

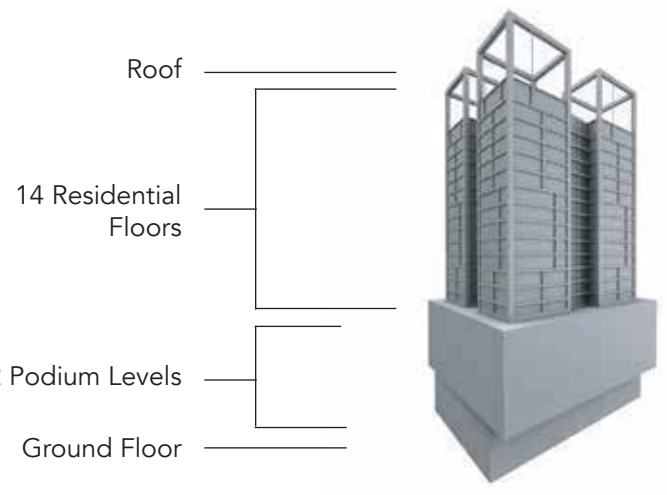
ELLINGTON COLLECTION
AT DOWNTOWN



IT'S
ALL
IN
THE
FINER
DETAILS

ELLINGTON
PROPERTIES

DUBAI INVESTMENT BRIEFING



ELEVATORS

- 2 Passenger Elevators
- 1 Service Elevator

AMENITIES WITHIN THE PROJECT

- Swimming Pool & Lap Pool
- Barbecue Area
- Gym & Changing Room
- Retail Area
- Public Art Gallery

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2020

ANTICIPATED SERVICE CHARGE

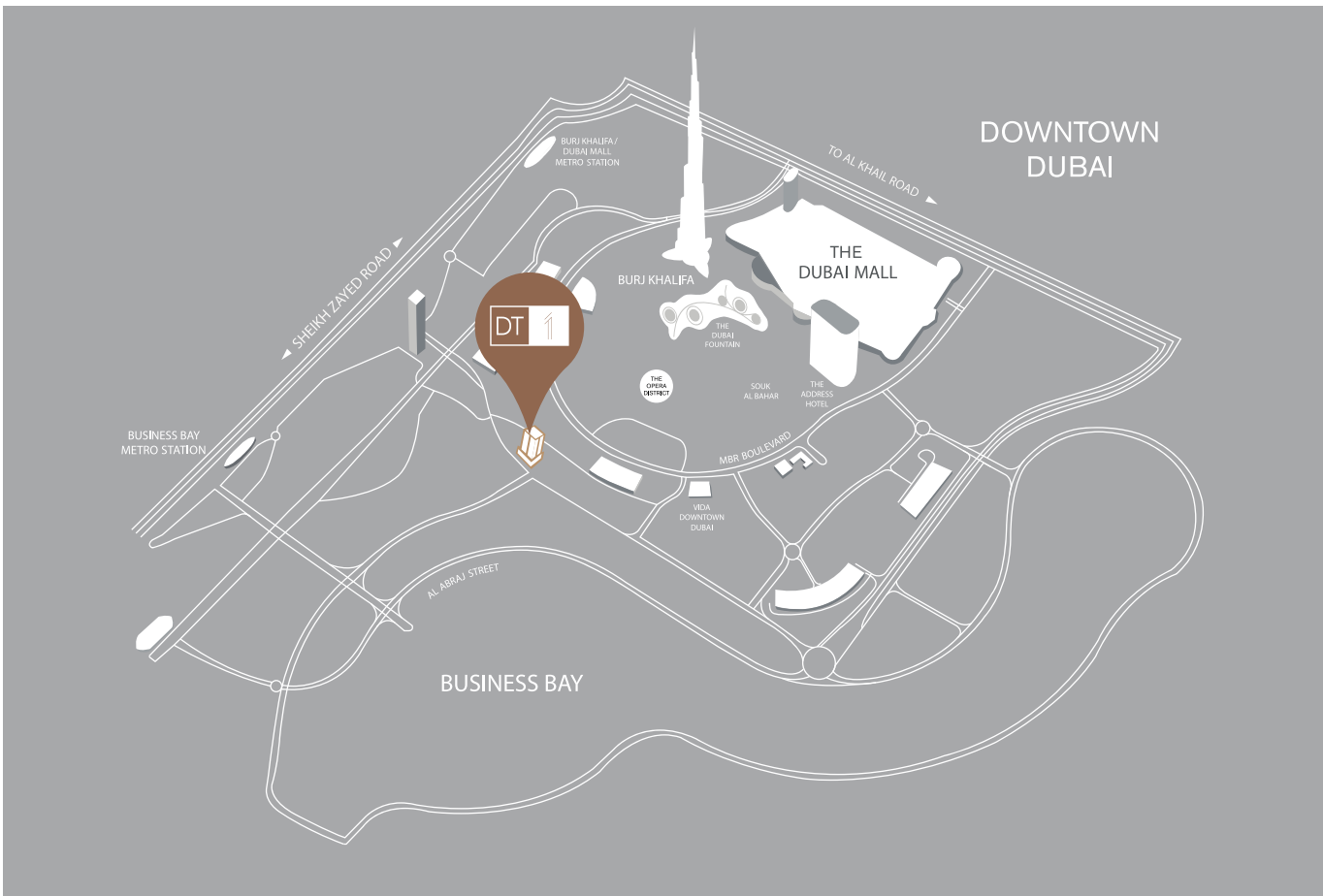
AED 18 per sq.ft.

SIZE RANGE PER UNIT TYPE

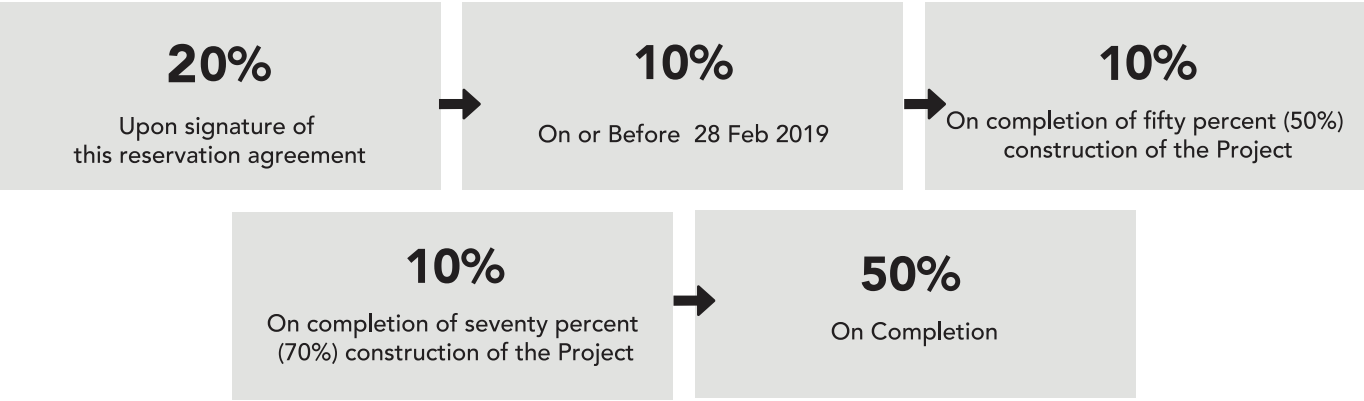
- Studio - 534 sq.ft.
- 1 bedroom - ranges from 994 sq.ft to 1037 sq.ft.
- 2 bedrooms - ranges from 1524 sq.ft to 1720 sq.ft.
- 3 bedrooms - 2530 sq.ft.
- Penthouse - ranges from 3956 sq.ft to 5642 sq.ft.

PARKING

- Studio, 1 Bedroom, 2 Bedrooms - 1 parking space
- 3 Bedrooms - 2 parking spaces



PAYMENT PLAN



LOCATION

- 2 min from Dubai Mall and Burj Khalifa
- 15 min from Dubai International Airport
- 20 min from Burj Al Arab, Jumeirah

NUMBER OF UNITS PER TYPE

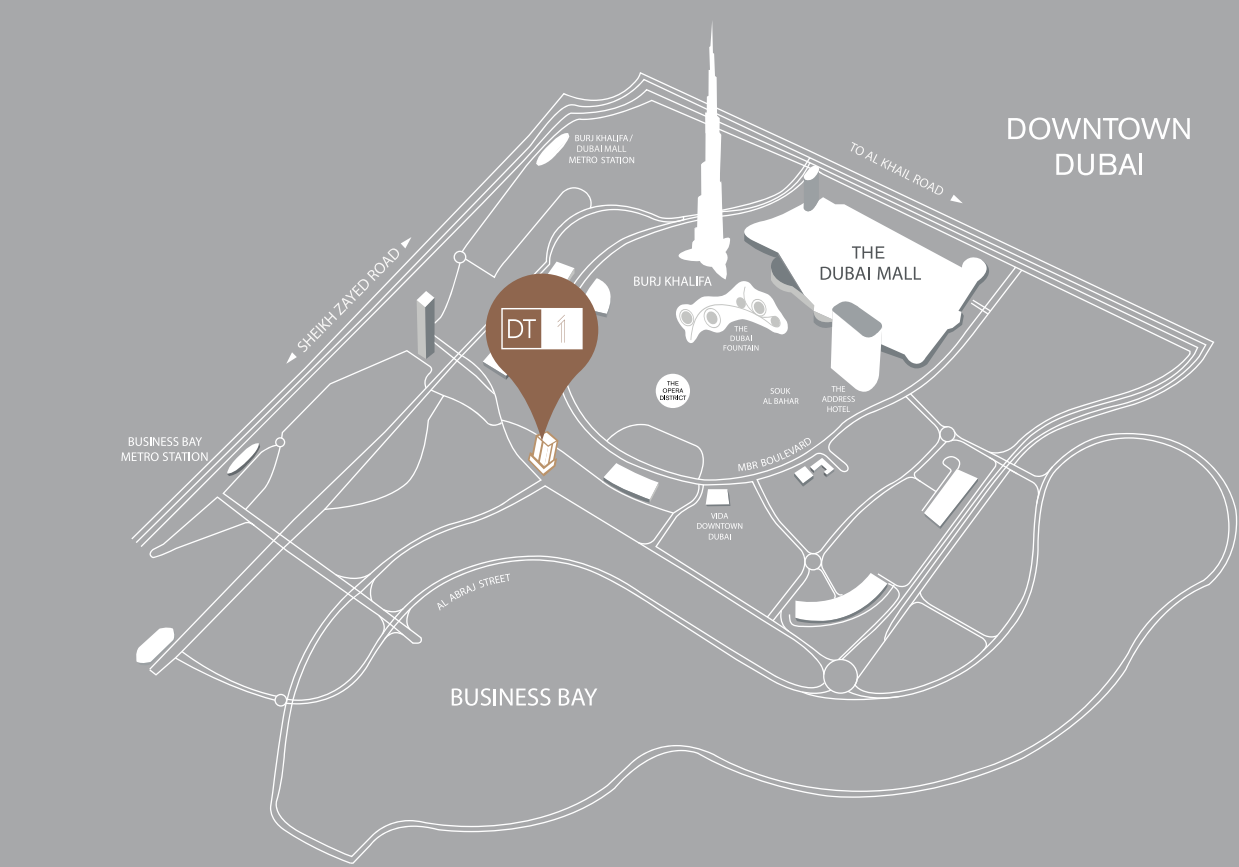
- Studios - 26 units
- 1 bedroom - 36 units
- 2 bedrooms - 52 units
- 3 bedrooms - 14 units
- Penthouse - 3 units

STARTING PRICES PER UNIT TYPE

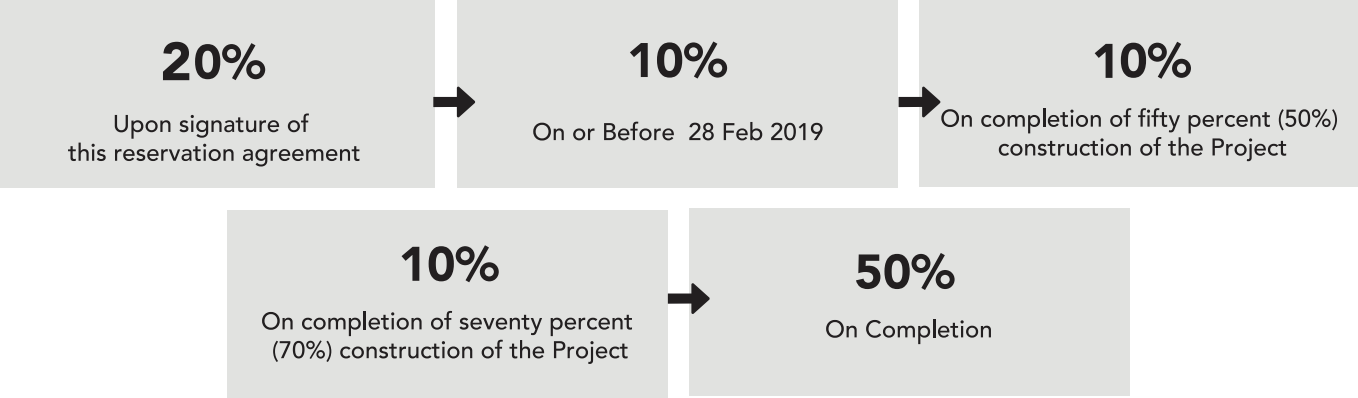
- AED 1,179,828
- AED 1,988,828
- AED 2,896,828
- AED 4,681,828
- AED 6,338,828

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



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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 in real estate development.


ELLINGTON
PROPERTIES



UNIT FEATURES

- Heightened 3.2m ceilings in living room and bedrooms.
- Premium tile flooring in Entry, Living, Dining, Master Bedroom and Guest bedroom.
- Expansive and elegantly proportioned window-walls with Downtown city views.
- Generous outside living balcony areas.
- Bespoke crafted and fitted wardrobes for walk-in closets and dressing rooms.
- Professional-standard appliances from Miele. Quiet and energy saving. Gas cooktop, stainless steel oven, ventilation hood, microwave, fridge freezer and dishwasher.
- Designer line faucets, sinks and accessories from a quality international brand.
- Residences are fully pre-wired for high-speed internet/phone/data/home automation.

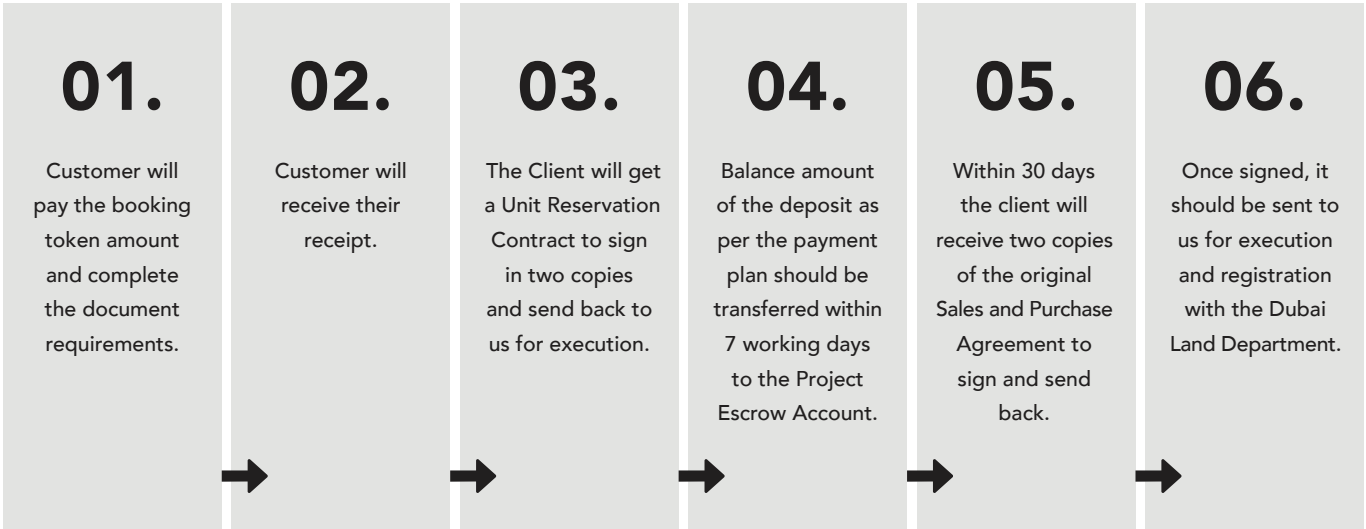
DOCUMENTS NEEDED TO BOOK A UNIT:

Buyer Passport Copy
Home address, email address, including the contact number should be same with the home address
AED 25,000 booking token to be paid as a UAE cheque or by Credit Card

ESCROW DETAILS:

1. Account Name: DT 1 Escrow Account
2. Bank: Al Hilal Bank
3. Account No: 6075 0078 0220
4. IBAN: AE390530000022000786075
5. Swift Code: HLALAEAA
6. Branch: Financial Mall Branch, Al Sahel Tower Corniche, Abu Dhabi

BOOKING STEPS:



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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

info@ellingtongroup.com

W W W . E L L I N G T O N P R O P E R T I E S . A E


ELLINGTON
PROPERTIES