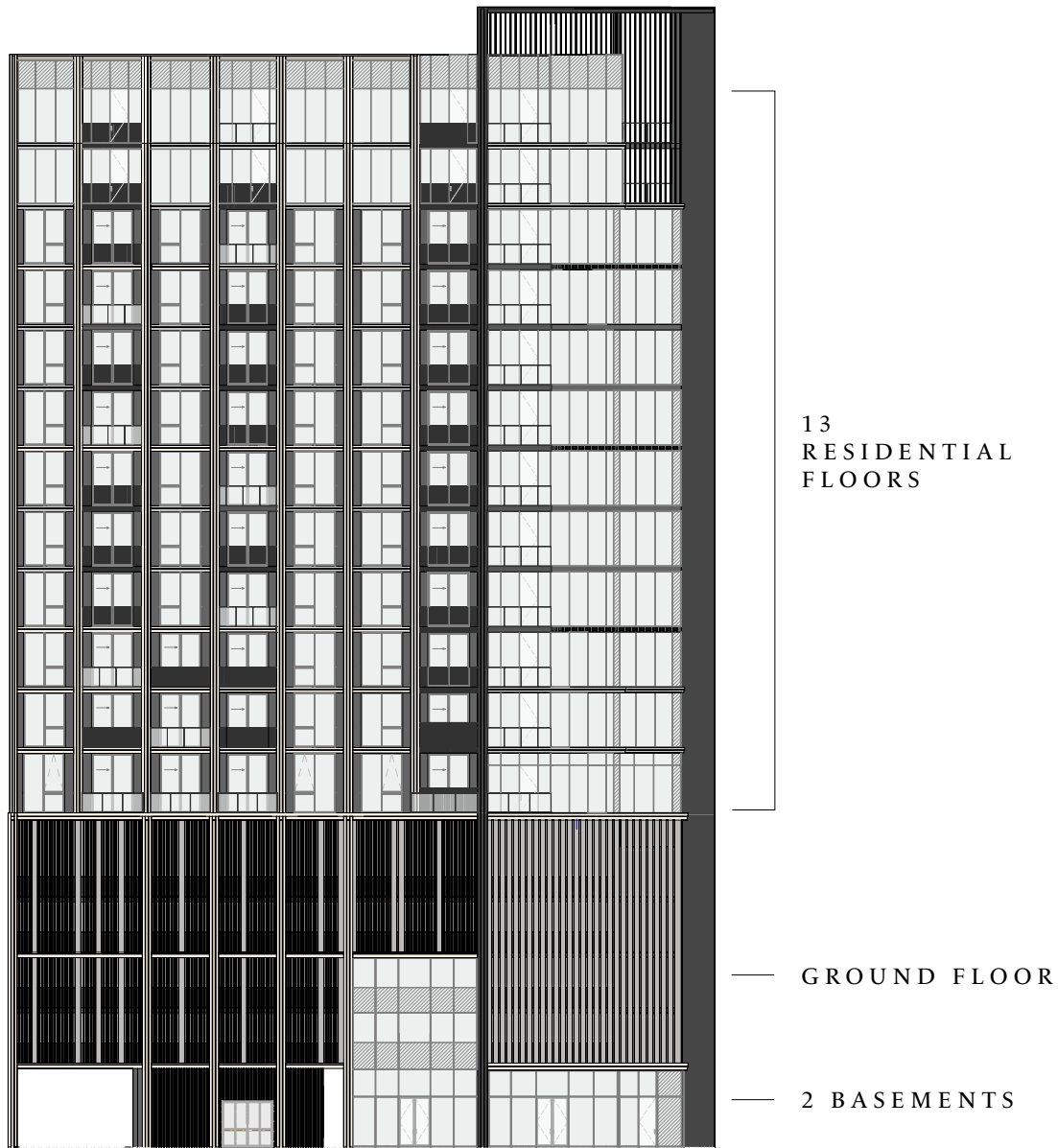




C A L A D E L M A R

INVESTOR GUIDE

BUILDING CONFIGURATION



ANTICIPATED SERVICE CHARGE
AED 14 per sq.ft

OWNERSHIP
Freehold

PARKING
Studio, 1 and 2 beds: 1 parking space
3 beds and 4 beds: 2 car parking spaces

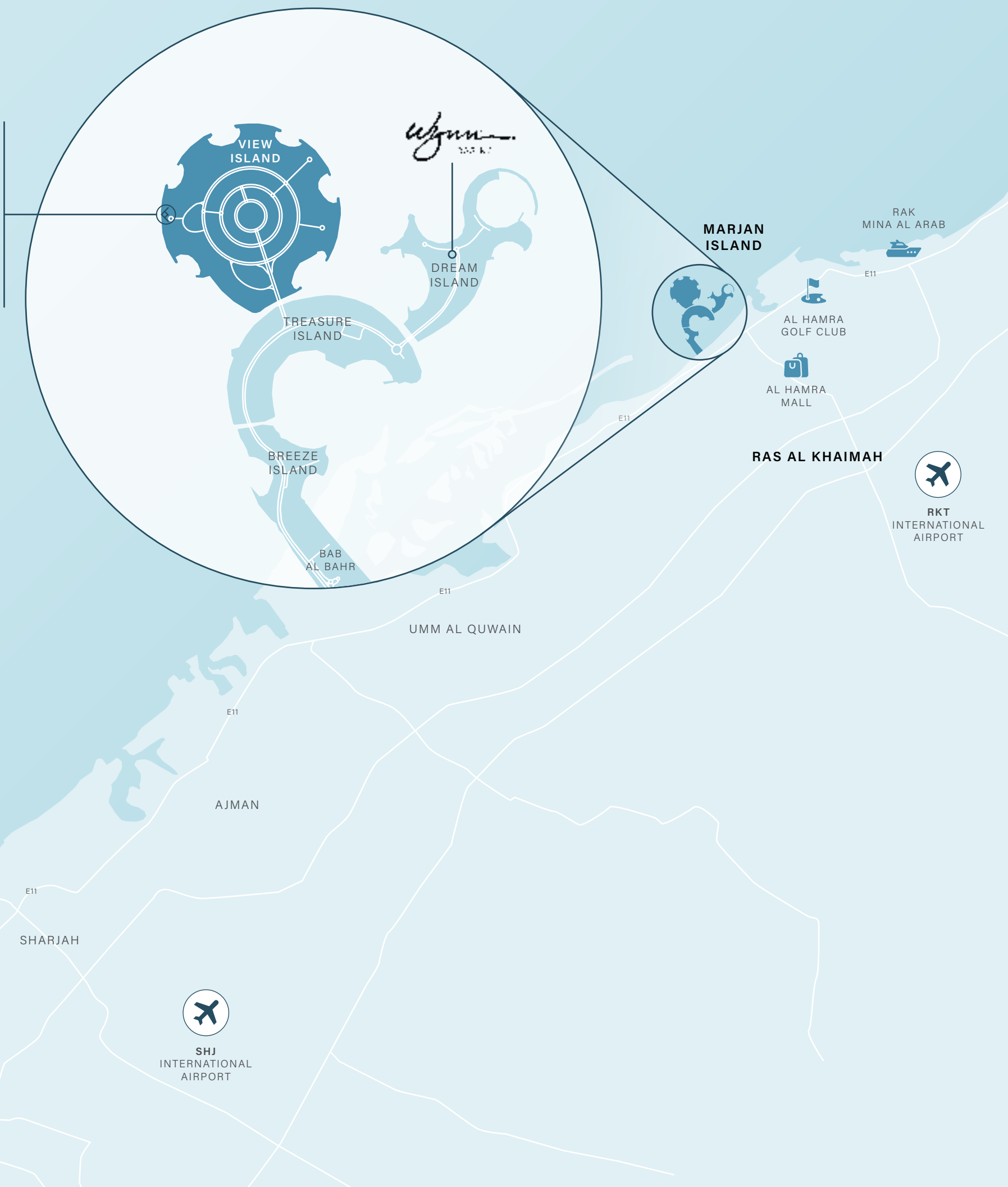
ELEVATORS
2 passenger elevators
1 service elevator

AMENITIES WITHIN THE PROJECT

 Drop-off area	 Marjan Island boardwalk	 Lobby reception and lounge
 Infinity-edge leisure pool	 Sun and shaded loungers area	 Indoor and outdoor kids play area
 Comprehensive fitness studio	 Outdoor yoga area	 Change room with steam and sauna
 Floating pool deck	 Barbeque deck with dining area	 Clubhouse lounge
 Clubhouse sunken lounge	 Outdoor terrace lounge	 Outdoor seating areas
 Virtual personal training zone		

DRIVING DISTANCES

- 05 MINS | WYNN RESORT
- 12 MINS | RAK CENTRAL
- 12 MINS | AL HAMRA MALL
- 14 MINS | AL HAMRA GOLF CLUB
- 15 MINS | RAK TRACK
- 25 MINS | RAK MALL
- 31 MINS | AL QAWASIM CORNICHE & RAK EYE
- 34 MINS | RAK INTERNATIONAL AIRPORT
- 44 MINS | JEBEL JAIS ENTRANCE
- 49 MINS | SHARJAH INTERNATIONAL AIRPORT
- 60 MINS | DUBAI INTERNATIONAL AIRPORT





UNIT TYPES
AND SIZES

APARTMENTS

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms

NUMBER OF UNITS

- 14 units
- 73 units
- 37 units
- 13 units
- 1 units

APARTMENTS

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms

SIZE RANGE

- 398 sq. ft to 479 sq. ft
- From 691 sq. ft to 1,071 sq. ft
- From 1,054 sq. ft to 1,284 sq. ft
- From 1,844 sq. ft to 1,987 sq. ft
- From 11,770 sq. ft



DOCUMENTS NEEDED TO BOOK A UNIT

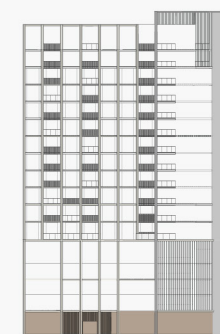
01. Buyer's Passport Copy
02. Home address, email address, including the contact number (should be the same as the home address)
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

GROUND FLOOR AMENITIES PLAN

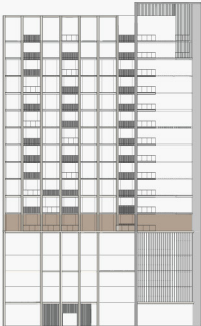
- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY RECEPTION
- 4 LOBBY LIFT
- 5 EV CHARGING STATION
- 6 BICYCLE PARKING
- 7 DOG WASH AREA
- 8 PARKING FOR PEOPLE OF DETERMENATION
- 9 ACCESS TO PARKING ENTRANCE
- 10 ACCESS TO UPPER PARKING
- 11 PEDESTRIAN PATHWAY
- 12 OUTDOOR SEATING AREAS



GROUND
FLOOR

FIRST FLOOR AMENITIES PLAN

- 1 LEISURE AND LOUNGE POOL
- 2 WADING POOL
- 3 SUN LOUNGERS AREA
- 4 SHOWER DECK
- 5 OUTDOOR LOUNGE
- 6 CLUB LOUNGE
- 7 PHONE BOOTH/CO-WORKING CORNER
- 8 INDOOR KIDS PLAY AREA
- 9 KIDS WASHROOM
- 10 OUTDOOR KIDS PLAY
- 11 KIDS POOL
- 12 KIDS POOL DECK
- 13 FEMALE CHANGE AND SAUNA ROOM
- 14 MALE CHANGE AND SAUNA ROOM
- 15 FITNESS STUDIO
- 16 MULTI-PURPOSE LAWN
- 17 LIFT LOBBY



1st FLOOR





LOBBY

The lobby welcomes residents and guests with a blend of sophistication and warmth, featuring a striking marble reception desk as its centerpiece. Floor-to-ceiling windows bathe the space in natural light, creating a seamless connection between the interior and the outside world. The neutral color palette, accented by touches of metallic blue, exudes a sense of modern elegance. The Lobby Lounge, inspired by hospitality design, provides various seating options for lounging, gathering, and working. Original art pieces, locally crafted and curated by the Ellington Art Foundation, adorn the walls, infusing the lobby with cultural richness – Every detail is thoughtfully designed to ensure a seamless and welcoming experience for all who enter.



CLUB HOUSE

The residential clubhouse exudes a contemporary allure, beckoning residents into its inviting embrace. With modular soft seating and chic book display units, the clubhouse offers a versatile space ideal for gatherings. Overlooking the serene pool and landscaped vistas, the lounge boasts a seamless connection to both nature and productivity, further enhanced by direct access to the adjacent coworking space. Two meticulously designed telephone pods, complete with soundproofing, cater to the needs of those seeking privacy or a focused work environment. The full-height glazing, adorned with bifold glass doors, floods the space with natural light, complemented by the soft billow of sheer curtains. Residents are granted the privilege of reserving the Club lounge for their exclusive events, ensuring both privacy and prestige.



KIDS' PLAY

From the moment children step into this whimsical space, they are transported to a world filled with the wonder and vibrant hues and playful patterns adorn the walls evoking a lively atmosphere. Every detail, from the kids' size seating areas to the interactive play zones, is carefully crafted to capture the essence and spark the imaginations of our youngest residents. As they explore the various play options, children will discover a world where creativity knows no bounds and every moment is an opportunity for adventure. Including colorful murals and fun props, this magical playground promises endless entertainment and unforgettable memories for children of all ages.



POOL DECK

The pool area epitomizes relaxation and sophistication. Encircled by shaded sun loungers, the pool exudes an inviting ambiance perfect for unwinding under the sun. The pool deck, bordered by sleek glass barriers, creates a seamless transition between the pool deck and the rest of the outdoor spaces. With a glass wall overlooking the surroundings, residents can enjoy the picturesque landscape of the vibrant community beyond while indulging in a refreshing swim. Access to the pool is made effortless with convenient stairs leading into the crystal-clear waters, ensuring a delightful and rejuvenating experience for all.

ELLINGTON

HILLMONT
RESIDENCES

CAFE





LIVING ROOM

Step into the living room, where the beauty of the surroundings is effortlessly integrated into the design. With floor-to-ceiling windows flood the space with natural light, creating an ambiance that feels bright and airy. The color palette of whites and greys lends a sense of modern elegance to the room, with sleek grey marble serving as both a TV stand and background, adding a touch of modernity. Light wood wall library and open shelves showcase books and decor, adding warmth and personality to the space. The light grey porcelain tile flooring seamlessly connects the kitchen to the living area, creating a cohesive flow that enhances the sense of openness and unity throughout.



KITCHEN

The kitchen is sleek and modern with its open layout and design, where grey marble countertops meet light wood cabinetry, creating a contemporary ambiance. A bar kitchen island invites casual breakfast bites or a gathering hub during meal preparations. Large format porcelain tile flooring extends seamlessly, while custom-designed cabinetry and high-standard European appliances ensure both style and functionality. The kitchen also provides energy-efficient integrated appliances, durable countertops, and practical features like an undermount sink and warm LED lighting that complete the space, making it a culinary haven of elegance and efficiency.



B E D R O O M

The bedroom is a haven of style and tranquility, where every detail is meticulously designed to enhance your relaxation experience. As you enter, your eyes are drawn to the spacious balcony, offering a tranquil outdoor escape. Inside, full-length wardrobes stand as pillars of the organization, boasting durable laminated cabinet doors and integrated mirrors that effortlessly marry practicality with elegance. Ample hanging, drawer, and shelf spaces ensure that belongings find their perfect home within this serene oasis. Soft self-closing drawer runners from a reputable European brand provide a seamless touch, while durable oval hanging rails, accompanied by integrated lighting, offer a subtle yet functional aesthetic.



B A T H R O O M

The bathroom is a sophisticated sanctuary meticulously crafted to seamlessly integrate into residents' daily routines. High-quality faucets and accessories grace the porcelain floor and wall tiles, elevating every touch and movement within the space. Bespoke mirror medicine cabinets and under-sink storage, illuminated by concealed lighting, offer both practicality and elegance, ensuring every necessity is at hand while maintaining a sleek aesthetic. Glass door partitions with metal framing delineate the showers, adding a modern touch to the space. Meanwhile, the linear stainless steel shower floor drain and premium quartz stone countertops epitomize durability and refinement, embodying the commitment to excellence in both design and functionality.



PAYMENT
PLAN

- 20 % At the time of booking +
AED 3,000 RERA registration fee
- 5 % 90 days after the reservation date
- 5 % 180 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
- 30 % On completion



WHY INVEST IN DUBAI?

-  High rental returns compared to major world cities
-  Residence visa
-  World-class COVID-19 management
-  Ease of doing business – 1st in MENA*
- 0%

 Tax on residential real estate
-  Safe and reliable investment environment
-  World-class education
-  Consistently growing population
-  Fixed exchange rate (US Dollar and UAE Dirham)
-  Sustained economic growth
-  Readily available financing options
-  DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center **
- \$

Stable economy and currency

*Ease Of Doing Business Report – 2021
** The Global Financial Centres Index - 2019



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ELLINGTONPROPERTIES.AE

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