



**DISCOVER A NEW WAVE OF LIVING**

PROJECT FACTSHEET

## AMENITIES WITHIN THE PROJECT



## TOWER A

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE	STARTING PRICES
Studio	20 units	460 sq.ft to 478 sq.ft	From AED 786,828
1 bedroom	88 units	823 sq.ft to 909 sq.ft	From AED 1,279,828
2 bedrooms	44 units	1235 sq.ft to 1768 sq.ft	From AED 1,856,828

## TOWER B

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE	STARTING PRICES
1 bedroom	58 units	816 sq.ft to 913 sq.ft	From AED 1,282,828
2 bedrooms	44 units	1,172 sq.ft to 1,770 sq.ft	From AED 1,774,828
3 bedrooms	23 units	1,603 sq.ft to 2,035 sq.ft	From AED 2,324,828

## DRIVING DISTANCE

04 MINUTES North London Collegiate School

04 MINUTES Hartland International School

10 MINUTES Meydan One Mall

10 MINUTES Meydan Racecourse

12 MINUTES Dubai Downtown

12 MINUTES Dubai Mall and Burj Khalifa

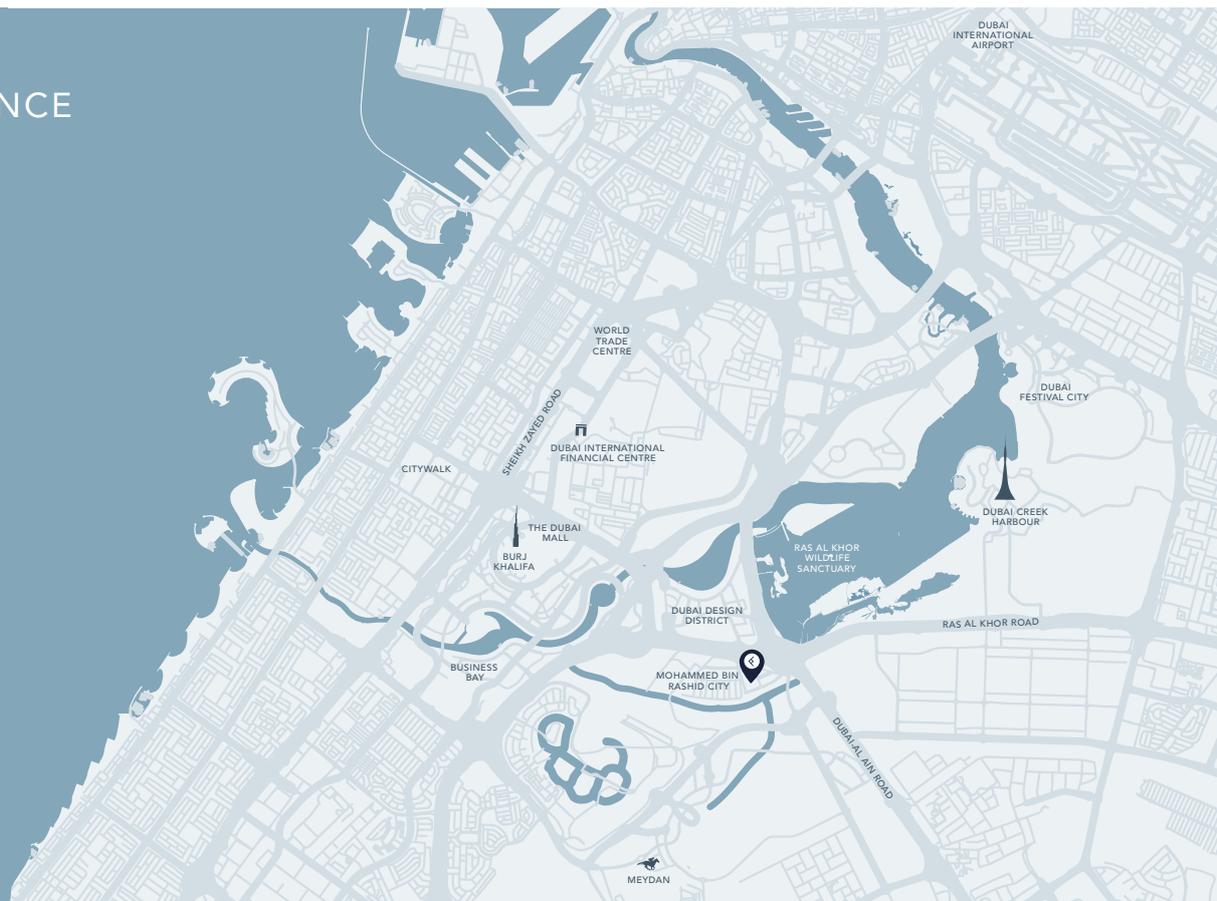
15 MINUTES Dubai International Financial Centre

15 MINUTES Dubai World Trade Centre

17 MINUTES Dubai International Airport

20 MINUTES Dubai Marina

20 MINUTES Marina Mall



KW

KENSINGTON  
WATERS

A NEW WAVE OF LIVING



Tower A & B  
Entrance Lobby

Tower A  
Entrance Lobby



## 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.



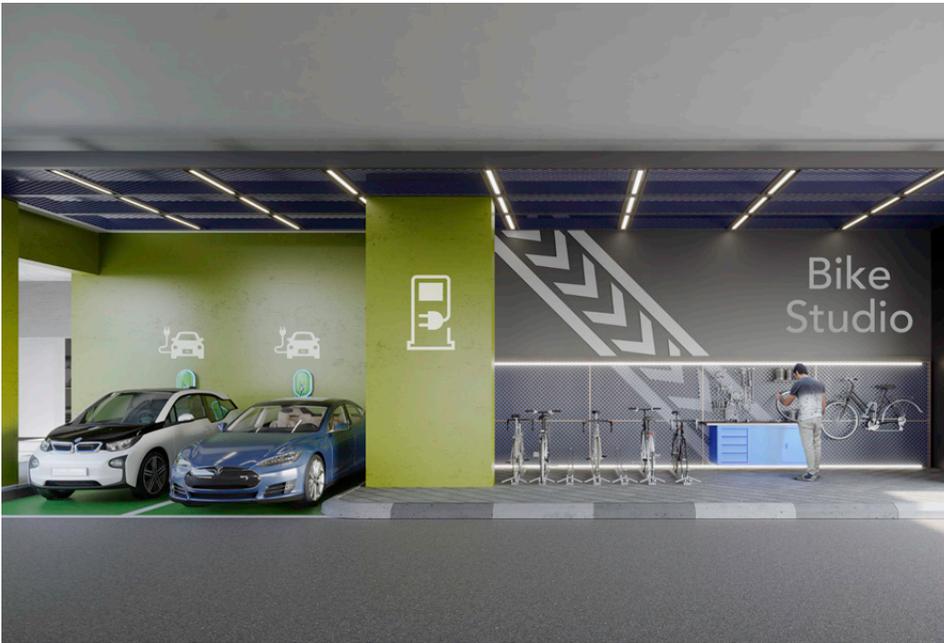
## THE PAVILION

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 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.



## 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.



## 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, undercabinet lighting is an added feature, providing a soothing experience, even in the middle of the night.



## SUSTAINABILITY

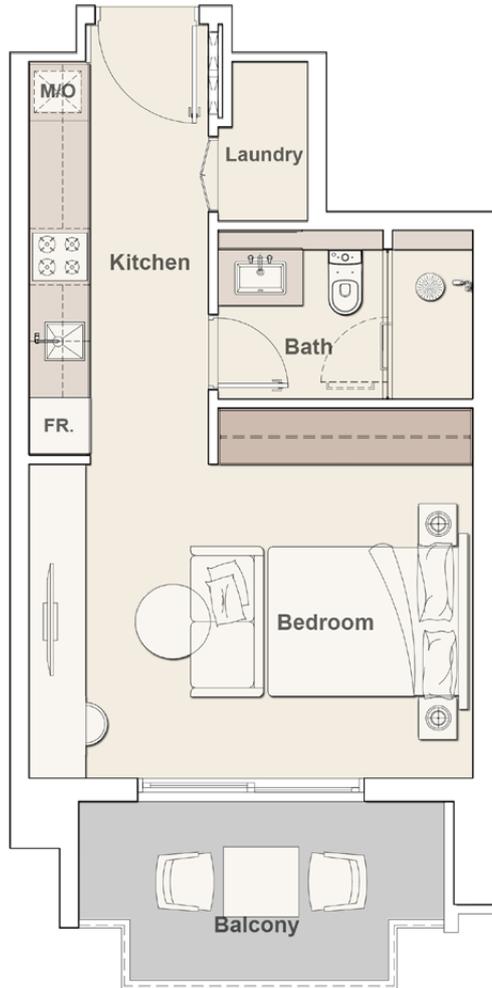
Committed to making eco-friendly decisions, Kensington Waters aims to meet Dubai Green Building requirements through using low maintenance and long-lifespan sustainable finishes, low-flow sanitaryware and LED lighting.



## MOHAMMED BIN RASHID CITY

Mohammad 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.

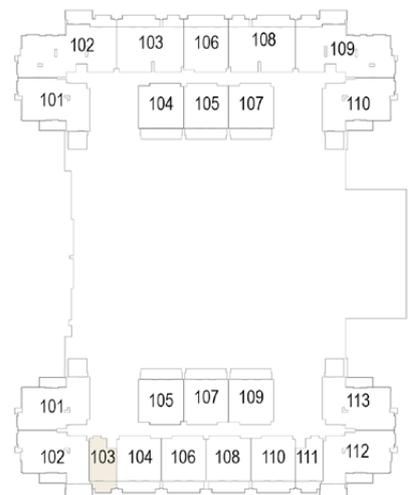
# STUDIO TYPE A



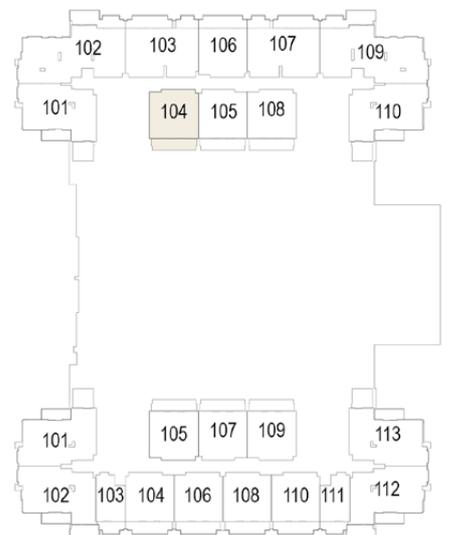
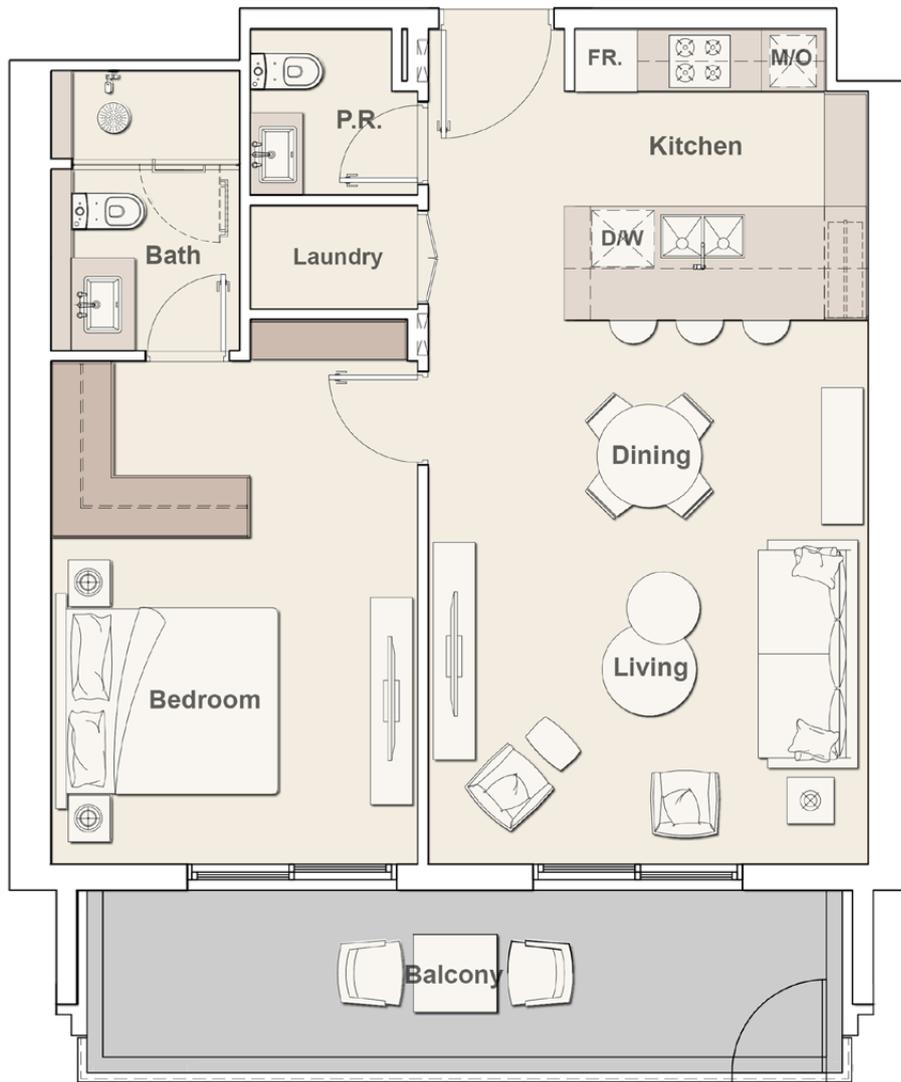
**Internal Living Area 389.22 sq.ft.**

**Outdoor Living Area 88.59 sq.ft.**

**Total Living Area 477.81 sq.ft.**



# 1 BEDROOM TYPE A

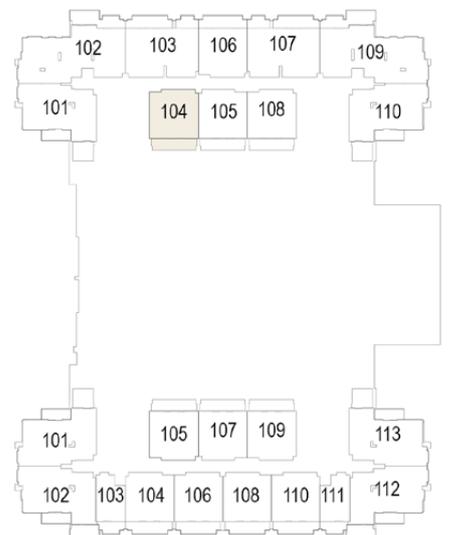
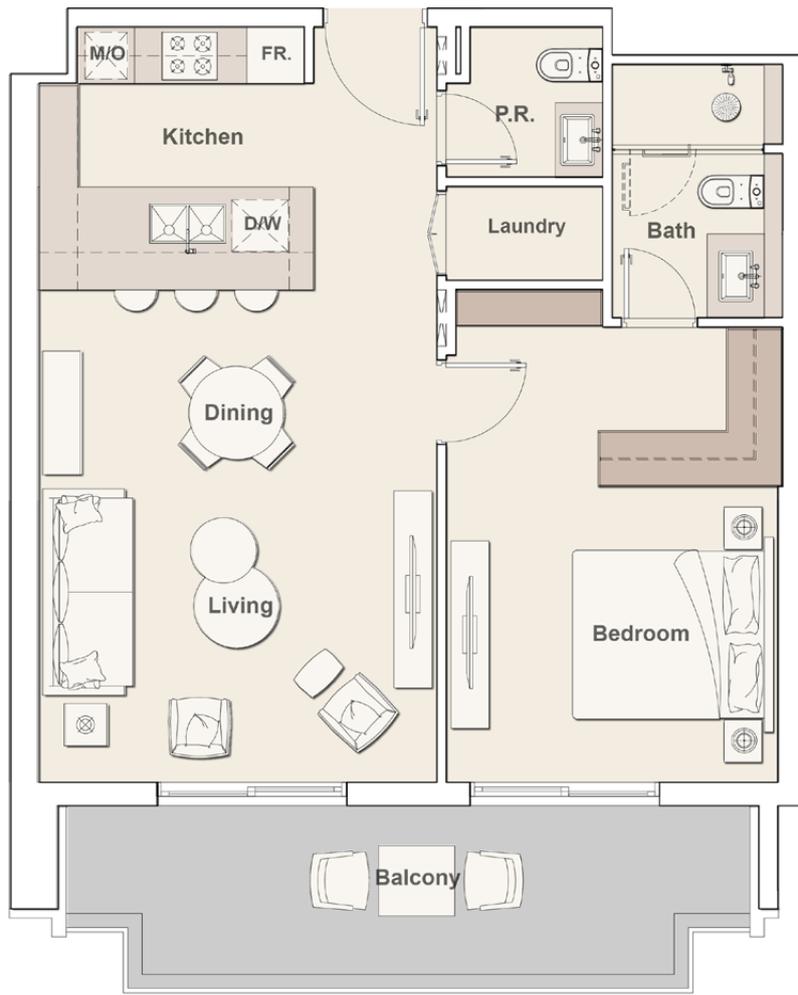


**Internal Living Area 714.40 sq.ft.**

**Outdoor Living Area 157.69 sq.ft.**

**Total Living Area 872.09 sq.ft.**

# 1 BEDROOM TYPE B



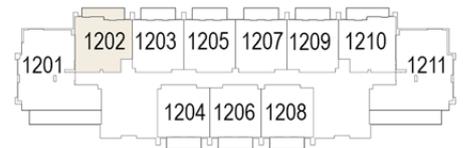
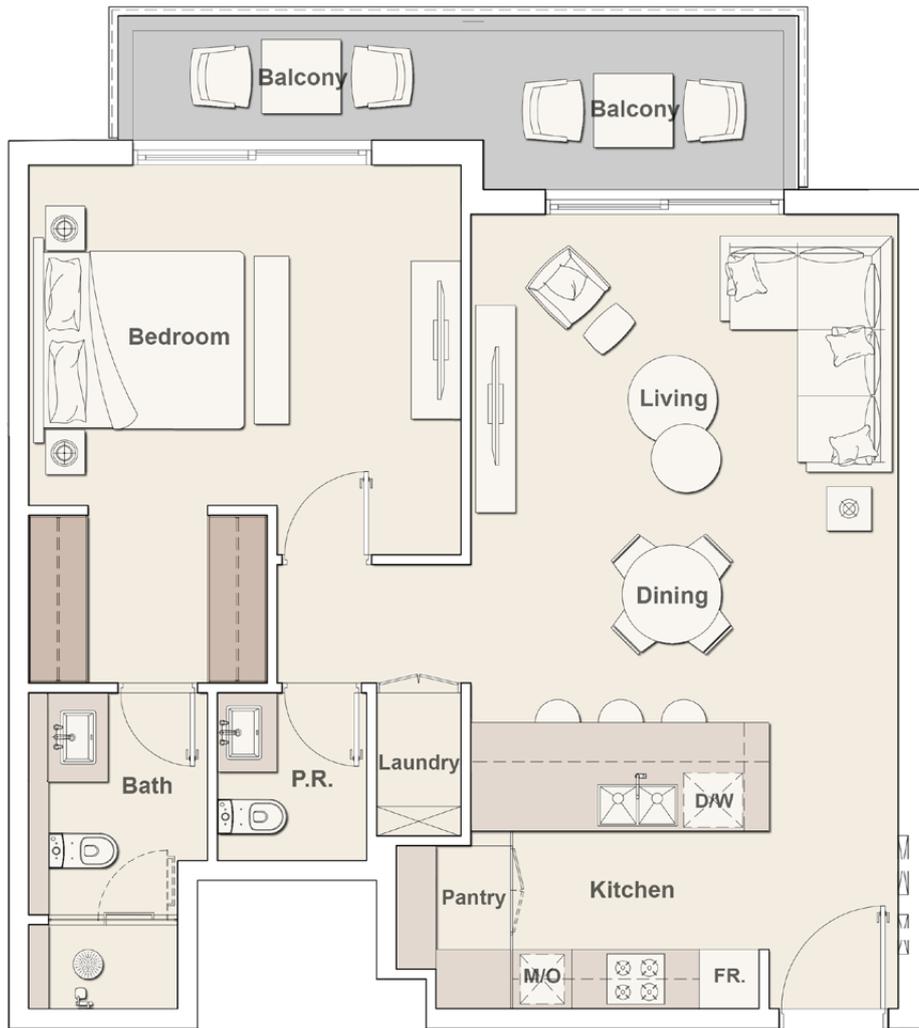
**Internal Living Area 706.00 sq.ft.**

**Outdoor Living Area 165.12 sq.ft.**

**Total Living Area 871.12 sq.ft.**

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations

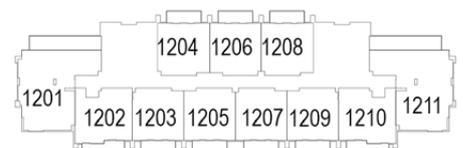
# 1 BEDROOM TYPE C



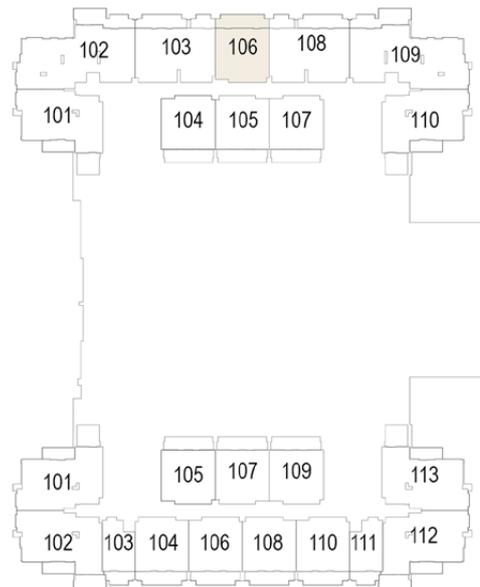
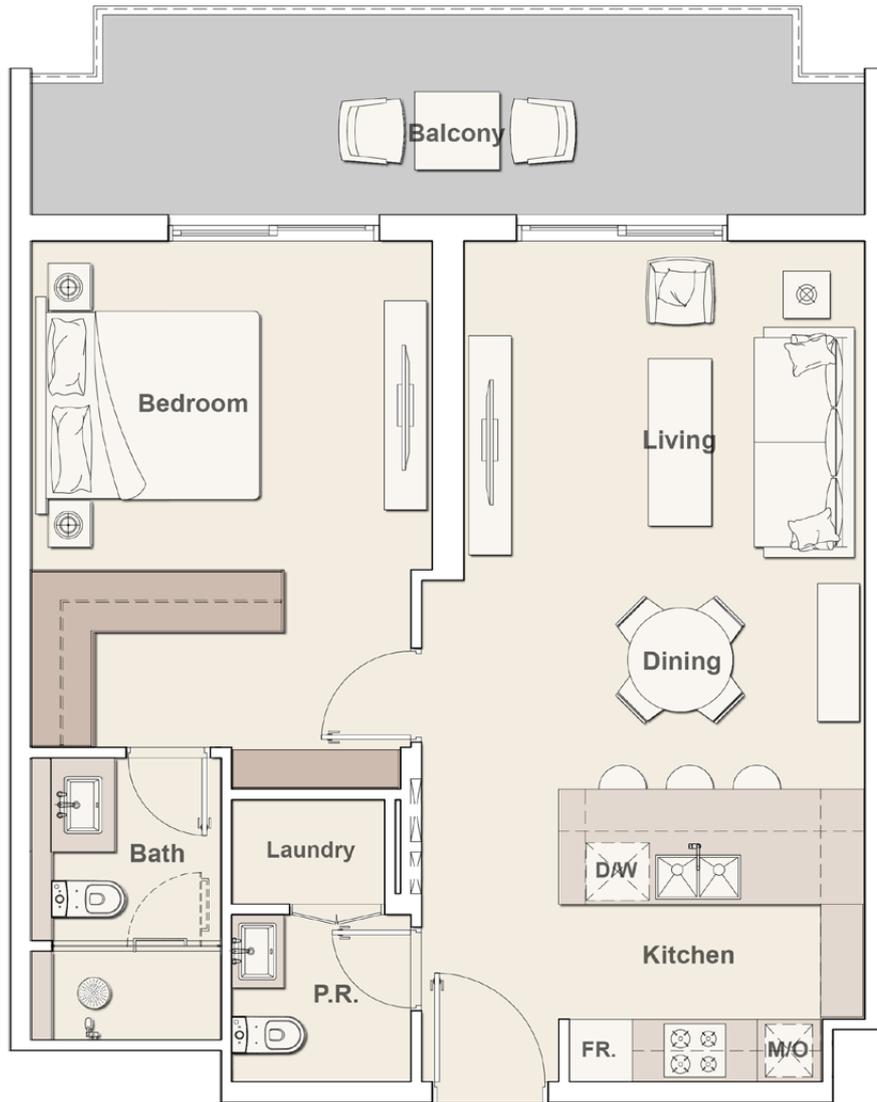
**Internal Living Area 787.92 sq.ft.**

**Outdoor Living Area 127.34 sq.ft.**

**Total Living Area 915.25 sq.ft.**



# 1 BEDROOM TYPE D



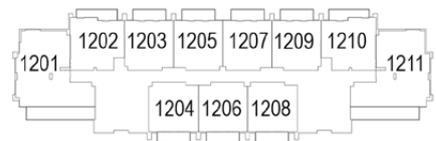
**Internal Living Area 706.76 sq.ft.**

**Outdoor Living Area 173.08 sq.ft.**

**Total Living Area 879.84 sq.ft.**

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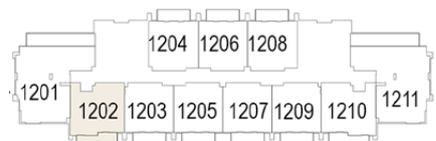
# 1 BEDROOM TYPE E



**Internal Living Area 781.67 sq.ft.**

**Outdoor Living Area 127.44 sq.ft.**

**Total Living Area 909.12 sq.ft.**



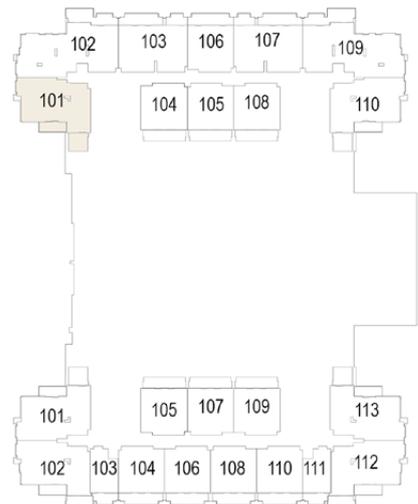
## 2 BEDROOM TYPE A



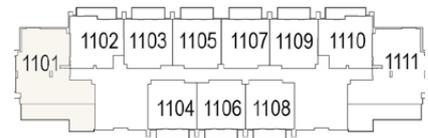
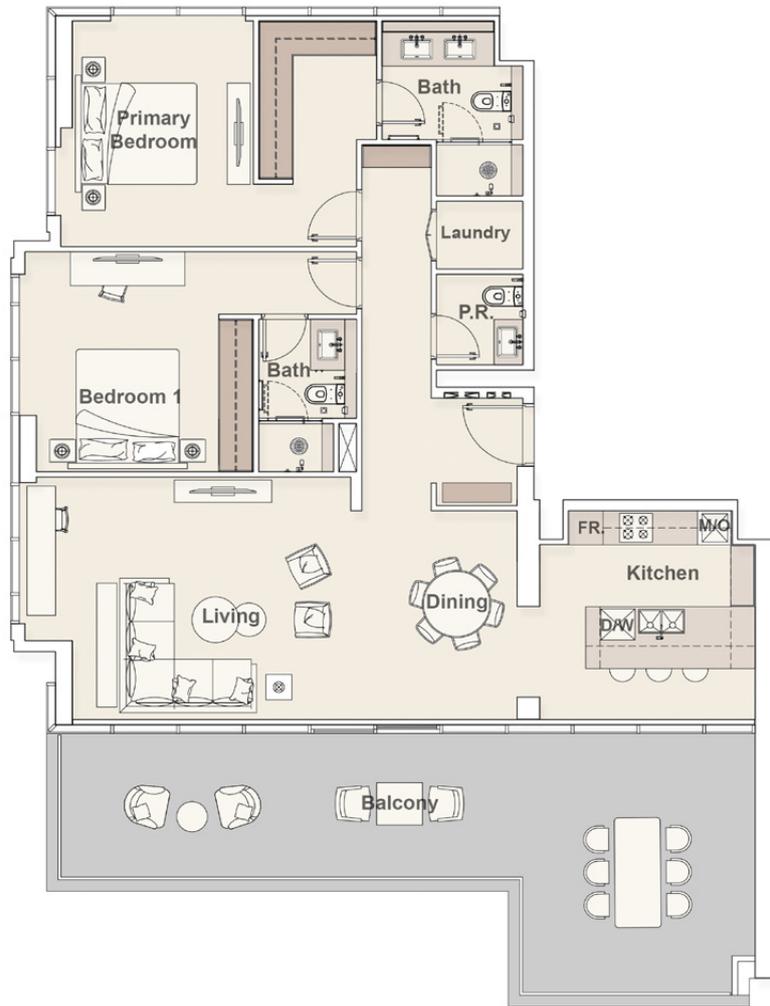
**Internal Living Area 1082.85 sq.ft.**

**Outdoor Living Area 219.91 sq.ft.**

**Total Living Area 1302.75 sq.ft.**



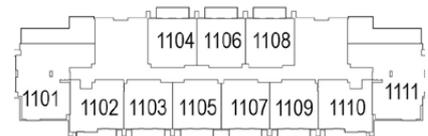
## 2 BEDROOM TYPE B



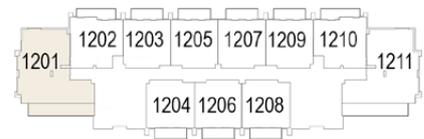
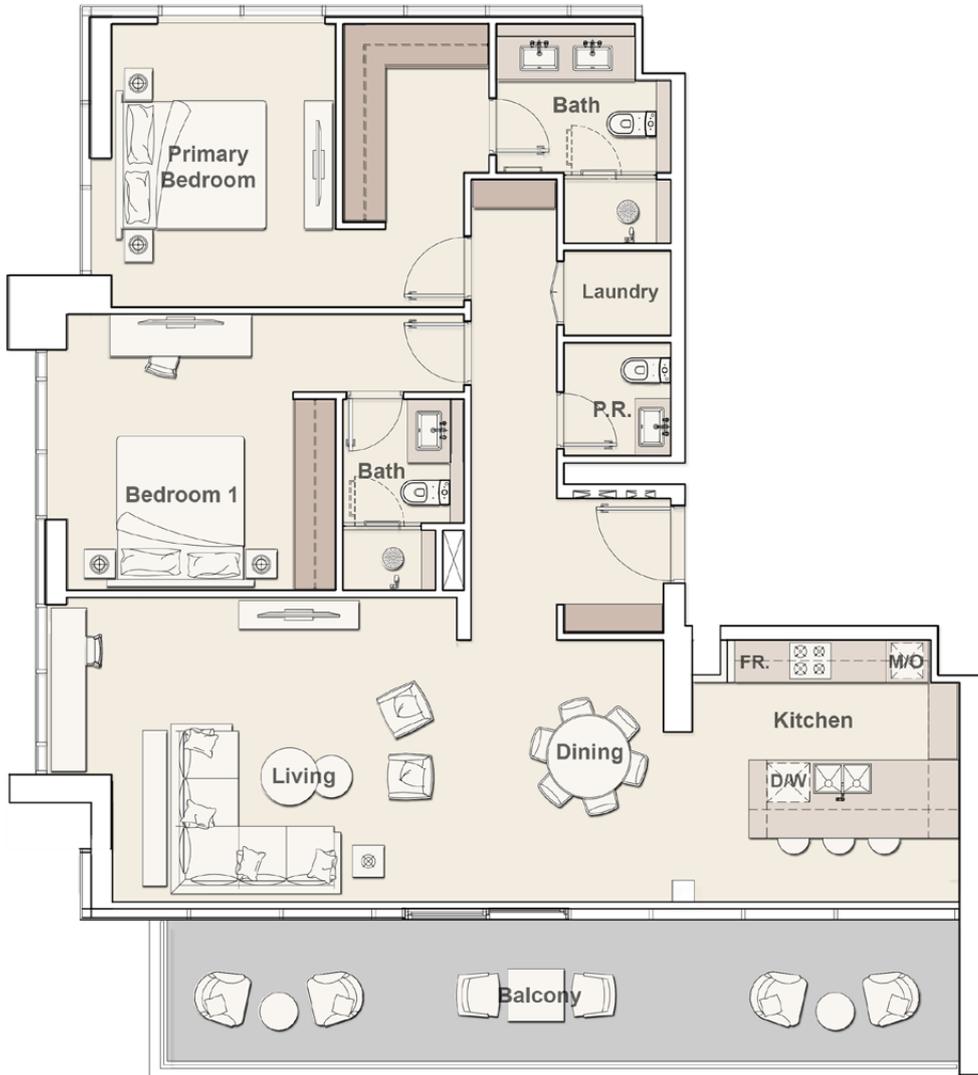
**Internal Living Area 1333.43 sq.ft.**

**Outdoor Living Area 437.34 sq.ft.**

**Total Living Area 1770.77 sq.ft.**



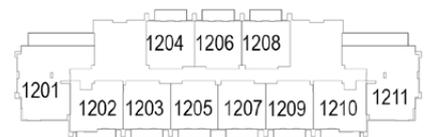
## 2 BEDROOM TYPE C



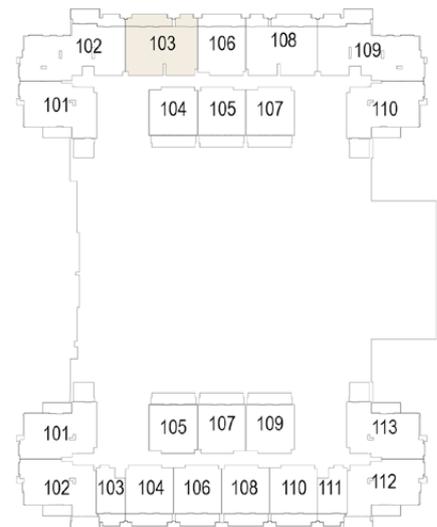
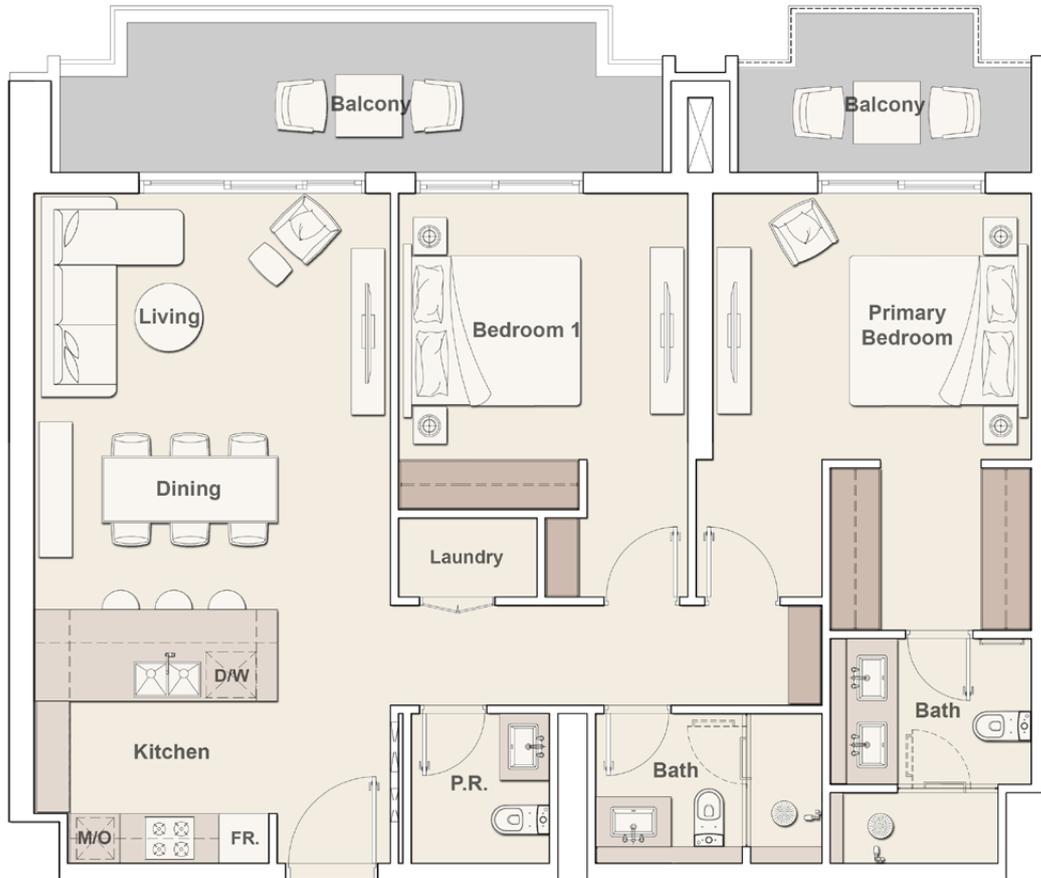
**Internal Living Area 1333.00 sq.ft.**

**Outdoor Living Area 257.80 sq.ft.**

**Total Living Area 1590.80 sq.ft.**



## 2 BEDROOM TYPE D

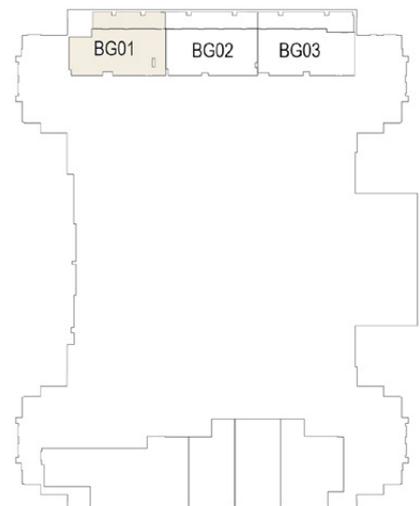
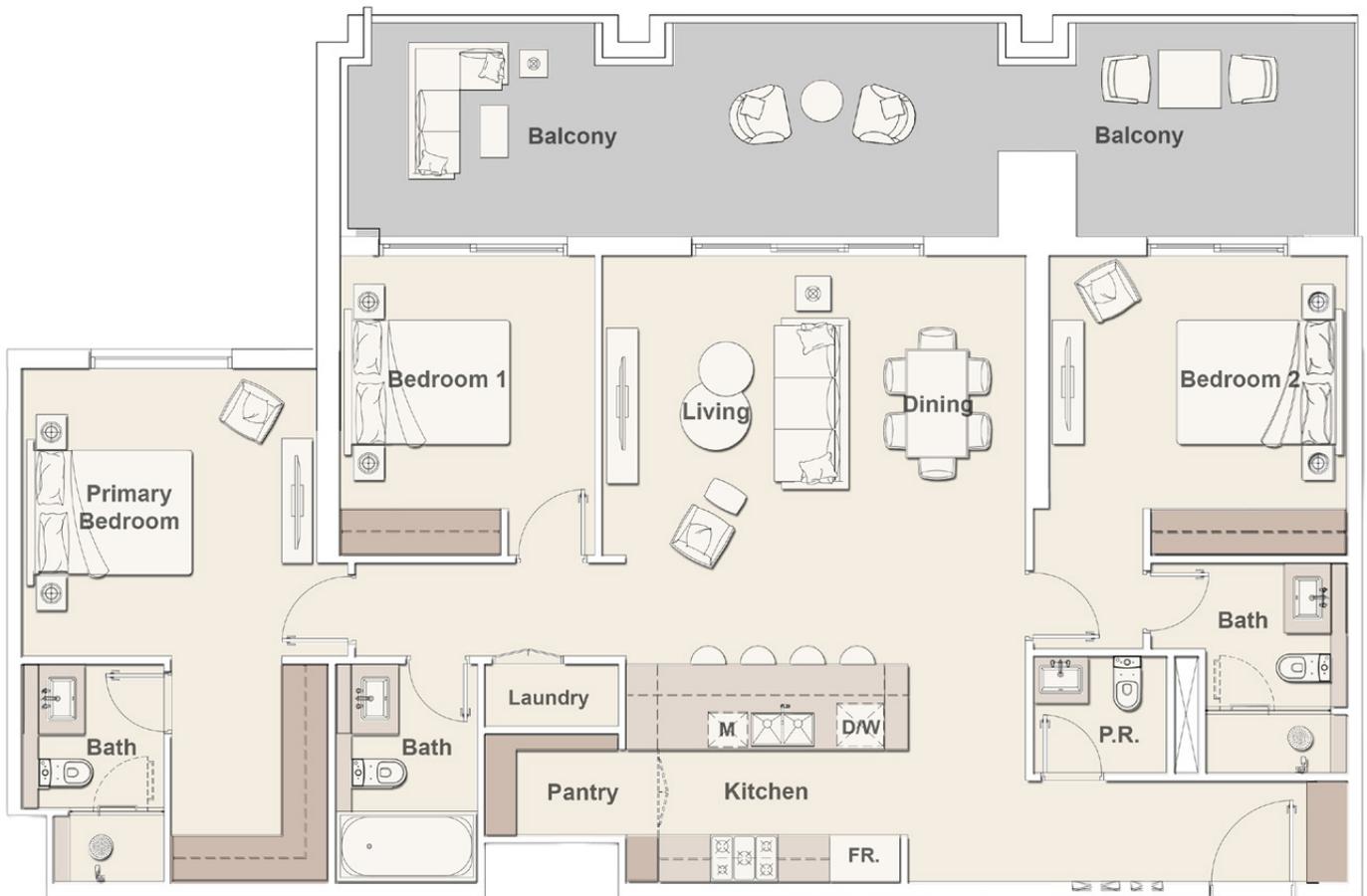


**Internal Living Area 1061.21 sq.ft.**

**Outdoor Living Area 239.82 sq.ft.**

**Total Living Area 1301.03 sq.ft.**

# 3 BEDROOM TYPE A

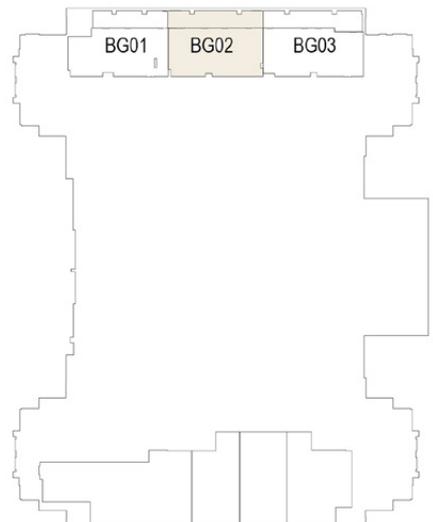
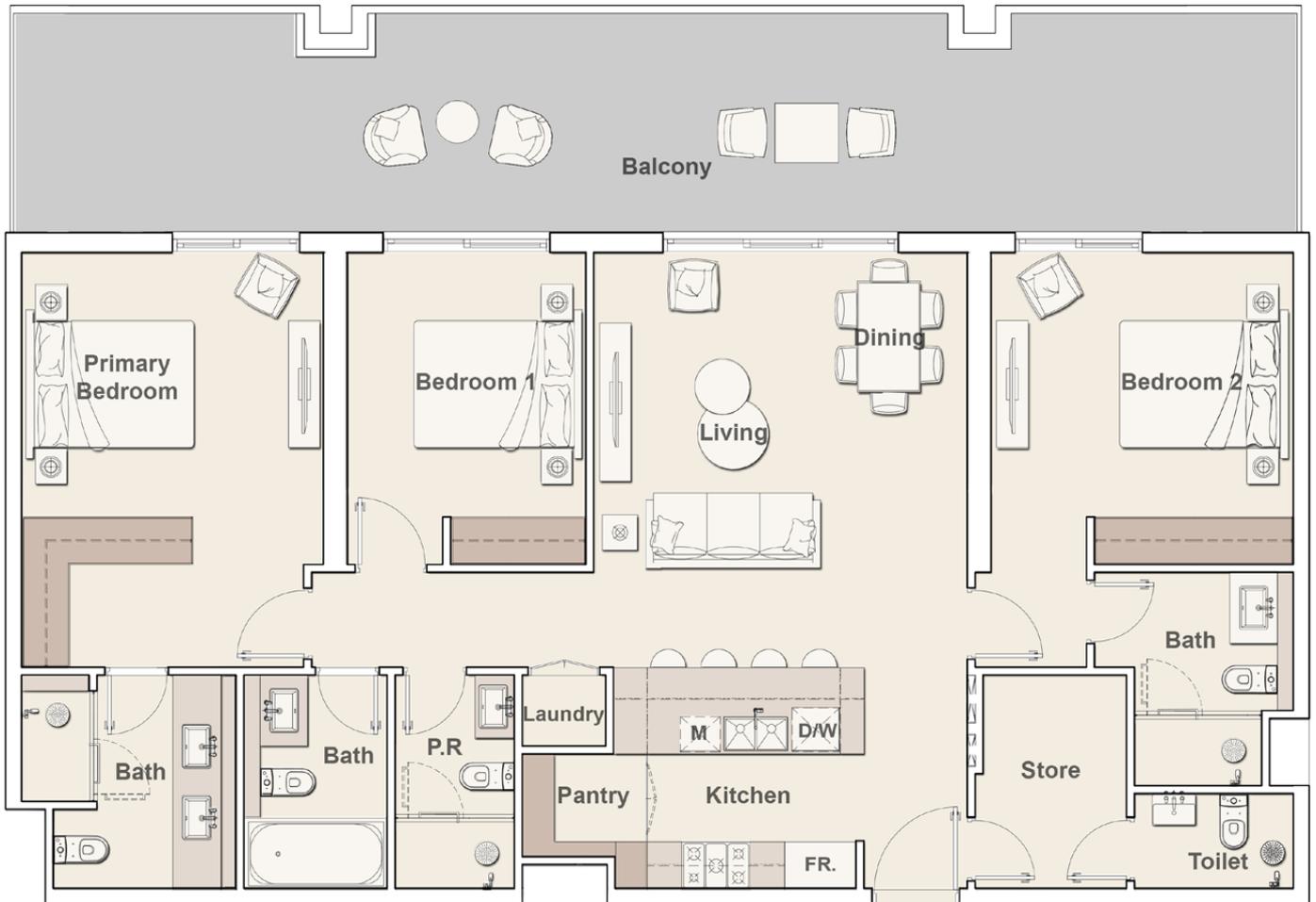


Internal Living Area 1433.97 sq.ft.

Outdoor Living Area 409.78 sq.ft.

Total Living Area 1843.75 sq.ft.

# 3 BEDROOM TYPE B

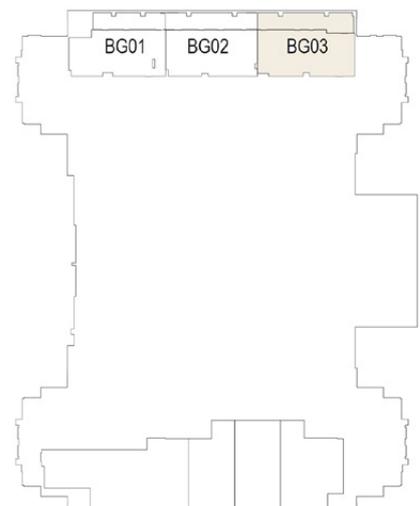


**Internal Living Area 1422.66 sq.ft.**

**Outdoor Living Area 509.13 sq.ft.**

**Total Living Area 1931.80 sq.ft.**

# 3 BEDROOM TYPE C

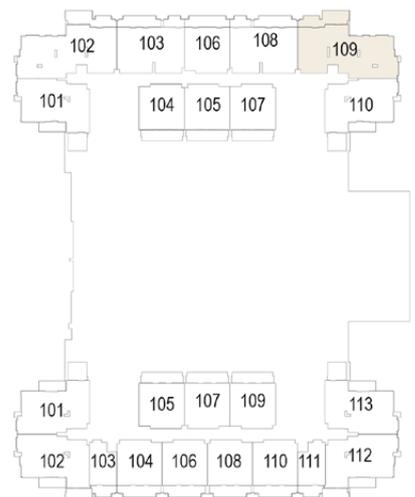


**Internal Living Area 1470.03 sq.ft.**

**Outdoor Living Area 563.49 sq.ft.**

**Total Living Area 2035.52 sq.ft.**

### 3 BEDROOM TYPE D



**Internal Living Area 1481.01 sq.ft.**

**Outdoor Living Area 210.22 sq.ft.**

**Total Living Area 1691.22 sq.ft.**

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ELLINGTON  
PROPERTIES



B  
obby

Tower A  
Entrance Lobby

Project Number: 2300

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