ONE
RIVERPOINT

BUSINESS BAY'S MOST
ECLECTIC LIFESTYLE

DUTCO | ELLINGTON

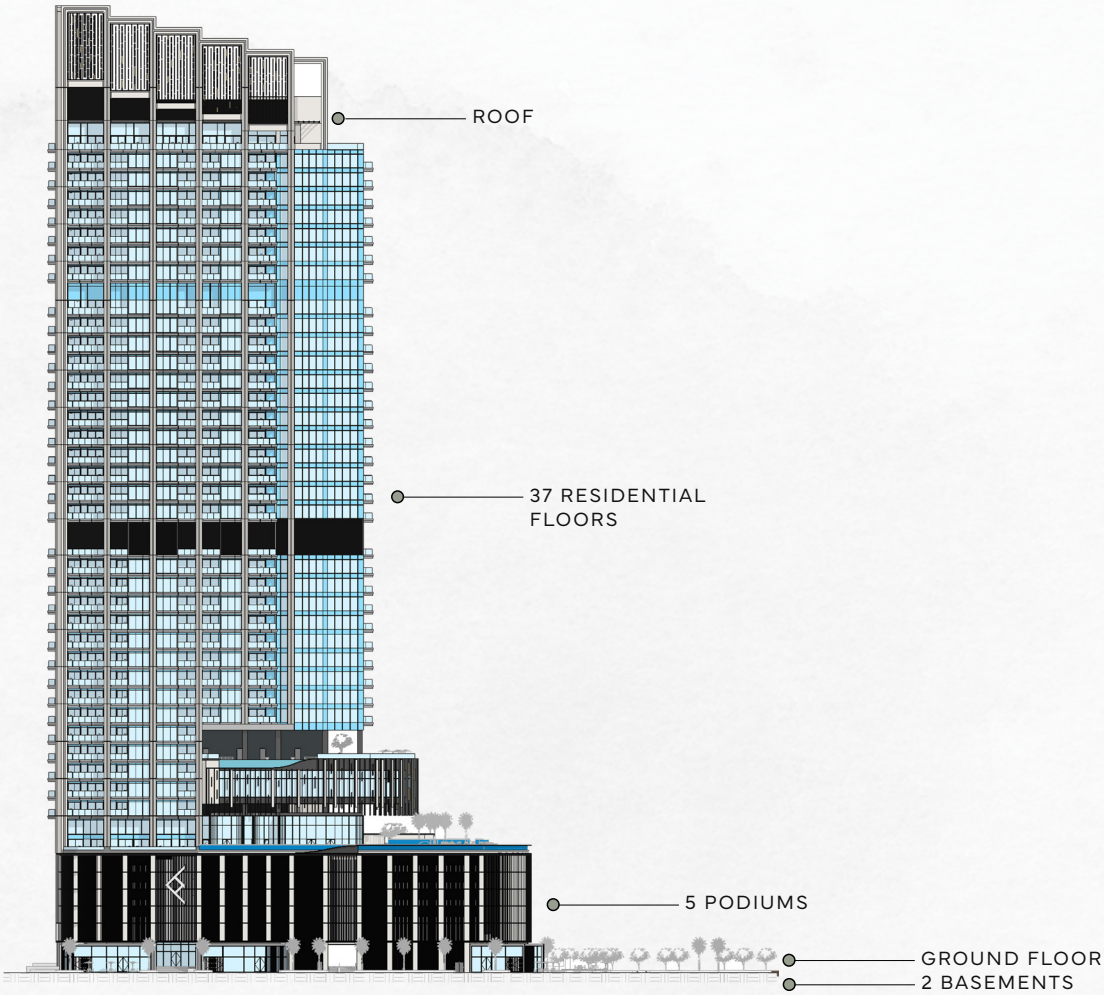
One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.

One River Point presents an array of world-class amenities that cater to the wellness-oriented and sophisticated lifestyle of its residents. The amenities are celebrated as an exclusive zone combining various spaces through a striking formal expression that adds a touch of architectural distinction and visual appeal.

Dutco and Ellington Properties are bringing together a wealth of experience and expertise in the development of One River Point.

Combining Ellington's resident-first philosophy with the attention to detail and efficiency for which Dutco is renowned, we can achieve perfection with speed. Our partnership marks a new era of growth for Ellington, and the rapid expansion of Dubai.

ONE
RIVERPOINT



ELEVATORS

7 passenger elevators
1 service elevators

ANTICIPATED SERVICE CHARGE

AED 20 per sq.ft

ANTICIPATED COMPLETION DATE

Q2 2027

PARKING

Studio, 1 and 2-bedroom: 1 car parking space
3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold

APARTMENT TYPES

Studio, 1, 2, & 3-bedrooms
4-bedroom duplex
3 & 4-bedroom penthouses

THE RESIDENCES

NUMBER OF 2- BEDROOM UNITS

146 Units

SIZE RANGE PER 2 BEDROOM UNIT TYPE

2 bedroom type A: **From 1,461.63 sq. ft. to 1,489.94 sq. ft**

2 bedroom type B: **From 1,447.32 sq. ft. to 1,447.85 sq. ft**

2 bedroom type C: **1,480.25 sq. ft**

2 bedroom + study type A: **From 1,795.85 sq. ft. to 1,795.96 sq. ft**

2 bedroom + study type B: **1,688.32 sq. ft**

2 bedroom + study type C: **1,785.30 sq. ft**

LIVING & DINING AREA

FEATURES

Dubai Water Canal views

Heightened ceilings in living, dining, and bedrooms

Beautiful and strong large format porcelain tile flooring

Generous outside living balcony areas

High quality door hardware and ironmongery

Solid core acoustically rated entry doors

Residences are fully pre-wired for high-speed internet/phone/data

Home automation system for apartments

Metered gas line for all apartments

KITCHENS

FEATURES

Tasteful large format porcelain tile flooring

Custom-designed contemporary kitchen cabinetry

High standard European brand appliances and mechanisms

Gas cooktop

Anti-frost combination fridge / freezer

Stainless steel hidden recirculated exhaust hood

Premium, durable sintered stone countertops

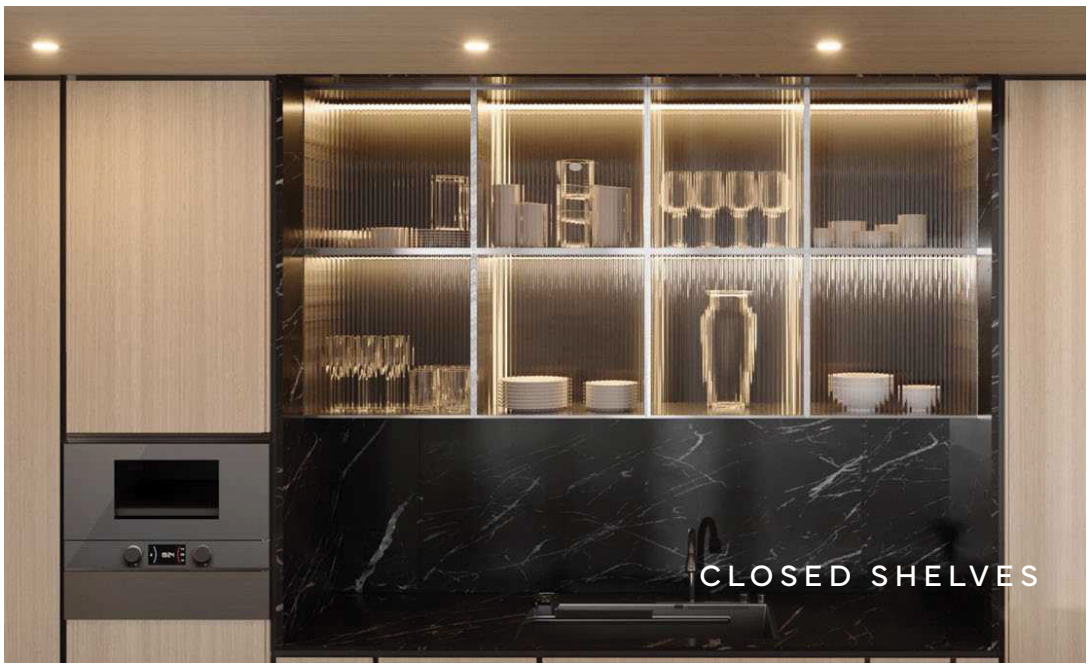
Concealed kitchen shelf

Ribbed glass overhead cabinet with concealed LED lighting

Under-mount, stainless steel kitchen sink

Pull-out stainless-steel faucet premium branded

ADDITIONAL KITCHEN FEATURES



FEATURES

Ribbed glass overhead cabinet with LED lighting

Concealed kitchen shelf

BEDROOMS

FEATURES

Dubai Water Canal views

Full length wardrobes

Durable and easy clean cabinet doors with tasteful carcasses

Feature cabinet with integrated lighting for display

Ample hanging, drawer, and shelf spaces

Undermount soft self-closing drawer runners from a reputable European brand

Durable oval hanging rails with integrated lighting from a reputable European brand

BATHROOMS

FEATURES

High quality faucets and accessories from international brand

Porcelain-tiled step-down walk-in showers

Porcelain wall and floor tiles

Bespoke medicine cabinets with integrated light and under sink storage

Glass door partitions into the showers

Linear stainless steel shower floor drain

Premium, durable porcelain stone countertops with integrated sinks

PER UNIT
TYPE FEATURES

2 BEDROOM
TYPE A

Internal Living Area	:	**1337.31 Sq. Ft**
Outdoor Living Area	:	**152.63 Sq. Ft**
Total Living Area	:	**1489.94 Sq. Ft**

3rd FLOOR
304

4th FLOOR
404

5th FLOOR
504

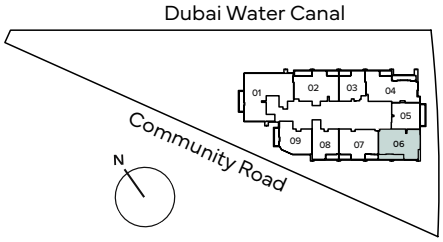
6th FLOOR
604

7th FLOOR
704

8th - 16th FLOOR
806

18th - 36th FLOOR
1806

8th - 16th FLOOR



- Built-in entryway nook/storage
- Spacious living and dining area
- Spacious L-shaped wardrobes
- Kitchen island with breakfast bar

PER UNIT
TYPE FEATURES

2 BEDROOM
TYPE B

Internal Living Area	:	**1295.22 Sq. Ft**
Outdoor Living Area	:	**152.63 Sq. Ft**
Total Living Area	:	**1447.85 Sq. Ft**

3rd FLOOR
305

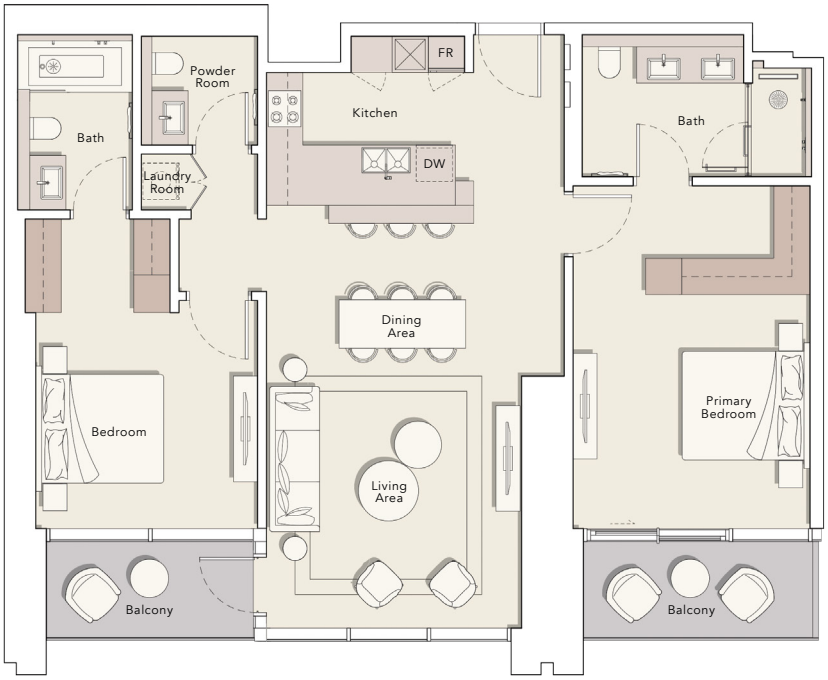
4th FLOOR
405

5th FLOOR
505

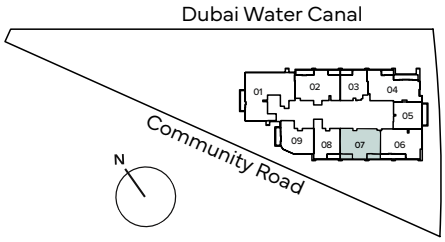
6th FLOOR
605

7th FLOOR
705

8th - 16th FLOOR
807



8th - 16th FLOOR



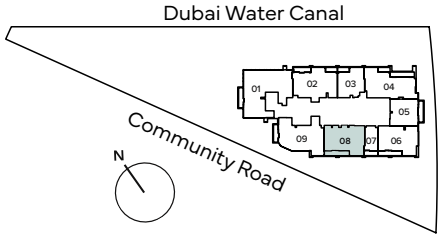
- Spacious primary bedroom
- Primary bathroom with his and hers sinks
- Secondary bedroom with an en-suite bathroom
- Kitchen island with breakfast bar

PER UNIT
TYPE FEATURES

2 BEDROOM
TYPE C

Internal Living Area	:	**1328.48 Sq. Ft**
Outdoor Living Area	:	**151.77 Sq. Ft**
Total Living Area	:	**1480.25 Sq. Ft**

18th - 36th FLOOR



- Wide views from the main entry
- Extended kitchen counter with breakfast bar
- Secondary bathroom with his and hers sinks

PER UNIT
TYPE FEATURES

2 BEDROOM + STUDY
TYPE A

Internal Living Area	:	**1573.04 Sq. Ft**
Outdoor Living Area	:	**222.92 Sq. Ft**
Total Living Area	:	**1795.96 Sq. Ft**

3rd FLOOR
302

4th FLOOR
402

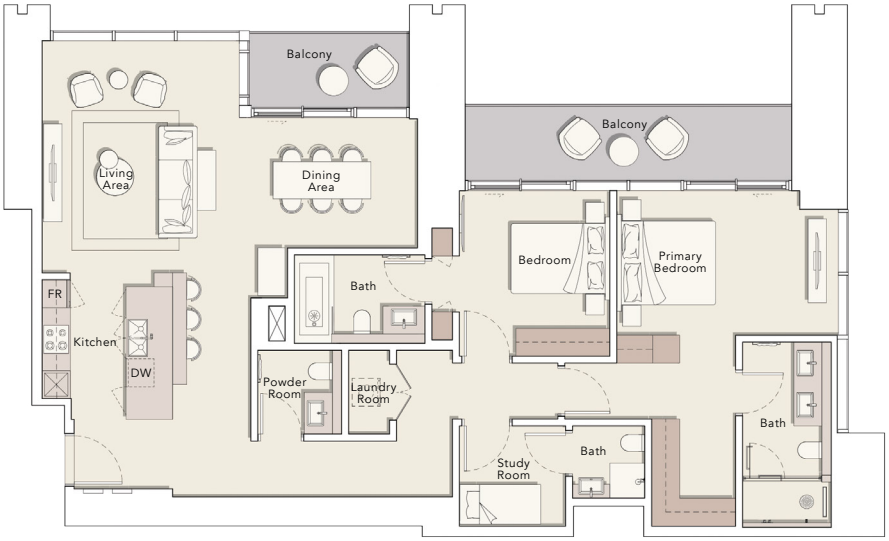
5th FLOOR
502

6th FLOOR
602

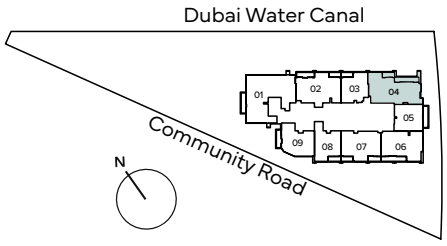
7th FLOOR
702

8th - 16th FLOOR
804

18th - 36th FLOOR
1804



8th - 16th FLOOR



- Direct Dubai Water Canal views from the main entry
- Open-concept kitchen with a central island and breakfast bar
- Spacious living area and a separate dining area
- Primary bedroom offering dual views
- Secondary bedroom with an en-suite bathroom

PER UNIT
TYPE FEATURES

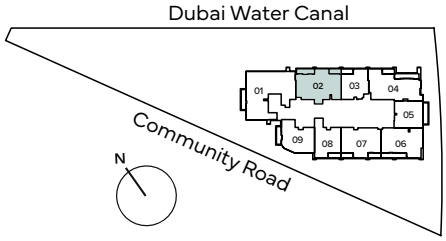
2 BEDROOM + STUDY
TYPE B

Internal Living Area	:	**1509.53 Sq. Ft**
Outdoor Living Area	:	**178.79 Sq. Ft**
Total Living Area	:	**1688.32 Sq. Ft**

8th - 16th FLOOR
802

18th - 36th FLOOR
1802

8th - 16th FLOOR



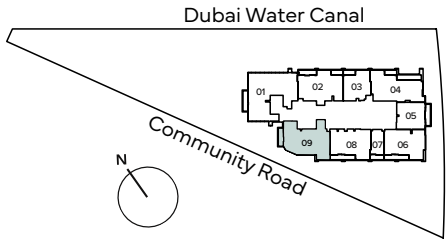
- Direct Dubai Water Canal views from the main entry
- Built-in entryway nook/storage
- Spacious L-shaped wardrobe
- Kitchen island with breakfast bar
- Secondary bedroom with an en-suite bathroom with his and hers sink

PER UNIT
TYPE FEATURES

2 BEDROOM + STUDY
TYPE C

Internal Living Area	:	**1678.20 Sq. Ft**
Outdoor Living Area	:	**107.10 Sq. Ft**
Total Living Area	:	**1785.30 Sq. Ft**

18th - 36th FLOOR



- Wide views from the main entry
- Secondary bedroom with an en-suite bathroom
- Primary bedroom with his and hers sink and abundant wardrobe spaces
- Very spacious shower with ample shower shelves

PAYMENT PLAN

20%

At the time of booking

10%

30 days after the reservation date

10%

90 days after the reservation date

5%

150 days after the reservation date

5%

240 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

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