

YOU ARE A GUIDE TO THE WORLD OF LUXURY

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THE SANCTUARY

By Ellington

THE WATERSIDE

AMENITIES WITHIN THE COMMUNITY

A PREMIUM GATED COMMUNITY The Waterside

ELEVATORS 1 passenger elevator on each villa

ANTICIPATED COMPLETION DATE Q2 2026

ANTICIPATED SERVICE CHARGE AED 4 per sq. ft

PARKING 4 bedroom villas: 2 parking spaces 5 and 6 bedroom villas: 3 parking spaces

LOCATION District 11, Mohammed Bin Rashid City

OWNERSHIP Freehold





CRYSTAL LAGOON

COURTYARD SPACES





PARKS







LANDSCAPE GARDEN



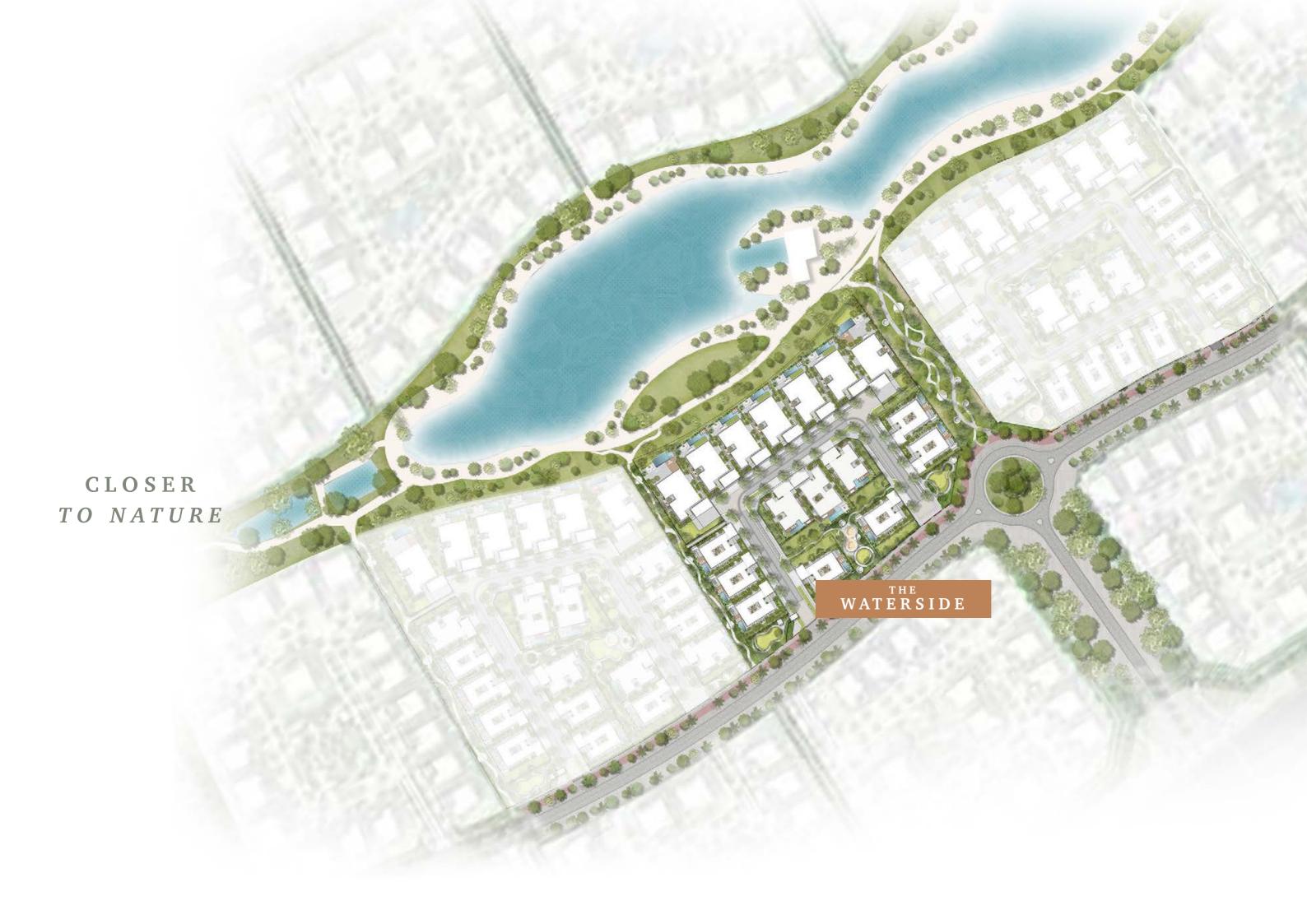
KIDS PLAY AREA





SEATING AREAS





THE RETREAT VILLAS LAGOON VIEW



6 Bedrooms

OUTDOOR FEATURES

01	Accessible Zen Gardens & Courtyards	02	Rooftop Terrace
04	Garden with Pool & Sunken Seating	05	Pool Lounge Terrace

VILLA SIZE

Total Area:

14,605.6 sq. ft

Plot Area Range:

From 8,335.9 sq. ft to 14,383.8 sq. ft

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- **05** Library & Office
- **06** Filtered Water Faucet
- **07** Double-Height Entrance
- **08** Premium Stone Surfaces
- **09** Wellness Couples Shower
- **10** Bespoke Joinery Detailing
- **11** Home Automation System
- 12 Pantry on the 2nd Floor & Roof
- **13** Show Kitchen with Miele Appliances
- **14** Master Bathroom with Lagoon & Burj Khalifa Views

 High-Quality Stone Vanity Tops in the Bathrooms Working Kitchen with Gas Burner & Oven En-Suite Bedrooms with Walk-in Wardrobes En-Suite Guest Bedroom on the Ground Floor Roof Terrace with Bar Overlooking Burj Khalifa High-Quality International Brands for Sanitaryware Working Kitchen with Siemens Appliances Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View 23 Beautiful Marble Flooring on the Ground Floor & Staircase Basement with Multipurpose Room Overlooking a Sunken Garden High-Quality Faucets, Sinks & Accessories from International Brands 26 Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden 28 Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa with Larger His & Hers Walk-in Closet

03 Floor-to-ceiling Sliding Windows





THE RETREAT VILLAS STYLE 2



THE RETREAT VILLAS STYLE 1



THE RETREAT VILLAS STYLE 2



5 Bedrooms

OUTDOOR FEATURES

- **01** Accessible Zen Gardens & Courtyards
- **04** Garden with Pool & Sunken Seating

- **02** Rooftop Terrace
- **05** Pool Lounge Terrace

VILLA SIZE

Total Area: 12,380.21 sq. ft Plot Area Range: 8,288.2 sq. ft

INDOOR FEATURES

- **01** Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- **05** Filtered Water Faucet
- **06** Double-Height Entrance
- **07** Premium Stone Surfaces
- **08** Bespoke Joinery Detailing
- **09** Home Automation System
- **10** TV Lounge Space on the First Floor
- **11** Show Kitchen with Miele Appliances
- **12** Working Kitchen with Siemens Appliances
- **13** Multipurpose Room that can be converted
 - to a Bedroom or Fitness Studio on the 2nd Floor

 En-Suite Bedrooms with Walk-in Wardrobes Working Kitchen with Gas Burner and Oven En-Suite Guest Bedroom on the Ground Floor High-Quality Stone Vanity Top in the Bathrooms High-Quality International Brands for Sanitaryware Large Master Suite Overlooking Internal Courtyard Spa with a Dedicated Steam Shower on the 2nd Floor Large Living Room & Games Room on the 2nd Floor Beautiful Marble Flooring on the Ground Floor & Staircase Bathroom with Outdoor Experience Shower and Free-Standing Bathtub 24 High-Quality Faucets, Sinks & Accessories from International Brands Roof Terrace Overlooking Community Gardens with Built-in Bar

Counter & a Large Seating Area

03 Floor-to-ceiling Sliding Windows









THE HIDEAWAY VILLAS STYLE 2

THE ESCAPE VILLAS PARK & GARDEN VIEWS



5 Bedrooms

STYLE 1

Total Area:

9,984.9 sq. ft

Plot Area Range:

From 8,763.7 sq. ft to 9,025.1 sq. ft

STYLE 2

Total Area:

10,028.6 sq. ft

Plot Area Range:

From 8,763.7 sq. ft to 9,025.1 sq. ft

OUTDOOR FEATURES

- 04 Garden with Pool & Sunken Seating
- **02** Rooftop Terrace

05 Pool Lounge Terrace

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Rooftop Yoga Area
- 06 Filtered Water Faucet
- 07 Double-Height Entrance
- 08 Bespoke Joinery Detailing
- 09 Home Automation System
- **10** Premium Stone Surfaces
- **11** Show Kitchen with Miele Appliances
- **12** Large Master Suite with Lounge Area

 Working Kitchen with Siemens Appliances 14 Working kitchen with Gas Burner & Oven En-Suite Bedrooms with Walk-in Wardrobes 16 En-Suite Guest Bedroom on the Ground Floor 17 Spa with Dedicated Steam Shower on the Roof High-Quality Stone Vanity Tops in the Bathrooms High-Quality International Brands for Sanitaryware Bathroom with Large Shower & Free-Standing Bathtub Beautiful Marble Flooring on the Ground Floor & Staircase High-Quality Faucets, Sinks & Accessories from International Brands

- 23 Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio

03 Floor-to-ceiling Sliding Windows











4 Bedrooms

STYLE 1

Total Area:

7,844.4 sq. ft

Plot Area Range:

From 5,726.4 sq. ft to 7,848.5 sq. ft

STYLE 2

Total Area:

7,952.0 sq. ft

Plot Area Range:

From 5,726.4 sq. ft to 7,848.5 sq. ft

OUTDOOR FEATURES

- **01** Accessible Zen Gardens & Courtyards
- **04** Garden with Pool & Sunken Seating

INDOOR FEATURES

01 Elevator

- 02 Maids Room
- **03** Drivers Room
- 04 Laundry Room
- **05** Filtered Water Faucet
- **06** Double-Height Entrance
- **07** Bespoke Joinery Detailing
- **08** Home Automation System
- **09** Premium Stone Surfaces
- **10** Show Kitchen with Miele Appliances

- **02** Rooftop Terrace
- **05** Pool Lounge Terrace

11 Library & Office Space on the Ground Floor

- **12** Working Kitchen with Siemens Appliances
- **13** En-Suite Bedrooms with Walk-in Wardrobes
- **14** Working Kitchen with Gas Burner & Oven
- **15** High-Quality Stone Vanity Top in the Bathrooms
- **16** High-Quality International Brands for Sanitaryware
- **17** High-Quality Faucets, Sinks & Accessories from International Brands
- **18** Beautiful Marble Flooring on the Ground Floor & Staircase
- **19** Large Master Bathroom with Shower & Free-Standing Bathtub
- **20** Large Master Suite with Living Room Space Overlooking Internal Garden
- **21** Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom

03 Floor-to-ceiling Sliding Windows







THE OASIS VILLAS STYLE 1



PAYMENT PLAN

DOCUMENTS NEEDED TO BOOK A UNIT

- Buyer's Passport Copy 01
- 02 Home address, email address, including the contact number (should be the same as the home address)
- AED 200,000 booking token to be paid in the form of UAE cheque or using our payment 03 portal to pay by credit card or cryptocurrency on https://pay.ellingtonproperties.ae



BOOKING STEPS

01.	Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02.	Customer will receive a receipt from customercare@ellir along with the booking form
03.	Customer to complete the down-payment and the regis receive two copies of the Sales and Purchase Agreemen
04.	Customer will send back the signed SPAs for execution t
05.	Upon execution, Ellington Properties will register the uni send a copy to the customer



20% At the time of

booking

5%

120 days after the reservation date June 2023

5%

360 days after the reservation date Feb 2024

5%

540 days after the reservation date Aug 2024

5%

900 days after the reservation date Aug 2025

5% 60 days after the reservation date April 2023

5% 240 days after the reservation date Oct 2024

5% 450 days after the reservation date May 2024

5% 720 days after the reservation date Feb 2025

40% On completion

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.

stomercare@ellingtongroup.com

ent and the registration fees in order to chase Agreement (SPA) to sign

As for execution to Ellington Properties

ill register the unit with DLD and



WHY INVEST IN DUBAI?

~	High rental returns compared to major world cities
0%	0% tax on residential real estate
, S	Fixed exchange rate (US Dollar and UAE Dirham)

Residence visa

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Safe and reliable investment environment

Sustained economic growth

World-class COVID-19 management Image Covid Covid



22	Consistently growing population
	DIFC – 1st Best Financial Center in MEASA regior
	& 8th Best Global Financial Center ** *Ease Of Doing Business Report – 2021 ** The Global Financial Centres Index - 2019

Ease of doing business – 1st in MENA*

WHY INVEST WITH ELLINGTON PROPERTIES?

Award-winning boutique developer

ROI High return on investment of up to 9%*

> 96% Occupancy rate*

Multiple payment options

available including

cryptocurrency

Hotel-inspired amenities

30% Premium on average

rental returns**

High tenant retention

Prime locations



Quicker return of capital compared to market average*



~ \$

High capital appreciation

upon handover

customer care

QP Sustainability compliance with Dubai Green Building Regulations

*ReidIn Market Data **JVC projects as per ReidIn report in Q4 2021

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LIVE IN DESIGN

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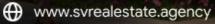
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THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION





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