

ARBOR VIEW



CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

05

MINUTES

Dubai Miracle Garden

05

MINUTES

Dubai Butterfly Garden

15

MINUTES

Dubai Autodrome

10

MINUTES

Dubai Studio City

18

MINUTES

Burj Al Arab

19

MINUTES

Palm Jumeirah

20

MINUTES

Burj Khalifa &
Dubai Mall

21

MINUTES

Emirates Golf Club

10

MINUTES

Dubai Hills Mall

15

MINUTES

Circle Mall

15

MINUTES

Dubai Hills Golf Club

18

MINUTES

Mall of the Emirates

21

MINUTES

Ain Dubai

26

MINUTES

Dubai International
Financial Centre

26

MINUTES

Al Maktoum
International Airport

27

MINUTES

Dubai International
Airport



LOCATION

A strategic connectivity that ensures seamless access to the wider city and its vibrant offerings, encircled by Dubai's main roads: Al Khail Road, Mohammed Bin Zayed Road, Hessa Street, and Umm Suqeim Road.

A prime location that merges convenience with exclusivity with a number of retails, supermarkets, hospitals, parks, and schools nearby



BUILDING CONFIGURATION

ELEVATORS

6 passenger elevators
2 service elevators

PARKING

Studios, 1 and 2-bedroom: 1 car parking space
3-bedroom: 2 car parking space

ANTICIPATED COMPLETION DATE

Q1 2026

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.



7
RESIDENTIAL
FLOORS

BASEMENT
GROUND FLOOR

GROUND FLOOR
AMENITIES PLAN

- 1 VEHICLE ENTRANCE
- 2 VEHICLE EXIT
- 3 LOBBY ENTRANCE
- 4 LOBBY RECEPTION
- 5 LOBBY LOUNGE
- 6 COMMUNAL TABLE
- 7 LIFT LOBBY
- 8 PARKING FOR PEOPLE OF DETERMINATION
- 9 BICYCLE PARKING
- 10 EV CHARGING STATION





ARBOR
VIEW

LOBBY

2 double-volume entrance lobbies with lounge, workstations, and feature art pieces and trees



FIRST FLOOR
AMENITIES PLAN

- 1

LEISURE POOL
- 2

LOUNGE POOL
- 3

SHADED KIDS POOL
- 4

WATER FEATURE
- 5

OUTDOOR DECK SWING
- 6

CABANAS
- 7

OUTDOOR SHOWER
- 8

SUN LOUNGERS AREA
- 9

PICNIC TABLE AREA
- 10

GLAMPING AREA
- 11

CARAVAN BARBEQUE AREA
- 12

VANTAGE DECK
- 13

OUTDOOR SILENT CINEMA
- 14

OUTDOOR LOUNGE TERRACE
- 15

CLUBHOUSE
- 16

CONVERTABLE GAMES TABLE AREA
- 17

ADULT & KIDS WASHROOM
- 18

2D KIDS PLAY AREA
- 19

OUTDOOR THEMED KIDS PLAY AREA
- 20

EXPERIENCE SHOWER
- 21

STEAM & SAUNA ROOM
- 22

BATHROOM FOR PEOPLE OF DETERMINATION

- 23

FAMILY BATHROOM
- 24

INDOOR YOGA STUDIO
- 25

FITNESS STUDIO
- 26

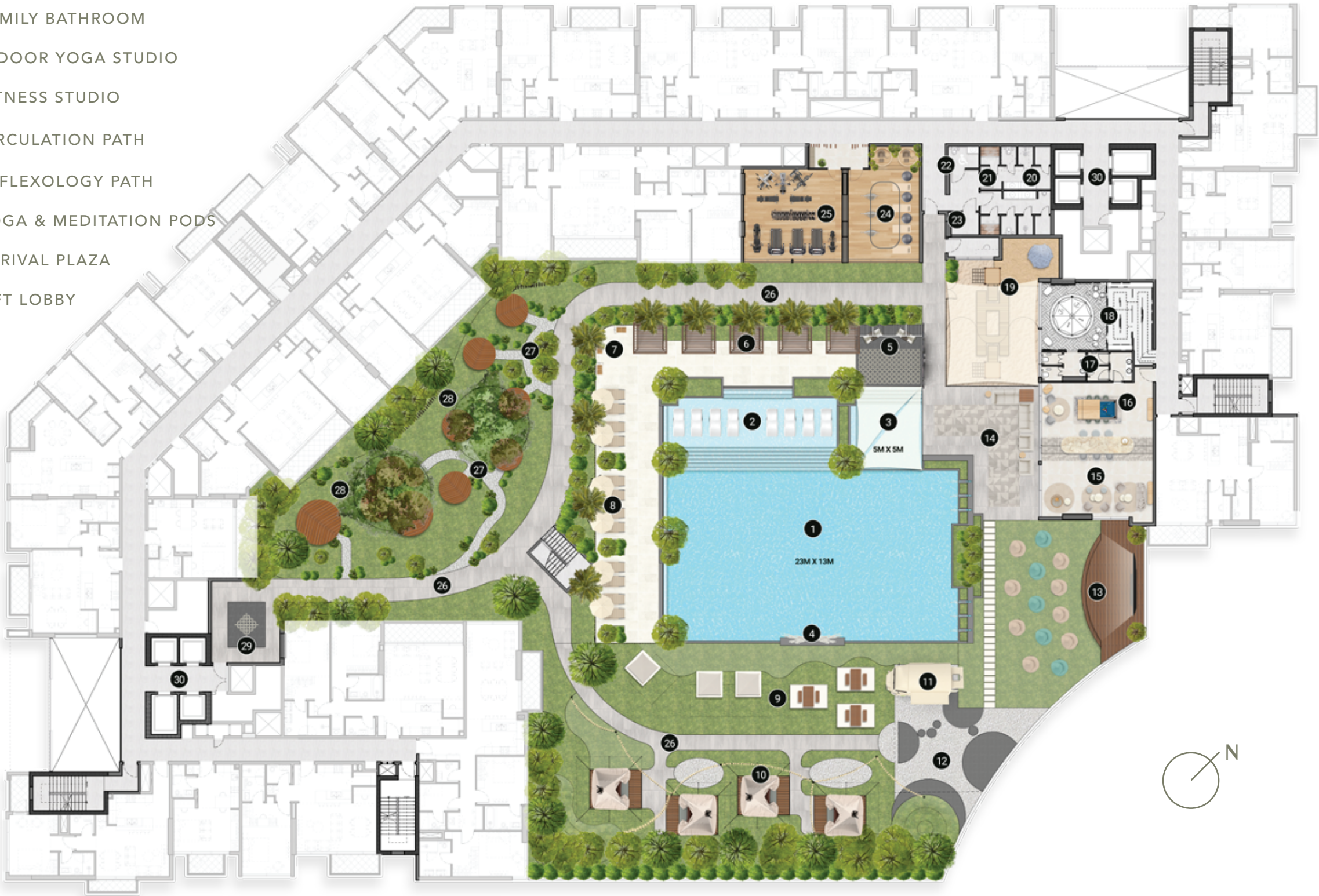
CIRCULATION PATH
- 27

REFLEXOLOGY PATH
- 28

YOGA & MEDITATION PODS
- 29

ARRIVAL PLAZA
- 30

LIFT LOBBY





POOL DECK

Gated pool deck with a separate adult and kids' pool an multi-sensory water features



CLUBHOUSE

For party and holiday events with a lounge, food preparation station, and a dining area that is convertible into a billiard table



YOGA STUDIO

Indoor yoga studio with aero hammock

SIZE RANGE PER UNIT TYPE

- STUDIO
From 451 sq. ft to 574 sq. ft
- 1-BEDROOM
From 893 sq. ft to 1,028 sq. ft
- 2-BEDROOM
From 1,204 sq. ft to 1,340 sq. ft
- 2-BEDROOM + STUDY
From 1,359 sq. ft to 1,444 sq. ft
- 3-BEDROOM
From 1,670 sq. ft to 1,761 sq. ft

NUMBER OF UNITS PER TYPE

- STUDIO
21 units
- 1-BEDROOM
69 units
- 2-BEDROOM
41 units
- 2-BEDROOM + STUDY
27 units
- 3-BEDROOM
13 units



LIVING & DINING AREA

Introducing cloak entry spaces and workstations



KITCHEN

Integrated designer kitchen island with pantry and dedicated coffee station



BEDROOM

Naturally-lit space with wardrobes featuring integrated mirrors and dressers

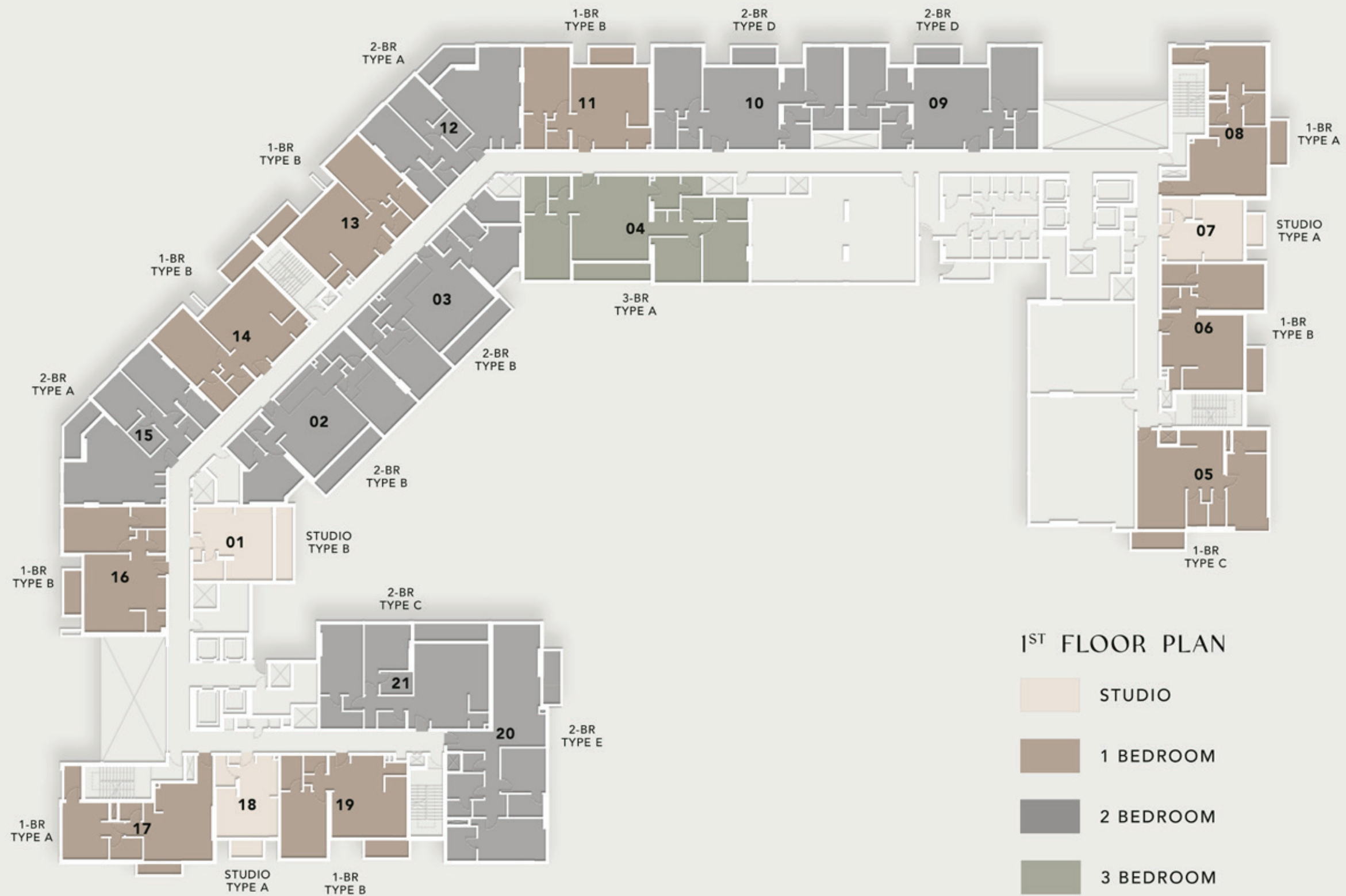


BATHROOM

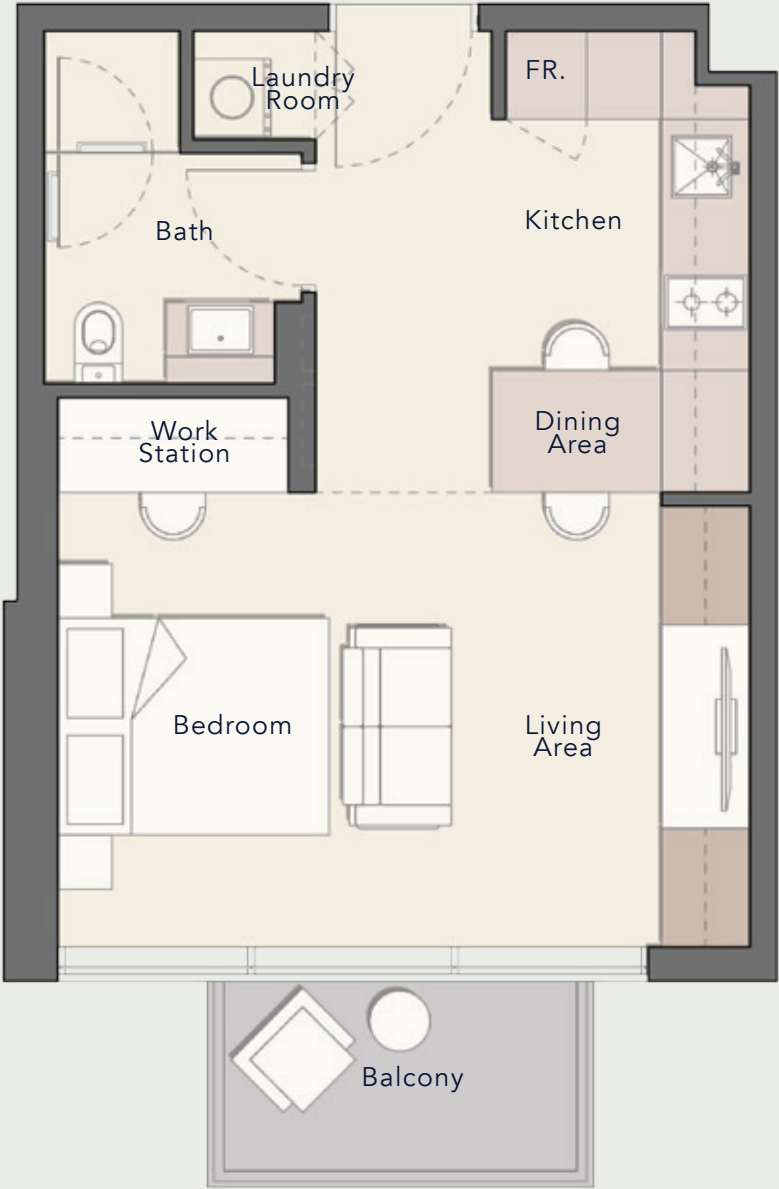
Ellington signature integrated lighting and rain showers

A modern living room interior featuring a large window with white curtains on the left, a contemporary white sofa and armchair, a round coffee table, and a large abstract painting on the right wall. A semi-transparent rectangular overlay with rounded corners is centered in the foreground, containing the text "FLOOR PLANS".

FLOOR PLANS



STUDIO
TYPE A



Internal Living Area

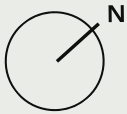
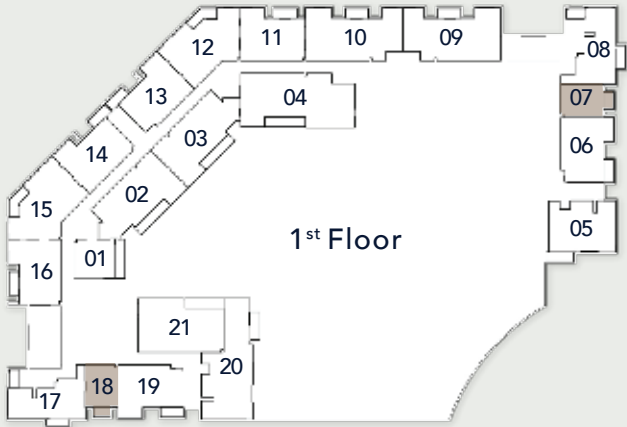
403.65 sq. ft

Outdoor Living Area

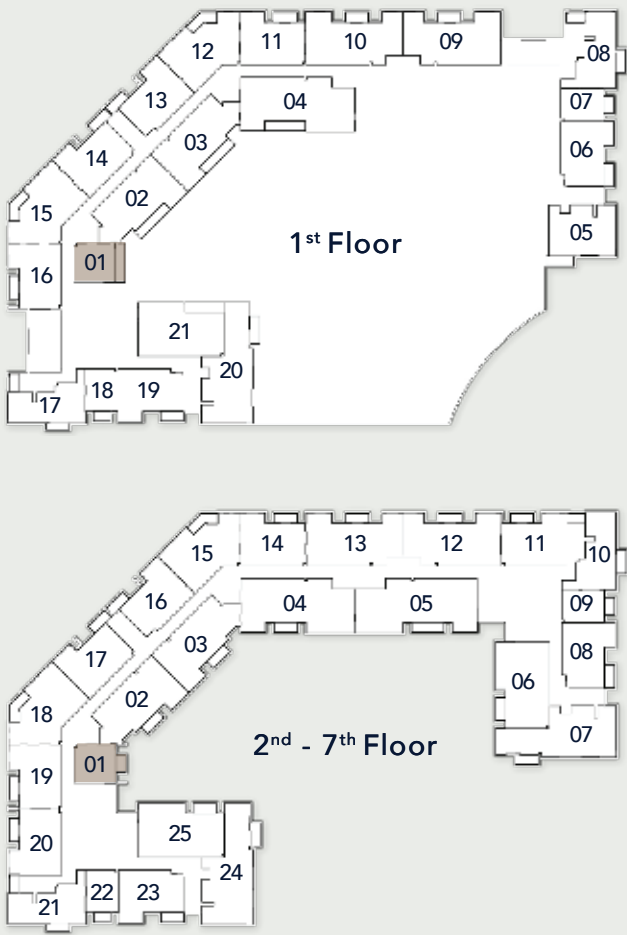
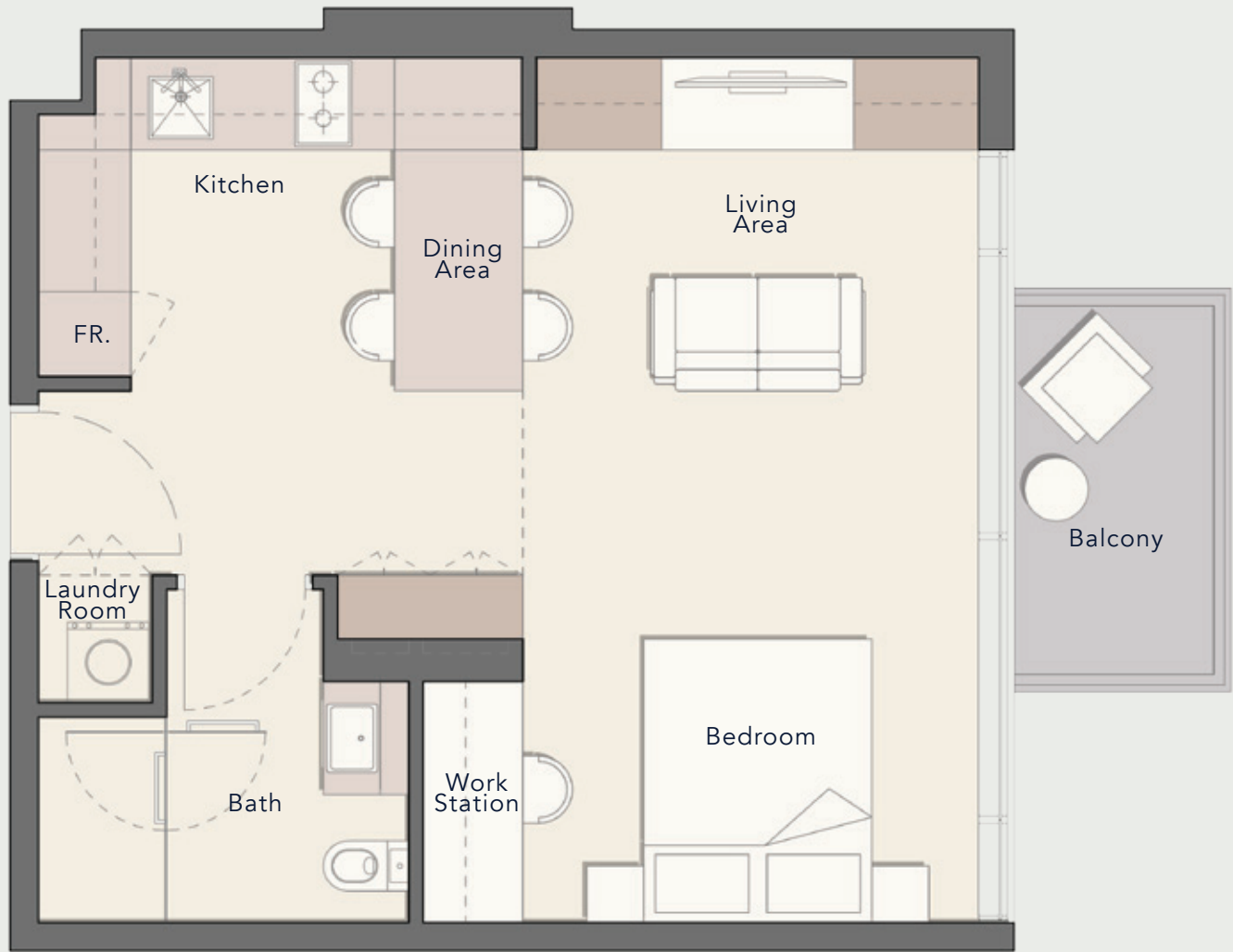
48.22 sq. ft

Total Living Area

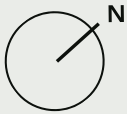
451.87 sq. ft



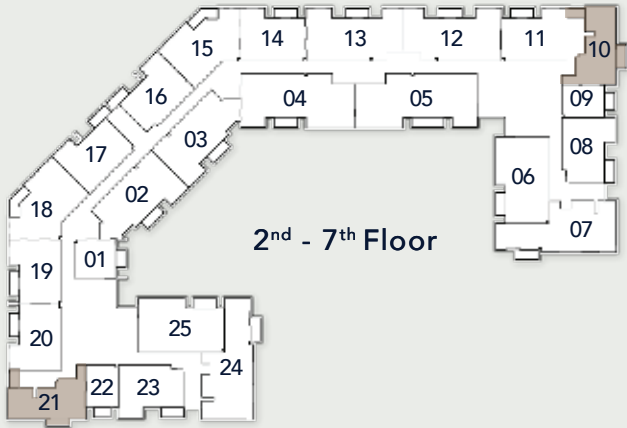
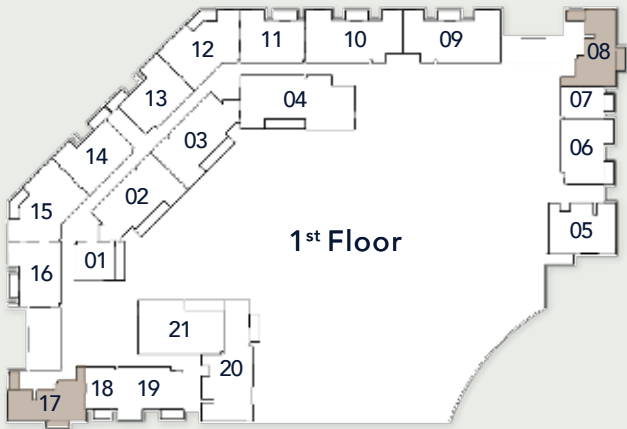
STUDIO
TYPE B



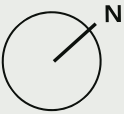
Internal Living Area	Outdoor Living Area	Total Living Area
465.00 sq. ft	48.22 sq. ft	513.22 sq. ft



1 BEDROOM
TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
795.02 sq. ft	98.17 sq. ft	893.19 sq. ft



1 BEDROOM
TYPE B



Internal Living Area

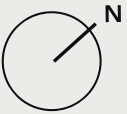
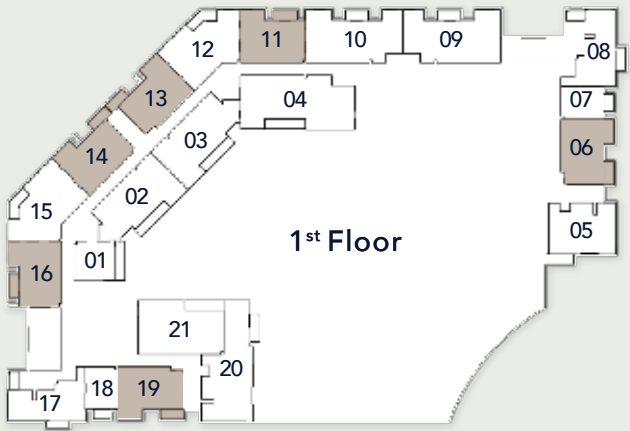
880.92 sq. ft

Outdoor Living Area

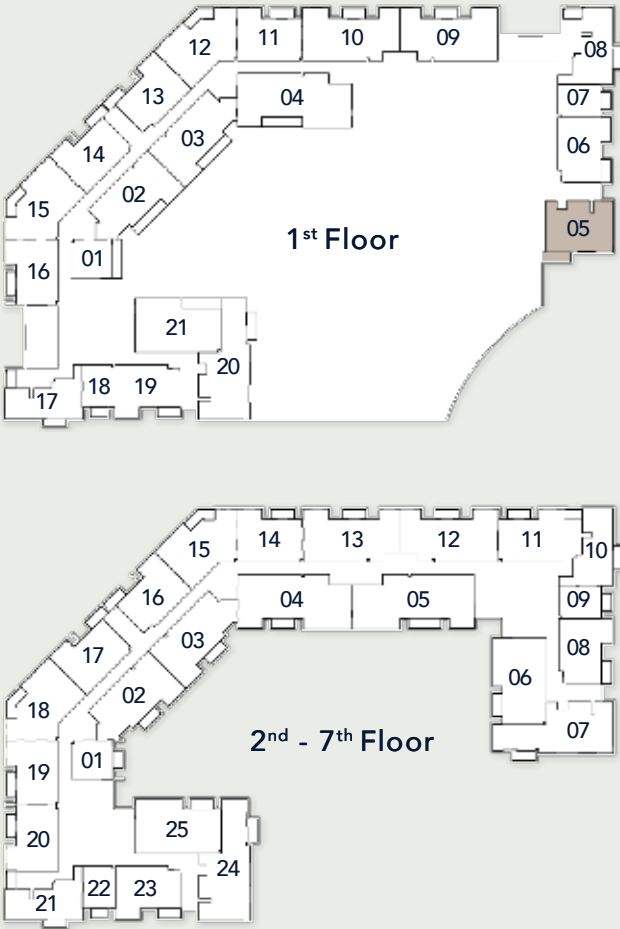
66.31 sq. ft

Total Living Area

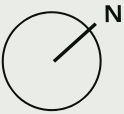
947.22 sq. ft



1 BEDROOM
TYPE C



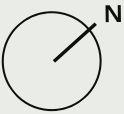
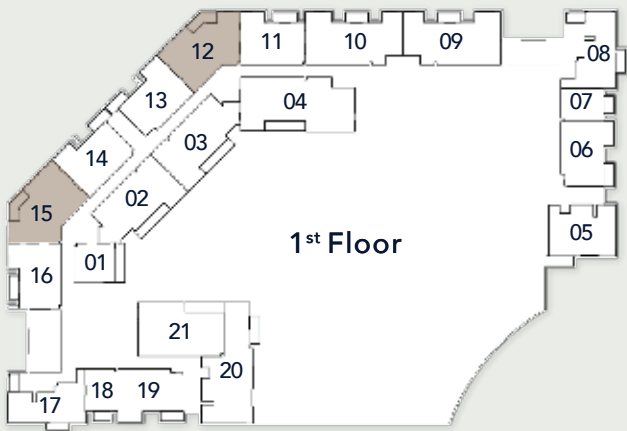
Internal Living Area	Outdoor Living Area	Total Living Area
949.81 sq. ft	78.58 sq. ft	1028.38 sq. ft



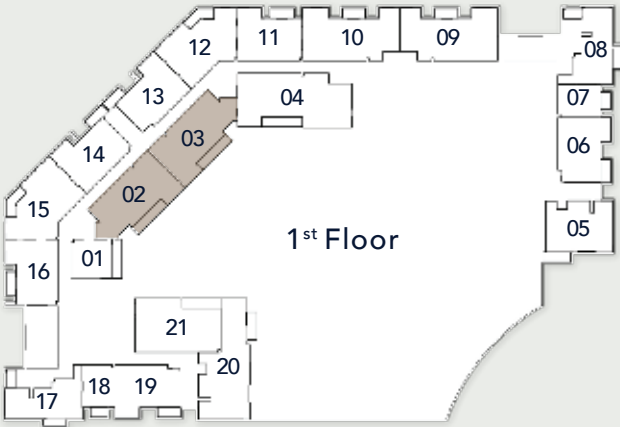
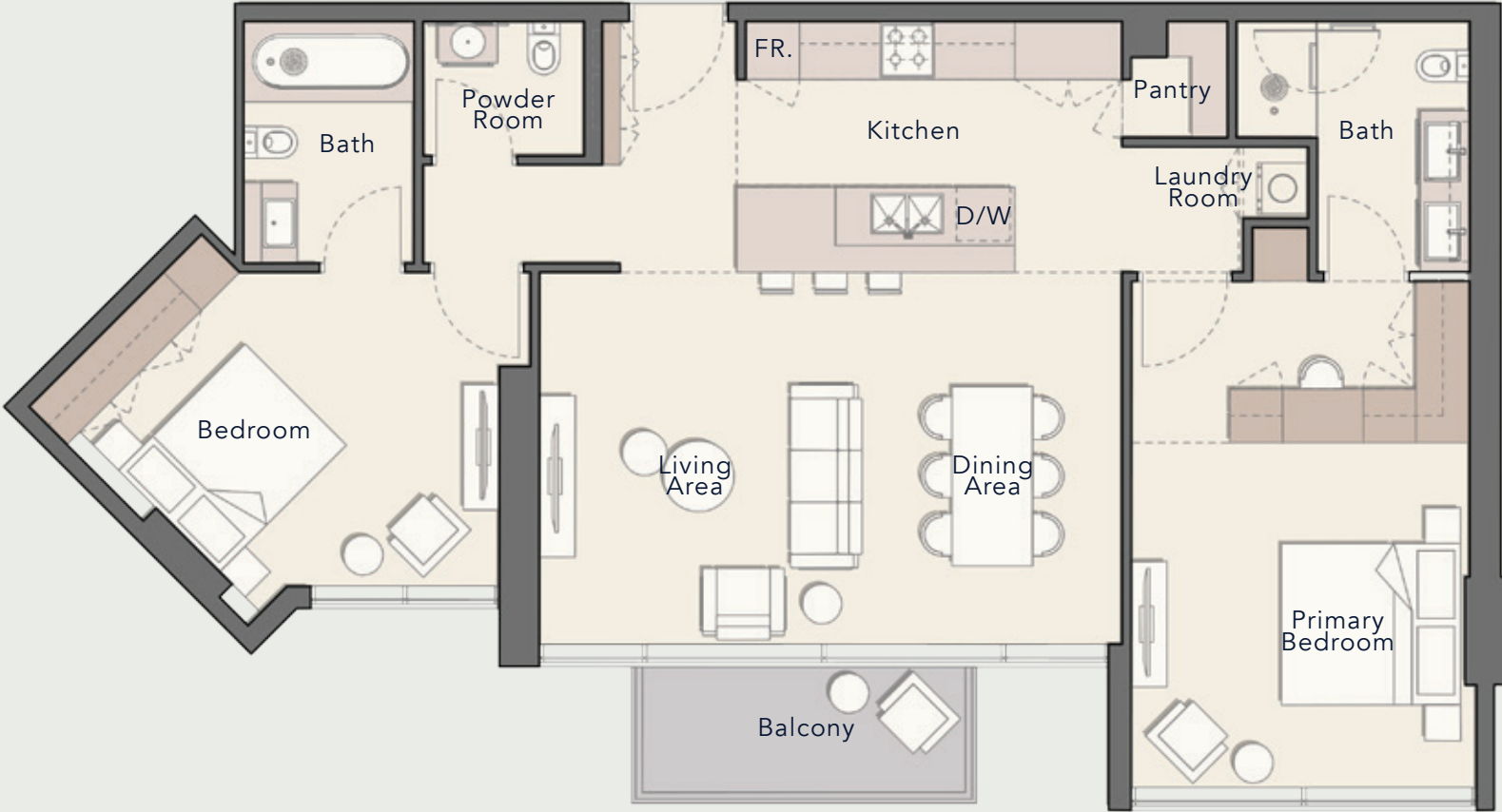
2 BEDROOM
TYPE A



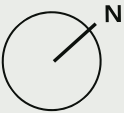
Internal Living Area	Outdoor Living Area	Total Living Area
1108.58 sq. ft	96.01 sq. ft	1204.59 sq. ft



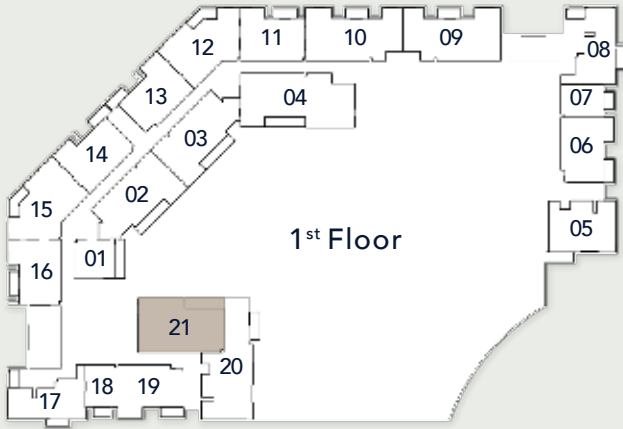
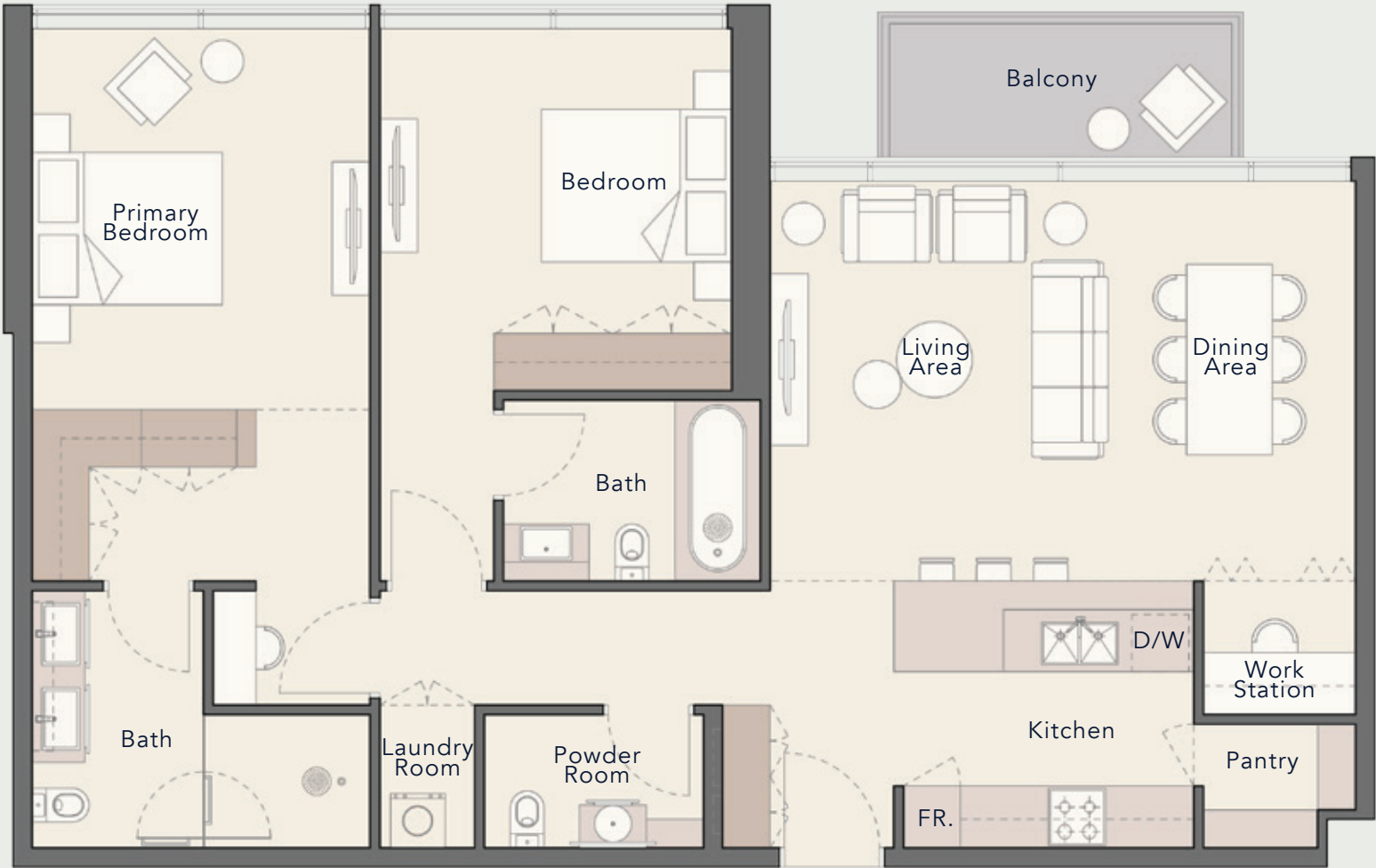
2 BEDROOM
TYPE B



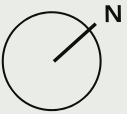
Internal Living Area	Outdoor Living Area	Total Living Area
1188.98 sq. ft	65.44 sq. ft	1254.43 sq. ft



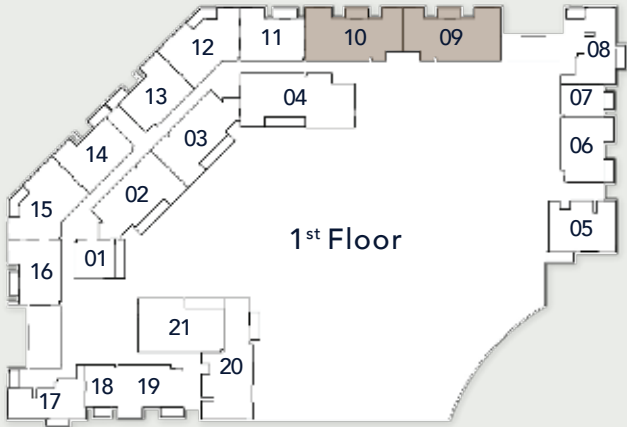
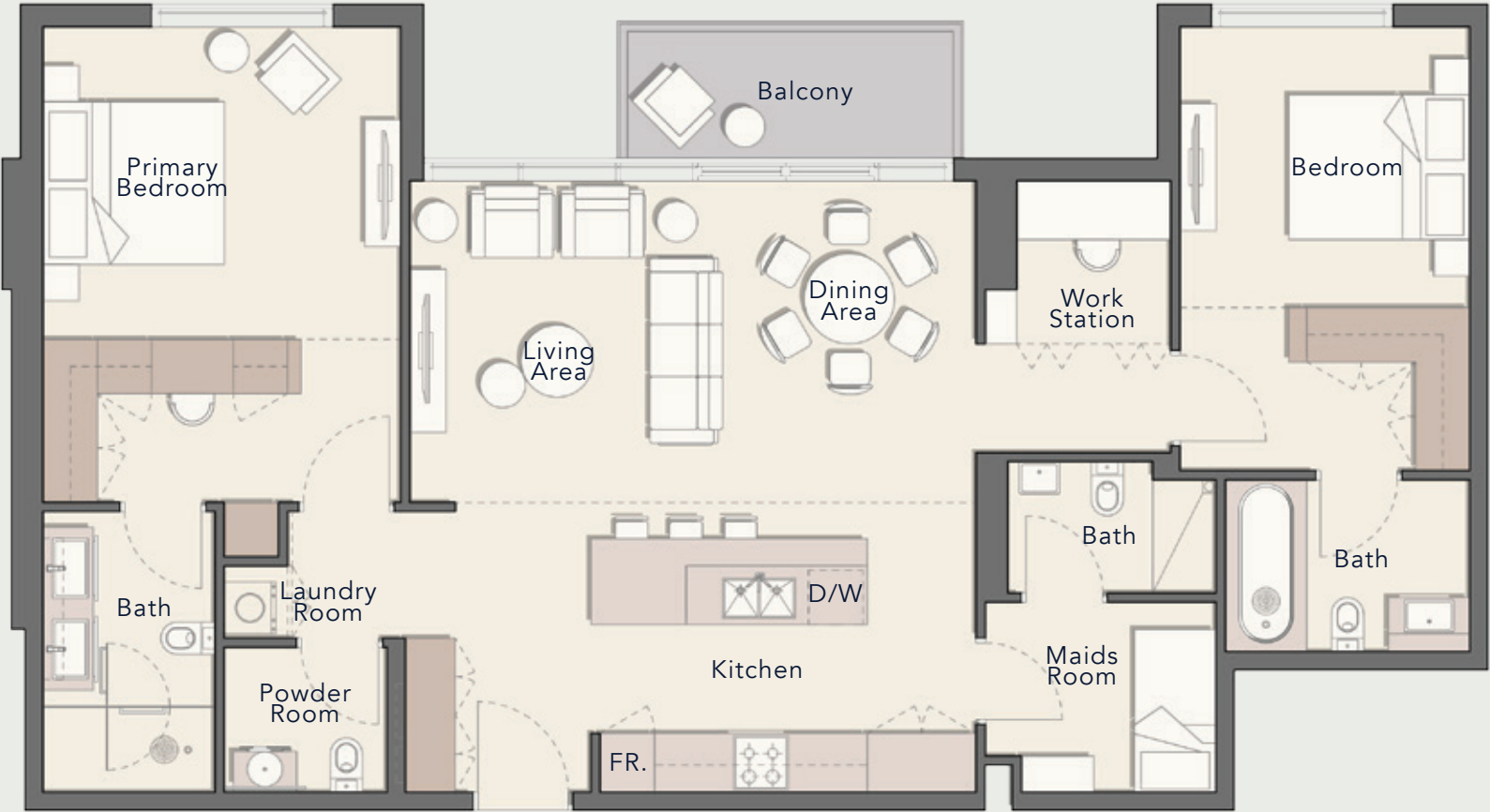
2 BEDROOM
TYPE C



Internal Living Area	Outdoor Living Area	Total Living Area
1232.36 sq. ft	65.44 sq. ft	1297.80 sq. ft



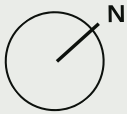
2 BEDROOM
TYPE D



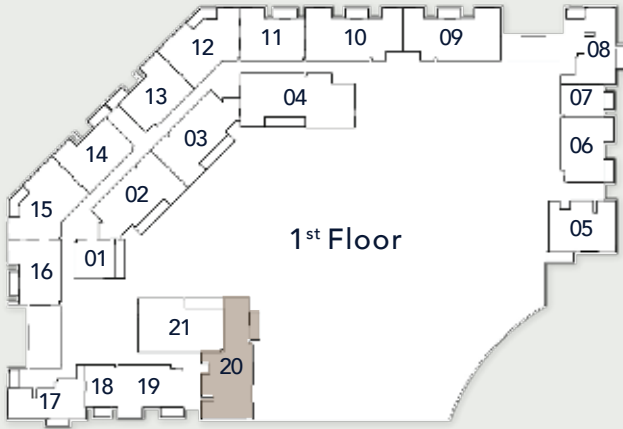
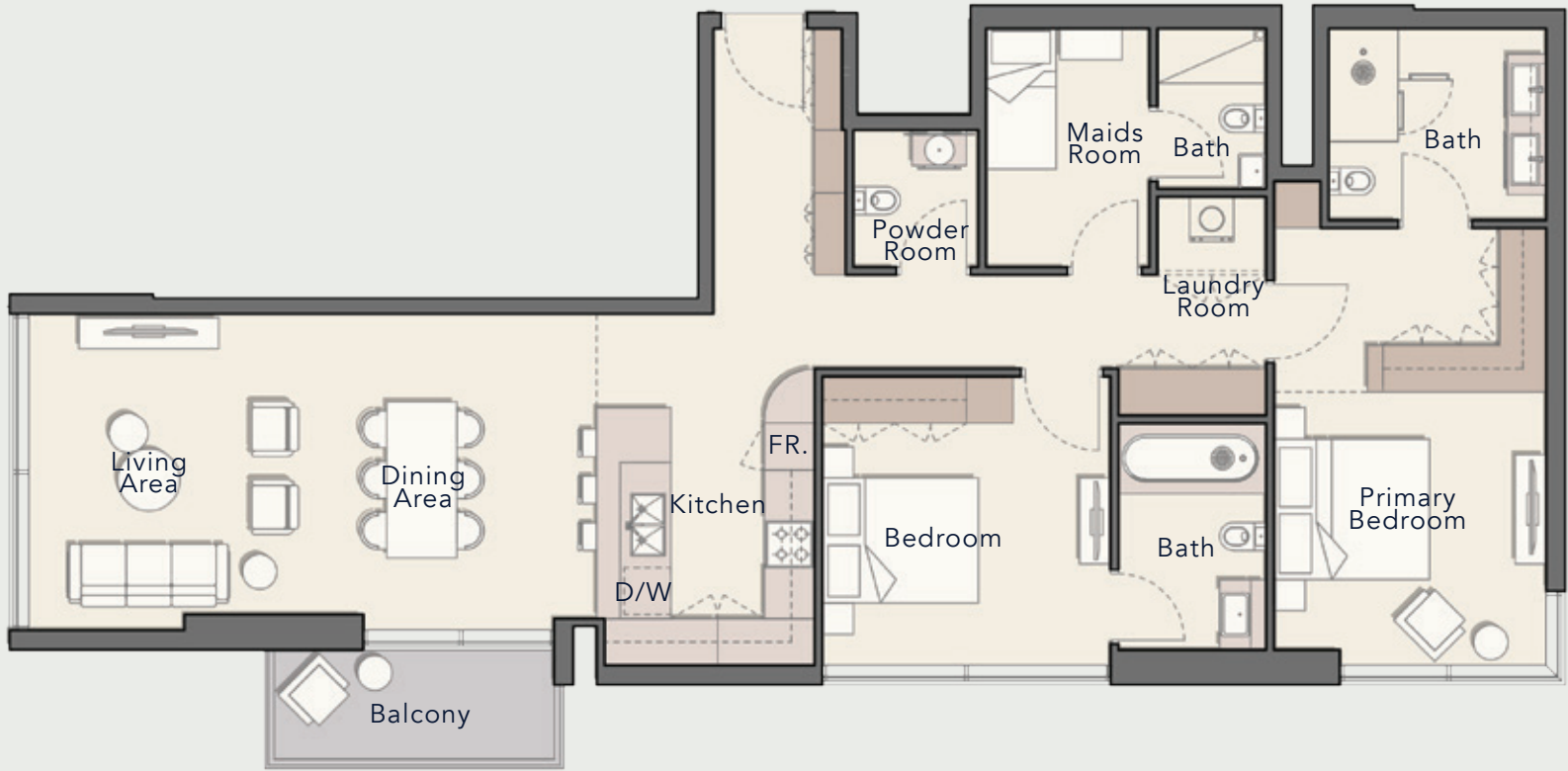
Internal Living Area
1293.28 sq. ft

Outdoor Living Area
66.41 sq. ft

Total Living Area
1359.70 sq. ft



2 BEDROOM
TYPE E



Internal Living Area

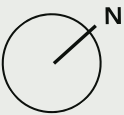
1362.60 sq. ft

Outdoor Living Area

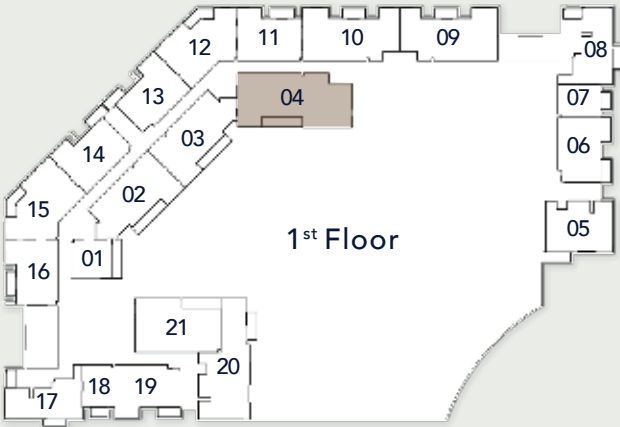
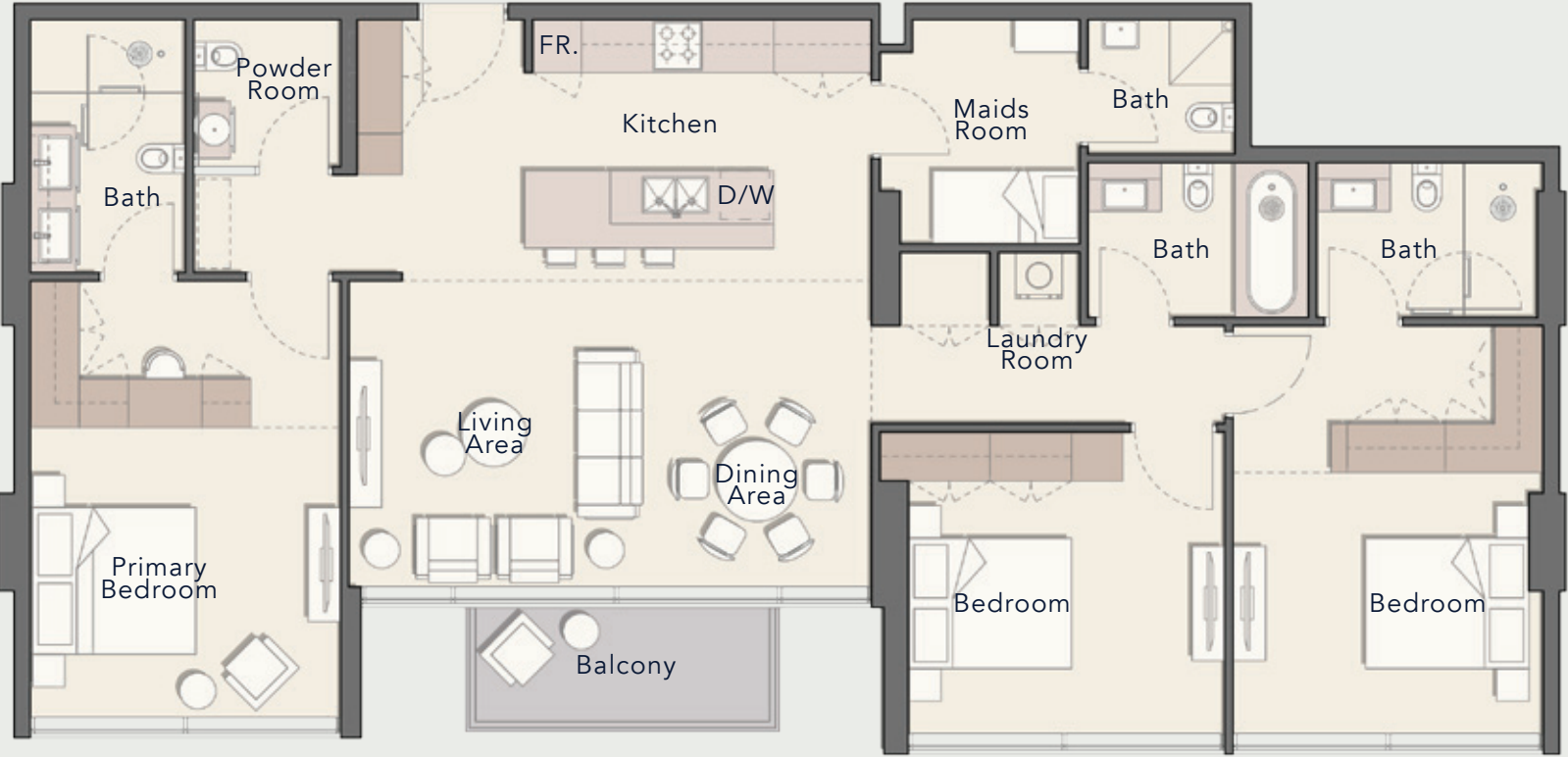
67.27 sq. ft

Total Living Area

1429.88 sq. ft



3 BEDROOM
TYPE A



Internal Living Area

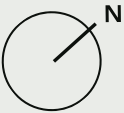
1605.33 sq. ft

Outdoor Living Area

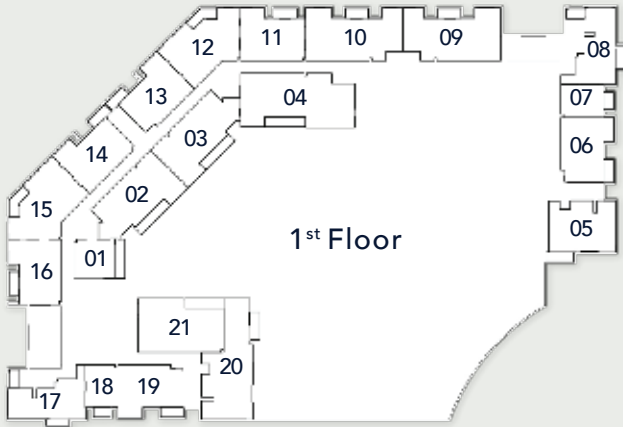
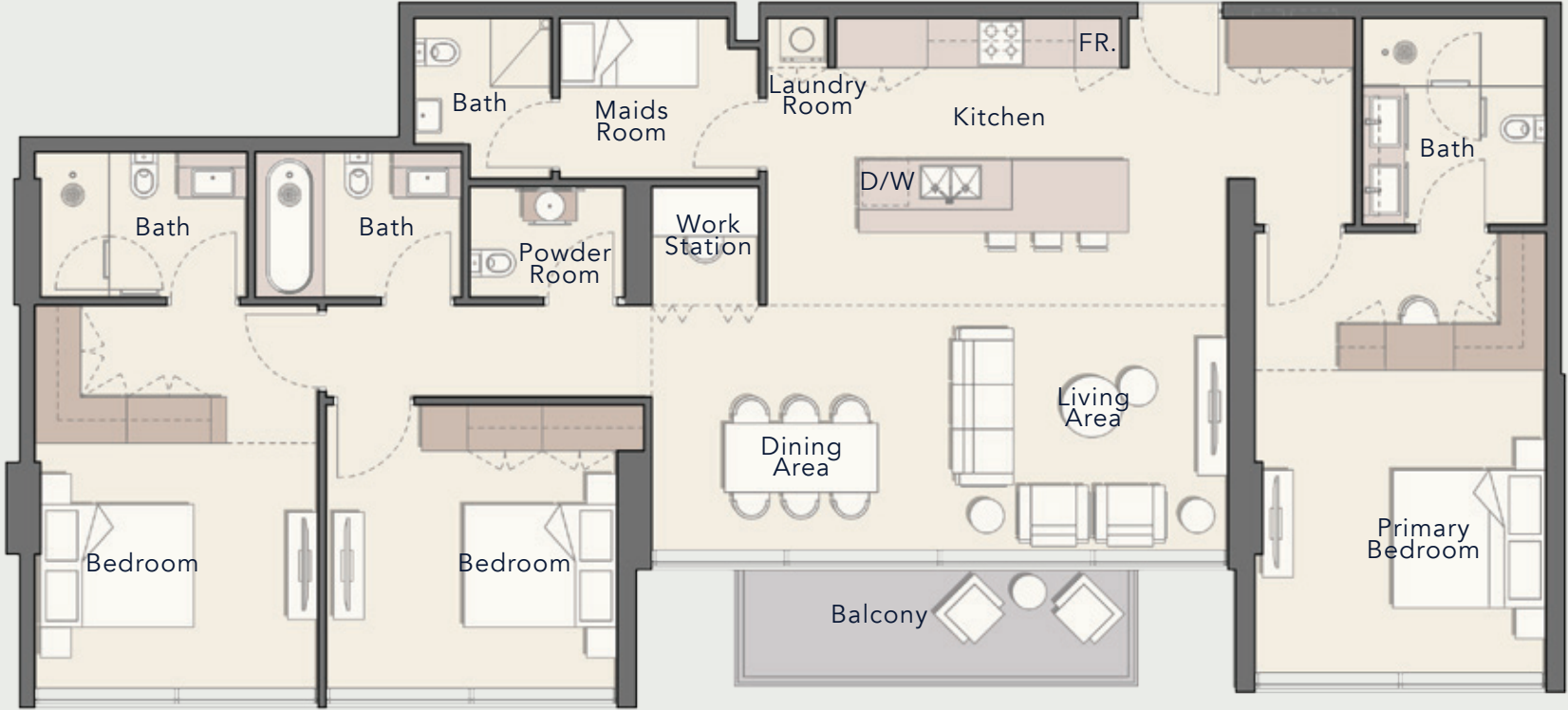
65.44 sq. ft

Total Living Area

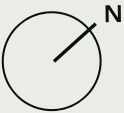
1670.77 sq. ft



3 BEDROOM
TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
1671.64 sq. ft	89.99 sq. ft	1761.62 sq. ft



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

ARBOR VIEW

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.