

# ELTIERA

## HEIGHTS

### JUMEIRAH ISLANDS

#### PROJECT CONFIGURATION

Basement + Ground Floor + 3  
Podiums + 37 Residential floors  
+ Roof

#### KEY VIEWS

Jumeirah Islands, Emirates Hills/Golf  
Courses, Jumeirah Lakes Towers &  
Marina skyline, Uptown Dubai

#### PARKING

1 and 2 bedroom :  
1 parking space

3 and 4 bedroom :  
2 car parking spaces

#### ELEVATORS

6 passenger elevators  
1 service elevator

#### OWNERSHIP

Freehold

#### ANTICIPATED COMPLETION DATE

Q4 2028

#### ANTICIPATED SERVICE CHARGE

AED 21 per sq.ft.

### UNIT TYPE AND SIZES

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
1 Bedroom	168 units	from 820 sq. ft to 895 sq. ft
2 Bedroom	100 units	from 1,237 sq. ft to 1,393 sq. ft
2 Bedroom + S	51 units	from 1,369 sq. ft to 1,501 sq. ft
3 Bedroom	34 units	from 1,640 sq. ft to 1,950 sq. ft
4 Bedroom Penthouse	2 units	from 5,810 sq. ft to 6,085 sq. ft

### AMENITIES WITHIN THE PROJECT

- Drop-off and arrival plaza
- F & B and retail shops
- Bicycle parking and repair station
- Independent car wash bay
- EV charging station
- Lobby reception and lounge
- Communal table
- Pool pavilion and relaxation zone
- 40-metre infinity pool
- Water lounge area
- Soak and social bench
- Sun loungers and cabanas
- Indoor and outdoor fitness area
- Indoor and outdoor kids play area
- Indoor and outdoor yoga area
- Clubhouse with games area
- Wellness spa with vitality pool and japanese bath
- Karaoke room
- Podcast room
- Grooming and beauty lounge
- Game terrace
- Outdoor dining and seating areas
- Outdoor greenhouse pavilion

### 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