




# THE QUAYSIDE

BY ELLINGTON

PROJECT BRIEF

A close-up, low-angle shot of a boat's railing, likely made of polished metal, extending from the bottom left towards the center. The railing is in sharp focus, while the background is blurred. In the background, a city skyline is visible under a clear, light blue sky. The buildings are silhouetted against the sky, and the overall atmosphere is calm and serene. The lighting suggests it might be early morning or late afternoon, with a soft, warm glow.

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

Mall of  
Emirates

Dubai  
Hills Mall

Dubai Hills  
Golf Club

Mohammed Bin  
Rashid City

The Track  
Meydan Golf

Meydan  
Racecourse

Dubai Design  
District

Ras Khar Wildlife  
Sanctuary

Dubai Water  
Canal

Safa Park  
Habrtoor City

JW Marriott  
Marquis Hotel

Dubai International  
Financial Center

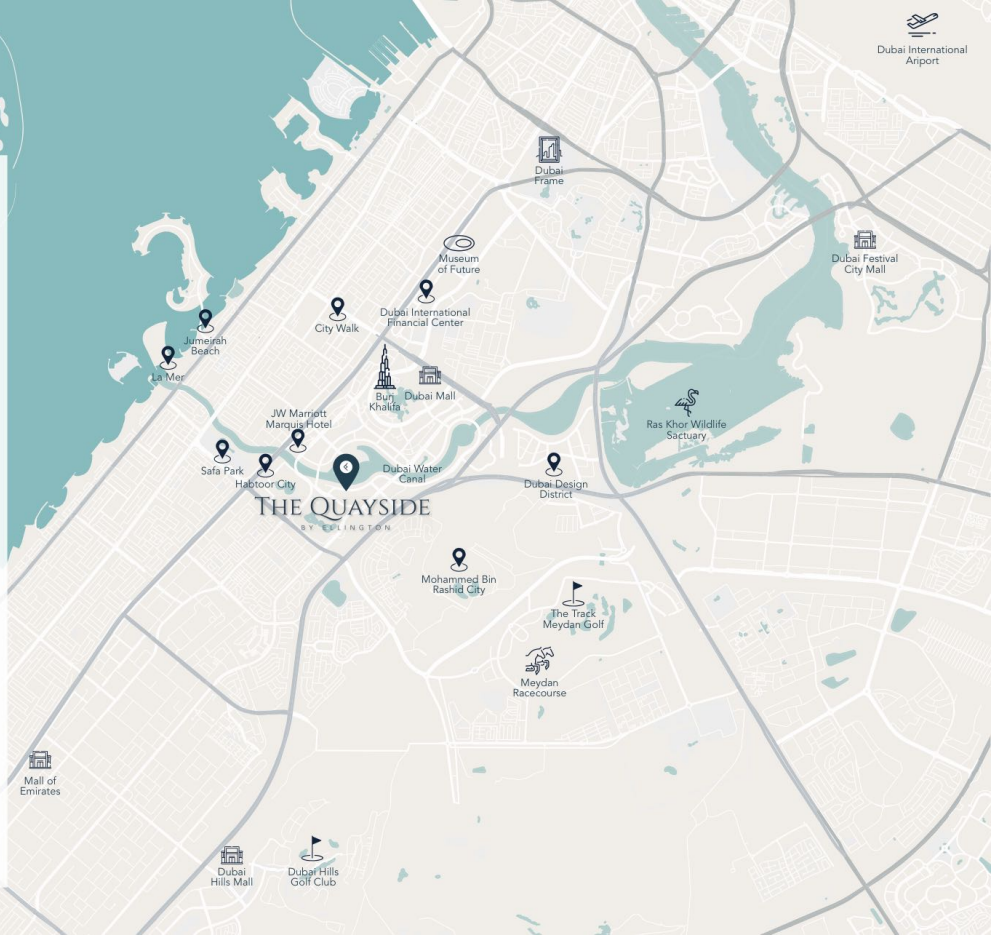
Burj  
Khalifa  
Dubai Mall

City Walk

Museum  
of Future

Dubai  
Frame

Dubai Festival  
City Mall





# 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 tranquility 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 PENTHOUSE

From 10,004 sq. ft

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## NUMBER OF UNITS PER TYPE

Studio = 15 units

1 bedroom = 46 units

2 bedroom + maids = 42 units

3 bedrooms = 14 units

Penthouse = 1 unit

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## 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





## 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



ELLINGTON  
PROPERTIES



BOARDWALK ACCESS



EV CHARGING STATION + BICYCLE



POOL DECK



POOL LOUNGERS





KIDS POOL

FITNESS STUDIO





ELLINGTON  
PROPERTIES

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



# 2ND - 15TH FLOOR TYPICAL PLAN



2ND-15TH FLOOR TYPICAL PLAN

-  STUDIO APARTMENTS
-  1 BEDROOM APARTMENTS
-  2 BEDROOM APARTMENTS
-  3 BEDROOM APARTMENTS



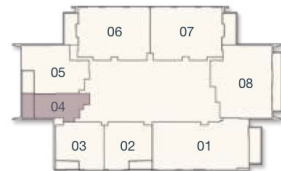
# STUDIO



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

Outdoor Living Area

Total Living Area

438.52 sq.ft.

103.55 sq.ft.

542.07 sq.ft.

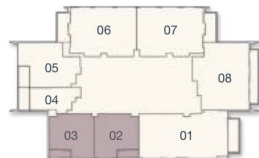
# 1 BEDROOM TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

Outdoor Living Area

Total Living Area

700.30 sq.ft.

68.46 sq.ft.

768.76 sq.ft.



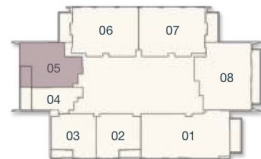
# 1 BEDROOM TYPE B



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

Outdoor Living Area

Total Living Area

893.19 sq.ft.

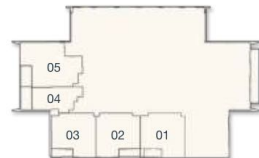
92.89 sq.ft.

986.08 sq.ft.

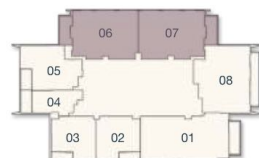
## 2 BEDROOM TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

1280.47 sq.ft.

Outdoor Living Area

139.93 sq.ft.

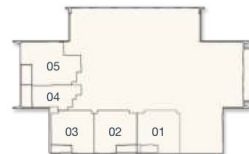
Total Living Area

1420.41 sq.ft.

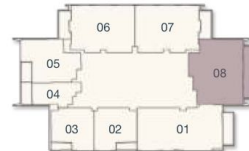
## 2 BEDROOM TYPE B



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

1382.19 sq.ft.

Outdoor Living Area

185.68 sq.ft.

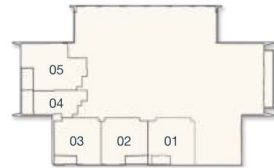
Total Living Area

1567.87 sq.ft.

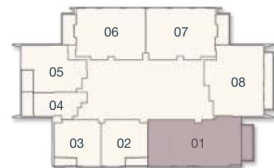
### 3 BEDROOM TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

1595.21 sq.ft.

Outdoor Living Area

144.02 sq.ft.

Total Living Area

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