

ELLINGTON | DUTCO



ART BAY

PROJECT BRIEF



HOME IS A WORK OF ART

Culture and nurture in a perfect balance, surrounded by a plethora of galleries, museums and overlooking the waterside promenade, Art Bay puts its residents at the centre of arts and culture of one of Dubai's most exciting new locations in Dubai Culture Village.

WELCOME TO A LIFESTYLE MASTERPIECE

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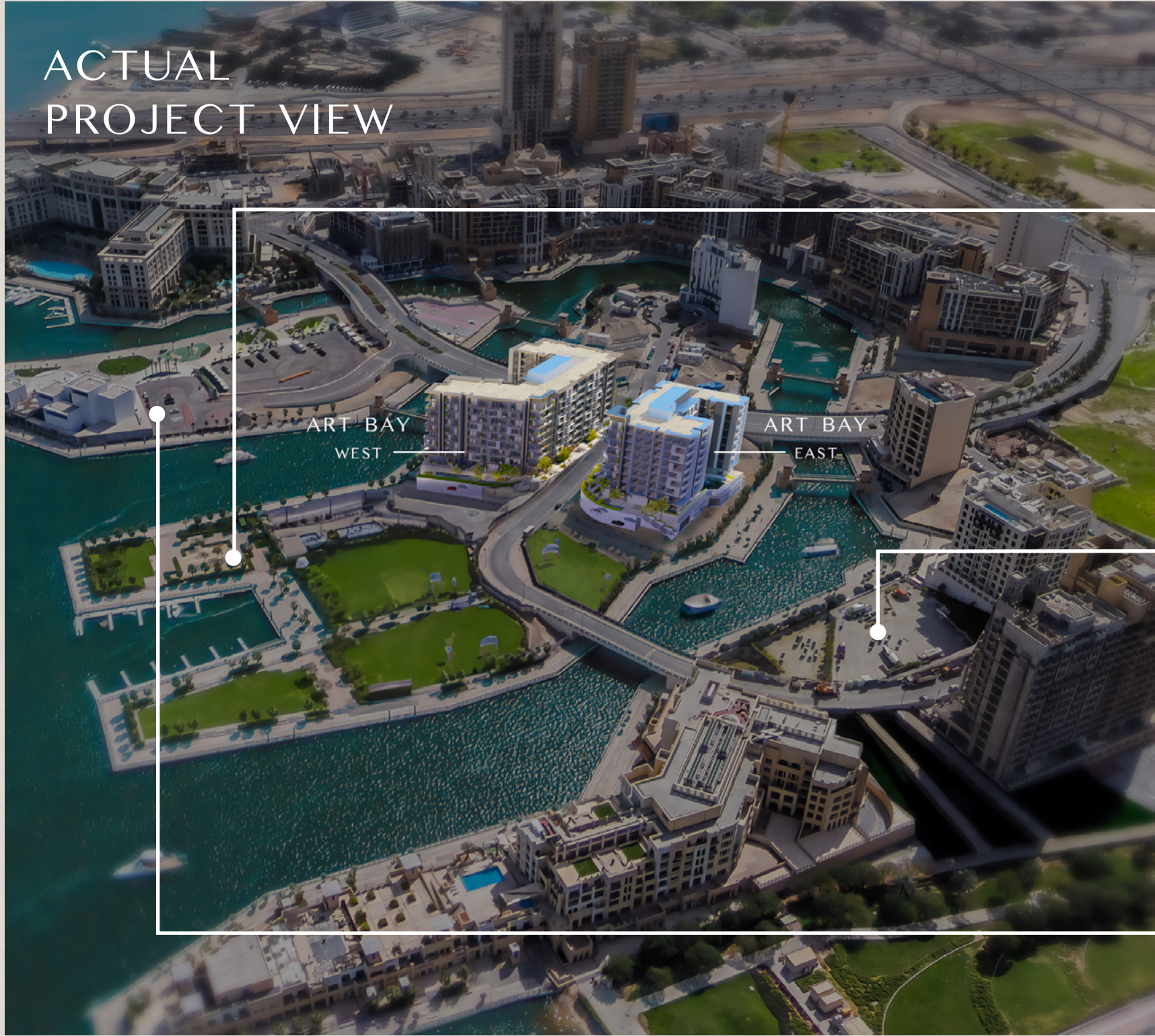


SET ALONG THE BANKS OF
DUBAI CREEK IN AL JADDAF

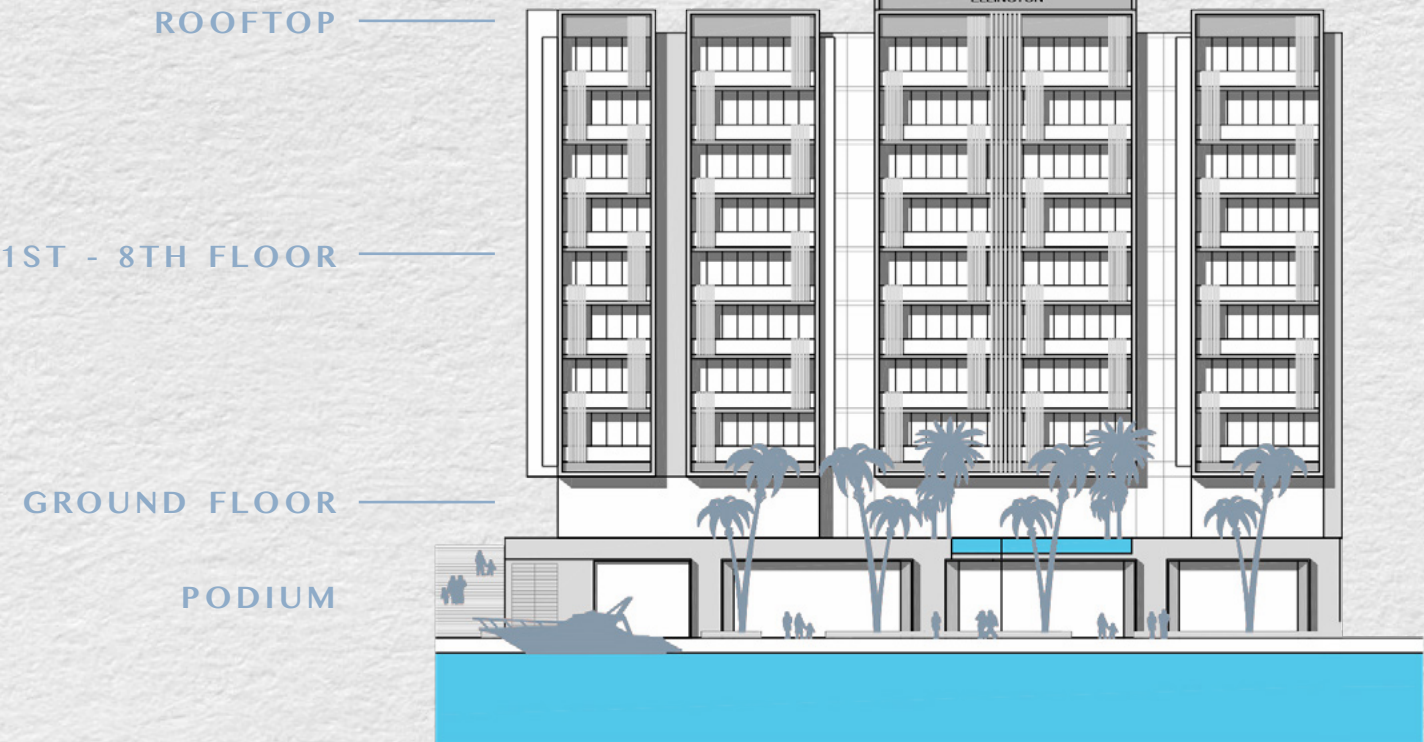
DRIVING DISTANCES

1 Minute	Al Jaddaf Waterfront Park	11 Minutes	Ras Al Khor Wildlife Sanctuary, Business Bay, Burj Khalifa and Dubai Mall	16 Minute	Dubai International Financial Centre
2 Minutes	Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Al Jaddaf Metro Station, Palazo Versace Dubai	12 Minutes	Dubai Dolphinarium	17 Minute	Jumeirah Beach
4 Minutes	Mohammed Bin Rashid Library	13 Minute	Dubai Creek Golf and Yacht Club , Museum of the Future	20 Minute	Mall of the Emirates
6 Minutes	Dubai Festival City Mall, Dubai International Airport	15 Minute	Dubai Creek Harbour	27 Minute	Palm Jumeirah
8 Minutes	Zabeel Stadium, Latifa Women and Children Hospital				





ART BAY EAST



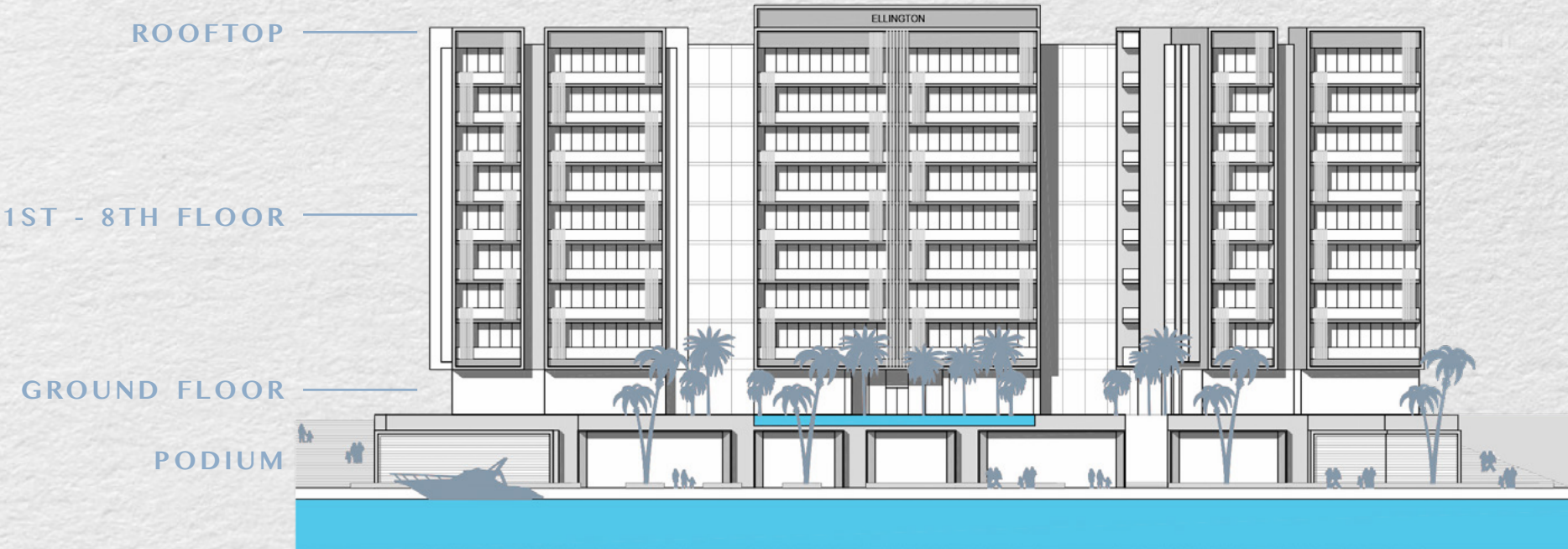
ELEVATORS

6 passenger elevators
2 service elevators

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.

ART BAY WEST



PARKING

6 passenger elevators
2 service elevators

OWNERSHIP

Freehold



UNIT SIZES

GROUND FLOOR
AMENITIES PLAN

- 1

LEISURE AND LOUNGE POOL
- 2

BAJA SHELF
- 3

SUN LOUNGERS AREA
- 4

CABANAS
- 5

OUTDOOR SHOWER
- 6

COURTYARD
- 7

KIDS POOL
- 8

BARBEQUE DECK
- 9

OUTDOOR KIDS PLAY AREA
- 10

OUTDOOR TERRACE
- 11

ACCESS TO COURTYARD
- 12

LIFT LOBBY
- 13

CULTURE LOUNGE
- 14

THE THEATRE
- 15

GAMES CORNER
- 16

KIDS CLUB
- 17

WORK HUB
- 18

LOBBY LOUNGE
- 19

LOBBY RECEPTION
- 20

LOBBY ENTRANCE
- 21

MAIN ENTRANCE
- 22

FITNESS STUDIO
- 23

HOT YOGA STUDIO
- 24

OUTDOOR FITNESS AREA
- 25

MALE WELLNESS CORNER
- 26

FEMALE WELLNESS CORNER
- 27

BATHROOM FOR PEOPLE OF DETERMINATION
- 28

SERVICE LIFT
- 29

MOVE-IN TRUCK ZONE
- 30

VEHICLE ENTRANCE/EXIT



ART CLUB
AMENITIES PLAN

- 1 ROOFTOP BAR
- 2 WORKSHOP CORNER
- 3 OUTDOOR LOUNGE & VIEWING DECK
- 4 SUNKEN SEATING
- 5 ARTS & PERFORMANCES STAGE
- 6 LIFT LOBBY
- 7 WASHROOMS



GROUND FLOOR
AMENITIES PLAN

- 1

LEISURE AND LOUNGE POOL
- 2

BAJA SHELF
- 3

SUN LOUNGERS AREA
- 4

KIDS POOL
- 5

BARBEQUE DECK
- 6

CULTURE LOUNGE
- 7

GAMES CORNER
- 8

THE THEATRE
- 9

FITNESS STUDIO
- 10

HOT YOGA STUDIO
- 11

BATHROOM FOR PEOPLE OF DETERMINATION
- 12

FEMALE WELLNESS CORNER
- 13

MALE WELLNESS CORNER
- 14

KIDS CLUB
- 15

LIFT LOBBY
- 16

LOBBY LOUNGE
- 17

LOBBY RECEPTION
- 18

LOBBY ENTRANCE
- 19

MAIN ENTRANCE
- 20

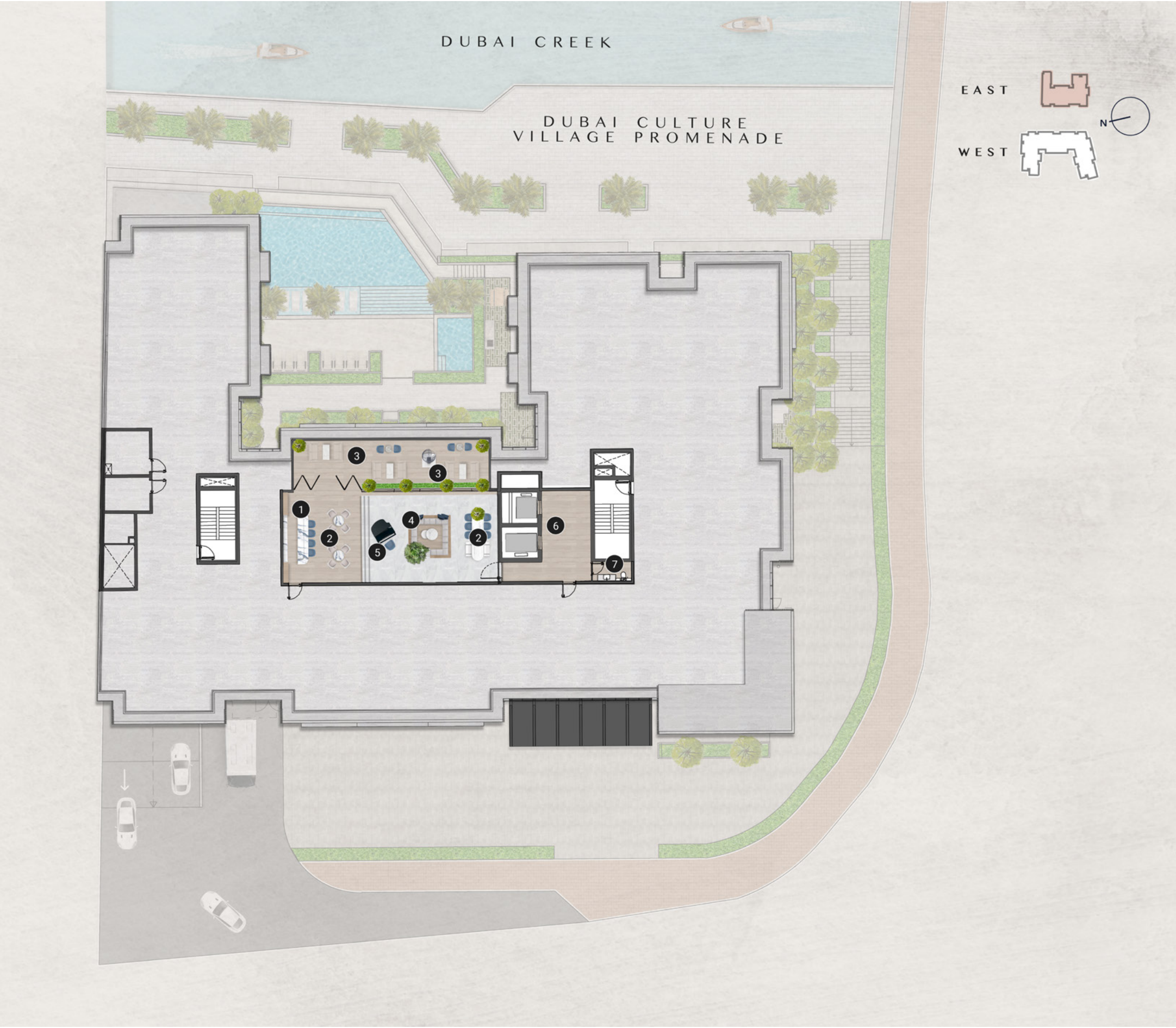
MOVE-IN TRUCK ZONE
- 21

VEHICLE ENTRANCE/EXIT



ART CLUB
AMENITIES PLAN

- ① ROOFTOP BAR
- ② WORKSHOP CORNER
- ③ OUTDOOR LOUNGE & VIEWING DECK
- ④ SUNKEN SEATING
- ⑤ ARTS & PERFORMANCES STAGE
- ⑥ LIFT LOBBY
- ⑦ WASHROOM





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SET ALONG THE BANKS OF
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ELLINGTON
VILLAS WORK
STATION PLAY
AREA

← ↓ →

APARTMENTS













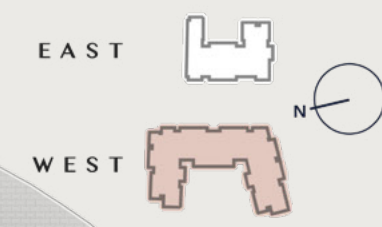
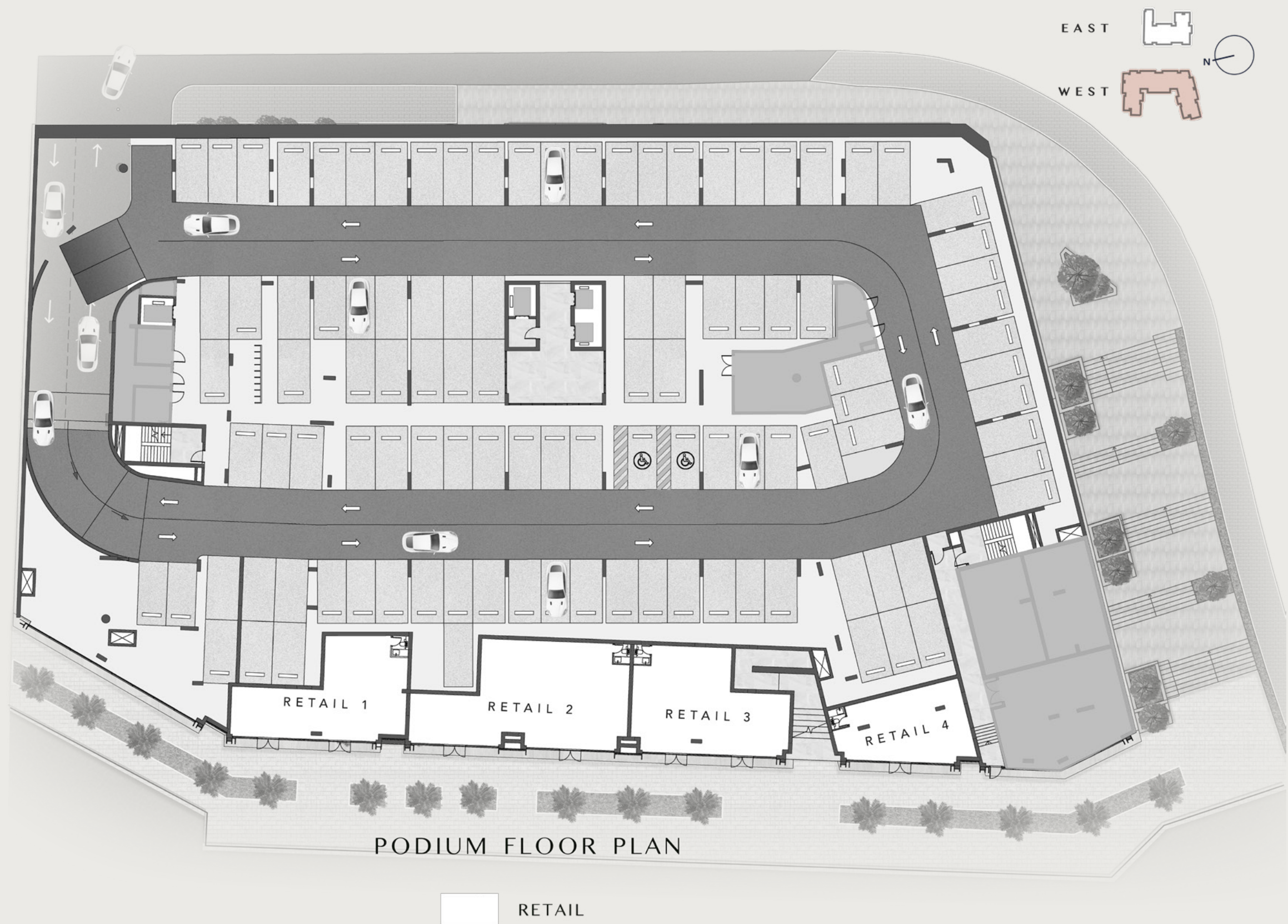


DUTCO | ELLINGTON



ART BAY

WEST



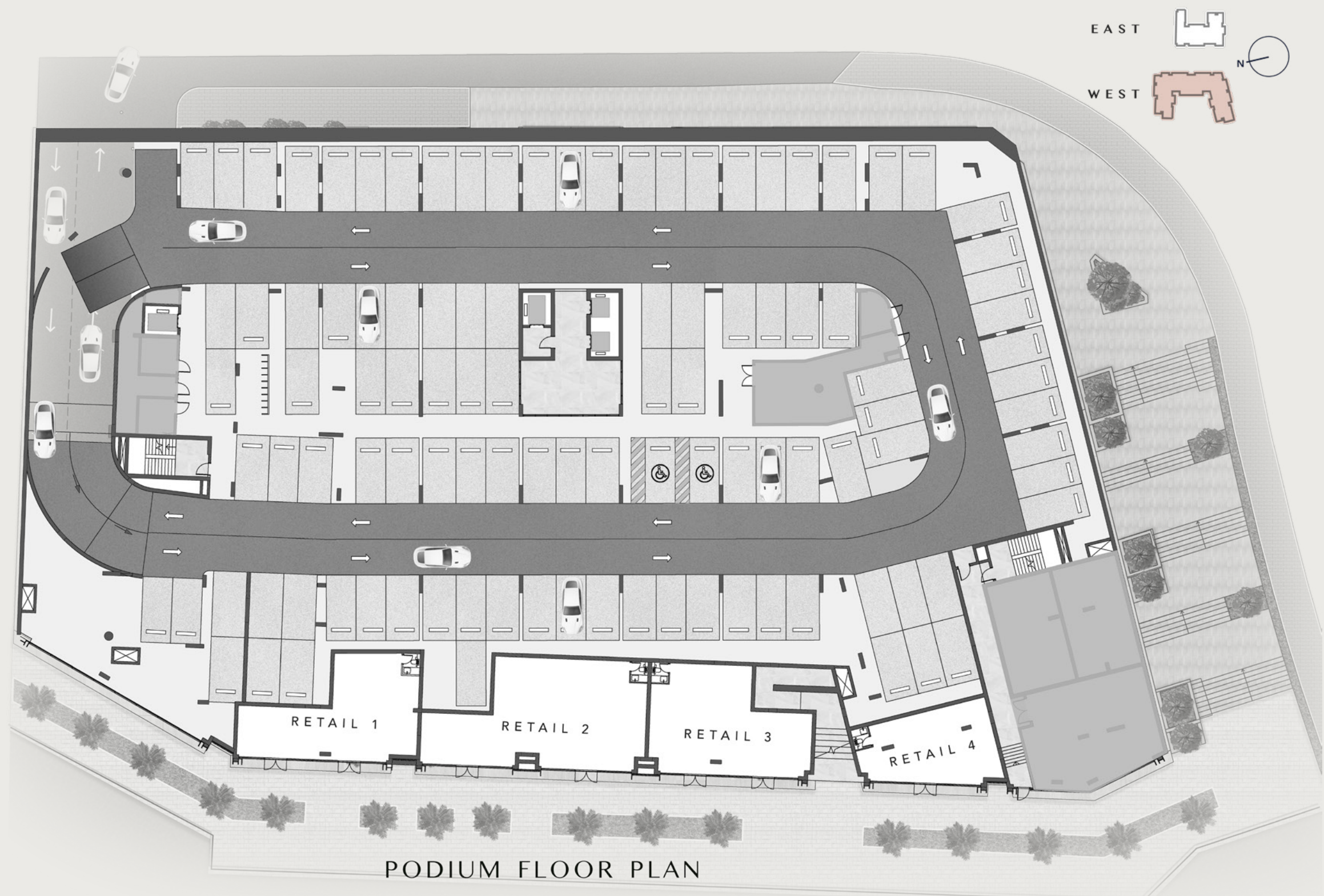
PODIUM FLOOR PLAN

RETAIL



GROUND FLOOR PLAN

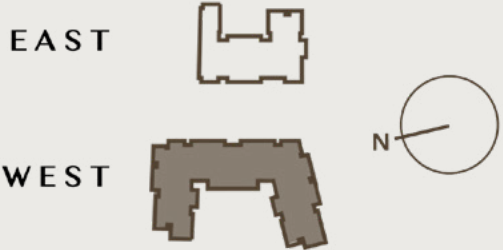
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



PODIUM FLOOR PLAN

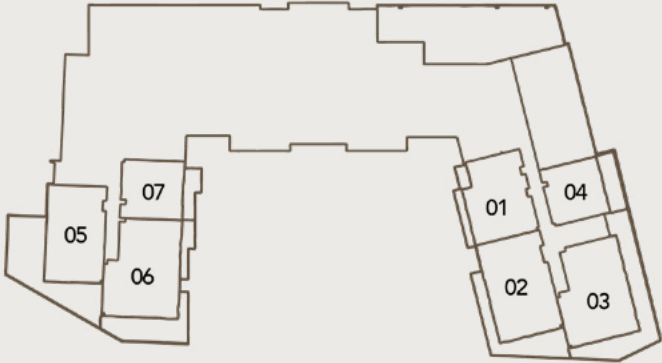
RETAIL

STUDIO
TYPE A

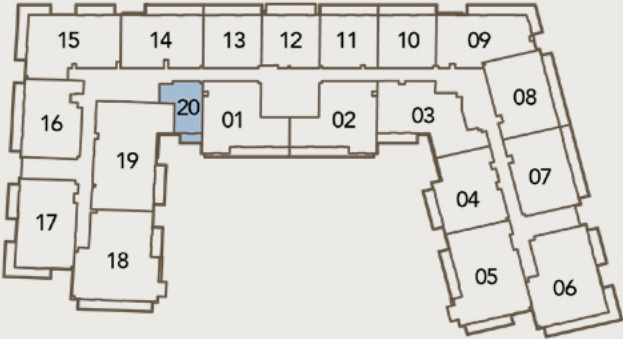


Internal Living Area	:	435.83 Sq. Ft
Outdoor Living Area	:	49.41 Sq. Ft
Total Living Area	:	485.24 Sq. Ft

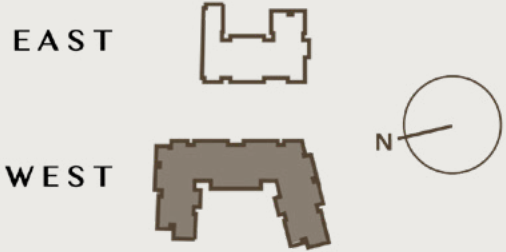
Ground Floor:



1st - 8th Floor:

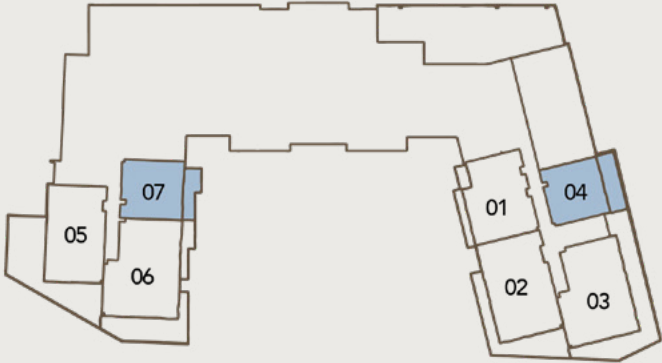


1 BEDROOM
TYPE A

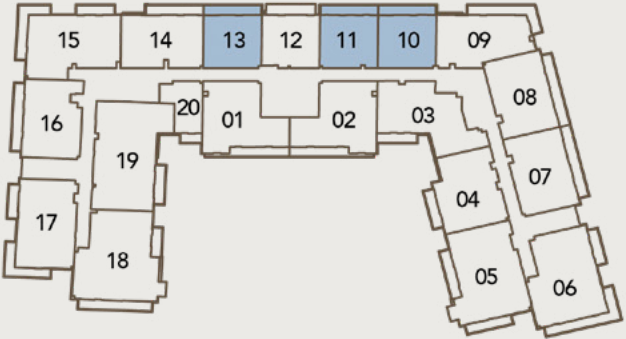


Internal Living Area	:	760.58 Sq. Ft
Outdoor Living Area	:	133.15 Sq. Ft
Total Living Area	:	893.73 Sq. Ft

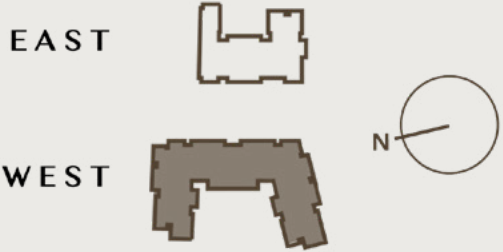
Ground Floor:



1st - 8th Floor:

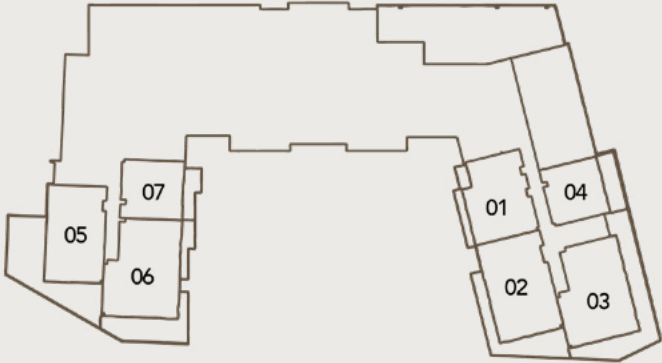


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TYPE B

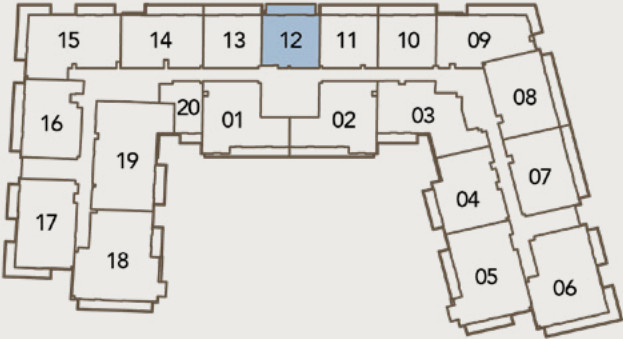


Internal Living Area	:	751.32 Sq. Ft
Outdoor Living Area	:	129.60 Sq. Ft
Total Living Area	:	880.92 Sq. Ft

Ground Floor:



1st - 8th Floor:

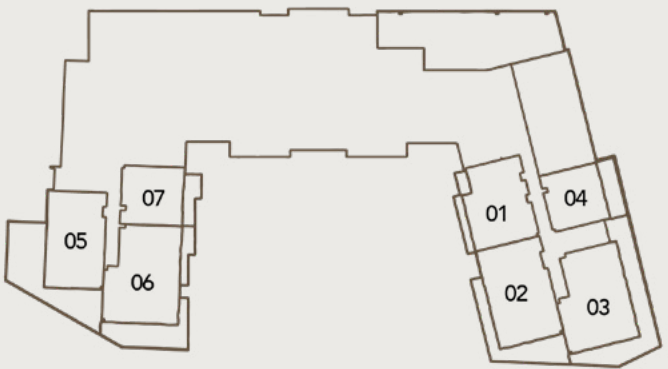


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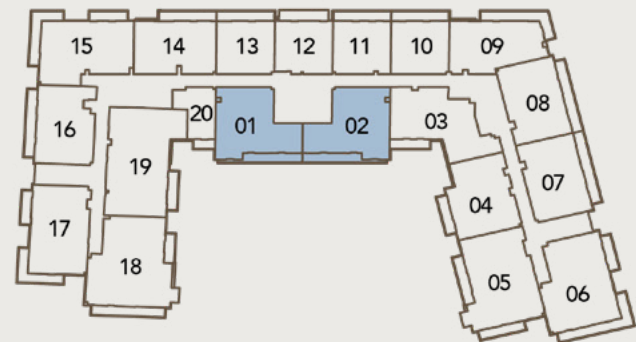


Internal Living Area	:	1199.10 Sq. Ft
Outdoor Living Area	:	156.18 Sq. Ft
Total Living Area	:	1355.28 Sq. Ft

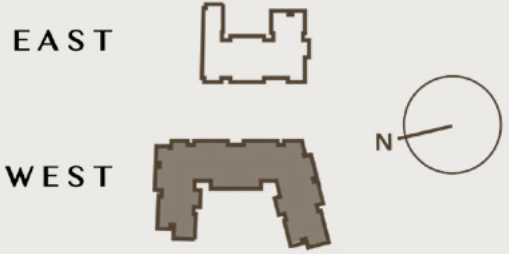
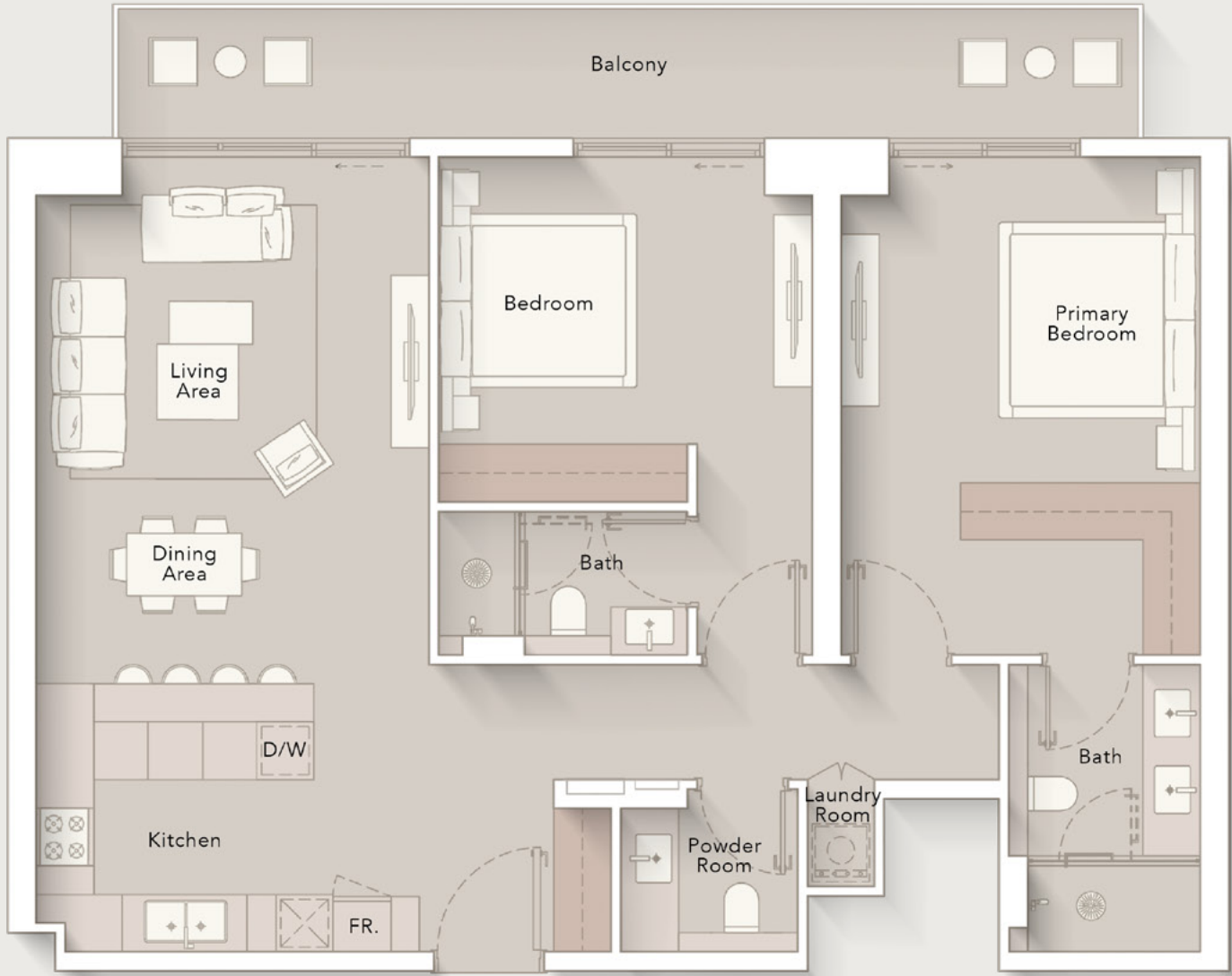
Ground Floor:



1st - 8th Floor:

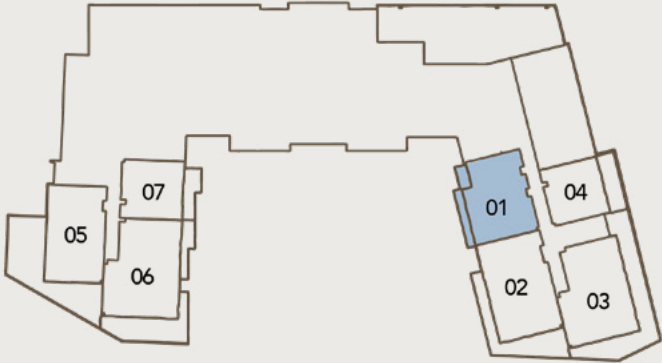


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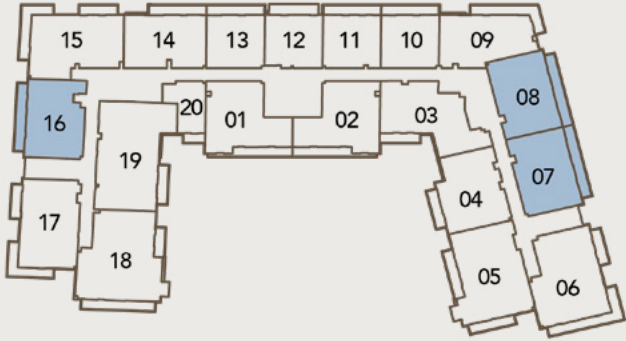


Internal Living Area	:	1103.30 Sq. Ft
Outdoor Living Area	:	171.47 Sq. Ft
Total Living Area	:	1274.77 Sq. Ft

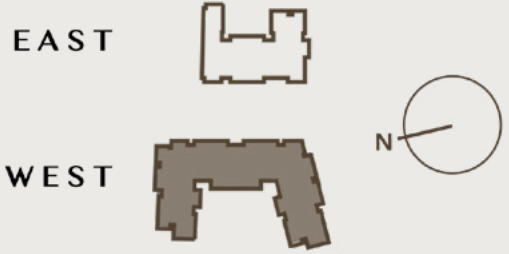
Ground Floor:



1st - 8th Floor:

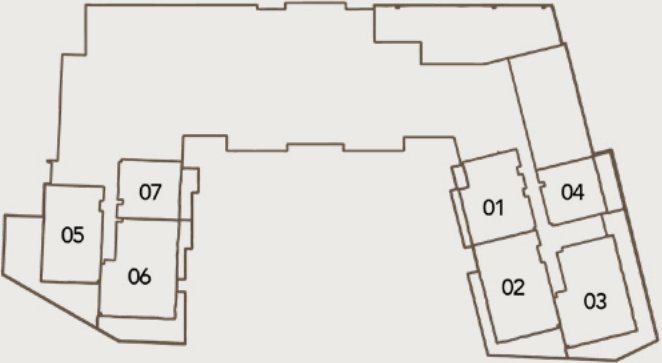


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TYPE C

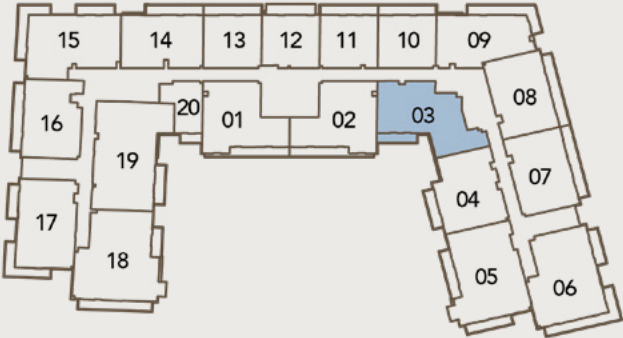


Internal Living Area	:	1302.97 Sq. Ft
Outdoor Living Area	:	92.89 Sq. Ft
Total Living Area	:	1395.86 Sq. Ft

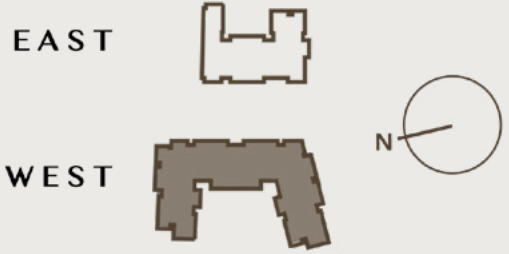
Ground Floor:



1st - 8th Floor:

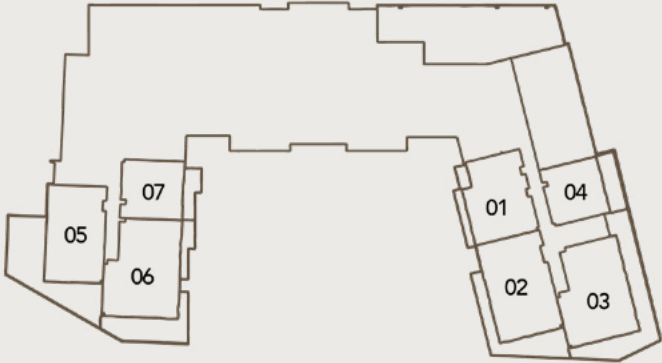


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TYPE D

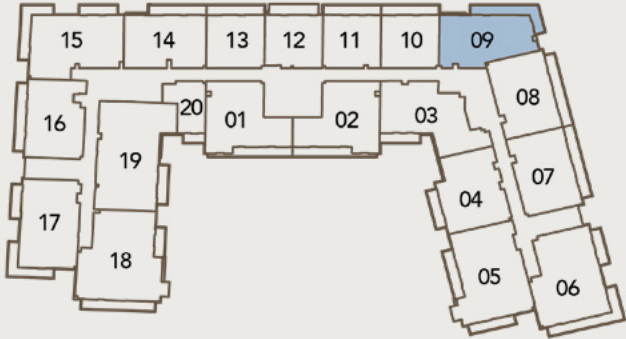


Internal Living Area	:	1112.88 Sq. Ft
Outdoor Living Area	:	206.56 Sq. Ft
Total Living Area	:	1319.44 Sq. Ft

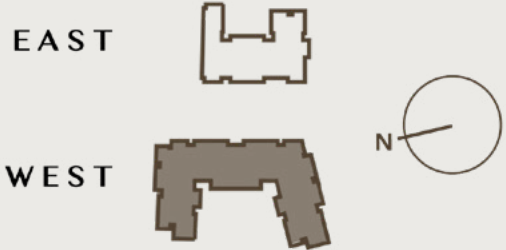
Ground Floor:



1st - 8th Floor:

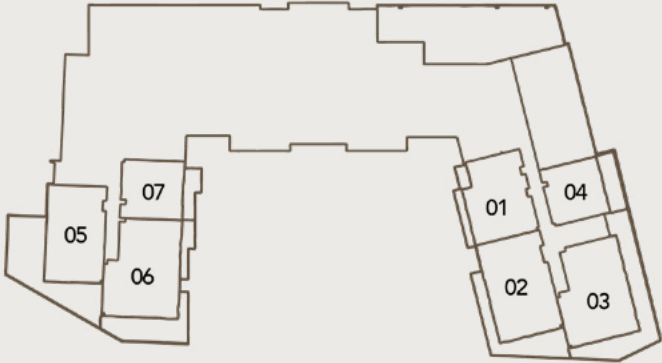


2 BEDROOM
TYPE E

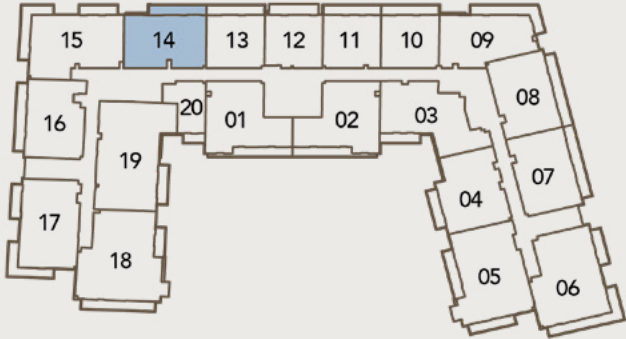


Internal Living Area	:	1075.85 Sq. Ft
Outdoor Living Area	:	133.47 Sq. Ft
Total Living Area	:	1209.33 Sq. Ft

Ground Floor:



1st - 8th Floor:

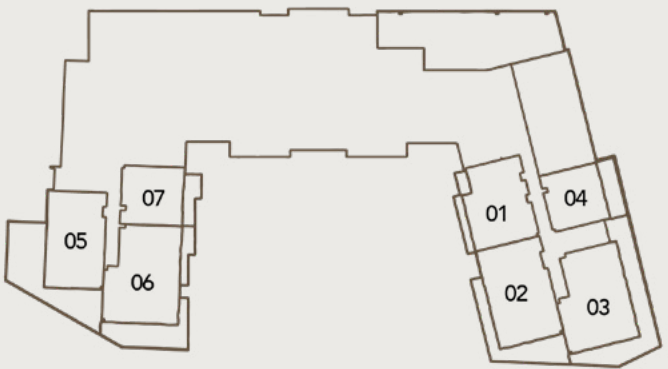


2 BEDROOM
TYPE F



Internal Living Area	:	1340.75 Sq. Ft
Outdoor Living Area	:	274.80 Sq. Ft
Total Living Area	:	1615.56 Sq. Ft

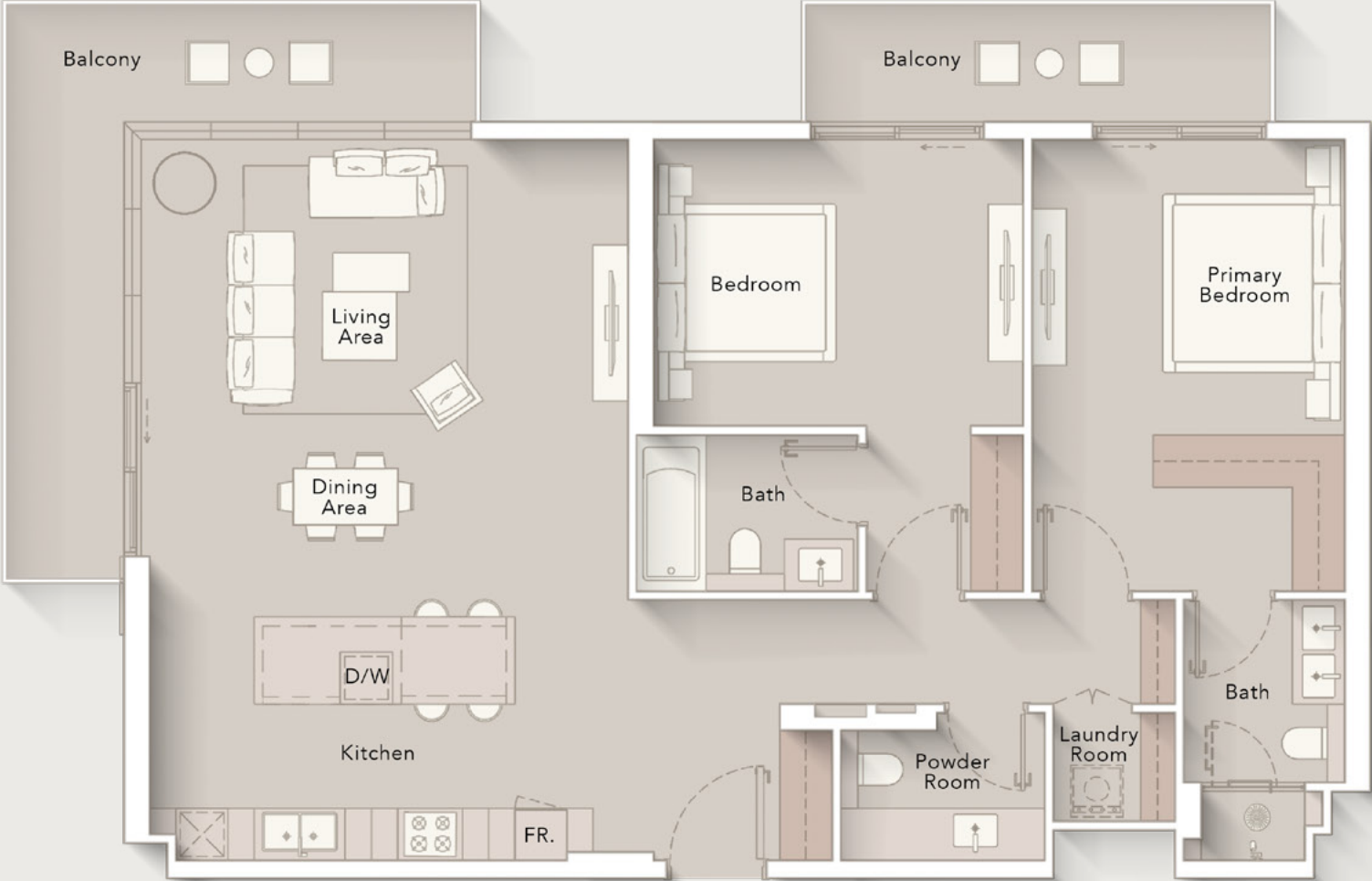
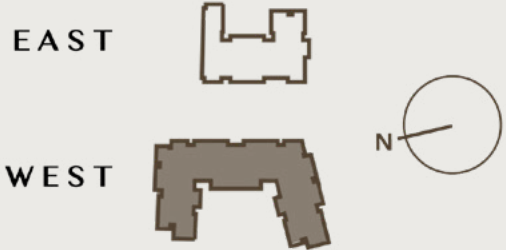
Ground Floor:



1st - 8th Floor:

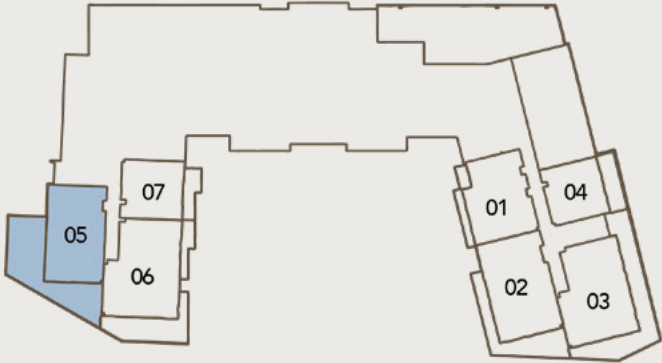


2 BEDROOM
TYPE G

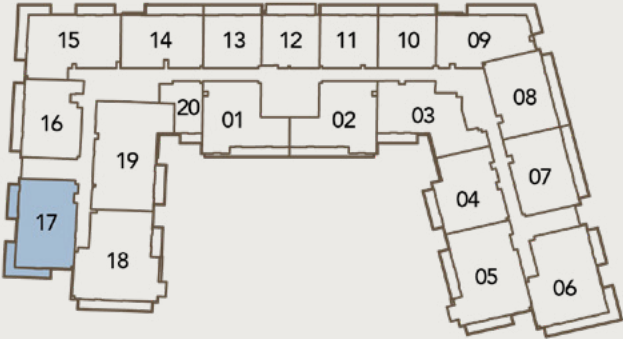


Internal Living Area	:	1274.77 Sq. Ft
Outdoor Living Area	:	255.10 Sq. Ft
Total Living Area	:	1529.87 Sq. Ft

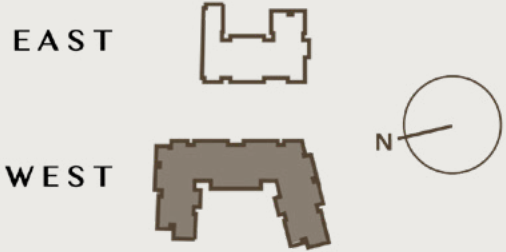
Ground Floor:



1st - 8th Floor:

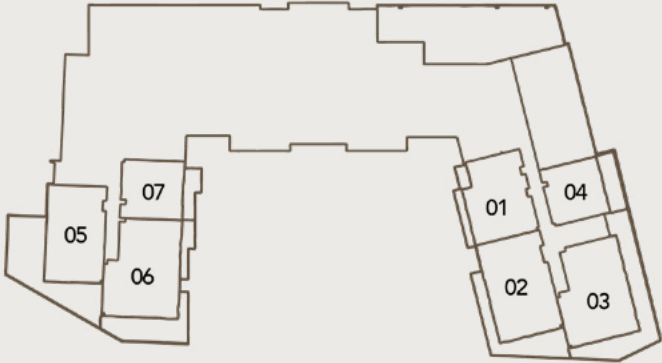


2 BEDROOM
TYPE H

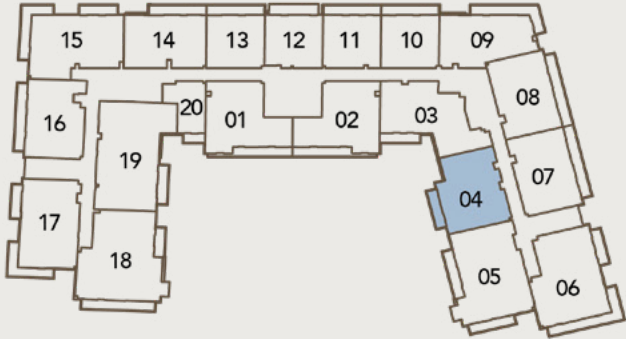


Internal Living Area	:	1161.00 Sq. Ft
Outdoor Living Area	:	99.35 Sq. Ft
Total Living Area	:	1260.35 Sq. Ft

Ground Floor:

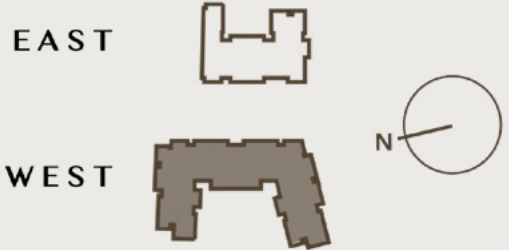


1st - 8th Floor:



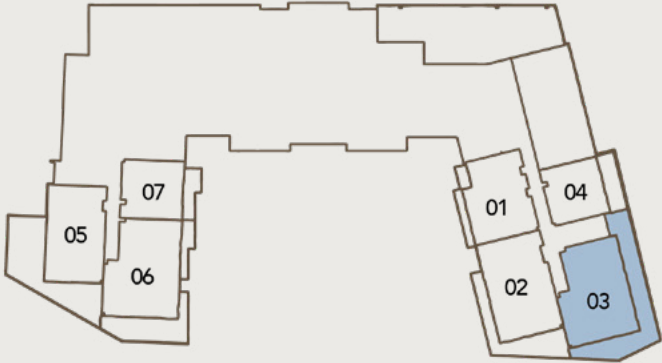
3 BEDROOM
TYPE A

30.00' x 40.00' = 1200.00 Sq. Ft.

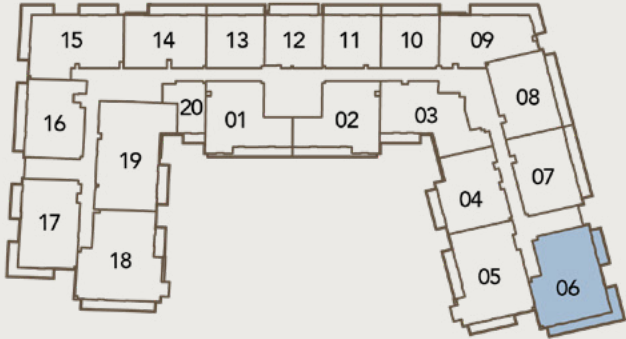


Internal Living Area	:	1474.23 Sq. Ft
Outdoor Living Area	:	331.96 Sq. Ft
Total Living Area	:	1806.18 Sq. Ft

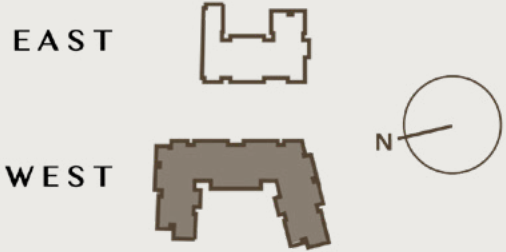
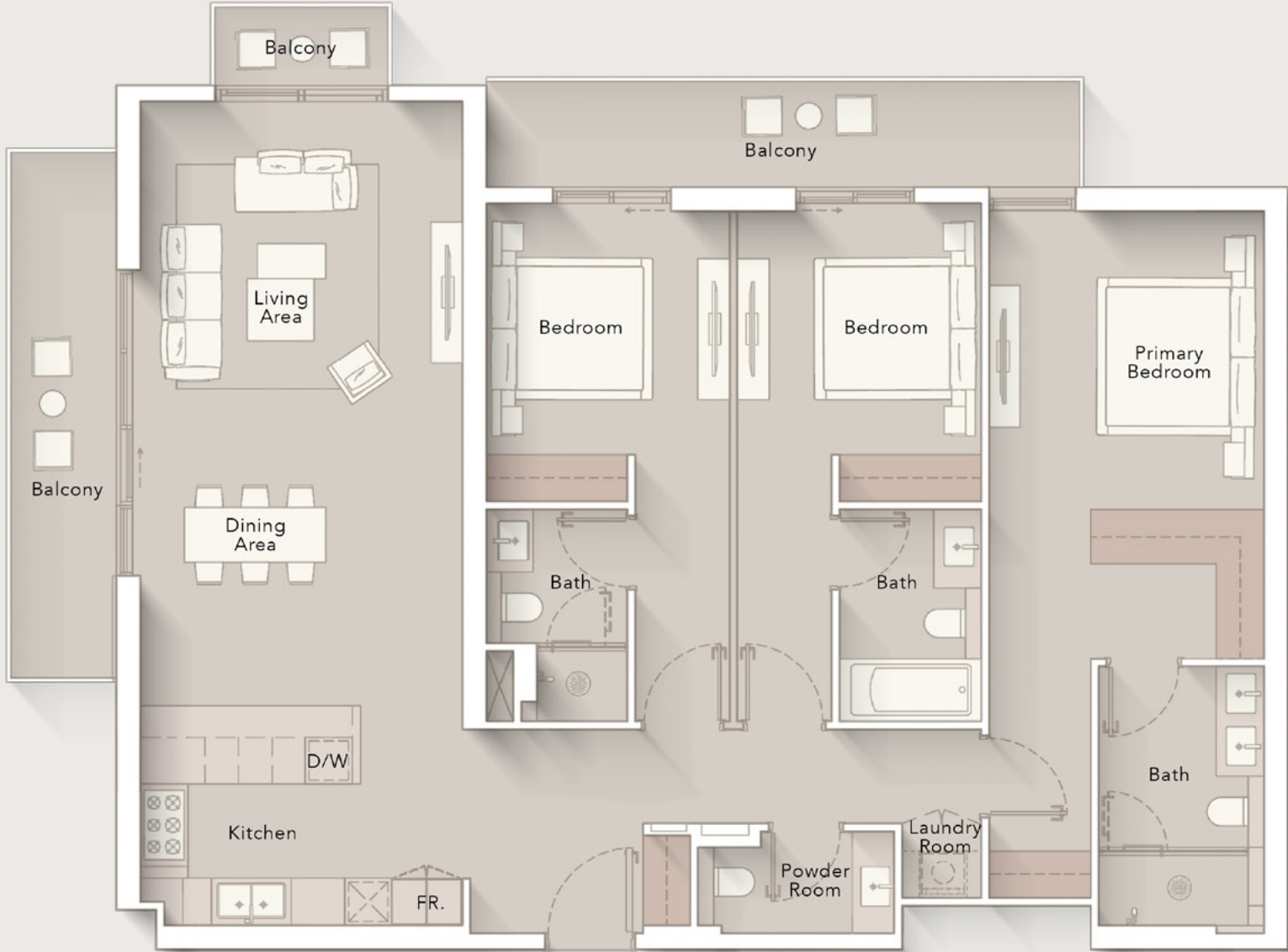
Ground Floor:



1st - 8th Floor:

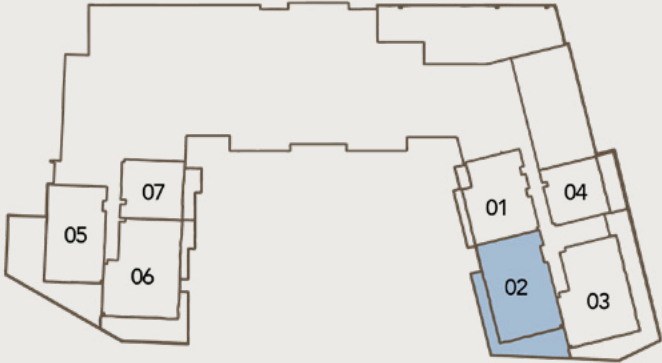


3 BEDROOM
TYPE B

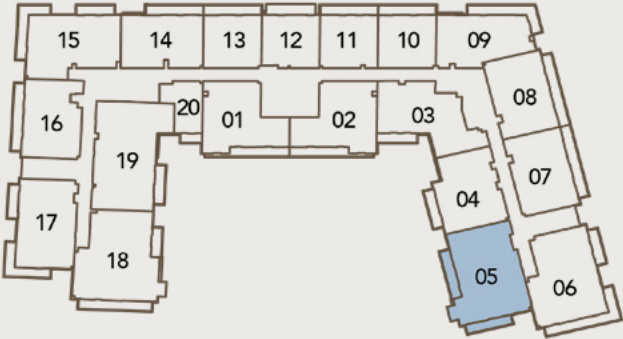


Internal Living Area	:	1562.06 Sq. Ft
Outdoor Living Area	:	232.61 Sq. Ft
Total Living Area	:	1794.67 Sq. Ft

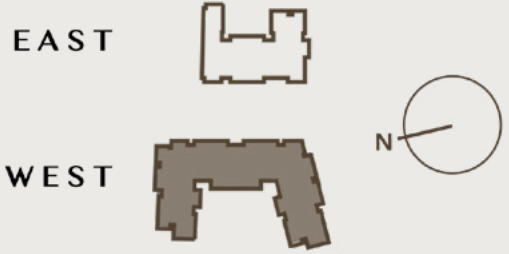
Ground Floor:



1st - 8th Floor:

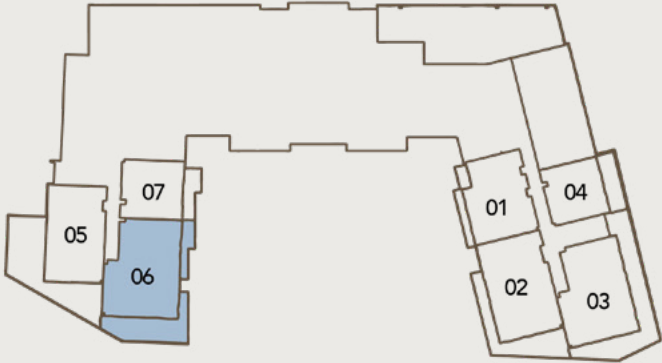


3 BEDROOM
TYPE C



Internal Living Area	:	1682.61 Sq. Ft
Outdoor Living Area	:	244.23 Sq. Ft
Total Living Area	:	1926.85 Sq. Ft

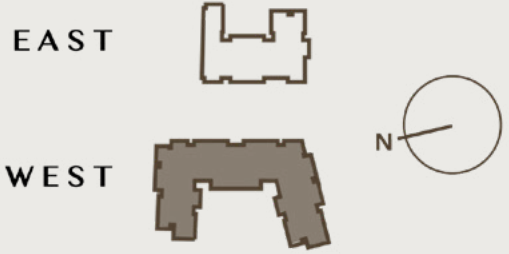
Ground Floor:



1st - 8th Floor:

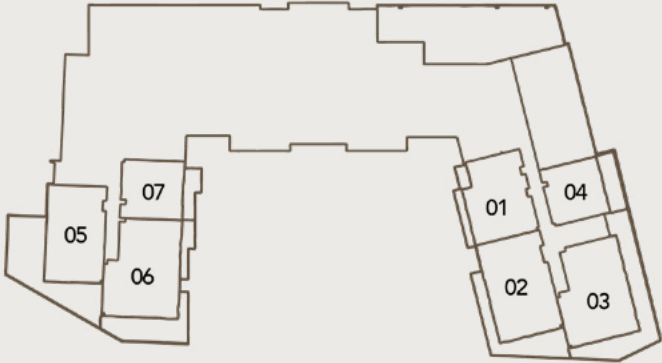


3 BEDROOM
TYPE D

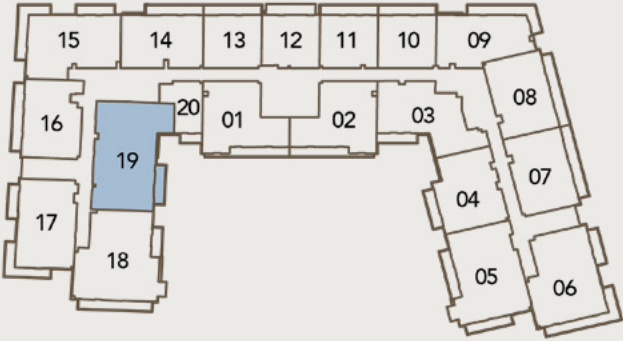


Internal Living Area	:	1763.88 Sq. Ft
Outdoor Living Area	:	99.03 Sq. Ft
Total Living Area	:	1862.91 Sq. Ft

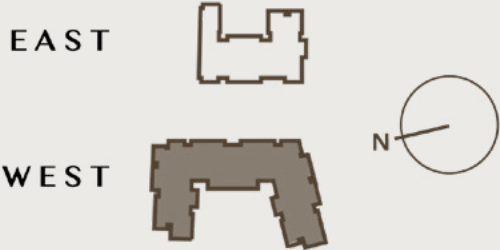
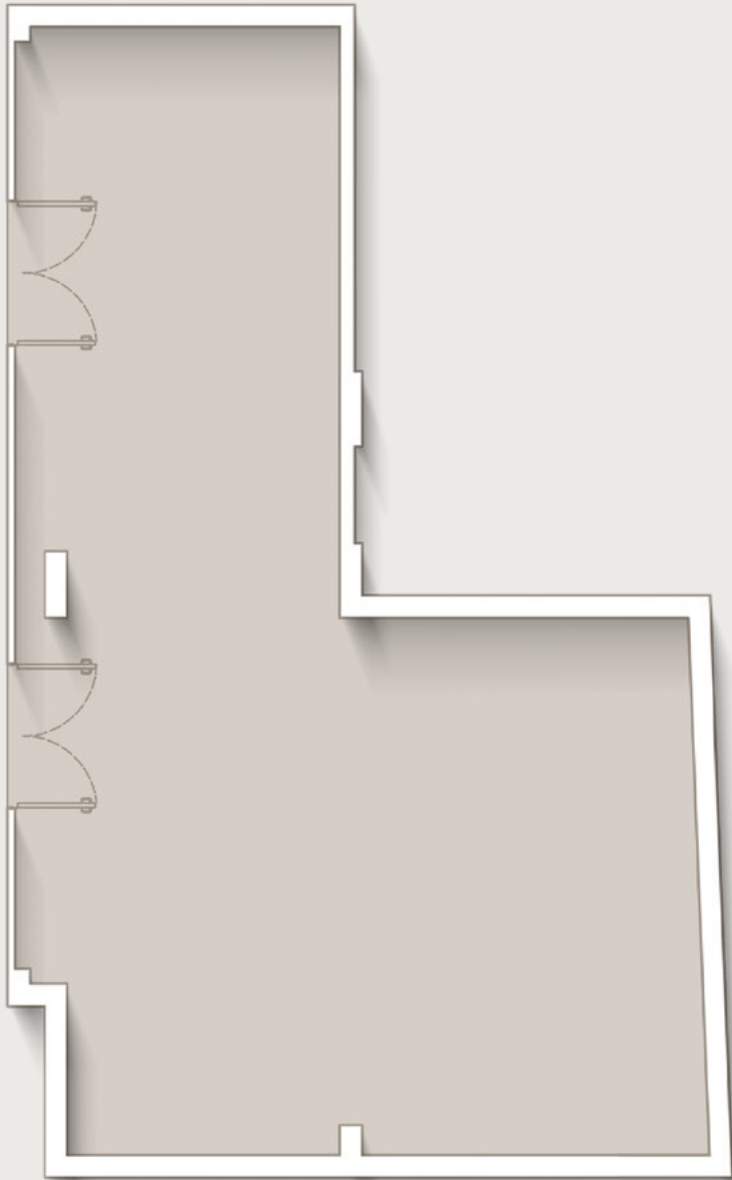
Ground Floor:



1st - 8th Floor:



RETAIL
TYPE 1

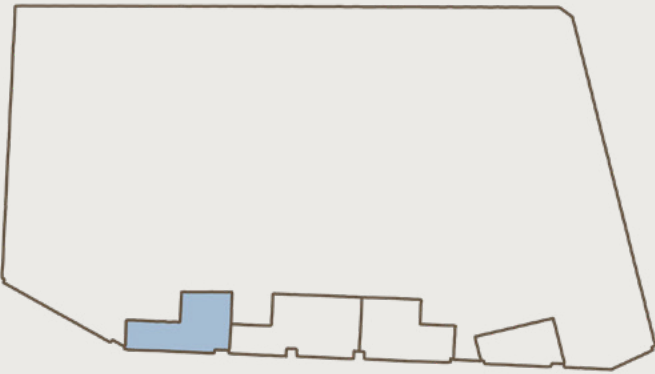


Internal Living Area : 1187.37 Sq. Ft

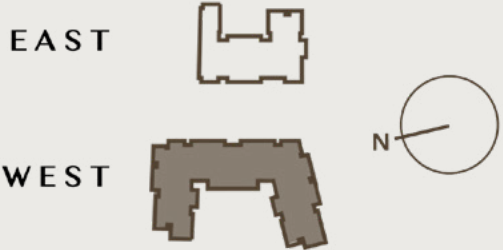
Ground Floor:



Podium Floor:



RETAIL
TYPE 2

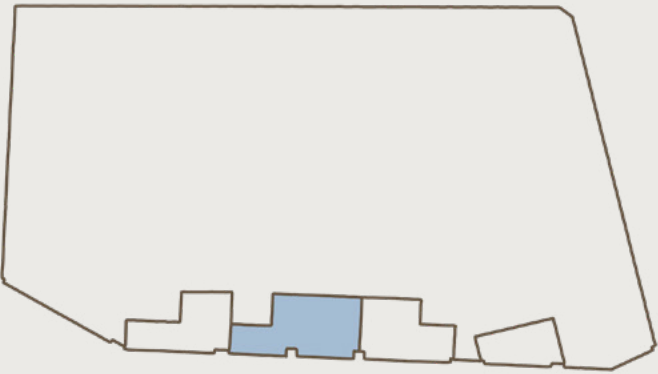


Internal Living Area : 1676.59 Sq. Ft

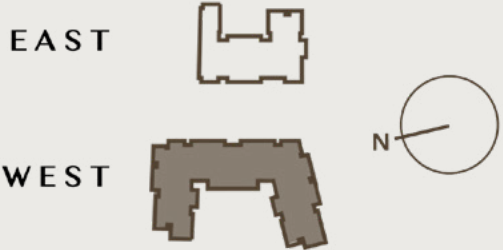
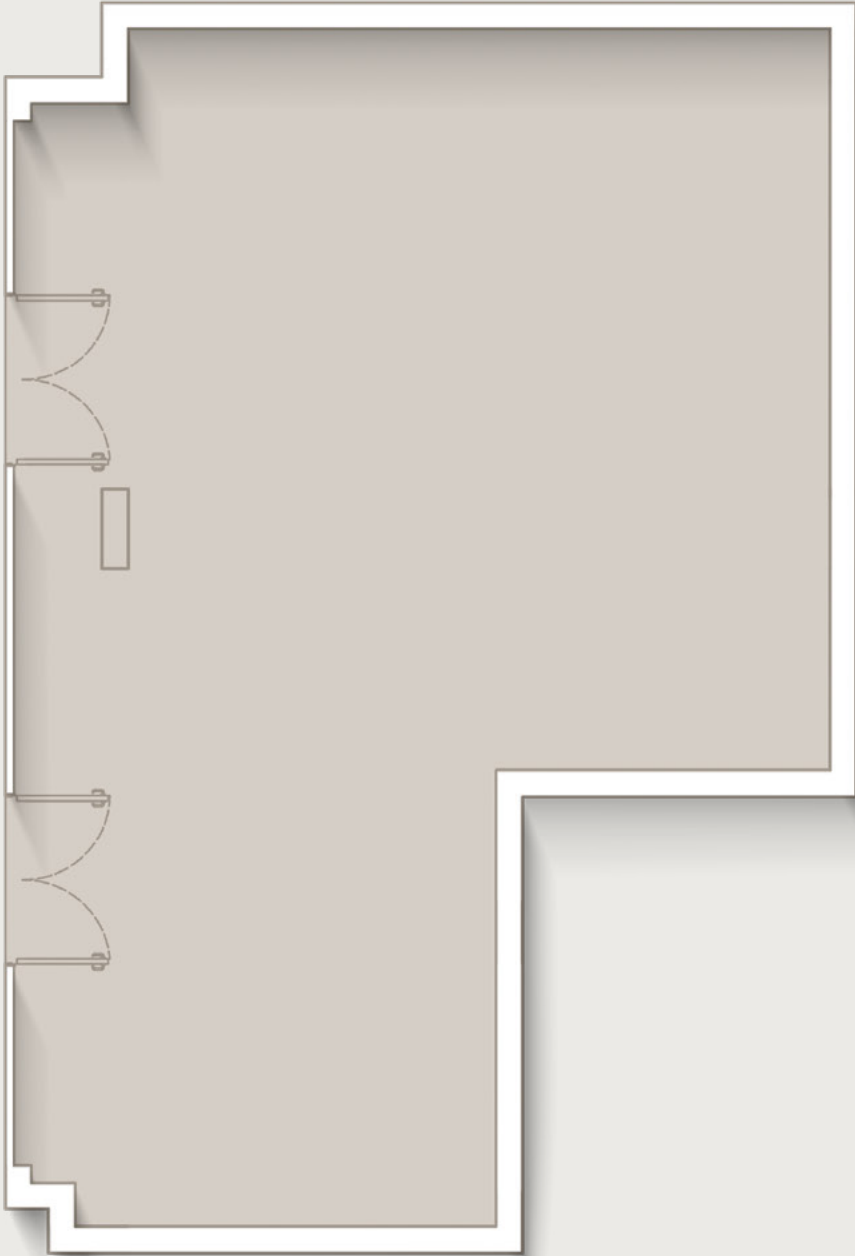
Ground Floor:



Podium Floor:



RETAIL
TYPE 3

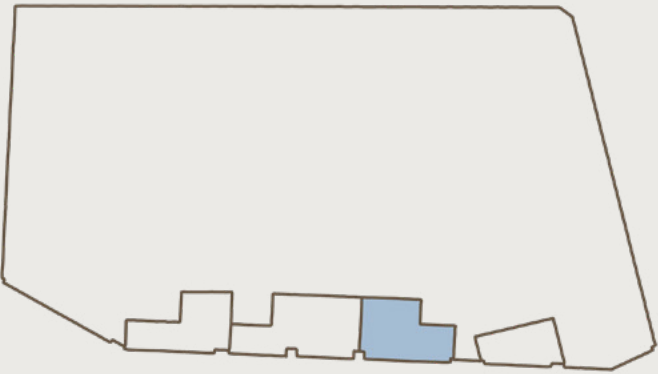


Internal Living Area : 1262.28 Sq. Sq. Ft

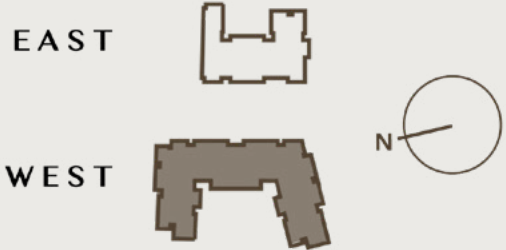
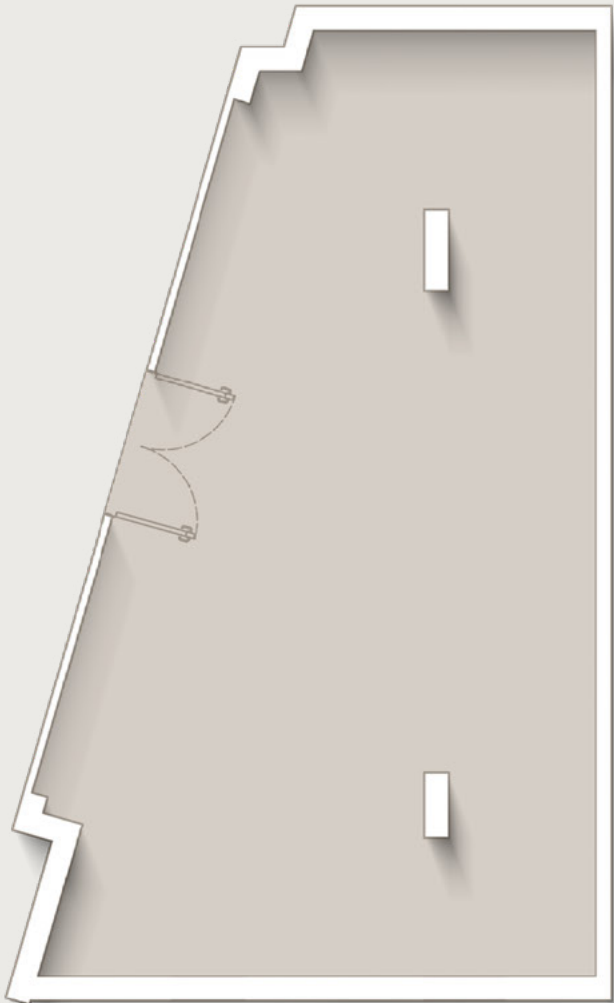
Ground Floor:



Podium Floor:



RETAIL
TYPE 4

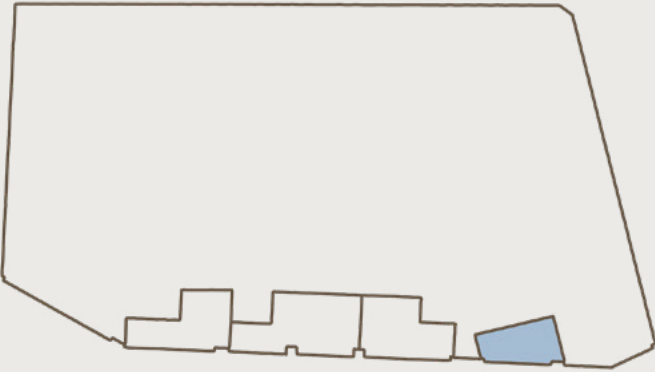


Internal Living Area : 802.45 Sq. Ft

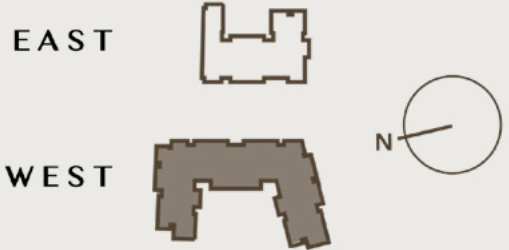
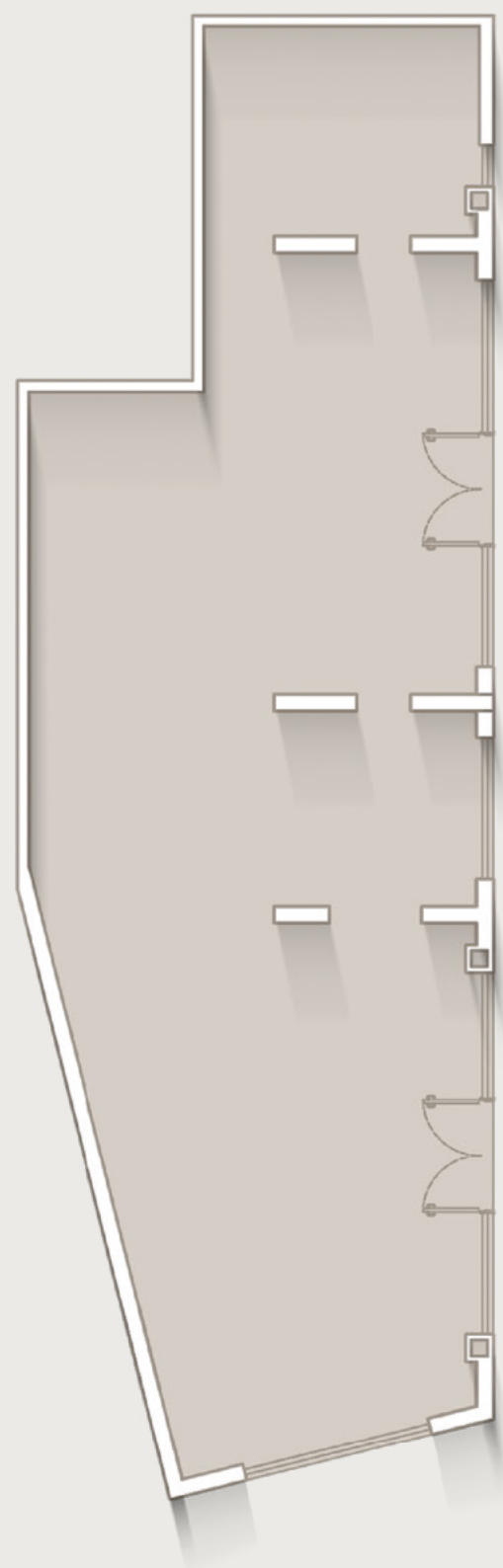
Ground Floor:



Podium Floor:

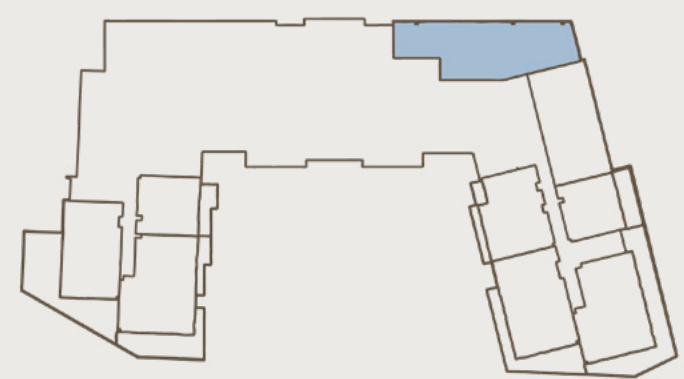


RETAIL
TYPE 5



Internal Living Area : 2015.43 Sq. Ft

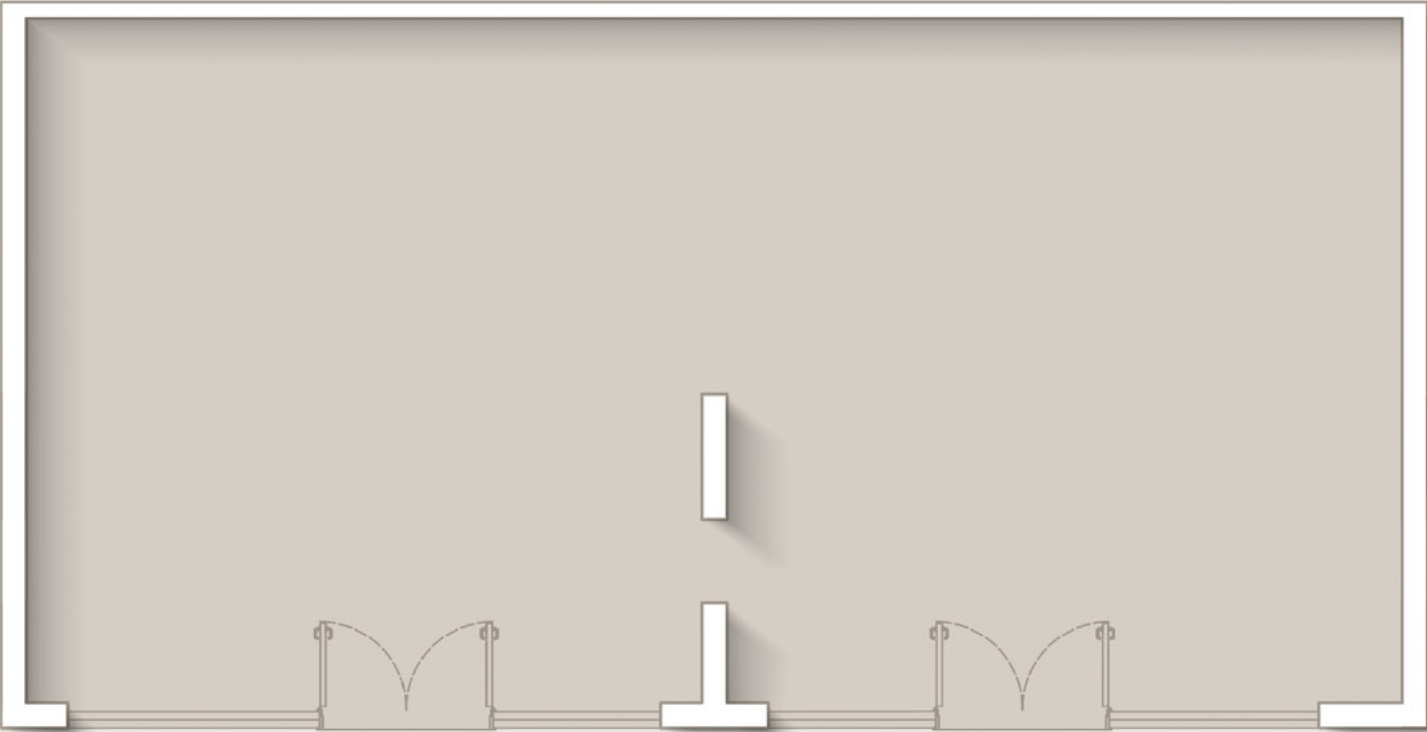
Ground Floor:



Podium Floor:



RETAIL
TYPE 6



Internal Living Area : 1535.47 Sq. Ft

Ground Floor:



Podium Floor:

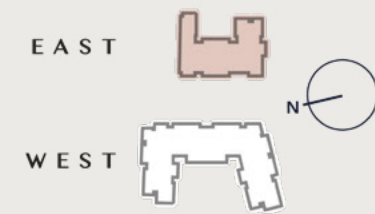
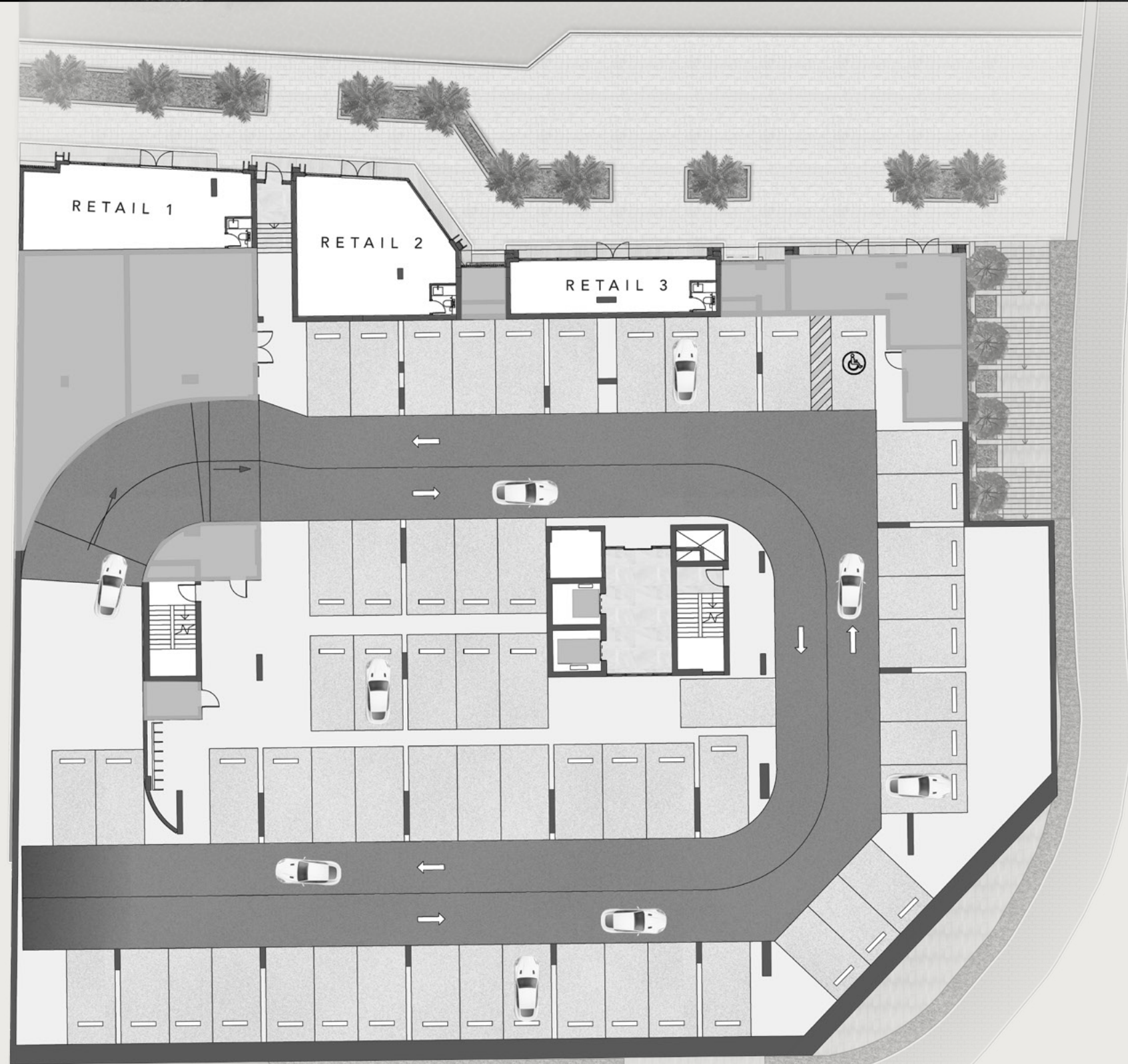


DUTCO | ELLINGTON



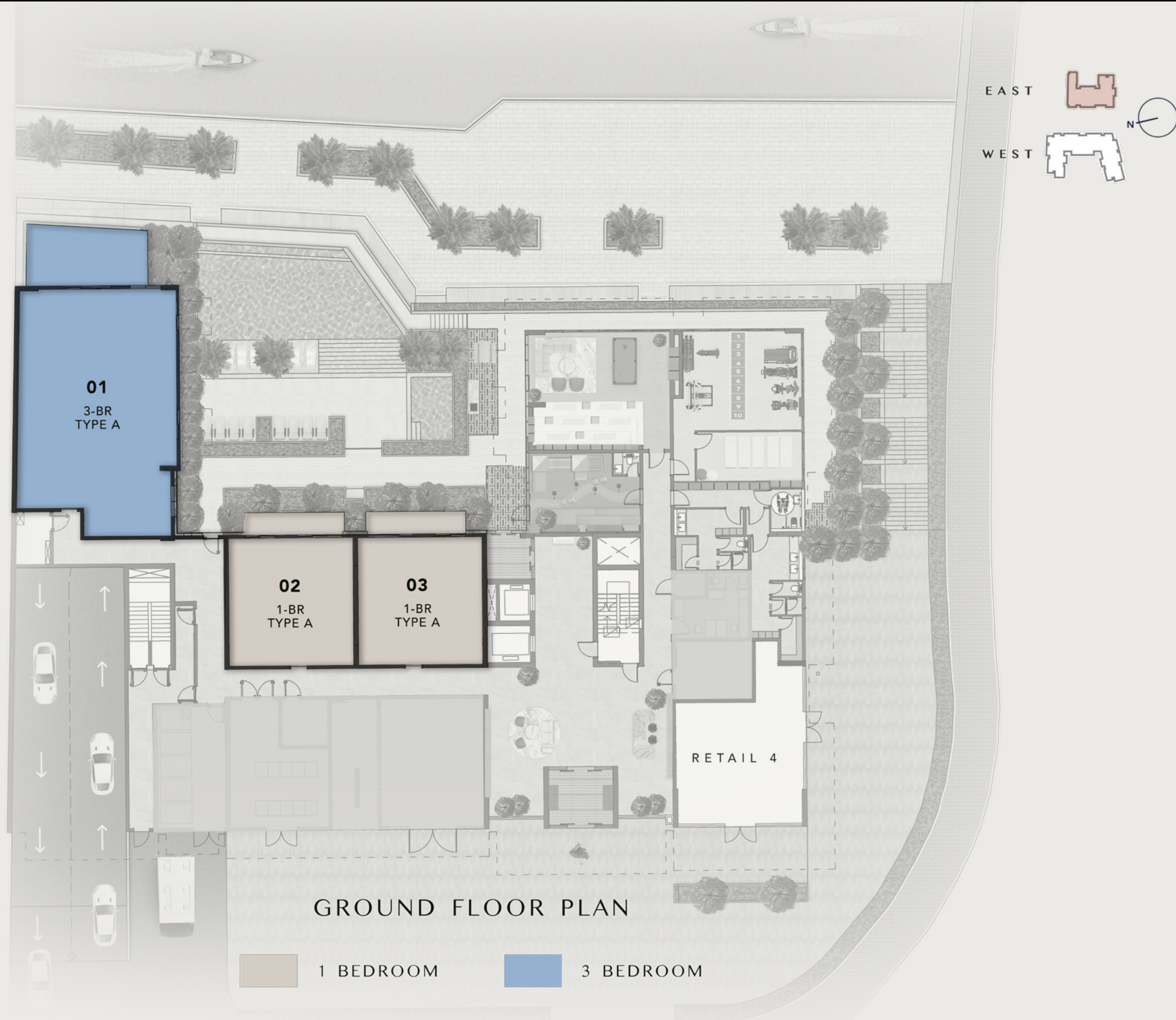
ART BAY

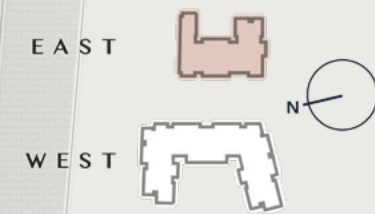
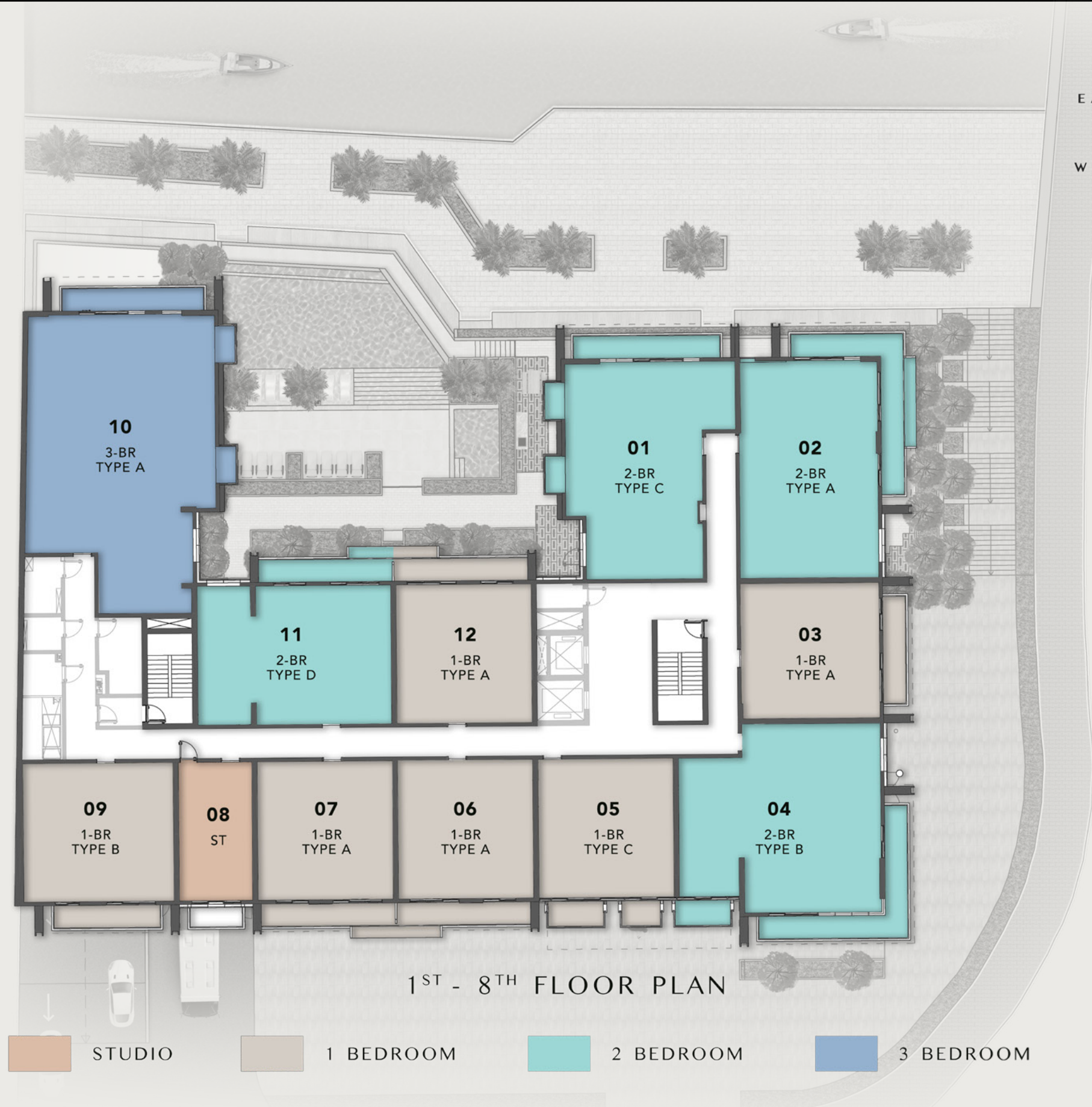
EAST



PODIUM FLOOR PLAN

 RETAIL

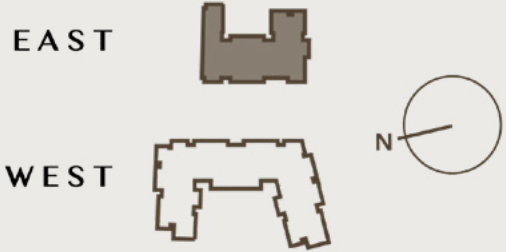




1ST - 8TH FLOOR PLAN

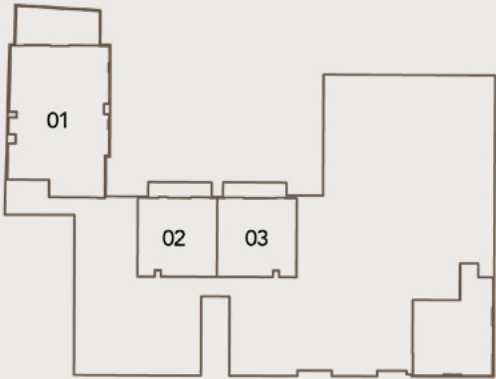
STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

STUDIO
TYPE A



Internal Living Area	:	380.72 Sq. Ft
Outdoor Living Area	:	50.38 Sq. Ft
Total Living Area	:	431.09 Sq. Ft

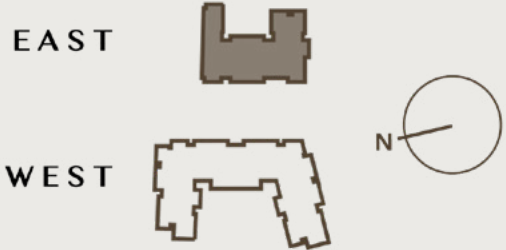
Ground Floor:



1st - 8th Floor:

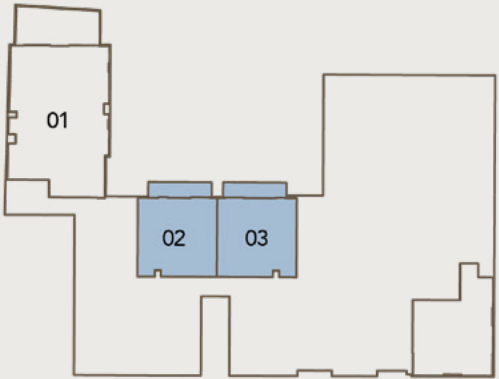


1 BEDROOM
TYPE A



Internal Living Area	:	758.10 Sq. Ft
Outdoor Living Area	:	132.72 Sq. Ft
Total Living Area	:	890.82 Sq. Ft

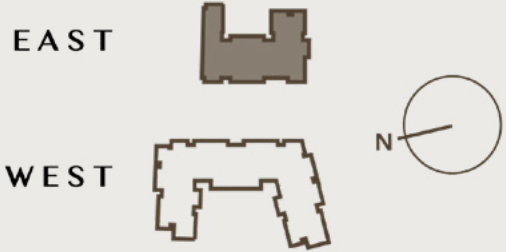
Ground Floor:



1st - 8th Floor:

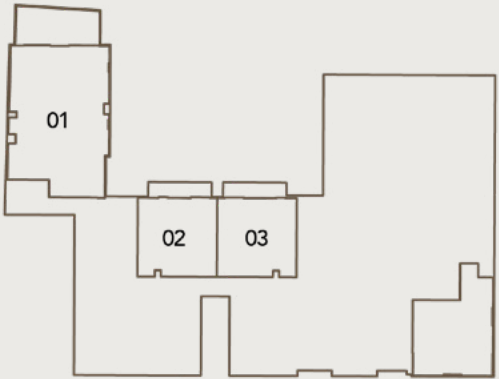


1 BEDROOM
TYPE B



Internal Living Area	:	858.31 Sq. Ft
Outdoor Living Area	:	101.61 Sq. Ft
Total Living Area	:	959.93 Sq. Ft

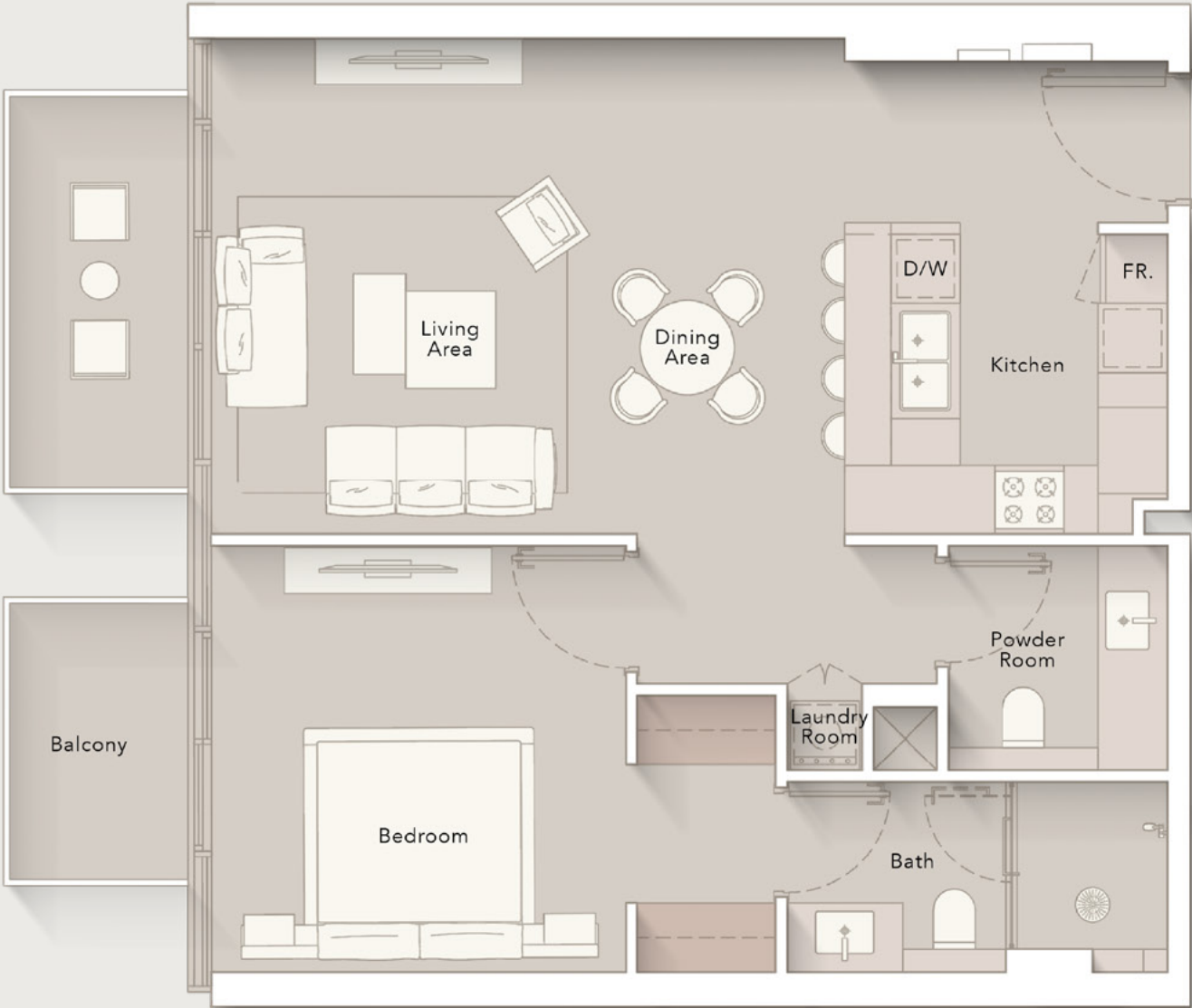
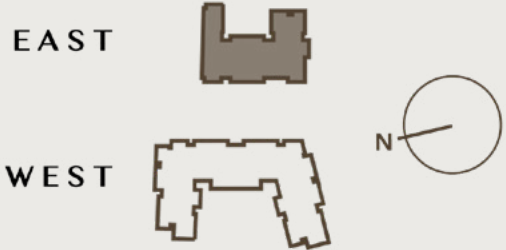
Ground Floor:



1st - 8th Floor:

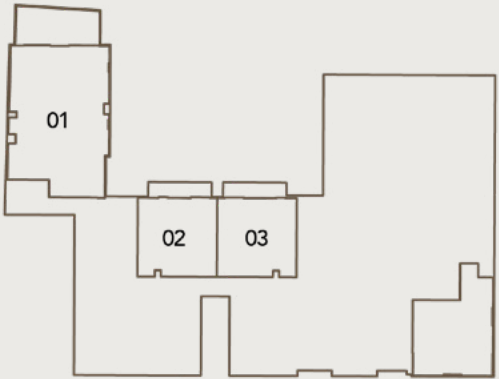


1 BEDROOM
TYPE C



Internal Living Area	:	759.18 Sq. Ft
Outdoor Living Area	:	108.61 Sq. Ft
Total Living Area	:	867.79 Sq. Ft

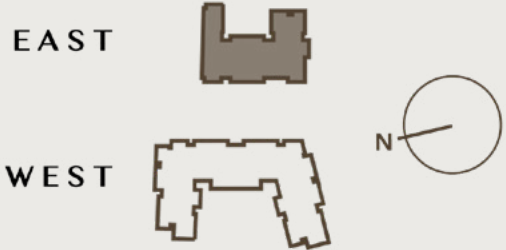
Ground Floor:



1st - 8th Floor:

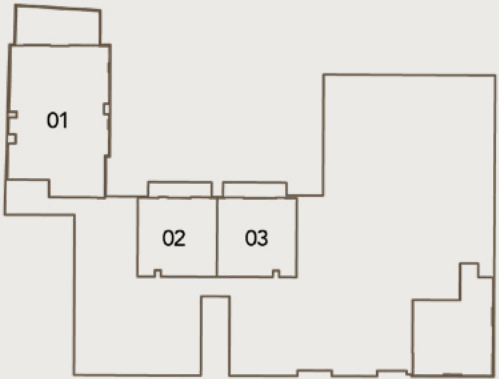


2 BEDROOM
TYPE A



Internal Living Area	:	1202.54 Sq. Ft
Outdoor Living Area	:	237.99 Sq. Ft
Total Living Area	:	1440.53 Sq. Ft

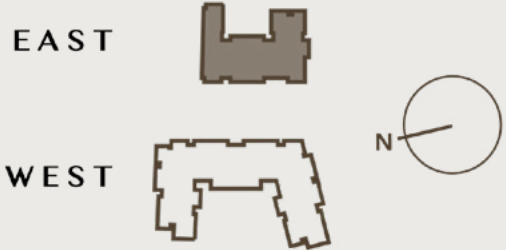
Ground Floor:



1st - 8th Floor:

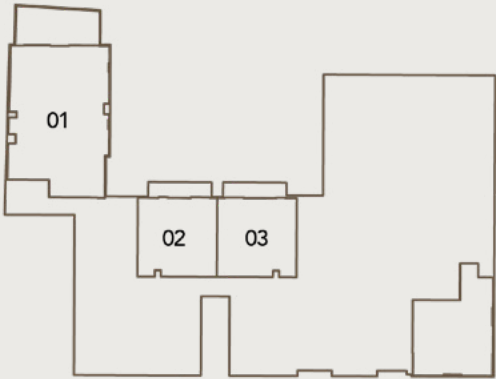


2 BEDROOM
TYPE B



Internal Living Area	:	1385.85 Sq. Ft
Outdoor Living Area	:	311.40 Sq. Ft
Total Living Area	:	1697.25 Sq. Ft

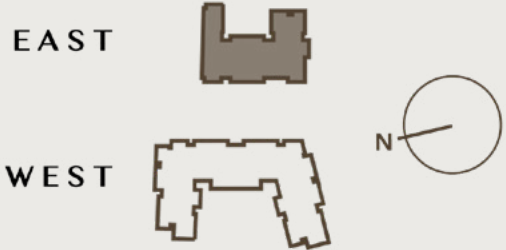
Ground Floor:



1st - 8th Floor:

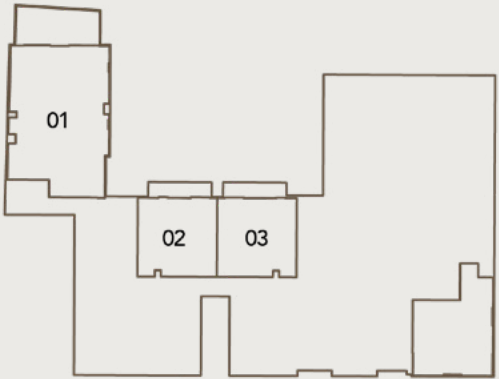


2 BEDROOM
TYPE C



Internal Living Area	:	1285.43 Sq. Ft
Outdoor Living Area	:	140.68 Sq. Ft
Total Living Area	:	1426.11 Sq. Ft

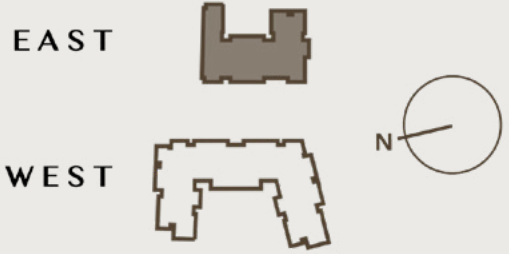
Ground Floor:



1st - 8th Floor:

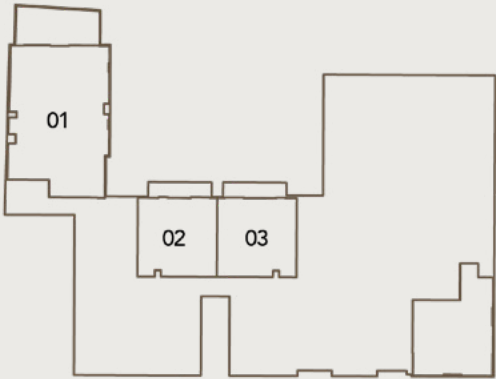


2 BEDROOM
TYPE D



Internal Living Area	:	1074.13 Sq. Ft
Outdoor Living Area	:	132.72 Sq. Ft
Total Living Area	:	1206.85 Sq. Ft

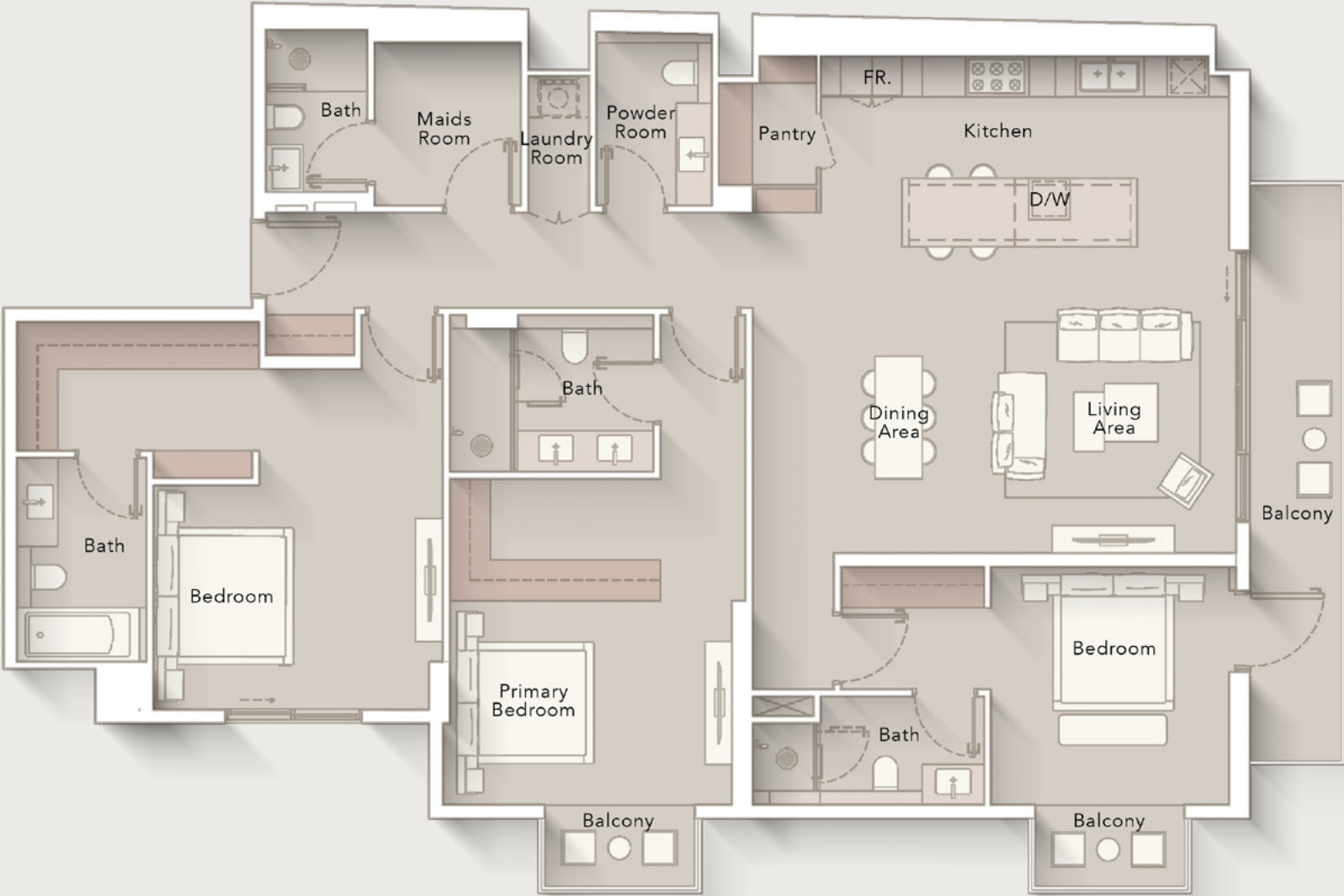
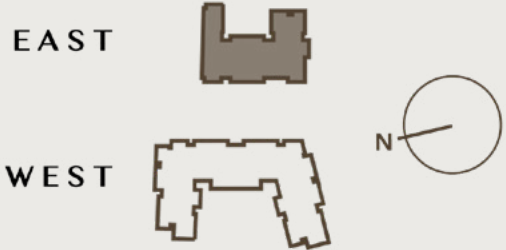
Ground Floor:



1st - 8th Floor:

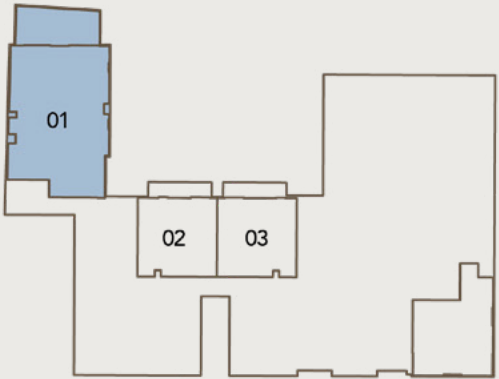


3 BEDROOM
TYPE A



Internal Living Area	:	2013.60 Sq. Ft
Outdoor Living Area	:	136.70 Sq. Ft
Total Living Area	:	2150.31 Sq. Ft

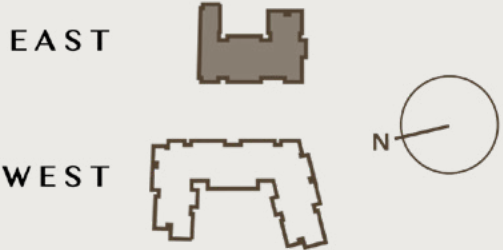
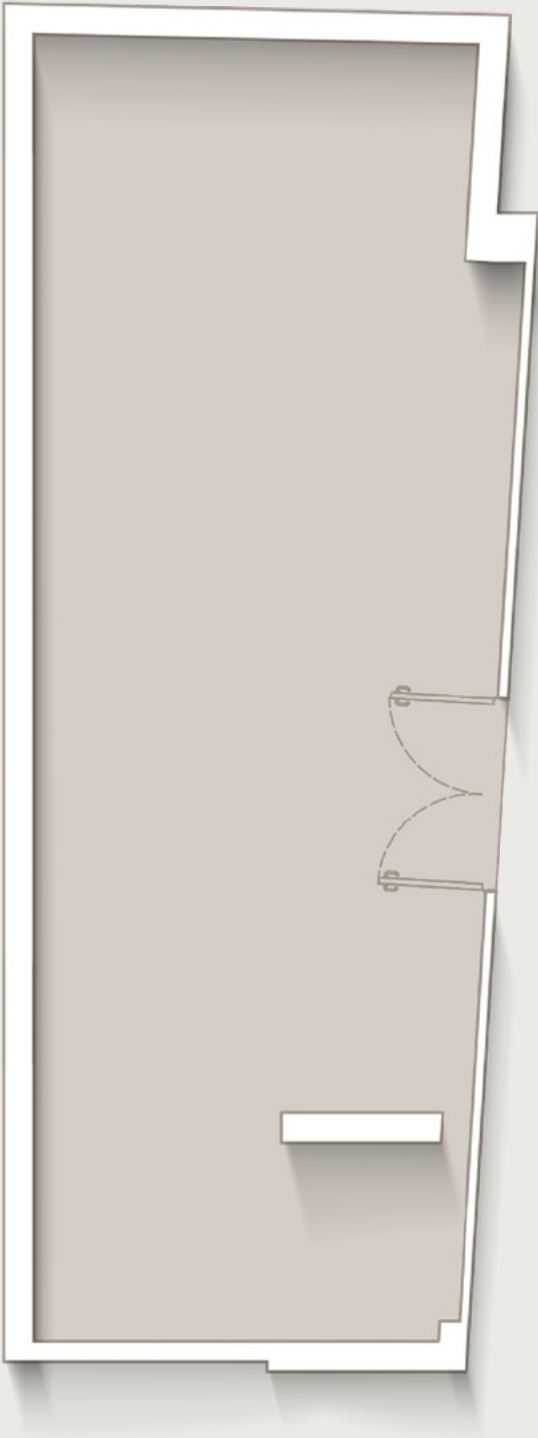
Ground Floor:



1st - 8th Floor:

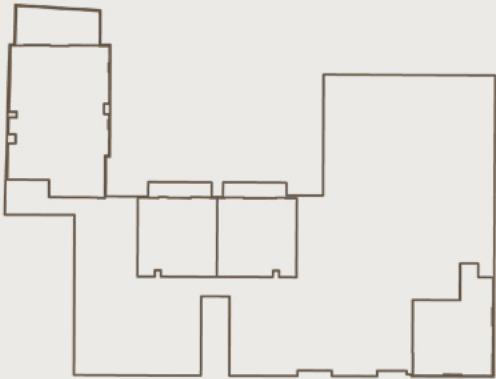


RETAIL
TYPE 1

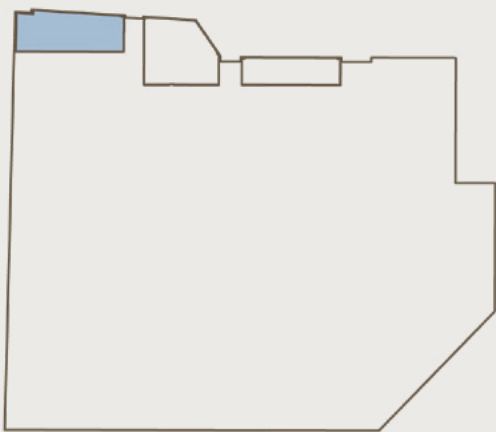


Internal Living Area : 737.65 Sq. Ft

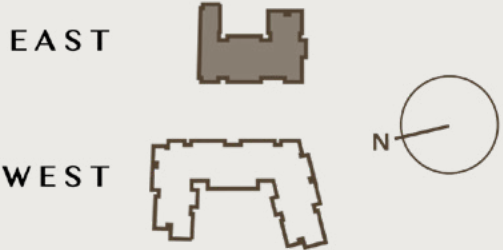
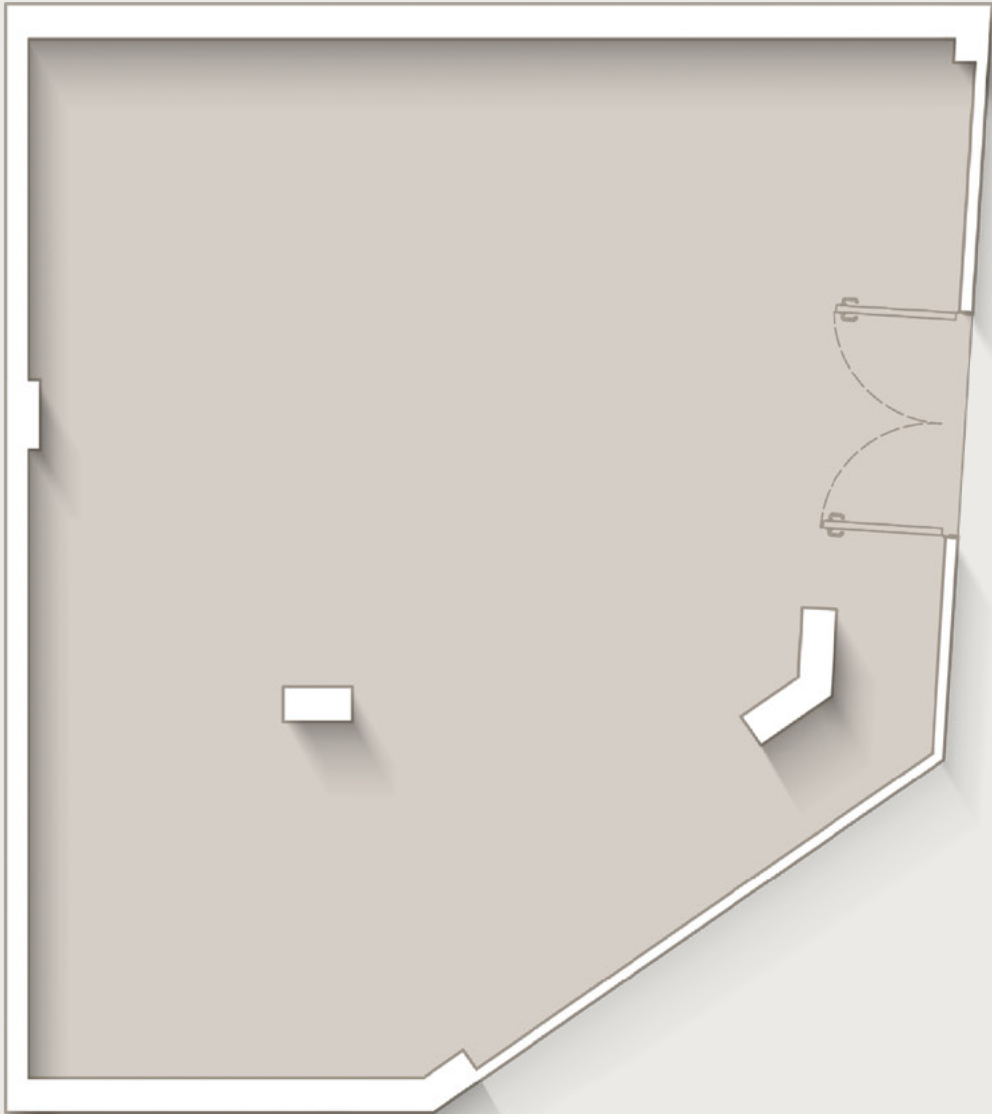
Ground Floor:



Podium Floor:

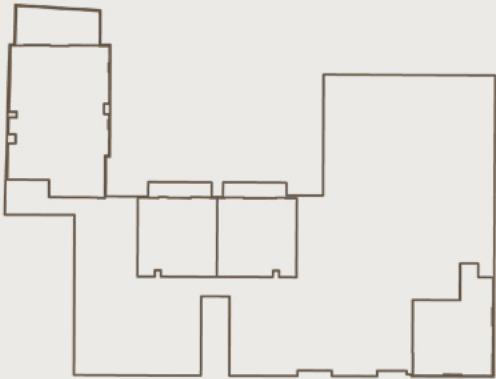


RETAIL
TYPE 2

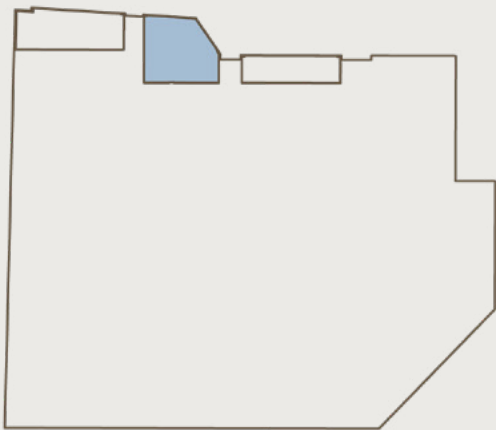


Internal Living Area : 782.64 Sq. Ft

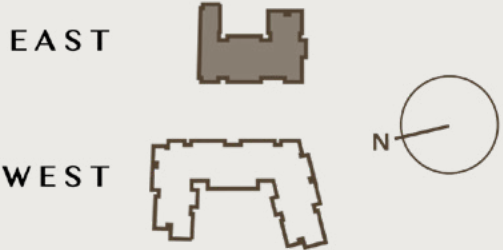
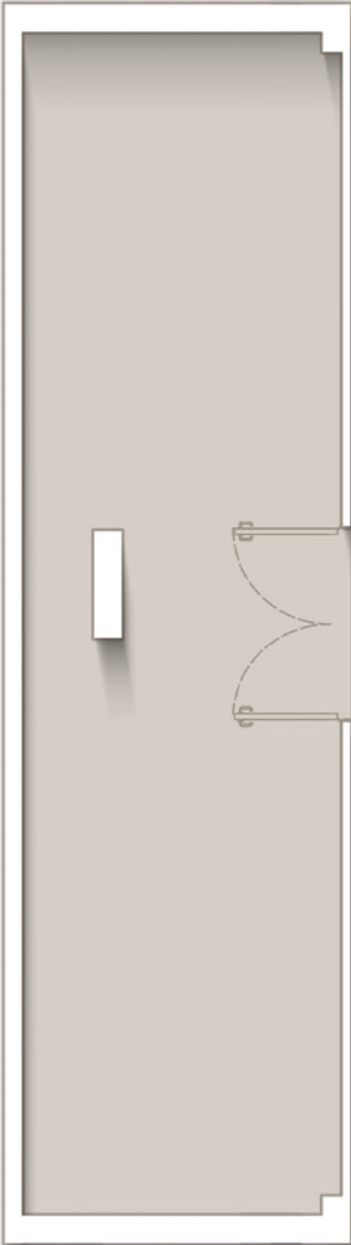
Ground Floor:



Podium Floor:

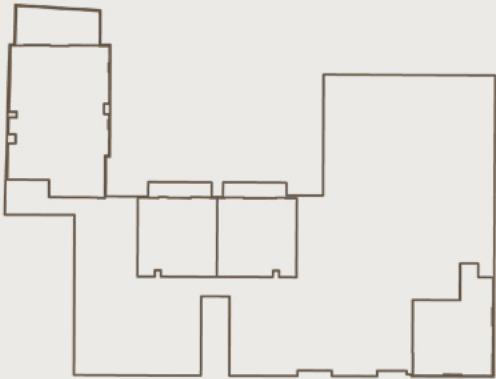


RETAIL
TYPE 3

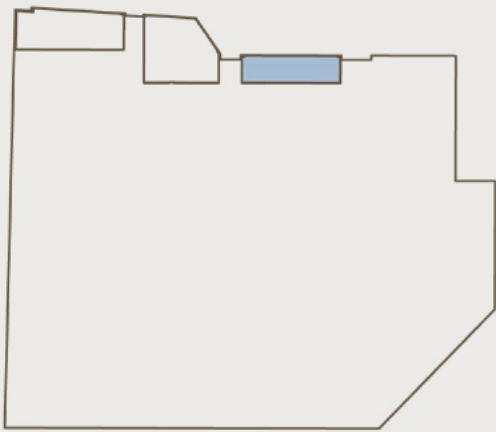


Internal Living Area : 474.80 Sq. Ft

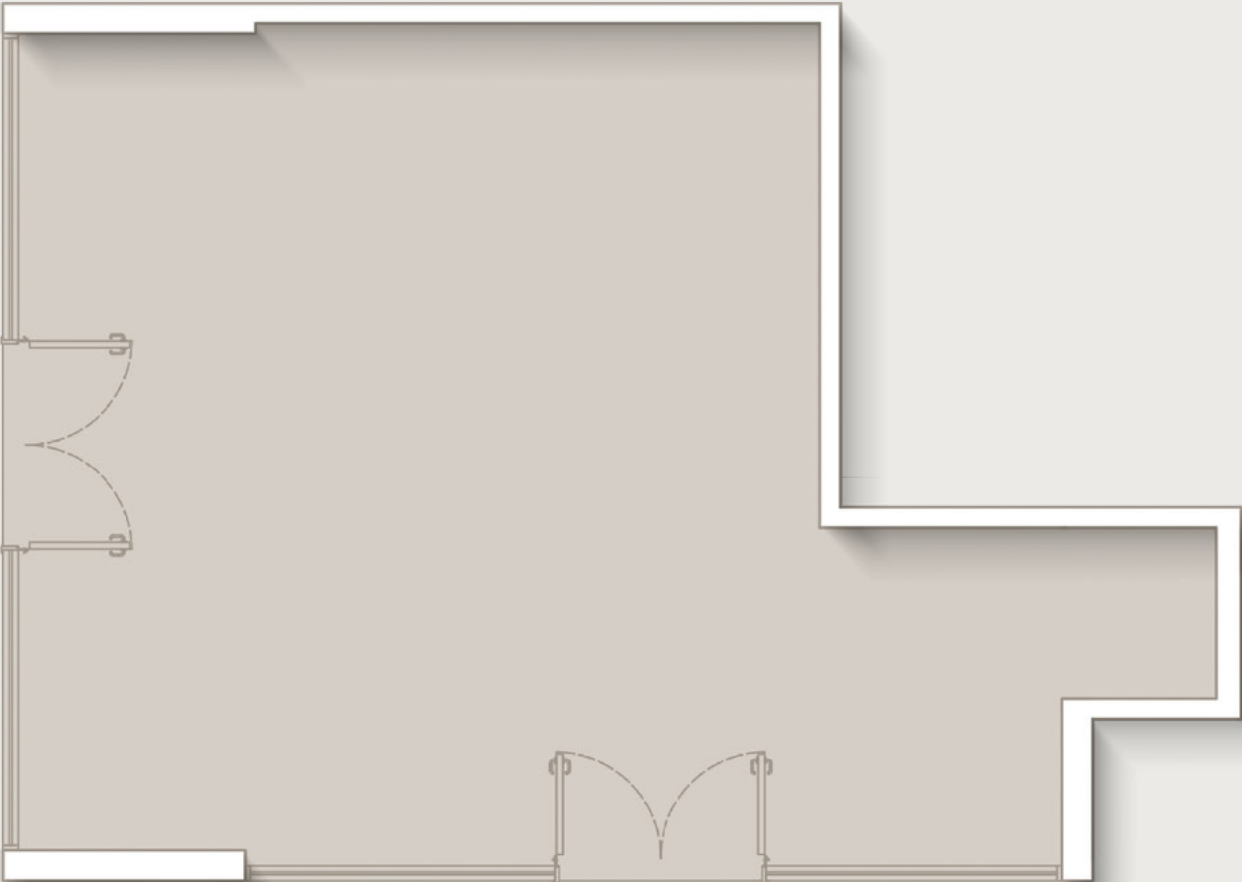
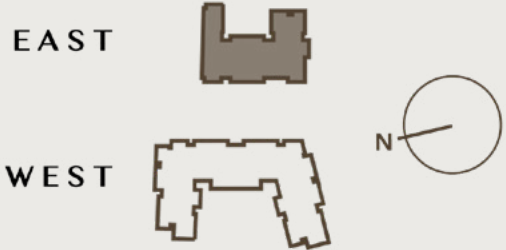
Ground Floor:



Podium Floor:

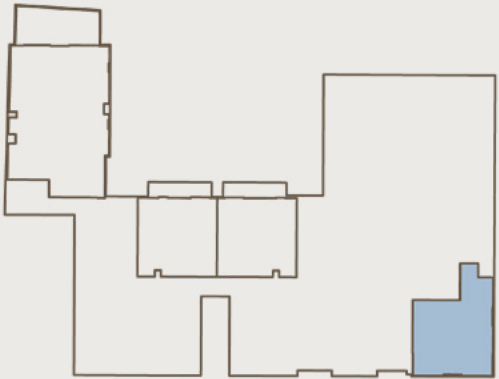


RETAIL
TYPE 4

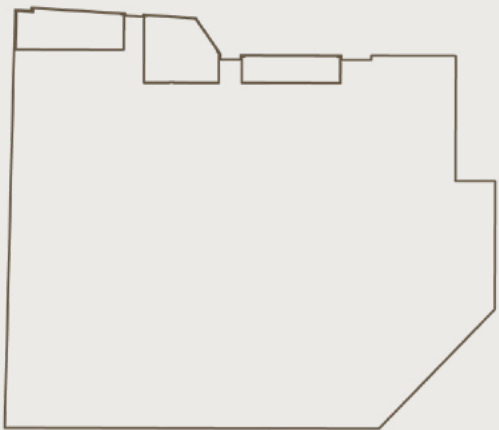


Internal Living Area : 861.33 Sq. Ft

Ground Floor:



Podium Floor:



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



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info@ellingtongroup.com

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