



MOHAMMED BIN RASHID CITY THE SANCTUARY

By Ellington



THE SANCTUARY

📍 LOCATION: DISTRICT 11 – MEYDAN

📅 COMPLETED: Q2 2026

The Sanctuary is part of the first cluster of villas to be released in The Waterside community in District 11. The limited collection of exquisite homes will be nestled in a private gated community that brings with it an inspirational lifestyle. There will be just 60 four-to-six-bedroom homes which are presented in four different styles with distinctive designs and layout options. Each contemporary villa includes a swimming pool, a rooftop terrace, and a courtyard and is just a short stroll away from a beautiful central lagoon.

FACILITIES

- CENTRAL LAGOON
- ELECTRIC CAR PARKING
- DOG PARK
- SEATING AREAS
- INDOOR & OUTDOOR SPACES
- COMMUNITY PARKS
- LANDSCAPED AREAS
- PEDESTRIAN TRAILS
- COMMUNITY CLUBHOUSE
- CHILDREN'S PLAYGROUND
- CYCLING TRACK

SIZES & PRICES

4 BR THE OASIS – 7,844 SQFT (PLOT FROM 5,726 SQFT)	FROM AED 16,000,000
5 BR THE ESCAPE – 9,984 SQFT (PLOT FROM 8,764 SQFT TO 9,025 SQFT)	FROM AED 21,000,000
5 BR THE HIDEAWAY – 12,380 SQFT (PLOT FROM 8,288 SQFT)	FROM AED 25,000,000
6 BR THE RETREAT – 14,605 SQFT (PLOT FROM 8,336 SQFT TO 14,383 SQFT)	FROM AED 36,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Nad Al Sheba, Allday Fresh, Spinneys Meydan

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

SCHOOLS/NURSERIES: Kido International Nursery D1, Rashid School for Boys, Latifa School for Girls, ICE School IB

MEDICAL FACILITIES: Nad Al Sheba Health Center, Multi Care Medical Center, Clemenceau Medical Center DHCC

RETAIL/F&B: Meydan Heights Clubhouse, Meydan Heights

PETROL STATION: ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse

LOCATION FACTORS

- PART OF THE BIGGER DISTRICT 11 AREA IN MEYDAN
- AWAY FROM THE BUSY CITY CENTER BUT CLOSE TO GOOD ROAD NETWORKS
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE
- 15 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- CLOSE TO MEYDAN HEIGHTS WHICH HAS PLENTY OF AMENITIES
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 10 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 open-plan design of these contemporary villas uses the floor-to-ceiling windows to bring light and the influence of its natural surroundings inside, to compliment the ultra-sleek interiors. The selection of finishes, colour tones, and textures are curated to create a home that evokes a sense of tranquillity and belonging. Six-bedroom villas come with 4 floors (basement, GF, first floor and a roof terrace) and four and five-bedroom units include 3 floors (GF, first floor and a roof terrace).

PITCH POINTS / WHY BUY?

- DISTRICT 11 IS A HIGHLY-ANTICIPATED AREA THAT IS FAST DEVELOPING WITH LOTS OF NEW RESIDENTIAL PROJECTS
- LOCATED IN AN UPCOMING, DEVELOPING AREA OF MEYDAN
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- LOCAL AMENITIES AVAILABLE IN LESS THAN 5 MINUTES BY CAR
- EXCELLENT ROI POTENTIAL
- MORE TRADITIONAL AREA OF DUBAI BUT BIG EXPAT COMMUNITY IN MEYDAN AND DUBAI HILLS
- COMMUNITY MALL WILL BE BUILT WITH A SUPERMARKET, PHARMACY, HEALTH CLUB, RETAIL AND CAFES
- COMMUNITY CLUBHOUSE
- THE DEVELOPMENT IS PART OF 4 RESIDENTIAL ZONES, OFFERING PLENTY OF AMENITIES
- AED 2,800-3,000 PER SQFT
- FREEHOLD PROJECT - OPEN TO ALL NATIONALITIES

PAYMENT PLAN: 60/40 (20% deposit)

ROI: 4BR villas 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 4 PER SQFT
ALLOCATED PARKING:	YES (GARAGE 4BR X2 SPACES, 5 & 6BR X3 SPACES)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 2.3km PETROL STATION
- 3.1km SPINNEYS SUPERMARKET
- 3.5km MEYDAN HEIGHTS CLUBHOUSE
- 3.6km RASHID SCHOOL FOR BOYS
- 4.8km NAD AL SHEBA HEALTH CENTER
- 4.8km BUS STATION
- 15.4km THE DUBAI MALL



KEY FEATURES

- 6BR BASEMENT INCLUDES FITNESS AREA, SPA, STEAM ROOM, YOGA SPACE AND SUNKEN GARDEN AREA
- 6BR TERRACE INCLUDES A ROOF BAR, PANTRY, POWDER ROOM, STORAGE ROOM, CLUBHOUSE AREA, LOUNGE AREA AND A BEDROOM WITH A BATHROOM
- 5BR ROOF TERRACE INCLUDES A LOUNGE AREA, CLUBHOUSE, FITNESS STUDIO AND A STEAM ROOM
- THE HUGE MASTER BEDROOMS IN EVERY VILLAS INCLUDES A W-I-C, EN-SUITE, AN OUTDOOR SHOWER AND A STEAM ROOM
- ALL BEDROOMS INCLUDE AN EN-SUITE BATHROOM AND WALK-IN-CLOSETS
- ALL VILLAS COME WITH PREP AND SHOW KITCHENS, OPEN FAMILY LOUNGE AREA ON THE FIRST FLOOR AND A STUDY/LIBRARY ROOM