ELLINGTON
PROPERTIES

EATON SQUARE

PROJECT BRIEF

A NEW CHAPTER IN THE ELLINGTON STORY



Ellington's design philosophy enters a bold new chapter, one that redefines the commercial landscape with the same artistry and purpose that have shaped our residences.

For years, we've elevated the experience of home, creating spaces that are not only beautiful, but intentional, livable, and enduring. Now, that vision expands into the world of commercial real estate. From workspaces that foster productivity and creativity to wellness-driven environments that encourage collaboration and connection, this evolution brings Ellington's distinct design ethos into the heart of where business and culture meet.

In Mohammed Bin Rashid City, Ellington's first commercial address is emerging, a destination designed for forward-thinking businesses and future-focused brands. Set beside tranquil lagoon waters, it elevates the standard of commercial space by blending architectural precision with lifestyle-driven experiences.

Here, every element is intentional. From biophilic design principles and sustainable materials to open, light-filled interiors and flexible layouts, the environment is shaped to promote productivity, inspire creativity, and support human well-being.

DUBAI OFFICE MARKET OVERVIEW

> Dubai holds the second-highest global office occupancy levels at 92% and expected to grow over the coming years.

> Office rents surged by 22% year-on-year in 2024, with further increases of 10-12% forecast for 2025. Upward pressure on rents and occupancy levels is expected to continue in the near-term.

> Considering the increase of new office supply, Dubai's commercial office spaces is expected to remain undersupplied until 2028/2027.

> Grade A offices rents rose 25% year-on-year, with standout increases in Business Bay (44%) and Downtown Dubai (36%)

*Reports from Cushman and Wakefield and JLL





DUBAI OFFICE MARKET IN NUMBERS Q1 2025

24.0% y-on-y growth
RENTAL PRICE

25% y-on-y growth
SALES PRICE

39% y-on-y growth
53 NEW INTERNATIONAL COMPANIES SET UP

741.1% y-on-y growth
OFFPLAN SALES TRANSACTIONS

AED 2.8 BILLION
TOTAL SALES TRANSACTIONS

As of Q1 2025, Dubai's total office supply reached approximately 9.29 million square metres of gross leasable area (GLA). Despite this, demand for office space continues to outpace supply, driven by increased business activity, including new company formations and the expansion of existing operations.

*Property Market/Cavendish Maxwell


Ras Al Khor Wildlife Sanctuary
E44 Ras Al Khor Road
BELMORE
RESIDENCES
EATON SQUARE
Crystal Lagoon
E44 Ras Al Khor Road
Crystal Lagoon
CLAYDON HOUSE
THE HIGHGROVE
Proposed Metro Line
Al Ain Dubai Road


TO
ABU DHABI
DOWNTOWN
DUBAI
DUBAI DESIGN
DISTRICT
Sheikh Zayed Rd.
Financial
Center Rd.
DUBAI INTERNATIONAL
FINANCIAL CENTRE
DUBAI WORLD
TRADE CENTRE
TO DUBAI
INTERNATIONAL
AIRPORT
DUBAI WATER CANAL
DUBAI CREEK
CLAYDON
HOUSE
THE HIGHGROVE
BELMORE
RESIDENCES
EATON
SQUARE
RAS AL KHOR WILDLIFE
SANCTUARY
Al Ain - Dubai Road
Al Ain - Dubai Road
Ras Al Khor Road

DRIVING DISTANCES



27 MINS
DUBAI MEDIA CITY

27 MINS
JUMEIRAH LAKES TOWERS

27 MINS
JUMEIRAH LAKES TOWERS

27 MINS
JUMEIRAH VILLAGE CIRCLE

20 MINS
EMIRATES TOWERS

18 MINS
DUBAI INTERNATIONAL FINANCIAL CENTRE

10 MINS
DOWNTOWN DUBAI

15 MINS
DUBAI WORLD TRADE CENTRE

15 MINS
DUBAI HEALTHCARE CITY

10 MINS
BUSINESS BAY

8 MINS
DUBAI DESIGN DISTRICT

EATON SQUARE

MOHAMMED BIN RASHID CITY
AS OFFICE LOCATION

SEAMLESS CONNECTIVITY WITH EFFICIENT ACCESSIBILITY

Positioned with intention, Eaton Square offers uncomplicated access through a network of well-designed roads and connections. Free from the pace of more overbuilt commercial zones, it provides a more composed and seamless commuting experience for professionals, clients, and visitors alike.

A WORKPLACE IMMERSED IN NATURE

Framed by lush landscapes and a serene crystal lagoon, Eaton Square reimagines the work environment as a place of calm inspiration. This seamless harmony between nature and design nurtures well-being, fosters clarity of thought, and brings a renewed sense of balance to theprofessional day.

FUTURE-PROOFED WITH METRO ACCESS

As part of Dubai's visionary growth, the community is set to benefit from a forthcoming metro line, drawing the rhythm of the city ever closer. This anticipated connection enhances accessibility, thoughtfully integrating the district into Dubai's evolving urban fabric.

AT THE CENTRE OF POSSIBILITY

Ideally positioned in the heart of Dubai, Eaton Square is just moments away from the city's most dynamic districts, Dubai Design District, Downtown Dubai, DIFC, and Business Bay. This proximity offers seamless access to Dubai's commercial and creative centres, fostering daily connections while preserving a sense of calm just beyond the city's energetic pace

DINING AND DAILY CONVENIENCE AT YOUR DOORSTEP

Eaton Square redefines the workplace experience with air-conditioned retail arcades thoughtfully integrated into every building across the community. From artisan cafés to curated dining venues, these spaces provide effortless access to food and beverage options throughout the day, perfect for business lunches, informal meetings, or moments of pause between tasks.



Ras Al Khor Wildlife Sanctuary is undergoing a transformative redevelopment, with completion targeted for 2026. This landmark initiative will redefine the sanctuary as a premier eco-tourism destination, while enhancing the lifestyle appeal and long-term value of the surrounding neighborhoods.

RAS AL KHOR WILDLIFE SANCTUARY DEVELOPMENT PROJECT

> A 144% expansion of water bodies will introduce serene vistas and lush natural beauty to the heart of the sanctuary.

> 10 hectares of newly introduced mudflats will enrich biodiversity, providing essential habitats for migratory birds and marine life.

> Carbon absorption is projected to increase by %60, contributing to cleaner air and a more balanced natural environment.

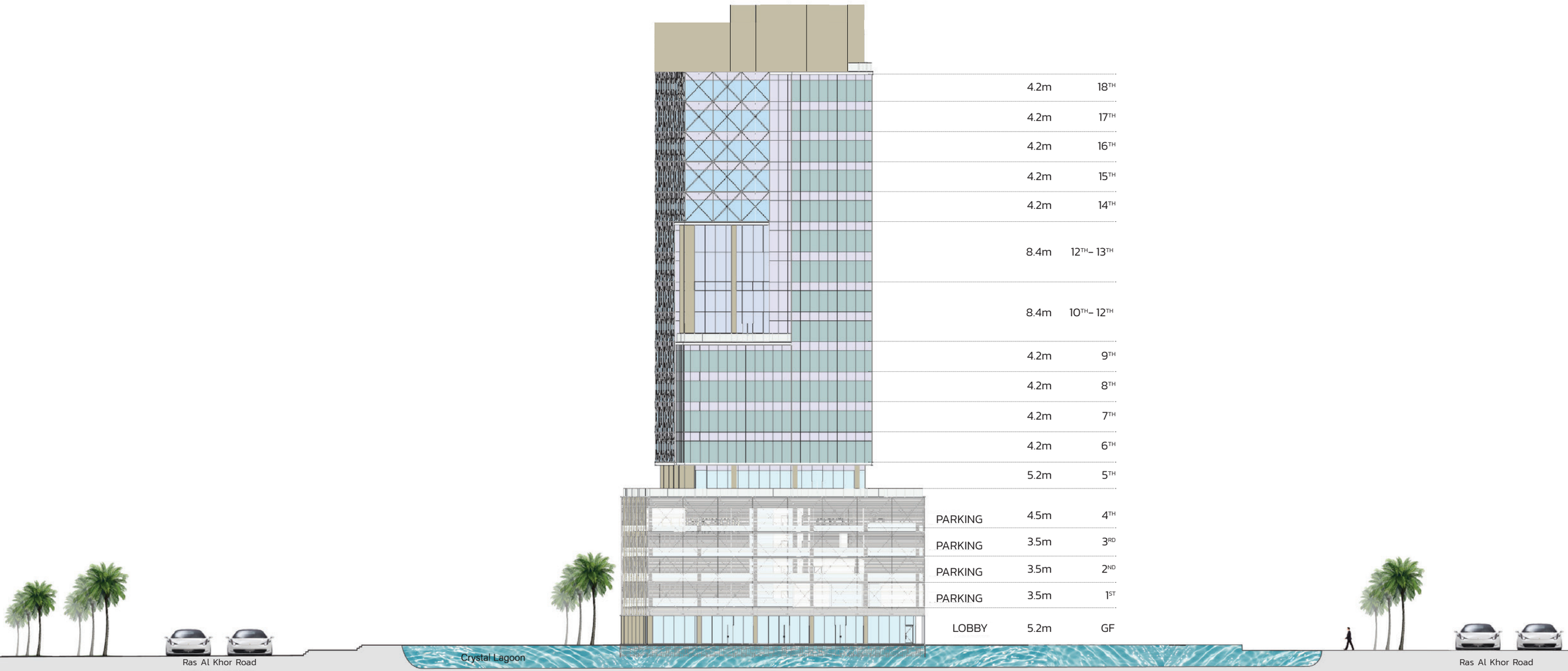
> Mangrove coverage will grow by 60% strengthening the region's ecological integrity and enhancing coastal resilience.

> The addition of reed ponds, a tranquil mangrove lake, and a curated "Green Spine" will offer immersive experiences rooted in wellness, nature, and calm.

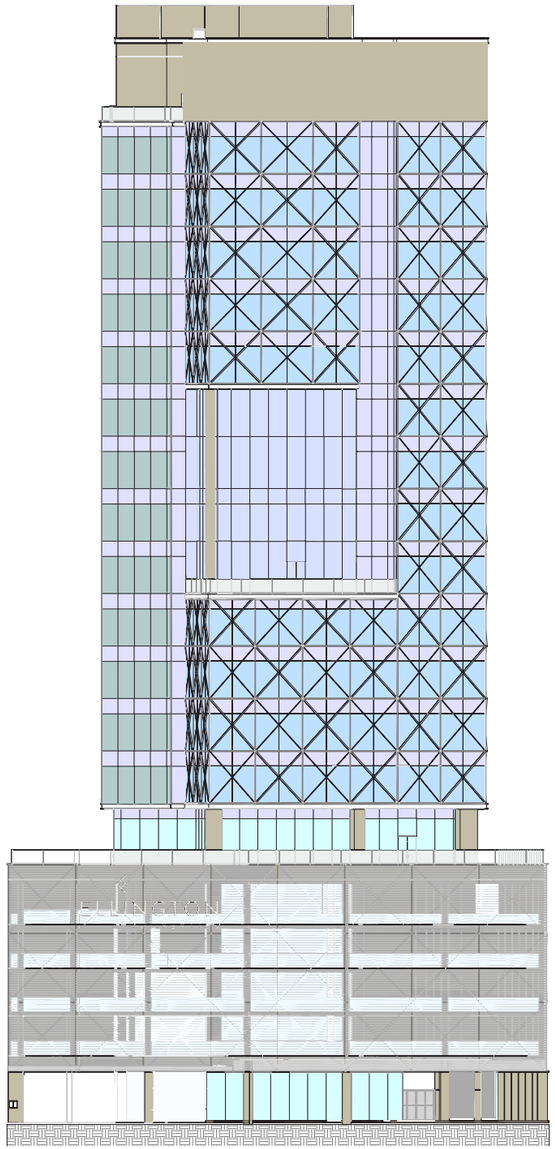
> Thoughtfully designed for both residents and visitors, the sanctuary will serve as a harmonious destination for connection, relaxation, and recreation.

> With annual visitor numbers expected to reach 300,000, Ras Al Khor is poised to become one of Dubai's most inspiring and iconic eco-destinations.

ARCHITECTURAL SECTIONS



BUILDING CONFIGURATION



ELEVATORS

7 passenger lifts

1 service lift
Elevator access: Destination controlled
Elevator speed: 3.5 meter/second

ANTICIPATED COMPLETION DATE

Q2 2028

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

PARKING

2 Basement and 4 Podium floors
270 parking bays
Dedicated EV charging stations
Dedicated bicycle parking

OWNERSHIP

Freehold

EATON SQUARE AT A GLANCE

TOTAL OFFICE SPACE	153,507 sq. ft
TOTAL AMENITIES + LANDSCAPING	19,765 sq. ft

TYPICAL FLOORS	from 12,349 sq. ft to 12,429 sq. ft
SPECIAL FLOORS	from 20,632 sq. ft to 21,412 sq. ft

FLOOR HEIGHT & OFFICE POWER LOAD

Floor to Floor Heights: 4.2 Meters for office floors
Open Floor Height: 8.4 Meters for double height floors (10-11 & 12-13)
Floor to Ceiling Height: 3.7 Meters
Raised Floor Provision: 150 MM

Office Power Load: Ranging between 118 and 120 Watts/SQM Per Floor

SMART TECHNOLOGY FEATURES

We have integrated a state-of-the-art security system based on the latest smart technologies, including:

> Facial Recognition (FR) Readers
> NFC (Near Field Communication) Readers
> QR Code Readers

VIDEO ANALYTICS

> People Counting
> Object Tracking
> Behavioural Analysis
> Motion Detection
> Face Recognition

Security: 24/7 Security Access
Wifi Connections: Free Wifi access across all amenities

LICENSING FRAMEWORK FOR OFFICE LEASING

Office leasing is designated for Mainland-licensed businesses.



Breathable Architecture

Elevating workplace wellness through clean air, ventilation and biophilic integration

A. Eaton Square is positioned within a low-traffic, low-emission zone with naturally ventilated open-air spaces, adjacent to the Ras Al Khor Wildlife Sanctuary.

B. A shaded, air-conditioned arcade at the ground level offers seamless indoor-outdoor transitions.

C. Interiors feature low-VOC materials, antibacterial flooring, and moisture-resistant finishes, supporting cleaner, healthier air quality.

D. Integrated vertical greenery and potted softscapes purify the atmosphere and soften acoustics throughout all amenities.

E. Ellington's signature scent enhances the arrival experience.

F. The development's site orientation, aligned with prevailing breezes, ensures gentle, natural airflow across key public areas.

G. EV charging bays contribute to reduced on-site vehicle emissions.



Wellness in Every Drop

Subtle integration of hydration and hygiene

A. The development offers direct physical and visual connections to the community lagoon, creating a tranquil waterside experience that nourishes the senses.

B. Washrooms, saunas, and changing rooms are equipped with touchless, water-efficient fixtures—combining hygiene with sustainability.

C.Refreshment stations in the fitness and yoga studio, co-working lounge, and outdoor garden areas encourage daily water intake in thoughtfully curated settings.



Fuel for Performance

Curated for mindful breaks and everyday nourishment

A. Ground-level retail spaces open directly onto the community promenade and are designed to house wellness-focused cafés and boutique eateries.

B. Every office floor includes provisions for a private pantry, encouraging mindful in-office dining and community engagement.

C. Provision for breakout lounge adjacency enhances lifestyle exclusivity.

D. The landscaped amenity deck features shaded al fresco dining zones, inviting users to recharge in nature with panoramic lagoon views.



Daylit Clarity and Ambience

Illumination inspired by rhythm and refinement

A. The building's orientation is optimized using sun-path analysis, allowing natural daylight to reach deep into each workspace.

B. Expansive, double-height glazing enhances visibility and supports natural circadian rhythms.

C. Shaded pergolas and reflective surfaces create a harmonious play of light and shadow, offering warmth without glare.

D. Subtle feature lighting and ambient fixtures provide a serene transition from day to night.



A Commitment to Motion and Vitality

A. State-of-the-art fitness studio featuring cardio, strength, a track-style HIIT lane, and eco-conscious equipment.

B.A dedicated landscaped fitness deck with yoga pavilions, open-air gym zones, and areas for personal training and group classes.

C. Cycling lanes and secure bicycle storage promote active and sustainable commuting.

D. Spa-quality saunas and changing rooms support recovery and rejuvenation.

E. A direct link to jogging trails around the community lagoon makes daily movement effortless.

F. Games zones, including outdoor chess, table tennis, and soccer pool, encourage casual energy and team interaction.



Designed for Ease, Elegance, and Function

Where smart systems and human-centric design intersect

A. Positioned with immediate access to Downtown Dubai, DIFC, and Business Bay, and within walking distance of the future Dubai Metro Green Line extension.

B. Four podium and two basement levels provide parking for vehicles, with smart circulation systems and EV-ready bays.

C. Soundproof phone booths, acoustic pods, an executive lounge, and a co-working hub with integrated power, data, and Wi-Fi support seamless productivity.

D. Destination-controlled smart lifts reduce wait times and energy load.

E. Advanced front-of-house security includes facial recognition, QR and NFC readers, and AI-enabled video analytics for motion, object, and behavioral tracking.

F. Each office floor offers private pantry and breakout lounge provisions, creating refined moments of privacy and convenience.



Inspired Moments Throughout the Workday

Nurturing mental clarity through sensory, cultural, and creative engagement

A. Located beside one of Dubai's most tranquil ecological zones, with uninterrupted views of Ras Al Khor Wildlife Sanctuary and the lagoon.

B. The outdoor garden features aromatic planting, wind chimes, hammocks, and meditation corners to foster clarity and calm.

C. The Ellington Art Foundation curates original artworks throughout the building, enriching the environment with narrative and culture.

D. A thoughtfully designed children's garden supports working parents, featuring interactive music, art, and learning stations.

E. Collaborative lounges and game areas nurture community spirit and playful interaction.

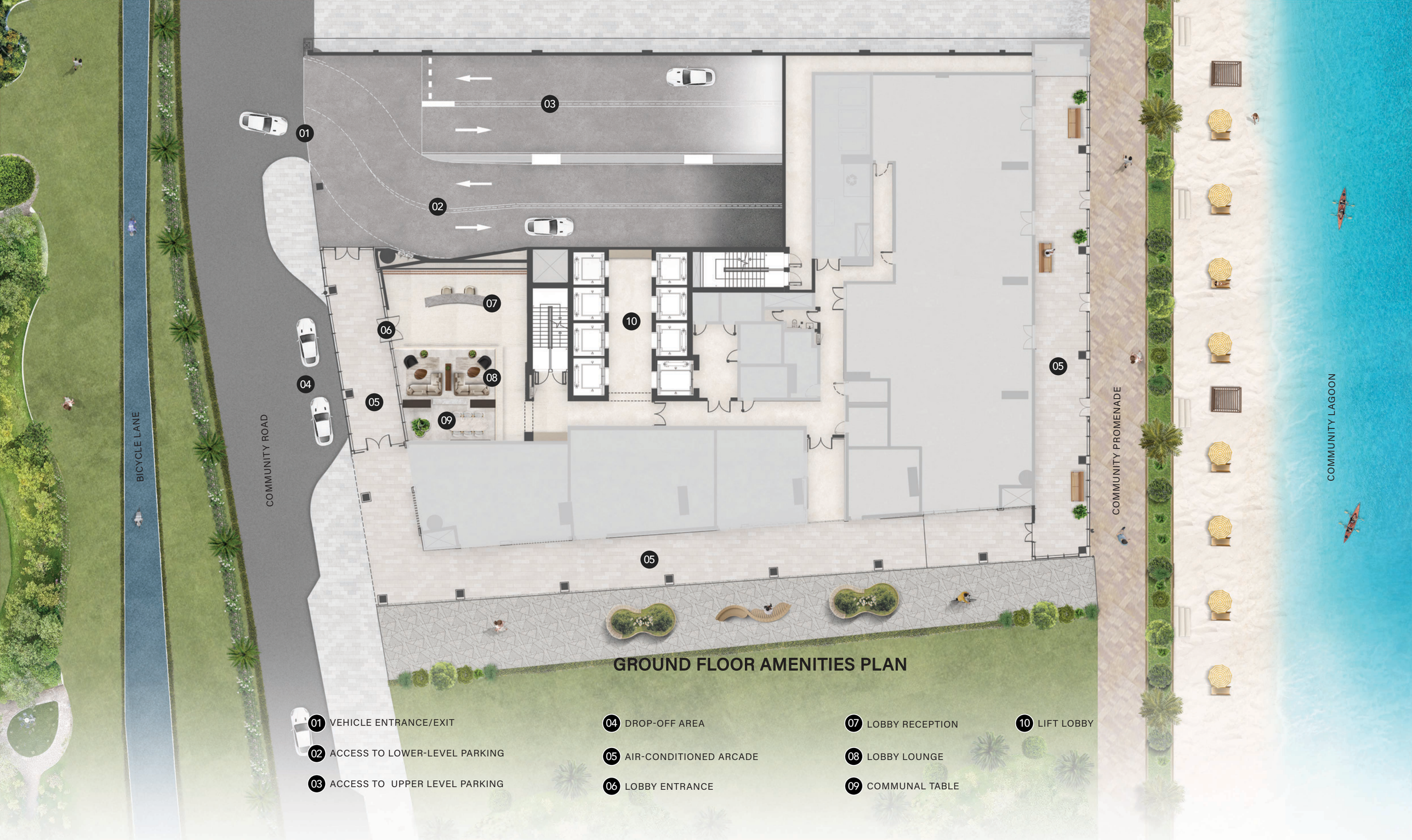
GROUND FLOOR AMENITIES

LOBBY RECEPTION



LOBBY LOUNGE





GROUND FLOOR AMENITIES PLAN

01 VEHICLE ENTRANCE/EXIT

02 ACCESS TO LOWER-LEVEL PARKING

03 ACCESS TO UPPER LEVEL PARKING

04 DROP-OFF AREA

05 AIR-CONDITIONED ARCADE

06 LOBBY ENTRANCE

07 LOBBY RECEPTION

08 LOBBY LOUNGE

09 COMMUNAL TABLE

10 LIFT LOBBY

FIFTH FLOOR AMENITIES

CO-WORKING SPACE



YOGA STUDIO

FITNESS STUDIO

CHANGING ROOMS

OUTDOOR SEATING AREA

OUTDOOR YOGA

INTEGRATED DAYCARE

OUTDOOR PLAY SPACES



5th FLOOR AMENITIES PLAN

01 LIFT LOBBY
02 FM OFFICE
03 RECREATIONAL GAMES AREA
04 OUTDOOR BOWLING
05 SOCCER POOL
06 OUTDOOR RECREATIONAL AREA
07 COFFEE BAR
08 COFFEE LOUNGE
09 LOUNGE AREA
10 OUTDOOR LOUNGE
11 GATHERING ZONE
12 GARDEN AREA
13 SOCIAL STEPS
14 OUTDOOR COMMUNAL TABLE
15 OUTDOOR SEATING AREA
16 MALE & FEMALE WASHROOMS
17 MALE & FEMALE CHANGE ROOMS AND SAUNA
18 KIDS DAY CARE
19 NURSING & CHANGING ROOM
20 OUTDOOR KIDS PLAY
21 LAWN
22 FITNESS STUDIO
23 RECHARGE STATION
24 BATHROOM FOR PEOPLE OF DETERMINATION
25 YOGA STUDIO
26 OUTDOOR YOGA AREA
27 MEDITATION ZONE
28 OUTDOOR FITNESS AREA

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THE OFFICES

SPECIAL FLOORS

DESTINATION-CONTROLLED LIFTS

OFFICES

DISCLAIMER: RENDERS ARE FOR VISUAL PURPOSES ONLY.

OFFICES

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OUTDOOR OFFICE TERRACE

EATON SQUARE

TYPICAL PLANS

6TH – 9TH FLOOR PLAN





BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

TOTAL UNIT AREA:12,429.09 Sq,ft

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SPECIAL UNIT 01: 10TH FLOOR PLAN

LOWER LEVEL





BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

SUITE AREA: 11,626.85 Sq,ft

BALCONY AREA: 779.95 Sq,ft

TOTAL UNIT AREA: 12,406.81 Sq,ft

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SPECIAL UNIT 01: 11TH FLOOR PLAN

UPPER LEVEL





TOTAL UNIT AREA: 9,005.20 Sq,ft

TOTAL SPECIAL UNIT AREA (LEVEL 10 & 11) 21,412.01 Sq,ft

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SPECIAL UNIT 02: 12TH FLOOR PLAN

LOWER LEVEL





BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

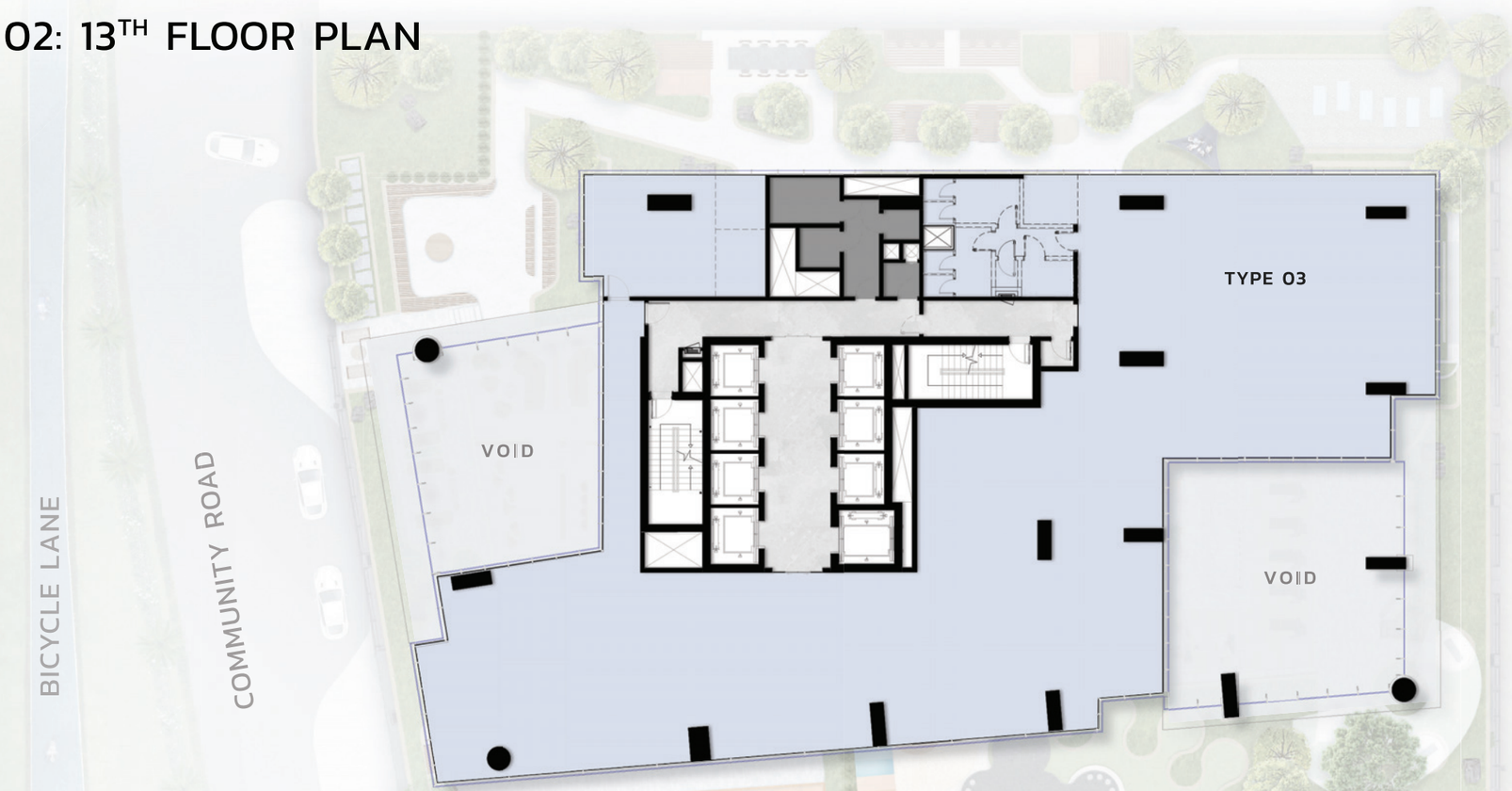
TOTAL UNIT AREA: 11,626.31 Sq,ft

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SPECIAL UNIT 02: 13TH FLOOR PLAN

UPPER LEVEL





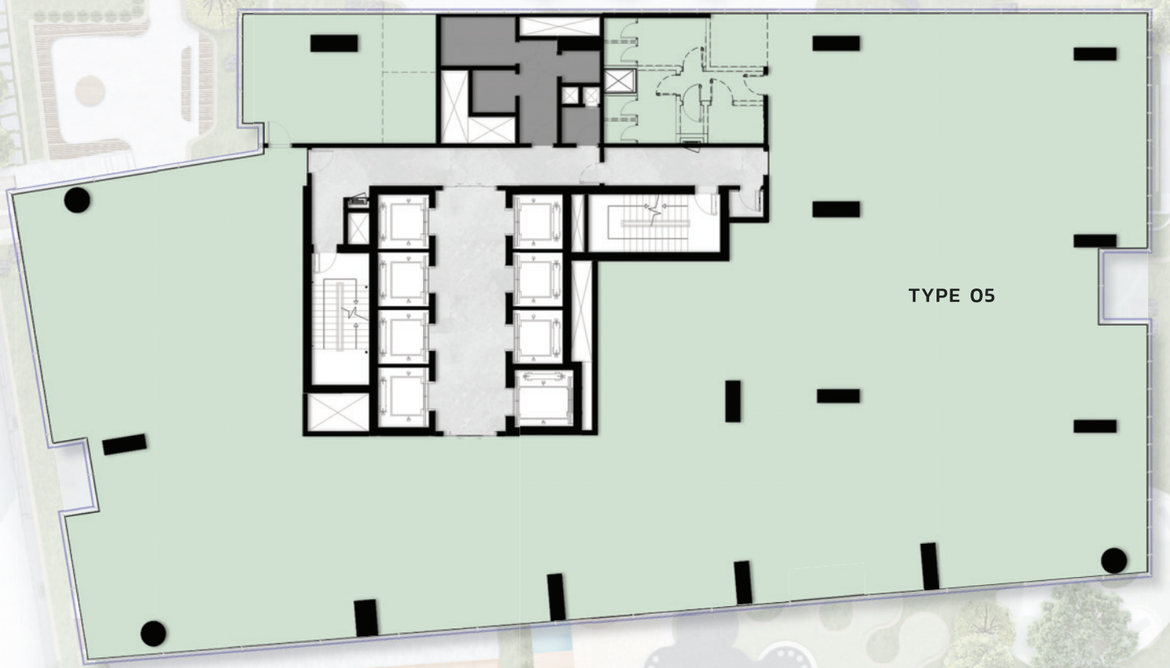
TOTAL UNIT AREA: 9,005.20 Sq,ft

TOTAL SPECIAL UNIT AREA (LEVEL 12 & 13): 20,631.51 Sq,ft

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14TH – 18TH FLOOR PLAN





BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

TOTAL UNIT AREA: 12,349.43 Sq.ft

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PAYMENT PLAN

20%
at the time of booking

10%
60 days after the reservation date

5%
120 days after the reservation date

5%
180 days after the reservation date

5%
240 days after the reservation date

5%
360 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

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