



# THE QUAYSIDE

BY ELLINGTON

INVESTMENT GUIDE

## BUILDING CONFIGURATION



### ELEVATORS

3 passenger elevators  
1 service elevator

### ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

### ANTICIPATED COMPLETION DATE

Q1 2026

### PARKING

Studio, 1 and 2 bedrooms: 1 car parking space  
3 bedrooms: 2 car parking spaces

### OWNERSHIP

Freehold

## AMENITIES WITHIN THE PROJECT



Lobby for working,  
lounging and reading



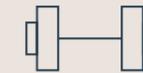
Leisure and lounge pool  
overlooking Dubai Canal



Pool sun loungers and  
net seating by the pool



Kids  
pool



Fitness  
studio



Changing room with  
steam shower and sauna



Indoor and outdoor kids'  
play area



Zen  
room



Clubhouse



Pizza oven &  
Barbeque area



Bicycle parking with wash  
area



EV charging  
station

## DRIVING DISTANCES

05  
**MINUTES**  
Business Bay Metro Station

11  
**MINUTES**  
Dubai Mall / Burj Khalifa

12  
**MINUTES**  
Museum of the Future

14  
**MINUTES**  
City Walk

15  
**MINUTES**  
Meydan Golf Course

16  
**MINUTES**  
Dubai International Financial Centre

16  
**MINUTES**  
Mall of the Emirates

17  
**MINUTES**  
Dubai Design District

18  
**MINUTES**  
Dubai International Airport

20  
**MINUTES**  
La Mer Beach

20  
**MINUTES**  
Burj Al Arab

22  
**MINUTES**  
Palm Jumeirah





## DOCUMENT 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	15 units	542 sq. ft
1 bedroom	46 units	From 758 sq. ft to 986 sq. ft
2 bedroom + Maids	42 units	From 1,420 sq. ft to 1,567 sq. ft
3 bedroom	14 units	1,739 sq. ft
5 bedroom penthouse	1 unit	10,004 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto: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 [customercare@ellingtongroup.com](mailto:customercare@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

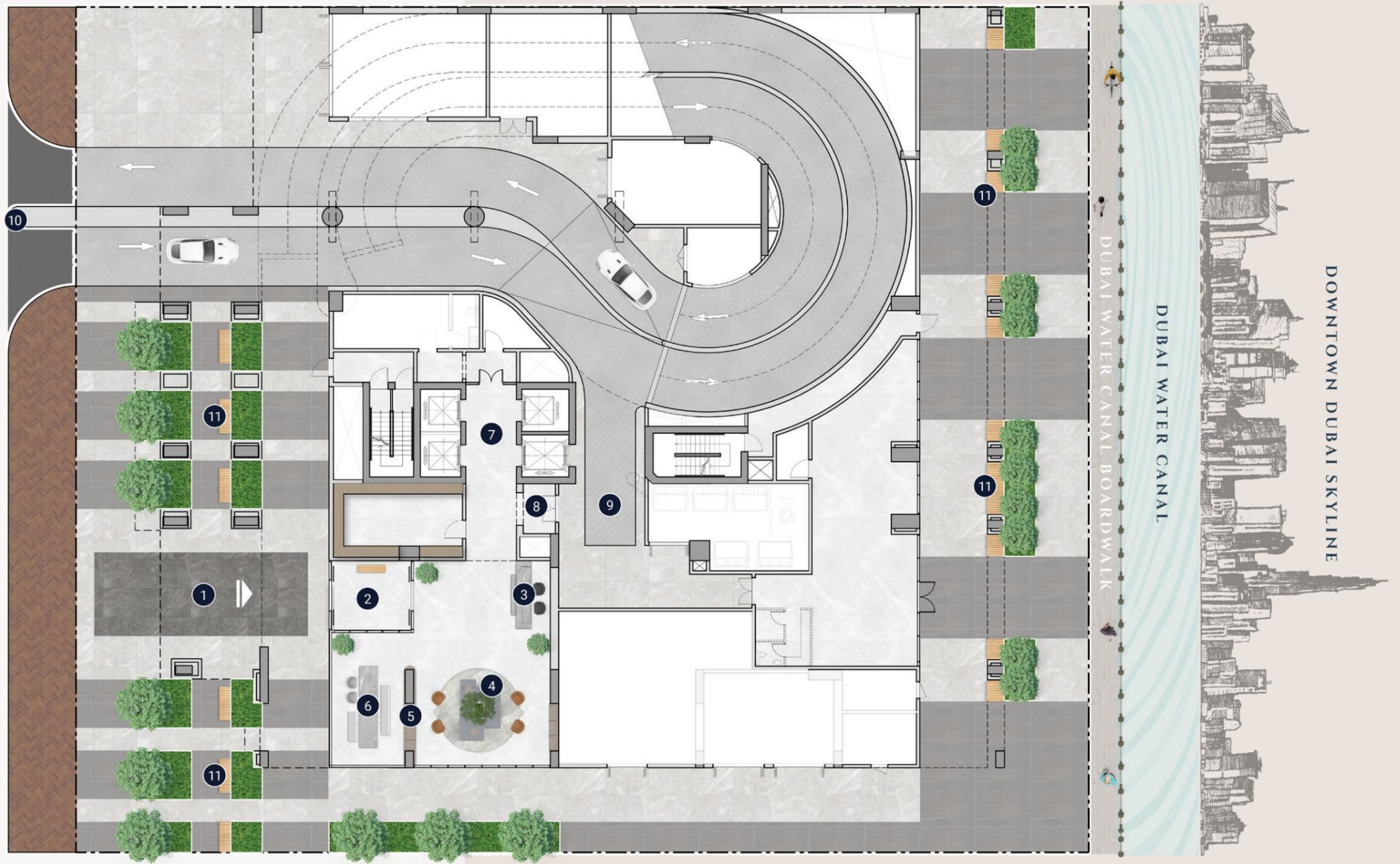
## PAYMENT PLAN

- **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 PLAN

- ① Main Entrance
- ② Lobby Entrance
- ③ Lobby Reception
- ④ Lobby Lounge
- ⑤ Library Wall
- ⑥ Communal Table
- ⑦ Lift Lobby
- ⑧ Access to Lift and Lobby
- ⑨ Move-in Truck Zone
- ⑩ Vehicle Entrance/Exit
- ⑪ Outdoor Seating Areas



# FIRST FLOOR PLAN

- ① Leisure & Lounge Pool
- ② Cascading Waterfall
- ③ Net Seating by the Pool
- ④ Pool Sun Loungers
- ⑤ Baja Shelf
- ⑥ Cabanas
- ⑦ Kids Pool
- ⑧ Outdoor Kids Play Area
- ⑨ Indoor Kids Play Area
- ⑩ Kids Bathroom
- ⑪ Male Spa Room
- ⑫ Female Spa Room
- ⑬ Zen Room
- ⑭ Fitness Studio
- ⑮ Clubhouse
- ⑯ Kitchenette
- ⑰ Outdoor Lounge Terrace
- ⑱ Outdoor Dining Area
- ⑲ Pizza Oven and Barbeque Area
- ⑳ Lift Lobby





## LOBBY

As you enter the hotel-style lobby, you are immediately struck by the lush greenery that surrounds you. The minimalist design of the lobby is understated and elegant, with a neutral color palette that is calming and serene. Large, floor-to-ceiling windows allow natural light to pour in, casting a warm glow on the various potted plants and trees that are scattered throughout the space. The air is fresh and clean, and the subtle aroma of the plants adds to the inviting atmosphere. While the furnishings are designed with hospitality in mind, soft, comfortable seating arrangements to create an intimate and welcoming feel.



## KIDS' ENTERTAINMENT

The indoor kids' play area is a paradise for children, a miniature resort designed to delight and entertain young residents. The colorful playground is filled with an array of fun activities, including books, games, climbing structures, and playhouses. The soft rubber ground underfoot provides a safe and comfortable landing spot for children's adventurous feats. As they explore, they can cool off in the kids' pool, or enjoy the fresh air in the outdoor kids' play area.



## POOL DECK

The resort-style pool is a sophisticated oasis designed with clean, modern lines and sparkling blue water that reflects the dazzling Dubai skyline. The pool area offers stunning views over the Dubai canal and is surrounded by lush, tropical landscaping, adding a touch of natural beauty and tranquillity to the space. One unique feature of the pool is the net seating area, which allows guests to relax and recline in a comfortable, hammock-like seating area right on the water's edge. This feature provides an unparalleled sense of relaxation, as residents can soak up the sun and enjoy the cool water.



## ZEN ROOM

The zen room is a serene and relaxing space designed to help residents find inner peace and tranquillity. The room is spacious, with a soothing color palette and large windows that allow plenty of natural light. The view of the canal is the highlight of the room as residents can watch the boats go by, and the changing colors of the sky as the sun rises or sets. This makes the zen room the perfect place to escape the hustle and bustle of the city.

CLUBHOUSE

ELLINGTON  
PROPERTIES





## FITNESS STUDIO

As you make your way to the fitness studio, you will be greeted by stunning views of the pool and the canal. The fitness studio is equipped with top-of-the-line fitness equipment and is designed to cater to all fitness levels. Whether you prefer cardio, strength training, or functional fitness, the fitness studio at The Quayside has everything residents need to achieve their fitness goals.



## SPA ROOM

The spa room is designed with a balance of beauty and function, with engineered layouts designed to inspire and motivate. The resort-style changing rooms are spacious and elegant with floor-to-ceiling frosted glass providing natural light while maintaining the privacy of residents. With large mirrors and quartz countertops coupled with wooden shelving on the sides, the spa room is the perfect space to relax, change and store your belongings.



## LIVING AREA

The living room is a bright and airy space, filled with natural light that floods in from the floor-to-ceiling windows. The windows provide an uninterrupted view of the sparkling waters of the canal, with boats gliding by and the skyscrapers of the city rising majestically in the background. The bright palette of the living room perfectly complements the natural light, making the space feel open and inviting. It is the perfect place to relax and unwind or to entertain guests while taking in the beauty of Dubai's cityscape.



## KITCHEN

The open-layout kitchen is an exquisite space, equipped with high-end appliances, and features a blend of white marble and wood cabinets creating a timeless, yet contemporary look. The Ellington signature kitchen island takes center stage in the area, offering ample counter space for food preparation and serving, as well as a cozy spot for casual dining. The kitchen blends seamlessly with the living area, creating a cohesive and inviting space while its color palette perfectly complements the room, creating a sense of continuity throughout the space.



## WHY INVEST IN DUBAI?

 High rental returns compared to major world cities

0% 0% tax on residential real estate

 Fixed exchange rate (US Dollar and UAE Dirham)

 Stable economy and currency

 Residence visa

 Safe and reliable investment environment

 Sustained economic growth

 World-class COVID-19 management

 World-class education

 Readily available financing options

 Ease of doing business – 1st in MENA\*

 Consistently growing population

 DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center \*\*

\*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





LIVE IN *DESIGN*

800 8288

[info@ellingtongroup.com](mailto:info@ellingtongroup.com)

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