





# **BUILDING CONFIGURATION**



#### ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

#### **OWNERSHIP**

Freehold

ANTICIPATED COMPLETION DATE

PARKING

1 and 2 bedrooms: 1 parking space

3 bedrooms: 2 car parking spaces

#### **ELEVATORS**

6 passenger elevators

1 service elevator

# AMENITIES WITHIN THE PROJECT



Crystal lagoon access with sun loungers area



Lobby reception with lounge and communal table



Retail and F&B shops



Air-conditioned retail arcade



Cinema room and media room



Infinity-edge leisure pool with canopy



Baja shelf and sun loungers area



Indoor and outdoor kids play areas



Indoor and outdoor fitness studio



Indoor and outdoor yoga areas



Change room with steam, shower and sauna



Clubhouse with lounge and kitchenette



Mezzanine-level library



Meditation nest



Flotation therapy pool



Spa treatment and barber room

Garden with

seating areas



Experience shower room



Sky-dining and viewing deck



Barbeque deck with outdoor dining



Pet wash and play area

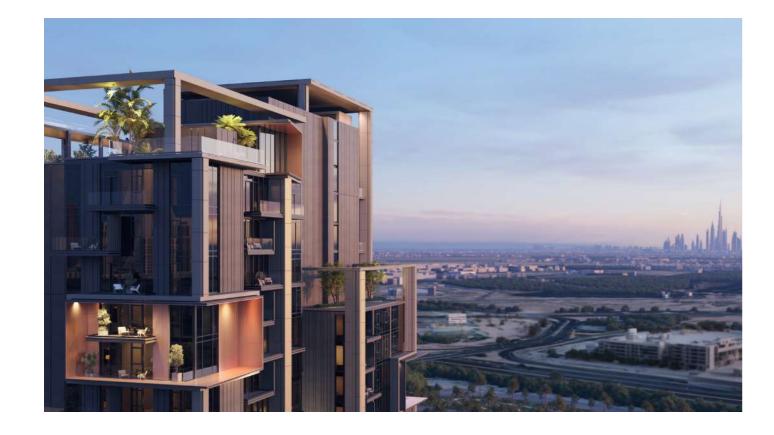
# LOCATION MAP





### **BOOKING STEPS**

- O1. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- O2. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- O3. 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
- O4. Customer will send back the signed SPAs for execution to Ellington Properties
- O5. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer



# DOCUMENTS NEEDED TO BOOK A UNIT

- 01. Buyer's Passport Copy
- O2. Home address, email address, including the contact number (should be the same as the home address)
- AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on https://pay.ellingtonproperties.ae







## GROUND FLOOR AMENITIES PLAN

- 1 MAIN ENTRANCE
- 2 LOBBY ENTRANCE
- 3 LOBBY RECEPTION
- 4 LOBBY LOUNGE
- 5 COMMUNAL TABLE
- 6 SERVICE LIFT
- 7 LIFT LOBBY
- 8 RESIDENTS DROP-OFF AREA
- 9 AIR-CONDITIONED RETAIL ARCADE
- 10 COMMUNITY PROMEMADE
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 PREFERRED PARKING
- 4 ACCESS TO UPPER LEVEL PARKING

GROUND FLOOR

- 15 EV CHARGING STATION
- 16 MOVE-IN TRUCK ZONE
- 7 BICYCLE PARKING
- 18 VEHICLE ENTRANCE/EXIT



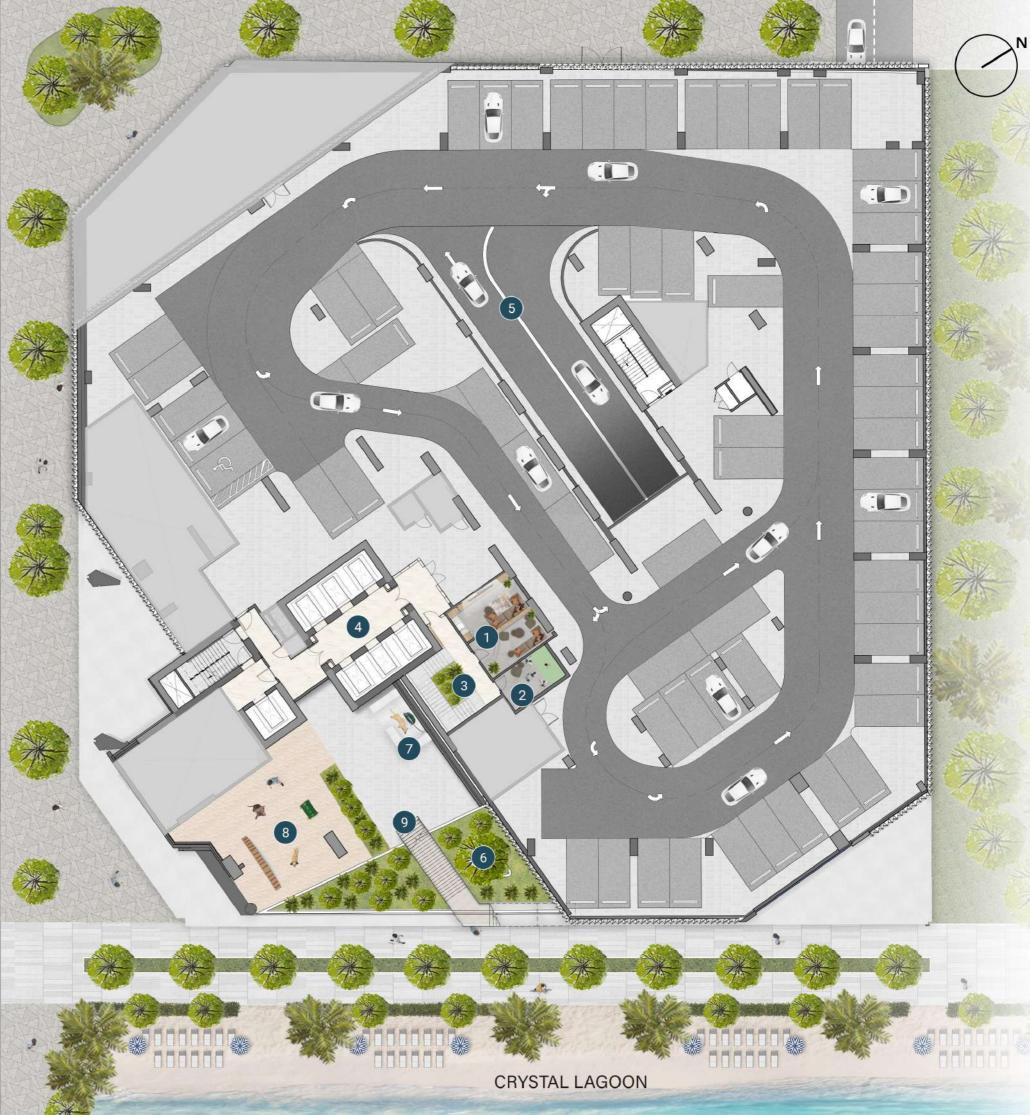


- 1 CINEMA ROOM
- 2 MEDIA ROOM
- 3 ACCESS TO CLUBHOUSE
- 4 LIFT LOBBY
- 5 ACCESS TO LOWER LEVEL PARKING

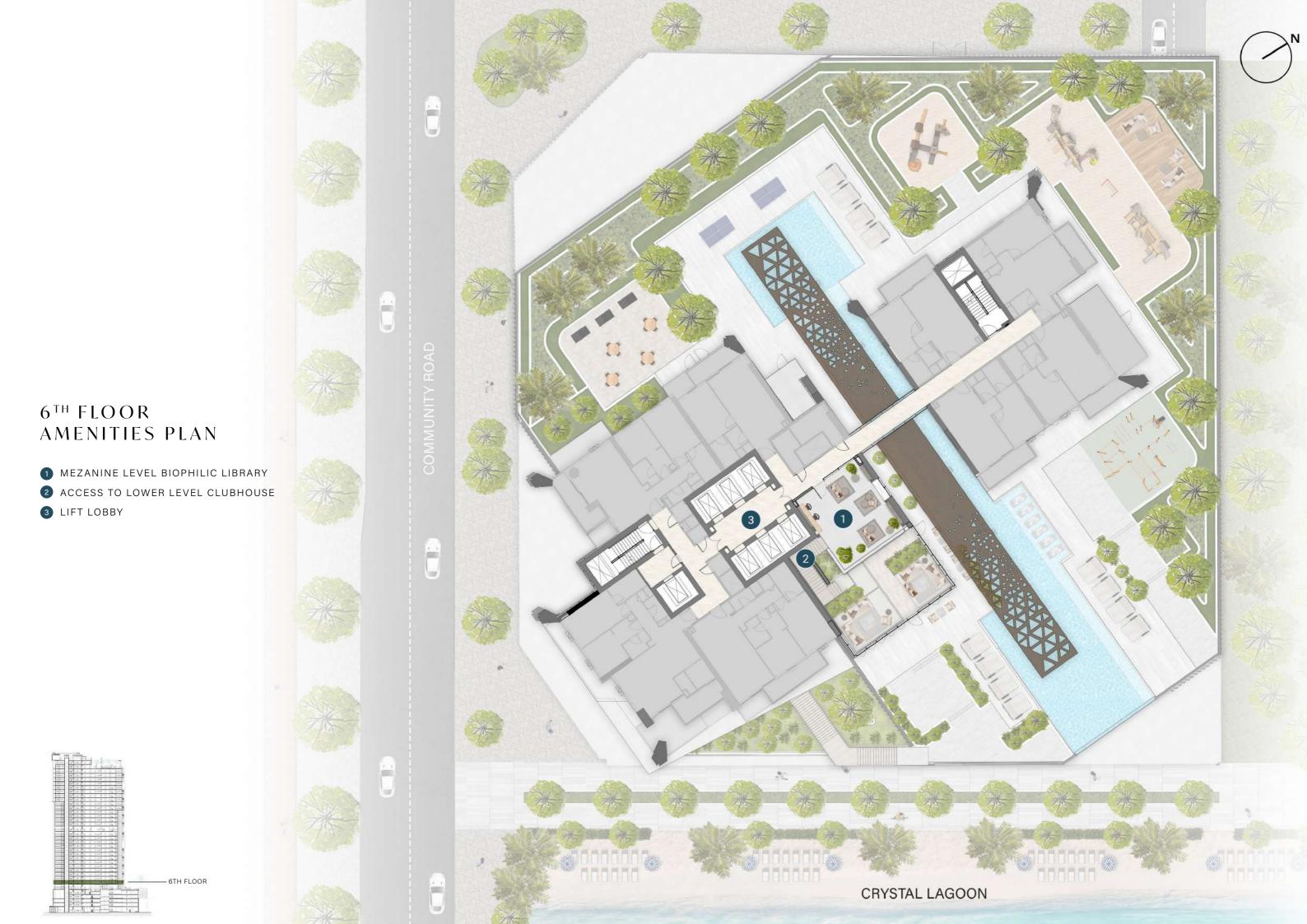
4TH FLOOR

- 6 LANDSCAPE GARDEN
- 7 3RD FLOOR DOG WASH
- 8 3RD FLOOR DOG PARK
- 9 ACCESS TO POOL DECK

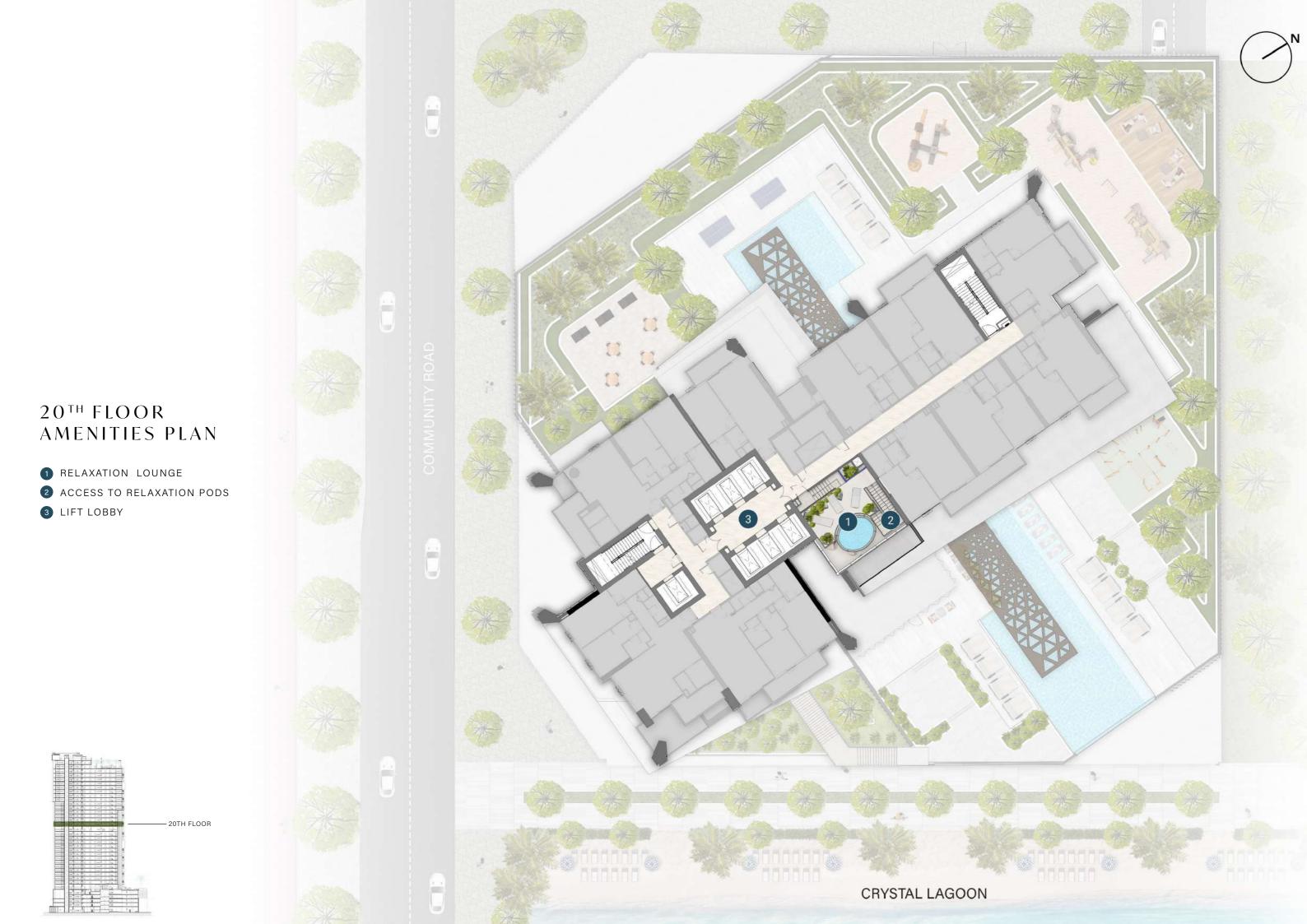








# 19™ FLOOR AMENITIES PLAN 1 SPA TREATMENT ROOM 2 SAUNA 3 LOUNGE AREA 4 BARBER/HAIRDRESSER ROOM 5 EXPERIENCE SHOWER 6 FLOATATION THERAPY 7 CHANGE ROOM 8 POWDER ROOM 9 RELAXATION PODS 10 ACCESS TO RELAXATION LOUNGE 11 LIFT LOBBY 19TH FLOOR CRYSTAL LAGOON



#### 34<sup>TH</sup> FLOOR AMENITIES PLAN

- 1 SKY DINING
- 2 KITCHENETTE
- 3 POWDER ROOM
- 4 SKY DINING GARDEN LOUNGE
- 5 FIRE PIT
- 6 SKY GARDEN
- 7 ACCESS TO OBSERVATION DECK

- 34TH FLOOR

8 LIFT LOBBY







- 1 OBSERVATION DECK
- 2 ACCESS TO SKY GARDEN
- 3 LIFT LOBBY







#### THE LOBBY

The lobby sets the tone for the building's design ethos—sophisticated yet welcoming, with an emphasis on natural elements. The biophilic design incorporates rich textures, greenery, and contemporary art, offering residents and guests a sense of calm and elegance upon arrival. Lounge areas and coworking spaces encourage interaction and productivity, making the lobby a lively yet peaceful place to gather or work.



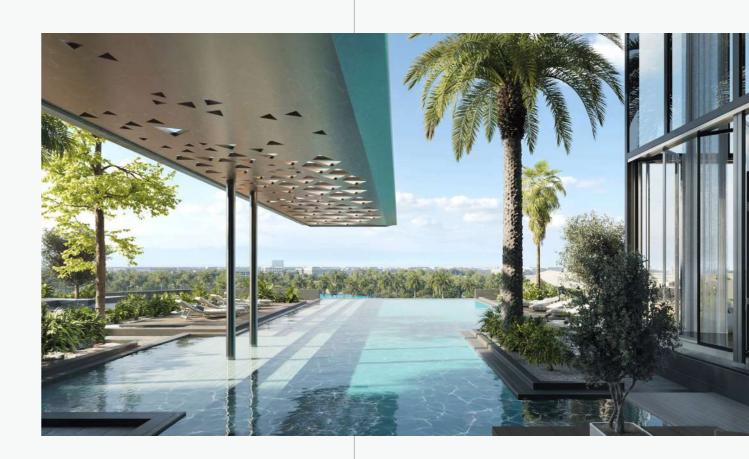


### THE CLUBHOUSE

The Highgrove's two-story clubhouse offers an inviting environment for residents to connect, relax, and socialize. Thoughtfully designed with comfortable seating, lush greenery, and a bright, airy atmosphere, the clubhouse seamlessly blends indoor and outdoor living. Whether you're enjoying a coffee with neighbors or reading a book by the pool, the clubhouse offers the perfect setting for building community and enjoying leisurely moments.

#### POOL DECK

The 60-meter infinity pool is the centerpiece of Highgrove's outdoor spaces, designed to provide a resort-like experience. Surrounded by lush greenery and offering panoramic views, the pool visually merges with the man-made lagoon, creating a sense of harmony between architecture and the natural environment. The expansive deck, with its cascading waterfall and infinity edge, serves as a tranquil spot for residents to unwind, relax, and enjoy the serenity of their surroundings.





### KIDS' PLAY AREA

The kids' play area is a vibrant space where imagination runs wild. Inspired by the beauty of nature, the play area features a jungle-themed design complete with a suspended tunnel, a thrilling slide, and a colorful ball pit. It's a safe, fun environment where children can explore and play while staying connected to the wonders of the natural world.

#### YOGA STUDIO

The dedicated yoga studio is a tranquil retreat designed for mindfulness and rejuvenation. Offering both indoor and outdoor spaces with expansive views, this studio provides an ideal setting for residents to practice yoga, meditation, or Pilates. With aerial yoga swings and serene surroundings, the space encourages residents to find balance and peace in their wellness routines.



### WELLNESS SPA

The wellness spa in the residence is a serene haven designed to nurture relaxation and overall well-being. Featuring a floatation therapy pool, it offers a unique sensory experience. The spa also includes a sauna and emotional showers, perfect for detoxification and stress relief. Personalized treatments are available in the specialized treatment room, while the hairdresser salon enhances personal grooming. Thoughtfully designed to ensure privacy and comfort, the spa includes dedicated changing and shower areas.



# LIVING ROOM

The living rooms at The Highgrove are designed to offer an expansive, light-filled space that serves as the heart of the home. With panoramic windows and a layout that seamlessly connects with the kitchen, these spaces are perfect for both relaxation and entertaining.





# KITCHEN

The kitchens combine sleek design with practical functionality, offering spacious countertops, integrated appliances, and clever storage solutions. With floor-to-ceiling windows that flood the space with natural light, the kitchens provide a warm and welcoming environment for cooking and entertaining.

### **BATHROOM**

The bathrooms are crafted with modern finishes and thoughtful design elements, creating a calming and functional space. With rain showers, ample storage, and elegant sinks, they provide a spa-like environment that enhances daily routines.



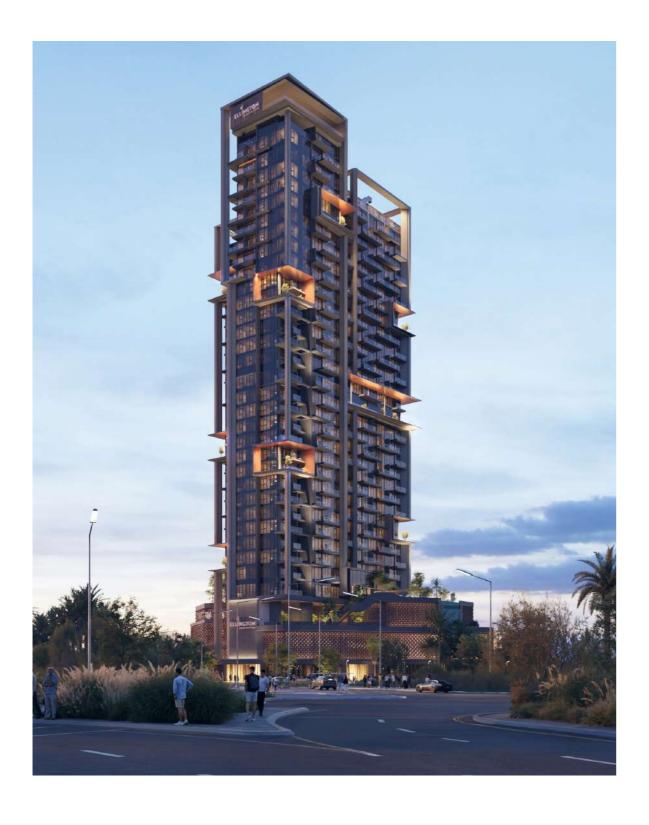


### SKY DINING

The Sky Dining area at The Highgrove offers an exceptional rooftop experience with breathtaking views of the city skyline and beautiful surroundings. Designed for ultimate relaxation and enjoyment, this elegant space features a convenient kitchenette, allowing residents to dine in style while taking in the panoramic scenery. Whether it's a casual meal or a special gathering, the Sky Dining area provides a perfect setting to enjoy fine dining and unforgettable views from the comfort of home.



# PAYMENT PLAN



DOWNPAYMENT

20%

At the time of booking

FIFTH PAYMENT

5%

On completion of 20% construction of the project

FIRST PAYMENT

10%

60 days after the reservation date

SIXTH PAYMENT

5%

On completion of 30% construction of the project

SECOND PAYMENT

10%

120 days after the reservation date

SEVENTH PAYMENT

5%

On completion of 40% construction of the project

THIRD PAYMENT

5%

240 days after the reservation date

EIGHTH PAYMENT

5%

On completion of 50% construction of the project

FOURTH PAYMENT

5%

360 days after the reservation date

LAST PAYMENT

30%

On completion

