

  
**ELLINGTON**  
PROPERTIES



# THE HIGHGROVE







## SOPHISTICATED DESIGN INSPIRED BY NATURE, CRAFTED FOR MODERN LIVING

The Highgrove is Ellington's latest project in MBR City, offering a refined urban lifestyle where breathtaking views of the Dubai skyline and the serene lagoon meet. This thoughtfully designed development features a range of 1, 2, and 3-bedroom apartments, penthouse, duplexes, and sky villa. Each unit is meticulously crafted to provide spacious, serene living spaces that offer a peaceful retreat within the dynamic urban environment.



# EFFORTLESS CONNECTION TO THE CITY'S HEARTBEAT

Located in the dynamic MBR City, The Highgrove connects residents to the best of Dubai's attractions while offering peaceful surroundings. With easy access to major highways and key city areas, residents can enjoy both the convenience of urban living and the serenity of a thoughtfully designed community that balances nature with modern amenities.



ELLINGTON  
PROPERTIES



# BUILDING CONFIGURATION



## ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q4 2027

## PARKING

1 and 2 bedrooms: 1 parking space

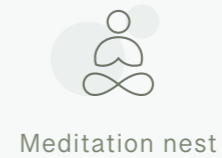
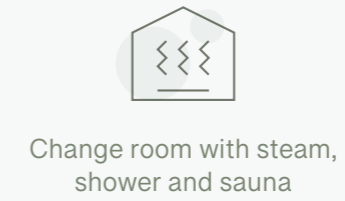
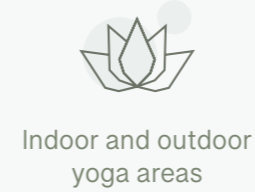
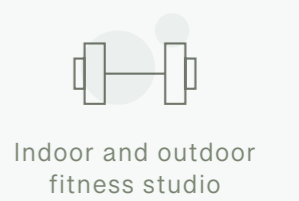
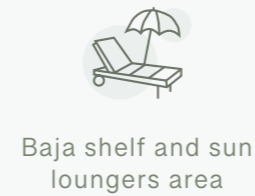
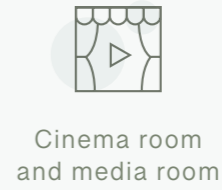
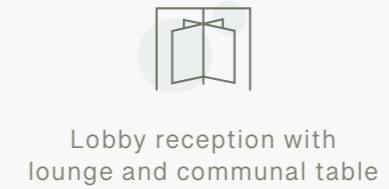
3 bedrooms: 2 car parking spaces

## ELEVATORS

6 passenger elevators

1 service elevator

# AMENITIES WITHIN THE PROJECT





# LOCATION MAP

TO  
ABU DHABI

TO DUBAI  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
DUBAI

DUBAI INTERNATIONAL  
FINANCIAL CENTRE

THE WORLD ISLANDS

DUBAI DESIGN DISTRICT

Sheikh Zayed Rd.

ZABEEL PALACE

Financial Center Rd.

DUBAI WATER CANAL

DUBAI CREEK

CLAYDON  
HOUSE

  
THE HIGHGROVE

BELGROVE  
RESIDENCES

RAS AL KHOR WILDLIFE  
SANCTUARY

Al Ain - Dubai Road

Ras Al Khor Road





## UNIT TYPE AND SIZES

### APARTMENTS

### SIZE RANGE

### NUMBER OF UNITS

1 Bedroom	194 units	From 778 sq. ft to 1,156sq. ft
2 Bedrooms	45 units	From 1,185 sq. ft to 1,407 sq. ft
2 Bedroom + Study	39 units	From 1,275 sq. ft to 1,477 sq. ft
2 Bedroom Duplex	2 units	From 1,645 sq. ft to 1,646 sq. ft
3 Bedrooms	9 units	From 1,712 sq. ft to 1,807 sq. ft
3 Bedroom Sky Villa	1 unit	From 2,262 sq. ft
3 Bedroom Penthouse	1 unit	From 2,787 sq. ft





## 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@ellingtongroup.com](mailto:customercare@ellingtongroup.com) along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

## DOCUMENTS NEEDED TO BOOK A UNIT

01. Buyer's Passport Copy
02. Home address, email address, including the contact number (should be the same as the home address)
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>





A modern high-rise building with balconies overlooking a city skyline at dusk. The building features large glass windows and balconies with glass railings. The balconies are furnished with outdoor furniture and potted plants. The city skyline in the background includes several tall skyscrapers, with the Burj Khalifa being the most prominent. The sky is a mix of blue and orange, suggesting sunset or sunrise. The water in the foreground is calm and reflects the city lights.

## URBAN VIBRANCY MEETS TRANQUIL SURROUNDINGS

The architectural design of The Highgrove ensures that every residence enjoys stunning, unobstructed views. Whether admiring the city's iconic landmarks or the peaceful waters of the lagoon, the vistas from the residence elevate daily living, creating a constant connection to the beauty of the surrounding landscape.



# A LIFESTYLE THAT BALANCES WELLNESS, COMMUNITY, AND CONTEMPORARY COMFORT

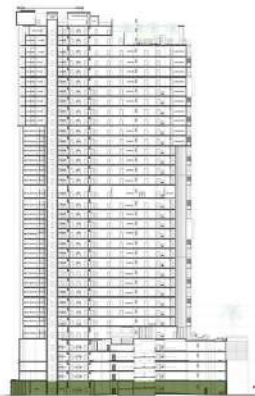
The lifestyle at The Highgrove reflects a balance of wellness and community, with thoughtfully curated spaces that encourage relaxation, social interaction, and personal growth. Whether residents are seeking solitude in peaceful corners or engaging with others in vibrant communal areas, the residential development offers an unmatched living experience that fosters both personal well-being and a sense of community.





# GROUND FLOOR AMENITIES PLAN

- 1 MAIN ENTRANCE
- 2 LOBBY ENTRANCE
- 3 LOBBY RECEPTION
- 4 LOBBY LOUNGE
- 5 COMMUNAL TABLE
- 6 SERVICE LIFT
- 7 LIFT LOBBY
- 8 RESIDENTS DROP-OFF AREA
- 9 AIR-CONDITIONED RETAIL ARCADE
- 10 COMMUNITY PROMEMADE
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 PREFERRED PARKING
- 14 ACCESS TO UPPER LEVEL PARKING
- 15 EV CHARGING STATION
- 16 MOVE-IN TRUCK ZONE
- 17 BICYCLE PARKING
- 18 VEHICLE ENTRANCE/EXIT



GROUND FLOOR





# 4<sup>TH</sup> FLOOR AMENITIES PLAN

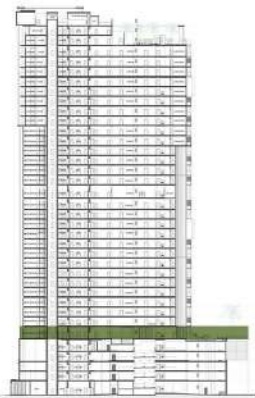
- 1 CINEMA ROOM
- 2 MEDIA ROOM
- 3 ACCESS TO CLUBHOUSE
- 4 LIFT LOBBY
- 5 ACCESS TO LOWER LEVEL PARKING
- 6 LANDSCAPE GARDEN
- 7 3RD FLOOR DOG WASH
- 8 3RD FLOOR DOG PARK
- 9 ACCESS TO POOL DECK





# 5<sup>TH</sup> FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL PAVILION
- 5 KIDS POOL
- 6 CLUB LOUNGE
- 7 ACCESS TO CINEMA ROOM
- 8 CLUB TERRACE
- 9 LIFT LOBBY
- 10 MALE CHANGE ROOM
- 11 FEMALE CHANGE ROOM
- 12 BATHROOM FOR PEOPLE OF DETERMINATION
- 13 BARBEQUE DECK
- 14 GAMES TABLE ZONE
- 15 FITNESS STUDIO
- 16 OUTDOOR FITNESS AREA
- 17 YOGA STUDIO
- 18 KIDS PLAY AREA
- 19 MAIN PLAYGROUND
- 20 OUTDOOR SEATING AREA
- 21 ACCESS TO GARDEN BELOW



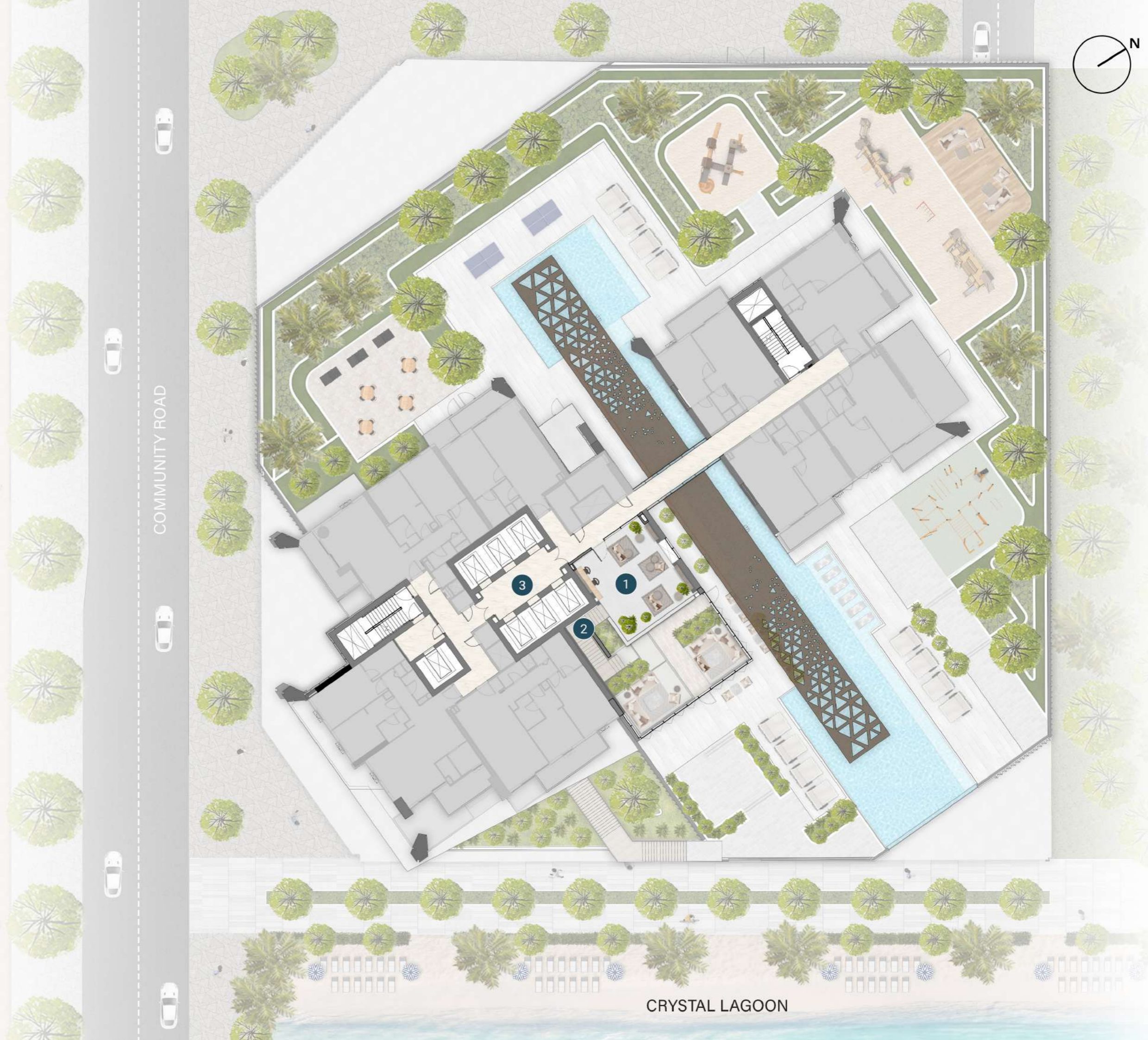
— 5<sup>TH</sup> FLOOR





# 6<sup>TH</sup> FLOOR AMENITIES PLAN

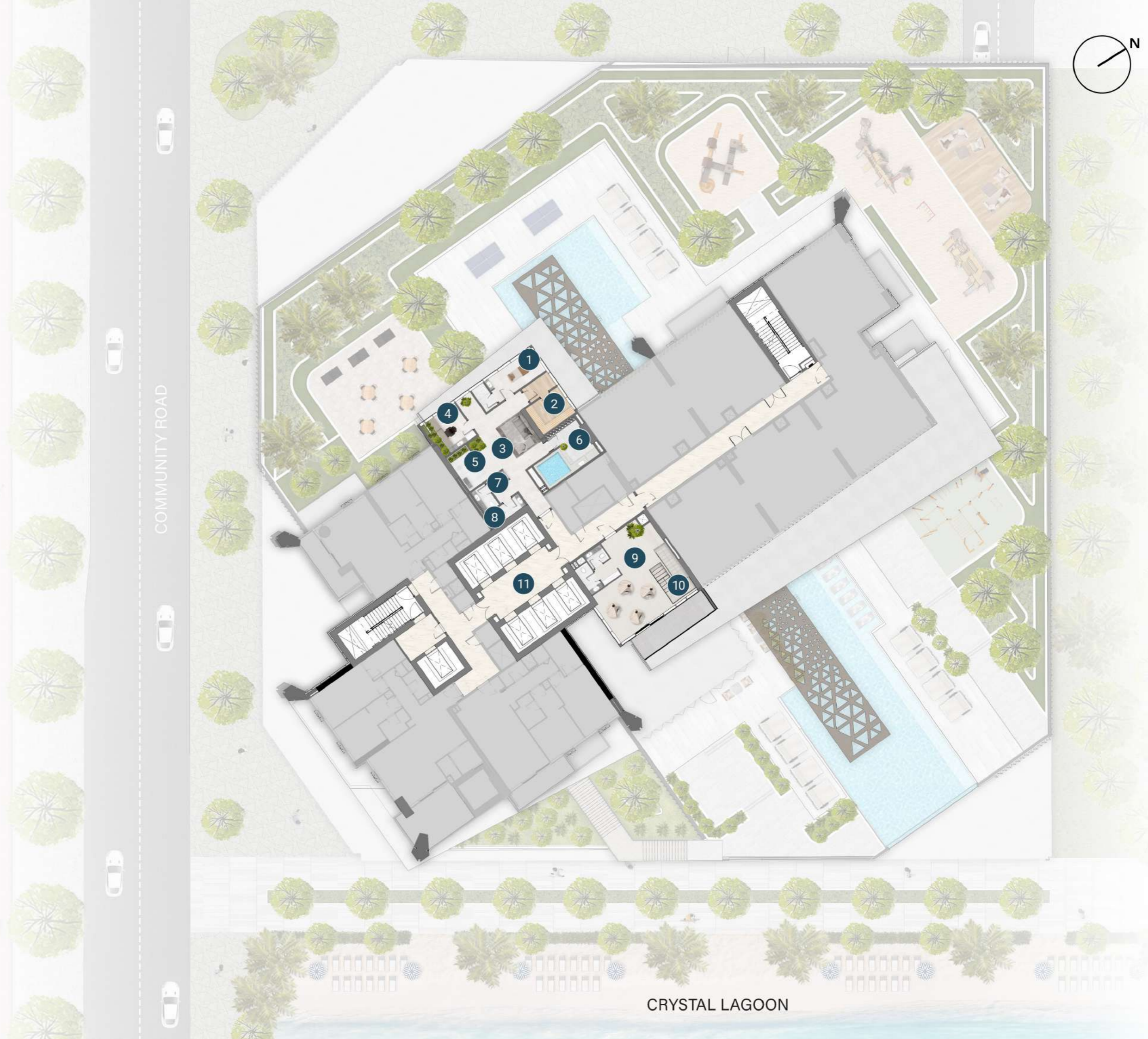
- 1 MEZANINE LEVEL BIOPHILIC LIBRARY
- 2 ACCESS TO LOWER LEVEL CLUBHOUSE
- 3 LIFT LOBBY





## 19<sup>TH</sup> FLOOR AMENITIES PLAN

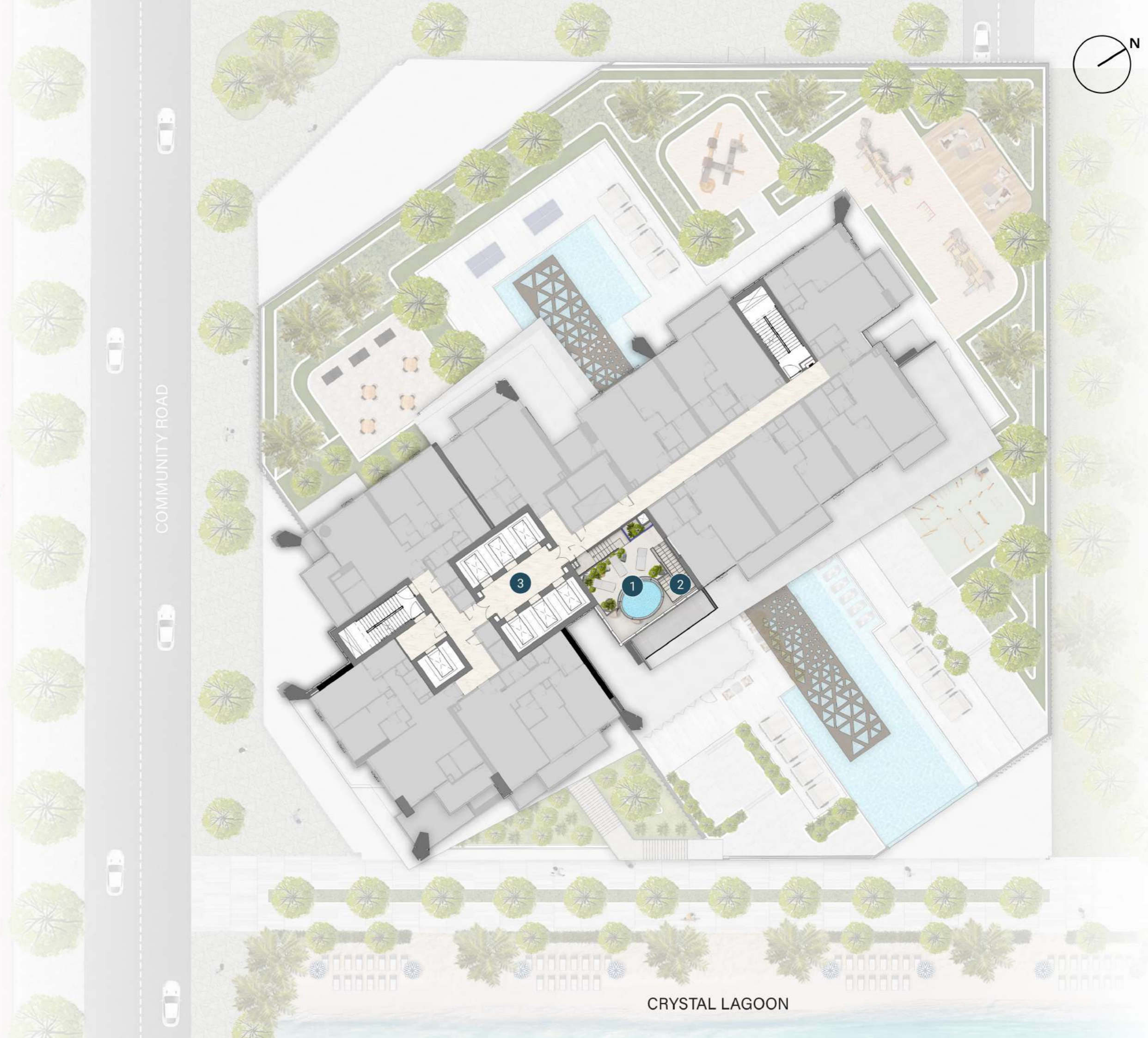
- 1 SPA TREATMENT ROOM
- 2 SAUNA
- 3 LOUNGE AREA
- 4 BARBER/HAIRDRESSER ROOM
- 5 EXPERIENCE SHOWER
- 6 FLOATATION THERAPY
- 7 CHANGE ROOM
- 8 POWDER ROOM
- 9 RELAXATION PODS
- 10 ACCESS TO RELAXATION LOUNGE
- 11 LIFT LOBBY





# 20<sup>TH</sup> FLOOR AMENITIES PLAN

- 1 RELAXATION LOUNGE
- 2 ACCESS TO RELAXATION PODS
- 3 LIFT LOBBY



CRYSTAL LAGOON



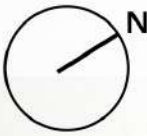
# 34<sup>TH</sup> FLOOR AMENITIES PLAN

- 1 SKY DINING
- 2 KITCHENETTE
- 3 POWDER ROOM
- 4 SKY DINING GARDEN LOUNGE
- 5 FIRE PIT
- 6 SKY GARDEN
- 7 ACCESS TO OBSERVATION DECK
- 8 LIFT LOBBY



CRYSTAL LAGOON





# 35<sup>TH</sup> FLOOR AMENITIES PLAN

- 1 OBSERVATION DECK
- 2 ACCESS TO SKY GARDEN
- 3 LIFT LOBBY



35TH FLOOR

COMMUNITY ROAD



CRYSTAL LAGOON





## EMBRACE THE CALMING PRESENCE OF WATER AT YOUR DOORSTEP

The crystal-clear lagoon is a central feature of the community, offering residents a serene escape just steps away from their homes. Whether enjoying leisurely walks along the water's edge or engaging in water-based activities, the lagoon enhances the natural beauty of the environment, providing a peaceful backdrop for everyday life.



## THE LOBBY

The lobby sets the tone for the building's design ethos—sophisticated yet welcoming, with an emphasis on natural elements. The biophilic design incorporates rich textures, greenery, and contemporary art, offering residents and guests a sense of calm and elegance upon arrival. Lounge areas and co-working spaces encourage interaction and productivity, making the lobby a lively yet peaceful place to gather or work.



## THE CLUBHOUSE

The Highgrove's two-story clubhouse offers an inviting environment for residents to connect, relax, and socialize. Thoughtfully designed with comfortable seating, lush greenery, and a bright, airy atmosphere, the clubhouse seamlessly blends indoor and outdoor living. Whether you're enjoying a coffee with neighbors or reading a book by the pool, the clubhouse offers the perfect setting for building community and enjoying leisurely moments.



## POOL DECK

The 60-meter infinity pool is the centerpiece of Highgrove's outdoor spaces, designed to provide a resort-like experience. Surrounded by lush greenery and offering panoramic views, the pool visually merges with the man-made lagoon, creating a sense of harmony between architecture and the natural environment. The expansive deck, with its cascading waterfall and infinity edge, serves as a tranquil spot for residents to unwind, relax, and enjoy the serenity of their surroundings.



## KIDS' PLAY AREA

The kids' play area is a vibrant space where imagination runs wild. Inspired by the beauty of nature, the play area features a jungle-themed design complete with a suspended tunnel, a thrilling slide, and a colorful ball pit. It's a safe, fun environment where children can explore and play while staying connected to the wonders of the natural world.





## YOGA STUDIO

The dedicated yoga studio is a tranquil retreat designed for mindfulness and rejuvenation. Offering both indoor and outdoor spaces with expansive views, this studio provides an ideal setting for residents to practice yoga, meditation, or Pilates. With aerial yoga swings and serene surroundings, the space encourages residents to find balance and peace in their wellness routines.



## WELLNESS SPA

The wellness spa in the residence is a serene haven designed to nurture relaxation and overall well-being. Featuring a floatation therapy pool, it offers a unique sensory experience. The spa also includes a sauna and emotional showers, perfect for detoxification and stress relief. Personalized treatments are available in the specialized treatment room, while the hairdresser salon enhances personal grooming. Thoughtfully designed to ensure privacy and comfort, the spa includes dedicated changing and shower areas.





SPACES THAT INVITE  
RELAXATION AND CONNECTION





## LIVING ROOM

The living rooms at The Highgrove are designed to offer an expansive, light-filled space that serves as the heart of the home. With panoramic windows and a layout that seamlessly connects with the kitchen, these spaces are perfect for both relaxation and entertaining.



## KITCHEN

The kitchens combine sleek design with practical functionality, offering spacious countertops, integrated appliances, and clever storage solutions. With floor-to-ceiling windows that flood the space with natural light, the kitchens provide a warm and welcoming environment for cooking and entertaining.



## BATHROOM

The bathrooms are crafted with modern finishes and thoughtful design elements, creating a calming and functional space. With rain showers, ample storage, and elegant sinks, they provide a spa-like environment that enhances daily routines.



## SKY DINING

The Sky Dining area at The Highgrove offers an exceptional rooftop experience with breathtaking views of the city skyline and beautiful surroundings. Designed for ultimate relaxation and enjoyment, this elegant space features a convenient kitchenette, allowing residents to dine in style while taking in the panoramic scenery. Whether it's a casual meal or a special gathering, the Sky Dining area provides a perfect setting to enjoy fine dining and unforgettable views from the comfort of home.





A LIFESTYLE REIMAGINED,  
IN THE HEART OF NATURE



ELLINGTON  
PROPERTIES



# PAYMENT PLAN



DOWNPAYMENT

20%

At the time of booking

FIRST PAYMENT

10%

60 days after the reservation date

SECOND PAYMENT

10%

120 days after the reservation date

THIRD PAYMENT

5%

240 days after the reservation date

FOURTH PAYMENT

5%

360 days after the reservation date

FIFTH PAYMENT

5%

On completion of 20%  
construction of the project

SIXTH PAYMENT

5%

On completion of 30%  
construction of the project

SEVENTH PAYMENT

5%

On completion of 40%  
construction of the project

EIGHTH PAYMENT

5%

On completion of 50%  
construction of the project

LAST PAYMENT

30%

On completion