



ELLINGTON BEACH HOUSE

LOCATION: PALM JUMEIRAH COMPLETED: Q2 2024

Ellington Beach House is a new seven-floor boutique residential project located on the East Crescent of Palm Jumeirah. Properties in the iconic development are presented by ultra-luxury, spacious 1-4BR apartments and penthouses with beautiful sea and palm views. All residences come with a minimum of 2 balconies and the complex has a long list of excellent residential amenities.

FACILITIES

- INFINITY POOL
- PADEL TENNIS COURT
- STEAM & SAUNA ROOMS
- BBO AREAS
- CABANAS & POOL TERRACE
- CLUBHOUSE
- VALET & PORTER SERVICES
- 2 LOBBIES
- CHILDREN'S PLAYGROUND & POOL
- INDOOR & OUTDOOR FITNESS AREAS
- YOGA & PILATES STUDIO

SIZES & PRICES

1 BR - 1,028 SQFT TO 1,251 SQFT	FROM AED 4,900,000
2 BR - 1,334 SQFT TO 2,306 SQFT	FROM AED 5,742,000
3 BR - 1,715 SQFT TO 1,868 SQFT	FROM AED 8,056,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site & Atlantis the Palm, Golden Mile, Nakheel Mall, The Point

PETROL STATION: Dubai Harbour, Al Sufouh

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCATED ON THE EAST CRESCENT OF THE PALM JUMEIRAH BETWEEN SOFITEL THE PALM AND WALDORF ASTORIA
- CLOSE TO ATLANTIS THE PALM
- THE GOLDEN MILE IS NEARBY
- ONE OF THE BEST RESIDENTIAL INFRASTRUCTURES IN DUBAI
- PLENTY OF SURROUNDING HOTELS, SUPERMARKETS, DINING OPTIONS AND ENTERTAINMENT VENUES
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- 6 MINUTES TO THE POINTE
- 11 MINUTES TO NAKHEEL MALL
- 25 MINUTES TO DOWNTOWN DUBAI
- 40 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Units in the residential complex are distinguished by high-quality finishes, spectacular interiors, as well as a thoughtful design. Residents will be able to enjoy gorgeous views of the Arabian sea from the comfort of their own home. Floor-to-ceiling windows are included in all rooms and natural-coloured interiors make each space feel even lighter and brighter. Teak wood shower flooring and wood cabinetry are used in all bathrooms.

PITCH POINTS / WHY BUY?

- REPUTABLE BOUTIQUE STYLE DEVELOPER
- PALM JUMEIRAH IS THE MOST POPULAR AREA TO BUY AND RENT PROPERTY IN DUBAI
- PALM JUMEIRAH GENERATES THE HIGHEST PROPERTY SALES ACROSS THE EMIRATE
- EXCELLENT ROI POTENTIAL
- GATED COMMUNITY WITH GREAT RESIDENTIAL AMENITIES
- EACH BUILDING HAS A SLIGHTLY DIFFERENT VIEW OF DUBAI
- RESIDENCES COME IN MANY DIFFERENT SIZES AND CONFIGURATIONS
- EXCELLENT RESIDENTIAL AMENITIES AND FACILITIES
- 1BR UNIT ON PALM JUMEIRAH HAS A RENTAL VALUE OF 90K P/A
- VERY SPACIOUS UNITS COMPARED WITH SIMILAR DEVELOPMENTS IN THE SAME AREA

PAYMENT PLAN: 50/50 upon handover (30% booking fee)

ROI: 5.3-8%

DEVELOPER OVERVIEW

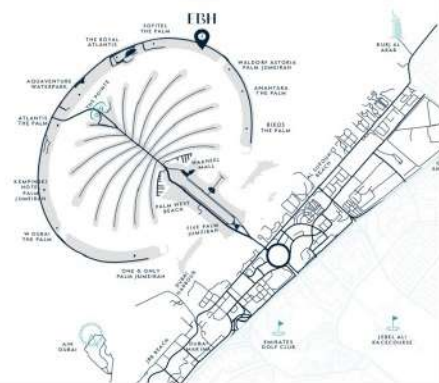
Founded in 2014, Ellington Properties is one of Dubai's leading design-led real estate developers. The company has developed beautiful residences in Dubai that are designed by artistry and impeccable architecture. Every property is built on Ellington's four key pillars which are: change mindsets, establish 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 22 PER SQFT
ALLOCATED PARKING:	YES (1&2BR X1, 3&4BR X2)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.8km NURSERY
- 6.8km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.2km NAKHEEL MALL
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD



KEY FEATURES

- ALL UNITS COME WITH AT LEAST 2 BALCONIES
- EACH RESIDENCE HAS A DISHWASHER, LAUNDRY AND POWDER ROOMS, AND FITTED WARDROBES IN THE BEDROOM
- SOME 2BR UNITS COME WITH 3 BALCONIES
- 4BR UNITS INCLUDE 2 PRIVATE TERRACES AND SOME HAVE WRAPAROUND TERRACES
- SOME UNITS COME WITH EXTRA STORAGE/MAID'S ROOM AND BATHROOM