ONE
RIVERPOINT

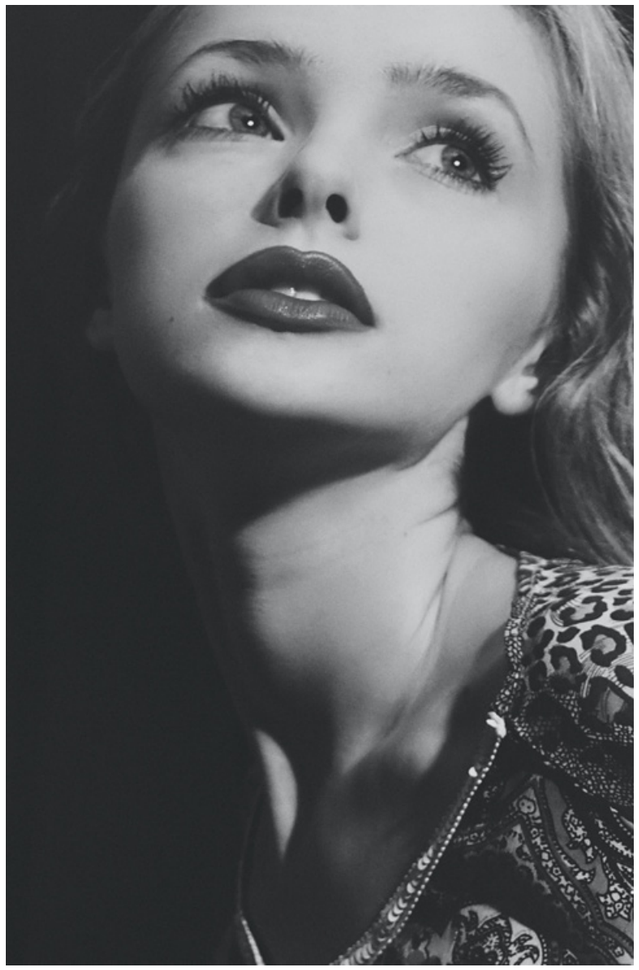


BUSINESS BAY

ONE
RIVER POINT

Crafted and curated with the design connoisseur in mind, One River Point is Ellington and Dutco's latest arrival in Business Bay. Located on the southwest side, its vast triangular plot faces Dubai Water Canal to the north, In addition to a wealth of sumptuous amenities, the building offers studios, one, two, and three bedroom apartments, as well as duplexes and penthouse suites.

The atmosphere inside is soft, contemporary, and welcoming, with low lighting that emulates a calm return from the vitality that keeps Business Bay one of Dubai's most eclectic and inspiring locations.



BUSINESS BAY'S MOST
ECLECTIC LIFESTYLE





ELLINGTON | DUTCO

Ellington Properties and Dutco 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.



THE
RHYTHM OF THE CITY

Business Bay has long held a reputation for being home to a vibrant cowmmunity of innovation and aspiration. It has since attracted a wealth of exciting venues for dining, art culture, and socialising.

With its canalside spaces, collection of fitness amenities, and, of course, close connection to Downtown Dubai, residents of One River Point take full advantage of Dubai's wealth of opportunities.



CANALSIDE COSMOPOLITAN
WITH DUBAI WATER CANAL VIEWS



DRIVING DISTANCES

Dubai Water Canal Boardwalk	**1 minute**
Dubai Waterfall	**2 minutes**
Business Bay Metro Station Business Bay Marina Al Quoz Pond Park	**5 minutes**
Burj Khalifa Dubai Mall	**7 minutes**
Museum of The Future	**8 minutes**
Dubai International Financial Centre City Walk Meydan Racecourse	**10 minutes**
Mall of the Emirates	**13 minutes**
Dubai Design District Dubai Festival City Kite Beach	**15 minutes**
Burj Al Arab	**17 minutes**
Palm Jumeirah	**19 minutes**
Emirates Golf Club Dubai International Airport	**20 minutes**
Al Maktoum International Airport	**39 minutes**



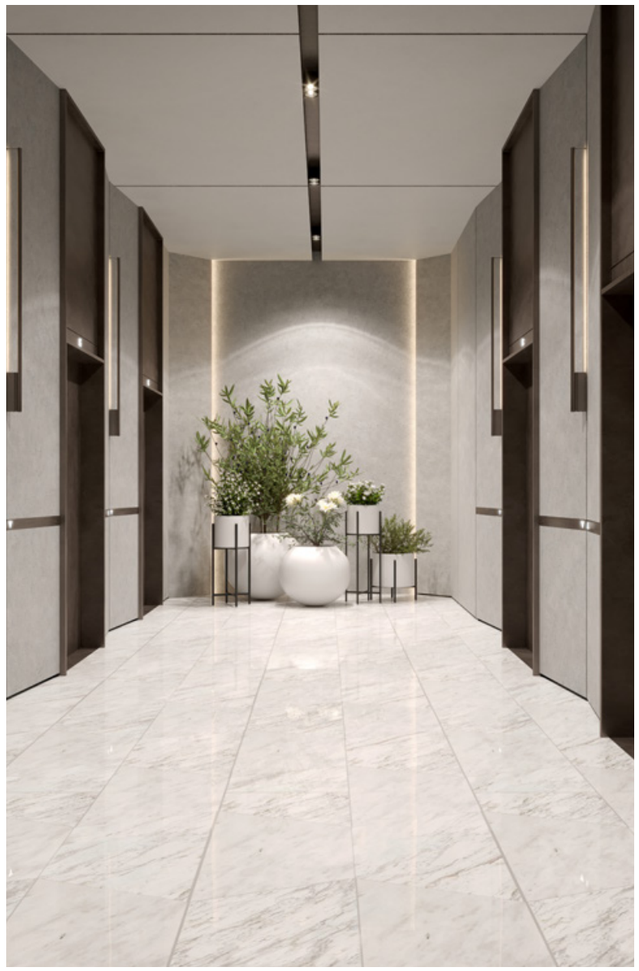


MAKE AN ENTRANCE

Returning home via one of the area's cycle routes, by car, or via taxi using the hotel-style drop-off area with concierge service, the entrance lobby at One River Point is always a warm welcome. A bright and active space, the lobby is centred on beautiful marble flooring.







SOPHISTICATION
WITH AN EDGE

WHERE STYLE
MEETS CHARACTER

Refined in its detailing and expressive in its tone, One River Point creates the warmth of home and amplifies modern life at its most beautiful.

Contemporary aesthetics, cutting-edge technology, and a prime location connect residents to a lifestyle that crosses paths, creates opportunities, and revitalises wellbeing. The entire building, inside and out is created to help its residents flourish in their new home.

The presence of local artists adds to this positive influence, with their works on display throughout the corridors.



SEAMLESS
FLOW

With sparkling canals on either side, the podium marks the base of One River Point, the triangular structure from which the property gets its name.

The podium marks a confidence that means to go on, housing a pool and decking area on its roof before the tower extends upwards in exquisite architectural layers.





THE
RIVER CLUB

Balanced on the outermost point of The Podium, the pool deck at One River Point provides a shaded terrace, family and adult infinity pools, BBQ areas and sun-loungers.

It is the ideal place for watching the sun go down over the canal, elevated, sophisticated and relaxing, The River Club is already set to be a favourite of One River Point residents.



FLOW AND DYNAMISM





THE CLUBHOUSE

A refined interiors palette invites you to a sophisticated shared space. Formal yet dynamic, the Clubhouse sits on the upper floor of The Podium, overlooking the swimming pool through large glass doors.

Opening into an elegant lounge space, with sumptuous furnishings, co-working spaces, a coffee station and pantry, it is an ideal meeting spot to inspire your next idea.


Winnie The Pooh
by A.A. Milne

KID'S
PLAY AREAS

Children at One River Point are encouraged to learn, play and explore among the property's dynamic spaces. Indoors, children have access to interactive toys and games, as well as children's furniture, bathrooms and baby change.

The Podium features a playground equipped with soft features and high-end play equipment, and, for poolside fun, there is a dedicated kids' splash play area for endless entertainment.



INDOOR AND OUTDOOR ADVENTURES



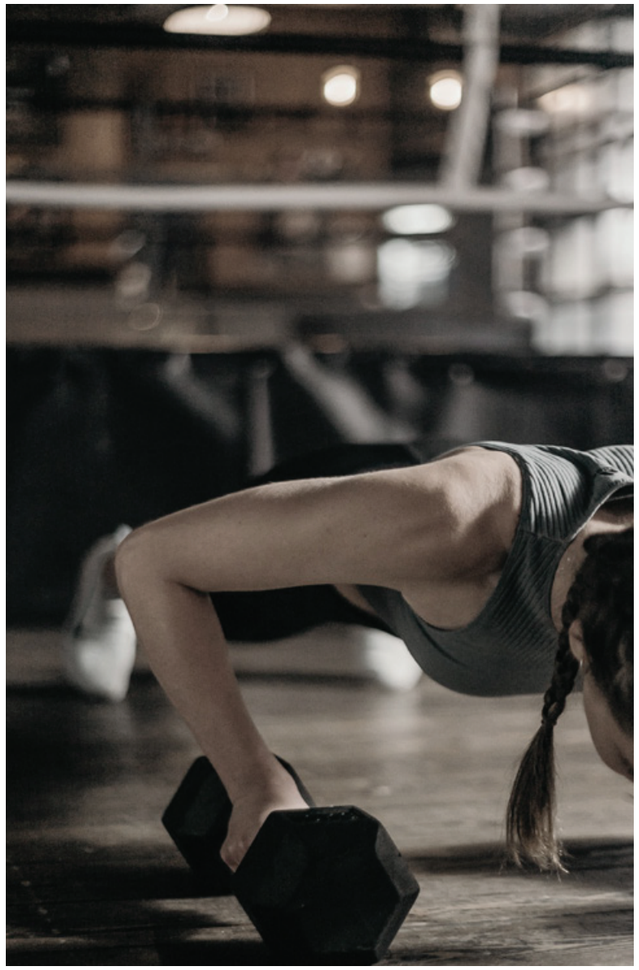
IMMERSIVE ROOM

Enter a zone of contemplation and find a moment away from your busy life. In this unique experience at One River Point, residents can immerse themselves in a portal-like experience. The room instils a calming presence straight away, as you lie on one of the day beds strategically placed around the room, a multi-projector display fills the space with beautiful patterns and textures.



FITNESS
CENTER

Designed to help One River Point residents achieve balance, the fitness centre creates space for workouts, stretches and mindfulness practices. The layout is professionally certified and equipped with high-end equipment, a climbing net, as well as spa-like showers and changing rooms.



VITALITY THROUGH DESIGN





YOGA
STUDIO

The yoga studio serves as a haven for well-being, with a thoughtful design that aims to foster a deeper connection between the body, mind, and the natural beauty outside its windows. The ambiance is intentionally calming, with a focus on the mesmerizing canal views.

To boost both functionality and visual appeal, sturdy wooden flooring provides a stable and comfortable foundation for yoga practice, ensuring a secure experience for everyone.



THE
RESIDENCES

One River Point is tailored to a range of lifestyles, offering a beautifully designed collection of studios, apartments, four-bedroom duplexes, and decadent penthouses with private swimming pools. While different in their character, every home at One River Point encapsulates style and quality, down to the last detail.



DESIGNED WITH PERSONALITY





LIVING
SPACES

Clean design and contemporary floor plans create a playful dynamic between floods of natural light and shadow. This interplay is the result of expansive windows softening darker tones and illuminating the space. High ceilings and expansive balconies draw on this interplay, bringing about a unique yet sophisticated personality in every home.



THE
KITCHENS

Floor-to-ceiling windows allow natural light to fill the modern kitchens of One River Point. Contrasting with the black accents and elevating the neutral colour palette, the light brings out an edge of sophistication surrounding the ingenious storage solutions, appliances, and integrated spaces. At the centre, a grand kitchen island draws the family to a space for enjoying quality time together, over food, social occasions, and coffee.

Specifically selected for 3-bedroom apartments, Duplexes and Penthouses, are a bespoke collection of extra kitchen appliances. This includes an integrated waterfall drop-in sink, in a sleek and contemporary gunmetal grey, featuring rainfall and pull-out faucets, a cup washer, drain control, chopping board, and drain basket. Additionally, our most exclusive kitchens will feature an integrated energy-efficient Teka Downdraft Hood Slider with touch control settings and charcoal filter.



IMBUED WITH
THE WARMTH OF HOME





BATHROOMS
& POWDER ROOMS

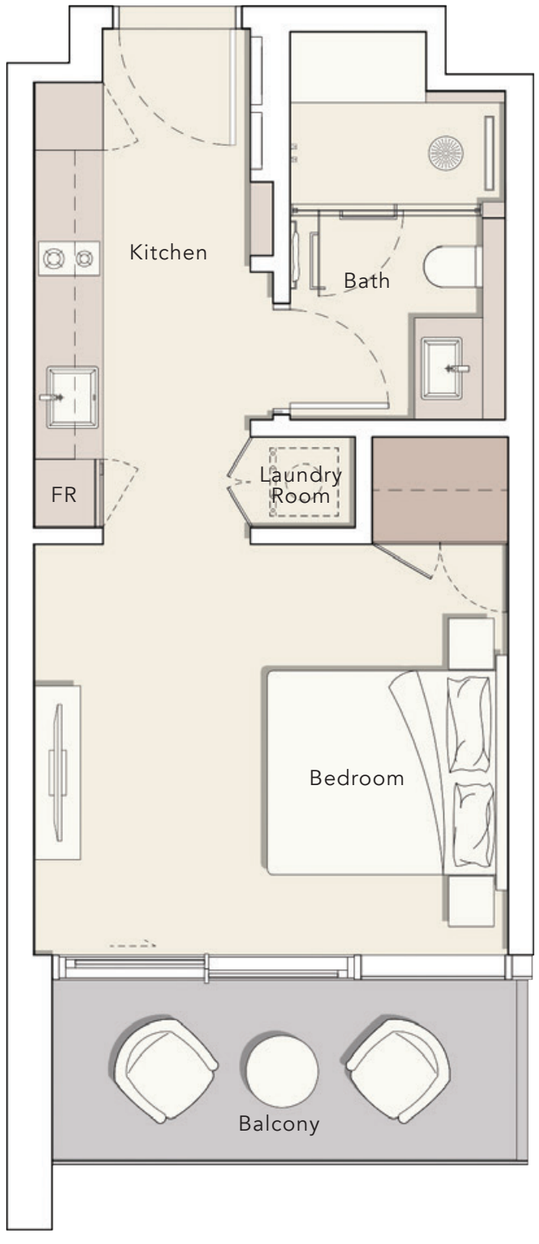
Fresh and functional, with warm finishes and intricately applied detailing set the scene for self-care and relaxing cleansing rituals. While, behind the scenes, subtle ambient lighting, ample hidden storage, and a generous rain shower allow for seamless daily routines.

FLOOR PLANS

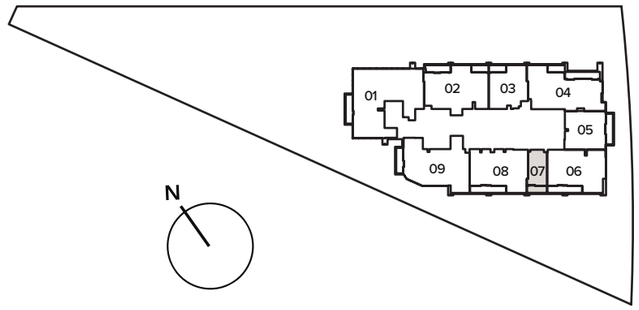
STUDIO

TYPE A

Internal Living Area	:	**401.06 Sq. Ft**
Outdoor Living Area	:	**86.43 Sq. Ft**
Total Living Area	:	**487.50 Sq. Ft**



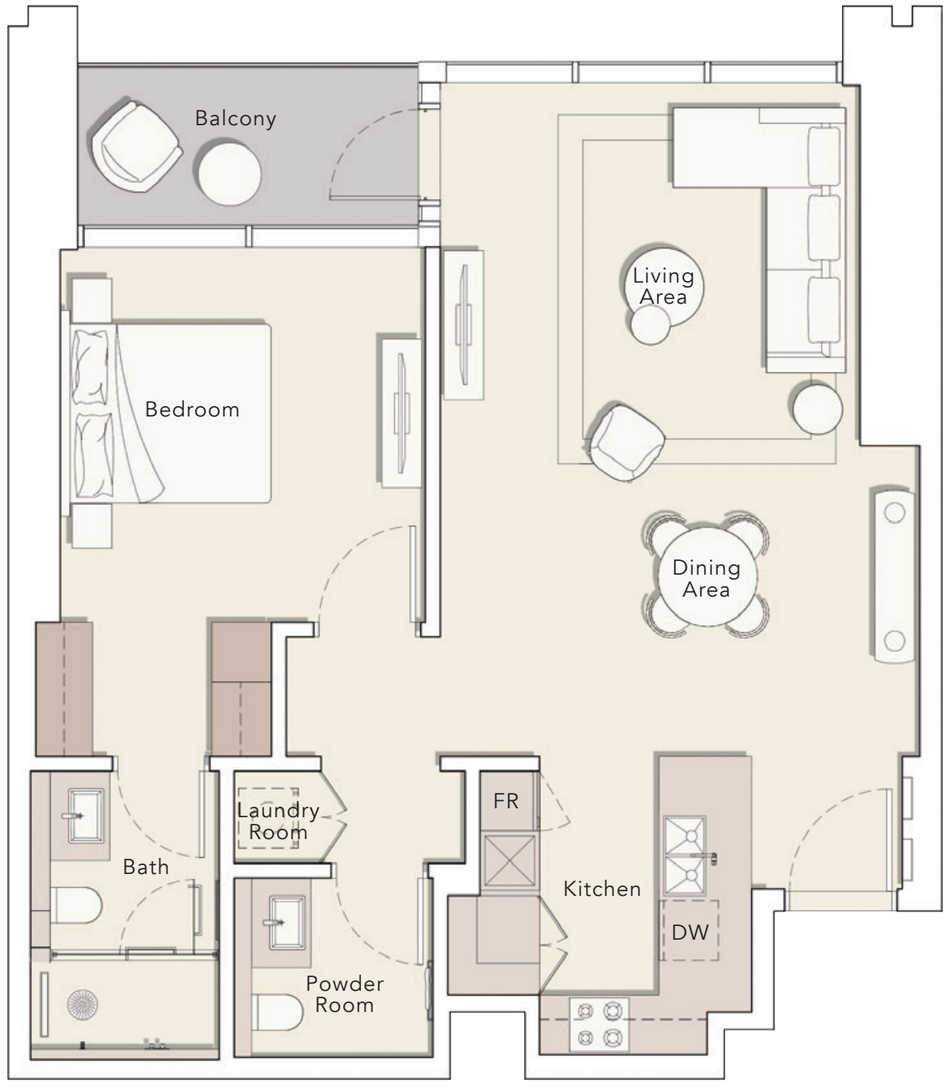
18th - 36th FLOOR



1 BEDROOM

TYPE A

Internal Living Area	:	**886.41 Sq. Ft**
Outdoor Living Area	:	**71.69 Sq. Ft**
Total Living Area	:	**958.10 Sq. Ft**



3rd FLOOR
301

7th FLOOR
701

4th FLOOR
401

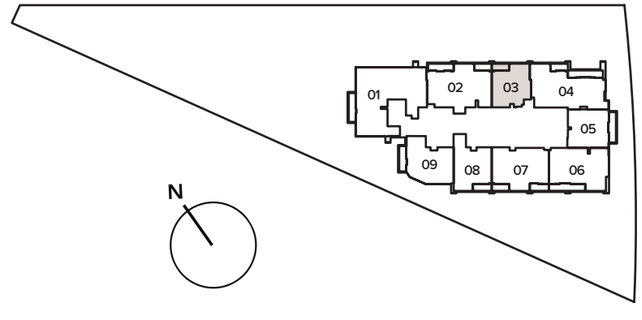
8th - 16th FLOOR
803

5th FLOOR
501

18th - 36th FLOOR
1803

6th FLOOR
601

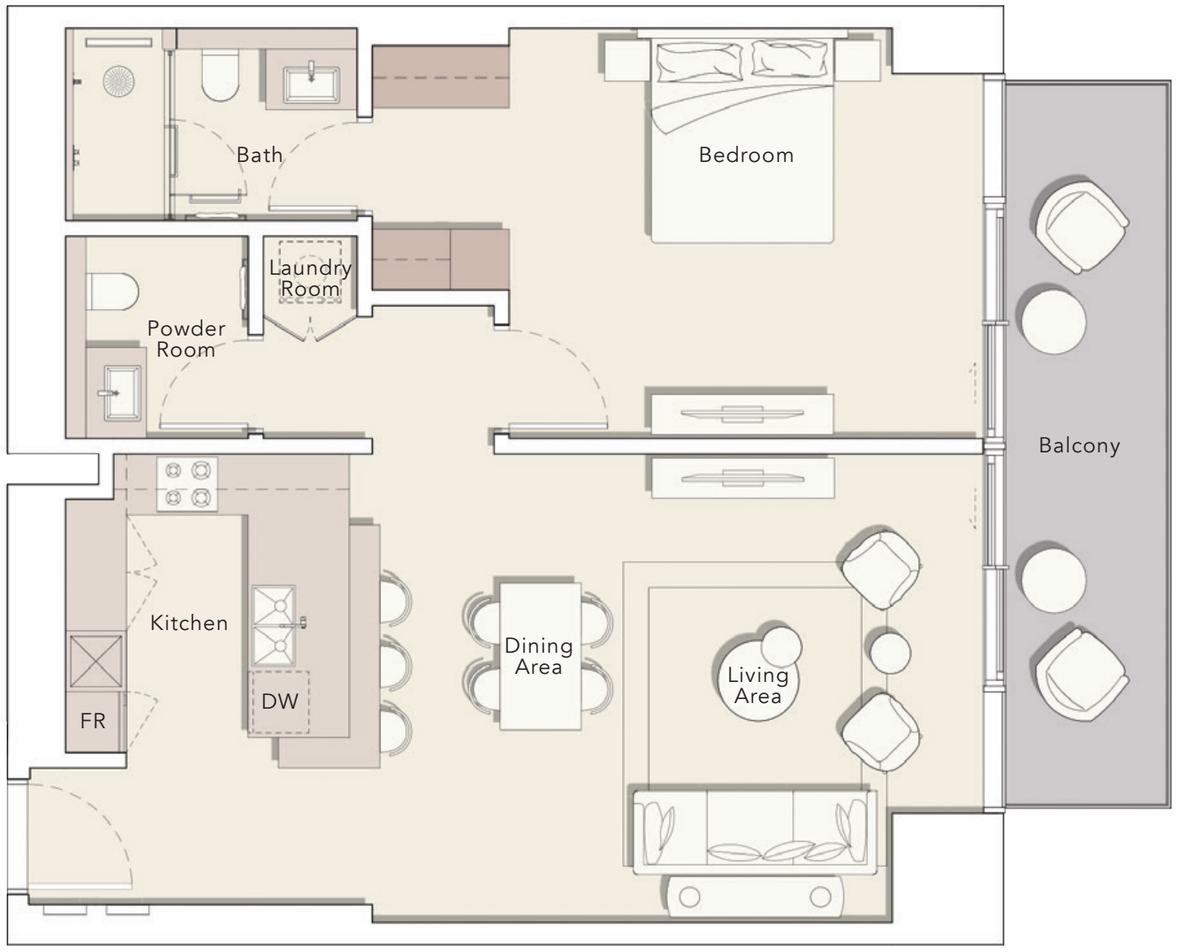
8th - 16th FLOOR



1 BEDROOM

TYPE B

Internal Living Area	:	**930.43 Sq. Ft**
Outdoor Living Area	:	**129.81 Sq. Ft**
Total Living Area	:	**1060.25 Sq. Ft**



3rd FLOOR
303

4th FLOOR
403

5th FLOOR
503

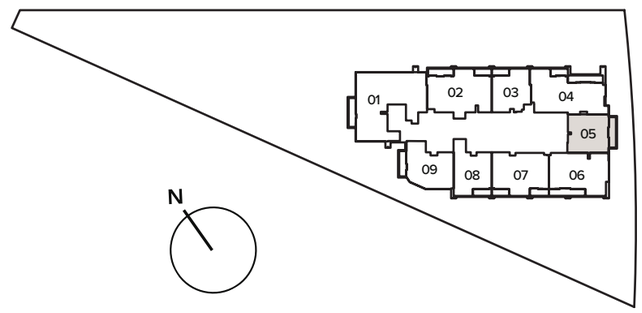
6th FLOOR
603

7th FLOOR
703

8th - 16th FLOOR
805

18th - 36th FLOOR
1805

8th - 16th FLOOR



1 BEDROOM

TYPE C



Internal Living Area	:	**1090.49 Sq. Ft**
Outdoor Living Area	:	**107.10 Sq. Ft**
Total Living Area	:	**1197.59 Sq. Ft**

3rd FLOOR
307

7th FLOOR
707

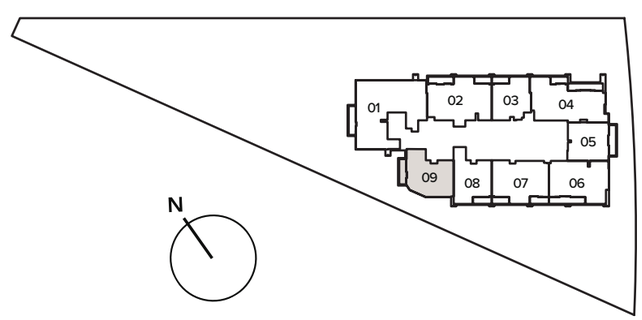
4th FLOOR
407

8th - 16th FLOOR
809

5th FLOOR
507

6th FLOOR
607

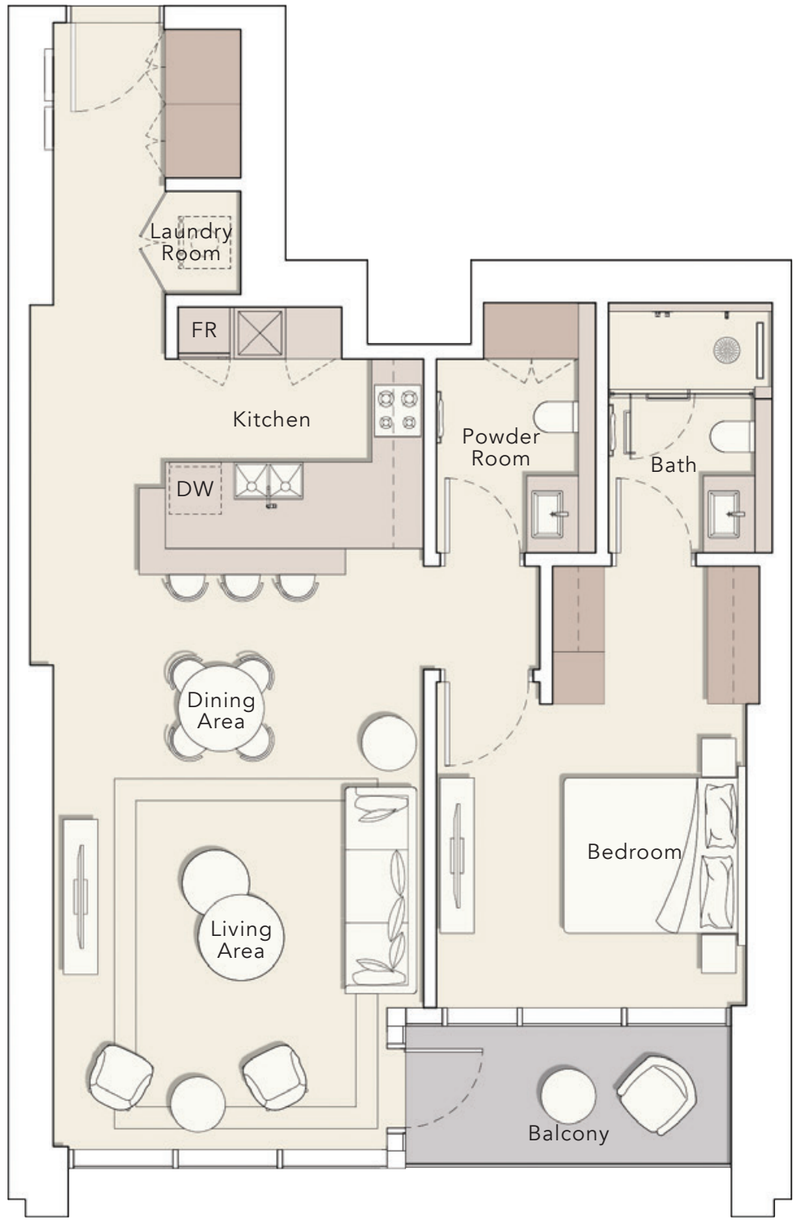
8th - 16th FLOOR



1 BEDROOM

TYPE D

Internal Living Area	:	**991.03 Sq. Ft**
Outdoor Living Area	:	**77.82 Sq. Ft**
Total Living Area	:	**1068.86 Sq. Ft**



3rd FLOOR
306

7th FLOOR
706

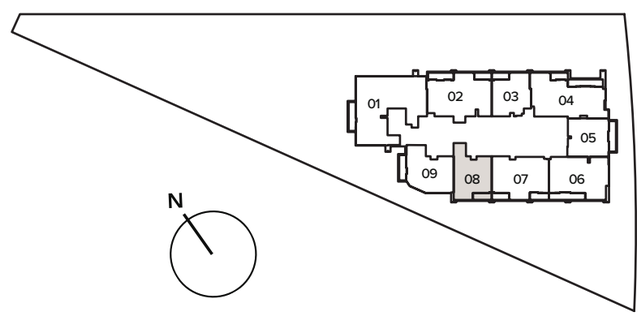
4th FLOOR
406

8th - 16th FLOOR
808

5th FLOOR
506

6th FLOOR
606

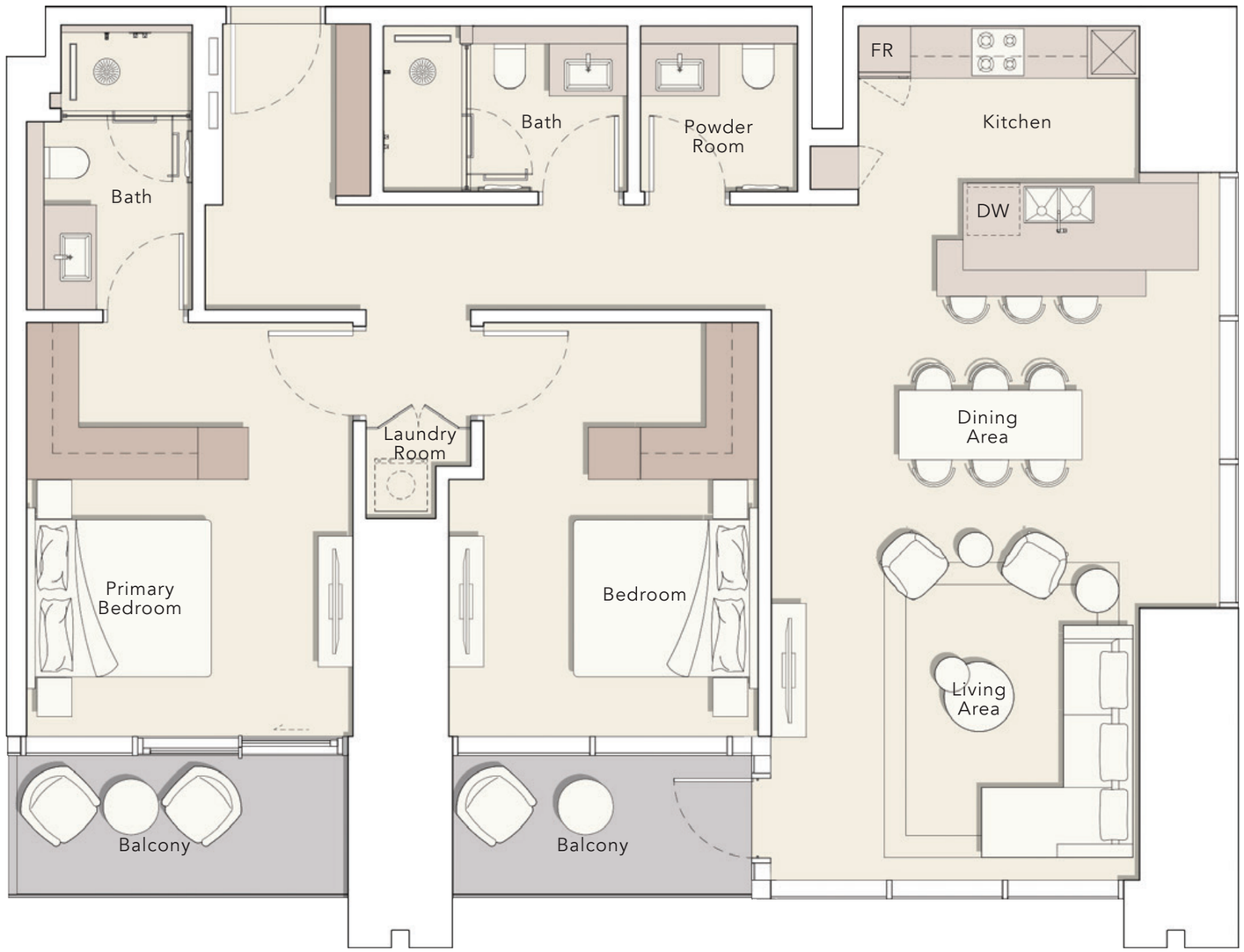
8th - 16th FLOOR



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

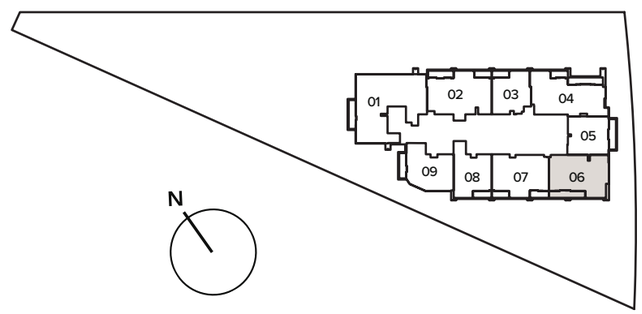
6th FLOOR
604

7th FLOOR
704

8th - 16th FLOOR
806

18th - 36th FLOOR
1806

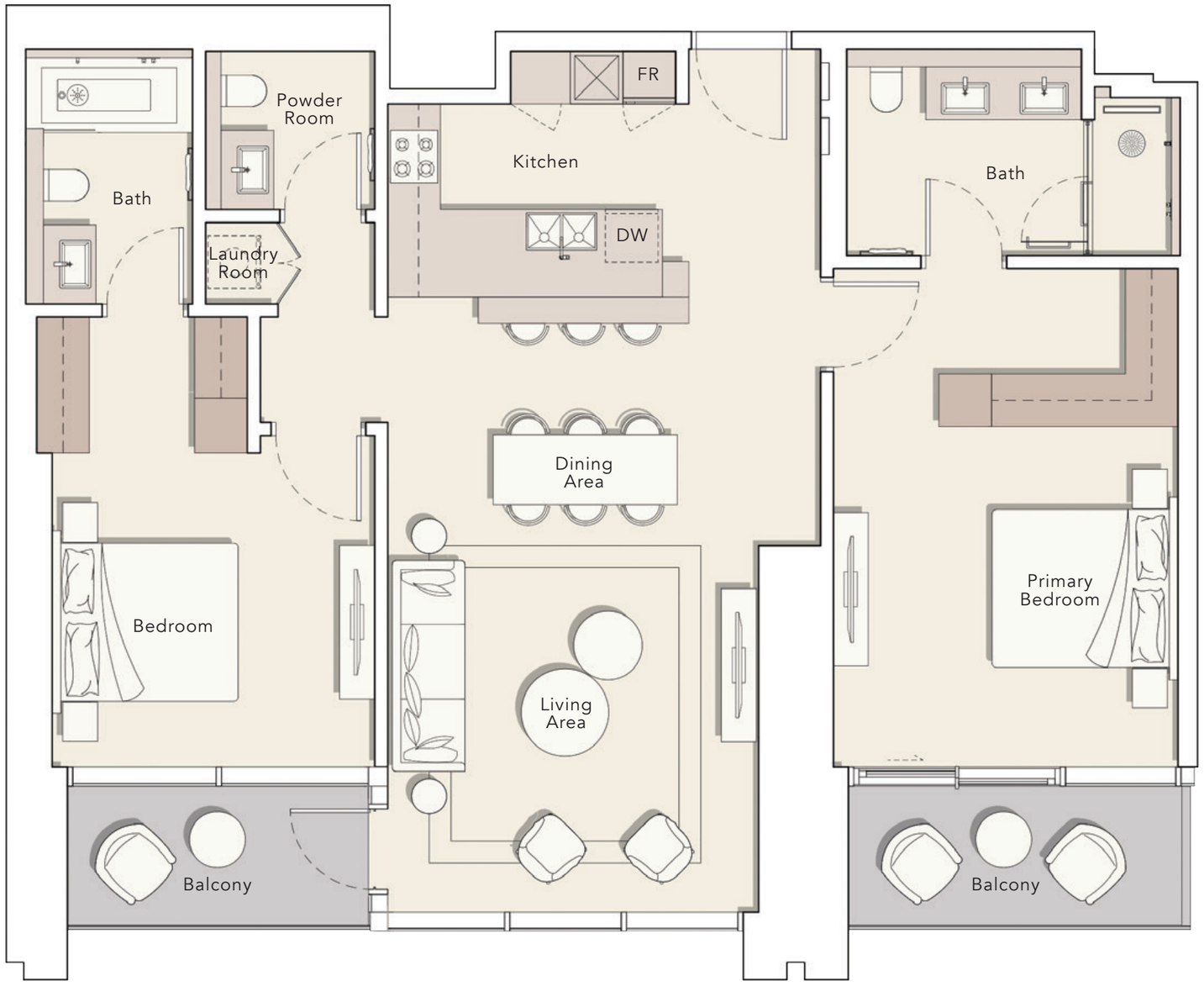
8th - 16th FLOOR



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

7th FLOOR
705

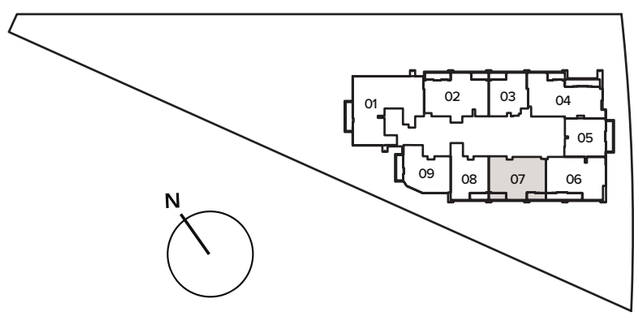
4th FLOOR
405

8th - 16th FLOOR
807

5th FLOOR
505

6th FLOOR
605

8th - 16th FLOOR



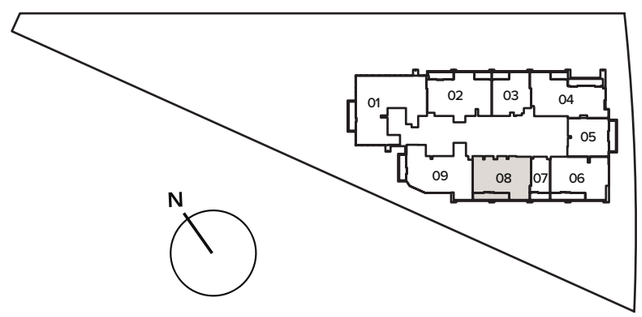
2 BEDROOM

TYPE C

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



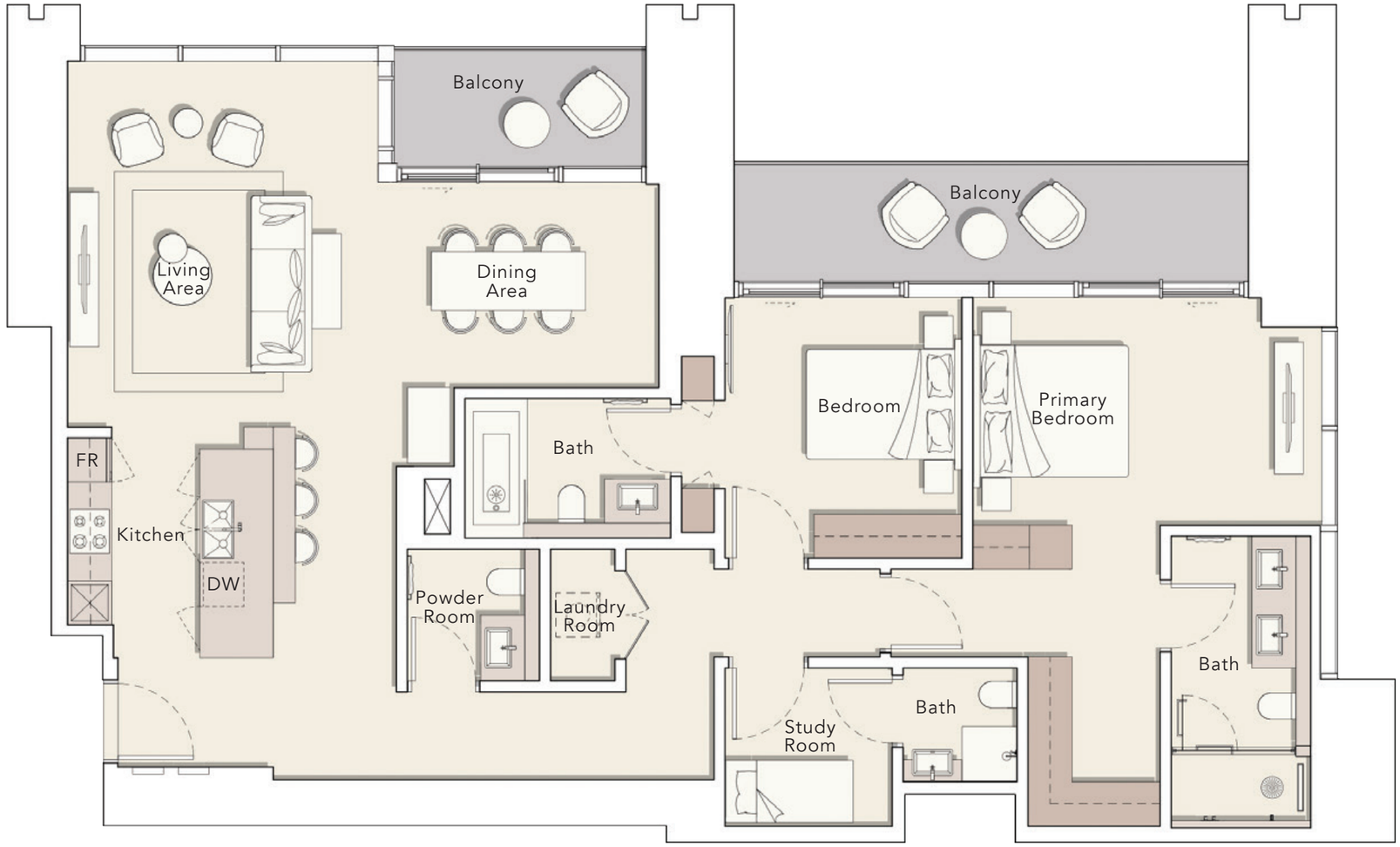
18th - 36th FLOOR



2 BEDROOM + S

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

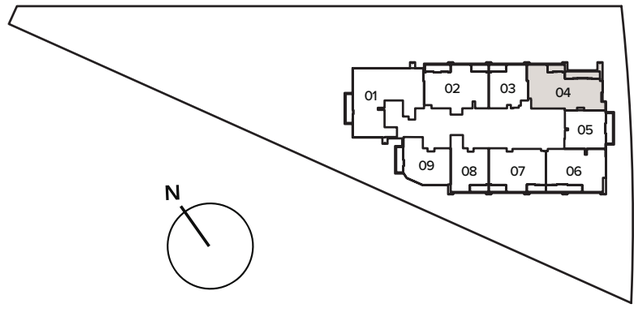
6th FLOOR
602

7th FLOOR
702

8th - 16th FLOOR
804

18th - 36th FLOOR
1804

8th - 16th FLOOR



2 BEDROOM + S

TYPE B

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



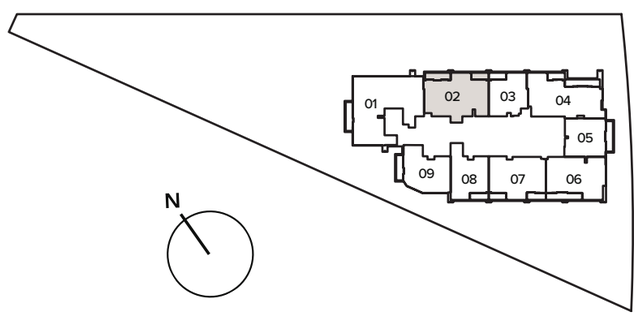
8th - 16th FLOOR

802

18th - 36th FLOOR

1802

8th - 16th FLOOR



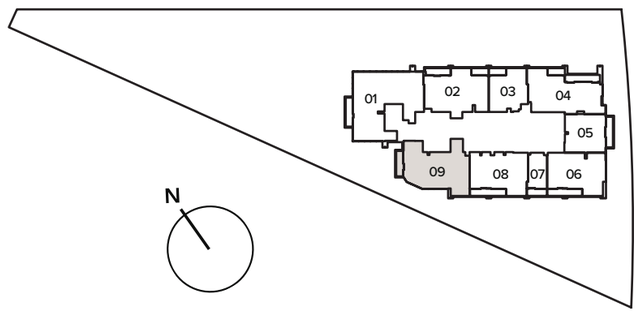
2 BEDROOM + S

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



3 BEDROOM

TYPE A

Internal Living Area	:	**2276.24 Sq. Ft**
Outdoor Living Area	:	**121.09 Sq. Ft**
Total Living Area	:	**2397.34 Sq. Ft**



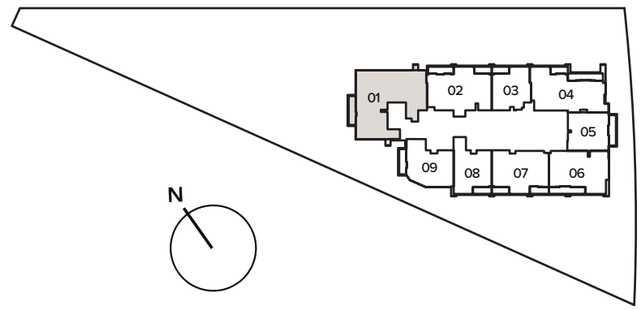
8th - 16th FLOOR

801

18th - 36th FLOOR

1801

8th - 16th FLOOR

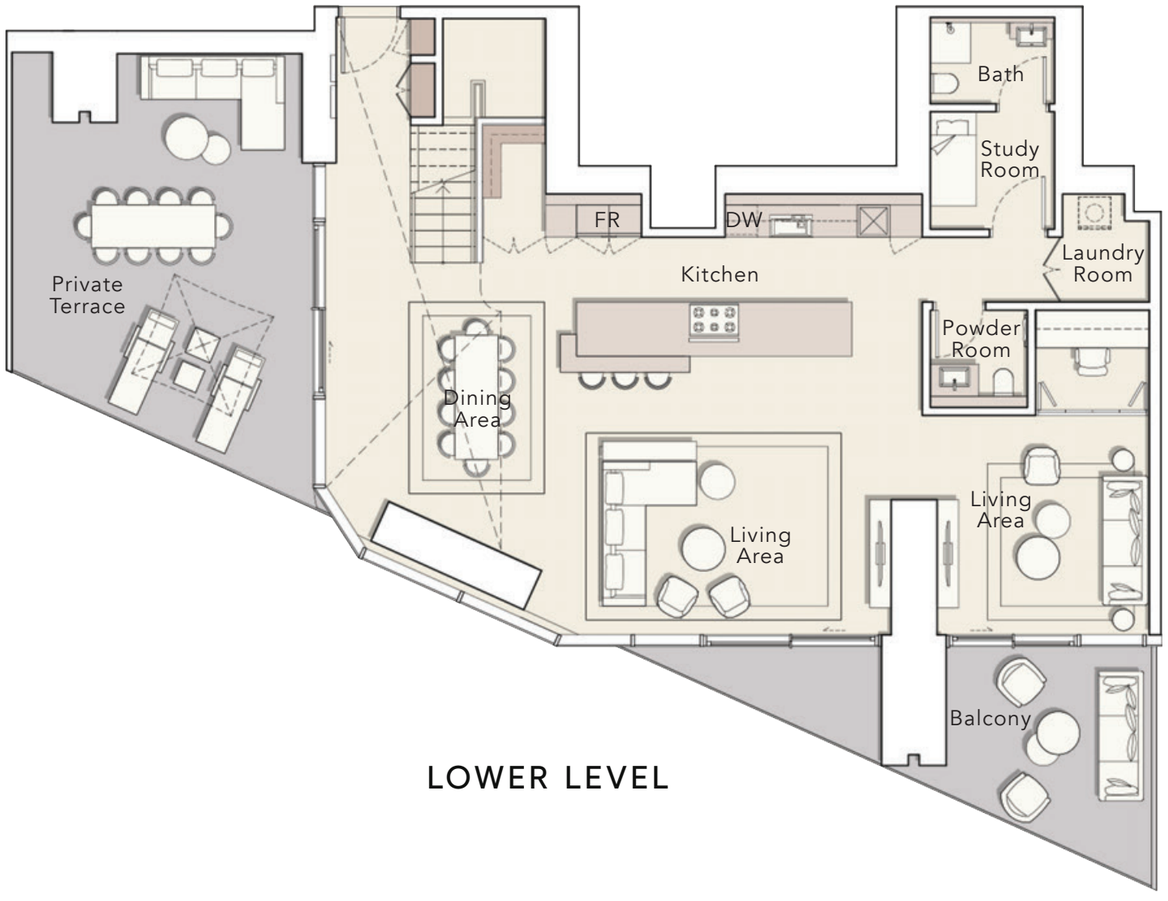


PREMIUM
APARTMENTS

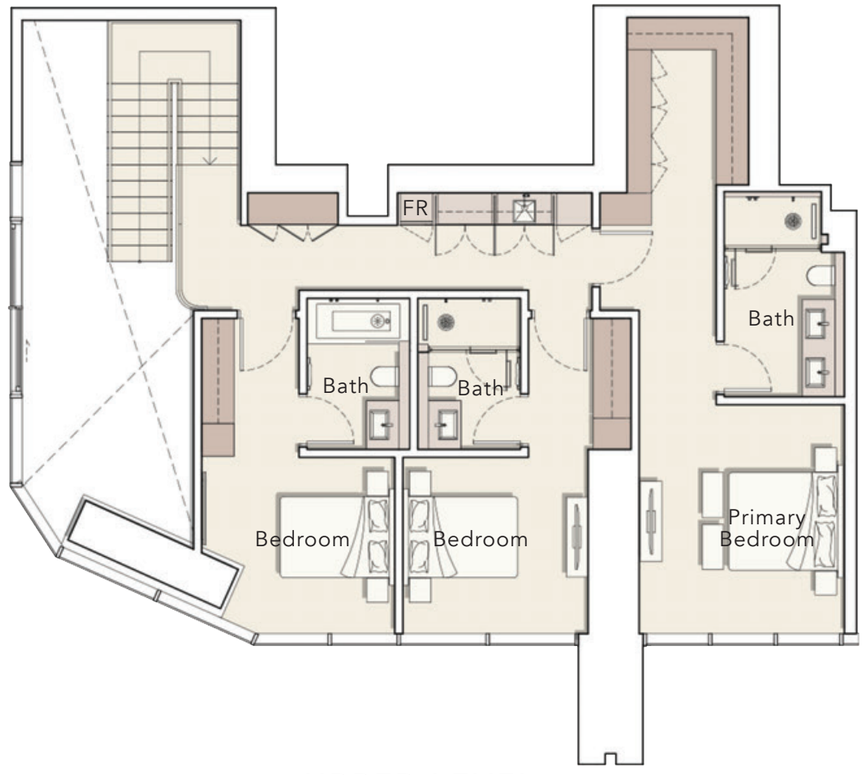
3 BEDROOM DUPLEX

TYPE A

Internal Living Area	:	**3007.22 Sq. Ft**
Outdoor Living Area	:	**707.30 Sq. Ft**
Total Living Area	:	**3714.52 Sq. Ft**

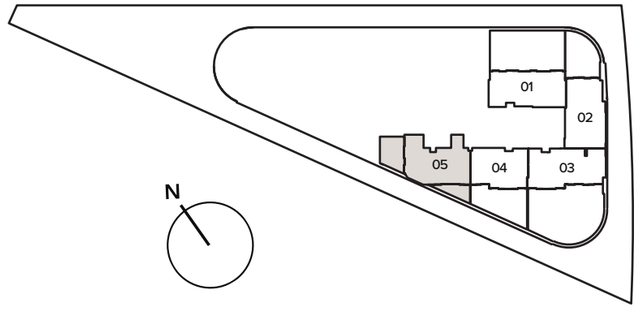


LOWER LEVEL



UPPER LEVEL

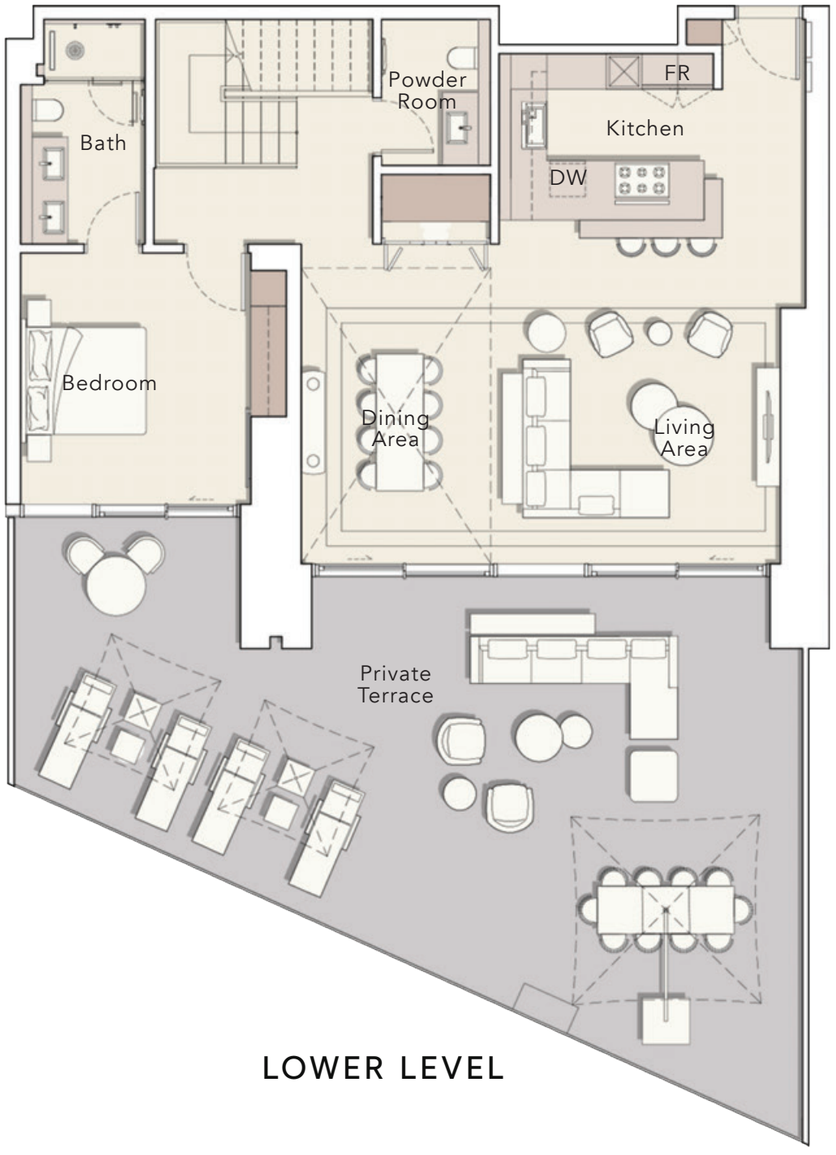
1st FLOOR



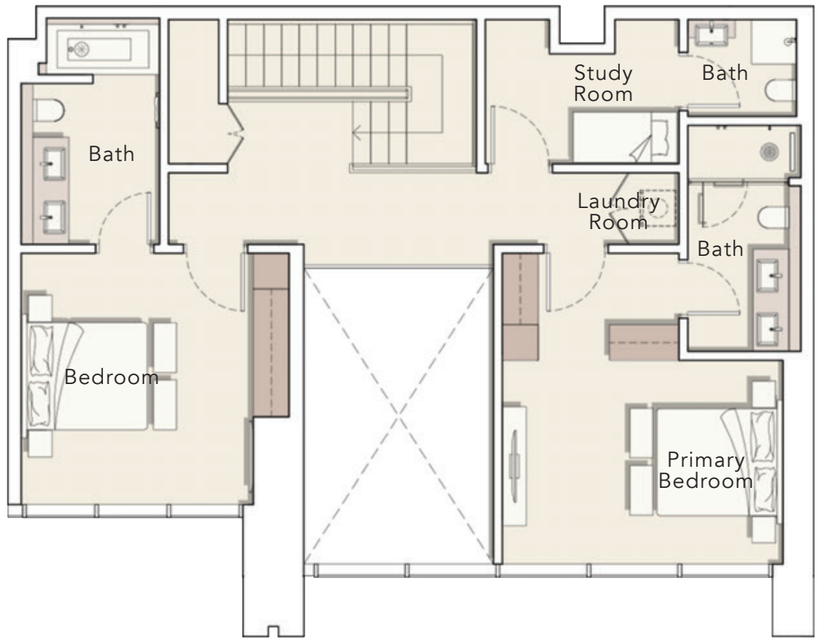
3 BEDROOM DUPLEX

TYPE B

Internal Living Area	:	**2468.49 Sq. Ft**
Outdoor Living Area	:	**993.62 Sq. Ft**
Total Living Area	:	**3462.10 Sq. Ft**

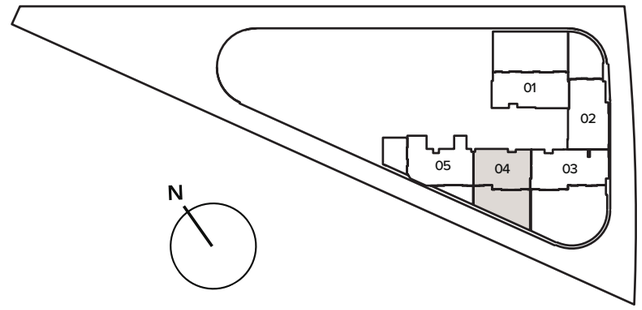


LOWER LEVEL



UPPER LEVEL

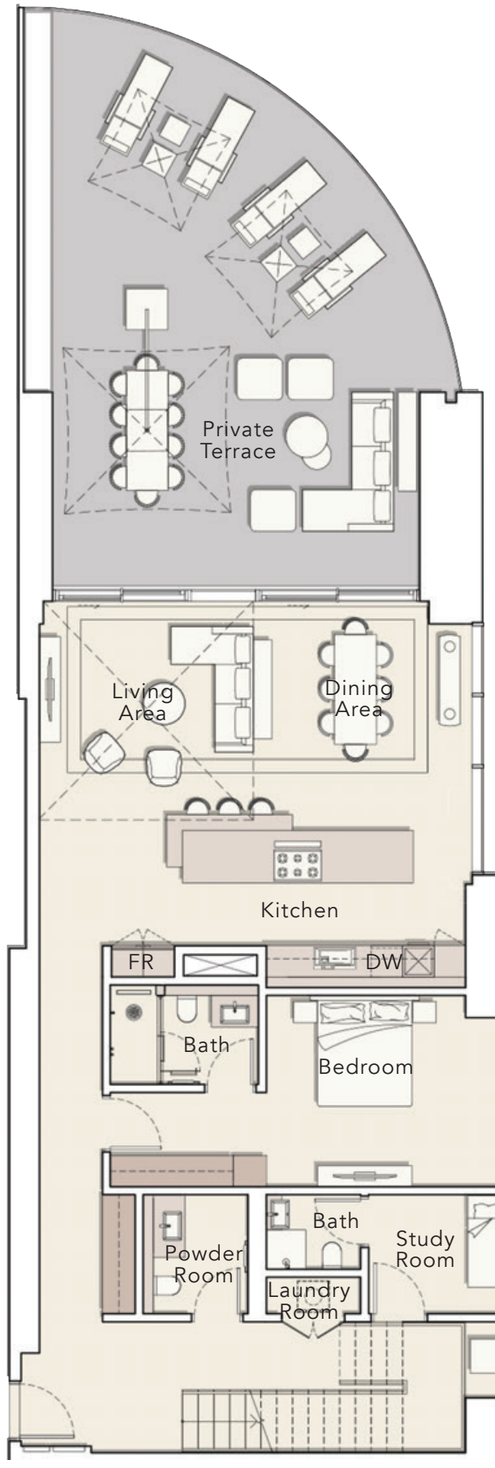
1st FLOOR



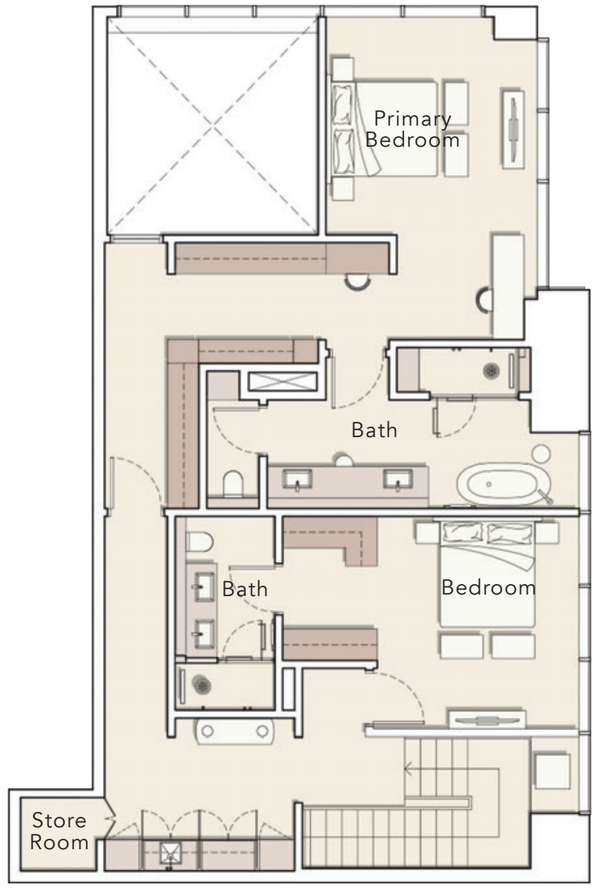
3 BEDROOM DUPLEX

TYPE C

Internal Living Area	:	**3125.73 Sq. Ft**
Outdoor Living Area	:	**842.92 Sq. Ft**
Total Living Area	:	**3968.65 Sq. Ft**

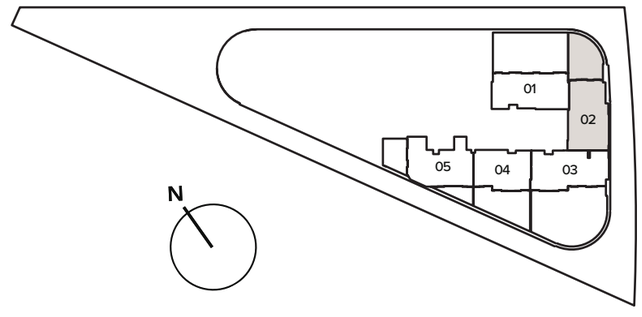


LOWER LEVEL



UPPER LEVEL

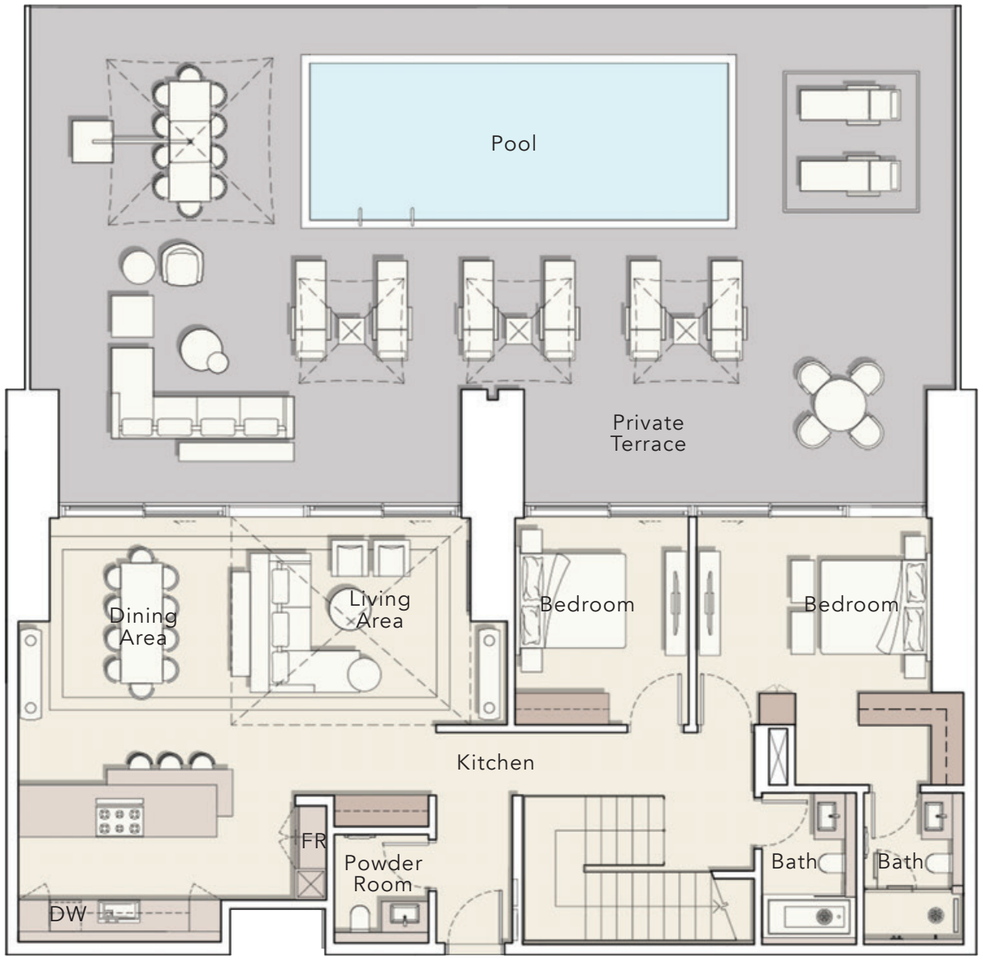
1st FLOOR



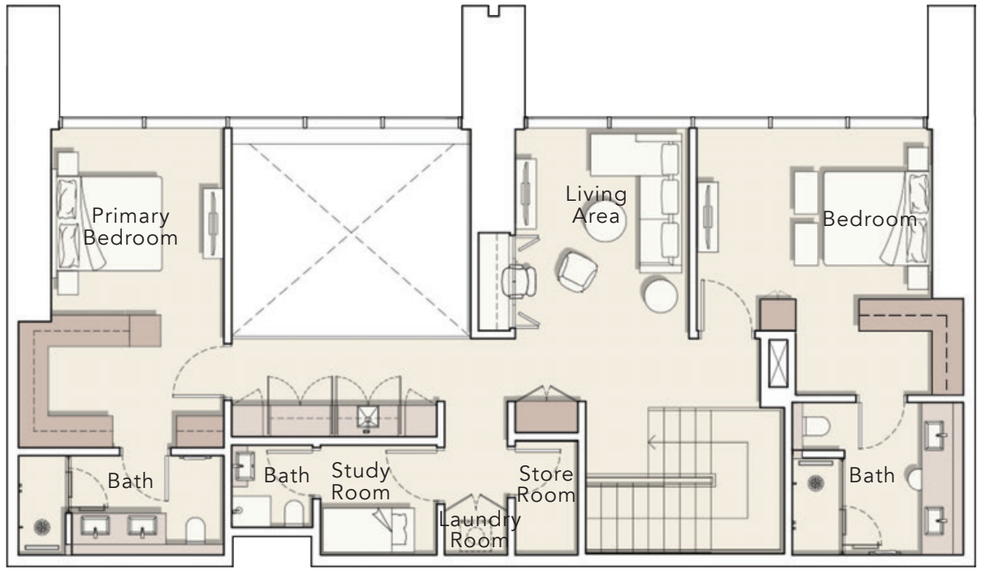
4 BEDROOM DUPLEX

TYPE A

Internal Living Area	:	**3128.96 Sq. Ft**
Outdoor Living Area	:	**1842.89 Sq. Ft**
Total Living Area	:	**4971.85 Sq. Ft**

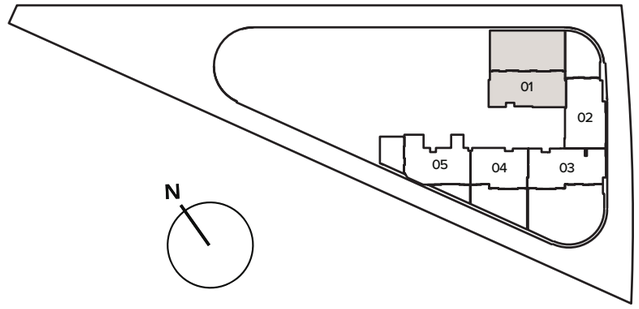


LOWER LEVEL



UPPER LEVEL

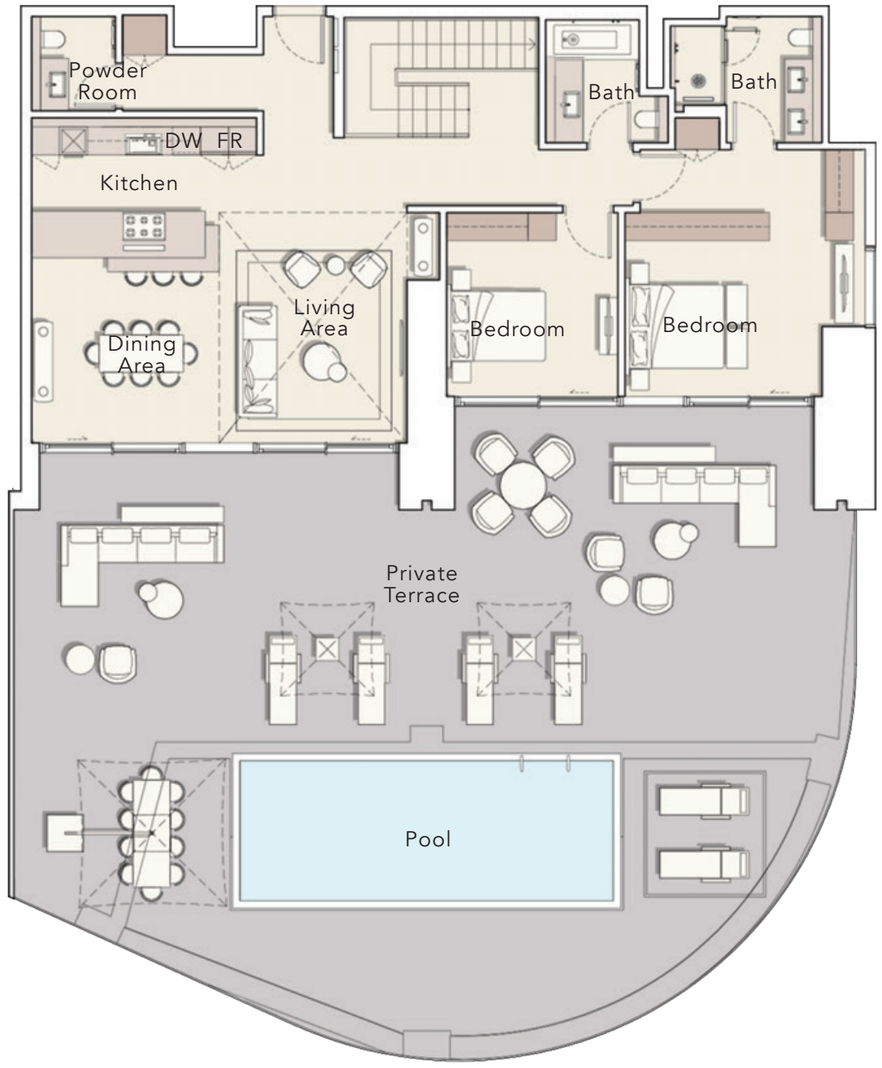
1st FLOOR



4 BEDROOM DUPLEX

TYPE B

Internal Living Area	:	**3246.50 Sq. Ft**
Outdoor Living Area	:	**2329.74 Sq. Ft**
Total Living Area	:	**5576.24 Sq. Ft**

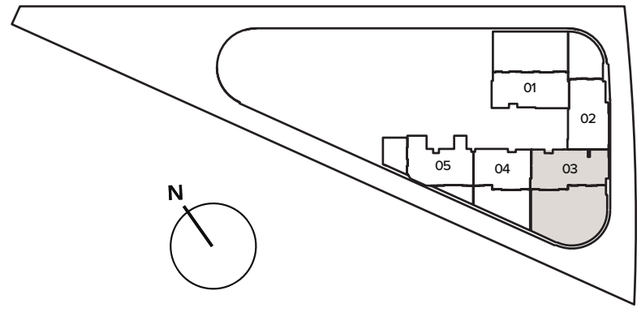


LOWER LEVEL



UPPER LEVEL

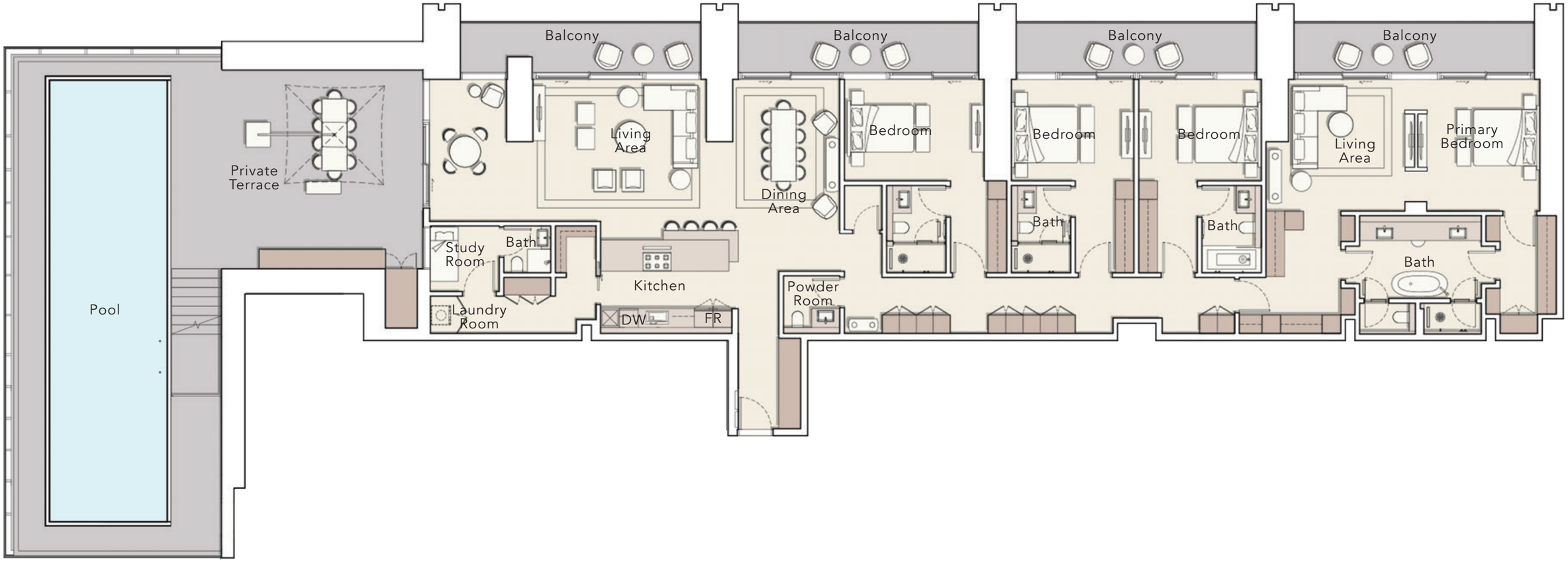
1st FLOOR



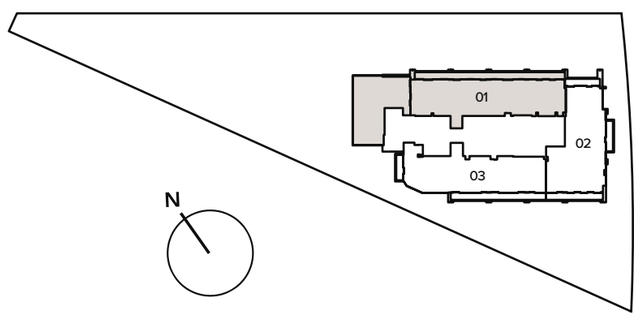
PENTHOUSE

TYPE A

Internal Living Area	:	**3398.92 Sq. Ft**
Outdoor Living Area	:	**2448.57 Sq. Ft**
Total Living Area	:	**5847.49 Sq. Ft**



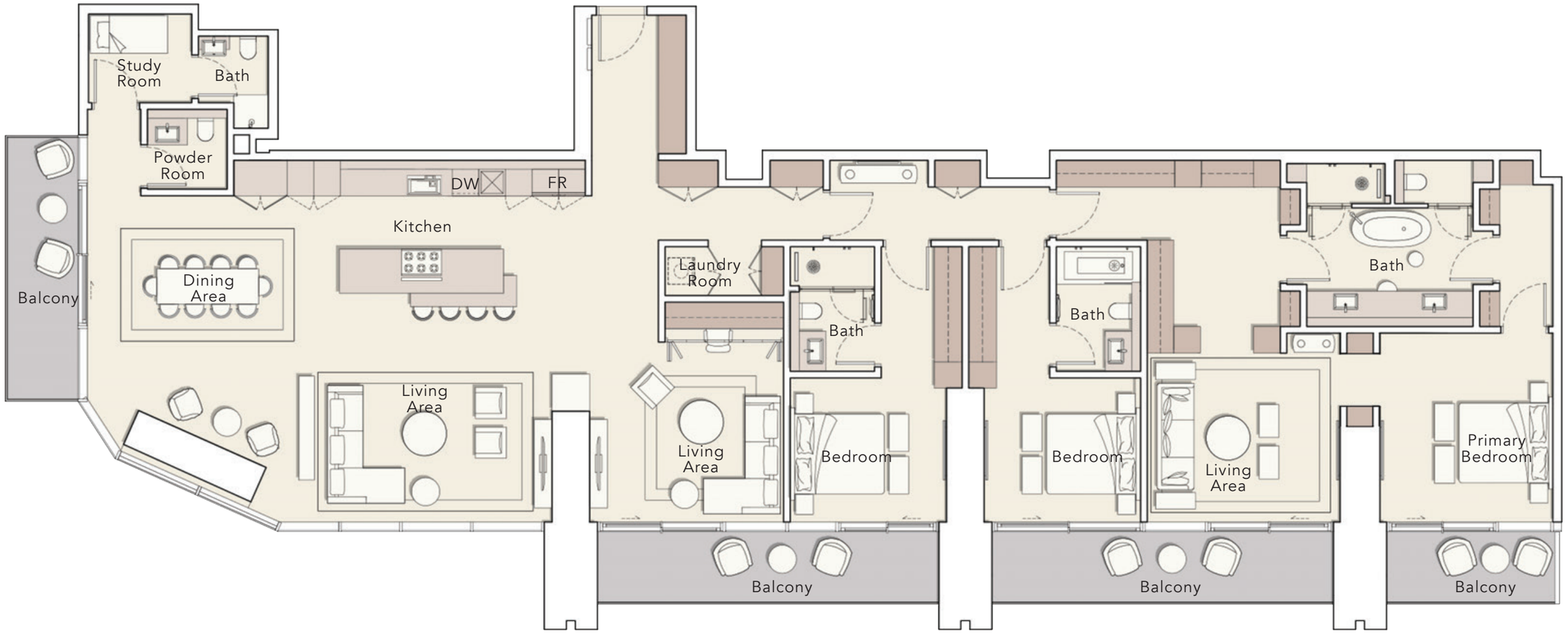
37th FLOOR



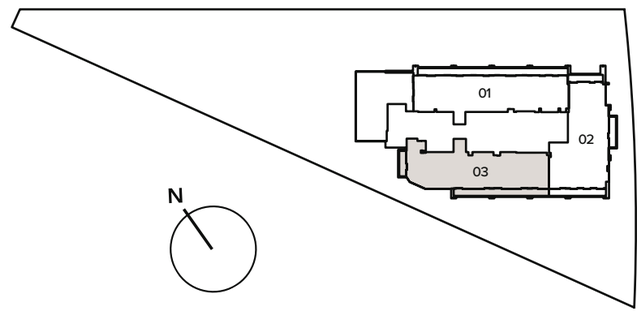
PENTHOUSE

TYPE B

Internal Living Area	:	**3221.42 Sq. Ft**
Outdoor Living Area	:	**513.22 Sq. Ft**
Total Living Area	:	**3734.65 Sq. Ft**



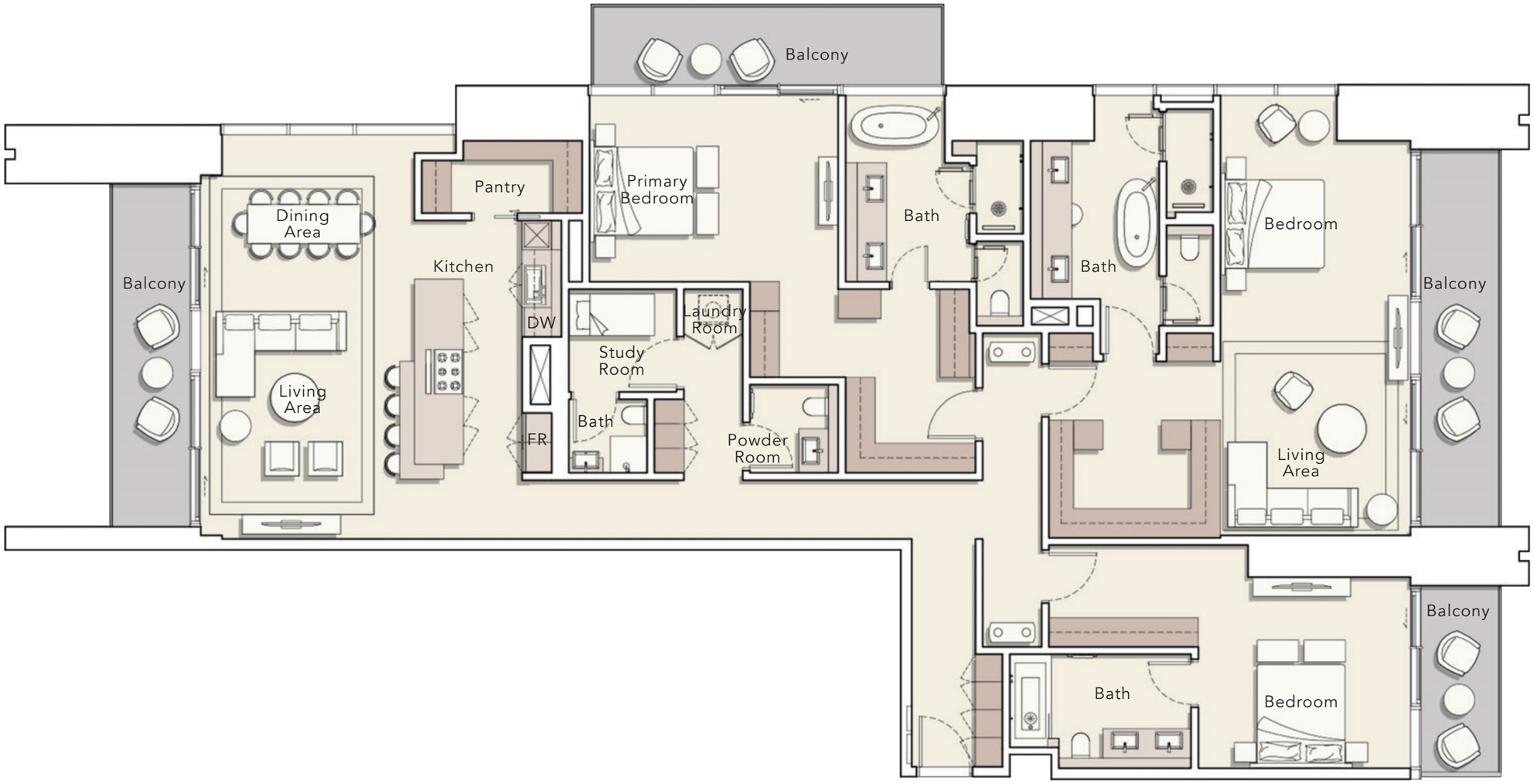
37th FLOOR



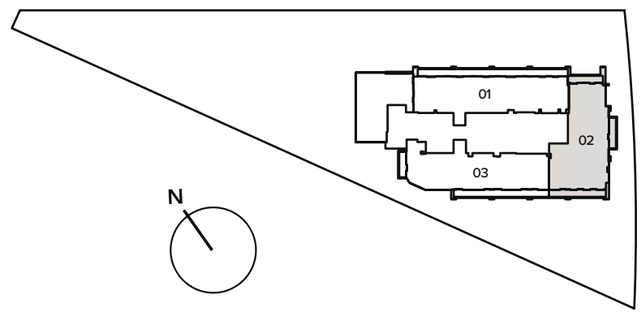
PENTHOUSE

TYPE C

Internal Living Area	:	**2980.96 Sq. Ft**
Outdoor Living Area	:	**521.83 Sq. Ft**
Total Living Area	:	**3502.79 Sq. Ft**



37th FLOOR



ELLINGTON | DUTCO