

# The Crestmark



PROJECT BRIEF

THE NEXT WATERSIDE  
MASTERPIECE



## DRIVING DISTANCES

02 MINUTES  
Business Bay Marina

05 MINUTES  
Business Bay Metro Station

05 MINUTES  
Dubai Mall / Burj Khalifa

08 MINUTES  
Dubai Opera

08 MINUTES  
City Walk

09 MINUTES  
Dubai Design District

10 MINUTES  
Museum of the Future

12 MINUTES  
Meydan Golf Course

14 MINUTES  
Dubai International Financial Centre

14 MINUTES  
Dubai International Airport

15 MINUTES  
Mall of the Emirates

17 MINUTES  
La Mer Beach

19 MINUTES  
Dubai Creek Golf & Yacht Club

20 MINUTES  
Palm Jumeirah



Dubai International Airport

Dubai Creek Golf & Yacht Club

Dubai Festival City Mall

Ras Al Khor Wildlife Sanctuary

The Crestmark

Mohammed Bin Rashid City

The Track Meydan Golf

Meydan Racecourse

Dubai Hills Golf Club

Dubai Hills Mall

Mall of Emirates

Burj Al Arab

Palm Jumeirah

An architectural rendering of a modern high-rise building, 'The Crestmark', at dusk. The building features a dark facade with large glass windows and balconies, some of which are illuminated from within. The base of the building is a lower, wider structure with a metallic, perforated facade and the 'ELLINGTON' logo. The building is situated on a waterfront promenade with palm trees and a paved walkway. In the foreground, there is a body of water with several boats, including a speedboat and a larger motorboat. The sky is filled with soft, golden light from the setting sun, creating a serene atmosphere.

# The Crestmark

The Crestmark celebrates the contemporary, promising a bold experience that melds with a serene palette of sophistication in its design. Set within the urban surroundings of Business Bay, it reflects the cosmopolitan lifestyles of its residents, whilst introducing pockets of calm through greenery and natural finishes. The balance of well-being in bustling city centres is represented in the holistic development, which utilizes cosy timber hues and elevated materials to cocoon and welcomes you into a refuge of relaxation. The Crestmark embodies the vibrant energy of Ellington.

# BUILDING CONFIGURATION

## ELEVATORS

4 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

Studios, 1 and 2-bedroom: 1 car parking space  
3-bedroom: 2 car parking spaces

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## OWNERSHIP

Freehold

RESIDENTIAL  
FLOORS

PODIUM  
FLOORS

GROUND  
FLOOR



## SIZE RANGE PER UNIT TYPE

### STUDIO

From 493 sq. ft to 538 sq. ft

### 1-BEDROOM

From 747 sq. ft to 1,074 sq. ft

### 2-BEDROOM

From 1,046 sq. ft to 1,584 sq. ft

### 3-BEDROOM

From 1,593 sq. ft to 3,080 sq. ft

### 3 TO 4-BEDROOM PENTHOUSE

From 2,742 sq. ft to 6,104 sq. ft

## NUMBER OF UNITS PER TYPE

Studios = 15 units

1-bedroom = 62 units

2-bedroom = 83 units

3-bedroom = 26 units

3 to 4-bedroom penthouses = 3 units

## PRICE RANGE PER UNIT TYPE

### STUDIOS

From 1,426,828 AED

### 1-BEDROOM

From 2,100,828 AED

### 2-BEDROOM

From 2,831,828 AED

### 3-BEDROOM

From 4,230,828 AED



# AMENITIES PLAN

# GROUND FLOOR PLAN

- ① Drop-off Area
- ② Lobby Entrance
- ③ Lobby Lounge
- ④ Lobby Reception
- ⑤ Library Area
- ⑥ Hub Desk
- ⑦ Lift Lobby
- ⑧ Kidtropolis World
- ⑨ Service Lift
- ⑩ Move-in Truck Zone
- ⑪ Bicycle Parking with Wash Area
- ⑫ Visitor Parking
- ⑬ Curved Outdoor Bench
- ⑭ Access to Canal Boardwalk
- ⑮ Vehicle Entrance
- ⑯ Vehicle Exit

## KIDTROPOLIS WORLD







ELLINGTON

LOBBY RECEPTION



LOBBY LIBRARY LOUNGE



Full Service  
**GARAGE**  
with  
Change Room & Wash

GROCERY

BARBER SHOP

Menu

STEAK SANDWICH	4.50
HAMBURGER	2.50
HOT DOG	2.00
FRENCH FRIES	2.50
SANDWICH	3.50
SODA POP	0.50
MILKSHAKE	2.50

Menu

SMOOTHIE	3.50
ICE CREAM	2.00
PIZZA	5.50
EGG	2.50
POP	0.50
SKEL	2.00

GAS

KIDTROPOLIS WORLD



ELLINGTON

DUBAI WATER CANAL

4<sup>TH</sup>

# FLOOR PLAN

- ① Leisure & Lounge Pool
- ② Infinity Pool Area
- ③ Cabanas
- ④ Baja Shelf
- ⑤ Kids Pool
- ⑥ Pool Sun Loungers Area
- ⑦ Access to Pool Deck & Courtyard
- ⑧ Mini Bowling Alley
- ⑨ Arcade Room Lounge Seats
- ⑩ Arcade Machines
- ⑪ Games Table
- ⑫ Skee Ball Area
- ⑬ TV Game Room
- ⑭ Courtyard
- ⑮ Kinetic Garden
- ⑯ Secret Club Room
- ⑰ Bar & Kitchenette
- ⑱ Dining & Lounge Area
- ⑲ Club Room Terrace
- ⑳ Female Change, Steam, Sauna & Shower
- ㉑ Male Change, Steam, Sauna & Shower
- ㉒ Functional Training Zone
- ㉓ Treadwall
- ㉔ Fitness Studio
- ㉕ Lift Lobby
- ㉖ Barbeque Area
- ㉗ Outdoor Yoga Area
- ㉘ Outdoor Kids Play Area
- ㉙ Indoor Yoga Area
- ㉚ Zen Room
- ㉛ Access to Wellness Studio





POOL DECK



KIDS POOL



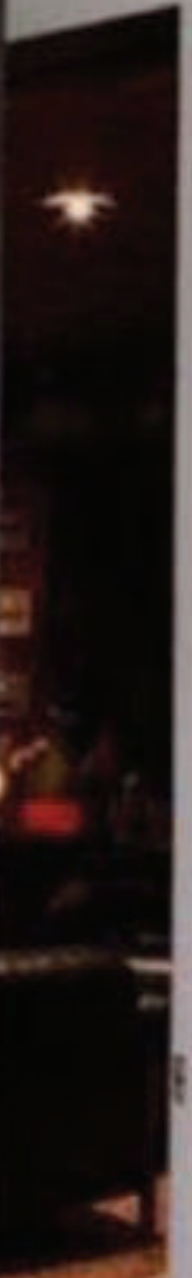
ARCADE ROOM - MINI BOWLING ALLEY, SKEE BALL, ARCADE MACHINES





NEVER  
GIVE  
UP

FITNESS STUDIO & TREADWALL



Shhh...

SECRET CLUB ROOM



OUTDOOR KIDS PLAY



BARBEQUE AREA



APARTMENTS



KITCHEN



BATHROOM





HOME AUTOMATION

# FLOOR PLANS

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



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

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



FLOATING VILLAS

DUBAI WATER CANAL BOARDWALK

DUBAI WATER CANAL

FLOATING VILLAS

# 5<sup>TH</sup>, 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR TYPICAL PLAN



## 5<sup>TH</sup>, 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



FLOATING VILLAS

DUBAI WATER CANAL BOARDWALK

DUBAI WATER CANAL

FLOATING VILLAS

# 6<sup>TH</sup> 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR TYPICAL PLAN



## 6<sup>TH</sup>, 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



# 7<sup>TH</sup> FLOOR PLAN



## 7<sup>TH</sup> FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



# 12<sup>TH</sup> & 13<sup>TH</sup> FLOOR TYPICAL PLAN



## 12<sup>TH</sup> & 13<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



# 14<sup>TH</sup> FLOOR PLAN



## 14<sup>TH</sup> FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM






# 15<sup>TH</sup> & 18<sup>TH</sup> FLOOR TYPICAL PLAN



## 15<sup>TH</sup> & 18<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



# 16<sup>TH</sup> & 17<sup>TH</sup> FLOOR TYPICAL PLAN



## 16<sup>TH</sup> & 17<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



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



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

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



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

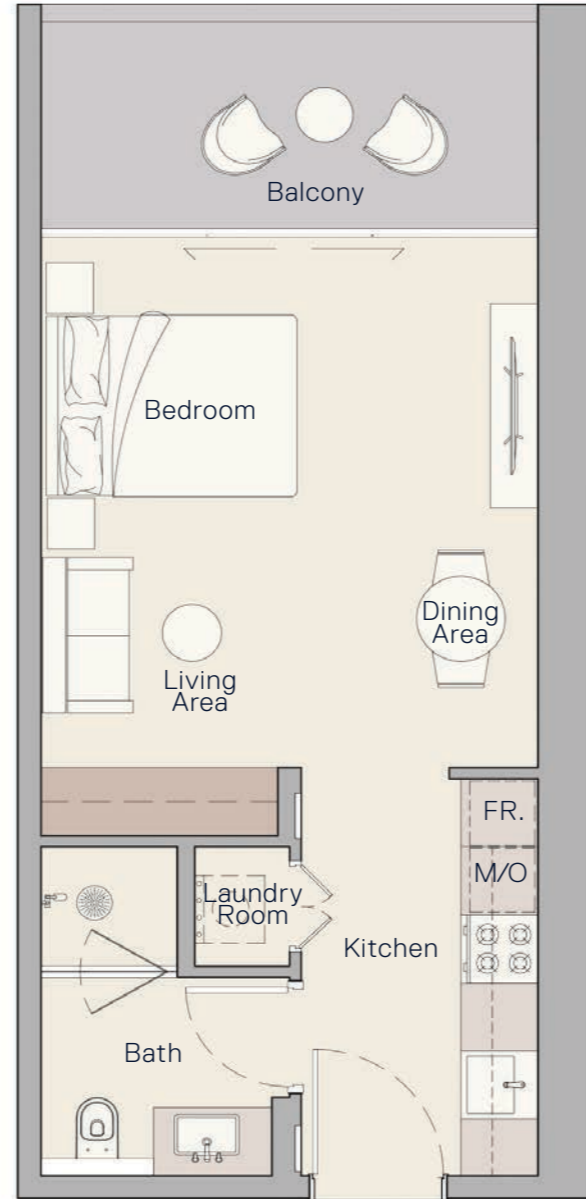


## 20<sup>TH</sup> FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



# STUDIO



Internal Living Area

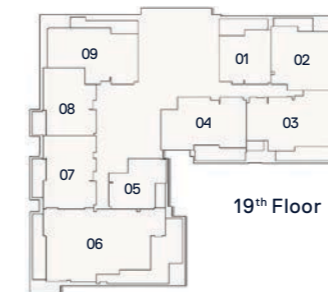
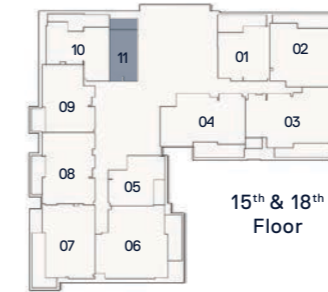
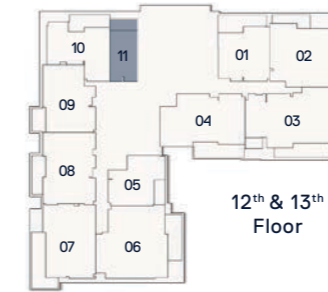
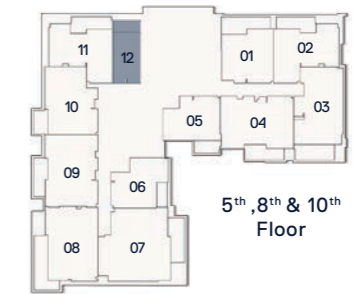
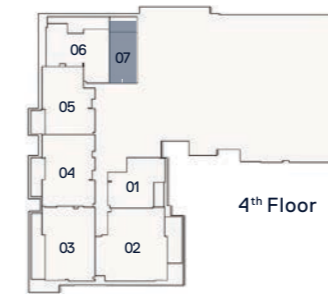
409.67 Sq. Ft

Outdoor Living Area

96.12 Sq. Ft

Total Living Area

505.80 Sq. Ft



# 1 BEDROOM TYPE A



Internal Living Area

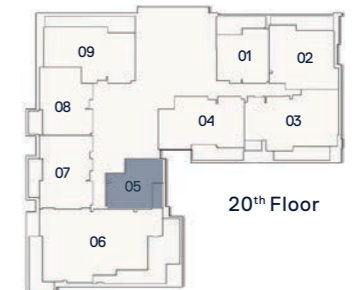
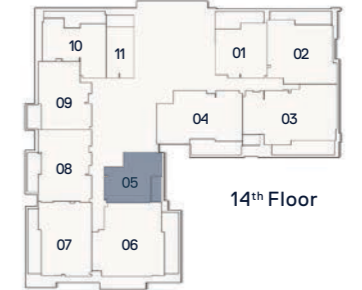
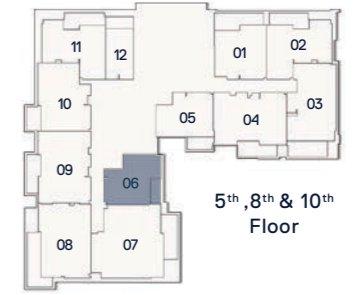
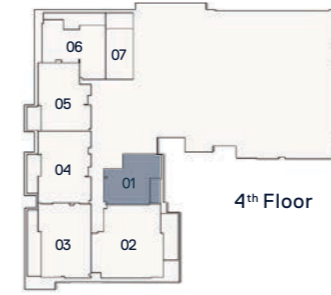
671.88 Sq. Ft

Outdoor Living Area

75.24 Sq. Ft

Total Living Area

747.12 Sq. Ft



# 1 BEDROOM TYPE B



Internal Living Area

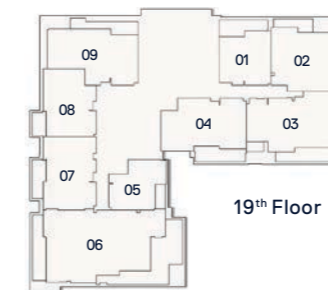
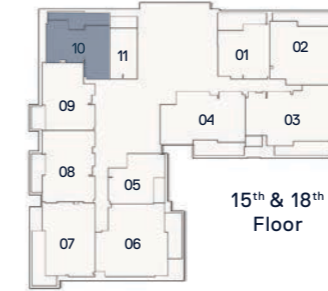
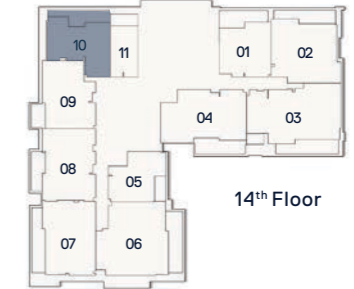
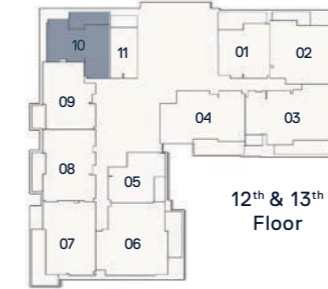
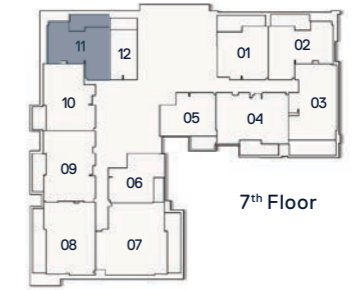
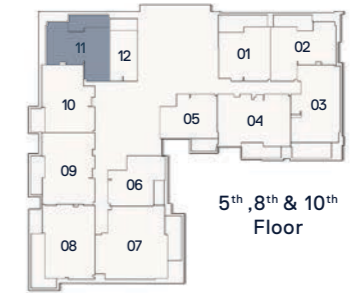
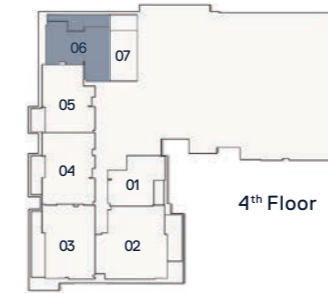
830.54 Sq. Ft

Outdoor Living Area

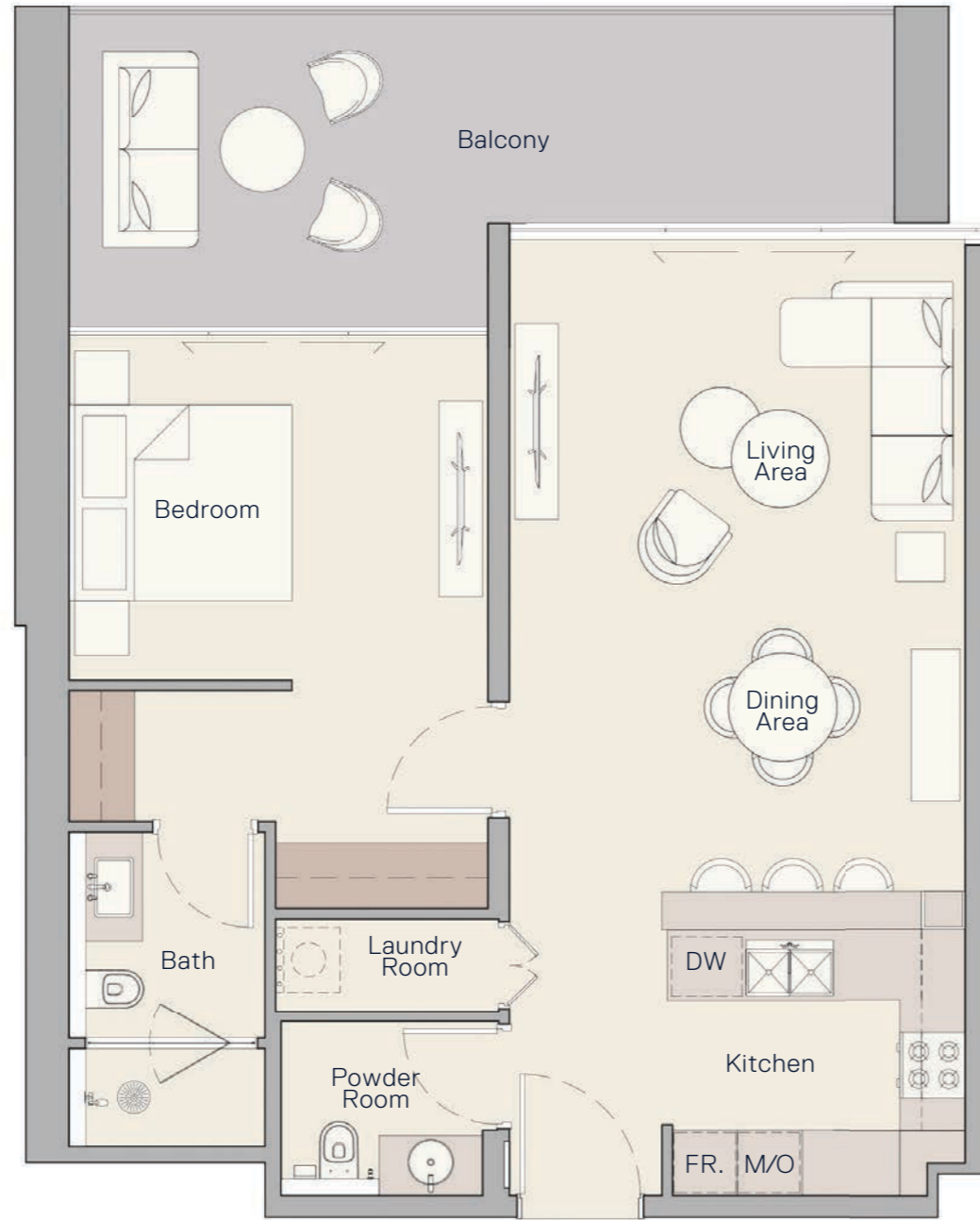
174.70 Sq. Ft

Total Living Area

1005.24 Sq. Ft



# 1 BEDROOM TYPE C



Internal Living Area

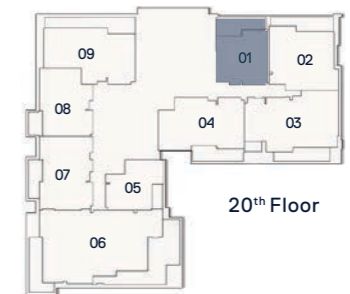
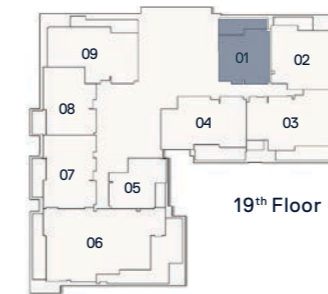
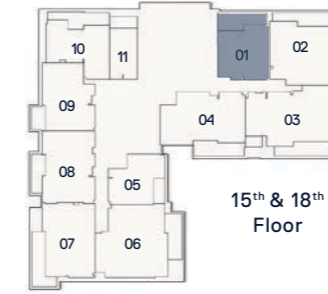
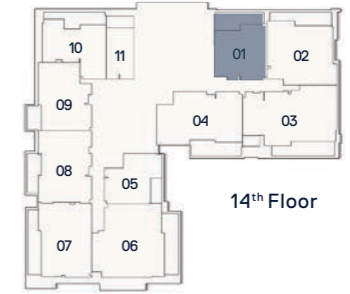
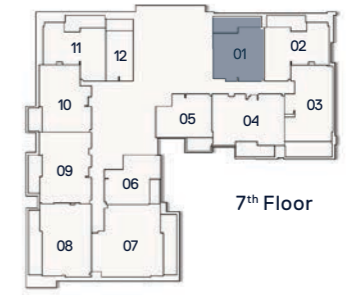
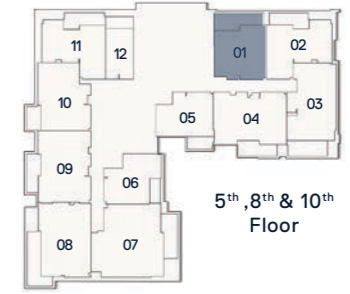
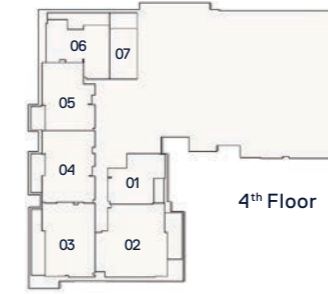
772.96 Sq. Ft

Outdoor Living Area

217.43 Sq. Ft

Total Living Area

990.39 Sq. Ft





# 1 BEDROOM TYPE D



Internal Living Area

866.39 Sq. Ft

Outdoor Living Area

160.27 Sq. Ft

Total Living Area

1026.66 Sq. Ft



# 1 BEDROOM TYPE E



Internal Living Area  
680.60 Sq. Ft

Outdoor Living Area  
100.32 Sq. Ft

Total Living Area  
780.92 Sq. Ft



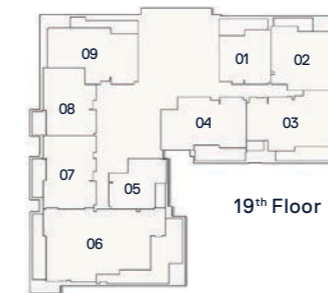
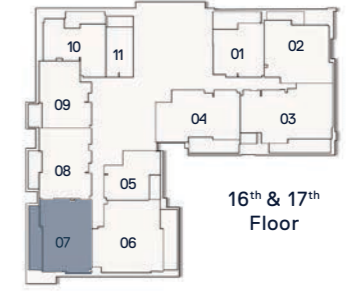
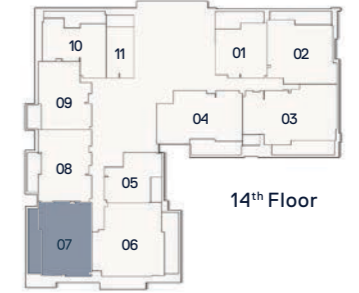
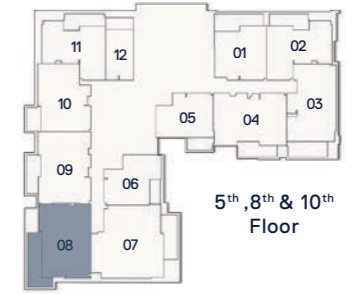
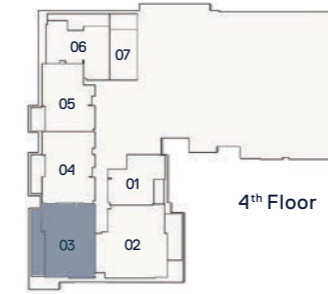
# 2 BEDROOM TYPE A



Internal Living Area  
1095.66 Sq. Ft

Outdoor Living Area  
253.27 Sq. Ft

Total Living Area  
1348.93 Sq. Ft



# 2 BEDROOM TYPE B



Internal Living Area

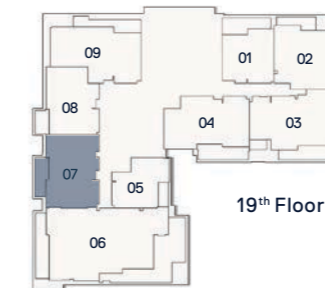
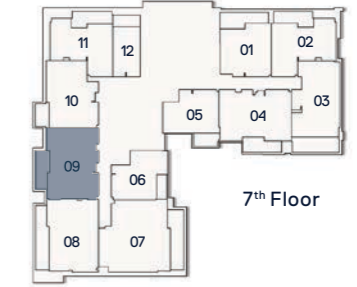
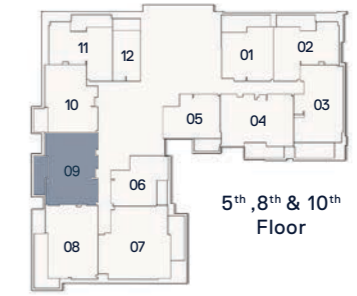
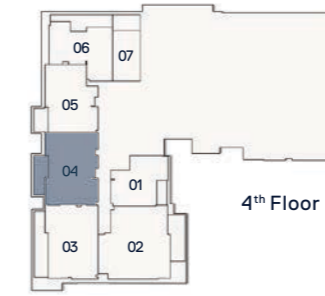
1076.61 Sq. Ft

Outdoor Living Area

147.57 Sq. Ft

Total Living Area

1224.18 Sq. Ft



# 2 BEDROOM TYPE C



Internal Living Area

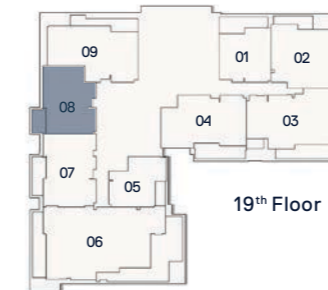
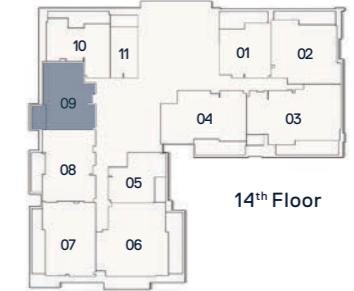
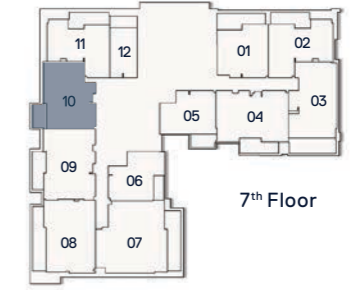
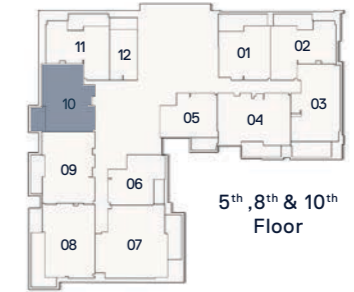
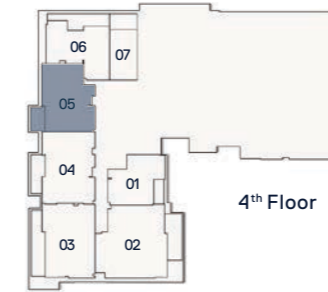
947.12 Sq. Ft

Outdoor Living Area

99.35 Sq. Ft

Total Living Area

1046.47 Sq. Ft



# 2 BEDROOM TYPE D



Internal Living Area

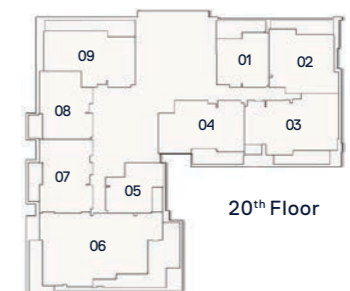
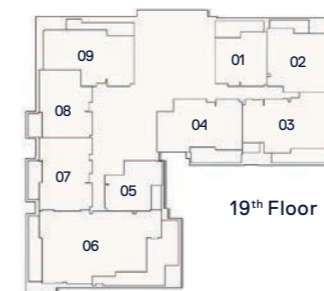
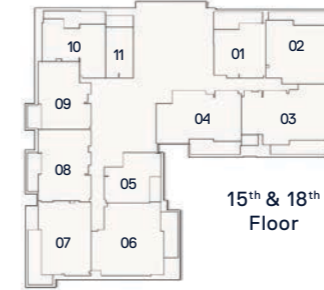
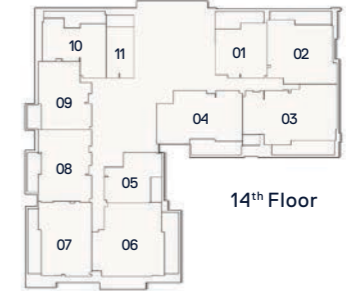
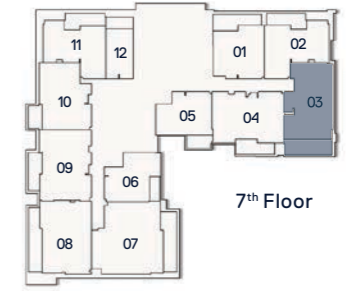
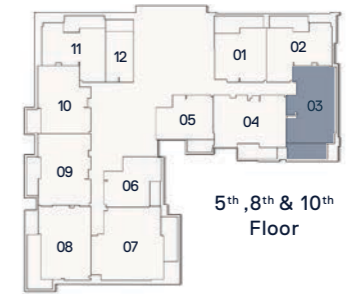
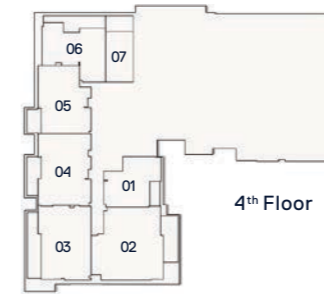
1026.55 Sq. Ft

Outdoor Living Area

183.42 Sq. Ft

Total Living Area

1209.97 Sq. Ft



PREMIUM APARTMENTS

# 21<sup>ST</sup> FLOOR PLAN



## 21<sup>ST</sup> FLOOR PLAN

 PENTHOUSE

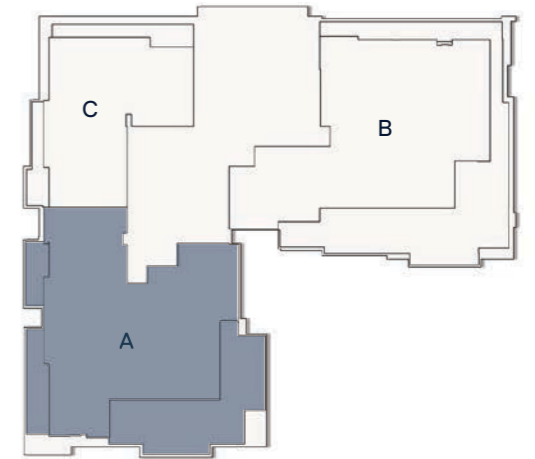




# PENTHOUSE TYPE A



21<sup>st</sup> Floor



Internal Living Area

**3839.81 sq. ft**

Outdoor Living Area

**1607.91 sq. ft**

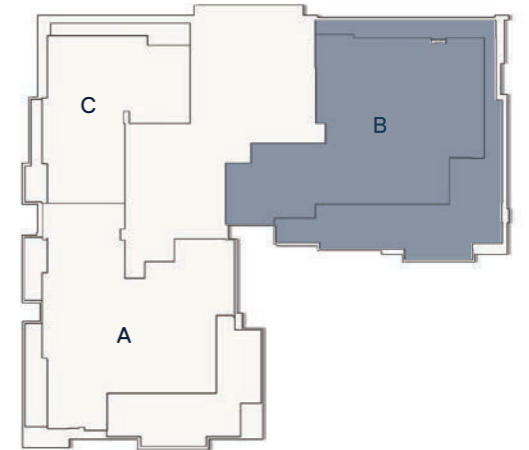
Total Living Area

**5447.72 sq. ft**

# PENTHOUSE TYPE B



21<sup>st</sup> Floor



Internal Living Area

3988.57 sq. ft

Outdoor Living Area

2116.29 sq. ft

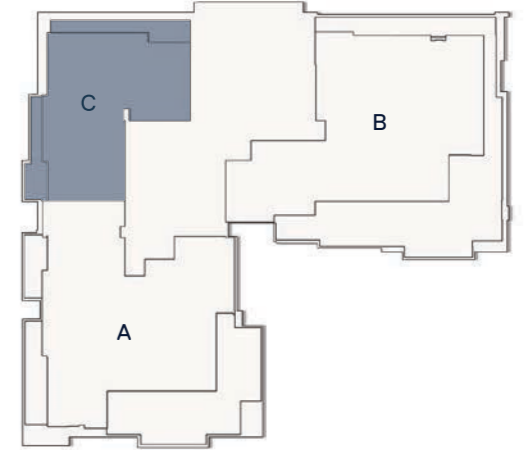
Total Living Area

6104.86 sq. ft

# PENTHOUSE TYPE C



21<sup>st</sup> Floor



Internal Living Area

2254.07 sq. ft

Outdoor Living Area

488.90 sq. ft

Total Living Area

2742.97 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