



**WELLINGTON  
OCEAN**  
ANK MOTIWALA  
DEVELOPMENTS



30th Floor, Bay Gate Tower,  
Al Mustaqbal Street, Business Bay, Dubai, UAE.

[www.wellingtondevelopments.ae](http://www.wellingtondevelopments.ae)

Disclaimer:

All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status as per final designs of the project regulatory approvals and planning permissions.



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DEVELOPMENTS

U R B A N   H E I G H T S   W I T H  
O C E A N I C   S I G H T S





B R E A T H E  
O C E A N  
B L I S S







# THE ISLAND'S HEART

Ideally located in Dubai Islands, the Wellington Ocean places you at the centre of convenience and coastal charm. Reach Dubai Islands Beach in 4 minutes, Deira Mall in 5 minutes, and Waterfront Market in 6 minutes. Downtown, Dubai Airport and Jumeirah Beach are effortlessly accessible. Making the entire Dubai within your reach.



DUBAI ISLANDS BEACH  
4 MINS.

DEIRA MALL  
5 MINS.

CENTARA BEACH RESORT  
7 MINS.

JUMEIRAH BEACH  
29 MINS.

HAYAT REGENCY  
9 MINS.

WATERFRONT MARKET  
6 MINS.

GOLD SOUK  
14 MINS.

SHAIKH ZAYED ROAD  
16 MINS.

AL MAMZAR BEACH PARK  
17 MINS.

CITY WALK  
20 MINS.

DUBAI HOSPITAL  
8 MINS.

DOWNTOWN  
30 MINS.

PARK REGIS HOTEL  
15 MINS.

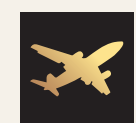
DUBAI INTERNATIONAL AIRPORT  
19 MINS.

AL MAKTUUM BRIDGE  
18 MINS.

WALKING ACCESS TO  
DUBAI ISLANDS BEACH  
IN 4 MINUTES

WALKING ACCESS TO  
MARINA  
IN 5 MINUTES

WALKING ACCESS TO  
DEIRA MALL  
IN 5 MINUTES



17 MINS.  
Dubai International Airport

50 MINS.  
Al Maktoum International Airport



A  
S E A S I D E  
A S C E N T

Wellington Ocean, a distinctive ground-plus-six-floors oceanfront project, offers an unmatched coastal lifestyle. The ground floor features a welcoming reception, a stylish lift lobby, and two exclusive duplexes. The first floor is dedicated to convenient parking, ensuring accessibility for all residents. The second to sixth floors house thoughtfully designed one and two-bedroom apartments, available with private pool / Study room, offering versatility for various preferences. It's a vision of modern seaside elegance.

The project also offers exceptional world-class amenities on two levels "the podium and the rooftop".



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ELEVATING  
CONTEMPORARY LIVING



Wellington Ocean's reception, waiting foyer, and lift lobby together create a cohesive experience of urban elegance and modernity. From marbled surfaces and tranquil lighting to the effortless functionality of high-speed lifts, each space reflects the coastal-inspired charm and contemporary ethos that define the building's architectural vision and elevated lifestyle.



A H O M E F O R  
E V E R Y D R E A M

*Forty-nine abodes, a collection rare  
With pools to embrace the coastal air  
Twelve one-bed gems, pools to share  
Eleven without, yet comfort is still there  
Two-bed havens, twenty-four with ease  
Two duplex marvels, where elegance meets seas*

THIS IS  
WELLINGTON OCEAN

1  
B E D  
A P A R T M E N T S  
W I T H P O O L

---

1  
B E D  
A P A R T M E N T S  
W I T H S T U D Y

---

2  
B E D  
A P A R T M E N T S  
W I T H P O O L

---

3  
B E D  
D U P L E X E S  
W I T H J A C U Z Z I





U N W I N D  
E L E G A N T L Y

The lounge offers an inviting retreat, featuring sleek finishings, superb lighting, and a contemporary design ethos. It provides a perfect space for residents to relax, socialise, or enjoy quiet moments in their secluded family room.



A FEAST OF  
STYLE



The open dining space in your apartment offers a modern and inviting setting and an open layout. It serves as the ideal backdrop for shared meals, creating memorable moments in an elegant yet comfortable environment.

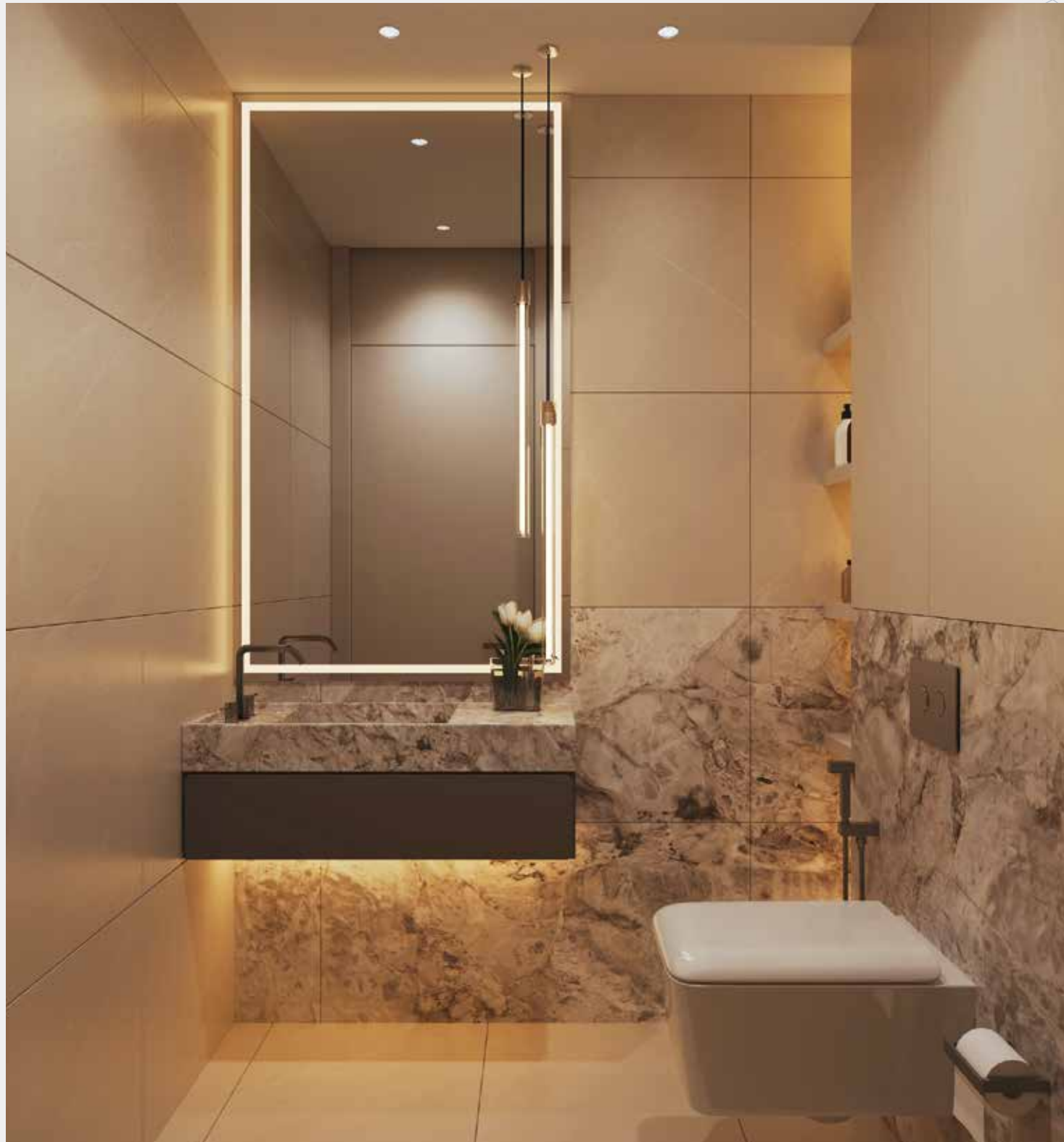
A KITCHEN  
BEYOND ORDINARY



The open kitchen space in your apartment is designed for practicality and style, featuring modern fixtures and fittings and an intuitive setup. It provides a welcoming environment for culinary exploration, turning every cooking experience into an enjoyable and functional affair.

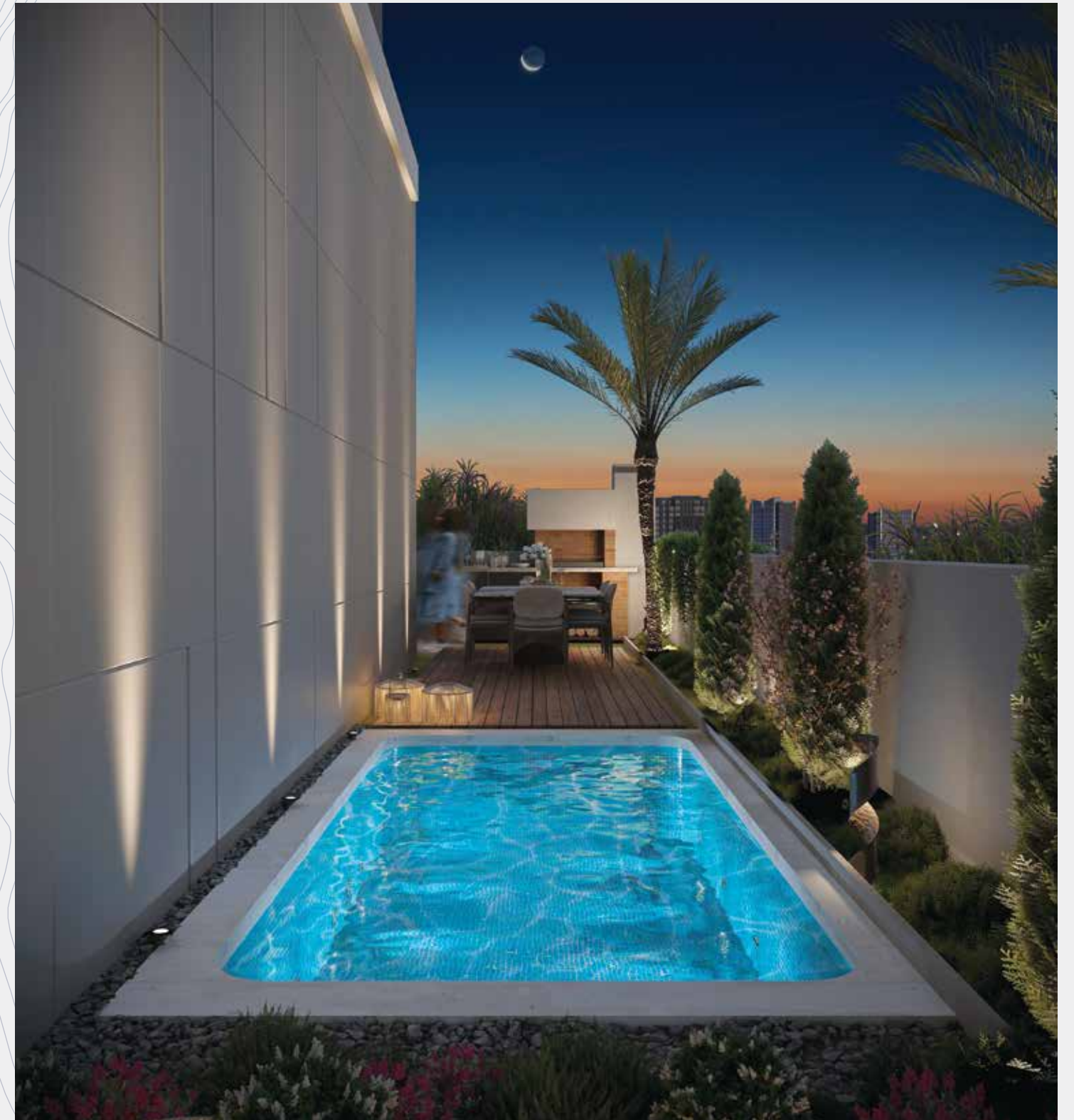


GET REFRESHED  
IN STYLE



The stylish bathroom invites you to indulge in its contemporary charm. With clean lines, contemporary fixtures, and a calming palette, it offers a space for relaxation.

A BREATH OF  
VASTNESS



The large terrace offers an expansive outdoor escape, framed by sweeping views of the ocean. This terrace invites you to experience open skies, refreshing breezes, and moments of quiet connection with the horizon.





L I V E   E L E G A N T L Y ,  
D I N E   B E A U T I F U L L Y .

A stylish living room designed for comfort and elegance, featuring modern finishes and a welcoming atmosphere for relaxation and socializing.





TIDES OF  
ARCHITECTURAL  
GRACE

Standing tall against the splendid backdrop of the ocean, Wellington Ocean embodies modern coastal living. Its contemporary design echoes the waves with clean lines and shimmering glass, creating an architectural silhouette that redefines class while embracing the beauty of its surroundings.





WORLD CLASS  
AMENITIES

*Beneath open skies, where dreams align  
Pools that shimmer, paths that entwine  
Spaces to play, to rest, to breathe  
A life of comfort, beautifully weaved*

RESIDENTIAL UNITS

1 BED  
APARTMENTS  
WITH POOL

1 BED  
APARTMENTS  
WITH STUDY

2 BED  
APARTMENTS  
WITH POOL

3 BED  
DUPLEXES  
WITH JACUZZI

INTERIOR AMENITIES

RECEPTION



YOGA



LIFT LOBBY



SAUNA



PARKING



STEAM



GYM



MEETING ROOM



PODIUM AMENITIES

CABANAS



MINI GOLF



CHILDREN'S WATER RIDES



KIDS' PLAY AREA



SWIMMING POOL



SITTING LOUNGE



ROOFTOP AMENITIES

PADEL TENNIS COURT



ZEN GARDEN



JOGGING TRACK



YOGA



CINEMA



SITTING LOUNGE



BBQ ZONE



PODS







FITNESS  
WITH A VIEW

The gym on the first floor offers a dynamic space to energise your body while enjoying outdoor views. Equipped with modern facilities and bathed in natural light, it inspires focus, movement, and a refreshing connection to the world beyond.



# STILLNESS AMIDST VIEWS

The yoga space on the first floor offers a peaceful setting for reflection and movement. With a calming atmosphere, it encourages a deep connection to your practice, framed by the beauty of the surrounding environment.

LET YOUR SOUL  
LEAD





CLOUDS OF  
REPRIEVE



The steam bath offers a serene retreat, enveloping you in soothing warmth and gentle vapours. Designed to revitalise and calm, this space promotes relaxation while cleansing the senses, inviting a quiet pause in the flow of your day.

SWEAT AWAY  
STRESS



The sauna is a calm and cosy space with soft heat and natural wood design. It's a perfect place to relax, refresh your body, and clear your mind, helping you feel at peace and recharged.





SUPERB  
CONVENIENCE  
ON ARRIVAL

The podium floor is dedicated to resident parking, providing a convenient and secure space for vehicles. Thoughtfully arranged and easily accessible, it ensures effortless movement, offering peace of mind and practicality right at the heart of the community.



GATEWAY  
TO  
REFINED  
LIVING



WELLINGTON  
OCEAN

ANK MOTIWALA DEVELOPMENTS







FROM  
PODIUM TO ROOFTOP  
A HAVEN OF AMENITIES

Wellington Ocean redefines coastal living with its lively podium and poised rooftop amenities. The podium features cabanas, a swimming pool, children's water rides, a kids' play area, mini golf, and a sitting lounge. The rooftop offers a padel tennis court, jogging track, cinema, BBQ zone, community garden, zen garden, yoga pods, and a rooftop lounge, elevating life to new heights of elegance for you to enjoy life at the fullest.



# PODIUM AMENITIES

CABANAS



SWIMMING POOL



CHILDREN'S WATER RIDES



MINI GOLF



KIDS' PLAY AREA



SITTING LOUNGE



# ROOFTOP AMENITIES

JOGGING TRACK



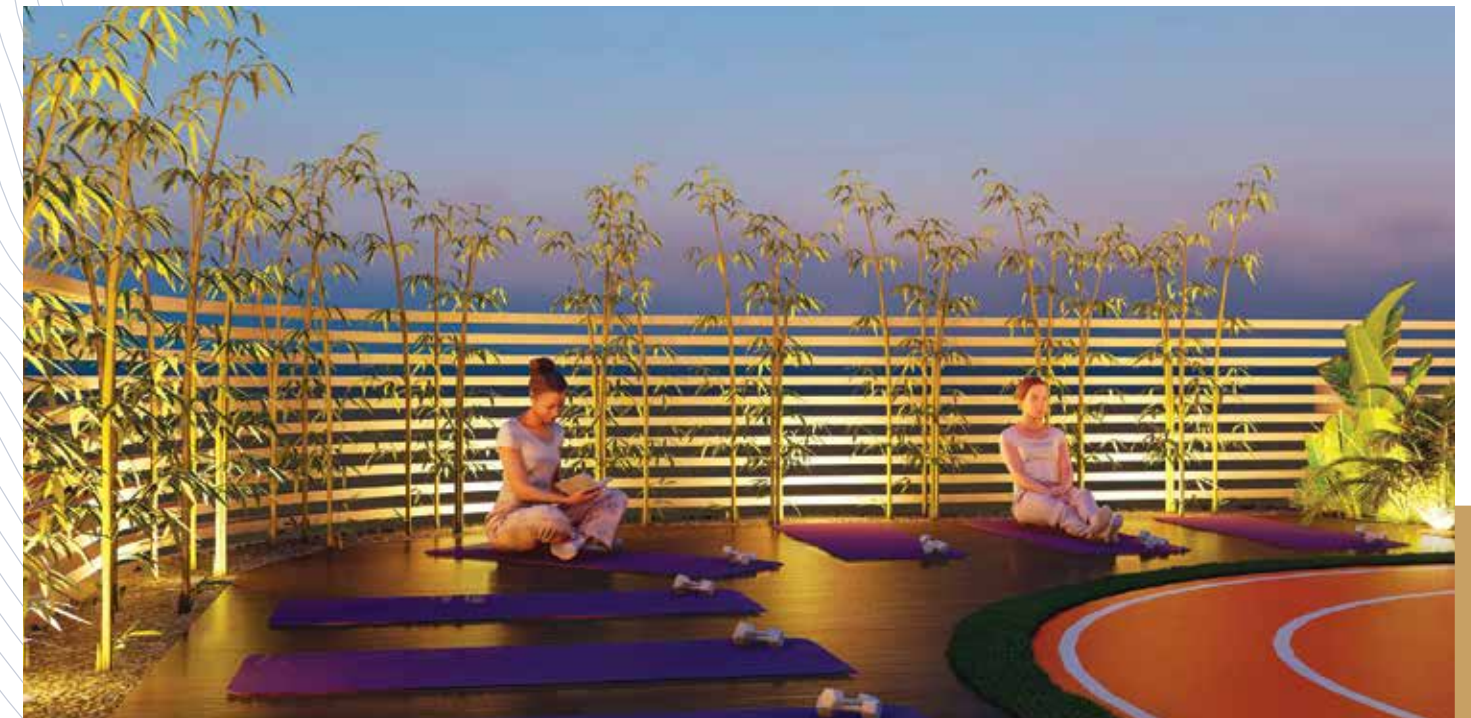
BBQ ZONE

CINEMA



ZEN GARDEN

PADEL TENNIS COURT



YOGA



INDIVIDUAL  
FLOOR PLANS

3 BEDROOM DUPLEX APARTMENT

OPEN SPACE/PARK VIEW







TOTAL AREA: 238.92 SQM(2560.94 SQFT)

LOWER LEVEL



UPPER LEVEL



-  3 Bedrooms
-  Lounge
-  Kitchen
-  Jacuzzi
-  Balcony
-  Maid Room

UPPER LEVEL Park Facing



LOWER LEVEL Park Facing





# 2 BEDROOM APARTMENT

MAIN ROAD + POOL VIEW  
 TOTAL AREA: 133.47 SQM (1,436.68 SQFT)  
 UNIT NO: 101



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Terrace
-  Landscape

FIRST FLOOR









Pool View

# 2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW  
 TOTAL AREA: 252.20 SQM (2,714.76 SQFT)  
 UNIT NO: 102



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Maid Room
-  Terrace
-  Landscape

FIRST FLOOR



Open Space

Park View

Main Road



# 1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA:  
103.96 SQM (1,119.45 SQFT)

UNIT NO: 103



ENTR.

TOTAL AREA:  
103.96 SQM (1,119.02 SQFT)

UNIT NO: 104



ENTR.

-  1 Bedroom
-  Living
-  Kitchen
-  Swimming Pool
-  Study Room
-  Terrace



# 2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW (TWO SIDES)

TOTAL AREA: 253.13 SQM (2,724.67 SQFT)

UNIT NO: 105



ENTR.

-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Maid Room
-  Landscape
-  Terrace





**2 BEDROOM APARTMENT**  
 OPEN SPACE/PARK + POOL VIEW  
**TOTAL AREA: 148.31 SQM (1,596.38 SQFT)**  
 UNIT NO: 106



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Terrace
-  Landscape



**2 BEDROOM APARTMENT**  
 MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW



**TOTAL AREA:**  
**116.75 SQM (1,255.39 SQFT)**  
 UNIT NO: 201

**TOTAL AREA:**  
**118.75 SQ M (1,278.21 SQFT)**  
 UNIT NO: 202



-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool





**1 BEDROOM APARTMENT**  
 OPEN SPACE/PARK VIEW  
**TOTAL AREA: 85.45 SQM (919.78 SQFT)**  
 UNIT NO:203



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony
-  Study Room



**1 BEDROOM APARTMENT**  
 OPEN SPACE/PARK VIEW  
**TOTAL AREA: 78.03 SQM (839.91 SQFT)**  
 UNIT NO: 204



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony





# 1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 82.30 SQM (885.87 SQFT)

UNIT NO: 205



-  1 Bedroom
-  Study Room
-  Living
-  Kitchen
-  Balcony + Pool



# 2 BEDROOM APARTMENT

POOL VIEW + OPEN SPACE /PARK VIEW

TOTAL AREA:  
116.86 SQM (1,257.86 SQFT)

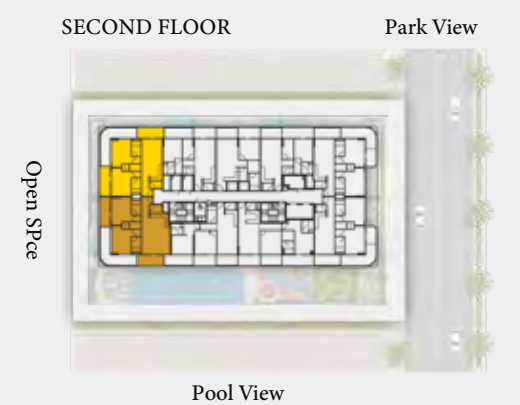
UNIT NO: 206



TOTAL AREA:  
127.05 SQM (1,365.83 SQFT)

UNIT NO: 207

-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool





# 2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

TOTAL AREA: 98.52 SQM (1060.46 SQFT)

UNIT NO: 208



SECOND FLOOR



Neighbour Plot View

-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony

# 2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

TOTAL AREA: 116.99 SQM (1,259.27 SQFT)

UNIT NO: 209



SECOND FLOOR



Neighbour Plot View

-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool



## 2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 154.02 SQM (1,642.36 SQFT)

UNIT NO: 301/501



TOTAL AREA: 155.02 SQM (1,668.62 SQFT)

UNIT NO: 302/502



-  2 Bedrooms
-  Maid Room
-  Living
-  Kitchen
-  Balcony + Pool

THIRD & FIFTH FLOOR Park View



Pool View

## 1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.36 SQM (864.99 SQFT)

UNIT NO: 303/503



-  1 Bedroom
-  Study Room
-  Living
-  Kitchen
-  Balcony + Pool

THIRD & FIFTH FLOOR Park Facing



Open Space



# 1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.49 SQM (866.39 SQFT)

UNIT NO: 304/504



-  1 Bedroom
-  Study Room
-  Living
-  Kitchen
-  Balcony

THIRD & FIFTH FLOOR Park Facing



Open Space

# 2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 170.15 SQM (1,831.48 SQFT)

UNIT NO: 305/505



TOTAL AREA: 166.47 SQM (1,790.47 SQFT)

UNIT NO: 306/506



-  2 Bedrooms
-  Main Room
-  Living
-  Kitchen
-  Balcony + Pool

THIRD & FIFTH FLOOR Park View



Open Space

Pool View





# 1 BEDROOM APARTMENT

POOL VIEW

TOTAL AREA: 74.14 SQM (797.05 SQFT)

UNIT NO:307/507



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony + Pool
-  Store Room

THIRD & FIFTH FLOOR



Pool View

# 1 BEDROOM APARTMENT

NEIGHBOUR PLOT

TOTAL AREA: 68.5 SQM (737.76 SQFT)

UNIT NO:308/508



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony

THIRD & FIFTH FLOOR



Neighbour Plot



## 2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 166.17 SQM (1,786.38 SQFT)

UNIT NO: 401/601

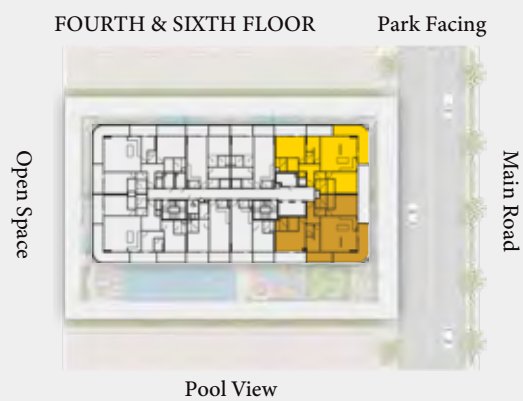


TOTAL AREA: 168.5 SQM (1,812.43 SQFT)

UNIT NO: 402/602



-  2 Bedroom
-  Maid Room
-  Living
-  Kitchen
-  Balcony + Pool



## 1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.5 SQM (865.85 SQFT)

UNIT NO: 403/603



-  1 Bedrooms
-  Study Room
-  Living
-  Kitchen
-  Balcony





# 1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 252.21 SQM (867.25 SQFT)

UNIT NO: 404/604



-  1 Bedrooms
-  Study Room
-  Living
-  Kitchen
-  Balcony + Pool

FOURTH & SIXTH FLOOR Park View



Open Space

# 2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 156.3 SQM (1,680.35 SQFT)

UNIT NO: 405/605



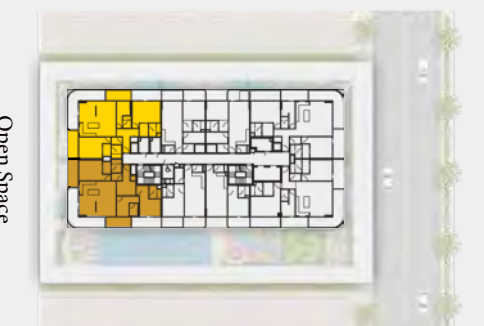
TOTAL AREA: 152.46 SQM (1,639.02 SQFT)

UNIT NO: 406/606



-  2 Bedroom
-  Maid Room
-  Living
-  Kitchen
-  Balcony + Pool

FOURTH & SIXTH FLOOR Park View



Open Space

Pool View



**1 BEDROOM APARTMENT**  
 OPEN GREEN AREA  
**TOTAL AREA: 74.20 SQM (797.97 SQFT)**  
 UNIT NO: 407/607



-  1 Bedrooms
-  Living
-  Kitchen
-  Store Room

FOURTH & SIXTH FLOOR



Open Green Area

**1 BEDROOM APARTMENT**  
 OPEN GREEN AREA  
**TOTAL AREA: 68.7 SQM (738.62 SQFT)**  
 UNIT NO: 408/608



-  2 Bedroom
-  Living
-  Kitchen
-  Balcony + Pool

FOURTH & SIXTH FLOOR



Open Green Area

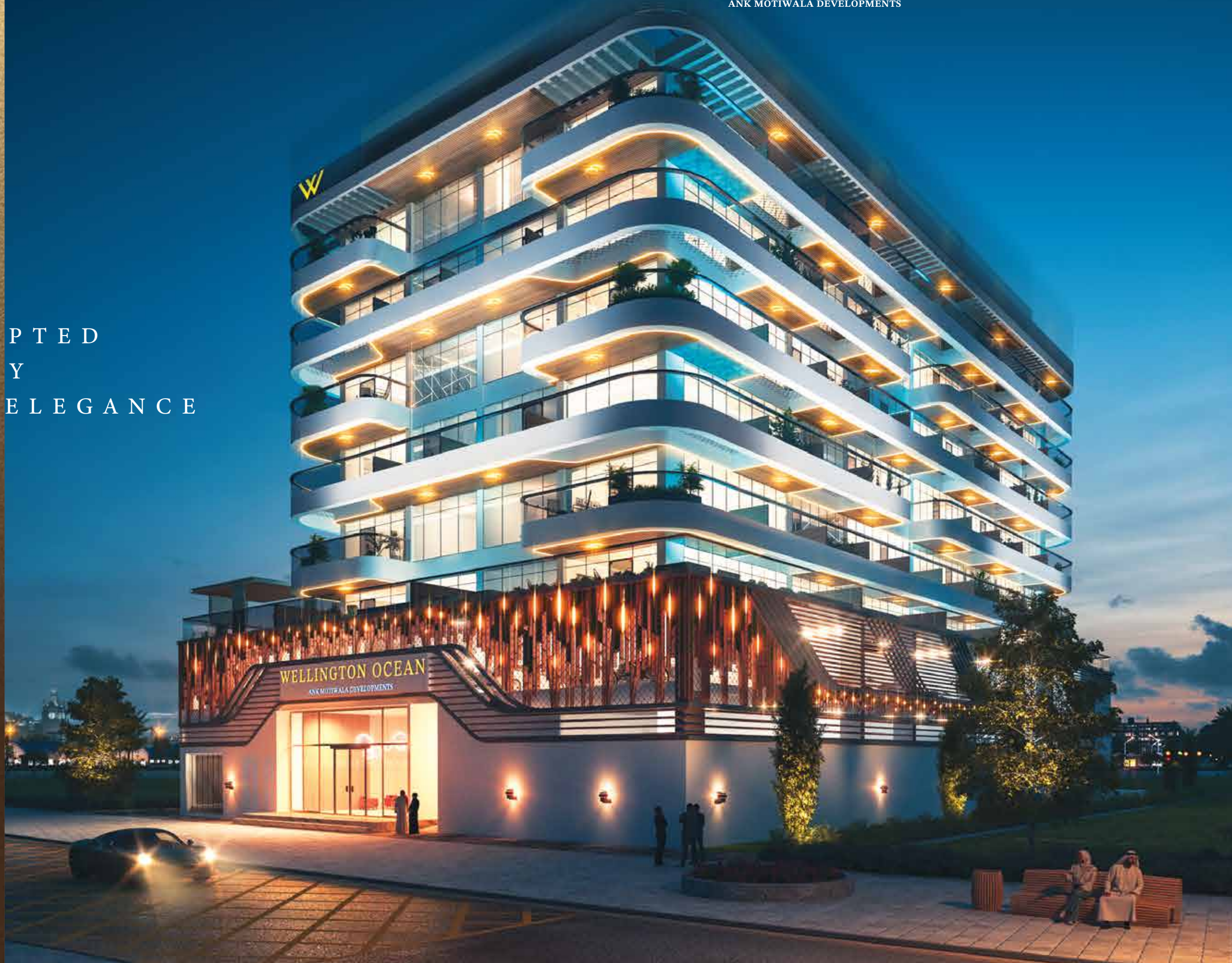




# WELLINGTON OCEAN

ANK MOTIWALA DEVELOPMENTS

SCULPTED  
BY  
COASTAL ELEGANCE





# ON GOING PROJECTS



(P-148) Dubai Hills



(P-156) Dubai Hills



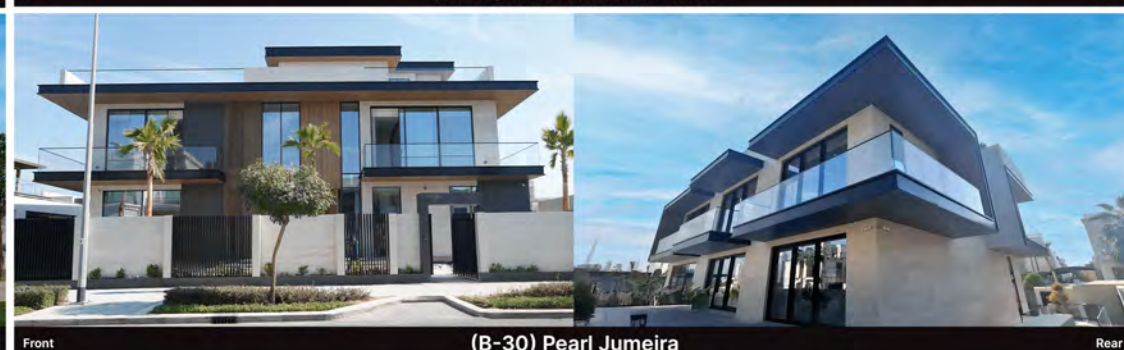
(P-164) Dubai Hills



(V003) Jumeriah Golf Estate



(V004) Jumeriah Golf Estate



(B-30) Pearl Jumeira



(CB-20) Pearl Jumeira



(H09B) palm Jumeirah





Front



Rear

(B-28) Lamer Jumeirah



( 23 Townhouses ) South Park Residences By Wellington - Dubai South



15 Townhouses - Dubai South



G+8 Building - Dubai Island



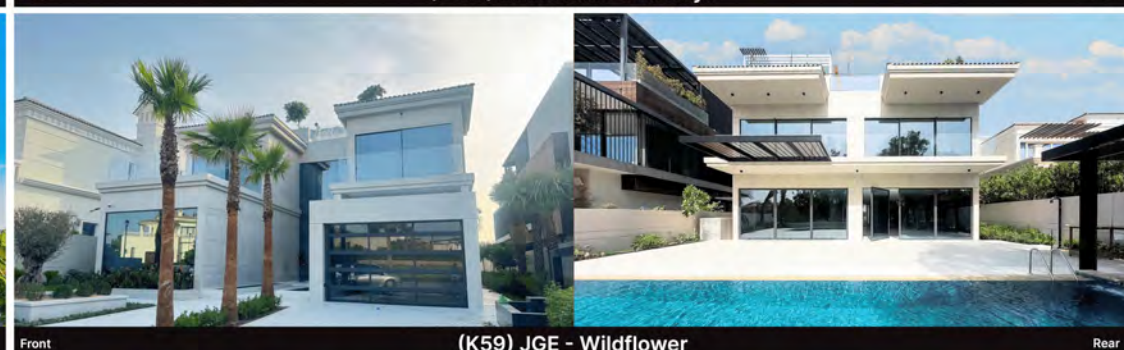
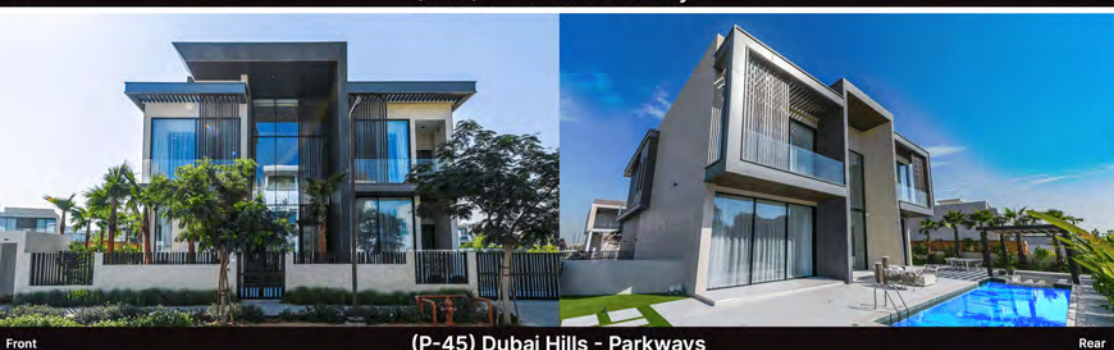
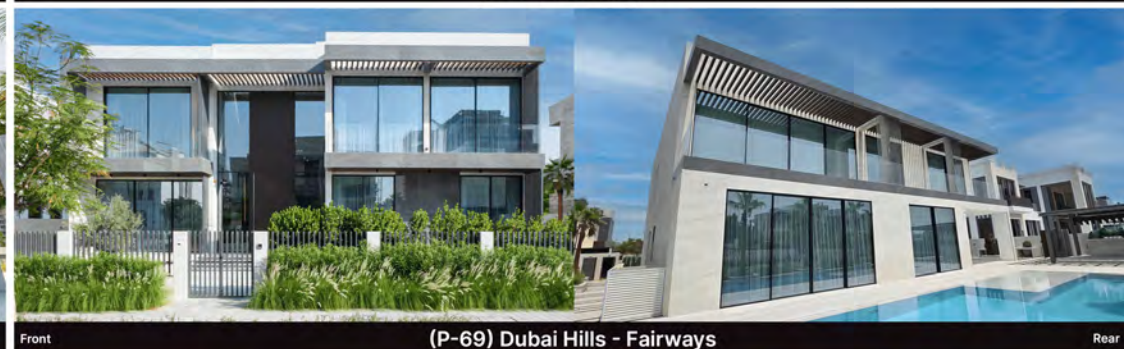
G+6 Wellington Ocean By ANK Motiwala Developments - Dubai Island



Wellington Developments crafts timeless luxury, where elegance meets modern sophistication, delivering unmatched living experiences



# OUR COMPLETED PROJECTS







Front

148 Townhouses - Al Furjan



Rear



Front

27 Townhouses - Jumeirah Village Triangle



Rear

## Creating Exceptional Living Spaces

*Where contemporary design blends seamlessly with classic charm, we bring to life homes that epitomize luxury, comfort, and exclusivity. Our Projects are more than residences they are a testament to refined living, tailored to your aspirations.*