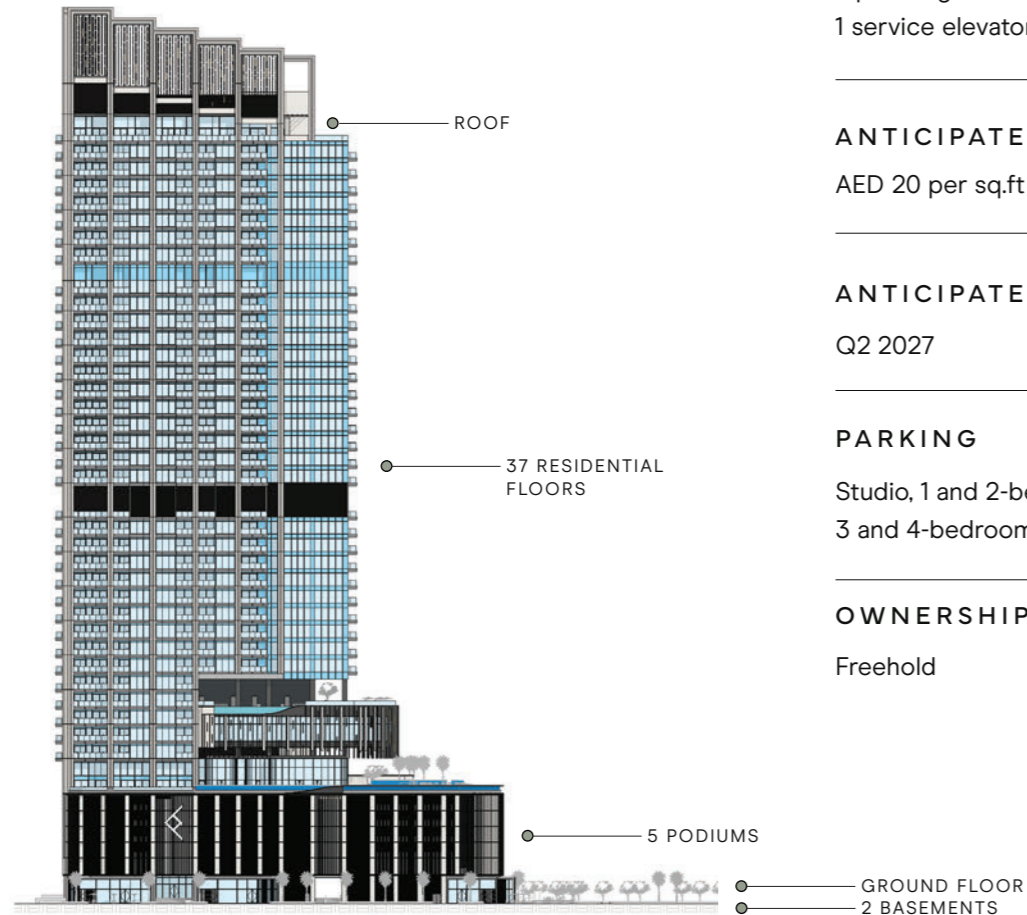




ONE RIVER POINT

INVESTOR GUIDE

BUILDING CONFIGURATION



ELEVATORS

7 passenger elevators
1 service elevators

ANTICIPATED SERVICE CHARGE

AED 20 per sq.ft

ANTICIPATED COMPLETION DATE

Q2 2027

PARKING

Studio, 1 and 2-bedroom: 1 car parking space
3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold



AMENITIES WITHIN THE PROJECT



Hotel-style drop-off area



Lobby for working, lounging and reading



Residential clubhouse with business centre, lounge, and entertainment area



Open terraces with Dubai Water Canal views



Fitness studio with adult climbing



Indoor and outdoor kids play area



Yoga studio with virtual trainer on projector screen



Changing room with steam shower and sauna



Kids' pool



2 resort-style infinity pools



Pets play area and pet wash



Pool sun loungers and cabanas



Barbeque deck



Residential clubhouse with business centre, lounge, and entertainment area



Immersive experience room with full projector screen



Bicycle parking with wash area



EV charging station with smart billing system



Home automation system for apartments



Access control system for residents



Integrated drop-in kitchen sinks (Premium units only)



City Walk

Dubai International
Financial Centre

Burj Khalifa

Sheikh Zayed Road

The Dubai Mall

Business Bay
Metro Station

Dubai Opera

Dubai Fountain

Dubai Water Footbridge

ONE
RIVERPOINT

Al Amaal St.

Dubai Water
Canal Boardwalk

Dubai Water Canal

Al Asayel St.

Dubai Water Canal

DRIVING DISTANCES

1 MINUTE

Dubai Water Canal Boardwalk

2 MINUTES

Dubai Waterfall

5 MINUTES

Business Bay Metro Station

5 MINUTES

Business Bay Marina

5 MINUTES

Al Quoz Pond Park

7 MINUTES

Burj Khalifa and Dubai Mall

8 MINUTES

Museum of the Future

10 MINUTES

Dubai International Financial Centre

10 MINUTES

City Walk

10 MINUTES

Meydan Racecourse

13 MINUTES

Mall of the Emirates

15 MINUTES

Dubai Design District

15 MINUTES

Dubai Festival City

15 MINUTES

Kite Beach

17 MINUTES

Burj Al Arab

19 MINUTES

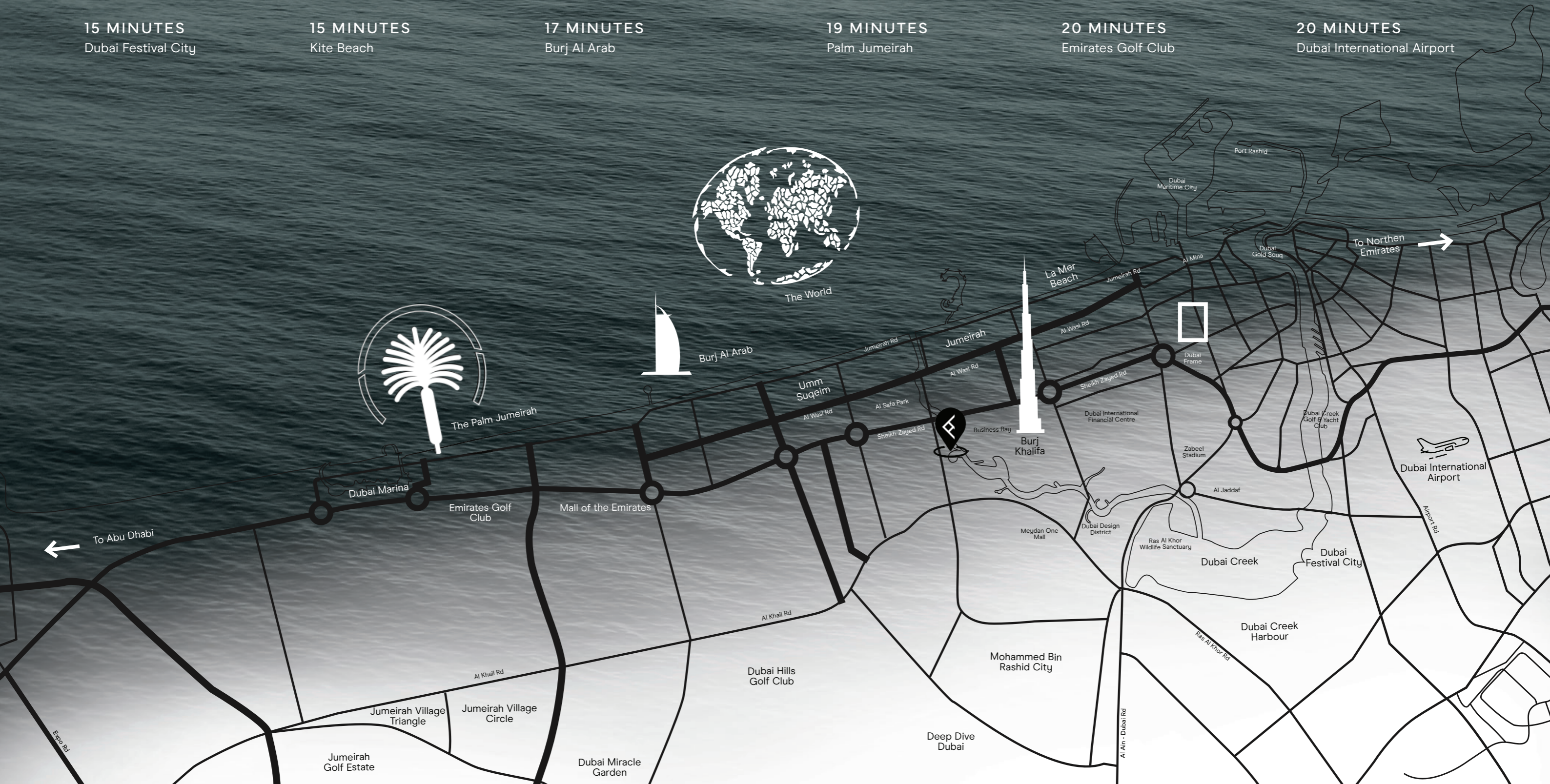
Palm Jumeirah

20 MINUTES

Emirates Golf Club

20 MINUTES

Dubai International Airport



UNITS & SIZES



DOCUMENTS NEEDED TO BOOK A UNIT

01. Buyer's Passport Copy
02. Home address, email address, including the contact number (should be the same as the home address)
03. AED 50,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

APARTMENTS

NUMBER OF UNITS

SIZE RANGE

Studio	19 units	From 487 sq. ft
1-bedroom	94 units	From 958 sq. ft to 1,199 sq. ft
2-bedroom	146 units	From 1,447 sq. ft to 1,795 sq. ft
3-bedroom	31 units	From 2,397 sq. ft to 3,968 sq. ft.

PREMIUM UNITS

NUMBER OF UNITS

SIZE RANGE

4-bedroom duplex	2 units	From 4,971 sq. ft to 5,576 sq. ft
3-bedroom penthouse	2 units	From 3,502 sq. ft to 3,734 sq. ft
4-bedroom penthouse	1 unit	From 5,847 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.



BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02. Customer will receive a receipt from customer@ellingtongroup.com along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

*BUSINESS BAY'S MOST
ECLECTIC LIFESTYLE*



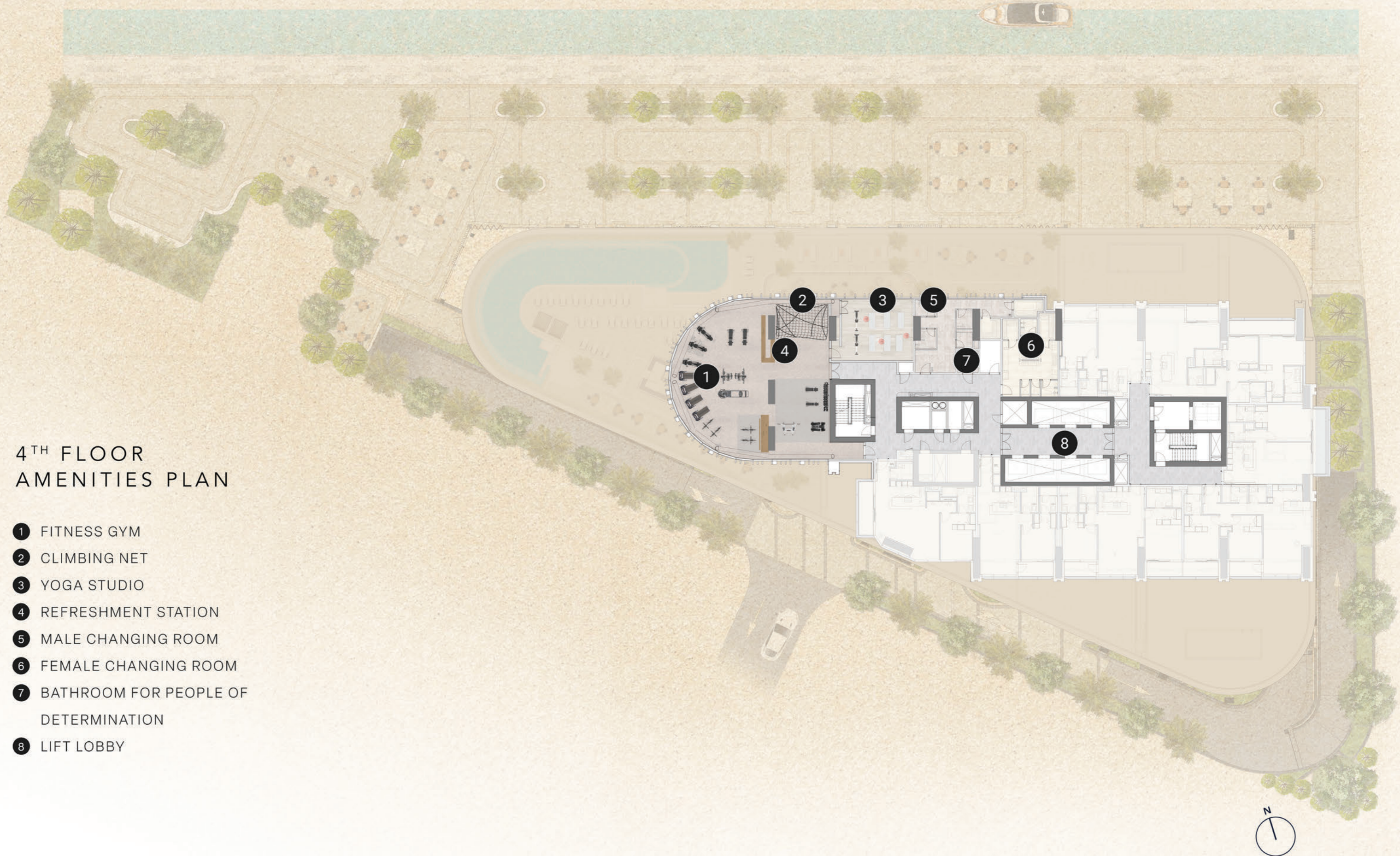
ONE RIVER POINT



1ST FLOOR AMENITIES PLAN

- ① BEACH CLUB POOL
- ② KIDS POOL
- ③ POOL SUN LOUNGERS AREA
- ④ CABANAS
- ⑤ OUTDOOR SEATING AREA
- ⑥ KIDS PLAY AREA
- ⑦ CLUB LOUNGE
- ⑧ CO-WORKING AREA
- ⑨ KITCHENETTE
- ⑩ IMMERSIVE ROOM
- ⑪ FEMALE CHANGE ROOM
- ⑫ MALE CHANGE ROOM
- ⑬ BATHROOM FOR PEOPLE OF DETERMINATION
- ⑭ LIFT LOBBY

ONE RIVER POINT



ONE RIVER POINT



6TH FLOOR AMENITIES PLAN

- ① ADULT POOL AREA
- ② POOL SUN LOUNGERS
- ③ CABANAS
- ④ OUTDOOR SEATING AREA
- ⑤ CHANGING ROOMS
- ⑥ LIFT LOBBY

THE ART
OF ARRIVAL



LOBBY

LOBBY



The moment you step into the lobby, you are greeted by a selection of art pieces and a mesmerizing material palette that plays with rich, neutral tones. The floors and the reception desk are adorned with beautifully patterned marble creating an elegant foundation that exudes opulence and class. The careful selection of furniture not only provides functionality but also complements the overall aesthetic. For those who seek relaxation and entertainment, a large bookcase is filled with board games and books. In addition, a custom work and multi-purpose meeting table is available for residents who wish to work, conduct quick meetings, or simply enjoy a quiet space for reading a book.

CLUBHOUSE



The clubhouse is undeniably the heart of the community, a bustling hub that epitomizes the essence of modern living. The elegant lounge area is a central gathering point, featuring a well-equipped kitchenette, and hotel-style furnishings. Wooden materials are thoughtfully incorporated, from furniture to flooring, to add a touch of warmth and sophistication. The clubhouse goes beyond being just a gathering space; it also offers a small co-working business center with a coffee station and pantry. This feature adds an element of productivity to the space. Also, the double-height ceilings with full-height transparent glazing create a sense of spaciousness offering unobstructed views of the garden and swimming pool.

FITNESS STUDIO



For residents looking to work out on a solid foundation, the fitness studio is equipped with top-notch fitness equipment and features durable wood and rubber flooring, offering a stable and safe surface for various exercises. The zoned areas for a full-body workout ensure that there's a place for every fitness goal, whether it's strength training, cardio, or flexibility. In addition to its interior features, the fitness studio offers an unobstructed view of the pool, enhancing the visual appeal. A balance bar with a full-height mirror is available for those seeking to improve their form and balance. As a unique touch, there's an adult climbing net covering the double height of the space, adding an element of adventure and challenge to the space.

YOGA STUDIO



The yoga studio is a sanctuary for wellness, thoughtfully designed to enhance the connection between body, mind, and the surrounding natural beauty. The studio deliberately maintains a soothing atmosphere, drawing attention to the breathtaking views of the canal just beyond its windows. To create an illusion of increased space, mirrors adorn the walls and ceiling, allowing individuals to monitor and refine their poses while also amplifying the sense of openness within the space. To enhance the studio's functionality and aesthetics, durable wood flooring provides a stable and comfortable foundation for yoga practice, ensuring a safe and secure experience for all participants.

KIDS' PLAYROOM



With its well-curated selection of toys and games, comfortable furnishings, and a focus on sustainability, the kids' play area ensures that every child's needs and interests are met, making it a cherished part of the community where young residents can thrive. The play area is divided into different zones, the group play zone and the relaxation zone, each catering to various interests and activities. At the heart of the play area is a well-equipped activity table with interactive games and activities. To take the fun outdoors, there is also an outdoor kids' play area. This space allows children to explore, run, and play in the fresh air, promoting physical activity and a deeper connection to nature.

IMMERSIVE ROOM



The Immersive Room is an innovative space designed to transport residents to a world of imagination and wonder, providing a truly immersive experience like no other. At the heart of the room are its full projector screens that stretch from wall to wall, enveloping visitors in a mesmerizing visual journey. Whether you seek a thrilling adventure, a cinematic masterpiece, or a mesmerizing art installation, these screens have the capacity to transform the space into whatever your heart desires. Lounge seating is also strategically arranged to optimize comfort and create an environment that encourages relaxation and exploration. Whether you're reclining in a plush chair or sinking into a cozy sofa, you can fully immerse yourself in the virtual landscapes, stories, or artistic creations that envelop your eyes.

YOUR PRIVATE OASIS
IN THE CITY



POOL DECK

APARTMENTS



AESTHETIC,
INVITING &
FUNCTIONAL

The apartments offer a distinctive living experience, characterized by a blend of rich, contrasting materials and modern detailing that exudes urban sophistication. These residences are designed to harness the beauty of natural light, with expansive windows flooding the spaces with a warm and inviting glow. The kitchens are a testament to modern aesthetics, the neutral color palette creates a tranquil ambiance, while black accents add a touch of modernity with a hidden pantry and ample cabinets. In the bathrooms, warm and intricate finishes combine functionality and design with hand and rain shower heads and integrated sink countertops for daily rituals and relaxation.



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



WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning
boutique developer



Hotel and private club inspired
amenities



Prime locations across
the Emirates

ROI

High return on investment*

30%

Premium on average
rental returns*



High tenant retention

96%

Occupancy rate on
delivered projects*



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

