




# THE QUAYSIDE

BY ELLINGTON

PROJECT BRIEF

A photograph taken from the deck of a boat, looking out over a body of water towards a city skyline. The foreground shows the boat's railing and a white structure. The background features a hazy cityscape with several tall buildings, including a prominent one with a pointed top. The sky is a soft, pale blue, suggesting a calm, early morning or late afternoon setting.

A TRANQUIL OASIS  
AMIDST THE URBAN  
PULSE OF DUBAI



Dubai International Ariport

# DRIVING DISTANCES

05 MINUTES  
Business Bay Metro Station

16 MINUTES  
Mall of the Emirates

11 MINUTES  
Dubai Mall / Burj Khalifa

17 MINUTES  
Dubai Design District

12 MINUTES  
Museum of the Future

18 MINUTES  
Dubai International Airport

14 MINUTES  
City Walk

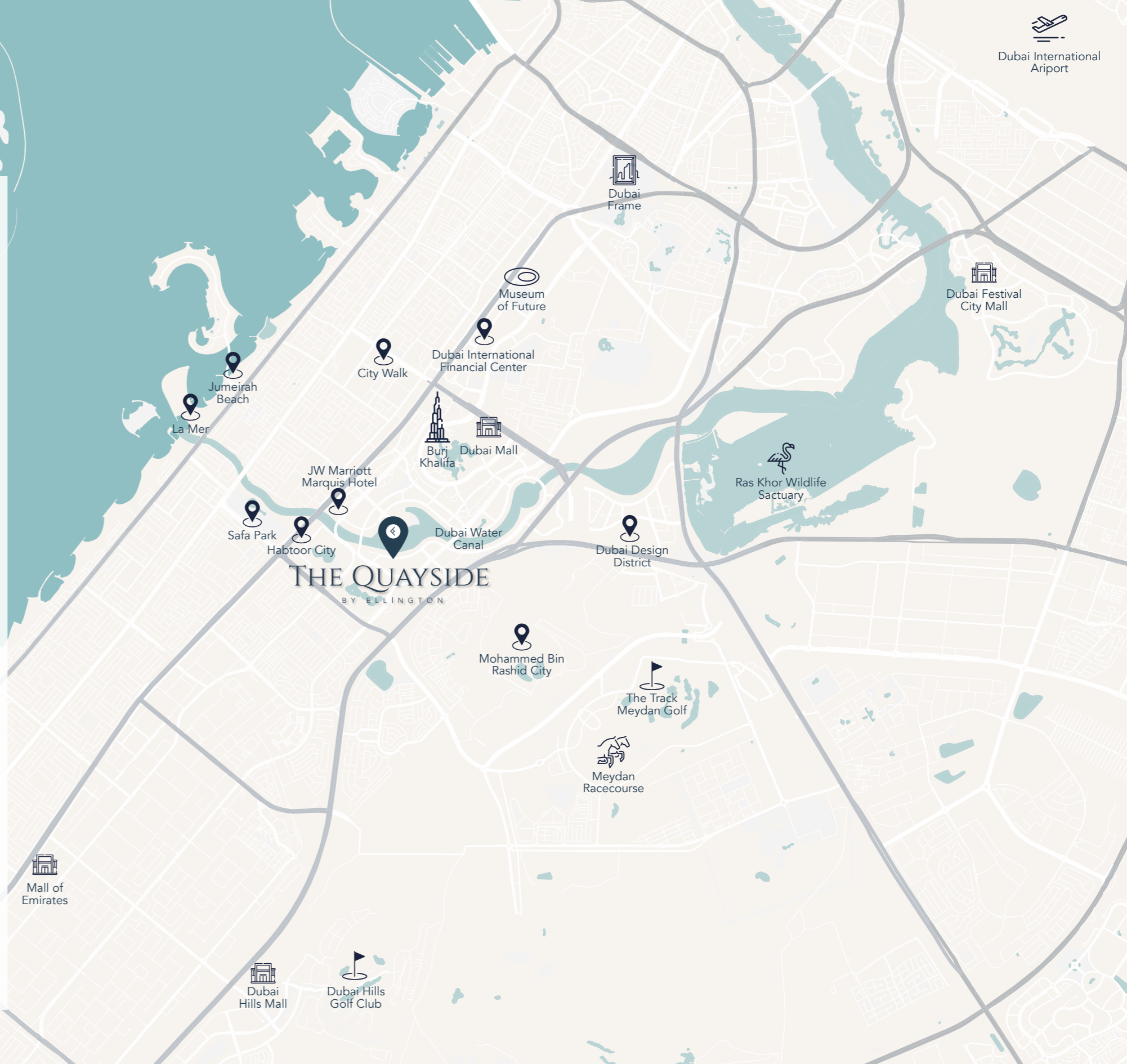
20 MINUTES  
La Mer Beach

15 MINUTES  
Meydan Golf Course

20 MINUTES  
Burj Al Arab

16 MINUTES  
Dubai International Financial Centre

22 MINUTES  
Palm Jumeirah



THE QUAYSIDE  
BY ELLINGTON



Palm Jumeirah

The World Islands

La Mer

Jumeirah Beach

City Walk

Dubai International Financial Center

Dubai Frame

Museum of Future

Dubai Festival City Mall

Burj Khalifa

Dubai Mall

Ras Khor Wildlife Sactuary

JW Marriott Marquis Hotel

Safa Park

Habtoor City

Dubai Water Canal

Dubai Design District

Mohammed Bin Rashid City

The Track Meydan Golf

Meydan Racecourse

Mall of Emirates

Dubai Hills Mall

Dubai Hills Golf Club



# THE QUAYSIDE

BY ELLINGTON

Inspired by its peerless location overlooking Dubai's iconic skyline and the shimmering, ever-changing waterways, driven by chic contemporary design and crafted to enable life lived in style, The Quayside by Ellington Properties is an architectural expression of modern excellence. Located in the heart of Business Bay, relaxation and tranquillity can be uncovered amidst the pulse of Dubai's most dynamic neighbourhood. With an array of luxuriously designed residences, breathtakingly communal spaces and resort-style amenities designed to elicit relaxation, interconnectivity and joy. The Quayside matches a sensory journey with the utmost in liveability.

# BUILDING CONFIGURATION

## ELEVATORS

3 passenger elevators  
1 service elevator

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## ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

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## ANTICIPATED COMPLETION DATE

Q1 2026

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## PARKING

Studio, 1 and 2 bedrooms: 1 car parking space  
3 bedrooms: 2 car parking spaces

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## OWNERSHIP

Freehold

RESIDENTIAL  
FLOORS

PODIUM  
FLOORS

GROUND  
FLOOR



## SIZE RANGE PER UNIT TYPE

### STUDIO

From 542 sq. ft

### 1 BEDROOM

From 758 sq. ft to 986 sq. ft

### 2 BEDROOM + MAIDS

From 1,420 sq. ft to 1,567 sq. ft

### 3 BEDROOM

From 1,739 sq. ft

### 5 BEDROOM PENTHOUSE

From 10,004 sq. ft

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## NUMBER OF UNITS PER TYPE

Studio = 15 units

1 bedroom = 46 units

2 bedroom + maids = 42 units

3 bedrooms = 14 units

Penthouse = 1 unit

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## PRICE RANGE PER UNIT TYPE

### STUDIO

From 1,315,828 AED

### 1 BEDROOM

From 1,787,828 AED

### 2 BEDROOM + MAIDS

From 3,299,828 AED

### 3 BEDROOM

From 4,226,828 AED





DAY VIEW  
ACTUAL RESIDENTIAL DEVELOPMENT



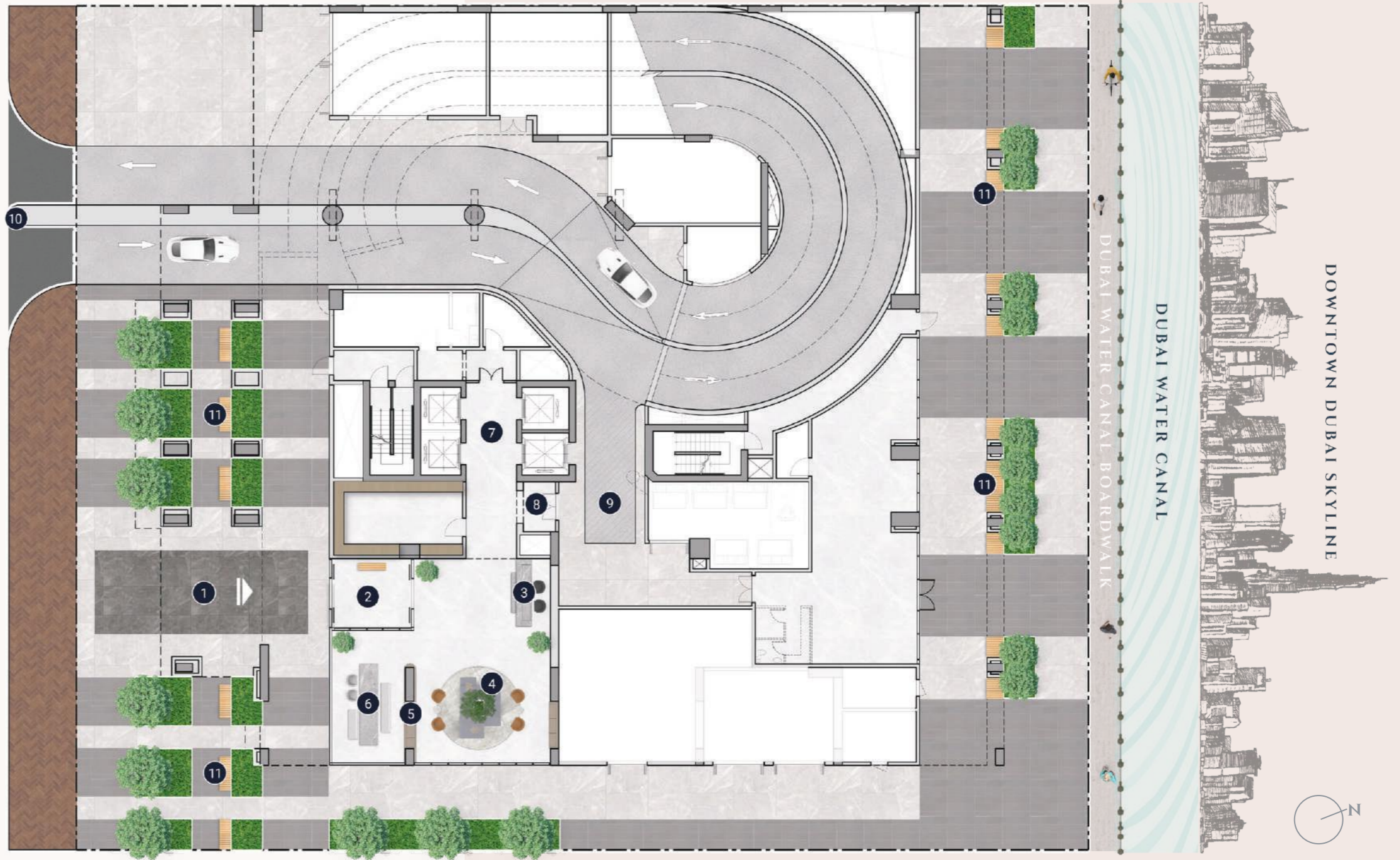
NIGHT VIEW  
ACTUAL RESIDENTIAL DEVELOPMENT





# GROUND FLOOR PLAN

- ① Main Entrance
- ② Lobby Entrance
- ③ Lobby Reception
- ④ Lobby Lounge
- ⑤ Library Wall
- ⑥ Communal Table
- ⑦ Lift Lobby
- ⑧ Access to Lift and Lobby
- ⑨ Move-in Truck Zone
- ⑩ Vehicle Entrance/Exit
- ⑪ Outdoor Seating Areas



# FIRST FLOOR PLAN

- ① Leisure & Lounge Pool
- ② Cascading Waterfall
- ③ Net Seating by the Pool
- ④ Pool Sun Loungers
- ⑤ Baja Shelf
- ⑥ Cabanas
- ⑦ Kids Pool
- ⑧ Outdoor Kids Play Area
- ⑨ Indoor Kids Play Area
- ⑩ Kids Bathroom
- ⑪ Male Spa Room
- ⑫ Female Spa Room
- ⑬ Zen Room
- ⑭ Fitness Studio
- ⑮ Clubhouse
- ⑯ Kitchenette
- ⑰ Outdoor Lounge Terrace
- ⑱ Outdoor Dining Area
- ⑲ Pizza Oven and Barbeque Area
- ⑳ Lift Lobby





LOBBY



ELLINGTON  
PROPERTIES



BOARDWALK ACCESS




9 323 526

EV CHARGING STATION + BICYCLE



POOL DECK



POOL LOUNGERS





KIDS POOL

FITNESS STUDIO





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PROPERTIES

CLUBHOUSE



SPA ROOMS

ZEN ROOM





PIZZA OVEN + BARBEQUE AREA

LIVING AREA









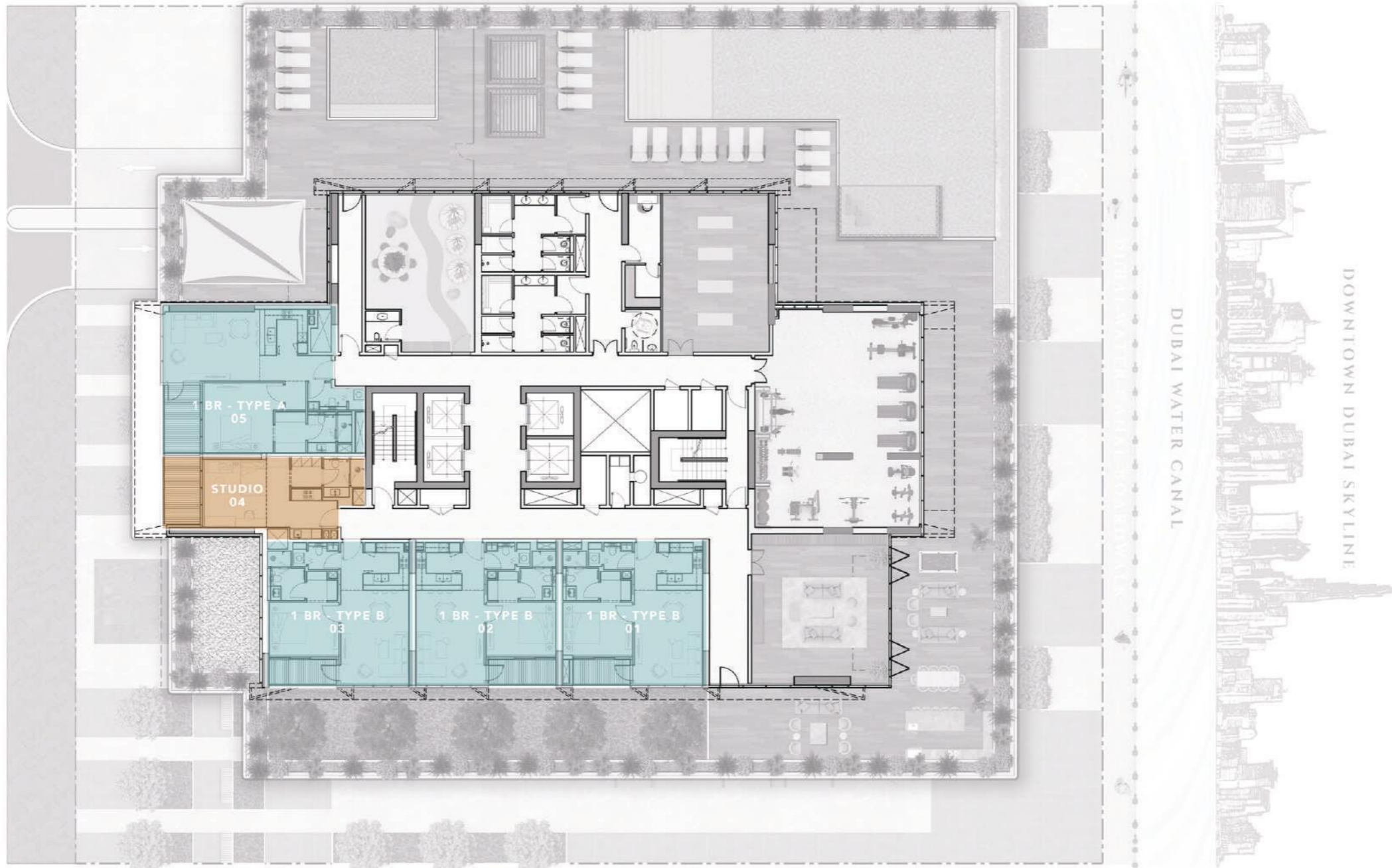
KITCHEN





# FLOOR PLANS

# 1ST FLOOR TYPICAL PLAN



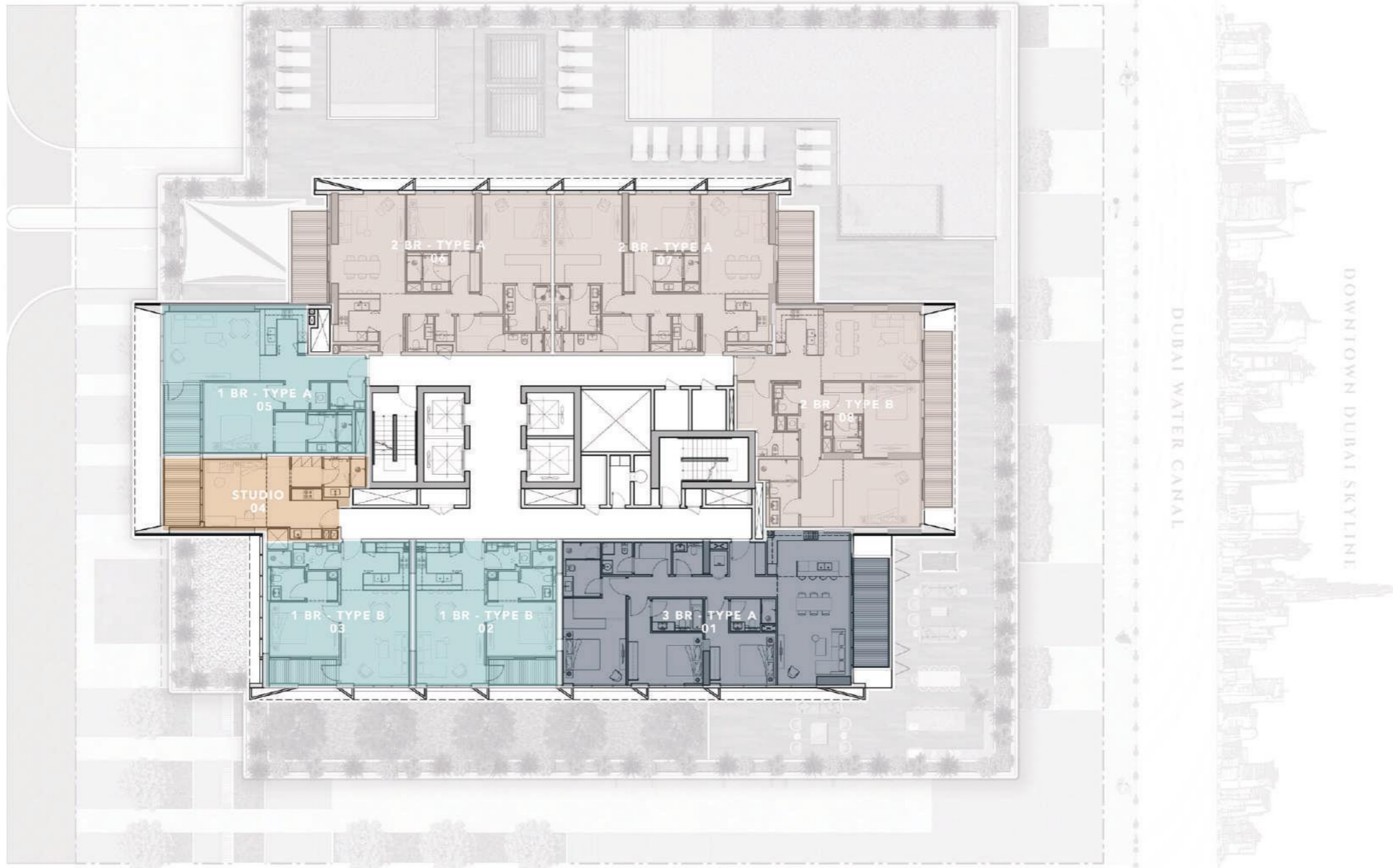
1ST FLOOR TYPICAL PLAN

  
STUDIO APARTMENTS

  
1 BEDROOM APARTMENTS



# 2ND - 15TH FLOOR TYPICAL PLAN



2ND-15TH FLOOR TYPICAL PLAN

 STUDIO APARTMENTS

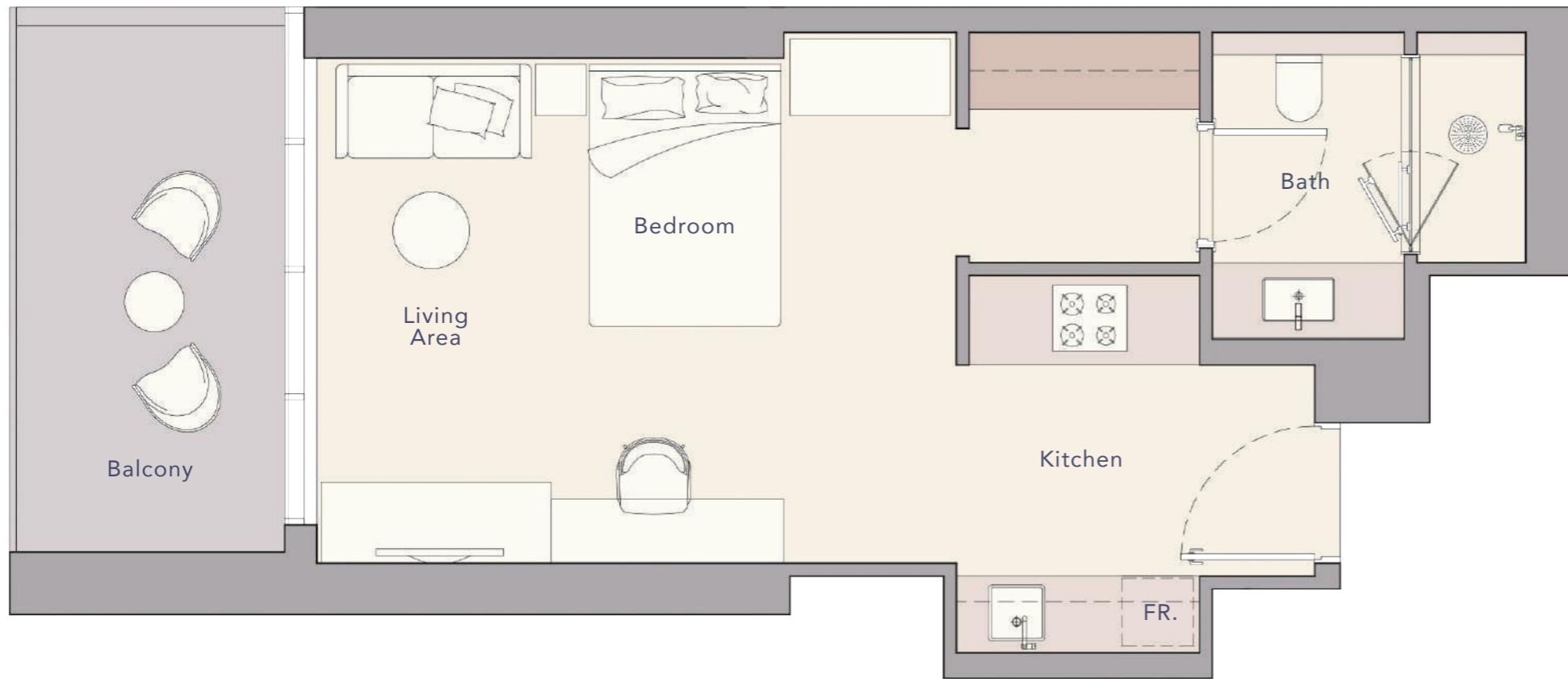
 1 BEDROOM APARTMENTS

 2 BEDROOM APARTMENTS

 3 BEDROOM APARTMENTS



# STUDIO



Internal Living Area

Outdoor Living Area

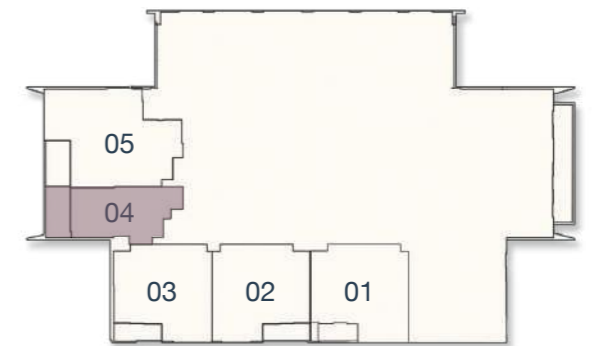
Total Living Area

438.52 sq.ft.

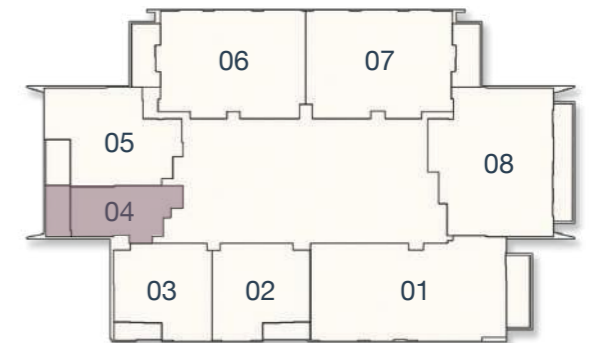
103.55 sq.ft.

542.07 sq.ft.

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



## 2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



# 1 BEDROOM TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

700.30 sq.ft.

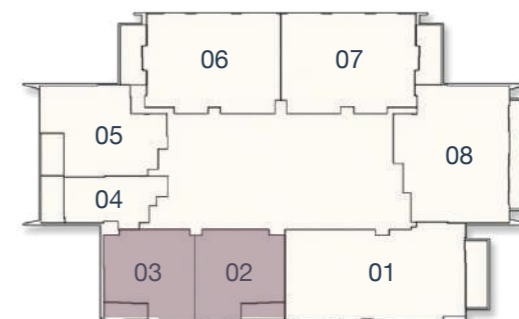
68.46 sq.ft.

768.76 sq.ft.

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



## 2<sup>ND</sup> - 15<sup>TH</sup> FLOOR





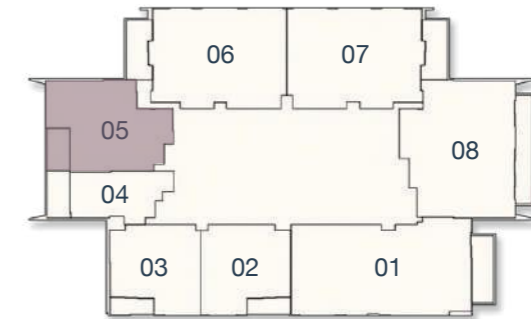
# 1 BEDROOM TYPE B



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

Outdoor Living Area

Total Living Area

893.19 sq.ft.

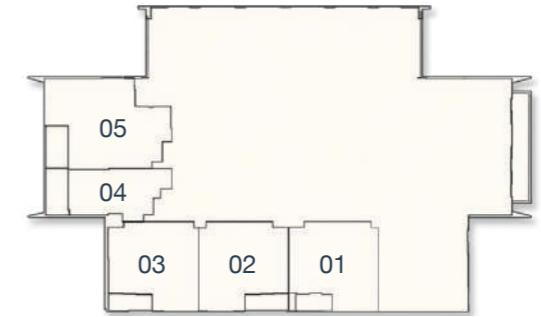
92.89 sq.ft.

986.08 sq.ft.

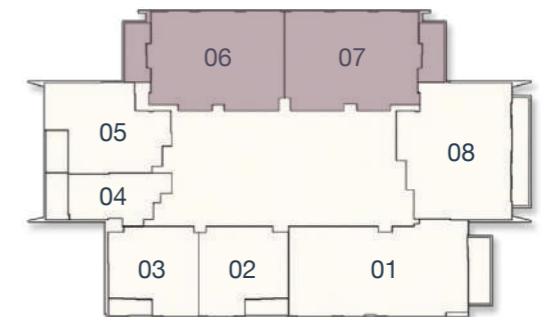
## 2 BEDROOM TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

1280.47 sq.ft.

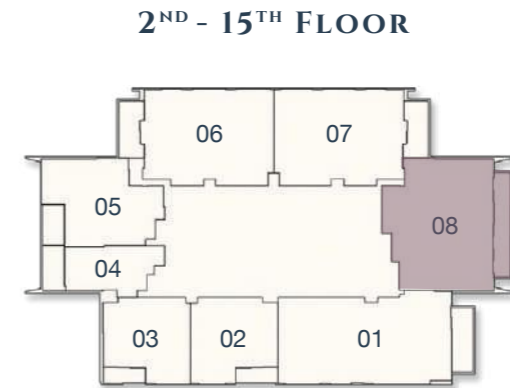
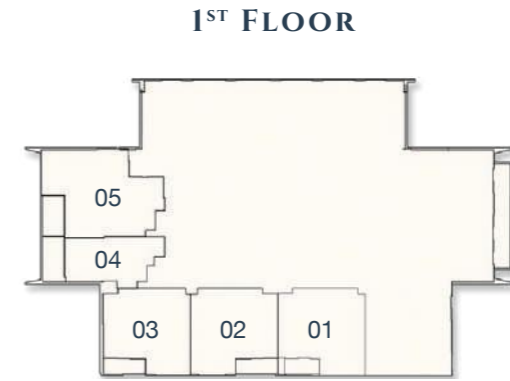
Outdoor Living Area

139.93 sq.ft.

Total Living Area

1420.41 sq.ft.

# 2 BEDROOM TYPE B



Internal Living Area

Outdoor Living Area

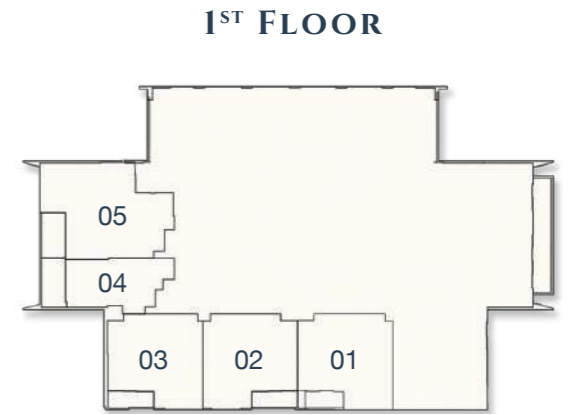
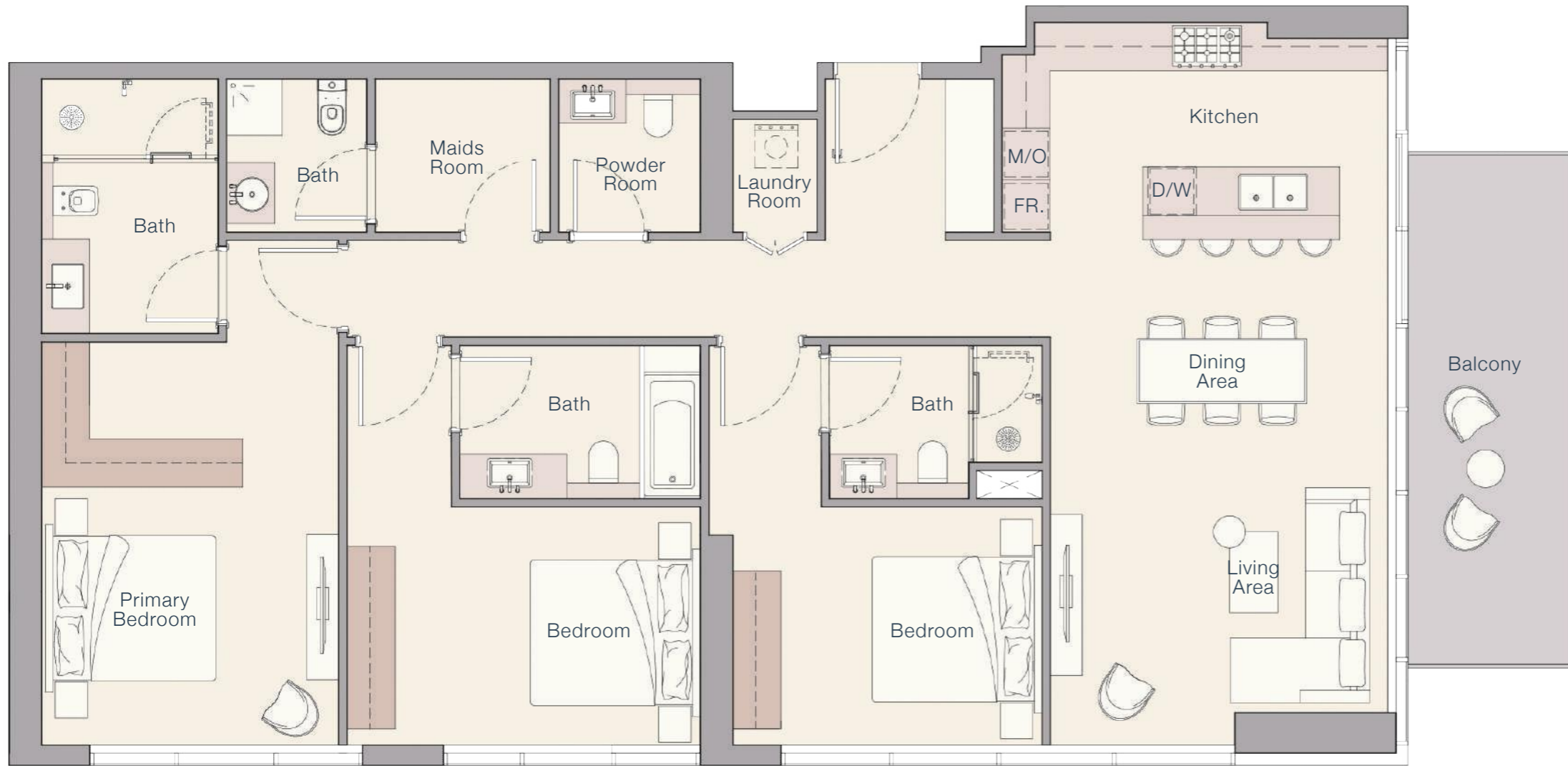
Total Living Area

1382.19 sq.ft.

185.68 sq.ft.

1567.87 sq.ft.

# 3 BEDROOM TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

1595.21 sq.ft.

144.02 sq.ft.

1739.23 sq.ft.

## PAYMENT PLAN

- **20%** At the time of booking
- **10%** 30 days after the reservation date
- **10%** 90 days after the reservation date
- **5%** 150 days after the reservation date
- **5%** 240 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