



INVESTMENT  
GUIDE



ELLINGTON  
PROPERTIES



# PROJECT CONFIGURATION



# AMENITIES WITHIN THE PROJECT

- Drop-off area
- F & B and retail shops
- Lobby reception and lounge
- Adult pool
- Kids pool
- Sun loungers area and cabanas
- Indoor and outdoor fitness area
- Indoor and outdoor kids play area
- Pilates studio
- Outdoor yoga area
- Change room with steam and sauna
- Clubhouse with games area
- Clubhouse terrace and seating area
- Barbeque deck and outdoor dining
- Tree-lined central avenue
- Outdoor meditation pods
- Outdoor family area
- Bocce ball court and croquet game
- Outdoor table tennis
- Lawn with social zones
- Pet wash and play area
- Independent car wash bay
- Bicycle parking with repair station

## ELEVATORS

Tower A:  
2 passenger elevators  
1 service elevator

Tower B:  
2 passenger elevators  
1 service elevator

## ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft.

## PARKING

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

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q3 2028



## CONTINUING THE VISION OF CONNECTED LIVING

Rooted in the design-led vision that defined Windsor House, Windsor House II continues the legacy of refined architecture, enduring craftsmanship, and an exceptional address.

Each residence embodies Ellington's commitment to creating spaces that are both sophisticated and deeply personal, where thoughtful design fosters connection, and modern living is reimagined with elegance and intent.

Located in the heart of Dubai South's rapidly emerging residential district, Windsor House II is anchored in a location designed for the future. As Al Maktoum International Airport expands and Expo City Dubai evolves into a global destination, the community is poised to become a nexus of business, innovation, and lifestyle. Against this backdrop of progress, Windsor House II offers a home that blends timeless design with the promise of connectivity, growth, and a vibrant global way of living.





# UNIT TYPES AND SIZES

## TOWER A

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 779 sq. ft to 783 sq. ft
2 Bedroom Apartment	69 units	From 1,127 sq. ft to 1,141 sq. ft
2 Bedroom Apartment + S	20 units	From 1,256 sq. ft to 1,260 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 801 sq. ft to 2,461 sq. ft
<b>Total Units</b>	<b>212 units</b>	

## TOWER B

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 780 sq. ft to 782 sq. ft
2 Bedroom Apartment	70 units	From 1,127 sq. ft to 1,141 sq. ft
2 Bedroom Apartment + S	19 units	From 1,256 sq. ft to 1,259 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 759 sq. ft to 1,690 sq. ft
<b>Total Units</b>	<b>212 units</b>	



## PAYMENT PLAN

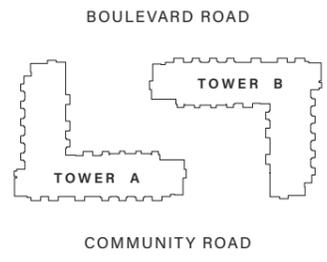
<b>20%</b>	At the time of booking
<b>10%</b>	60 days after the reservation date
<b>5%</b>	120 days after the reservation date
<b>5%</b>	180 days after the reservation date
<b>5%</b>	240 days after the reservation date
<b>5%</b>	360 days after the reservation date
<b>5%</b>	On completion of 20% construction of the project
<b>5%</b>	On completion of 30% construction of the project
<b>5%</b>	On completion of 40% construction of the project
<b>5%</b>	On completion of 50% construction of the project
<b>30%</b>	On completion

## 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

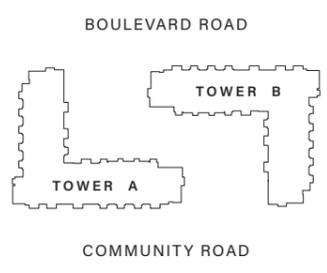
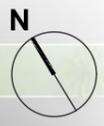
## DOCUMENTS NEEDED TO BOOK A UNIT

- 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 on <https://pay.ellingtonproperties.ae>



### GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBY ENTRANCES
- 04 LOBBY RECEPTIONS
- 05 LOBBY LOUNGE AREAS
- 06 LIFT LOBBIES
- 07 PARKING FOR PEOPLE OF DETERMINATION
- 08 EV PARKING
- 09 ACCESS TO LOWER LEVEL PARKING
- 10 BICYCLE PARKING AND REPAIR STATION
- 11 INDEPENDENT CAR WASH BAY
- 12 PET PLAY AND WASH AREA
- 13 VEHICLE EXIT
- 14 VISITOR PARKING



### FIRST FLOOR AMENITIES PLAN

- 01 ADULT POOL
- 02 BAJA SHELF
- 03 POOL SEATING LOUNGE
- 04 CABANAS
- 05 OUTDOOR SHOWER
- 06 SHADED KIDS POOL
- 07 OUTDOOR YOGA AREA
- 08 YOGA PLATFORM
- 09 PILATES STUDIO
- 10 CHANGING ROOM, STEAM AND SAUNA
- 11 FITNESS STUDIO
- 12 OUTDOOR FITNESS AREA
- 13 OUTDOOR KIDS PLAY
- 14 KIDS CLUB
- 15 DINING AND PANTRY AREA
- 16 GAMES TABLE ZONE
- 17 CLUB LOUNGE
- 18 BARBEQUE AREA
- 19 OUTDOOR DINING
- 20 OUTDOOR SEATING
- 21 TABLE TENNIS AREA
- 22 TREE-LINED GENERAL AVENUE
- 23 BOCCE BALL COURT
- 24 FAMILY AREA WITH OUTDOOR GAMES
- 25 LAWN
- 26 LIFT LOBBIES



**SHAPING THE  
FUTURE OF HOME**

## A LIFESTYLE OF CALM AND CONNECTION

Windsor House II elevates a refined lifestyle defined by tranquility, belonging, and purposeful design. Activity decks, outdoor fitness zones, landscaped courtyards, and inviting family spaces create an environment that nurtures balance and wellbeing. From peaceful mornings in the meditation pod to vibrant evenings at the BBQ pavilion, every corner is designed to inspire moments of meaning.

Thoughtfully designed lounges, children's play areas, and serene reading nooks further enrich daily life, blending practicality with elegance. At Windsor House II, sophistication and everyday ease exist in perfect harmony.



## THE LOBBY

A grand yet welcoming space, the lobby at Windsor House sets the tone with a minimalist, hotel-style ambiance. Featuring natural materials, curated lighting, and soft, earthy palettes, it provides a sense of calm from the moment of arrival. The layout is functional yet elegant, reflecting Ellington's dedication to detail, hospitality, and design that inspires comfort.



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## THE CLUB HOUSE

A destination within the community, the clubhouse is where leisure meets elegance. With defined spaces for relaxation, games, and social connection, it acts as a communal living room, infused with light, texture, and warmth. Whether lounging with friends or enjoying a quiet evening, this is a space where design encourages togetherness.



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## PILATES STUDIO

Bathed in natural light and framed with warm timber accents, the Pilates studio at Windsor House promotes movement, balance, and restoration. Outfitted with cutting-edge reformer equipment and a tranquil aesthetic, it's a place for residents to center themselves physically and mentally.



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## FITNESS STUDIO

Open, energized, and visually connected to the outdoors, the fitness studio is a space that fuels strength and wellbeing. Featuring state-of-the-art equipment and dynamic zoning, it supports a range of training needs while maintaining the aesthetic harmony that defines Windsor House.



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**DESIGNED FOR LIVING,  
BUILT FOR BELONGING.**

## THE LIVING ROOM

Thoughtfully proportioned and filled with natural light, the living spaces at Windsor House offer a canvas for daily life. With large windows, subtle textures, and open layouts that transition seamlessly from one function to the next, these living rooms invite relaxation, creativity, and connection.



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## THE BEDROOM

A private retreat designed for peace and presence. Bedrooms are finished in calming tones, equipped with well-considered wardrobes, and feature expansive glazing that brings in soft daylight. It's a sanctuary where rest meets refined simplicity.



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## THE KITCHEN

Windsor House kitchens are designed to be both beautiful and functional, where clean lines, clever storage, and premium finishes create an inviting environment for cooking, gathering, and daily rituals. Whether it's a quick breakfast or weekend entertaining, these spaces are designed to adapt to your rhythm.



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## THE BATHROOM

Quietly opulent, the bathrooms offer a harmonious blend of form and utility. Featuring integrated vanities, rain showers, and elegant textures, they provide a restorative space where wellness and beauty meet in perfect balance.



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## HOMES THAT ELEVATE THE EVERYDAY

From the very first step into Windsor House II, every design element reflects Ellington's belief that a home should enrich the human experience. Beyond finishes and features, it is about creating harmony between architecture, interiors, and the flow of everyday life. Windsor House II stands as a testament to enduring quality, crafted for those who embrace intentional living.

The residence presents a carefully curated selection of studios to three-bedroom apartments that adapt seamlessly to the rhythms of modern life. Inside, interiors embrace warmth and flow, featuring open layouts, expansive windows, and refined details that achieve the perfect balance of comfort and sophistication.





**WOVEN WITH INTENTION.  
ROOTED IN WARMTH.**



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