



# CLAYDON HOUSE

PROJECT BRIEF

# 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





INTRODUCING

# CLAYDON HOUSE

Claydon House stands as a beacon of urban sophistication in the heart of Mohammed Bin Rashid City

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities



# A PANORAMA OF NATURE

Sweeping vistas of the Ras Al Khor Wildlife Sanctuary, the iconic Downtown Dubai skyline, and direct access to the crystal-clear lagoon

Ras Al Khor  
Wildlife Sanctuary

ELLINGTON

ELLINGTON

2km Crystal Lagoon

4km Community Promenade

# DRIVING DISTANCES

1 Minute | Meydan Underground Metro Line

5 Minutes | Ras Al Khor Wildlife Sanctuary

10 Minutes | Dubai Design District

10 Minutes | Meydan Grandstand and Racecourse

12 Minutes | Dubai Festival City Mall

15 Minutes | Burj Khalifa/Dubai Mall

15 Minutes | Business Bay

17 Minutes | Dubai International Airport

20 Minutes | Dubai International Financial Centre

20 Minutes | City Walk

22 Minutes | Dubai Hills Golf Club

22 Minutes | Dubai Creek Golf and Yacht Club

25 Minutes | Mall of the Emirates

25 Minutes | Jumeirah Beach

30 Minutes | Burj Al Arab

35 Minutes | Palm Jumeirah

38 Minutes | Dubai World Central Airport



# CLOSEST LANDMARKS



Downtown Dubai



Dubai International Financial Centre



Dubai World Trade Centre



Business Bay



Dubai Design District



Dubai Water Canal



Ras Al Khor Wildlife Sanctuary

CLAYDON HOUSE



Ras Al Khor Rd

Al Ain - Dubai Rd

Ras Al Khor Rd

Crystal Lagoon  
2km

# SUN & VIEWS ANALYSIS

S

W

Summer  
Sunset

Winter  
Sunset

E

Burj Khalifa  
View

Ras Al Khor  
Wildlife Sanctuary View

Summer  
Sunrise

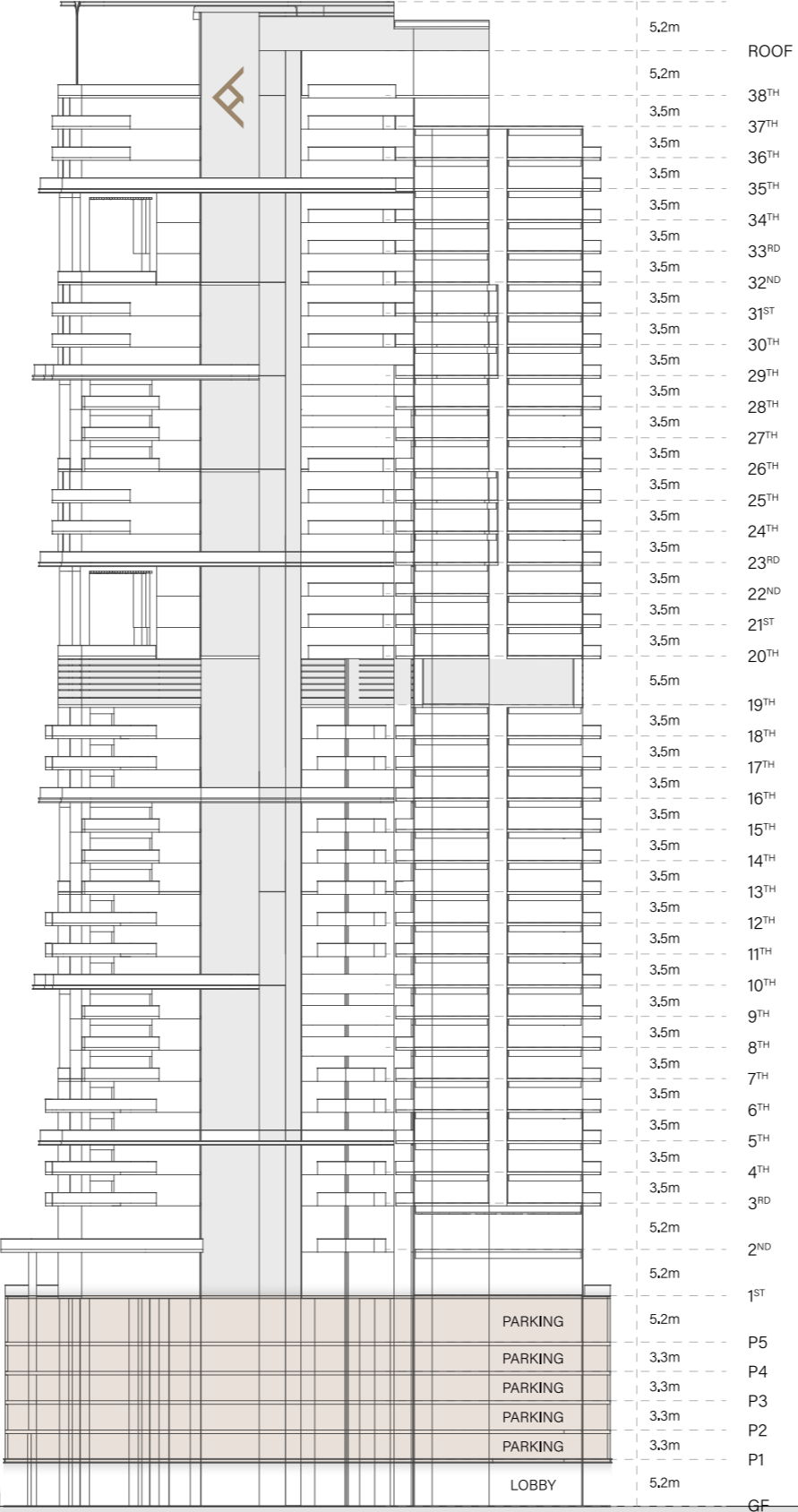
Winter  
Sunrise

Crystal Lagoon  
View

N



# ARCHITECTURAL SECTIONS



1.5m  
Crystal Lagoon  
2km

Lagoon Access  
Community Promenade

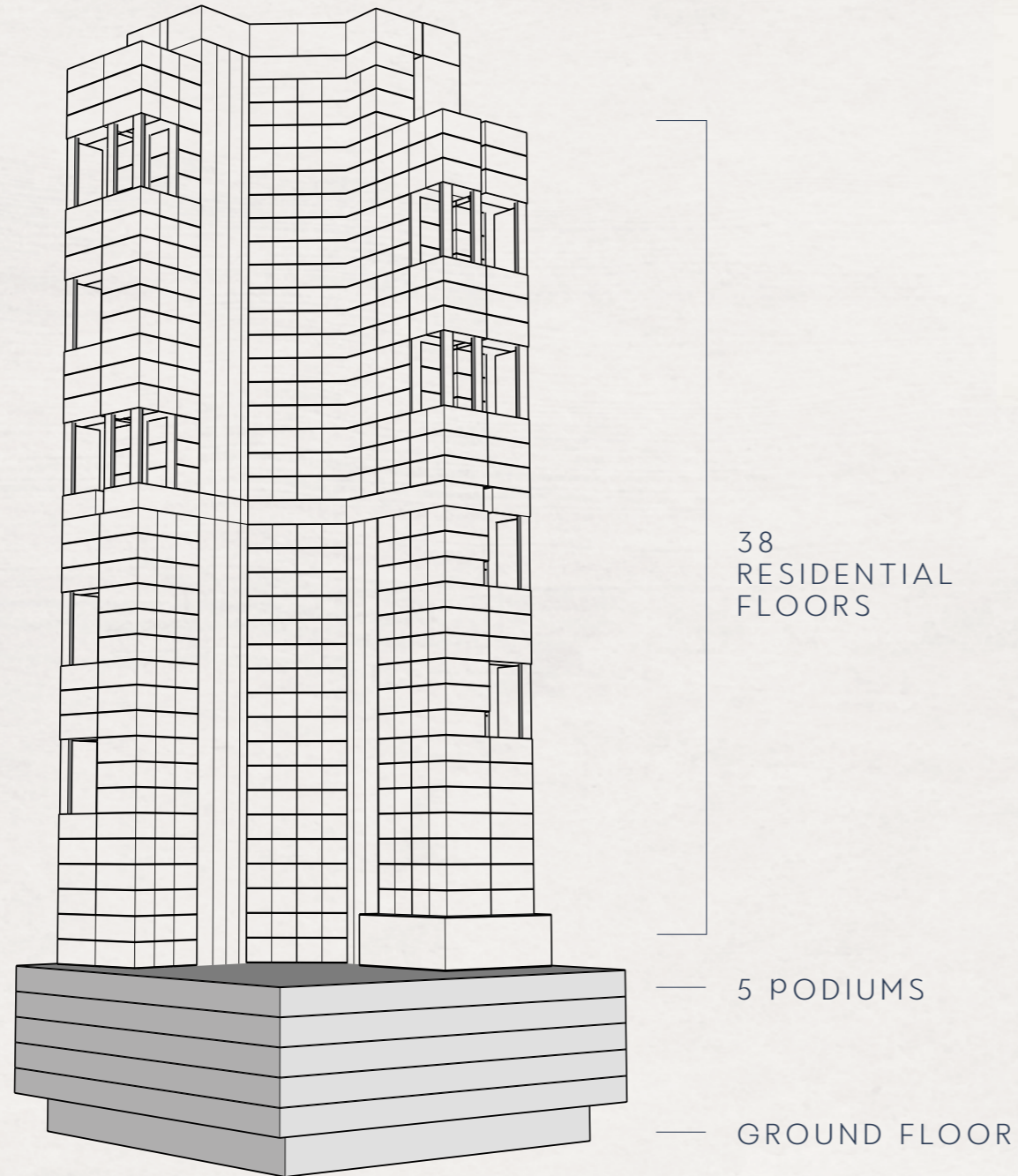
Retail Promenade

Lobby Entrance

Ras Al Khor  
Wildlife Sanctuary



# BUILDING CONFIGURATION



## Elevators

8 passenger elevators  
1 service elevator

## Anticipated Completion Date

Q2 2027

## Anticipated Service Charge

AED 22 per sq.ft.

## Parking

1 and 2 beds: 1 parking space  
3 beds and 4 beds: 2 parking spaces

## Ownership

Freehold

## Key Views

Crystal Lagoon, Ras Al Khor  
Wildlife Sanctuary, Burj Khalifa and  
Downtown Dubai skyline



## SIZE RANGE PER UNIT TYPE

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>1 Bedroom</b>          | From 767 sq. ft to 899 sq. ft     |
| <b>2 Bedrooms</b>         | From 1,231 sq. ft to 1,245 sq. ft |
| <b>2 Bedrooms + Study</b> | From 1,237 sq. ft to 1,394 sq. ft |
| <b>3 Bedrooms + Study</b> | From 1,609 sq. ft to 2,814 sq. ft |
| <b>4 Bedrooms + Study</b> | From 2,088 sq. ft to 3,198 sq. ft |

## NUMBER OF UNITS PER TYPE

|                           |           |
|---------------------------|-----------|
| <b>1 Bedroom</b>          | 235 Units |
| <b>2 Bedrooms</b>         | 85 Units  |
| <b>2 Bedrooms + Study</b> | 47 Units  |
| <b>3 Bedrooms + Study</b> | 26 Units  |
| <b>4 Bedrooms + Study</b> | 11 Units  |

GROUND FLOOR  
AMENITIES



## RETAIL PROMENADE

8 retail shops located at the Ground Floor with outdoor F & B seating areas



ELLINGTON

# COMMUNITY LAGOON

2km crystal lagoon beach with sun loungers and cabanas



# COMMUNITY PROMENADE

4km landscaped walkway along the crystal lagoon beach



## LOBBY

Elegant entrance space welcoming residents and guests

# 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  
YARD/DELIVERIES
- 18 RESIDENTS MOVE-IN TRUCK ZONE





FIRST FLOOR  
AMENITIES



## POOL DECK

3 separate residents pool - infinity-edge leisure pool, kids pool and adult lap pool



## SUN LOUNGERS AREA

Tranquil space for sunbathing and relaxation



## OUTDOOR DECK

Versatile outdoor space for socializing and leisure activities



# FITNESS STUDIO

State-of-the-art facility for health and wellness pursuits



## KIDS PLAY AREA

Engaging space designed for children's recreation and enjoyment

# 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
- 19 LIFT LOBBY



CRYSTAL LAGOON

SECOND FLOOR  
AMENITIES



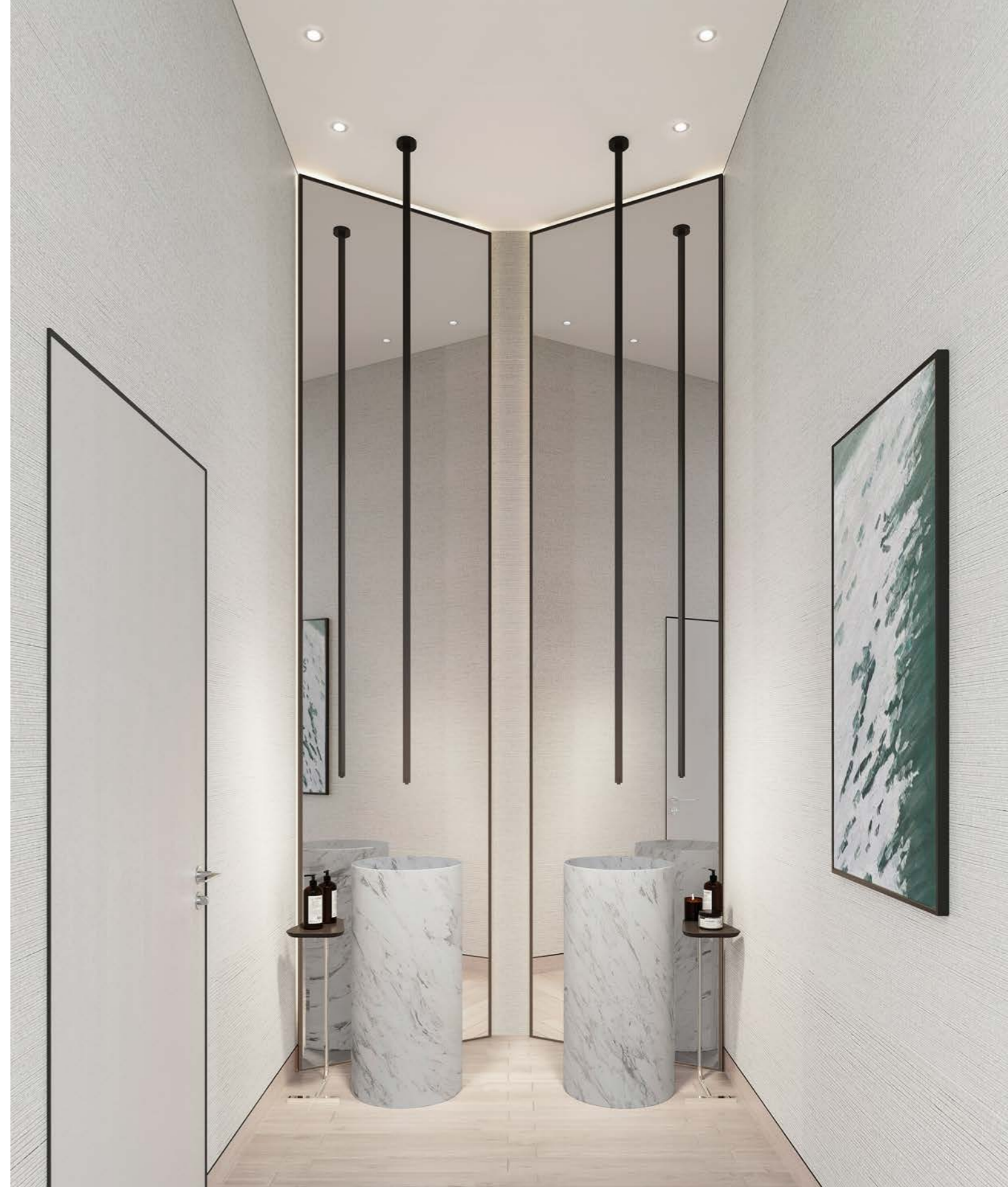


# CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize

## CLUB HOUSE WASHROOM

Well-appointed washroom facilities within the club lounge area





## ARCADE ROOM

Entertaining space for arcade games



# KARAOKE ROOM

Fun-filled venue for singing enthusiasts

# 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



CRYSTAL LAGOON

# THE RESIDENCES



808

809

# CORRIDOR

2.7 metre ceiling height apartment corridors



## LIVING & DINING

A sanctuary for relaxation and social gatherings





# KITCHEN

1-bedroom apartments



# KITCHEN

2-bedroom apartments



# KITCHEN

1 and 2-bedroom selective apartments



# KITCHEN

4-bedroom apartments



## BEDROOMS

An oasis of tranquility, offering restful nights and rejuvenating mornings



## BATHROOMS

A spa-like retreat, designed for indulgent self-care and revitalization

## POWDER ROOM

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





## SKY TERRACE

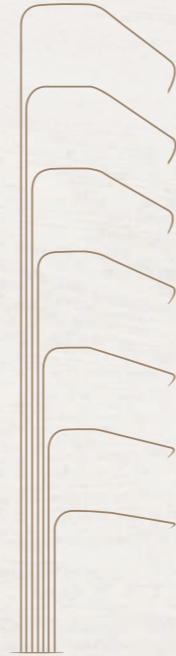
Select 3 and 4-bedroom type units





## HOME AUTOMATION

Smart door lock with mobile app control



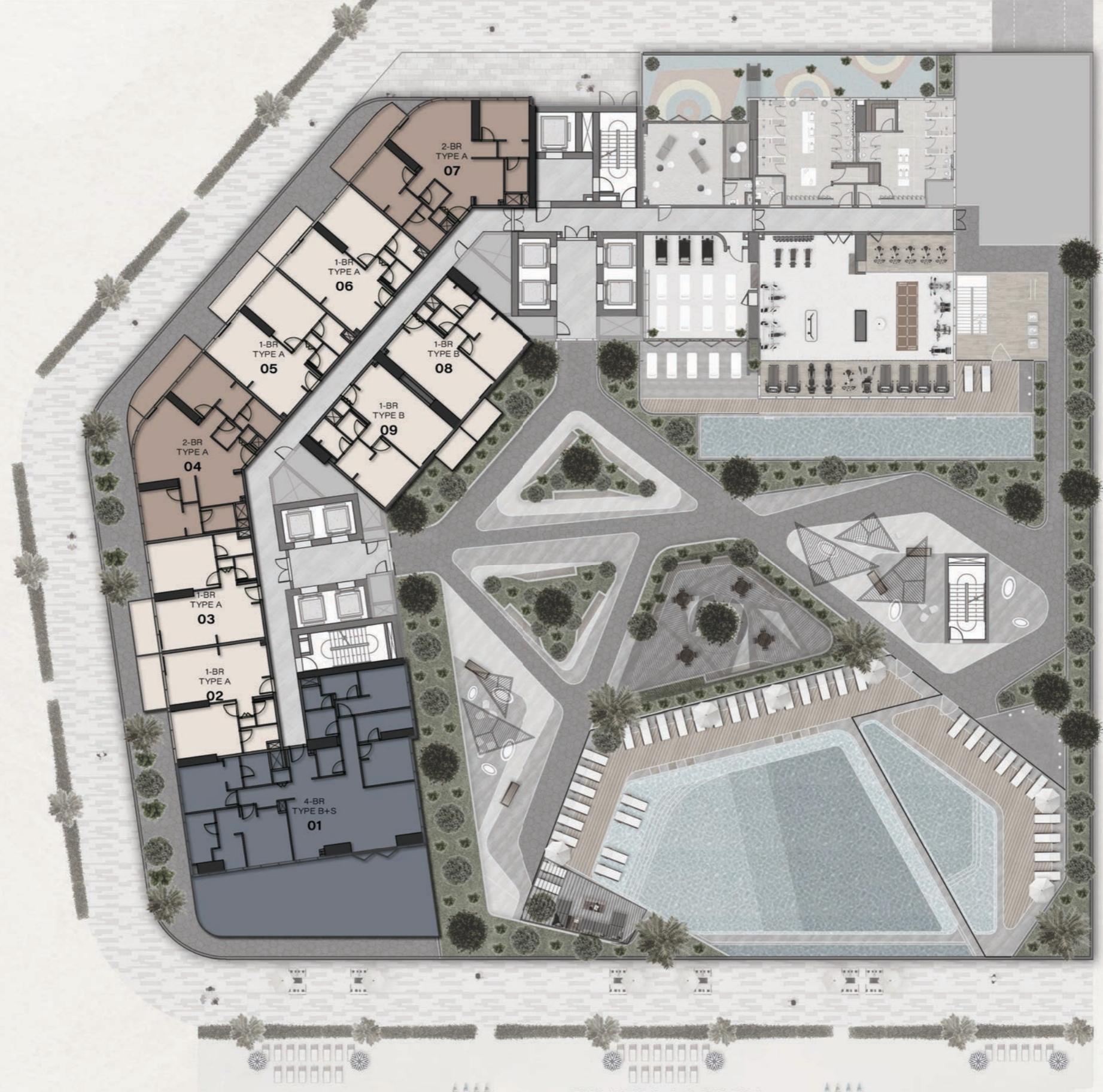
CLAYDON  
HOUSE

TYPICAL PLANS



1st FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



### 2<sup>nd</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM





3<sup>rd</sup> - 6<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





### 7<sup>th</sup> & 13<sup>th</sup> FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



CRYSTAL LAGOON





8<sup>th</sup> - 9<sup>th</sup> & 14<sup>th</sup> - 15<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

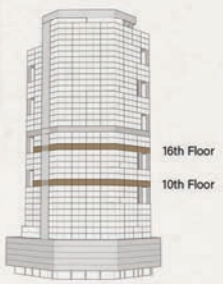


CRYSTAL LAGOON



10<sup>th</sup> & 16<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



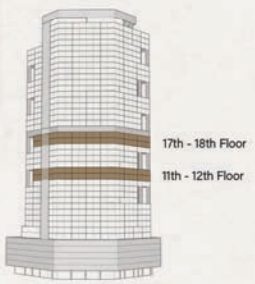
CRYSTAL LAGOON





11<sup>th</sup> - 12<sup>th</sup> & 17<sup>th</sup> - 18<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



### 20<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

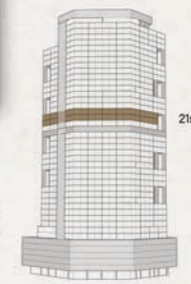


CRYSTAL LAGOON



21<sup>st</sup> - 22<sup>nd</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



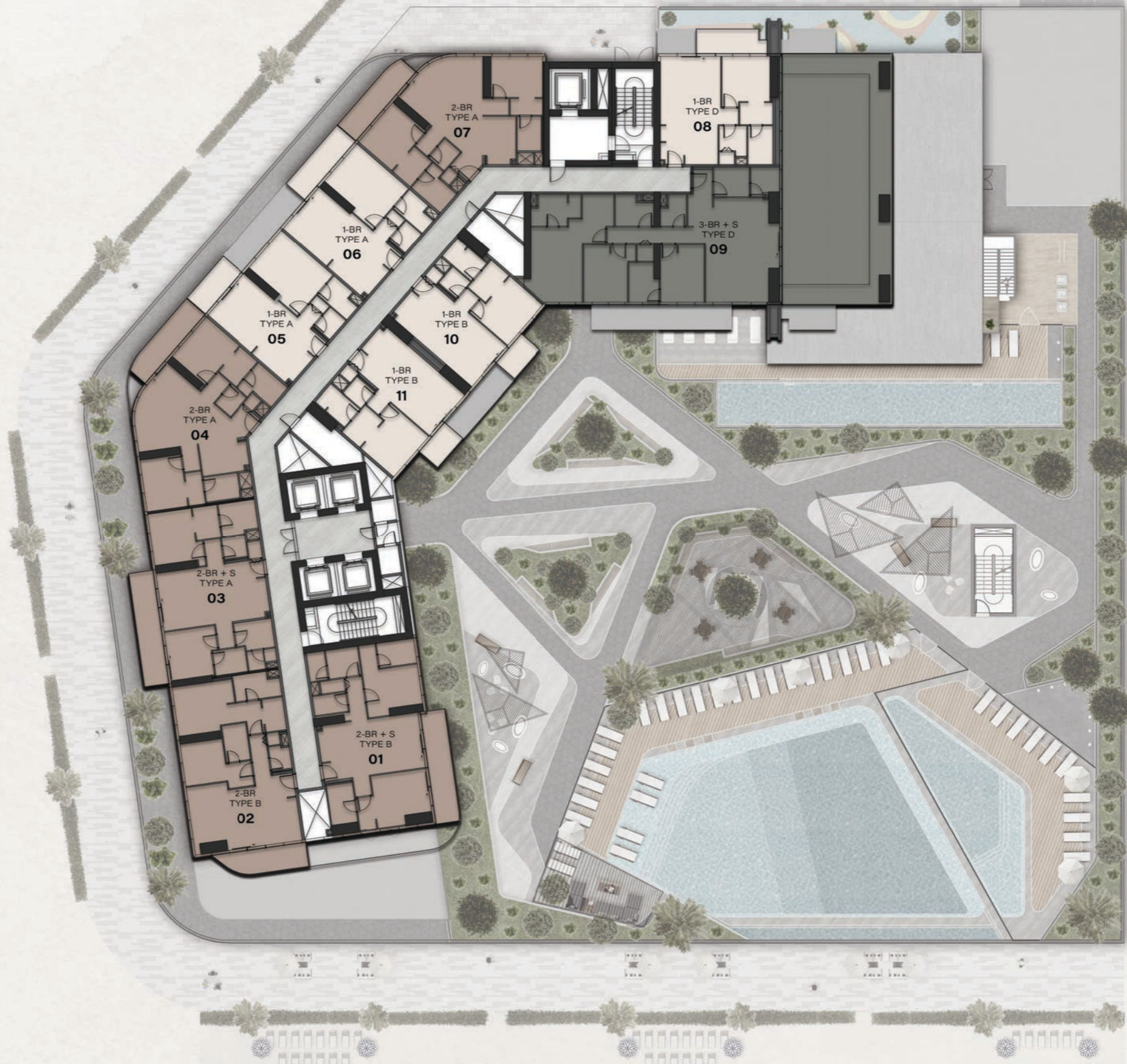
21<sup>st</sup> - 22<sup>nd</sup> Floor

CRYSTAL LAGOON



### 23<sup>rd</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

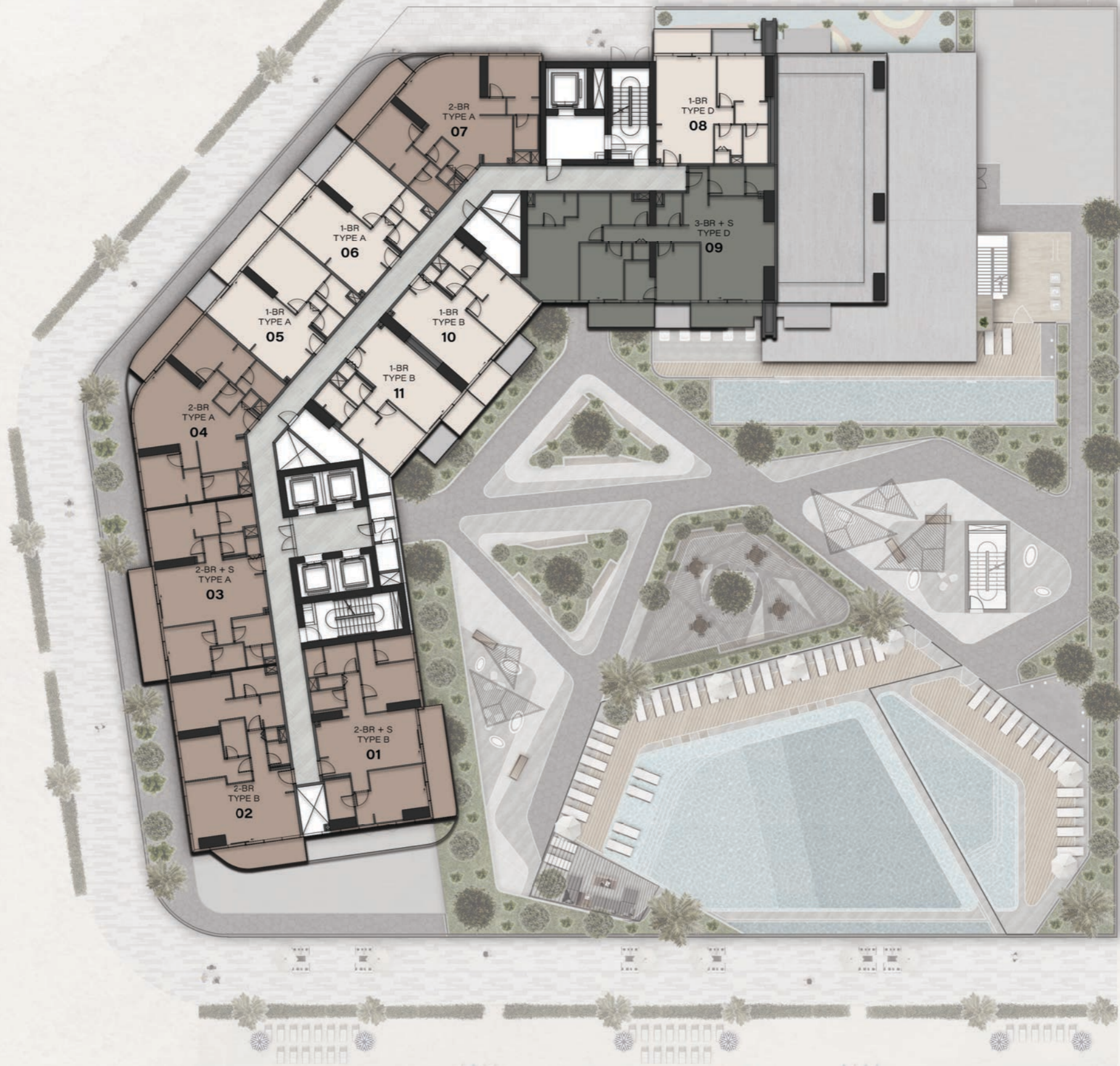


CRYSTAL LAGOON



24<sup>th</sup> - 25<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



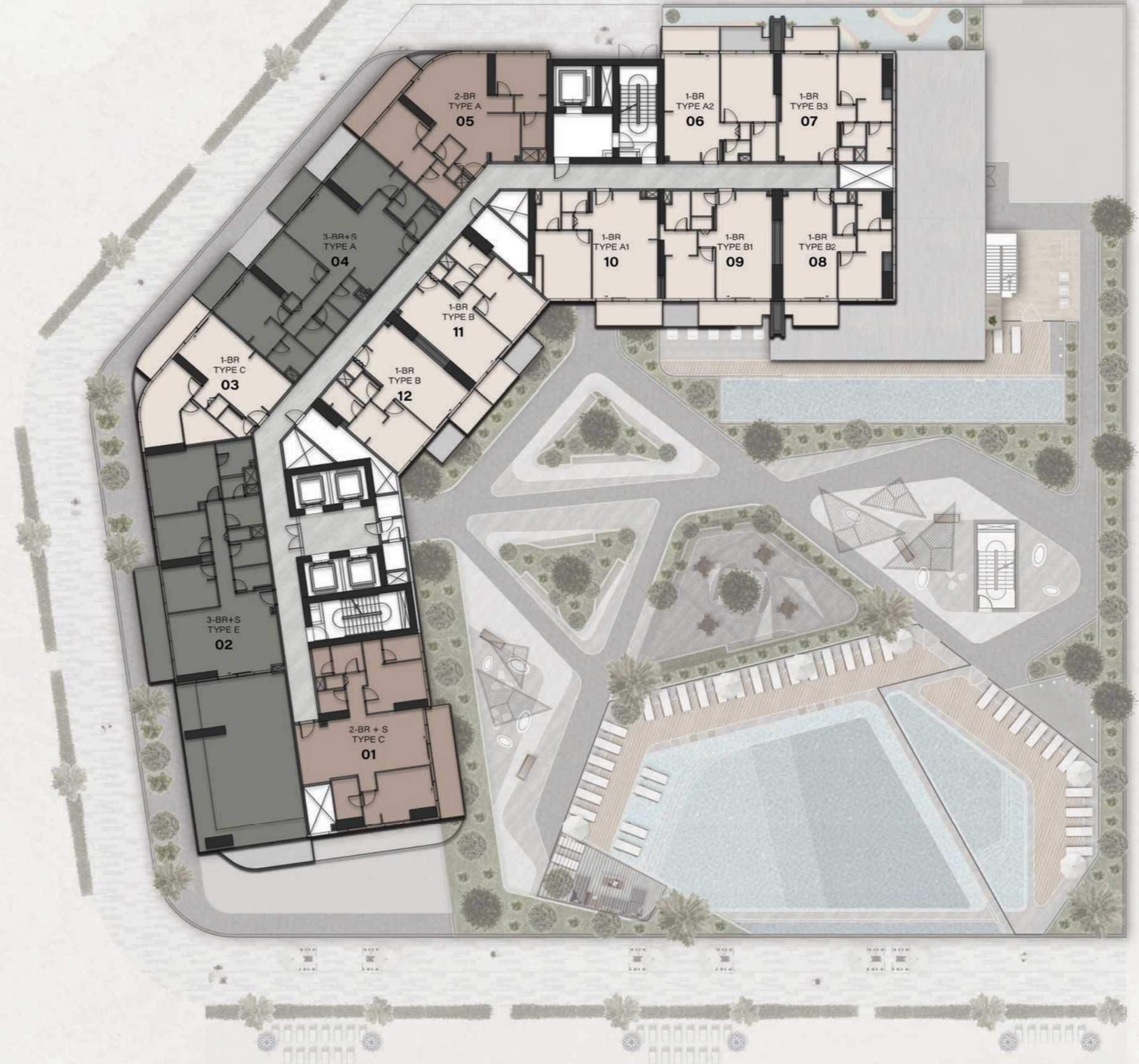
CRYSTAL LAGOON





### 26<sup>th</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

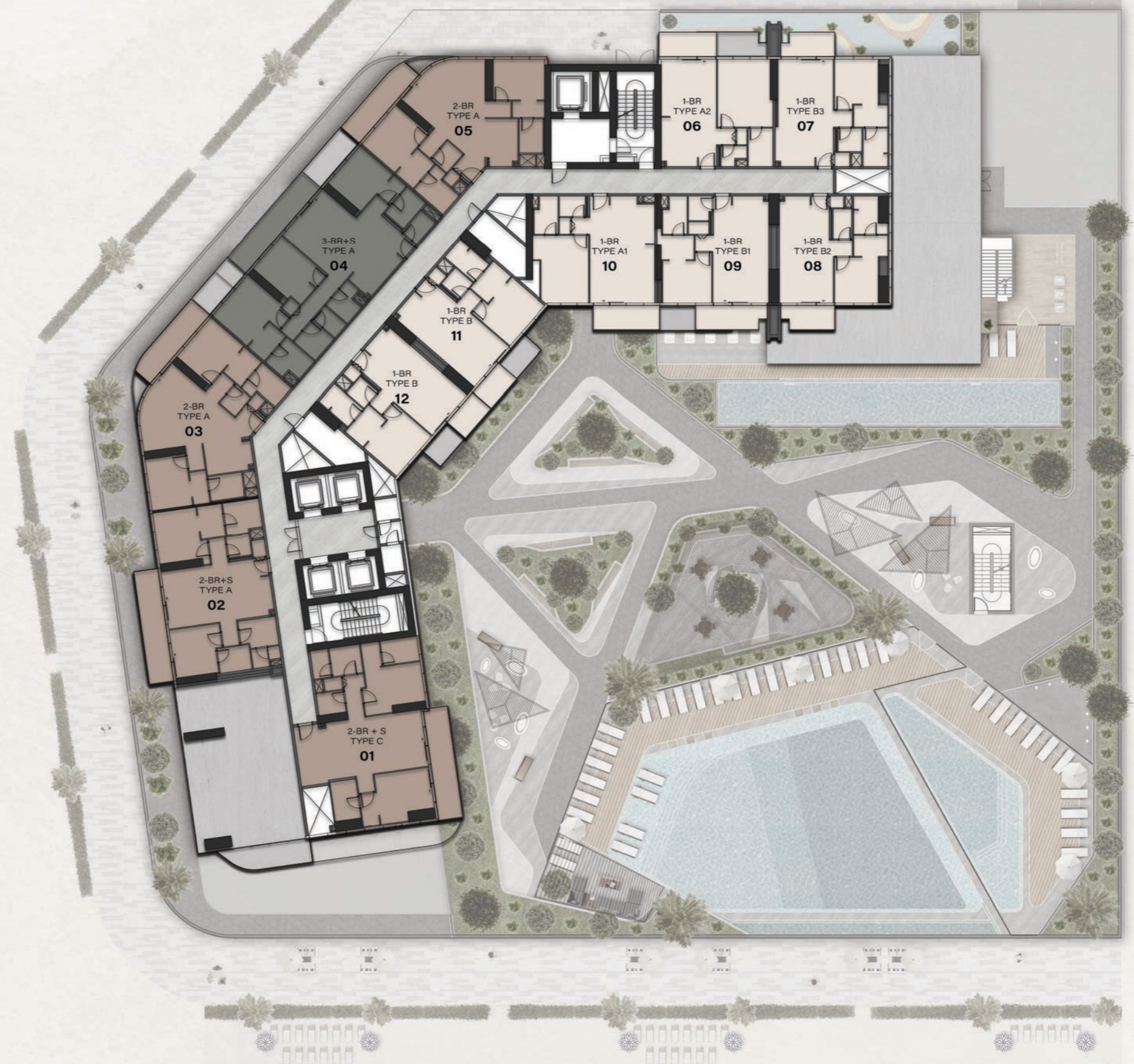


26th Floor

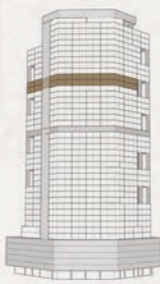


### 27<sup>th</sup> - 28<sup>th</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

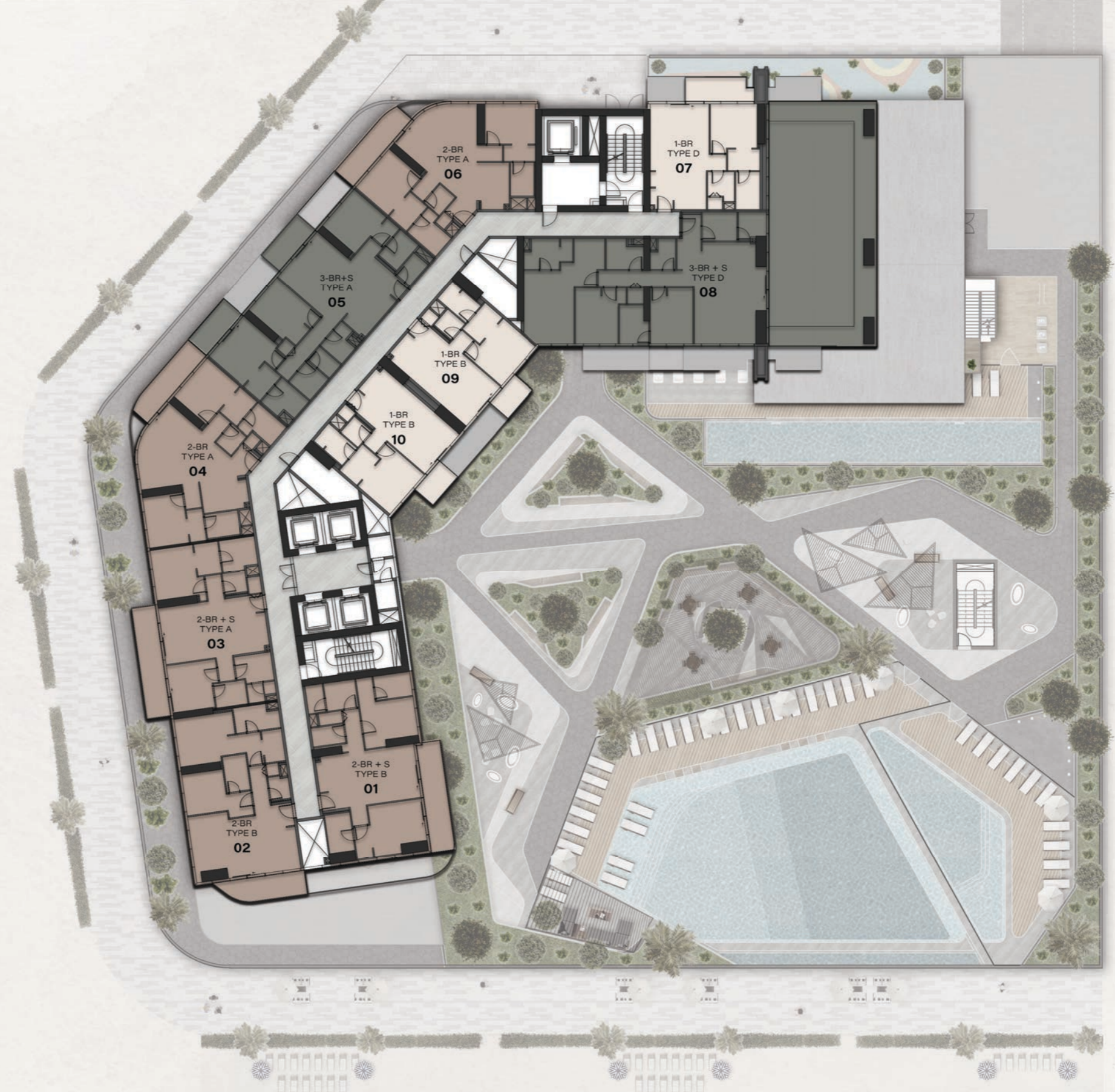


27th - 28th Floor



### 29<sup>th</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

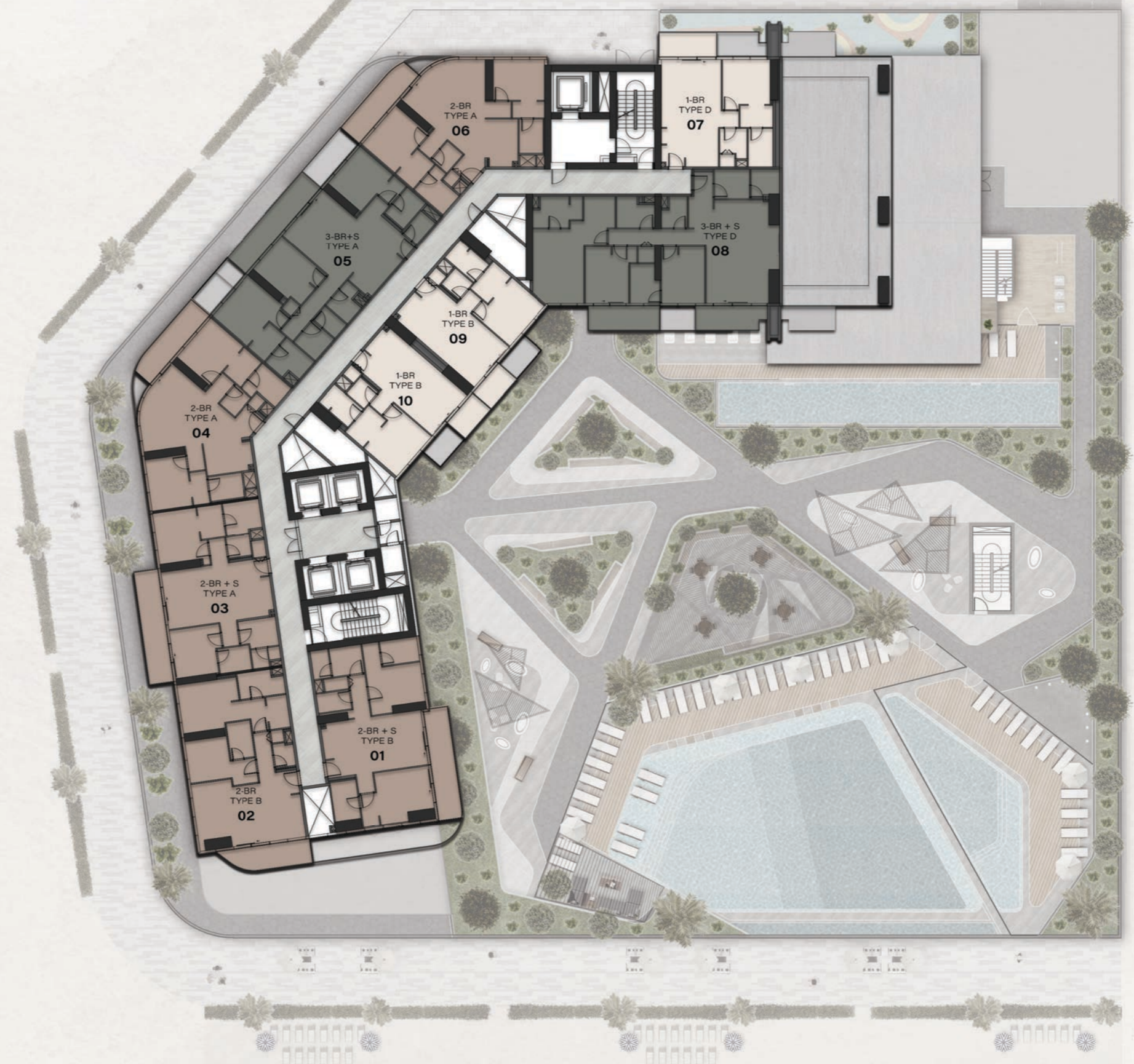






30<sup>th</sup> - 31<sup>st</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

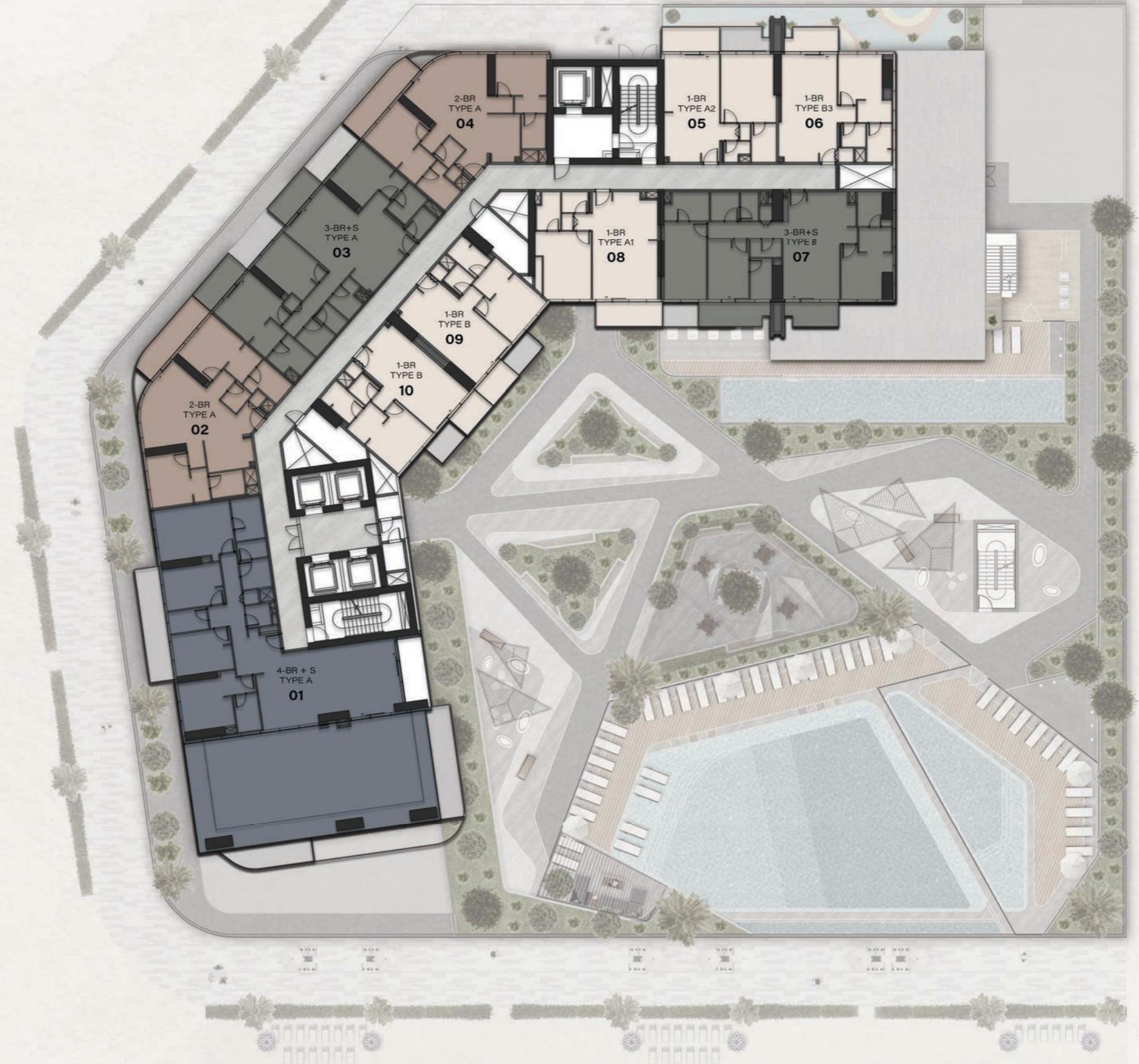


CRYSTAL LAGOON



### 32<sup>nd</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



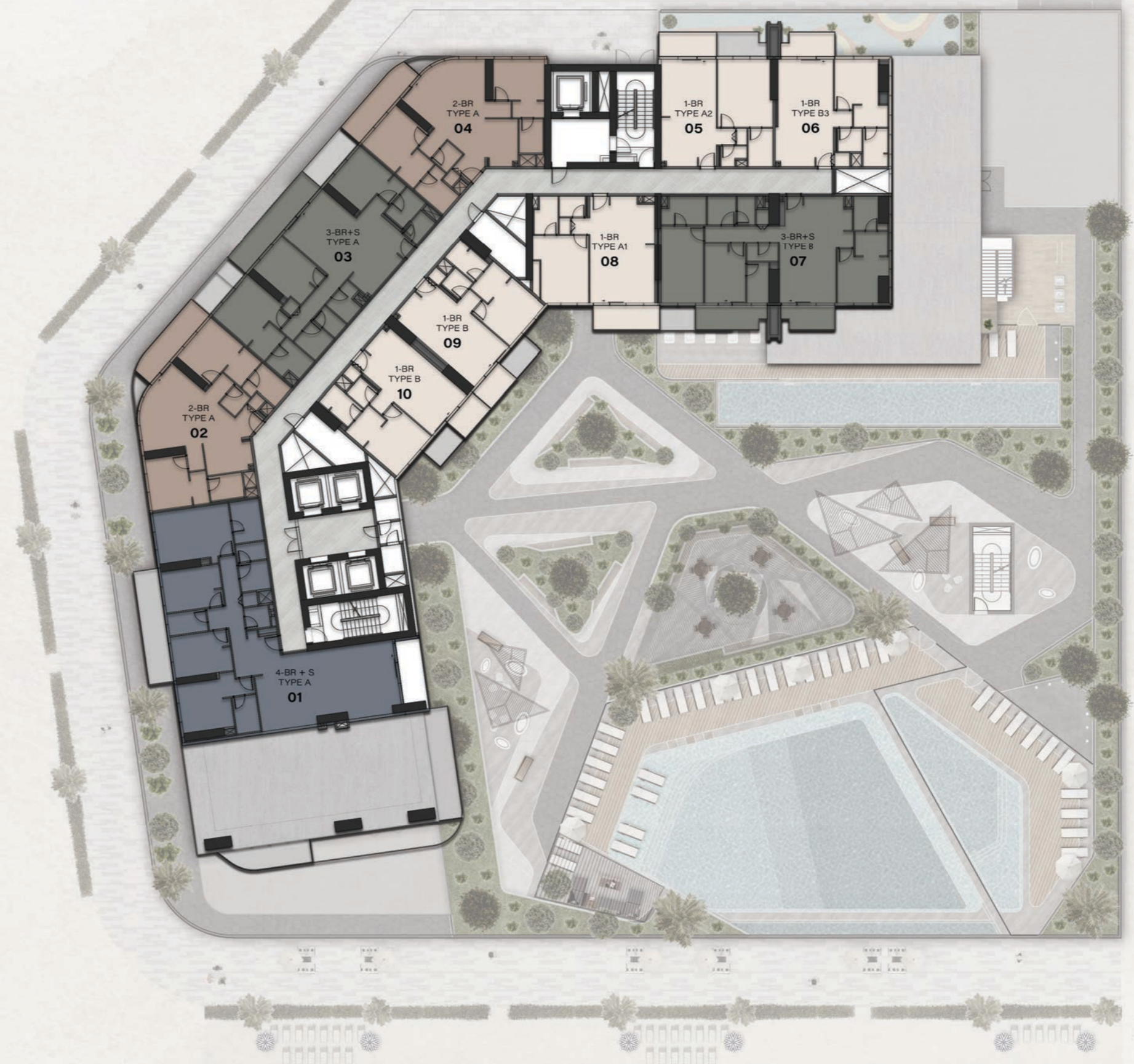
CRYSTAL LAGOON





33<sup>rd</sup> - 34<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

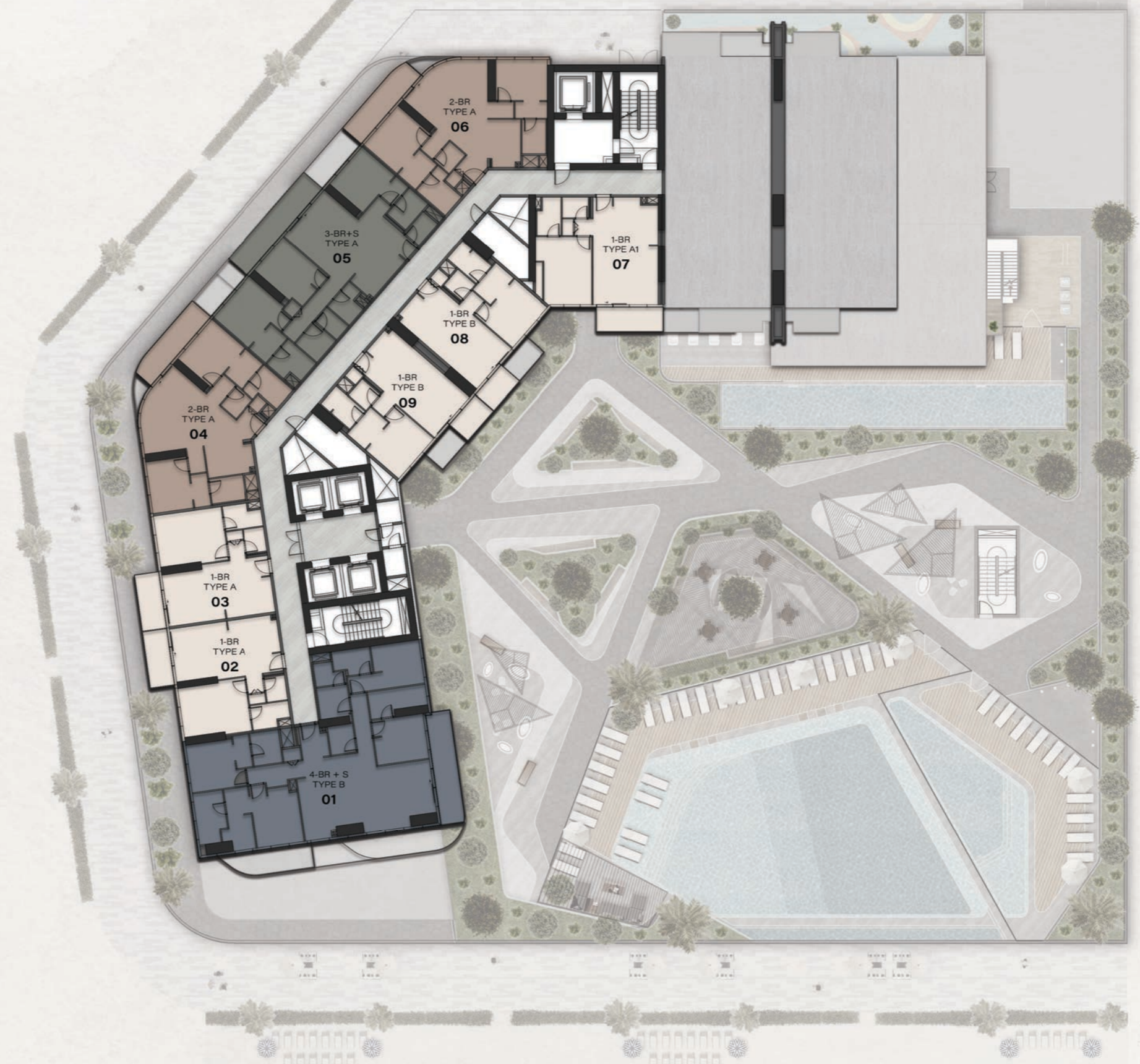


CRYSTAL LAGOON



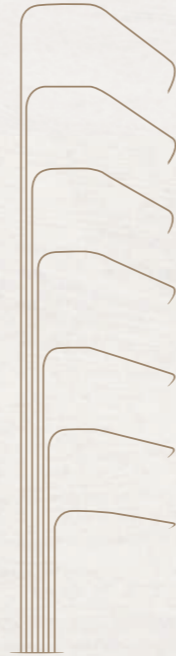
35<sup>th</sup> - 37<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

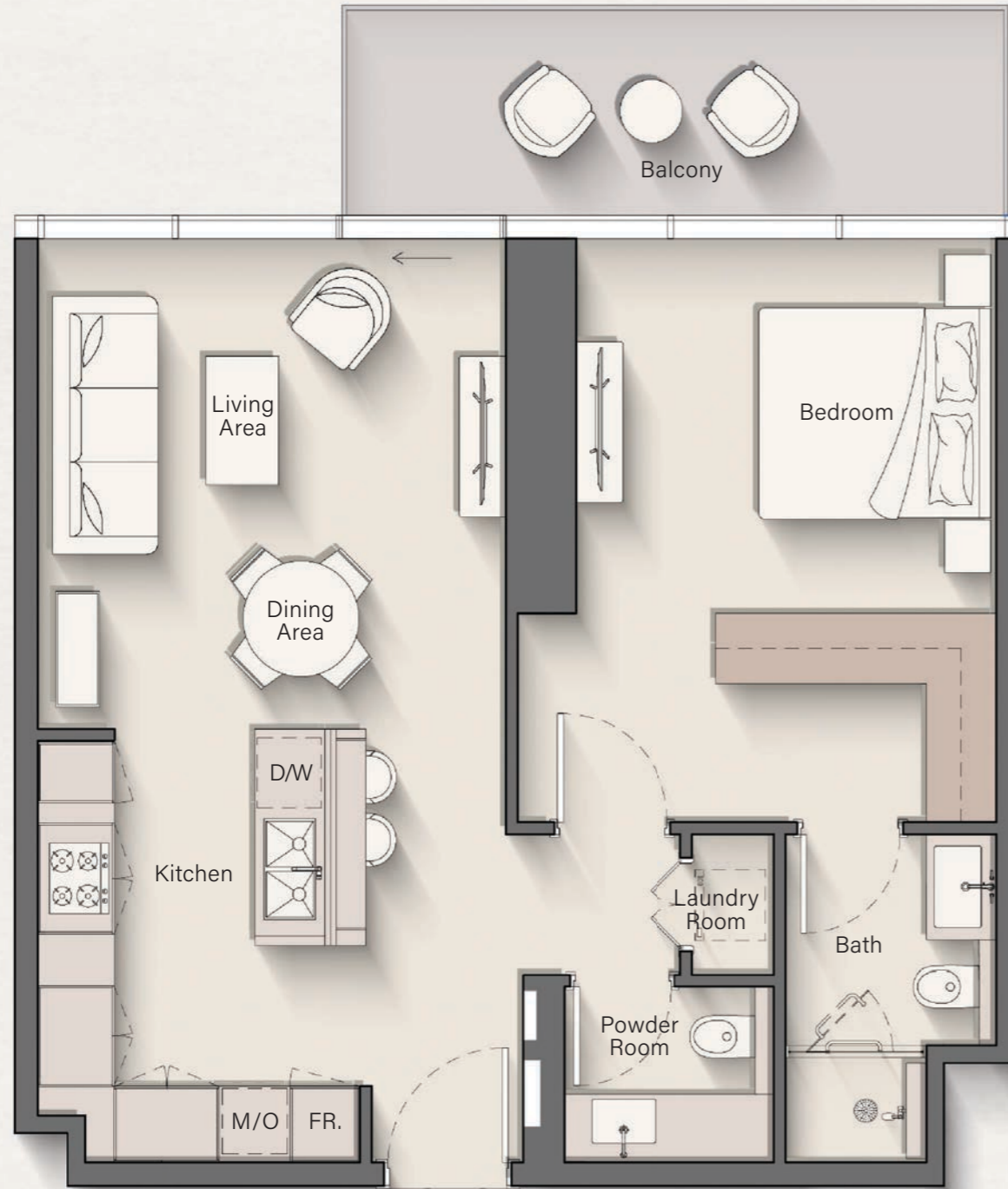




CLAYDON  
HOUSE

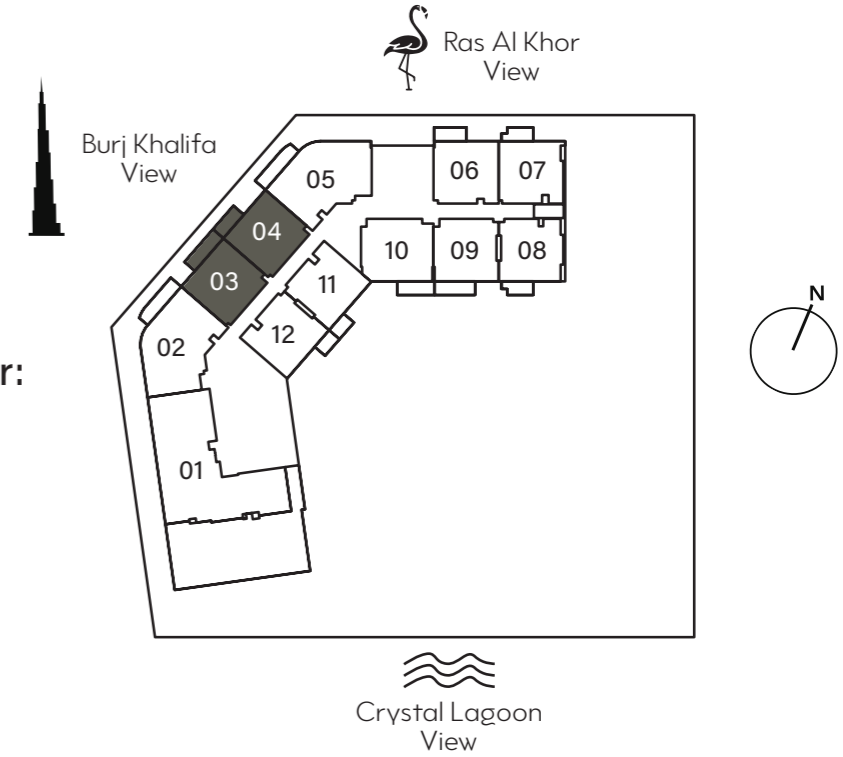
FLOOR PLANS

# 1 BEDROOM TYPE A



Internal Living Area : 730.76 Sq. Ft  
 Outdoor Living Area : 110.01 Sq. Ft  
 Total Living Area : 840.77 Sq. Ft

20<sup>th</sup> Floor:



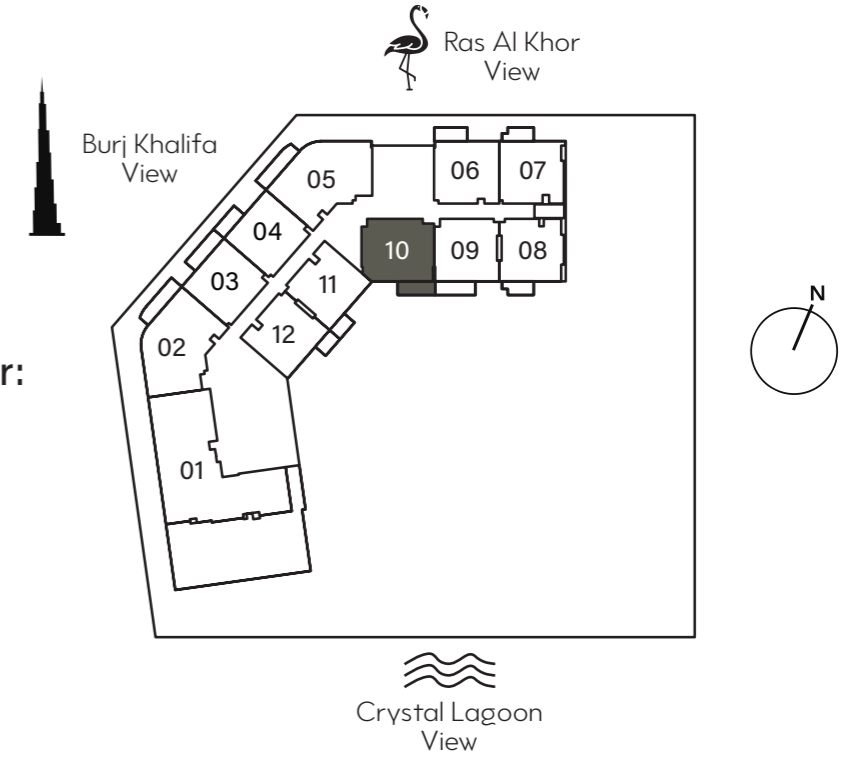
|   |   |  |
|---|---|--|
| 1 <sup>st</sup> Floor:<br><b><u>102</u></b> <b><u>105</u></b><br><b><u>103</u></b> <b><u>106</u></b>                            | 2 <sup>nd</sup> Floor:<br><b><u>202</u></b> <b><u>205</u></b><br><b><u>203</u></b> <b><u>206</u></b>                        | 3 <sup>rd</sup> - 6 <sup>th</sup> Floor:<br><b><u>305</u></b><br><b><u>306</u></b>     |
| 7 <sup>th</sup> & 13 <sup>th</sup> Floor:<br><b><u>704</u></b><br><b><u>705</u></b>   | 8 <sup>th</sup> - 9 <sup>th</sup> &<br>14 <sup>th</sup> - 15 <sup>th</sup> Floor:<br><b><u>804</u></b><br><b><u>805</u></b> | 10 <sup>th</sup> & 16 <sup>th</sup> Floor:<br><b><u>1005</u></b><br><b><u>1006</u></b> |
| 11 <sup>th</sup> - 12 <sup>th</sup> &<br>17 <sup>th</sup> - 18 <sup>th</sup> Floor:<br><b><u>1105</u></b><br><b><u>1106</u></b> | 20 <sup>th</sup> Floor:<br><b><u>2003</u></b><br><b><u>2004</u></b>   | 21 <sup>st</sup> - 22 <sup>nd</sup> Floor:<br><b><u>2103</u></b><br><b><u>2104</u></b> |
| 23 <sup>rd</sup> Floor:<br><b><u>2305</u></b><br><b><u>2306</u></b>   | 24 <sup>th</sup> - 25 <sup>th</sup> Floor:<br><b><u>2405</u></b><br><b><u>2406</u></b>                                      | 35 <sup>th</sup> - 37 <sup>th</sup> Floor:<br><b><u>3502</u></b><br><b><u>3503</u></b> |

# 1 BEDROOM TYPE A1



Internal Living Area : 784.37 Sq. Ft  
 Outdoor Living Area : 95.05 Sq. Ft  
 Total Living Area : 879.41 Sq. Ft

20<sup>th</sup> Floor:



20<sup>th</sup> Floor:  
**2010**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2110**

26<sup>th</sup> Floor:  
**2610**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2710**

32<sup>nd</sup> Floor:  
**3208**

33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3308**

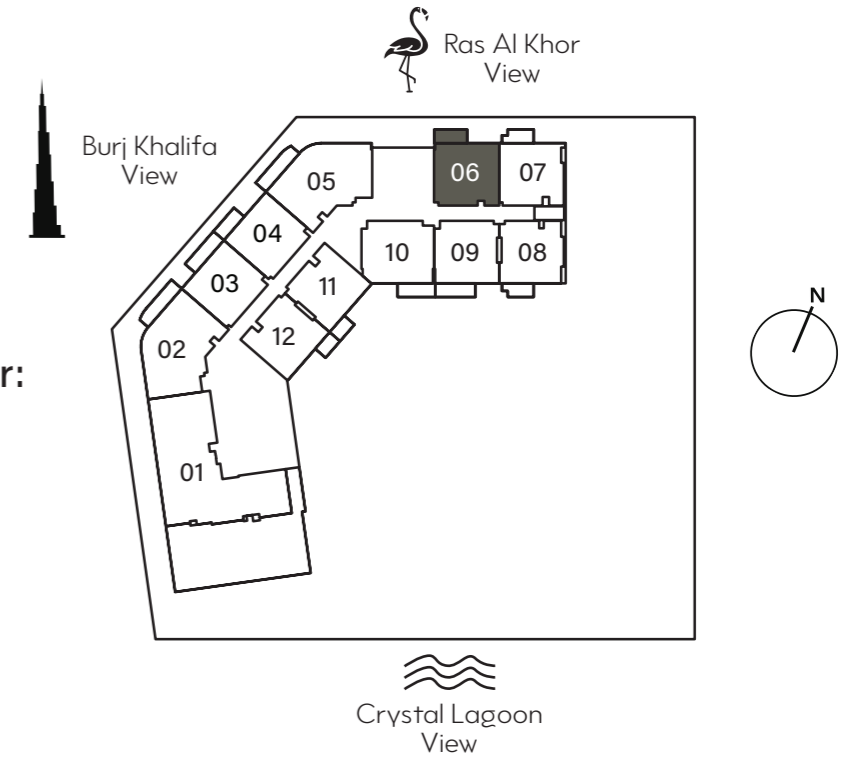
35<sup>th</sup> - 37<sup>th</sup> Floor:  
**3507**

# 1 BEDROOM TYPE A2



Internal Living Area : 742.93 Sq. Ft  
 Outdoor Living Area : 82.34 Sq. Ft  
 Total Living Area : 825.27 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**308**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**707**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**807**

10<sup>th</sup> & 16<sup>th</sup> Floor:  
**1008**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1108**

20<sup>th</sup> Floor:  
**2006**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2106**

26<sup>th</sup> Floor:  
**2606**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2706**

32<sup>nd</sup> Floor:  
**3205**

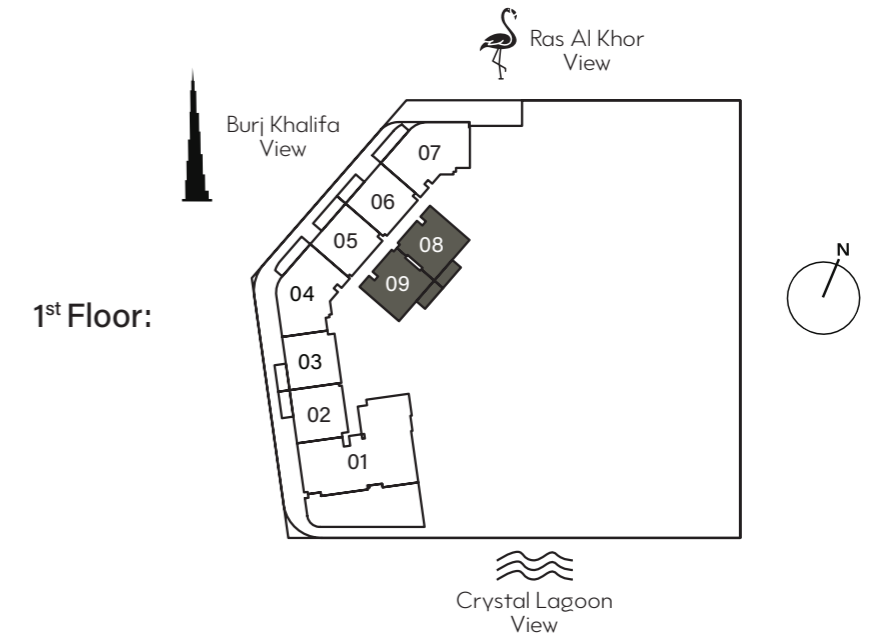
33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3305**



# 1 BEDROOM TYPE B



Internal Living Area : 716.02 Sq. Ft  
 Outdoor Living Area 82.88 Sq. Ft  
 Total Living Area 798.90 Sq. Ft



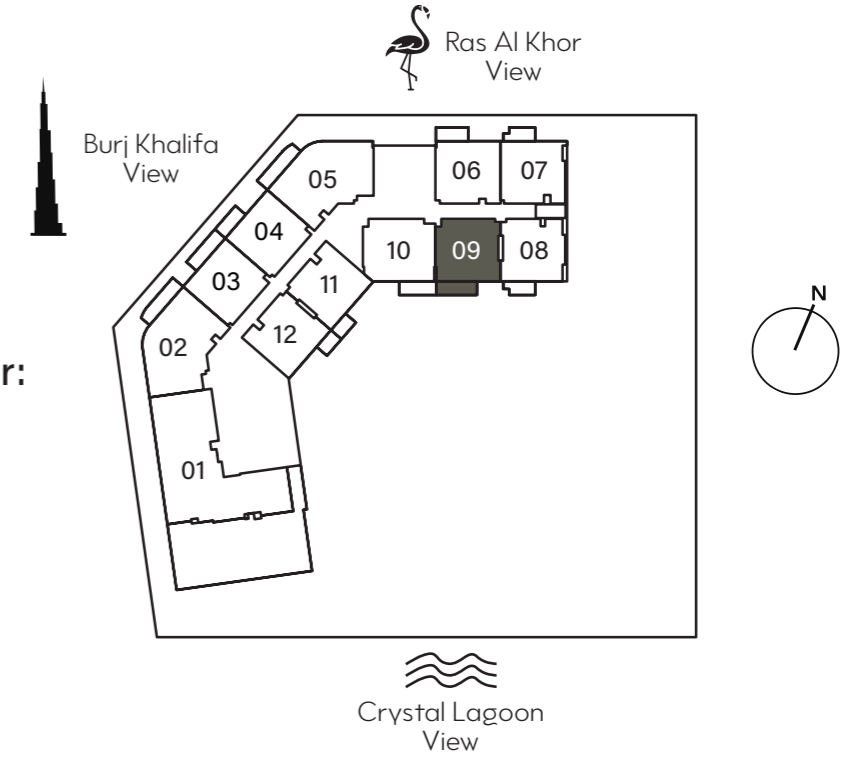
|   |   |  |
|---|---|--|
| 1 <sup>st</sup> Floor:<br><b><u>108</u></b><br><b><u>109</u></b>  | 2 <sup>nd</sup> Floor:<br><b><u>208</u></b><br><b><u>209</u></b>  | 3 <sup>rd</sup> - 6 <sup>th</sup> Floor:<br><b><u>312</u></b><br><b><u>313</u></b>     |
| 7 <sup>th</sup> & 13 <sup>th</sup> Floor:<br><b><u>711</u></b><br><b><u>712</u></b>   | 8 <sup>th</sup> - 9 <sup>th</sup> &<br>14 <sup>th</sup> - 15 <sup>th</sup> Floor:<br><b><u>811</u></b><br><b><u>812</u></b> | 10 <sup>th</sup> & 16 <sup>th</sup> Floor:<br><b><u>1010</u></b><br><b><u>1011</u></b> |
| 11 <sup>th</sup> - 12 <sup>th</sup> &<br>17 <sup>th</sup> - 18 <sup>th</sup> Floor:<br><b><u>1111</u></b><br><b><u>1112</u></b> | 20 <sup>th</sup> Floor:<br><b><u>2011</u></b><br><b><u>2012</u></b>   | 21 <sup>st</sup> - 22 <sup>nd</sup> Floor:<br><b><u>2111</u></b><br><b><u>2112</u></b> |
| 23 <sup>rd</sup> Floor:<br><b><u>2310</u></b><br><b><u>2311</u></b>   | 24 <sup>th</sup> - 25 <sup>th</sup> Floor:<br><b><u>2410</u></b><br><b><u>2411</u></b>                                      | 26 <sup>th</sup> Floor:<br><b><u>2611</u></b><br><b><u>2612</u></b>                    |
| 27 <sup>th</sup> - 28 <sup>th</sup> Floor:<br><b><u>2711</u></b><br><b><u>2712</u></b>  | 29 <sup>th</sup> Floor:<br><b><u>2909</u></b><br><b><u>2910</u></b>   | 30 <sup>th</sup> - 31 <sup>st</sup> Floor:<br><b><u>3009</u></b><br><b><u>3010</u></b> |
| 32 <sup>nd</sup> Floor:<br><b><u>3209</u></b><br><b><u>3210</u></b>   | 33 <sup>rd</sup> - 34 <sup>th</sup> Floor:<br><b><u>3309</u></b><br><b><u>3310</u></b>                                      | 35 <sup>th</sup> - 37 <sup>th</sup> Floor:<br><b><u>3508</u></b><br><b><u>3509</u></b> |

# 1 BEDROOM TYPE B1



Internal Living Area : 727.21 Sq. Ft  
 Outdoor Living Area : 102.26 Sq. Ft  
 Total Living Area : 829.47 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**311**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**710**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**810**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1110**

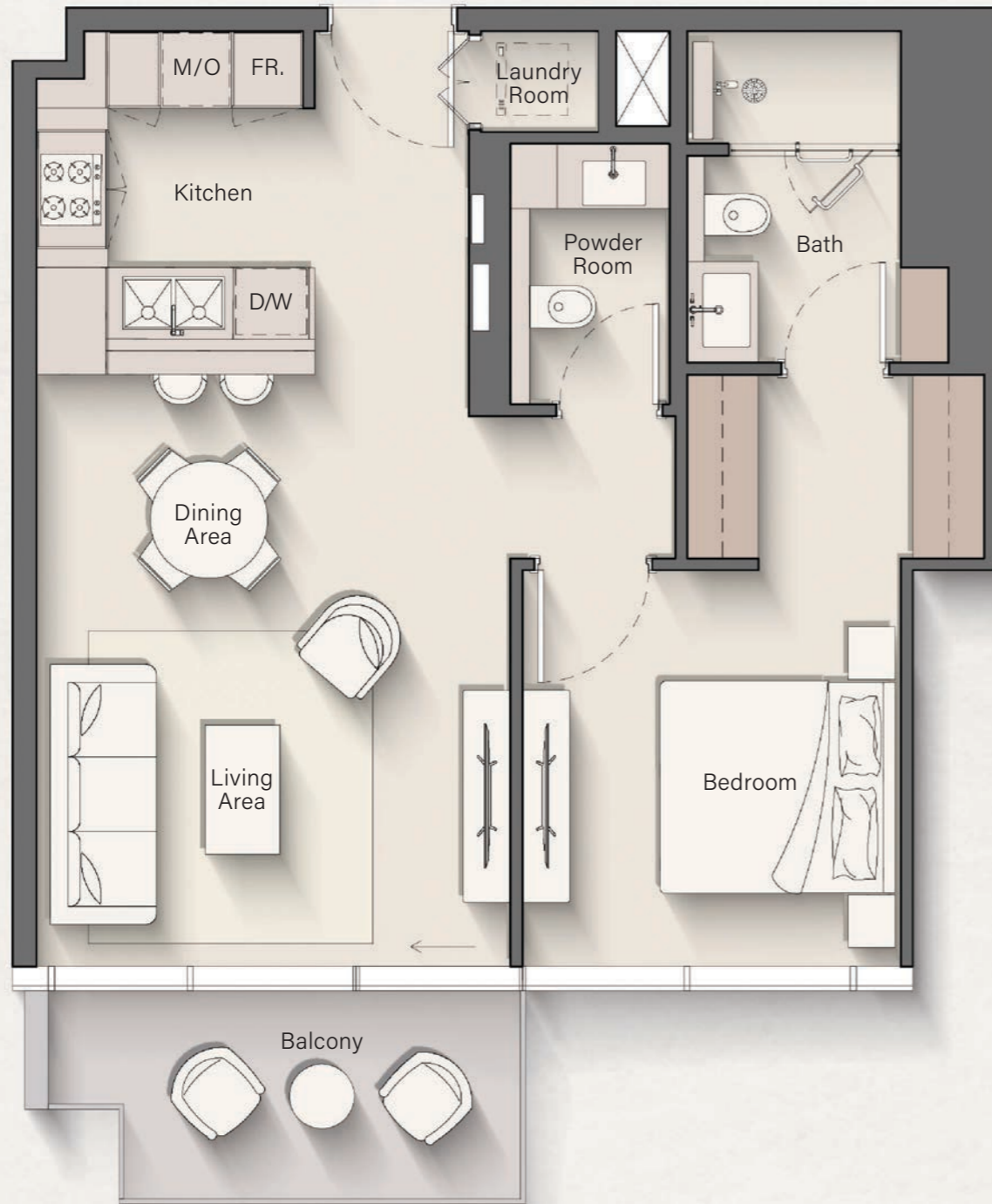
20<sup>th</sup> Floor:  
**2009**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2109**

26<sup>th</sup> Floor:  
**2609**

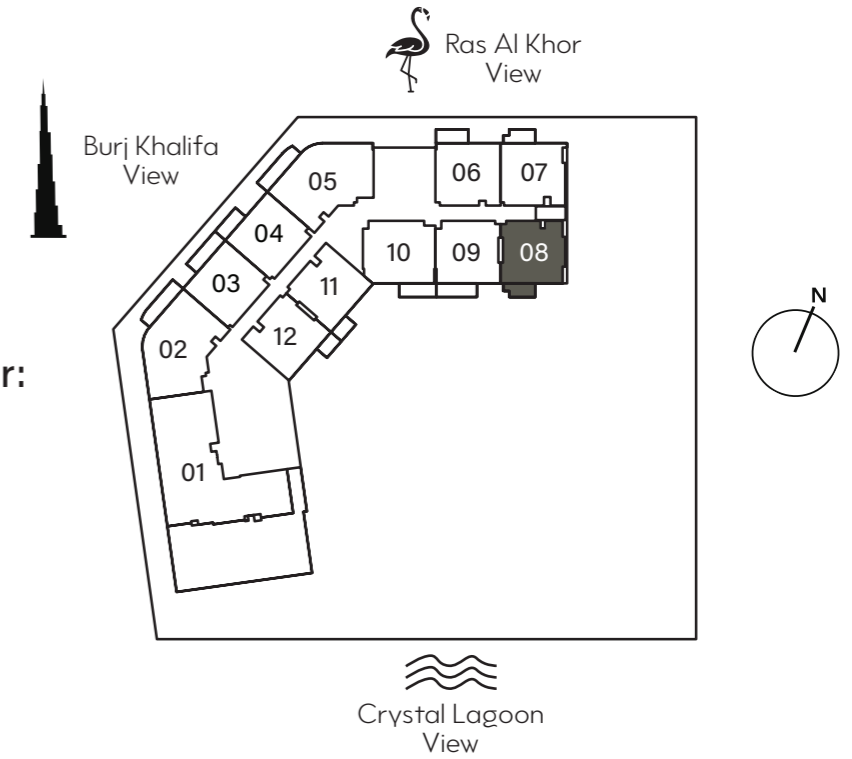
27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2709**

# 1 BEDROOM TYPE B2



Internal Living Area : 694.38 Sq. Ft  
 Outdoor Living Area : 73.30 Sq. Ft  
 Total Living Area : 767.68 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**310**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**709**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**809**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1109**

20<sup>th</sup> Floor:  
**2008**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2108**

26<sup>th</sup> Floor:  
**2608**

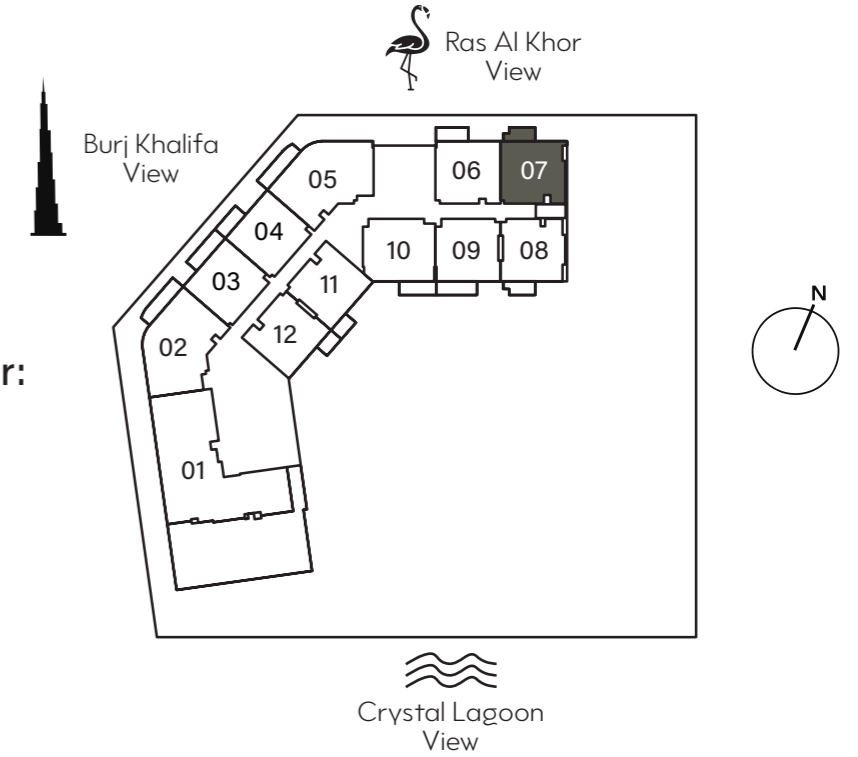
27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2708**

# 1 BEDROOM TYPE B3



Internal Living Area : 714.94 Sq. Ft  
 Outdoor Living Area : 73.30 Sq. Ft  
 Total Living Area : 788.24 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**309**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**708**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**808**

20<sup>th</sup> Floor:  
**2007**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2107**

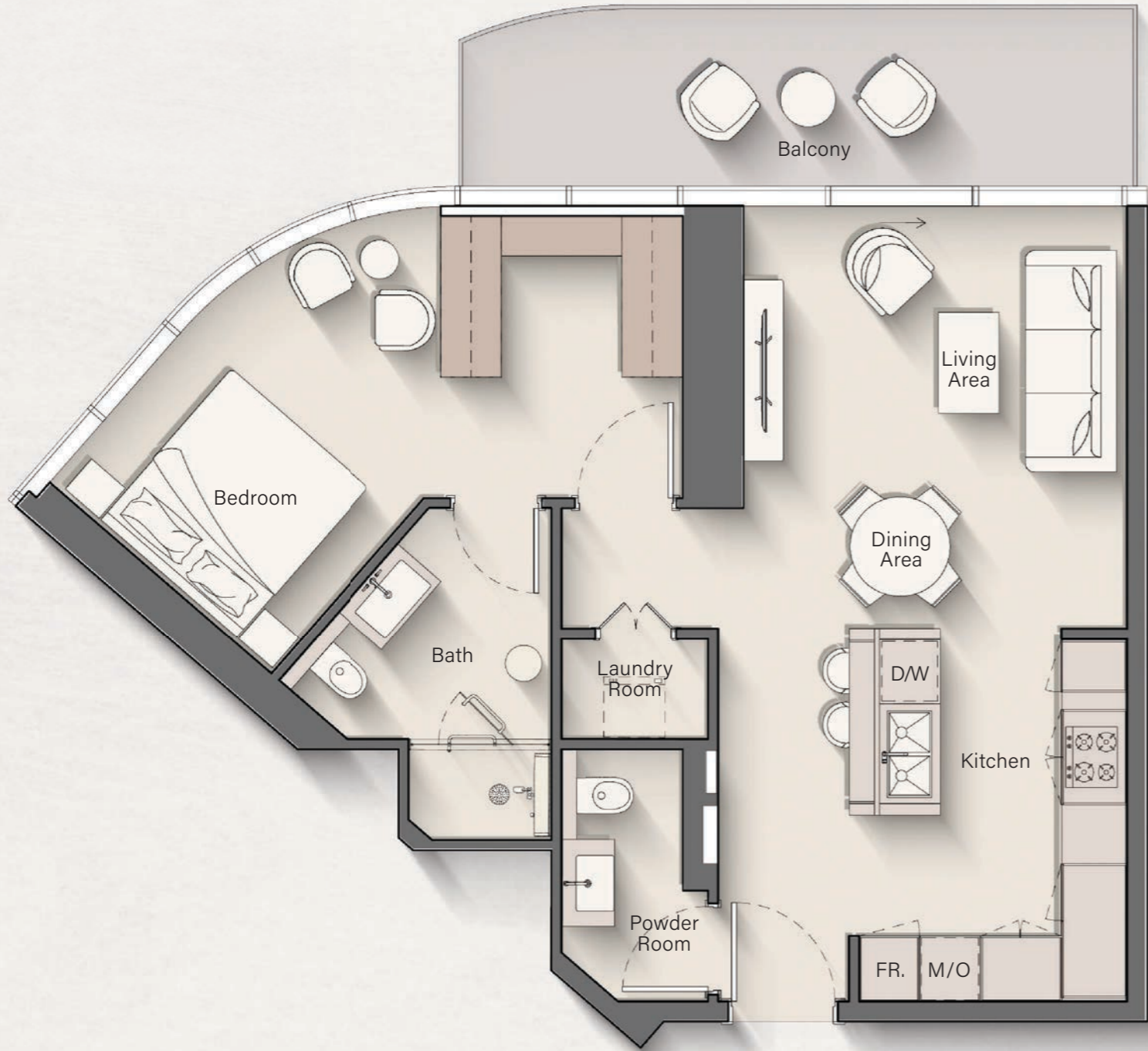
26<sup>th</sup> Floor:  
**2607**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2707**

32<sup>nd</sup> Floor:  
**3206**

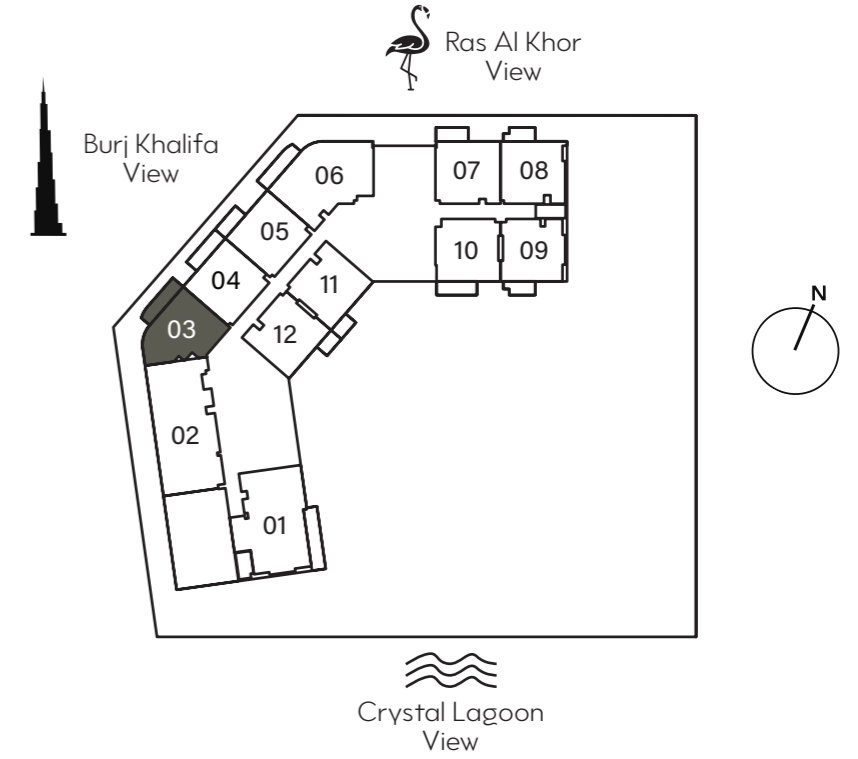
33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3306**

# 1 BEDROOM TYPE C



Internal Living Area : 753.69 Sq. Ft  
 Outdoor Living Area : 127.44 Sq. Ft  
 Total Living Area : 881.13 Sq. Ft

7<sup>th</sup> & 13<sup>th</sup>  
Floor:



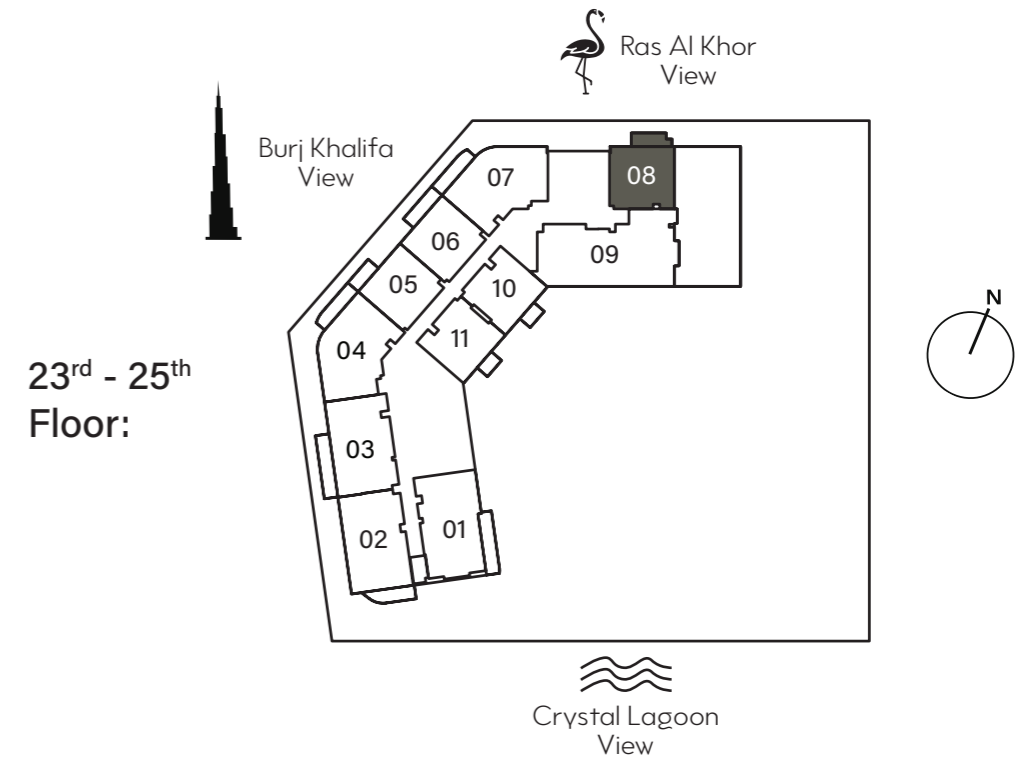
7<sup>th</sup> & 13<sup>th</sup> Floor:  
**703**

26<sup>th</sup> Floor:  
**2603**

# 1 BEDROOM TYPE D



Internal Living Area : 743.25 Sq. Ft  
 Outdoor Living Area : 96.12 Sq. Ft  
 Total Living Area : 839.37 Sq. Ft



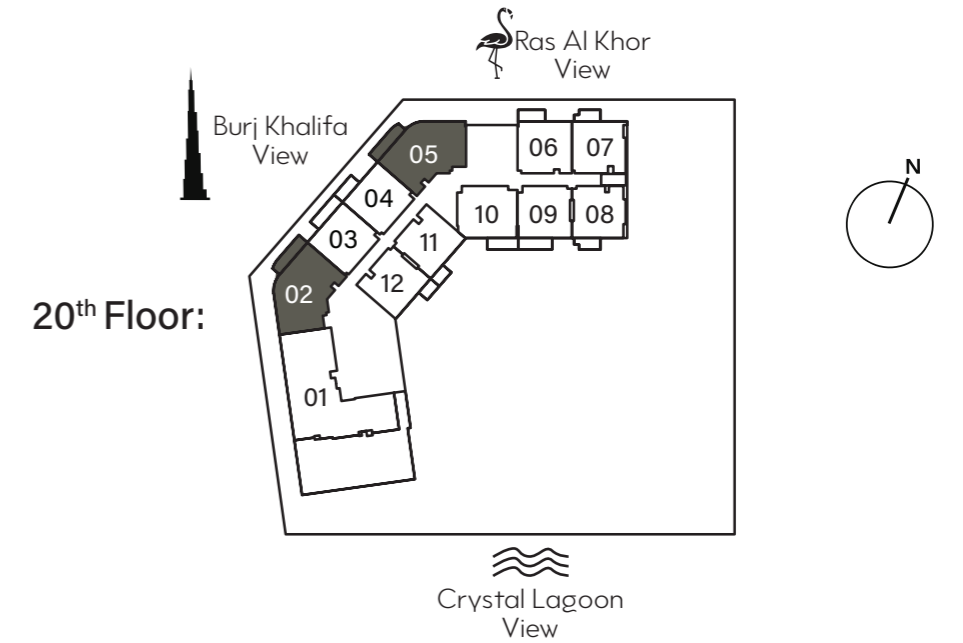
23<sup>rd</sup> - 25<sup>th</sup>  
Floor:

23<sup>rd</sup> Floor: **2308**      24<sup>th</sup> - 25<sup>th</sup> Floor: **2408**      29<sup>th</sup> Floor: **2907**  
 30<sup>th</sup> - 31<sup>st</sup> Floor: **3007**

# 2 BEDROOM TYPE A

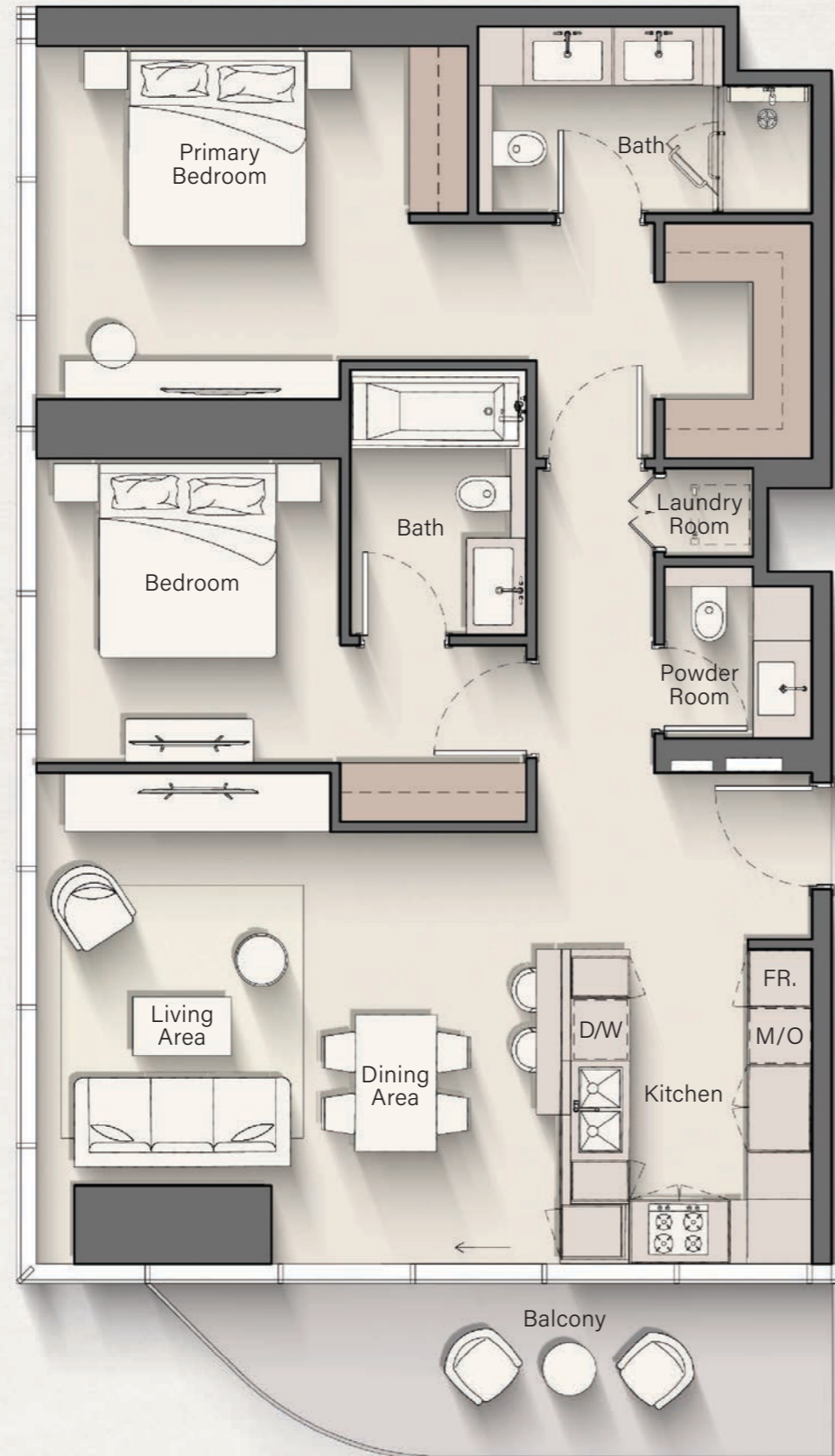


Internal Living Area : 1114.06 Sq. Ft  
 Outdoor Living Area : 127.44 Sq. Ft  
 Total Living Area : 1241.51 Sq. Ft



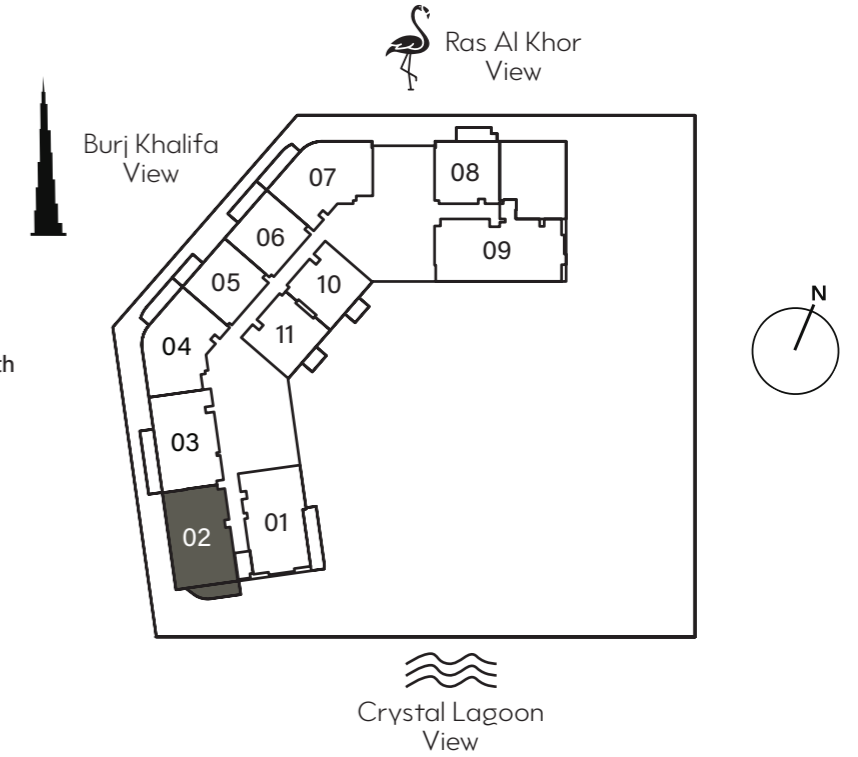
|   |   |  |
|---|---|--|
| 1 <sup>st</sup> Floor:<br><b><u>104</u></b><br><b><u>107</u></b>  | 2 <sup>nd</sup> Floor:<br><b><u>204</u></b><br><b><u>207</u></b>  | 3 <sup>rd</sup> - 6 <sup>th</sup> Floor:<br><b><u>304</u></b><br><b><u>307</u></b>     |
| 7 <sup>th</sup> & 13 <sup>th</sup> Floor:<br><b><u>706</u></b>  | 8 <sup>th</sup> - 9 <sup>th</sup> &<br>14 <sup>th</sup> - 15 <sup>th</sup> Floor:<br><b><u>803</u></b><br><b><u>806</u></b> | 10 <sup>th</sup> & 16 <sup>th</sup> Floor:<br><b><u>1004</u></b><br><b><u>1007</u></b> |
| 11 <sup>th</sup> - 12 <sup>th</sup> &<br>17 <sup>th</sup> - 18 <sup>th</sup> Floor:<br><b><u>1104</u></b><br><b><u>1107</u></b> | 20 <sup>th</sup> Floor:<br><b><u>2002</u></b><br><b><u>2005</u></b>   | 21 <sup>st</sup> - 22 <sup>nd</sup> Floor:<br><b><u>2102</u></b><br><b><u>2105</u></b> |
| 23 <sup>rd</sup> Floor:<br><b><u>2304</u></b><br><b><u>2307</u></b>   | 24 <sup>th</sup> - 25 <sup>th</sup> Floor:<br><b><u>2404</u></b><br><b><u>2407</u></b>                                      | 26 <sup>th</sup> Floor:<br><b><u>2605</u></b>  |
| 27 <sup>th</sup> - 28 <sup>th</sup> Floor:<br><b><u>2703</u></b><br><b><u>2705</u></b>  | 29 <sup>th</sup> Floor:<br><b><u>2904</u></b><br><b><u>2906</u></b>   | 30 <sup>th</sup> - 31 <sup>st</sup> Floor:<br><b><u>3004</u></b><br><b><u>3006</u></b> |
| 32 <sup>nd</sup> Floor:<br><b><u>3202</u></b><br><b><u>3204</u></b>   | 33 <sup>rd</sup> - 34 <sup>th</sup> Floor:<br><b><u>3302</u></b><br><b><u>3304</u></b>                                      | 35 <sup>th</sup> - 37 <sup>th</sup> Floor:<br><b><u>3504</u></b><br><b><u>3506</u></b> |

# 2 BEDROOM TYPE B



Internal Living Area : 1119.55 Sq. Ft  
 Outdoor Living Area : 116.14 Sq. Ft  
 Total Living Area : 1235.70 Sq. Ft

10<sup>th</sup> & 16<sup>th</sup>  
Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**302**

10<sup>th</sup> & 16<sup>th</sup> Floor:  
**1002**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1102**

23<sup>rd</sup> Floor:  
**2302**

24<sup>th</sup> - 25<sup>th</sup> Floor:  
**2402**

29<sup>th</sup> Floor:  
**2902**

30<sup>th</sup> - 31<sup>st</sup> Floor:  
**3002**

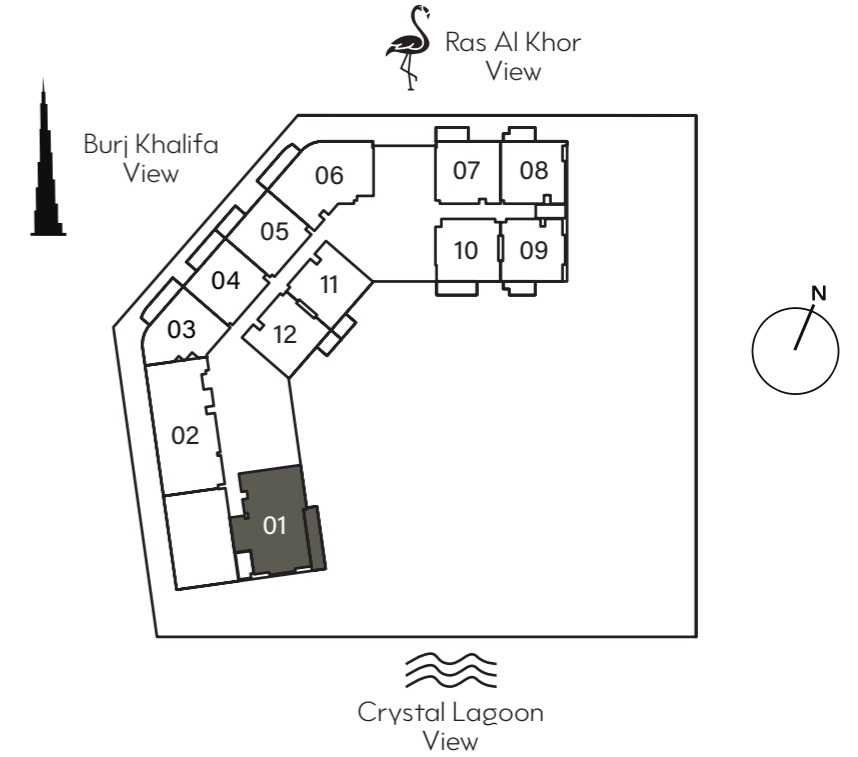


# 2 BEDROOM + S TYPE C



Internal Living Area : 1234.62 Sq. Ft  
 Outdoor Living Area : 159.31 Sq. Ft  
 Total Living Area : 1393.93 Sq. Ft

7<sup>th</sup> & 13<sup>th</sup>  
Floor:



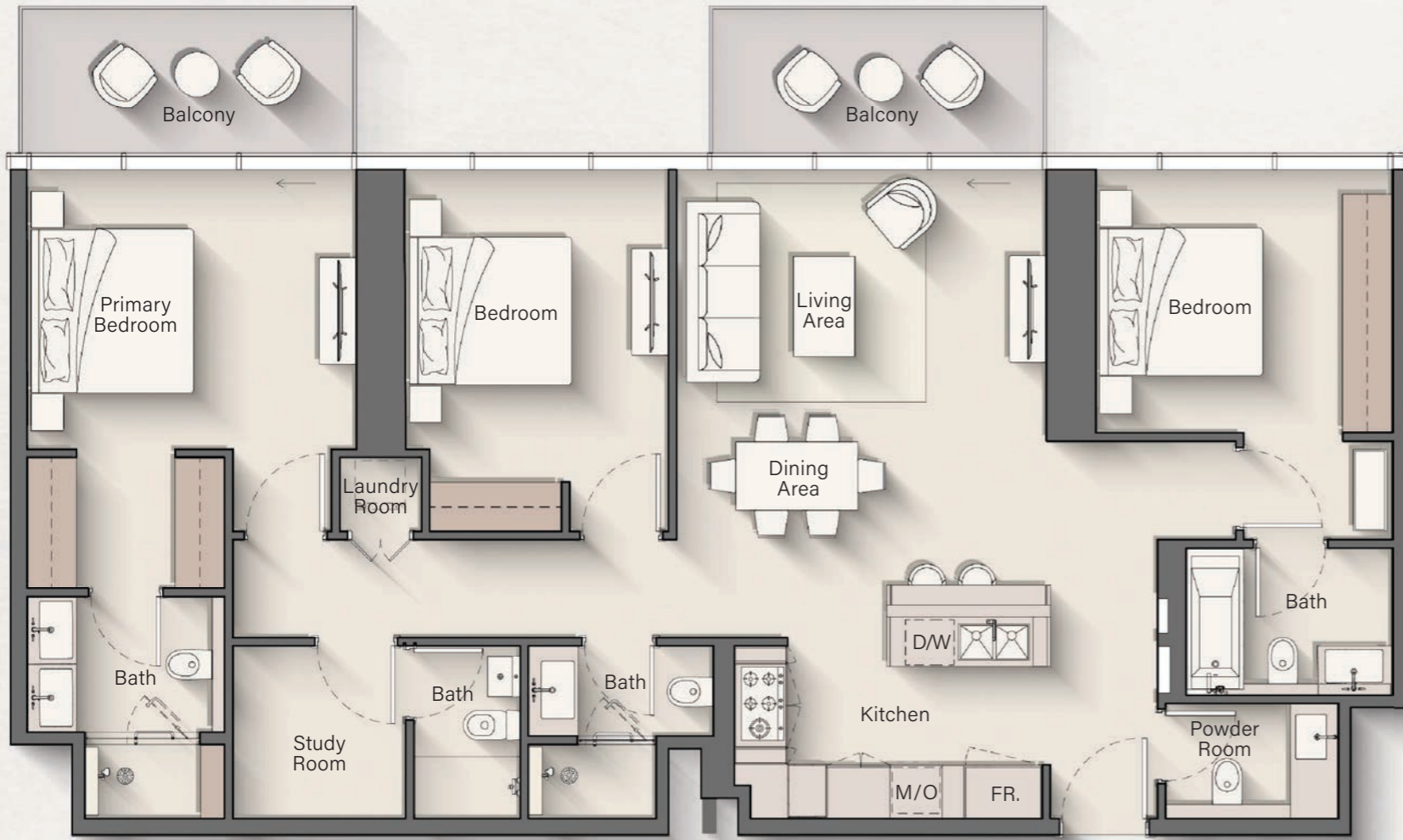
7<sup>th</sup> & 13<sup>th</sup> Floor:  
**701**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**801**

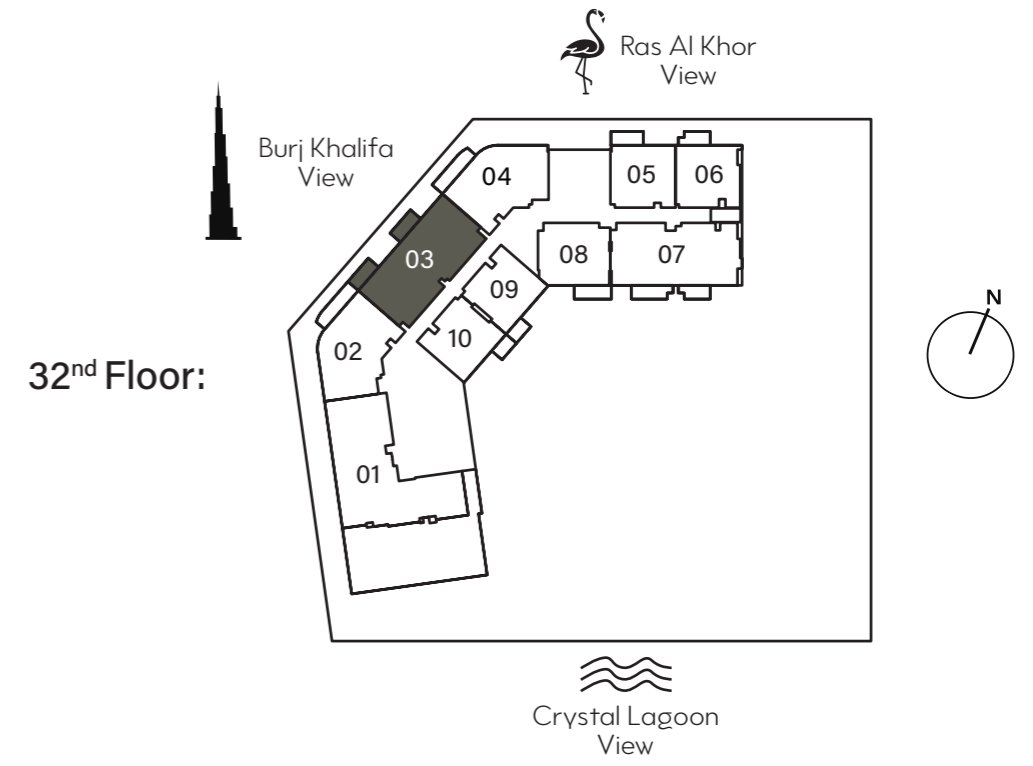
26<sup>th</sup> Floor:  
**2601**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2701**

# 3 BEDROOM + S TYPE A



Internal Living Area : 1451.62 Sq. Ft  
 Outdoor Living Area : 157.69 Sq. Ft  
 Total Living Area : 1609.31 Sq. Ft



32<sup>nd</sup> Floor:

|  |  |  |
|--|--|--|
| 26 <sup>th</sup> Floor:<br><b><u>2604</u></b>                    | 27 <sup>th</sup> - 28 <sup>th</sup> Floor:<br><b><u>2704</u></b> | 29 <sup>th</sup> Floor:<br><b><u>2905</u></b>                    |
| 30 <sup>th</sup> - 31 <sup>st</sup> Floor:<br><b><u>3005</u></b> | 32 <sup>nd</sup> Floor:<br><b><u>3203</u></b>                    | 33 <sup>rd</sup> - 34 <sup>th</sup> Floor:<br><b><u>3303</u></b> |
| 35 <sup>th</sup> - 37 <sup>th</sup> Floor:<br><b><u>3505</u></b> |  |  |

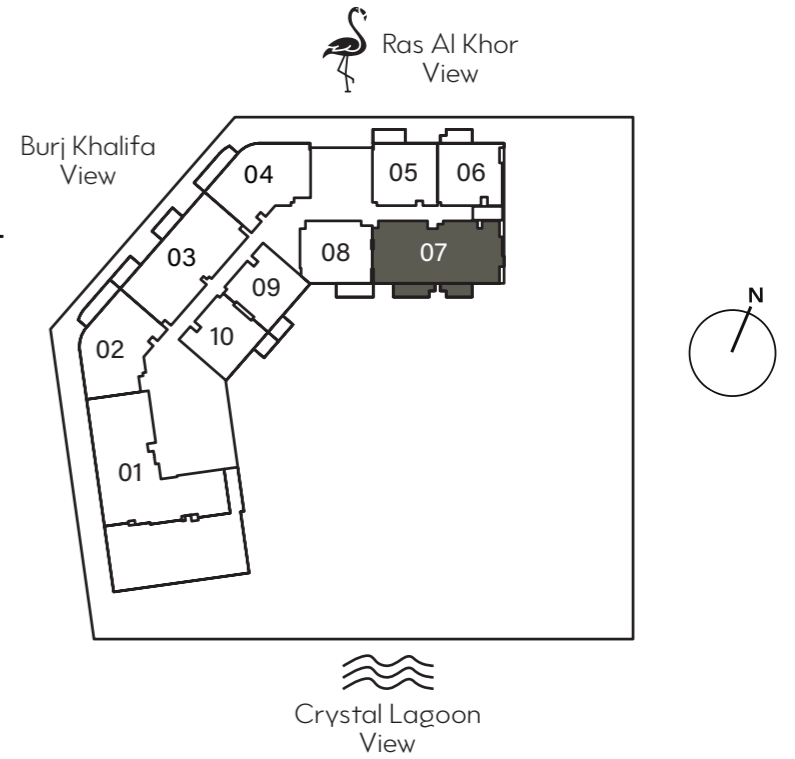
# 3 BEDROOM + S TYPE B



Internal Living Area : 1441.29 Sq. Ft  
 Outdoor Living Area : 171.36 Sq. Ft  
 Total Living Area : 1612.65 Sq. Ft

32<sup>nd</sup> Floor:

32<sup>nd</sup> Floor:  
3207



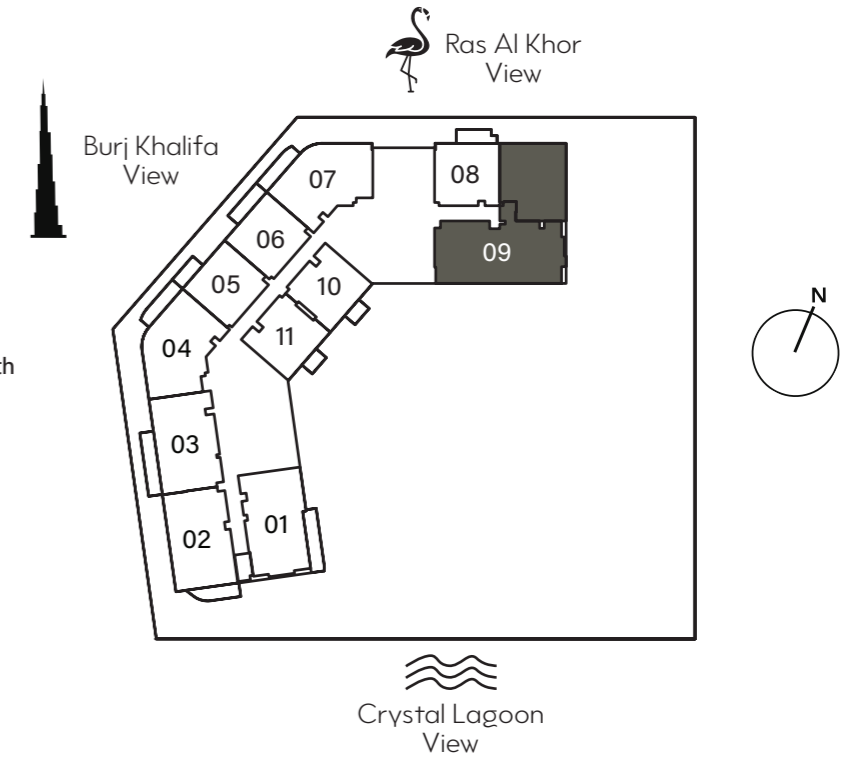
33<sup>rd</sup> - 34<sup>th</sup> Floor:  
3307

# 3 BEDROOM + S TYPE C



Internal Living Area : 1498.55 Sq. Ft  
 Outdoor Living Area : 616.45 Sq. Ft  
 Total Living Area : 2115.00 Sq. Ft

10<sup>th</sup> & 16<sup>th</sup>  
 Floor:



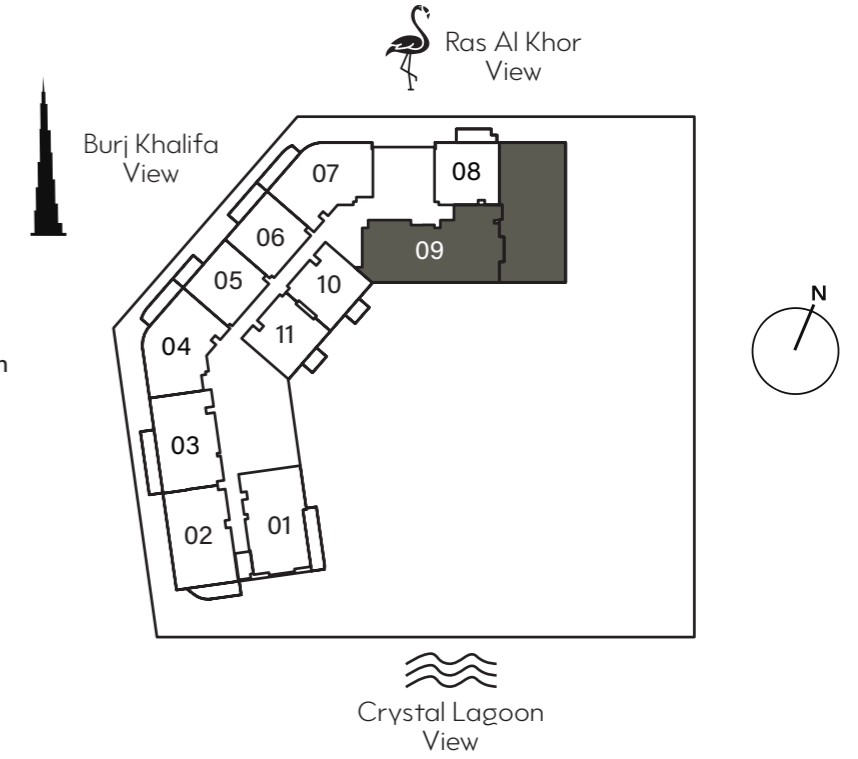
10<sup>th</sup> & 16<sup>th</sup> Floor:  
**1009**

# 3 BEDROOM + S TYPE D



Internal Living Area : 1681.54 Sq. Ft  
 Outdoor Living Area : 1132.58 Sq. Ft  
 Total Living Area : 2814.12 Sq. Ft

23<sup>rd</sup> - 25<sup>th</sup>  
 Floor:



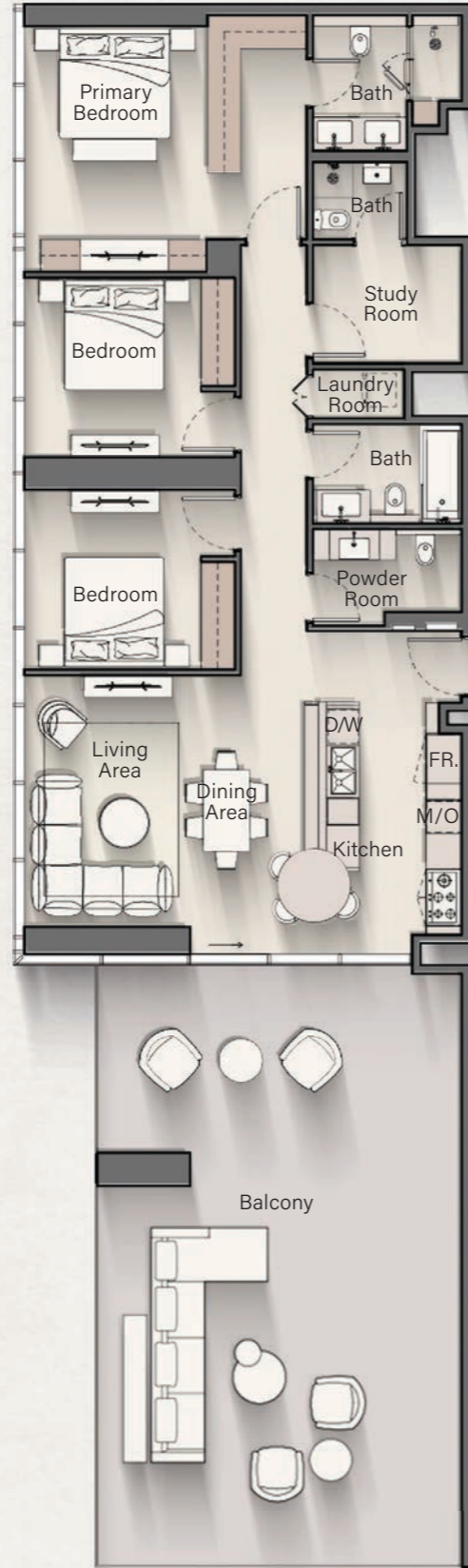
23<sup>rd</sup> Floor:  
2309

24<sup>th</sup> - 25<sup>th</sup> Floor:  
2409

29<sup>th</sup> Floor:  
2908

30<sup>th</sup> - 31<sup>st</sup> Floor:  
3008

# 3 BEDROOM + S TYPE E



Internal Living Area : 1479.93 Sq. Ft  
 Outdoor Living Area : 786.63 Sq. Ft  
 Total Living Area : 2266.56 Sq. Ft

7<sup>th</sup> & 13<sup>th</sup>  
Floor:



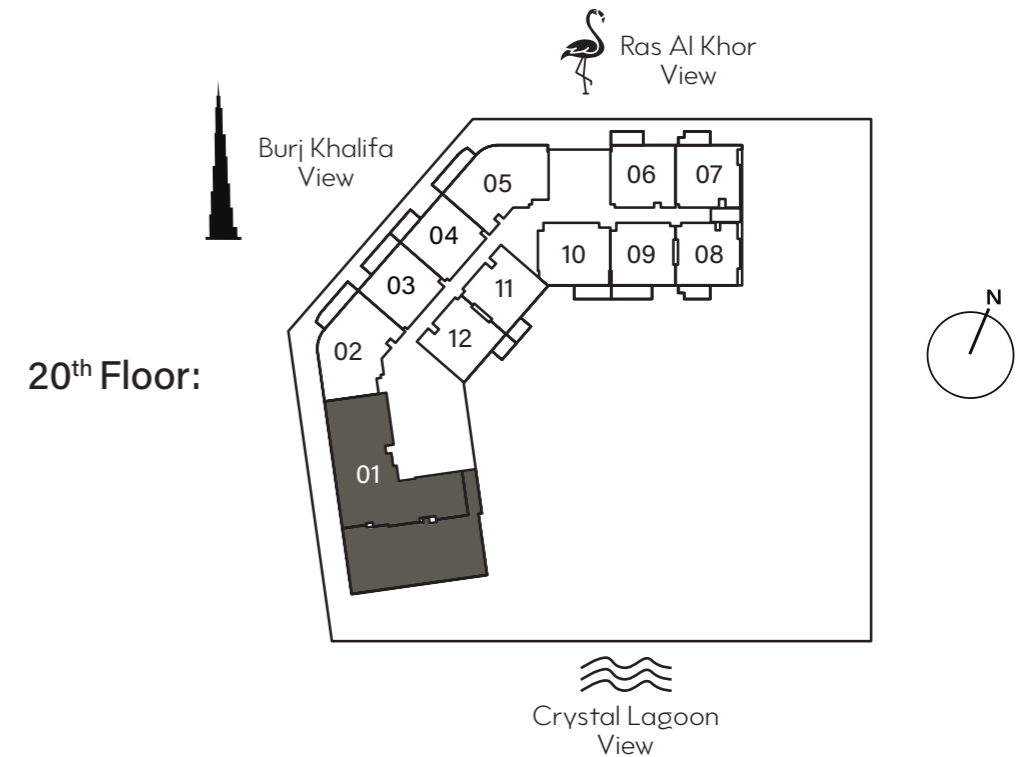
7<sup>th</sup> & 13<sup>th</sup> Floor:  
**702**

26<sup>th</sup> Floor:  
**2602**

# 4 BEDROOM + S TYPE A



Internal Living Area : 1988.74 Sq. Ft  
 Outdoor Living Area : 1106.42 Sq. Ft  
 Total Living Area : 3095.16 Sq. Ft



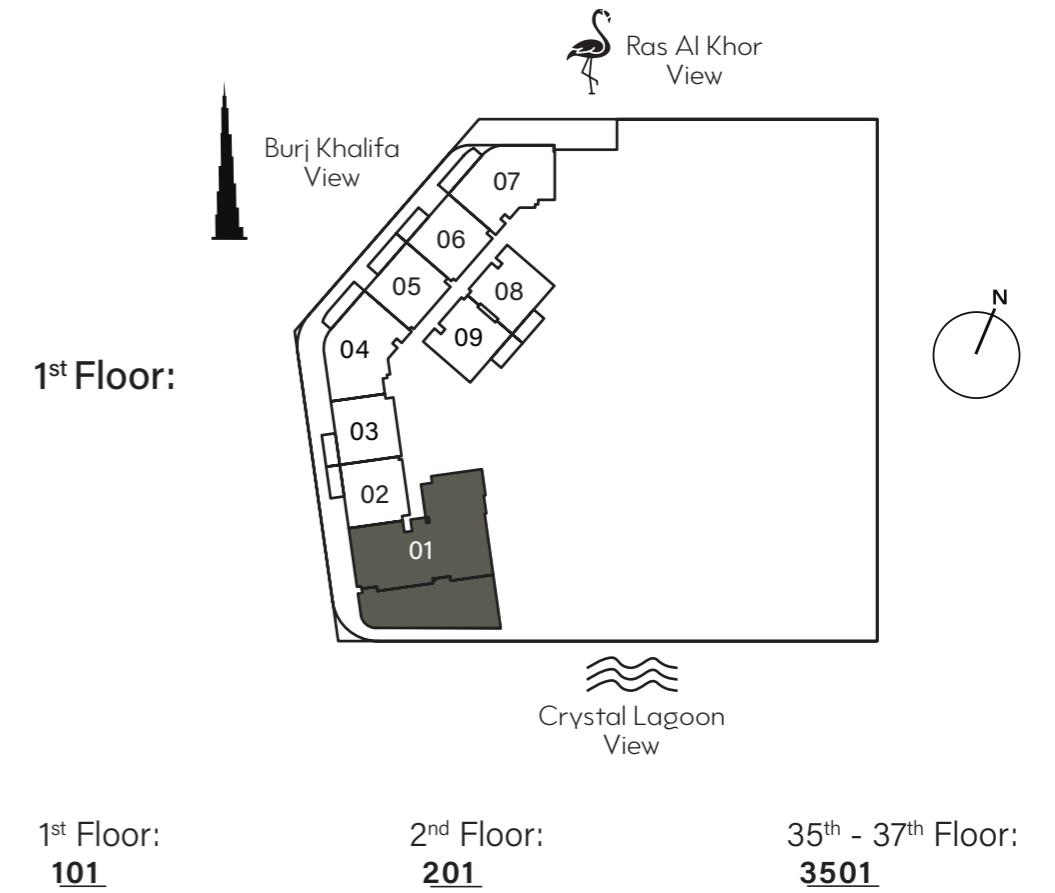
20<sup>th</sup> Floor:

20<sup>th</sup> Floor: **2001**      21<sup>st</sup> - 22<sup>nd</sup> Floor: **2101**      32<sup>nd</sup> Floor: **3201**  
 33<sup>rd</sup> - 34<sup>th</sup> Floor: **3301**

# 4 BEDROOM + S TYPE B



Internal Living Area : 2048.80 Sq. Ft  
 Outdoor Living Area : 1150.12 Sq. Ft  
 Total Living Area : 3198.93 Sq. Ft





# PAYMENT PLAN

20%  
at the time of booking

10%  
60 days after the reservation date

10%  
120 days after the reservation date

5%  
240 days after the reservation date

5%  
360 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



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info@ellingtongroup.com

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