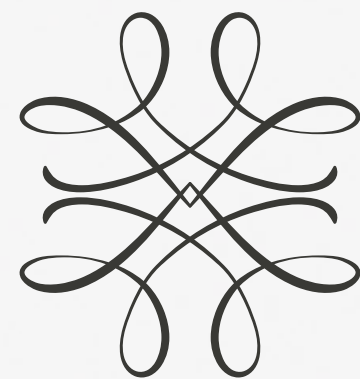


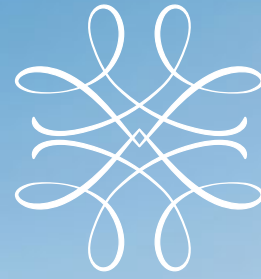


THE WATERCREST

A SANCTUARY VILLA COLLECTION



A community *crafted*
in *nature's* embrace



THE WATERCREST



THE WATERCREST
by ELLINGTON

Curated for discerning families, our collection of villas and townhouses epitomizes elegance and exclusivity. From the elegant interiors to the serene outdoor spaces, every detail is crafted to create an idyllic family retreat. Here, families can thrive in an environment that nurtures their well-being and provides a peaceful escape from the hustle and bustle of city life.

A close-up, high-contrast photograph of a person's face, focusing on the eye and ear. The lighting is warm and golden, creating a soft glow on the skin. A stylized, semi-transparent graphic of an ear is overlaid on the left side of the image, partially obscuring the person's ear. The text is positioned in the lower-left quadrant, with the title in a large, elegant serif font and two paragraphs of smaller text below it.

Sight, *Sound*, *Scent* & Touch

The architectural color palette and vibrant flowers, combined with the sound technology diffused through the material palette of each residence, harmonize beautifully with the garden birds that inhabit the community.

The sweet floral aromas transport residents to a natural paradise filled with aromatic plants and blossoms. Meanwhile, an eclectic selection of natural and manmade materials invites residents to explore the tactile elements of their homes.



The Watercrest is a private haven for young families. While it remains secluded within its garden community, it's extremely well-connected to excellent schools, hospitals and the all-embracing opportunities of Dubai.

Location *map*



TO
ABU DHABI



BUSINESS BAY

DOWNTOWN
DUBAI

DUBAI INTERNATIONAL
FINANCIAL CENTRE

MUSEUM OF
THE FUTURE

TO
DUBAI AIRPORT



DUBAI
WATER CANAL

DUBAI DESIGN
DISTRICT

RAS AL KHOR
WILDLIFE SANCTUARY

AL AIN DUBAI ROAD

MEYDAN
RACECOURSE

D67 RD 34TH STREET

D67 RD 34TH STREET

D67 RD 34TH STREET

THE LAKESHORE

A SANCTUARY VILLA COLLECTION

CRYSTAL LAGOON

THE BEACHFRONT

A SANCTUARY VILLA COLLECTION

THE WATERSIDE

A SANCTUARY VILLA COLLECTION

THE LAKEVIEW

A SANCTUARY VILLA COLLECTION



THE WATERCREST

COMMUNITY PARK

Driving *distances*

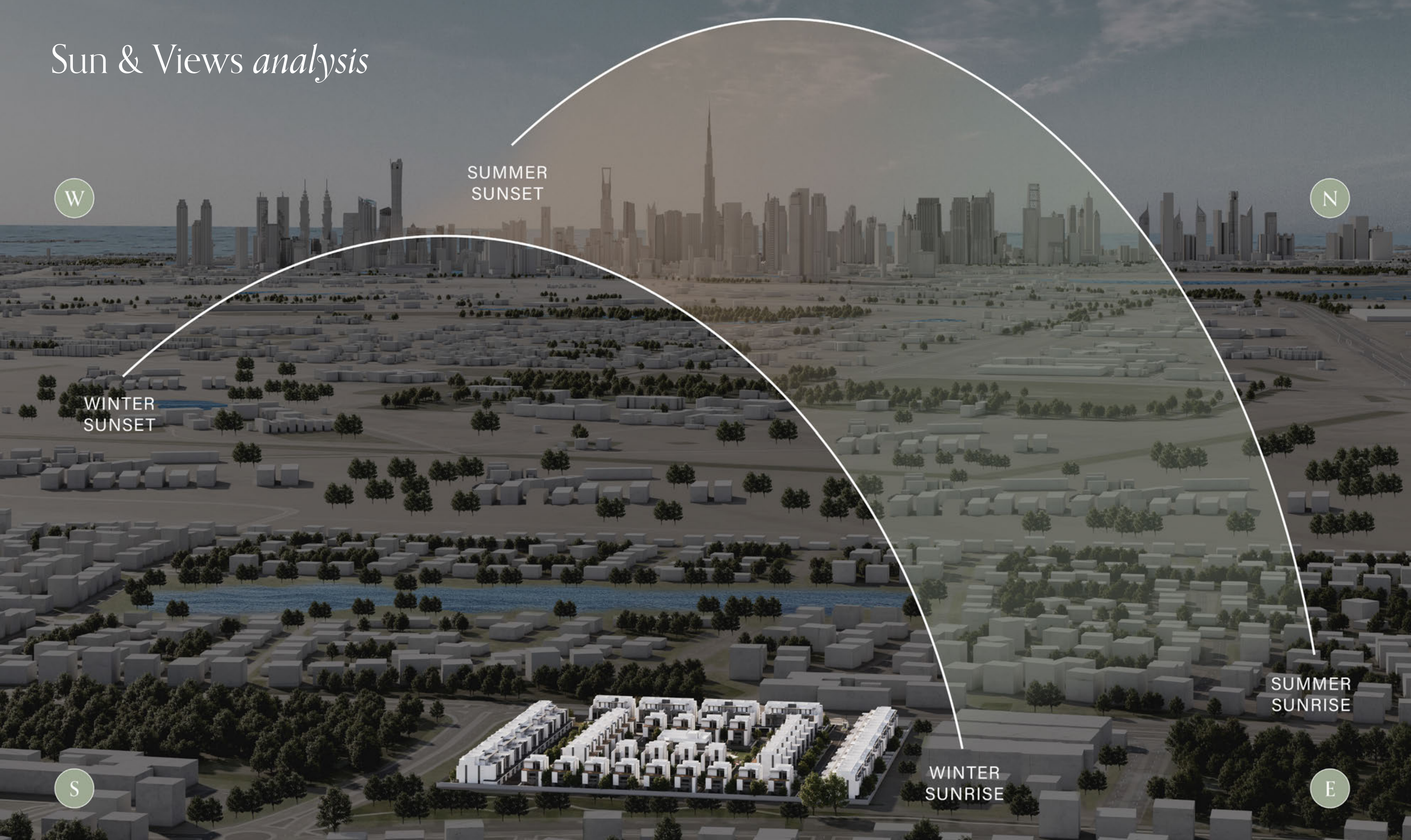


Landmarks	Mins
The Sanctuary Villas	3
Academic City	11
Dubai Design District	12
Dubai International Airport	16
Meydan Racecourse	17
Business Bay	18
Dubai Hills Mall	18
Museum of the Future	19
Burj Khalifa / Dubai Mall	20
Dubai International Financial Centre	22
Jumeirah Beach	22
Dubai Hills Golf Club	22
Al Maktoum International Airport	22
Jumeirah Golf Estate	24
Palm Jumeirah	32



THE WATERCREST

Sun & Views analysis



W

N

SUMMER
SUNSET

WINTER
SUNSET

SUMMER
SUNRISE

S

E

WINTER
SUNRISE

MASTER PLAN

- 1 COMMUNITY ENTRANCE
- 2 GATE HOUSE
- 3 DRIVEWAY
- 4 RIVER CLUB ACCESS
- 5 LAKEHOUSE
- 6 RIVER CLUB
- 7 KIDS PLAY
- 8 DOG PARK
- 9 TOWNHOUSES
- 10 VILLAS





Aerial view



The *community*

The Riverine	31 units
The Alcove	25 units
The Arcadia	28 units

Plot *area range*

The Riverine	from 4,030 sq ft to 4,152 sq ft
The Alcove	from 2,007 sq ft to 2,414 sq ft
The Arcadia	from 2,416 sq ft to 2,979 sq ft

Anticipated *service charge*
AED 5/sq. ft.

Anticipated *completion date*
Q4 2027



River club
The source of the community



Designed to inspire its residents, The Watercrest captures the serenity of nature, featuring a bespoke water feature gently flowing through its center to enhance the peaceful environment.



Open lawn area

Outdoor kid's *play*



Lakehouse





THIS IS WHERE
the magic
HAPPENS

YOU ARE
EXACTLY WHERE
YOU NEED TO BE

Lounge entrance

Lounge area







Creative zone



Good Vibes
Only

Lounge materials & finishes



Welcome to
the Jungle

Kid's play

GROUND FLOOR AMENITIES PLAN

- 1 RIVER CLUB ACCESS
- 2 OPEN LAWN AREA
- 3 KIDS POOL
- 4 SPLASH PAD
- 5 ADULTS POOL
- 6 SUN LOUNGERS AREA
- 7 CABANAS
- 8 BAJA SHELF
- 9 OUTDOOR SHOWER
- 10 PLUNGE POOL
- 11 OUTDOOR KIDS PLAY
- 12 OUTDOOR SEATING AREAS
- 13 CLUB TERRACE
- 14 LAKEHOUSE ENTRANCE
- 15 COMMUNAL TABLE
- 16 LOUNGE AREA
- 17 KITCHENETTE
- 18 CREATIVE ZONE
- 19 ENTRANCE LOBBY
- 20 MALE CHANGE ROOM
- 21 FEMALE CHANGE ROOM
- 22 BATHROOM FOR PEOPLE OF DETERMINATION
- 23 KIDS CLUB
- 24 OUTDOOR GAMES AREA
- 25 QUIET WALKWAY





Fitness studio



DON'T
QUIT



Yoga studio



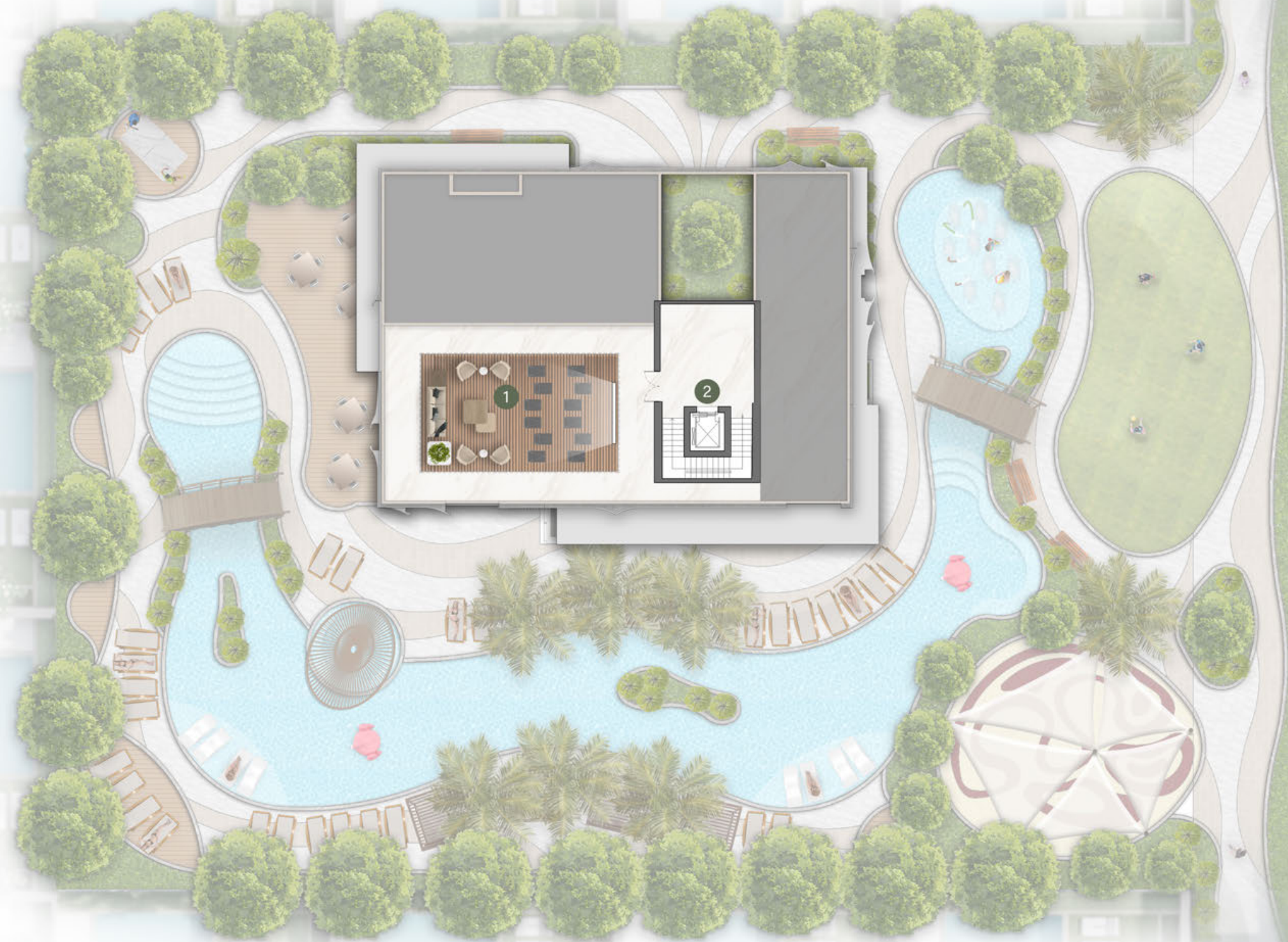
1ST FLOOR AMENITIES PLAN

- ① FITNESS STUDIO
- ② YOGA STUDIO
- ③ ARCADE ROOM
- ④ LIFT LOBBY



2ND FLOOR AMENITIES PLAN

- ① OUTDOOR CINEMA
- ② LIFT LOBBY





Exterior materials & *finishes*



Interior materials & *finishes*



The RIVERINE

Our four-bedroom villa collection welcomes residents into a spacious double-height living room and dining area, creating an immediate sense of openness and grandeur. The accentuated staircase, a staple of contemporary design, not only serves as a striking visual centerpiece but also maximizes space and functionality within the home. Large windows allow natural light to flood the interiors, further amplifying the sense of space and creating a warm, inviting atmosphere.

Each villa is meticulously crafted to provide both comfort and elegance, ensuring that every resident enjoys a refined living experience.

Front view



Garden view



Private pool



Kitchen & dining area



Living area



Dining area





Master bedroom



Master bathroom



Powder room



The library

4 Bedroom Villas

The Riverine

FRONT ELEVATION



BACK ELEVATION



VILLAS PLAN

THE RIVERINE
VILLAS





The Riverine

4 Bedroom Villa

Total Area
4,885 sq. ft.

Plot Area Range
4,030 – 4,152 sq. ft.





The Riverine
4 Bedroom Villa

Total Area
4,885 sq. ft.

Plot Area Range
4,030 – 4,152 sq. ft.





The Riverine

4 Bedroom Villa

Total Area
4,885 sq. ft.

Plot Area Range
4,030 – 4,152 sq. ft.



R
Front view





R
Garden view







Closed kitchen & dining *area*

Living area





Open kitchen & dining *area*

Living & dining



3 Bedroom Townhouses

Fourplex

FRONT ELEVATION



BACK ELEVATION



3 Bedroom Townhouses

Triplex

FRONT ELEVATION



BACK ELEVATION



VILLAS AND
TOWNHOUSES
PLAN

- THE ARCADIA
CORNER UNITS
- THE ALCOVE
MIDDLE UNITS



Closed Kitchen



Open Kitchen



The client shall have the option to choose between an open or closed kitchen design at the time of purchase.
This choice must be finalized prior to the completion of the sale.

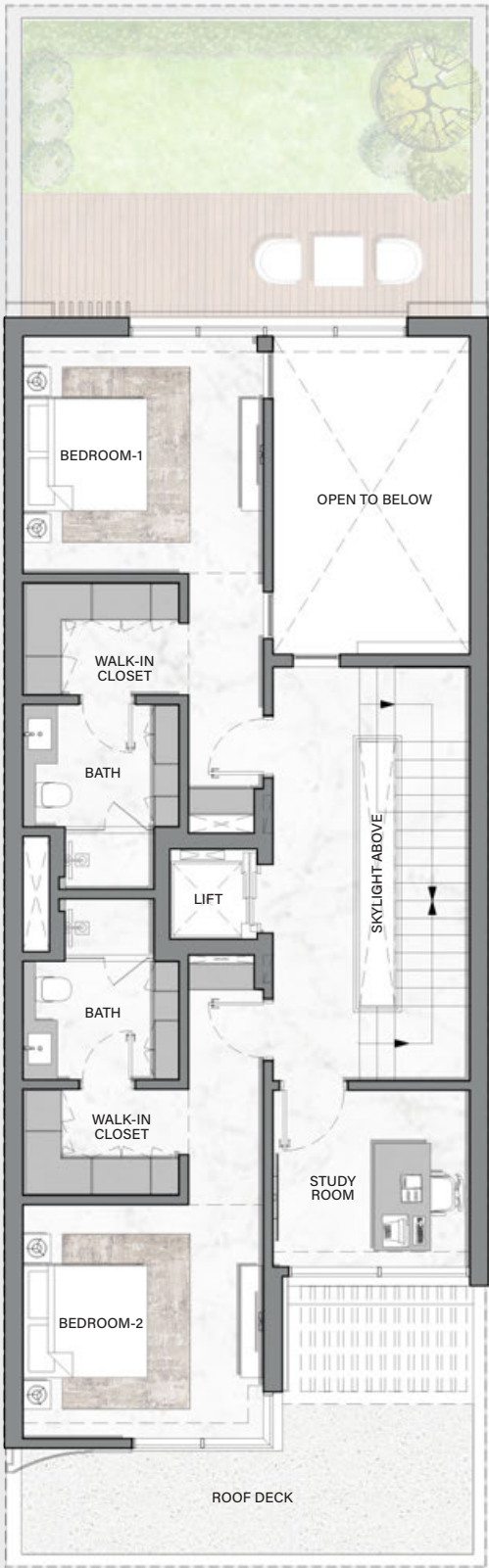
The Alcove

3 Bedroom Townhouse

Total Area
3,829 sq. ft.

Plot Area Range
2,007 – 2,414 sq. ft.



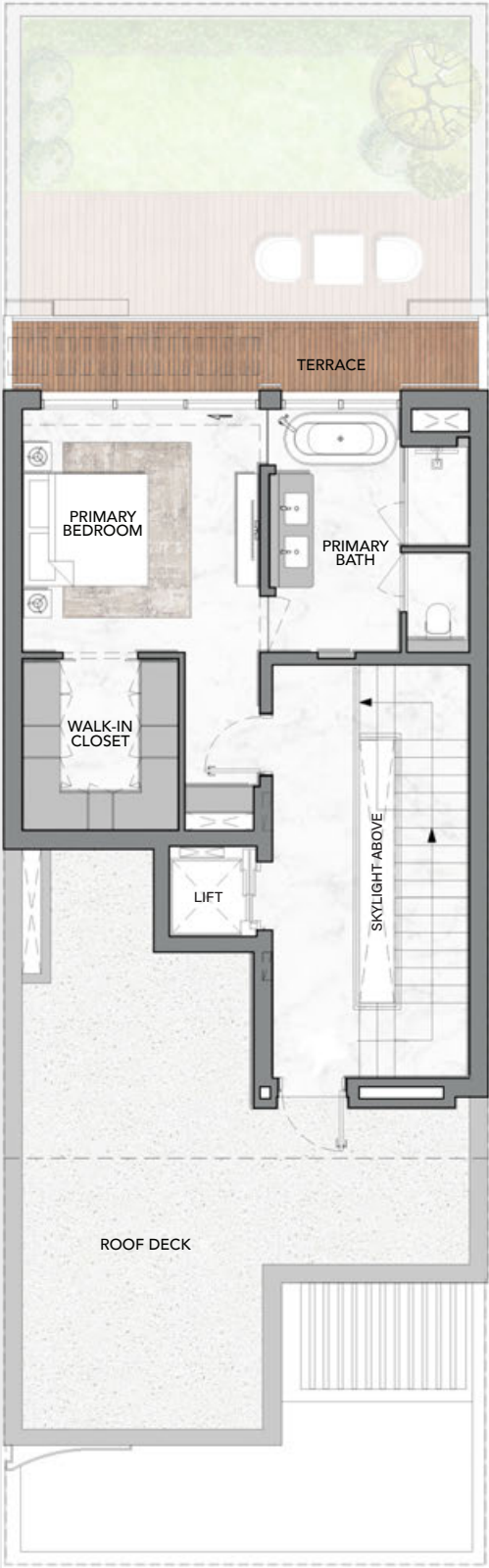


The Alcove
3 Bedroom Townhouse

Total Area
3,829 sq. ft.

Plot Area Range
2,007 – 2,414 sq. ft.





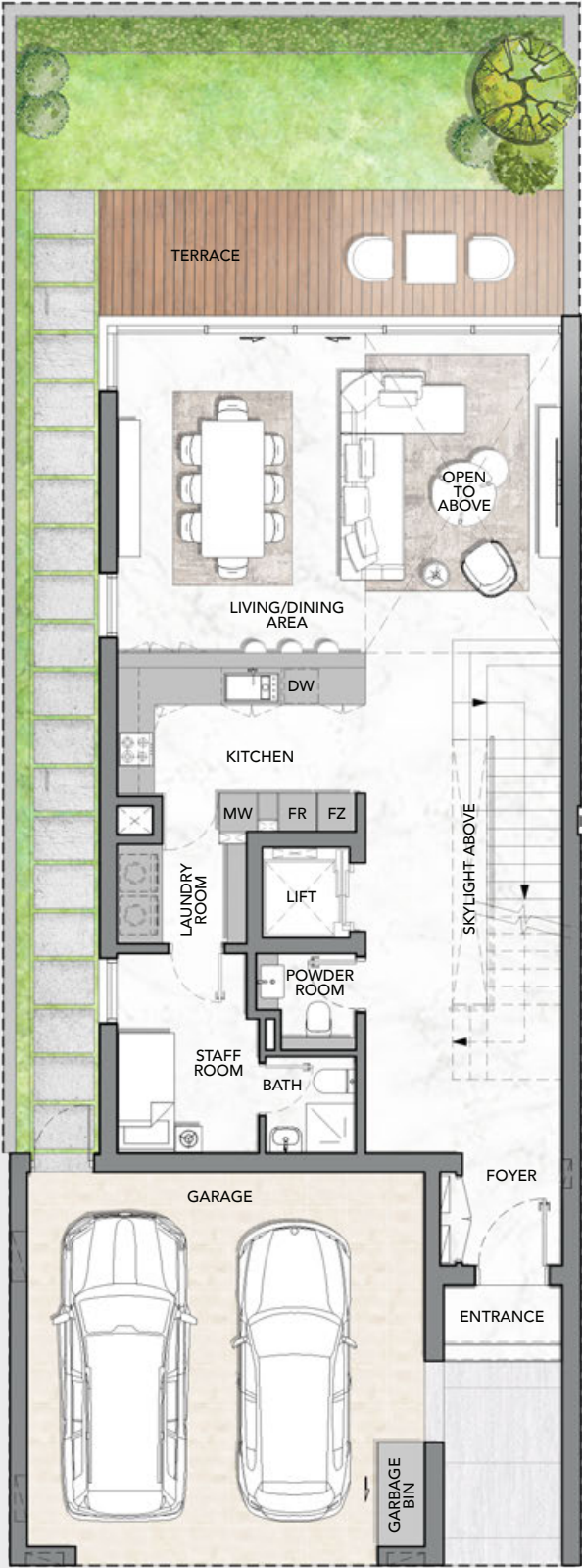
The Alcove

3 Bedroom Townhouse

Total Area
3,829 sq. ft.

Plot Area Range
2,007 – 2,414 sq. ft.



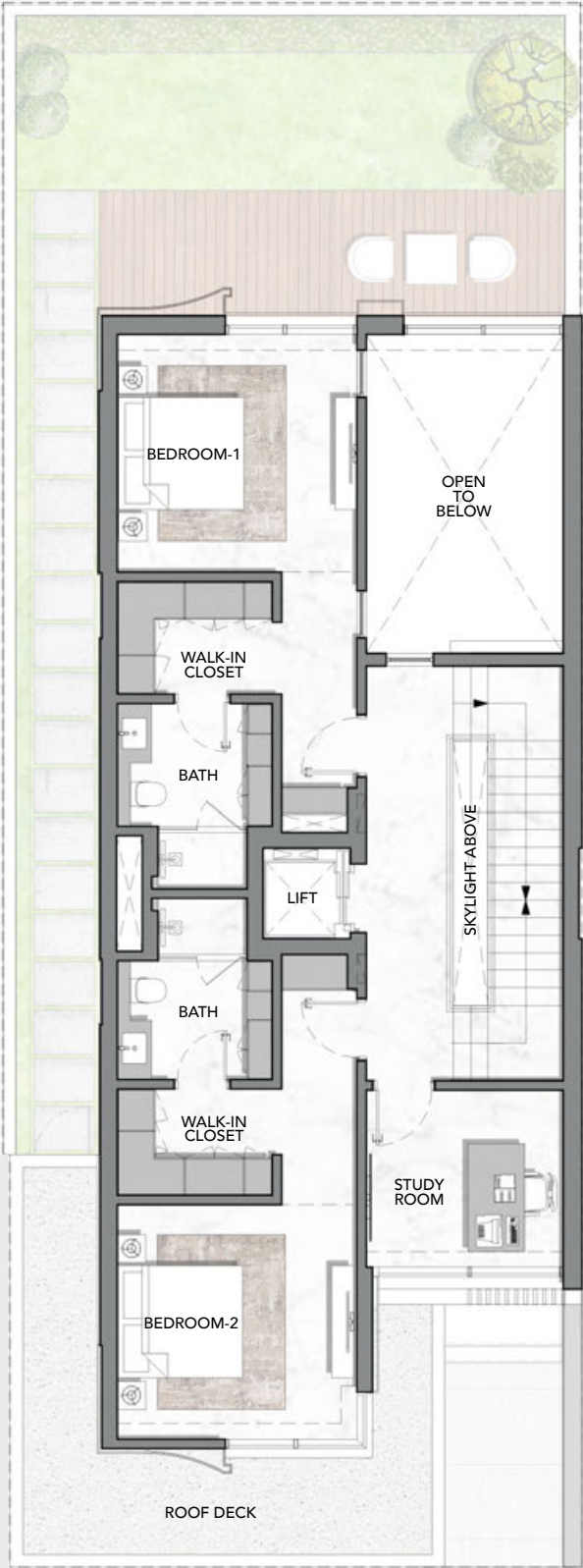


The Arcadia
3 Bedroom Townhouse

Total Area
3,900 sq. ft.

Plot Area Range
2,416 – 2,979 sq. ft.



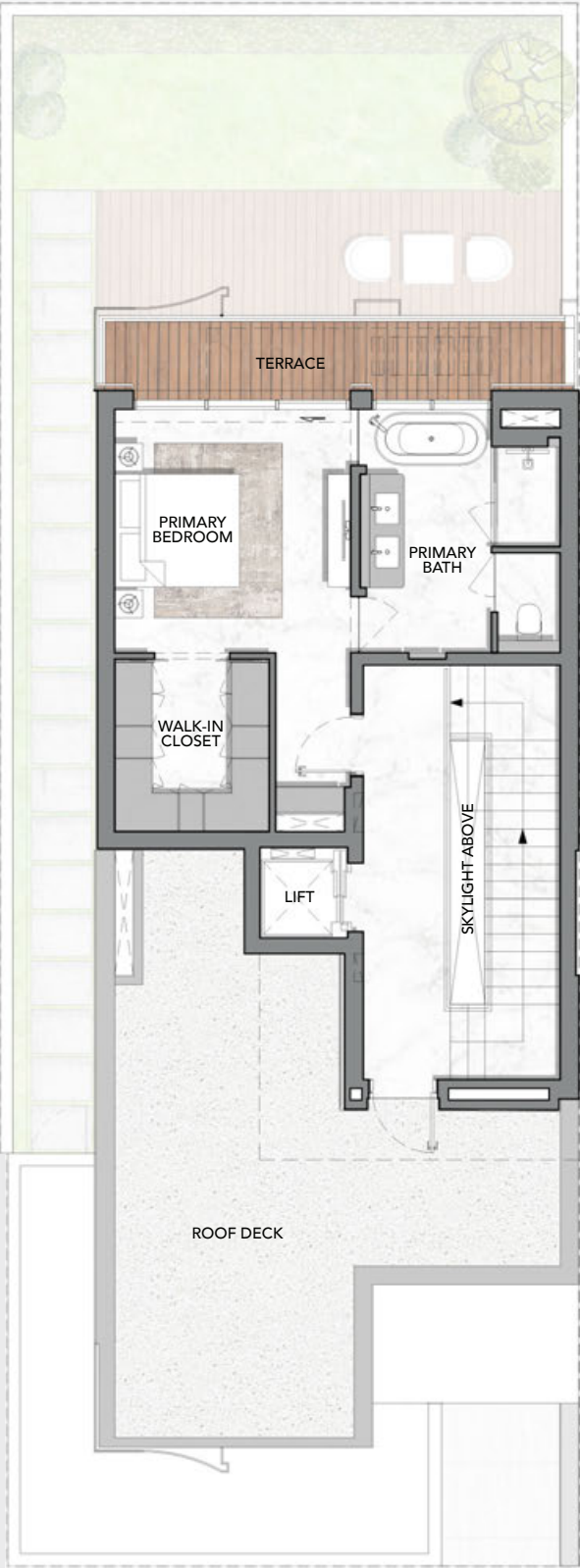


The Arcadia
3 Bedroom Townhouse

Total Area
3,900 sq. ft.

Plot Area Range
2,416 – 2,979 sq. ft.





The Arcadia
3 Bedroom Townhouse

Total Area
3,900 sq. ft.

Plot Area Range
2,416 – 2,979 sq. ft.



Payment *plan*

20%

At the time of booking

10%

60 days after the reservation date

10%

120 days after the reservation date

5%

240 days after the reservation date

5%

360 days after the reservation date

5%

450 days after the reservation date

5%

540 days after the reservation date

5%

720 days after the reservation date

5%

900 days after the reservation date

30%

On completion

We invite you *to explore* The Watercrest

Click **HERE** or scan the QR code below
to navigate the project's interactive page.:



SCAN THE QR CODE

Step into The Watercrest and experience its unique charm firsthand through our **immersive VR experience** at our office on the 16th floor, Ellington Properties, Burlington Tower, Business Bay





800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.