

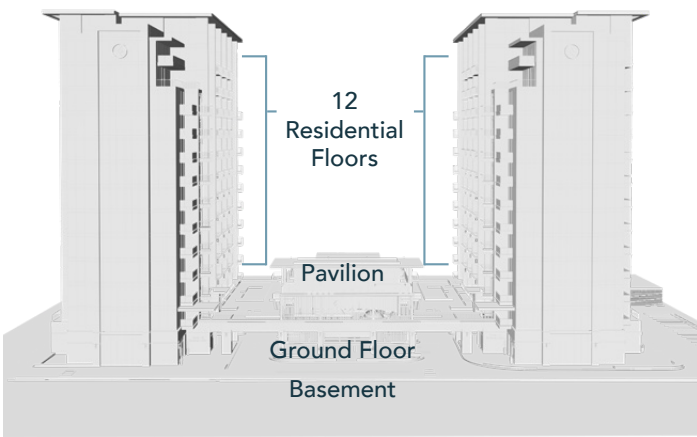


**DISCOVER A NEW WAVE OF LIVING**

INVESTMENT GUIDE



CONFIGURATION



ELEVATORS

2 passenger elevators per tower  
1 service elevator per tower

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q1 2024

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

PARKING

Studios, 1 and 2 bedroom units: 1 parking space  
3 bedrooms: 2 parking spaces

SIZE RANGE PER UNIT TYPE

Tower A

Studio: 460 sq.ft to 478 sq.ft  
1 bedroom: 823 sq.ft to 909 sq.ft  
2 bedroom: 1235 sq.ft to 1768 sq.ft

Tower B

1 bedroom: 824 sq.ft to 915 sq.ft  
2 bedroom: 1181 sq.ft to 1770 sq.ft  
3 bedroom: 1608 sq.ft to 2033 sq.ft

AMENITIES WITHIN THE PROJECT



2 lobbies with reception,  
working and lounging areas



Hotel-like drop-off  
and pick-up area



Semi-olympic  
lap pool (25m x 5m)



Leisure pool  
(20m x 7m)



Kids' play area  
and splash pad



Panoramic and  
zoned fitness center



Pavilion terrace with  
BBQ and yoga areas



Pavilion clubhouse with  
dining and lounging areas



Electrical vehicle  
charging stations



Bike studio with  
parking and workshop



4 retail stores

DRIVING DISTANCE

04  
MINUTES

North London  
Collegiate School

15  
MINUTES

Dubai International  
Financial Centre

04  
MINUTES

Hartland  
International  
School

15  
MINUTES

Dubai World  
Trade Centre

10  
MINUTES

Meydan  
One Mall

17  
MINUTES

Dubai  
International  
Airport

10  
MINUTES

Meydan  
Racecourse

20  
MINUTES

Dubai  
Marina

12  
MINUTES

Dubai  
Downtown

20  
MINUTES

Marina  
Mall

12  
MINUTES

Dubai Mall and  
Burj Khalifa

3  
MINUTES





## GROUND FLOOR AMENITIES PLAN

- 1 Drop-Off & Pick-Up Area
- 2 Lobby Reception
- 3 Lobby Seating & Working Space
- 4 Guest Parking
- 5 Residents Parking Entrance
- 6 Lifts
- 7 Service Lifts
- 8 Move-In Truck Parking
- 9 Retail Outlets
- 10 Access To Leisure Outdoor Park





## PAVILION LOWER DECK AMENITIES PLAN

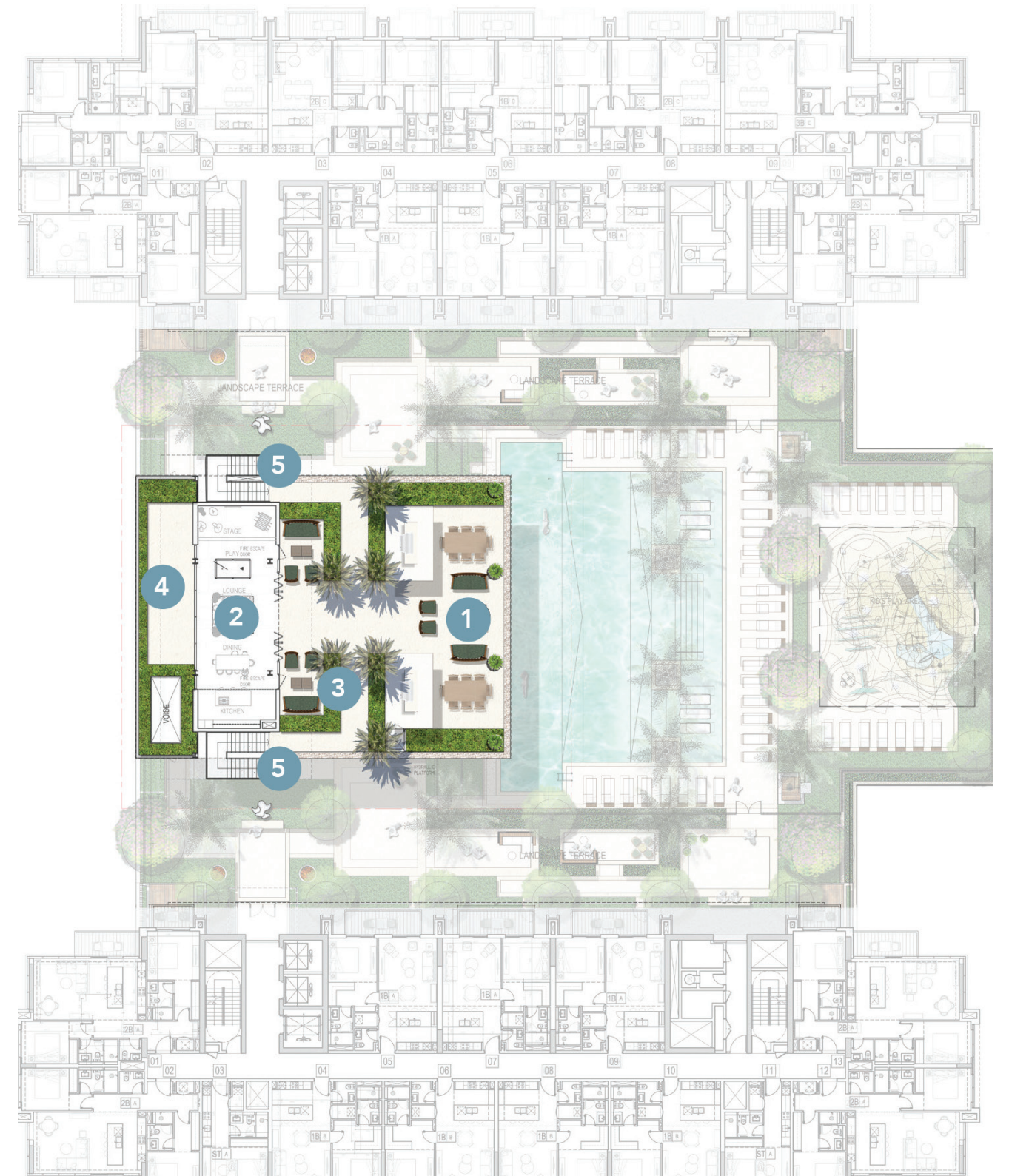
- 1 Kids Splash Pad
- 2 Indoor Kids Play Area
- 3 Outdoor Kids Play Area
- 4 Kids Dedicated Bathroom
- 5 Panoramic Fitness Center
- 6 Semi-Olympic Lap Pool (25m X 5m)
- 7 Leisure Lounge Pool (20m X 7m)
- 8 Pool Sun-Loungers Area
- 9 Changing Room, Steam Shower & Sauna
- 10 Bathroom For People Of Determination
- 11 Seating Areas
- 12 Entrance To Tower A
- 13 Entrance To Tower B





## PAVILION LOWER DECK AMENITIES PLAN

- 1 Outdoor Seating Area With Barbeque Spaces
- 2 Indoor Lounge With Seating & Gaming Spaces
- 3 Seating Areas/Pathway
- 4 Viewing Deck
- 5 Access To The Club Terrace
- 6 External Lift









PAYMENT PLAN

|   |   |   |
|---|---|---|
| <b>15%</b><br>At the time of booking                          | <b>5%</b><br>60 days after the reservation date               | <b>5%</b><br>120 days after the reservation date              |
| <b>5%</b><br>On completion of 20% construction of the project | <b>5%</b><br>On completion of 30% construction of the project | <b>5%</b><br>On completion of 40% construction of the project |
| <b>5%</b><br>On completion of 50% construction of the project | <b>5%</b><br>On completion of 60% construction of the project | <b>50%</b><br>On completion                                   |

UNITS & PRICES

TOWER A

| APARTMENT TYPES | NUMBER OF UNITS | STARTING PRICES    |
|-----------------|-----------------|--------------------|
| Studio          | 20 units        | From AED 786,828   |
| 1 bedroom       | 88 units        | From AED 1,279,828 |
| 2 bedrooms      | 44 units        | From AED 1,856,828 |

TOWER B

| APARTMENT TYPES | NUMBER OF UNITS | STARTING PRICES    |
|-----------------|-----------------|--------------------|
| 1 bedroom       | 58 units        | From AED 1,282,828 |
| 2 bedrooms      | 44 units        | From AED 1,774,828 |
| 3 bedrooms      | 23 units        | From AED 2,324,828 |





## DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer's Passport Copy
- Home address, email address, including the contact number (should be the same as the home address)
- AED 25,000 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:



For booking or any further enquires contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com) or contact your Property Consultant directly.







KW  
KENSINGTON  
WATERS  
A NEW WAVE OF LIVING



**WELCOMING**

The feeling of hospitality never leaves you in Kensington Waters. From the moment you reach, a whole experience awaits, it starts with a hotel-like drop off area, warmly greeted by a concierge, and introduced into a sophisticated lobby graced with art pieces and elegant furniture.



**THE PAVILION**

A unified space where innovative lifestyle amenities come together between the project's towers. The pavilion provides a space for entertainment, socialization, and wellness. The amenities hub includes a clubhouse with a terrace, fitness center, indoor and outdoor kids play areas with splash pad, and semi-Olympic lap pool and leisure pool.



**WELLNESS**

Inspired by Dubai's 2040 Urban Masterplan strategy, Kensington Waters was designed with a focus on wellness. The project provides ample natural light and ventilation sources, fitness focused amenities, socialization and entertainment spaces. Located in a community with lush parklands, it provides quick access to Dubai's main hotspots supporting a balanced life for residents.





## EV CHARGING STATIONS & BIKE STUDIO

Electric Vehicle charging stations are installed to accommodate residents' preferences and mobility. A dedicated bike studio features a parking and workshop corner for an added convenience.



## THE BATHROOMS

The bathroom, as a space that prioritizes privacy and functionality, is fitted with international brand faucets and accessories. Taking into consideration customer habits, under cabinet lighting is an added feature, providing a soothing experience, even in the middle of the night.



## THE BEDROOMS

The bedrooms at Kensington Waters create an environment that make every day memorable and relaxing. Heightened ceilings, durable porcelain flooring, and efficiently designed wardrobes and walk-in closets just make resting feel better. The perfectly proportioned windows let in a proper amount of light, leading to a lovely and wide balcony space.



## SUSTAINABILITY

Committed to making eco-friendly decisions, Kensington Waters aims to meet Dubai Green Building requirements through using low maintenance and long-lifespan sustainable finishes, low-flow sanitaryware and LED lighting.



## THE KITCHENS

With custom-designed modern kitchen cabinets, high-quality European brand equipment, and premium, durable quartz worktops, the kitchen welcomes you into a world of creativity and originality.



## MOHAMMED BIN RASHID CITY


Mohammed Bin Rashid City is the next vibrant center of Dubai. The community is home to renowned International Schools, the world's biggest man-made lagoon, and Meydan One Mall. The community has easy access to three major highways in proximity to Downtown Dubai, Business Bay, Dubai Design District and DIFC.



## WHY INVEST IN DUBAI?


 High rental returns compared to major world cities


0% 0% tax on residential real estate

 Fixed exchange rate (US Dollar and UAE Dirham)

\$ Stable economy and currency

 Residence visa


 Safe and reliable investment environment


 Sustained economic growth

 World-class COVID-19 management

 World-class education

 Readily available financing options

 Ease of doing business – 1st in MENA\*

 Consistently growing population

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

\*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 in Q4 2020





LIVE IN *DESIGN*

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ELLINGTONPROPERTIES.AE

Project Number: 2300

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