

P R O J E C T B R I E F



**WINDSOR
HOUSE II**



CONTINUING THE VISION OF CONNECTED LIVING IN DUBAI SOUTH

Following the sell-out success of Windsor House, Windsor House II carries forward a legacy of refined architecture, enduring craftsmanship, and an exceptional address. Each residence reflects Ellington's commitment to creating spaces that are both sophisticated and deeply personal, where thoughtful design fosters connection and modern living is reimagined with elegance and intent.

With a limited collection of residences in Dubai South, Windsor House II presents a rare opportunity to be part of the next chapter in one of the city's most dynamic and fast-growing communities. Designed for those who value both beauty and purpose, it is a home where every detail has been considered to enrich daily life with comfort, style, and a true sense of belonging.



WHEN THE FIRST ADDRESS SETS A STANDARD,
THE STORY CONTINUES



WINDSOR
HOUSE II

DUBAI SOUTH A BLUEPRINT OF THE FUTURE

Dubai South is the UAE's largest single urban master development, purpose-built as a fully integrated ecosystem combining logistics, aviation, residential, commercial, and retail districts. Anchored by Al Maktoum International Airport DWC, it's strategically positioned for optimized global connectivity via road, air, and soon, autonomous vehicles and air taxis.

Dubai South is centered on the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai,

To build a smart and sustainable city.

To create an inclusive and cohesive society.

To become a pivotal hub in the global economy.

To become the preferred place to live, work and invest.

To become a city of happy, creative and empowered people.





PALM JEBEL ALI

THE WORLD ISLANDS

BURJ AL ARAB

PALM JUMEIRAH

DUBAI MARINA

(E11) SHEIKH ZAYED ROAD

JEBEL ALI FREE ZONE

JUMEIRAH ISLANDS

AL BARSHA

ETIHAD RAIL DUBAI STATION

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

(E311) SHEIKH MOHAMMED BIN ZAYED ROAD

EXPO CITY

JUMEIRAH GOLF ESTATES

(E311) SHEIKH MOHAMMED BIN ZAYED ROAD

BUSINESS PARK

COMMERCIAL DISTRICT

LOGISTICS DISTRICT

AL MAKTOUM INTERNATIONAL AIRPORT

RESIDENTIAL DISTRICT

GLOBAL VILLAGE

THE SUSTAINABLE CITY

(E611) EMIRATES ROAD

WINDSOR HOUSE II

GOLF DISTRICT

AVIATION DISTRICT

AL QUDRA

(E611) EMIRATES ROAD

AVIATION DISTRICT AND AL MAKTOUM INTERNATIONAL AIRPORT

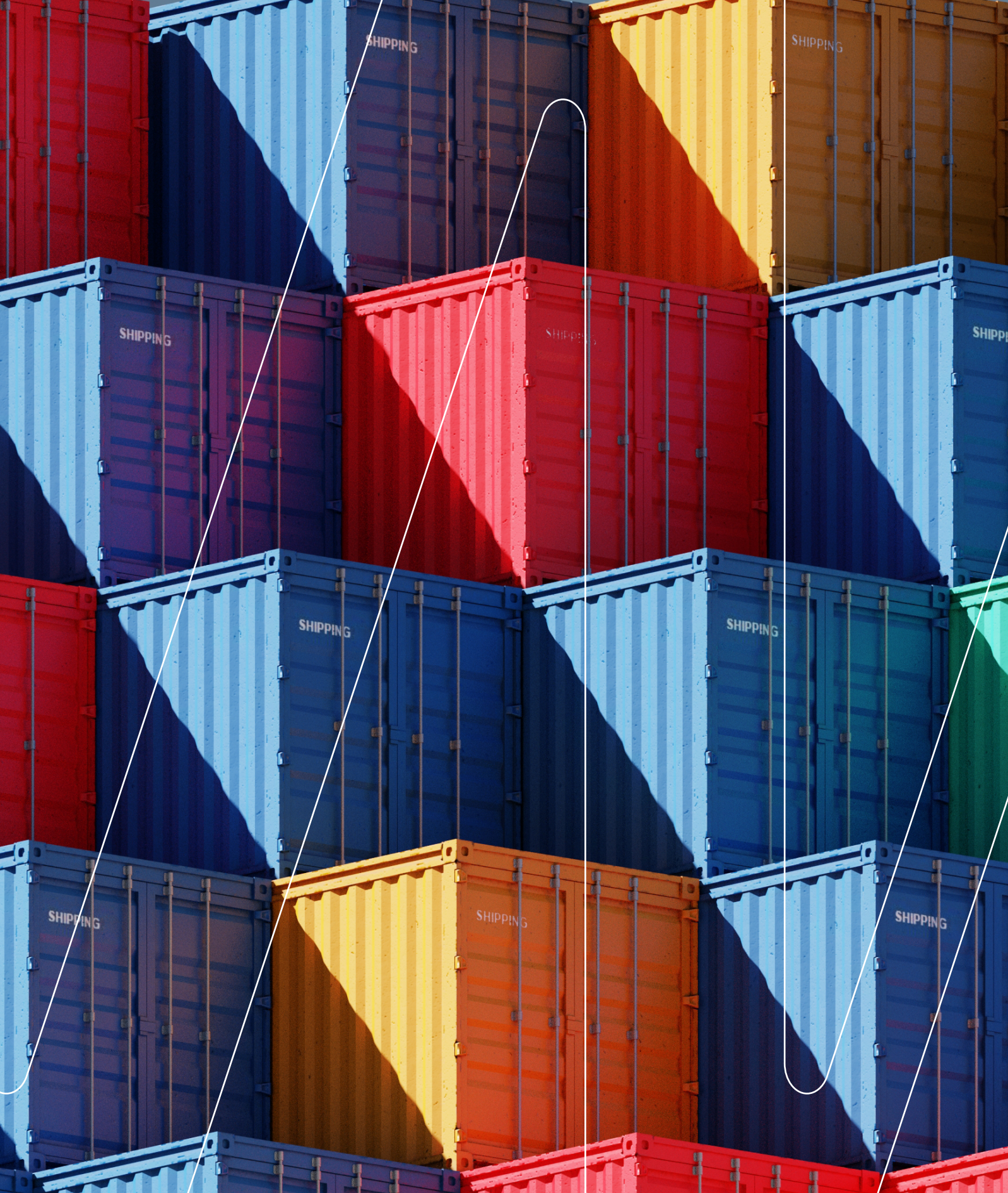
The Aviation District is set to become a global hub for the aviation and aerospace industry, featuring maintenance, repair and overhaul (MRO) facilities, aviation training centers, fixed-base operators, and a dedicated VIP terminal. It will also be the permanent home of the Dubai Airshow and the Middle East Business Aviation Show.

At its core, Al Maktoum International Airport is undergoing a **US\$35 billion expansion** to become the world's largest airport, **with five parallel runways, over 400 aircraft gates**, and a planned capacity of up to **260 million passengers annually**.

Future Developments

- **MBR Aerospace Hub:**
An integrated aerospace ecosystem featuring both airside and landside facilities for MRO, R&D, and hangars.
- **DWC Expansion:**
DXB operations will be gradually transferred to DWC, with DXB set for closure around 2032–2034 .





LOGISTICS DISTRICT

Planned as a world-class multimodal logistics hub, the Logistics District will serve as a key enabler for global supply chain operations. It will offer a mix of build-to-suit and ready-to-use facilities tailored for contract logistics providers, freight forwarders, integrators, and agents.

With direct airside access to Al Maktoum International Airport, the district is designed to streamline air cargo movement and support high-efficiency logistics operations on a global scale.

Future Developments

► **Dubai Global Connect:**

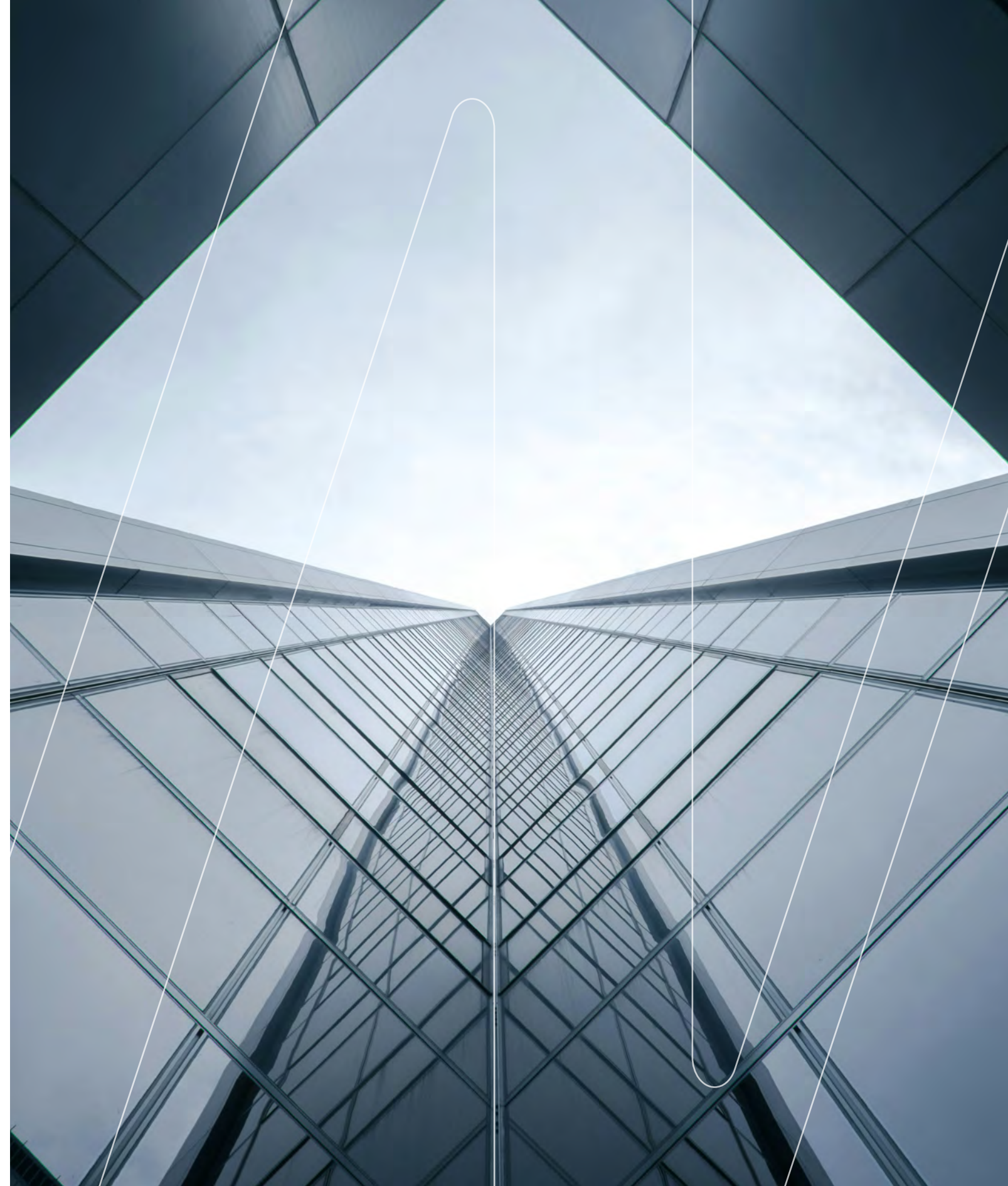
Serves as a permanent, origin-neutral marketplace and exhibition platform for global buyers and sellers in industries such as food, fashion, and home furnishings.

► **Multi-User Logistics Hub:**

A new facility spanning approximately 215,278 sq. ft., featuring combinable, air-conditioned units in flexible layouts. Designed for SMEs, e-commerce firms, and freight forwarders.

BUSINESSS PARK AND COMMERCIAL DISTRICT

The Business Park will evolve into a dynamic center for commerce, offering scalable office spaces for start-ups, small and medium-sized enterprises, and international corporations. It will be complemented by the upcoming Commercial District, envisioned as a vibrant urban hub featuring retail, hospitality, dining, and entertainment options. Together, they will create a thriving environment for business and lifestyle at the heart of Dubai South.





EXHIBITION DISTRICT (EXPO CITY)

Building on the legacy of Expo 2020, Expo City Dubai is being developed into a smart and sustainable urban innovation hub. It will feature state-of-the-art office spaces, research and development zones, cultural institutions, and integrated residential and leisure components. Designed to attract future-focused businesses and global talent, Expo City will become a model for collaborative, clean, and connected city living.

Future Developments

- **Dubai Exhibition Centre:**
An AED 10 billion expansion by Dubai World Trade Centre, aiming to become the region's largest indoor events venue.
- **Route 2020 Metro Line:**
Enhanced connectivity through smart transport networks, public spaces, and direct links to Al Maktoum International Airport and Jebel Ali Port.

GOLF AND RESIDENTIAL DISTRICT

The Residential District is planned as a walkable, family-centric community offering a variety of homes from apartments to townhouses and villas, set within landscaped neighborhoods. It will include schools, parks, retail spaces, and community amenities that promote a balanced and connected lifestyle. The Golf District will be anchored by an 18-hole championship course, surrounded by upscale homes, wellness facilities, and leisure offerings. Together, the two districts will offer distinct yet complementary living environments within a green and active setting.



LOCATION



DUBAI MARINA SKYLINE

DOWNTOWN DUBAI

DUBAI INVESTMENTS PARK

W
WINDSOR
HOUSE

E77 EXPO ROAD

VILLA COMMUNITY

W
WINDSOR
HOUSE II

TOWER A

TOWER B

COMMUNITY ROAD

BOULEVARD ROAD



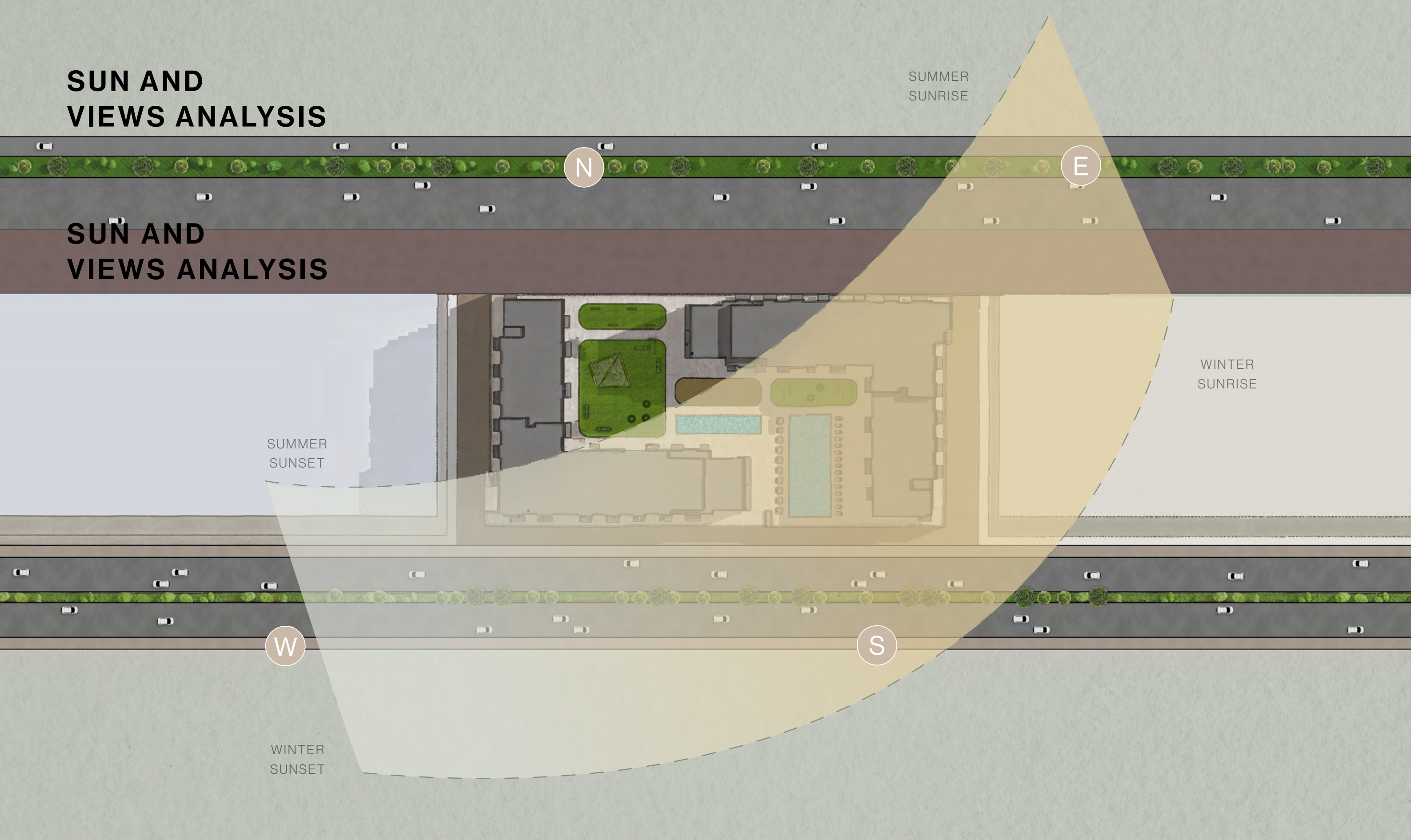
CLICK HERE FOR THE LOCATION MAP

DRIVING DISTANCES

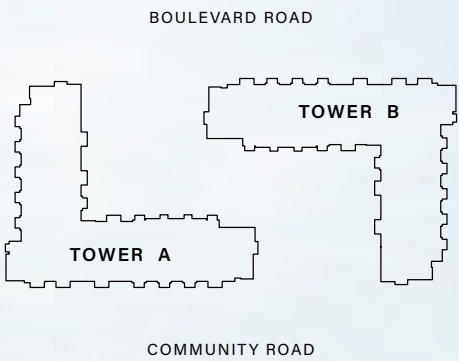


SUN AND
VIEWS ANALYSIS

SUN AND
VIEWS ANALYSIS



ARCHITECTURAL SECTIONS



C O M M U N I T Y R O A D

BUILDING CONFIGURATION

ELEVATORS

Tower A:
2 passenger elevators
1 service elevator

Tower B:
2 passenger elevators
1 service elevator

PARKING

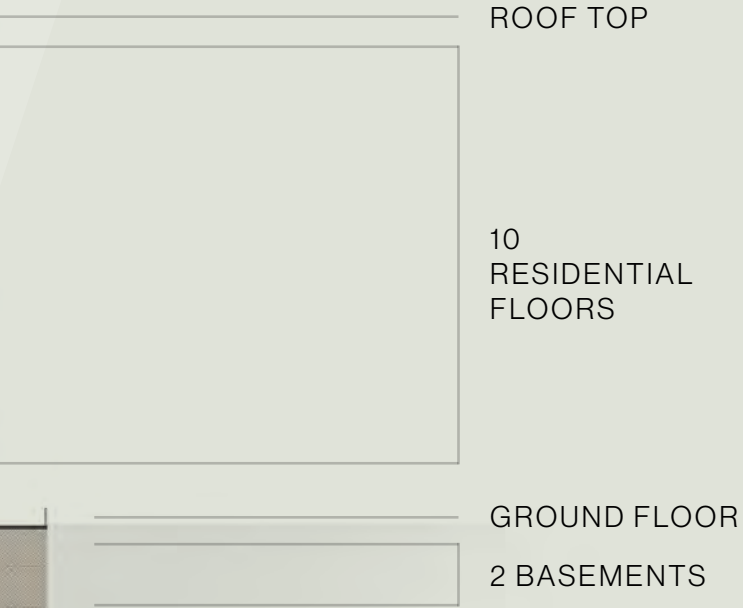
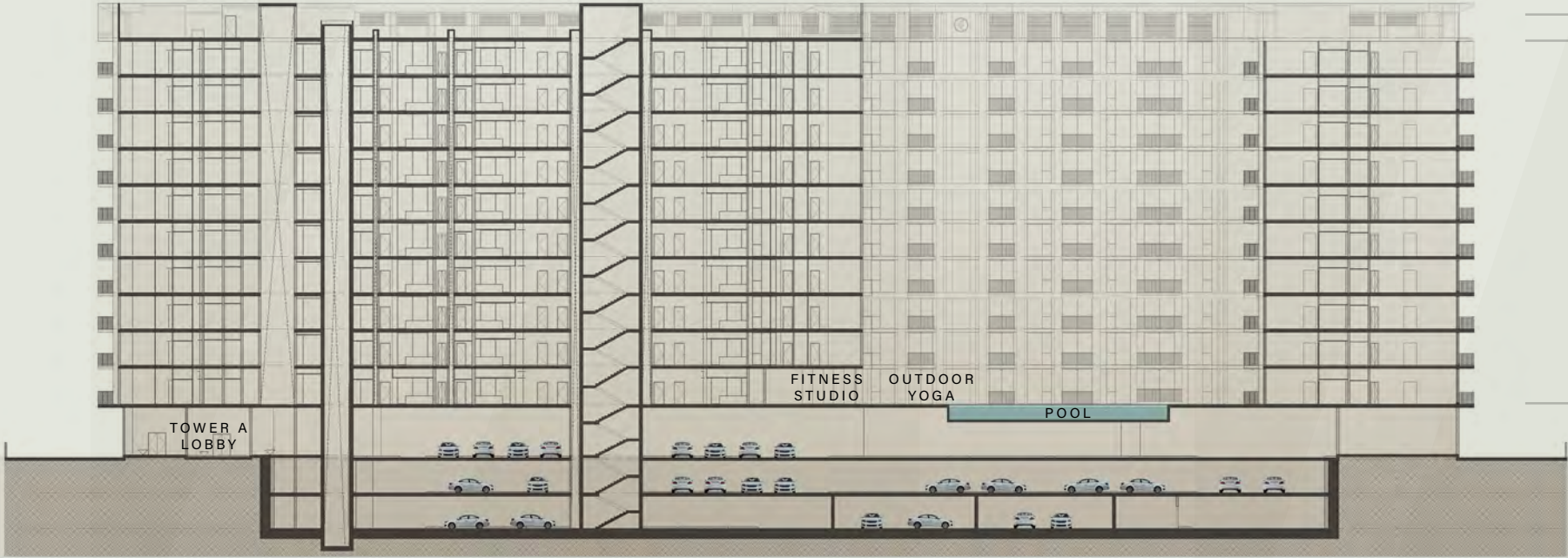
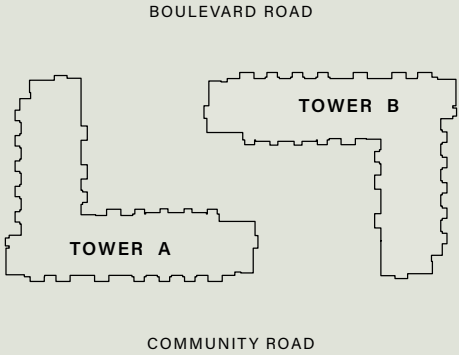
Studios, 1 and 2 bedrooms : 1 parking space
3 bedrooms : 2 parking spaces

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft.





UNIT TYPES AND SIZES

TOWER A

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 779 sq. ft to 783 sq. ft
2 Bedroom Apartment	69 units	From 1,127 sq. ft to 1,141 sq. ft
2 Bedroom Apartment + S	20 units	From 1,256 sq. ft to 1,260 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 801 sq. ft to 2,461 sq. ft
Total Units	212 units	

TOWER B

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 780 sq. ft to 782 sq. ft
2 Bedroom Apartment	70 units	From 1,127 sq. ft to 1,141 sq. ft
2 Bedroom Apartment + S	19 units	From 1,256 sq. ft to 1,259 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 759 sq. ft to 1,690 sq. ft
Total Units	212 units	



An aerial photograph of a modern architectural courtyard. The floor is composed of white rectangular tiles arranged in a grid pattern. Three large, mature trees are planted in raised concrete planters, one in the top left, one in the bottom left, and one in the bottom right. A person is walking across the courtyard towards the bottom center. In the top right corner, a portion of a building with a grey stone-tiled roof is visible. The text "GROUND FLOOR AMENITIES" is overlaid in the center-right area.

GROUND FLOOR AMENITIES



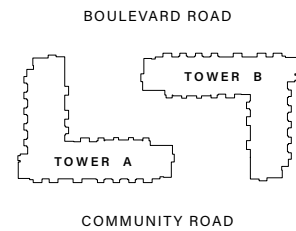
RETAIL AREAS



LOBBY RECEPTION



LOBBY LOUNGE



GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBY ENTRANCES
- 04 LOBBY RECEPTIONS
- 05 LOBBY LOUNGE AREAS
- 06 LIFT LOBBIES
- 07 PARKING FOR PEOPLE OF DETERMINATION
- 08 EV PARKING
- 09 ACCESS TO LOWER LEVEL PARKING
- 10 BICYCLE PARKING AND REPAIR STATION
- 11 INDEPENDENT CAR WASH BAY
- 12 PET PLAY AND WASH AREA
- 13 VEHICLE EXIT
- 14 VISITOR PARKING





FIRST FLOOR AMENITIES



POOL DECK



CLUB LOUNGE



GAMES AREA



FITNESS STUDIO



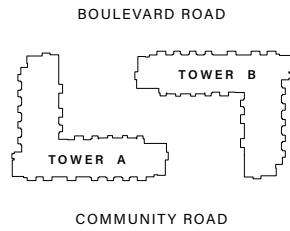
PILATES STUDIO



LAWN AREA



OUTDOOR SEATING



FIRST FLOOR AMENITIES PLAN

- 01 ADULT POOL
- 02 BAJA SHELF
- 03 POOL SEATING LOUNGE
- 04 CABANAS
- 05 OUTDOOR SHOWER
- 06 SHADED KIDS POOL
- 07 OUTDOOR YOGA AREA
- 08 YOGA PLATFORM
- 09 PILATES STUDIO
- 10 FITNESS STUDIO
- 11 OUTDOOR FITNESS AREA
- 12 OUTDOOR KIDS PLAY
- 13 KIDS CLUB
- 14 DINING AND PANTRY AREA
- 15 GAMES TABLE ZONE
- 16 CLUB LOUNGE
- 17 BARBEQUE AREA
- 18 OUTDOOR DINING
- 19 OUTDOOR SEATING
- 20 TABLE TENNIS AREA
- 21 TREE-LINED GENERAL AVENUE
- 22 BOCCE BALL COURT
- 23 FAMILY AREA WITH OUTDOOR GAMES
- 24 LAWN



**THE
RESIDENCES**



LIVING AND DINING

KITCHEN





BEDROOM

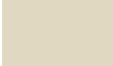


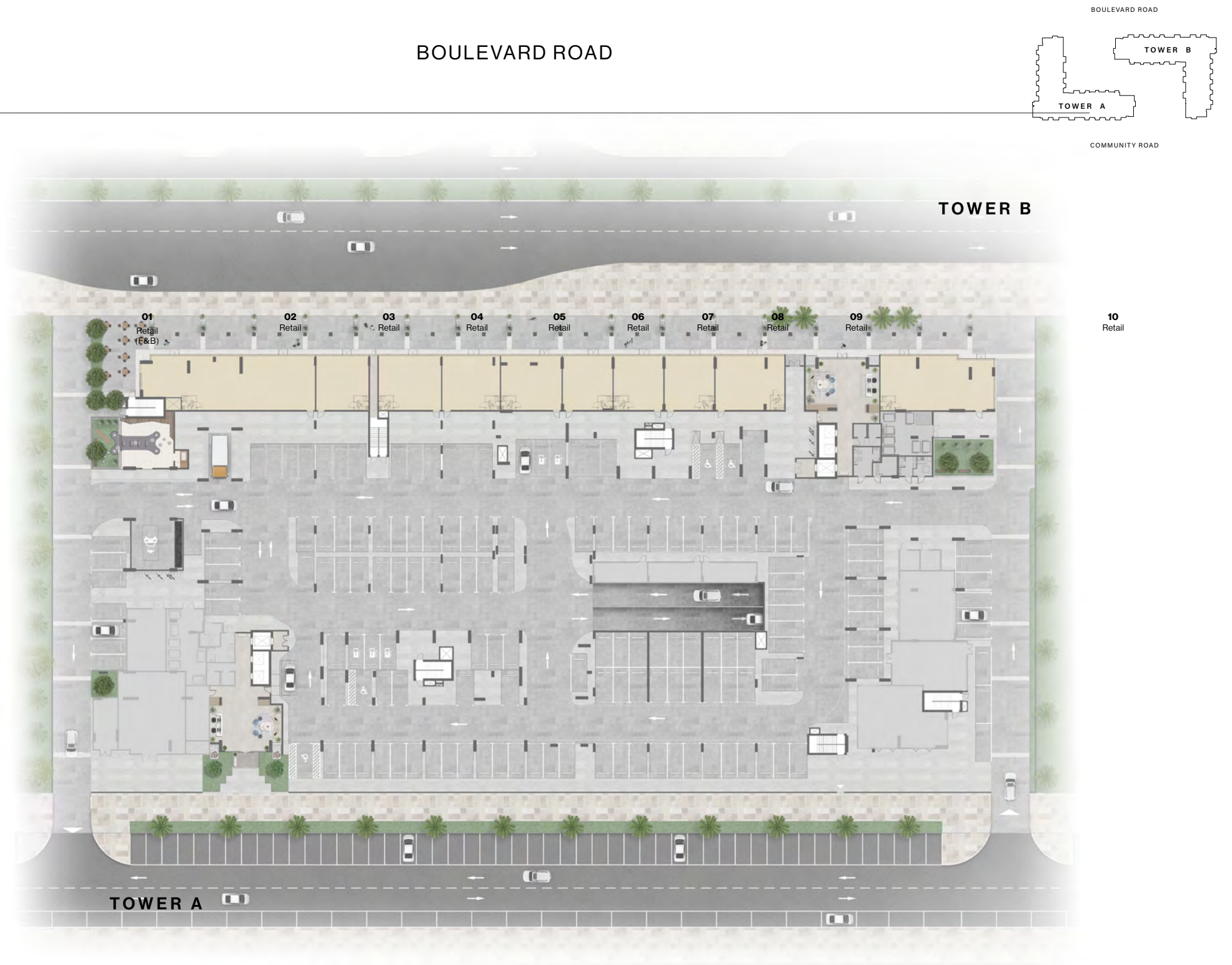
BATHROOM

POWDER ROOM



GROUND FLOOR TYPICAL PLAN

 F&B / Retail



1ST FLOOR TYPICAL PLAN

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



2ND - 9TH FLOOR TYPICAL PLAN

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



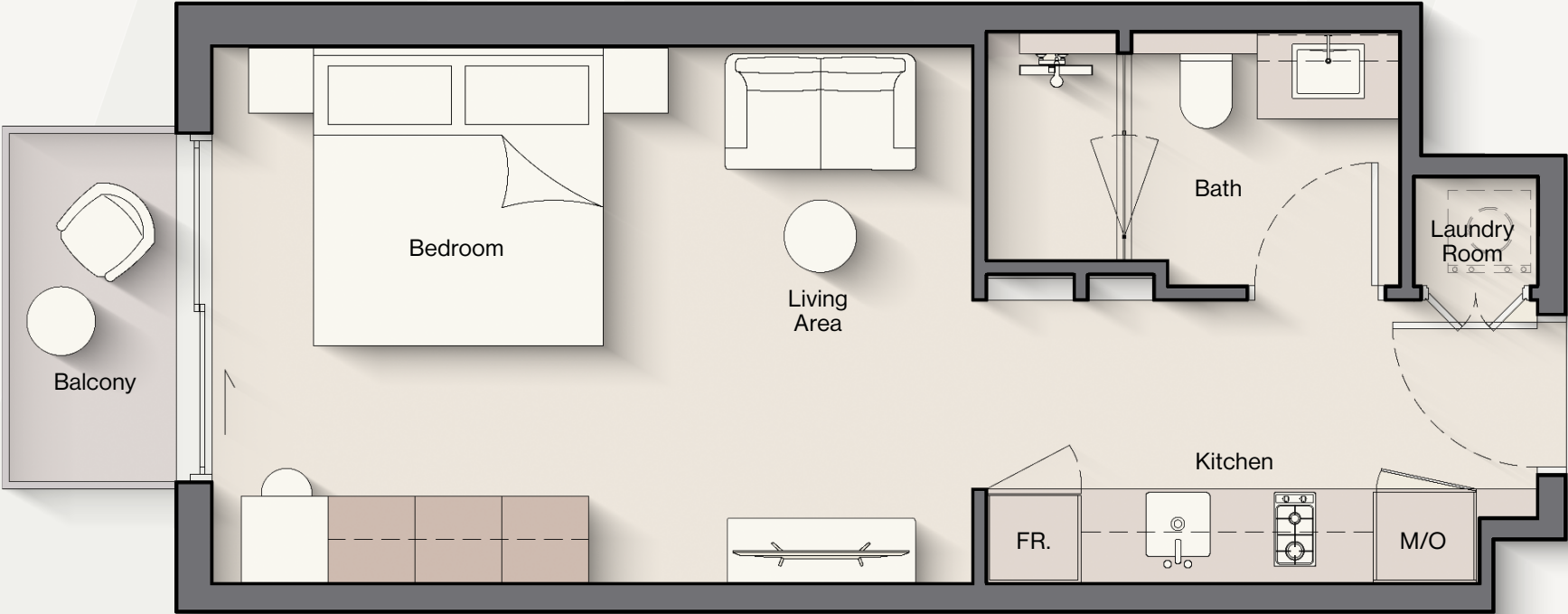
10TH FLOOR TYPICAL PLAN

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



STUDIO

TYPE A

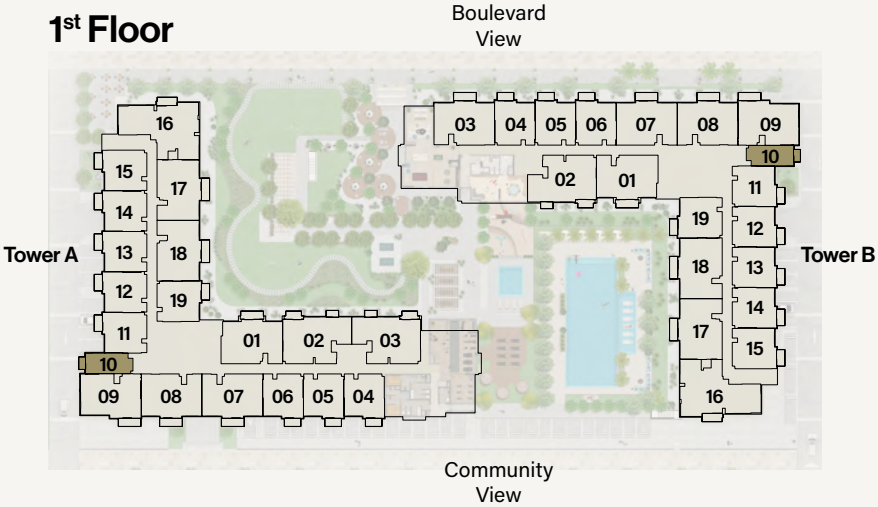


Internal Living Area : **396.43 sq. ft.**

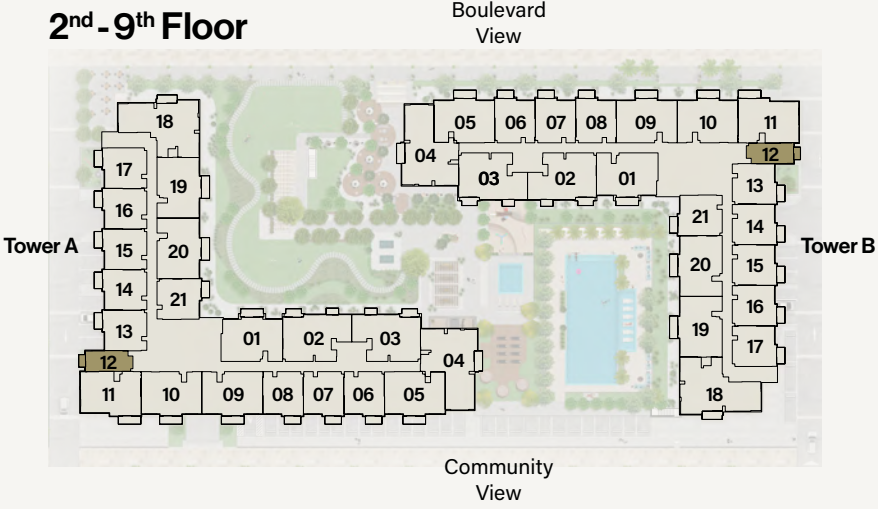
Outdoor Living Area : **35.31 sq. ft.**

Total Living Area : **431.74 sq. ft.**

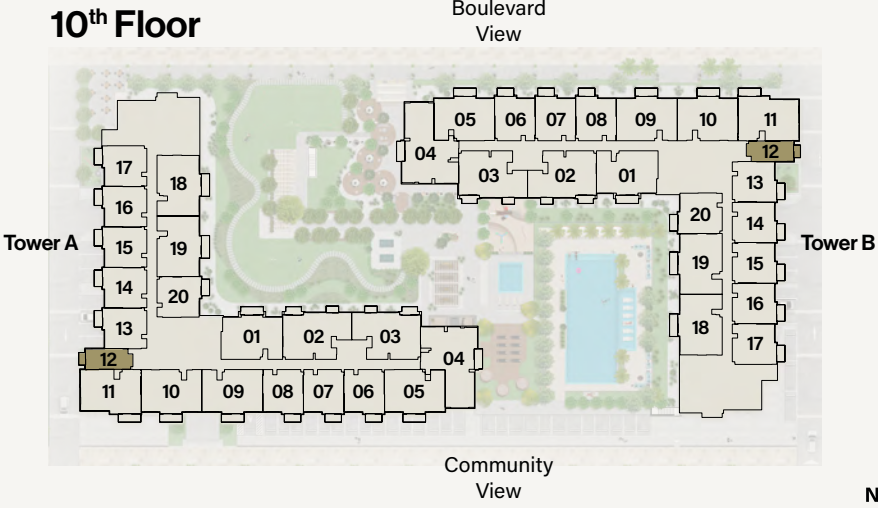
1st Floor



2nd - 9th Floor

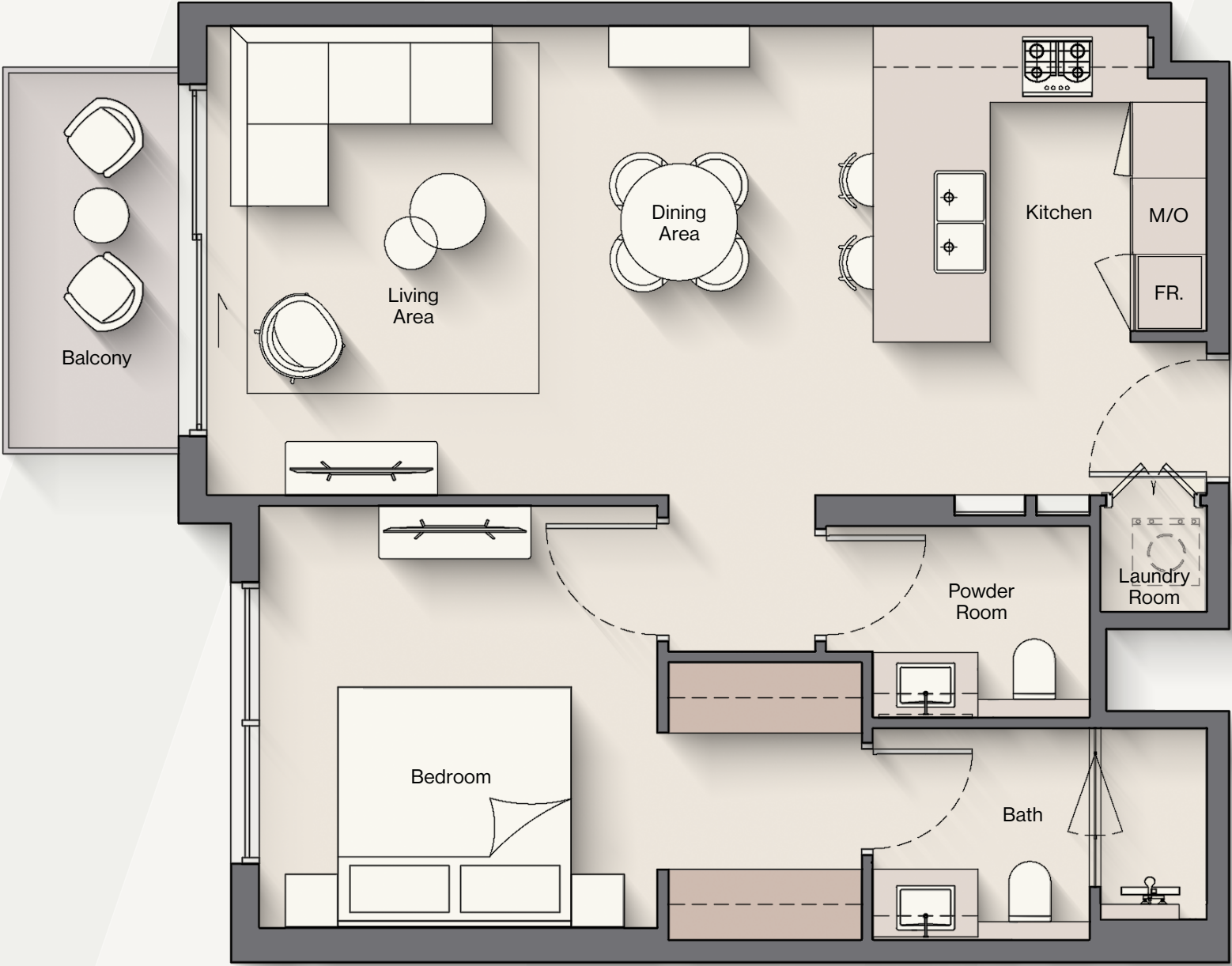


10th Floor



1 - BEDROOM

TYPE A

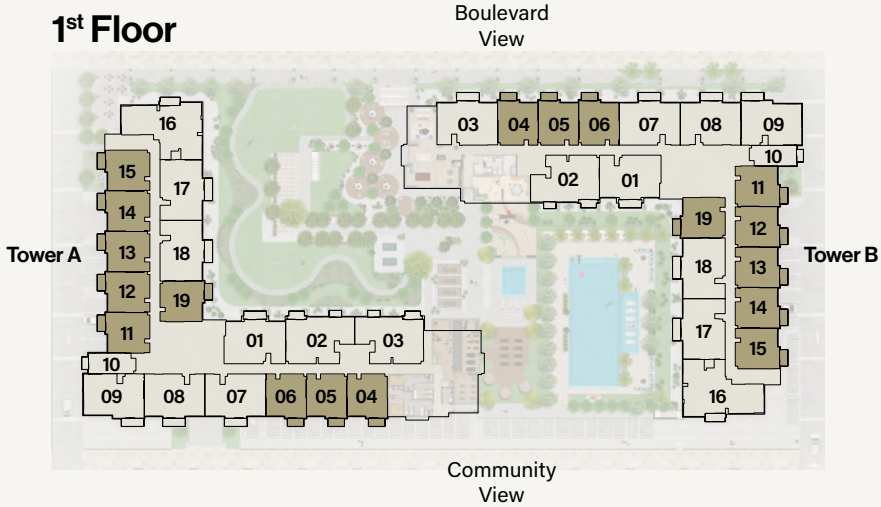


Internal Living Area : **723.33 sq. ft.**

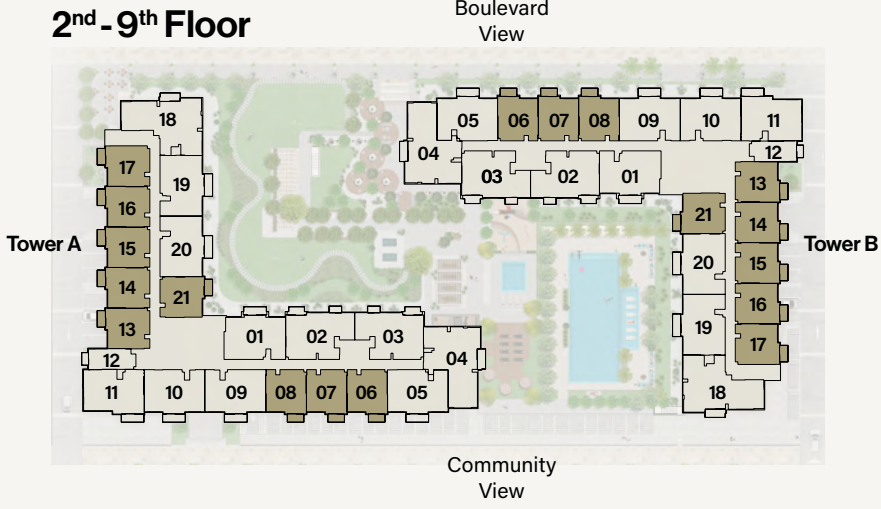
Outdoor Living Area : **57.26 sq. ft.**

Total Living Area : **780.60 sq. ft.**

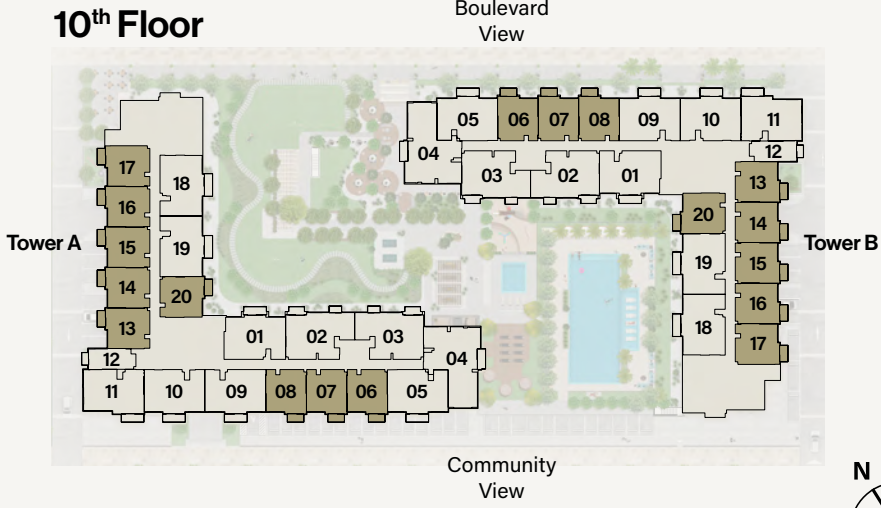
1st Floor



2nd - 9th Floor

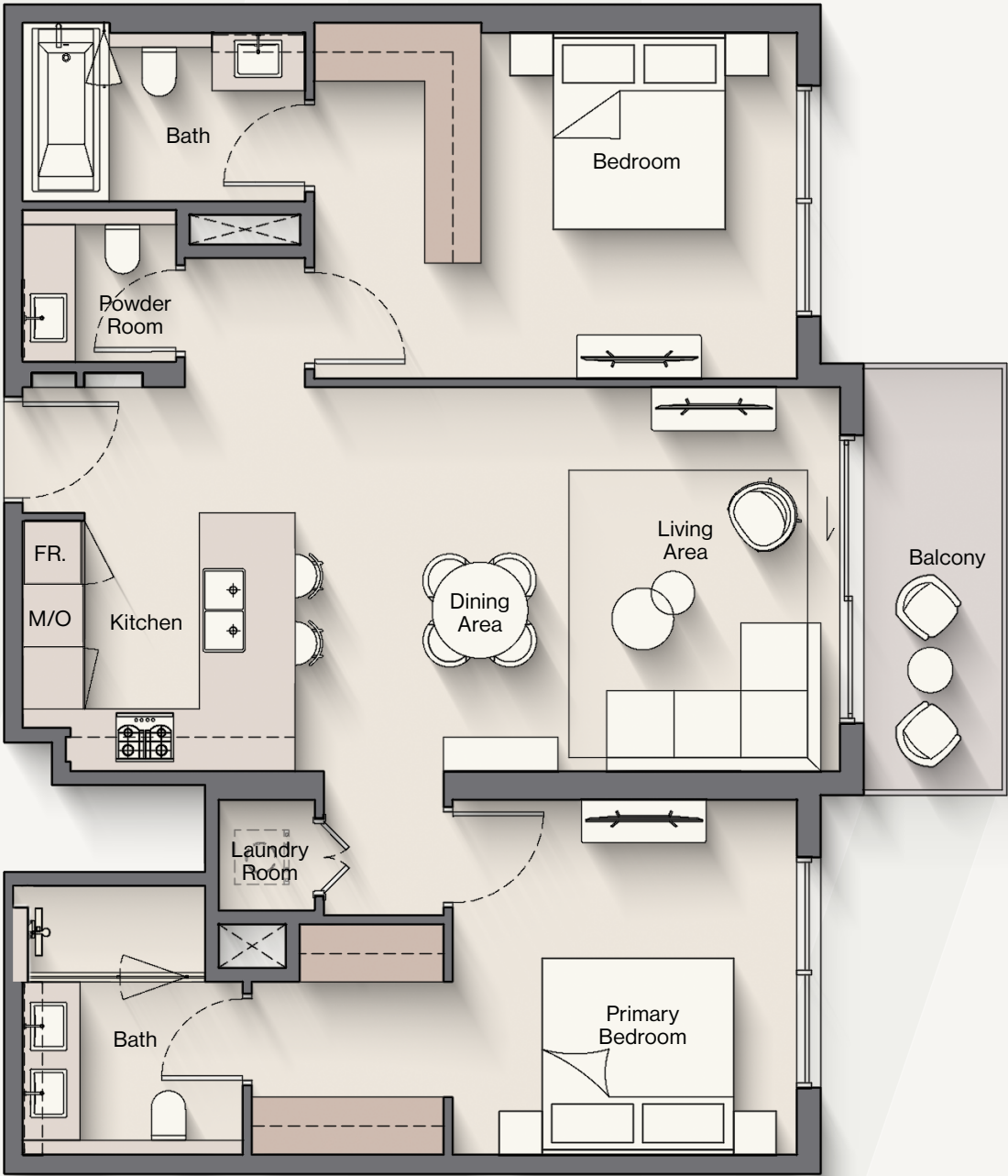


10th Floor



2 - BEDROOM

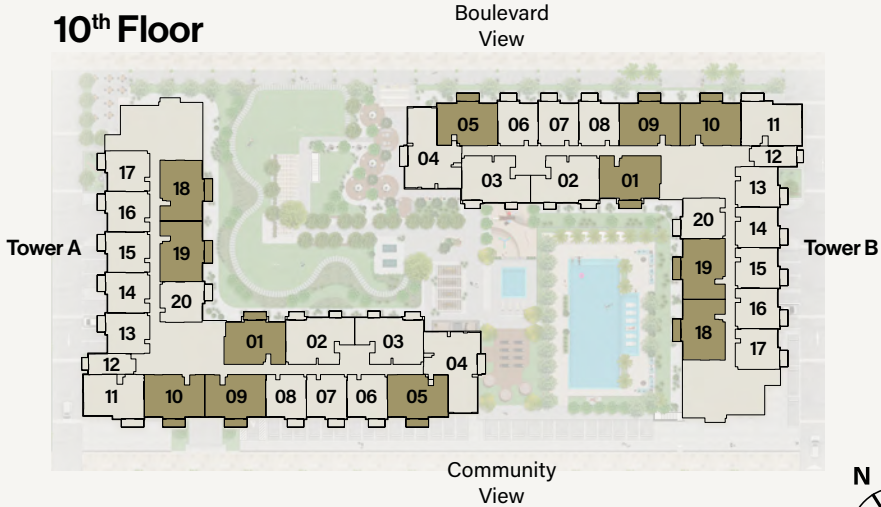
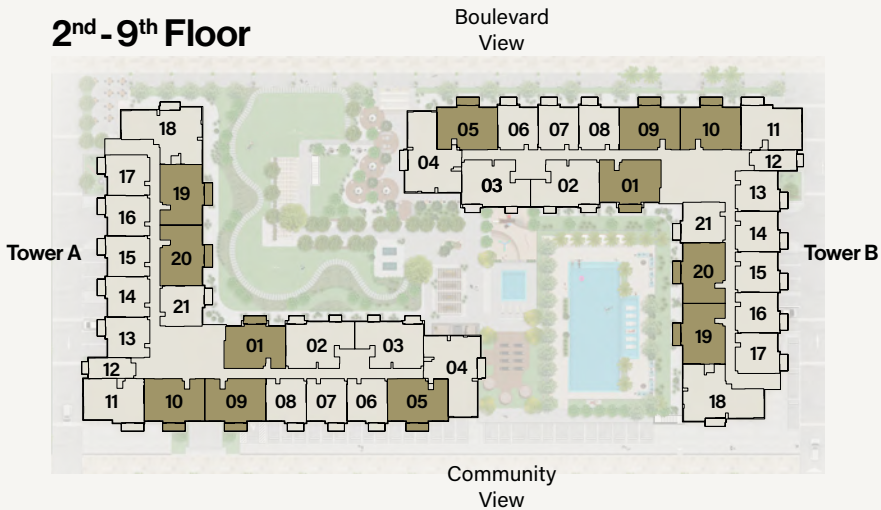
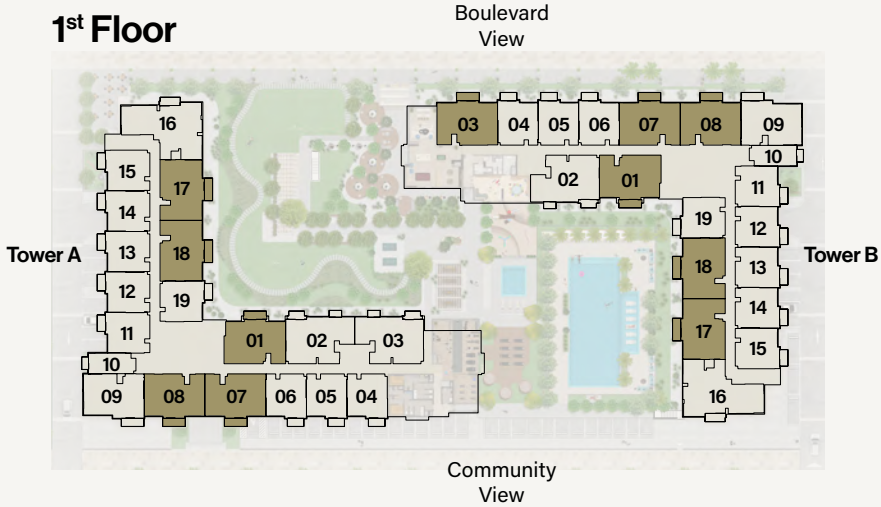
TYPE A



Internal Living Area : 1053.79 sq. ft.

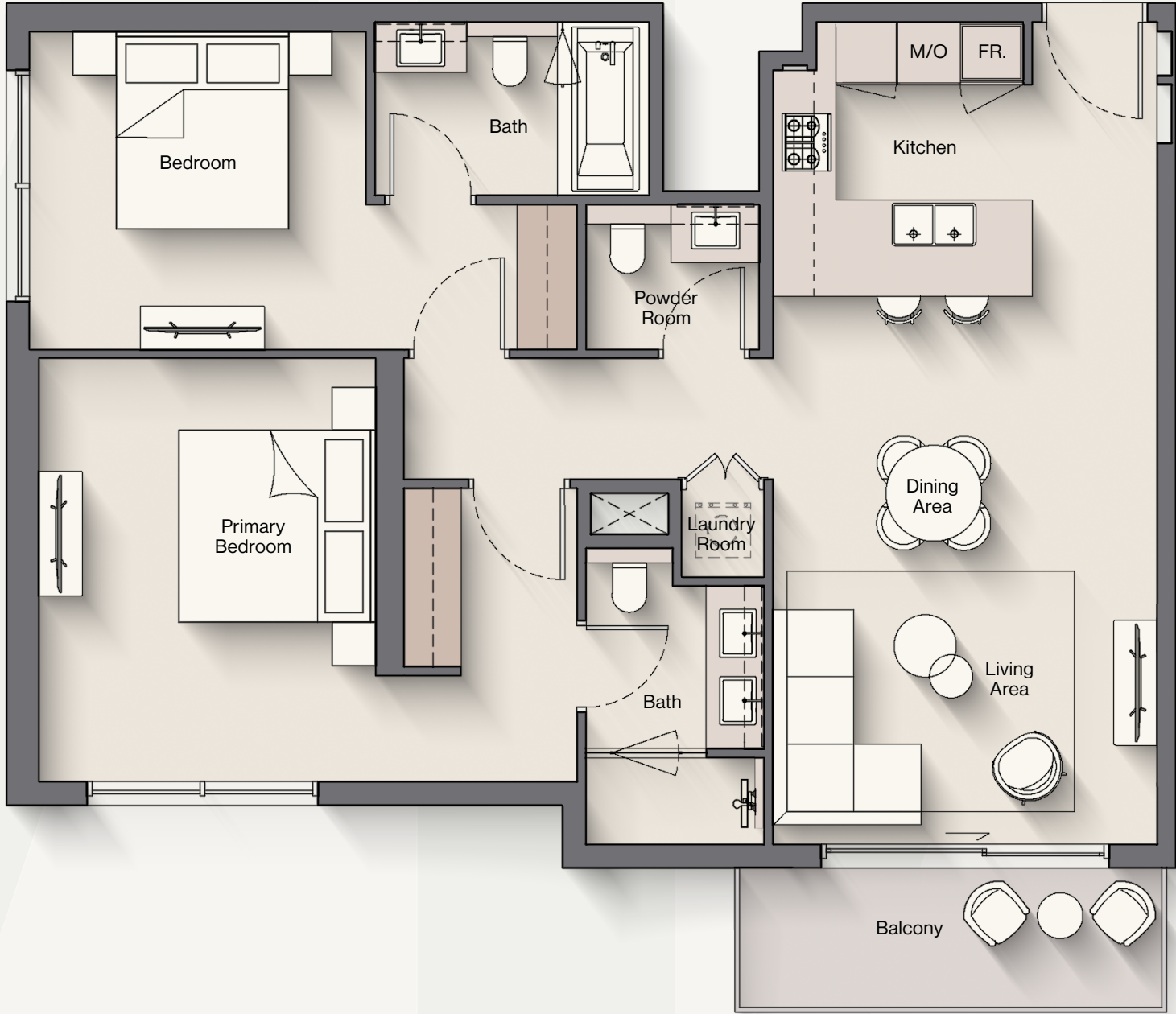
Outdoor Living Area : 77.93 sq. ft.

Total Living Area : 1131.72 sq. ft.



2 - BEDROOM

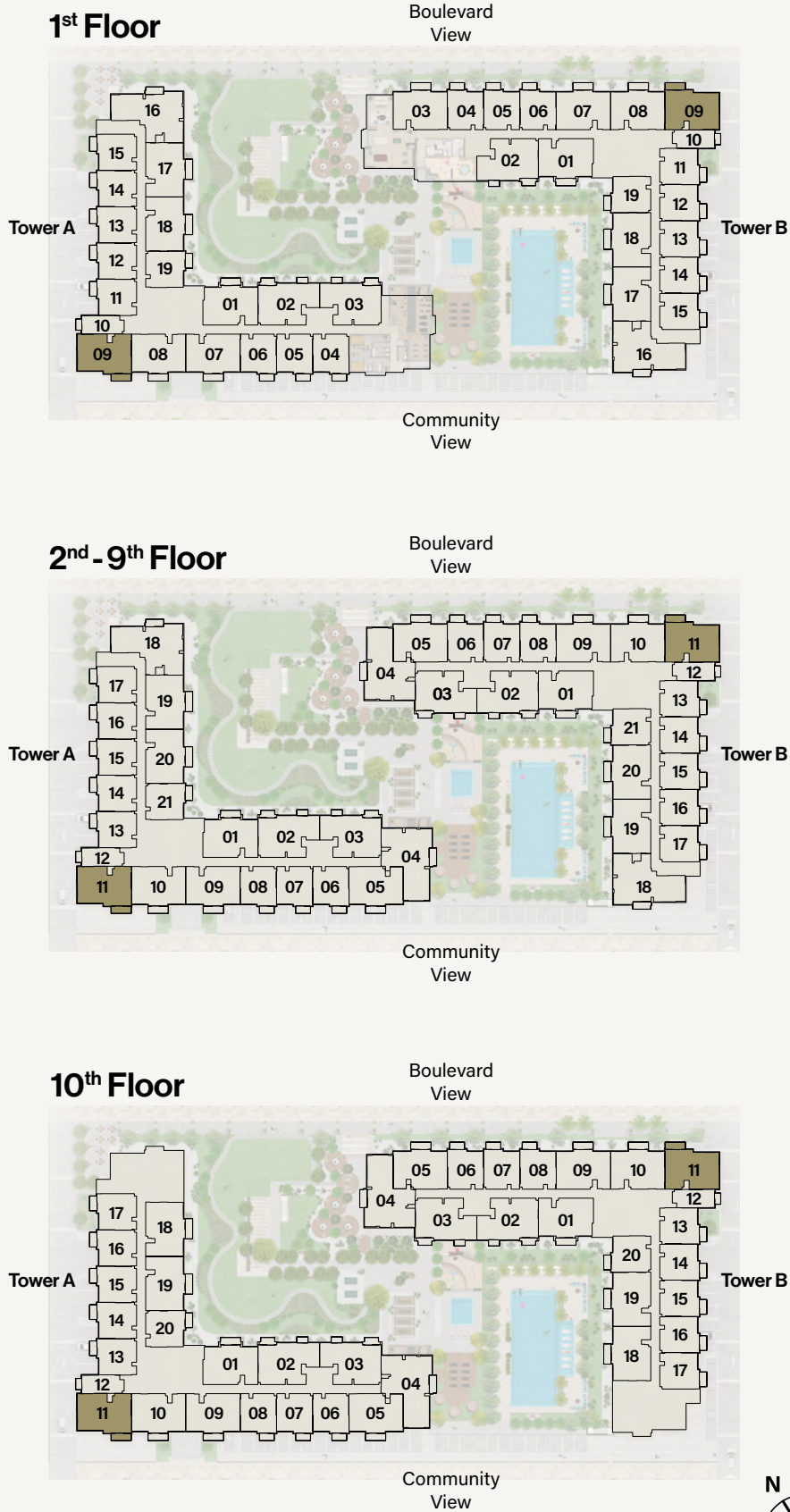
TYPE B



Internal Living Area : **1058.20 sq. ft.**

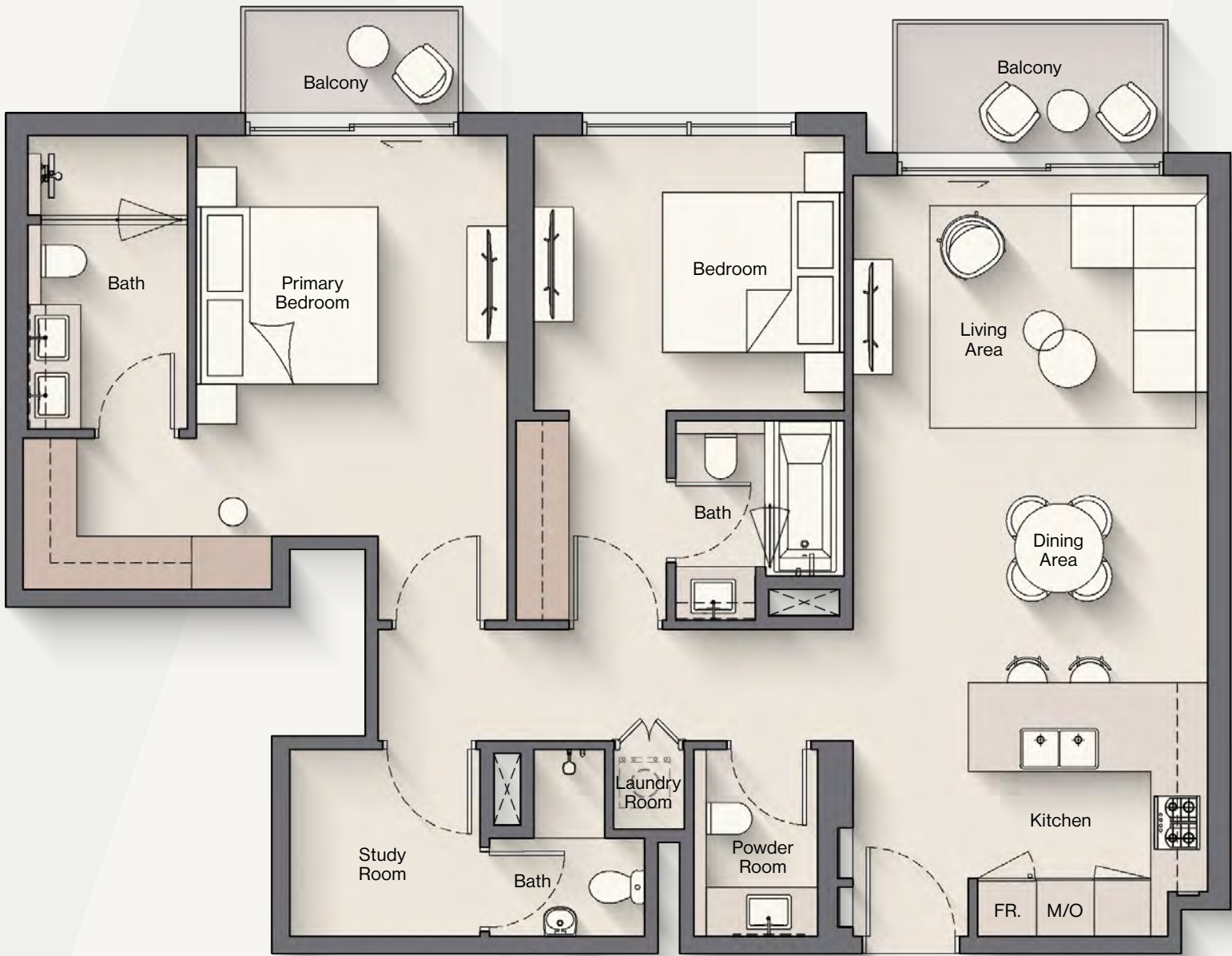
Outdoor Living Area : **77.93 sq. ft.**

Total Living Area : **1136.13 sq. ft.**



2 - BEDROOM + S

TYPE A

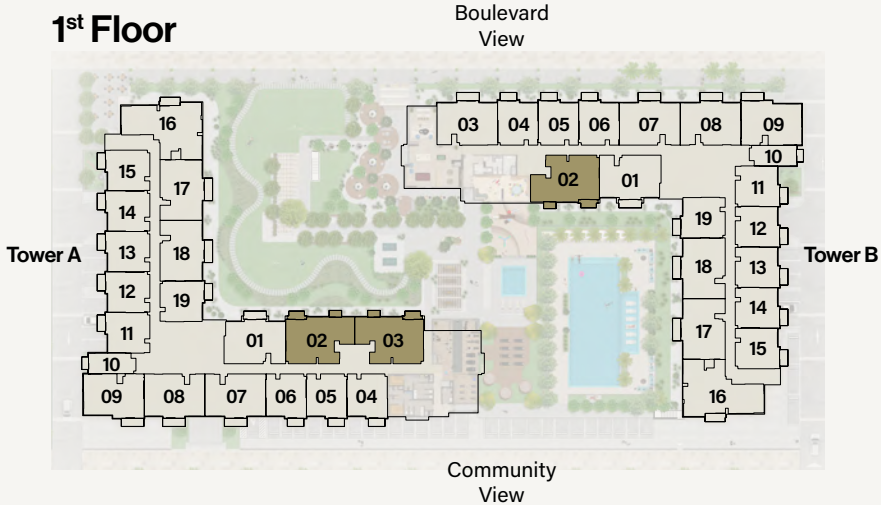


Internal Living Area : **1161.64 sq. ft.**

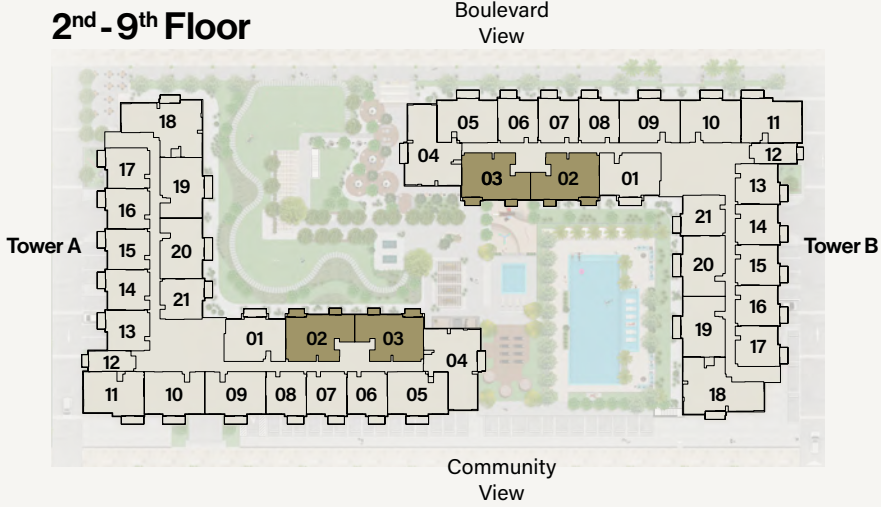
Outdoor Living Area : **95.26 sq. ft.**

Total Living Area : **1256.90 sq. ft.**

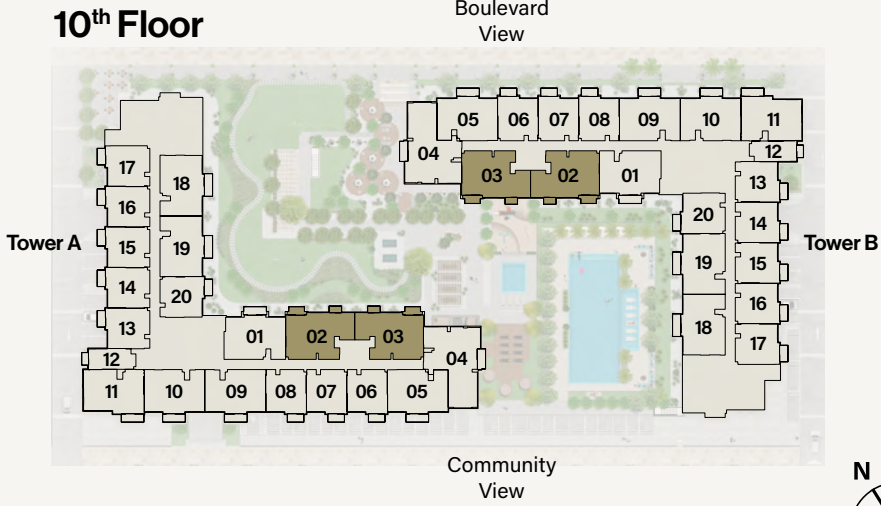
1st Floor



2nd - 9th Floor



10th Floor



3 - BEDROOM

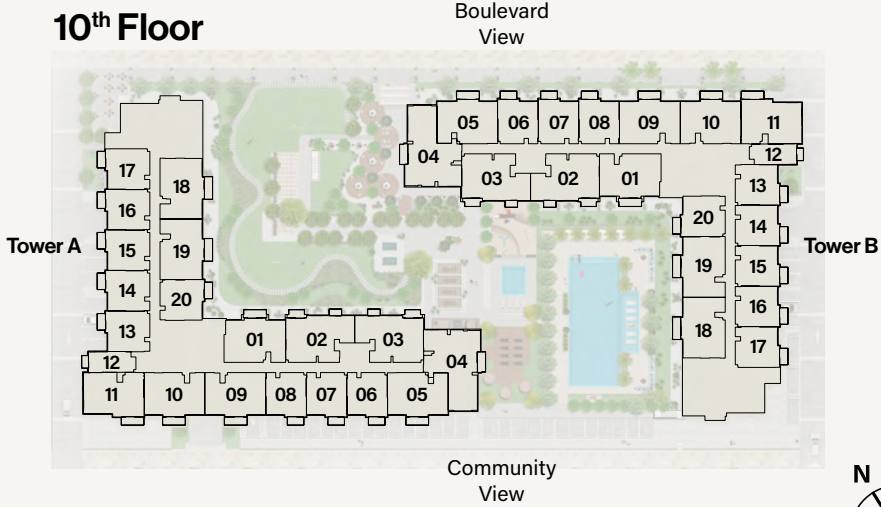
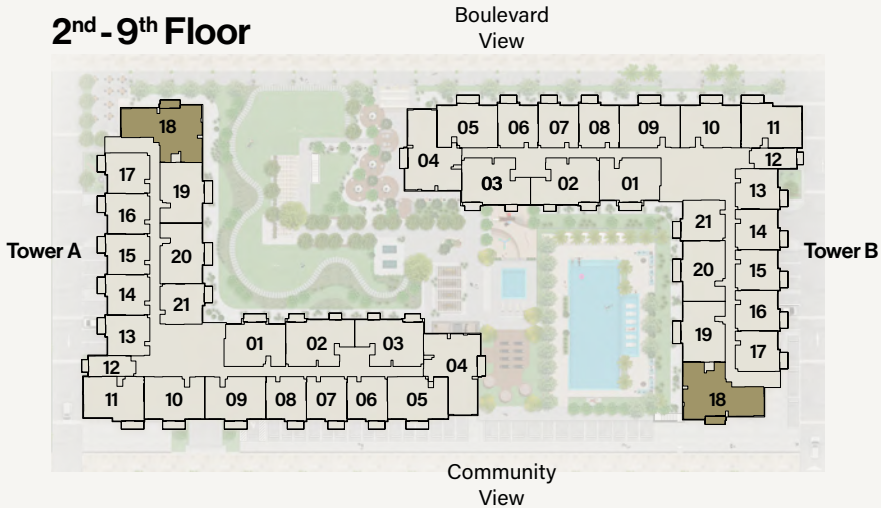
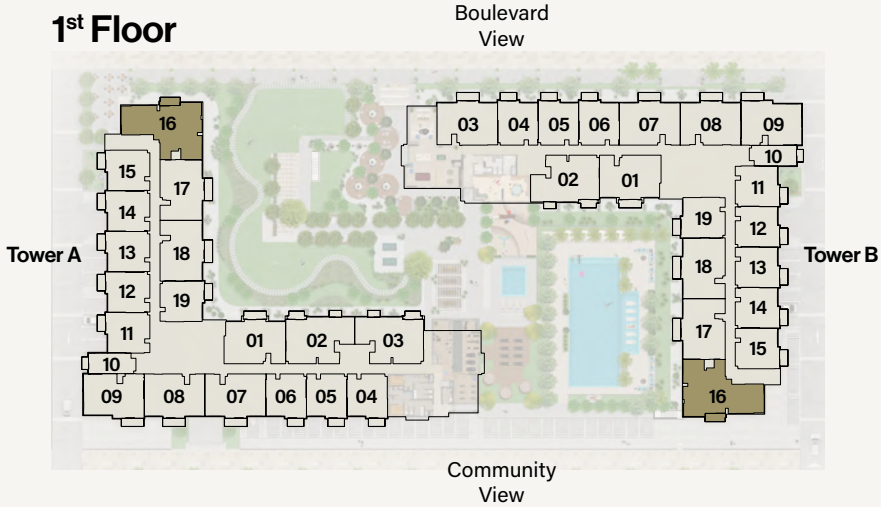
TYPE A



Internal Living Area : 1420.19 sq. ft.

Outdoor Living Area : 70.40 sq. ft.

Total Living Area : 1490.59 sq. ft.



3 - BEDROOM

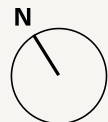
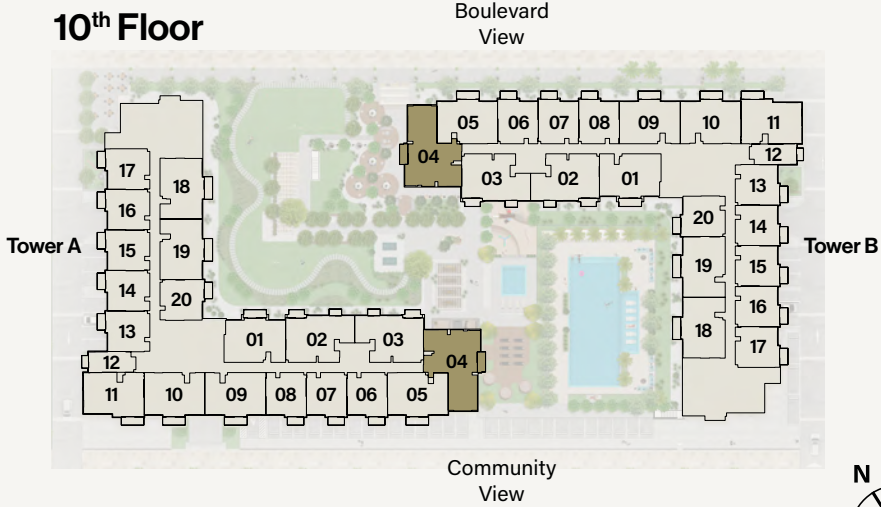
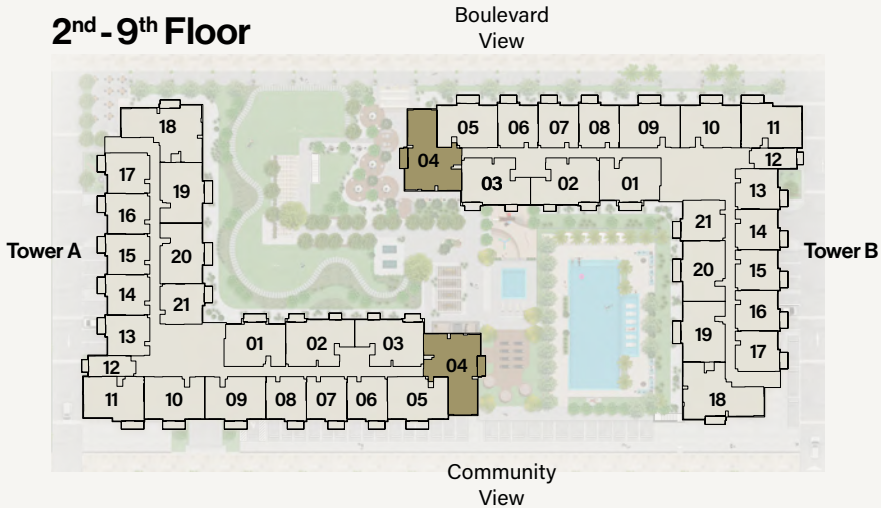
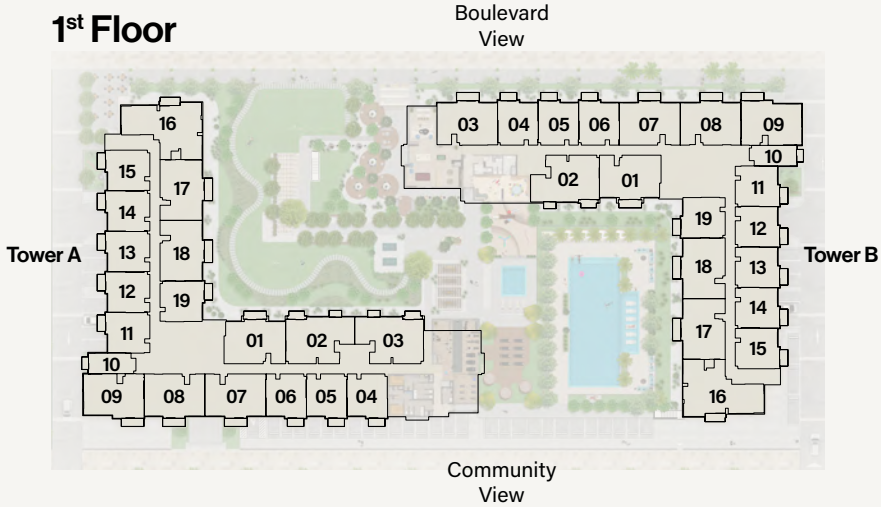
TYPE B



Internal Living Area : 1437.30 sq. ft.

Outdoor Living Area : 70.40 sq. ft.

Total Living Area : 1507.70 sq. ft.





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