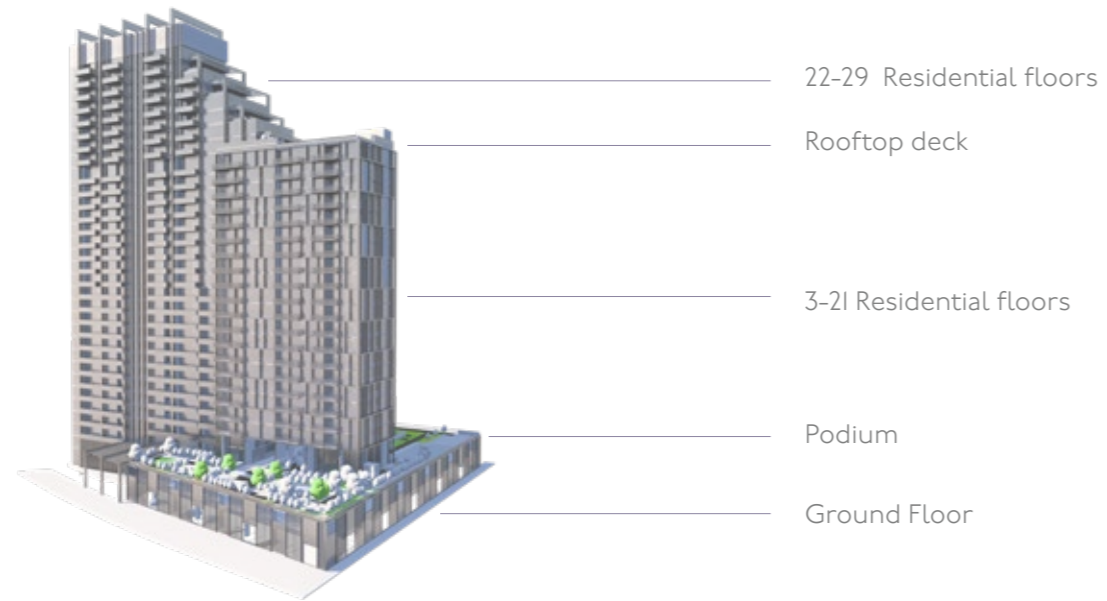


BUILDING CONFIGURATION



ELEVATORS

4 passenger elevators
1 express passenger elevator
2 service elevators

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

ANTICIPATED COMPLETION DATE

Q3 2025

PARKING

Studios, 1 and 2-bedroom: 1 parking space
3 and 4-bedroom: 2 parking spaces

OWNERSHIP

Freehold



AMENITIES WITHIN THE PROJECT



Lobby with work, read and lounge zone



Hotel-style drop-off area



Leisure and lap pool



Rooftop infinity-edge pool with Downtown views



Baja shelf and pool sun loungers area



Pool refreshment areas



Kid's play area and splash pad



Pavilion-level health club with steam, shower & sauna



Pavilion clubhouse with dining and lounging area



Record and music lounge



Cinema Room



Urban basketball area



Padel tennis court



Jogging path



Outdoor herb garden



North London Collegiate School	1 Min
Hartland International School	1 Min
Meydan One Mall	10 Mins
Meydan Racecourse	10 Mins
Ras Al Khor Wildlife Sanctuary	12 Mins
Downtown Dubai	12 Mins
Dubai Mall & Burj Khalifa	15 Mins
Museum of the Future	15 Mins
Dubai International Financial Centre	15 Mins
Dubai World Trade Centre	15 Mins
Dubai International Airport	17 Mins
Marina Mall & Dubai Marina	20 Mins
Emirates Golf Club	20 Mins
Palm Jumeirah	20 Mins
Dubai World Central Airport	30 Mins



ELLINGTON



DOCUMENT NEEDED TO BOOK A UNIT

- 01 Buyer's Passport Copy
- 02 Home address, email address, including the contact number (should be the same as the home address)
- 03 AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

UNITS & SIZES

LOWER APARTMENTS	NUMBER OF UNITS	SIZE RANGE
1st to 21st Floor		
Studio	18 units	425 sq. ft
1 bedroom	137 units	From 766 sq. ft to 905 sq. ft
2 bedrooms	61 units	From 1,050 sq. ft to 1,357 sq. ft
2 bedroom + Maids	82 units	From 1,199 sq. ft to 1,366 sq. ft
3 bedroom + Maids	11 units	From 1,720 sq. ft to 2,204 sq. ft
4 bedroom + Maids Duplex	1 unit	4,012 sq. ft

UPPER APARTMENTS	NUMBER OF UNITS	SIZE RANGE
22nd to 29th Floor		
2 bedroom + Maids	14 units	From 1,304 sq. ft to 1,765 sq. ft
3 bedroom + Maids	12 units	From 1,556 sq. ft to 2,112 sq. ft
3 bedroom + Maids Duplex	1 unit	2,810 sq. ft
4 bedroom + Maids	4 units	From 2,863 sq. ft to 4,037 sq. ft
4 bedroom + Maids Duplex	1 unit	3,764 sq. ft
4 bedroom Penthouse	1 unit	5,254 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.



BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02. Customer will receive a receipt from customer@ellingtongroup.com along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

PAYMENT PLAN

20%

At the time of
booking

10%

60 days after the
reservation date

10%

120 days after the
reservation date

5%

On completion of 20%
construction of the project

5%

On completion of 30%
construction of the project

5%

On completion of 40%
construction of the project

5%

On completion of 50%
construction of the project

5%

On completion of 60%
construction of the project

5%

On completion of 70%
construction of the project

30%

On
completion



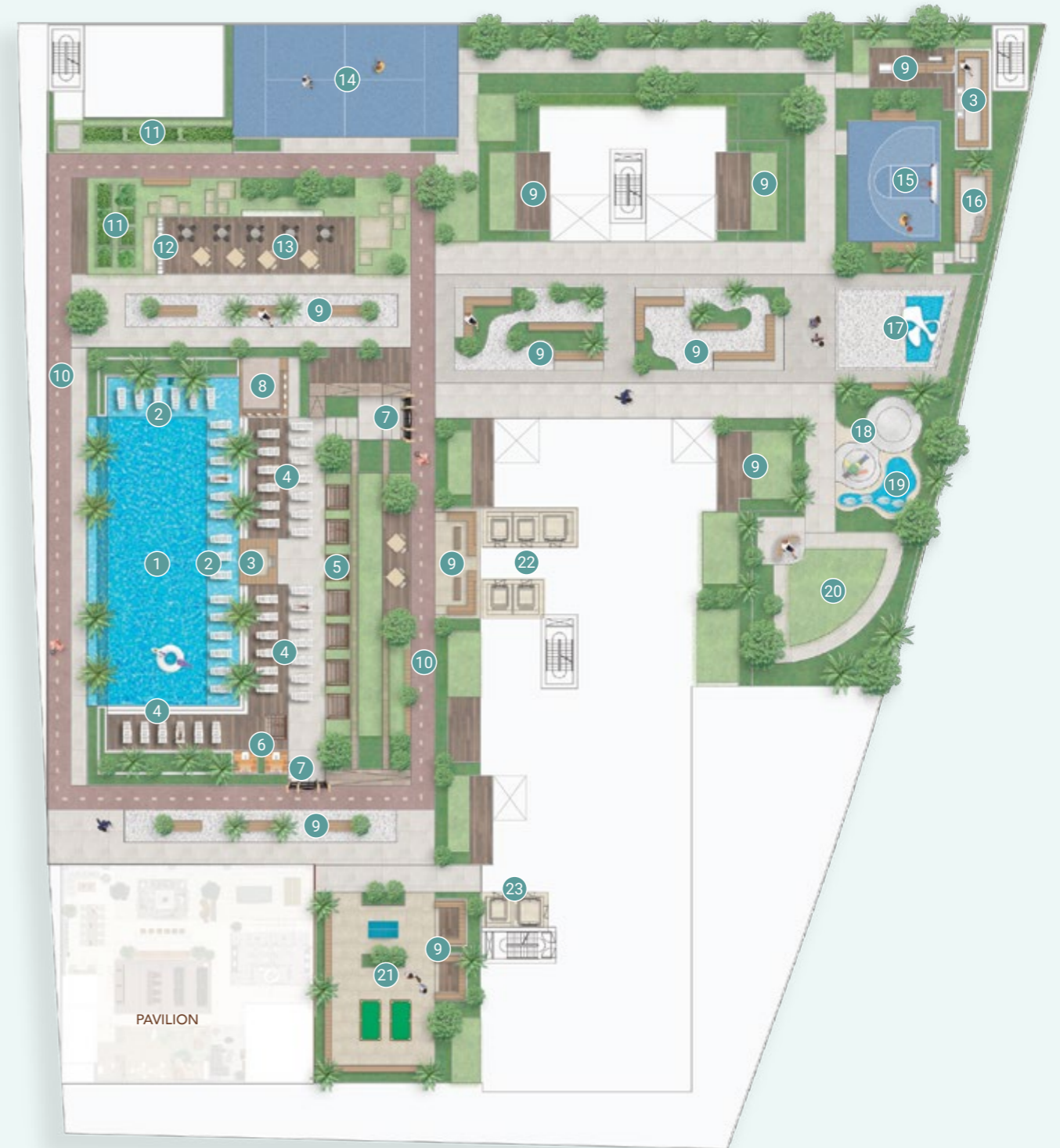
GROUND FLOOR AMENITIES PLAN

- | | |
|----------------------|---------------------------------------|
| ① Main Entrance | ⑨ Garden |
| ② Residents Access | ⑩ Bicycle Parking with Wash Area |
| ③ Drop-Off Area | ⑪ EV Charging Station |
| ④ Entrance Sculpture | ⑫ Parking for People of Determination |
| ⑤ Lobby Entrance | ⑬ Lower Apartments Lift Lobby |
| ⑥ Communal Table | ⑭ Upper Apartments Lift Lobby |
| ⑦ Lounge Area | ⑮ Loading and Unloading Area |
| ⑧ Lobby Reception | |



PODIUM LEVEL AMENITIES PLAN

- | | |
|---------------------------------|-------------------------------|
| ① Infinity Leisure And Lap Pool | ⑬ Outdoor Dining Area |
| ② Baja Shelf | ⑭ Padel Tennis Court |
| ③ Sunken Seating | ⑮ Urban Basketball Area |
| ④ Pool Sun Loungers Area | ⑯ Pet Area |
| ⑤ Cabanas | ⑰ Sculpture |
| ⑥ Outdoor Shower Area | ⑱ Outdoor Kids' Play Area |
| ⑦ Pool Deck Entrance | ⑲ Kids' Splash Pad |
| ⑧ Pool Refreshment Area | ⑳ Community Lawn |
| ⑨ Lounge & Seating Areas | ㉑ Games Table Zone |
| ⑩ 170m Jogging Track | ㉒ Lower Apartments Lift Lobby |
| ⑪ Outdoor Herb Garden | ㉓ Upper Apartments Lift Lobby |
| ⑫ Barbecue Area | |



LOWER PAVILION AMENITIES PLAN

- ① Lounge Area
- ② Communal Table
- ③ Library Wall
- ④ Phone Booth
- ⑤ Kitchenette
- ⑥ Cinema Room
- ⑦ Kids Play Area
- ⑧ Kids Bathroom
- ⑨ Record Lounge Room
- ⑩ Bathroom for People of Determination
- ⑪ Male and Female Washroom
- ⑫ Games Table Zone
- ⑬ Access to Upper Pavilion



UPPER PAVILION AMENITIES PLAN

- ① Yoga Studio
- ② Fitness Studio
- ③ Storage Area
- ④ Female Spa Room
- ⑤ Male Spa Room
- ⑥ Access to the Lower Pavilion



22ND FLOOR AMENITIES PLAN

- ① Infinity Leisure Pool
- ② Baja Shelf
- ③ Pool Sun Loungers Area
- ④ Cabanas
- ⑤ Pool Refreshment Area
- ⑥ Change Rooms
- ⑦ Barbecue Area
- ⑧ Outdoor Dining Area
- ⑨ Games Table Zone
- ⑩ Outdoor Club Lounge Terrace
- ⑪ Club Lounge
- ⑫ Entrance to Roof Deck





LOBBY

As you step inside the lobby, you are welcomed by the natural materials, warm tones, and modern furnishing that offer an elegant and timeless quality. The lobby is illuminated with natural light all day with expansive windows overlooking the surroundings. In addition, a plethora of plants blend with the lobby's subtle modernity, enhancing its look and feel. The double-volume lobby has also a cohesive quality and a distinct character that is strengthened by the beautifulness of a focal tree, which is housed in a minimalistic glazed case.

ENTERTAINMENT ZONE

Enjoy in the lower pavilion the indoor lounge-style cinema room along with the open-air cinema. Both the indoor and outdoor cinema rooms were designed to give the ultimate movie experience to residents. The spaces are exquisite both visually and cinematically and are perfect for family movie nights. Another great addition to the amenities is the Ellington Record Lounge, a cozy space dedicated to music lovers. The room features a record player, a high-end audio system, and comfortable lounge furniture.



POOL DECK

The gated pool deck beckons your attention with its attractive infinity pool surrounded by sunken seating, sunbeds, cabanas, and a pool refreshment area that extend to the lounge area. The infinity pool has also a cascading edge adding to the pool's overall functionality and aesthetic appeal. Whether carefully designed or exquisitely crafted, the pool deck provides also an outdoor dining and barbecue area close to the outdoor herbs garden for the utmost gatherings with family and friends.



OUTDOOR ACTIVITY AREAS

Enjoy an active outdoor lifestyle in the outdoor activity areas. Communal spaces for residents that are designed in line with our philosophy of providing solid connectivity with nature while responding to residents' needs and vision of beautiful, agreeable spaces. The building features a basketball court, a padel tennis court, a pet area, plenty of seating areas, a ping-pong, and a billiards table to accommodate the desires of all residents.



HEALTH CLUB

The health club offers the best standards of training and facilities. Located in the upper pavilion, and equipped with plenty of cardio machines and a separate yoga studio, the high-end health club provides far more than that. Residents can refine their skills in several fighting disciplines, strength, and conditioning in the boxing and HIIT zone, whether in one-on-one or group training. A fully equipped spa area is also included with a separate male and female steam room and sauna.

RESIDENTIAL CLUBHOUSE

Located in the lower pavilion, the residential clubhouse is a hub of recreational activities for residents. An all-inclusive relaxation and entertainment space where each resident can engage and socialize with family and friends. It consists of a games table zone, a communal table, a library wall, a phone booth, and a lounge area meant for gatherings.





ROOFTOP DECK

Elevated on the 22nd floor and overhanging Dubai's majestic city skyline, the rooftop deck graces residents with unmatched views of Burj Khalifa and Downtown Dubai. The rooftop is characterized by an infinity-edge pool framed by Baja shelves, sun loungers, cabanas, and a pool refreshment area for a heavenly experience. In addition to the pool deck is an indoor clubhouse with a viewing deck ideal for lounging. Also, a barbeque area with outdoor dining and games table zone is provided for residents to enjoy the supremely serene oasis.

BEDROOM

The bedroom is spacious and elegantly crafted using wood look tile floors and high-quality natural materials. The space is also rich with a delicate and neutral color palette elevating the interiors to give it a classic feel, while the full-length wardrobes provide ample hanging, drawer, and shelf spaces. The expansive sunlit windows open onto a private balcony, inviting an influx of natural light into the room, for an early morning coffee or a late evening wind-down.



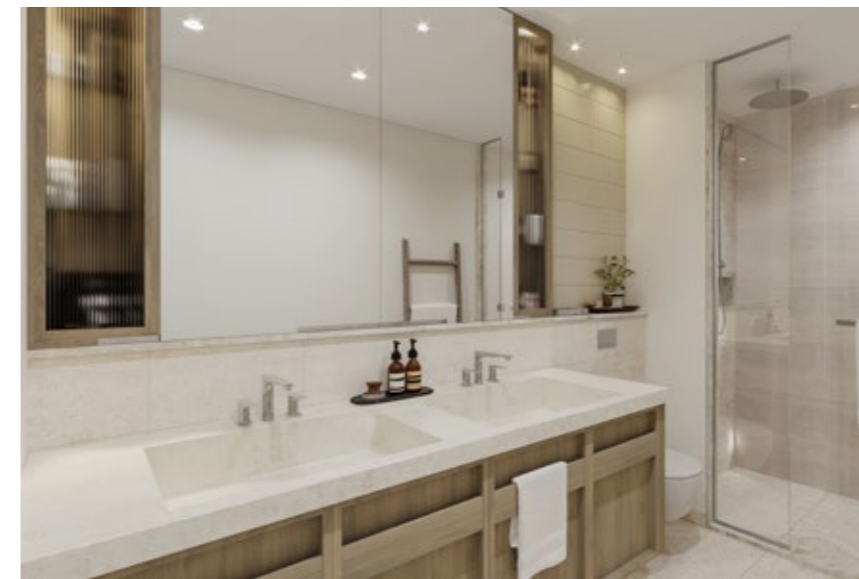
LIVING ROOM

The living room merges beautifully with the kitchen, which, together with a stream of natural light from the outdoors, brings the space to life. The open-concept elements and the sleek floor tiles and walls add a modern flair to the space and enhance the overall room in an aesthetically organized way. While the stylish design allows multiple elegant compositions that will surely resonate with residents who enjoy peaceful environments.



BATHROOM

The bathroom features exquisite porcelain countertops with integrated sinks and marble shower shelving, which are all characterized by their neutral color surface and intricate fluting details. Bespoke mirror cabinets and shelves provide ample storage space complementing the overall refined look. The walk-in shower also provides a hand shower and rain showerhead for a spa-like ambiance. It is a functional yet well-appointed space providing a calming atmosphere.



KITCHEN

The kitchen at The Highbury is an open layout inspired by elegant details. Ellington's signature island is the center of the home opening out to the living area like a welcoming embrace, providing an uninterrupted counter space for dining and working. The bright color palette brightens up the space giving it a sleek and modern touch, while the full-length cabinets made of light wood material; add warmth and depth to the overall design.



UPPER LEVEL APARTMENTS

Located on the upper floors of the residential development, the premium duplex apartments at The Highbury offer a more elegant and lavish design language comprising 2 to 4-bedroom plus maids. The refined apartments are generously spacious yet warmly intimate. Designed with floor-to-ceiling windows, the expansive views of the Downtown skyline are always aglow with natural light while the open-plan layout makes it an ideal space for get-togethers.





WHY INVEST IN DUBAI?



High rental returns compared to major world cities



Residence visa



World-class COVID-19 management



Ease of doing business – 1st in MENA*

0%

0% tax on residential real estate



Safe and reliable investment environment



World-class education



Consistently growing population



Fixed exchange rate (US Dollar and UAE Dirham)



Sustained economic growth



Readily available financing options



DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center **



Stable economy and currency

*Ease Of Doing Business Report – 2021

** The Global Financial Centres Index - 2019

WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning boutique developer



Hotel-inspired amenities



Prime locations

ROI

High return on investment of up to 9%*

30%

Premium on average rental returns**



High tenant retention

96%

Occupancy rate*



High capital appreciation upon handover



Quicker return of capital compared to market average*



Multiple payment options available including cryptocurrency



Transparent and reliable customer care



Sustainability compliance with Dubai Green Building Regulations

*ReidIn Market Data
**JVC projects as per ReidIn report



