



UPPER HOUSE

BY ELLINGTON

EAST TOWER

PROJECT BRIEF



UPPER HOUSE

BY ELLINGTON

Upper House puts residents at its very heart in its centrally located apartments and its holistic design philosophy. It is a place that broadens horizons by maximizing access to a wealth of facilities and offering expansive views of Jumeirah Islands and Marina Skyline.






Move up to an Ellington icon

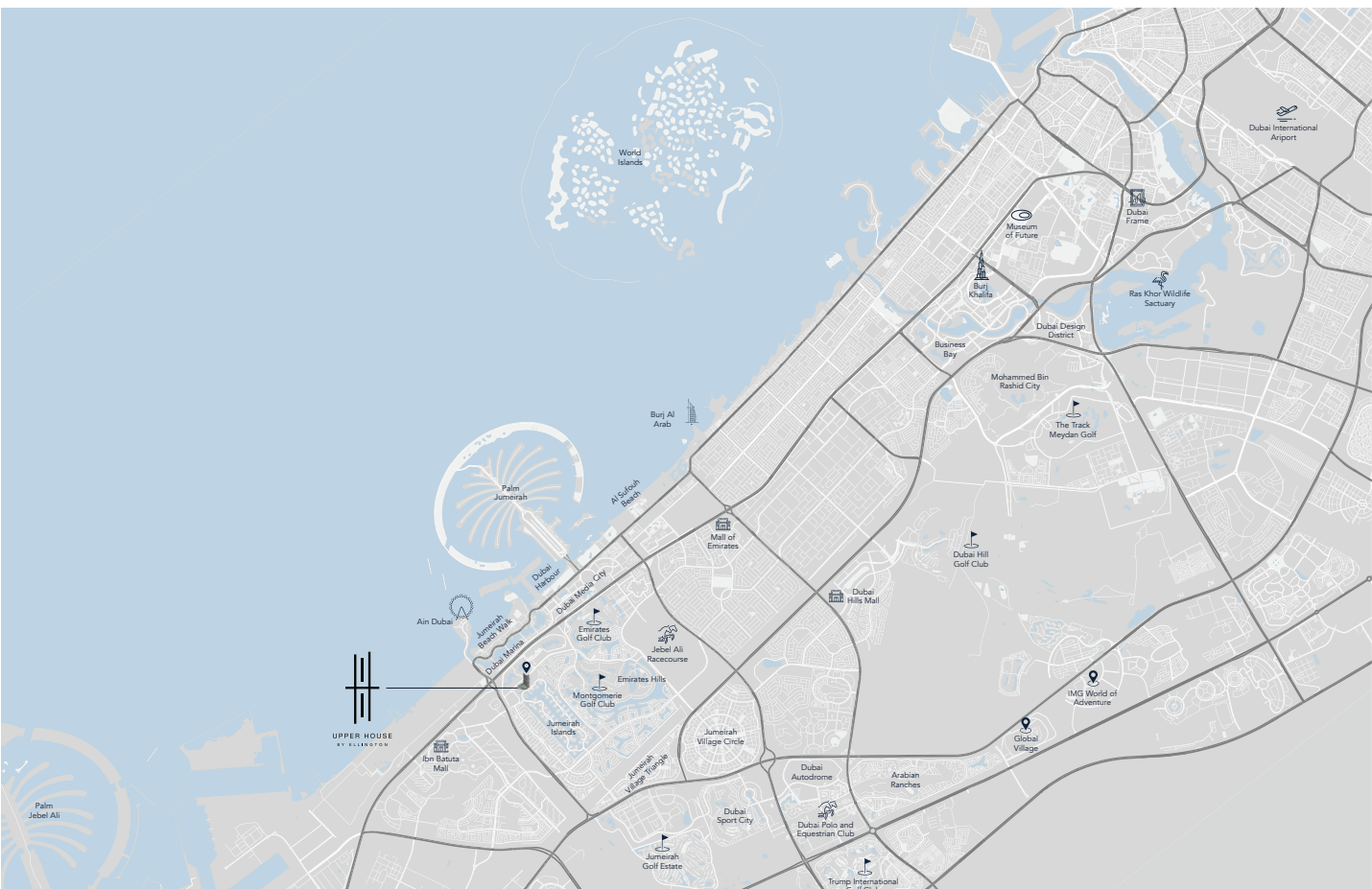
Upper House brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly growing – location.



Elements of nature intertwined with urban lifestyles

Elements of nature intertwined with urban lifestyles With an easy-going community vibe and a range of amenities, Jumeirah Lakes Towers is situated across the world-class Dubai Marina and has become an ideal residential community for families as well as individuals who want to live in an area surrounded by a panoramic waterfront promenade and breathtaking landscapes. Jumeirah Lakes Towers is also home to retail outlets and offices while it also offers a vast array of dining and shopping options as well as recreation and entertainment opportunities.



02

MINUTES

Jumeirah Lakes Park

02

MINUTES

DMCC Metro Station

07

MINUTES

Montgomerie Golf Club

08

MINUTES

Emirates Golf Club

08

MINUTES

Ain Dubai

13

MINUTES

Mall of the Emirates

15

MINUTES

Palm Jumeirah

17

MINUTES

Burj Al Arab

19

MINUTES

Museum of the Future

20

MINUTES

Dubai Mall & Burj Khalifa

23

MINUTES

Dubai International Financial Centre

25

MINUTES

Dubai International Airport

27

MINUTES

Al Maktoum International Airport



East Tower Building Configuration

2 Basement
Ground Floor
5 Podiums
31 Residential Floors

Parking

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

Elevators

6 passenger elevators
1 service elevator

Anticipated Completion Date

Q1 2026

Anticipated Service Charge

AED 16 per sq. ft



Size range per unit type

Studio

From 395 sq. ft to 486 sq. ft

1 Bedroom

From 812 sq. ft to 1,099 sq. ft

2 Bedrooms

From 1,200 sq. ft to 1,557 sq. ft

2 Bedrooms + Maids

From 1,376 sq. ft to 1,722 sq. ft

3 Bedrooms

From 1,800 sq. ft to 2,194 sq. ft

Number of units per type

Studio = 34 units

1 Bedroom = 215 units

2 Bedrooms = 85 units

2 Bedrooms + Maids = 29 units

3 Bedrooms = 14 units



A high-rise apartment balcony with a city view. The balcony features a modern lounge area with a large sofa, a round coffee table, and a glass railing. The view extends over a cityscape with a river and a bridge. The sky is clear with some clouds. The text "LIVE AT THE HEART OF SOMETHING BIGGER" is overlaid on the right side of the image.

LIVE AT THE HEART OF SOMETHING BIGGER

Upper House inspires communal affluence with elevated spaces accessible to all residents. The design, layout and amenities speak to an audience who want to feel at the centre of a vibrant residential destination.

AMENITIES





DROP-OFF AREA

Dedicated arrival space for residents and their guests



HORIZON POOL

37-metre leisure and lap pool gardens with kid's splash pad and barbeque zone



PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top



Fitness
IS NOT A DESTINATION
IT IS A WAY OF LIFE

HEALTH CLUB

Immersive fitness studio with a climbing wall



INTERACTIVE FITNESS

A mix of virtual-reality, social connection and personalization to deliver a unique workout experience

A modern wooden sauna with wavy slats and tiered seating. The sauna is constructed from light-colored wood with slats that have a wavy, undulating pattern. It features three tiers of seating. On the top tier, a single white towel is rolled. On the middle tier, two white towels are rolled. On the right side, there is a wooden bucket with two wooden ladles, a cylindrical metal mesh container filled with dark stones, and a small dark bowl with a wooden stick. The background is a plain white wall.

SKY SPA

An exquisite journey of wellness overlooking skyline views

A low-angle, close-up shot of a person's legs and feet standing on a wooden ledge in a skate park. The person is wearing dark blue jeans and red sneakers with white laces. A skateboard is positioned on the ledge to their left. In the background, another person's legs in maroon pants and black sneakers are visible. The skate park features curved wooden ramps and a metal handrail.

SKATE PARK

A cool and fashionable space for young at hearts



PLAY COURTS

Engaging outdoor activities that keeps you going



CINEMA ROOM

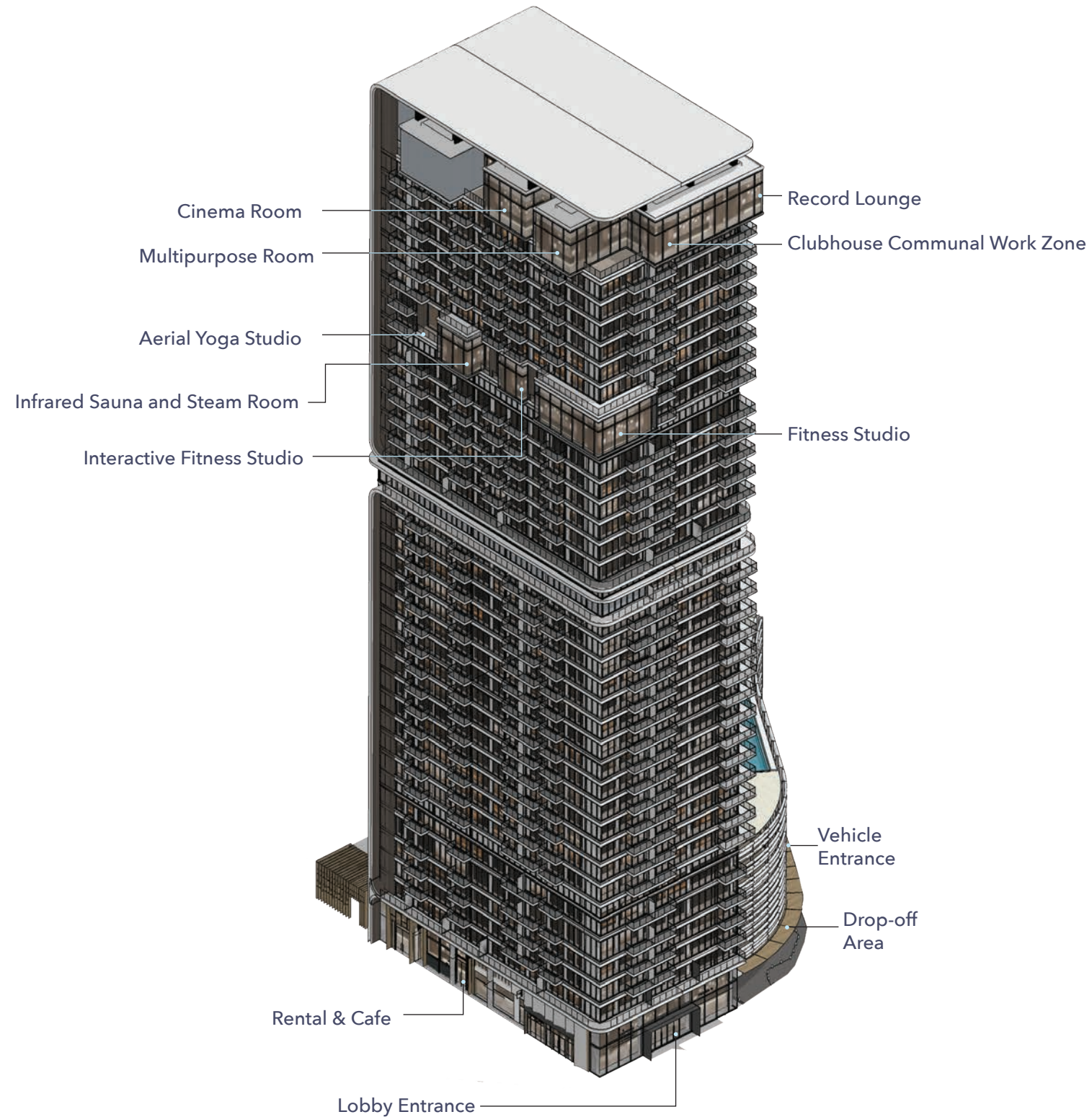
A cinematic experience with a 17-seater movie theatre and a dedicated popcorn corner

A close-up, high-angle shot of a professional broadcast microphone. The microphone has a silver, mesh-covered head and a black body. It is mounted on a black boom arm with gold-colored hardware. The background is a blurred office or studio environment with a desk and various equipment. The lighting is soft and focused on the microphone.

PODCAST ROOM

Reach the world and inspire people with your own broadcast

EAST TOWER BUILDING CONFIGURATION



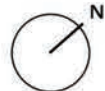
GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Seating Area



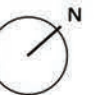
FIRST FLOOR AMENITIES PLAN

- 01 Skate Park
- 02 Skate Park Lounge
- 03 EV Charging Station
- 04 Residents Parking
- 05 Lift Lobby



6TH FLOOR AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Lift Lobby

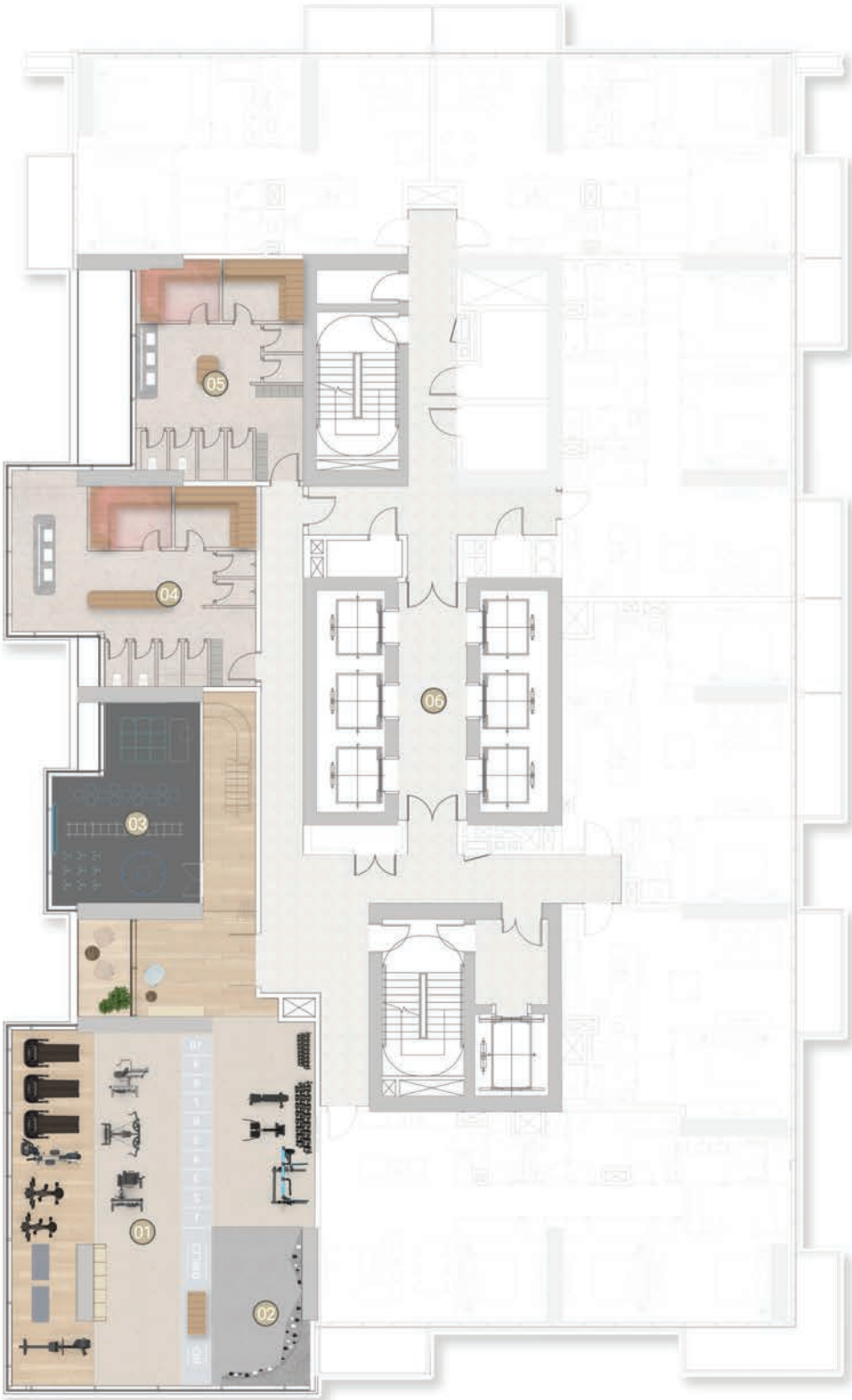


28TH FLOOR
AMENITIES PLAN

- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 06 Lift Lobby
- 07 Aerial Yoga Studio



Mezzanine Floor



28th Floor



36TH FLOOR AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby



A PLACE THAT ENCOURAGES UNIQUENESS

Upper House by Ellington brings a holistic design philosophy to merge elements of nature with clean modernist design. It is a place that broadens horizons with a wealth of facilities, sociable interiors, and expansive views.





UPPER HOUSE KITCHENS

Apartment units with work from home spaces, pantries and dedicated laundry cupboards provided to cater to the different needs and desires of every family.



HOME AUTOMATION SYSTEM

Mobile and keypad controlled door, AC and light system

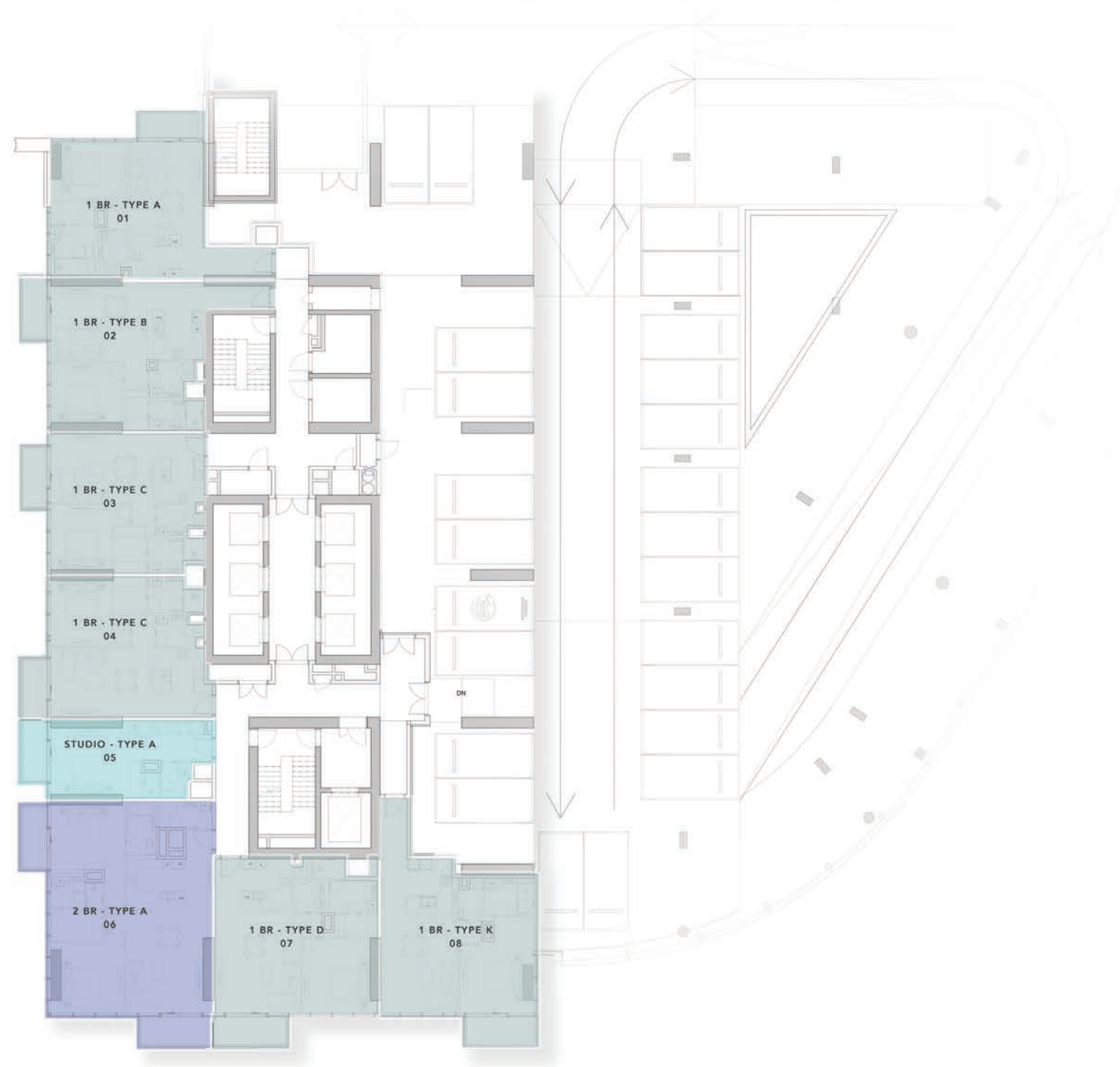
FLOOR PLANS

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



2ND FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



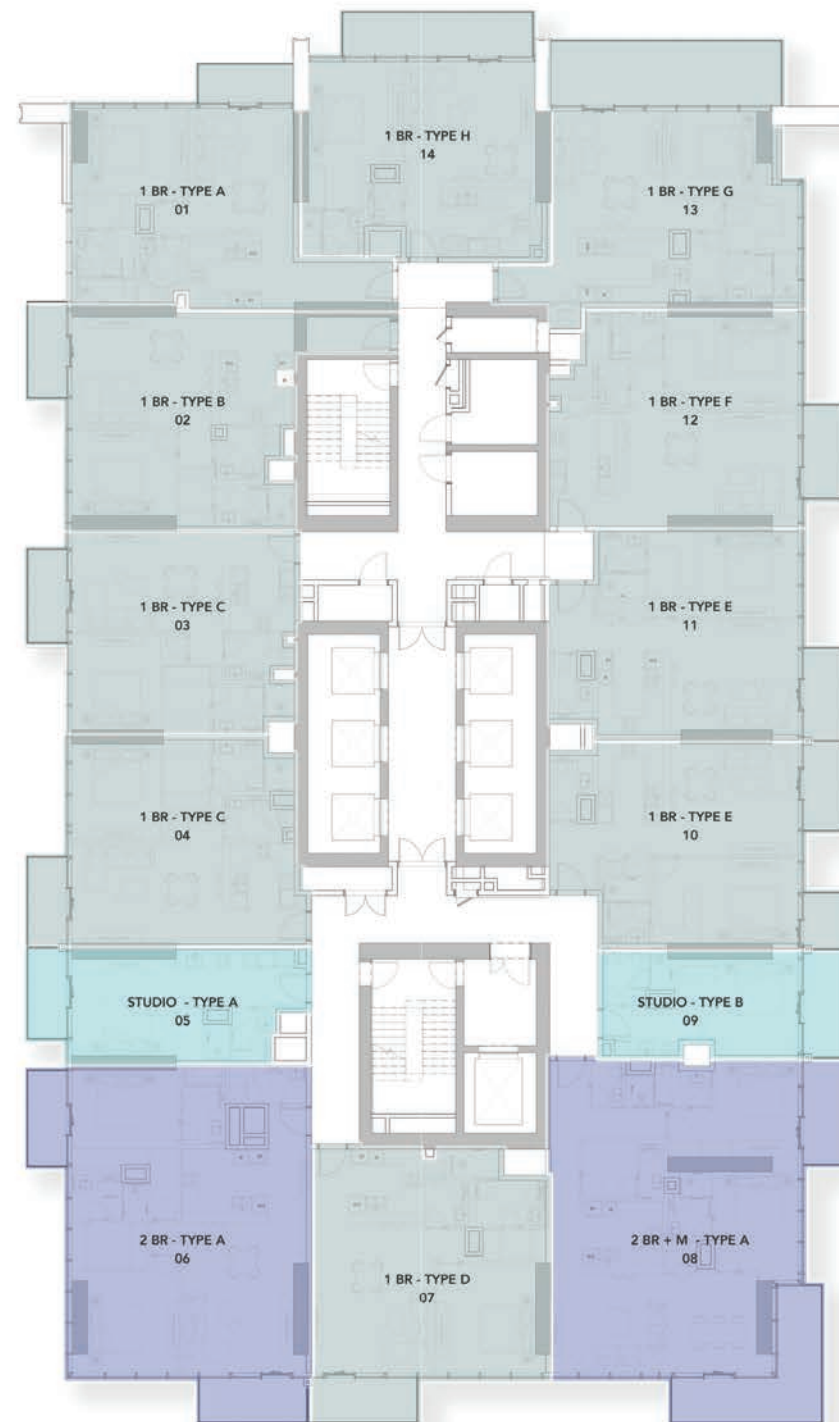
3RD - 5TH TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



6TH FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

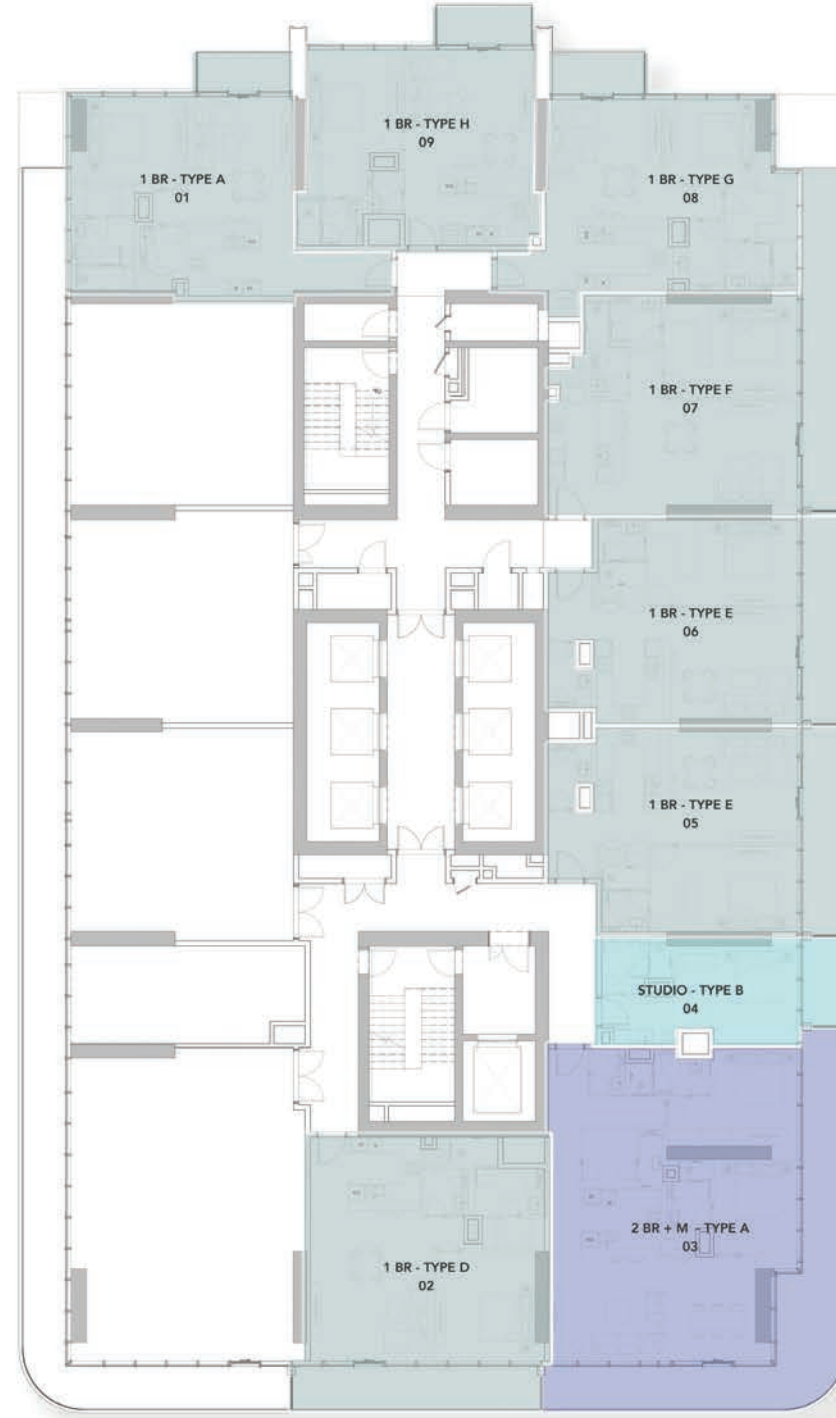


7TH FLOOR PLAN

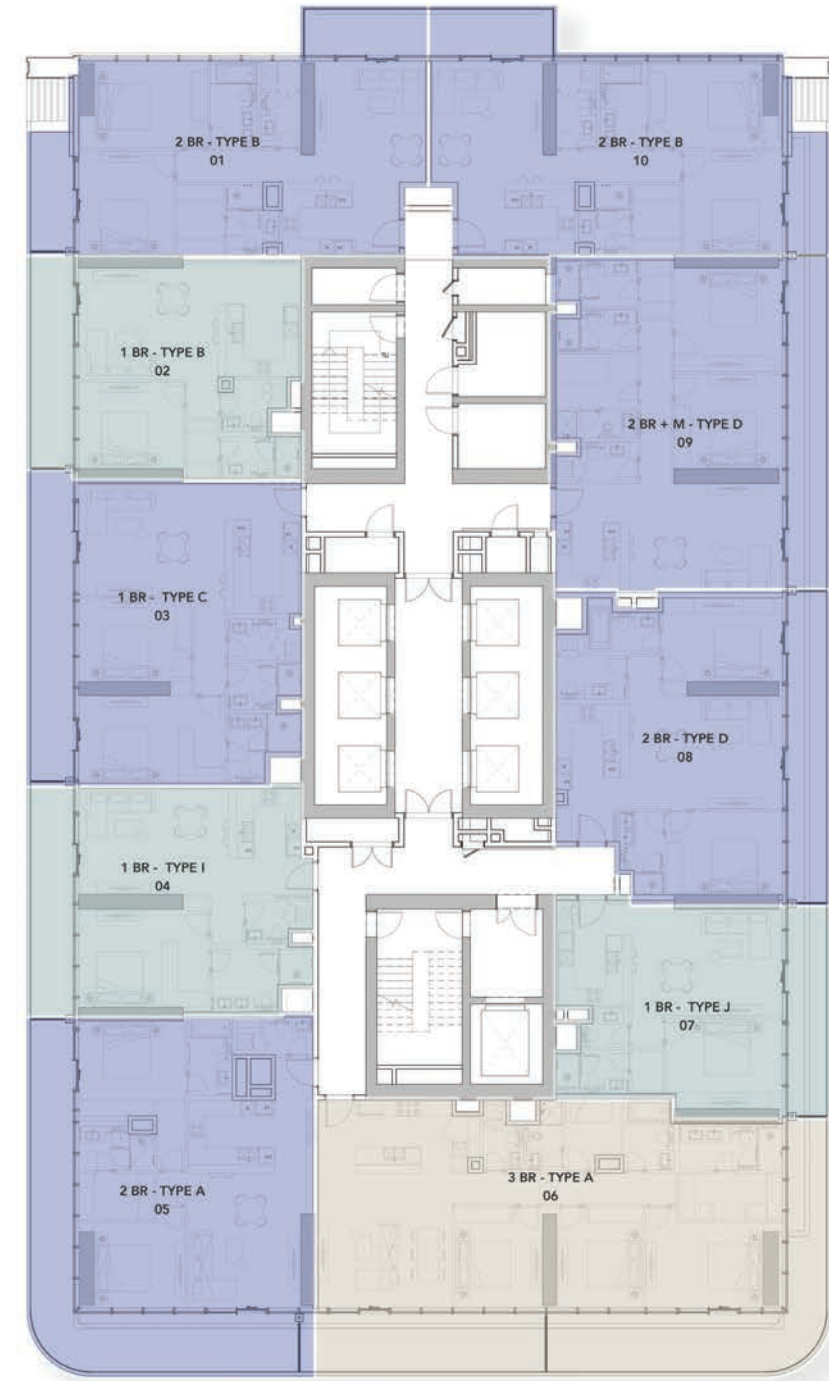


8TH-20TH TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



21ST FLOOR PLAN



22ND FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

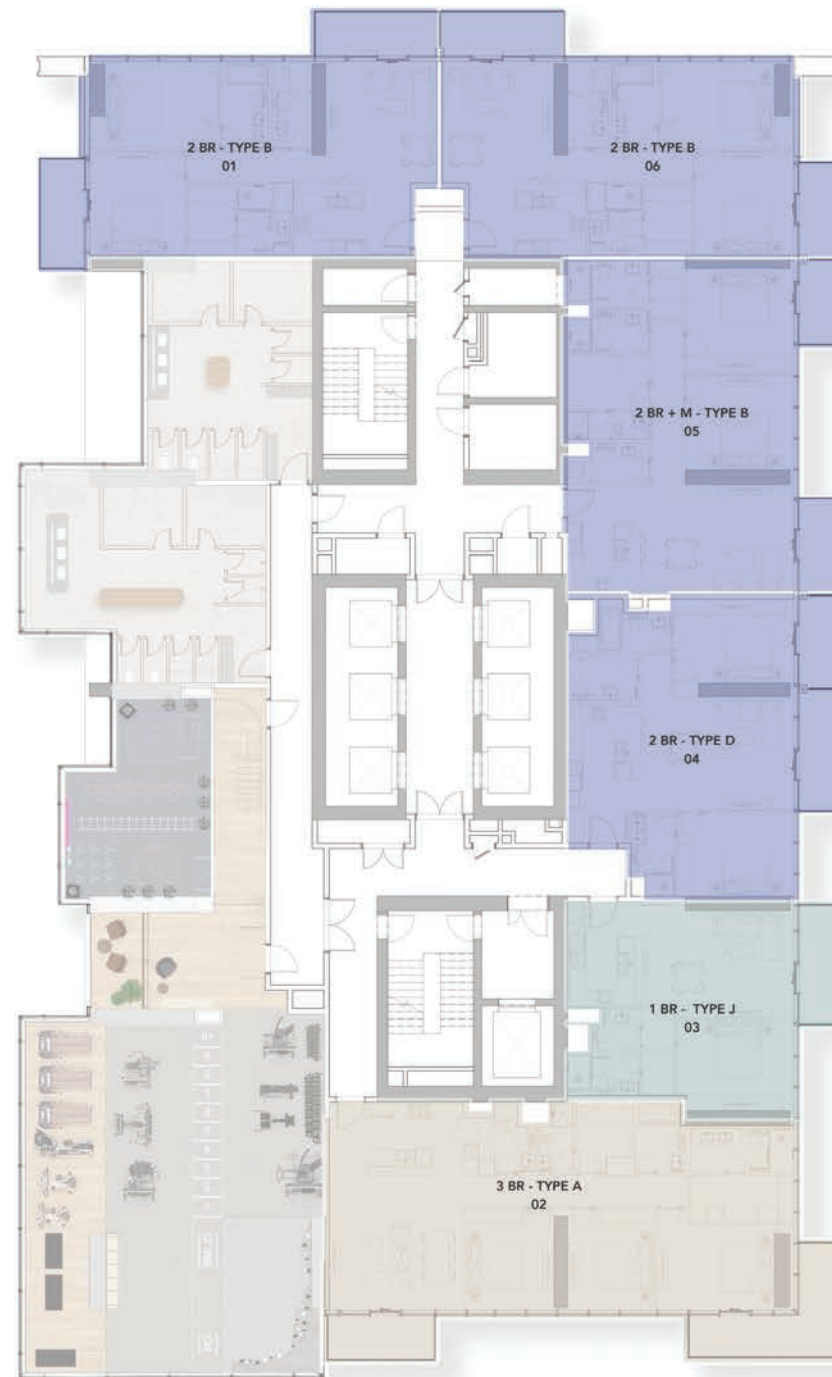


23RD-24TH, 26TH-27TH & 30TH-35TH TYPICAL FLOOR PLAN



25TH FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

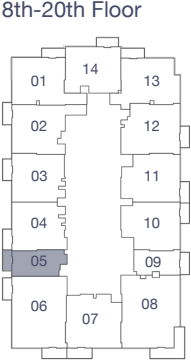
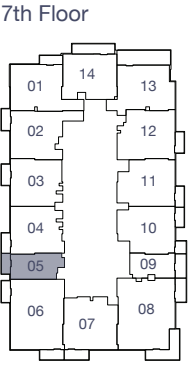
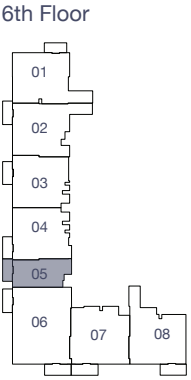
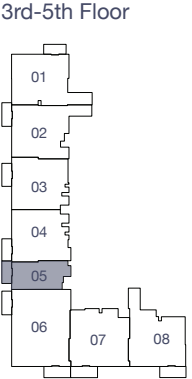
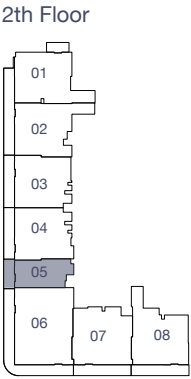
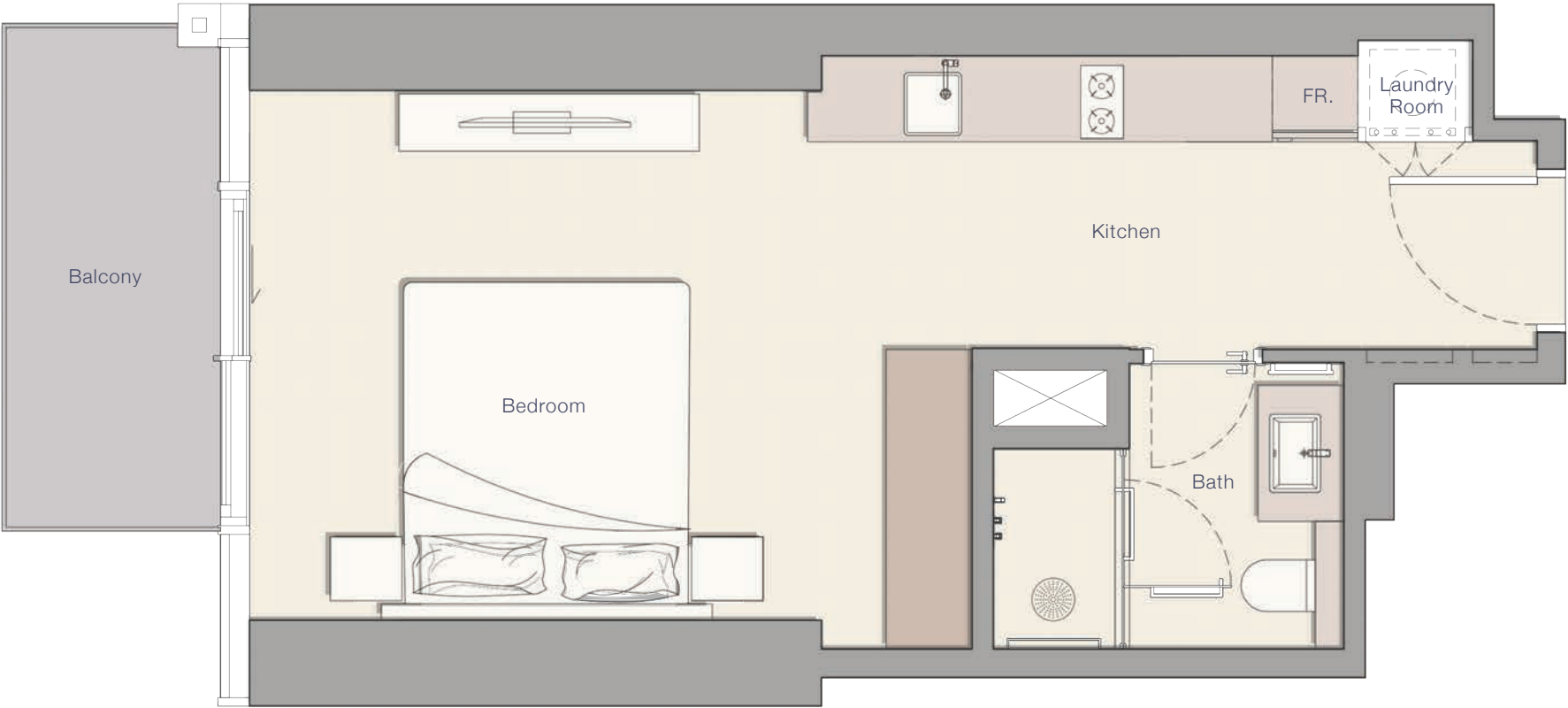


28TH FLOOR PLAN



29TH FLOOR PLAN

STUDIO - TYPE A

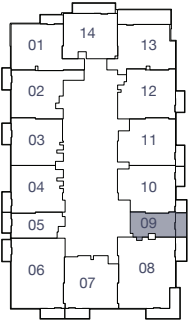


Internal Living Area	Outdoor Living Area	Total Living Area
399.99 sq.ft.	59.74 sq.ft.	459.73 sq.ft.

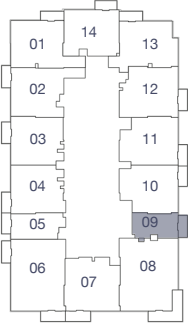
STUDIO - TYPE B



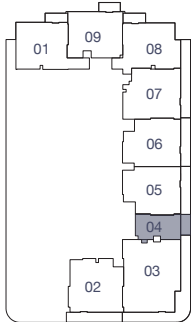
2nd Floor



3rd-5th Floor



21st Floor



Internal Living Area

Outdoor Living Area

Total Living Area

333.14 sq.ft.

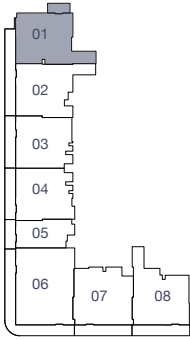
62.75 sq.ft.

395.90 sq.ft.

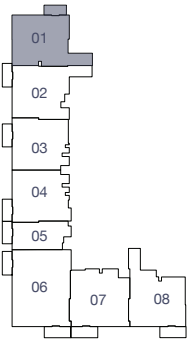
1 BEDROOM - TYPE A



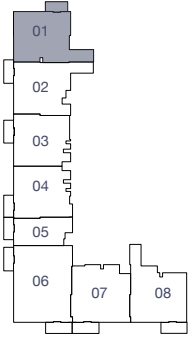
2nd Floor



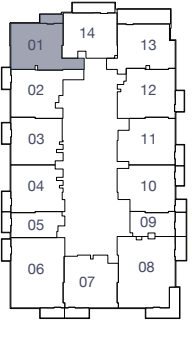
3rd-5th Floor



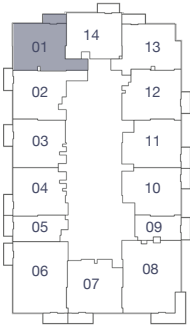
6th Floor



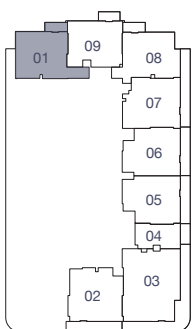
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

Outdoor Living Area

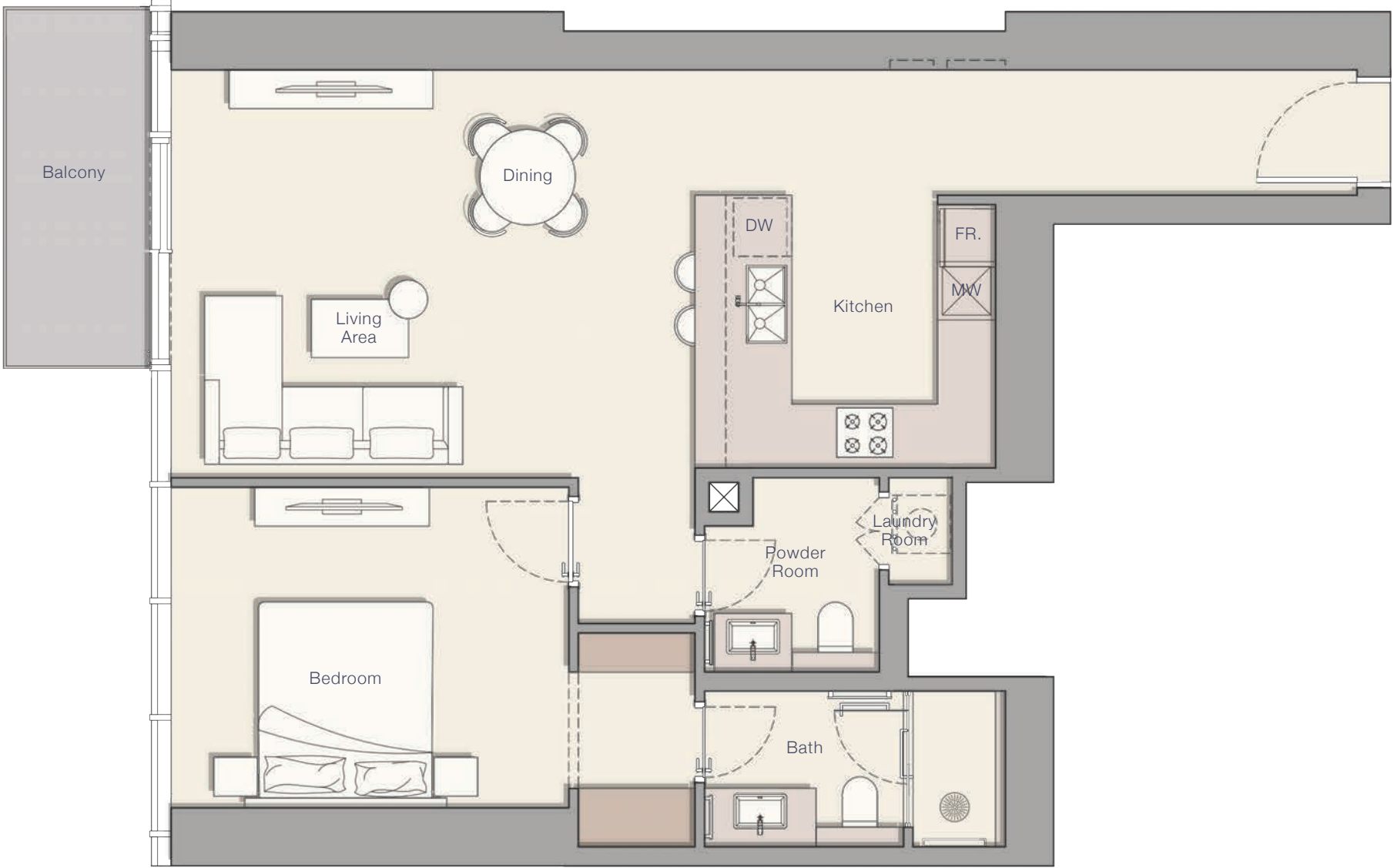
Total Living Area

829.57 sq.ft.

67.17 sq.ft.

896.74 sq.ft.

1 BEDROOM - TYPE B



Internal Living Area

Outdoor Living Area

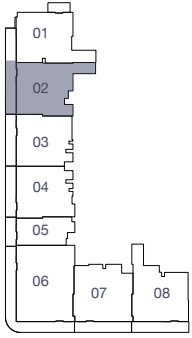
Total Living Area

839.37 sq.ft.

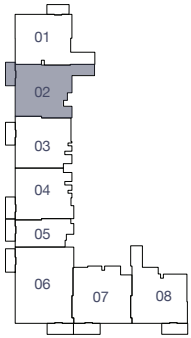
62.75 sq.ft.

902.12 sq.ft.

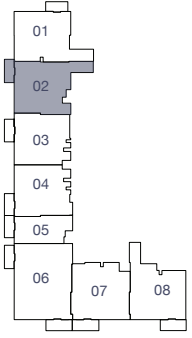
2nd Floor



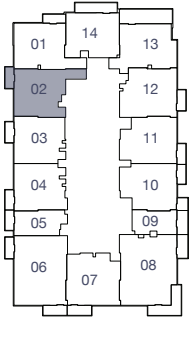
3rd-5th Floor



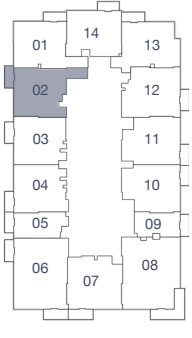
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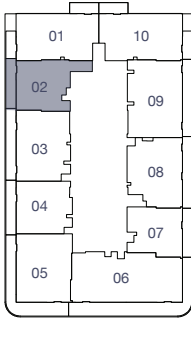
7th Floor



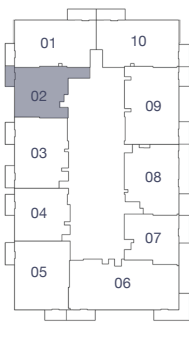
8th-20th Floor



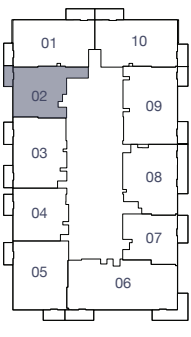
22nd Floor



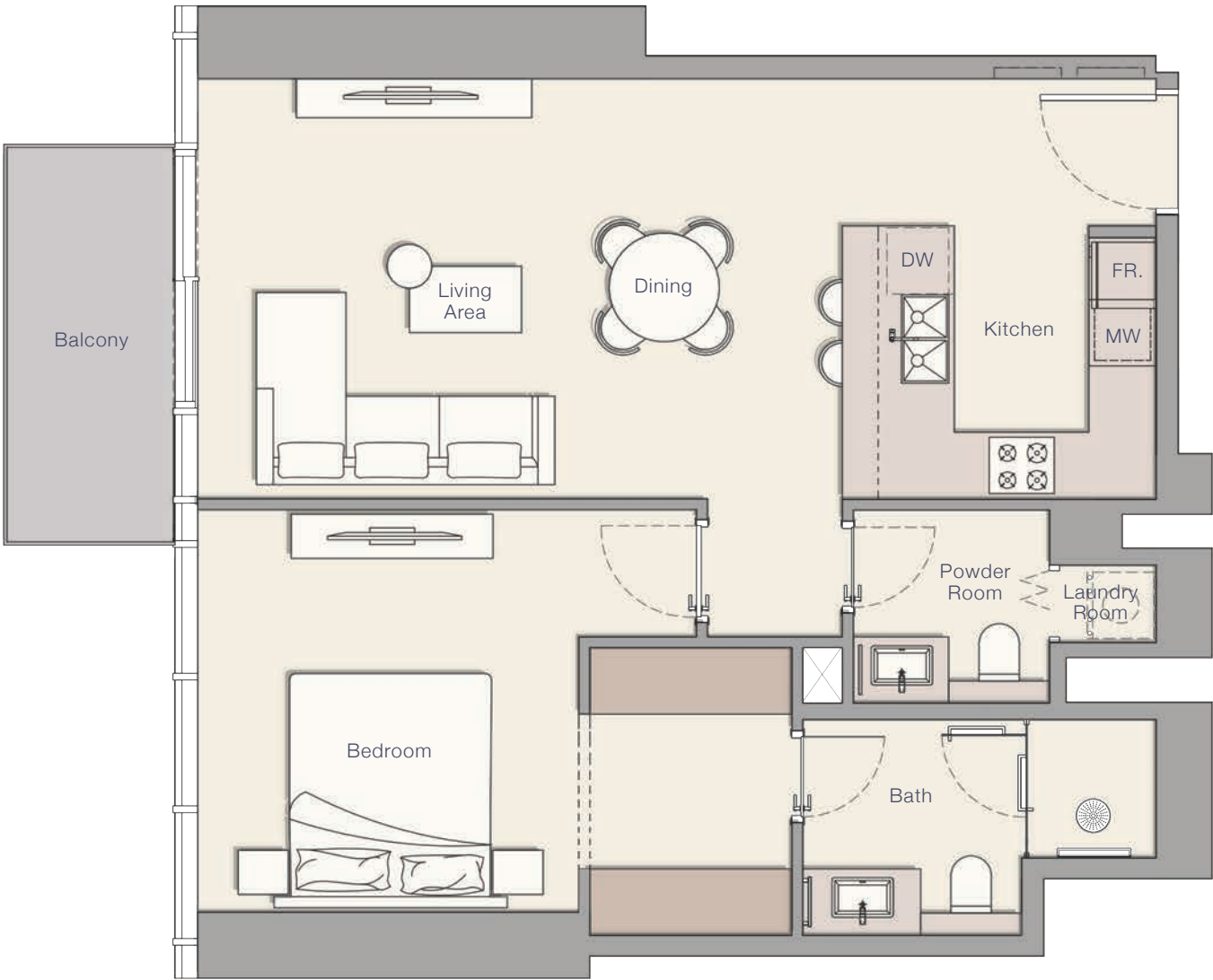
23rd-24th, 26th-27th
& 30th-35th Floor



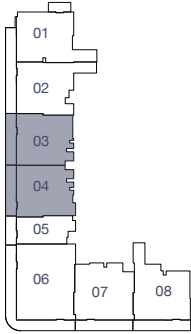
25th Floor



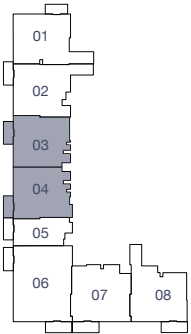
1 BEDROOM - TYPE C



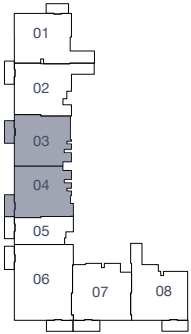
2nd Floor



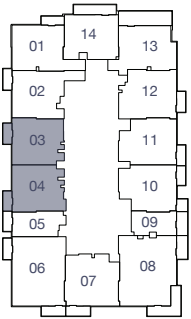
3rd-5th Floor



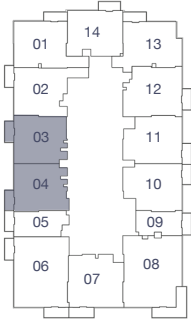
6th Floor



7th Floor



8th-20th Floor



Internal Living Area

Outdoor Living Area

Total Living Area

754.12 sq.ft.

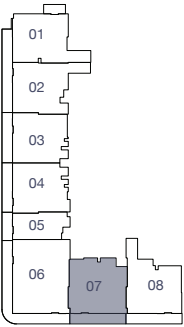
61.14 sq.ft.

815.26 sq.ft.

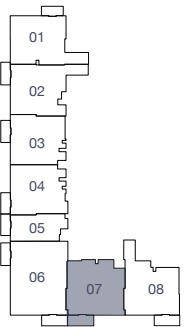
1 BEDROOM - TYPE D



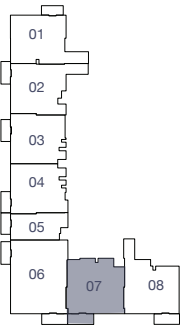
2nd Floor



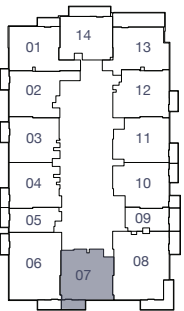
3rd-5th Floor



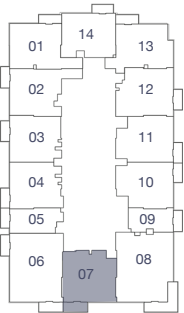
6th Floor



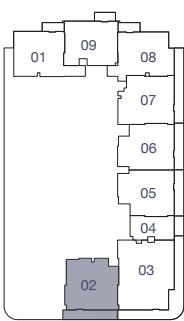
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

Outdoor Living Area

Total Living Area

865.53 sq.ft.

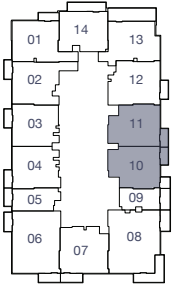
80.30 sq.ft.

945.82 sq.ft.

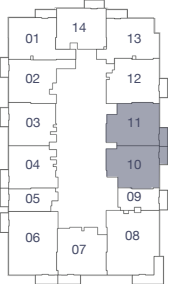
1 BEDROOM - TYPE E



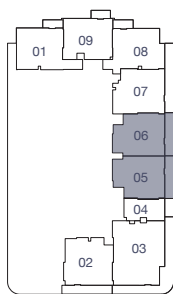
7th Floor



8th-20th Floor



21st Floor

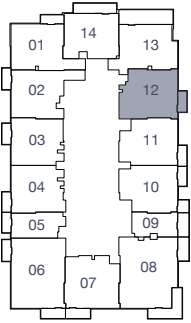


Internal Living Area	Outdoor Living Area	Total Living Area
796.74 sq.ft.	58.02 sq.ft.	854.76 sq.ft.

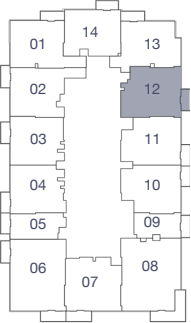
1 BEDROOM - TYPE F



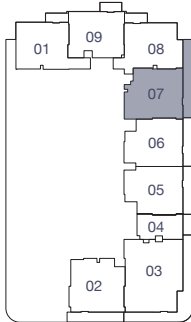
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

Outdoor Living Area

Total Living Area

857.35 sq.ft.

61.14 sq.ft.

918.48 sq.ft.

1 BEDROOM - TYPE G



Internal Living Area

Outdoor Living Area

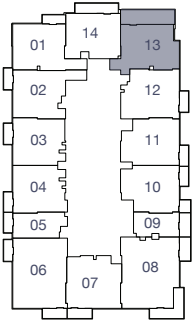
Total Living Area

836.57 sq.ft.

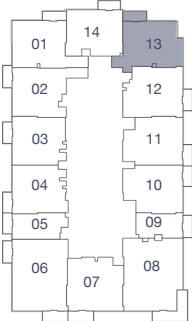
71.15 sq.ft.

907.72 sq.ft.

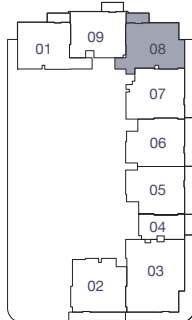
7th Floor



8th-20th Floor



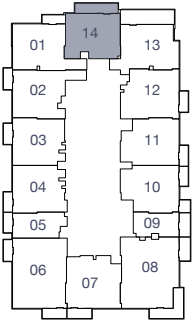
21st Floor



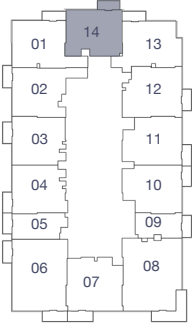
1 BEDROOM - TYPE H



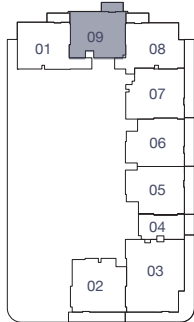
7th Floor



8th-20th Floor



21st Floor



Internal Living Area

Outdoor Living Area

Total Living Area

758.43 sq.ft.

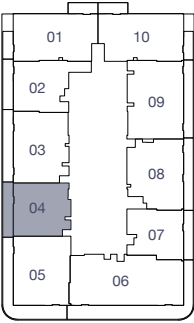
62.43 sq.ft.

820.86 sq.ft.

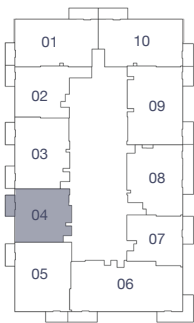
1 BEDROOM - TYPE I



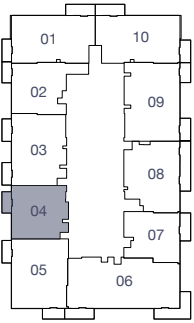
22nd Floor



23rd-24th, 26th-27th
& 30th-35th Floor



25th Floor



Internal Living Area

Outdoor Living Area

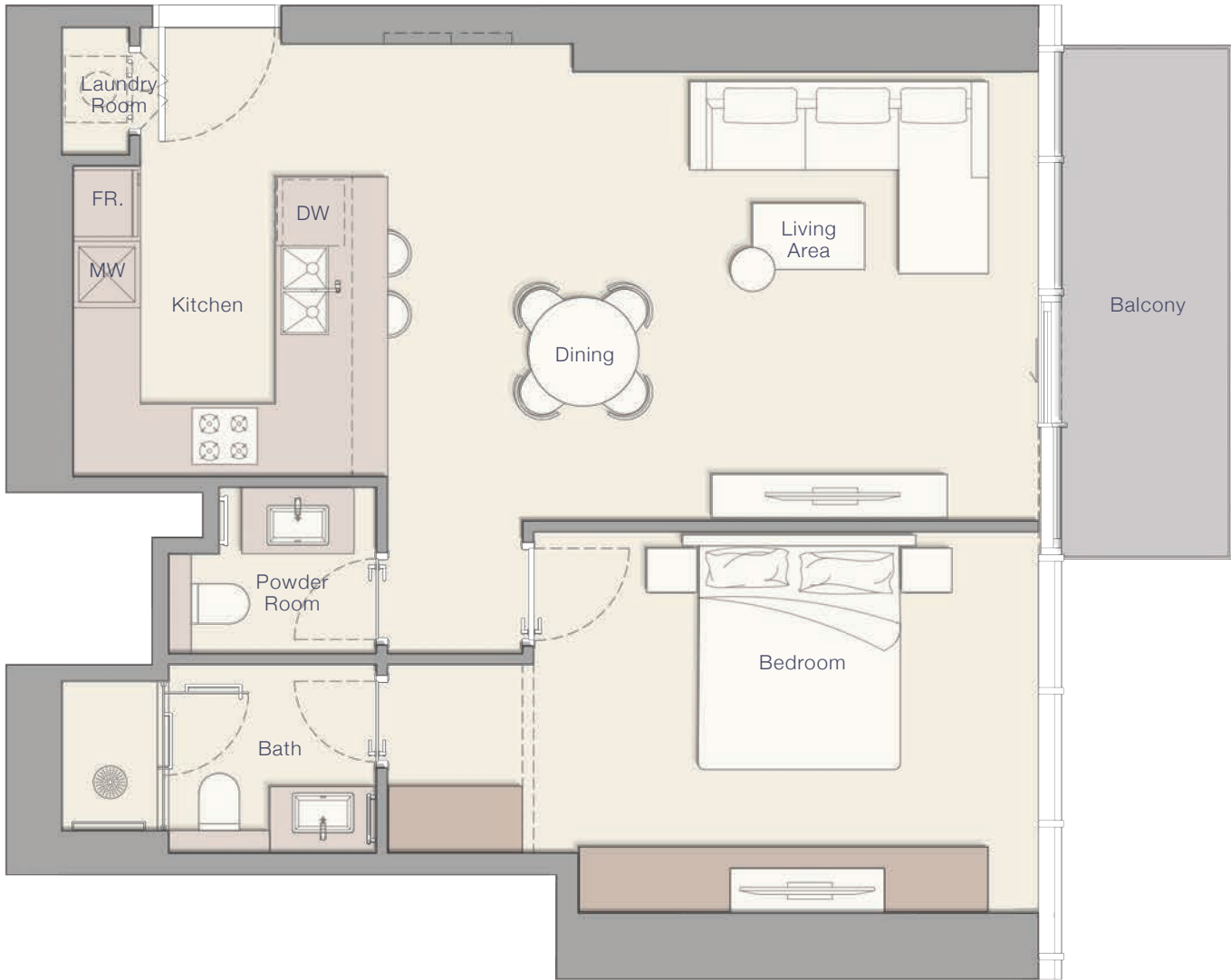
Total Living Area

843.46 sq.ft.

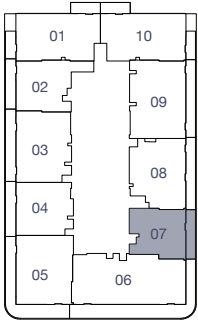
59.42 sq.ft.

902.88 sq.ft.

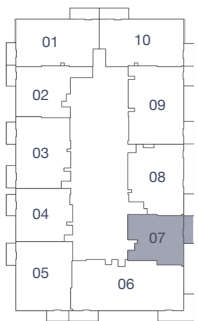
1 BEDROOM - TYPE J



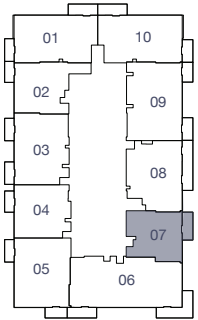
22nd Floor



23rd-24th, 26th-27th
& 30th-35th Floor



25th Floor



Internal Living Area

Outdoor Living Area

Total Living Area

754.23 sq.ft.

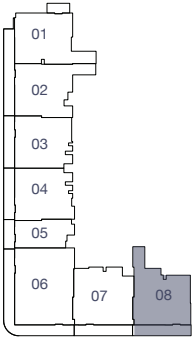
87.62 sq.ft.

841.85 sq.ft.

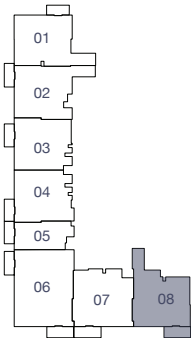
1 BEDROOM - TYPE K



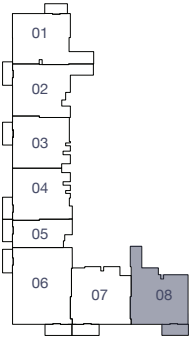
2nd Floor



3rd-5th Floor



6th Floor



Internal Living Area

Outdoor Living Area

Total Living Area

844.97 sq.ft.

77.82 sq.ft.

922.79 sq.ft.

2 BEDROOM - TYPE A



Internal Living Area

Outdoor Living Area

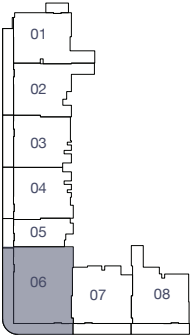
Total Living Area

1,091.78 sq.ft.

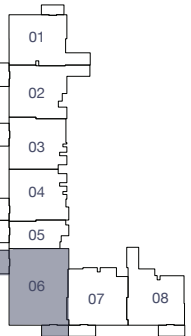
131.75 sq.ft.

1,223.53 sq.ft.

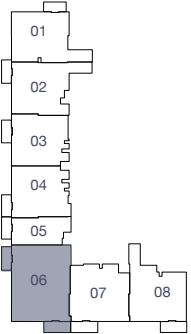
2nd Floor



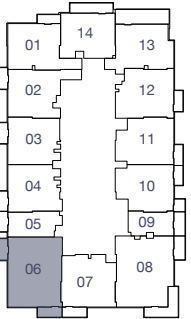
3rd-5th Floor



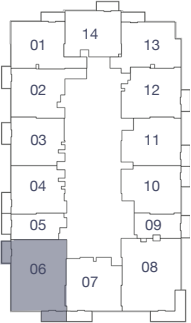
6th Floor



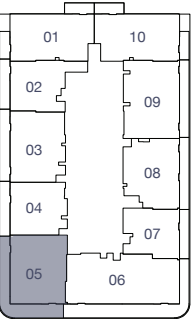
7th Floor



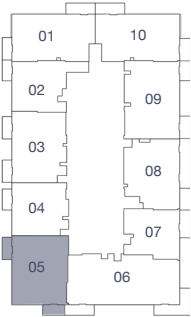
8th-20th Floor



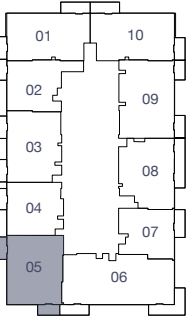
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



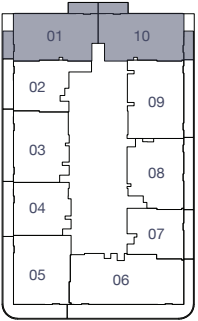
25th Floor



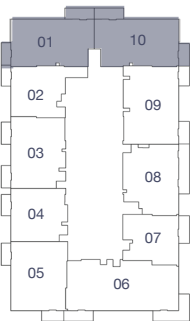
2 BEDROOM - TYPE B



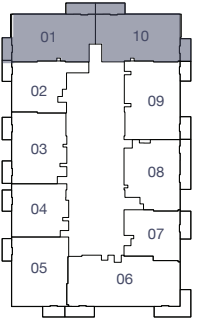
22nd Floor



23rd-24th, 26th-27th
& 30th-35th Floor



25th Floor



Internal Living Area

1,104.27 sq.ft.

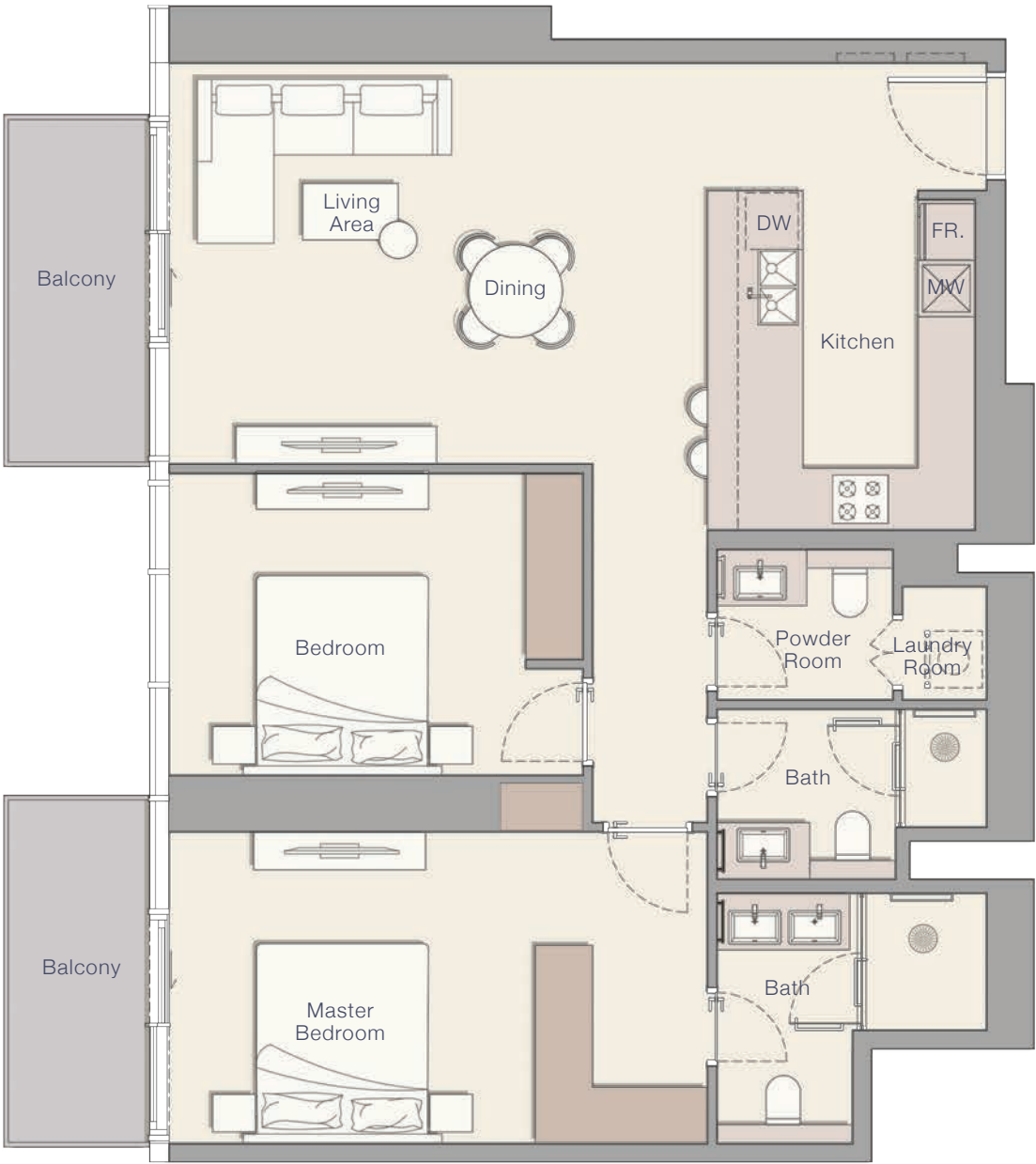
Outdoor Living Area

159.41 sq.ft.

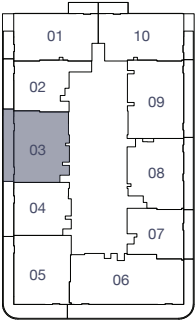
Total Living Area

1,263.68 sq.ft.

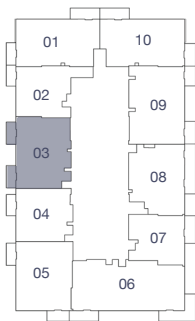
2 BEDROOM - TYPE C



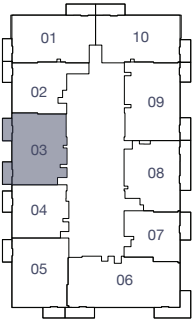
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

Outdoor Living Area

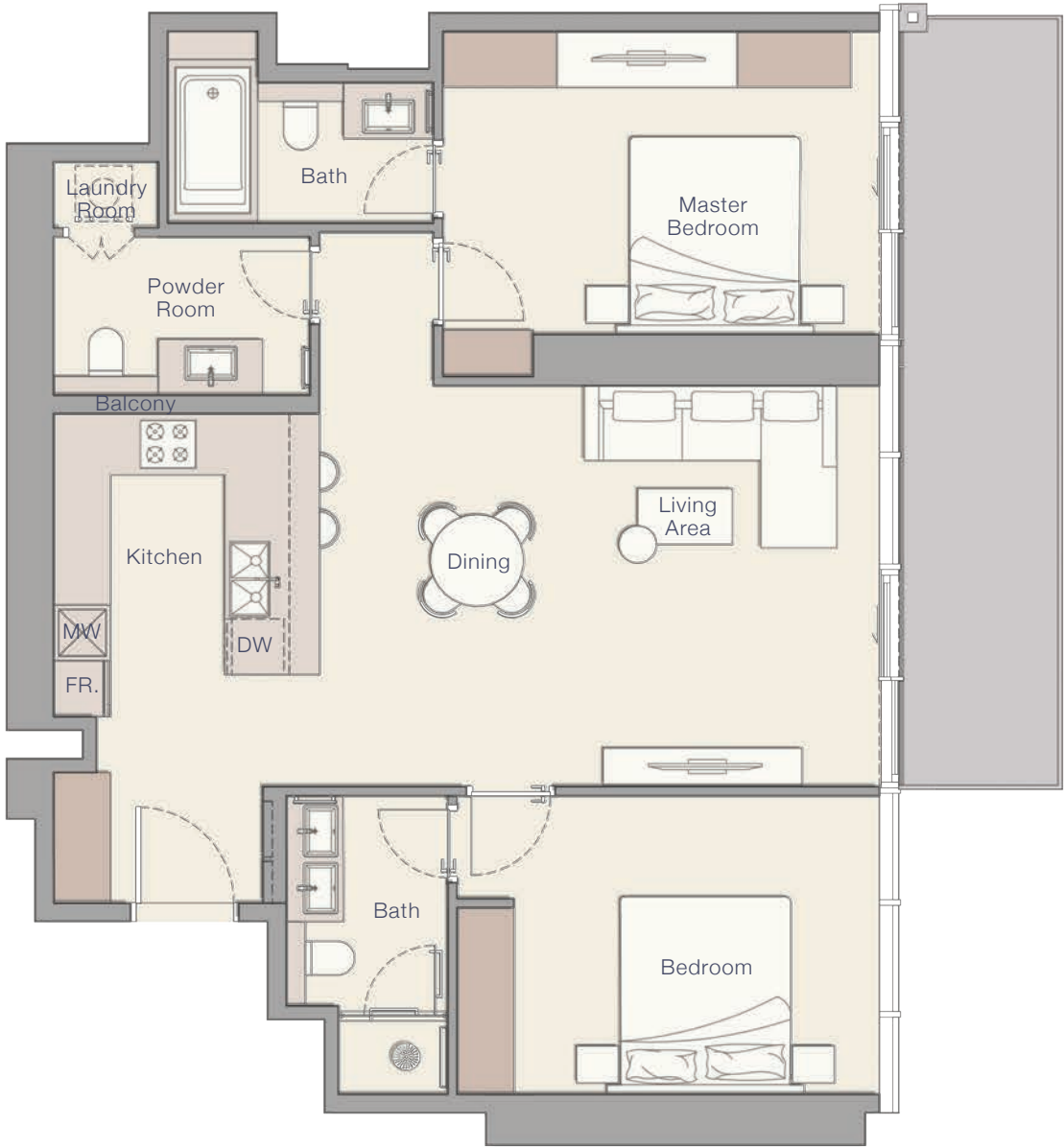
Total Living Area

1,099.21 sq.ft.

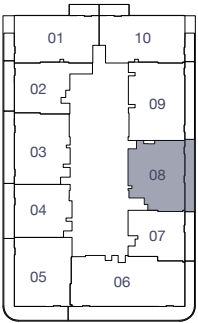
125.51 sq.ft.

1,224.72 sq.ft.

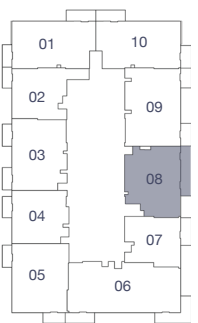
2 BEDROOM - TYPE D



22nd Floor



23rd-24th, 26th-27th
& 30th-35th Floor



Internal Living Area

1,045.18 sq.ft.

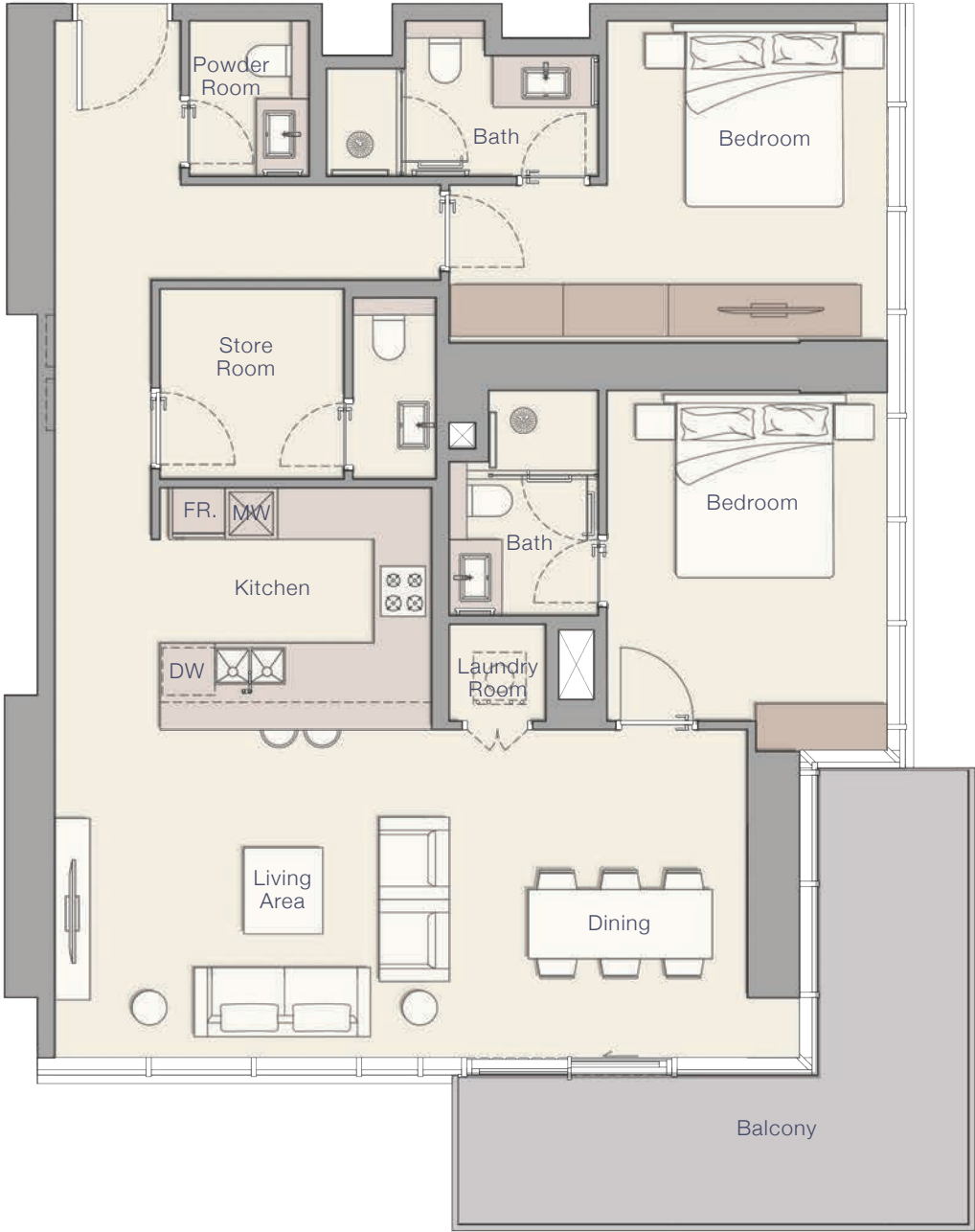
Outdoor Living Area

157.91 sq.ft.

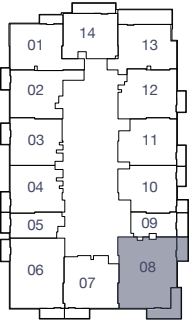
Total Living Area

1,203.08 sq.ft.

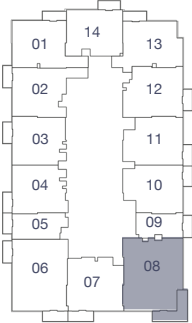
2 BEDROOM + MAIDS - TYPE A



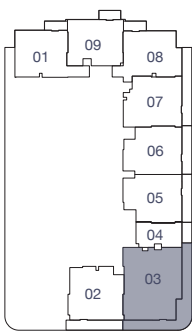
17th Floor



18th-20th Floor



21st Floor



Internal Living Area

Outdoor Living Area

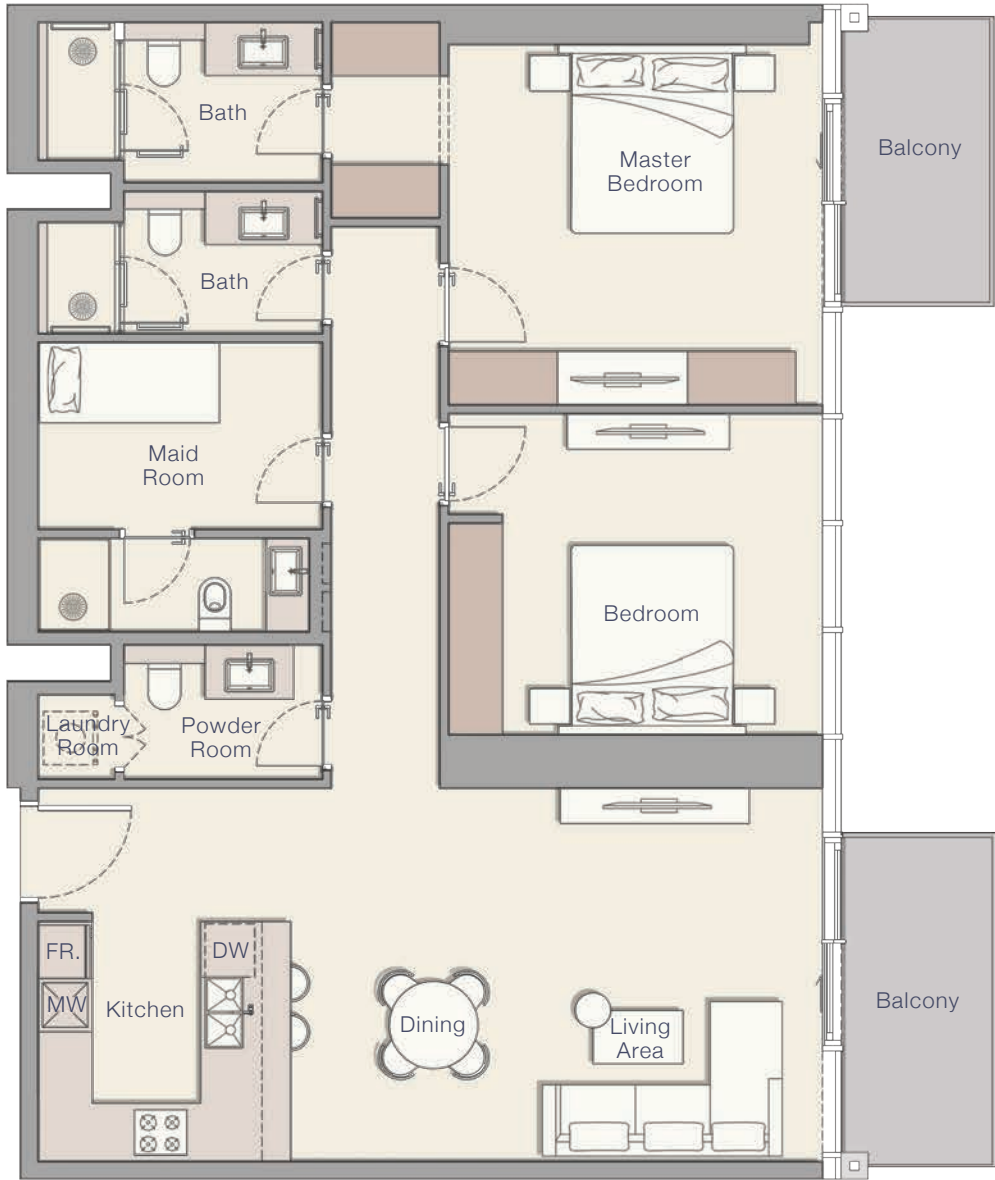
Total Living Area

1,245.92 sq.ft.

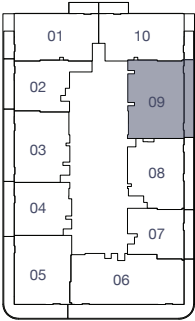
176.53 sq.ft.

1,422.45 sq.ft.

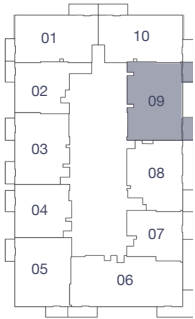
2 BEDROOM + MAID - TYPE B



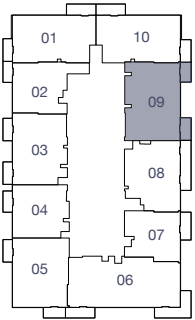
22nd Floor



23rd-24th, 26th-27th
& 30th-35th Floor



25th Floor



Internal Living Area

1,243.23 sq.ft.

Outdoor Living Area

134.12 sq.ft.

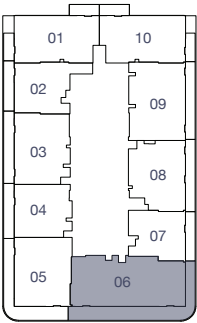
Total Living Area

1,377.35 sq.ft.

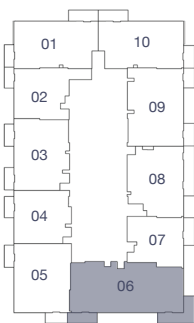
3 BEDROOM - TYPE A



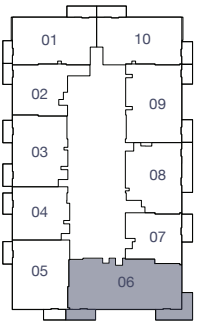
22nd Floor



23rd-24th, 26th-27th & 30th-35th Floor



25th Floor



Internal Living Area

1,578.10 sq.ft.

Outdoor Living Area

256.29 sq.ft.

Total Living Area

1,834.39 sq.ft.



UPPER HOUSE
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