




RIVERTON HOUSE

PROJECT BRIEF

Welcome
to a life in
balance





A residence shaped by contrast and calm, Riverton House is a place where life settles into balance. Directly connected to a crystal-clear community lagoon and wrapped in layers of curated greenery, it offers a rare dialogue between stillness and city. The expansive community park and nearby Ras Al Khor Wildlife Sanctuary frame the landscape with a natural softness, while views of the Downtown Dubai skyline serve as a distant reminder of the world outside. From sensorial wellness spaces to moments designed for reflection and reset, every amenity is intentionally placed to create a sanctuary for modern living — one where nature, architecture, and everyday ritual move in quiet rhythm.

A Sanctuary in the City's Silhouette

TO
ABU DHABI
←

TO DUBAI
INTERNATIONAL AIRPORT
→

DOWNTOWN
DUBAI

DUBAI INTERNATIONAL
FINANCIAL CENTRE

DUBAI WORLD
TRADE CENTRE

DUBAI DESIGN
DISTRICT

SHEIKH ZAYED RD.

FINANCIAL
CENTER RD.

DUBAI WATER CANAL

CLAYDON
HOUSE

THE HIGHGROVE

BELMORE
RESIDENCES

DUBAI CREEK

RAS AL KHOR
WILDLIFE SANCTUARY

RIVERTON HOUSE

EATON
SQUARE

CRYSTAL LAGOON

RAS AL KHOR ROAD

AL-AIN - DUBAI ROAD

AL-AIN - DUBAI ROAD

Ras Al Khor Wildlife Sanctuary Development Project

Ras Al Khor Wildlife Sanctuary is undergoing a transformative redevelopment, with completion targeted for 2026. This landmark initiative will redefine the sanctuary as a premier eco-tourism destination, while enhancing the lifestyle appeal and long-term value of the surrounding neighborhoods.





A Sanctuary Reimagined

A **144% expansion of water bodies** will introduce serene vistas and lush natural beauty to the heart of the sanctuary.

10 hectares of newly introduced mudflats will enrich biodiversity, providing essential habitats for migratory birds and marine life.

Carbon absorption is projected to increase by 60%, contributing to cleaner air and a more balanced natural environment.

Mangrove coverage will grow by 60%, strengthening the region's ecological integrity and enhancing coastal resilience.

The addition of **reed ponds, a tranquil mangrove lake, and a curated "Green Spine"** will offer immersive experiences rooted in wellness, nature, and calm.

Thoughtfully **designed for both residents and visitors**, the sanctuary will serve as a harmonious destination for connection, relaxation, and recreation.

With **annual visitor numbers expected to reach 300,000**, Ras Al Khor is poised to become one of Dubai's most inspiring and iconic eco-destinations.

Driving Distances

01
mins
Proposed Metro
Line

08
mins
Wild Life
Sanctuary

12
mins
Meydan Race
Course

14
mins
Dubai International
Airport

16
mins
Museum of the
Future

17
mins
Burj Khalifa

17
mins
Jumeirah Beach

19
mins
Dubai International
Financial Centre

24
mins
Dubai Creek Golf &
Yacht Club

25
mins
Burj Al Arab

31
mins
Palm Jumeirah

RAS AL KHOR
WILDLIFE SANCTUARY

BELMORE
RESIDENCES

EATON
SQUARE

E44 RAS AL KHOR ROAD

THE HIGHGROVE

E44 RAS AL KHOR ROAD

CLAYDON
HOUSE

RIVERTON HOUSE

CRYSTAL LAGOON

CRYSTAL LAGOON

PROPOSED
METRO LINE

AL AIN DUBAI ROAD

Community Amenities

Community Park



Community Lagoon



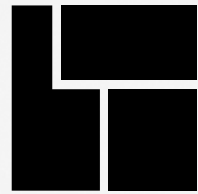
Proposed Metro Line



Community Promenade



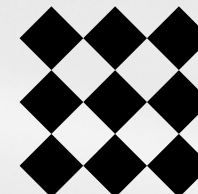
A philosophy of balance



+



+



FORM

+

FUNCTION

+

DESIGN

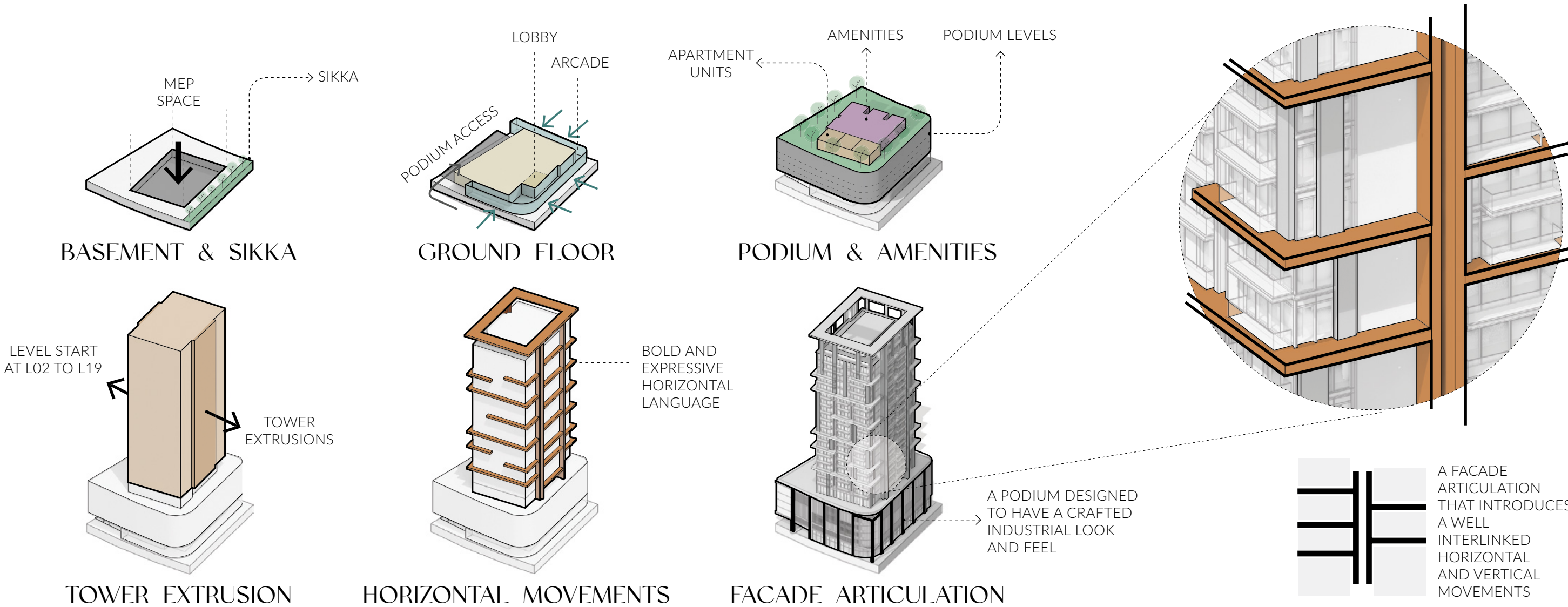
Defines the structure

Ensures intention

Brings it all to life

At Riverton House, every element is shaped by intention — from the spatial rhythm of architecture to the quiet clarity of material choices. This composition reflects the philosophy that guides the residence: where structure supports stillness, utility enhances daily ritual, and every detail contributes to a more grounded way of living. These visual cues represent a deeper narrative — one of thoughtful layering, natural flow, and an environment that restores. It is not simply a home, but a place where everything aligns to create a sense of calm, clarity, and belonging.

Architecture Design Concept



Sun & Views Analysis



RAS AL KHOR RD.

SUNSET

SUMMER

SUNRISE

WINTER

2KM COMMUNITY LAGOON



Architectural Sections



Building Configuration

Rooftop

19th Residential
Floors

4 Podiums

Ground Floor

Anticipated Service Charge
AED 16 per sq.ft.

Ownership
Freehold

Anticipated Completion Date
Q2 2028

Parking
1, 2 and 2 bedrooms + study : 1 parking space
3 bedrooms: 2 parking spaces

Elevators
3 passenger elevators
1 service elevator

Size Range & Unit Type

1 Bedroom Apartment	87 units	From 767 sq.ft. to 900 sq.ft.
2 Bedroom Apartment	28 units	From 1,109 sq.ft. to 1,236 sq.ft.
2 Bedroom Apartment + S	28 units	From 1,329 sq.ft. to 1,403 sq.ft.
3 Bedroom Apartment	6 units	From 1,528 sq.ft. to 1,595 sq.ft.
Retail	2 units	From 750 sq.ft. to 2,616 sq.ft.
Total Units	151 units	





Amenities

GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 ARCADE ENTRANCE
- 03 AIR-CONDITIONED ARCADE
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 LOBBY LOUNGE
- 07 COMMUNAL TABLE
- 08 OPERABLE GLASS WALL
- 09 CLUB LOUNGE
- 10 GAMES STATION AREA
- 11 SUPPER CLUB
- 12 KITCHENETTE
- 13 LIFT LOBBY
- 14 ACCESS TO COMMUNITY LAGOON
- 15 SUN LOUNGERS & CABANAS
- 16 ACCESS TO UPPER LEVEL PARKING





The Lobby



Clubhouse



Supper Club



ELLINGTON

Community Lagoon

5th FLOOR AMENITIES PLAN

- 01 INFINITY-EDGE POOL
- 02 BAJA SHELF
- 03 SWING LOUNGERS
- 04 SUN LOUNGERS AREA
- 05 CABANA
- 06 OUTDOOR SHOWER
- 07 FLOATING YOGA DECK
- 08 FITNESS STUDIO
- 09 OUTDOOR FITNESS AREA
- 10 FEMALE CHANGE ROOM
- 11 MALE CHANGE ROOM
- 12 PET PLAY PARK
- 13 BARBECUE DECK
- 14 OUTDOOR DINING
- 15 MEDITATION AND READING AREA
- 16 LIFT LOBBY
- 17 INDOOR KIDS PLAY AREA
- 18 NURSERY
- 19 SAUNA
- 20 WELLNESS STUDIO
- 21 BARBER ROOM
- 22 BEAUTY ROOM
- 23 TREATMENT ROOM
- 24 OUTDOOR WELLNESS AREA
- 25 OUTDOOR KIDS PLAY AREA

COMMUNITY
PARK

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON





Infinity Pool





Fitness Studio



Yoga Studio



Floating Yoga Deck



Wellness Room



Treatment Room



Kid's Play



Outdoor Spaces



Outdoor Barbeque & Dining

Residential Apartments





Living Area



The Kitchen



The Bedroom



The Bathrooms

Floor Plan



5th FLOOR PLAN

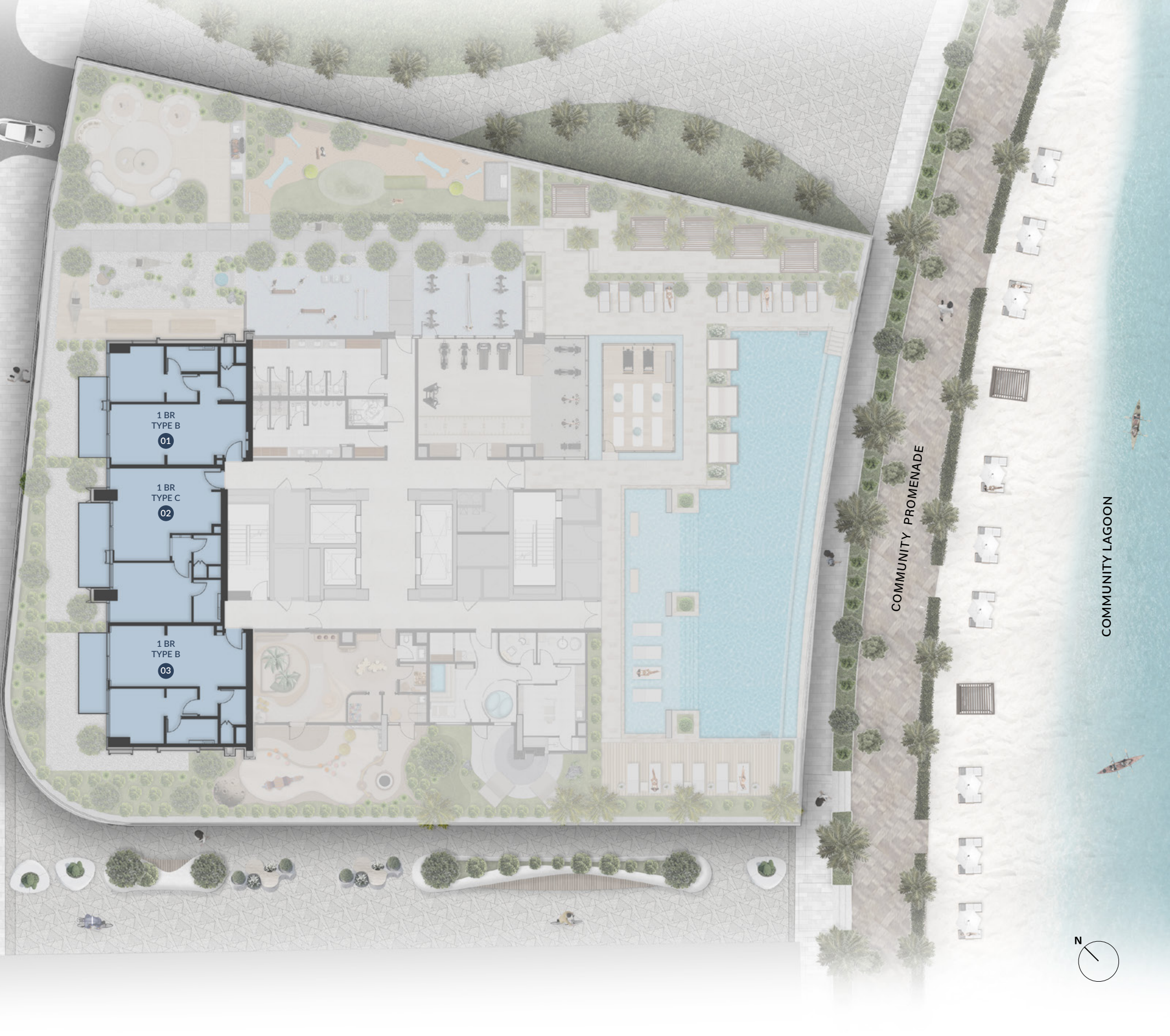
1 BEDROOM

COMMUNITY
PARK

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON



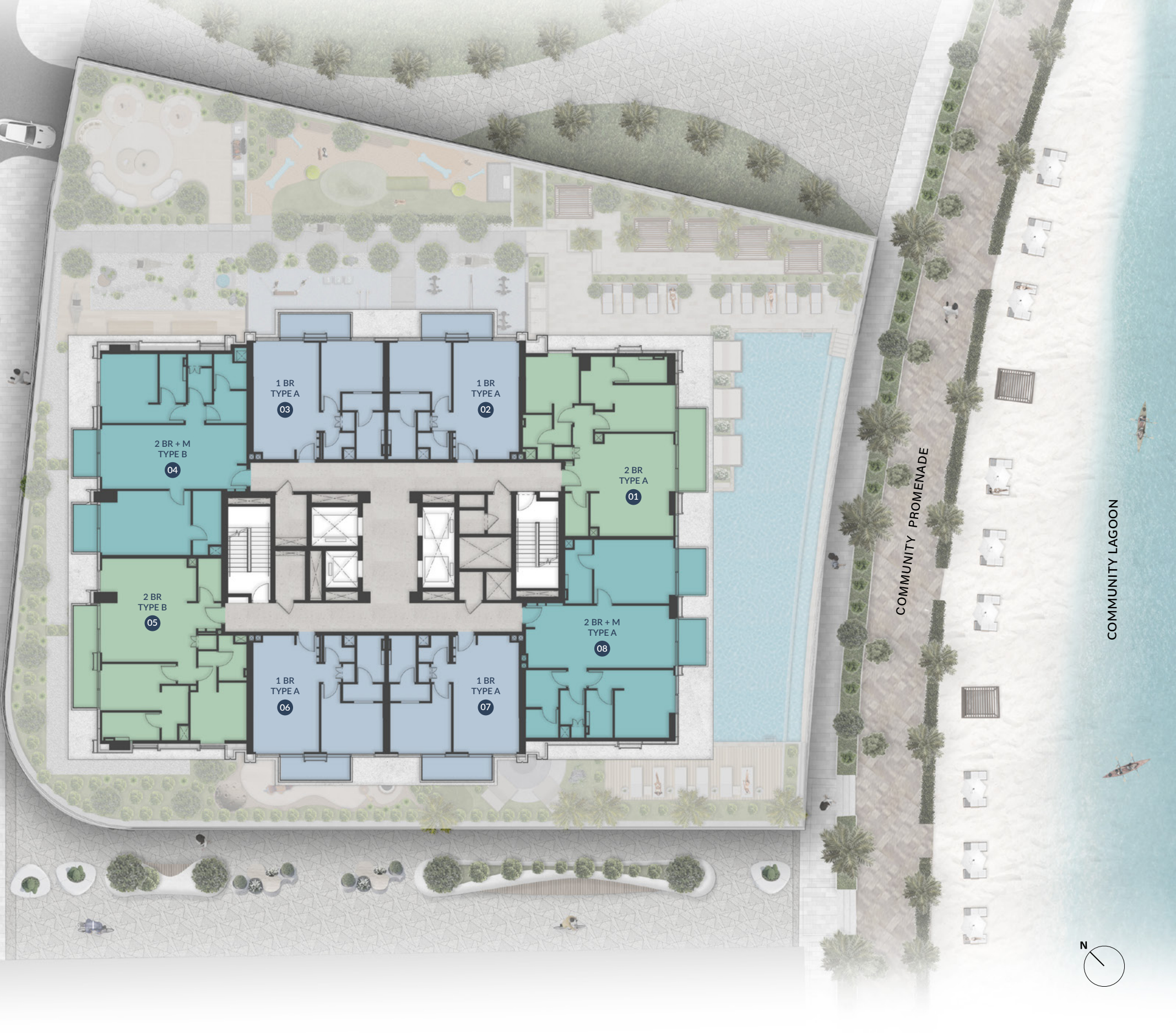
6th - 13th FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S



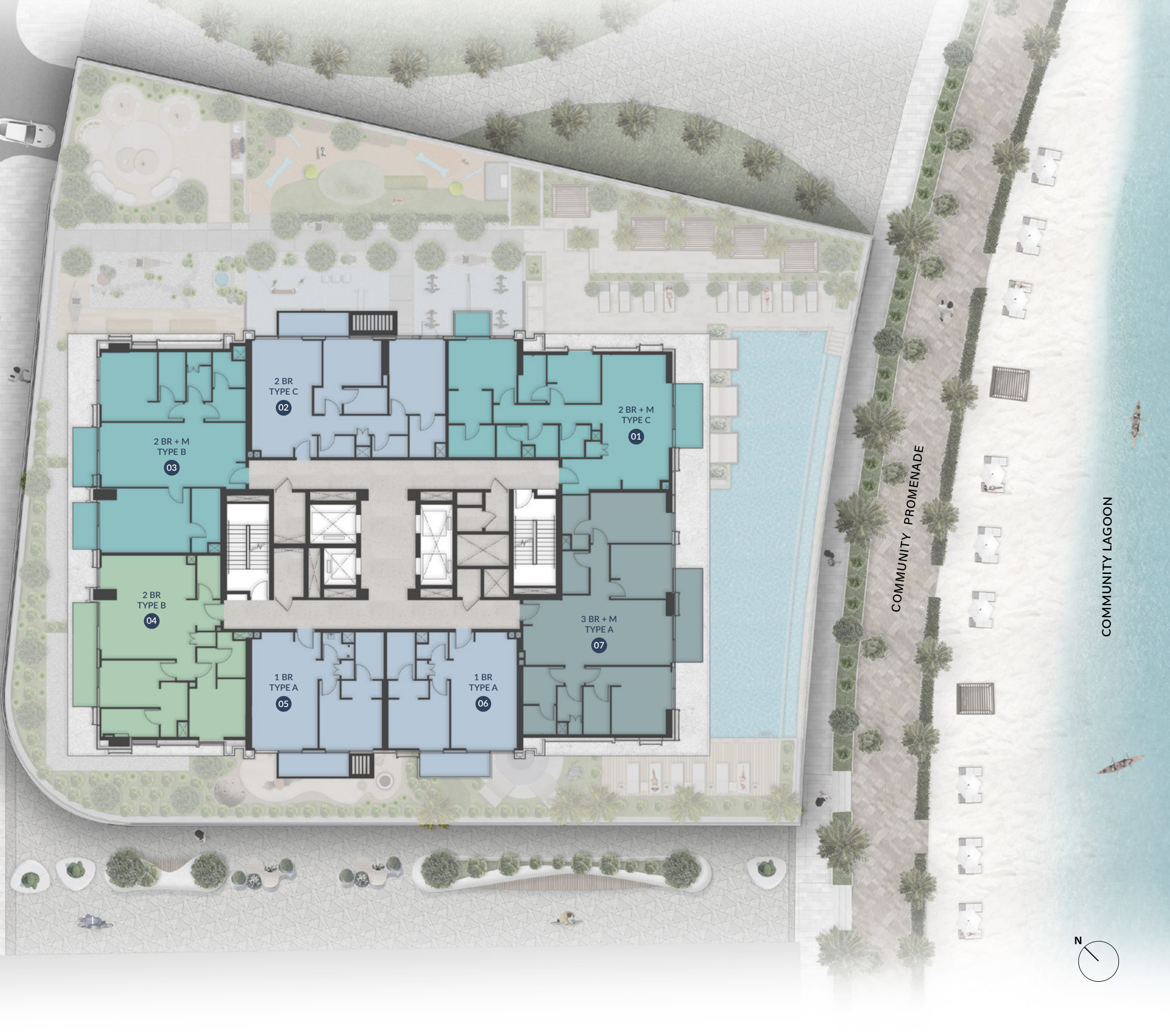
14th - 17th FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S



18th - 23rd FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



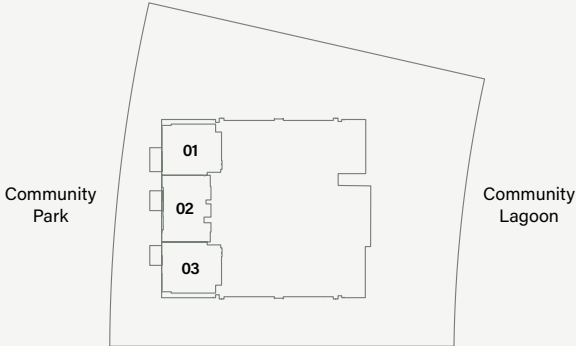
1 - BEDROOM
TYPE A



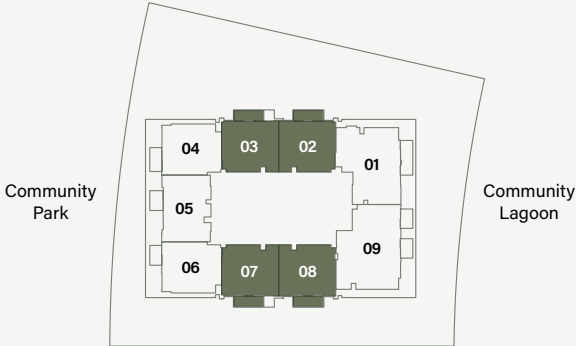
Internal Living Area : 702.45 sq. ft.

Outdoor Living Area : 81.91 sq. ft.

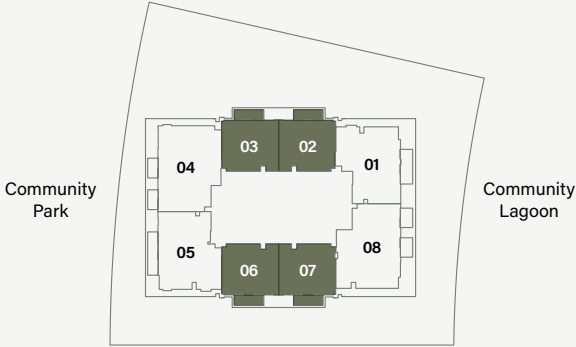
Total Living Area : 784.37 sq. ft.



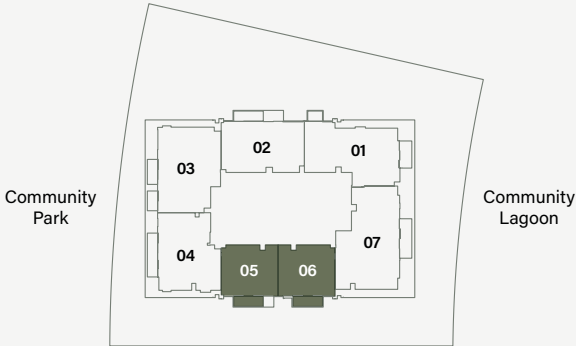
5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor



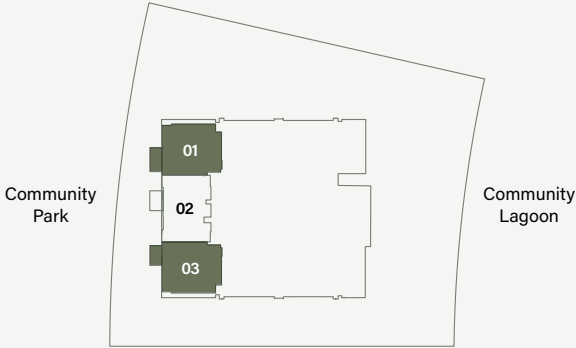
1 - BEDROOM
TYPE B



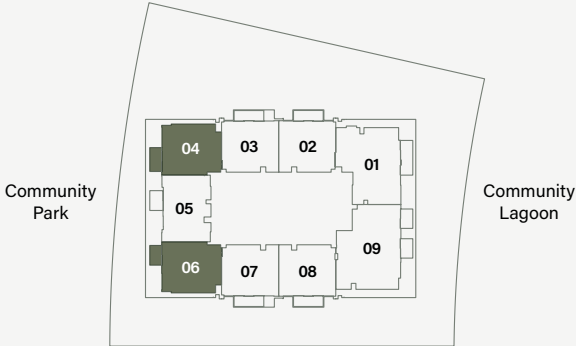
Internal Living Area : 724.09 sq. ft.

Outdoor Living Area : 73.95 sq. ft.

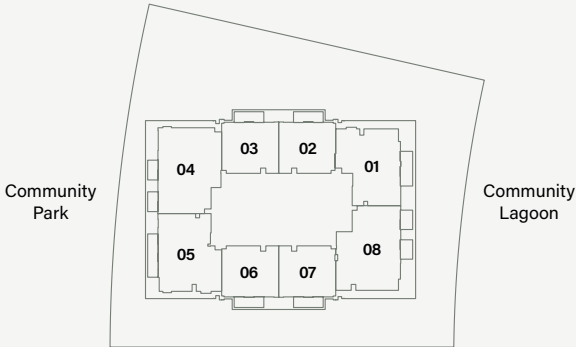
Total Living Area : 798.04 sq. ft.



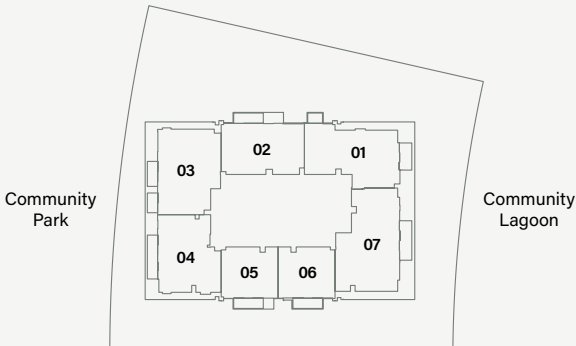
5th Floor



6th - 13th Floor



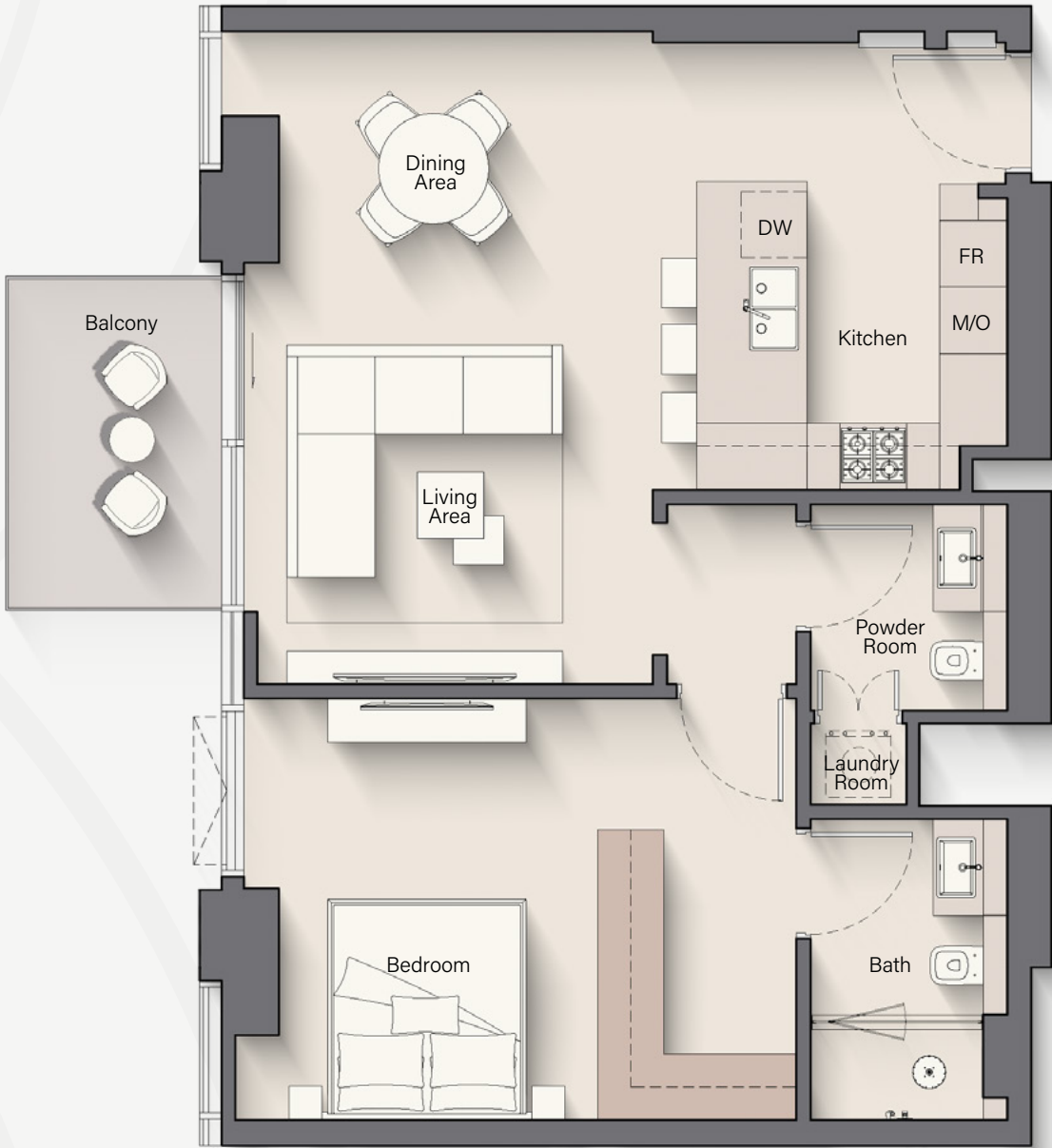
14th - 17th Floor



18th - 23rd Floor



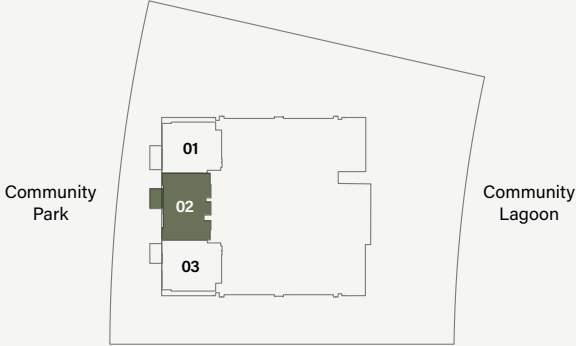
1 - BEDROOM
TYPE C



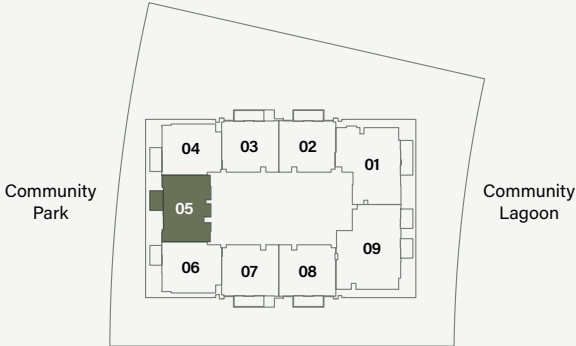
Internal Living Area : **765.74 sq. ft.**

Outdoor Living Area : **74.49 sq. ft.**

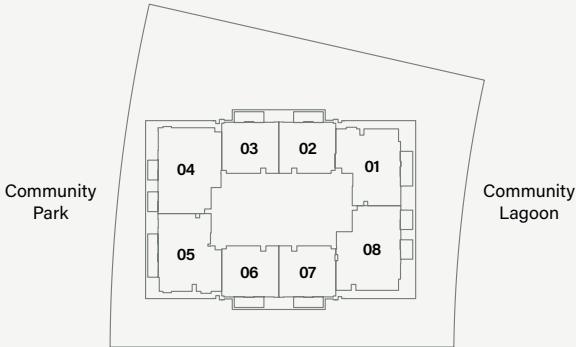
Total Living Area : **840.23 sq. ft.**



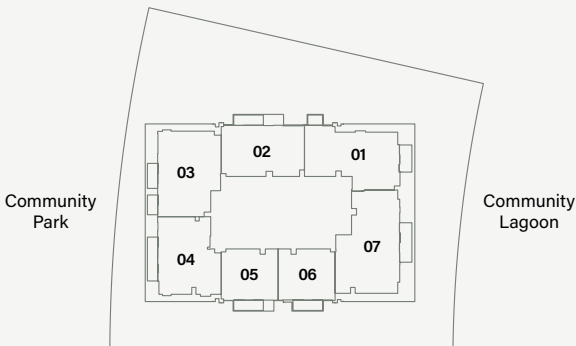
5th Floor



6th - 13th Floor



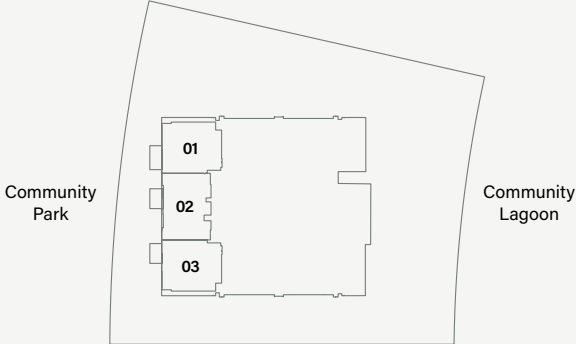
14th - 17th Floor



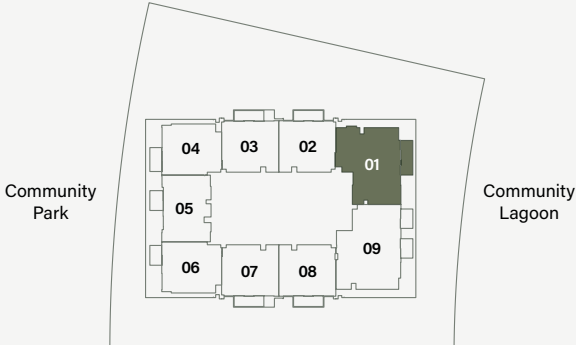
18th - 23rd Floor



2 - BEDROOM
TYPE A



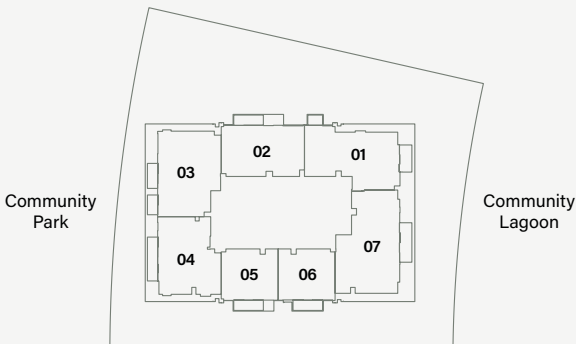
5th Floor



6th - 13th Floor



14th - 17th Floor

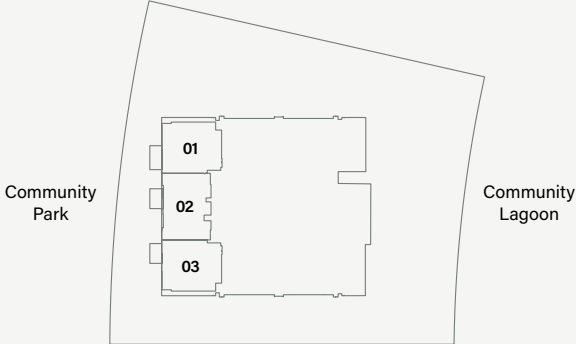
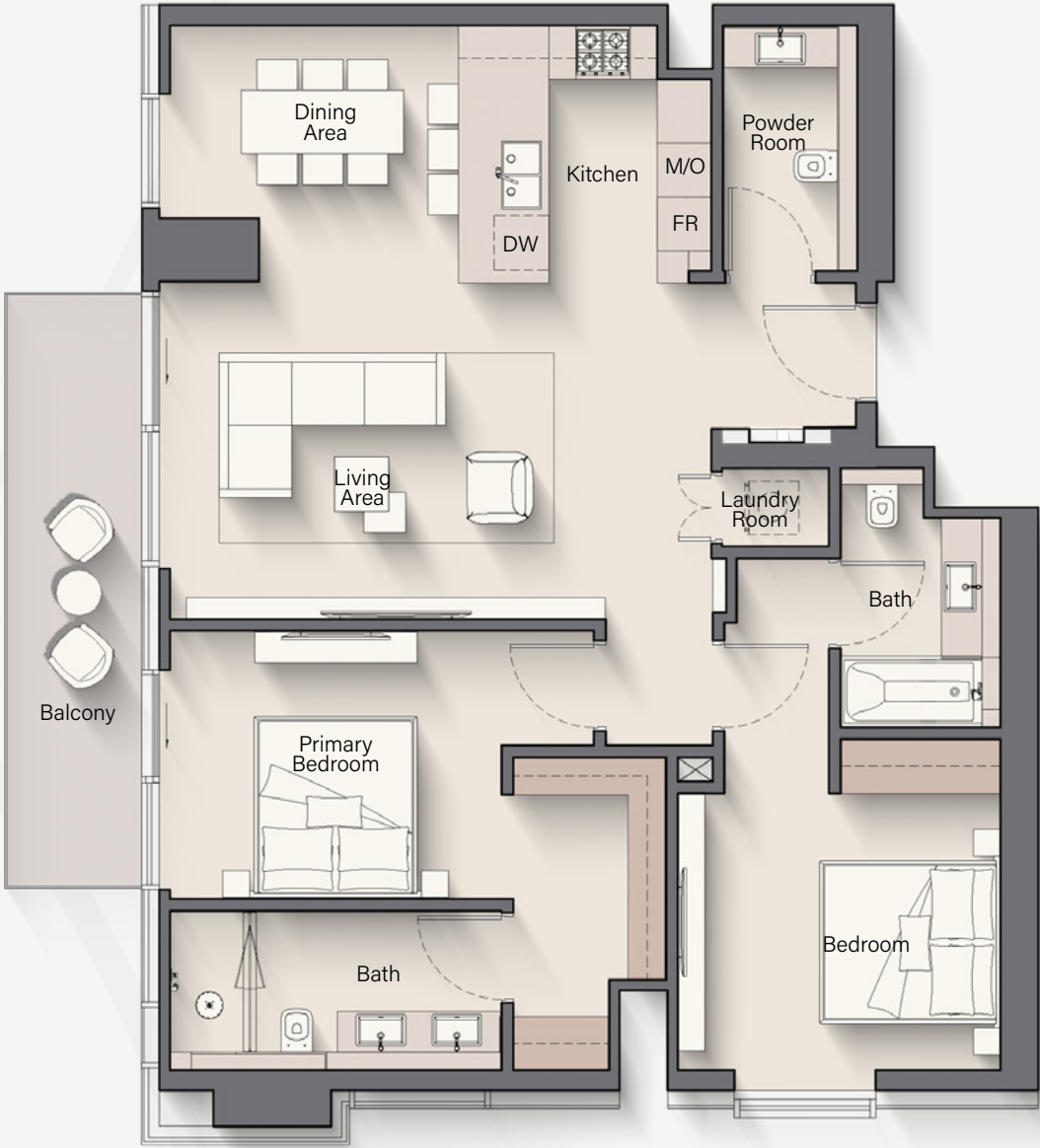


18th - 23rd Floor

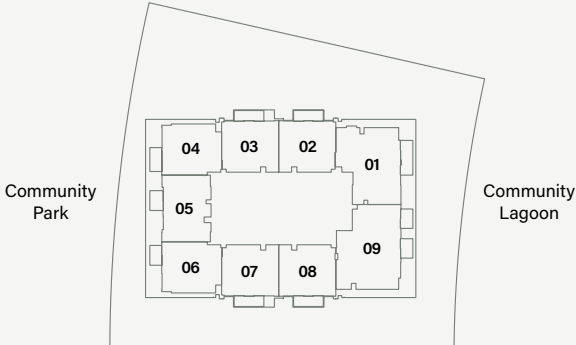
Internal Living Area : **1063.80 sq. ft.** Outdoor Living Area : **107.96 sq. ft.** Total Living Area : **1171.76 sq. ft.**



2 - BEDROOM
TYPE B



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor

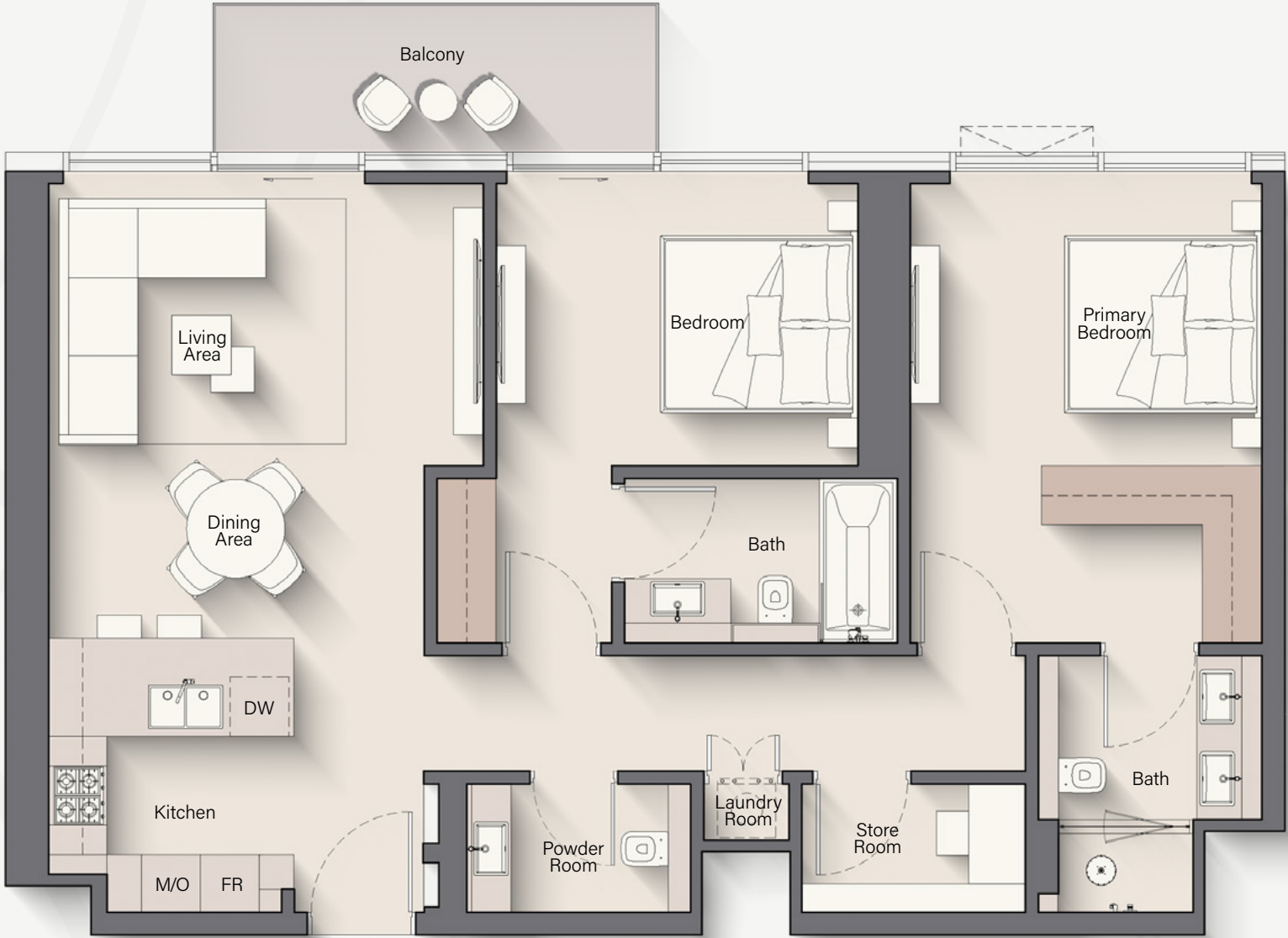
Internal Living Area : 1114.06 sq. ft.

Outdoor Living Area : 119.48 sq. ft.

Total Living Area : 1233.54 sq. ft.



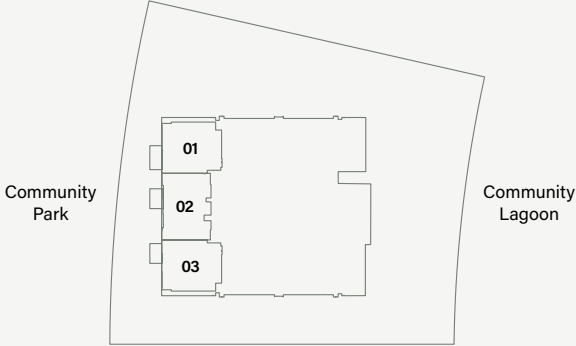
2 - BEDROOM
TYPE C



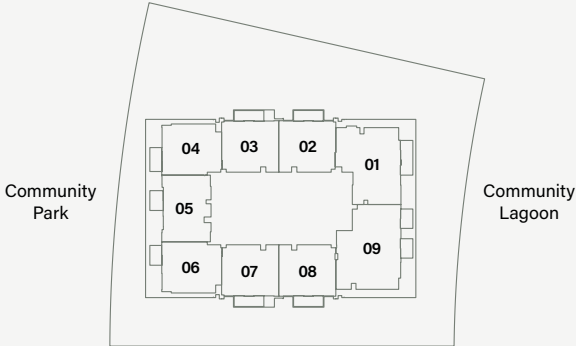
Internal Living Area : 1026.98 sq. ft.

Outdoor Living Area : 81.91 sq. ft.

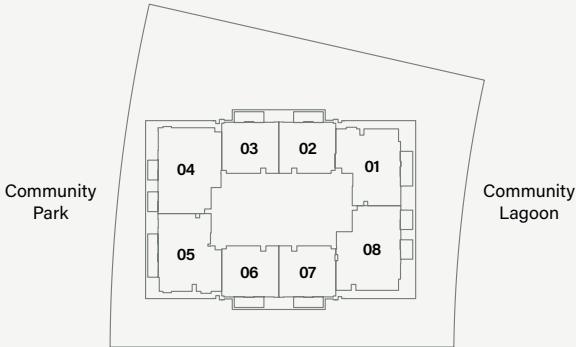
Total Living Area : 1108.90 sq. ft.



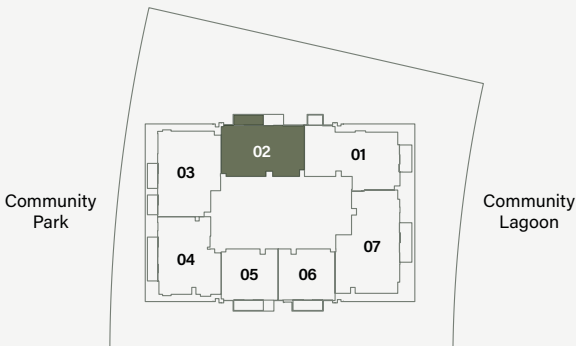
5th Floor



6th - 13th Floor



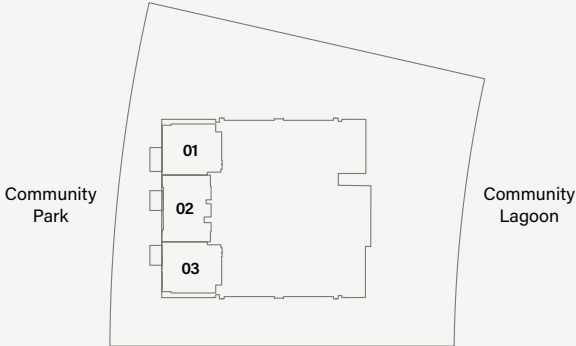
14th - 17th Floor



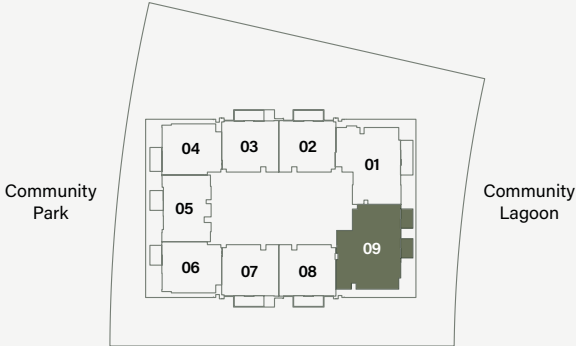
18th - 23rd Floor



2 - BEDROOM + S
TYPE A



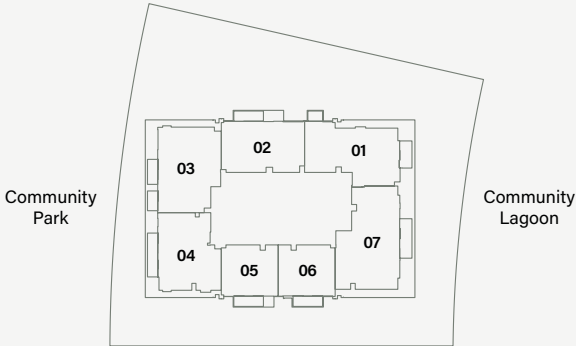
5th Floor



6th - 13th Floor



14th - 17th Floor

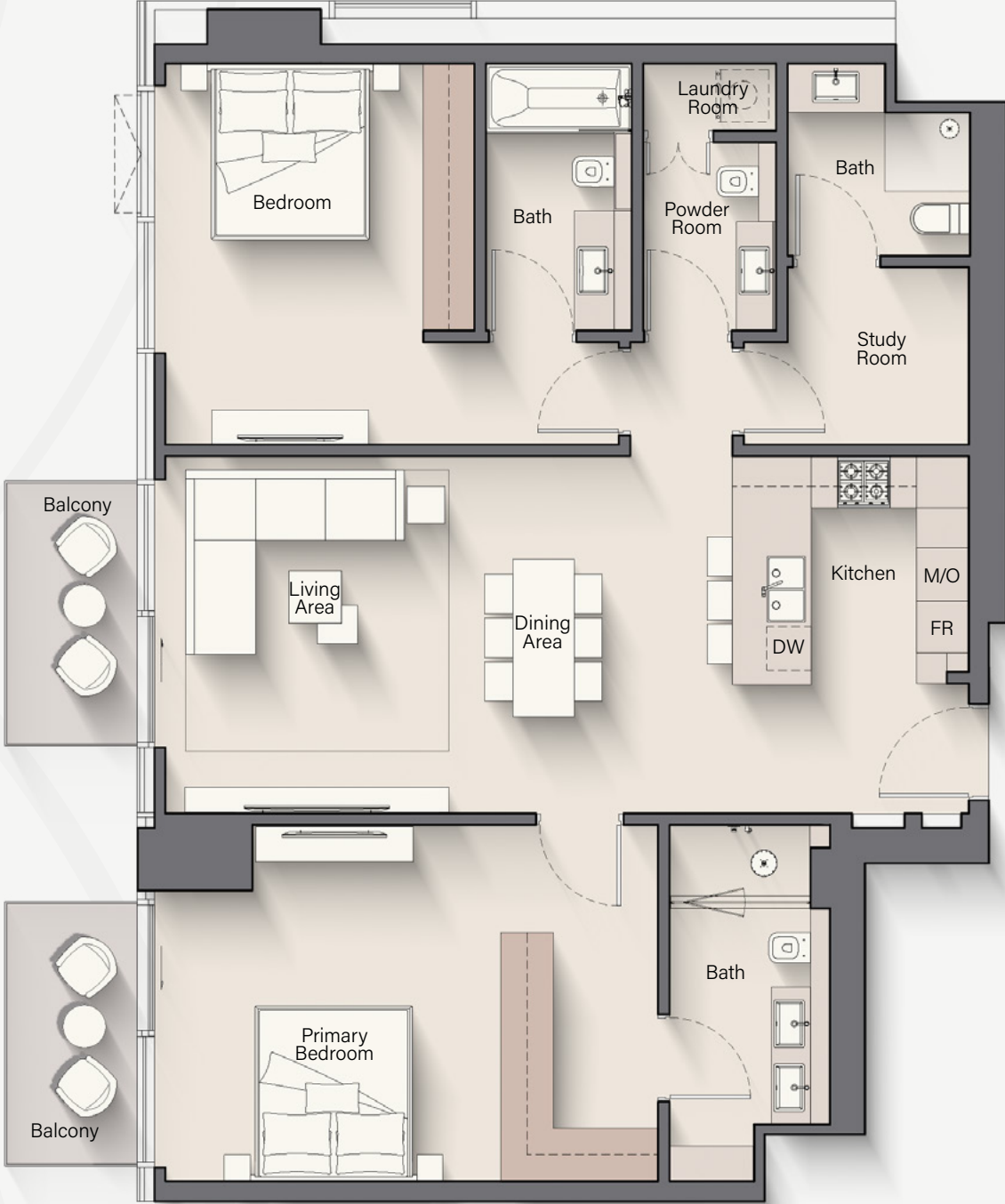


18th - 23rd Floor

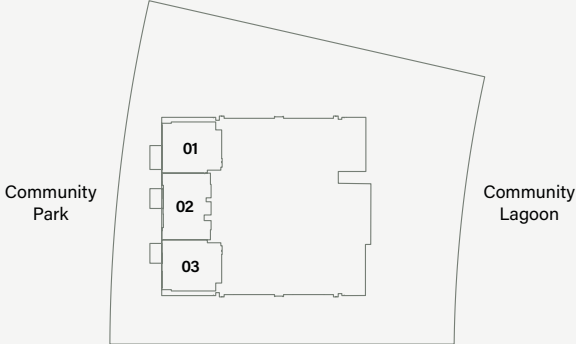
Internal Living Area : 1217.83 sq. ft. Outdoor Living Area : 119.16 sq. ft. Total Living Area : 1336.99 sq. ft.



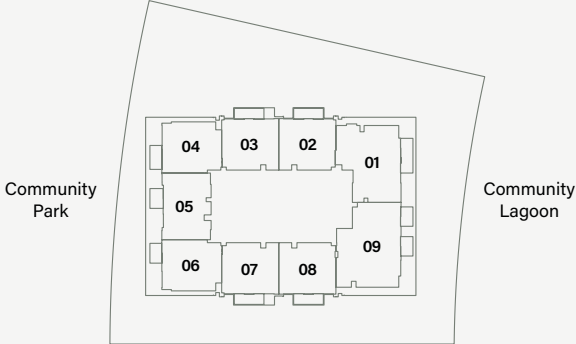
2 - BEDROOM + S
TYPE B



Internal Living Area : 1254.00 sq. ft. Outdoor Living Area : 108.18 sq. ft. Total Living Area : 1362.17 sq. ft.



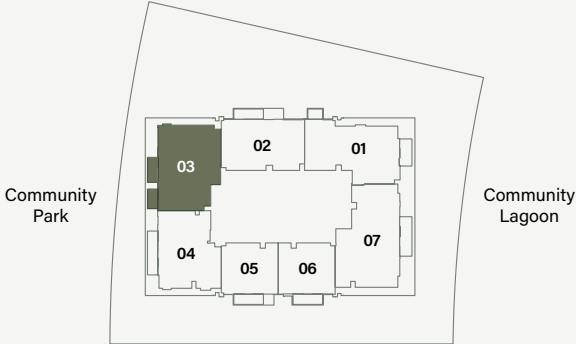
5th Floor



6th - 13th Floor



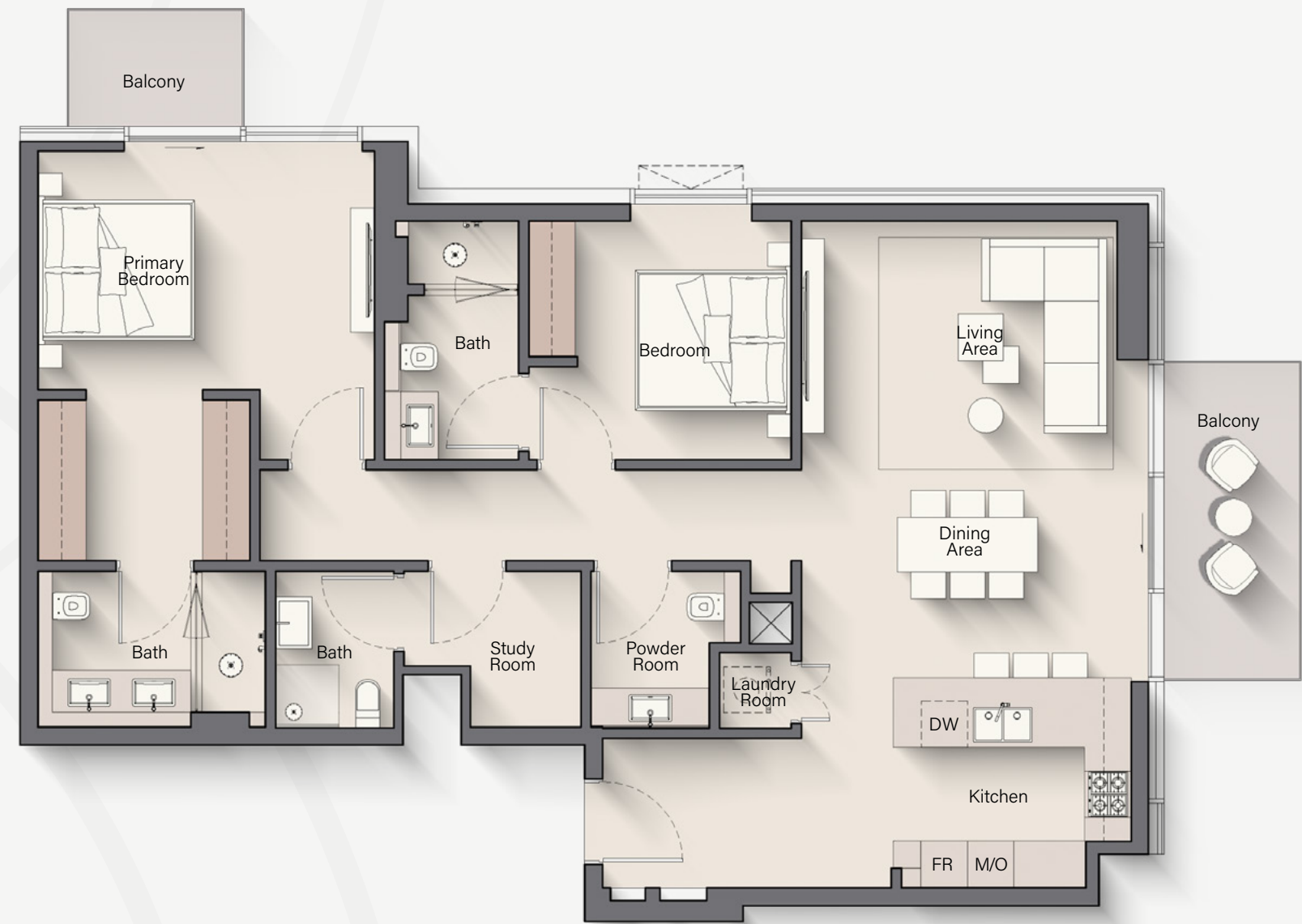
14th - 17th Floor



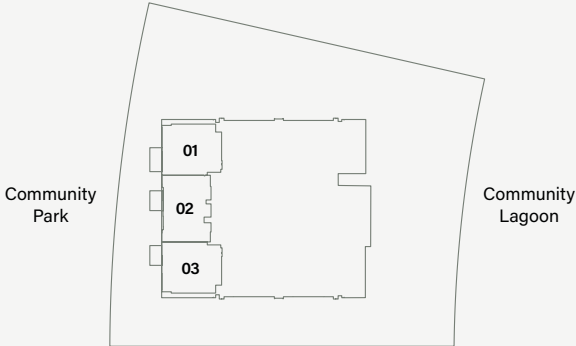
18th - 23rd Floor



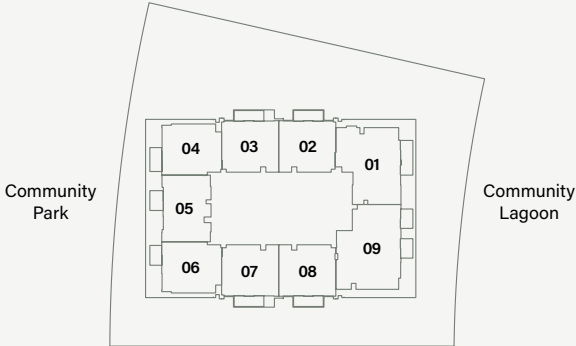
2 - BEDROOM + S
TYPE C



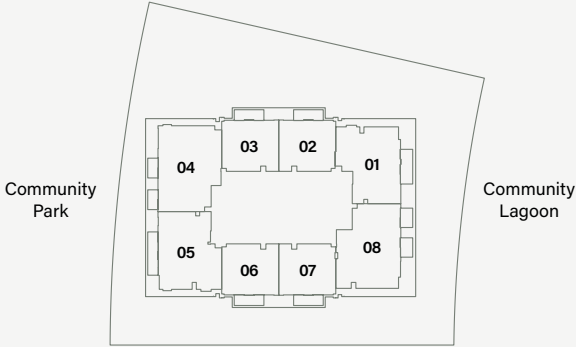
Internal Living Area : 1230.75 sq. ft. Outdoor Living Area : 135.84 sq. ft. Total Living Area : 1366.59 sq. ft.



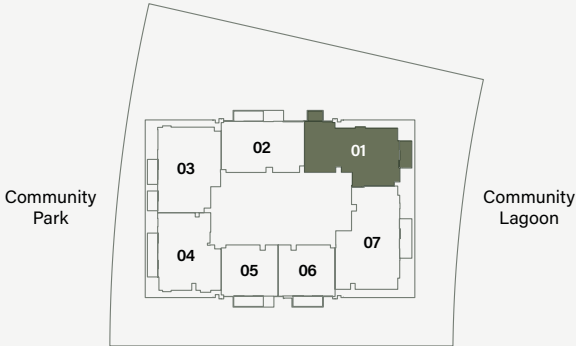
5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor



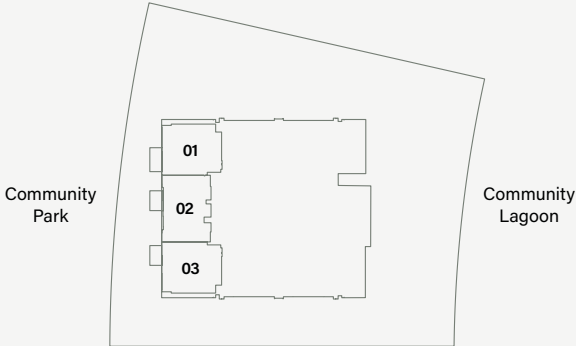
3 - BEDROOM
TYPE A



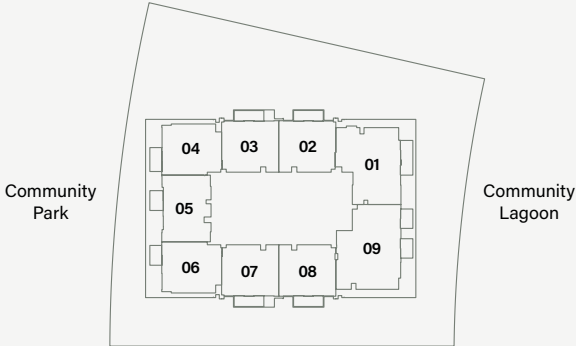
Internal Living Area : 1436.87 sq. ft.

Outdoor Living Area : 93.97 sq. ft.

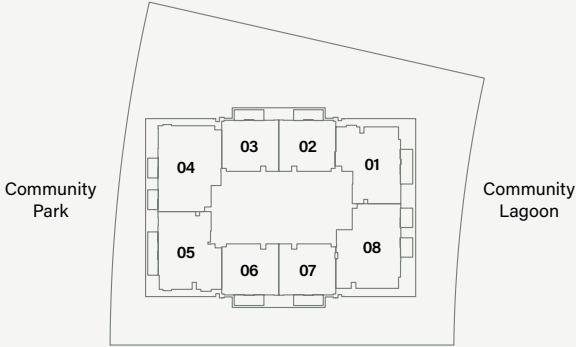
Total Living Area : 1530.84 sq. ft.



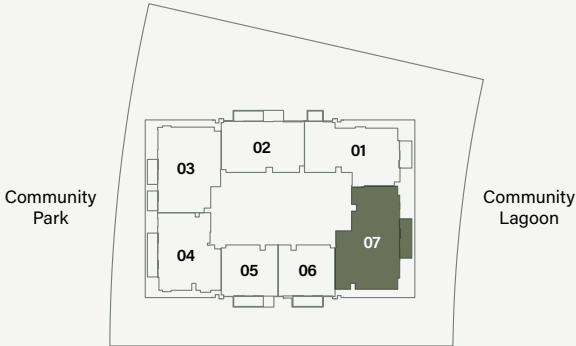
5th Floor



6th - 13th Floor



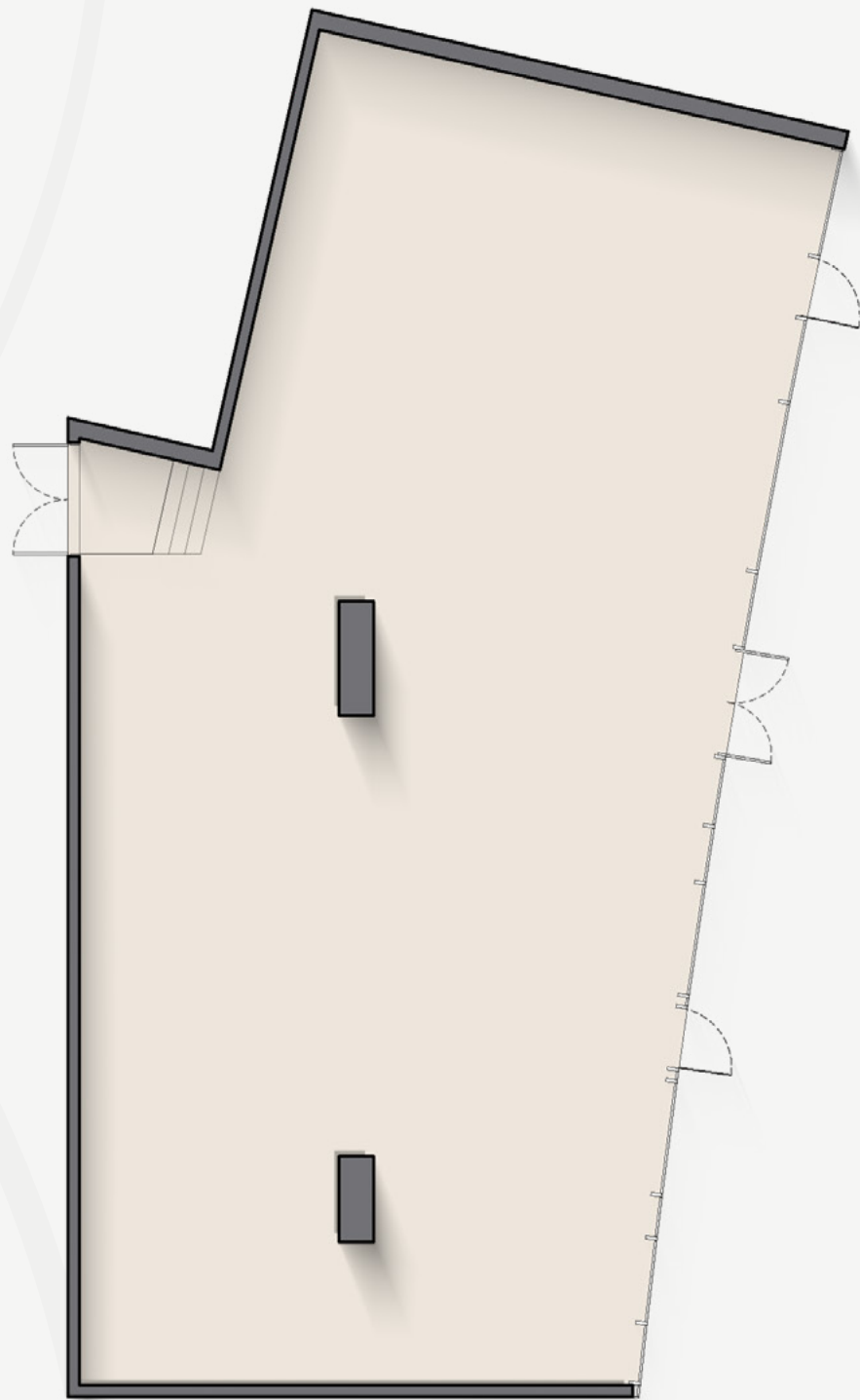
14th - 17th Floor



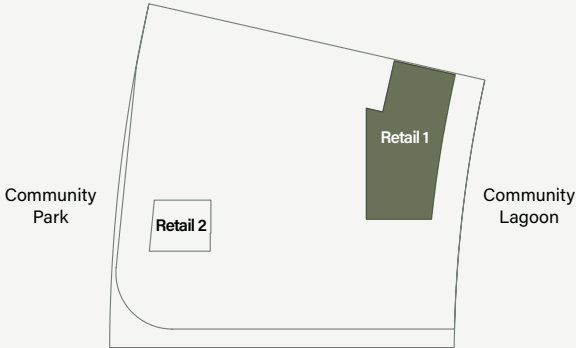
18th - 23rd Floor



RETAIL 1



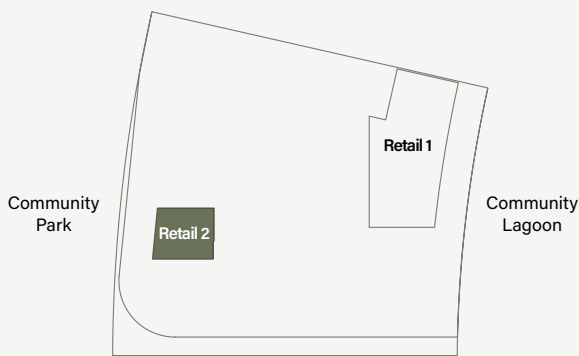
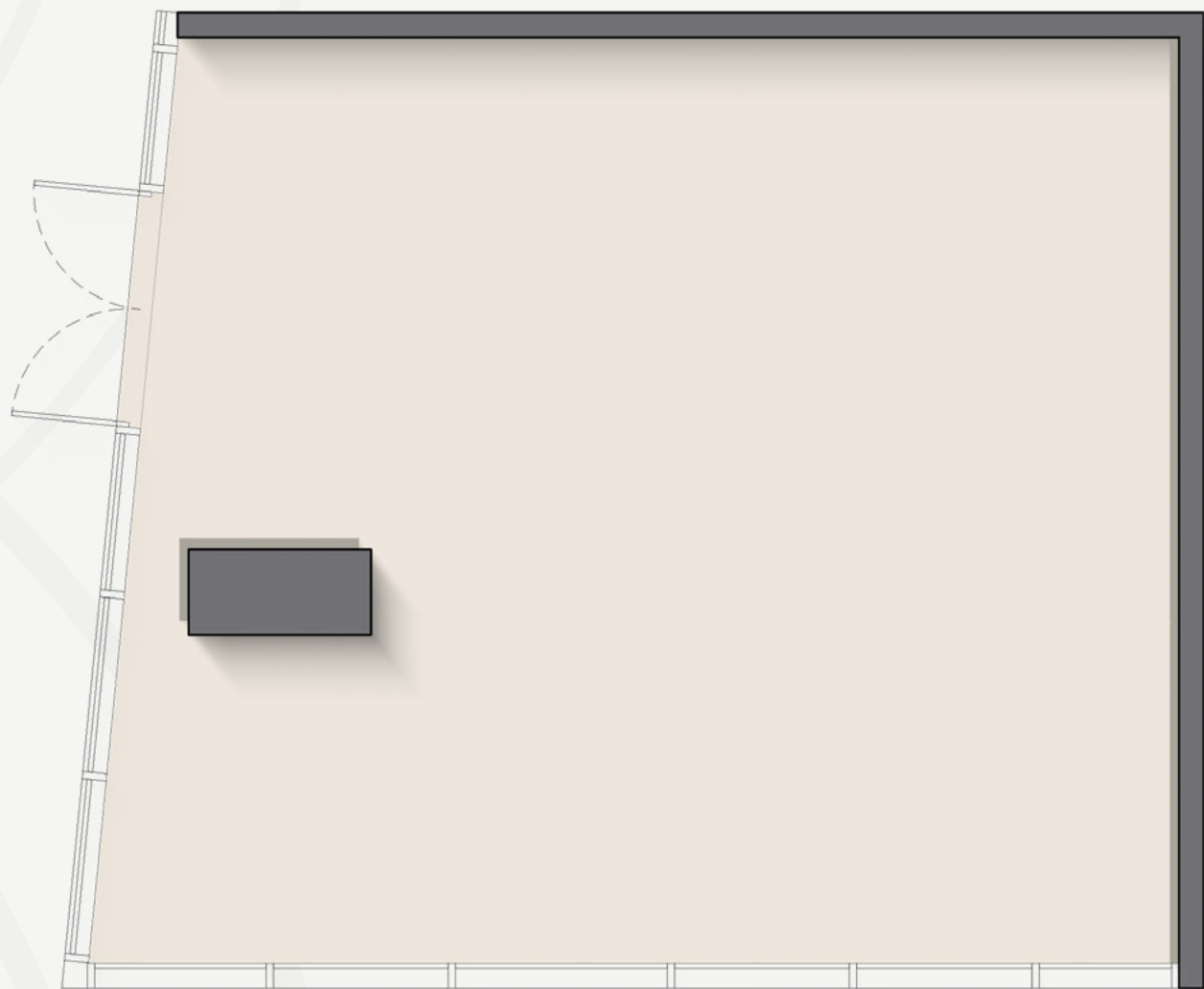
Internal Retail Area : 2615.95 sq. ft.



Ground Floor



RETAIL 2



Internal Living Area : **750.03 sq. ft.**



Payment Plan

20%

At the time
of booking

10%

60 days after the
reservation date

5%

120 days after the
reservation date

5%

180 days after the
reservation date

5%

240 days after the
reservation date

5%

360 days after the
reservation date

5%

On completion of 20%
construction of the project

5%

On completion of 30%
construction of the project

5%

On completion of 40%
construction of the project

5%

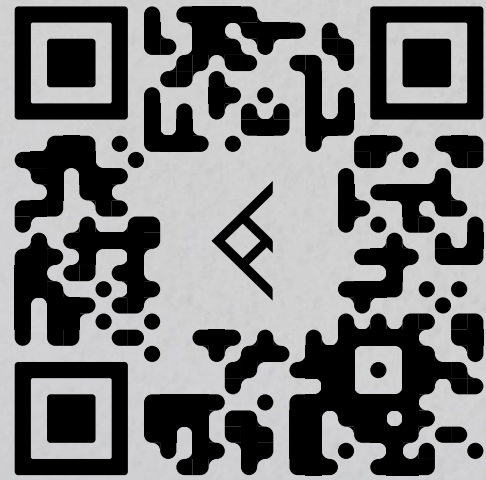
On completion of 50%
construction of the project

30%

On Completion

Project Interactive App

To navigate the project interactive web
page of The Highgrove,
click **HERE** or scan the **QR code**:



SCAN THE QR CODE





800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.