

30th Floor, Bay Gate Tower, Al Mustaqbal Street, Business Bay, Dubai, UAE.

www.wellingtondevelopments.ae

Disclaimer:

All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up the final 'as built' status as per final designs of the project regulatory approvals and planning permissions. URBAN HEIGHTS WITH OCEANIC SIGHTS





BREATHE OCEAN BLISS

#### LEGEND

- 1 Wellness Resort
- 2 Eco Resort
- 18-Hole Golf Course
- 4 Scenic Drive
- Oasis Park
- 6 Family Resort
- 🧿 Marina Village
- Beach Front Resort
- Beach Front Residential
- 💿 Water Front Hotels & Apts.

- 🕦 Private Marina Club
- 12 Signature Estate Lots
- Clubhouse
- 9-Hole Golf Course
- 🐵 Boutique Mixed Use Village
- Sports Club and Aquatic Centre
- 😳 Beach Club
- 18 Mall
- 👳 Urban Islands Residential
- 20 Destination Art & Cultural District
- 20 Golf Club/ Sports Club

#### DUBAI ISLANDS

A perfect blend of Urban Vibrance and Coastal Peace. Enjoy resort-style living with lush landscapes, azure waters, and effortless connectivity. Welcome to your serene haven on Dubai's coast.







Wellington Developments, guided by the visionary leadership of the top management, is celebrated for transforming modern living through its exceptional developments. Renowned for its steadfast commitment to quality, innovation, and sustainability, each project is thoughtfully crafted to elevate lifestyles, creating spaces that inspire, endure, and meet the evolving aspirations of contemporary living.

## ТНЕ ISLAND'S HEART

you at the centre of convenience and coastal charm. Reach Dubai Islands Beach in 4 minutes, Deira Mall in 5 minutes, and Jumeirah Beach are effortlessly accessible. Making the entire Dubai within your reach.



WALKING ACCESS TO DUBAI ISLANDS BEACH **IN 4 MINUTES** 

WALKING ACCESS TO MARINA **IN 5 MINUTES** 

WALKING ACCESS TO DEIRA MALL **IN 5 MINUTES** 





# SEASIDE ASCENT

A

Wellington Ocean, a distinctive ground-plus-six-floors oceanfront project, offers an unmatched coastal lifestyle. The ground floor features a welcoming reception, a stylish lift lobby, and two exclusive duplexes. The first floor is dedicated to convenient parking, ensuring accessibility for all residents. The second to sixth floors house thoughtfully designed one and two-bedroom apartments, available with or without private pools, offering versatility for various preferences. It's a vision of modern seaside elegance. The project also offers exceptional world-class amenities on the podium and the rooftop.





elor

WELLINGTON OCE ANK MOTIWALA DEVELOPMI -....



### REFLECTIONS OF ARCHITECTURAL DISTINCTION

The façade of Wellington Ocean captures attention with its clean, modern lines and expansive glass panels, creating a dynamic interplay of light and shadow. This architectural marvel radiates a contemporary charm, standing tall as a refined testament to urban astute lifestyles against the vibrant backdrop of Dubai Islands.



#### ELEVATING CONTEMPORARY LIVING





Wellington Ocean's reception, waiting foyer, and lift lobby together create a cohesive experience of urban elegance and modernity. From marbled surfaces and tranquil lighting to the effortless functionality of high-speed lifts, each space reflects the coastal-inspired charm and contemporary ethos that define the building's architectural vision and elevated lifestyle.

#### A H O M E F O R E V E R Y D R E A M

Forty-nine abodes, a collection rare With pools to embrace the coastal air Twelve one-bed gems, pools to share Eleven without, yet comfort is still there Two-bed havens, twenty-four with ease Two duplex marvels, where elegance meets seas

THIS IS WELLINGTON OCEAN



BED APARTMENTS WITH POOL

BED APARTMENTS WITH STUDY

BED APARTMENTS WITH POOL

BED DUPLEXES WITH JACUZZI

#### CORRIDORS OF MODERN SOPHISTICATION

The apartment corridors of Wellington Ocean are designed with a minimalist yet refined aesthetic, featuring clean lines, ambient lighting, and high-quality finishes. These passageways create a tranquil atmosphere, offering residents an inviting transition to their contemporary living spaces.





U N W I N D E L E G A N T L Y The lounge offers an inviting retreat, featuring sleek finishings, superb lighting, and a contemporary design ethos. It provides a perfect space for residents to relax, socialise, or enjoy quiet moments in their secluded family room.



The open dining space in your apartment offers a modern and inviting setting and an open layout. It serves as the ideal backdrop for shared meals, creating memorable moments in an elegant yet comfortable environment.

The open kitchen space in your apartment is designed for practicality and style, featuring modern fixtures and fittings and an intuitive setup. It provides a welcoming environment for culinary exploration, turning every cooking experience into an enjoyable and functional affair.

#### GET REFRESHED

#### IN STYLE



The stylish bathroom invites you to indulge in its contemporary charm. With clean lines, contemporary fixtures, and a calming palette, it offers a space for relaxation.



#### A BREATH OF VASTNESS

The large terrace offers an expansive outdoor escape, framed by sweeping views of the ocean. This terrace invites you to experience open skies, refreshing breezes, and moments of quiet connection with the horizon.

#### 1 BEDROOM APARTMENT OPEN SPACE/PARK VIEW TOTAL AREA: 103.96 M.

#### I N D I V I D U A L FLOOR PLANS

æ 1 Bedroom Lounge Kitchen

Swimming Pool



ENT.





#### 1 BEDROOM APARTMENT OPEN SPACE/PARK VIEW TOTAL AREA: 82.30 M.



ENT.





Lounge

Kitchen



Balcony + Jacuzzi







#### 1 BEDROOM APARTMENT OPEN SPACE/PARK VIEW TOTAL AREA: 78.03 M.



#### 1 BEDROOM APARTMENT OPEN SPACE/PARK VIEW TOTAL AREA: 82.49 M.



ENT.







Kitchen

Balcony

		] _ मि		H-
			파파	
L_H			<b>P</b> B	
	11'	P PERM	יוּקר	
	┢╶┦─		-	







#### 1 BEDROOM APARTMENT OPEN SPACE/PARK VIEW TOTAL AREA: 80.36 M.

ENT.









#### 2 Bedrooms

Pr. Maid Room

Lounge

Kitchen

Swimming Pool







œ 2 Bedrooms

Lounge



Swimming Pool

#### 2 BEDROOM APARTMENT OPEN SPACE/PARK + NEIGHBOUR PLOT VIEW TOTAL AREA: 148.31 M.







2 BEDROOM APARTMENT

MAIN ROAD + NEIGHBOUR PLOT VIEW

TOTAL AREA: 135.98 M.

#### 2 Bedrooms

Terrace

Lounge

Kitchen

Swimming Pool







Lounge

Kitchen



Swimming Pool

#### 2 BEDROOM APARTMENT MAIN ROAD + OPEN SPACE/PARK VIEW TOTAL AREA: 252.21 M.





#### 2 BEDROOM APARTMENT MAIN ROAD + NEIGHBOUR PLOT VIEW TOTAL AREA: 116.86 M.



2 Bedrooms

Jacuzzi

Lounge

Kitchen

A Balcony







#### 2 BEDROOM APARTMENT MAIN ROAD + OPEN SPACE/PARK VIEW TOTAL AREA: 118.75 M.





#### 2 BEDROOM APARTMENT OPEN SPACE/PARK + NEIGHBOUR PLOT VIEW TOTAL AREA: 126.89 M.





Jacuzzi





œij 2 Bedrooms 

Lounge

Kitchen A Balcony

#### 2 BEDROOM APARTMENT NEIGHBOUR PLOT VIEW TOTAL AREA: 98.52 M.





2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW



Jacuzzi

**M** Kitchen

A Balcony











#### 2 BEDROOM APARTMENT OPEN SPACE/PARK VIEW (TWO SIDES) TOTAL AREA: 170.15 M.





2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW

TOTAL AREA: 155.02 M.



Balcony

Maid Room

T

Kitchen 0555

Jacuzzi

-1
Н



#### **3** BEDROOM DUPLEX APARTMENT OPEN SPACE/PARK VIEW TOTAL AREA: 237.92 M.

#### LOWER LEVEL



UPPER LEVEL











UPPER LEVEL

## TIDES OF ARCHITECTURAL GRACE

Standing tall against the splendid backdrop of the ocean, Wellington Ocean embodies modern coastal living. Its contemporary design echoes the waves with clean lines and shimmering glass, creating an architectural silhouette that redefines class while embracing the beauty of its surroundings.



## P R O J E C T F E A T U R E S

#### **RESIDENTIAL UNITS**

1 BEDA P A R T M E N T S WITH POOL

#### **INTERIOR AMENITIES**

RECEPTION

LIFT LOBBY

PARKING

GYM

#### PODIUM AMENITIES

CABANAS

CHILDREN'S WATER RIDES

SWIMMING POOL

## **ROOFTOP AMENITIES**

PADEL TENNIS COURT

JOGGING TRACK

CINEMA

BBQ ZONE



1 BED A P A R T M E N T S WITHOUT STUDY



APARTMENTS WITH POOL

3 BED DUPLEXES WITH JACUZZI









ZEN GARDEN	
Y O G A	ĘŞ
SITTING LOUNGE	

PODS



₩

ĒĒ

## 

Beneath open skies, where dreams align Pools that shimmer, paths that entwine Spaces to play, to rest, to breathe A life of comfort, beautifully weaved



# WELLINGTON DEVELOPMENTS

FITNESS WITH A VIEW The gym on the first floor offers a dynamic space to energise your body while enjoying outdoor views. Equipped with modern facilities and bathed in natural light, it inspires focus, movement, and a refreshing connection to the world beyond.

## STILLNESS AMIDST VIEWS

The yoga space on the first floor offers a peaceful setting for reflection and movement. With a calming atmosphere, it encourages a deep connection to your practice, framed by the beauty of the surrounding environment.

Utvarsucor







The steam bath offers a serene retreat, enveloping you in soothing warmth and gentle vapours. Designed to revitalise and calm, this space promotes relaxation while cleansing the senses, inviting a quiet pause in the flow of your day. The sauna is a calm and cosy space with soft heat and natural wood design. It's a perfect place to relax, refresh your body, and clear your mind, helping you feel at peace and recharged.

#### S W E A T A W A Y S T R E S S



## SUPERB CONVENIENCE ON ARRIVAL

The podium floor is dedicated to resident parking, providing a convenient and secure space for vehicles. Thoughtfully arranged and easily accessible, it ensures effortless movement, offering peace of mind and practicality right at the heart of the community.



B

80007·A京

# GATEWAY TO REFINED LIVING



V/





FROMPODIUMTOROOFTOPA HAVENOF

Wellington Ocean redefines coastal living with its lively podium and poised rooftop amenities. The podium features cabanas, a swimming pool, children's water rides, a kids' play area, mini golf, and a sitting lounge. The rooftop offers a padel tennis court, jogging track, cinema, BBQ zone, community garden, zen garden, yoga pods, and a rooftop lounge, elevating life to new heights of elegance for you to enjoy life at the fullest.

#### PODIUM AMENITIES





# KIDS' PLAY ARE



#### ROOFTOP AMENITIES













#### SCULPTED BY COASTAL ELEGANCE

LINGTON OCE

