

ART BAY

PROJECT BRIEF



HOME IS A WORK OF ART

Set along the banks of the Al Jaddaf Waterfront, Dutco and Ellington Properties' latest residential offering bring a new level of curated lifestyle to the heart of the arts and culture scene in one of Dubai's most exciting new locations.

Art Bay, a lifestyle masterpiece, celebrates the harmony between design and culture, creating a symphony of wellness for its residents with a variety of amenities on offer. Featuring waterfront apartments, including studios, 2 ,1, and 3-bedroom units with views of Dubai Creek.

WELCOME TO A LIFESTYLE MASTERPIECE

A new vision of urban life emerges, where art, culture, and wellness seamlessly integrate into the daily lives of all residents.

DUTCO | ELLINGTON

A JOINT DEDICATION TO EXCELLENCE

In their second collaboration, Dutco and Ellington are consolidating their wealth of experience and expertise to develop their first residential development in Al Jaddaf, Art Bay under the Dutco Ellington brand. By merging Ellington's resident-centric philosophy, meticulous attention to detail, and lifestyle curation with Dutco's renowned real estate proficiency, and top-tier quality. This partnership not only signifies a new chapter of expansion for Ellington but also serves as a testament to Dutco's enduring commitment to delivering the utmost standards in the industry.

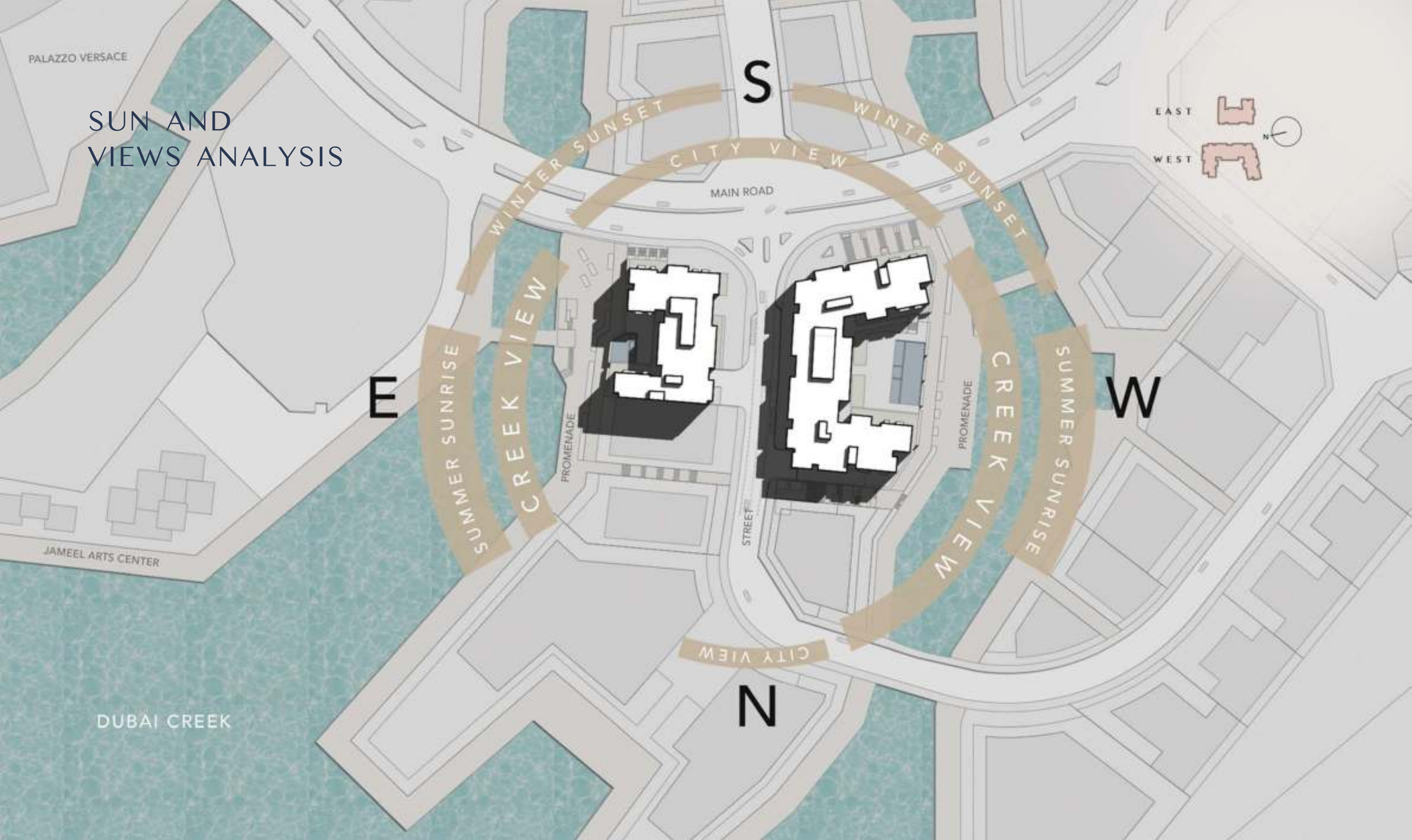
SET ALONG THE BANKS OF
DUBAI CREEK IN AL JADDAF

DRIVING DISTANCES

1 Minute	Al Jaddaf Waterfront Park
2 Minutes	Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Al Jaddaf Metro Station, Palazzo Versace Dubai
4 Minutes	Mohammed Bin Rashid Library
6 Minutes	Dubai Festival City Mall, Dubai International Airport
8 Minutes	Zabeel Stadium, Latifa Women and Children Hospital
11 Minutes	Ras Al Khor Wildlife Sanctuary, Business Bay, Burj Khalifa and Dubai Mall
12 Minutes	Dubai Dolphinarium
13 Minutes	Dubai Creek Golf and Yacht Club , Museum of the Future
15 Minutes	Dubai Creek Harbour
16 Minutes	Dubai International Financial Centre
17 Minutes	Jumeirah Beach
20 Minutes	Mall of the Emirates
27 Minutes	Palm Jumeirah



SUN AND VIEWS ANALYSIS



ACTUAL PROJECT VIEW

ART BAY EAST

ART BAY WEST



View of Jameel Arts Centre and Palazzo Versace



Dubai Culture Village Promenade



View of Dubai Creek

DESIGN ATTRIBUTES

Outdoor comfort

Indoor comfort

Views

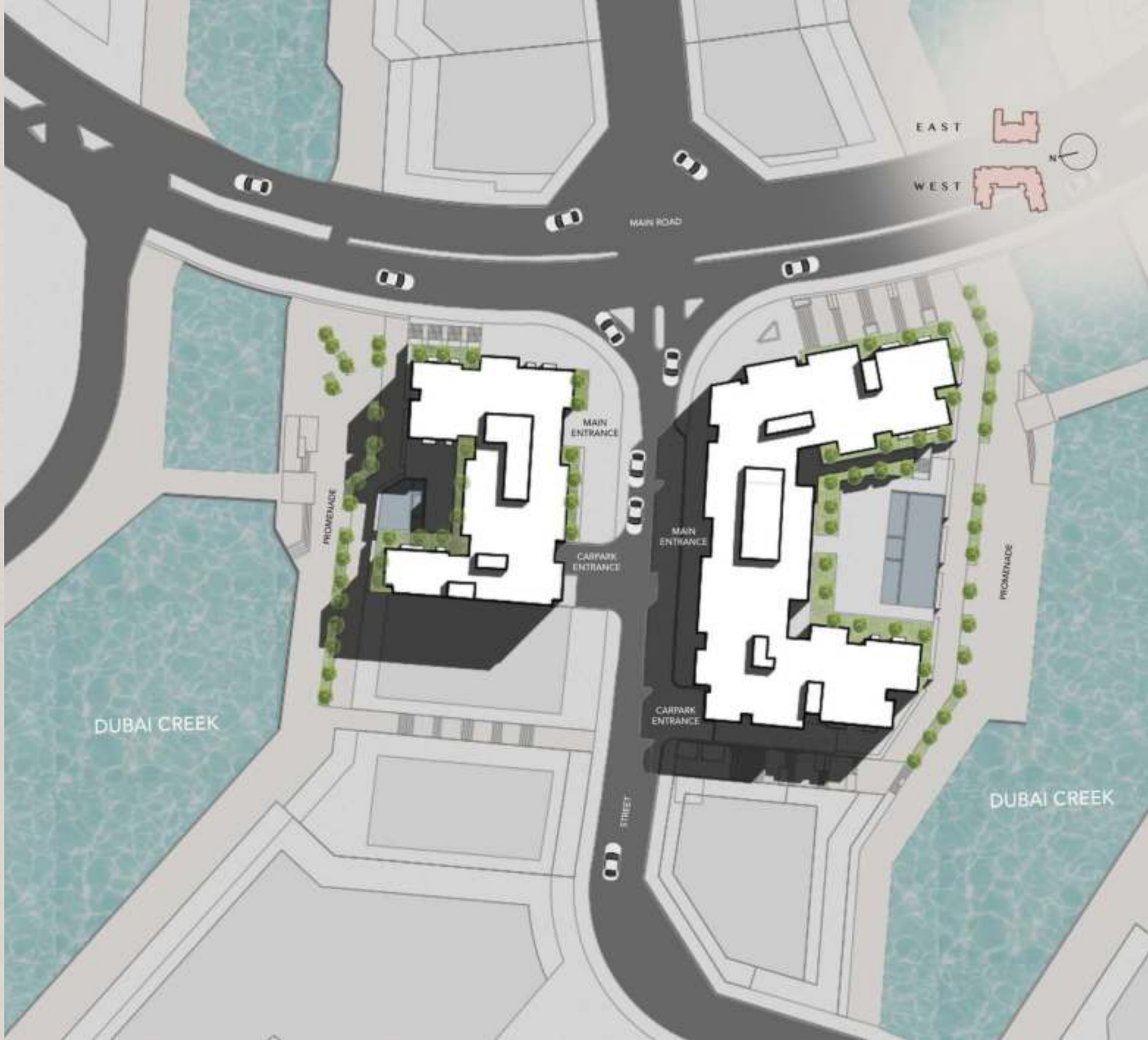
Environment

Healthy lifestyle

Unique experience

Retail experience

Entertainment



ARCHITECTURAL DESIGN SECTIONS



ARCHITECTURAL DESIGN SECTIONS



ART BAY
EAST



ART BAY
WEST



ELEVATORS

East Tower
1 passenger elevator
1 service elevator

West Tower
2 passenger elevators
2 service elevators

ANTICIPATED COMPLETION DATE

Q3 2026

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft.

PARKING

Studio, 1 and 2 beds: 1 parking space
3 beds: 2 parking spaces

OWNERSHIP

Freehold



SIZE RANGE PER UNIT TYPE

EAST TOWER

Studio	From 430 sq. ft
1 Bedroom	From 862 sq. ft to 959 sq. ft
2 Bedrooms	From 1,211 sq. ft to 1,692 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,147 sq. ft

WEST TOWER

Studio	From 485 sq. ft
1 Bedroom	From 847 sq. ft to 1,010 sq. ft
2 Bedrooms	From 1,216 sq. ft to 2,426 sq. ft
3 Bedrooms	From 1,798 sq. ft to 2,459 sq. ft

NUMBER OF UNITS PER TYPE

EAST TOWER

Studio	8 units
1 Bedroom	50 units
2 Bedrooms	32 units
3 Bedrooms	9 units

WEST TOWER

Studio	8 units
1 Bedroom	34 units
2 Bedrooms	90 units
3 Bedrooms	35 units

GROUND &
FIRST FLOOR
AMENITIES

RETAIL

DUBAI CULTURE VILLAGE PROMENADE

Actual View

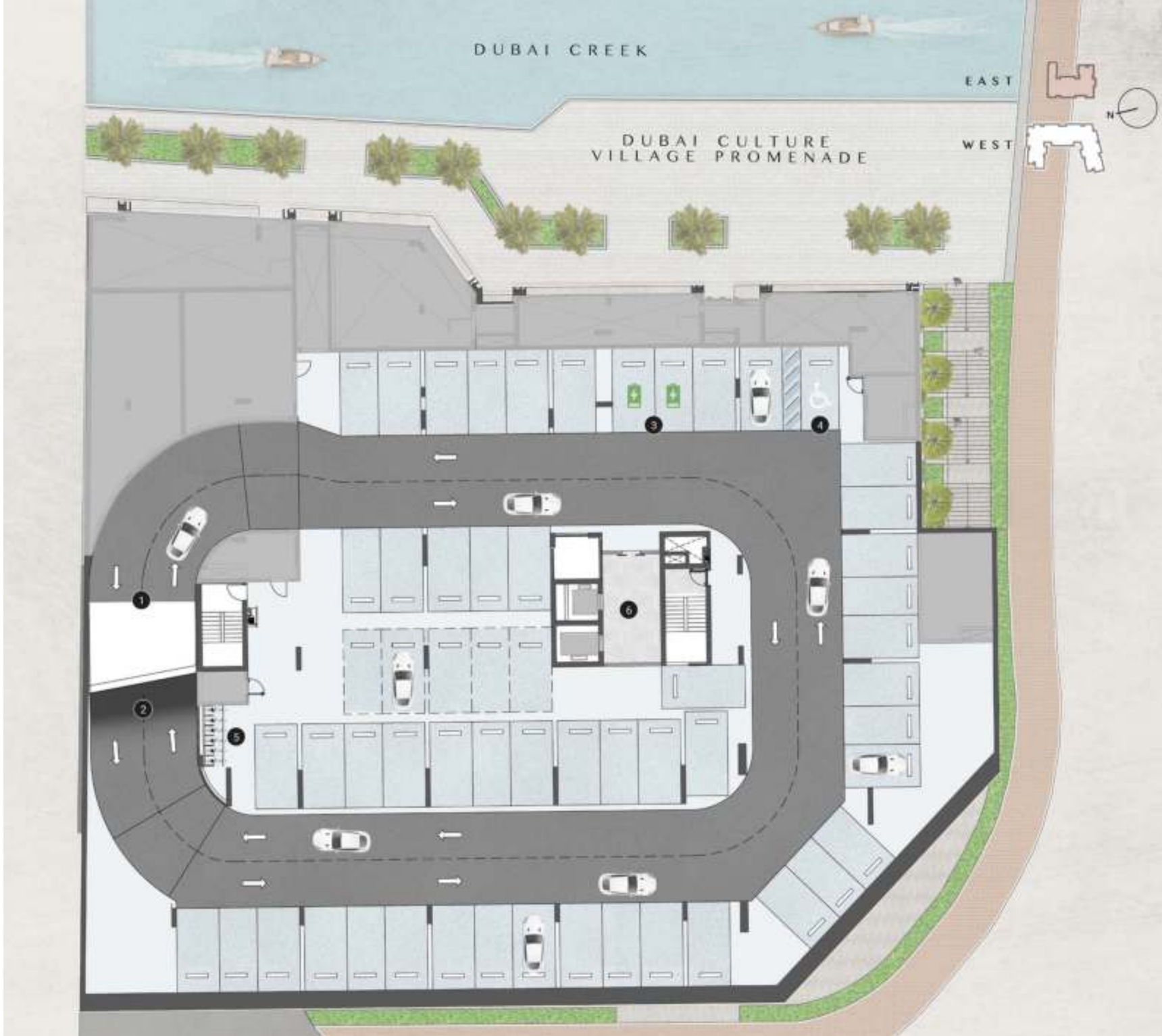
EAST
GROUND FLOOR
AMENITIES PLAN

1. ACCESS TO PARKING LEVELS
2. EV CHARGING STATION
3. PARKING FOR PEOPLE OF DETERMINATION
4. BICYCLE PARKING
5. LIFT LOBBY
6. ACCESS TO PROMENADE



EAST
FIRST FLOOR
AMENITIES PLAN

1. ACCESS TO PARKING LEVELS
2. ACCESS TO GROUND FLOOR PARKING
3. EV CHARGING STATION
4. PARKING FOR PEOPLE OF DETERMINATION
5. BICYCLE PARKING
6. LIFT LOBBY



WEST

GROUND FLOOR

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FIRST FLOOR

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SECOND FLOOR
AMENITIES

LOBBY
ENTRANCE



LOBBY
RECEPTION

LOBBY
LIBRARY

LIFT
LOBBY

CLUB
LOUNGE



THE
THEATRE

FITNESS
STUDIO

HOT YOGA
STUDIO



CHANGE
ROOM



YOUTH HUB

POOL
DECK

THE COURTYARD

EAST
SECOND FLOOR
AMENITIES PLAN

1. LEISURE AND LOUNGE POOL
2. BAJA SHELF
3. SUN LOUNGERS AREA
4. KIDS POOL
5. BARBEQUE DECK
6. CULTURE LOUNGE
7. PANTRY/DINING
8. THE THEATRE
9. FITNESS STUDIO
10. HOT YOGA STUDIO
11. BATHROOM FOR PEOPLE OF DETERMINATION
12. FEMALE WELLNESS CORNER
13. MALE WELLNESS CORNER
14. YOUTH HUB
15. LIFT LOBBY
16. LOBBY LOUNGE
17. LOBBY RECEPTION
18. LOBBY ENTRANCE
19. MAIN ENTRANCE
20. MOVE-IN TRUCK ZONE
21. VEHICLE ENTRANCE/EXIT
22. ACCESS TO PARKING LEVELS



WEST

SECOND FLOOR

AMENITIES PLAN

1. LEISURE AND LOUNGE POOL
2. BAJA SHELF
3. SUN LOUNGERS AREA
4. CABANAS
5. OUTDOOR SHOWER
6. COURTYARD
7. KIDS POOL
8. BARBEQUE DECK
9. OUTDOOR KIDS PLAY AREA
10. OUTDOOR TERRACE
11. ACCESS TO COURTYARD
12. LIFT LOBBY
13. CULTURE LOUNGE
14. THE THEATRE
15. GAMES CORNER
16. YOUTH HUB
17. MULTIPURPOSE TABLE
18. LOBBY LOUNGE
19. LOBBY RECEPTION
20. LOBBY ENTRANCE
21. MAIN ENTRANCE
22. FITNESS STUDIO
23. HOT YOGA STUDIO
24. OUTDOOR FITNESS AREA
25. MALE WELLNESS CORNER
26. FEMALE WELLNESS CORNER
27. PARKING FOR PEOPLE OF DETERMINATION
28. SERVICE LIFT
29. MOVE-IN TRUCK ZONE
30. VEHICLE ENTRANCE/EXIT
31. ACCESS TO PARKING LEVELS



ART CLUB
AMENITIES



ART CLUB

Day View

ART CLUB

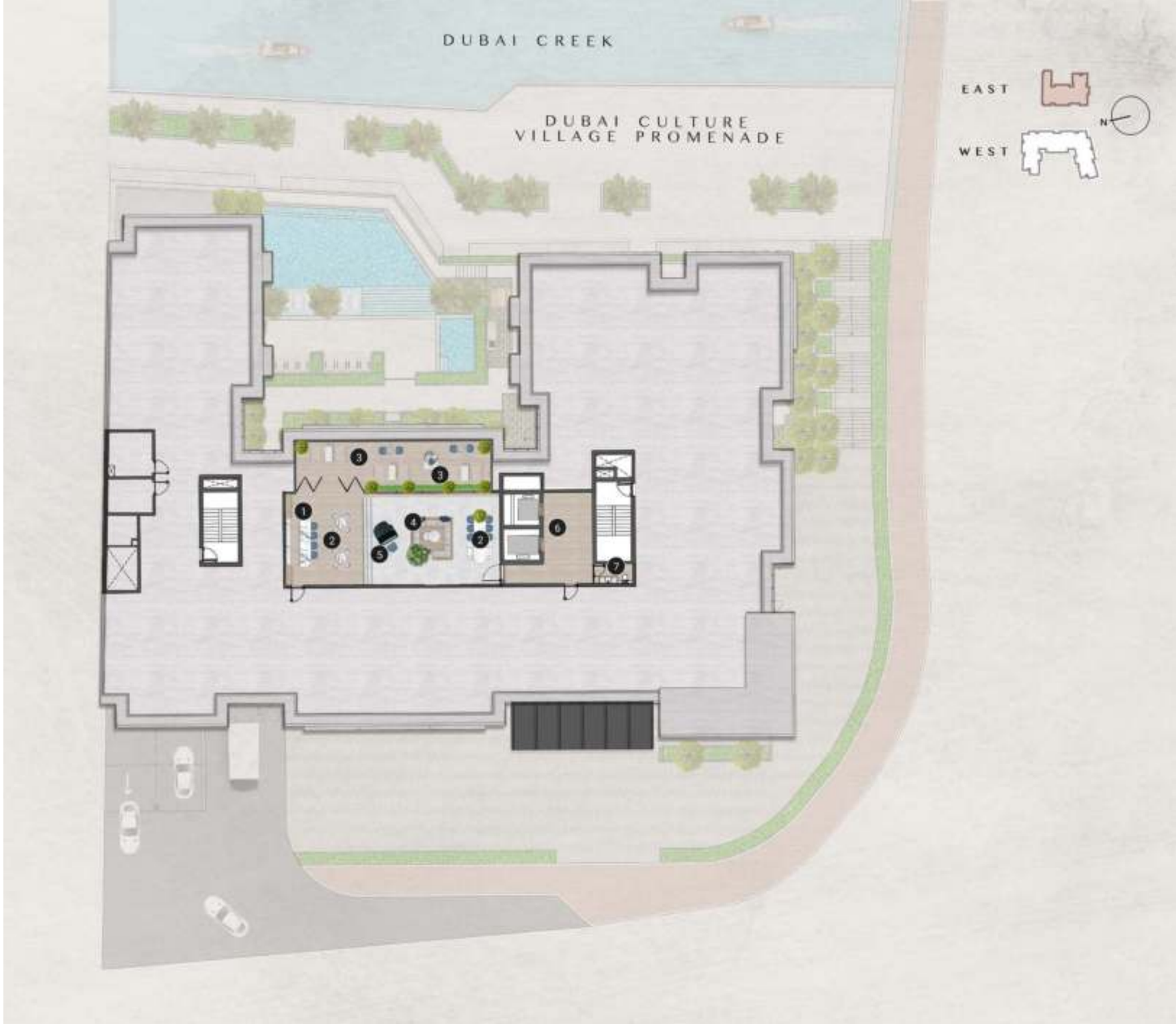
Night View

EAST

ART CLUB

AMENITIES PLAN

1. ROOFTOP BAR
2. WORKSHOP CORNER
3. OUTDOOR LOUNGE & VIEWING DECK
4. SUNKEN SEATING
5. ARTS & PERFORMANCES STAGE
6. LIFT LOBBY
7. WASHROOM



WEST

ART CLUB

AMENITIES PLAN

1. ROOFTOP BAR
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APARTMENTS



LIVING
& DINING

TYPICAL
KITCHEN

3 BEDROOM
KITCHEN



BEDROOMS





GLASS BOX

Applicable to 2 and 3-bedroom corner units

BATHROOMS



GUEST
WASHROOM



POWDER
ROOM

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