



CLAYDON HOUSE

PROJECT BRIEF

AN ADDRESS OF NATURAL GRACE, BY THE WATER'S EDGE

Waterside decadence meets the rhythm of nature at Claydon House, Ellington Properties' latest residential offering in Mohammed Bin Rashid City





INTRODUCING
**CLAYDON
HOUSE**

Claydon House stands as a beacon of urban sophistication in the heart of Mohammed Bin Rashid City

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities

A PANORAMA OF NATURE

Sweeping vistas of the Ras Al Khor Wildlife Sanctuary, the iconic Downtown Dubai skyline, and direct access to the crystal-clear lagoon

Ras Al Khor
Wildlife Sanctuary

ELLINGTON

ELLINGTON

2km Crystal Lagoon

4km Community Promenade

DRIVING DISTANCES

1 Minute | Meydan Underground Metro Line

5 Minutes | Ras Al Khor Wildlife Sanctuary

10 Minutes | Dubai Design District

10 Minutes | Meydan Grandstand and Racecourse

12 Minutes | Dubai Festival City Mall

15 Minutes | Burj Khalifa/Dubai Mall

15 Minutes | Business Bay

17 Minutes | Dubai International Airport

20 Minutes | Dubai International Financial Centre

20 Minutes | City Walk

22 Minutes | Dubai Hills Golf Club

22 Minutes | Dubai Creek Golf and Yacht Club

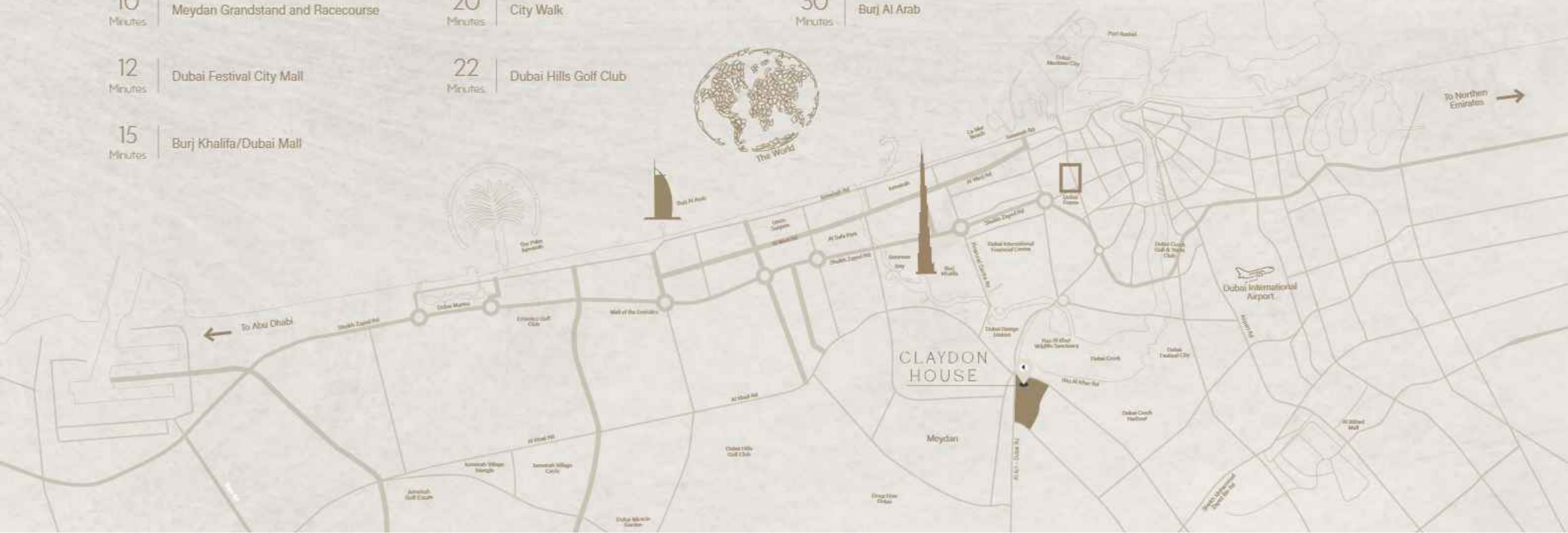
25 Minutes | Mall of the Emirates

25 Minutes | Jumeirah Beach

30 Minutes | Burj Al Arab

35 Minutes | Palm Jumeirah

38 Minutes | Dubai World Central Airport



CLOSEST LANDMARKS



Downtown Dubai



Dubai International Financial Centre



Dubai World Trade Centre



Business Bay



Dubai Design District



Dubai Water Canal



Ras Al Khor Wildlife Sanctuary

CLAYDON HOUSE



Ras Al Khor Rd

Al Ain - Dubai Rd

Ras Al Khor Rd

Crystal Lagoon
2km

SUN & VIEWS ANALYSIS

S

W

Summer
Sunset

Winter
Sunset

E

Burj Khalifa
View

Ras Al Khor
Wildlife Sanctuary View

Summer
Sunrise

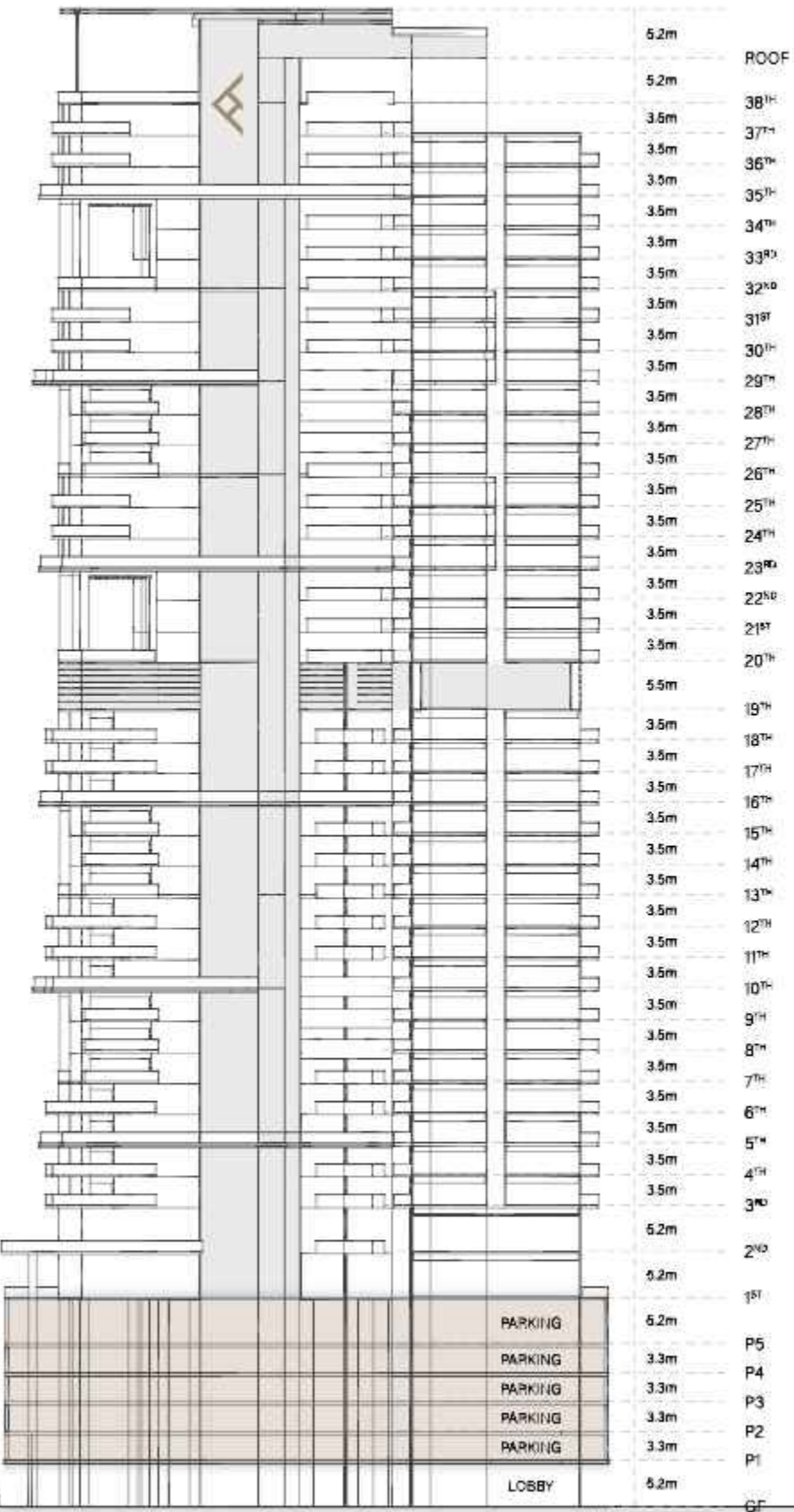
Winter
Sunrise

Crystal Lagoon
View

N



ARCHITECTURAL SECTIONS



Crystal Lagoon
2km

Lagoon Access

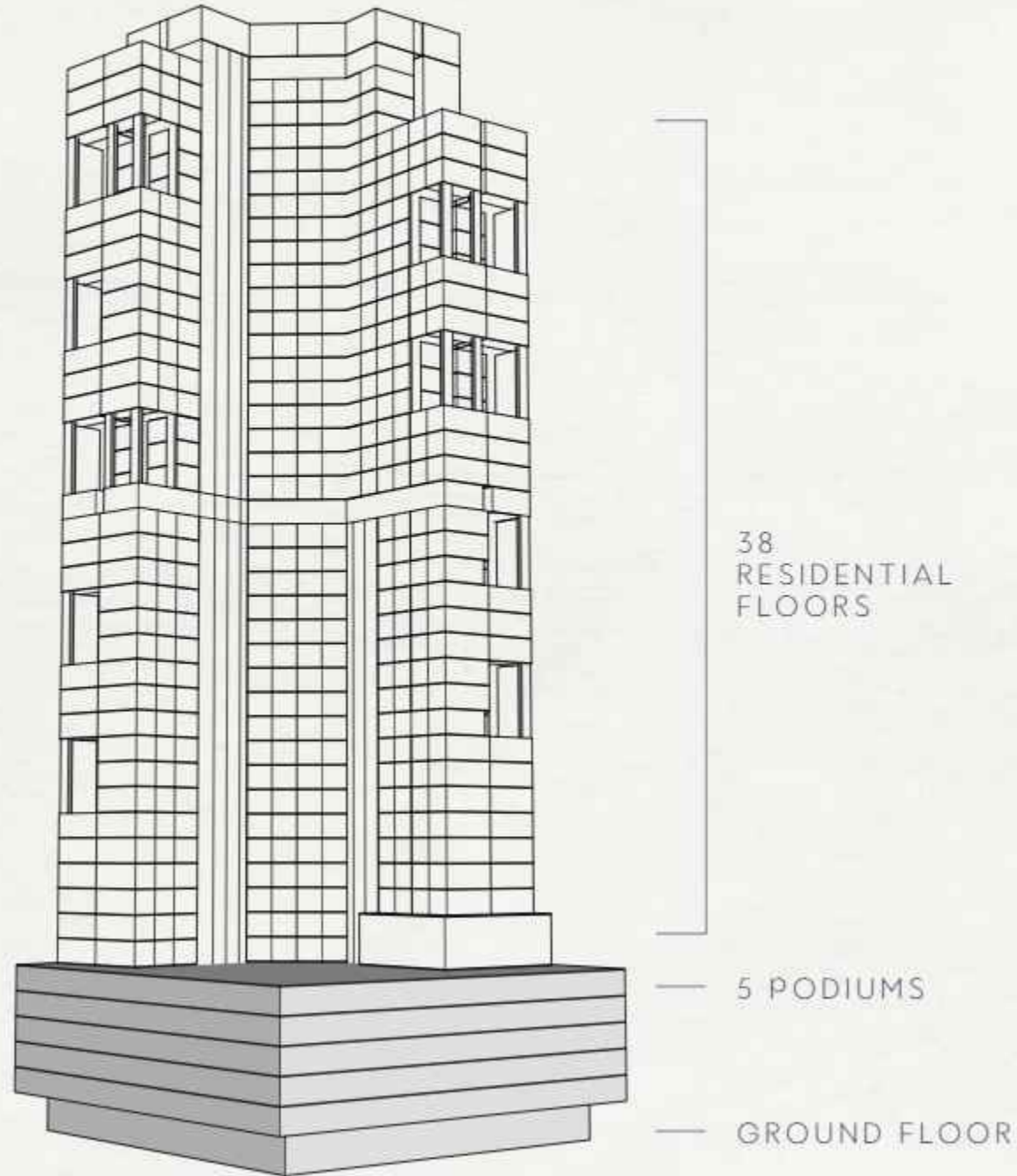
Community Promenade

Retail Promenade

Lobby Entrance

Ras Al Khair
Wildlife Sanctuary

BUILDING CONFIGURATION



Elevators

8 passenger elevators

1 service elevator

Anticipated Completion Date

Q2 2027

Anticipated Service Charge

AED 22 per sq.ft.

Parking

1 and 2 beds: 1 parking space

3 beds and 4 beds: 2 parking spaces

Ownership

Freehold

Key Views

Crystal Lagoon, Ras Al Khor

Wildlife Sanctuary, Burj Khalifa and

Downtown Dubai skyline



SIZE RANGE PER UNIT TYPE

1 Bedroom	From 767 sq. ft to 899 sq. ft
2 Bedrooms	From 1,231 sq. ft to 1,245 sq. ft
2 Bedrooms + Study	From 1,237 sq. ft to 1,394 sq. ft
3 Bedrooms + Study	From 1,609 sq. ft to 2,814 sq. ft
4 Bedrooms + Study	From 2,088 sq. ft to 3,198 sq. ft

NUMBER OF UNITS PER TYPE

1 Bedroom	235 Units
2 Bedrooms	85 Units
2 Bedrooms + Study	47 Units
3 Bedrooms + Study	26 Units
4 Bedrooms + Study	11 Units

GROUND FLOOR
AMENITIES



RETAIL PROMENADE

8 retail shops located at the Ground Floor with outdoor F & B seating areas



ELLINGTON

COMMUNITY LAGOON

2km crystal lagoon beach with sun loungers and cabanas



COMMUNITY PROMENADE

4km landscaped walkway along the crystal lagoon beach



ELLINGTON

CLAYDON
HOUSE

LOBBY

Elegant entrance space welcoming residents and guests

GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY WORKSTATION
- 4 LOBBY LIBRARY
- 5 LOBBY RECEPTION
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 RETAIL PROMENADE
- 9 COMMUNITY PROMENADE
- 10 F&B SEATING AREAS
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 VEHICLE ENTRANCE/EXIT
- 14 ACCESS TO GROUND FLOOR
PARKING
- 15 ACCESS TO PODIUM PARKING
- 16 BICYCLE PARKING
- 17 RETAIL/F&B SERVICE
YARD/DELIVERIES
- 18 RESIDENTS MOVE-IN TRUCK ZONE



FIRST FLOOR
AMENITIES



POOL DECK

3 separate residents pool - infinity-edge leisure pool, kids pool and adult lap pool



SUN LOUNGERS AREA
Tranquil space for sunbathing and relaxation



OUTDOOR DECK

Versatile outdoor space for socializing and leisure activities



FITNESS STUDIO

State-of-the-art facility for health and wellness pursuits



KIDS PLAY AREA

Engaging space designed for children's recreation and enjoyment

FIRST FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE LEISURE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL LOUNGE
- 5 KIDS POOL
- 6 SHOWER DECK
- 7 OUTDOOR SEATING AREAS
- 8 BARBEQUE DECK
- 9 ADULT LAP POOL
- 10 OUTDOOR GAMES TABLE AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM AND SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT
- 19 LIFT LOBBY



CRYSTAL LAGOON



SECOND FLOOR
AMENITIES



CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize

CLUB HOUSE WASHROOM

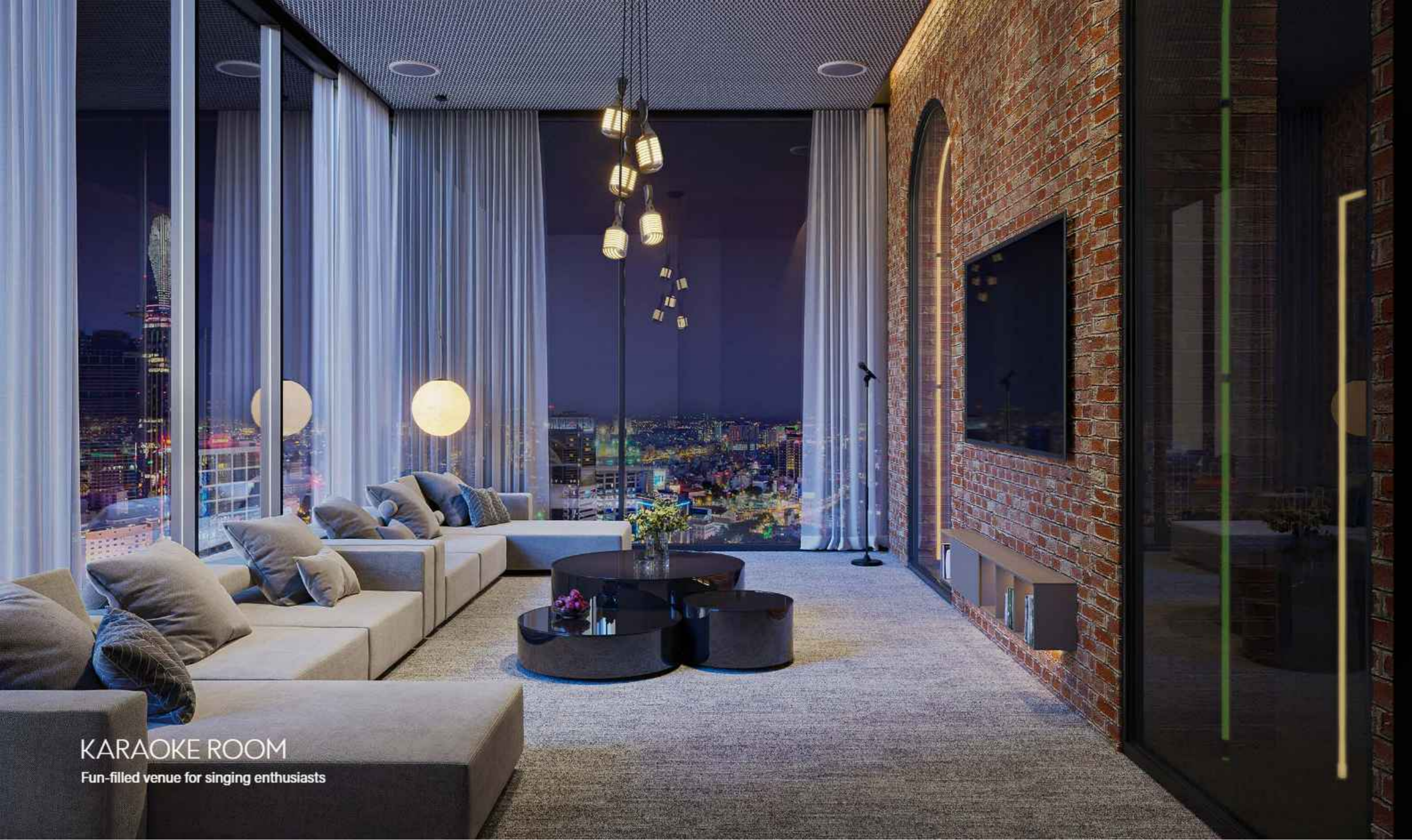
Well-appointed washroom facilities within the club lounge area





ARCADE ROOM

Entertaining space for arcade games



KARAOKE ROOM

Fun-filled venue for singing enthusiasts

SECOND FLOOR AMENITIES PLAN

- 1 CINEMA ROOM
- 2 CLUBHOUSE WASHROOM
- 3 KITCHENETTE
- 4 DINING AREA
- 5 CLUB LOUNGE
- 6 CO-WORKING SPACE
- 7 CLUB TERRACE
- 8 ARCADE ROOM
- 9 KARAOKE ROOM
- 10 LIFT LOBBY
- 11 SERVICE LIFT



CRYSTAL LAGOON

THE RESIDENCES



808

809

CORRIDOR

2.7 metre ceiling height apartment corridors



LIVING & DINING

A sanctuary for relaxation and social gatherings



KITCHEN

1-bedroom apartments



KITCHEN

2-bedroom apartments



KITCHEN

1 and 2-bedroom selective apartments



KITCHEN
4-bedroom apartments



BEDROOMS

An oasis of tranquility, offering restful nights and rejuvenating mornings



BATHROOMS

A spa-like retreat, designed for indulgent self-care and revitalization

POWDER ROOM

A chic and convenient space, perfect for quick refreshments and guest comfort





SKY TERRACE

Select 3 and 4-bedroom type units



HOME AUTOMATION
Smart door lock with mobile app control