

ONE RIVER POINT



BUSINESS BAY'S MOST
ECLECTIC LIFESTYLE



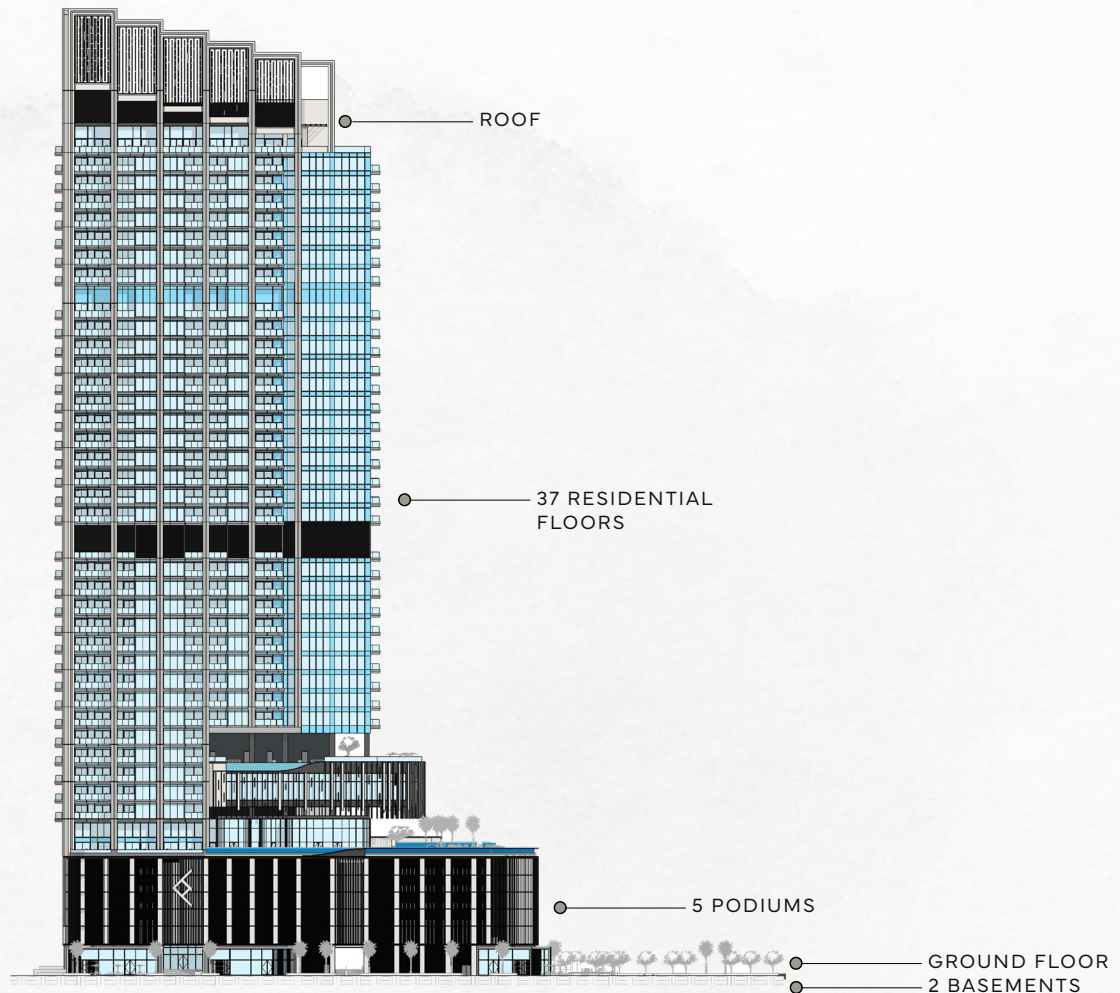
One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.

One River Point presents an array of world-class amenities that cater to the wellness-oriented and sophisticated lifestyle of its residents. The amenities are celebrated as an exclusive zone combining various spaces through a striking formal expression that adds a touch of architectural distinction and visual appeal.

Dutco and Ellington Properties are bringing together a wealth of experience and expertise in the development of One River Point.

Combining Ellington's resident-first philosophy with the attention to detail and efficiency for which Dutco is renowned, we can achieve perfection with speed. Our partnership marks a new era of growth for Ellington, and the rapid expansion of Dubai.

ONE RIVER POINT



ELEVATORS

7 passenger elevators
1 service elevators

ANTICIPATED SERVICE CHARGE

AED 20 per sq.ft

ANTICIPATED COMPLETION DATE

Q2 2027

PARKING

Studio, 1 and 2-bedroom: 1 car parking
space
3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold

APARTMENT TYPES

Studio, 1, 2, & 3-bedrooms
4-bedroom duplex
3 & 4-bedroom penthouses

THE RESIDENCES



NUMBER OF 1- BEDROOM UNITS

94 Units

SIZE RANGE PER 1 BEDROOM UNIT TYPE

1 bedroom type A: 958.10 sq. ft.

1 bedroom type B: 1,060.25 sq. ft.

1 bedroom type C: From 1,197.59 to 1199.53 sq. ft.

1 bedroom type D: From 1,066.92 to 1,068. 86 sq. ft.

LIVING & DINING AREA



FEATURES

Dubai Water Canal views

Heightened ceilings in living, dining, and bedrooms

Beautiful and strong large format porcelain tile flooring

Generous outside living balcony areas

High quality door hardware and ironmongery

Solid core acoustically rated entry doors

Residences are fully pre-wired for high-speed internet/phone/data

Home automation system for apartments

Metered gas line for all apartments

KITCHENS



FEATURES

- Tasteful large format porcelain tile flooring
- Custom-designed contemporary kitchen cabinetry
- High standard European brand appliances and mechanisms
- Gas cooktop
- Anti-frost combination fridge / freezer
- Stainless steel hidden recirculated exhaust hood
- Premium, durable sintered stone countertops
- Concealed kitchen shelf
- Ribbed glass overhead cabinet with concealed LED lighting
- Under-mount, stainless steel kitchen sink
- Pull-out stainless-steel faucet premium branded

ADDITIONAL KITCHEN FEATURES



FEATURES

Ribbed glass overhead cabinet with LED lighting

Concealed kitchen shelf

BEDROOMS



FEATURES

Dubai Water Canal views

Full length wardrobes

Durable and easy clean cabinet doors with tasteful carcasses

Feature cabinet with integrated lighting for display

Ample hanging, drawer, and shelf spaces

Undermount soft self-closing drawer runners from a reputable European brand

Durable oval hanging rails with integrated lighting from a reputable European brand

BATHROOMS



FEATURES

High quality faucets and accessories from international brand

Porcelain-tiled step-down walk-in showers

Porcelain wall and floor tiles

Bespoke medicine cabinets with integrated light and under sink storage

Glass door partitions into the showers

Linear stainless steel shower floor drain

Premium, durable porcelain stone countertops with integrated sinks

PER UNIT TYPE FEATURES

1 BEDROOM TYPE A

Internal Living Area : **886.41 Sq. Ft**
 Outdoor Living Area : **71.69 Sq. Ft**
 Total Living Area : **958.10 Sq. Ft**

3rd FLOOR

301

7th FLOOR

701

4th FLOOR

401

8th - 16th FLOOR

803

5th FLOOR

501

18th - 36th FLOOR

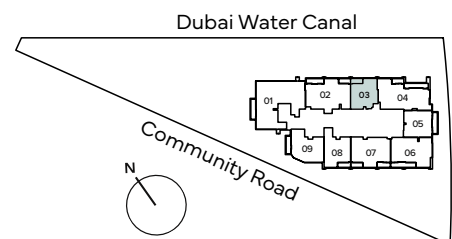
1803

6th FLOOR

601



8th - 16th FLOOR



- ☞ Direct Dubai Water Canal views from the main entry
- ☞ Spacious living and dining area
- ☞ Scullery kitchen - this design features a main kitchen area, and a separate walk-in pantry.

The walk-in pantry in a scullery provides ample storage space and helps keep the main kitchen organized and clutter-free

PER UNIT TYPE FEATURES

1 BEDROOM TYPE B

Internal Living Area : **930.43 Sq. Ft**
 Outdoor Living Area : **129.81 Sq. Ft**
 Total Living Area : **1060.25 Sq. Ft**

3rd FLOOR
303

4th FLOOR
403

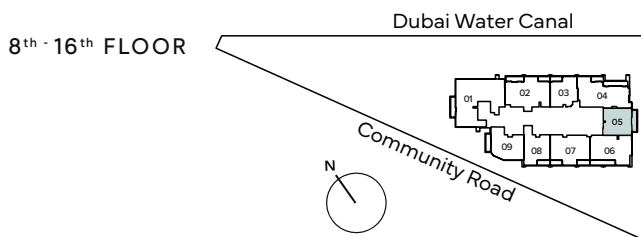
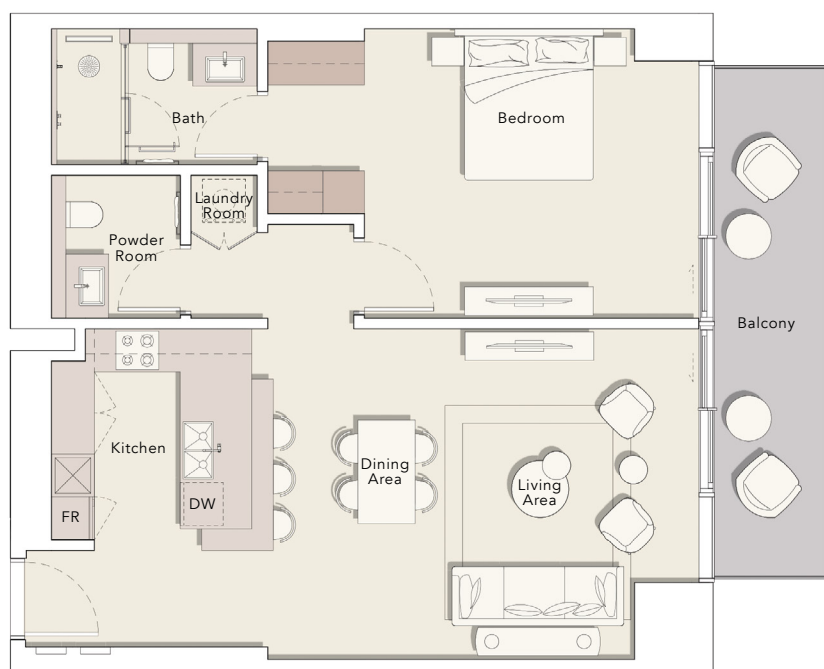
5th FLOOR
503

6th FLOOR
603

7th FLOOR
703

8th - 16th FLOOR
805

18th - 36th FLOOR
1805



- ☞ Direct Dubai Water Canal views from the main entry
- ☞ Spacious primary bedroom
- ☞ Wide balcony connected to the living area and bedroom
- ☞ Kitchen island with breakfast bar

PER UNIT TYPE FEATURES

1 BEDROOM TYPE C

Internal Living Area : **1090.49 Sq. Ft**
 Outdoor Living Area : **107.10 Sq. Ft**
 Total Living Area : **1197.59 Sq. Ft**

3rd FLOOR
307

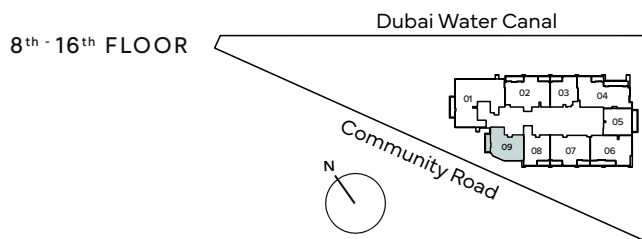
4th FLOOR
407

5th FLOOR
507

6th FLOOR
607

7th FLOOR
707

8th - 16th FLOOR
809



Wide views from the main entry



Built-in entryway nook/storage



Spacious living and dining area



Kitchen island with breakfast bar



Additional linen storage beside the laundry room

PER UNIT TYPE FEATURES

1 BEDROOM TYPE D

Internal Living Area : **991.03 Sq. Ft**
 Outdoor Living Area : **77.82 Sq. Ft**
 Total Living Area : **1068.86 Sq. Ft**

3rd FLOOR

306

6th FLOOR

606

4th FLOOR

406

7th FLOOR

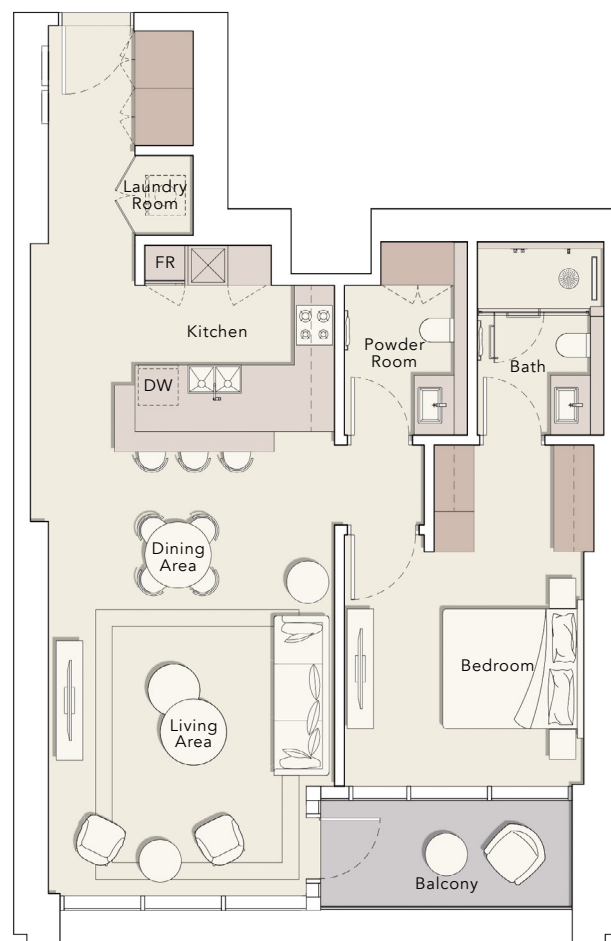
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5th FLOOR

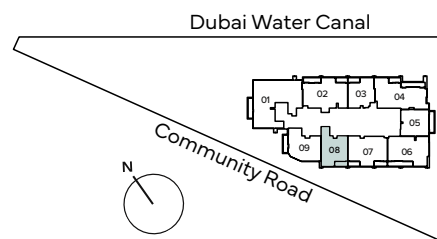
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8th - 16th FLOOR

808



8th - 16th FLOOR



Wide views from the main entry



Built-in entryway nook/storage



Spacious living and dining area



Kitchen island with breakfast bar

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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