



# ARBOR VIEW

INVESTMENT GUIDE



# BUILDING CONFIGURATION



## ELEVATORS

6 passenger elevators  
2 service elevators

## ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

## ANTICIPATED COMPLETION DATE

Q1 2026

## PARKING

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

## OWNERSHIP

Freehold



# AMENITIES WITHIN THE PROJECT



Lobby for working,  
lounging and reading



Leisure and  
loungue pool



Clubhouse



Pool deck with multi-  
sensory water experience



Kids pool with  
splash pad



Fitness  
Studio



Yoga and  
meditation pods



Outdoor silent  
cinema



Caravan  
barbeque park



Changing room with  
steam, shower and sauna



Glamping  
picnic area



Arrival  
Plaza



Outdoor themed  
kids play area



Bicycle parking with  
wash area



EV charging  
station



—  
WHERE URBAN CULTURE &  
NATURE'S SILHOUETTE FIND A  
UNIQUE BALANCE





CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

05 MINUTES Dubai Miracle Garden	05 MINUTES Dubai Butterfly Garden	15 MINUTES Dubai Autodrome	10 MINUTES Dubai Studio City	18 MINUTES Burj Al Arab	19 MINUTES Palm Jumeirah	20 MINUTES Burj Khalifa & Dubai Mall	21 MINUTES Emirates Golf Club
10 MINUTES Dubai Hills Mall	15 MINUTES Circle Mall	15 MINUTES Dubai Hills Golf Club	18 MINUTES Mall of the Emirates	21 MINUTES Ain Dubai	26 MINUTES Dubai International Financial Centre	26 MINUTES Al Maktoum International Airport	27 MINUTES Dubai International Airport







## DOCUMENTS 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

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	21 units	From 451 sq. ft to 574 sq. ft
1 bedroom	69 units	From 893 sq. ft to 1,028 sq. ft
2-bedroom	41 units	From 1,204 sq. ft to 1,340 sq. ft
2-bedroom + study room	27 units	From 1,359 sq. ft to 1,444 sq. ft
3-bedroom	13 units	From 1,670 sq. ft to 1,761 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto: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 [customercare@ellingtongroup.com](mailto:customercare@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



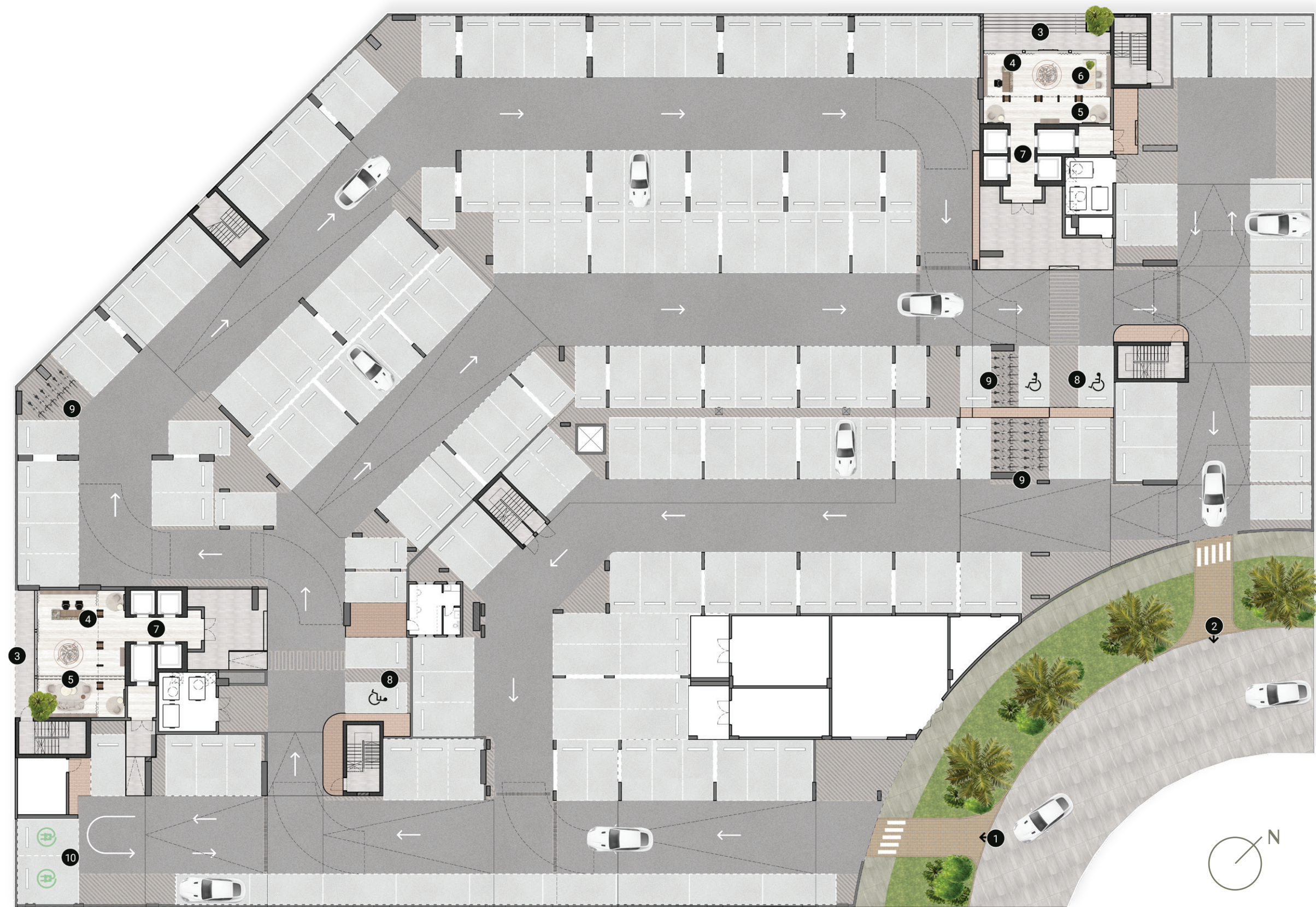


PAYMENT PLAN

- 20 % At the time of booking
- 10 % 30 days after the reservation date
- 10 % 90 days after the reservation date
- 5 % 150 days after the reservation date
- 5 % 240 days after the reservation date
- 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
- 30 % On completion



GROUND FLOOR  
AMENITIES PLAN



- ① VEHICLE ENTRANCE
- ② VEHICLE EXIT
- ③ LOBBY ENTRANCE

- ④ LOBBY RECEPTION
- ⑤ LOBBY LOUNGE
- ⑥ COMMUNAL TABLE

- ⑦ LIFT LOBBY
- ⑧ PARKING FOR PEOPLE OF DETERMINATION

- ⑨ BICYCLE PARKING
- ⑩ EV CHARGING STATION



FIRST FLOOR  
AMENITIES PLAN



- |   |                    |    |                   |    |                        |    |                               |    |                                      |    |                        |
|---|--------------------|----|-------------------|----|------------------------|----|-------------------------------|----|--------------------------------------|----|------------------------|
| 1 | LEISURE POOL       | 6  | CABANAS           | 11 | CARAVAN BARBEQUE AREA  | 16 | CONVERTABLE GAMES TABLE AREA  | 21 | STEAM & SAUNA ROOM                   | 26 | CIRCULATION PATH       |
| 2 | LOUNGE POOL        | 7  | OUTDOOR SHOWER    | 12 | VANTAGE DECK           | 17 | ADULT & KIDS WASHROOM         | 22 | BATHROOM FOR PEOPLE OF DETERMINATION | 27 | REFLEXOLOGY PATH       |
| 3 | SHADED KIDS POOL   | 8  | SUN LOUNGERS AREA | 13 | OUTDOOR SILENT CINEMA  | 18 | 2D KIDS PLAY AREA             | 23 | FAMILY BATHROOM                      | 28 | YOGA & MEDITATION PODS |
| 4 | WATER FEATURE      | 9  | PICNIC TABLE AREA | 14 | OUTDOOR LOUNGE TERRACE | 19 | OUTDOOR THEMED KIDS PLAY AREA | 24 | INDOOR YOGA STUDIO                   | 29 | ARRIVAL PLAZA          |
| 5 | OUTDOOR DECK SWING | 10 | GLAMPING AREA     | 15 | CLUBHOUSE              | 20 | EXPERIENCE SHOWER             | 25 | FITNESS STUDIO                       | 30 | LIFT LOBBY             |



## LOBBY



Upon entering, residents are greeted by trained uniformed reception staff who ensure a professional and welcoming experience. The double-volume lobbies showcase bespoke artwork and furniture, fostering a sense of community and interaction. A unique addition to the space is the incorporation of an olive tree, promoting harmonious spaces, and overall environmental wellness. The lobbies are designed to maximize natural daylight with floor-to-ceiling windows, creating a bright and refreshing ambiance. A dedicated workspace communal space with a table, display bookshelves, and seating is also provided, offering a convenient area for productivity.

## CLUBHOUSE

The clubhouse is a thriving social epicenter and a vibrant hub designed to bring residents together. It boasts an expansive area that caters to your entertainment needs. With a variety of amenities at your disposal, including a well-equipped preparation station featuring a fridge, microwave, and sink, a hidden door for male and female restrooms, and board and virtual games. A convertible billiard table takes center stage and when it's time to unwind, the comfortable lounge areas invite you to relax and bask in the convivial atmosphere. But that's not all—the clubhouse also offers Instagrammable spaces that are sure to delight social media enthusiasts and photography lovers alike.



## POOL



Arbor View boasts a stunning resort-style pool that is sure to impress residents and guests alike. This inviting oasis offers a tranquil escape from the daily hustle and bustle. The pool's design exudes elegance, with sparkling waters and lush landscaping that create a serene ambiance. Whether you seek a refreshing swim or prefer lounging poolside with a cool beverage, the pool provides the perfect setting for relaxation and rejuvenation. With ample seating options, including sunbeds, baja shelf with wet loungers, and shaded cabanas, you can unwind in style while soaking up the sun or finding respite in the shade.

## CINEMA

The outdoor silent cinema is a wonderful addition to Arbor View's courtyard. With a projection screen wall and a suspended projector, combined with carefully selected outdoor furniture pieces, residents can enjoy an immersive outdoor theater experience. Whether it's a cozy movie night or a special event, this setup creates a captivating outdoor entertainment space that is perfect for enjoying movies, TV shows, or even sporting events under the open sky.





## LIVING ROOM



The living room is a spacious and inviting area that seamlessly blends with the dining space. The flooring is adorned with porcelain tiles, providing a sleek and clean look. Floor-to-ceiling windows allow ample natural light to flood the room, creating a bright and open atmosphere. The color palette of light grey and beige tones lends a sense of tranquility and elegance promoting relaxation and comfort. The space also features a balcony, providing a refreshing outdoor connection.

## BEDROOM



The interiors of the modern elegant apartments at Arbor View are designed to exude sophistication and style. In the bedrooms, the flooring is finished with sleek porcelain tiles, adding a touch of style. The glass cabinet doors feature high-quality prefabricated aluminum frames with integrated hardware, showcasing meticulous craftsmanship. The incorporated lighting illuminates the space, while the wardrobes come with integrated mirrors, safes, and wide drawers, providing both functionality and elegance. Natural daylight streams in through the floor-to-ceiling windows, creating a bright and airy ambiance. The color palette of the bedrooms is dominated by soothing beige neutral tones, promoting a tranquil atmosphere.

## KITCHEN



The kitchen is designed to be both practical and visually appealing with soothing beige, and light grey tones. The flooring is finished with porcelain tiles, contributing to the overall sleek and modern look. Quartz is used for the kitchen counter and splashback, providing a sophisticated feel. A large multifunction kitchen sink with accessories caters to the residents' culinary needs while the cabinets are well-equipped with convenient features such as pull-out garbage, a pantry, integrated utensil trays, and corner cabinet systems. A cloak entry is also provided at the entrance, complete with a bench, hooks, and storage for added convenience and organization to the overall space.

## BATHROOM















The bathroom at Arbor View is a testament to the attention to detail and commitment to quality. Soft, warm integrated LED strips, cast a gentle glow that envelops the entire space, complemented by the presence of backlit mirrors making it practical for daily grooming routines but also serving as striking focal points in the overall design. The durable porcelain tiles used in the bathroom ensure longevity and easy maintenance. The space combines practicality and aesthetics to create a truly exceptional bathroom experience for residents.





# 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% 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





LIVE IN *DESIGN*

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ELLINGTONPROPERTIES.AE

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