

THE QUAYSIDE

BY ELLINGTON

PROJECT BRIEF

A TRANQUIL OASIS
AMIDST THE URBAN
PULSE OF DUBAI

DRIVING DISTANCES

05
MINUTES
Business Bay Metro Station

11
MINUTES
Dubai Mall / Burj Khalifa

12
MINUTES
Museum of the Future

14
MINUTES
City Walk

15
MINUTES
Meydan Golf Course

16
MINUTES
Dubai International Financial Centre

16
MINUTES
Mall of the Emirates

17
MINUTES
Dubai Design District

18
MINUTES
Dubai International Airport

20
MINUTES
La Mer Beach

20
MINUTES
Burj Al Arab

22
MINUTES
Palm Jumeirah

The World Islands
Burj Al Arab
Palm Jumeirah
Jumeirah Beach
La Mer
City Walk
Dubai International Financial Center
Museum of Future
Dubai Frame
Dubai International Ariport
Dubai Festival City Mall
Burj Khalifa
Dubai Mall
JW Marriott Marquis Hotel
Safa Park
Habtoor City
Dubai Water Canal
THE QUAYSIDE
BY ELLINGTON
Dubai Design District
Ras Khor Wildlife Sactuary
Mohammed Bin Rashid City
The Track Meydan Golf
Meydan Racecourse
Mall of Emirates
Dubai Hills Mall
Dubai Hills Golf Club



THE QUAYSIDE

BY ELLINGTON

Inspired by its peerless location overlooking Dubai's iconic skyline and the shimmering, ever-changing waterways, driven by chic contemporary design and crafted to enable life lived in style, The Quayside by Ellington Properties is an architectural expression of modern excellence. Located in the heart of Business Bay, relaxation and tranquillity can be uncovered amidst the pulse of Dubai's most dynamic neighbourhood. With an array of luxuriously designed residences, breathtakingly communal spaces and resort-style amenities designed to elicit relaxation, interconnectivity and joy. The Quayside matches a sensory journey with the utmost in liveability.

BUILDING CONFIGURATION

ELEVATORS

3 passenger elevators

1 service elevator

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

ANTICIPATED COMPLETION DATE

Q1 2026

PARKING

Studio, 1 and 2 bedrooms: 1 car parking space

3 bedrooms: 2 car parking spaces

OWNERSHIP

Freehold

RESIDENTIAL FLOORS

PODIUM FLOORS

GROUND FLOOR



SIZE RANGE PER UNIT TYPE

STUDIO
From 542 sq. ft

1 BEDROOM
From 758 sq. ft to 986 sq. ft

2 BEDROOM + MAIDS
From 1,420 sq. ft to 1,567 sq. ft

3 BEDROOM
From 1,420 sq. ft to 1,567 sq. ft

5 BEDROOM PENTOUSE
From 10,004 sq. ft

NUMBER OF UNITS PER TYPE

Studio = 15 units
1 bedroom = 46 units
2 bedroom + maids = 42 units
3 bedrooms = 14 units
Penthouse = 1 unit

PRICE RANGE PER UNIT TYPE

STUDIO
From 1,315,828

1 BEDROOM
From 1,787,828

2 BEDROOM + MAIDS
From 3,299,828

3 BEDROOM
From 4,226,828





DAY VIEW

ACTUAL RESIDENTIAL DEVELOPMENT

NIGHT VIEW

ACTUAL RESIDENTIAL DEVELOPMENT

AMENITIES PLAN

GROUND FLOOR PLAN



1. Main Entrance
2. Lobby Entrance
3. Lobby Reception
4. Lobby Lounge
5. Library Wall
6. Communal Table
7. Lift Lobby
8. Access to Lift and Lobby
9. Move-in Truck Zone
10. Vehicle Entrance/Exit
11. Outdoor Seating Areas

FIRST
FLOOR PLAN

1. Leisure & Lounge Pool
2. Cascading Waterfall
3. Net Seating by the Pool
4. Pool Sun Loungers
5. Baja Shelf
6. Cabanas
7. Kids Pool
8. Outdoor Kids Play Area
9. Indoor Kids Play Area
10. Kids Bathroom
11. Male Spa Room
12. Female Spa Room
13. Zen Room
14. Fitness Studio
15. Clubhouse
16. Kitchenette
17. Outdoor Lounge Terrace
18. Outdoor Dining Area
19. Pizza Oven and Barbeque Area
20. Lift Lobby



LOBBY

BOARDWALK ACCESS

EV CHARGING STATION + BICYCLE

POOL DECK

POOL LOUNGERS

KIDS POOL

FITNESS STUDIO



CLUBHOUSE

SPA ROOMS

ZEN ROOM





PIZZA OVEN + BARBEQUE AREA

LIVING AREA





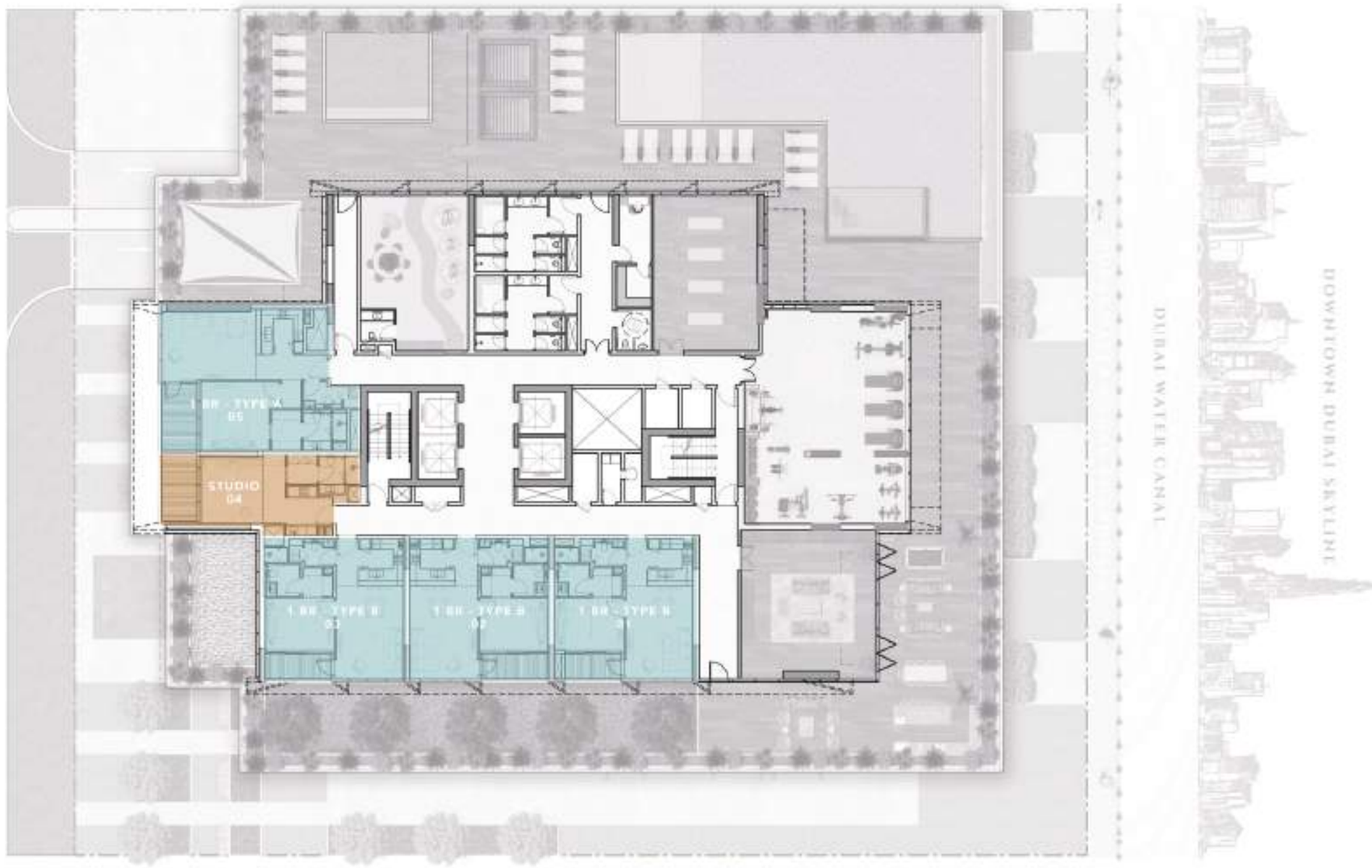
KITCHEN





FLOOR PLANS

1ST FLOOR TYPICAL PLAN



1ST FLOOR TYPICAL PLAN

STUDIO APARTMENTS

1 BEDROOM APARTMENTS

N

2ND - 15TH FLOOR TYPICAL PLAN



2ND-15TH FLOOR TYPICAL PLAN

STUDIO APARTMENTS

1 BEDROOM APARTMENTS

2 BEDROOM APARTMENTS

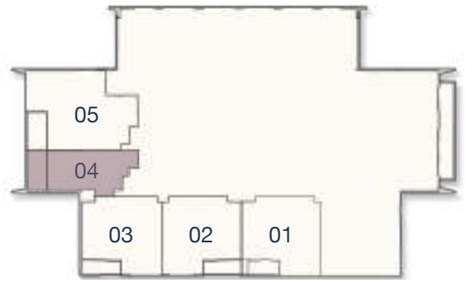
3 BEDROOM APARTMENTS

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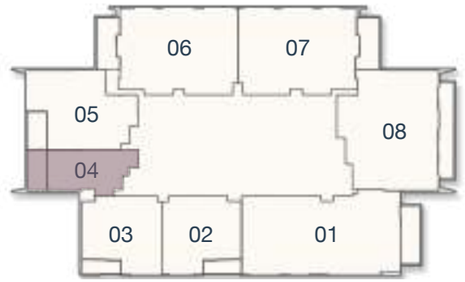
STUDIO



1ST FLOOR



2ND - 15TH FLOOR



Internal Living Area	Outdoor Living Area	Total Living Area
438.52 sq.ft.	103.55 sq.ft.	542.07 sq.ft.

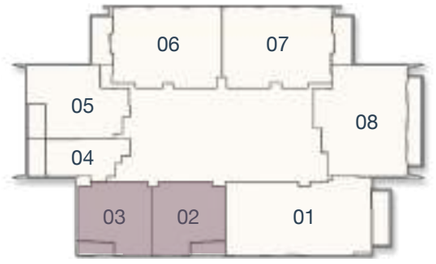
1 BEDROOM TYPE A



1ST FLOOR



2ND - 15TH FLOOR

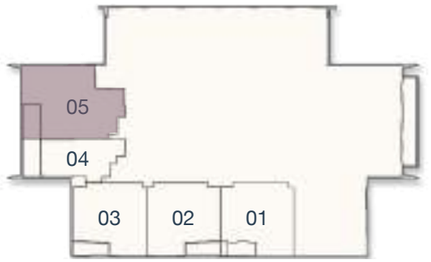


Internal Living Area	Outdoor Living Area	Total Living Area
700.30 sq.ft.	68.46 sq.ft.	768.76 sq.ft.

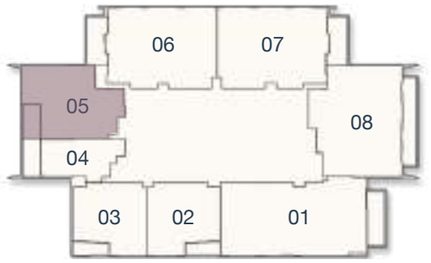
1 BEDROOM TYPE B



1ST FLOOR



2ND - 15TH FLOOR

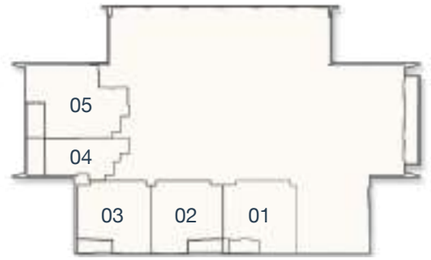


Internal Living Area	Outdoor Living Area	Total Living Area
893.19 sq.ft.	92.89 sq.ft.	986.08 sq.ft.

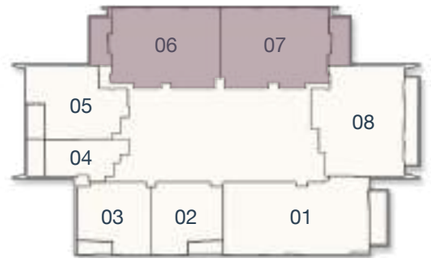
2 BEDROOM TYPE A



1ST FLOOR



2ND - 15TH FLOOR

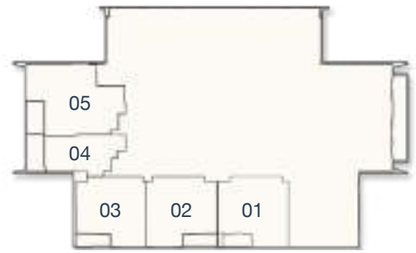


Internal Living Area	Outdoor Living Area	Total Living Area
1280.47 sq.ft.	139.93 sq.ft.	1420.41 sq.ft.

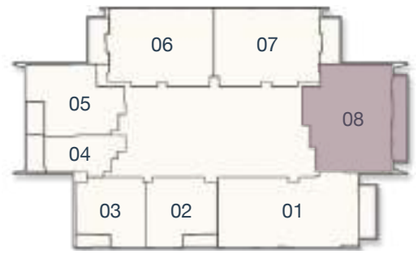
2 BEDROOM TYPE B



1ST FLOOR



2ND - 15TH FLOOR

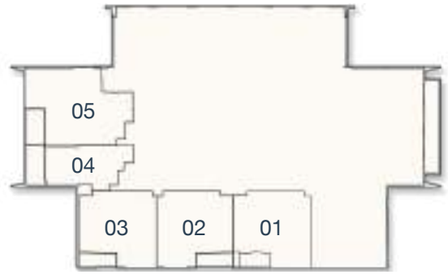


Internal Living Area	Outdoor Living Area	Total Living Area
1382.19 sq.ft.	185.68 sq.ft.	1567.87 sq.ft.

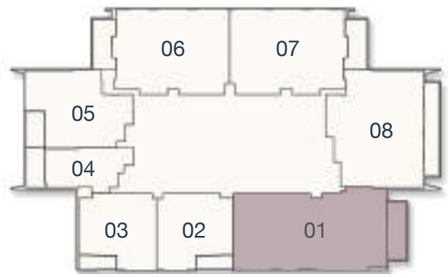
3 BEDROOM TYPE A



1ST FLOOR



2ND - 15TH FLOOR



Internal Living Area	Outdoor Living Area	Total Living Area
1595.21 sq.ft.	144.02 sq.ft.	1739.23 sq.ft.

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