

OCEAN HOUSE

ELLINGTON

INVESTMENT GUIDE

BUILDING CONFIGURATION

AMENITIES WITHIN THE PROJECT



LOCATION

Northeastern Crescent, Palm Jumeirah

ELEVATORS

4 passenger elevators 4 service elevators

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE AED 25 per sq.ft

PARKING

2 bedrooms: 1 parking space 3 bedrooms: 2 parking spaces 4 bedrooms: 3 parking spaces 5 and 6 bedrooms: 4 parking spaces ANTICIPATED COMPLETION DATE

Q4 2025



Hotel-style drop-off area



Double-height lobby with read and lounge zones



Meeting room & Co-working areas



clubhouse for private functions



Kids' play area with kids bathroom



Fitness studio overlooking the pool



Olympic-size pool & deck



Wellness spa with aromatherapy shower and hydrotherapy path walk



Salt cave



Kids Pool







Clubhouse with lounge and dine areas



Design-led kitchen at the



Library Room





Yoga studio



Cinema Room



Games Room

WHERE THE CITY MEETS THE SEA

01 MINUTE The Boardwalk Palm Jumeirah

03 MINUTES Atlantis The Palm

07 MINUTES The Pointe Palm Jumeirah

12 MINUTES The View at The Palm

12 MINUTES Nakheel Mall

18 MINUTES Dubai Marina

20 MINUTES Dubai Harbour

25 MINUTES Emirates Golf Club **25** MINUTES Burj Al Arab

25 MINUTES Ain Dubai

25 MINUTES Mall of The Emirates

25 MINUTES Dubai Mall & Burj Khalifa

25 MINUTES Museum of the Future

30 MINUTES Dubai International Financial Centre

35 MINUTES Dubai International Airport

38 MINUTES Dubai World Central Airport



GROUND FLOOR AMENITIES PLAN

01 MAIN ENTRANCE 02 KIDS PLAY AREA 03 KIDS BATHROOM 04 MEETING ROOM 05 LOBBY LOUNGE 06 LOBBY ENTRANCE 07 DROP-OFF AREA 08 LOBBY RECEPTION 09 CINEMA ROOM 10 GAMES ROOM 11 ACCESS TO THE POOL TERRACE 12 FEATURE STAIRCASE 13 OLYMPIC SIZE POOL 14 BAJA SHELF 15 CABANAS 16 SUN LOUNGERS' AREA 17 KIDS POOL 18 FITNESS STUDIO 19 OUTDOOR YOGA DECK 20 FEMALE CHANGE ROOM 21 MALE CHANGE ROOM 22 ACCESS TO WELLNESS SPA 23 VISITOR PARKING 24 VEHICLE ENTRANCE 25 VEHICLE EXIT 26 SALT CAVE 27 STEAM ROOM 28 INFRARED SAUNA ROOM 29 PLUNGE POOL 30 AROMATHERAPY EXPERIENCE SHOWER 31 HYDROTHERAPY PATH WALK 32 ACCESS TO BASEMENT PARKING



1st FLOOR AMENITIES PLAN

01 LOUNGE AREA

02 COMMUNAL TABLE

03 CO-WORKING AREA

04 LIBRARY ROOM

05 OUTDOOR TERRACE LOUNGE

06 ACCESS TO POOL DECK

07 PRIVATE DINING

08 SHOW KITCHEN

09 PRIVATE LOUNGE

10 WASHROOM

11 CIGAR ROOM

12 GALLERY WALL

13 LIFT LOBBIES

14 ROOFTOP GARDEN







UNITS & SIZES

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
2 bedrooms	52 units	From 1,642 sq. ft to 4,214 sq. ft
3 bedrooms	27 units	From 3,233 sq. ft to 4,770 sq. ft
4 bedrooms	6 units	From 5,352 sq. ft to 9,917 sq. ft
6 bedrooms- Presidential	1 unit	From 11,770 sq. ft
5 bedrooms- Penthouse	2 units	From 14,037 sq. ft to 14,369 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.

DOCUMENTS NEEDED TO BOOK A UNIT

01	Buyer's Passport Copy
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- 02
- AED 200,000 booking token to be paid in the form of UAE cheque or using our payment portal to 03 pay by credit card or cryptocurrency on https://pay.ellingtonproperties.ae



01.	Customer will pay the booking amoun initiate the unit reservation
02.	Customer will receive a receipt from cu with the booking form
03.	Customer to complete the down-paym receive two copies of the Sales and Pu
04.	Customer will send back the signed SF
05.	Upon execution, Ellington Properties v copy to the customer

Home address, email address, including the contact number (should be the same as the home address)

BOOKING STEPS

nt and submit the required documents to

customercare@ellingtongroup.com along

ment and the registration fees in order to urchase Agreement (SPA) to sign

SPAs for execution to Ellington Properties

will register the unit with DLD and send a

PAYMENT PLAN

5 %

At the time of booking

15% upon signing the reservation agreement

5% 60 days after the

reservation date

5 %

On completion of 20% construction of the project

5 % 120 days after the reservation date

5 % On completion of 30% construction of the project

5%

On completion of 40% construction of the project

On completion of 50% construction of the project

5 %

5%

On completion of 60% construction of the project

40% On completion

5 %

On completion of 70% construction of the project







LOBBY

A generous space with a double-height ceiling and a minimalist hotel-like feel define the Ocean House's lobby. A drop-off area with a separate entrance and exit points is provided for residents and guests while lush green complements the elegant neutral and bright lobby featuring hospitality-like lounging spaces. The lobby provides access to the first level amenities floor through a grand staircase. Adjacent to the lounge area is a fully-equipped meeting room with plenty of seating and desk space to provide a comfortable and functional setting for residents to hold meetings.

WELLNESS SPA

The wellness spa at Ocean House offers a variety of wellness experiences, and all the soothing amenities to provide the personalised experience residents need to restore balance and indulge their senses. The wellness spa features a welcome lounge with plunge pool, aromatherapy shower experience, steam and sauna rooms and a thermal journey Himalayan salt cave halotherapy, all the services you need to reset your mind, body, and spirit. The spa truly delivers something for every type of wellness seeker.



POOL DECK

The 50-metre Olympic size swimming pool at Ocean House is one of the residence's most defining features providing a peaceful respite. As well as enjoying a refreshing dip, residents can relax in the cabanas and sun loungers' area and enjoy the lush greenery surrounding the pool terrace. A separate kids' pool is also provided to keep the whole family entertained. The pool deck is connected via a grand bridge-terrace to the first-floor amenities where the outdoor terrace and clubhouse is located.







HEALTH CLUB

The health club at Ocean House is a worldclass fitness facility that allows residents to relax, restore and renew. The highly equipped fitness studio is the ultimate space for functional and high intensity training overlooking the pool deck and garden. Changing rooms with steam and a sauna along with a separate yoga studio are added to offer wholly designed wellness retreats.

PRIVATE POOLS AND GARDENS

Occupying the Ground Floor, the duplex units at Ocean House offer a contemporary and spacious design complemented with sophisticated neutral palettes, shapes and layers. The units not only benefit from the best seafront view but also take advantage of the vast ground floor offering quiet private gardens and private pools. No matter the season, enjoy your private oasis from the floor-to-ceiling windows providing ample natural light and expansive views of the outdoors.



APARTMENTS

The apartments at Ocean House is designed with a philosophy to provide utmost privacy and tranquillity with its lush landscape extending vertically from the ground floor upwards making the residence resemble a vertical garden. Out of its floor-to-ceiling windows, residents benefit from the unforgettable views of the Burj Al Arab, Burj Khalifa, and Dubai Marina skyline and the sweeping views of Palm Jumeirah and the Arabian Gulf.





WHY INVEST IN DUBAI?



\$ Stable economy and currency



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

ROI

High return on investment of up to 9%*



Occupancy rate*

Multiple payment options available

including cryptocurrency

aut the bill.

Hotel-inspired amenities

30%

Premium on average rental returns**



High capital appreciation upon handover

Transparent and reliable customer care

Sustainability compliance with Dubai Green Building Regulations

Prime locations

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High tenant retention

: (5) (1)

Quicker return of capital

compared to market average*

*Reidln Market Data **JVC projects as per Reidln report in Q4 2021



ELLINGTON PROPERTIES

LIVE IN DESIGN

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ELLINGTONPROPERTIES.AE

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