



CONFIGURATION

16 RESIDENTIAL FLOORS

3 PODIUMS

GROUND FLOOR



ELEVATORS
2 passenger elevators
1 service elevator

OWNERSHIP
Freehold

ANTICIPATED COMPLETION DATE
Q1 2025

ANTICIPATED SERVICE CHARGE
AED 14 per sq.ft

PARKING
1 parking space per apartment

AMENITIES WITHIN THE PROJECT



LOBBY & LOUNGE
WITH FULL-HEIGHT
OPEN LIBRARY



EV CHARGING
STATIONS



BICYCLE PARKING
WITH WASH AREA



LEISURE & LAP POOL
WITH BAJA SHELF, CABANAS
& SUN LOUNGERS



FITNESS STUDIO
WITH POOL VIEW



CHANGING ROOMS
WITH STEAM
SHOWER



INDOOR & OUTDOOR
KIDS' PLAY AREA



COMMUNAL TERRACE
WITH OUTDOOR
SEATING



BBQ AREAS WITH
KITCHEN FACILITIES



OUTDOOR LOUNGE AND
DINING AREAS














OUTDOOR
ENTERTAINMENT ZONE



DUBAI

THE FUTURE OF LIVING



-  **7 Minutes**
Dubai Hills Mall
-  **10 Minutes**
Mall of the Emirates
-  **10 Minutes**
Dubai Autodrome
-  **10 Minutes**
Dubai Marina
-  **15 Minutes**
Downtown Dubai & Burj Khalifa
-  **15 Minutes**
Burj Al Arab
-  **18 Minutes**
Palm Jumeirah
-  **20 Minutes**
Jumeirah Beach
-  **20 Minutes**
Museum of the Future
-  **28 Minutes**
Dubai World Central
-  **30 Minutes**
Dubai International Airport

ELLINGTON PROPERTIES PORTFOLIO

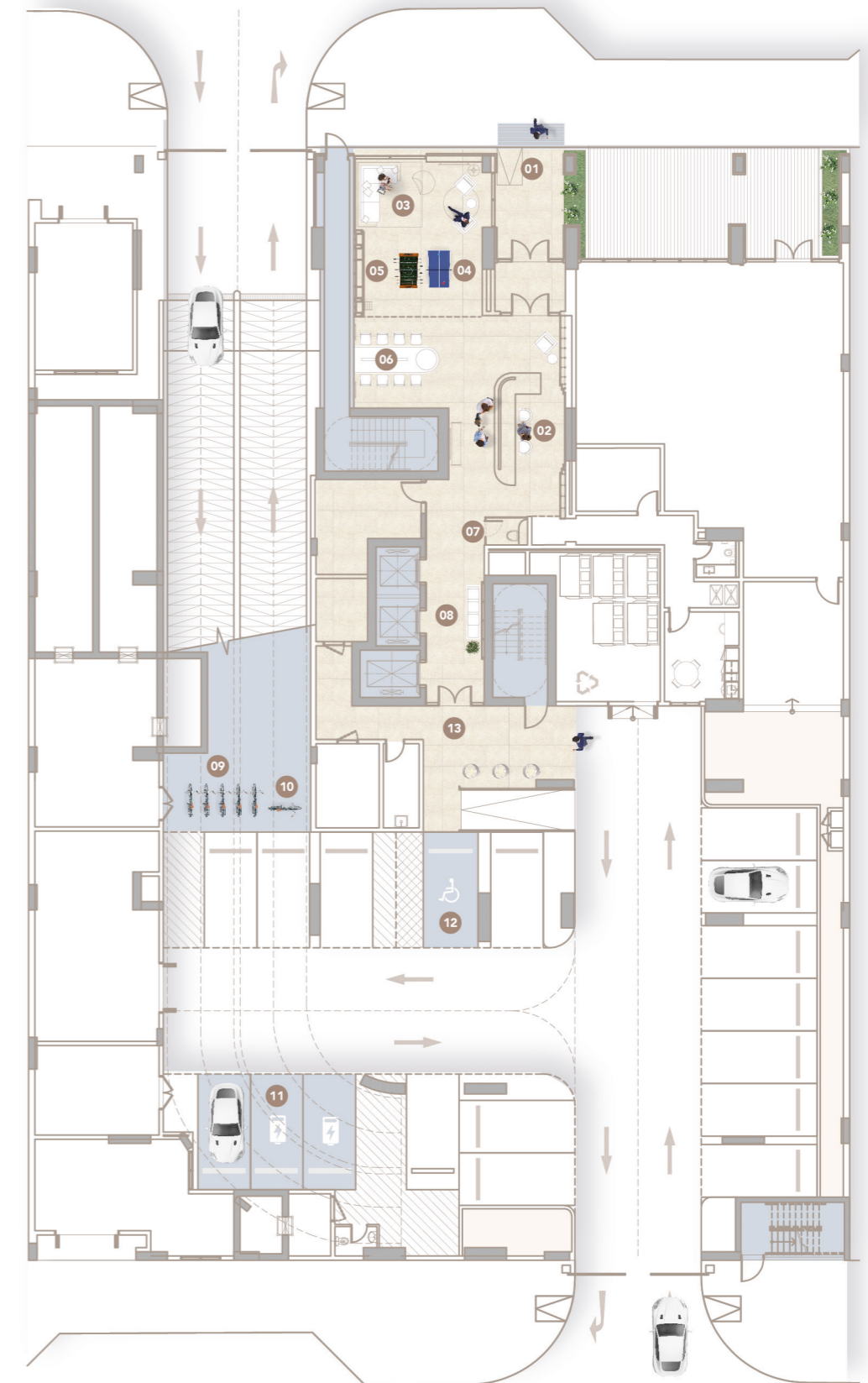
IN JUMEIRAH VILLAGE CIRCLE

- 01 **THE PORTMAN**
- 02 THE SLOANE
- 03 BELGRAVIA HEIGHTS I
- 04 BELGRAVIA
- 05 BELGRAVIA SQUARE
- 06 BELGRAVIA II
- 07 HARRINGTON HOUSE
- 08 BELGRAVIA III
- 09 EATON PLACE
- 10 SOMERSET MEWS



GROUND FLOOR AMENITIES PLAN

- | | |
|-----------------------------|---|
| 01 MAIN ENTRANCE | 09 BICYCLE PARKING |
| 02 LOBBY RECEPTION | 10 BICYCLE WASH AREA |
| 03 LOBBY LOUNGE AREA | 11 EV CHARGING STATIONS |
| 04 LOBBY ENTERTAINMENT AREA | 12 PARKING FOR PEOPLE OF DETERMINATION |
| 05 LIBRARY WALL | 13 RESIDENTS' ACCESS TO PARKING AND AMENITIES |
| 06 WORK AND COMMUNAL TABLE | |
| 07 TELEPHONE BOOTH | |
| 08 LIFT LOBBY | |



SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN



FIRST FLOOR AMENITIES PLAN

- | | |
|---------------------------|--|
| 01 LEISURE & LOUNGE POOL | 11 STEAM SHOWER |
| 02 CABANAS | 12 MALE CHANGING ROOM |
| 03 POOL SUN LOUNGERS AREA | 13 FEMALE CHANGING ROOM |
| 04 BAJA SHELF | 14 BATHROOM FOR FAMILY & PEOPLE OF DETERMINATION |
| 05 OUTDOOR SHOWER AREA | 15 OUTDOOR LOUNGE & DINING AREA |
| 06 FITNESS STUDIO | 16 BARBEQUE AREA WITH KITCHEN FACILITIES |
| 07 KIDS PLAY AREA | 17 ACTIVITY AREA |
| 08 KIDS BATHROOM | |
| 09 OUTDOOR KIDS PLAY AREA | |
| 10 LIFT LOBBY | |



SCAN TO VIEW
THE INTERACTIVE
AMENITIES PLAN





PAYMENT PLAN

20%
At the time
of booking

10%
60 days after
the reservation date

10%
120 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

5%
On completion of 60%
construction of the project

5%
On completion of 70%
construction of the project

30%
On completion



UNITS & SIZES

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
Studio	32 units	From 409 sq. ft. to 435 sq. ft.
1 bedroom	94 units	From 682 sq. ft. to 823 sq. ft.
2 bedrooms	47 units	From 978 sq. ft. to 1,099 sq. ft.

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



DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer's Passport Copy
- Home address, email address, including the contact number (should be the same as the home address)
- AED 25,000 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>

BOOKING STEPS:





THE LOBBY

From the moment you step in, the right lighting scheme to the efficiency of layout gives you a feeling of comfort and hospitality. The Portman lobby serves as a living space for both residents and visitors, with plenty of comfortable lounge seats that can be used for working, reading or waiting. The sophisticated lobby provides the perfect balance between form and function as it strives to offer a full height open library filled with curated books as well as various games, puzzles and décor.



POOL DECK

Indulge in an immersive resort lifestyle with attractive designs and eye-catching features of the pool. The pool deck at the Portman includes a set of cabanas, Baja shelf on the lounge pool, hotel-inspired sun-loungers, and an outdoor shower to create the ideal holiday vibe at home. More than an outdoor space, the pool deck is a place for you to relax and socialize.



ACTIVITY AREA

Enjoy the outdoor area at The Portman. A tranquil setting with a mix of social, wellbeing and entertainment spaces, featuring a shaded kitchen, multiple dining tables and shaded seating for a memorable dine-out experience. Residents will also enjoy the lounge area and an outdoor kids' play area with equipment that are sustainably produced.





FITNESS STUDIO

The Portman's fitness studio has all the aspects you need for a full-body workout and motivation, with its premium fitness equipment, and unobstructed pool views. The studio opens to a full-height volumetric space providing ample natural daylight making it an ideal place for individual fitness or training sessions. The gym also features a motivational wall and rubber flooring. The fitness studio at The Portman echoes a balanced and healthy lifestyle within your doorstep, which aims to make residents quit their gym membership.



LIVING AREA

An open space where living, dining, and kitchen blend into a convenient lifestyle with amazing views and an access to the outdoors. The naturally-bright ambience from its heightened ceilings and full-height windows provides a cozy and immersive experience to its residents, while creating a pleasant atmosphere for gatherings with family and friends.



KIDS' PLAY

The children's playroom is a child-centered, eco-friendly place that allow kids of all ages to create and explore through engaging and inspiring toys. The well-designed space offers reading, coloring, and craft areas, and features a full-height joinery playhouse with a large handcrafted busy-wall. The area also includes a children's bathroom with baby change to complement the space. The Portman's playroom is the ideal place for kids to socialize, learn and create lifetime memories.



THE BEDROOM

Elegant, serene, sophisticated, and inviting - the perfect description of a restful bedroom at The Portman. With wood-look floors tiles, heightened ceilings and spacious sunlit windows, the bedrooms create a feeling of comfort and well-being to its residents. From ample storage features to signature Ellington style full-height wardrobes; the bedrooms are designed for a comforting and relaxing experience.



THE KITCHEN

With custom-designed contemporary kitchen cabinetry, high-end built-in appliances, durable and premium countertops, the kitchen at The Portman is designed with thorough details, and exceptional finishes. A convenient space that welcomes you into a world of modernity and innovation with its Ellington signature kitchen island, which is an incredibly practical and functional feature, that is ideal for morning bites, working and guest entertainment.



THE BATHROOM

The bathroom is elegant yet efficient, with plenty of storage and display spaces fitted with high-quality fixtures and accessories, from soft and warm porcelain wall and floor tiles, to bold feature walls and spa-inspired showers. The bathrooms include mirror cabinets and shelves providing convenient storage to keep your bathroom organized and they are also punctuated by quartz countertops and undermount sinks. An upscale feature to set the space to a spa-like environment

WHY INVEST IN DUBAI?

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

*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 in Q4 2020



LIVE IN *DESIGN*

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ELLINGTONPROPERTIES.AE

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