

ELLINGTON

HAMILTON HOUSE



PROINVEST

HAMILTON HOUSE



LOCATION: JVC



COMPLETED: Q4 2023

Hamilton House is an elegant mid-rise tower of grey and whites and is presented by studios and 1 and 2 bedroom apartments in a peaceful neighbourhood within Jumeirah Village Circle (JVC). The development has great residential amenities which are located on the first floor of the building, and the ground floor houses a lobby with a communal area and library wall.

FACILITIES

SWIMMING POOL

FITNESS STUDIO

CABANAS

CHANGING ROOMS

KID'S PLAY AREA

SHADED KID'S POOL

OUTDOOR LOUNGE AREA

STEAM ROOM

YOGA STUDIO

SIZES & PRICES

STUDIO – 387 SQFT TO 504 SQFT

FROM AED 488,828

1 BR – 625 SQFT TO 798 SQFT

FROM AED 855,828

2 BR – 1,065 SQFT TO 1,300 SQFT

FROM AED 1,165,828

LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY
- 15 MINUTES FROM THE EXPO 2020 SITE
- SELF-CONTAINED COMMUNITY WITH ALL AMENITIES WITHIN THE JVC COMMUNITY
- SCHOOLS ARE VERY CLOSE TO THE COMMUNITY
- MINUTES FROM SHEIKH MOHAMMED BIN ZAYED ROAD AND CLOSE TO AL KHAIL ROAD
- 7 MINUTES AWAY FROM SHEIKH ZAYED ROAD
- 10 MINUTES TO JBR
- 20 MINUTES FROM AL MAKTOUM INTERNATIONAL AIRPORT
- 25 MINUTES FROM DUBAI INTERNATIONAL AIRPORT

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: All Day, Choithrams Manhattan Tower, Eight Supermarket, All Day Minimarket, Sharooq Al Madina, Express Cart

PUBLIC TRANSPORT: METRO- Al Furjan, BUS – Shoba Daffodil Apartments

SCHOOLS/NURSERIES: JSS International School, Sunmarke School, Kids World Nursery JVC, Stepping Stones Playschool, Nord Anglia School

MEDICAL FACILITIES: Mediclinic Parkview Hospital, Right Health Karama Medical Center, La Familia Medical Center, HMC Medical Center

RETAIL/F&B: City Centre Me'aisiem, Circle Mall, Mall of the Emirates

PETROL STATION: ENOC –1055, JVC Petrol Station

LANDMARKS: Expo 2020 site, Dubai Butterfly Garden, Sports City, JVC Garden



+7 969 179 97 79



Hamilton House has a contemporary façade design with a contrasting palette of white and grey and hints of copper. Dynamic and bright, Hamilton House exudes a sophisticated yet vibrant urban living. The warm sunset-inspired colour palette embraces living with a tranquil and comfortable atmosphere. Walnut woods, tinted glass, warm tiling, and layered lighting combine into this remarkable scheme.

PITCH POINTS / WHY BUY?

- FREEHOLD AREA, SO ANY NATIONALITY CAN PURCHASE A UNIT HERE
- SELF-CONTAINED COMMUNITY WITH RETAIL, F&B AND SUPERMARKETS
- THIS IS AN ALREADY ESTABLISHED RESIDENTIAL AREA
- CLOSE TO ALL PARTS OF THE CITY
- EXCELLENT PAYMENT PLAN OPTION
- GREAT ROAD CONNECTIVITY
- WELL ESTABLISHED REGIONAL DEVELOPER
- EXCELLENT ROI POTENTIAL – ONE OF THE HIGHEST ROI RATES IN THE CITY

PAYMENT PLAN: 70/30 (20% booking fee)

ROI: 7-9%

DEVELOPER OVERVIEW

Founded in 2014, Ellington Properties is one of Dubai's leading design-led real estate developers. The company has developed beautiful residences in Dubai that are designed by artistry and impeccable architecture. Every property is built on Ellington's four key pillars which are: change mindsets, establish credibility, evoke emotions and differentiation. Some of Ellington's most prestigious projects include the Belgravia I, II & III, as well as Somerset Mews and DT 1.

THINGS TO KNOW

SERVICE CHARGE:	AED 20-25 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 700m ALL DAY SUPERMARKET
- 1km SHEIKH MOHAMMED BIN ZAYED
- RD
- 1.3km BUS – JVC SHOBA DAFFODIL
- APARTMENT STOP
- 3km JVC PETROL STATION
- 3.2km JSS INTERNATIONAL SCHOOL
- 3.9km RIGHT HEALTH KARAMA
- MEDICAL CENTER
- 4.9km CIRCLE MALL



KEY FEATURES

- OPEN PLAN LIVING AREAS
- ALL UNITS COME WITH BALCONIES
- ALL UNITS INCLUDE A LAUNDRY ROOM
- 1 & 2BR UNITS COME WITH A POWDER ROOM AND A DISHWASHER
- GREAT RESIDENTIAL AMENITIES LOCATED ON THE FIRST FLOOR OF THE BUILDING