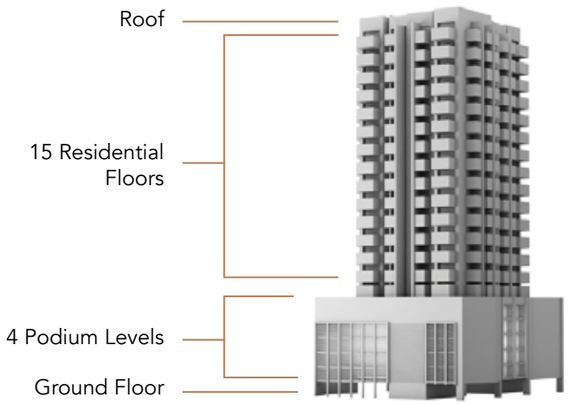
ELLINGTON
PROPERTIES

BELGRAVIA HEIGHTS I

ELEGANCE HAS A NEW EXPRESSION



DUBAI INVESTMENT BRIEFING









ELEVATORS

3 Elevators

AMENITIES WITHIN THE PROJECT

- Resort-style swimming pool
- Outdoor Kid's play area
- Outdoor Yoga area
- Roof Terrace for social activities
- Lively Lobby Lounge with hotel style furnishings and concierge/security
- Art pieces throughout the property curated from local artists
- Fitness and Games Centre with precision state of the art equipment and ourtyard view, games tables, lounge seating and games storage
- Spa inspired Changing Rooms

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q3 2021

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

SIZE RANGE PER UNIT TYPE

Studio: Ranges from 405 sq.ft. to 510 sq.ft

1 Bedroom: Ranges from 742 sq.ft to 938 sq. ft

2 Bedroom: Ranges from 1,027 sq.ft to 1,129 sq. ft

PARKING

1 Parking space for a Studio, 1 Bedroom, 2 Bedroom.



PAYMENT PLAN

15%	5%	5%	5%	5%
Upon signature of this reservation agreement	On or Before 28 Feb 2019	On completion of twenty percent (20%) construction of the Project	On completion of thirty percent (30%) construction of the Project	On completion of forty percent (40%) construction of the Project

5%	5%	5%	50%
On completion of fifty percent (50%) construction of the Project	On completion of sixty percent (60%) construction of the Project	On completion of seventy percent (70%) construction of the Project	On Completion

LOCATION

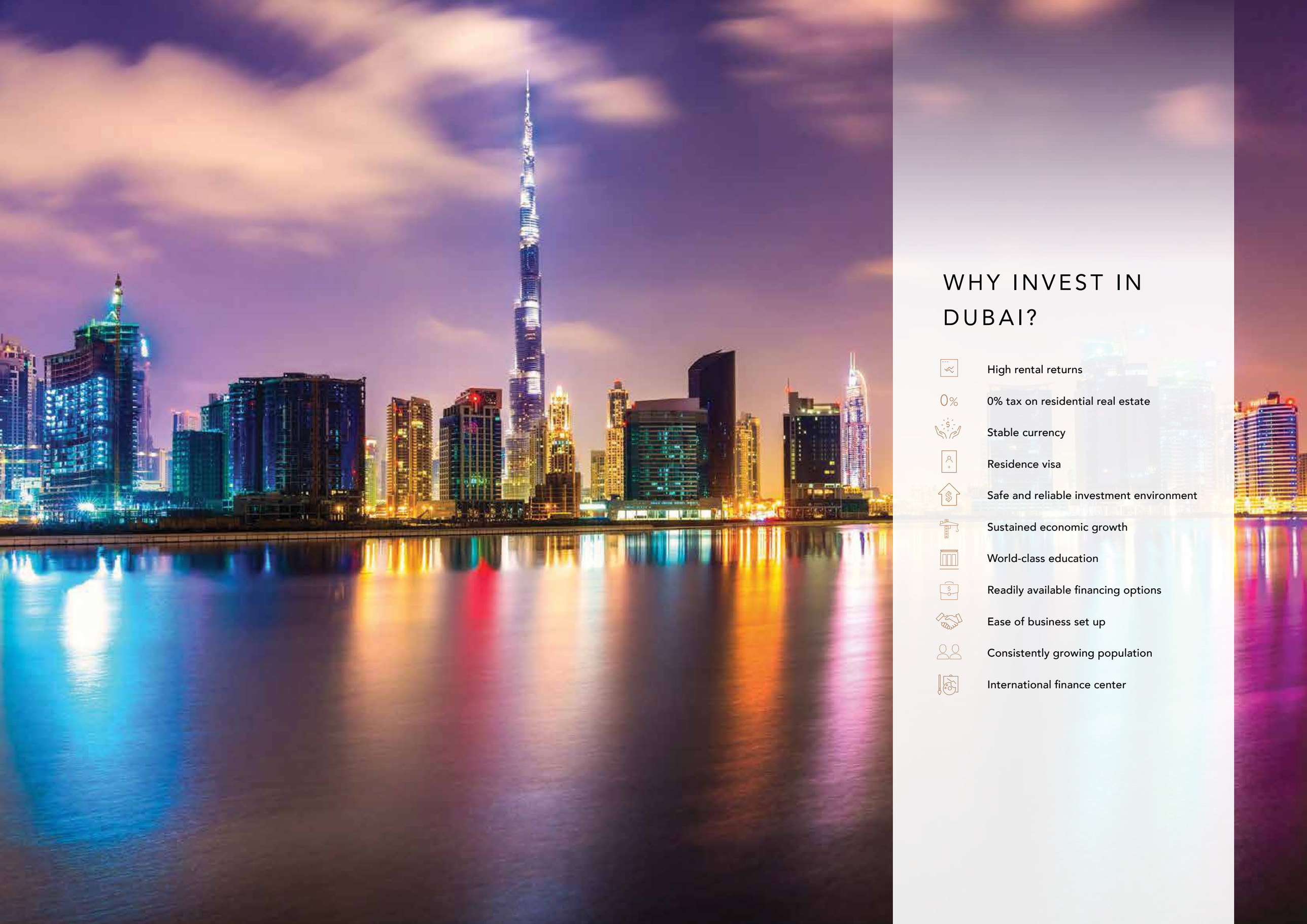
- 5 min to Park in Community.
- 10 min from Mall of the Emirates.
- 14 min from Emirates Golf Club.
- 15 min from Burj Al Arab.
- 15 min from Burj Khalifa and Downtown Dubai.
- 18 min from Palm Jumeirah.
- 25 min from Dubai International Airport.

NUMBER OF UNITS PER TYPE

- Studios - 16 units
- 1 Bedroom - 94 units
- 2 Bedrooms - 45 units

STARTING PRICES PER UNIT TYPE

- Studios: AED 460,000
- 1 Bedroom: AED 760,000
- 2 Bedrooms: AED 1,070,000



WHY INVEST IN DUBAI?

- High rental returns
- 0% tax on residential real estate
- Stable currency
- Residence visa
- Safe and reliable investment environment
- Sustained economic growth
- World-class education
- Readily available financing options
- Ease of business set up
- Consistently growing population
- International finance center



WE ARE A BOUTIQUE DEVELOPER

We build residences for people who truly appreciate design from first principles to last detail.

MANAGEMENT EXPERIENCE OF OVER 75 YEARS

We have a combined global experience developing $35 billion in residential real estate, 40,000 homes and a total of $50 billion real estate development.

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UNIT FEATURES

- Heightened 3.2m ceilings in living room and bedrooms
- Premium tile flooring in Entry, Living, Dining, Master Bedroom and Guest bedroom.
- Elegantly proportioned window-walls with neighborhood views.
- Generous outside living balcony areas.
- Bespoke crafted and fitted wardrobes for walk-in closets and dressing rooms.
- High-standard European Brand appliances.
- Premium, durable quartz countertops.
- Deck mounted kitchen faucet, from a quality international brand.
- High quality faucets, sinks and accessories from a quality international brand.
- Residences are fully pre-wired for high-speed internet/phone/data/home automation

DOCUMENTS NEEDED TO BOOK A UNIT:

Buyer Passport Copy

Home address, email address, including the contact number should be same with the home address

AED25,000 booking token to be paid as a UAE cheque or by Credit Card

ESCROW DETAILS:

1. Account Name: Belgravia Heights I
2. Bank Name: ADIB
3. Account No: 28190911
4. IBAN: AE150500000000028190911
5. Swift Code: ABDIAEAD
6. Bank Address: Dubai Internet City, Dubai, UAE

BOOKING STEPS:

01. Customer will pay the booking token amount and complete the document requirements.

02. Customer will receive their receipt.

03. Client will get a Unit Reservation Contract to sign in two copies and send back to us for execution.

04. Balance amount of the deposit as per the payment plan should be transferred within 7 working days to the Project Escrow Account.

05. Within 30 days the client will receive two copies of the original Sales and Purchase Agreement to sign and send back.

06. Once signed, it should be sent to us for execution and registration with the Dubai Land Department.



WHY INVEST IN DUBAI?



Consistently Growing Economy



High Liquid Real Estate Market



Consistently Growing Population



Some of the Highest Rental Yields in the World



Consistent and Innovative Development



Readily Available Financing Options

0%

0% Tax On Residential Real Estate



Ease of Business Set Up



Safe and Secure Place for your Investment



Multi-sector Economy - Not Oil Dependent



Stable Currency



Residence visa

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