



YOU ARE A GUIDE TO THE
WORLD OF LUXURY

 www.svrealstate.agency

 [svrealstate_agency](https://t.me/svrealstate_agency)

 [svrealstate_agency](https://wa.me/svrealstate_agency)

 svrealstate@agency

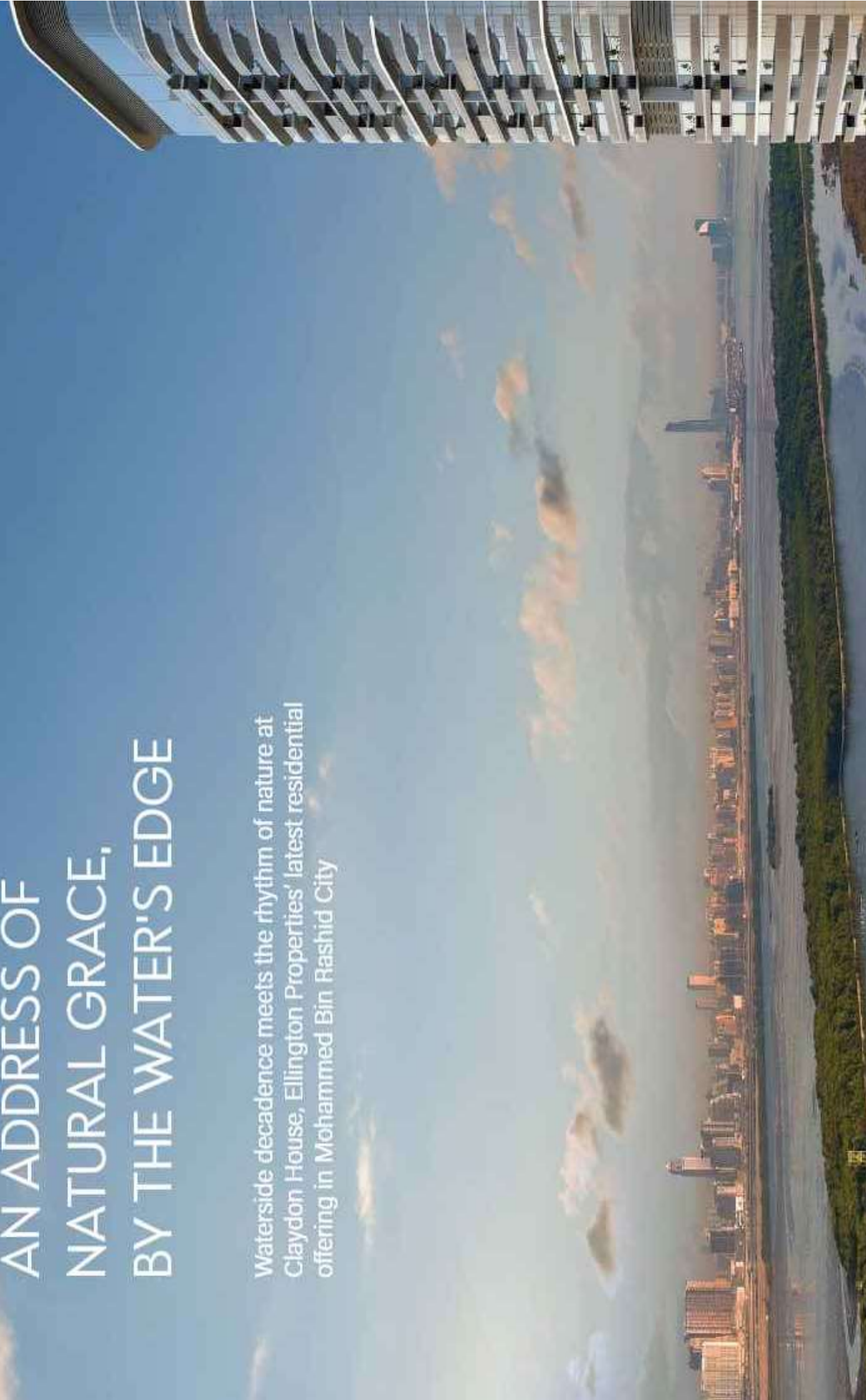
 +9 909 999 99 99



CLAYDON HOUSE

AN ADDRESS OF NATURAL GRACE, BY THE WATER'S EDGE

Waterside decadence meets the rhythm of nature at
Claydon House, Ellington Properties' latest residential
offering in Mohammed Bin Rashid City







A PANOR

Sweeping vistas of
the iconic Downtown
to the crystal-clear

Ras Al Khor
Wildlife Sanctuary

ELLINGTON

ELLINGTON

DRIVING DISTANCES

1 Minutes	Meydan Underground Metro Line	15 Minutes	Business Bay	22 Minutes	Dubai Creek Golf and Yacht Club
5 Minutes	Ras Al Khor Wildlife Sanctuary	17 Minutes	Dubai International Airport	25 Minutes	Mall of the Emirates
10 Minutes	Dubai Design District	20 Minutes	Dubai International Financial Centre	25 Minutes	Jumeirah Beach
10 Minutes	Meydan Grandstand and Racecourse	20 Minutes	City Walk	30 Minutes	Burj Al Arab
12 Minutes	Dubai Festival City Mall	22 Minutes	Dubai Hills Golf Club		
15 Minutes	Burj Khalifa/Dubai Mall				



CLOSEST LANDMARKS



Business Bay



Downtown Dubai



Dubai International
Financial Centre



Dubai Design
District



Ras Al Khor Wildlife
Sanctuary



CLAYDON
HOUSE

Ras Al Khor Rd

SUN & VIEWS ANALYSIS

S

Summer
Sunset

Winter
Sunset

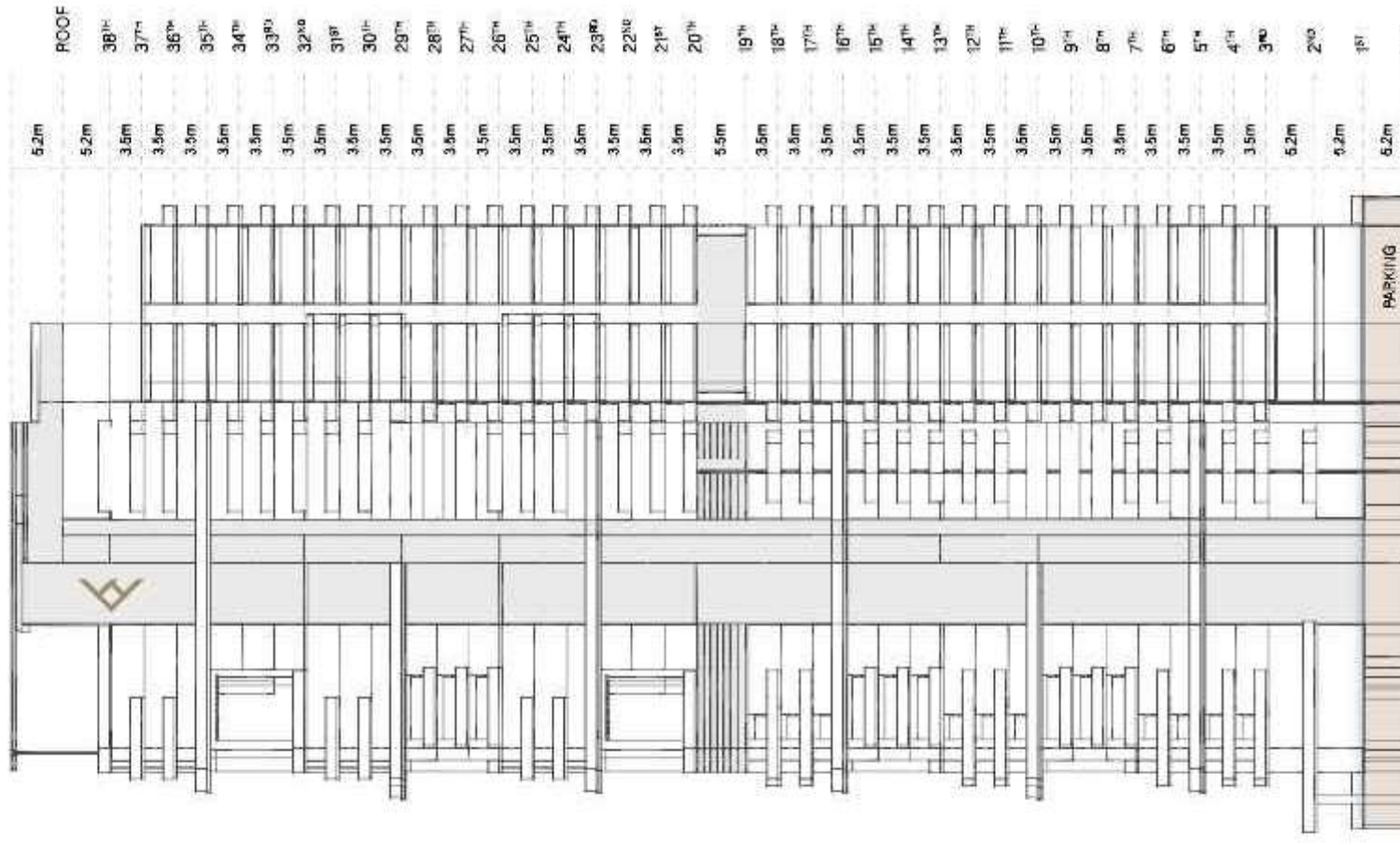
Burj Khalifa
View

Ras Al Khor
Wildlife Sanctuary View

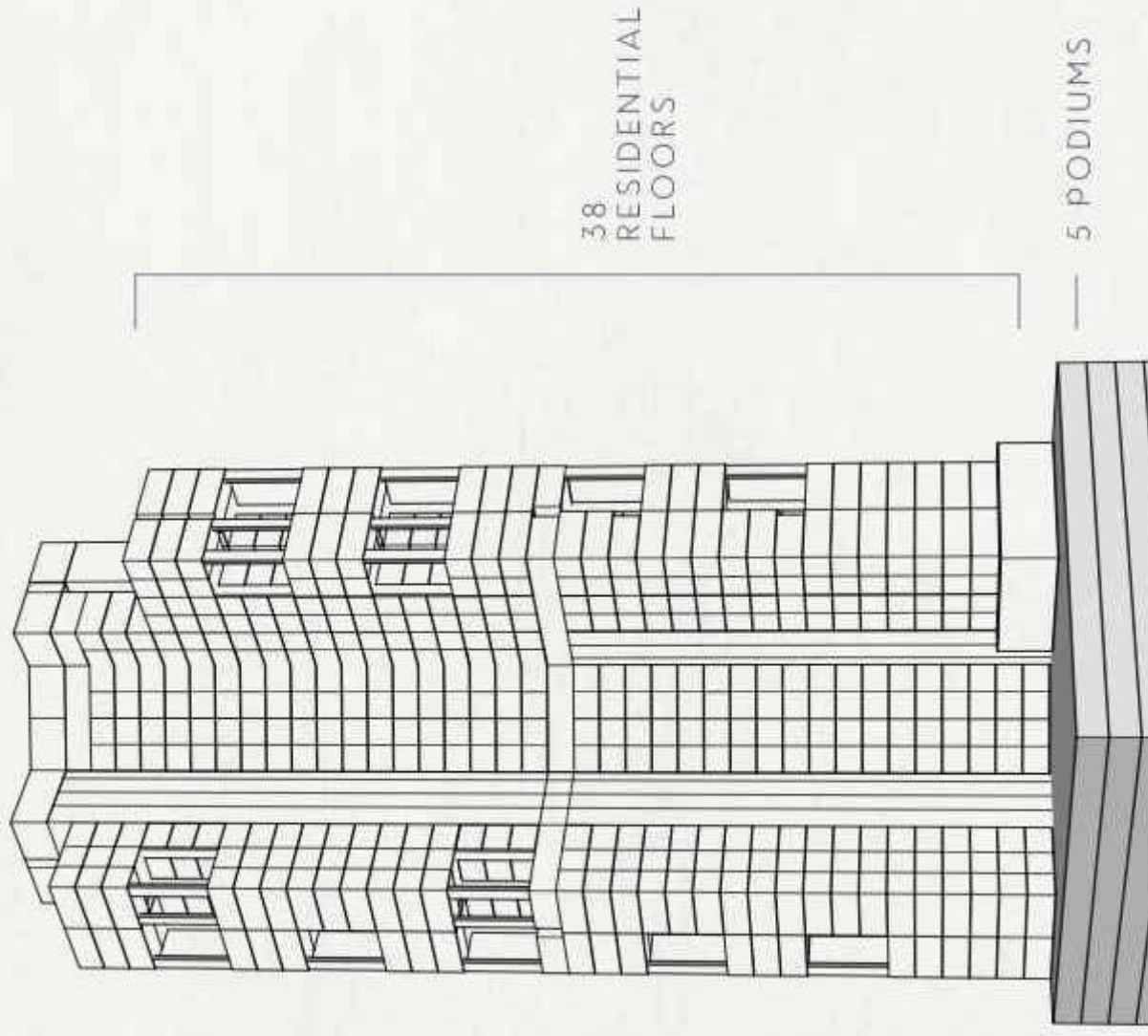
E

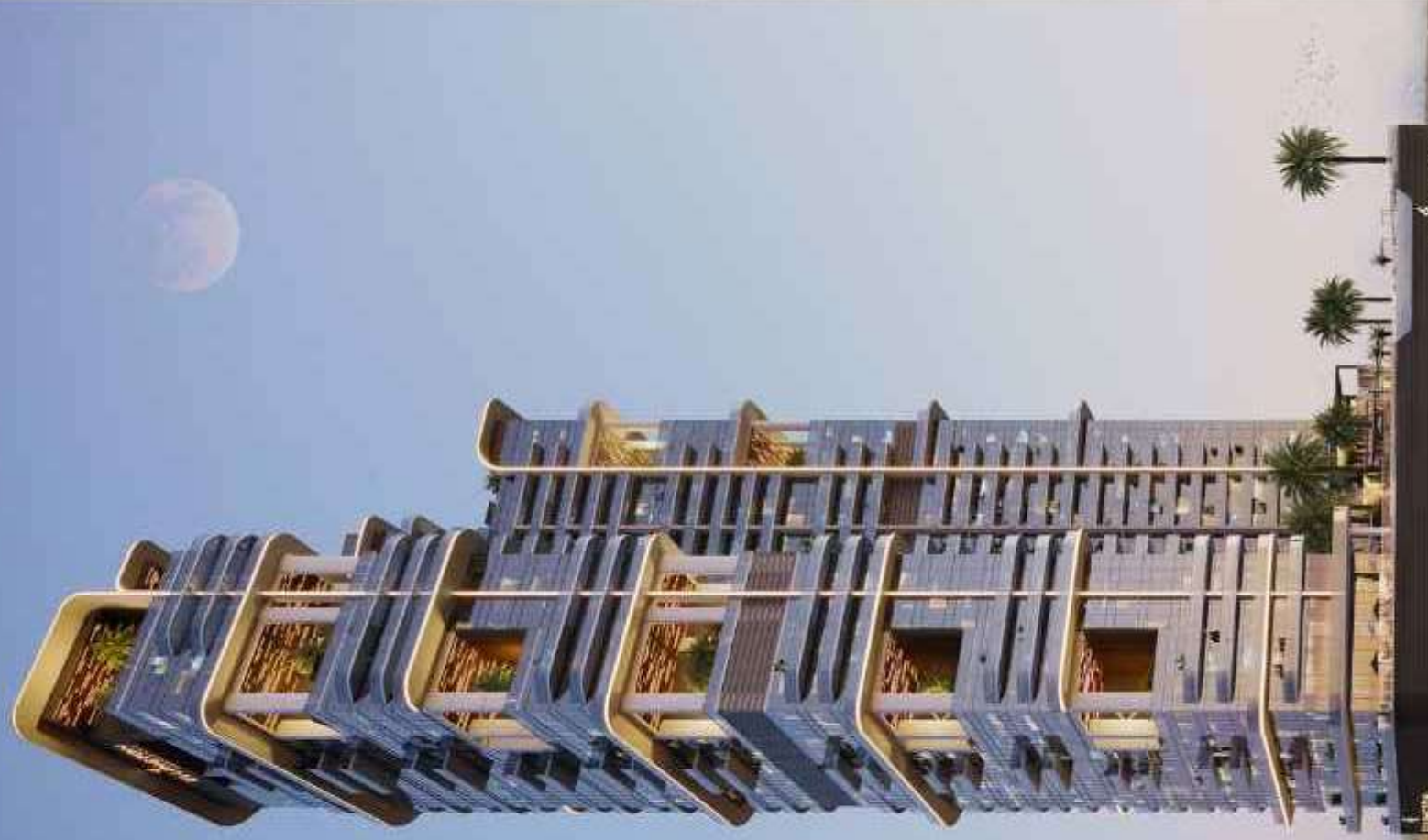


ARCHITECTURAL SECTIONS



BUILDING CONFIGURATION





SIZE RANGE PER UNIT TYPE

1 Bedroom	From 1,000 sq. ft.
2 Bedrooms	From 1,200 sq. ft.
2 Bedrooms + Study	From 1,400 sq. ft.
3 Bedrooms + Study	From 1,600 sq. ft.
4 Bedrooms + Study	From 1,800 sq. ft.

NUMBER OF UNITS PER TYPE

1 Bedroom	100
2 Bedrooms	100
2 Bedrooms + Study	100
3 Bedrooms + Study	100

GROUND FLOOR AMENITIES









CLAYDON
HOUSE

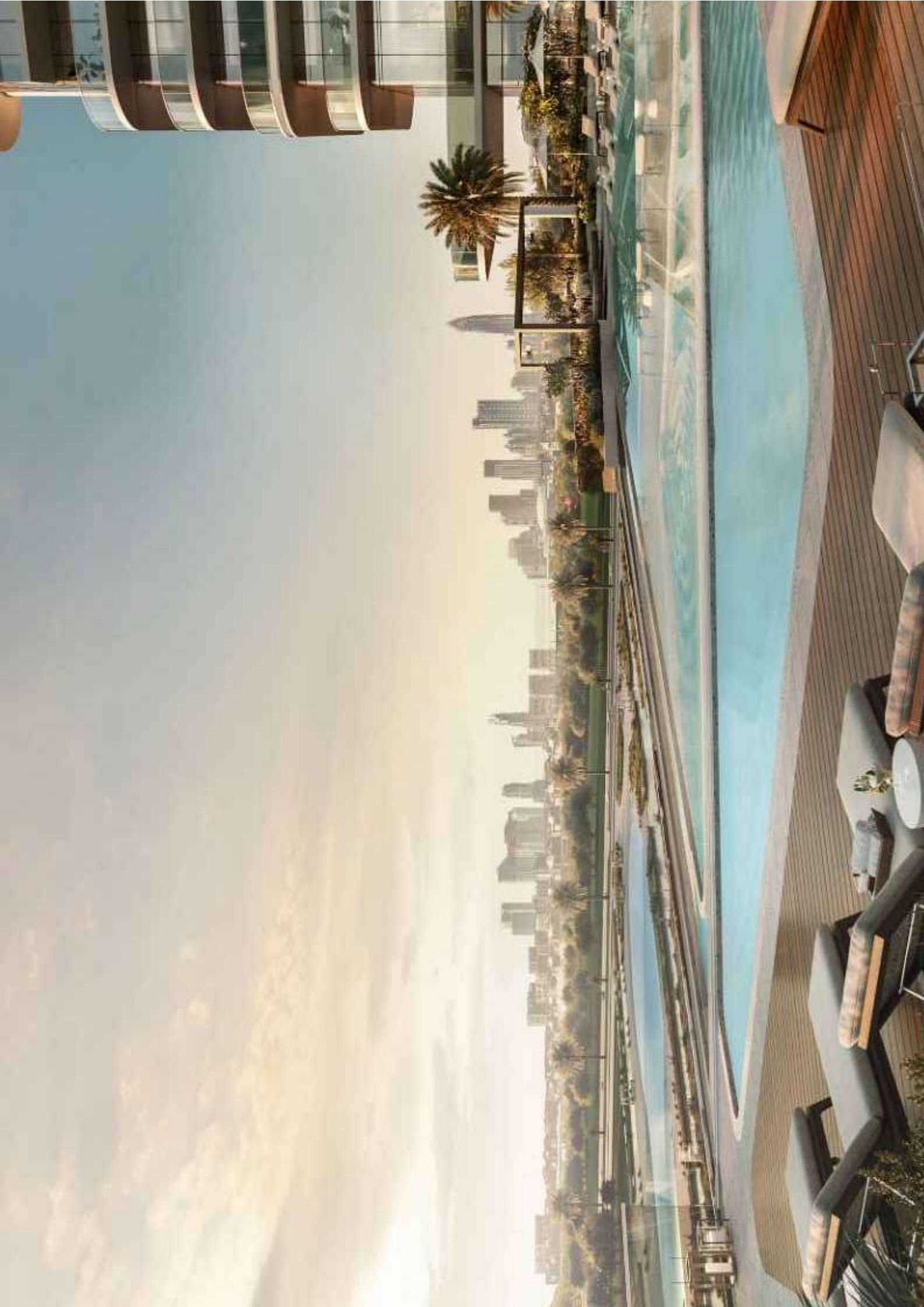
ELLINGTON

GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY WORKSTATION
- 4 LOBBY LIBRARY
- 5 LOBBY RECEPTION
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 RETAIL PROMENADE
- 9 COMMUNITY PROMENADE
- 10 F&B SEATING AREAS
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 VEHICLE ENTRANCE/EXIT
- 14 ACCESS TO GROUND FLOOR
PARKING
- 15 ACCESS TO PODIUM PARKING
- 16 BICYCLE PARKING
- 17 RETAIL/F&B SERVICE



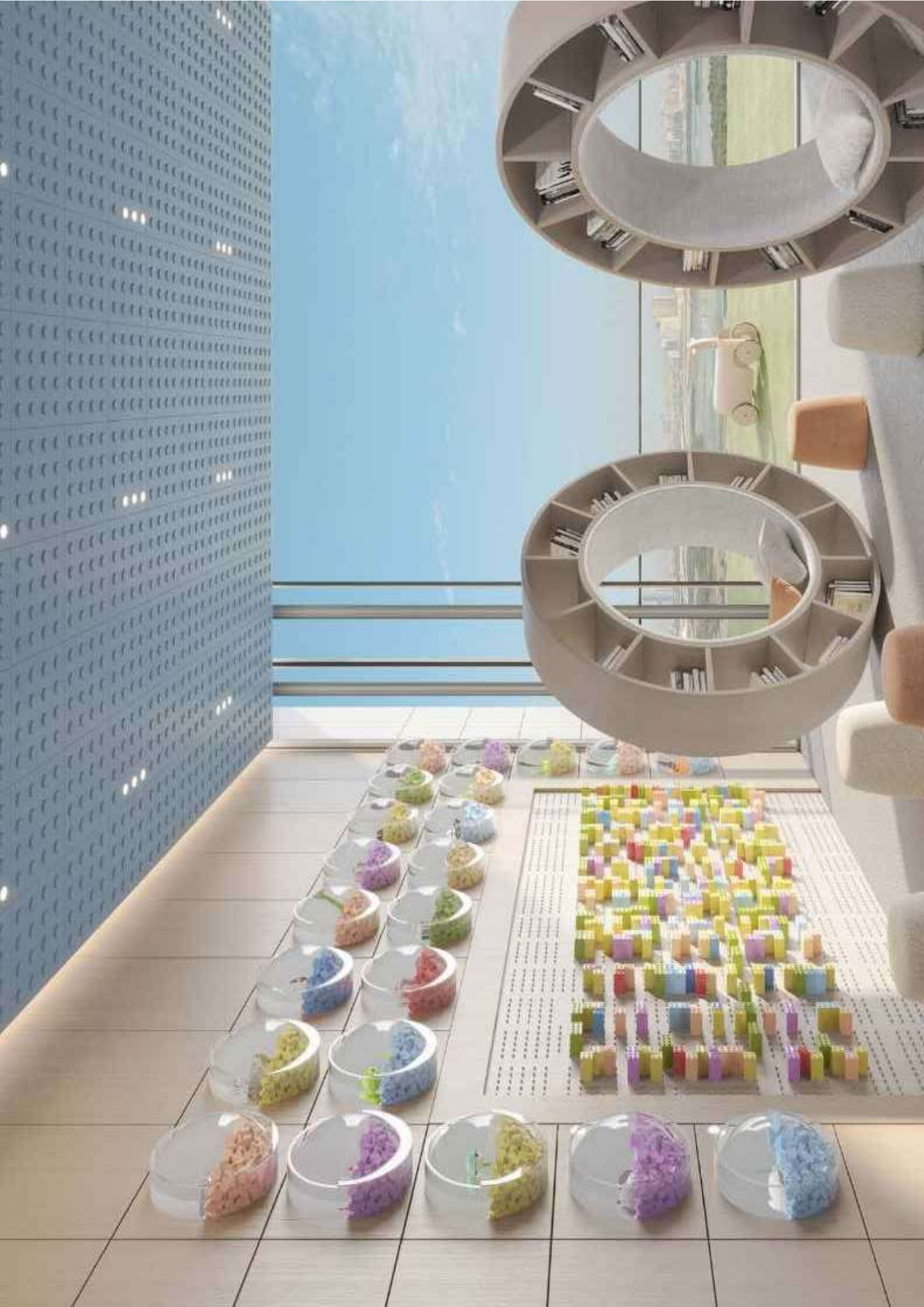
FIRST FLOOR AMENITIES











FIRST FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE LEISURE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL LOUNGE
- 5 KIDS POOL
- 6 SHOWER DECK
- 7 OUTDOOR SEATING AREAS
- 8 BARBEQUE DECK
- 9 ADULT LAP POOL
- 10 OUTDOOR GAMES TABLE AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM AND SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT

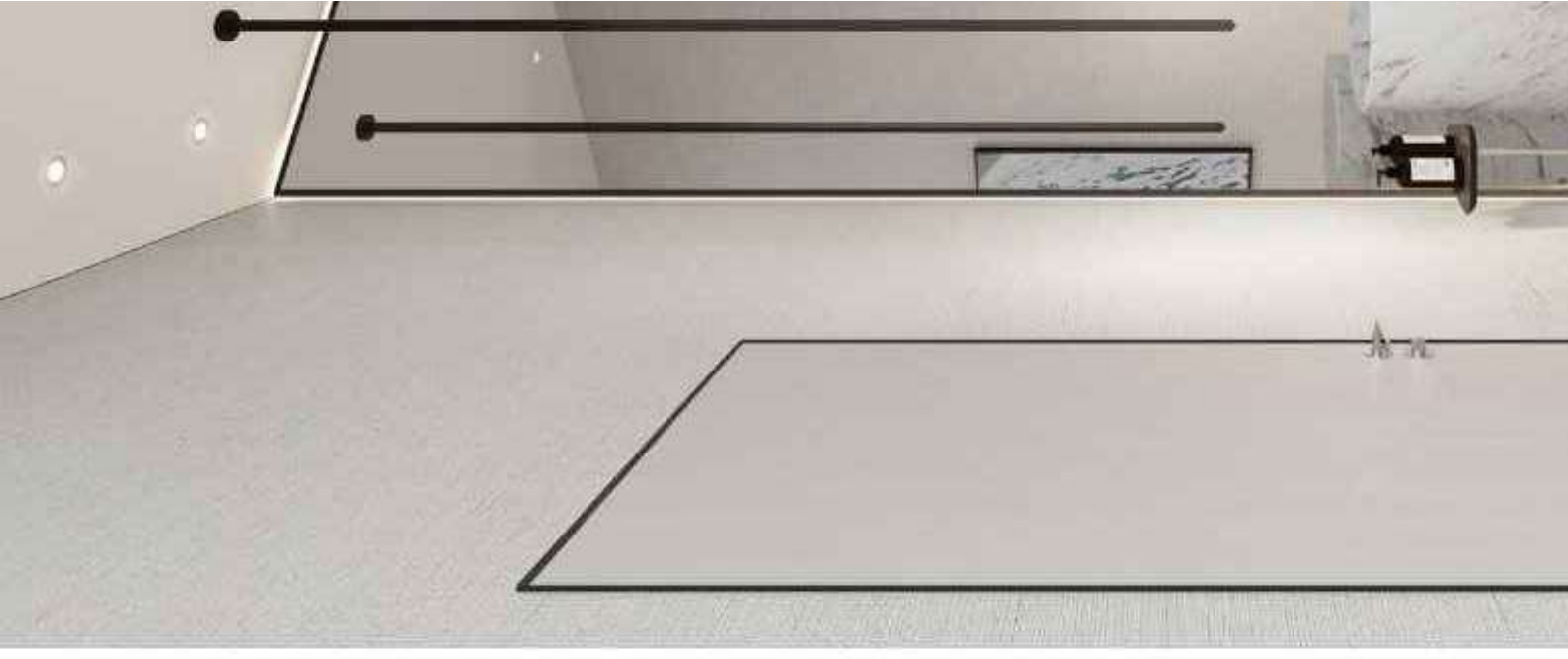


SECOND FLOOR AMENITIES



CLUB HOUSE WASHROOM

Well-appointed washroom facilities within the club lounge area







SECOND FLOOR AMENITIES PLAN

- 1 CINEMA ROOM
- 2 CLUBHOUSE WASHROOM
- 3 KITCHENETTE
- 4 DINING AREA
- 5 CLUB LOUNGE
- 6 CO-WORKING SPACE
- 7 CLUB TERRACE
- 8 ARCADE ROOM
- 9 KARAOKE ROOM
- 10 LIFT LOBBY
- 11 SERVICE LIFT



THE RESIDENCES



808











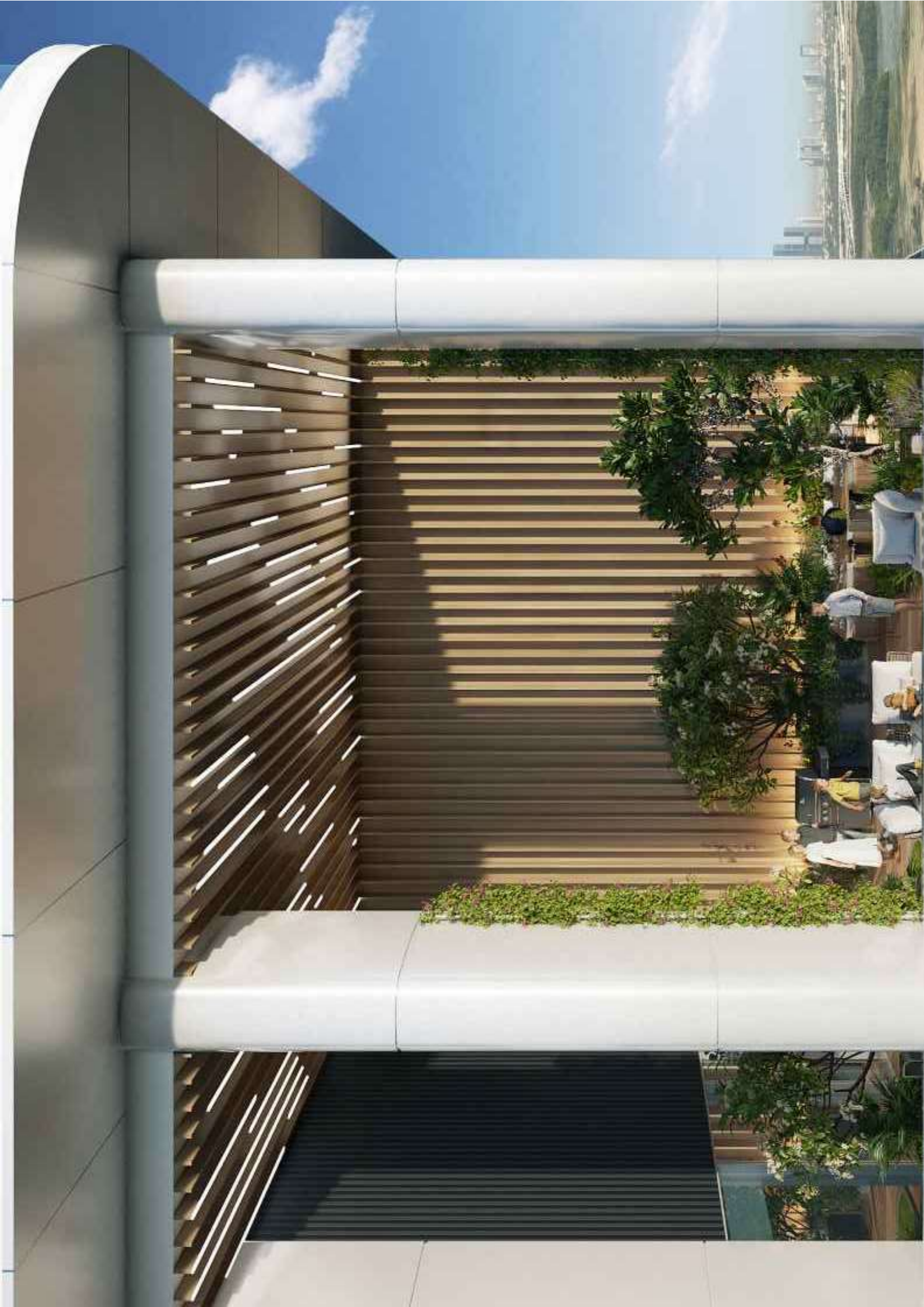






POWDER ROOM

A chic and convenient space, perfect for quick refreshments
and guest comfort







THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION

 www.svrealstate.agency

 [svrealstate_agency](https://t.me/svrealstate_agency)

 [svrealstate_agency](https://wa.me/svrealstate_agency)

 svrealstate@agency

 +9 909 999 99 99