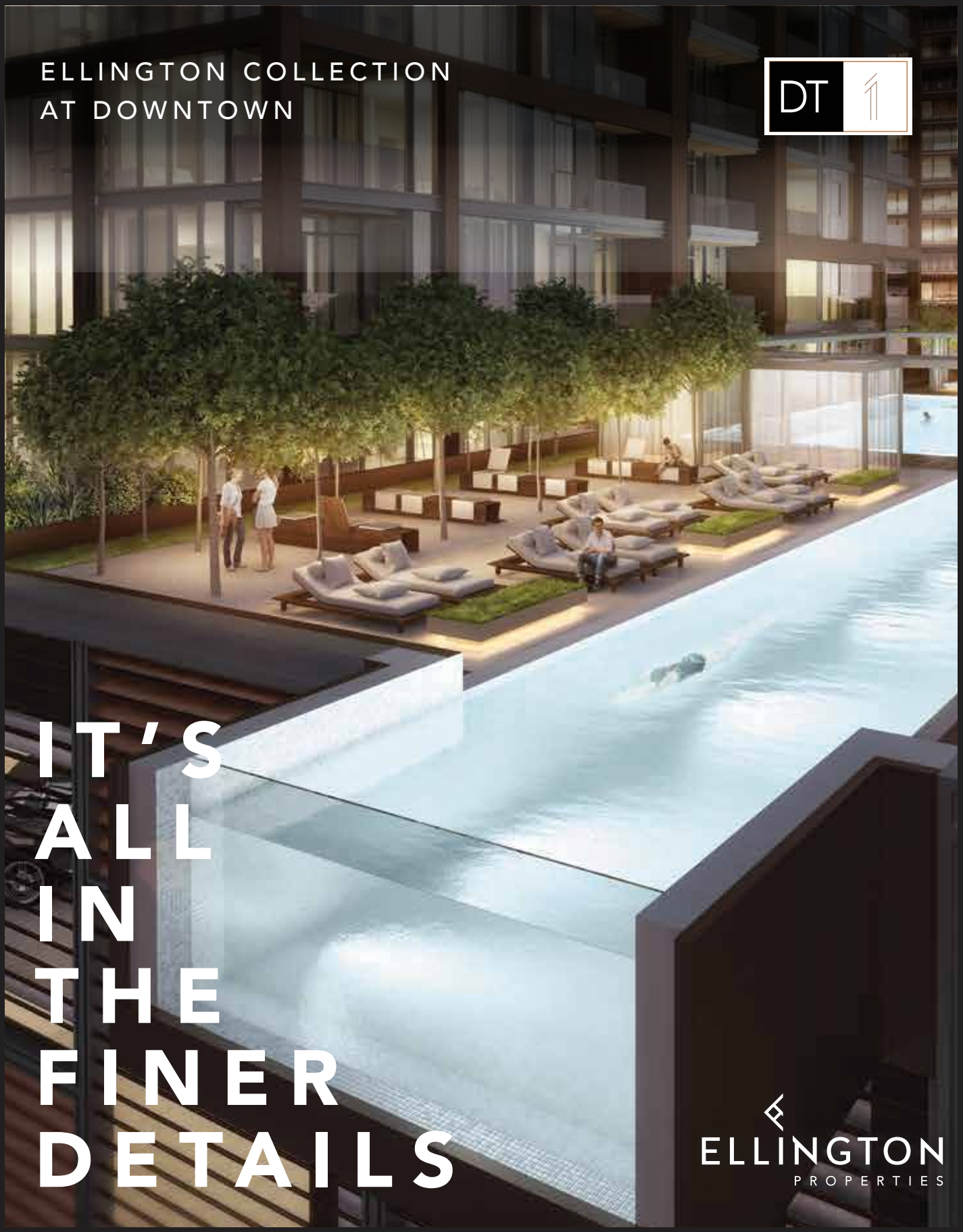
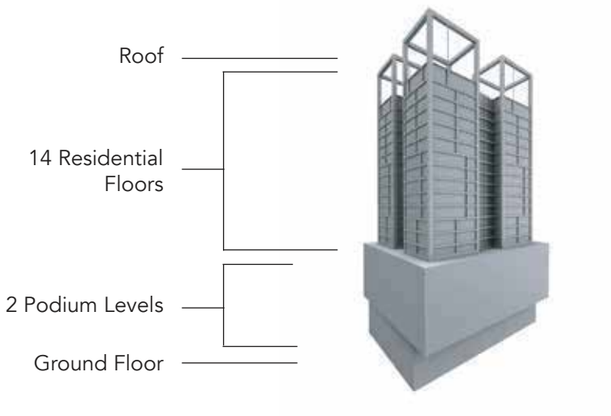


DUBAI INVESTMENT BRIEFING









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

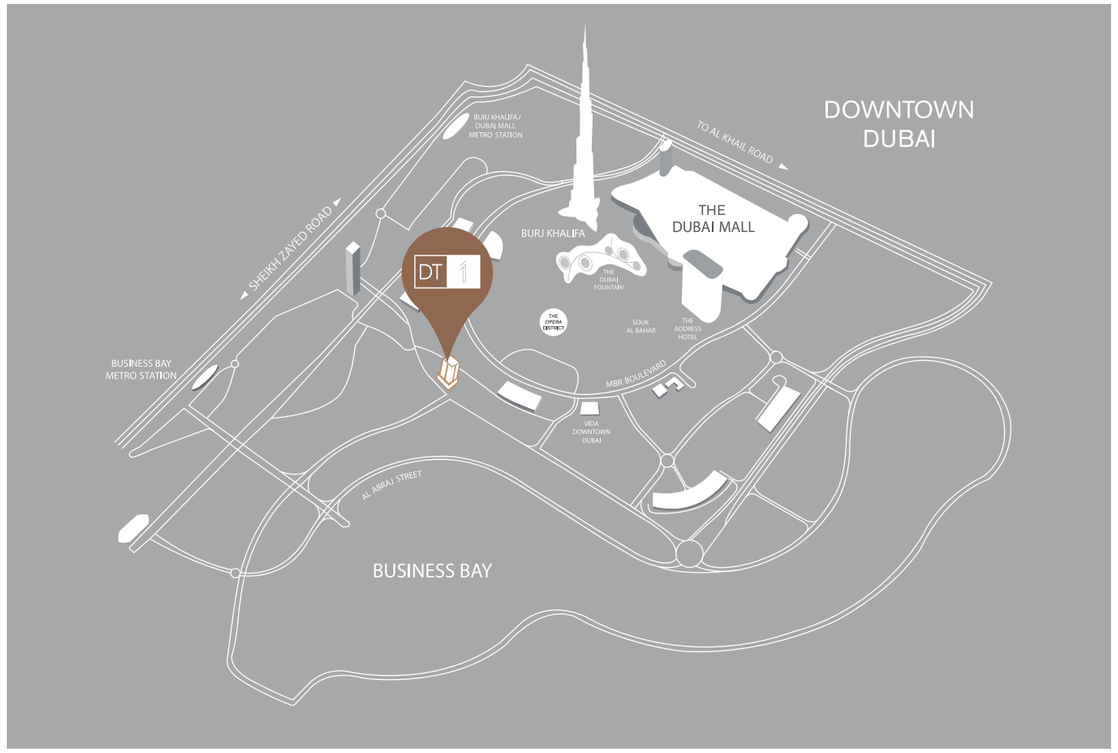
AED 18 per sq.ft.

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

20%
Upon signature of this reservation agreement

→ **10%**
On or Before 28 Feb 2019

→ **10%**
On completion of fifty percent (50%) construction of the Project

10%
On completion of seventy percent (70%) construction of the Project

→ **50%**
On Completion

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

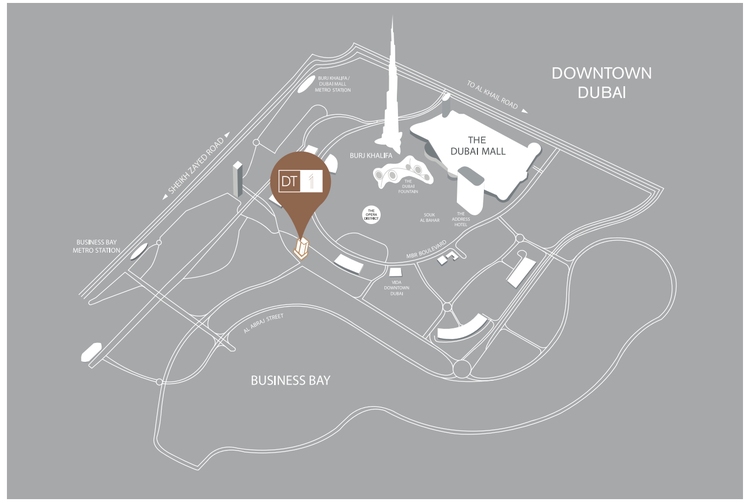
STARTING PRICES PER UNIT TYPE

- 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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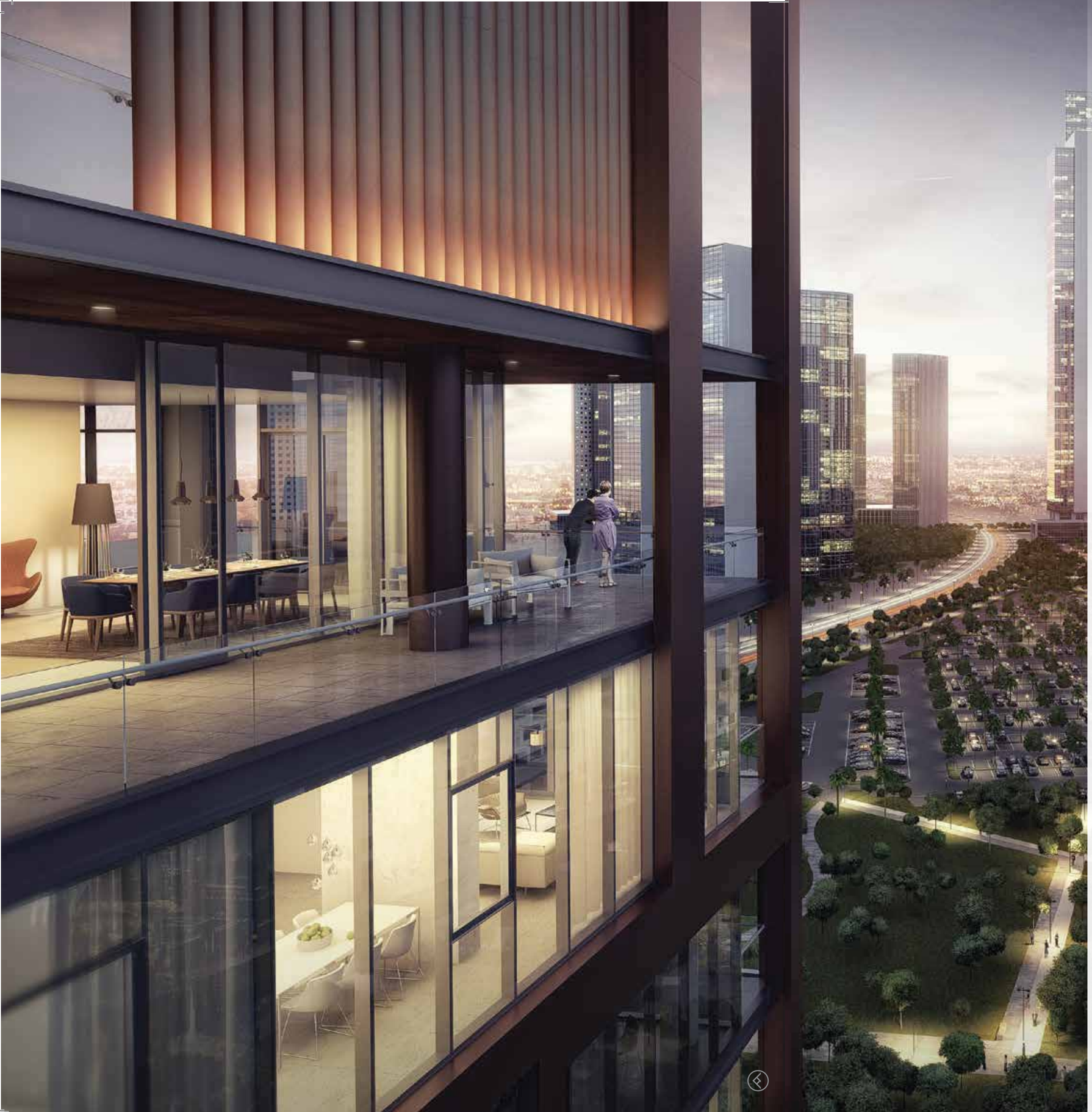
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WE ARE A BOUTIQUE DEVELOPER

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:

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

02. Customer will receive their receipt.

03. The 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

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