BELGRAVIA III

CRAFTED FOR LIVING



CUSTOMER FACT SHEET

ELLINGTON
PROPERTIES

COMMUNITY FEATURES

- In the heart of new Dubai, Jumeirah Village Circle is designed to provide a sense of community and has all the modern facilities of a city in a tranquil and village settings.

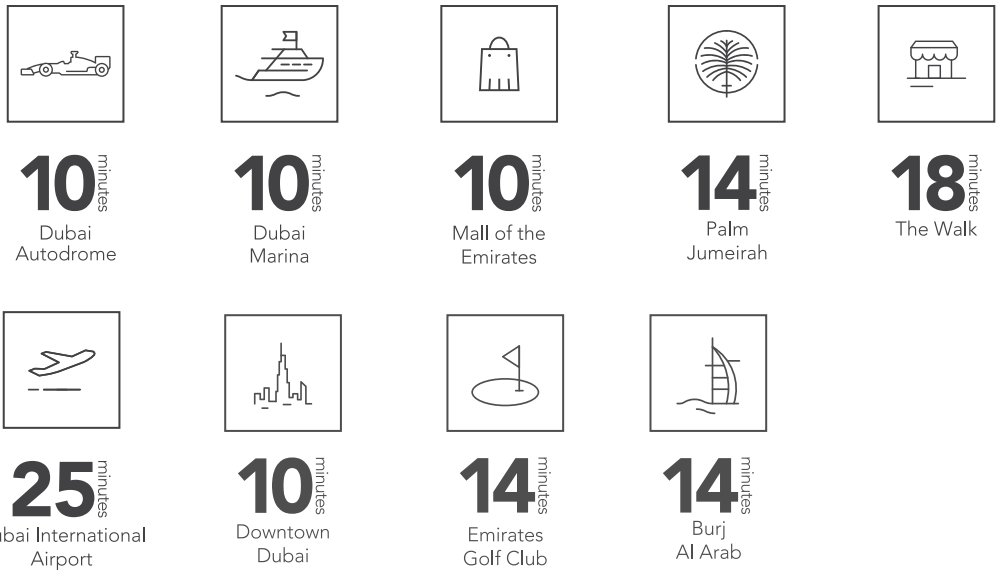
- It offers a healthy lifestyle while its communities provide all the amenities needed to live life to the fullest.

- Parks, sports fields, schools and mosques will be clustered throughout the abundant green expanses of the development which is spread over 811 hectares to cater for the whole family.

- Located in one of the most accessible areas of Dubai, with its own distinctive architecture and host of facilities, Jumeirah Village provides a beautiful, self-contained environment for residents.

- With the addition of two new developments; Al Khail Avenue at Jumeirah Village Triangle and The Circle Mall at Jumeirah Village Circle, the community becomes a fully integrated and developed community for its' residents.

MINUTES AWAY **FROM** LANDMARK DESTINATIONS



ELEVATORS

6 Elevators

AMENITIES WITHIN **THE** PROJECT

- Double Height Lively Lobby Lounge
- Fitness Centre
- Massive Resort Style Pool + Kid's Pool
- Outdoor Communal Kitchen & Dining Areas
- Yoga studio
- Club Lounge and Games Room
- Change rooms
- Landscaped Terrace/ Lawn +Deck
- Indoor + Shaded Outdoor Kid's play

OWNERSHIP

Freehold

ANTICIPATED COMPLETION **DATE**

Q2 2021

ANTICIPATED **SERVIC** CHARGE

AED 14 per sq.ft.









SIZE RANGE **PER** UNIT TYPE

Studio From 408 sq.ft. to 924 sq. ft.
1 bedroom From 795 sq.ft to 1393 sq. ft.
2 bedrooms From 1,187 sq.ft to 1,918 sq. ft.
2 bedrooms townhouse From 1,932 sq.ft
to 2,220 sq. ft.



PARKING

1 parking space per apartment.



NUMBER OF UNITS **PER** TYPE

Studios - 31 units
1 bedroom - 159 units
2 bedrooms - 38 units
2 bedrooms townhouse - 32 units



UNIT FEATURES

- Tasteful porcelain hardwood effect flooring.
- Generous outside living balcony areas.
- Bespoke spacious, crafted and fitted wardrobes and walk-in closets.
- Quality door hardware and ironmongery and solid core doors.
- Custom-designed kitchen cabinetry.
- Professional-standard European appliances.
- Integrated dishwasher, quiet and energy saving.
- Premium, durable quartz countertops.
- Porcelain floor & wall tiles.
- Heightened ceilings in Living, Dining and Bedrooms











FLOOR PLANS

SCHEDULE 2

STUDIO TYPE-1-1





Suite Area	490.73	sq.ft.
Balcony Area	52.42	sq.ft.
Total Sellable Area	543.15	sq.ft.

FLOOR PLANS

SCHEDULE 2

STUDIO TYPE-2





Suite Area	497.72	sq.ft.
Balcony Area	52.42	sq.ft.
Total Sellable Area	550.14	sq.ft.

FLOOR PLANS

SCHEDULE 2

1 BR TYPE-1





Suite Area	718.38	sq.ft.
Balcony Area	116.57	sq.ft.
Total Sellable Area	834.96	sq.ft.

FLOOR PLANS

SCHEDULE 2

1 BR TYPE-1-2



Suite Area	800.83	sq.ft.
Balcony Area	0.00	sq.ft.
Total Sellable Area	800.83	sq.ft.

FLOOR PLANS

SCHEDULE 2

2 BR TYPE-1-4



Suite Area	1,074.99	sq.ft.
Balcony Area	289.87	sq.ft.
Total Sellable Area	1,364.86	sq.ft.

FLOOR PLANS

SCHEDULE 2

2 BR TYPE-4





Suite Area	1,129.67	sq.ft.
Balcony Area	299.02	sq.ft.
Total Sellable Area	1,428.69	sq.ft.

FLOOR PLANS

SCHEDULE 2

M1 GROUND LEVEL





Suite Area	1,601.89	sq.ft.
Balcony Area	419.04	sq.ft.
Total Sellable Area	2,020.92	sq.ft.

FLOOR PLANS

SCHEDULE 2

M1 UPPER LEVEL





Suite Area	1,601.89	sq.ft.
Balcony Area	419.04	sq.ft.
Total Sellable Area	2,020.92	sq.ft.

PAYMENT PLAN

20%

Downpayment

10%

On completion of 40% construction of the project

10%

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

5%

On completion









ESCROW DETAILS

Account Name: **ADIB**

Bank Branch Name and Address: **Dubai Internet City**

Account Name: **Belgravia III Escrow Account**

Account Number: **28140325**

Swift Code: **ABDIAEAD**

IBAN No: **AE770500000000028140325**

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

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

009714 278 0888

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ELLINGTON
PROPERTIES