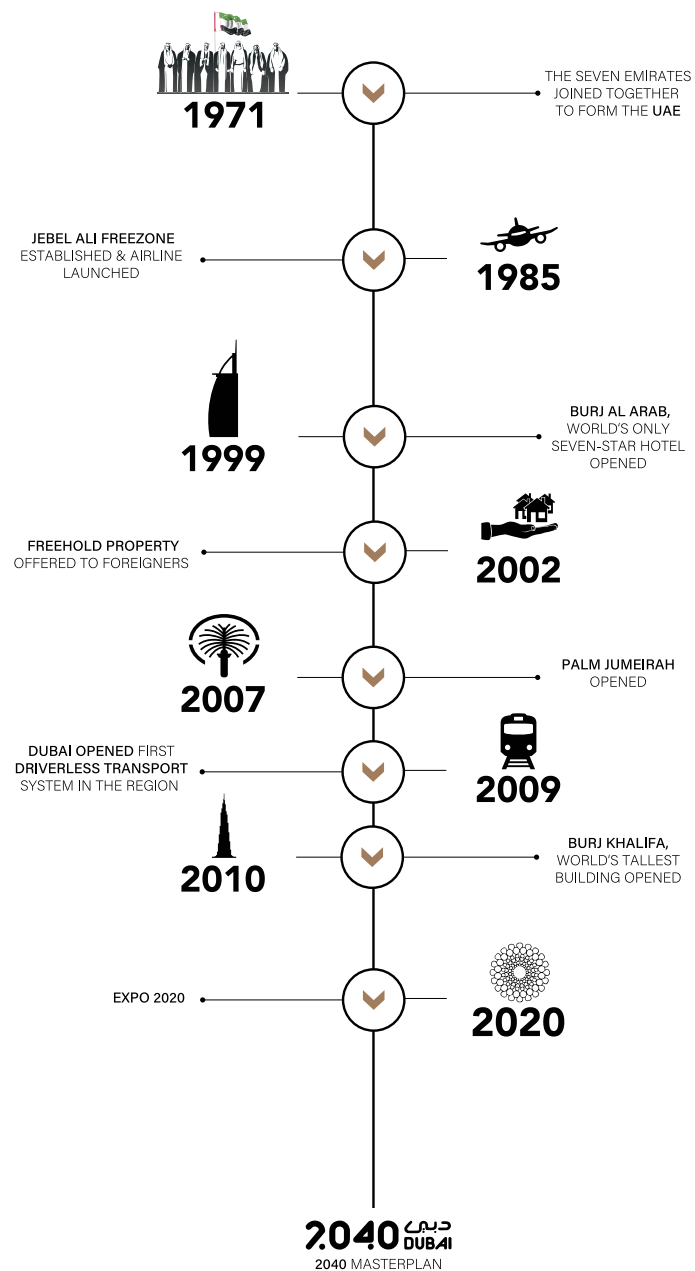


INVESTING IN DUBAI

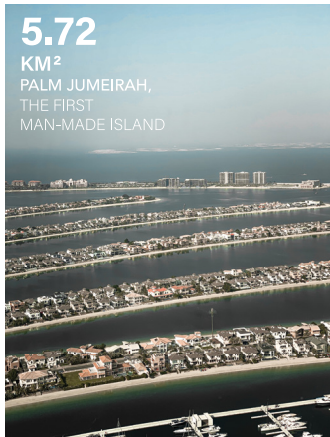
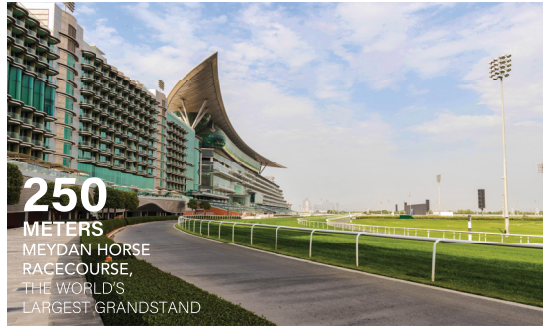
DUBAI AT A GLANCE



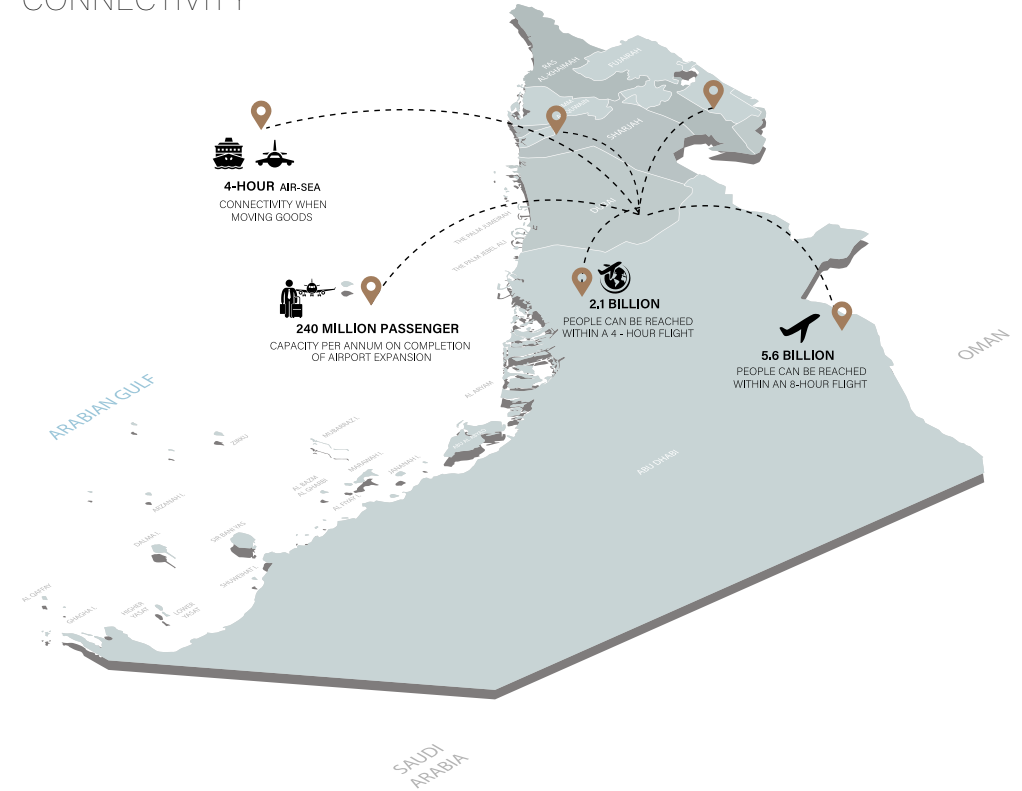
Dubai, a global hub at the crossroads of East and West, boasts a flourishing economy centered on logistics, tourism, and finance, positioning itself as a luxury lifestyle destination. The city's prosperous and diverse market provides growth opportunities for both locals and expatriates, establishing Dubai as a safe haven for its residents.



WORLD-CLASS AMENITIES & INFRASTRUCTURE



EXTENSIVE CONNECTIVITY



ECONOMIC PROSPECTS

UAE ECONOMY



TO GROW AT 5.7%
IN 2024

AED 22.73 BILLION



FOREIGN DIRECT
INVESTMENT IN 2022

15.37 MILLION



INTERNATIONAL
VISITORS IN 2023

DUBAI ECONOMIC AGENDA (D33) TO ATTRACT FOREIGNERS AND INTERNATIONAL COMPANIES TO LIVE AND INVEST IN DUBAI



Dubai Economic Agenda (D33) to double the size of Dubai's economy in the next decade and consolidate its position among the top 3 global cities in the world.

AED 25.6 TRILLION

Increase in foreign
trade for goods &
services

AED 60 BILLION

Average annually
increase in foreign
direct investment

AED 700 BILLION

Increase in government
expenditures

AED 1 TRILLION

Increase in private
sector investments

AED 3 TRILLION

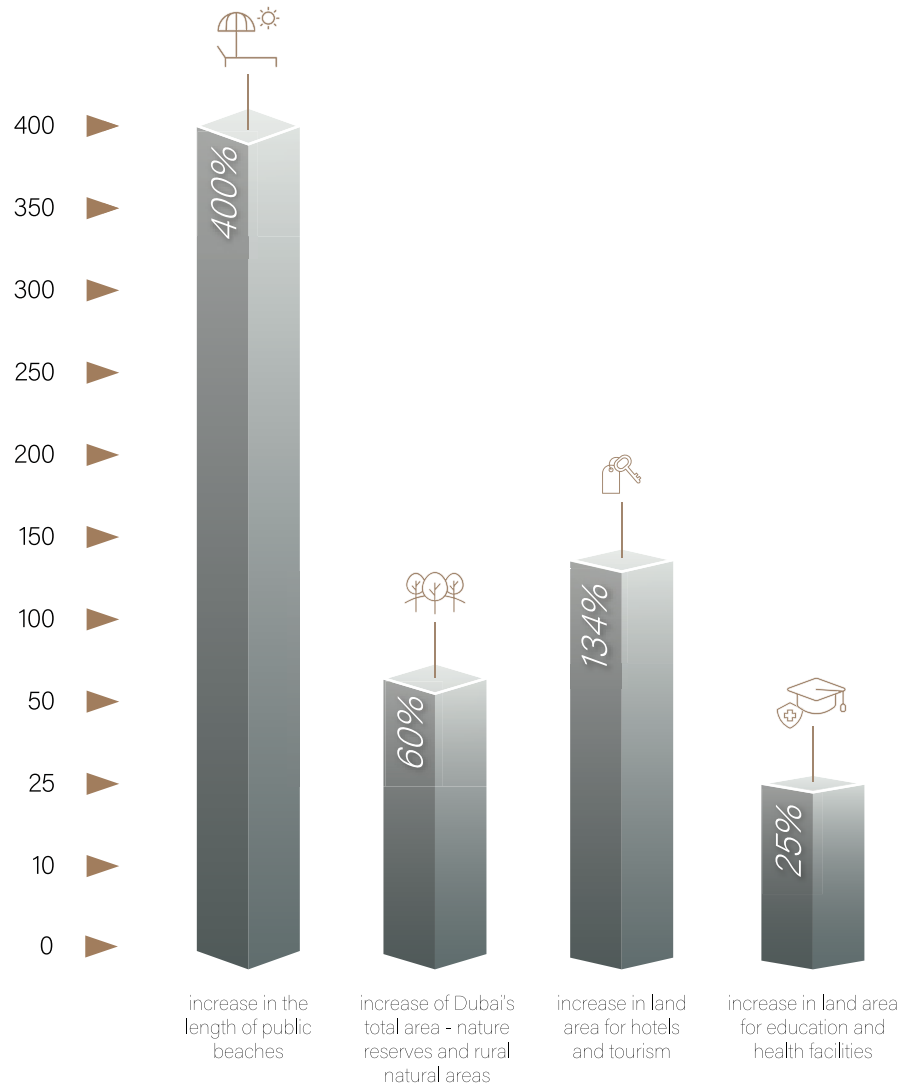
Increase in the value of
domestic demand for
goods & services

AED 100 BILLION

To generate annual
contribution from digital
transformation projects to
Dubai's economy

DUBAI 2024 URBAN MASTER PLAN THE CITY OF THE FUTURE

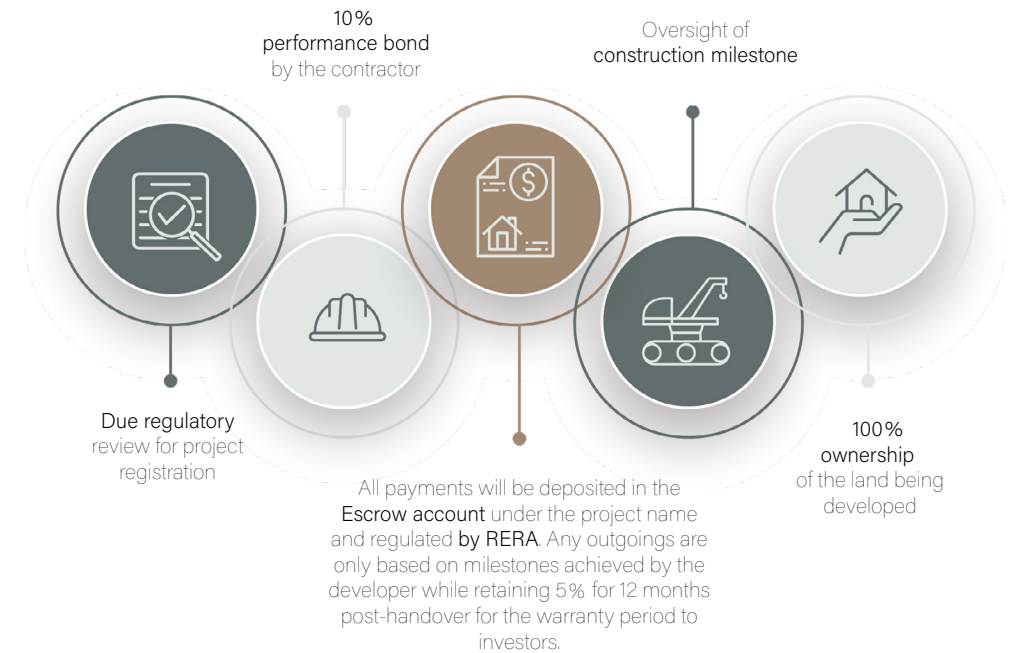
Dubai 2040 Urban Master Plan is a people-centric plan that's designed to achieve His Highness Sheikh Mohammed Bin Rashid Al Maktoum's vision to make Dubai the city with the world's best quality of life.



HIGHLY REGULATED

Dubai Real Estate Regulatory Agency (RERA) was founded in 2007 as a government entity to regulate all real estate transactions.

The process of RERA is to ensure that if a developer wants to sell, they have to meet the following regulations.



10 GOOD REASONS TO INVEST IN DUBAI



1. UAE'S GDP PER CAPITA

The Central Bank of the United Arab Emirates expects a 3.6% GDP growth in 2023



6. STABLE CURRENCY

The UAE dirham is pegged to the globally recognized US dollar which allows the currency value to enjoy balance, growth and stability in import and export trade rates.



2. SECURITY

According to Interpol, Dubai is a politically stable environment and a safe city for citizens, residents and visitors as it's considered to be one of the safest cities in the world in terms of crimes and health.



7. ZERO TAX

0% tax on residential real estate investments and income with no limitation of transfers outside the UAE



3. TOURISM

With a population comprising over 200 different nationalities, Dubai is the fourth most visited city and a hub for businesses.



8. TOP DESTINATION

Dubai ranks among the top global destinations for travellers.



4. GOOD RETURN ON INVESTMENT

While Dubai still offers one of the lowest prices in real estate it continues to offer the highest yields in the world averaging 7-8%.



9. HIGHLY REGULATED

Dubai's real estate market is one of the best-regulated in the GCC with the government having adopted several measures such as the escrow regulation, rental cap, rental increase calculator, and a rental dispute settlement centre.



5. UAE PROPERTY VISA

Dubai offers Residence Visa on full ownership of a residential property of AED 1 million as well as issuing 5 or 10 years Golden Residency Visa. The new system enables foreigners to live, work and study in the UAE without the need of a national sponsor and with 100% ownership of their business on the UAE's mainland.



10. 100% OWNERSHIP

The 100% business ownership policy allow large businesses to accelerate growth and integrate with global markets for long term growth.

ABOUT ELLINGTON

Founded in 2014, Ellington Properties is an award-winning leading design-led developer that is a truly customer-focused with a priority of building sustainable homes. Ellington Properties aspires to create holistic communities and bring the latest technologies to Dubai's real estate market. It exceeds clients' expectations with the combination of artistry and impeccable designs which are inspired by customer's tastes, art and reflective of their owners' aspirations. Ellington Properties has maintained one of the highest returns on investment within its own areas of developments. The elegant residences are located in strategic areas in Dubai such as Downtown Dubai, Jumeirah Village Circle (JVC) and Triangle (JVT), Mohammed Bin Rashid City (Meydan), Dubai Hills, Palm Jumeirah and Emirates Hills.



WE ARE A BOUTIQUE DEVELOPER

We build residences for people who truly appreciate design from first principles to last detail.

BENCHMARKED AGAIN THE WORLD'S BEST

We benchmark ourselves against well-versed and skilled international developers that place the customer at the center of their thinking.

MANAGEMENT EXPERIENCE OF OVER 75 YEARS

A combined global experience of developing: \$35 Billion residential real estate - 40,000 Homes - Total of \$50 Billion real estate development.

DESIGN FOCUS

We develop award-winning design buildings that are high quality, cost-efficient and technically proficient projects.

WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning
boutique developer

ROI

High return on investment



Hotel and private club
inspired amenities

30 %

Premium on average
rental returns*



Prime locations across
the Emirates



High tenant retention



High capital appreciation
upon handover



Quicker return of capital
compared to market average*



Multiple payment options
available including
cryptocurrency



Transparent and reliable
customer care



Sustainability compliance
with Dubai Green Building
Regulations

**ReidIn Market Data*

OUR PROPERTIES

From high-rise luxury apartments to multi-family communities, Ellington Properties brings timeless splendor to ultra-modern Dubai and the Emirates.



BELGRAVIA

Classic yet contemporary, Belgravia offers residents a privileged lifestyle in Jumeirah Village Circle. With 181 meticulously crafted homes, the community encompasses 100,000 square feet of beautifully landscaped areas.



Status: **Handed-over**



Location: **Jumeirah Village Circle**



BELGRAVIA II

Comprises elegantly designed studios, one, two and three bedroom apartments, as well as a unique series of two-story, two-bedroom private townhouses, each with enclosed private terraces. This unique design gives residents a dynamic and engaging community feel.



Status: **Handed-over**



Location: **Jumeirah Village Circle**



BELGRAVIA III

Belgravia III is an ongoing success story of the distinct Belgravia identity which has become synonymous with design in Jumeirah Village Circle. Belgravia III is home to more than 500 families from over 50 nationalities who enjoy living in this community.



Status: **Handed-over**



Location: **Jumeirah Village Circle**



BELGRAVIA SQUARE

Belgravia Square is set to become an icon of contemporary architecture in Jumeirah Village Circle. Encompassing two smartly designed 'L-shaped' blocks that face each other, it consists of 225 spacious units including studios, 1 and 2-bedroom apartments



Status: **Handed-over**



Location: **Jumeirah Village Circle**



BELGRAVIA HEIGHTS I

Belgravia Heights I is a manifestation of commitment to crafting living spaces, that inspire. Driven by a new 'Residential Rhythm' design philosophy, the building expresses a dynamic movement across the facade. This design philosophy also provides the residents the option of personalizing and creating an identity for their apartment.



Status: **Handed-over**



Location: **Jumeirah Village Circle**



THE SLOANE

The Sloane is a high-rise residential development located in the serene and tranquil community of Jumeirah Village Circle. Within this Miami-inspired tower are 141 elegantly designed units that include studios, 1-, and 2-bedroom apartments. The interiors and the exteriors evoke a sense of relaxed calmness that one associates with a beach.



Status: **Off-plan**



Location: **Jumeirah Village Circle**



THE PORTMAN

The Portman captures the essence of contemporary, modern living with well-designed residences and family-friendly amenities. Located in Jumeirah Village Circle, one of the most sought-after communities in Dubai, the residential building is centered on the principle of balance and vibrancy with 173 residential units ranging from studios to 1 and 2-bedroom apartments.



Status: **Off-plan**



Location: **Jumeirah Village Circle**



EATON PLACE

While Dubai offers a wide assortment of premium properties, a very limited selection is available for families looking for mid-range options. In order to cater to demands of this growing segment, extensive research and planning were undertaken and the concept of Eaton Place was born.



Status: **Handed-over**



Location: **Jumeirah Village Circle**



HARRINGTON HOUSE

Harrington House is a svelte new development that aims to provide a holistic family-living experience in the vibrant residential community of Jumeirah Village Circle. Inspired by the beauty of the Arabian Desert, the project features amenities that cater to a happy and healthy existence. It comprises 92 units including studios, 1-, and 2-bedroom apartments.



Status: **Handed-over**



Location: **Jumeirah Village Circle**



HAMILTON HOUSE

Bringing a holiday experience to its residents, Hamilton House comprises 101 thoughtfully-designed residential units including studios, 1 and 2-bedroom apartments, and resort-style amenities.



Status: **Off-plan**



Location: **Jumeirah Village Circle**



OAKLEY SQUARE RESIDENCES

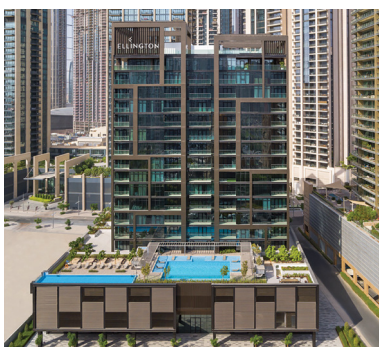
Oakley Square Residences with its magnificent lawns and, natural surroundings, offers residents abundant space and amenities to relax and connect to nature. Studios, 1 and 2-bedroom apartments.



Status: **Off-plan**



Location: **Jumeirah Village Circle**



DT1

DT1 is an edgy and slick statement on the urban qualities of Downtown Dubai. Tailored & sophisticated, the feel is very much a mix of concrete, COR-TEN steel and wood. With this raw palette of finishes, the hospitality style layering of design had allowed for a functional and design-driven outcome.



Status: **Handed-over**



Location: **Downtown Dubai**



WILTON TERRACES

Wilton Terraces is a contemporary residential development located in Mohammed Bin Rashid City. Comprising two 12-story towers, with 283 bespoke 1-, and 2-bedroom residences. The towers are interconnected by a single podium at the base creating a magnificent exterior that is unmistakably unique over-looking lush green gardens and is interspersed with public squares and soothing water bodies.



Status: **Handed-over**



Location: **Mohammed Bin Rashid City**



WILTON PARK RESIDENCES

Tucked away in its own quiet corner in Mohammed Bin Rashid City. Surrounded by lush parklands, Wilton Park Residences is a secluded haven, set apart from the hustle and bustle of the metropolis yet everything is at hand.



Status: **Handed-over**



Location: **Mohammed Bin Rashid City**



KENSINGTON WATERS

Kensington Waters captures the essence of Dubai by creating the perfect setting to lead a fulfilling life. The project encompasses 277 beautifully designed units, including studios, 1-, 2-, and 3-bedroom apartments, as well as 4 retail stores. Within Kensington Waters are a range of excellent amenities that provide a holistic lifestyle based on health and wellness.



Status: **Off-plan**



Location: **Mohammed Bin Rashid City**



BERKELEY PLACE

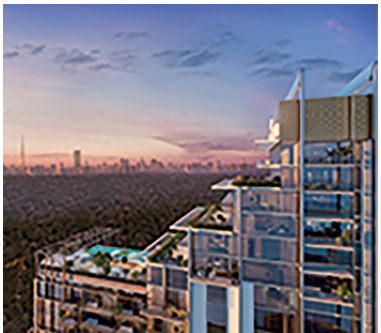
Berkeley Place is an architectural triumph that holds within its soaring splendor an exceptional living experience. A modernist influence sweeps across the residence's 127 stunning apartments which includes studios, one- and two-bedroom apartments – with design features that maximize the best possible use of space and light. Setting new standards in high-rise living experience, Berkeley Place combines modern architecture with resort-style amenities to create an address like no other in Dubai.



Status: **Off-plan**



Location: **Mohammed Bin Rashid City**



THE HIGHBURY

The Highbury marks a new era of expansion for Ellington Properties and higher perspectives for our residents. The development takes on the feel of a 'vertical village' where residents can become part of something bigger.



Status: **Off-plan**



Location: **Mohammed Bin Rashid City**



THE SANCTUARY

The Sanctuary is Ellington's first high-end villa community located in District 11, in MBR City. The community comprises villas of 4, 5, and 6 bedrooms facing the blue lagoon with the backdrop of Downtown Dubai and Burj Khalifa.



Status: **Off-plan**



Location: **Mohammed Bin Rashid City**



ELLINGTON HOUSE I

Ellington House I is situated in Dubai Hills Estate, a community of modernity and sustainability. With its idyllic location and green surroundings, along with its dreamy, multifamily 1, 2, and 3-bedroom apartments. Ellington House offers an experience of truly elevated living. A modern and elegant development in an iconic location.



Status: **Off-plan**



Location: **Dubai Hills Estate**



ELLINGTON HOUSE II

Ellington House II is Ellington Properties' second residential project in Dubai Hills Estate, the residential building introduces residents to a contemporary interpretation of a classic minimalist design.



Status: **Off-plan**



Location: **Dubai Hills Estate**



ELLINGTON HOUSE III

Ellington House III breathes new life into its idyllic surroundings. The residence comprises multifamily apartments overlooking Dubai Hills Golf Course and out across the city.



Status: **Off-plan**



Location: **Dubai Hills Estate**



ELLINGTON HOUSE IV

Ellington House IV brings a fresh perspective to modern living with multi-family apartments and penthouses overlooking the pristine fairways of Dubai Hills Golf Course. Featuring design-led living spaces with naturally-lit and open-plan interior scheme that imbue a familiar sense of home.



Status: **Off-plan**



Location: **Dubai Hills Estate**



ELLINGTON BEACH HOUSE

Ellington Beach House is an iconic residential development in Palm Jumeirah. Bringing personalization and sustainability through thoughtful design and exceptional finishes. 1, 2, 3, and 4-bedroom apartments and penthouses.



Status: **Off-plan**



Location: **Palm Jumeirah**



OCEAN HOUSE

Ocean House introduces residents to exclusive Oceanside living in Palm Jumeirah, featuring 2 to 6-bedroom apartments, duplexes, and penthouses with a curated lifestyle and private club amenities.



Status: **Off-plan**



Location: **Palm Jumeirah**



BELMONT RESIDENCES

The mid-rise tower is inspired by the metropolitan city of London. Belmont Residences comprises 68 elegant apartments and studios located in Jumeirah Village Triangle, one of the top family-friendly neighborhoods in Dubai.



Status: **Off-plan**



Location: **Jumeirah Village Triangle**



UH BY ELLINGTON

UH by Ellington comprises outstanding units ranging from studios to one, two, and three-bedroom apartments and features exceptional amenities with views of Jumeirah Island and the Marina Skyline.



Status: **Off-plan**



Location: **Jumeirah Lakes Towers**



THE QUAYSIDE

The Quayside by Ellington offers contemporary studios, apartments and penthouses with direct access to Dubai Water Canal and Boardwalk. The waterfront apartments features floor-to-ceiling glass windows, expansive balconies, and an array of amenities, including two pools, zen room, spa rooms and club lounge.



Status: **Off-plan**



Location: **Business Bay**



THE CRESTMARK

With 189 design-led units, The Crestmark introduces residents to contemporary life with a cosmopolitan lifestyle in Business Bay. The Crestmark promises bold but refined architecture envisioning an elevated standard of residential design.



Status: **Off-plan**



Location: **Business Bay**



ELLINGTON VILLA COLLECTION - LA MER

The villa is a stunning sight to behold, with its pristine white walls and sparkling blue waters just steps away. With its direct access to a secluded stretch of beach, the property is the ultimate retreat for those seeking privacy, comfort, and stunning ocean views in a truly idyllic setting.



Status: **Off-plan**



Location: **La Mer**



ARBOR VIEW

Ellington's first residential development in Arjan. The project sits in a unique location close to Miracle Garden and Dubai Butterfly Garden. Arbor View comprises 171 units offering a comforting backdrop to the vibrant lives of its residents.



Status: **Off-plan**



Location: **Arjan**



PORTO PLAYA

Porto Playa is Ellington's first residential development in Ras Al Khaimah. The residence is fittingly positioned under the solar pathway and optimized with artificial intelligence (AI) for expansive views of the sea.



Status: **Off-plan**



Location: **Ras Al Khaimah**



ELLINGTON VIEWS I

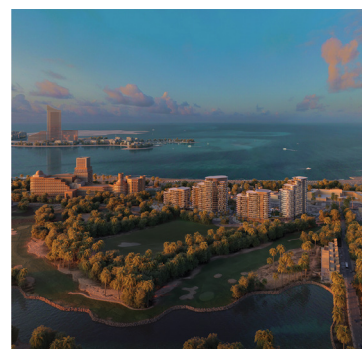
With its panoramic vistas, Ellington Views I offers an island paradise designed to connect its residents to natural beauty and urban vibrancy. Surrounded by ocean charm and imbued with the lifestyle of a boutique hotel, Ellington Views I invites you to a life led by design.



Status: **Off-plan**



Location: **Ras Al Khaimah**



ELLINGTON VIEWS II

Ellington Views II offers a range of thoughtfully designed studios, and 1, 2, and 3-bedroom apartments, providing residents with spacious and modern living spaces. The focus is on providing esteemed residents with a high-quality lifestyle, with amenities catering to their needs and desires.



Status: **Off-plan**





Location: **Ras Al Khaimah**



ONE RIVER POINT

One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.


 Status: **Off-plan**

 Location: **Business Bay**



MERCER HOUSE

Situated in the heart of the dynamic Uptown Dubai district, Mercer House is a two-tower residential building that will epitomize urban opulence and cutting-edge design. Rising majestically against the skyline, these two iconic structures span multiple floors, offering a panoramic view of the bustling city and the Dubai coastline.


 Status: **Off-plan**


 Location: **Uptown Dubai**



ART BAY

Art Bay puts its residents at the center of arts and culture in one of Dubai's most exciting new locations. Waterfront studios, 1,2 and 3-bedroom apartments in Al Jaddaf with Dubai Creek views.


 Status: **Off-plan**


 Location: **Al Jaddaf**



ROSEMONT RESIDENCES

Rosemont Residences is an elegant residential building with a distinctive design and unique character nestled within a family-centered community. The design of the building places a premium on comfort, convenience, and elegance, seamlessly integrating with the surrounding neighborhood of Jumeirah Village Triangle to offer residents a tranquil environment to call home.


 Status: **Off-plan**


 Location: **Jumeirah Village Triangle**



CLAYDON HOUSE

Claydon House embodies a timeless art form of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities. The development features multi-family one, two, three, and four-bedroom apartments and penthouses with views of Ras Al Khor Wildlife Sanctuary, Downtown Dubai, and direct access to the community's crystal lagoon.

 Status: **Off-plan**

 Location: **Mohammed Bin Rashid City**



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