

BERKELEY PLACE

ELLINGTON











ELLINGTON BERKELEY PLACE

📍 LOCATION: MEYDAN- MBR CITY 📅 COMPLETED: Q4 2024

The elegant, understated 12-storey building of Ellington Berkeley Place houses studios and 1 & 2 BR apartments that all include a private balcony. The complex includes 12 studio apartments, 69 one BR residences and 46 two BR apartments. The development sits in Meydan in MBR City which is surrounded by plenty of greenery and will overlook the famous Crystal Lagoon. Ellington Berkeley Place will include plenty of wellness and entertainment amenities within the building and on the rooftop terrace.

FACILITIES

- | | | |
|--|---|--|
|  INFINITY POOL |  BASKETBALL AREA |  ROOFTOP ENTERTAINING SPACE |
|  KIDS' ZONE |  ARCADE PARTY ROOM |  FITNESS CENTER |
|  STEAM ROOM/ SAUNA |  OUTDOOR YOGA AREA |  PARKING/EV CHARGERS |

SIZES & PRICES

STUDIO - FROM 556 SQFT	FROM AED COMING SOON
1 BR - FROM 820 SQFT	FROM AED COMING SOON
2 BR - FROM 1,180 SQFT	FROM AED COMING SOON

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Allday Fresh, Spinneys Meydan, Union Corp Hypermarket, Choithrams

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Kido International Nursery D1, Seidd International Scientific School, Kings' School Al Barsha

MEDICAL FACILITIES: Emirates Hospital Jumeirah, Medcare Hospital Al Safa

RETAIL/F&B: Café on site, The Dubai Mall, Festival City

PETROL STATION: EPPCO Al Meydan Street, ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, The Burj Khalifa, The Dubai Mall, DIFC

LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY, PARTICULARLY DOWNTOWN DUBAI & BUSINESS BAY
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE.
- MORE AMENITIES TO BE BUILT ONCE THE DEVELOPMENT IS COMPLETED
- 10 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES FROM AL KHAIL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET



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The contemporary interiors in Ellington Berkeley Place include light coloured walls and light wood kitchen cabinets to keep the space fresh and airy. Each unit also comes with a private balcony and has an open-plan kitchen and dining room. The layout of communal amenities are designed to encourage social interaction, and the lobby is where the tone is set for the building's interiors, striking a balance between natural elements and design to create a space that's ideal for living and entertaining.

PITCH POINTS / WHY BUY?

- THIS IS A FREEHOLD DEVELOPMENT SO ANY NATIONALITY CAN OWN PROPERTY HERE
- ELLINGTON BERKELEY PLACE IS WITHIN THE SAME AREA AS D1 VILLAS AND MANSIONS (MBR CITY)
- DEVELOPMENT SPREAD ACROSS 4M SQFT
- 60% OPEN GREEN SPACES – ONE OF THE GREENEST COMMUNITIES IN DUBAI
- ONE OF THE MOST IN-DEMAND AREAS IN DUBAI
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- THIS COMMUNITY IS DOG FRIENDLY

PAYMENT PLAN: 50/50 upon completion

ROI: District One 5.3%

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 14 PER SQFT
ALLOCATED PARKING:	YES (X1 PER UNIT)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 1.7km KIDO NURSERY
- 1.7km ALLDAY SUPERMARKET
- 5km SHEIKH ZAYED ROAD
- 6.6km PETROL STATION
- 6.7km THE DUBAI MALL
- 6.8km DUBAI INTERNATIONAL SCHOOL
- 7km MEDCARE HOSPITAL AL SAFA
- 7km METRO STATION



KEY FEATURES

- ALL UNITS COME WITH A PRIVATE BALCONY
- ROOFTOP INFINITY POOL AND ENTERTAINING SPACE
- ARCADE PARTY ROOM
- FAIRLY SPACIOUS UNITS COMPARED TO SIMILAR PROJECTS
- TWO PODIUM FLOORS HOUSES RESIDENTIAL AMENITIES
- EV CHARGING AND BICYCLE PARKING