



ART BAY

BUILDING CONFIGURATION

ART BAY EAST



- ROOF TOP
- 8 RESIDENTIAL FLOORS
- 2 PARKING LEVELS
- GROUND FLOOR

ART BAY WEST



- ROOF TOP
- 8 RESIDENTIAL FLOORS
- 2 PARKING LEVELS
- GROUND FLOOR

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

ANTICIPATED COMPLETION DATE

Q3 2026

OWNERSHIP

Freehold

PARKING

Studio, 1 and 2 beds: 1 parking space
3 beds: 2 car parking spaces

ELEVATORS

WEST	EAST
2 passenger elevators	1 passenger elevator
2 service elevators	1 service elevator

AMENITIES WITHIN THE PROJECT



Lobby for Working,
Lounging and Reading



Leisure and
Lounge Pool



Culture and
Theatre Lounge



Pool Sun Loungers
and Cabanas



Kids Pool



Fitness
Studio



Outdoor
Fitness Area



Yoga Studio



Indoor and Outdoor
Kids Play Area



Courtyard



Barbeque Deck and
Outdoor Terrace



Changing Room with
Steam, Shower and Sauna



Rooftop
Arts Club



Bicycle Parking
with Wash Area



EV Charging
Station

ART BAY - WEST

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	8 units	485 sq. ft
1 bedroom	34 units	From 847 sq. ft to 1,010 sq. ft
2 bedrooms	90 units	From 1,216 sq. ft to 2,426 sq. ft
3 bedrooms	35 units	From 1,798 sq. ft to 2,459 sq. ft

ART BAY - EAST

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	8 units	430 sq. ft
1 bedroom	50 units	From 862 sq. ft to 959 sq. ft
2 bedrooms	32 units	From 1,211 sq. ft to 1,692 sq. ft
3 bedrooms	9 units	From 2,135 sq. ft to 2,147 sq. ft



WELCOME TO
A LIFESTYLE MASTERPIECE



DRIVING DISTANCE

1
Minute Al Jaddaf Waterfront Park

2 Minutes Jameel Arts Centre, Jaddaf Waterfront Sculpture Park,
Al Jaddaf Metro Station, Palazzo Versace Dubai

4
Minutes Mohammed Bin Rashid Library

6 Minutes Dubai Festival City Mall,
Dubai International Airport

8 Minutes Zabeel Stadium, Latifa Women and Children Hospital

11 Minutes Ras Al Khor Wildlife Sanctuary, Business Bay
Burj Khalifa and Dubai Mall

12 Minutes Dubai Dolphinarium

13

Minutes Dubai Creek Golf and Yacht Club, Museum of the Future

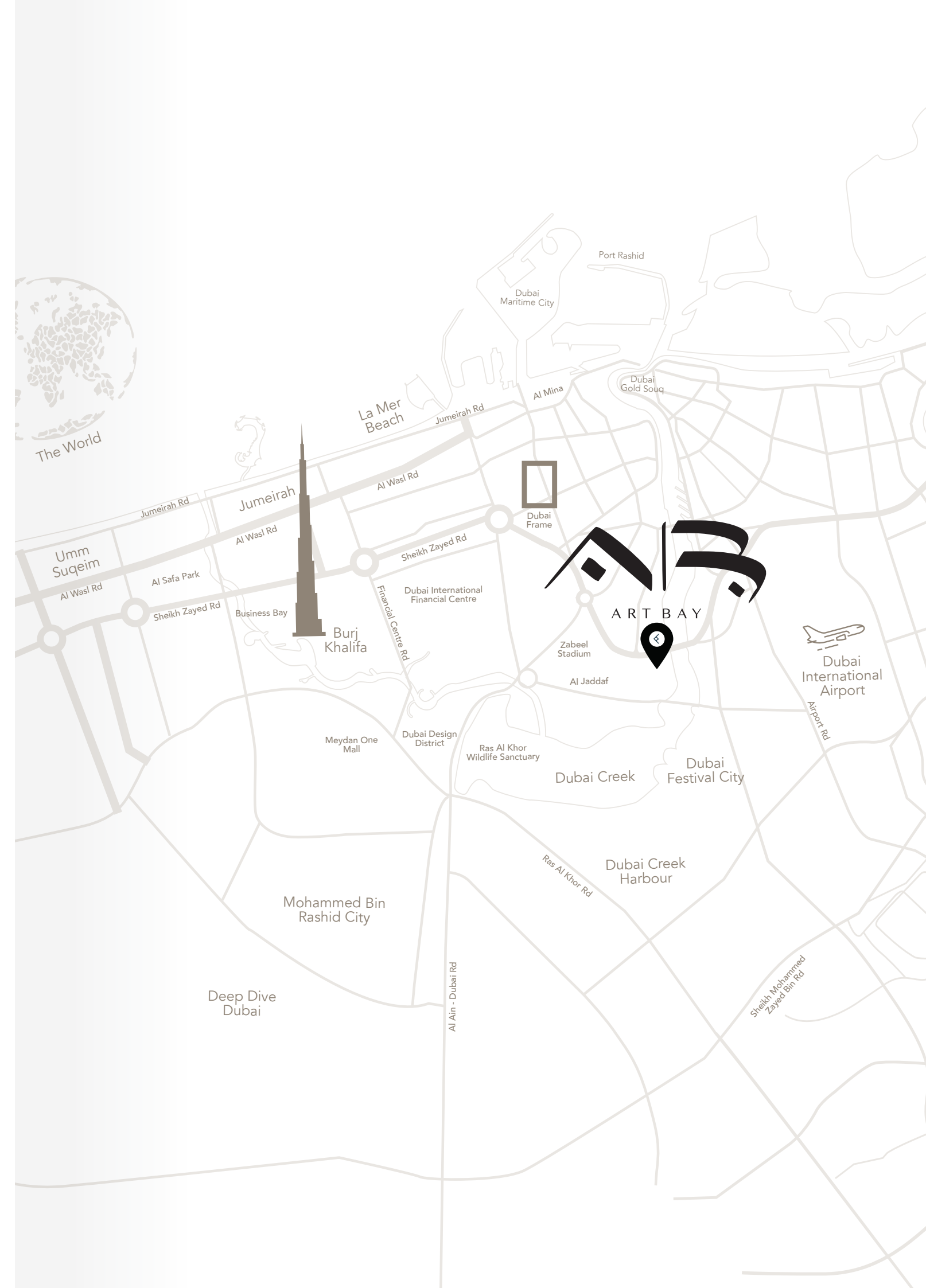
15 Minutes Dubai Creek Harbour

16 Minutes Dubai International Financial Centre

17
Minutes Jumeirah Beach

20 Minutes Mall of the Emirates

27 Minutes Palm Jumeirah



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>



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 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

EAST

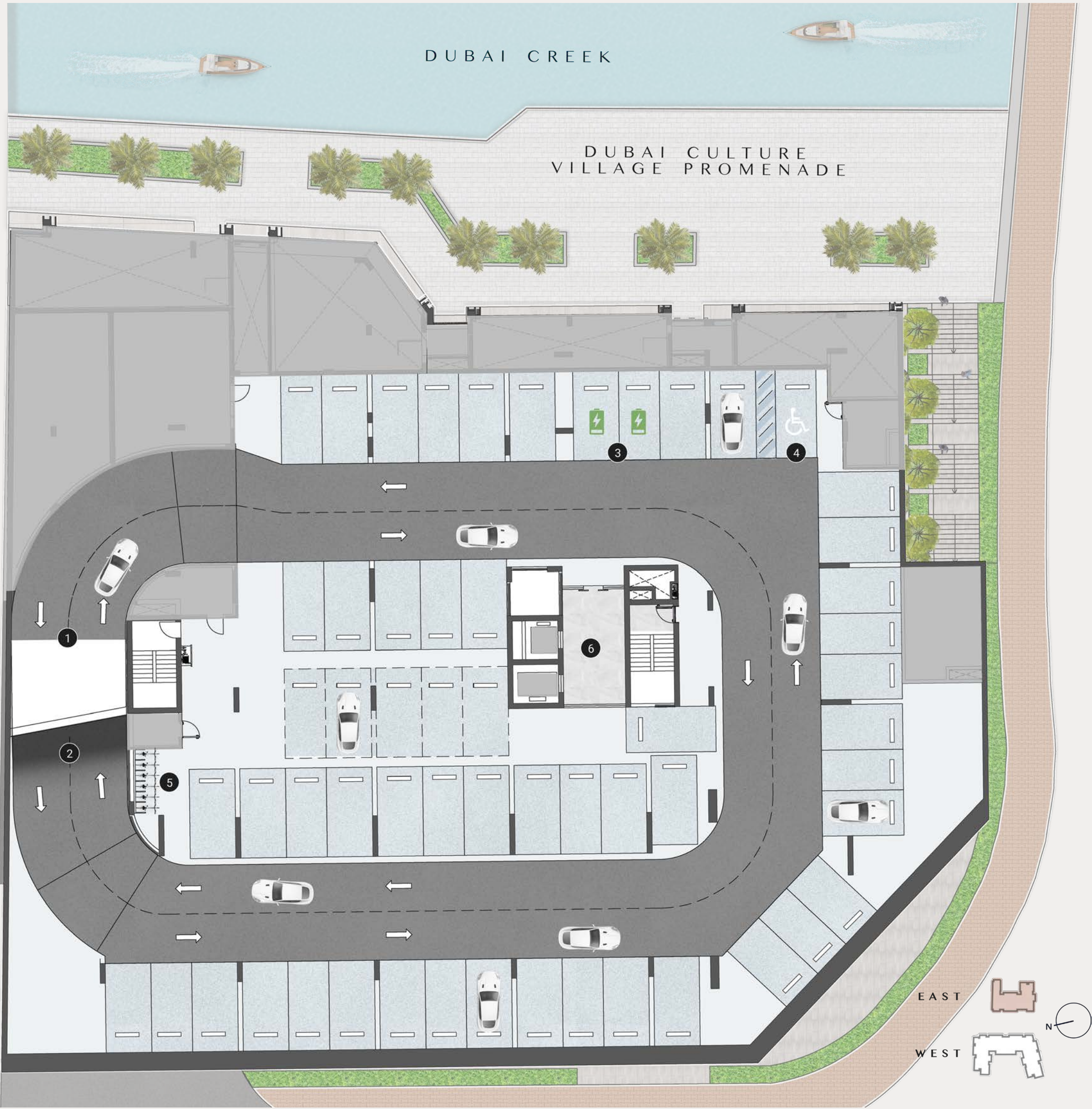
- 1 ACCESS TO PARKING LEVELS
- 2 EV CHARGING STATION
- 3 PARKING FOR PEOPLE OF DETERMINATION
- 4 BICYCLE PARKING
- 5 LIFT LOBBY
- 6 ACCESS TO PROMENADE



1ST FLOOR
AMENITIES PLAN

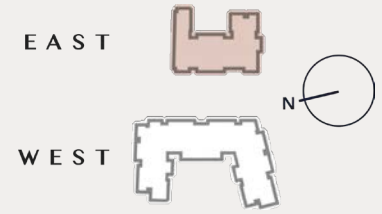
EAST

- 1 ACCESS TO PARKING LEVELS
- 2 ACCESS TO GROUND FLOOR PARKING
- 3 EV CHARGING STATION
- 4 PARKING FOR PEOPLE OF DETERMINATION
- 5 BICYCLE PARKING
- 6 LIFT LOBBY



2ND FLOOR
AMENITIES PLAN
EAST

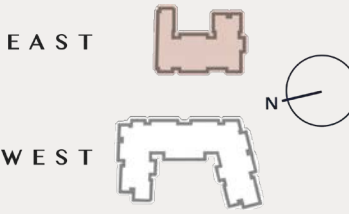
- 1 LEISURE AND LOUNGE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 KIDS POOL
- 5 BARBEQUE DECK
- 6 CULTURE LOUNGE
- 7 PANTRY/DINING
- 8 THE THEATRE
- 9 FITNESS STUDIO
- 10 HOT YOGA STUDIO
- 11 BATHROOM FOR PEOPLE OF DETERMINATION
- 12 FEMALE WELLNESS CORNER
- 13 MALE WELLNESS CORNER
- 14 YOUTH HUB
- 15 LIFT LOBBY
- 16 LOBBY LOUNGE
- 17 LOBBY RECEPTION
- 18 LOBBY ENTRANCE
- 19 MAIN ENTRANCE
- 20 MOVE-IN TRUCK ZONE
- 21 VEHICLE ENTRANCE/EXIT
- 22 ACCESS TO PARKING LEVELS



ARTS CLUB
AMENITIES PLAN

EAST

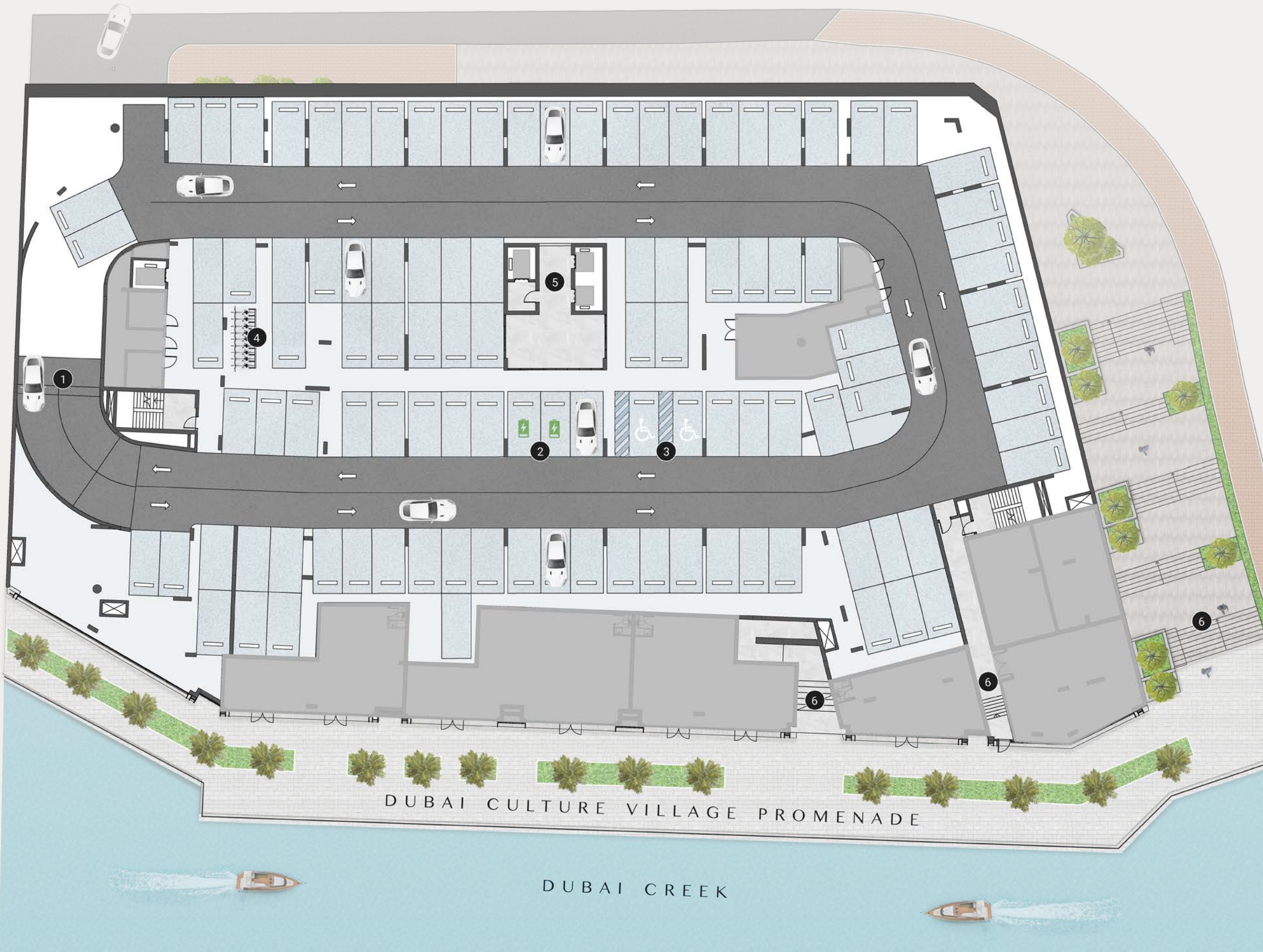
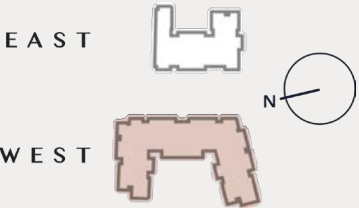
- 1 ROOFTOP BAR
- 2 WORKSHOP CORNER
- 3 OUTDOOR LOUNGE & VIEWING DECK
- 4 SUNKEN SEATING
- 5 ARTS & PERFORMANCES STAGE
- 6 LIFT LOBBY
- 7 WASHROOM



GROUND FLOOR
AMENITIES PLAN

WEST

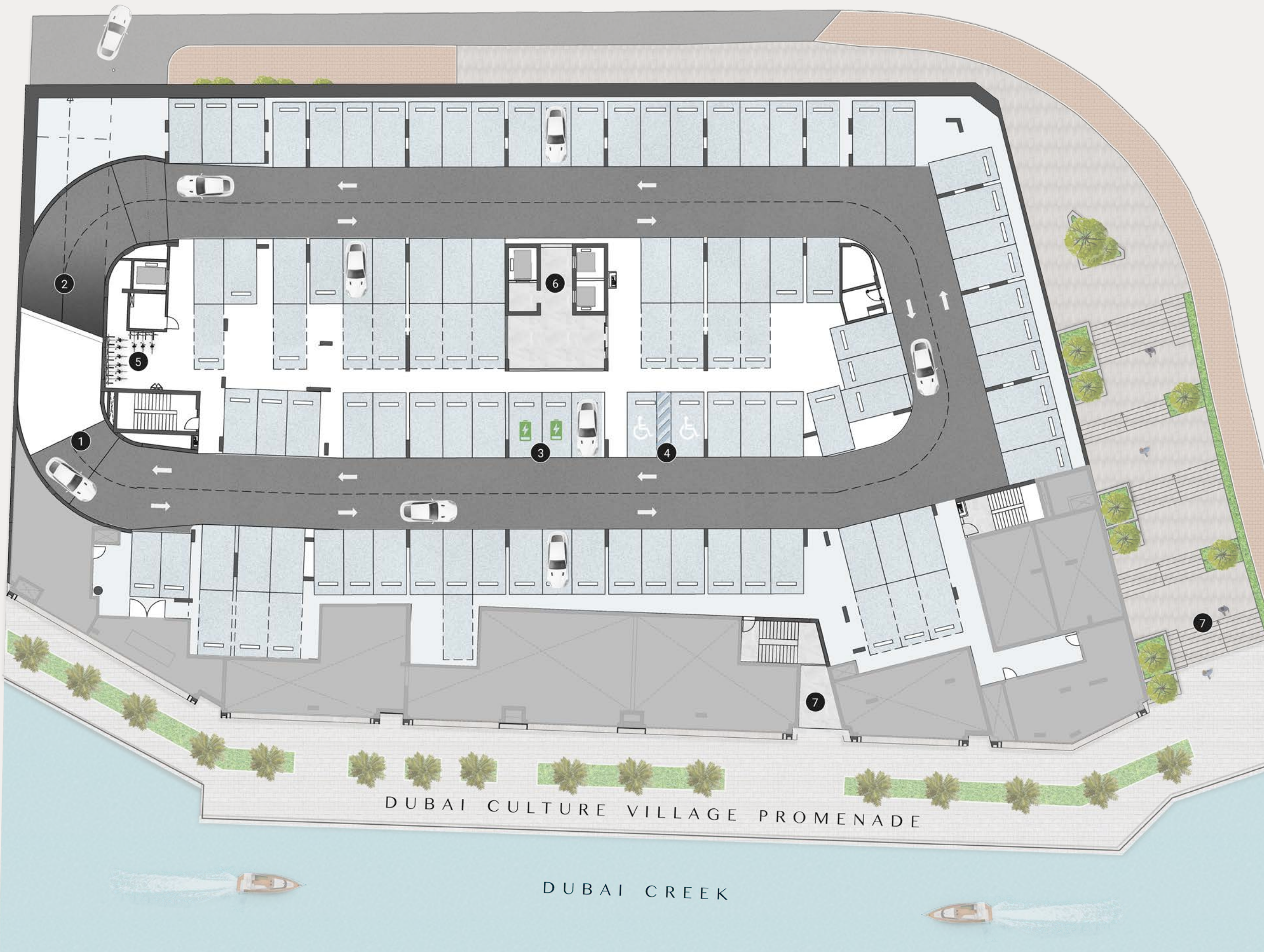
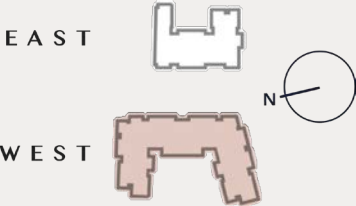
- 1 ACCESS TO PARKING LEVELS
- 2 EV CHARGING STATION
- 3 PARKING FOR PEOPLE OF DETERMINATION
- 4 BICYCLE PARKING
- 5 LIFT LOBBY
- 6 ACCESS TO PROMENADE



1ST FLOOR
AMENITIES PLAN

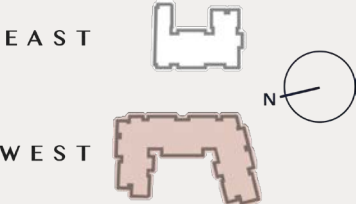
WEST

- 1 ACCESS TO PARKING LEVELS
- 2 ACCESS TO GROUND FLOOR PARKING
- 3 EV CHARGING STATION
- 4 PARKING FOR PEOPLE OF DETERMINATION
- 5 BICYCLE PARKING
- 6 LIFT LOBBY
- 7 ACCESS TO PROMENADE



2ND FLOOR
AMENITIES PLAN

WEST



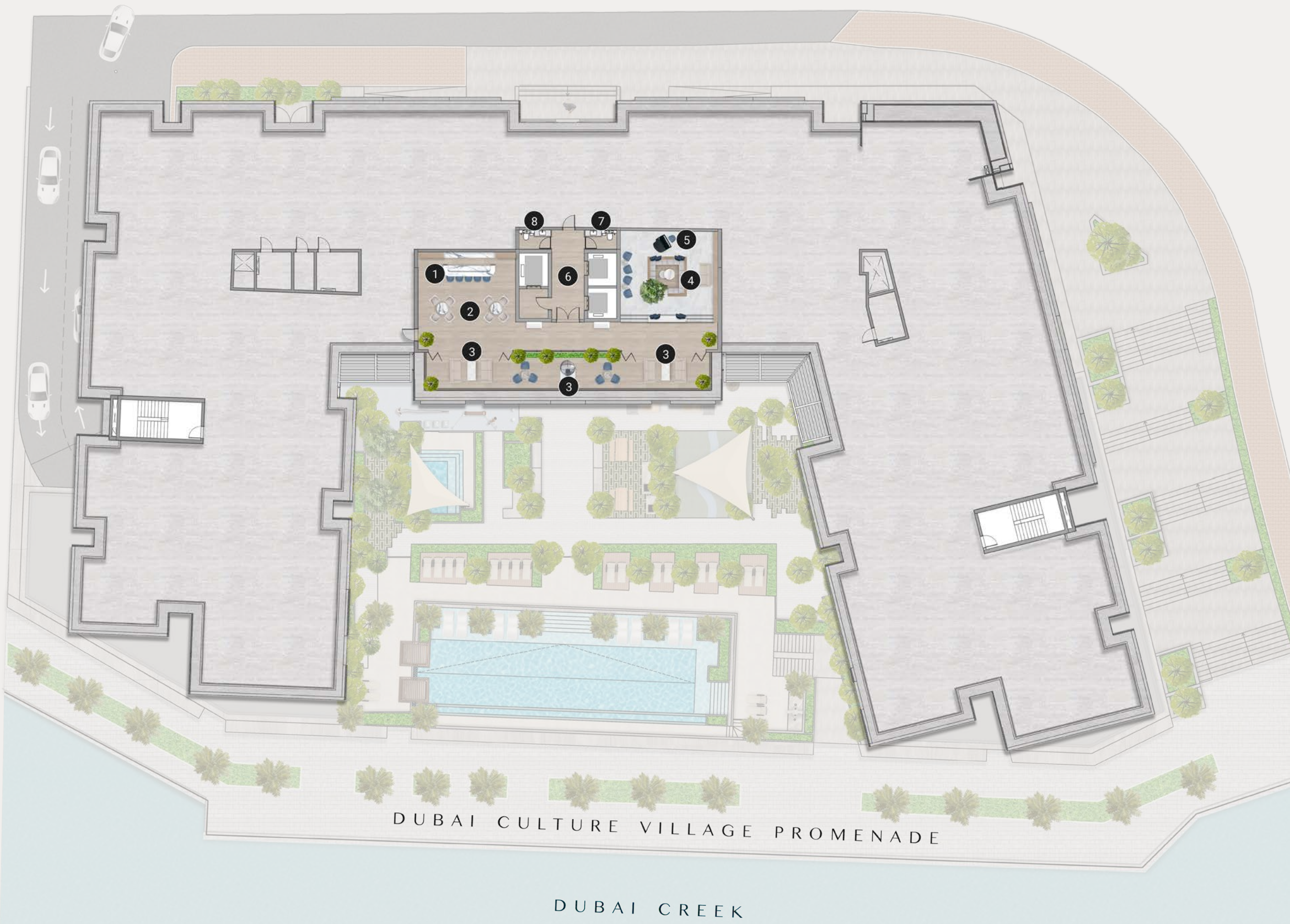
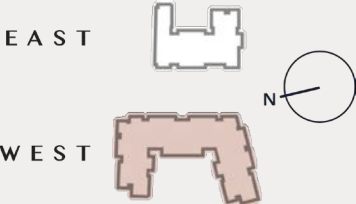
- 1 LEISURE AND LOUNGE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 CABANAS
- 5 OUTDOOR SHOWER
- 6 COURTYARD
- 7 KIDS POOL
- 8 BARBEQUE DECK
- 9 OUTDOOR KIDS PLAY AREA
- 10 OUTDOOR TERRACE
- 11 ACCESS TO COURTYARD
- 12 LIFT LOBBY
- 13 CULTURE LOUNGE
- 14 THE THEATRE
- 15 GAMES CORNER
- 16 YOUTH HUB
- 17 MULTIPURPOSE TABLE
- 18 LOBBY LOUNGE
- 19 LOBBY RECEPTION
- 20 LOBBY ENTRANCE
- 21 MAIN ENTRANCE
- 22 FITNESS STUDIO
- 23 HOT YOGA STUDIO
- 24 OUTDOOR FITNESS AREA
- 25 MALE WELLNESS CORNER
- 26 FEMALE WELLNESS CORNER
- 27 BATHROOM FOR PEOPLE OF DETERMINATION
- 28 SERVICE LIFT
- 29 MOVE-IN TRUCK ZONE
- 30 VEHICLE ENTRANCE/EXIT
- 31 ACCESS TO PARKING LEVELS



ARTS CLUB
AMENITIES PLAN

WEST

- 1 ROOFTOP BAR
- 2 WORKSHOP CORNER
- 3 OUTDOOR LOUNGE & VIEWING DECK
- 4 SUNKEN SEATING
- 5 ARTS & PERFORMANCES STAGE
- 6 LIFT LOBBY
- 7 MALE WASHROOM
- 8 FEMALE WASHROOM







THE HOT YOGA STUDIO

A new haven for wellness enthusiasts has emerged – the Hot Yoga Studio in Art Bay offers a transformative experience that rejuvenates both the body and mind. As residents step inside, they are greeted by the soothing warmth that envelops the room. The state-of-the-art heating system creates a hot and humid environment, enhancing the benefits of your yoga practice. While the aero-stretching hammocks, carefully hung from the ceiling, provide support and assist in various stretches, allowing you to easily explore advanced postures.

THE YOUTH HUB

The Youth Hub is a vibrant play area dedicated to the young ones. It is a space designed to spark joy, curiosity, and creativity in children of all ages. The play area is thoughtfully designed to cater to different age groups, ensuring that each child finds activities suited to their interests and abilities. From cozy corners where children can sit and delve into their favorite books to challenging climbing structures. The play area invites kids to climb, slide, and explore their surroundings with unbridled enthusiasm while encouraging social interaction, teamwork, and creativity, promoting the holistic development of young minds.



THE THEATRE

The Theatre is a multipurpose space that beckons art enthusiasts, cinephiles, and presenters alike with dynamic built-in seating inspired by the design of traditional theatres. The seats can be adjusted to suit the event's purpose, whether it's for an intimate presentation, a seminar, or a captivating movie night. The centerpiece of The Theatre is a concealed projector screen gracefully integrated into the ceiling. This allows for seamless transitions between presentations and cinematic experiences, fostering an engaging environment for residents. What sets the space apart is the addition of a digital interactive art piece, a pool table, and a pantry for catering.

ART CLUB

As you step into the Art Club, situated on the rooftop, you'll be captivated by the floor-to-ceiling glazing that surrounds the space, allowing natural light to flood in. The glazing is designed to pivot, opening up to the large terrace with breathtaking views of the iconic Burj Khalifa. The Art Club caters to a variety of artistic interests, offering workshops for painting, pottery, and macrame. Equipped with a performance stage, the Art Club allows artists to showcase their talents and host artistic events. Whether it's poetry readings, musical performances, or live art demonstrations, this stage encourages creativity to flourish, making the Art Club a hub of artistic expression and cultural exchange.





LIVING ROOM

The living room offers stunning views of the surroundings through its expansive full-height windows. The abundant natural light floods the room, creating a bright and airy ambiance. The seamless connection to the open-layout kitchen enhances the living experience, allowing you to enjoy a sense of togetherness and easy flow between the two spaces. The shades of grey bring a sense of modern elegance, while the whites create a timeless and clean backdrop, and the soft blue hues evoke a soothing atmosphere. The combination of these colors creates a harmonious and visually appealing space enhancing the overall ambiance and making it a cheerful and inviting space to be in.

KITCHEN

At the heart of this kitchen, you'll find a durable and sophisticated manufactured quartz countertop, the attention to detail extends to even the tiniest elements, like the Ellington signature tip-out stainless steel under-sink tray, offering both convenience and organization to your daily kitchen tasks. The kitchen features a range of integrated appliances from the electric oven to the gas cooktop, dishwasher, and microwave, each appliance is carefully selected to minimize energy consumption while maximizing performance. One of the standout features is the warm drawer—a remarkable addition that ensures your food stays warm and ready to be enjoyed whenever you're ready to serve. This innovative appliance adds a new level of convenience and practicality to your culinary experience.



BEDROOM

With floor-to-ceiling windows that frame breathtaking views and grant an abundance of natural light, the bedroom is a sanctuary of tranquility and serenity. The light neutral color palette adorning the walls and furnishings creates an understated elegance and sophistication atmosphere. As you explore the bedroom, you'll discover the epitome of modern functionality and style in the wardrobes. Featuring glass cabinet doors, these wardrobes add a touch of contemporary aesthetics and provide a glimpse of the carefully curated items inside. Inside the wardrobes, you'll find ample hanging, drawer, and shelf spaces, designed to accommodate your essentials in a neat and organized manner. LED lighting is thoughtfully integrated inside to further enhance the wardrobes' functionality.













BATHROOM

From the moment you step inside, you'll be captivated by the timeless beauty and thoughtful design that this space exudes. One of the highlights of this bathroom is the mirror medicine cabinet with adjustable storage. This cleverly designed feature combines style with practicality, offering ample space to keep all your personal care items organized and easily accessible. The shower area is a true masterpiece, showcasing white shower tiles, shower niches, shower glass, and a shower bar. The white tiles add a touch of purity and brightness, creating a sense of openness and purity. Shower niches provide a stylish and practical solution for keeping shower essentials within reach, while the shower glass adds a touch of elegance and allows light to filter through, brightening the entire space.





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



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