



EVERLY PLACE

Project Brief



A Fluid Embrace

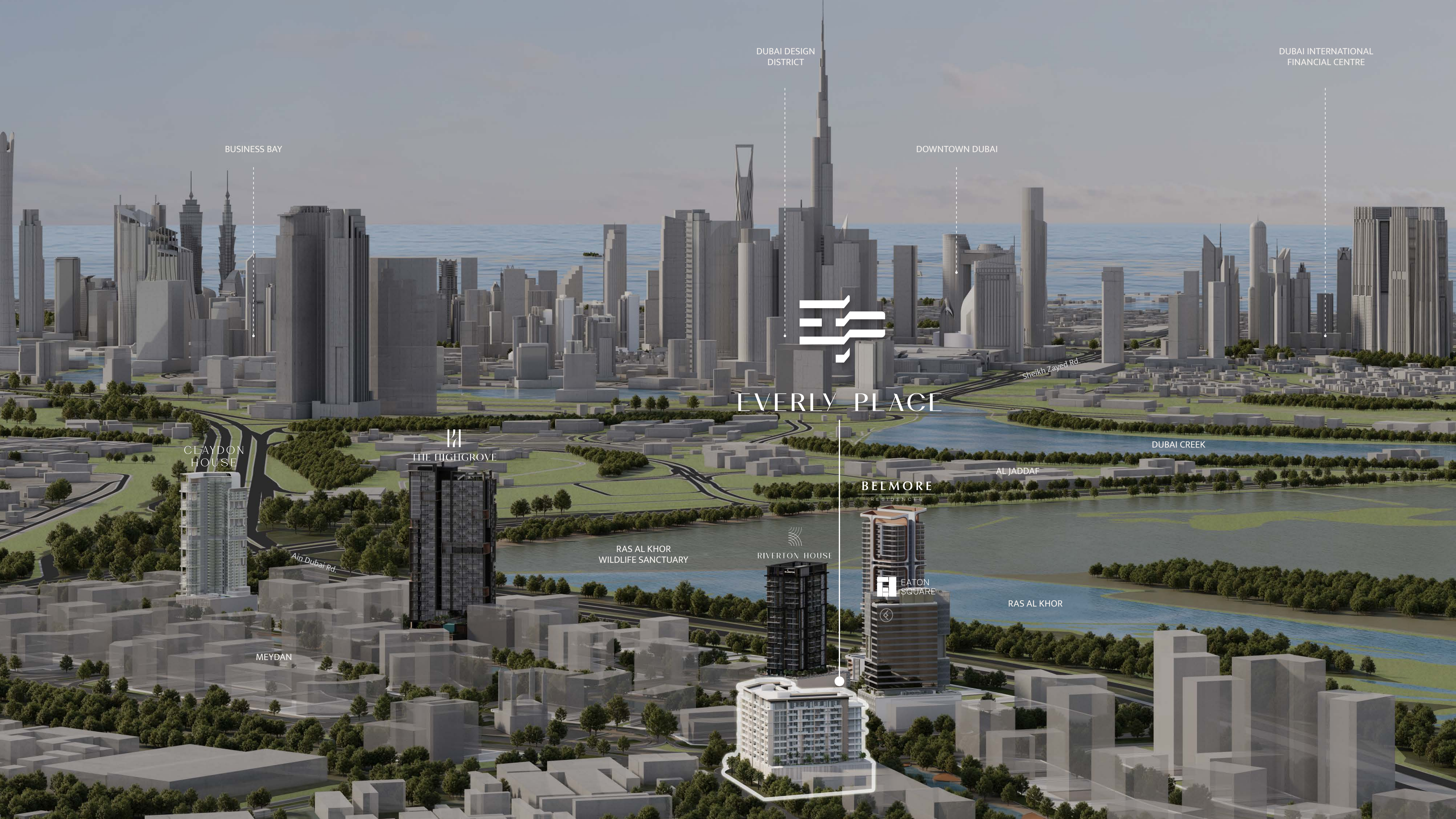
The U-shaped architecture forms a sculptural frame around the canal, capturing light and views from every angle. Layered terraces, integrated greenery, and a striking glass façade create a bold yet refined silhouette on Dubai's skyline.

The building does not stand against its surroundings. It curves around them, enhancing a grounded living where you feel aligned to both nature and modernity.


ELLINGTON
PROPERTIES

Savour a life
in bloom





BUSINESS BAY

DUBAI DESIGN DISTRICT

DUBAI INTERNATIONAL FINANCIAL CENTRE

DOWNTOWN DUBAI



EVERLY PLACE

CLAYDON HOUSE

THE HIGHGROVE

DUBAI CREEK

AL JADDAF

BELMORE
RESIDENCES

RAS AL KHOR
WILDLIFE SANCTUARY

RIVERTON HOUSE

EATON
SQUARE

RAS AL KHOR

MEYDAN

Life designed around
the crystal lagoon



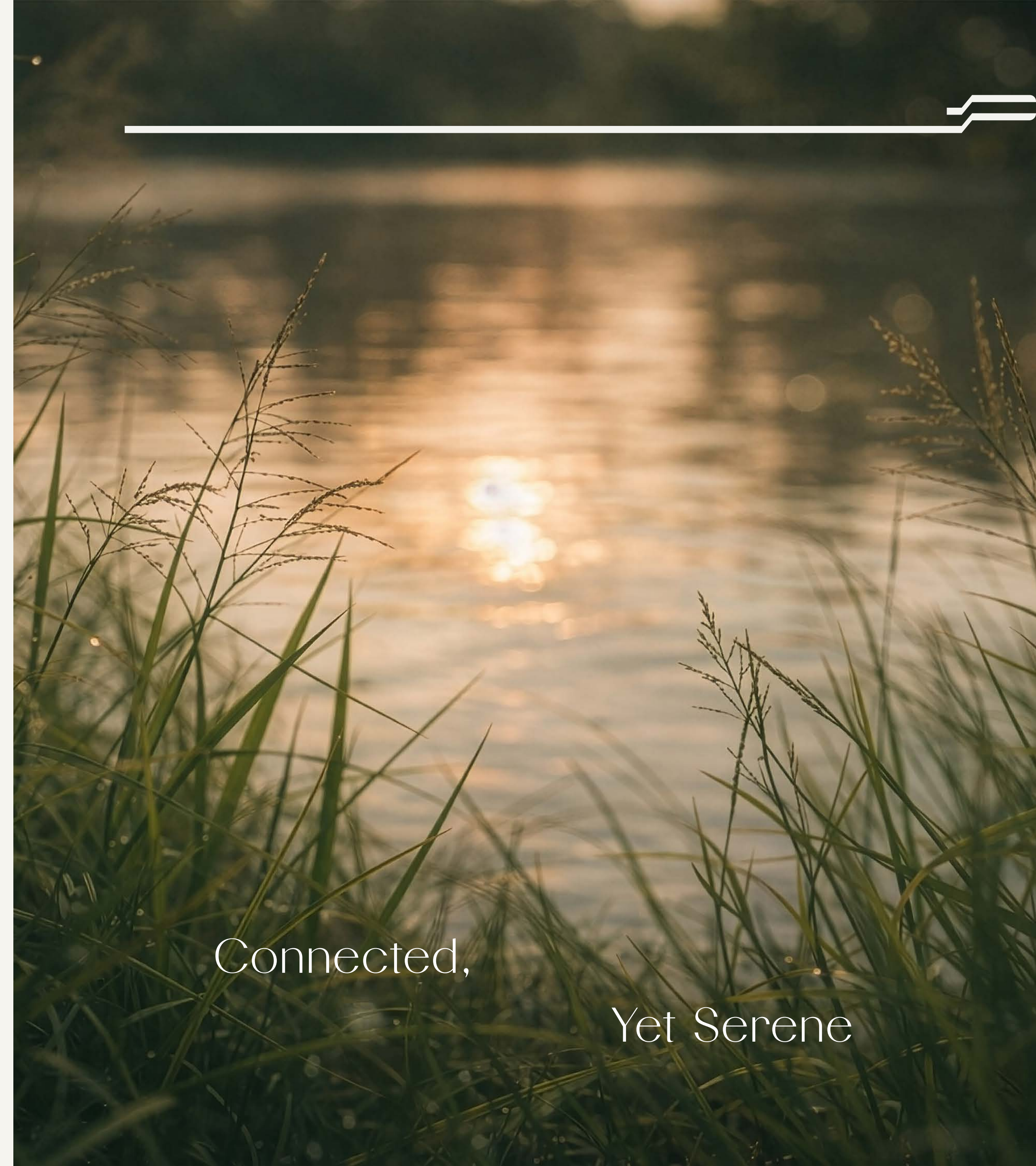


LOCATION



In the heart of MBR City, a refined silhouette takes shape. Everly Place emerges as a contemporary residence poised beside the crystal lagoon of Meydan Horizon, where architecture, water and landscape exist in quiet balance.

Thoughtful interiors and carefully curated social spaces reflect Ellington's design-led philosophy. A residence where elegance is expressed through detail and every space carries a sense of considered beauty.



Connected,
Yet Serene

DRIVING DISTANCES

10
MINUTES

Ras Al Khor
Wildlife Sanctuary

11
MINUTES

Meydan Grandstand
and Racecourse

13
MINUTES

Dubai Design
District

14
MINUTES

Dubai Festival
City Mall

15
MINUTES

Business Bay

15
MINUTES

Dubai International
Airport

16
MINUTES

Burj Khalifa /
Dubai Mall

16
MINUTES

City Walk

18
MINUTES

Dubai International
Financial Centre

18
MINUTES

Jumeirah Beach

20
MINUTES

Dubai Hills
Golf Club

22
MINUTES

Dubai Creek Golf
and Yacht Club

22
MINUTES

Mall of the
Emirates

25
MINUTES

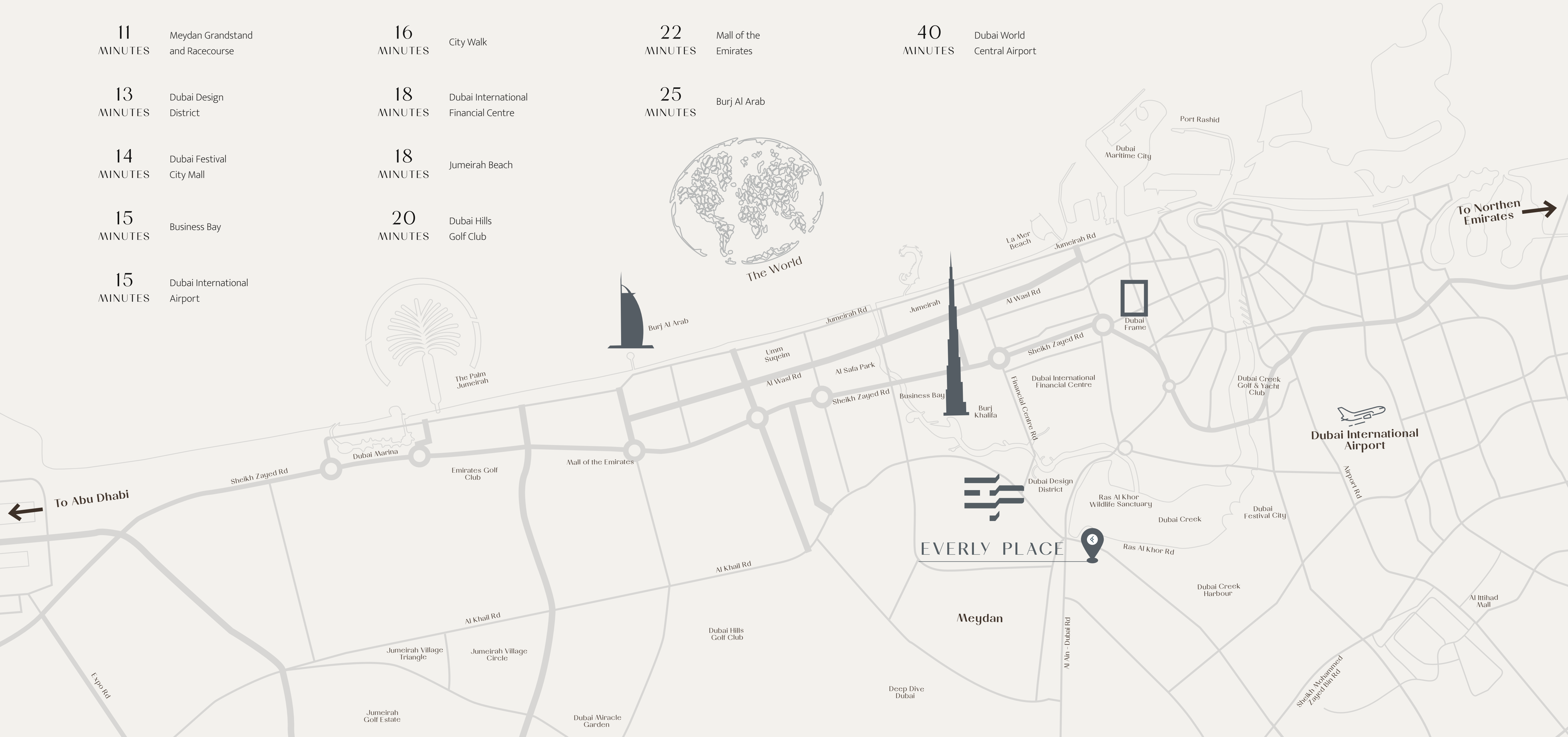
Burj Al Arab

30
MINUTES

Palm Jumeirah

40
MINUTES

Dubai World
Central Airport



SUN & VIEWS ANALYSIS

SUNSET

W

S

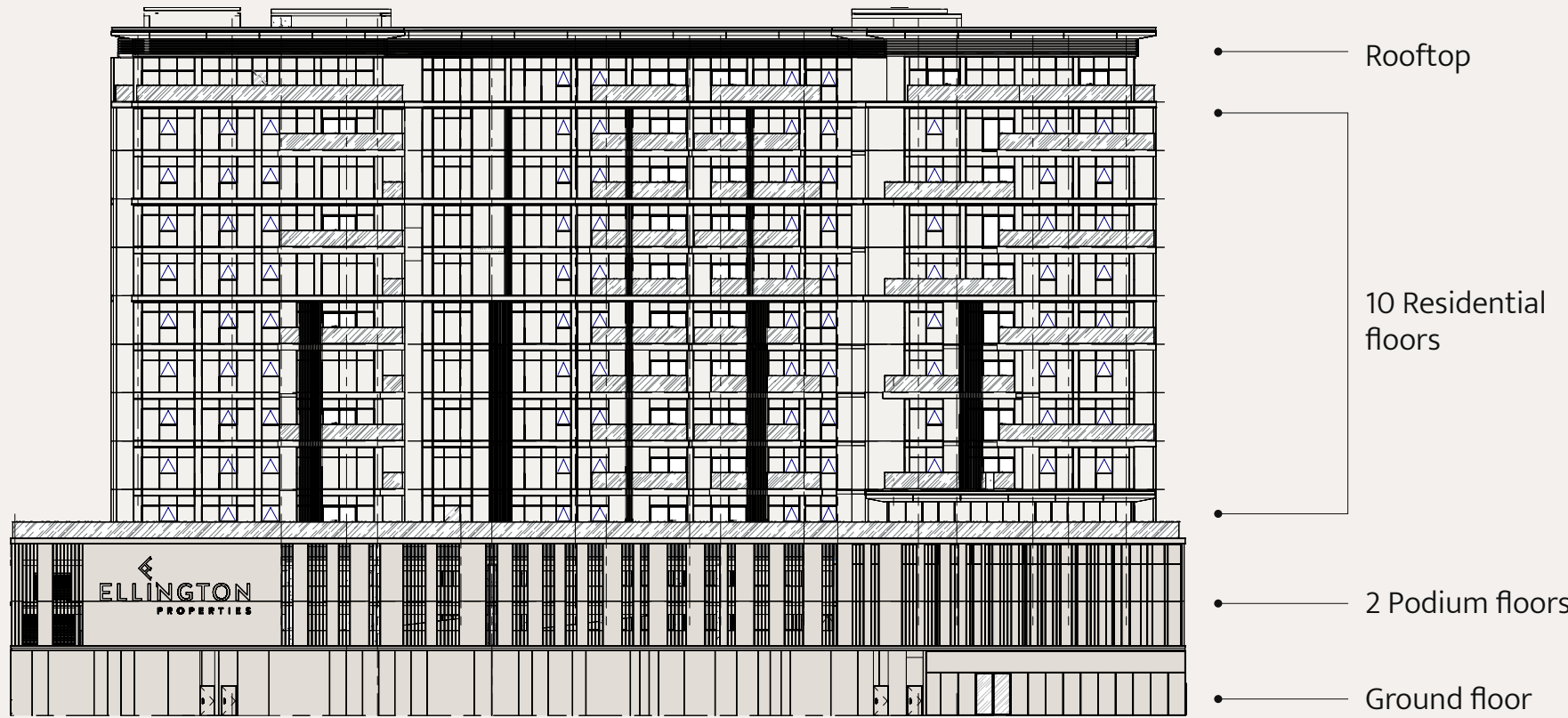
N

E

SUNRISE

*Based on the building's angle as shown in the render

BUILDING CONFIGURATION



Anticipated Service Charge

AED 16 per sq.ft

Ownership

Freehold

Project Configuration

Ground Floor + 2 Podiums + 10 Residential floors + Roof

Elevators

Tower

3 passenger elevators
1 service elevator

Amenities Pavillion

1 passenger elevator

Parking

1 and 2-bedroom: 1 parking space
3-bedroom: 2 car parking spaces



UNIT TYPES & SIZES



TYPICAL UNITS

- 1-Bedroom
- 1-Bedroom + S
- 2-Bedroom
- 2-Bedroom + S
- 3-Bedroom + S

NO. OF UNITS

- 133 units
- 9 units
- 30 units
- 20 units
- 17 units

SIZE RANGE

- From 693 sq. ft. to 1,429 sq. ft.
- From 977 sq. ft. to 982 sq. ft.
- From 1,175 sq. ft. to 1,285 sq. ft.
- From 1,204 sq. ft. to 2,047 sq. ft.
- From 1,704 sq. ft. to 1,818 sq. ft.



GROUND FLOOR *Amenities*

Ground Floor

- 01 LOBBY DROP OFF
- 02 LOBBY ENTRANCE
- 03 LOBBY LOUNGE
- 04 LOBBY RECEPTION
- 05 COMMUNAL TABLE
- 06 LIFT LOBBY
- 07 RAMP TO PODIUM
- 08 ACCESS TO PODIUM
- 09 EXIT FROM PODIUM
- 10 RAMP TO COMMUNITY ROAD
- 11 PEOPLE OF DETERMINATION PARKING
- 12 BICYCLE PARKING
- 13 ELECTRIC VEHICLE PARKING
- 14 EXIT TO MAIN ROAD



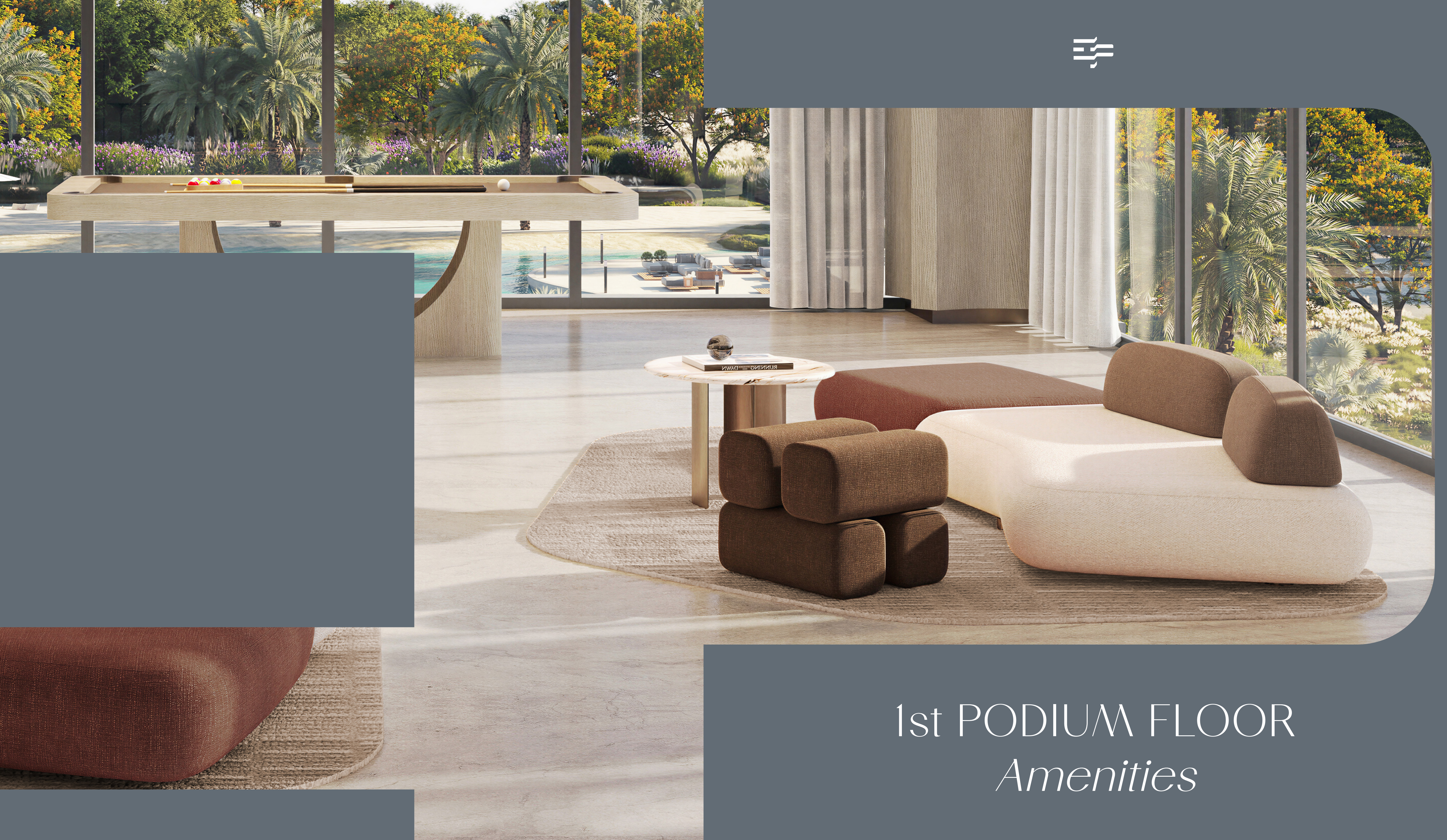


ELLINGTON
PROPERTIES

Lobby Reception



Lobby Lounge



1st PODIUM FLOOR
Amenities

Podium 01

- 01 LIFT LOBBY
- 02 LOUNGE AREA
- 03 COFFEE BAR
- 04 DINING AREA
- 05 PRIVATE MEETING ROOM
- 06 VIDEO GAME AREA
- 07 BOWLING ALLEY
- 08 BILLIARDS AREA





Clubhouse with Coffee Bar



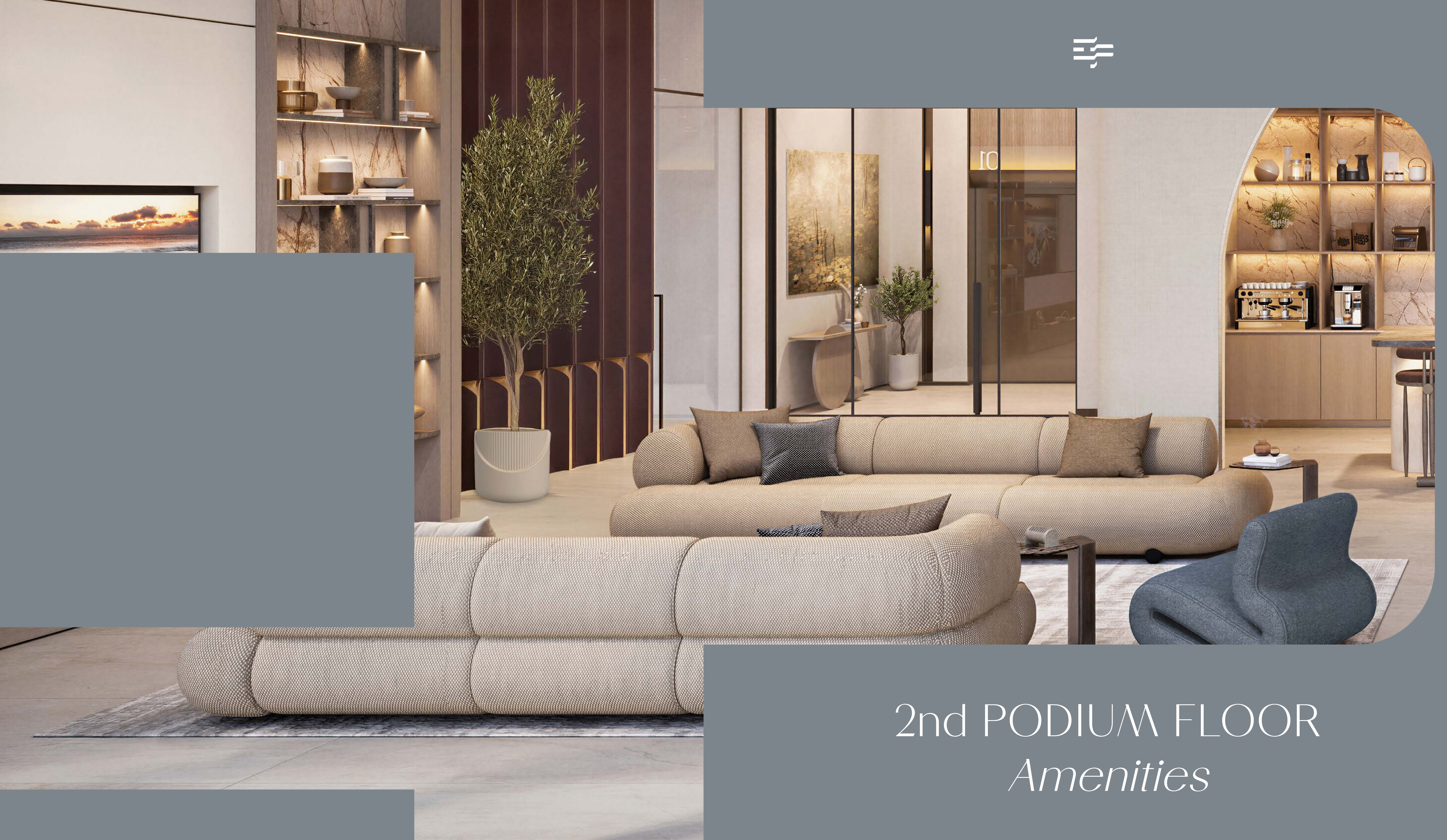
Clubhouse Lounge



Playstation & Pool Table Area



Bowling Alley

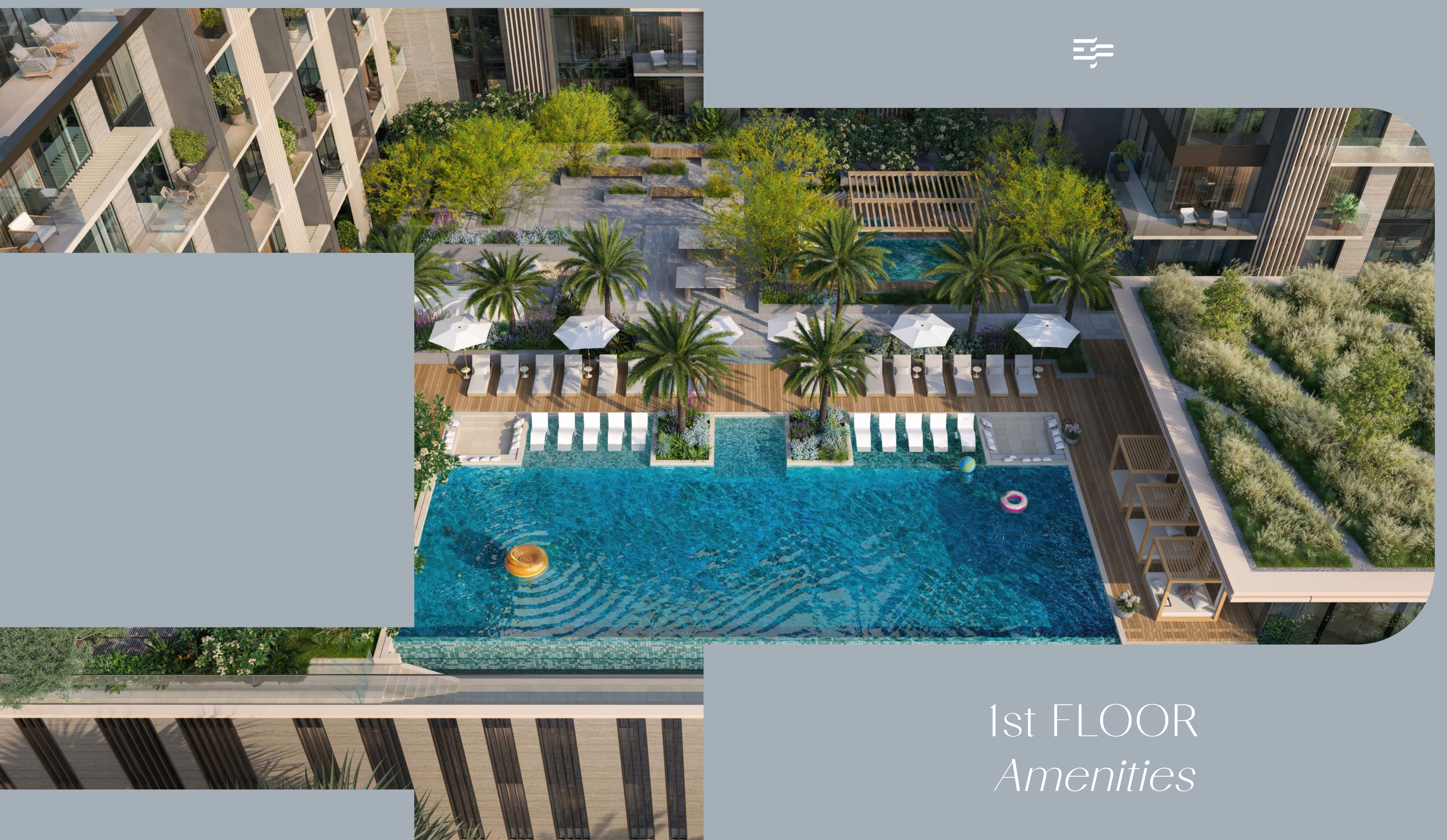


2nd PODIUM FLOOR
Amenities

Podium 02

- 01 LIFT LOBBY
- 02 TOILETS
- 03 PEOPLE OF DETERMINATION TOILETS
- 04 CHANGING ROOMS
- 05 VANITY
- 06 SHOWERS
- 07 STEAM SHOWERS





1st FLOOR
Amenities

1st Floor Amenities

- 01 LIFT LOBBY
- 02 GYM
- 03 YOGA & PILATES STUDIO
- 04 KIDS PLAY AREA
- 05 KIDS BATHROOM
- 06 OUTDOOR KIDS PLAY AREA
- 07 CABANAS
- 08 SUN LOUNGERS
- 09 SUNKEN SEATING
- 10 BAJA SEATING
- 11 SWIMMING POOL
- 12 KIDS POOL
- 13 KIDS POOL SUN LOUNGERS
- 14 OUTDOOR TABLE TENNIS
- 15 OUTDOOR CINEMA
- 16 BBQ AREA SEATING
- 17 OUTDOOR LEISURE SPACE





Adult Pool



Kids Pool



Outdoor Cinema & Table Tennis



QUIT

DON'T QUIT

Fitness Studio



Kids' Play Area



Interiors





Living & Dining Area



1-Bedroom Kitchen



3-Bedroom Kitchen



Master Bedroom



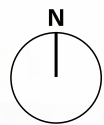
Master Bathroom



Typical Floor Plans



CRYSTAL LAGOON



PROMENADE

1ST FLOOR
TYPICAL PLAN

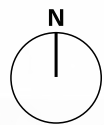
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



NEIGHBOUR

COMMUNITY ROAD

CRYSTAL LAGOON



PROMENADE

2ND, 4TH, 6TH, 8TH FLOOR
TYPICAL PLAN

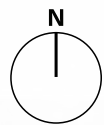
- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



NEIGHBOUR

COMMUNITY ROAD

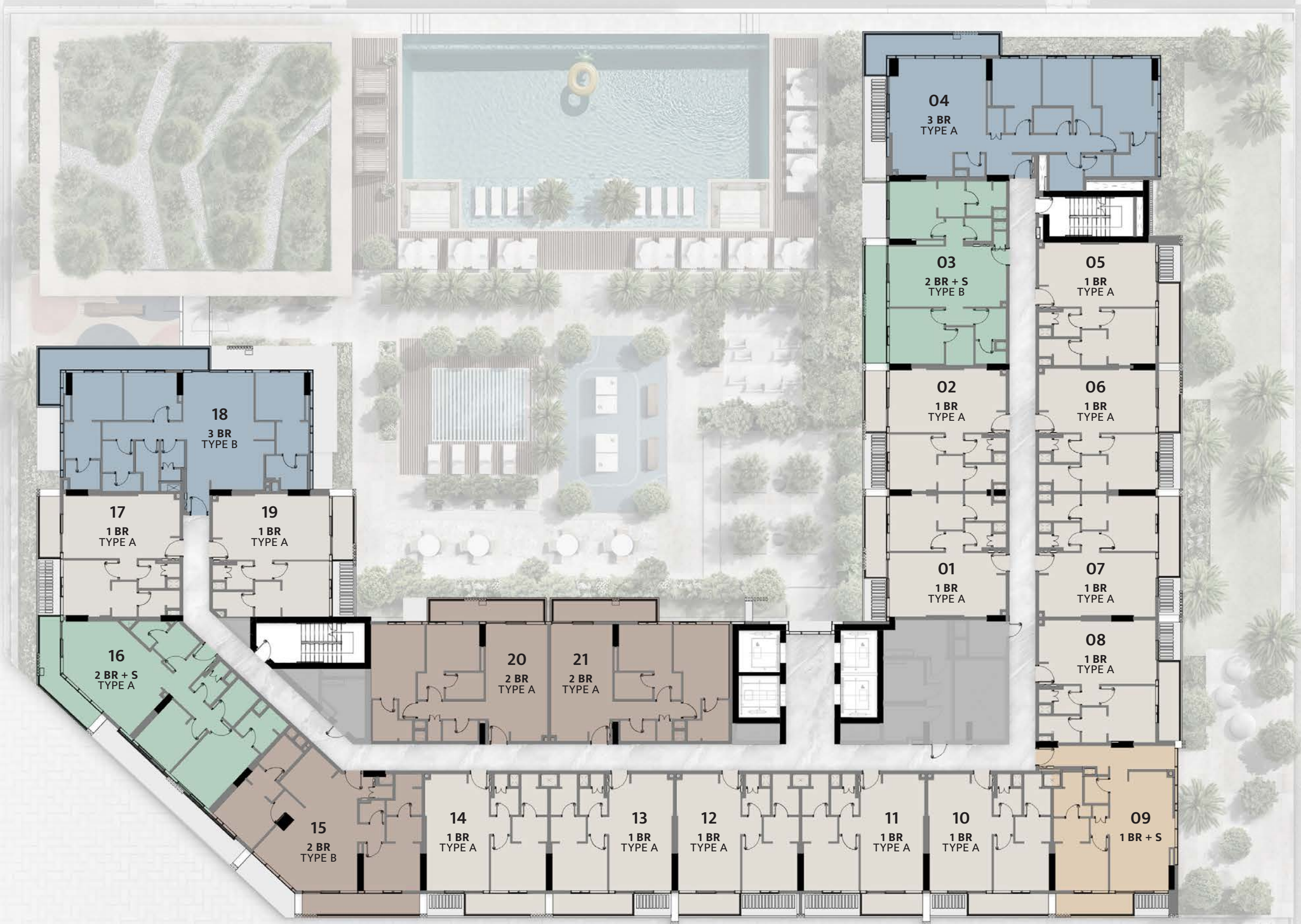
CRYSTAL LAGOON



PROMENADE

3RD, 5TH, 7TH, 9TH FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



NEIGHBOUR

COMMUNITY ROAD

CRYSTAL LAGOON

PROMENADE

NEIGHBOUR

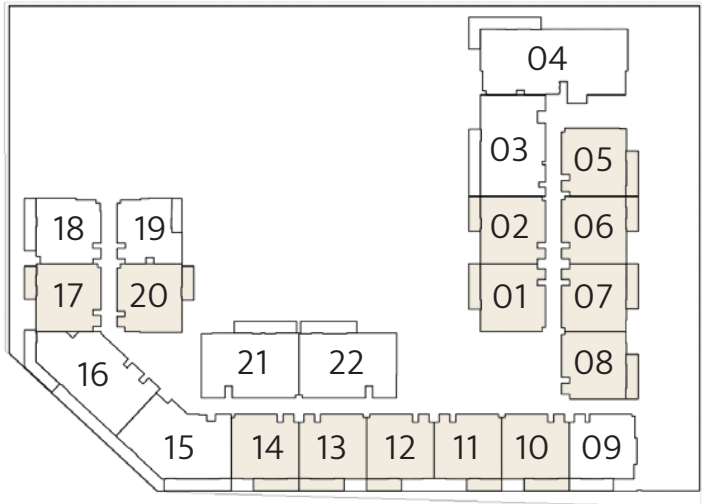
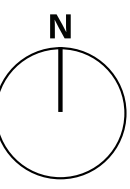
COMMUNITY ROAD

10TH FLOOR
TYPICAL PLAN

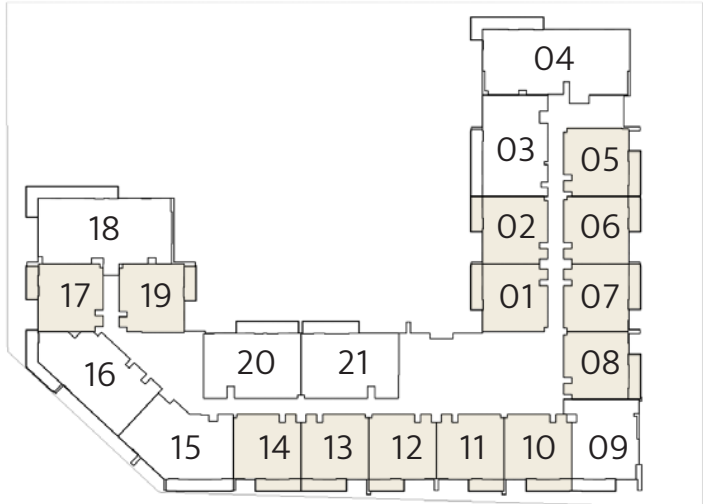
- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S



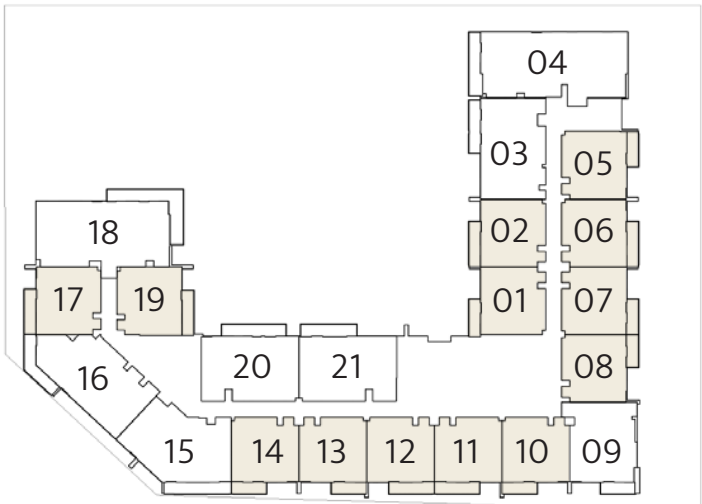
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TYPE A



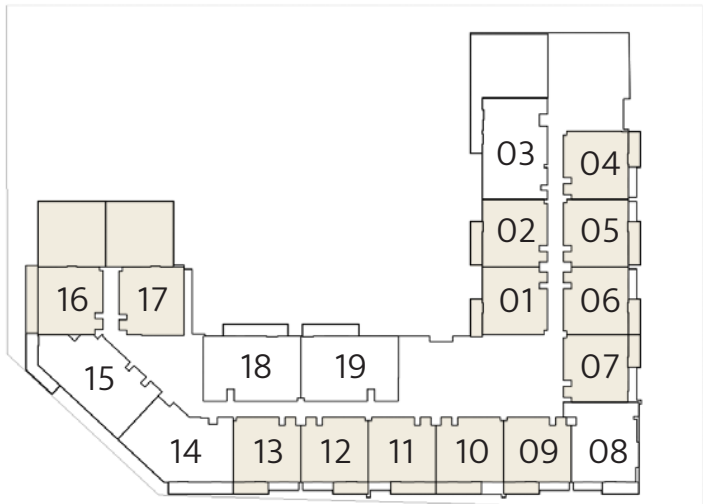
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



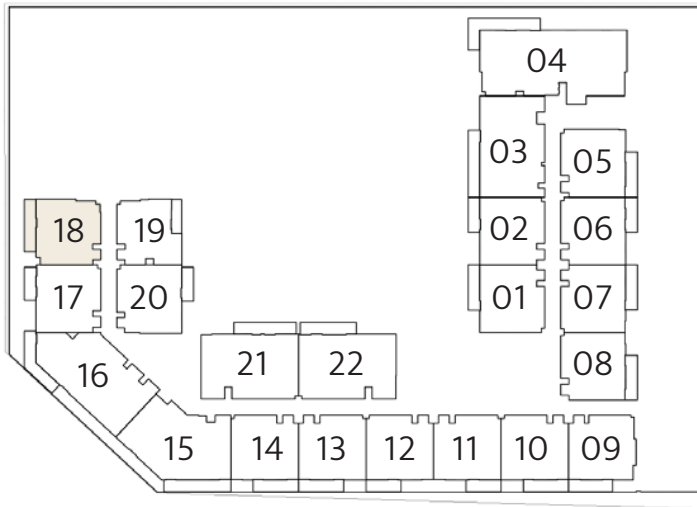
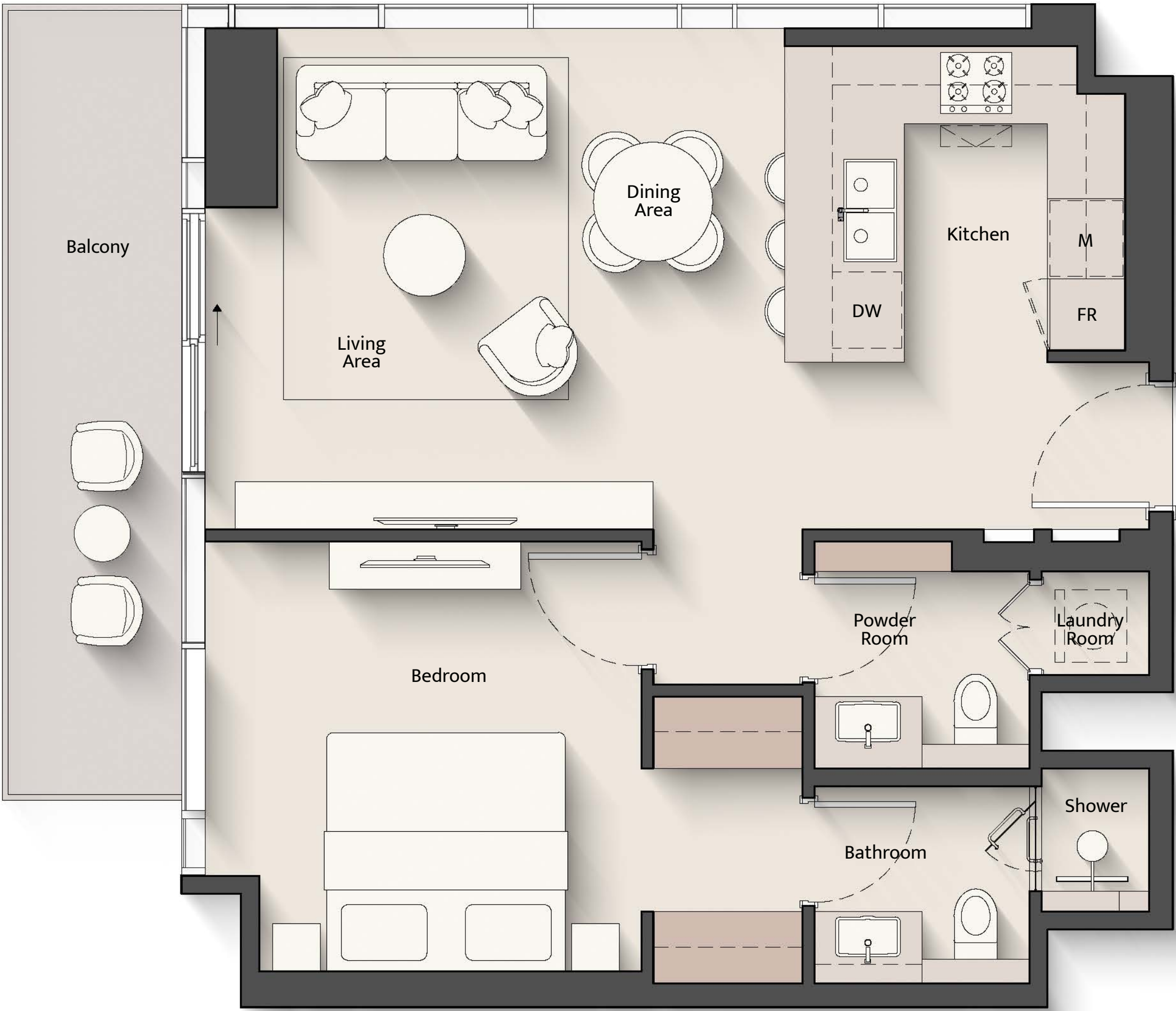
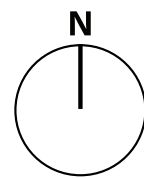
10th Floor

Internal Living Area : **727.75 sq. ft.**

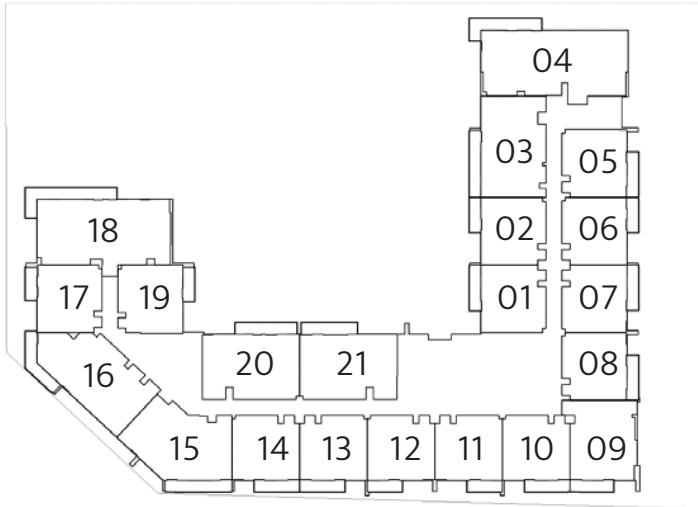
Outdoor Living Area : **92.14 sq. ft.**

Total Living Area : **819.89 sq. ft.**

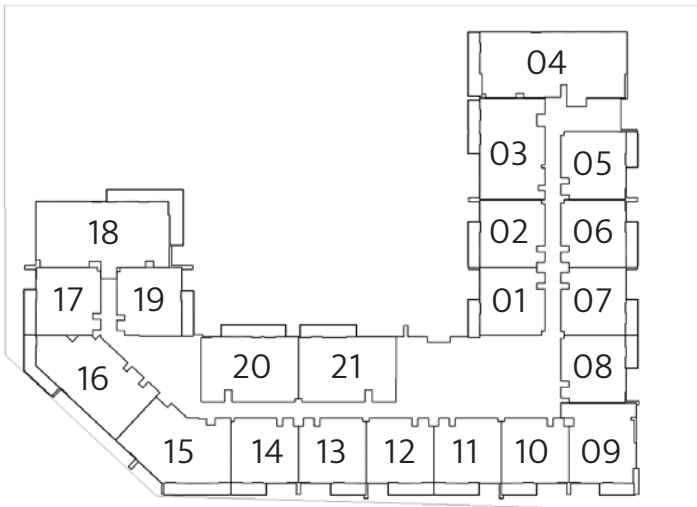
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TYPE B



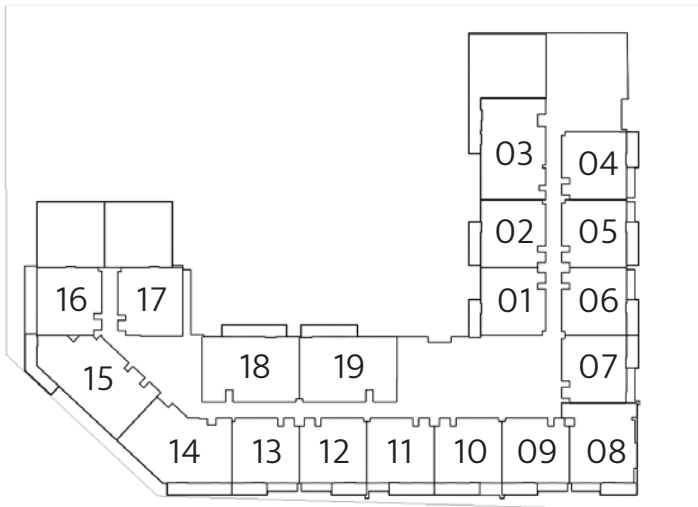
1st Floor



3rd, 5th, 7th, 9th Floor

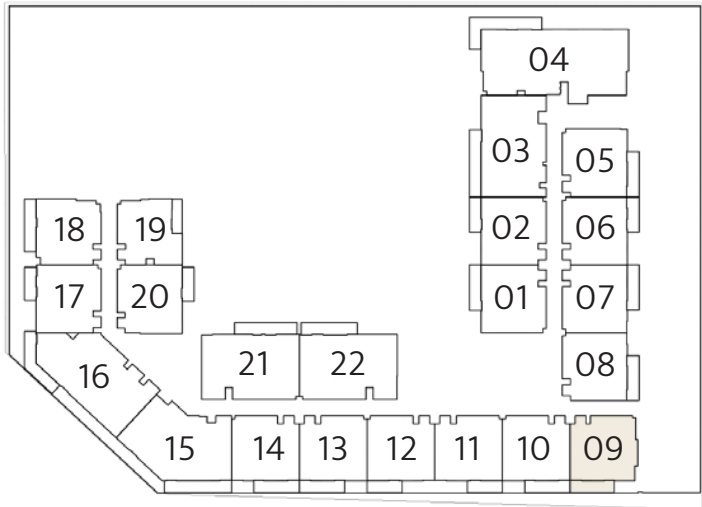
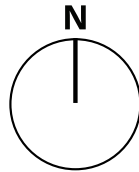


2nd, 4th, 6th, 8th Floor

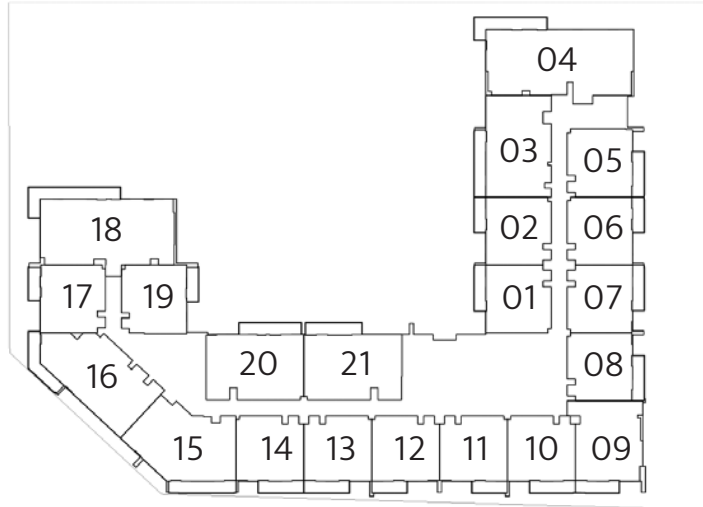


10th Floor

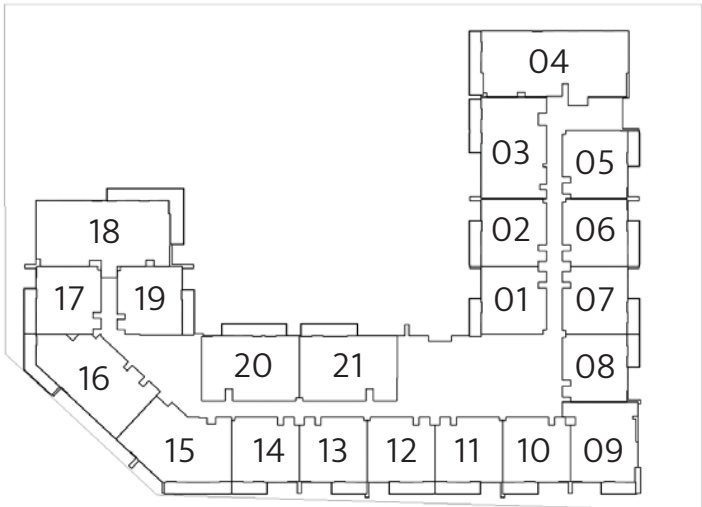
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TYPE C



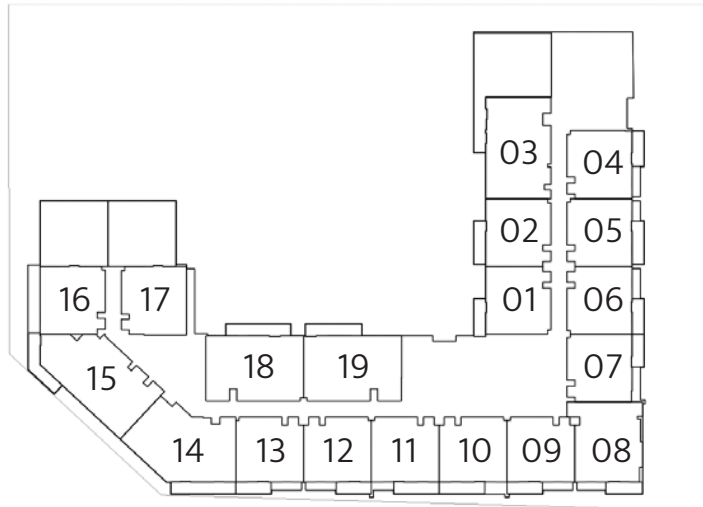
1st Floor



3rd, 5th, 7th, 9th Floor

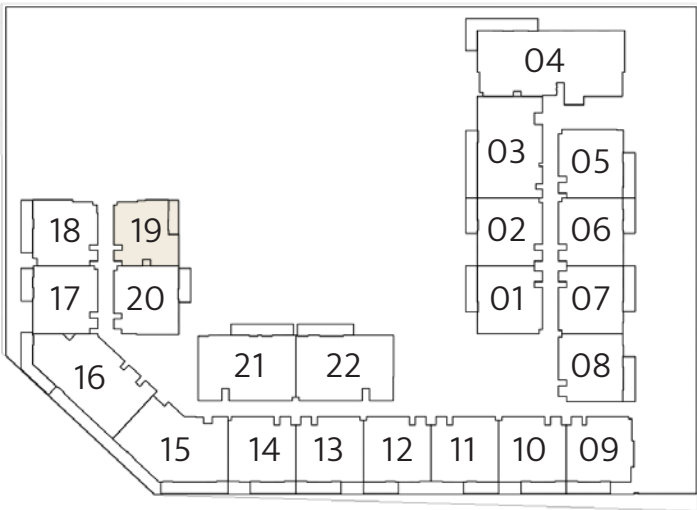
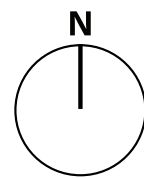


2nd, 4th, 6th, 8th Floor

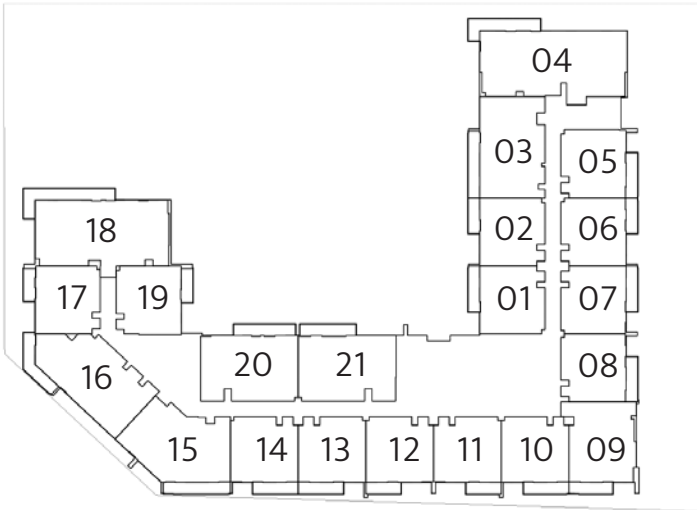


10th Floor

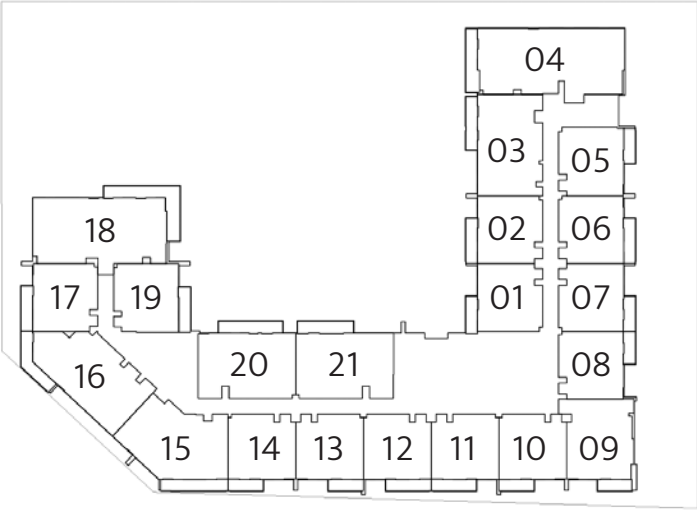
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TYPE D



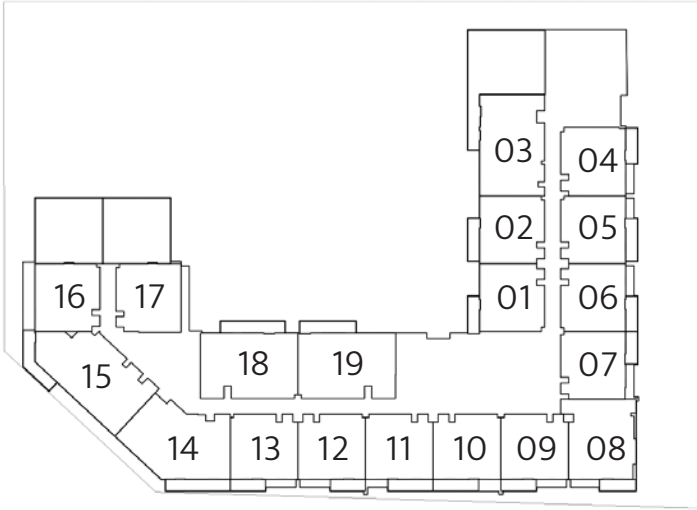
1st Floor



3rd, 5th, 7th, 9th Floor

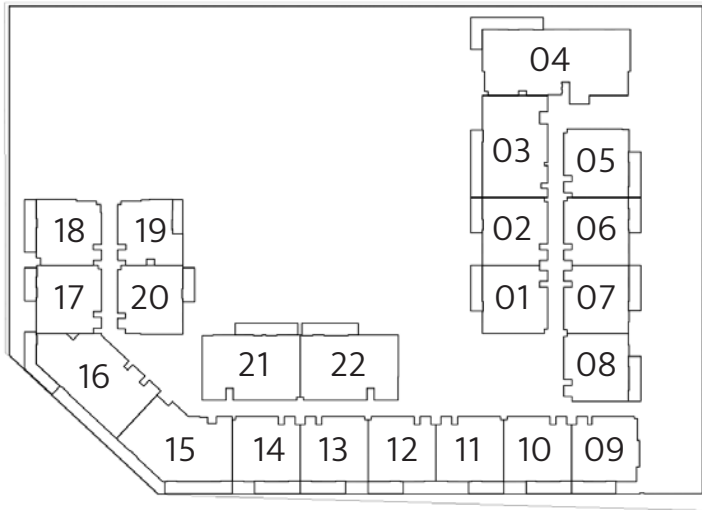
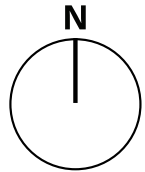


2nd, 4th, 6th, 8th Floor

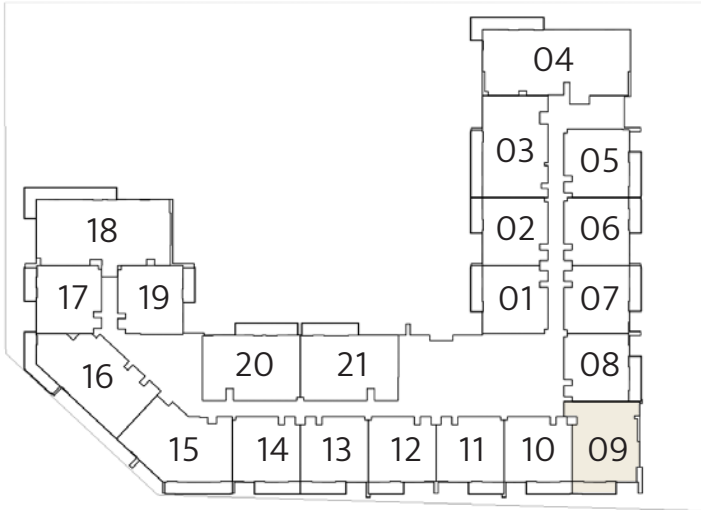


10th Floor

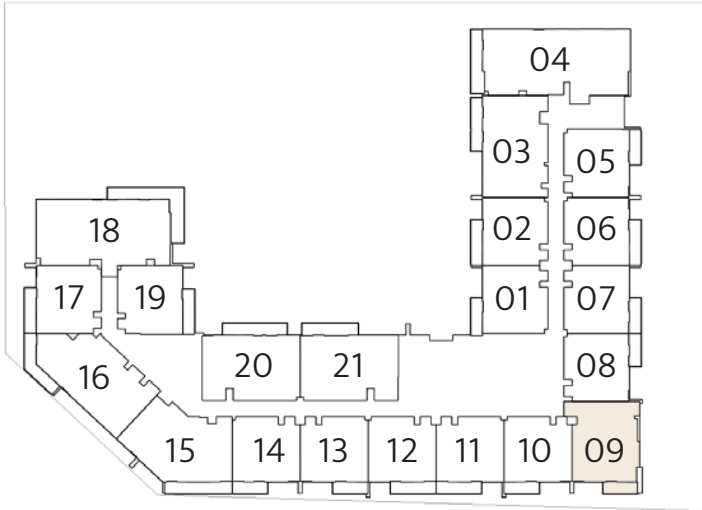
1 BEDROOM + STUDY



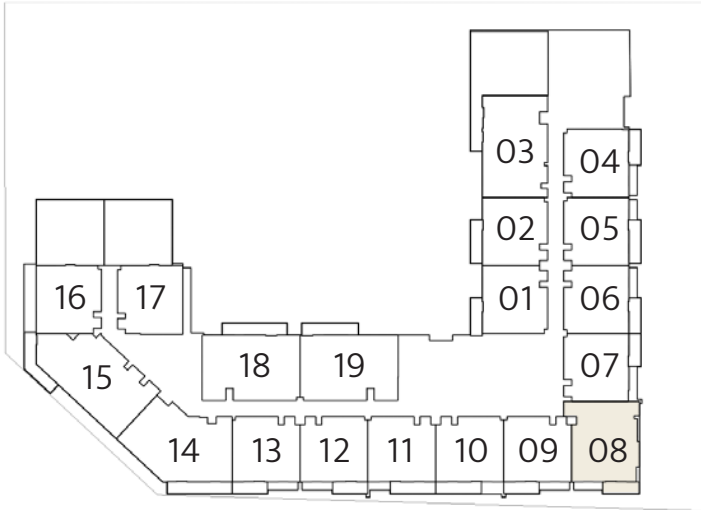
1st Floor



3rd, 5th, 7th, 9th Floor

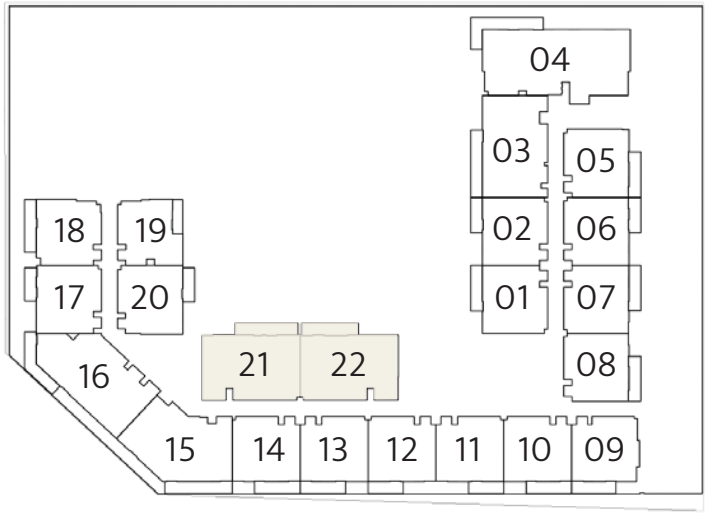
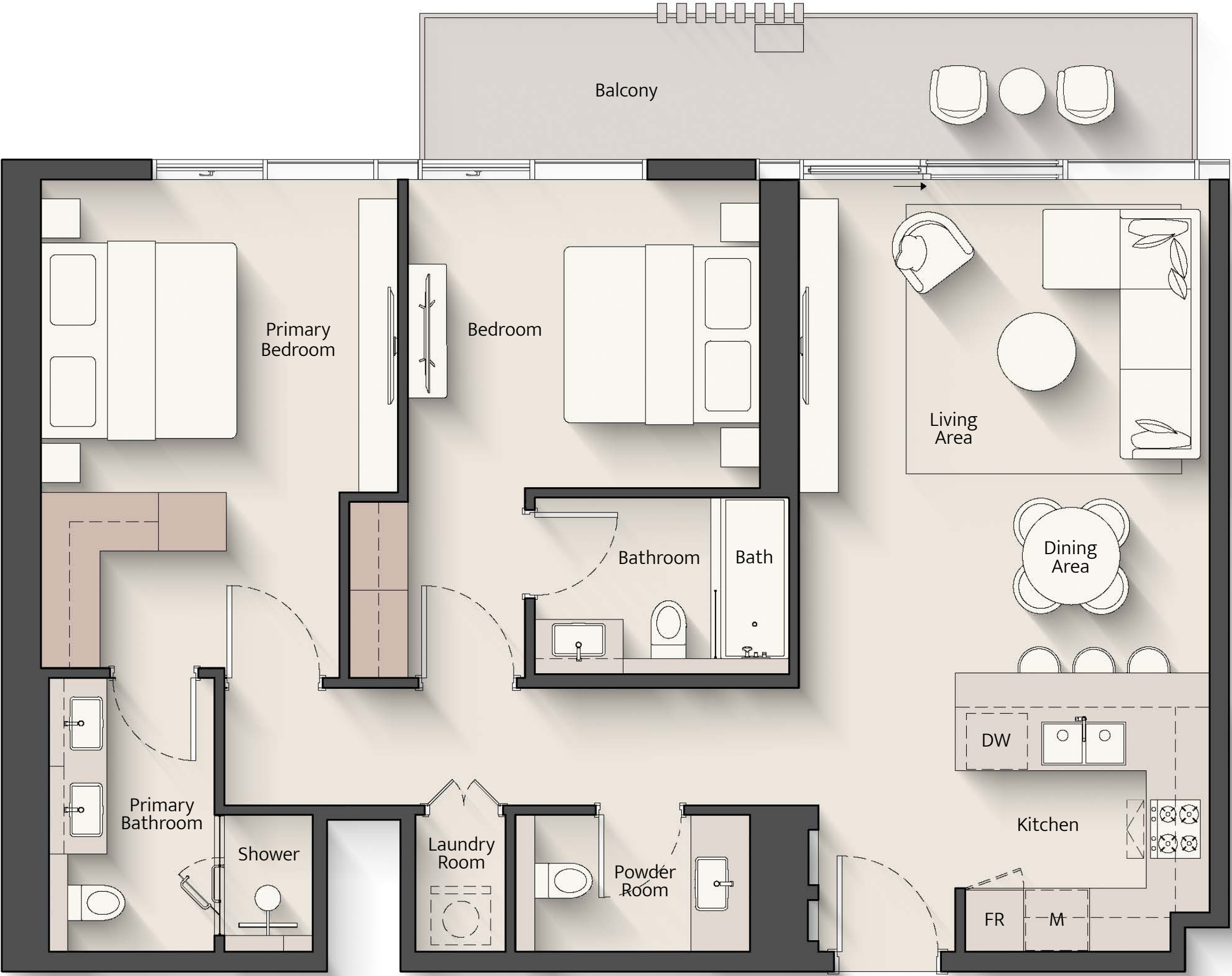
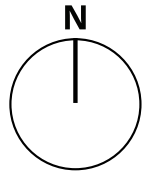


2nd, 4th, 6th, 8th Floor

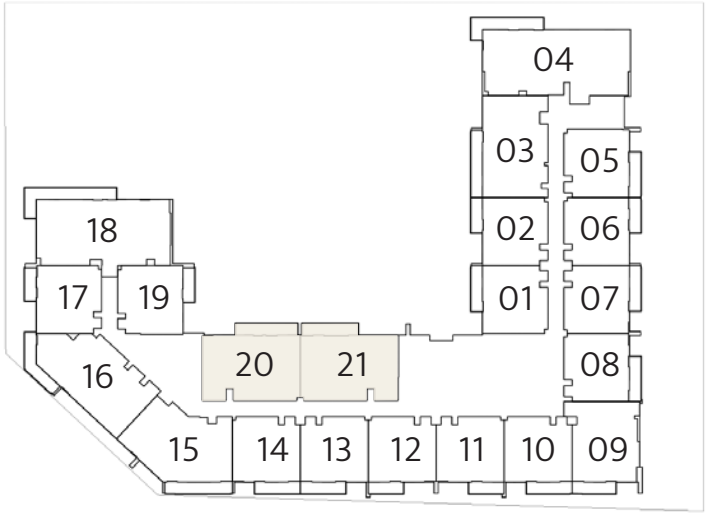


10th Floor

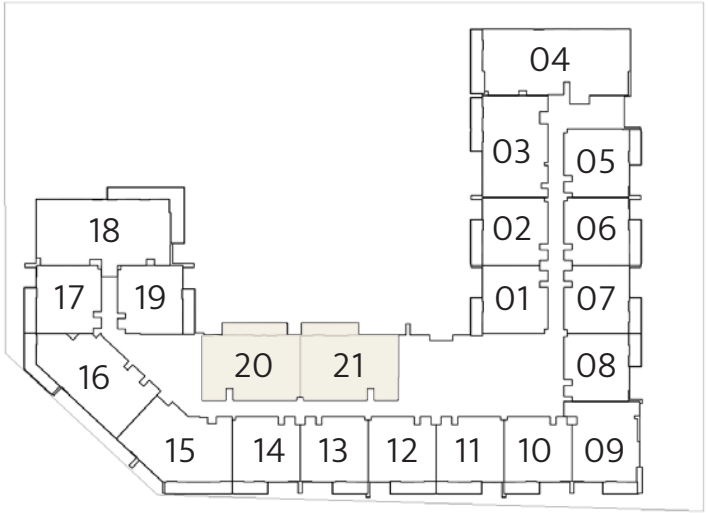
2 BEDROOM
TYPE A



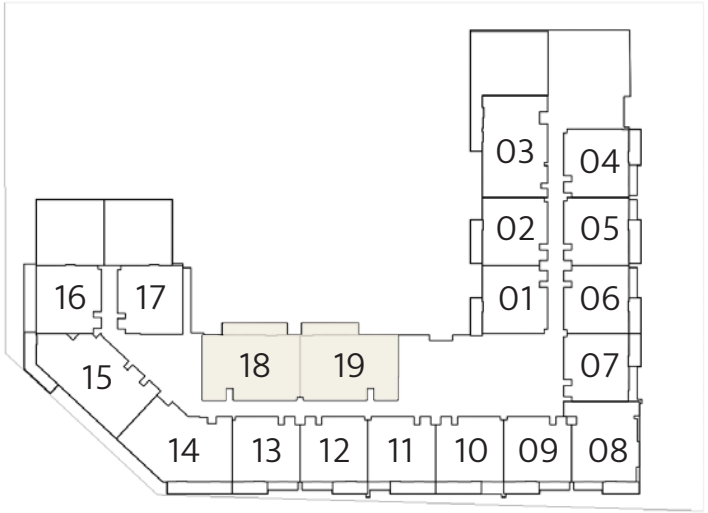
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



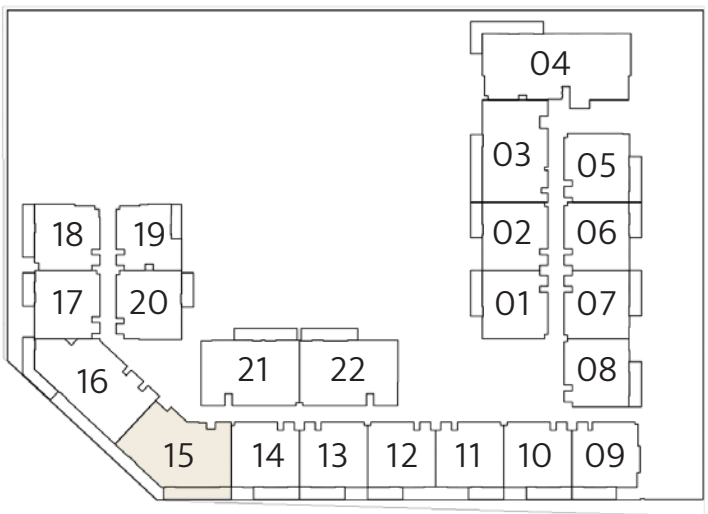
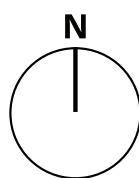
10th Floor

Internal Living Area : 1,058.74 sq. ft.

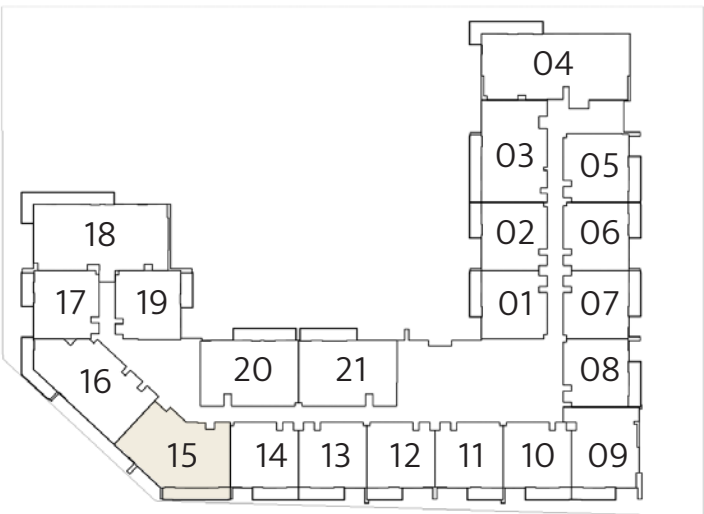
Outdoor Living Area : 125.40 sq. ft.

Total Living Area : 1,184.14 sq. ft.

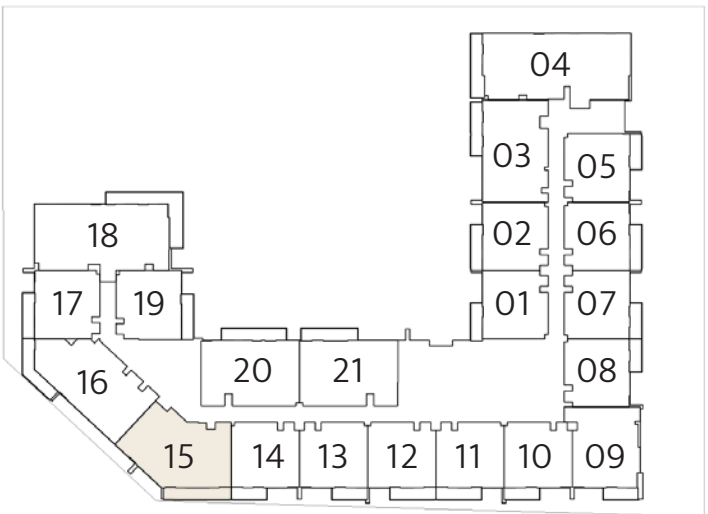
2 BEDROOM
TYPE B



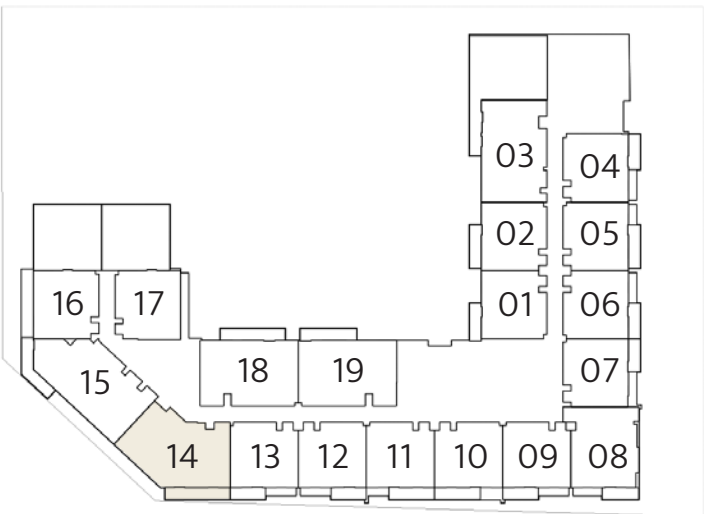
1st Floor



3rd, 5th, 7th, 9th Floor

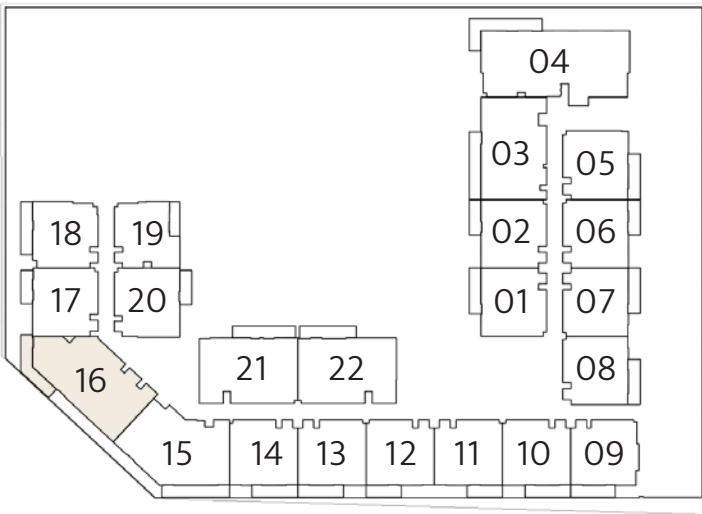
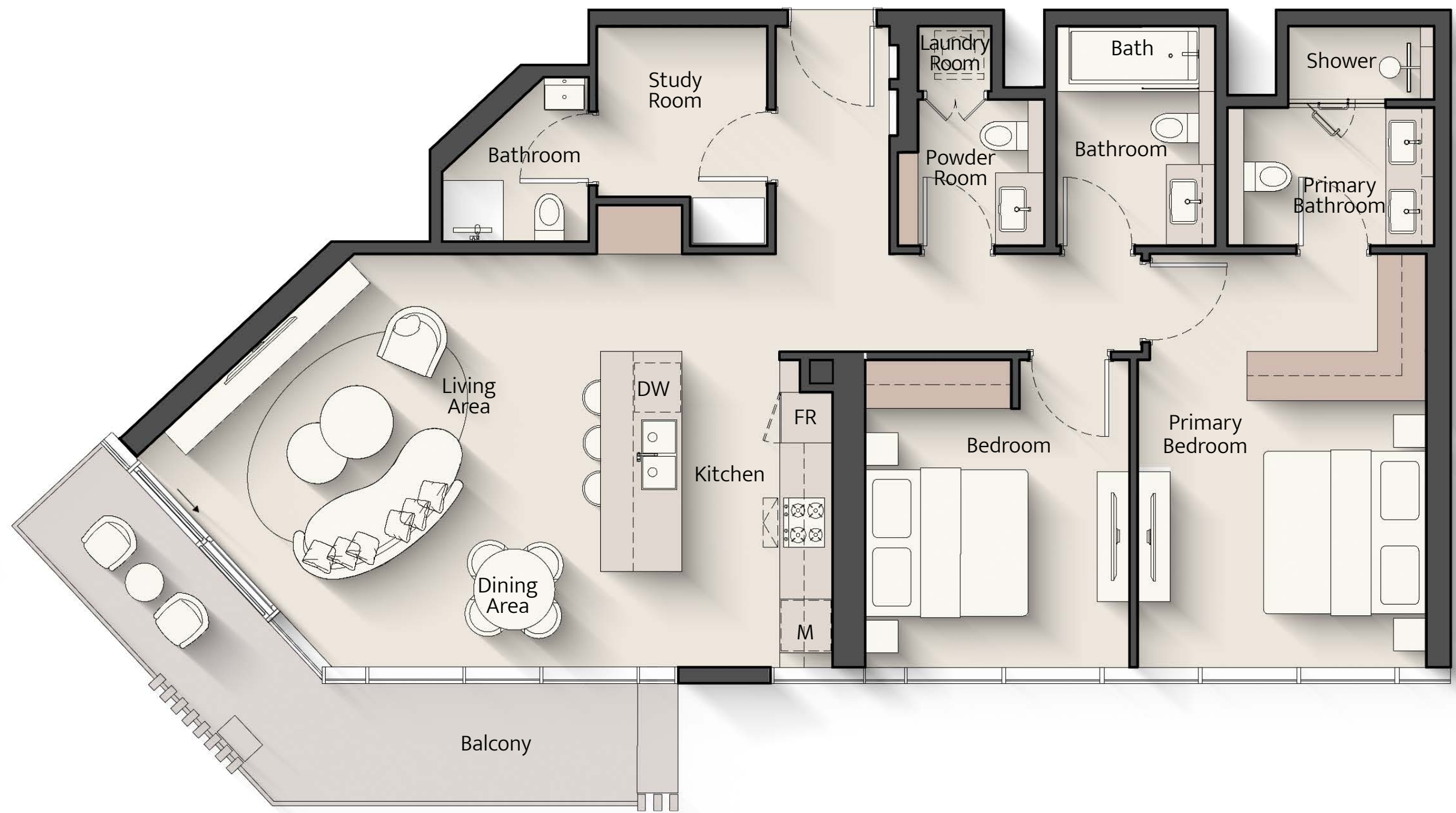
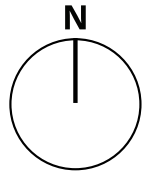


2nd, 4th, 6th, 8th Floor

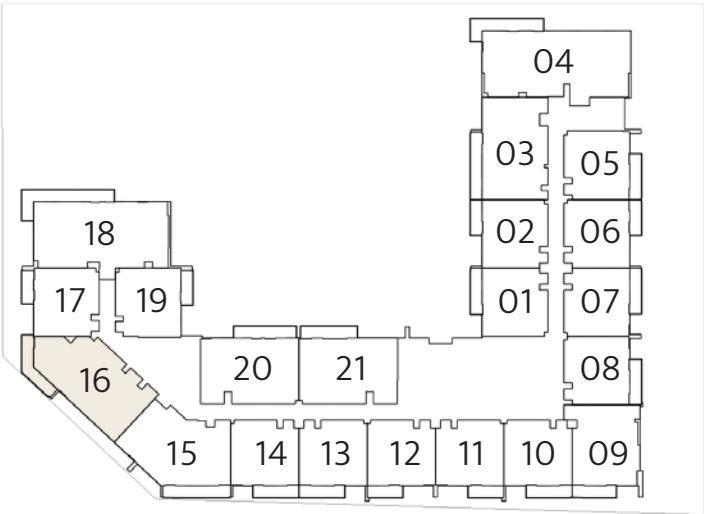


10th Floor

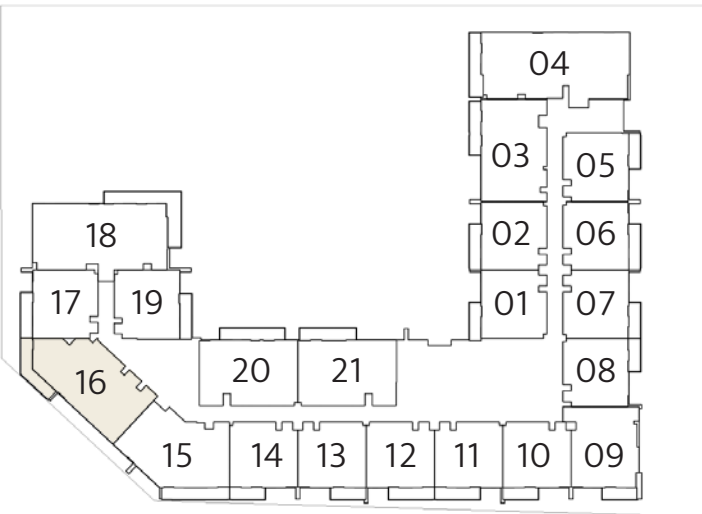
2 BEDROOM + S
TYPE A



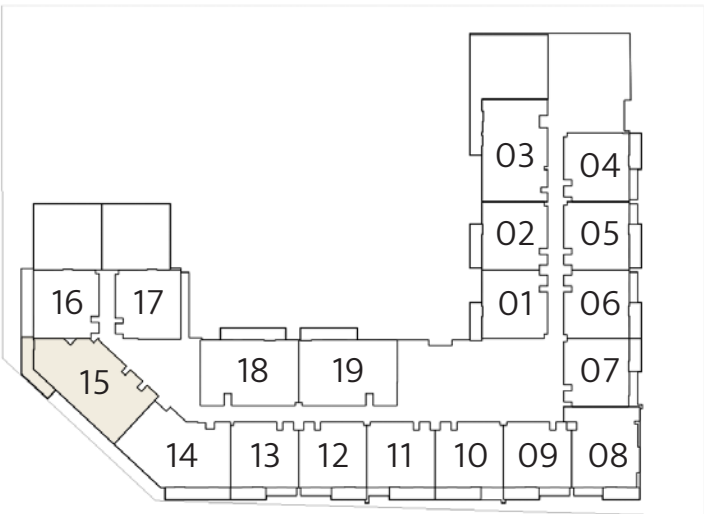
1st Floor



3rd, 5th, 7th, 9th Floor

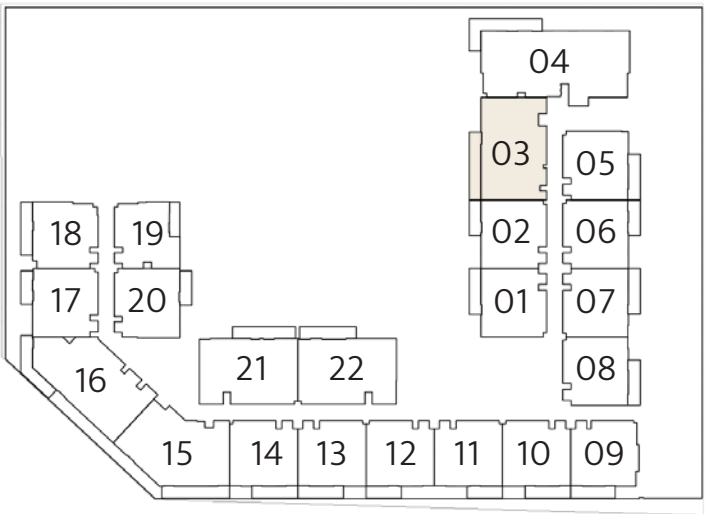
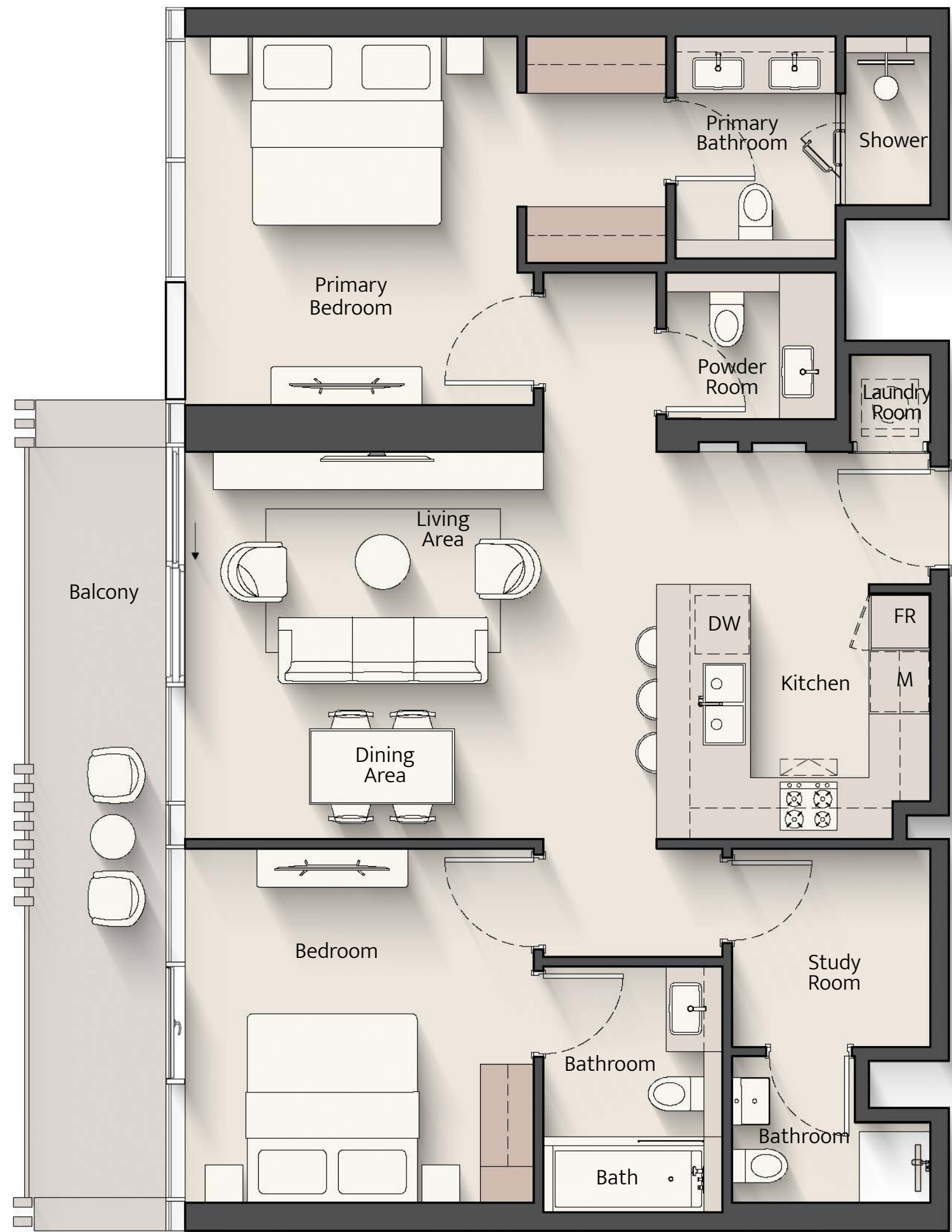
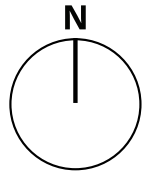


2nd, 4th, 6th, 8th Floor

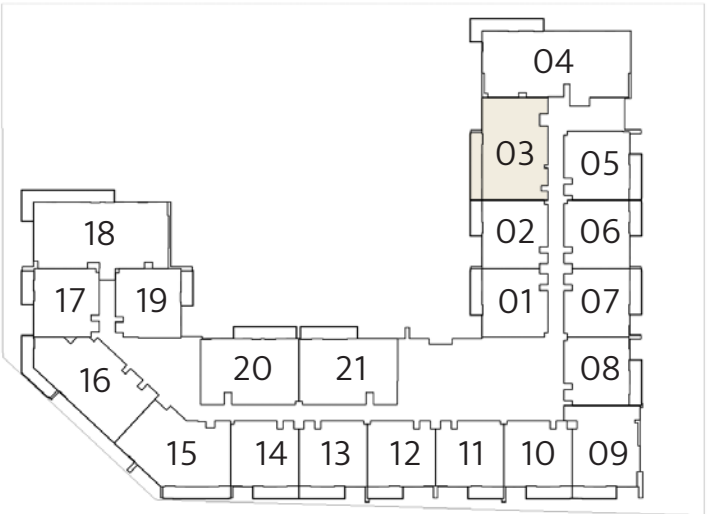


10th Floor

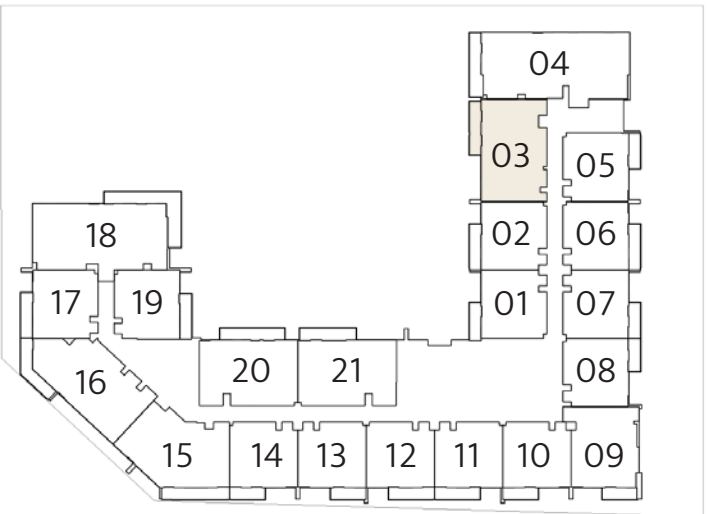
2 BEDROOM + S
TYPE B



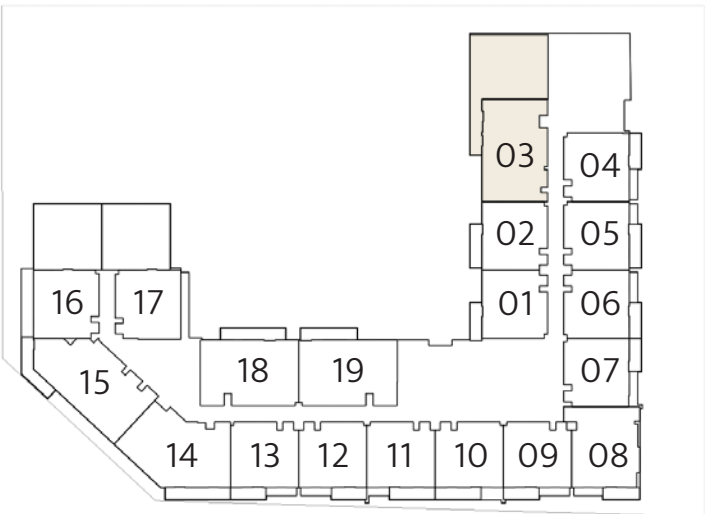
1st Floor



3rd, 5th, 7th, 9th Floor

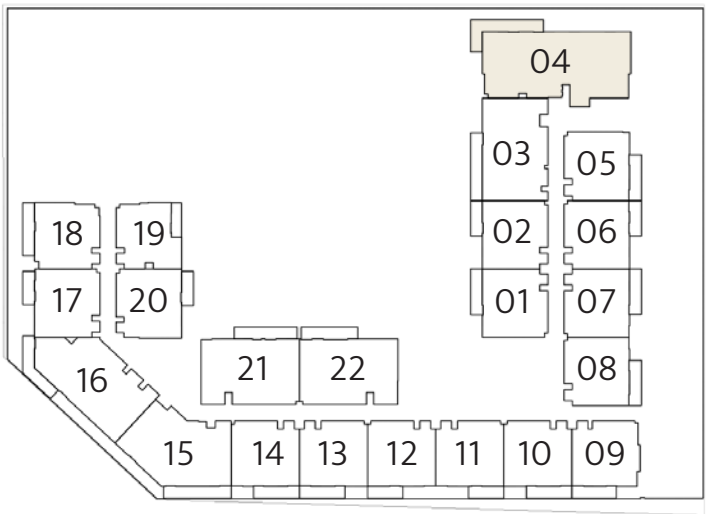
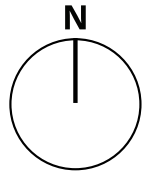


2nd, 4th, 6th, 8th Floor

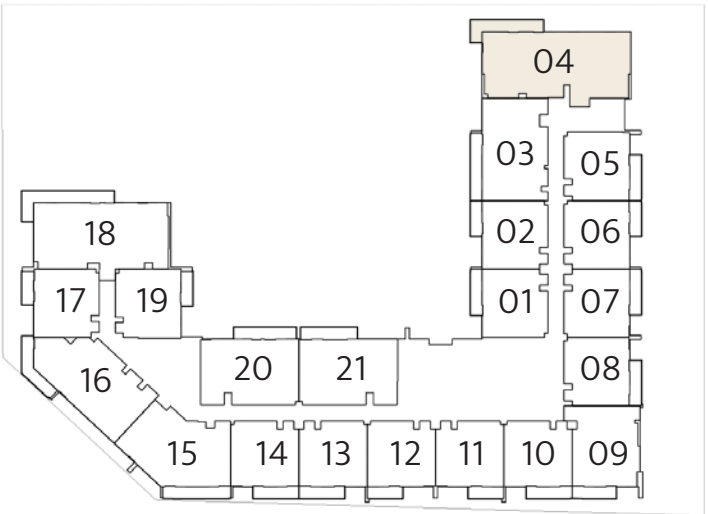


10th Floor

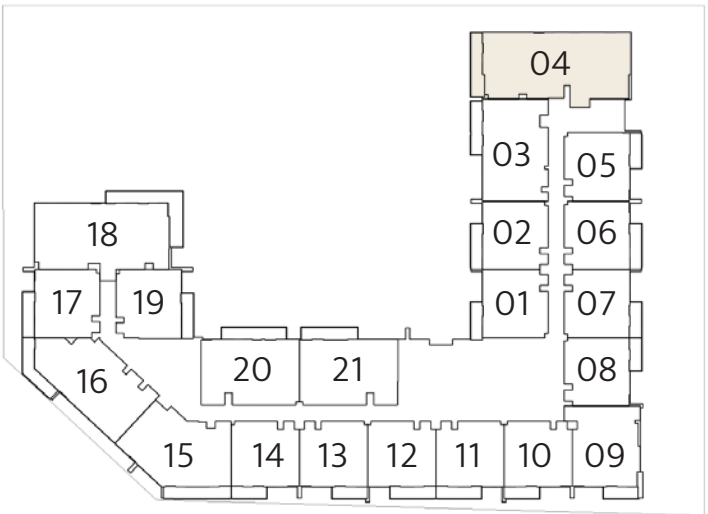
3 BEDROOM + S
TYPE A



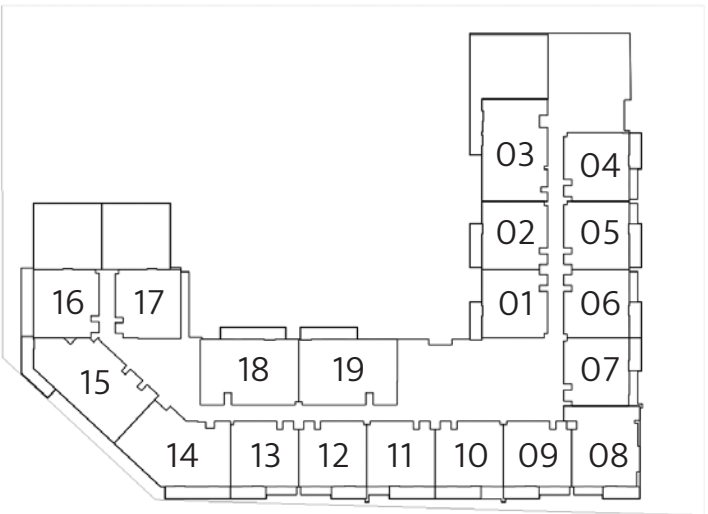
1st Floor



3rd, 5th, 7th, 9th Floor

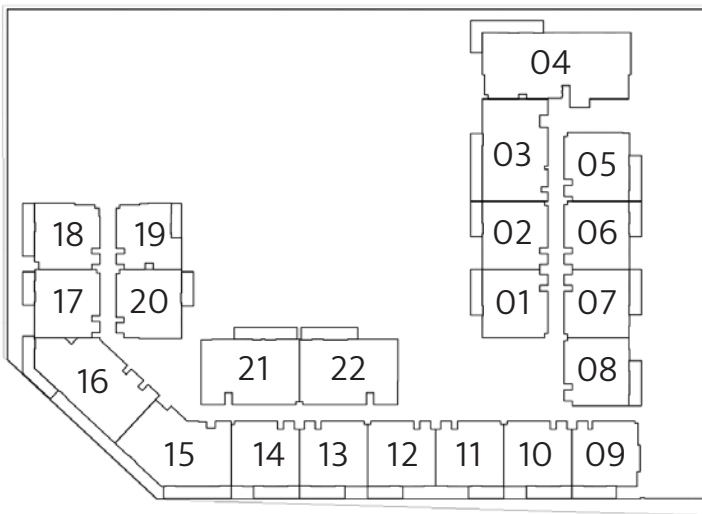
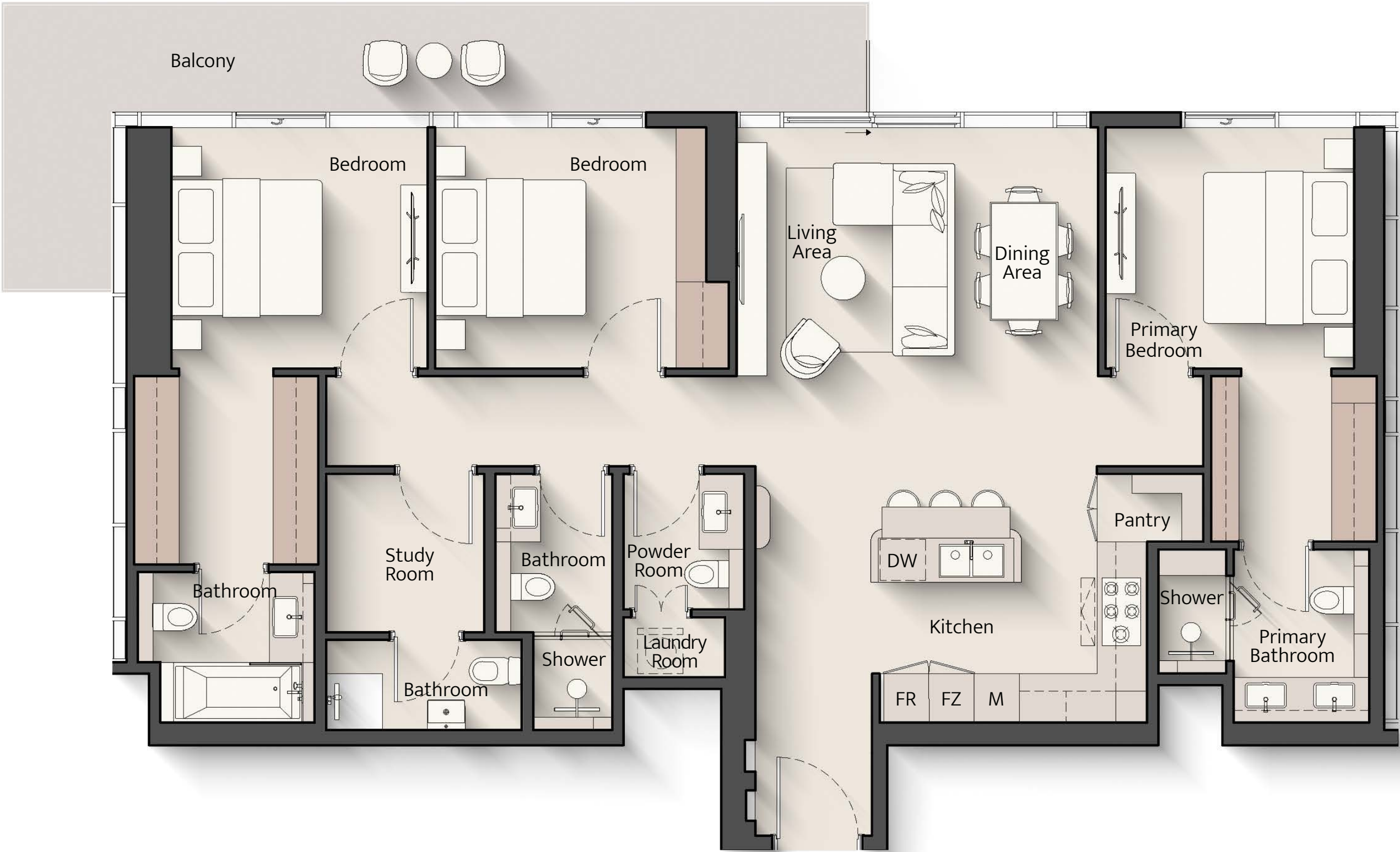
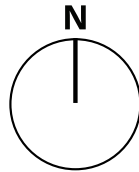


2nd, 4th, 6th, 8th Floor

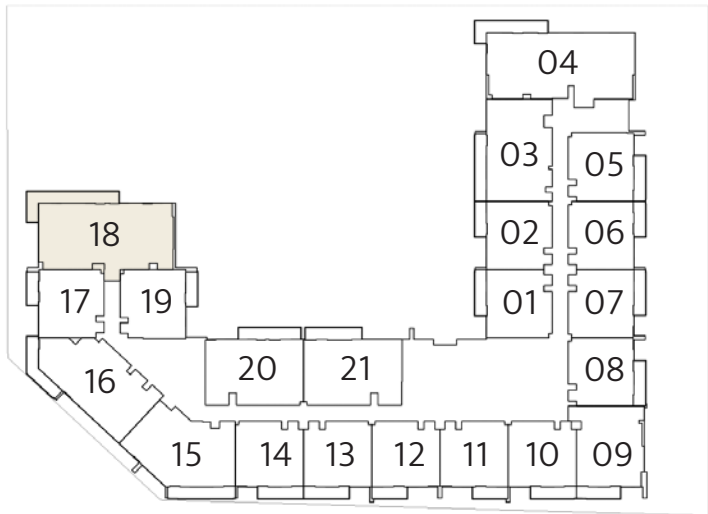


10th Floor

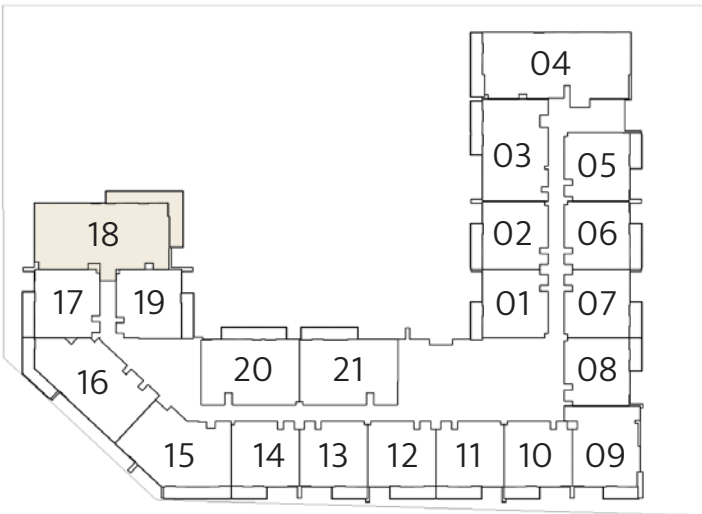
3 BEDROOM + S
TYPE B



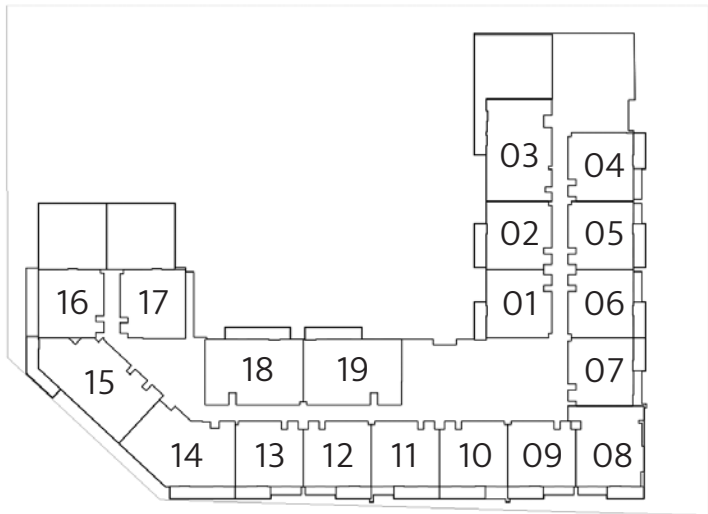
1st Floor



3rd, 5th, 7th, 9th Floor

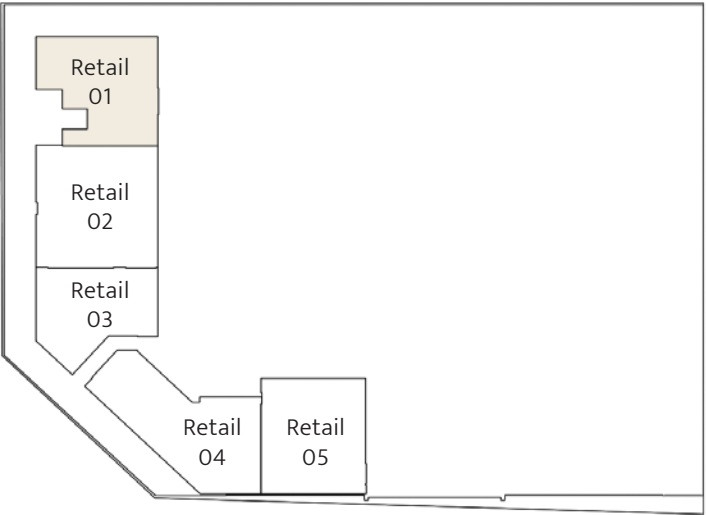
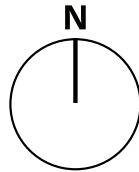
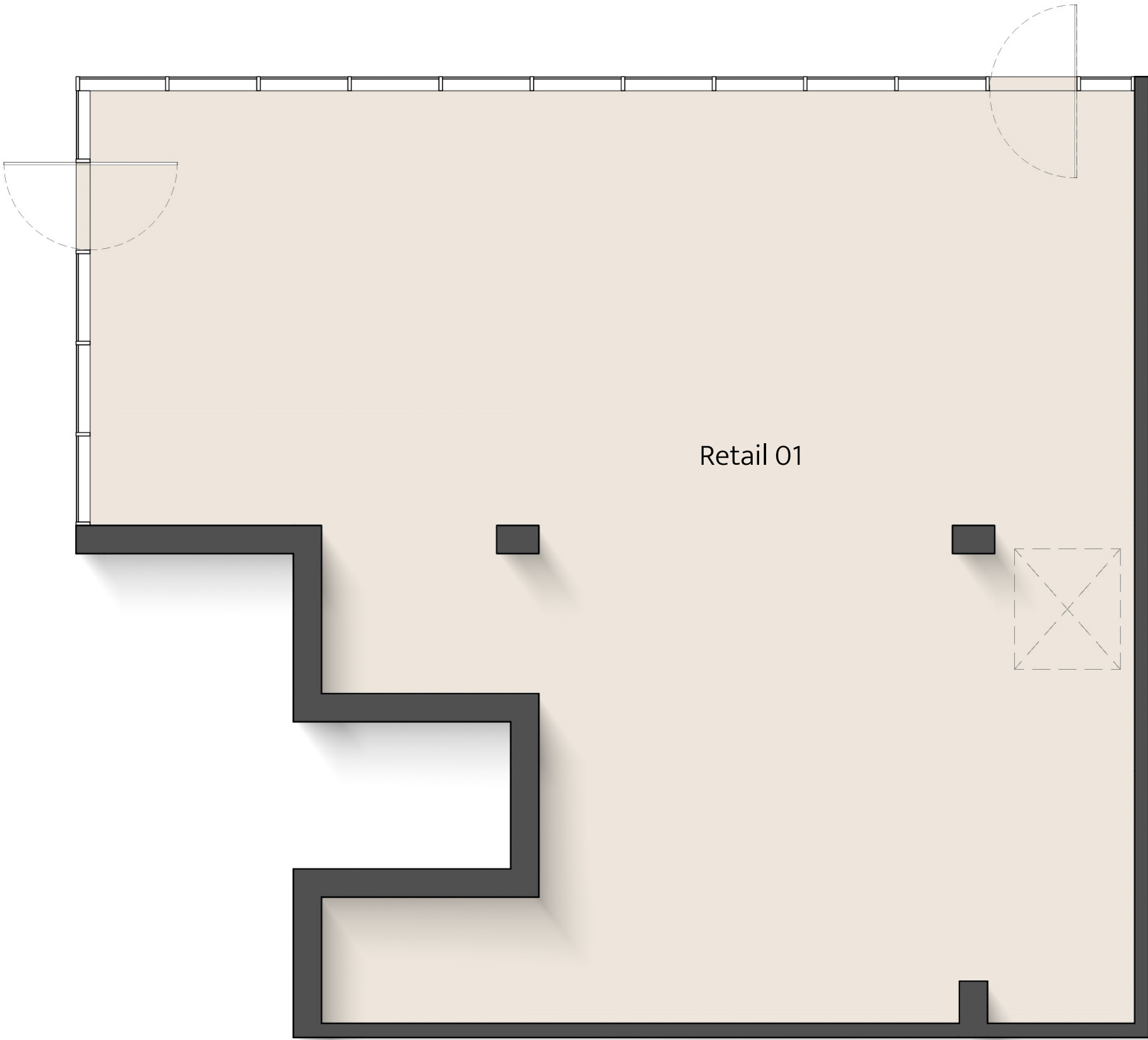


2nd, 4th, 6th, 8th Floor



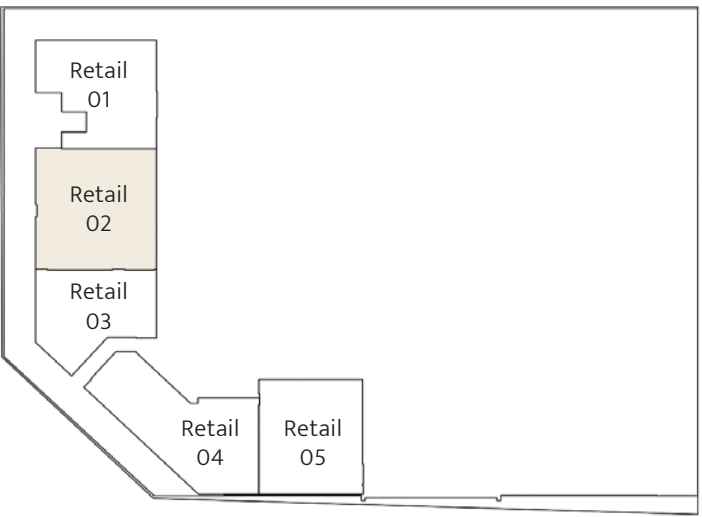
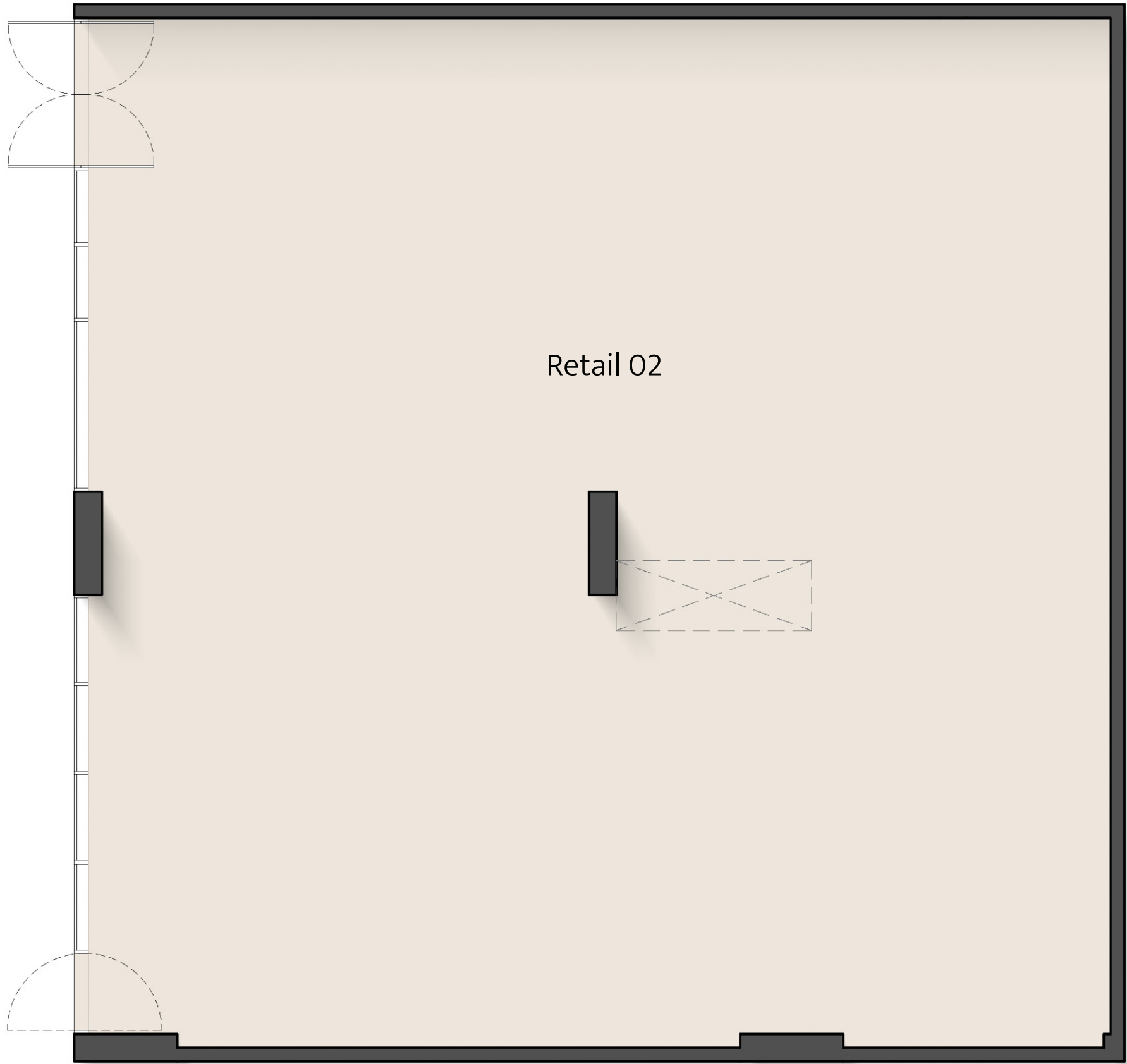
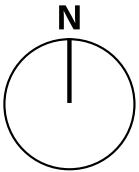
10th Floor

RETAIL 01



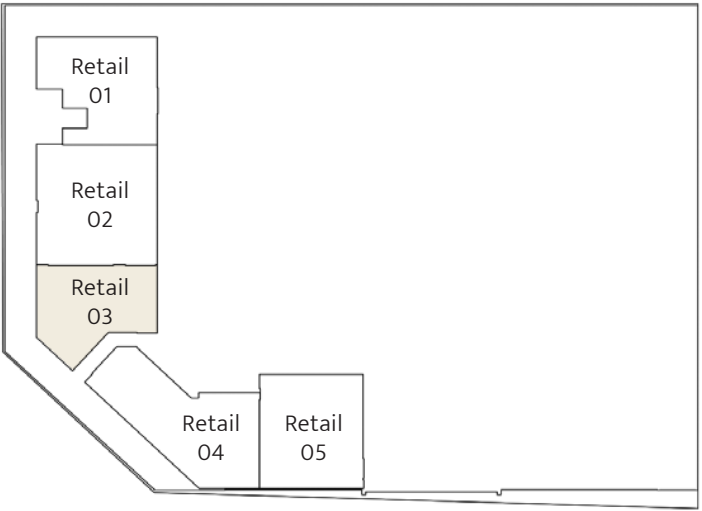
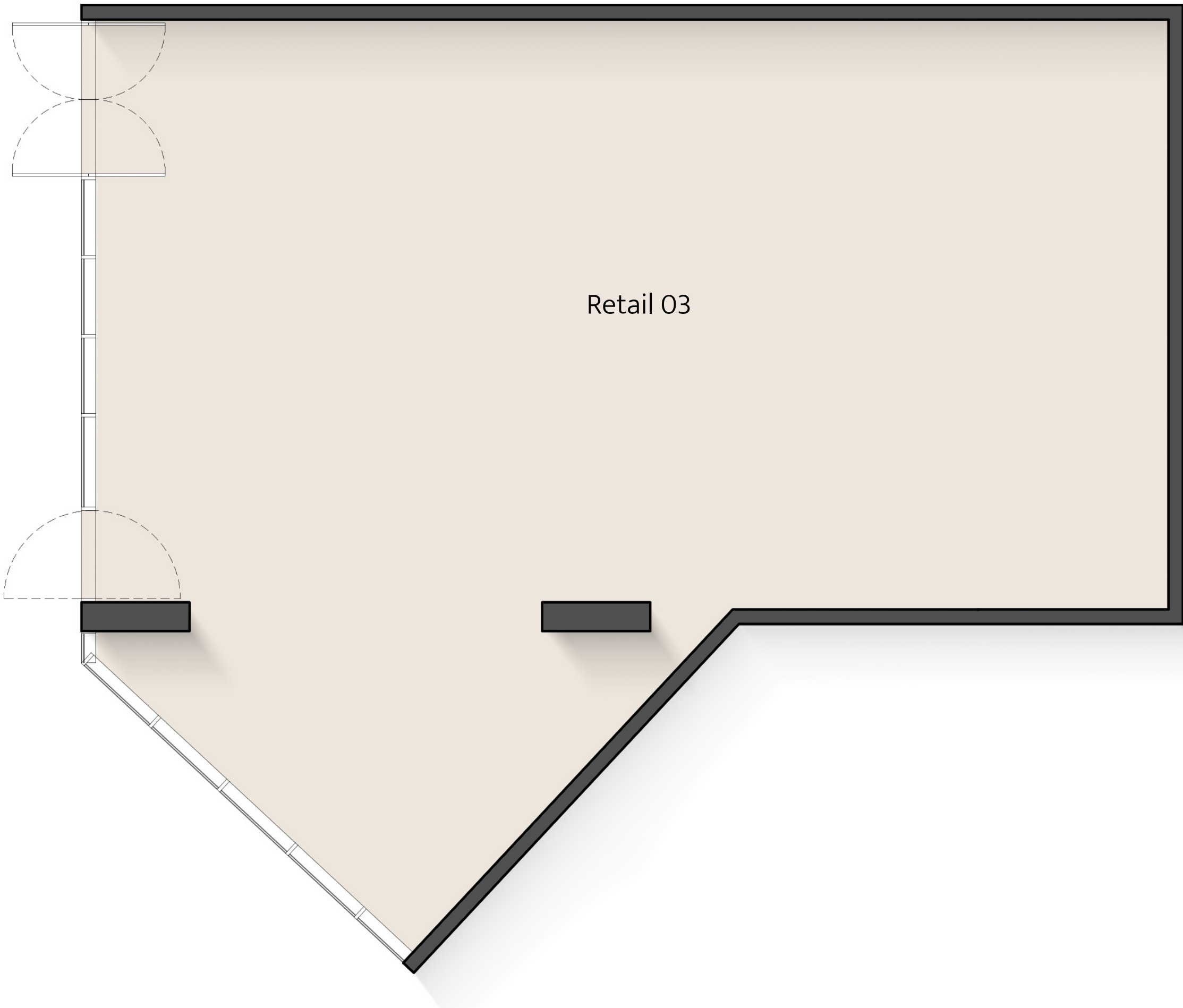
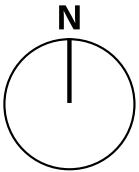
Ground Floor

RETAIL 02



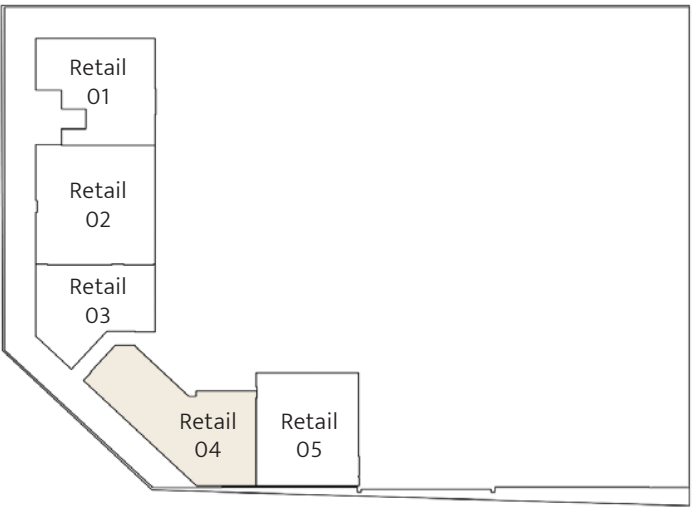
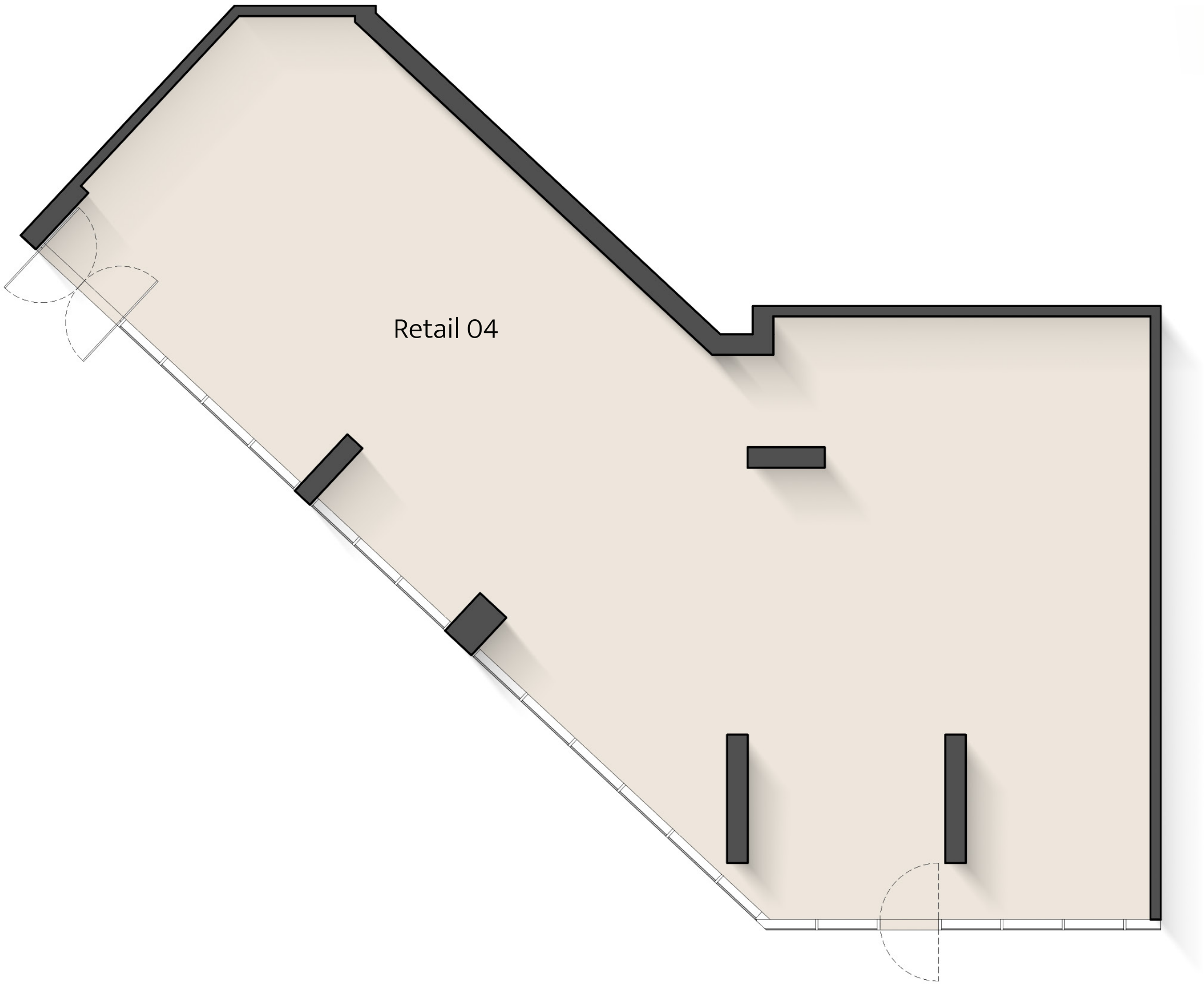
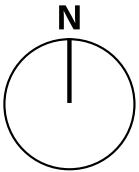
Ground Floor

RETAIL 03



Ground Floor

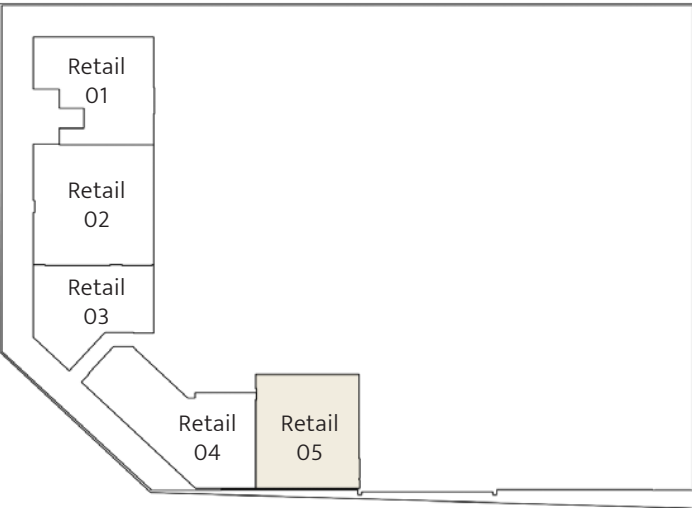
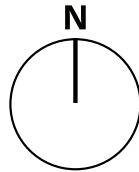
RETAIL 04



Ground Floor



RETAIL 05



Ground Floor

PAYMENT PLAN

20%	At the time of booking
10%	60 days after the reservation date
10%	120 days after the reservation date
5%	240 days after the reservation date
5%	360 days after the reservation date
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
5%	On completion of 60% construction of the project
30%	On completion of the project*





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