



ELLINGTON
PROPERTIES



BELGRAVIA GARDENS

INVESTMENT
GUIDE



ARCHITECTURE THAT SHAPES
A NEW WAY OF LIVING

PROJECT CONFIGURATION

BUILDING IV

BUILDING I



BUILDING II



BUILDING III



ANTICIPATED SERVICE CHARGE

AED 15 per sq.ft

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q3 2028

PARKING

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

ELEVATORS

Building I and IV
3 passenger elevators
2 service/ passenger elevators

Building II and III
2 passenger elevators
2 service/ passenger elevators

AMENITIES WITHIN THE PROJECT



Arrival gardens and drop-off area



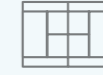
F & B and retail shops



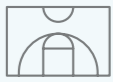
Lobby reception and lounge



Game station



Tennis court



Half- basketball court



Courtyards and gardens



Urban beach



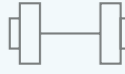
Lazy river



Padel court



Indoor and outdoor kids play area



Indoor and outdoor fitness area



Leisure and lap pool



Urban beach pool and lounge



Sun loungers area



Change rooms and wellness areas



Indoor and outdoor yoga studio



Kids lounge with creche and nap station



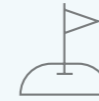
Kids pool and splash pad



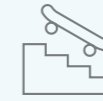
Clubhouse with private dining



Juice bar



Mini golf



Skate park



Jogging and walking tracks



Amenity pavilion gallery



Co-working hub



Cinema room



Dog park



Barbeque deck and outdoor dining



Ganbanyoku room



AN OASIS AT THE HEART OF
YOUR COMMUNITY

UNIT TYPES AND SIZES

BUILDING I

APARTMENTS

NUMBER OF UNITS

SIZE RANGE

Studio	6 units	From 482 sq. ft to 489 sq. ft
1 Bedroom	55 units	From 766 sq. ft to 807 sq. ft
2 Bedrooms	56 units	From 1,062 sq. ft to 1,177 sq. ft
2 Bedroom + Study	27 units	From 1,195 sq. ft to 1,625 sq. ft
3 Bedrooms	22 units	From 1,687 sq. ft to 2,544 sq. ft



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

DOCUMENTS 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 on <https://pay.ellingtonproperties.ae>

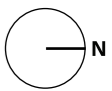




SPACES THAT REFLECT
THE ESSENCE OF HOME

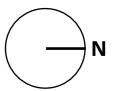
MASTER PLAN GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBIES
- 04 LIFT LOBBIES
- 05 MOVE-IN TRUCK ZONES
- 06 ENTRANCE PAVILLION
- 07 VIEWING DECK
- 08 COURTYARDS
- 09 OUTDOOR KIDS PLAY
- 10 READING GARDEN
- 11 BARBIQUE DECK & OUTDOOR DINING
- 12 SUN LOUNGERS AREA
- 13 KIDS POOL
- 14 LAZY RIVER
- 15 URBAN BEACH
- 16 URBAN BEACH LOUNGE
- 17 CLUBHOUSE
- 18 OUTDOOR FITNESS AREA
- 19 MINI-GOLF
- 20 RIVER BRIDGE
- 21 TENNIS COURT
- 22 PADEL COURT
- 23 HALF-BASKETBALL COURT
- 24 SHADED LAP POOL
- 25 SERENITY ZONE
- 26 DOG PARK
- 27 SKATE PARK
- 28 KIDS SPLASH PAD
- 29 JOGGING TRACK
- 30 ACCESS TO BASEMENT PARKING



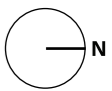
BELGRAVIA GARDENS I & IV GROUND FLOOR AMENITIES PLAN

- 01 DROP-OFF AREAS
- 02 COMMUNITY MAIN ENTRANCE
- 03 LOBBY ENTRANCE
- 04 LOBBY RECEPTION
- 05 LOBBY LOUNGE
- 06 LIFT LOBBIES
- 07 ENTRANCE PAVILLION
- 08 VIEWING DECK
- 09 READING GARDEN
- 10 BARBEQUE DECK & OUTDOOR DINING
- 11 COURTYARD
- 12 OUTDOOR KIDS PLAY AREAS - OCEAN PARADISE
- 13 OUTDOOR KIDS PLAY AREAS - TRANQUIL FOREST
- 14 SUN LOUNGERS AREA
- 15 KIDS POOL
- 16 KIDS SPLASH PAD
- 17 INDOOR KIDS PLAY
- 18 INDOOR KIDS PLAY & NAP STATION
- 19 FEMALE CHANGE ROOMS
- 20 MALE CHANGE ROOMS
- 21 BATHROOM FOR PEOPLE OF DETERMINATION
- 22 OUTDOOR SEATING AREAS
- 23 LAZY RIVER
- 24 URBAN BEACH
- 25 URBAN BEACH LOUNGE
- 26 MOVE-IN TRUCK ZONE



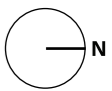
CLUBHOUSE LOWER LEVEL AMENITIES PLAN

- 01 OUTDOOR TERRACES
- 02 CLUBHOUSE ENTRANCES
- 03 GALLERY
- 04 ACCESS TO UPPER LEVEL CLUBHOUSE
- 05 BOOTH SEATING
- 06 MALE CHANGE ROOM
- 07 BATHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE CHANGE ROOM
- 09 JUICE BAR & SHOW KITCHEN
- 10 PRIVATE DINING
- 11 CLUBHOUSE GALLERY
- 12 MAJLIS LOUNGE
- 13 CLUB LOUNGE
- 14 PHONE BOOTHS
- 15 CO-WORKING HUB
- 16 KIDS WASHROOM & NURSING STATION
- 17 KIDS PLAY AREA
- 18 CINEMA ROOM
- 19 MINI-GOLF
- 20 OUTDOOR FITNESS AREA
- 21 RIVER BRIDGE
- 22 LAZY RIVER
- 23 URBAN BEACH LOUNGE
- 24 URBAN BEACH



CLUBHOUSE UPPER LEVEL AMENITIES PLAN

- 01 GAMES STATION
- 02 YOGA & PILATES STUDIO
- 03 FITNESS JUICE BAR
- 04 FITNESS STUDIO
- 05 FEMALE WELLNESS STUDIO
- 06 FEMALE SAUNA
- 07 FEMALE GANBANYOKU ROOM
- 08 FEMALE STEAM ROOM
- 09 MALE STEAM ROOM
- 10 MALE GANBANYOKU ROOM
- 11 MALE WELLNESS STUDIO
- 12 MALE SAUNA
- 13 BATHROOM FOR PEOPLE OF DETERMINATION
- 14 ACCESS TO LOWER LEVEL CLUBHOUSE





A COMMUNITY
DESIGNED FOR YOU

THE LOBBY



Step Into Timeless Elegance

The lobby serves as the perfect introduction to the refined atmosphere of the residence, blending intellectual charm with minimalist beauty. Thoughtfully designed with warm materials, clean lines, and abstract forms, the space offers a serene environment for residents and visitors alike. The reception area features polished porcelain tiles and timber accents, while curated books and commissioned artwork from the Ellington Art Foundation add personality and depth. A hospitality-inspired lounge with plush seating, stylish shelving, and ambient lighting enhances the welcoming experience. Every element, from the expansive ceiling to digital security features, is tailored to provide a seamless and contemplative entrance.

URBAN BEACH



A Flowing Escape Awaits

The urban beach club redefines leisure with its resort-inspired design, offering interconnected pools for each cluster, joined by a relaxing lazy river that leads to a larger communal pool. A separate lap pool with dedicated swimming lanes caters to fitness enthusiasts. Natural sand, lush landscaping, and fluid design create a tranquil retreat, inviting residents to unwind in a space that effortlessly blends with its surroundings.

KIDS' PLAYROOM



A World of Imagination

The kids' playroom is a lively and stimulating space designed to inspire creativity and fun. Writable walls invite artistic expression, while jungle-themed wall art and a grass-effect play area foster exploration and imaginative play. Practical features like a nursing station, dedicated kids' toilet, and shoe caddy ensure convenience and hygiene for caregivers. The room is thoughtfully crafted to provide a safe, engaging, and functional environment where children can learn, grow, and thrive.

KIDS NAP AREA



Dreams Made Cozy

The kids' nap area is a new addition to our amenities, thoughtfully introduced to enhance family living in this project. Designed to combine comfort with whimsy, it features bunk beds with safety balustrades and versatile sofa beds for caregivers. Cloud-shaped pendant lighting and playful graphic walls create a dreamy atmosphere, perfect for relaxation, storytelling, or group sleepovers. This innovative space blends practicality with imagination, providing children with a secure, cozy haven to recharge while offering families a unique and thoughtful amenity.



A WORLD WITHIN,
CRAFTED FOR EVERY MOMENT

LIVING ROOM



The Heart of Connection and Comfort

The living rooms are thoughtfully designed to be bright, spacious, and inviting, creating an ideal setting for both lively gatherings and quiet relaxation. Bathed in natural light from expansive windows, they seamlessly combine comfort with elegance, offering a space where functionality meets aesthetic charm. These living areas are perfect for spending quality time with loved ones or simply unwinding after a long day.

KITCHEN



Crafted for Everyday Moments

The kitchens are designed to be the heart of the home, blending practicality with thoughtful details that enhance daily living. Bathed in natural light from floor-to-ceiling windows, they create a bright, welcoming atmosphere perfect for everyday tasks and social gatherings. A grand island takes center stage, offering ample dining, working, or entertaining space, making it a versatile and integral feature. Clever storage solutions, including spice ledges, spacious cabinets, and open shelving, ensure the space remains organized and functional. Wood and stone finishes add warmth, while layered lighting enhances both practicality and ambiance.

BEDROOM



Designed for Restful Living

The bedrooms are designed as serene sanctuaries, featuring wood-effect porcelain tile floors and large windows that bring in abundant natural light. A spacious walk-in closet, complete with recessed finger pull shutters, open shelving, and a wall-mounted mirror, provides ample room for organizing clothes, accessories, and shoes. Integrated feature lighting adds a touch of refinement, enhancing both practicality and aesthetic appeal. These bedrooms are thoughtfully curated to offer comfort, functionality, and a calming retreat for restful nights.

BATHROOM



Your Personal Retreat of Calm

The bathrooms are crafted as serene retreats, blending style and practicality with precision. Built-in medicine cabinets and innovative storage options keep the space organized and clutter-free. At the same time, trays on hooks provide a stylish touch for displaying essentials. Glass vanities in the powder rooms add a contemporary edge. In contrast, wall-mounted shower trays ensure optimal functionality without sacrificing style. Subtle details, such as integrated towel rails and strip tile accents, elevate the design, while the mix of textured stone and soft lighting create a tranquil ambiance. These bathrooms go beyond functionality, offering a soothing space for rest and rejuvenation.



A RETREAT AT THE
CENTER OF IT ALL



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%

On completion of 20%
construction of the project

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

30%

On Completion



BELGRAVIA GARDENS

CAFÉ

RESTAURANT

CURATED TO BE YOUR COMPLETE
LIFESTYLE DESTINATION




ELLINGTON
PROPERTIES

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