CLAYDON HOUSE

By Ellington





Welcome to

CLAYDON HOUSE

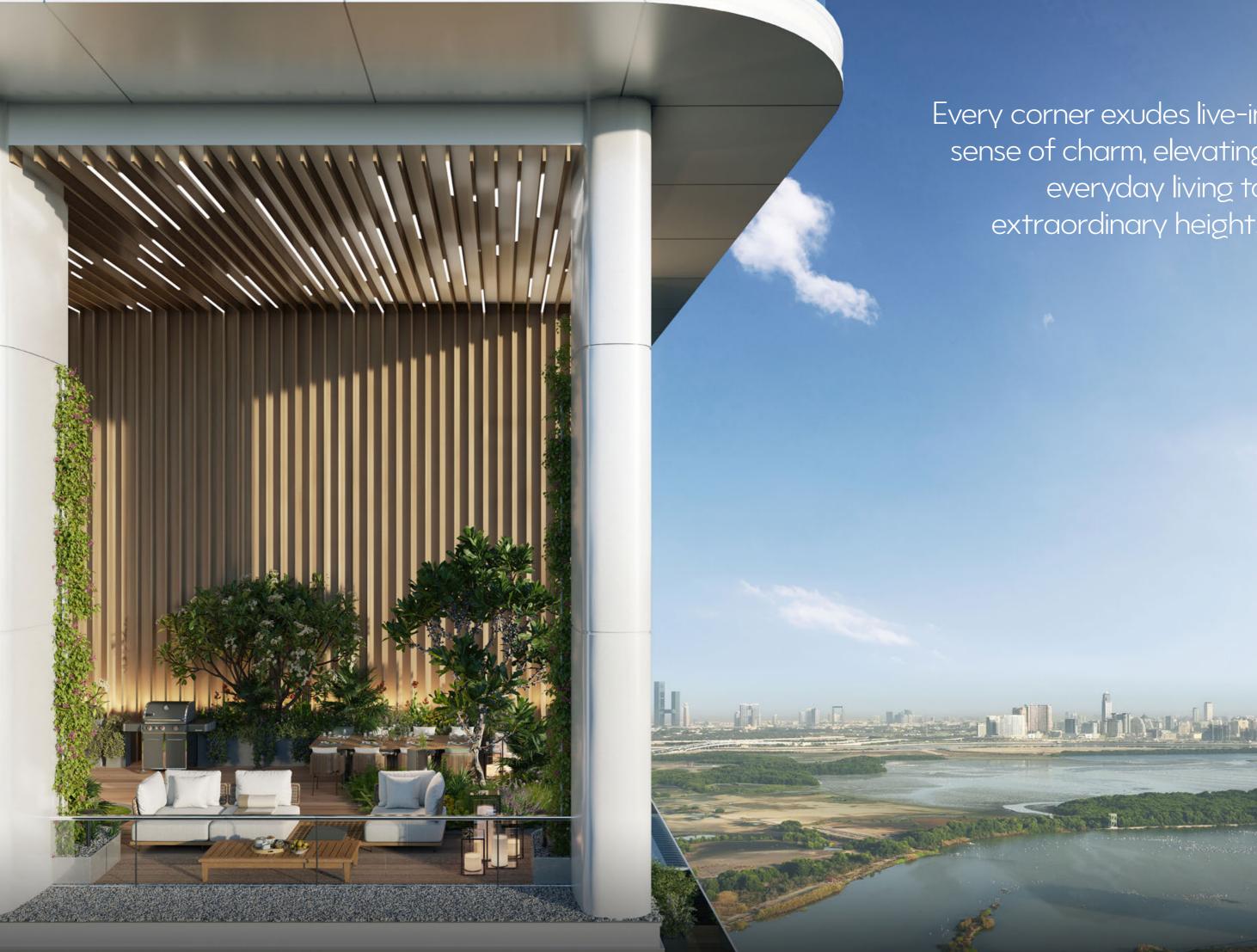


Waterside decadence meets the rythm of nature

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities.

By Ellington





Every corner exudes live-in sense of charm, elevating everyday living to extraordinarγ heights



Claydon House invites residents to savor a balanced, sophisticated living that's unrivalled

Step into a realm of refined living at Claydon House, an exquisitely appointed residence nestled between a wildlife sanctuary and an urban lagoon. Here, a dual nature emerges, where the serenity of nature gently laps with cosmopolitan elegance.

At Claydon House, every aspect of daily life is thoughtfully crafted to elevate your experience, from the meticulously landscaped gardens that beckon you to explore, to the meticulously designed interiors that exude warmth and sophistication. With amenities catering to diverse interests and lifestyles, Claydon House offers a holistic living experience where every need is anticipated and every desire fulfilled.

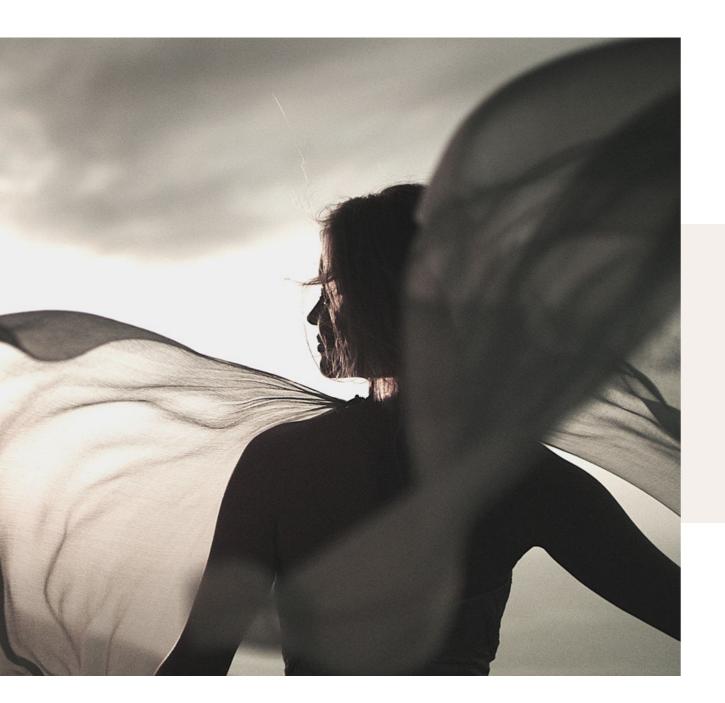




The community lagoon offers a serene oasis for residents to relax and connect with nature

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Claydon House summons the quintessential essence of grace in its every single detail



Embrace the allure of the Crystal Lagoon, a centerpiece that enriches the neighbourhood, offering a unique and captivating living experience. Amidst the bustling urban environment, carefully positioned open spaces foster a sense of security and accessibility for residents.



A respite, a pause in the presence of grandeur, a transformation in full form



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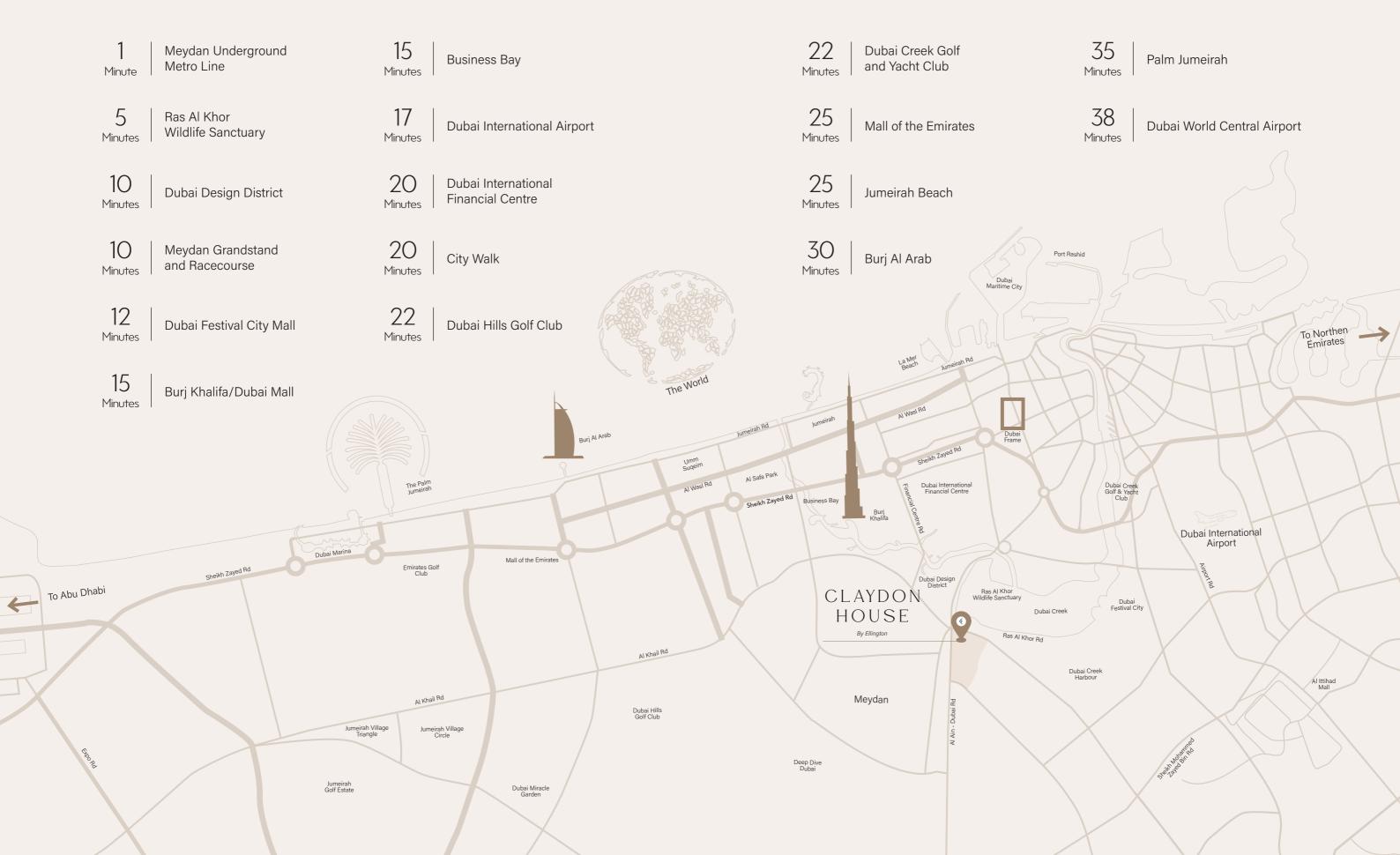
Claγdon House offers unparalleled access to keγ amenities and attractions

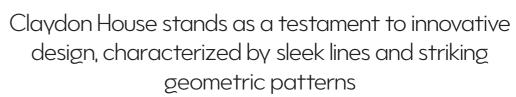
The residential development offers direct visibility to the serene Ras Al Khor Natural Reserve and Sanctuary, attracting migratory birds including the rose flamingo.

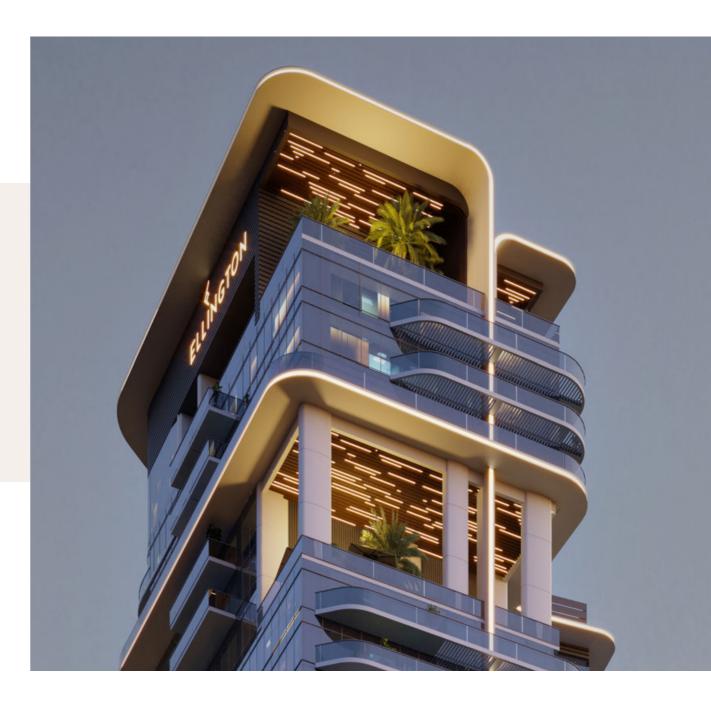
Just a short distance away lies Downtown Dubai, home to iconic landmarks such as the Burj Khalifa and Dubai Mall. Further, residents have easy access to the vibrant Dubai Design District, a hub for creativity and innovation showcasing the work of local and international designers.



Driving distances

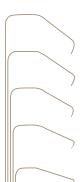




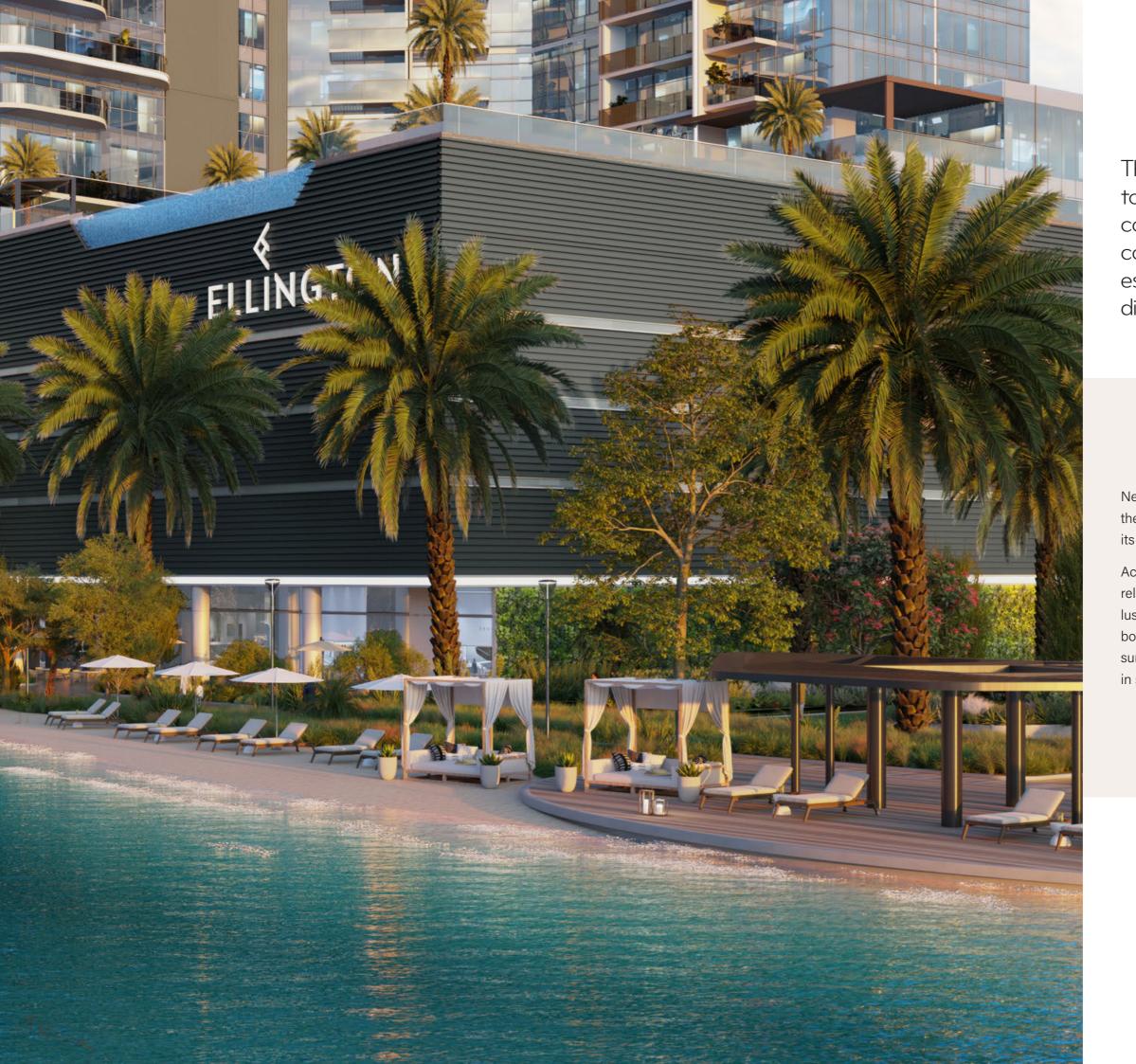


Each aspect of the architecture is meticulously crafted to enhance the urban landscape while providing a sense of warmth and comfort to residents.





Through a harmonious blend of architectural excellence and commercial vitality, Claydon House epitomizes the essence of contemporary urban living



These retail areas contribute to the vibrancy of the community, offering residents convenient access to essential services and dining options

Nestled within the heart of our neighborhood, the community lagoon beckons residents with its tranquil waters and vibrant atmosphere.

Accessible to all, it serves as a haven for relaxation and recreation alike. Framed by lush greenery and swaying palms, the lagoon boasts a collection of inviting cabanas and sun loungers, inviting residents to unwind in style.



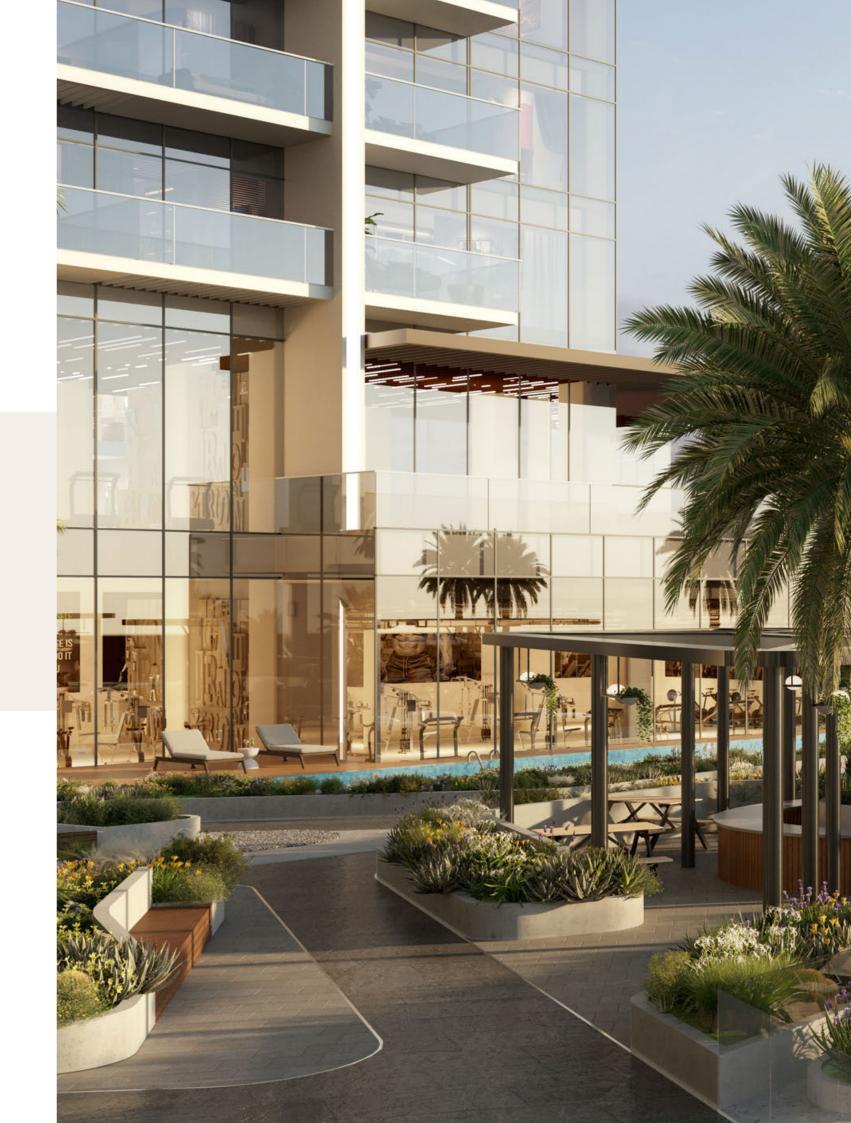
At Claydon House, our meticulously designed outdoor amenities elevate your lifestyle



Immerse yourself in the tranquil of fully landscaped podium decks, where lush greenery and serene water features create a sanctuary amidst the bustling cityscape



Indulge in leisurely laps in the adults' and family swimming pools, offering infinity-edge vistas of the crystal lagoon, or unwind in the inviting ambiance of the outdoor communal dining space and barbecue areas.

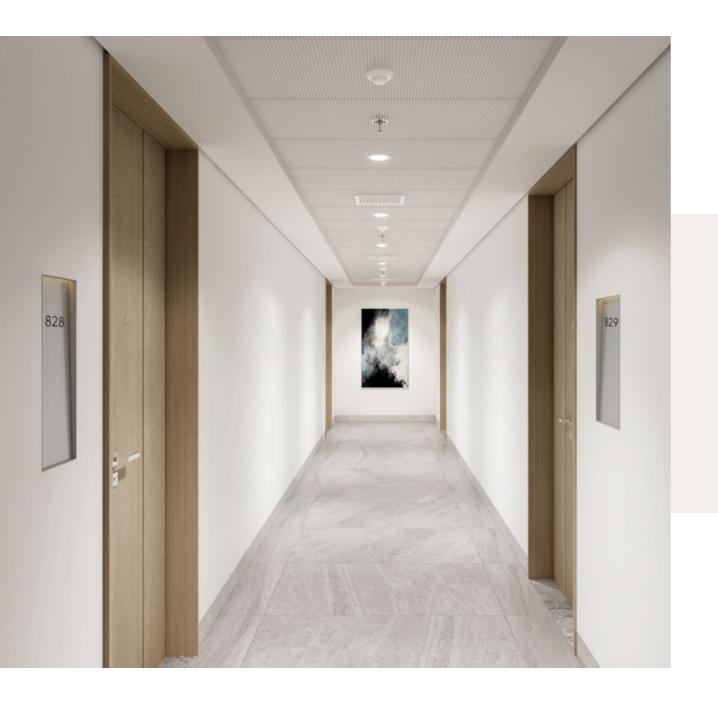


From fully landscaped podium decks to adults and family swimming pools, each feature at Claydon House is designed to enhance your lifestyle

MAN



Step into our main lobby and lounge, a space that embodies sophistication and communal living



Diverse seating arrangements and a communal co-working desk create an inviting atmosphere, complemented by original artwork. Venture into the co-working space, seamlessly integrated into the lobby, where lifestyle footage captures the essence of a dynamic community.





A beacon of camaraderie and connection

With its welcoming design, the clubhouse serves as a vibrant hub where residents come together to socialize, celebrate, and build lasting relationships.

The space boasts a variety of amenities to suit every resident's needs, including cozy seating areas ideal for relaxation, and a well-stocked library for literary enthusiasts, fostering a sense of belonging and unity among all.





A well-being hub catering to various fitness routines

The fitness studio offers a modern environment with panoramic views of the pool and greenery, inspiring residents to stay active.

Equipped with treadmills, exercise machines, and a boxing bag, it caters to various fitness routines. Mirrors and LED lighting enhance the space, while a dedicated spin room provides an immersive cycling experience. The changing rooms feature spa-quality amenities like steam showers and traditional wood saunas.



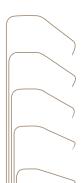




Fostering creativity and imagination



Drawing from the imaginative world of Lego, our kids' play area bursts with vibrant energy. Bright décor and circular seating arrangements create a playful ambiance, while the centerpiece Lego wall invites children to showcase their creativity. Scattered tables and seating areas provide ample space for activities, complemented by a variety of books and toys for endless entertainment.





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Retro arcade bliss and Karaoke delights

Step into our lively arcade room, where retro charm meets modern fun. With vibrant décor and nostalgic touches, it's a tribute to classic arcade culture.

Featuring iconic cabinets, pinball machines, and vintage consoles, it offers diverse gaming experiences. Custom lighting and cozy seating areas enhance the retro vibe, while soundproofing ensures an immersive experience. Adjacent is our karaoke lounge, where residents can unleash their talent and enjoy memorable sing-alongs with friends.





GROUND FLOOR AMENITIES PLAN

LOBBY ENTRANCE LOBBY LOUNGE LOBBY WORKSTATION LOBBY LIBRARY 4 LOBBY RECEPTION LIFT LOBBY SERVICE LIFT RETAIL PROMENADE 8 COMMUNITY PROMENADE F&B SEATING AREAS 10 ACCESS TO CRYSTAL LAGOON SUN LOUNGERS AREA 12 VEHICLE ENTRANCE/EXIT 13 14 ACCESS TO GROUND FLOOR PARKING 15 ACCESS TO PODIUM PARKING **BICYCLE PARKING** 16 17 RETAIL/F&B SERVICE YARD/DELIVERIES 18 **RESIDENTS MOVE-IN** TRUCK ZONE







Ground Floor

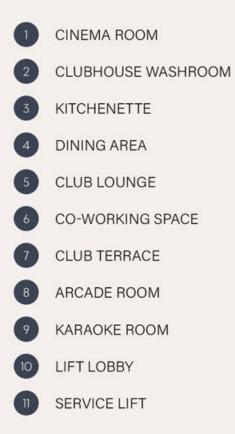
6th FLOOR AMENITIES PLAN

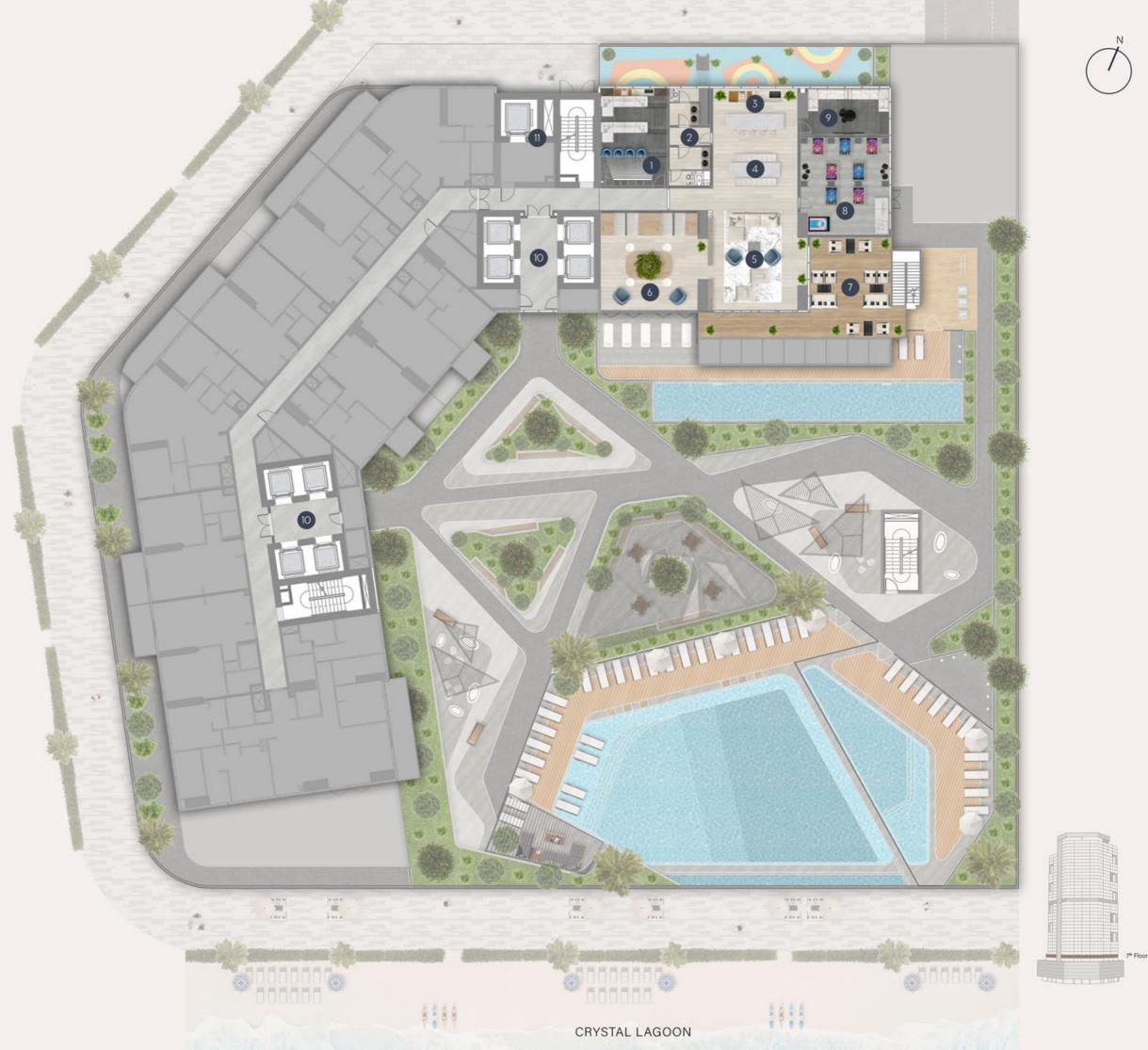






7th FLOOR AMENITIES PLAN







THE RESIDENCES







Explore the distinctive features and amenities that define each unit, setting the stage for a lifestyle that embraces comfort and style.









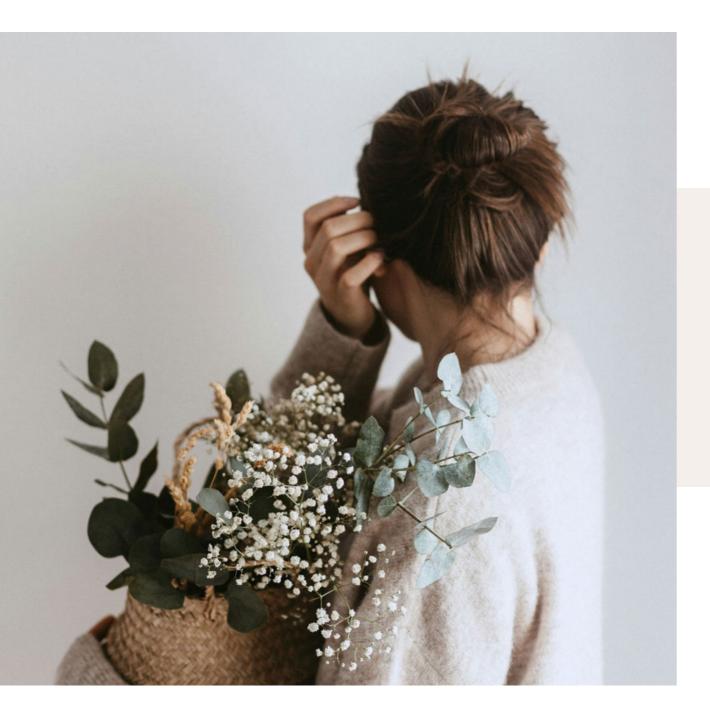
Indulge in culinary excellence at Claydon House

Innovative features and timeless elegance converge in the kitchen, where the exclusive island stands as a centerpiece of both function and style. Adorned with sumptuous grey marble, it exudes opulence while offering a practical workspace. Custom-designed contemporary light-wood cabinetry, featuring versatile corner shelving, maximizes storage without sacrificing modern aesthetics. Further enhancing the culinary experience are thoughtful additions like the under-mount sink, warm LED under-cabinet lighting, Ellington signature tip-out tray, and warm wood effect cabinetry, all combining to elevate cooking and entertaining to new heights of refinement.





Bedrooms are meticulously crafted havens of comfort and style. From contemporary furnishings to premium finishes, each space exudes elegance and warmth



Oversized windows invite natural light, creating an airy ambiance, while spacious layouts offer ample room for relaxation.





A refined bathroom for your everyday essentials

From elegant fixtures to spa-quality amenities, each space is crafted to elevate your daily routine.

The elegant bathrooms combine sophistication and practicality with their white marble countertops, warm wood drawers, and integrated storage solutions. Floor-to-ceiling windows flood the space with natural light, while high-quality fixtures and bespoke storage options elevate both aesthetics and functionality.



Balcony Living Area Bedroom Dining Area D/W Kitchen Laundry Room Bath Powder Room 0) M/O FR.

Internal Living Are Outdoor Living Ar Total Living Area

> Burj Khalifa View 02

<u>602</u> <u>605</u> <u>603</u> <u>606</u> 12th & 18th Floor: 1<u>204</u> 1<u>205</u>

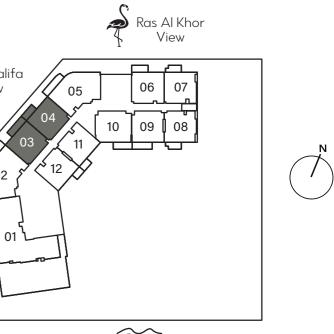
6th Floor:

25th Floor:

16th - 17th & 22nd - 23rd Floor: 1<u>605</u> 1<u>606</u>

28th Floor: <u>2805</u> <u>2806</u>

rea	:	110.01 Sq. Ft	
	:	840.77 Sq. Ft	



 \approx Crystal Lagoon View

8^{th -} 11th Floor: <u>805</u> <u>806</u>

13th - 14th & 19th - 20th Floor: <u>1304</u> <u>1305</u>

25th Floor: <u>2503</u> <u>2504</u>

7th Floor:

<u>702</u> <u>705</u>

703 706

29th - 30th Floor: <u>2905</u> <u>2906</u>

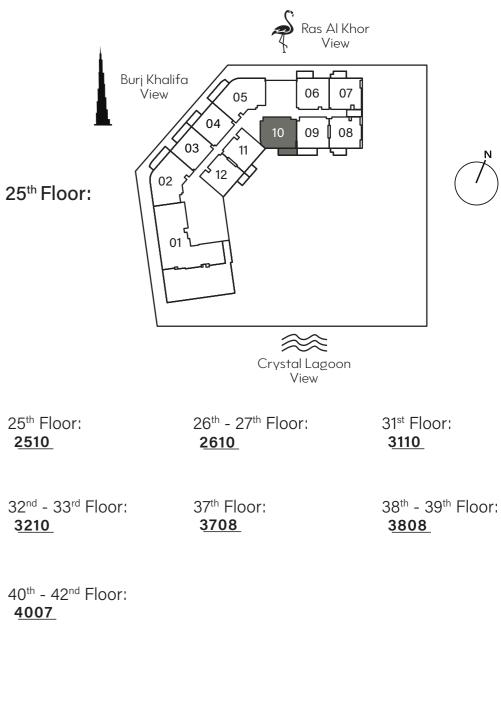
15th & 21st Floor: 1<u>505</u> 1<u>506</u>

26th - 27th Floor: <u>2603</u> <u>2604</u>

40th - 42nd Floor: 4002 <u>4003</u>

Internal Living Are Outdoor Living A Total Living Area





ea	:	784.37 Sq. Ft
rea	:	95.05 Sq. Ft
	:	879.41 Sq. Ft

Balcony Bedroom Living Area Dining Area D/W Kitchen Laundry Room Bath ns. Powder Room () al M/O FR.

Internal Living Area Outdoor Living Area Total Living Area

> Burj Khalifa View 02

8^{th -} 11th Floor: <u>808</u>

25th Floor:

15th & 21st Floor: 1<u>508</u>

26th - 27th Floor: 2606

37th Floor: 3705

38th - 39th Floor: 3805

31st Floor: <u>3106</u>

1<u>608</u>

16th - 17th & 22nd - 23rd Floor:

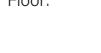
12th & 18th Floor: 1<u>207</u>

13th - 14th & 19th - 20th Floor: <u>1307</u>

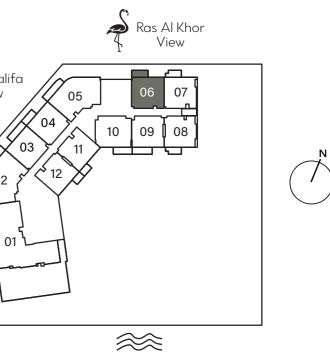
32nd - 33rd Floor:

25th Floor: <u>2506</u>

<u>3206</u>



Crystal Lagoon View



82.34 Sq. Ft :

:

825.27 Sq. Ft

742.93 Sq. Ft :

1 BEDROOM ΤΥΡΕ Β

FR. M/O Laundry Room PO :(⊙) (Kitchen . :00 Bath Powder Room D/W Dining Area Bedroom Living Area Balcony

Ras Al Khor View Burj Khalifa View 07 04 6th Floor: 03 02 01 \approx Crystal Lagoon View 6th Floor: 7th Floor: 8^{th -} 11th Floor: <u>608</u> <u>708</u> <u>812</u> 709 <u>609</u> <u>813</u> 13th - 14th & 12th & 18th Floor: 15th & 21st Floor: 19th - 20th Floor: 1<u>211</u> 1<u>510</u> <u>1311</u> 1<u>212</u> 1<u>511</u> 1<u>312</u> 25th Floor: 16th - 17th & 26th - 27th Floor: 22nd - 23rd Floor: <u>2511</u> <u>2611</u> 1<u>611</u> <u>2512</u> <u>2612</u> 1<u>612</u> 29th - 30th Floor: 28th Floor: 31st Floor: <u>2910</u> <u>3111</u> 2810 <u>3112</u> <u>2811</u> <u>2911</u> 32nd - 33rd Floor: 34th Floor: 35th - 36th Floor: <u>3211</u> <u>3409</u> <u>3509</u> <u>3410</u> <u>3212</u> <u>3510</u> 37th Floor: 38th - 39th Floor: 40th - 42nd Floor: <u>4008</u> <u>3709</u> <u>3809</u> <u>3710</u> 4009

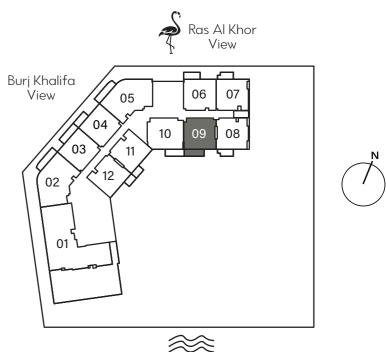
Internal Living Area Outdoor Living Area Total Living Area

<u>3810</u>

716.02 Sq. Ft : 82.88 Sq. Ft : 798.90 Sq. Ft 1

FR. M/O Powder Room :38 35 6 Kitchen :88 6 Bath Laundry Room D/W A Dining Area Living Bedroom Area Balcony

Internal Living Are Outdoor Living Ar Total Living Area



8^{th -} 11th Floor: <u>811</u>

25th Floor:

16th - 17th & 22nd - 23rd Floor: <u>1610</u>

31st Floor: 3109

ea	:	727.21 Sq. Ft
rea	:	102.26 Sq. Ft
	:	829.47 Sq. Ft

 \approx Crystal Lagoon View

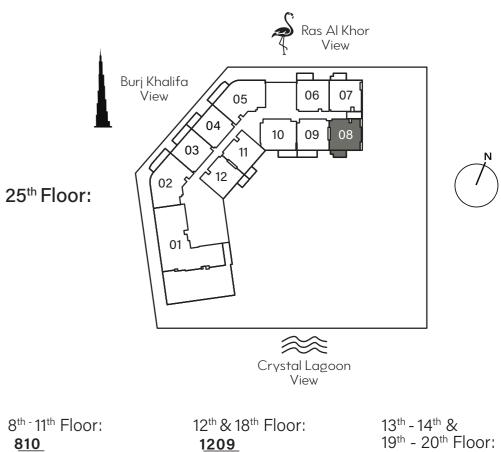
12th & 18th Floor: 1<u>210</u> 13th - 14th & 19th - 20th Floor: 1<u>310</u>

25th Floor: 2509 26th - 27th Floor: 2609

32nd - 33rd Floor: 3209

Internal Living Are Outdoor Living Ar Total Living Area





16th - 17th & 22nd - 23rd Floor: 1609

31st Floor: <u>3108</u>

ea	:	694.38 Sq. Ft
rea	:	73.30 Sq. Ft
	:	767.68 Sq. Ft

1<u>209</u>

1<u>309</u>

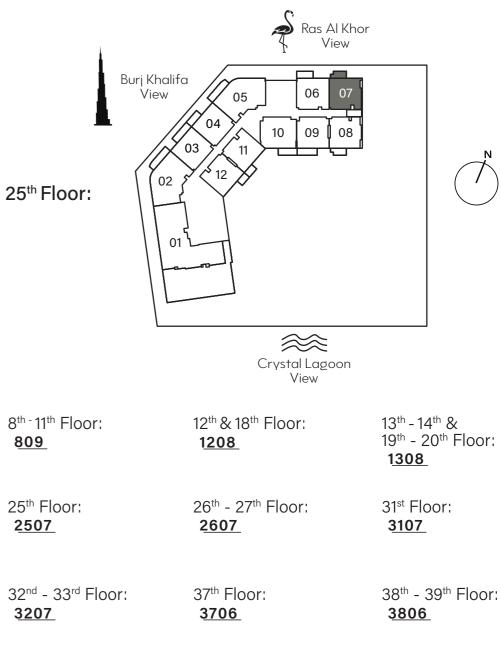
25th Floor: <u>2508</u>

26th - 27th Floor: 2608

32nd - 33rd Floor: <u>3208</u>

Internal Living Are Outdoor Living Ar Total Living Area





ea	:	714.94 Sq. Ft
rea	:	73.30 Sq. Ft
	:	788.24 Sq. Ft

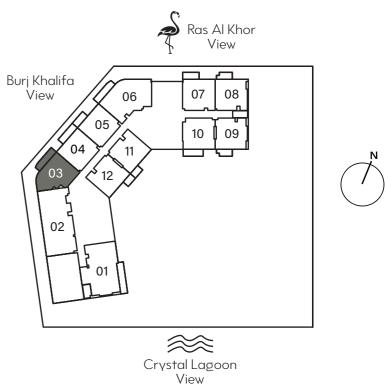
Internal Living Are Outdoor Living Ar Total Living Area



12th & 18th Floor:

12th & 18th Floor: 1203

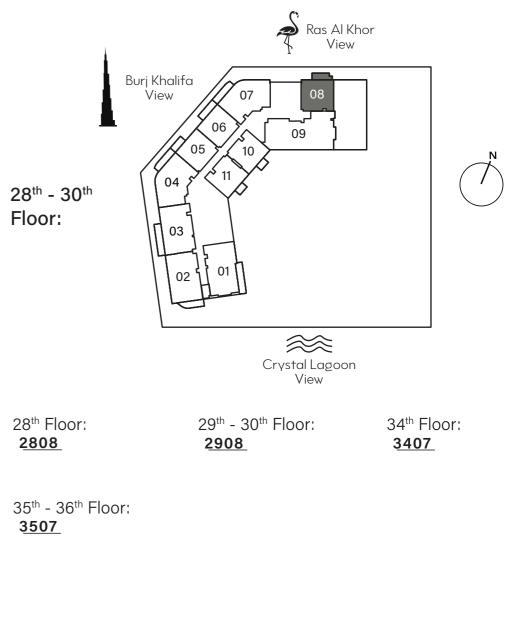
ea	:	753.69 Sq. Ft
rea	:	127.44 Sq. Ft
	:	881.13 Sq. Ft



31st Floor: <u>3103</u>

Internal Living Are Outdoor Living A Total Living Area





еа	:	743.25 Sq. Ft
rea	:	96.12 Sq. Ft
	:	839.37 Sq. Ft

2 BEDROOM ΤΥΡΕ Α

Internal Living Area Outdoor Living Area Total Living Area



38th - 39th Floor: <u>3802</u> 3804

34th Floor: <u>3404</u> <u>3406</u>

29th - 30th Floor: 2904 <u>2907</u>

25th Floor: <u>2502</u> <u>2505</u>

13th - 14th & 19th - 20th Floor: 1<u>303</u> 1<u>306</u>

7th Floor: <u>704</u> 707

 \approx Crystal Lagoon View

127.44 Sq. Ft 1

1241.51 Sq. Ft

1114.06 Sq. Ft :

1

40th - 42nd Floor: <u>4004</u> 4006

35th - 36th Floor: <u>3504</u> <u>3506</u>

31st Floor: 3105

26th - 27th Floor: 2602 <u>2605</u>

15th & 21st Floor: 1<u>504</u> 1<u>507</u>

8^{th -} 11th Floor: <u>804</u> <u>807</u>

1 1 Bath Primary Bedroom 70 Laundry Room Bath Bedroom Powder Room + + FR. Living D/W M/O Area Dining Area X Kitchen X 88 88 Balcony

Internal Living Are Outdoor Living Ar Total Living Area

> Burj Khalifa View

8^{th -} 11th Floor: **802**

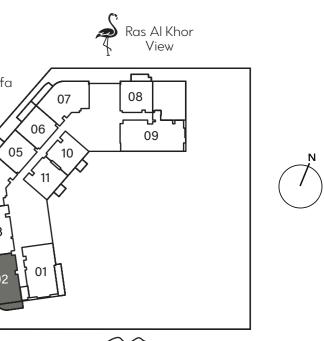
15th & 21st

Floor:

28th Floor: 2802

35th - 36th Floor: <u>3502</u>

ea	:	1119.55 Sq. Ft
rea	:	116.14 Sq. Ft
	:	1235.70 Sq. Ft



 \approx Crystal Lagoon View

15th & 21st Floor: 1502 16th - 17th & 22nd - 23rd Floor: 1<u>602</u>

29th - 30th Floor: 2902 34th Floor: <u>3402</u>

2 BEDROOM + S TYPE A

ſ JE Primary Bedroom Bath 0 Powder > + Room Laundry Room FR. D/W M/O Living Balcony Kitchen Dining Area Area 83 Study Room Bedroom Bath Bath 0 TE

Internal Living Area Outdoor Living Area Total Living Area

> Burj Khalifa View

8^{th -} 11th Floor: **803**

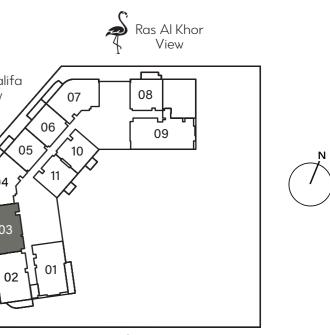
15th & 21st

Floor:

16th - 17th & 22nd - 23rd Floor: 1<u>603</u>

32nd - 33rd Floor: <u>3202</u>





 \approx Crystal Lagoon View

13th - 14th & 19th - 20th Floor: 1<u>302</u>

15th & 21st Floor: 1<u>503</u>

28th Floor: 2803

2903

29th - 30th Floor:

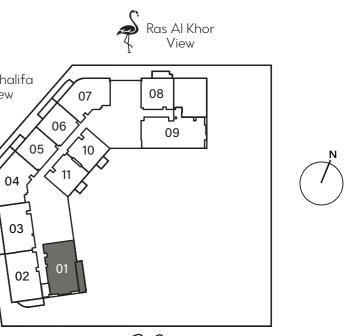
34th Floor: <u>3403</u> 35th - 36th Floor: 3503

2 BEDROOM + S TYPE B



Internal Living Are Outdoor Living Are Total Living Area

ea	:	1135.38 Sq. Ft
rea	:	158.98 Sq. Ft
	:	1294.36 Sq. Ft



 \approx Crystal Lagoon View

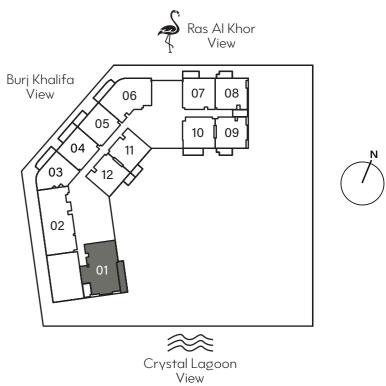
15th & 21st Floor: 1<u>501</u> 16th - 17th & 22nd - 23rd Floor: <u>1601</u>

29th - 30th Floor: 2901 34th Floor: <u>3201</u>

2 BEDROOM + S TYPE C



Internal Living Are Outdoor Living Ar Total Living Area



12th & 18th Floor: 1<u>201</u>

12th & 18th

Floor:

32nd - 33rd Floor: <u>3201</u>

ea	:	1234.62 Sq. Ft
rea	:	159.31 Sq. Ft
	:	1393.93 Sq. Ft

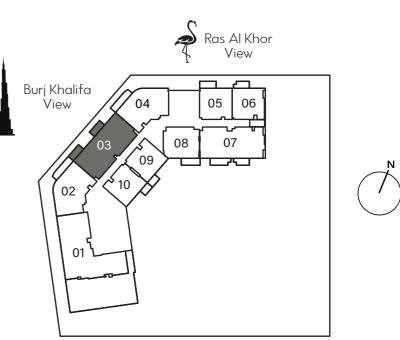
13th - 14th & 19th - 20th Floor: <u>1301</u>

31st Floor: <u>3101</u>

3 BEDROOM + S TYPE A

Internal Living Are Outdoor Living A Total Living Area





31st Floor: <u>3104</u>

35th - 36th Floor: <u>3505</u>

40th - 42nd Floor: 4005

ea	:	1451.62 Sq. Ft
rea	:	157.69 Sq. Ft
	:	1609.31 Sq. Ft

 \approx Crystal Lagoon View

32nd - 33rd Floor: <u>3204</u>

34th Floor: <u>3405</u>

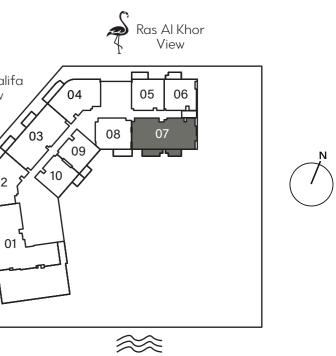
37th Floor: <u>3703</u>

38th - 39th Floor: <u>3803</u>

3 BEDROOM + S TYPE B Internal Living Are Outdoor Living Ar Total Living Area



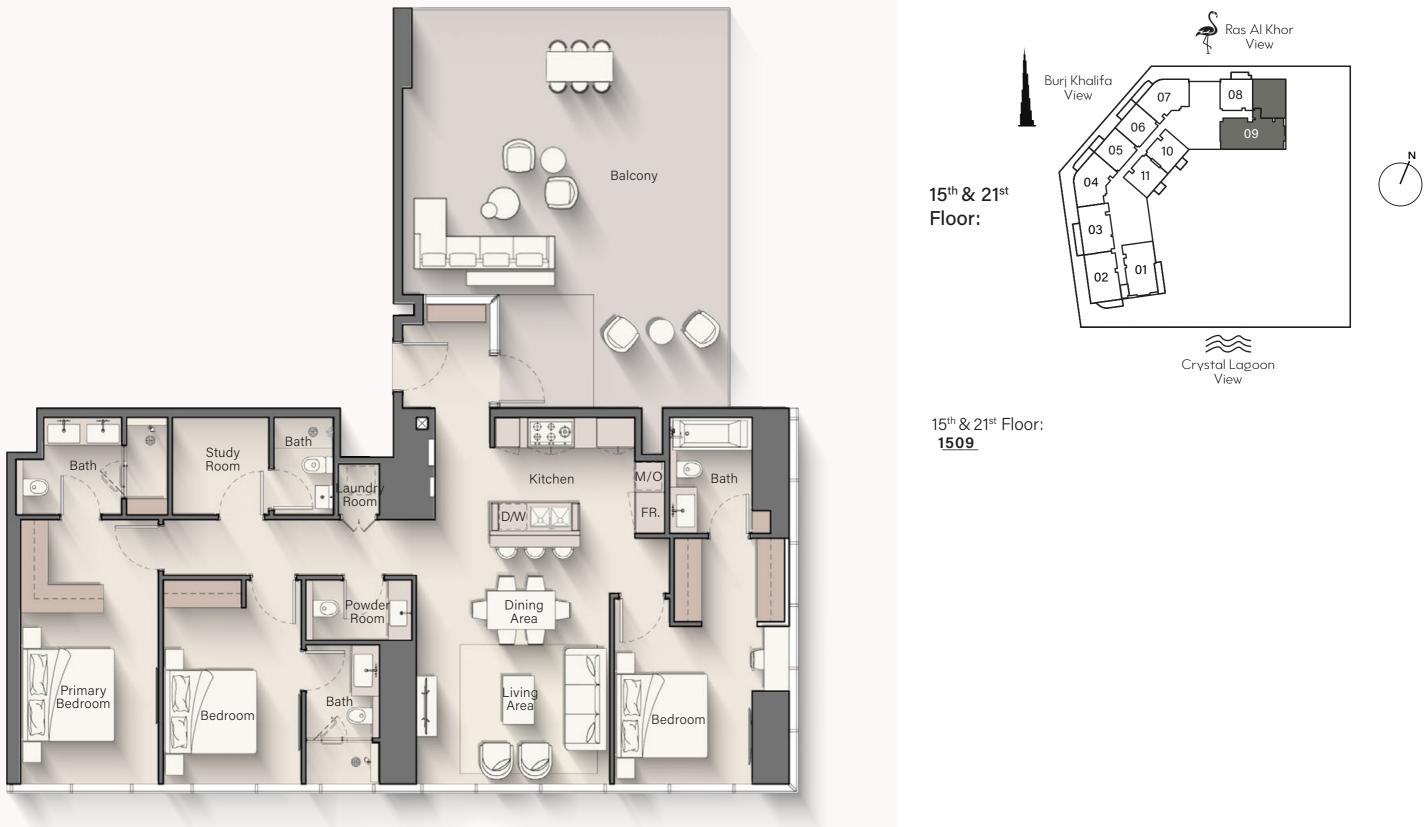
ea	:	1441.29 Sq. Ft
rea	:	171.36 Sq. Ft
	:	1612.65 Sq. Ft



Crystal Lagoon View

38th - 39th Floor: <u>3807</u>

3 BEDROOM + S TYPE C



Internal Living Are Outdoor Living Ar Total Living Area

ea	:	1498.55 Sq. Ft
rea	:	616.45 Sq. Ft
	:	2115.00 Sq. Ft

3 BEDROOM + S TYPE D

Internal Living Are Outdoor Living Ar Total Living Area

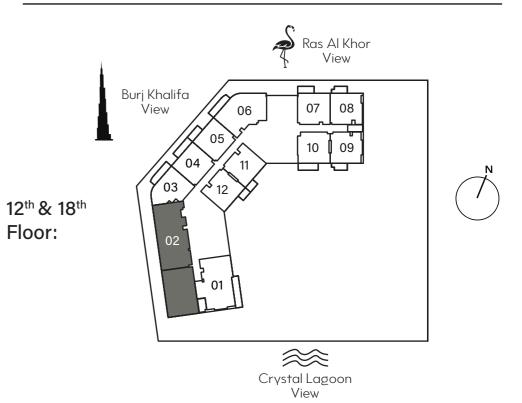


ea	:	1681.54 Sq. Ft
rea	:	1132.58 Sq. Ft
	:	2814.12 Sq. Ft

3 BEDROOM + S TYPE E



Internal Living Are Outdoor Living Ar Total Living Area



12th & 18th Floor: 1202

Floor:

ea	:	1479.93 Sq. Ft
rea	:	786.63 Sq. Ft
	:	2266.56 Sq. Ft

31st Floor: <u>3102</u>

4 BEDROOM + S TYPE A

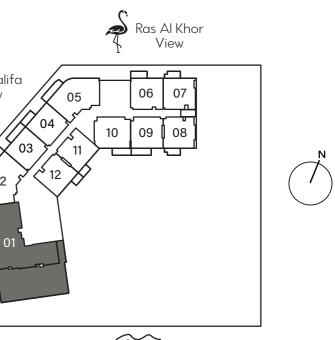
Internal Living Area Outdoor Living Area Total Living Area Burj Khalifa View 25th Floor:

> 25th Floor: 2501

38th - 39th Floor: <u>3801</u>



ea	:	1988.74 Sq. Ft
rea	:	1106.42 Sq. Ft
	:	3095.16 Sq. Ft



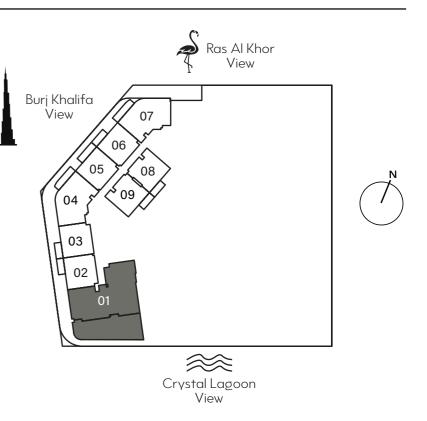
 \approx Crystal Lagoon View

26th - 27th Floor: 2601 37th Floor: <u>3701</u>

4 BEDROOM + S TYPE B

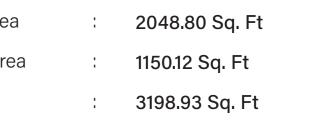


Internal Living Area Outdoor Living Area Total Living Area



6th Floor: <u>601</u>

6th Floor:



7th Floor: <u>701</u> 40th - 42nd Floor: <u>4001</u>

