WINDSOR
HOUSE

PROJECT BRIEF



DESIGN-LED LIVING IN DUBAI SOUTH

At Ellington, we believe a home is more than just a place, it’s a reflection of who you are. For years, we’ve shaped design-led communities that elevate everyday living, places that inspire, endure, and feel deeply personal. With every new development, we continue to reimagine what it means to live beautifully in Dubai.

Now, we bring this vision to a new destination on the rise, Dubai South, a district defined by movement, promise, and purpose. Poised at the city’s evolving edge, it’s where open skies meet open possibilities, where connectivity and community come together to shape a new way of life..

Our newest residential project is thoughtfully crafted for individuals and families seeking more, more meaning, more connection, more soul in the everyday.

NOT JUST A PLACE TO LIVE, BUT A PLACE TO BECOME

A dynamic destination where possibility meets purpose, and the future unfolds with grace. Windsor House is envisioned for those who seek meaning in every moment, a sanctuary where connection flows, creativity thrives, and quiet growth takes root.

Here, life is not just lived, it is beautifully composed. A place to begin your story, and to belong to something more. Framed by thoughtful design and surrounded by open space, Windsor House invites you into a rhythm of living that feels both intentional and effortless. Where mornings are calm, evenings are golden, and every corner holds a sense of home. It's a setting for your most authentic life, woven with care, rooted in warmth, and elevated by purpose.



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
PALM JUMEIRAH
BURJ AL ARAB
DUBAI MARINA
DUBAI PARKS AND RESORTS
(E11) SHEIKH ZAYED ROAD
JEBEL ALI FREE ZONE
JUMEIRAH ISLANDS
AL BARSHA
(E11) SHEIKH ZAYED ROAD
ETIHAD RAIL DUBAI STATION
JUMEIRAH VILLAGE CIRCLE
AL BARSHA SOUTH
(E311) SHEIKH MOHAMMED BIN ZAYED ROAD
EXPO CITY
JUMEIRAH GOLF ESTATES
DUBAI INVESTMENT PARK
(E311) SHEIKH MOHAMMED BIN ZAYED ROAD
BUSINESS PARK
COMMERCIAL DISTRICT
LOGISTICS DISTRICT
AL MAKTOUM INTERNATIONAL AIRPORT
WINDSOR HOUSE
THE SUSTAINABLE CITY
GLOBAL VILLAGE
(E611) EMIRATES ROAD
RESIDENTIAL DISTRICT
GOLF DISTRICT
AVIATION DISTRICT
(E611) EMIRATES ROAD
AL QUDRA

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.

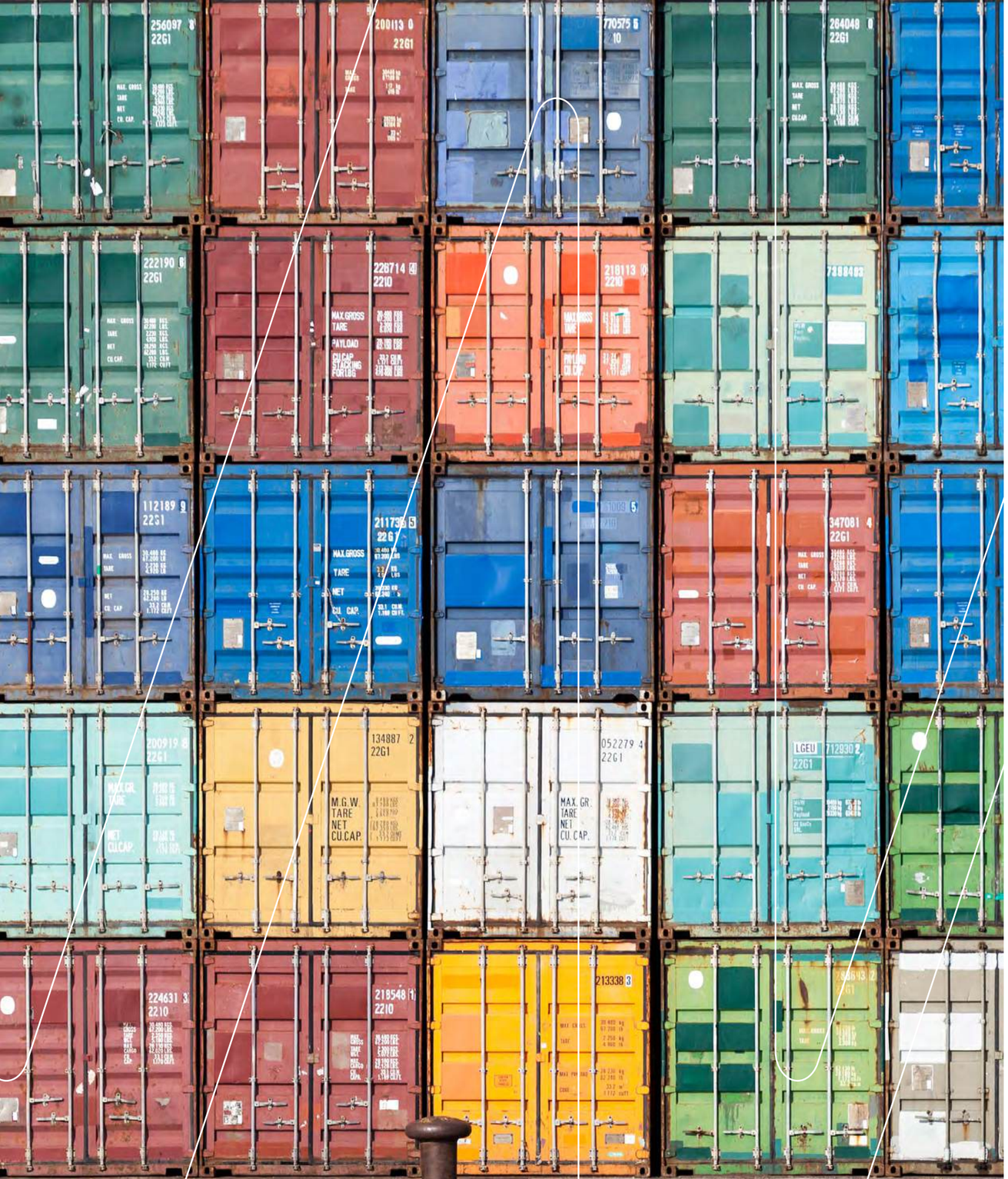
At its core, Al Maktoum International Airport is undergoing a **US$35 billion expansion** to become the world's largest airport, **with five parallel runways**, over **400 aircraft gates**, and a planned capacity of up to **260 million passengers annually**.

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



CLICK HERE FOR THE LOCATION MAP

DRIVING DISTANCES

10 MINUTES



AL MAKTOUM INTERNATIONAL AIRPORT

16 MINUTES



ETIHAD RAIL STATION DUBAI

16 MINUTES



EXPO CITY

17 MINUTES



MBR AEROSPACE HUB

19 MINUTES



JAFZA GATE

20 MINUTES



DP WORLD TERMINAL

20 MINUTES



IBN BATTUTA MALL

23 MINUTES



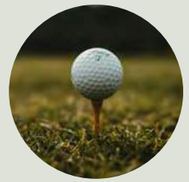
MINA JEBEL ALI

23 MINUTES



DUBAI PARKS AND RESORTS

27 MINUTES



JUMEIRAH GOLF ESTATE

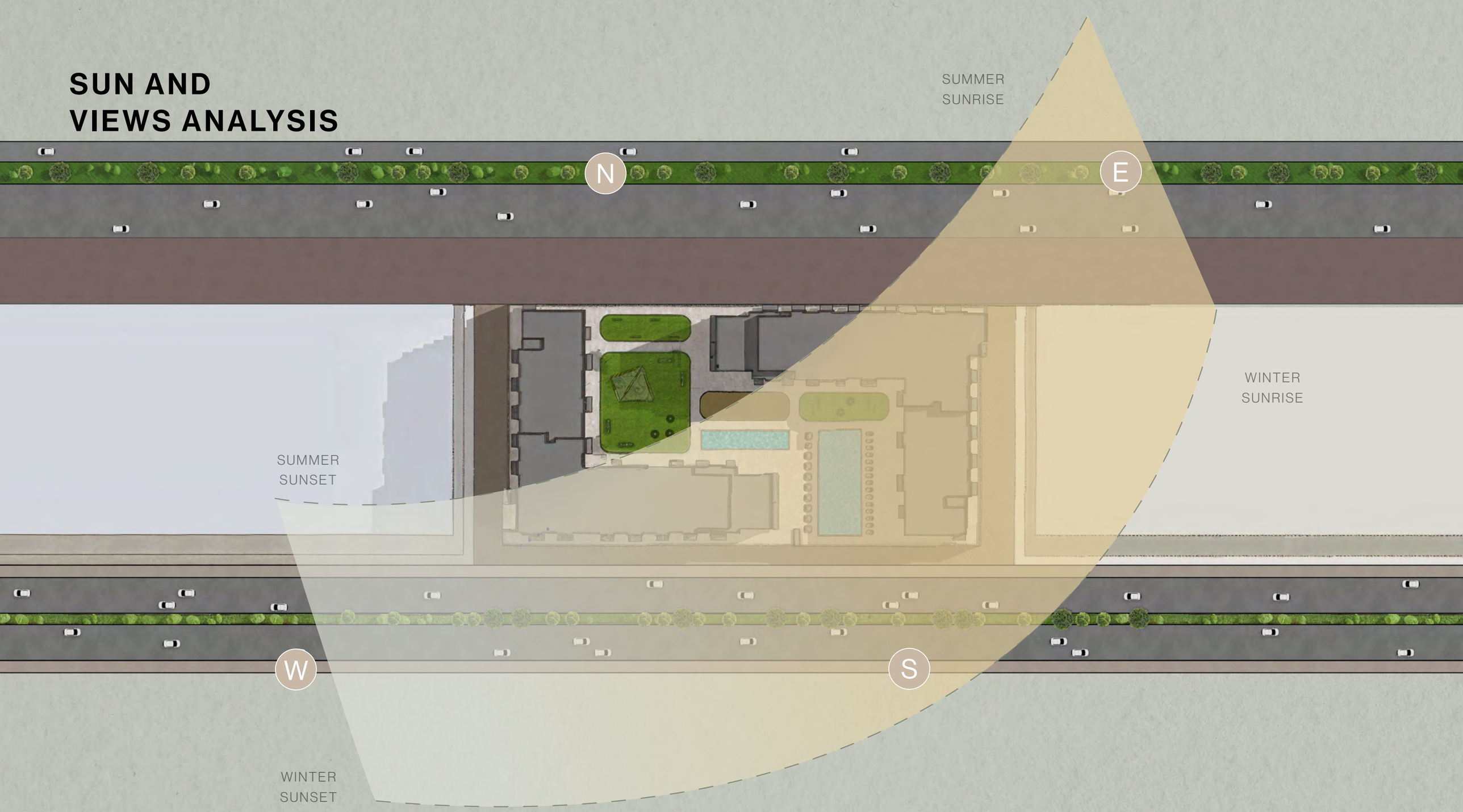
31 MINUTES



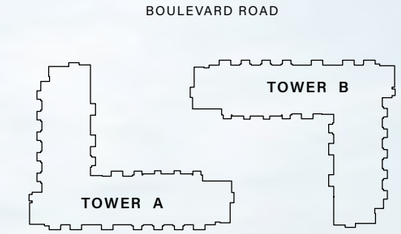
PALM JEBEL ALI


ELLINGTON

SUN AND VIEWS ANALYSIS



ARCHITECTURAL SECTIONS






ELLINGTON
PROPERTIES

BUILDING CONFIGURATION

ELEVATORS

Tower A:
2 passenger elevators
1 service elevator

Tower B:
2 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE

Q3 2028

PARKING

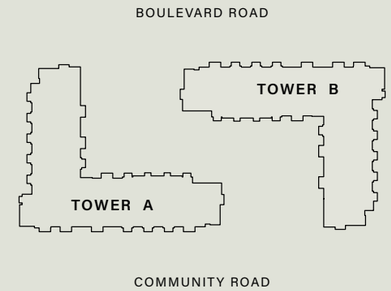
Studios, 1 and 2 bedrooms	: 1 parking space
3 bedrooms	: 2 parking spaces

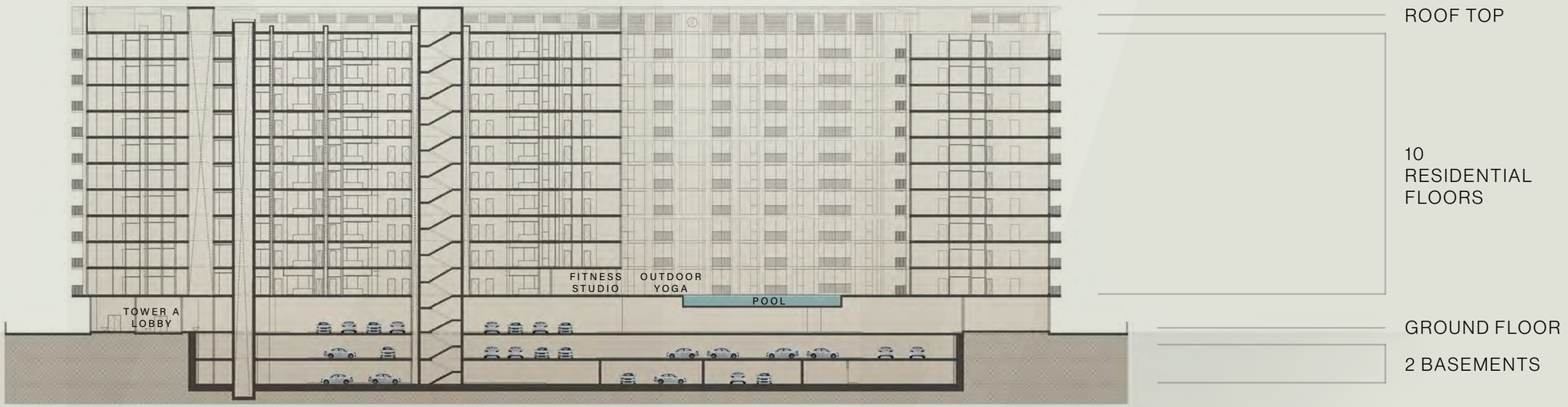
OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft.






SUPERMARKET

UNIT TYPES AND SIZES

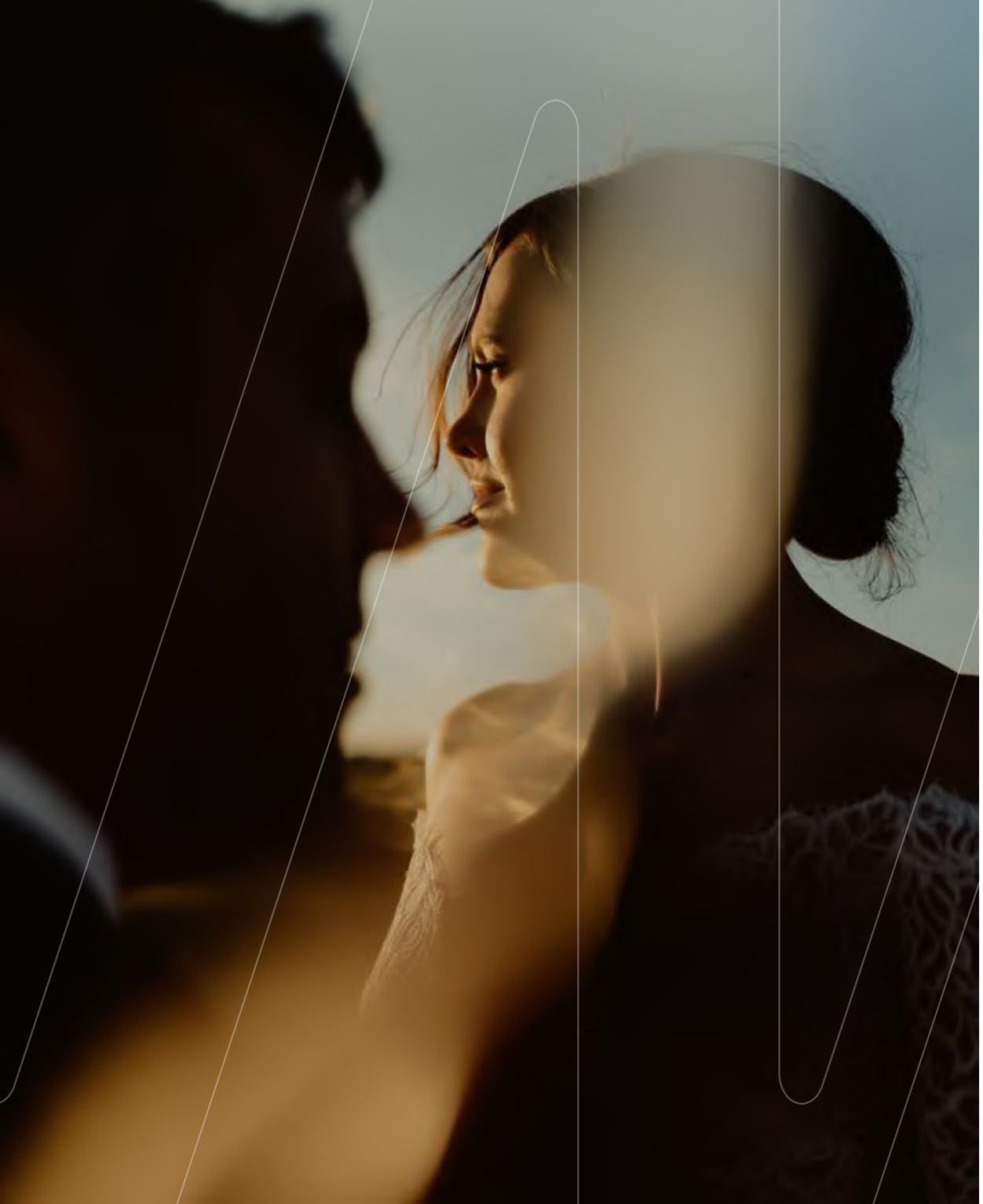
TOWER A

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 1,142 sq. ft
2 Bedroom Apartment + S	20 units	From 1,256 sq. ft to 1,260 sq. ft
3 Bedroom Apartment	18 units	From 1,489 sq. ft to 1,507 sq. ft
Retail	5 units	From 799 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 1,142 sq. ft
2 Bedroom Apartment + S	19 units	From 1,256 sq. ft to 1,259 sq. ft
3 Bedroom Apartment	18 units	From 1,489 sq. ft to 1,507 sq. ft
Retail	5 units	From 759 sq. ft to 1,690 sq. ft
Total Units	212 units	





GROUND FLOOR AMENITIES

The ground floor has been thoughtfully designed to enhance daily life and foster a vibrant, community-centric environment. Anchoring the space are 10 retail units, curated not only to serve the needs of residents, but also to welcome and support the broader neighborhood, creating a dynamic lifestyle hub beyond the development itself.

Each of the twin towers is graced with its own dedicated lobby, ensuring a seamless and welcoming arrival experience for residents and guests alike.

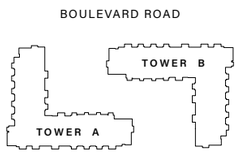
For convenience and wellbeing, Windsor House also features a dedicated dog park, providing a safe and joyful space for pets and their owners, along with an independent car wash bay, delivering added practicality for urban living. Acknowledging the importance of active, eco-friendly mobility, the development encourages cycling with ample provisions for bicycle use and storage.

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

N

BOULEVARD ROAD

TOWER B

TOWER A

COMMUNITY ROAD



FIRST FLOOR AMENITIES

The first floor amenities brings residents together through a harmonious blend of leisure, nature, and shared spaces.

At its heart lies a clubhouse that extends seamlessly onto a generous outdoor terrace, perfect for relaxed seating, social gatherings, or quiet reflection under open skies. Surrounding this are tree-lined pathways and landscaped walkways, creating a serene setting where nature weaves into everyday moments.

Residents can enjoy both active and tranquil pursuits, whether cooling off in the adult pool, watching little ones splash in the dedicated kids' pool, or spending quality time in the family lawn area, complete with outdoor games and seating zones. At Windsor House, nature is not simply a backdrop, it is integrated into the living experience, creating a peaceful yet vibrant environment where community flourishes.

POOL DECK

CLUB LOUNGE

GAMES AREA

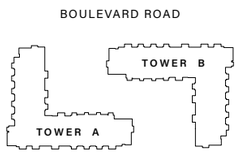


FITNESS STUDIO

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

Windsor House presents a refined selection of studio, one-, two-, and three-bedroom apartments, each designed to support a lifestyle of comfort, connection, and contemporary living.

These residences offer thoughtfully planned layouts, ideal for individuals, young professionals, and families alike. Every home is designed with an emphasis on flow, natural light, and practicality, making daily living seamless and enjoyable.

With its strategic location in Dubai South, residents benefit from proximity to key transport links, schools, parks, and the future Al Maktoum International Airport, all within a master-planned community designed for the future of Dubai.

LIVING AND DINING

KITCHEN



BEDROOM

BATHROOM

POWDER ROOM





FLOOR PLANS

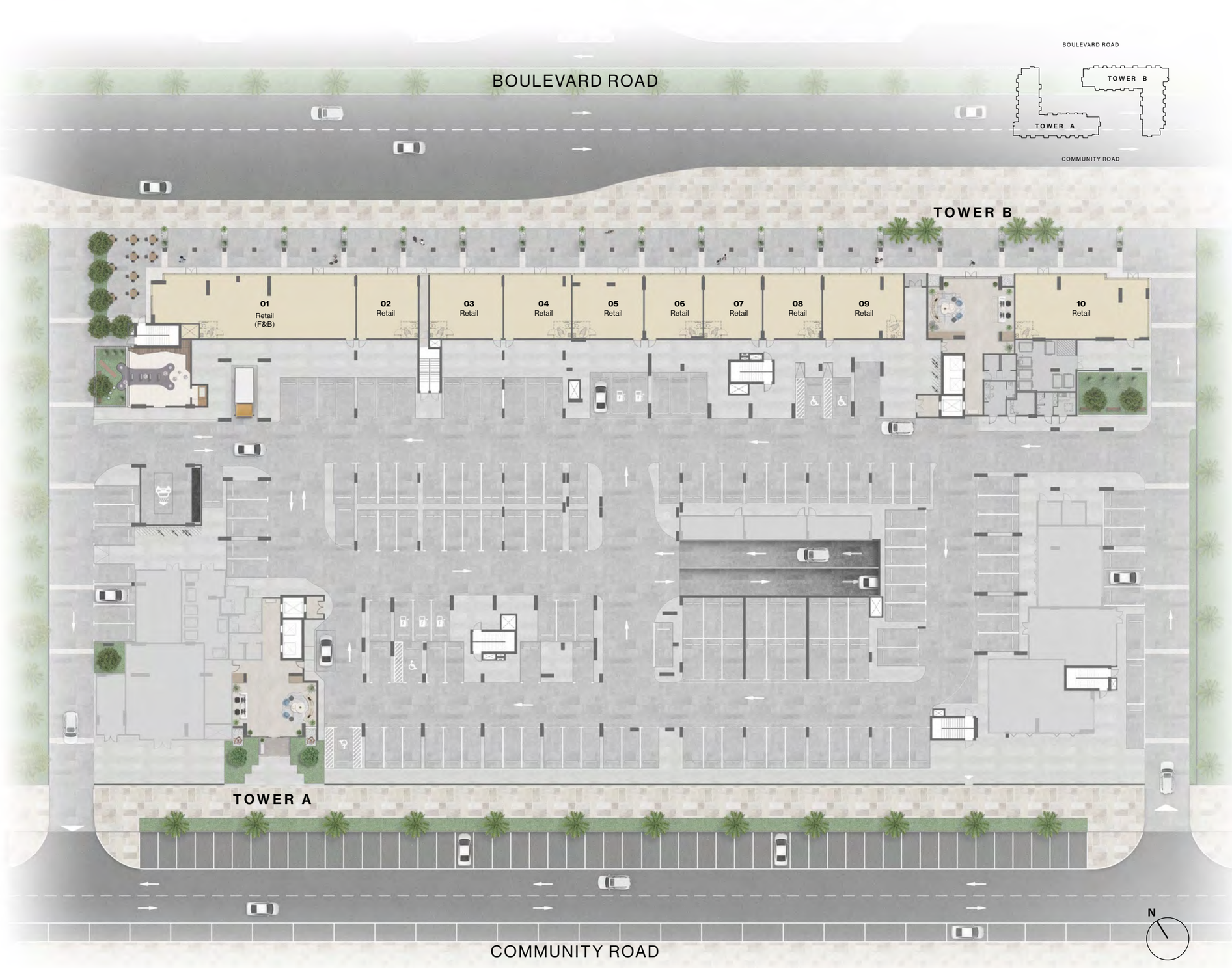
Every floor plan at Windsor House reflects the development's commitment to connected living, with smart spatial planning and elegant design that aligns with the vibrant, forward-thinking spirit of Dubai South.

Across both towers, the residences include a considered mix of studio, one-, two-, and three-bedroom apartments, each thoughtfully crafted to suit a variety of lifestyles. Whether you're seeking a refined space for independent living or a spacious home for a growing family, each layout is designed to enhance daily life through seamless flow, abundant natural light, and functional elegance.

With select two-bedroom options featuring dedicated study areas, Windsor House also caters to the evolving needs of remote work and flexible living. Complementing the residential offering, ground-floor retail spaces further integrate convenience and community into the fabric of everyday life.

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



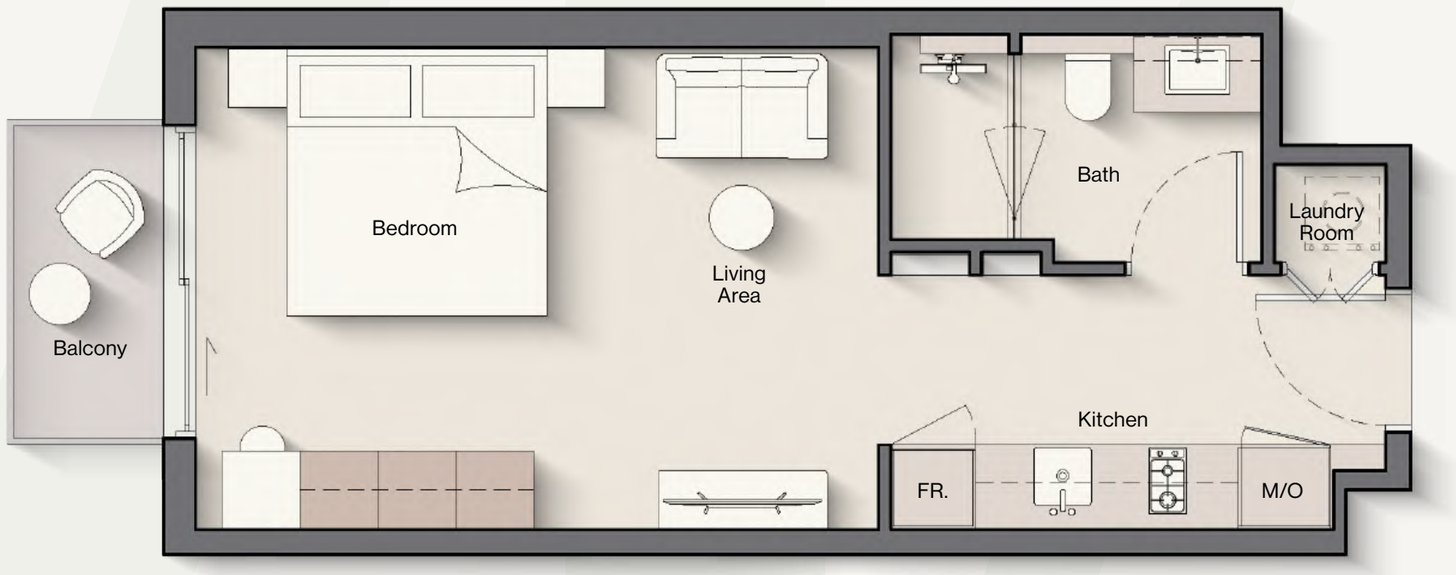
10TH FLOOR TYPICAL PLAN

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



STUDIO

TYPE A

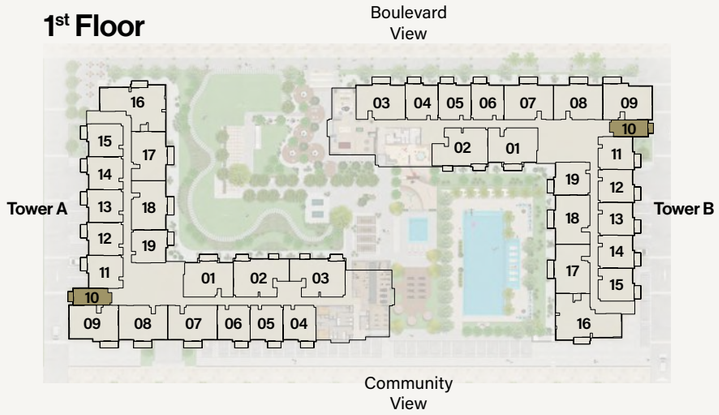


Internal Living Area : **396.54 sq. ft.**

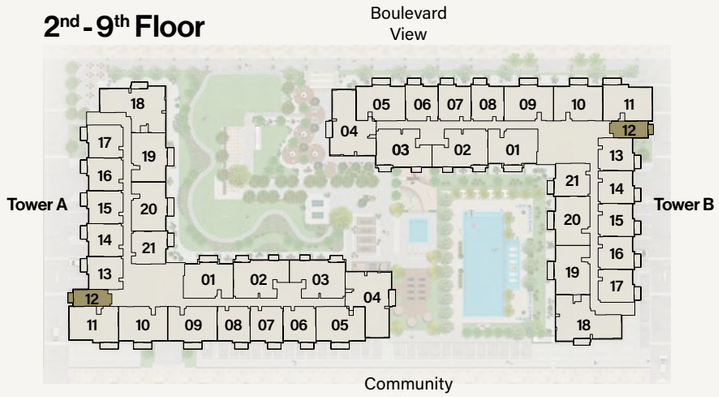
Outdoor Living Area : **35.31 sq. ft.**

Total Living Area : **431.85 sq. ft.**

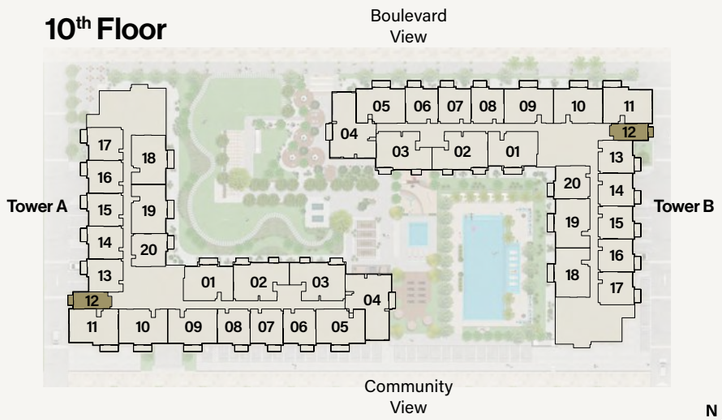
1st Floor



2nd - 9th Floor



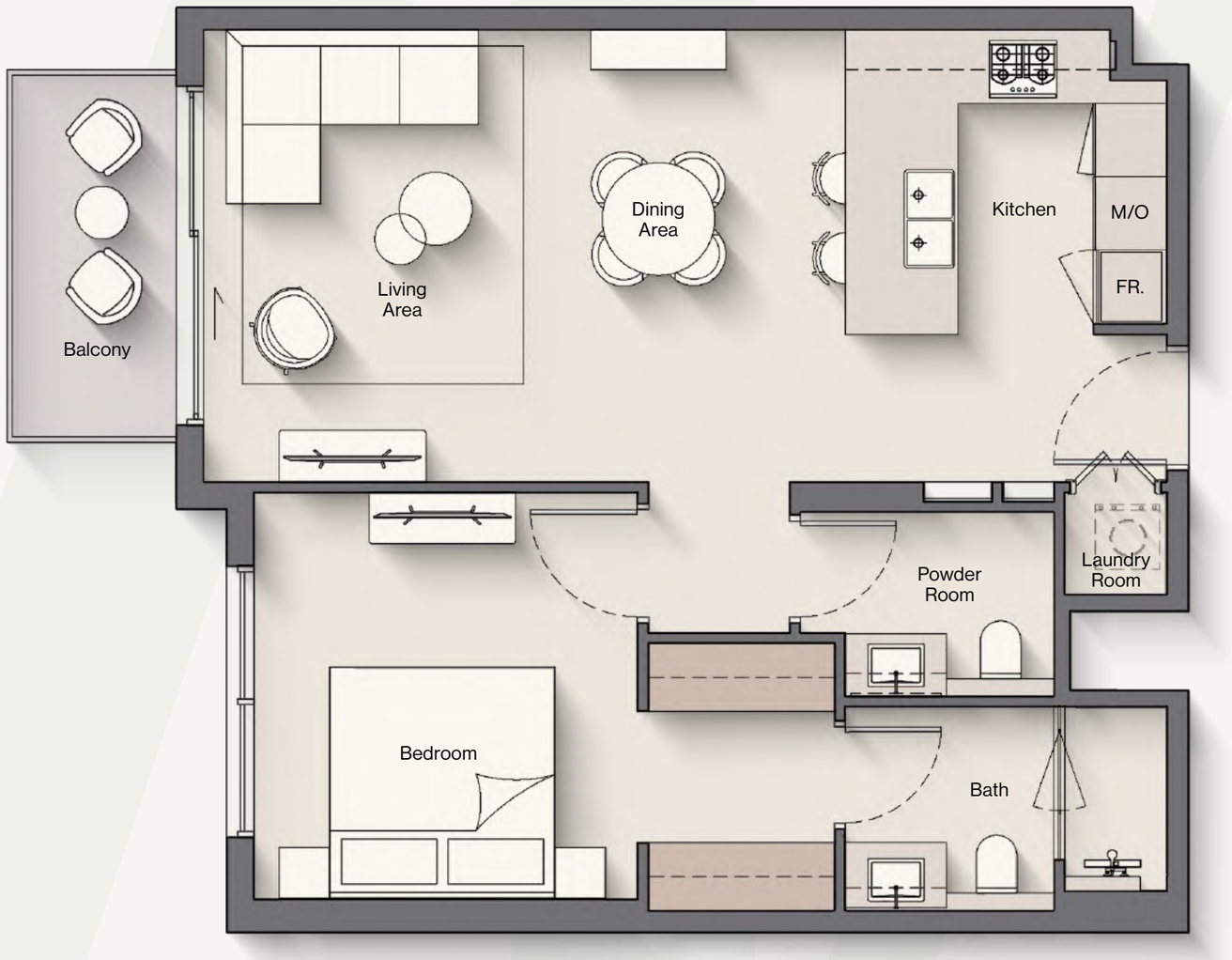
10th Floor



N

1 - BEDROOM

TYPE A

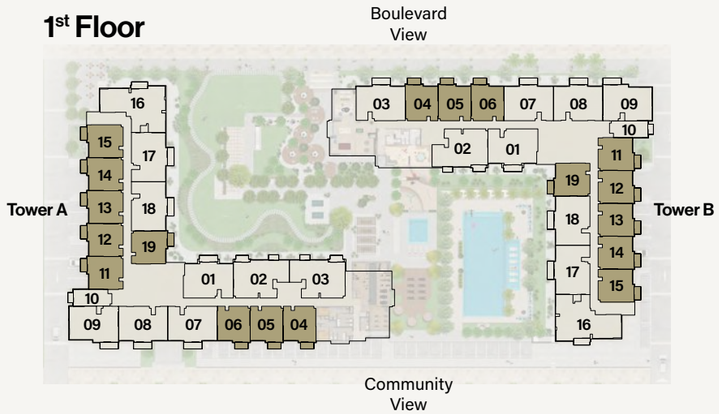


Internal Living Area : **723.33 sq. ft.**

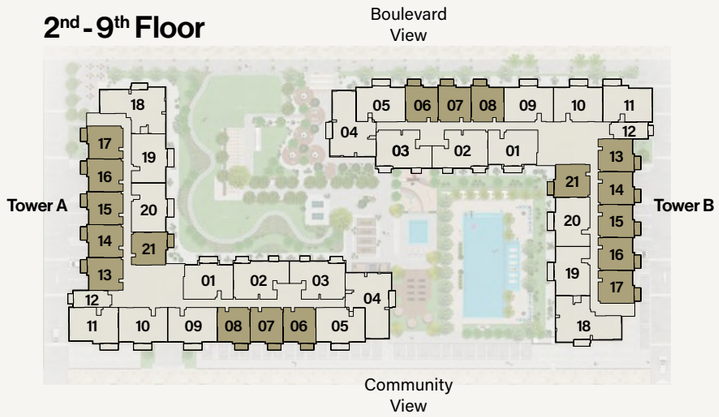
Outdoor Living Area : **57.26 sq. ft.**

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

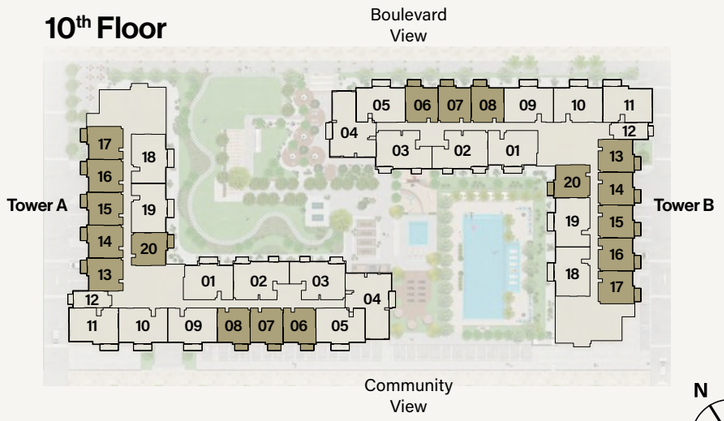
1st Floor



2nd - 9th Floor



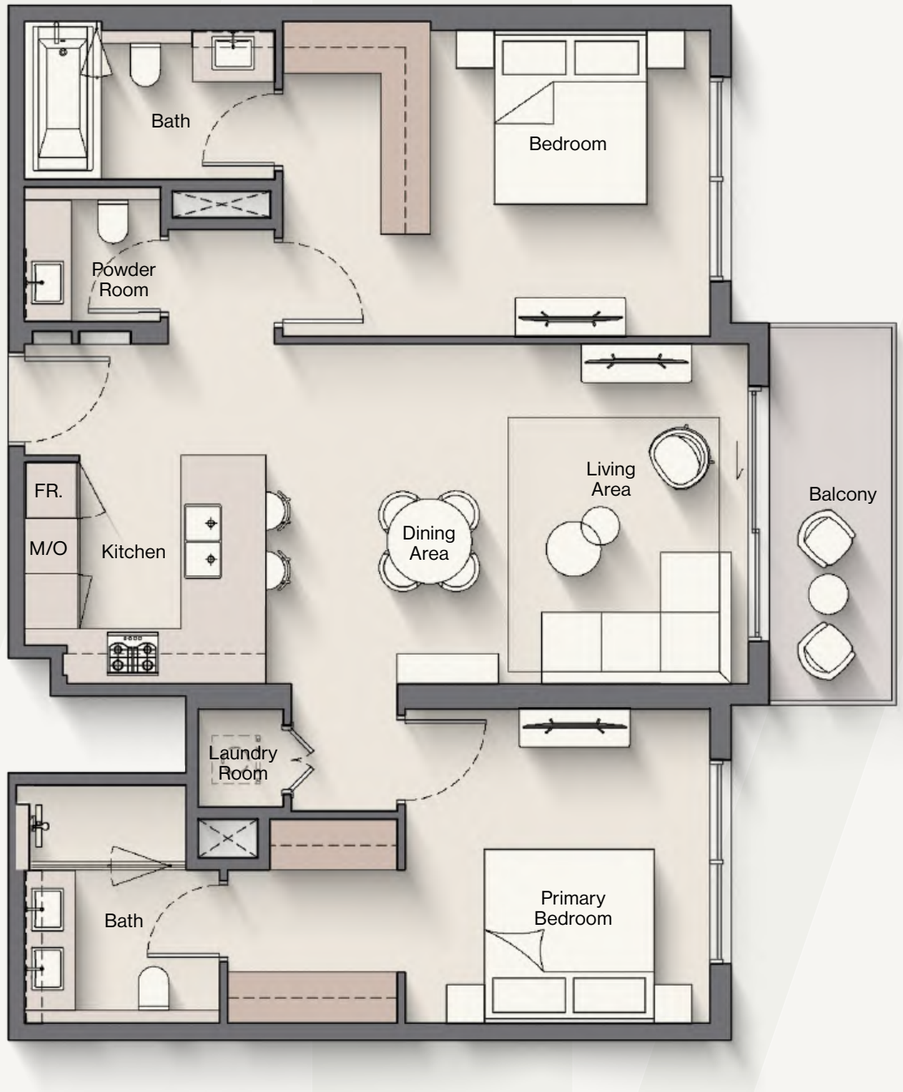
10th Floor



N

2 - BEDROOM

TYPE A

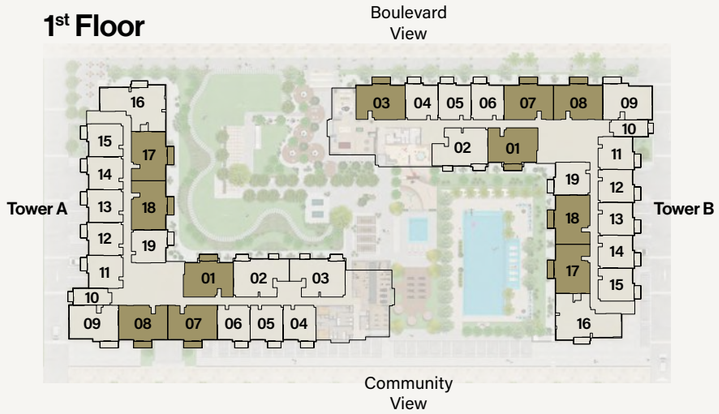


Internal Living Area : **1053.79 sq. ft.**

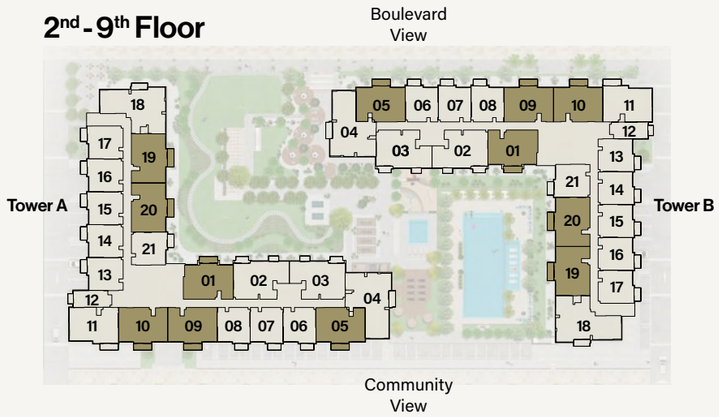
Outdoor Living Area : **77.93 sq. ft.**

Total Living Area : **1131.72 sq. ft.**

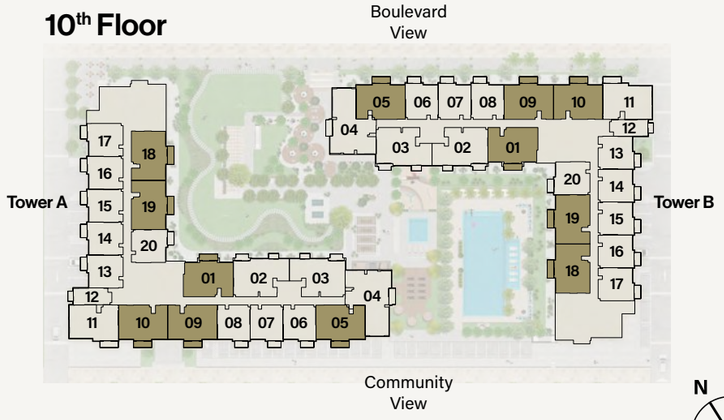
1st Floor



2nd - 9th Floor



10th Floor



2 - BEDROOM

TYPE B

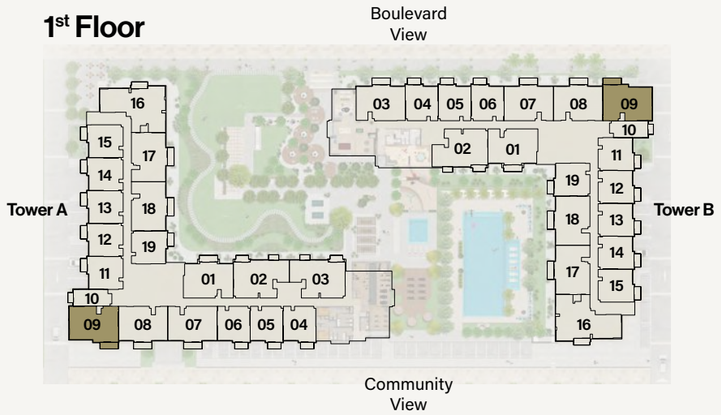


Internal Living Area : **1058.31 sq. ft.**

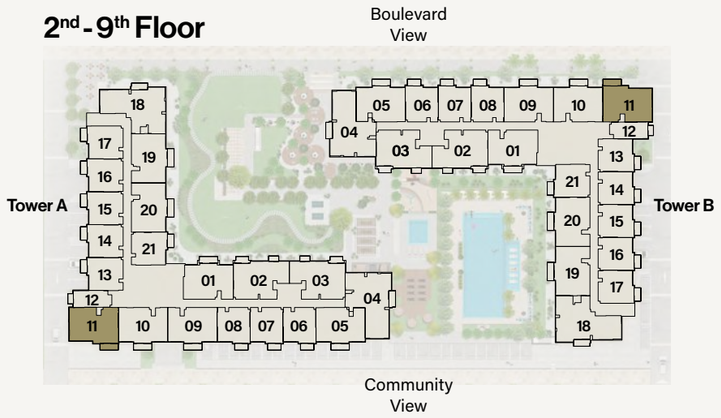
Outdoor Living Area : **77.93 sq. ft.**

Total Living Area : **1136.24 sq. ft.**

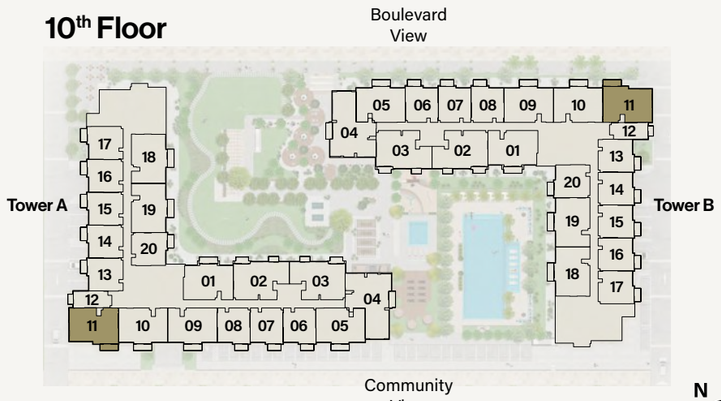
1st Floor



2nd - 9th Floor



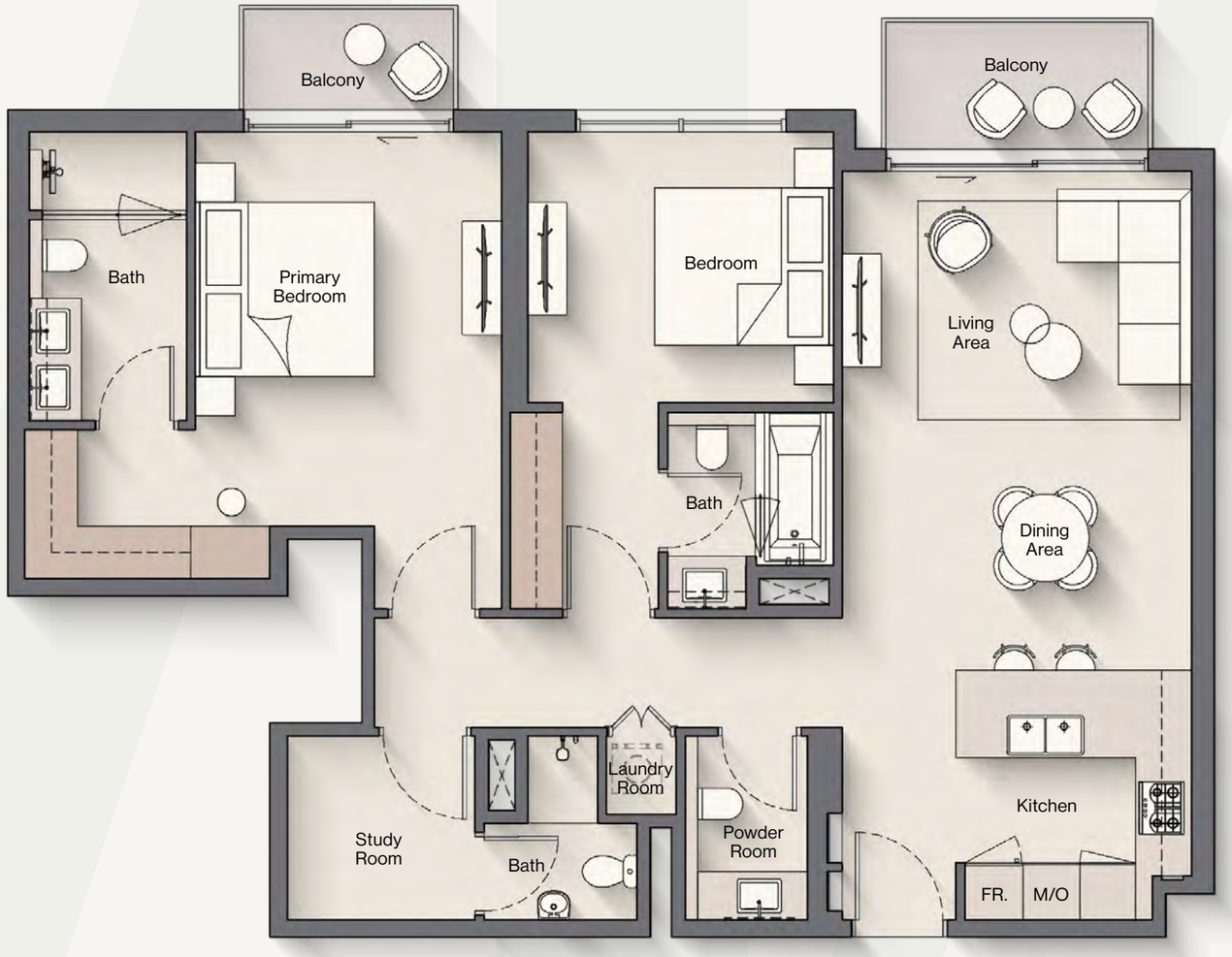
10th Floor





2 - BEDROOM + S

TYPE A

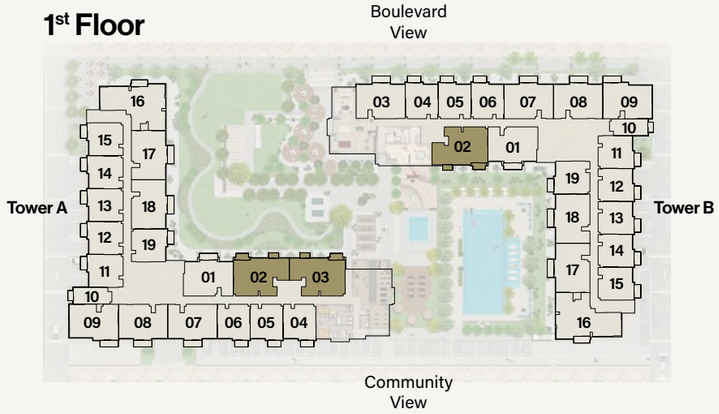


Internal Living Area : **1161.64 sq. ft.**

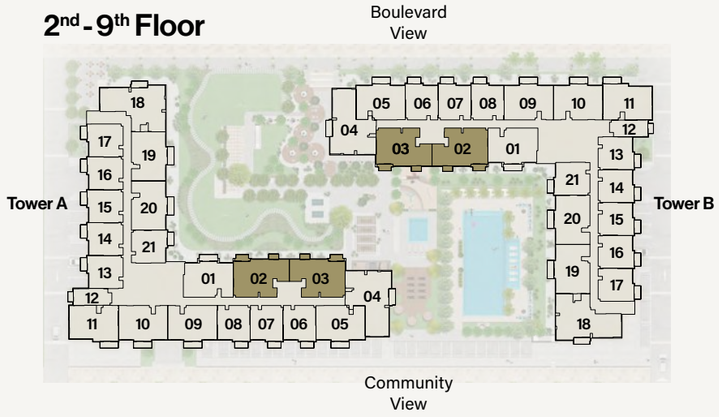
Outdoor Living Area : **95.26 sq. ft.**

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

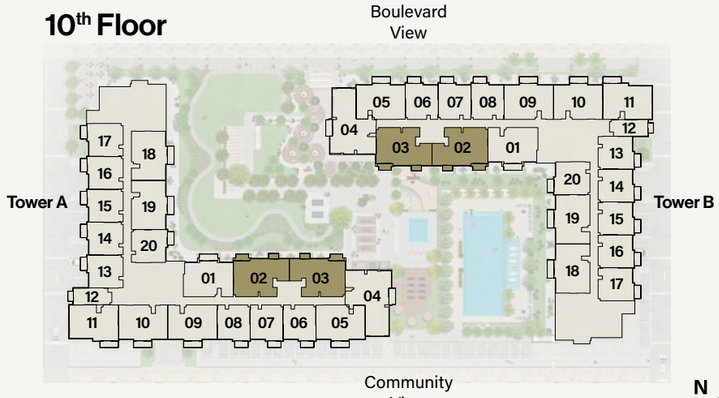
1st Floor



2nd - 9th Floor



10th Floor





3 - BEDROOM

TYPE A

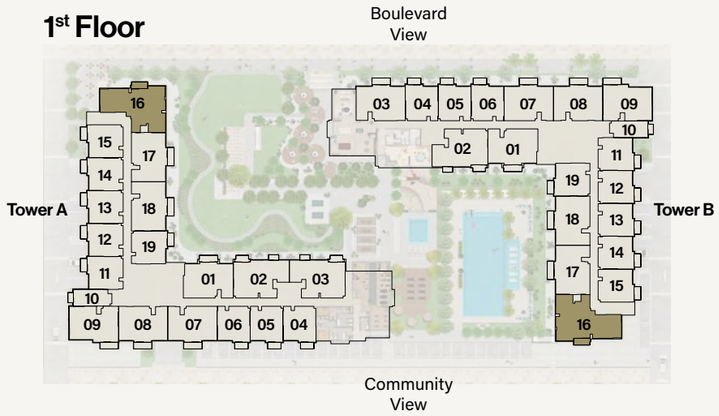


Internal Living Area : **1418.58 sq. ft.**

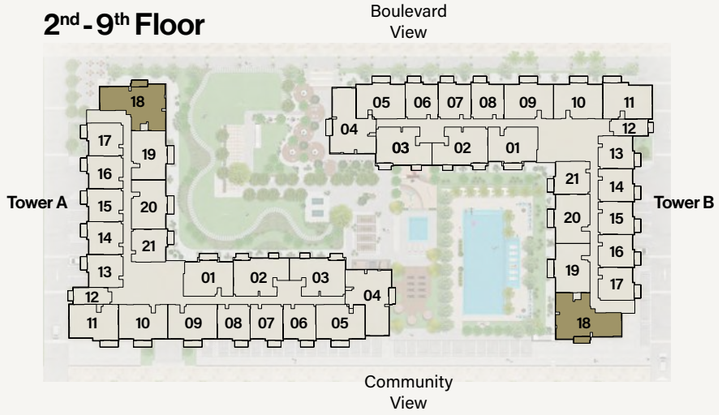
Outdoor Living Area : **70.40 sq. ft.**

Total Living Area : **1488.97 sq. ft.**

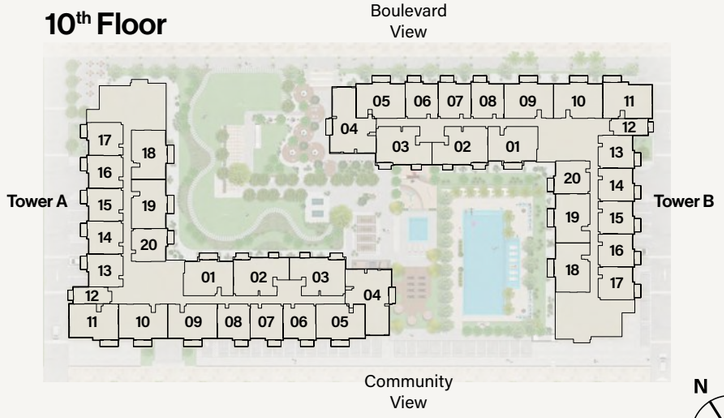
1st Floor



2nd - 9th Floor



10th Floor



N

3 - BEDROOM

TYPE B

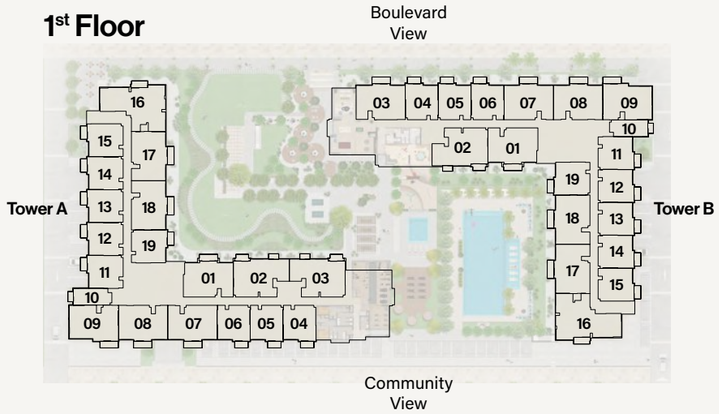


Internal Living Area : **1436.12 sq. ft.**

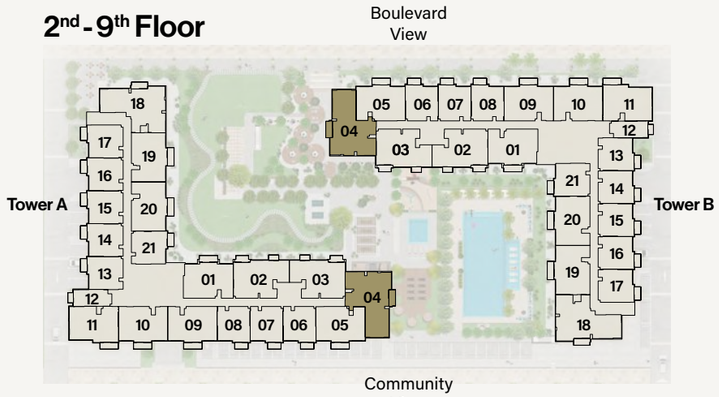
Outdoor Living Area : **70.50 sq. ft.**

Total Living Area : **1506.62 sq. ft.**

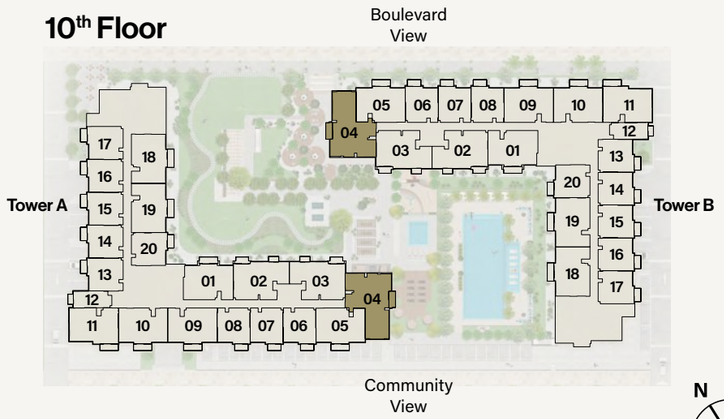
1st Floor



2nd - 9th Floor



10th Floor



N

PAYMENT PLAN

20%

at the time of booking

10%

60 days after the reservation date

5%

120 days after the reservation date

5%

180 days after the reservation date

5%

240 days after the reservation date

5%

360 days after the reservation date

5%

On completion of 20% construction of the project

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

30%

On completion

PROJECT INTERACTIVE APP



SCAN THE QR CODE

To navigate the project interactive
web page of Windsor House,
click HERE or scan the QR code:

ELLINGTON
PROPERTIES

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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