



UPPER HOUSE
BY ELLINGTON



UPPER HOUSE

📍 LOCATION: JLT 📅 COMPLETED: Q1 2026

Upper House will consist of two symmetrical 31-storey buildings, each with their own residential amenities and their own podium. The complex will be located in JLT and will have excellent residential amenities both within the building and on the residential podium. There will be 377 units including studios and 1-3BR apartments, with some 2BR units including a maid's/storage room. The building will have a ground floor and 5 podium levels.

FACILITIES

- SWIMMING POOL
- SKATE PARK
- CINEMA ROOM
- SKY SPA
- YOGA ZONES
- KID'S PLAY AREA
- GYM
- SPORTS COURTS
- HEALTH CLUB
- CLUBHOUSE

SIZES & PRICES

STUDIO BR – 402 SQFT TO 461 SQFT	FROM AED 750,828
1 BR – 819 SQFT TO 945 SQFT	FROM AED 1,400,000
2 BR – 1,204 SQFT TO 1,259 SQFT	FROM AED 2,300,000
2 BR + MAID – 1,379 SQFT TO 1,422 SQFT	FROM AED 2,300,000
3 BR – 1,823 SQFT	FROM AED 2,800,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Big Buy Supermarket, ZOOM, Near Me Minimart DMCC, Spinneys, Grab Mart

PUBLIC TRANSPORT: METRO – DMCC Metro Station, Sobha Realty Metro Station
BUS – Dubai Arch Tower, Dubai Star Tower

SCHOOLS/NURSERIES: Oakfield Early Learning Center DMCC, Emirates International School - Meadows, Kids Kingdom Nurseries JLT

MEDICAL FACILITIES: Armada Medical Centre, Life Medical Center DMCC, Mediclinic Meadows, Aster Clinic JLT

RETAIL/F&B: JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

PETROL STATION: bOMIN oLI dmcc, OPP Emirates International School

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- EXCELLENT SURROUNDING INFRASTRUCTURE
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- CLOSE TO TOURIST DESTINATION OF JBR
- GREAT VIEWS OF SURROUNDING GOLF COURSES AND DUBAI MARINA
- EASY ACCESS TO THE SZR AND SURROUNDING ROAD LINKS
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



The open-plan residences in Upper House will merge elements of nature with a modern design using neutral and soft interior furnishings and finishes, and a neutral colour palette. There will be light coloured marble counter tops in the kitchen and double height ceilings in living spaces.

PITCH POINTS / WHY BUY?

- JLT IS ONE THE MOST SOUGHT-AFTER AREAS FOR REAL ESTATE IN DUBAI
- VERY REPUTABLE DEVELOPER WITH POPULAR PREVIOUS DEVELOPMENT PROJECTS
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE JLT AREA GENERATE 7%
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- SET AMONGST GREAT INFRASTRUCTURE, DINING VENUES AND PUBLIC TRANSPORT STATIONS
- JLT IS PET FRIENDLY WITH PLENTY OF POCKET PARKS
- LOTS OF NURSERIES AND ACTIVITIES FOR CHILDREN WITHIN THE AREA

PAYMENT PLAN: 70/30

ROI: 7%

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 16 PER SQFT
ALLOCATED PARKING:	YES (STUDIO, 1&2BR - X1 SPACE, 3BR - X2 SPACE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 300m BIG BUY SUPERMARKET
- 350m OAKFIELD EARLY LEARNING
- 1.1km BUS - JLT DUBAI ARCH TOWER
- 2km SHEIKH ZAYED RD
- 2km ARMADA MEDICAL CENTER
- 3.4km DUBAI MARINA MALL
- 3.7km PETROL STATION



KEY FEATURES

- ALL UNITS COME WITH AT LEAST ONE BALCONY
- SOME STUDIO APARTMENTS ALSO COME WITH A LAUNDRY ROOM
- 1BR UNITS INCLUDE A POWDER ROOM AND A LAUNDRY ROOM
- SOME 2BR RESIDENCES COME WITH A MAID'S/STORAGE ROOM
- MODERN INTERIORS WITH DOUBLE HEIGHT CEILINGS IN THE LIVING SPACES
- 5 LEVEL PODIUM WITH EXCELLENT RESIDENTIAL AMENITIES AND FACILITIES
- EACH BUILDING COMES WITH ITS OWN RESIDENTIAL AMENITIES AND FACILITIES