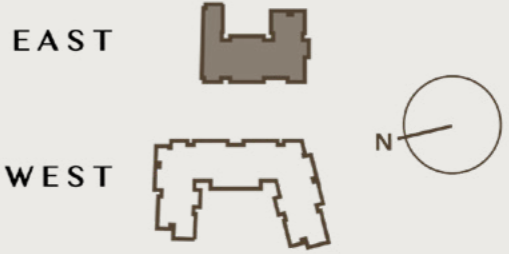
Ground Floor:



Podium Floor:

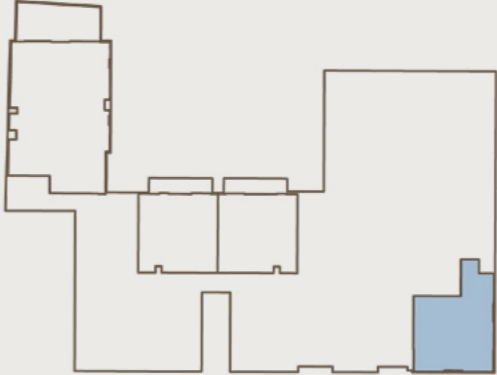


**RETAIL
TYPE 4**

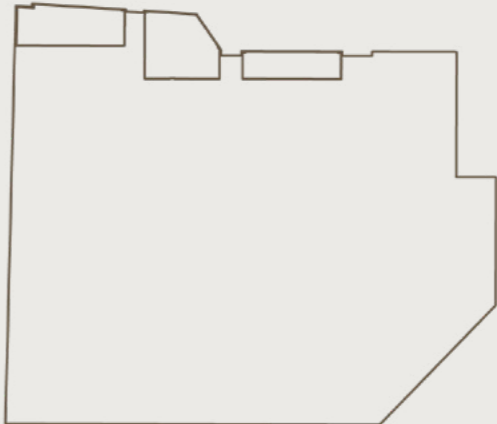


Internal Living Area : 861.33 Sq. Ft

Ground Floor:



Podium Floor:



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



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info@ellingtongroup.com

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