



THE QUAYSIDE

BY ELLINGTON

INVESTMENT GUIDE

BUILDING CONFIGURATION



ELEVATORS

3 passenger elevators
1 service elevator

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

ANTICIPATED COMPLETION DATE

Q1 2026

PARKING

Studio, 1 and 2 bedrooms: 1 car parking space
3 bedrooms: 2 car parking spaces

OWNERSHIP

Freehold

AMENITIES WITHIN THE PROJECT



Lobby for working,
lounging and reading



Leisure and lounge pool
overlooking Dubai Canal



Pool sun loungers and
net seating by the pool



Kids
pool



Fitness
studio



Changing room with
steam shower and sauna



Indoor and outdoor kids'
play area



Zen
room



Clubhouse



Pizza oven &
Barbeque area



Bicycle parking with wash
area



EV charging
station

DRIVING DISTANCES

05
MINUTES
Business Bay Metro Station

11
MINUTES
Dubai Mall / Burj Khalifa

12
MINUTES
Museum of the Future

14
MINUTES
City Walk

15
MINUTES
Meydan Golf Course

16
MINUTES
Dubai International Financial Centre

16
MINUTES
Mall of the Emirates

17
MINUTES
Dubai Design District

18
MINUTES
Dubai International Airport

20
MINUTES
La Mer Beach

20
MINUTES
Burj Al Arab

22
MINUTES
Palm Jumeirah





DOCUMENT NEEDED TO BOOK A UNIT

- 01 Buyer’s Passport Copy
- 02 Home address, email address, including the contact number (should be the same as the home address)
- 03 AED 40,000 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>



UNITS & SIZES

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	15 units	542 sq. ft
1 bedroom	46 units	From 758 sq. ft to 986 sq. ft
2 bedroom + Maids	42 units	From 1,420 sq. ft to 1,567 sq. ft
3 bedroom	14 units	1,739 sq. ft
5 bedroom penthouse	1 unit	10,004 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.

BOOKING STEPS

- 01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03. 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
- 04. Customer will send back the signed SPAs for execution to Ellington Properties
- 05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

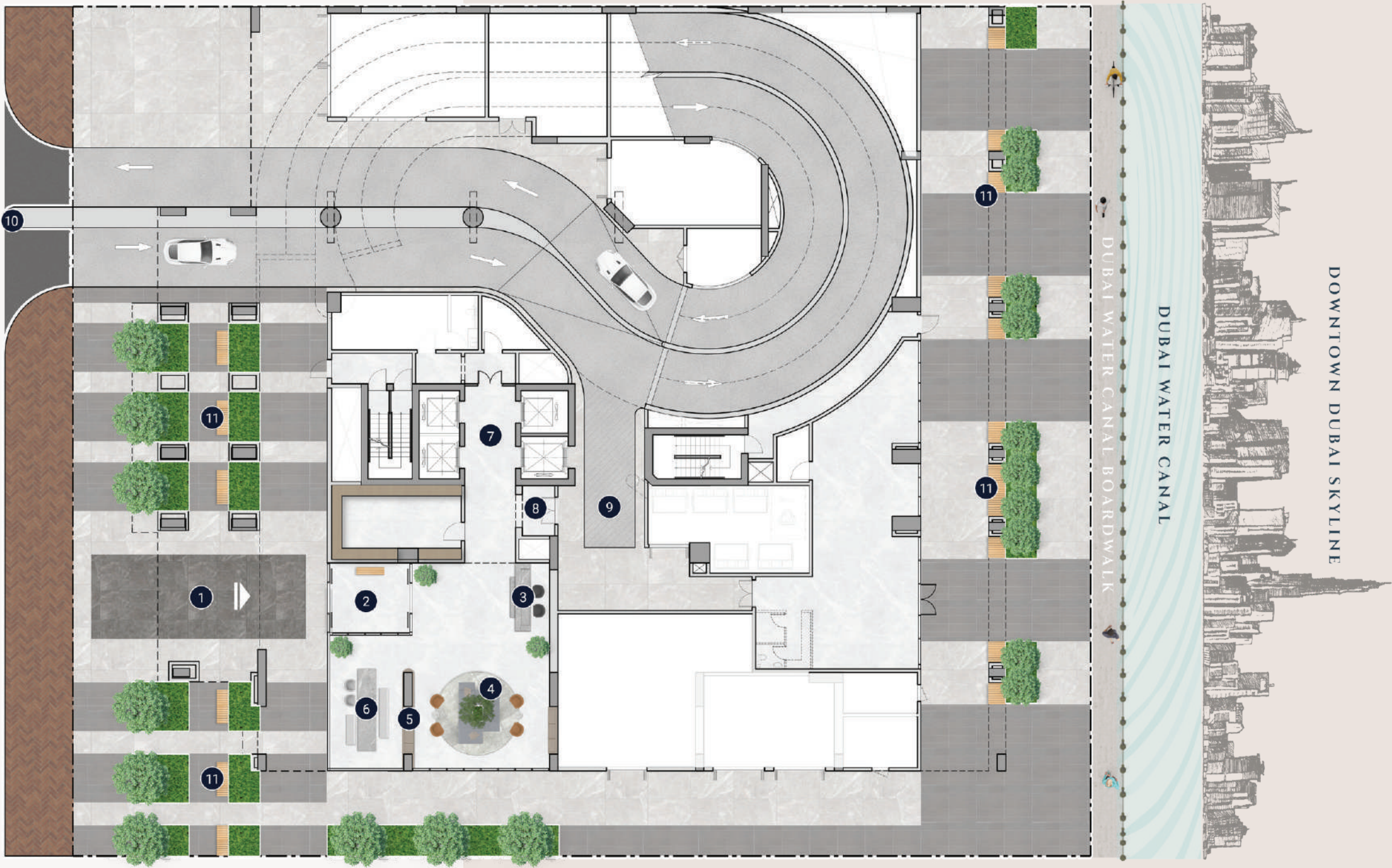
PAYMENT PLAN

- **20 %** At the time of booking
- **10 %** 30 days after the reservation date
- **10 %** 90 days after the reservation date
- **5 %** 150 days after the reservation date
- **5 %** 240 days after the reservation date
- **5 %** On completion of 30% construction of the project
- **5 %** On completion of 40% construction of the project
- **5 %** On completion of 50% construction of the project
- **5 %** On completion of 60% construction of the project
- **30 %** On completion



GROUND
FLOOR PLAN

- ① Main Entrance
- ② Lobby Entrance
- ③ Lobby Reception
- ④ Lobby Lounge
- ⑤ Library Wall
- ⑥ Communal Table
- ⑦ Lift Lobby
- ⑧ Access to Lift and Lobby
- ⑨ Move-in Truck Zone
- ⑩ Vehicle Entrance/Exit
- ⑪ Outdoor Seating Areas



FIRST FLOOR PLAN

- 1 Leisure & Lounge Pool
- 2 Cascading Waterfall
- 3 Net Seating by the Pool
- 4 Pool Sun Loungers
- 5 Baja Shelf
- 6 Cabanas
- 7 Kids Pool
- 8 Outdoor Kids Play Area
- 9 Indoor Kids Play Area
- 10 Kids Bathroom
- 11 Male Spa Room
- 12 Female Spa Room
- 13 Zen Room
- 14 Fitness Studio
- 15 Clubhouse
- 16 Kitchenette
- 17 Outdoor Lounge Terrace
- 18 Outdoor Dining Area
- 19 Pizza Oven and Barbeque Area
- 20 Lift Lobby





LOBBY

As you enter the hotel-style lobby, you are immediately struck by the lush greenery that surrounds you. The minimalist design of the lobby is understated and elegant, with a neutral color palette that is calming and serene. Large, floor-to-ceiling windows allow natural light to pour in, casting a warm glow on the various potted plants and trees that are scattered throughout the space. The air is fresh and clean, and the subtle aroma of the plants adds to the inviting atmosphere. While the furnishings are designed with hospitality in mind, soft, comfortable seating arrangements to create an intimate and welcoming feel.



KIDS' ENTERTAINMENT

The indoor kids' play area is a paradise for children, a miniature resort designed to delight and entertain young residents. The colorful playground is filled with an array of fun activities, including books, games, climbing structures, and playhouses. The soft rubber ground underfoot provides a safe and comfortable landing spot for children's adventurous feats. As they explore, they can cool off in the kids' pool, or enjoy the fresh air in the outdoor kids' play area.



POOL DECK

The resort-style pool is a sophisticated oasis designed with clean, modern lines and sparkling blue water that reflects the dazzling Dubai skyline. The pool area offers stunning views over the Dubai canal and is surrounded by lush, tropical landscaping, adding a touch of natural beauty and tranquillity to the space. One unique feature of the pool is the net seating area, which allows guests to relax and recline in a comfortable, hammock-like seating area right on the water's edge. This feature provides an unparalleled sense of relaxation, as residents can soak up the sun and enjoy the cool water.



ZEN ROOM

The zen room is a serene and relaxing space designed to help residents find inner peace and tranquillity. The room is spacious, with a soothing color palette and large windows that allow plenty of natural light. The view of the canal is the highlight of the room as residents can watch the boats go by, and the changing colors of the sky as the sun rises or sets. This makes the zen room the perfect place to escape the hustle and bustle of the city.

CLUBHOUSE



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PROPERTIES



FITNESS STUDIO

As you make your way to the fitness studio, you will be greeted by stunning views of the pool and the canal. The fitness studio is equipped with top-of-the-line fitness equipment and is designed to cater to all fitness levels. Whether you prefer cardio, strength training, or functional fitness, the fitness studio at The Quayside has everything residents need to achieve their fitness goals.



SPA ROOM

The spa room is designed with a balance of beauty and function, with engineered layouts designed to inspire and motivate. The resort-style changing rooms are spacious and elegant with floor-to-ceiling frosted glass providing natural light while maintaining the privacy of residents. With large mirrors and quartz countertops coupled with wooden shelving on the sides, the spa room is the perfect space to relax, change and store your belongings.



LIVING AREA

The living room is a bright and airy space, filled with natural light that floods in from the floor-to-ceiling windows. The windows provide an uninterrupted view of the sparkling waters of the canal, with boats gliding by and the skyscrapers of the city rising majestically in the background. The bright palette of the living room perfectly complements the natural light, making the space feel open and inviting. It is the perfect place to relax and unwind or to entertain guests while taking in the beauty of Dubai's cityscape.















KITCHEN

The open-layout kitchen is an exquisite space, equipped with high-end appliances, and features a blend of white marble and wood cabinets creating a timeless, yet contemporary look. The Ellington signature kitchen island takes center stage in the area, offering ample counter space for food preparation and serving, as well as a cozy spot for casual dining. The kitchen blends seamlessly with the living area, creating a cohesive and inviting space while its color palette perfectly complements the room, creating a sense of continuity throughout the space.



WHY INVEST IN DUBAI?

- | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  High rental returns compared to major world cities |  Residence visa |  World-class COVID-19 management |  Ease of doing business – 1st in MENA* |
| 0% 0% tax on residential real estate |  Safe and reliable investment environment |  World-class education |  Consistently growing population |
|  Fixed exchange rate (US Dollar and UAE Dirham) |  Sustained economic growth |  Readily available financing options |  DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center ** |
|  Stable economy and currency | | | |

*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





LIVE IN *DESIGN*

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