

# THE WATERCREST

A SANCTUARY VILLA COLLECTION



A community *crafted*  
in *nature's* embrace



# THE WATERCREST



THE WATERCREST  
by ELLINGTON

Curated for discerning families, our collection of villas and townhouses epitomizes elegance and exclusivity. From the elegant interiors to the serene outdoor spaces, every detail is crafted to create an idyllic family retreat. Here, families can thrive in an environment that nurtures their well-being and provides a peaceful escape from the hustle and bustle of city life.



A close-up, artistic photograph of a woman's face, focusing on her eyes and the bridge of her nose. She has dramatic, shimmering eye makeup in shades of orange and gold. Her eyes are a striking light green or hazel. In the foreground, a white flower is partially visible, its petals soft and out of focus. The lighting is warm and directional, creating strong highlights and shadows that emphasize the texture of her skin and the intensity of her gaze. The overall mood is intimate and sensory.

## *Sight, Sound, Scent & Touch*

The architectural color palette and vibrant flowers, combined with the sound technology diffused through the material palette of each residence, harmonize beautifully with the garden birds that inhabit the community.

The sweet floral aromas transport residents to a natural paradise filled with aromatic plants and blossoms. Meanwhile, an eclectic selection of natural and manmade materials invites residents to explore the tactile elements of their homes.



The Watercrest is a private haven for young families. While it remains secluded within its garden community, it's extremely well-connected to excellent schools, hospitals and the all-embracing opportunities of Dubai.

# Location map



TO  
ABU DHABI



BUSINESS BAY

DOWNTOWN  
DUBAI

DUBAI INTERNATIONAL  
FINANCIAL CENTRE

MUSEUM OF  
THE FUTURE

TO  
DUBAI AIRPORT



DUBAI  
WATER CANAL

DUBAI DESIGN  
DISTRICT

RAS AL KHOR  
WILDLIFE SANCTUARY

MEYDAN  
RACECOURSE

D67 RD 34TH STREET

D67 RD 34TH STREET

D67 RD 34TH STREET

AL AIN DUBAI ROAD

THE LAKESHORE  
A SANCTUARY VILLA COLLECTION

CRYSTAL LAGOON

THE BEACHFRONT  
A SANCTUARY VILLA COLLECTION

THE WATERSIDE  
A SANCTUARY VILLA COLLECTION

THE LAKEVIEW  
A SANCTUARY VILLA COLLECTION



THE WATERCREST

COMMUNITY PARK

# Driving distances



Landmarks	Mins
The Sanctuary Villas	3
Academic City	11
Dubai Design District	12
Dubai International Airport	16
Meydan Racecourse	17
Business Bay	18
Dubai Hills Mall	18
Museum of the Future	19
Burj Khalifa / Dubai Mall	20
Dubai International Financial Centre	22
Jumeirah Beach	22
Dubai Hills Golf Club	22
Al Maktoum International Airport	22
Jumeirah Golf Estate	24
Palm Jumeirah	32



THE WATERCREST



DUBAI SAFARI PARK

ACADEMIC CITY

# Sun & Views analysis

W

SUMMER  
SUNSET

N

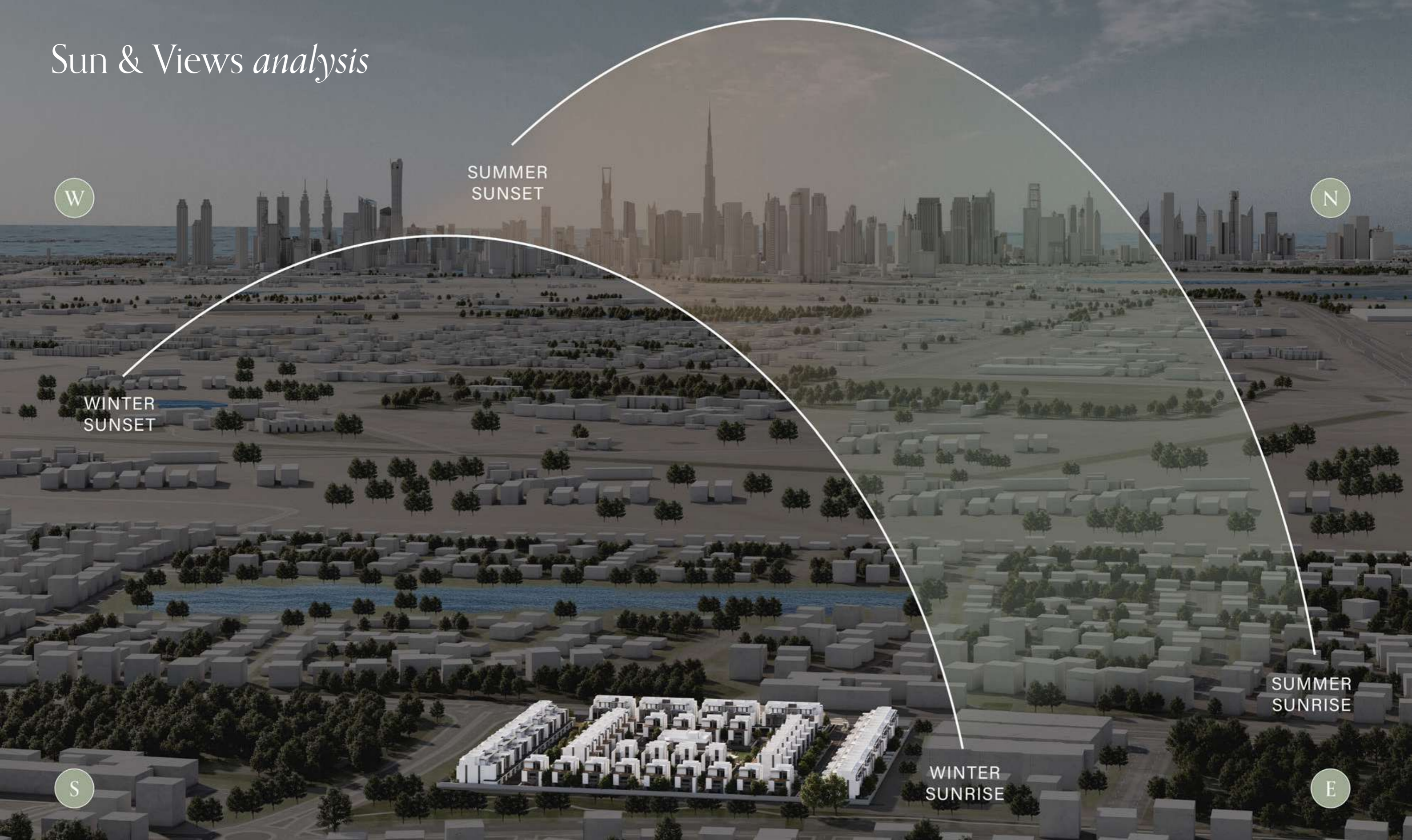
WINTER  
SUNSET

S

WINTER  
SUNRISE

SUMMER  
SUNRISE

E





NEW COMMUNITY ROAD

AL ABJAR STREET

COMMUNITY PARK

## MASTER PLAN

- 1 COMMUNITY ENTRANCE
- 2 GATE HOUSE
- 3 DRIVEWAY
- 4 RIVER CLUB ACCESS
- 5 LAKEHOUSE
- 6 RIVER CLUB
- 7 KIDS PLAY
- 8 DOG PARK
- 9 TOWNHOUSES
- 10 VILLAS





*Aerial view*



## The *community*

The Riverine	31 units
The Alcove	25 units
The Arcadia	28 units

## Plot *area range*

The Riverine	from 4,031 sq ft to 4,152 sq ft
The Alcove	from 2,007 sq ft to 2,414 sq ft
The Arcadia	from 2,416 sq ft to 2,979 sq ft

## Anticipated *service charge*

AED 5/sq. ft.

## Anticipated *completion date*

Q4 2027



*River club*  
The source of the community



Designed to inspire its residents, The Watercrest captures the serenity of nature, featuring a bespoke water feature gently flowing through its center to enhance the peaceful environment.



*Open lawn area*

Outdoor kid's *play*



Lakehouse







THIS IS WHERE  
THE MAGIC  
HAPPENS

YOU ARE  
EXACTLY WHERE  
YOU NEED TO BE

Lounge entrance

Lounge area



GYM  
MODE  
ON!

GAME ON



THIS IS WHERE  
*the magic*  
HAPPENS



*Creative zone*



Good Vibes  
Only

Lounge materials & finishes



Welcome to the Jungle

*Kid's play*

# GROUND FLOOR AMENITIES PLAN

- 1 RIVER CLUB ACCESS
- 2 OPEN LAWN AREA
- 3 KIDS POOL
- 4 SPLASH PAD
- 5 ADULTS POOL
- 6 SUN LOUNGERS AREA
- 7 CABANAS
- 8 BAJA SHELF
- 9 OUTDOOR SHOWER
- 10 PLUNGE POOL
- 11 OUTDOOR KIDS PLAY
- 12 OUTDOOR SEATING AREAS
- 13 CLUB TERRACE
- 14 LAKEHOUSE ENTRANCE
- 15 COMMUNAL TABLE
- 16 LOUNGE AREA
- 17 KITCHENETTE
- 18 CREATIVE ZONE
- 19 ENTRANCE LOBBY
- 20 MALE CHANGE ROOM
- 21 FEMALE CHANGE ROOM
- 22 BATHROOM FOR PEOPLE OF DETERMINATION
- 23 KIDS CLUB
- 24 OUTDOOR GAMES AREA
- 25 QUIET WALKWAY





always  
☁️

It's a vibe  
☁️

NO EXCUSES

WORK IT OUT  
00:00  
GYM TIME

*Fitness studio*





DON'T  
QUIT



*Yoga studio*



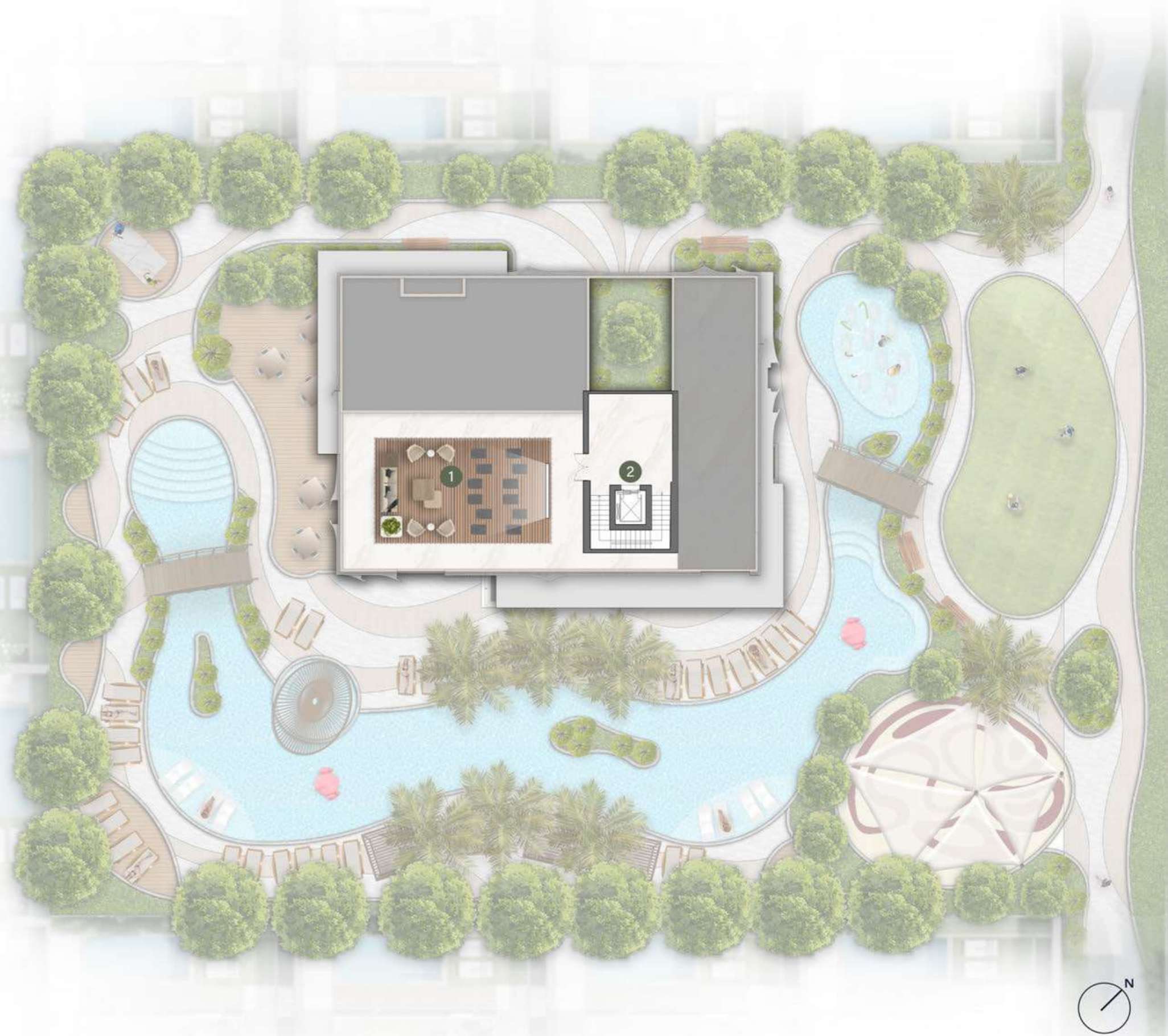
# 1<sup>ST</sup> FLOOR AMENITIES PLAN

- 1 FITNESS STUDIO
- 2 YOGA STUDIO
- 3 ARCADE ROOM
- 4 LIFT LOBBY



# 2<sup>ND</sup> FLOOR AMENITIES PLAN

- 1 OUTDOOR CINEMA
- 2 LIFT LOBBY





*Exterior materials & finishes*



Interior materials & finishes



## The RIVERINE

Our four-bedroom villa collection welcomes residents into a spacious double-height living room and dining area, creating an immediate sense of openness and grandeur. The accentuated staircase, a staple of contemporary design, not only serves as a striking visual centerpiece but also maximizes space and functionality within the home. Large windows allow natural light to flood the interiors, further amplifying the sense of space and creating a warm, inviting atmosphere.

Each villa is meticulously crafted to provide both comfort and elegance, ensuring that every resident enjoys a refined living experience.

*Front view*





*Garden view*



*Private pool*



*Kitchen & dining area*



*Living area*



*Dining area*





*Master bedroom*



*Master bathroom*



*Powder room*



*The library*



# 4 Bedroom Villas

## The Riverine

### FRONT ELEVATION



### BACK ELEVATION



THE SANCTUARY  
BY ELLINGTON

NEW COMMUNITY ROAD

AL ABJAR STREET

COMMUNITY PARK

# VILLAS PLAN

THE RIVERINE  
VILLAS



GROUND FLOOR



# The Riverine 4 Bedroom Villa

Total Area  
4,449 sq. ft.

Plot Area Range  
4,031 - 4,152 sq. ft.



# The Riverine 4 Bedroom Villa

Total Area  
4,449 sq. ft.

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FIRST FLOOR



ROOF FLOOR



# The Riverine 4 Bedroom Villa

Total Area  
4,449 sq. ft.

Plot Area Range  
4,031 - 4,152 sq. ft.





*R*  
Front view







*R*  
Garden view







2 Closed kitchen & dining *area*

*Living area*





*Open kitchen & dining area*

*Living & dining*



# 3 Bedroom Townhouses

## Fourplex

### FRONT ELEVATION



### BACK ELEVATION



# 3 Bedroom Townhouses

## Triplex

### FRONT ELEVATION



### BACK ELEVATION





NEW COMMUNITY ROAD

AL ABJAR STREET

COMMUNITY PARK

# VILLAS AND TOWNHOUSES PLAN

-  THE ARCADIA CORNER UNITS
-  THE ALCOVE MIDDLE UNITS



GROUND FLOOR

Closed Kitchen



Open Kitchen



The client shall have the option to choose between an open or closed kitchen design at the time of purchase.  
This choice must be finalized prior to the completion of the sale.

# The Alcove

## 3 Bedroom Townhouse

Total Area  
3,585 sq. ft.

Plot Area Range  
2,007 - 2,414 sq. ft.



FIRST FLOOR



# The Alcove

## 3 Bedroom Townhouse

**Total Area**  
3,585 sq. ft.

**Plot Area Range**  
2,007 - 2,414 sq. ft.



ROOF FLOOR



# The Alcove

## 3 Bedroom Townhouse

**Total Area**  
3,585 sq. ft.

**Plot Area Range**  
2,007 - 2,414 sq. ft.



GROUND FLOOR



# The Arcadia

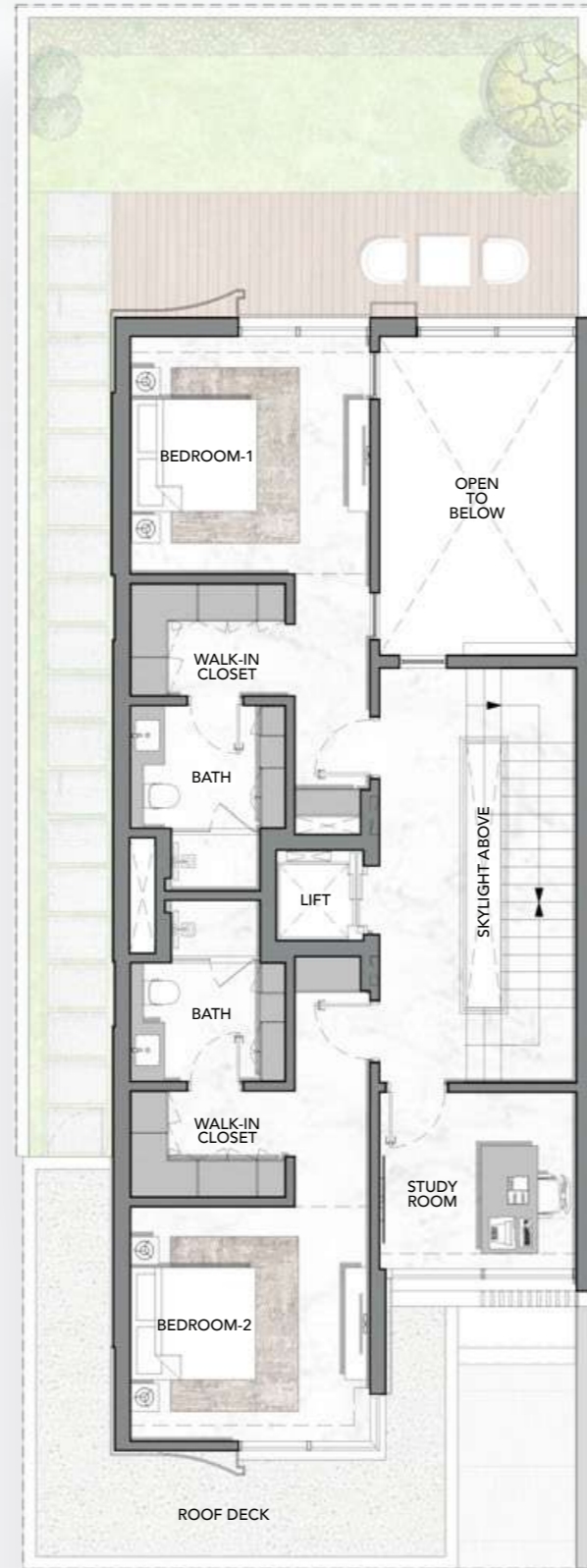
## 3 Bedroom Townhouse

Total Area  
3,672 sq. ft.

Plot Area Range  
2,416 - 2,979 sq. ft.



FIRST FLOOR



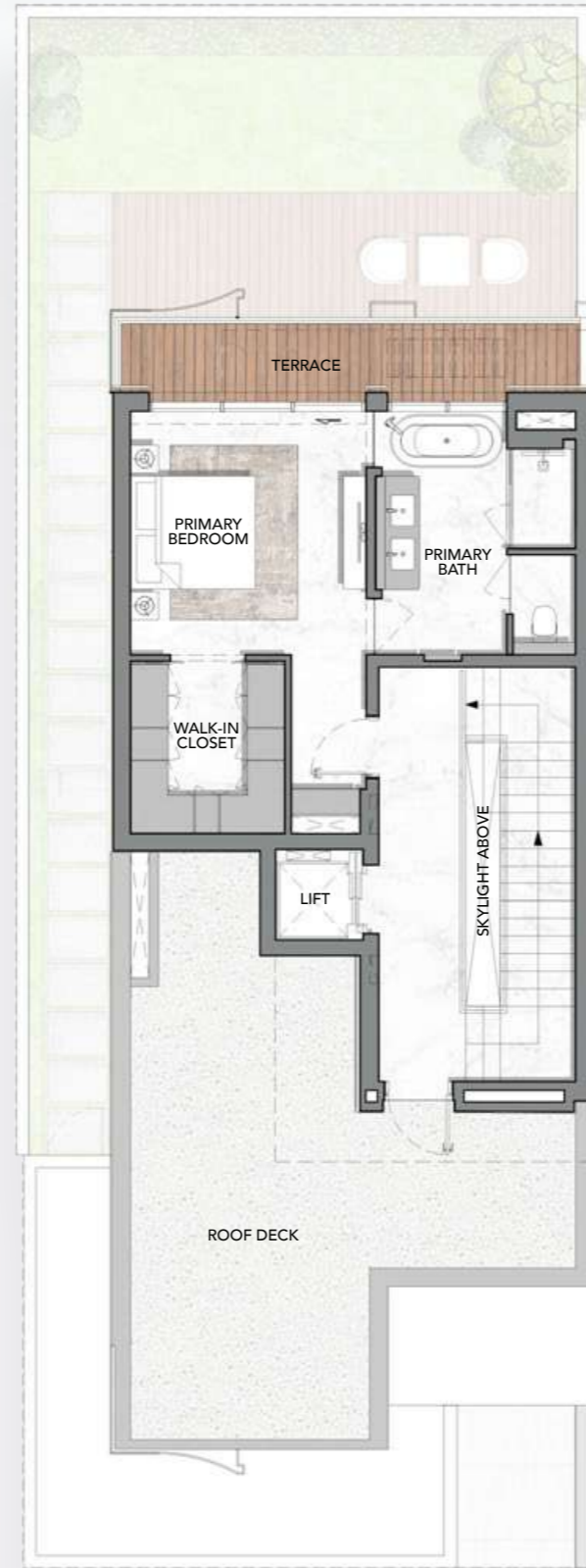
# The Arcadia 3 Bedroom Townhouse

Total Area  
3,672 sq. ft.

Plot Area Range  
2,416 - 2,979 sq. ft.



ROOF FLOOR



# The Arcadia 3 Bedroom Townhouse

**Total Area**  
3,672 sq. ft.

**Plot Area Range**  
2,416 - 2,979 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%*

450 days after the  
reservation date

*5%*

540 days after the  
reservation date

*5%*

720 days after the  
reservation date

*5%*

900 days after the  
reservation date

*30%*

On completion



# We invite you *to explore* The Watercrest

Click **HERE** or scan the QR code below  
to navigate the project's interactive page.:



SCAN THE QR CODE

Step into The Watercrest and experience its unique charm firsthand through our **immersive VR experience** at our office on the 16th floor, Ellington Properties, Burlington Tower, Business Bay

