



# THE PORTMAN

 LOCATION: JVC DISTRICT 13
  COMPLETED: Q1 2025

The Portman is located in District 13 in JVC and houses studios and 1 & 2BR apartments which are perfect for singles and couples. The modern apartment complex uses a mix of white and timber materials and has a balance of vibrancy throughout the entire development. The Portman has 16-storey's containing a total of 173 units with 11 units per floor.

## FACILITIES

-  SWIMMING POOL
-  POOL DECK
-  EV CHARGING BAY
-  FITNESS STUDIO
-  SAUNA ROOMS
-  PLAYROOM
-  ACTIVITY AREA
-  BIKE PARKING
-  SUN LOUNGERS
-  OUTDOOR SHOWERS

## SIZES & PRICES

STUDIO – FROM 409 SQFT	FROM AED 400,000
1 BR – FROM 760 SQFT	FROM AED 700,000
2 BR – FROM 1,100 SQFT	FROM AED 900,000
FULL FLOOR (x11 UNITS)	FROM AED 8,000,000

## LOCAL AMENITIES / INFRASTRUCTURE

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

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

**PETROL STATION:** ENOC – 1055, JVC Petrol Station

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

**PUBLIC TRANSPORT:** METRO-AI 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

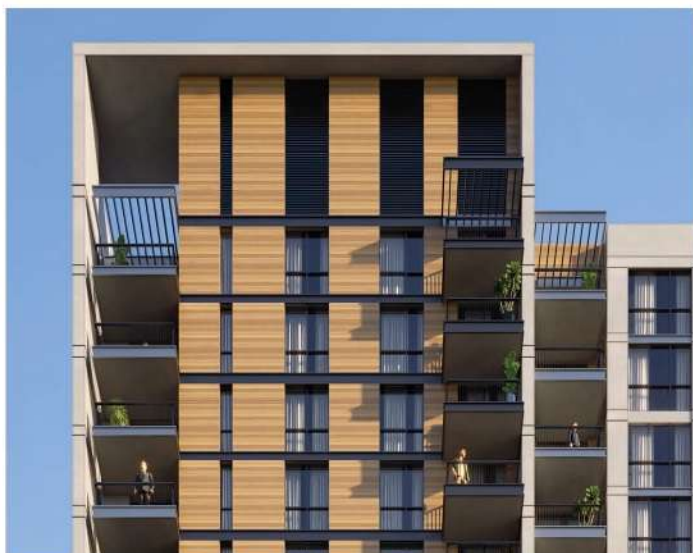
## LOCATION FACTORS

- 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



+7 969 179 97 79





The colour scheme throughout The Portman residences is a combination of bright white, neutral coffee tones, and warm wood, accented with delicate touches of black, textural compositions, and plenty of art pieces. Residents will be able to benefit from kitchens with built-in appliances and a breakfast counter. Bedrooms in The Portman have wood-look flooring, heightened ceilings and built-in wardrobes. Among the defining features in the bathrooms are bright wall tiling, porcelain flooring, as well as mirror cabinets and shelves

## PITCH POINTS / WHY BUY?

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

**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:	ESTIMATED AED 14 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

- ALL UNITS INCLUDE A LAUNDRY ROOM AND A BALCONY
- 1 & 2BR APARTMENTS COME WITH A POWDER ROOM AS WELL
- KITCHENS COME WITH BUILT-IN APPLIANCES AND A DISHWASHER
- GF AND FIRST FLOOR AMENITIES WITHIN THE BUILDING
- MODERN, SPACIOUS AND BRIGHT INTERIOR DESIGNS
- EXCELLENT SURROUNDING AMENITIES