

BELGROVE

RESIDENCES

Ellington Properties' latest masterpiece in Mohammed Bin Rashid City (MBR City) exemplifies our commitment to creating living spaces that are both beautiful and harmonious. Belgrove Residences, overlooking the Ras Al Khor Wildlife Sanctuary and seamlessly connected to the urban vitality of Dubai, offers a collection of family homes immersed in stunning natural surroundings. These residences are designed to balance modern convenience with the tranquility of nature, providing an ideal sanctuary for families.



A Home of Divine Proportions

Belgrove Residences stands as an epitome of architectural excellence. The development offers a selection of meticulously designed 1, 2, and 3-bedroom apartments, each crafted to provide an exceptional living experience. The building's elegant design, inspired by the gracefulness of flamingos, reflects a commitment to beauty, balance, and innovation.





Burj Khalifa

TO
ABU DHABI

TO DUBAI
INTERNATIONAL
AIRPORT

Business Bay

Dubai Downtown

Dubai International
Financial Centre

Dubai Mall

Dubai
Water Canal

Claydon House
Ellington Properties

Dubai
Design District

BELGROVE

RESIDENCES

Ras Al Khor
Wildlife Sanctuary

Mangrove Hide
Ras Al Khor

E44 Ras Al Khor Rd

Driving Distances



02

MINUTES

PROPOSED
METRO LINE



06

MINUTES

RAS AL KHOR
WILDLIFE SANCTUARY



09

MINUTES

DUBAI INTERNATIONAL
AIRPORT

10

MINUTES

BURJ KHALIFA/
DUBAI MALL

12

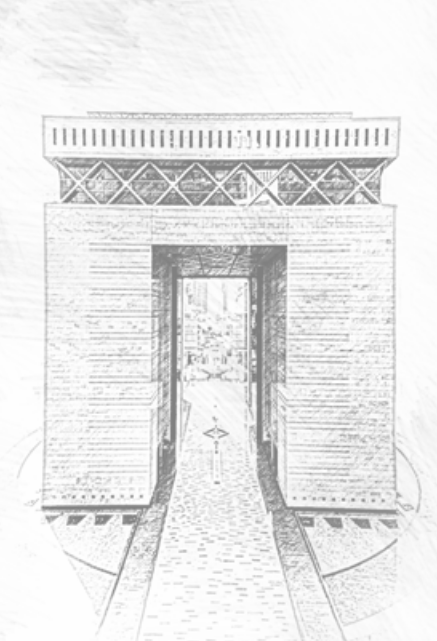
MINUTES

MEYDAN
RACECOURSE

15

MINUTES

MUSEUM OF
THE FUTURE



18

MINUTES

DUBAI INTERNATIONAL
FINANCIAL CENTRE

22

MINUTES

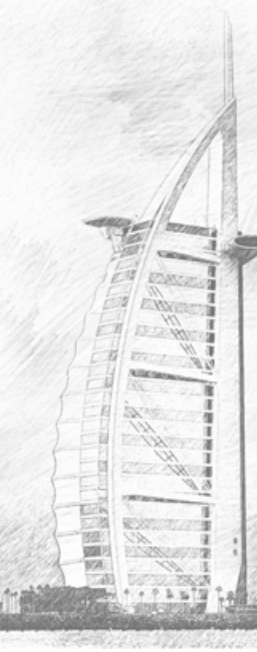
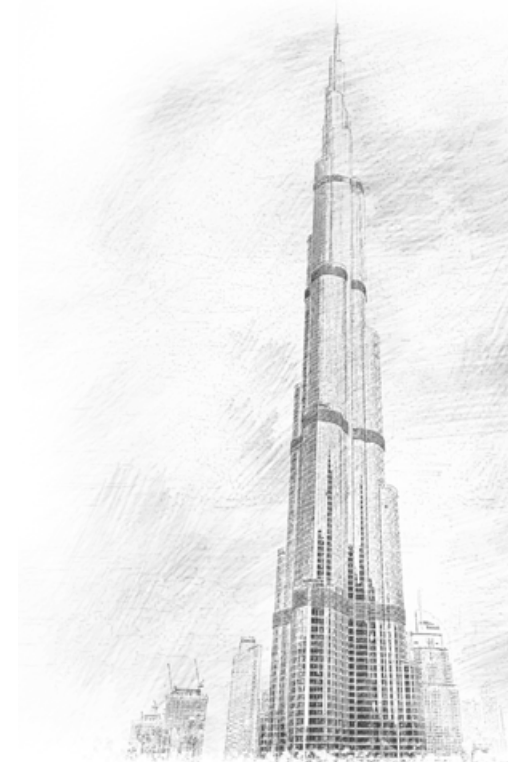
BURJ AL ARAB /
JUMEIRAH BEACH



28

MINUTES

PALM JUMEIRAH



Ras Al Khor Wildlife
Sanctuary

Mangrove Hide
Ras Al Khor

BELGROVE

RESIDENCES

E44 Ras Al Khor Road

E44 Ras Al Khor Road

CLAYDON
HOUSE

Crystal Lagoon

Crystal Lagoon

Proposed
Metro Line

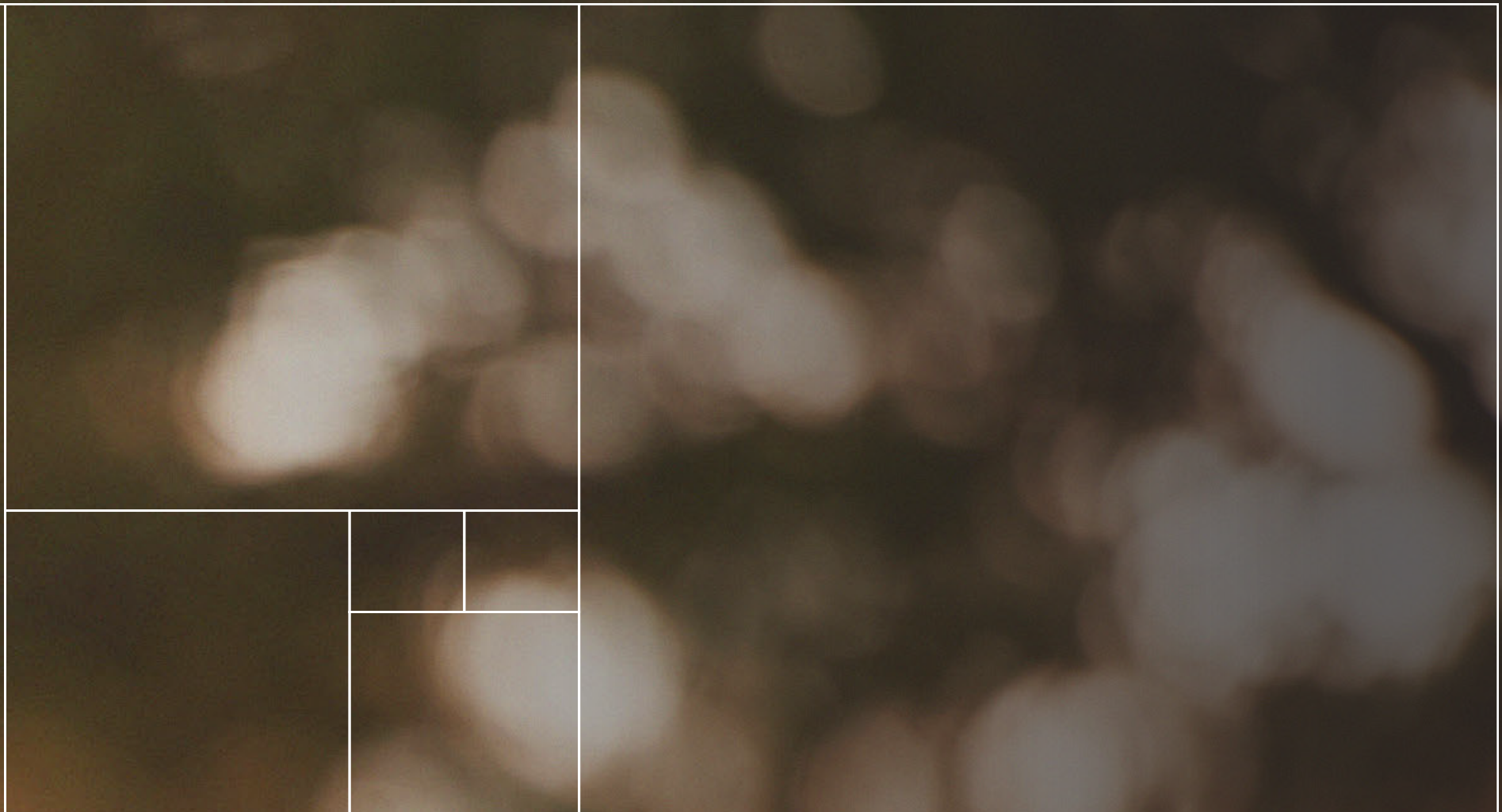
Belgrove Residences is conveniently located near the proposed metro line, ensuring easy access to key destinations in Dubai. The development provides access to a stunning crystal lagoon and is adjacent to the Ras Al Khor Wildlife Sanctuary, offering residents a unique blend of urban convenience and natural beauty. With proximity to top schools and retail shops, this self-sustained community provides everything a family needs within reach.





Air-conditioned Walkway

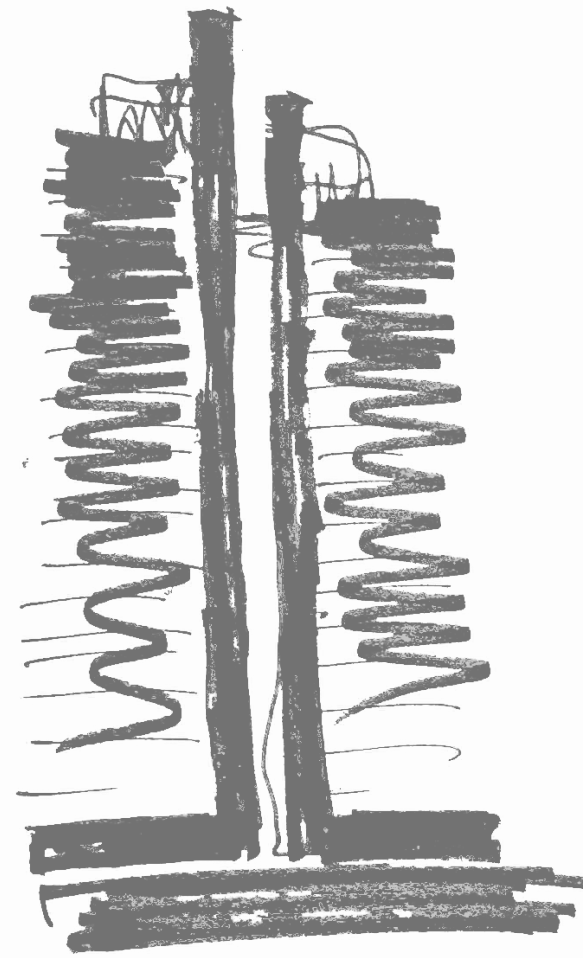
The air-conditioned walkways in the community provide a convenient and comfortable way for residents to enjoy the outdoors, even on hot days. These shaded paths are kept cool, making it easy for people to take leisurely strolls, run errands, or commute between different parts of the neighborhood without worrying about the heat.



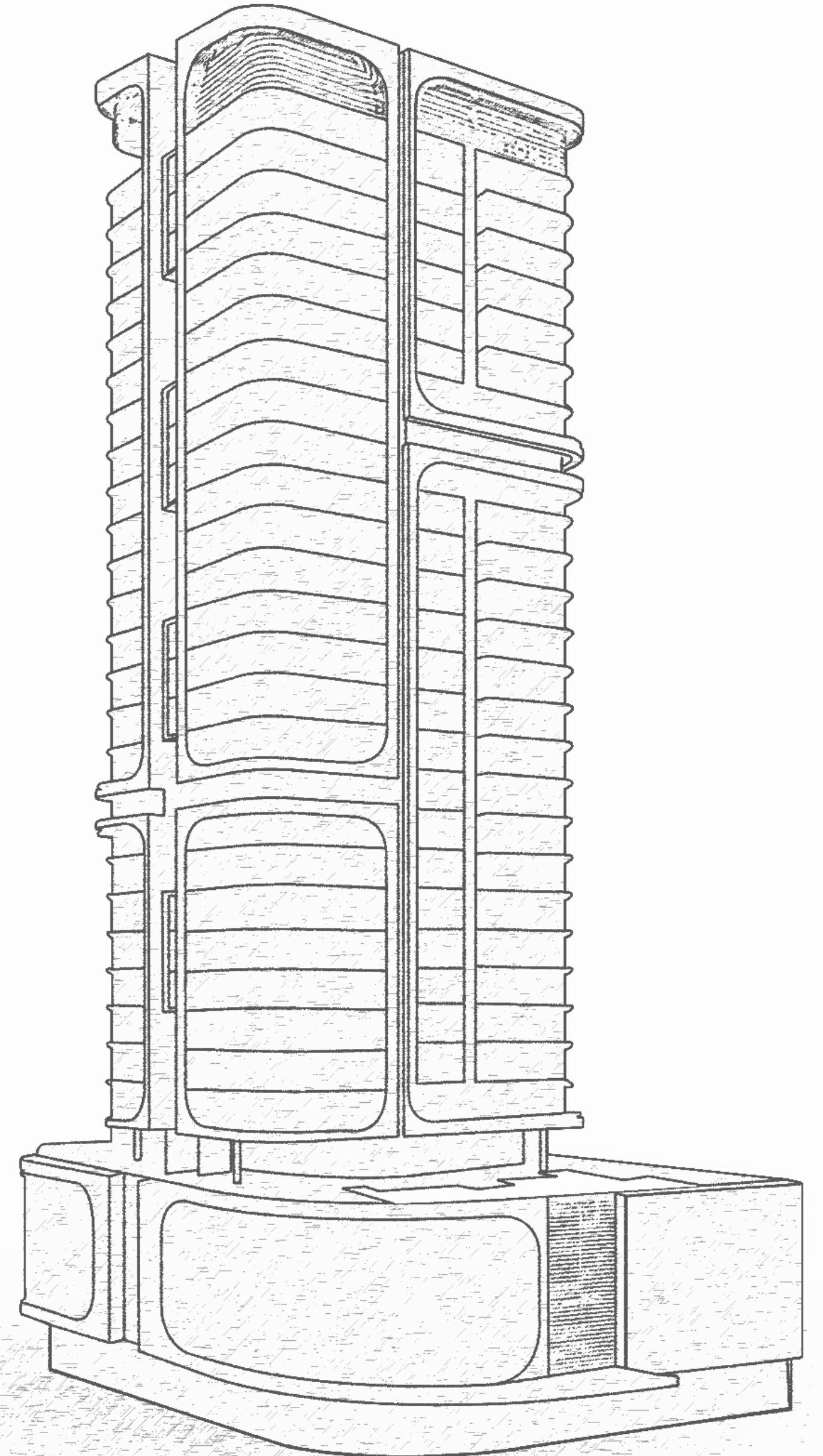
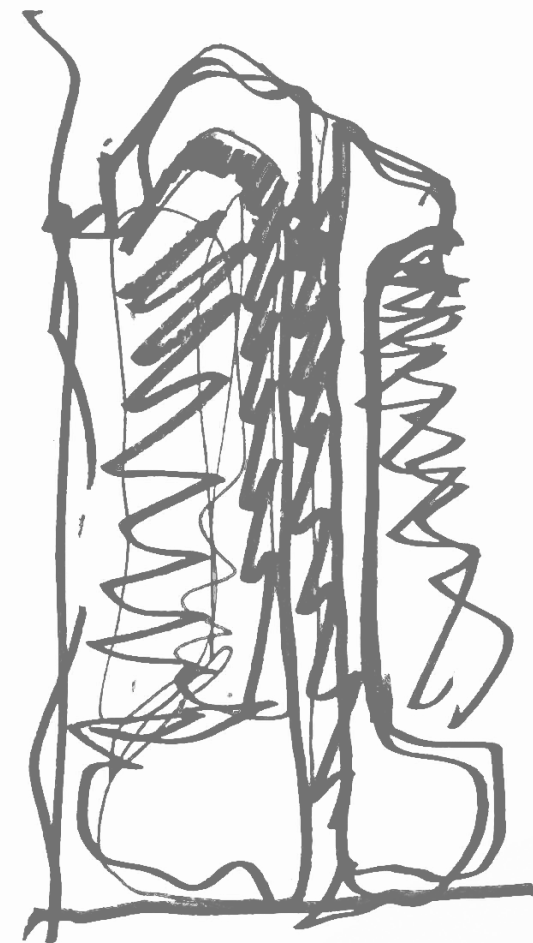
A Sanctuary
of Nature, Nurture, and
Belonging

Design Story

Belgrove Residences features an architectural design blending softened edges and elongated forms, culminating in an elegant spire that enhances the building's verticality. Inspired by the flamingos of the Ras Al Khor Wildlife Sanctuary, the design embodies beauty, balance, grace, and elegance. Continuous frames on the east and west sides mirror the delicate form of flamingos, creating a slender and poised demeanor. The core is centrally placed, defining prime living areas on the north and south sides. Balconies punctuate the facade, offering intimate, private views tailored to the apartment types and sizes. The minimalist and modern design stands as a recognizable landmark, with the striking spire serving as both a powerful architectural statement and a functional element.



Inspiration



Building Configuration

ELEVATORS

04 passenger elevators
01 service elevator

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

ANTICIPATED COMPLETION DATE

Q3 2027

PARKING

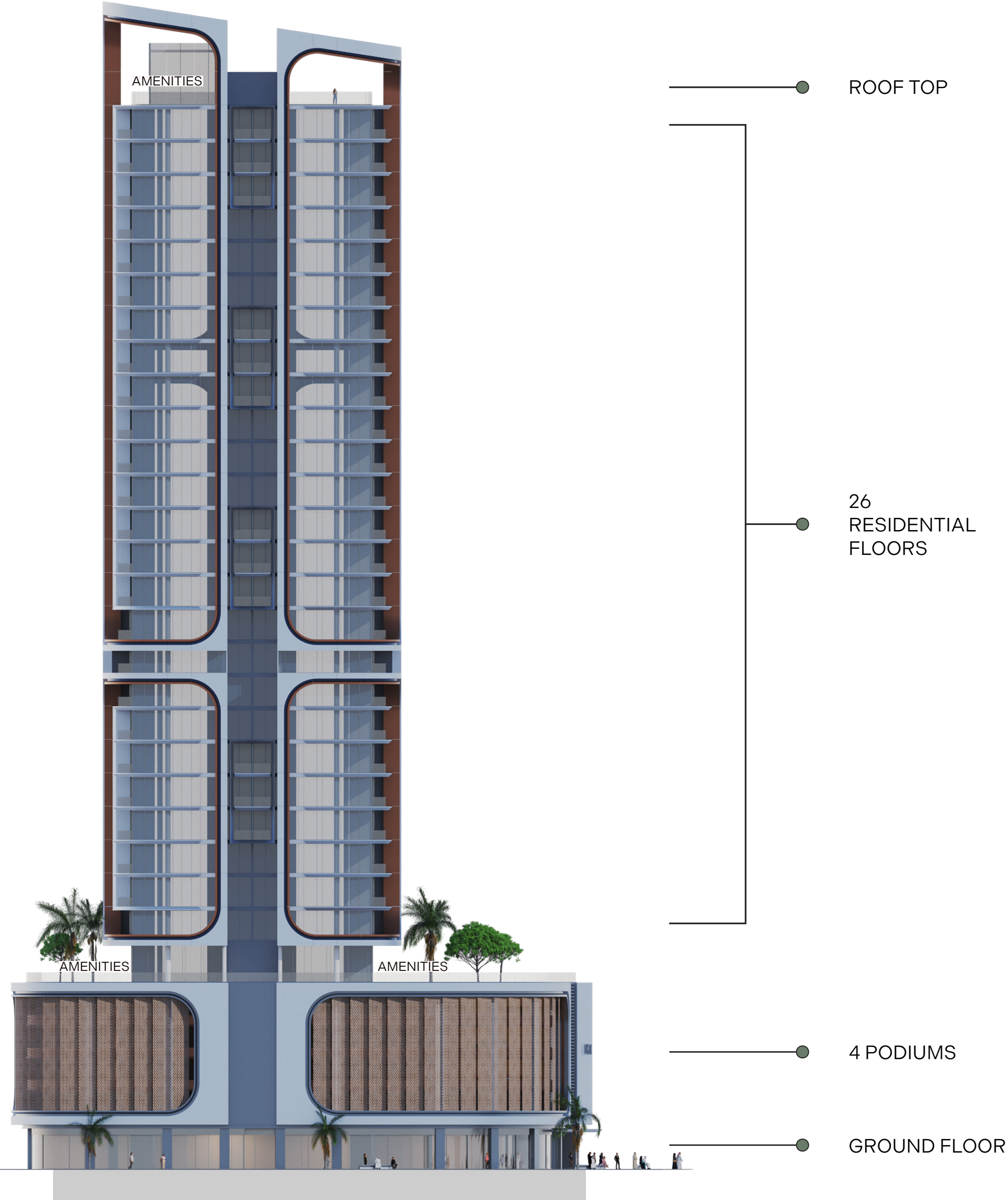
1 and 2-bedroom: 1 car parking space
3-bedroom: 2 car parking spaces

OWNERSHIP

Freehold

360 VIEWS

Ras Al Khor Wildlife Sanctuary,
Dubai Creek, Downtown Dubai,
Community Views





Size Range Per Unit Type

1 Bedroom	754 sq. ft to 849 sq. ft
2 Bedrooms	1,210 sq. ft to 1,263 sq. ft
2 Bedrooms + Study	1,256 sq. ft to 1,334 sq. ft
3 Bedrooms	1,526 sq. ft to 1,527 sq. ft

Number of Unit Per Type

1 Bedroom	137 Units
2 Bedrooms	33 Units
2 Bedrooms + Study	33 Units
3 Bedrooms	7 Units

Building Elevation



Sun and Views Analysis



RAS AL KHOR WILDLIFE
SANCTUARY VIEWS

DUBAI CREEK
VIEWS

DOWNTOWN
DUBAI VIEWS

SUMMER

WINTER

CRYSTAL LAGOON
& COMMUNITY VIEWS

SUNRISE

SUNSET

N

S

The Art of

Balance



A Retail Arcade

The Ground Floor offers the convenience of on-site retail stores, providing residents with easy access to a variety of services. These retail outlets are connected via an air-conditioned arcade, enhancing the overall living experience and allowing residents to enjoy a vibrant and convenient lifestyle without leaving the comfort of their homes.





ELLINGTON

The Lobby



A Grand Entrance

The entrance to the development features a welcoming ambiance, from the drop-off area to the lobby arcade, and extending to the lobby, which includes lounges, a reception area, a communal table, swings, and a library wall, creating a warm and inviting atmosphere.

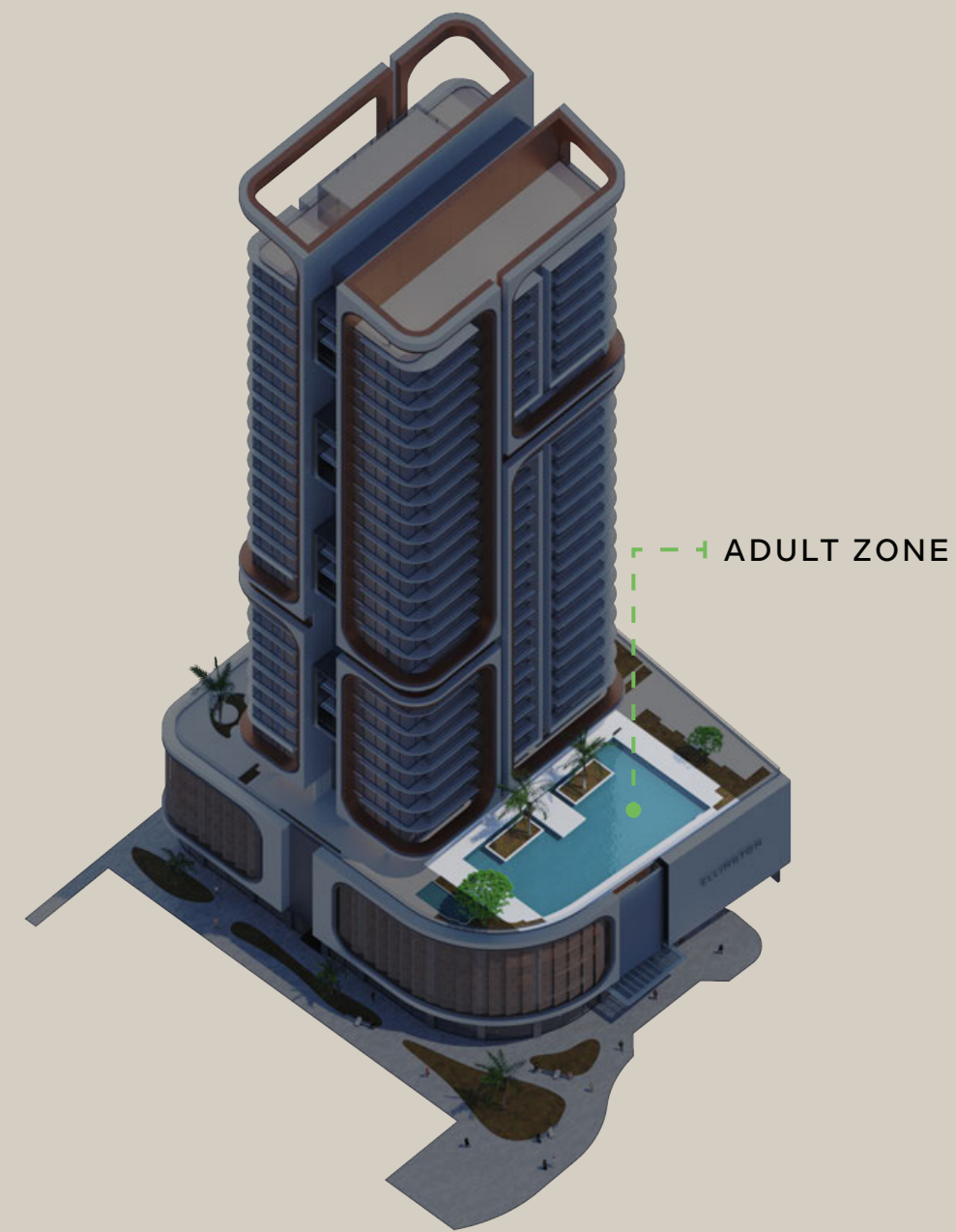


GROUND FLOOR AMENITIES PLAN



- | | | | |
|-------------------|--------------------|----------------|----------------------------------|
| 01 DROP-OFF AREA | 04 LOBBY LOUNGE | 07 SWINGS | 10 AIR-CONDITIONED RETAIL ARCADE |
| 02 ARCADE | 05 LOBBY RECEPTION | 08 PHONEBOOTHS | 11 PREFERRED PARKING |
| 03 LOBBY ENTRANCE | 06 COMMUNAL TABLE | 09 LIFT LOBBY | 12 PARKING ENTRANCE |

5TH Floor Amenities Zoning Concept



ADULT ZONE

Consisting of a leisure pool, sundeck areas, sunken seating, cabanas, a fitness studio, and changing rooms



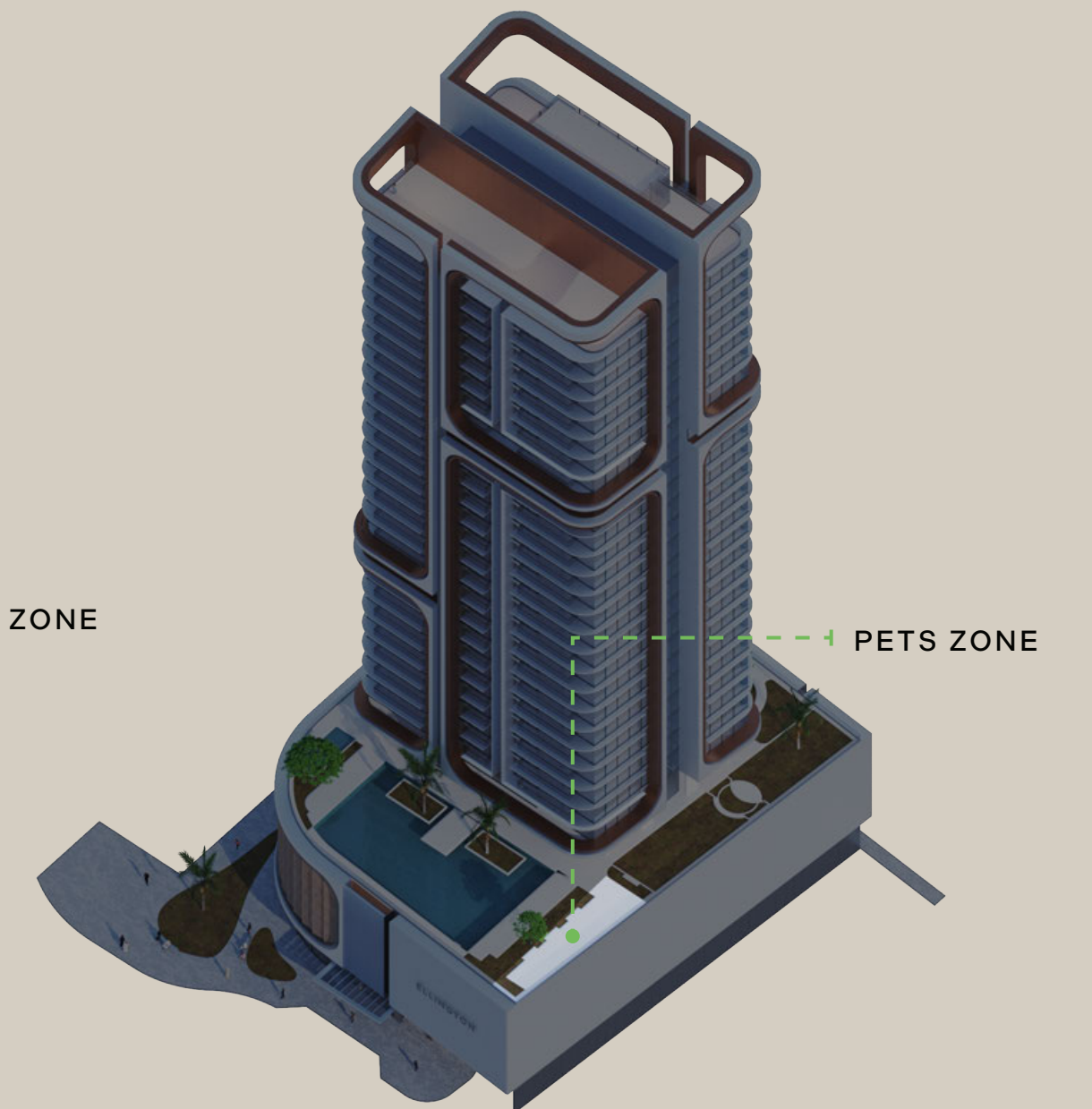
KIDS ZONE

Featuring a kids' pool and both indoor and outdoor play areas, this zone is designed to be more active and lively



SERENE ZONE

Including family activities such as outdoor dining, picnic pods, seating lounges, an outdoor fitness and games area, and a yoga area



PETS ZONE

The development is pet-friendly, featuring a dedicated pet play and wash zone

The Pool Deck



Fitness Studio



Yoga Studio



Serene Zone

The serene zone caters to family social gatherings, featuring the unique flamingo lounge, picnic pods, an outdoor dining area, and a barbecue space.





Kids Zone

The kids' zone is designed for younger residents, providing a dedicated space to play, learn, stay active, and engage. It includes a kids' pool and both indoor and outdoor play areas.



Pets Zone

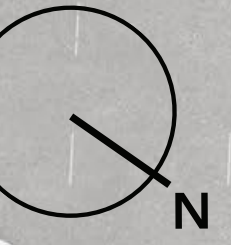
The pet zone features a play and wash area for furry friends, ensuring that pets are well-cared for and have their own space to enjoy.



5TH FLOOR AMENITIES PLAN

COMMUNITY ROAD

← COMMUNITY VIEWS



E44
RAS AL KHOR RD

→ RAS AL KHOR WILDLIFE SANCTUARY VIEWS



- 01 LEISURE & LOUNGE POOL
- 02 CABANAS
- 03 BAJA SHELF
- 04 SUNKEN SEATING
- 05 SUN LOUNGERS AREA
- 06 OUTDOOR SHOWER
- 07 PET PLAY & WASH AREA
- 08 OUTDOOR SEATING
- 09 YOGA STUDIO
- 10 FITNESS STUDIO
- 11 RELAXATION AREA
- 12 LIFEGUARD AREA
- 13 FEMALE CHANGE ROOM
- 14 MALE CHANGE ROOM
- 15 STEAM & SAUNA
- 16 KIDS POOL
- 17 OUTDOOR KIDS PLAY AREA
- 18 KIDS PLAY
- 19 OUTDOOR FITNESS & GAMES ZONE
- 20 LIFT LOBBY
- 21 OUTDOOR YOGA AREA
- 22 FLAMINGO LOUNGE
- 23 PICNIC PODS
- 24 OUTDOOR DINING & BBQ AREA

The Roof top





Outdoor Silent Cinema

Enjoy an outdoor silent cinema equipped with a state-of-the-art projection system and comfortable seating arrangements. Located on the rooftop, it offers amazing skyline views for an unforgettable experience.



The Observatory

The observatory boasts a viewing deck equipped with fixed binoculars for observing the flamingo sanctuary. It also includes a club lounge for residents and guests. This spot provides an ideal setting for relaxation and socializing while enjoying the natural beauty of the surroundings.





Club Lounge

The club lounge offers inviting views and a place for social gatherings, where you can relax and share memorable moments with friends and family. Whether you're enjoying a casual conversation or celebrating special occasions, the lounge provides the perfect setting to unwind, savor the ambiance, and create lasting connections.



ROOF FLOOR AMENITIES PLAN



COMMUNITY ROAD

← COMMUNITY VIEWS

E44
RAS AL KHOR RD

→ RAS AL KHOR
WILDLIFE SANCTUARY VIEWS



- 01 JUICE BAR
- 02 CLUB LOUNGE
- 04 VIEWING DECK
- 05 OUTDOOR SILENT CINEMA
- 07 LIFT LOBBY



The Residences

Inside Belgrove Residences

Beautifully crafted one, two, and three-bedroom apartments set the premise for a lifestyle led by design and inspired by the natural environment. Morning and evening sunlight beams through expansive windows, illuminating natural textured tones and materials with an ethereal warmth. The golden light reflects through the space, accentuating the angular, intuitive details within.



Living Area



The Kitchen



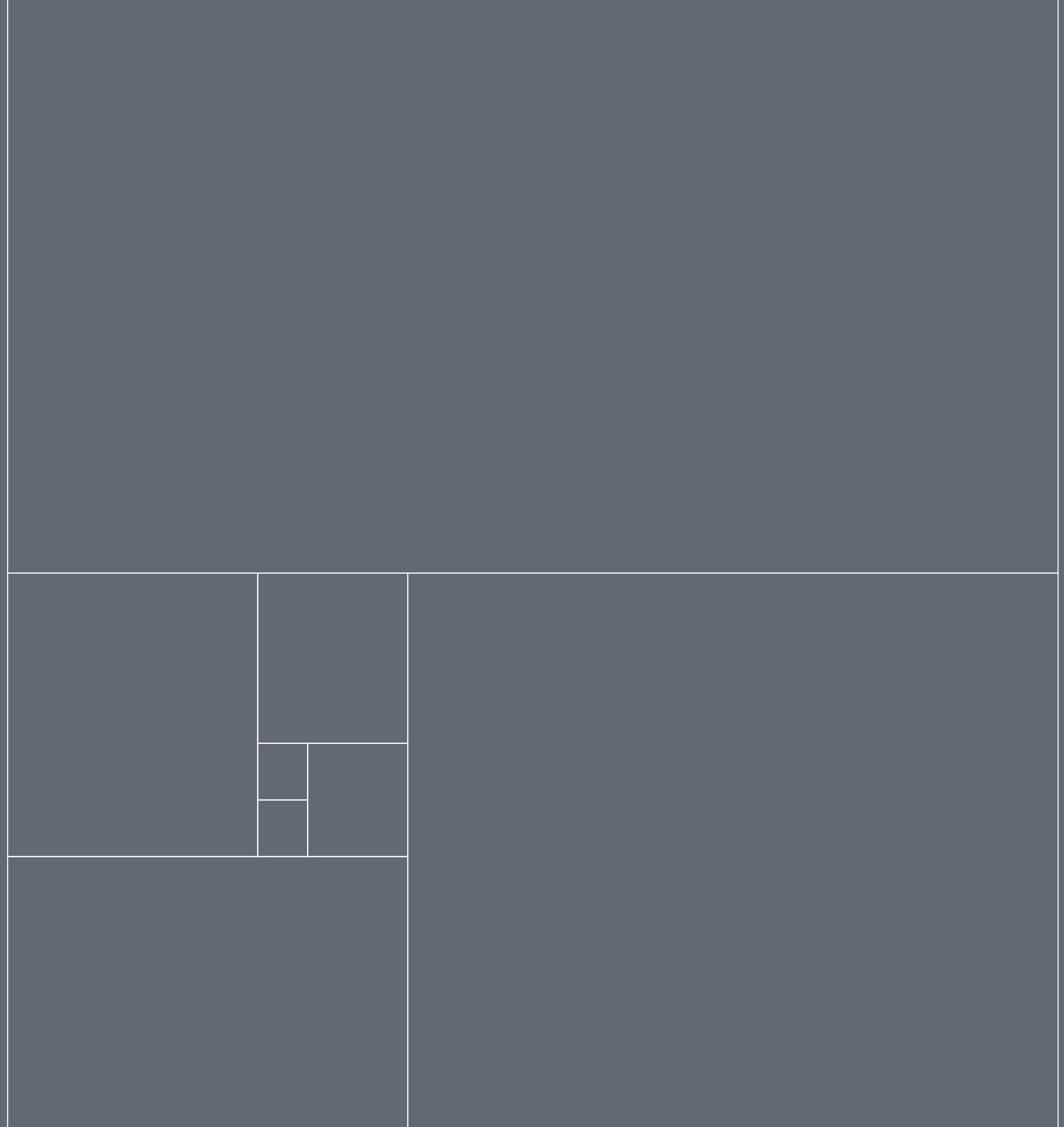
The Bedroom



A modern bathroom featuring a double vanity with a marble countertop and two sinks, a toilet, and a walk-in shower with a glass door. The walls are covered in grey marble tiles, and the floor is made of light-colored stone tiles. The vanity has a wooden cabinet and a large mirror above it. The shower has a rainfall showerhead and a handheld showerhead. There are some toiletries on a small table in the shower area.

The Bathroom

TYPICAL PLAN



6TH - 15TH FLOOR TYPICAL PLAN

COMMUNITY ROAD

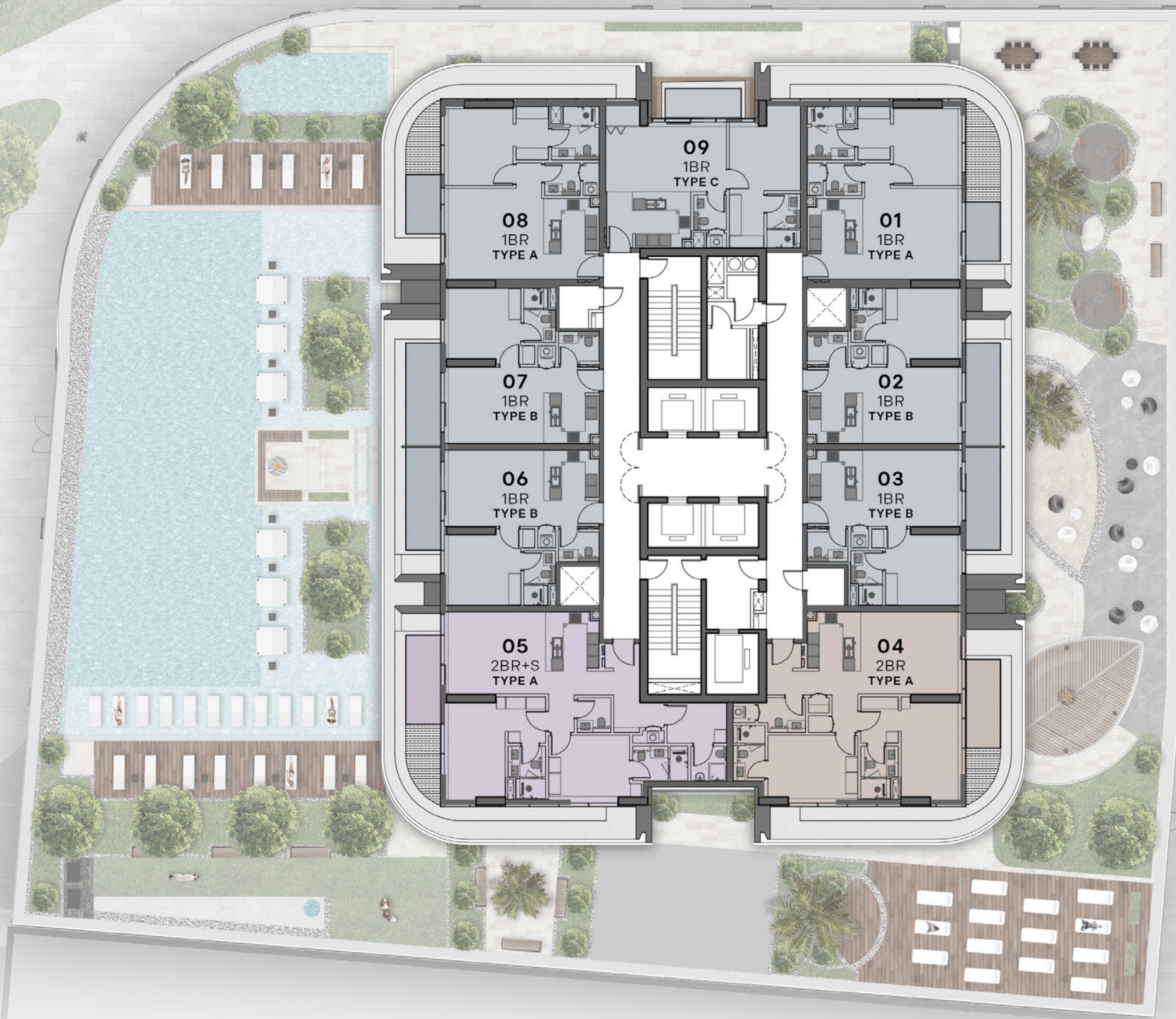
← COMMUNITY VIEWS

E44
RAS AL KHOR RD

→ RAS AL KHOR WILDLIFE SANCTUARY VIEWS

Legend for room types:

- 1 BEDROOM (Grey square)
- 2 BEDROOM (Brown square)
- 2 BEDROOM + S (Purple square)



16TH - 23RD FLOOR TYPICAL PLAN

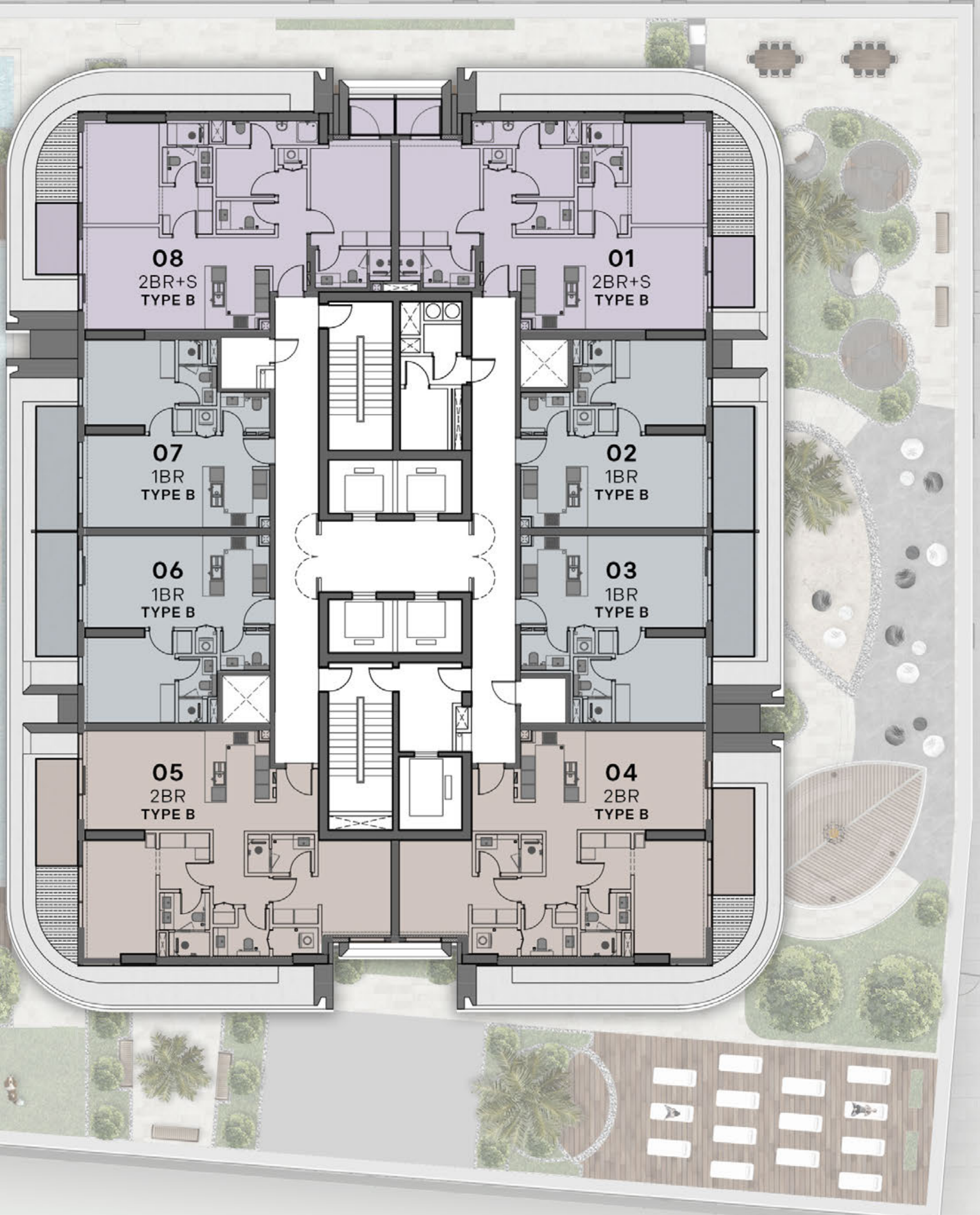
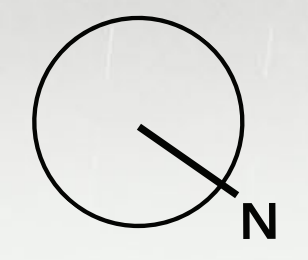
COMMUNITY ROAD

← COMMUNITY VIEWS

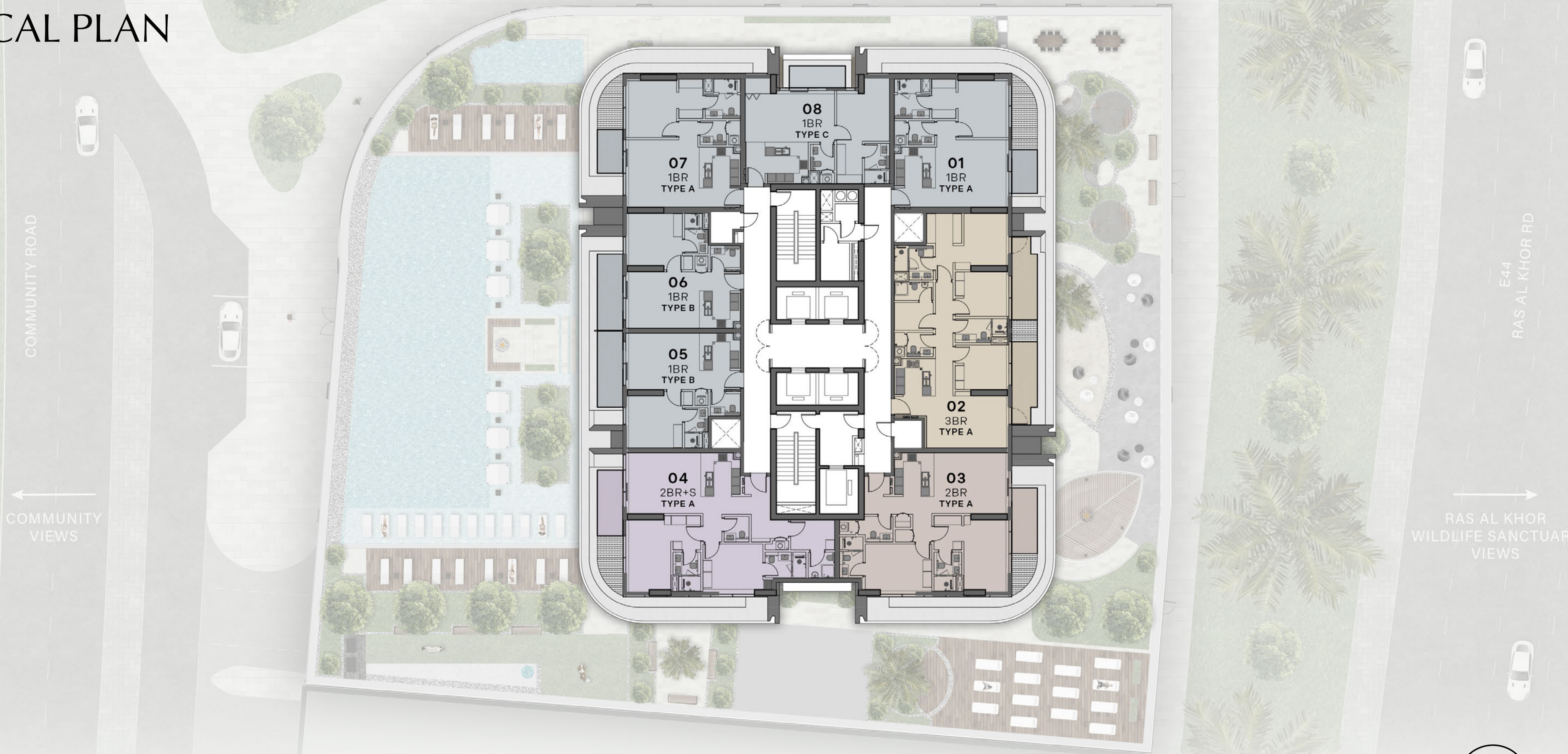
E44
RAS AL KHOR RD

→ RAS AL KHOR WILDLIFE SANCTUARY VIEWS

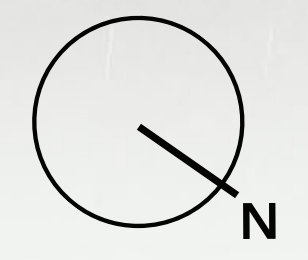
1 BEDROOM 2 BEDROOM 2 BEDROOM + S



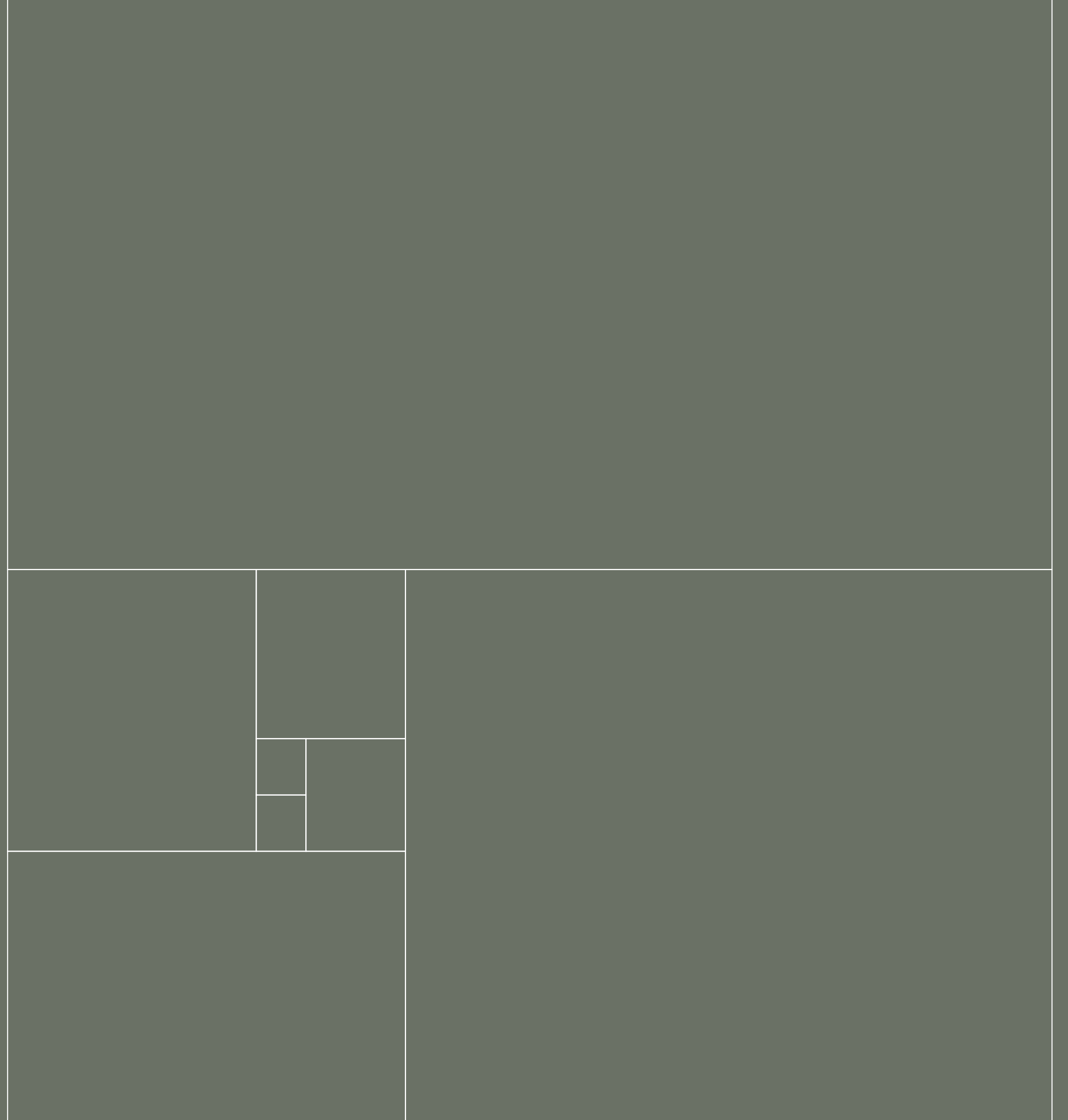
24TH - 30TH FLOOR TYPICAL PLAN



- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM

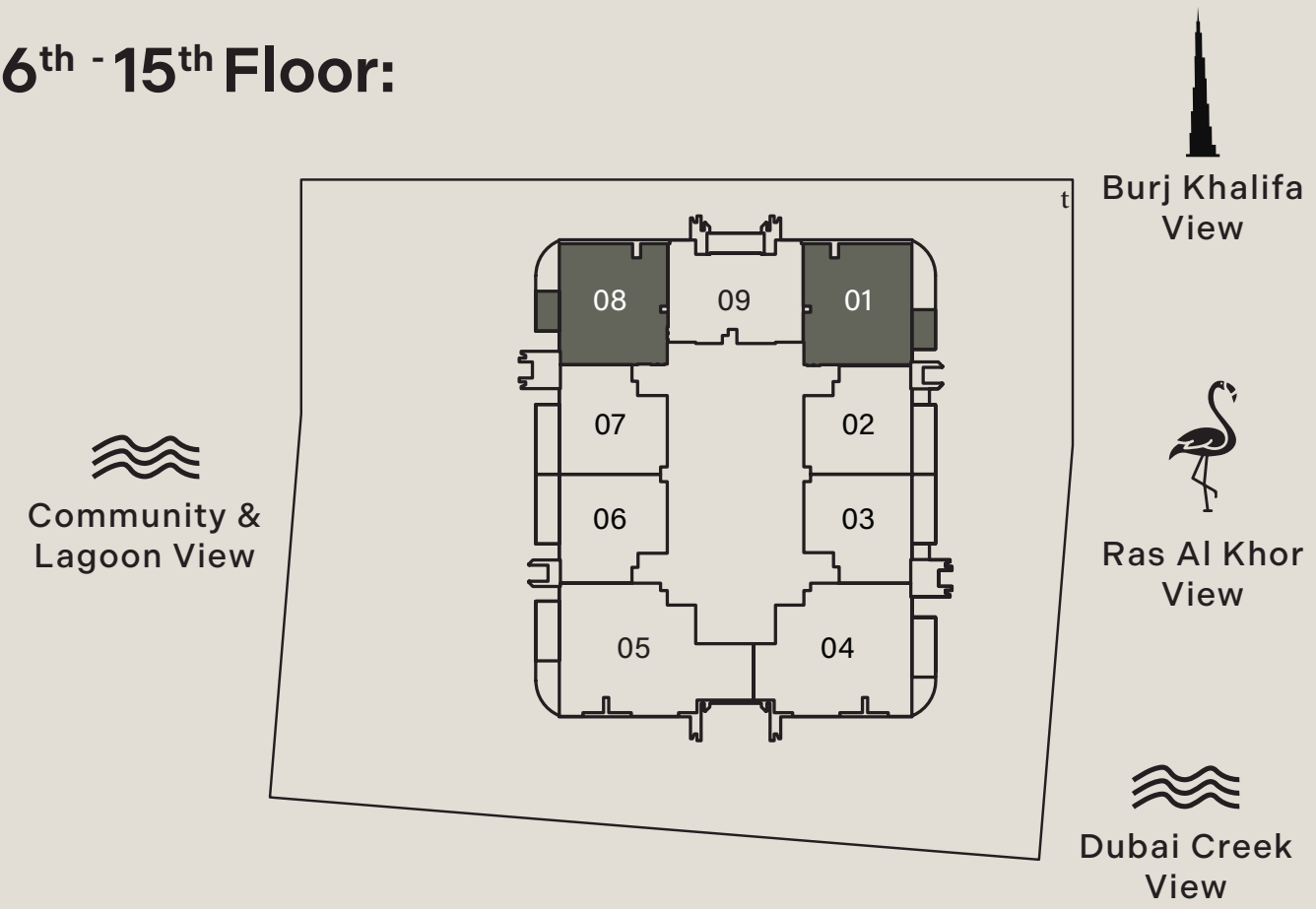


FLOOR PLAN



1 BEDROOM TYPE A

6th - 15th Floor:

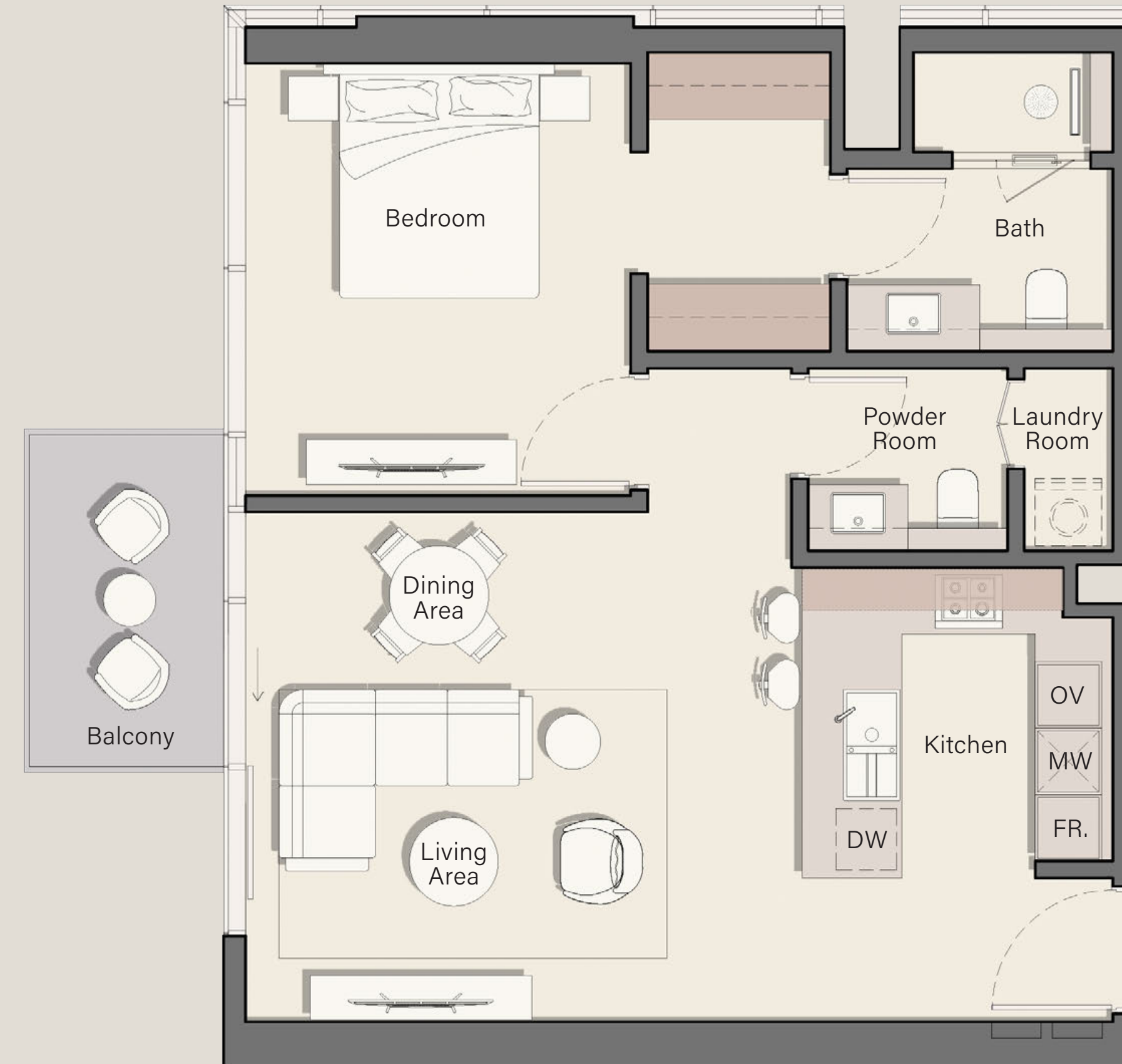


16th - 23rd Floor:

01 08

24th - 30th Floor:

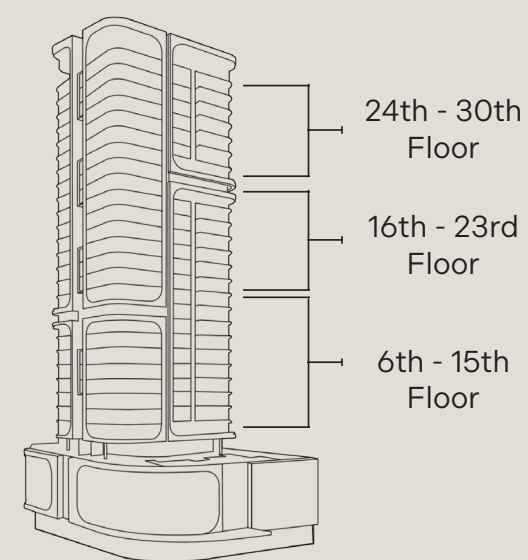
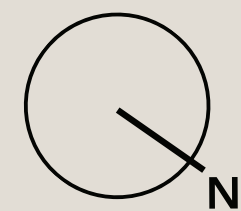
01 07



Internal Living Area:
789.53 Sq. Ft

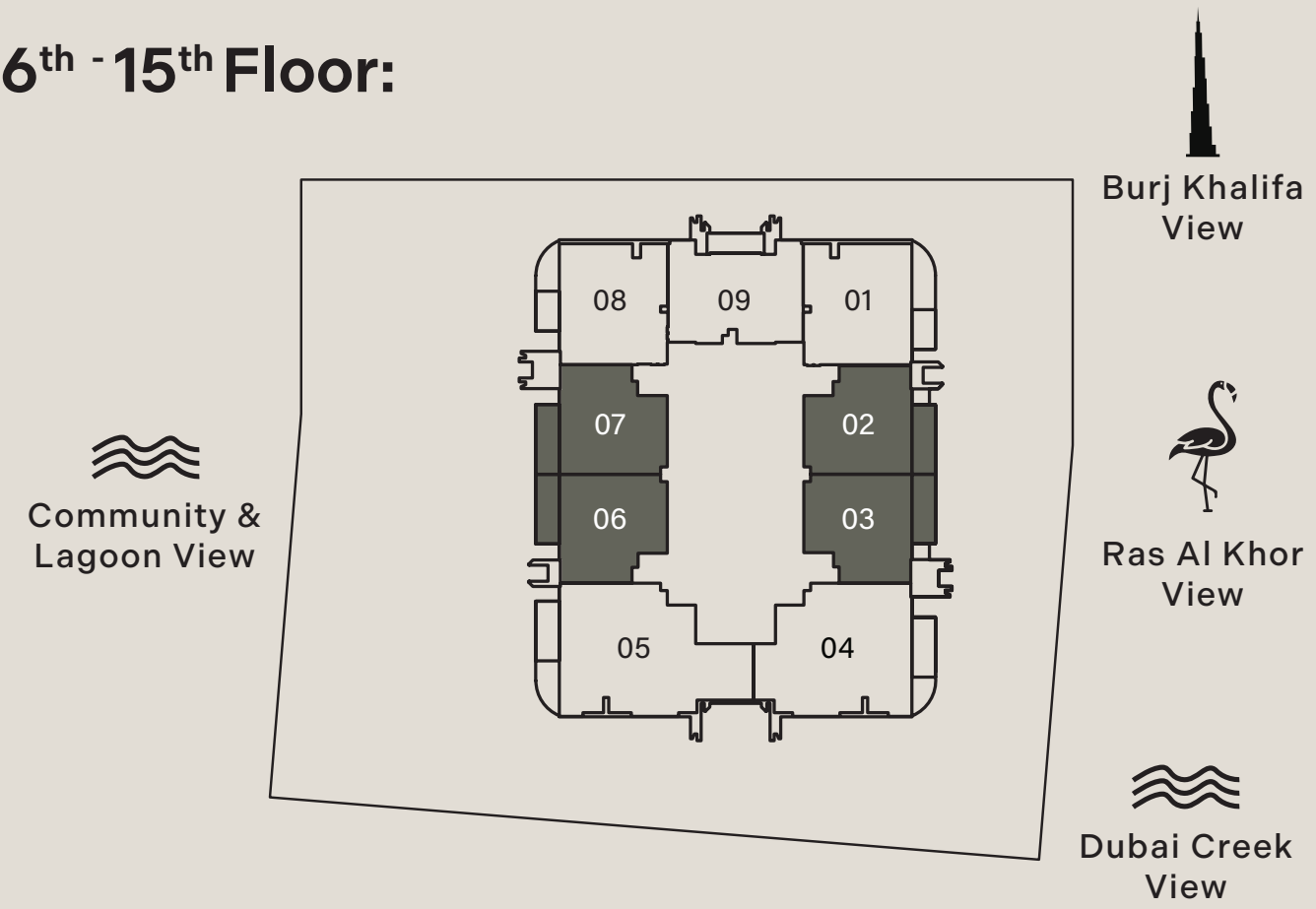
Outdoor Living Area:
57.16 Sq. Ft

Total Living Area:
846.69 Sq. Ft



1 BEDROOM TYPE B

6th - 15th Floor:



16th - 23rd Floor:

02 06
03 07

24th - 30th Floor:

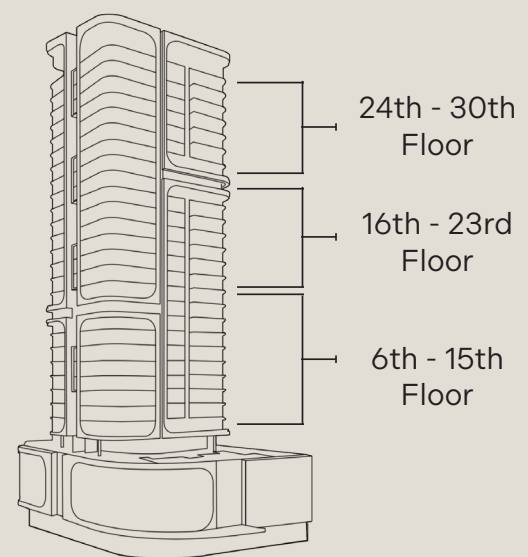
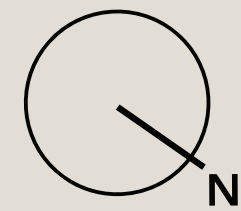
05 06



Internal Living Area:
656.06 Sq. Ft

Outdoor Living Area:
100.00 Sq. Ft

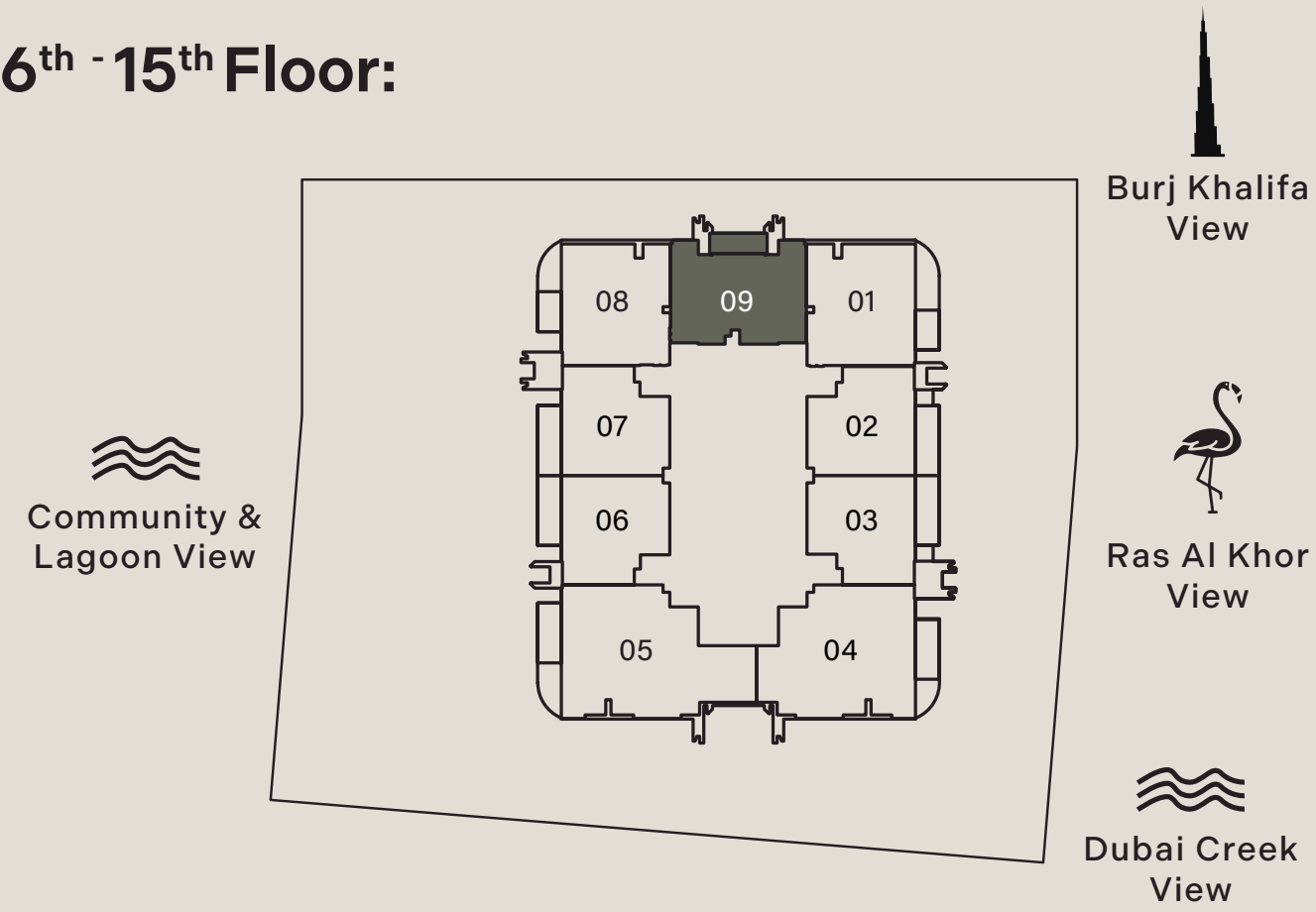
Total Living Area:
756.06 Sq. Ft



1 BEDROOM

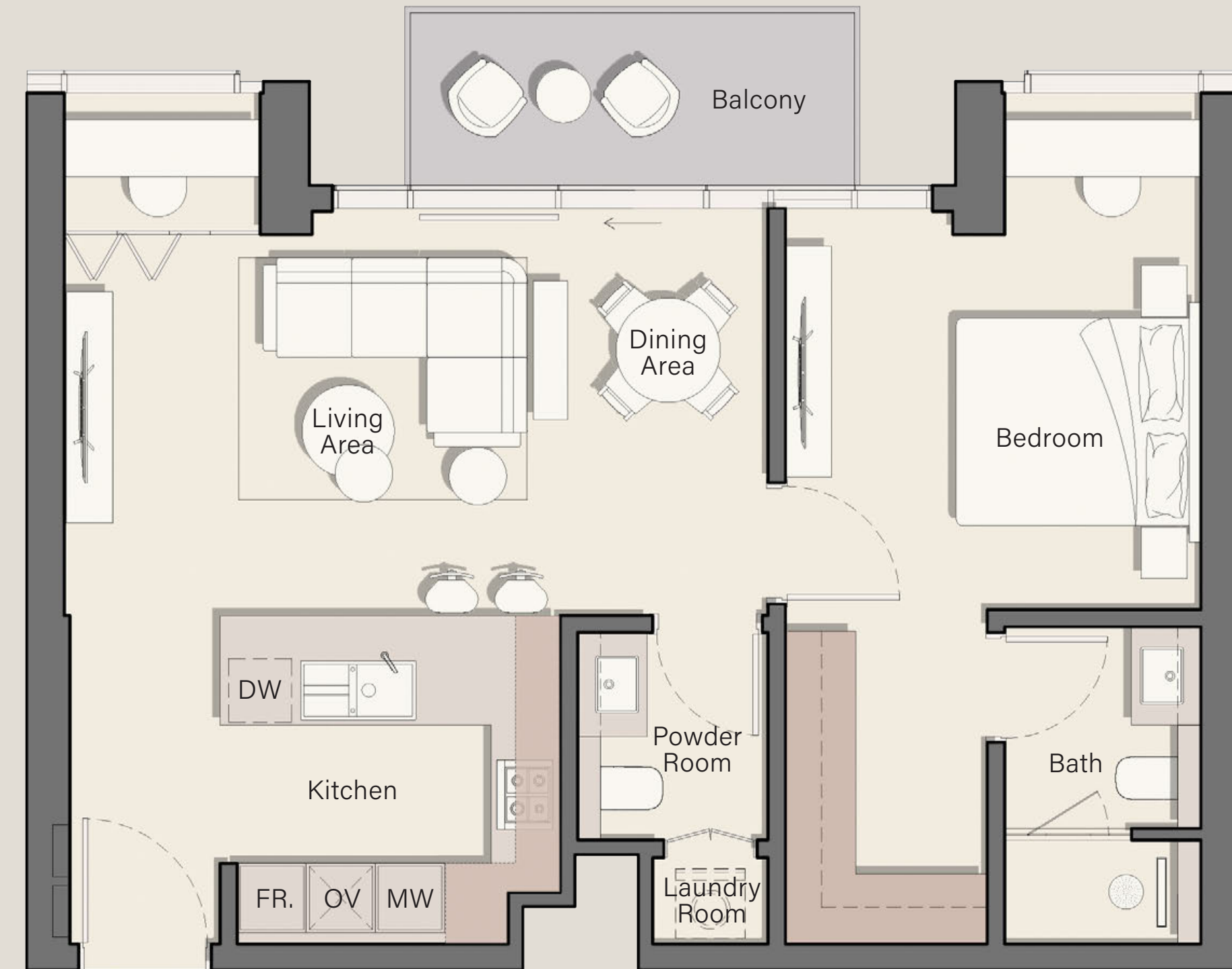
TYPE C

6th - 15th Floor:



24th - 30th Floor:

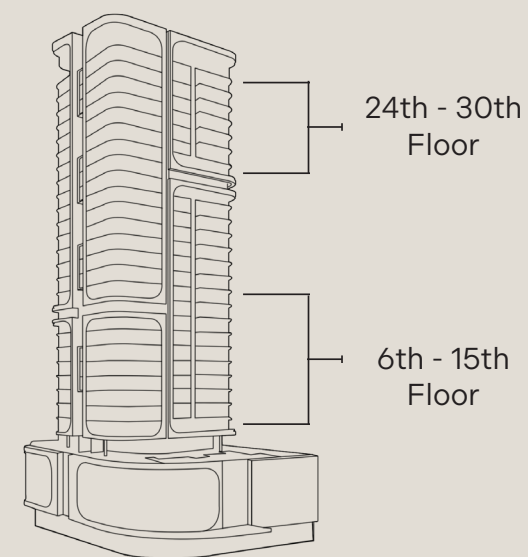
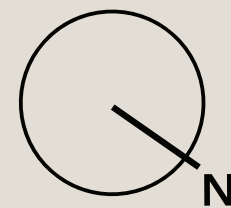
08



Internal Living Area:
773.06 Sq. Ft

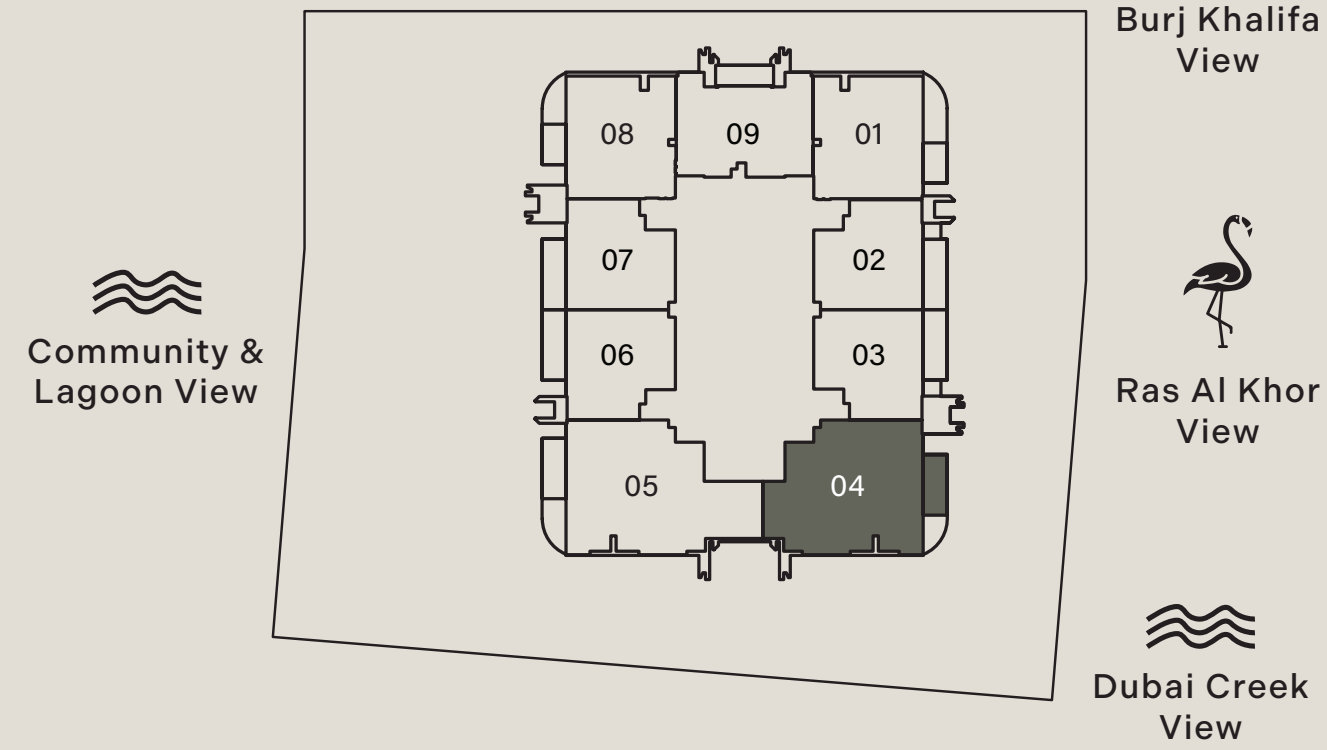
Outdoor Living Area:
62.97 Sq. Ft

Total Living Area:
836.03 Sq. Ft



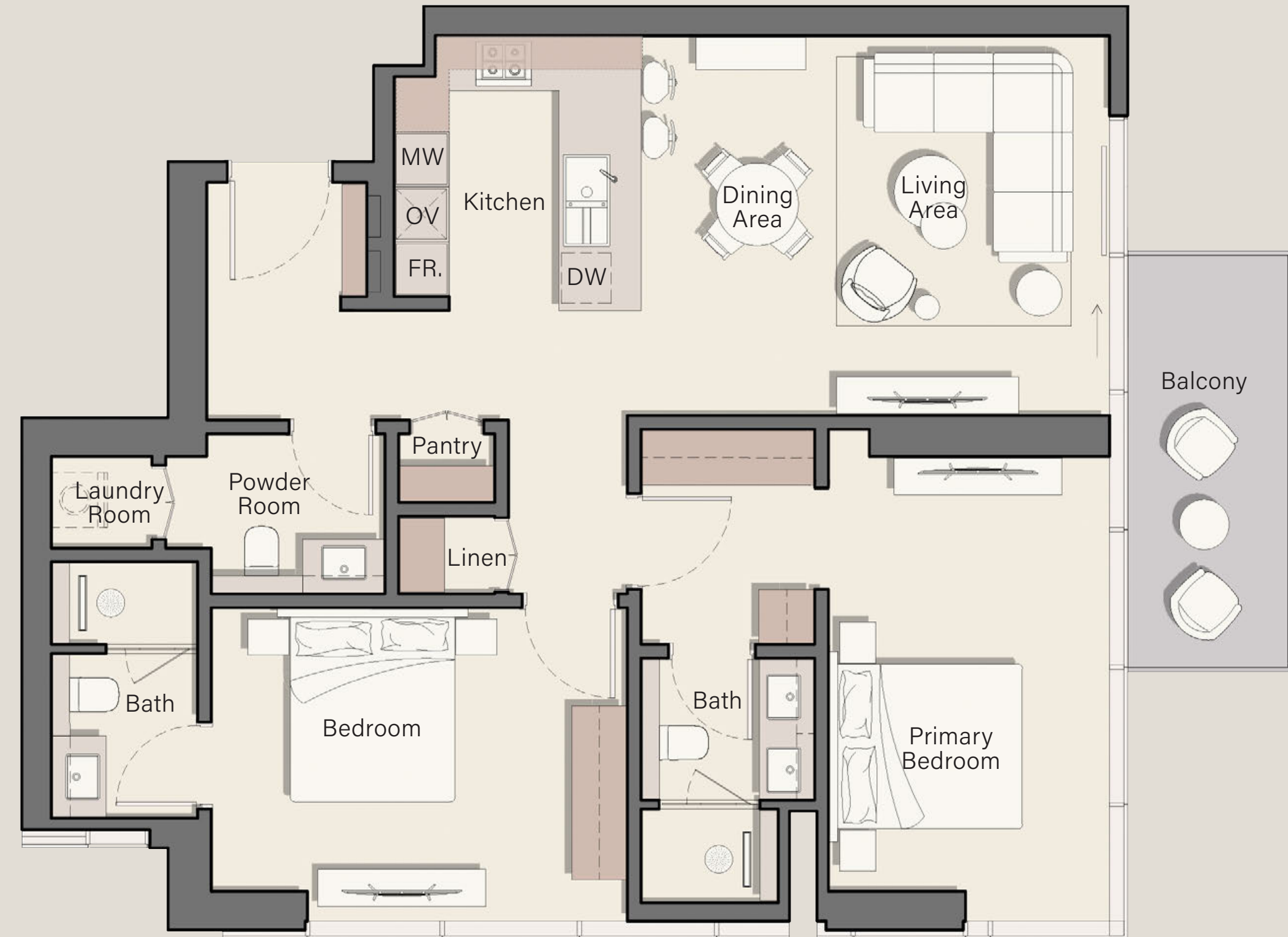
2 BEDROOM TYPE A

6th - 15th Floor:



24th - 30th Floor:

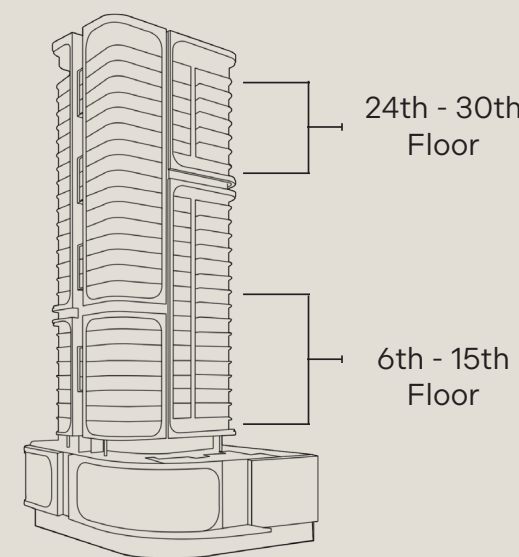
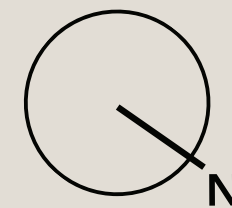
03



Internal Living Area:
1124.40 Sq. Ft

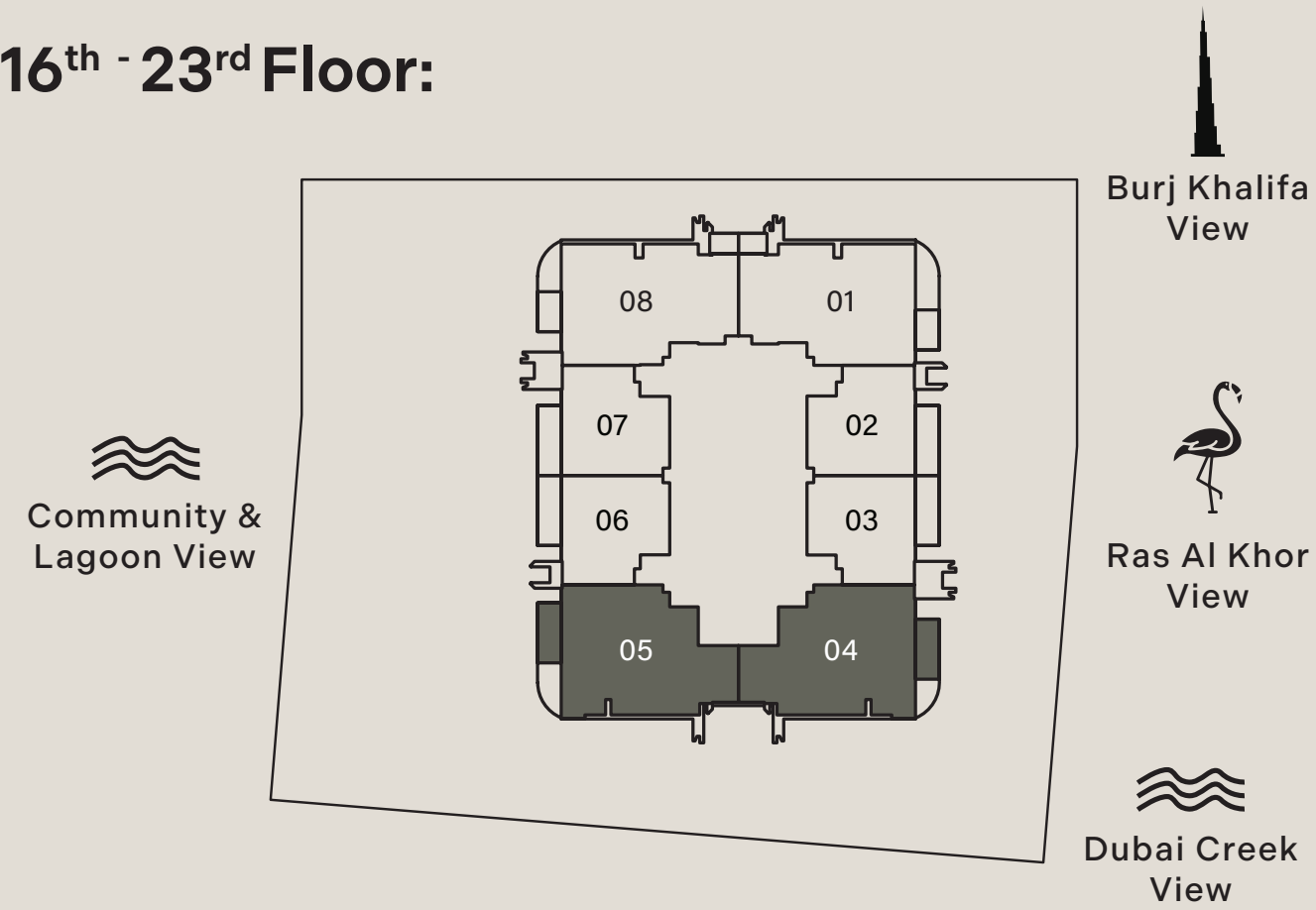
Outdoor Living Area:
85.79 Sq. Ft

Total Living Area:
1210.19 Sq. Ft



2 BEDROOM TYPE B

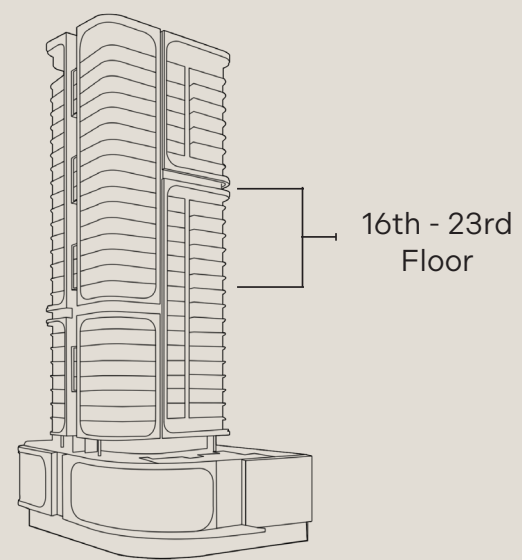
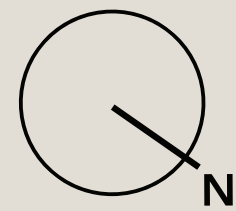
16th - 23rd Floor:



Internal Living Area:
1176.50 Sq. Ft

Outdoor Living Area:
85.79 Sq. Ft

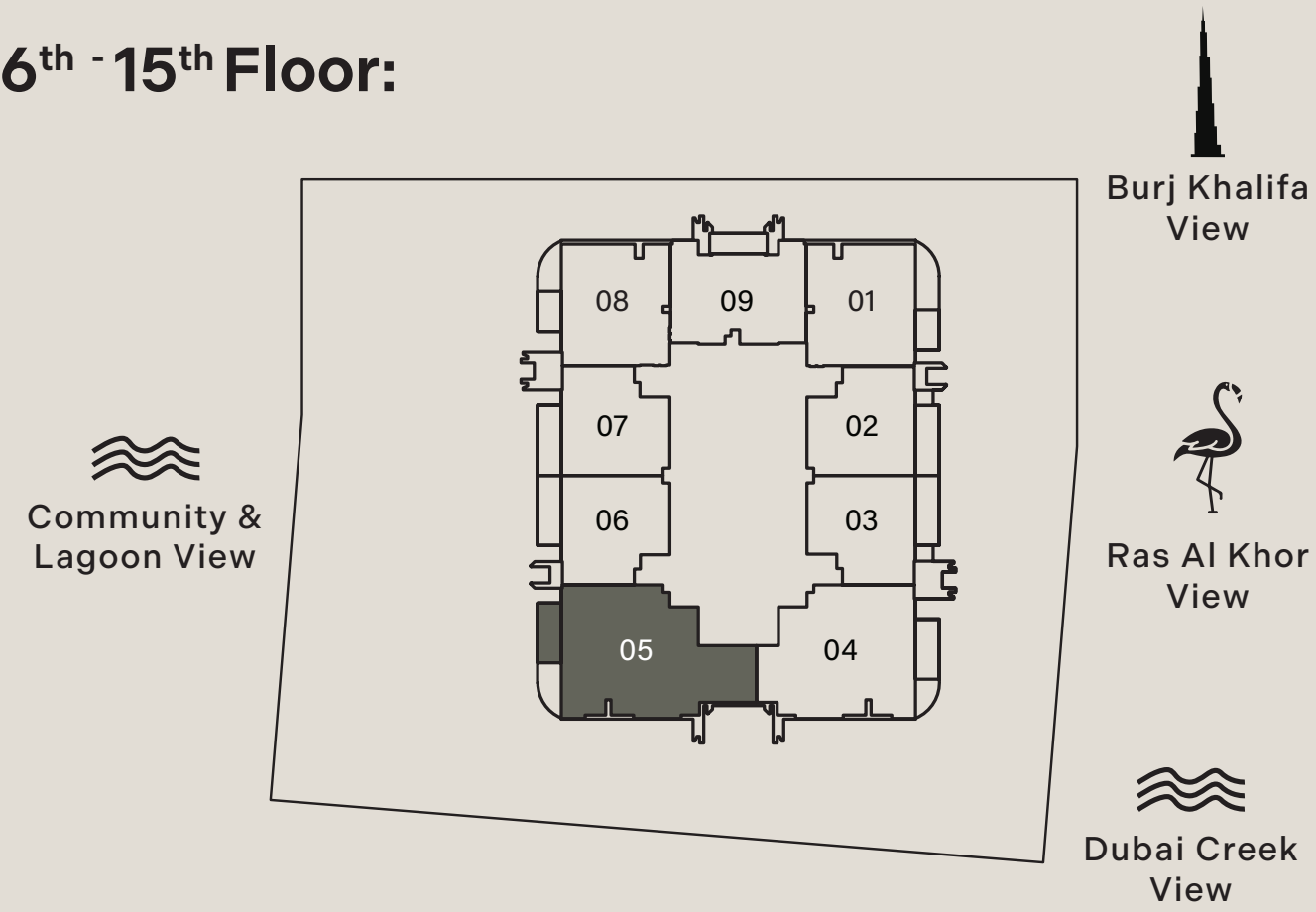
Total Living Area:
1262.28 Sq. Ft



2 BEDROOM + S

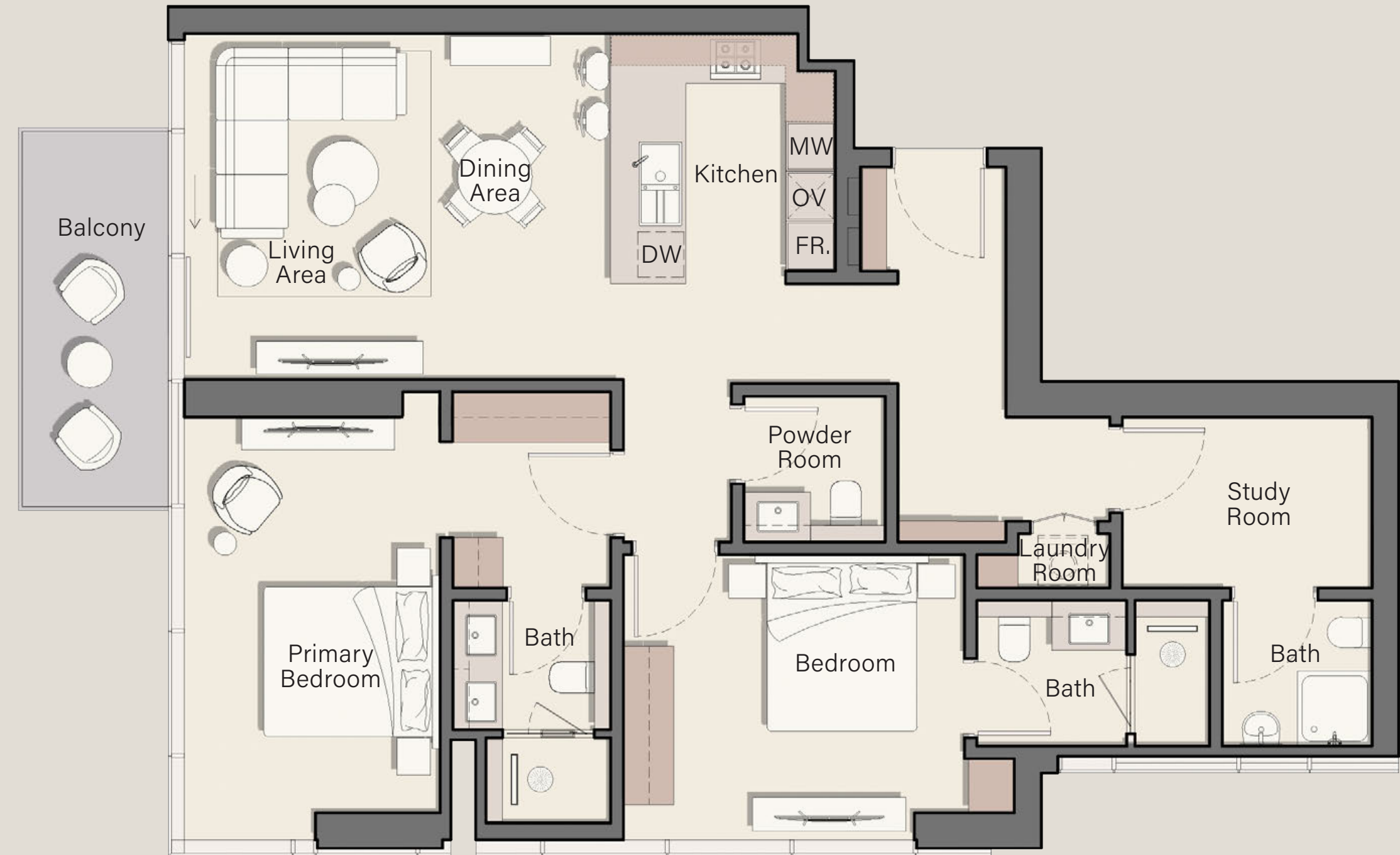
TYPE A

6th - 15th Floor:



24th - 30th Floor:

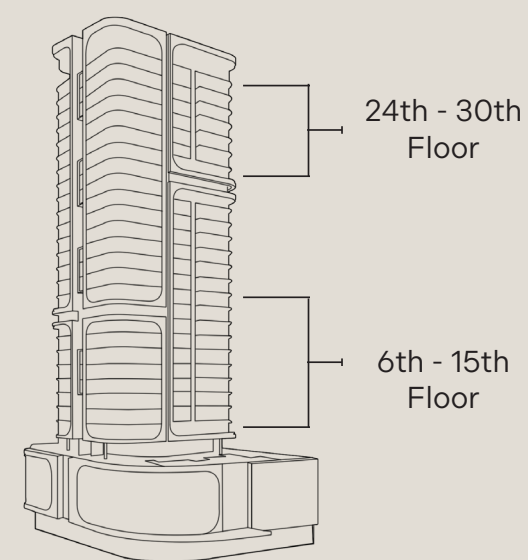
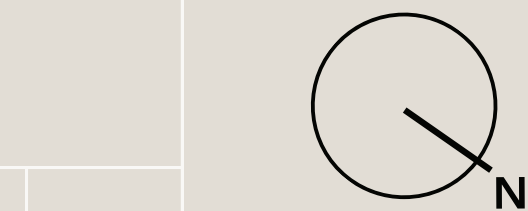
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Internal Living Area:
1248.61 Sq. Ft

Outdoor Living Area:
85.79 Sq. Ft

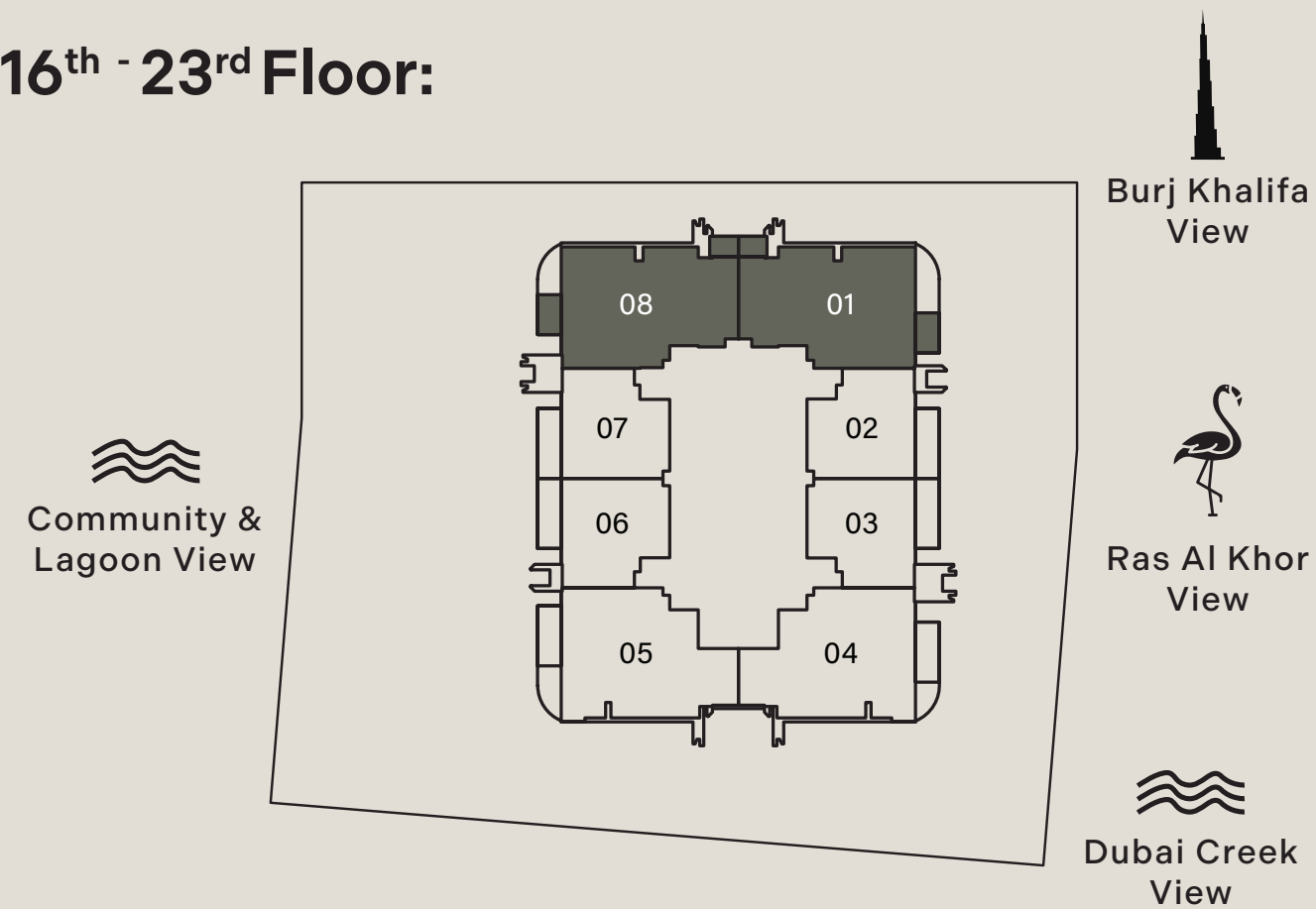
Total Living Area:
1334.40 Sq. Ft



2 BEDROOM + S

TYPE B

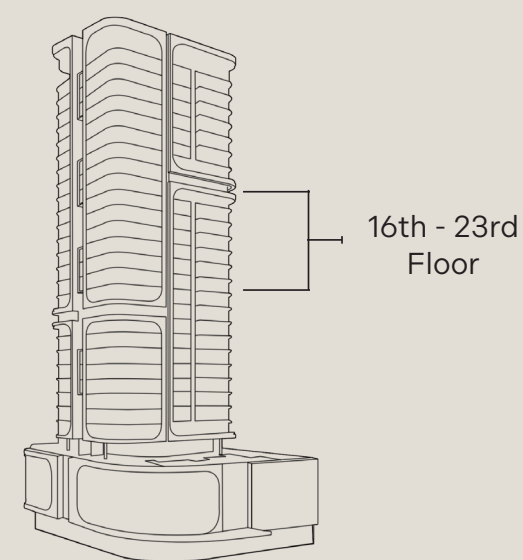
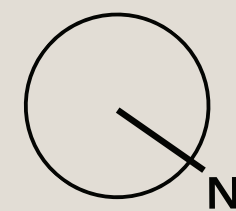
16th - 23rd Floor:



Internal Living Area:
1167.35 Sq. Ft

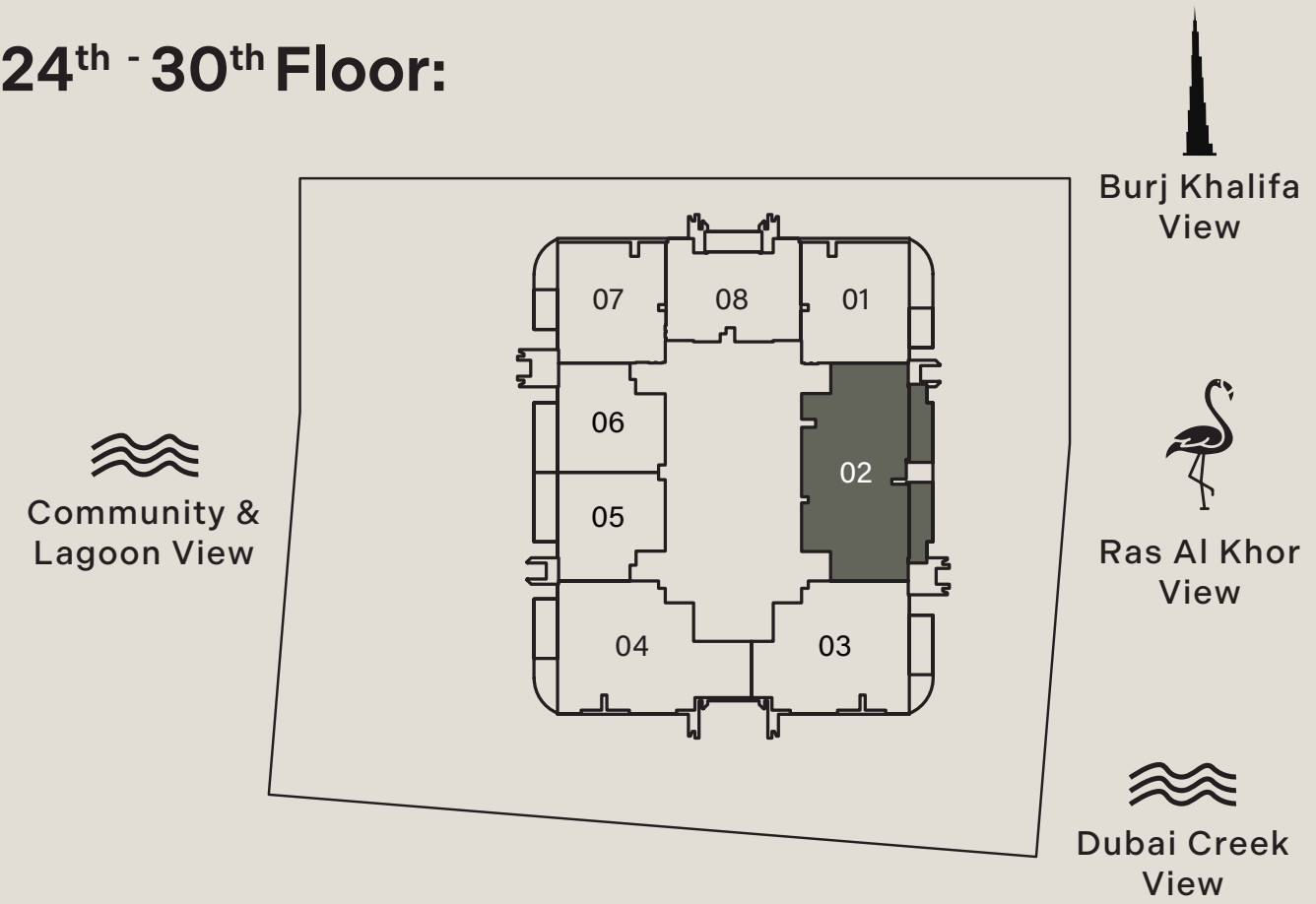
Outdoor Living Area:
92.46 Sq. Ft

Total Living Area:
1259.81 Sq. Ft



3 BEDROOM TYPE A

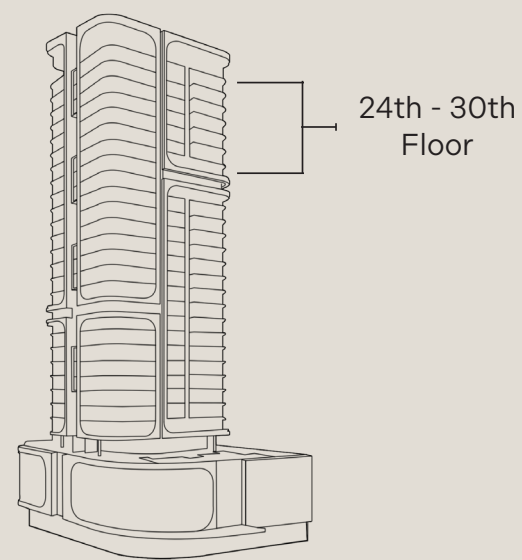
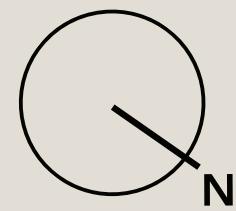
24th - 30th Floor:



Internal Living Area:
1311.37 Sq. Ft

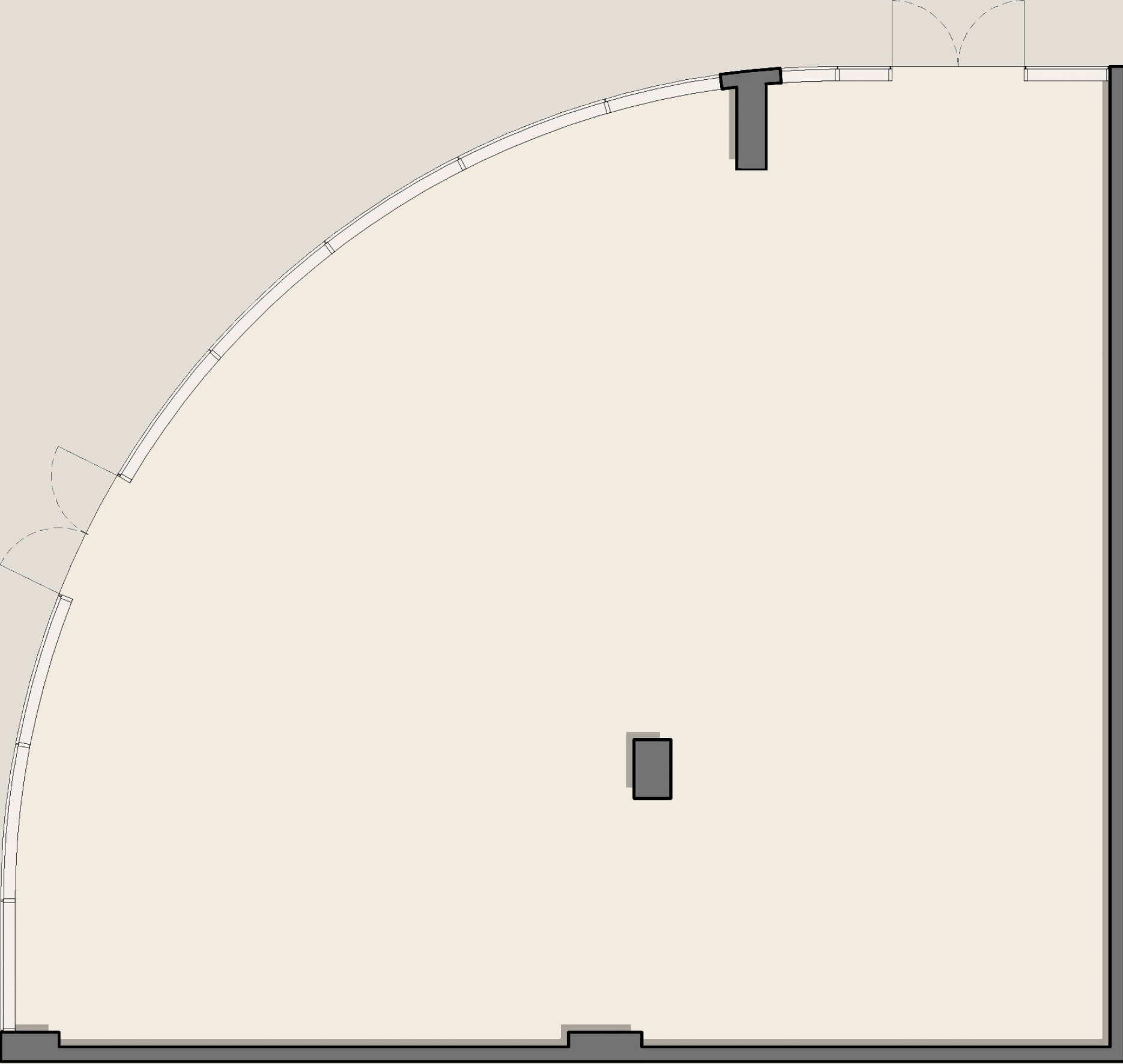
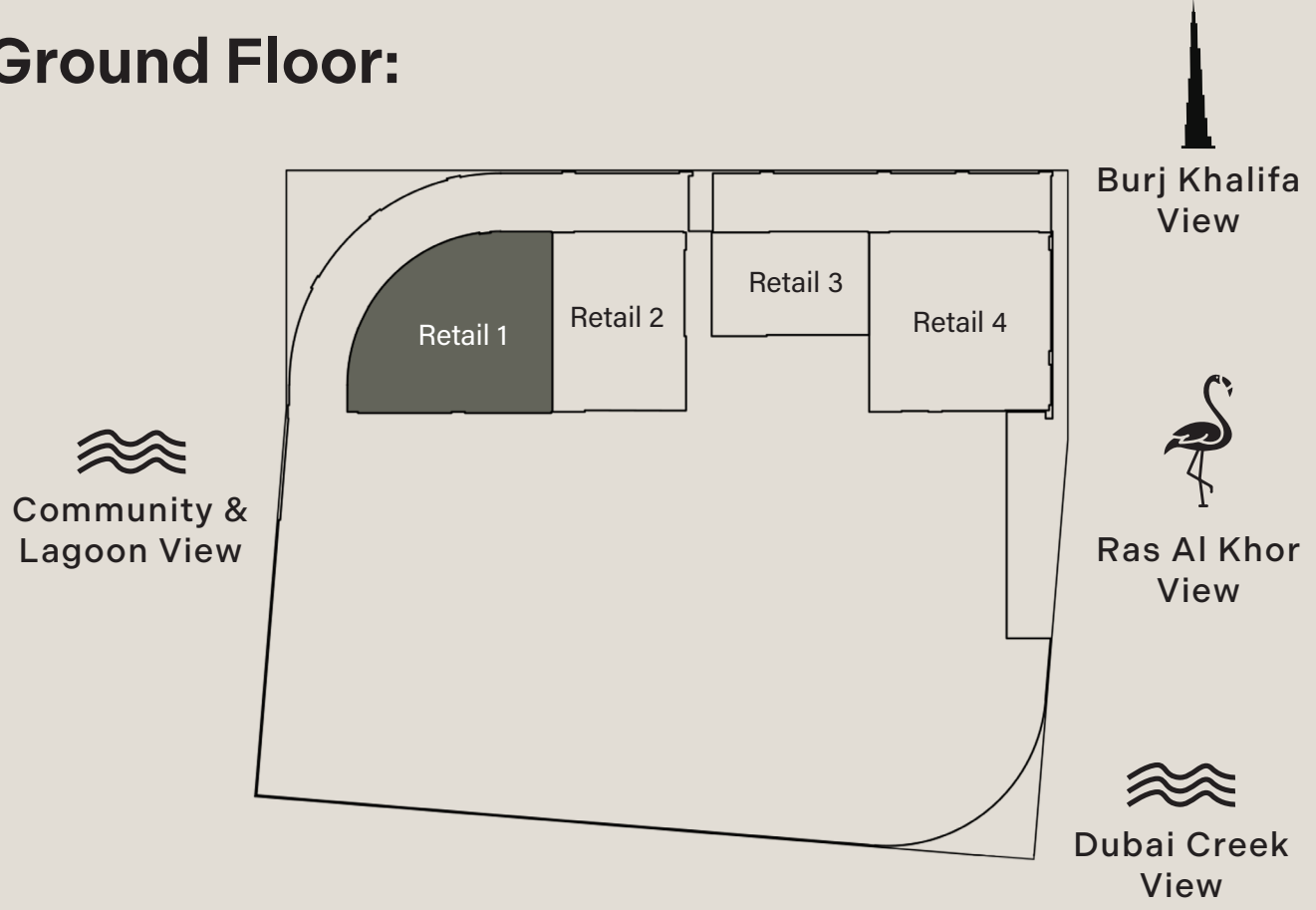
Outdoor Living Area:
215.71 Sq. Ft

Total Living Area:
1527.08 Sq. Ft

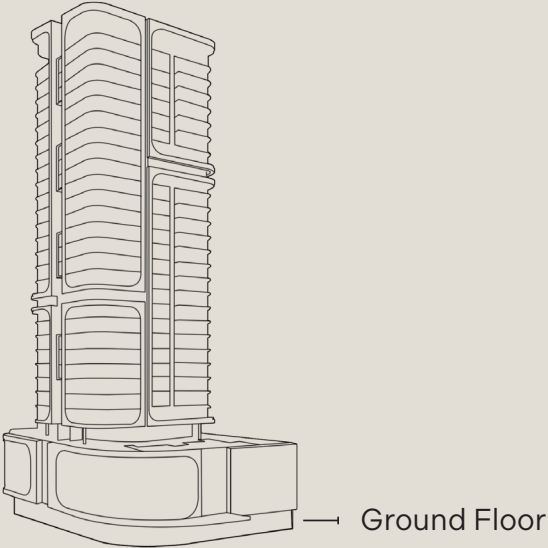
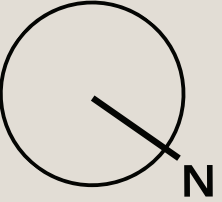


RETAIL 1

Ground Floor:

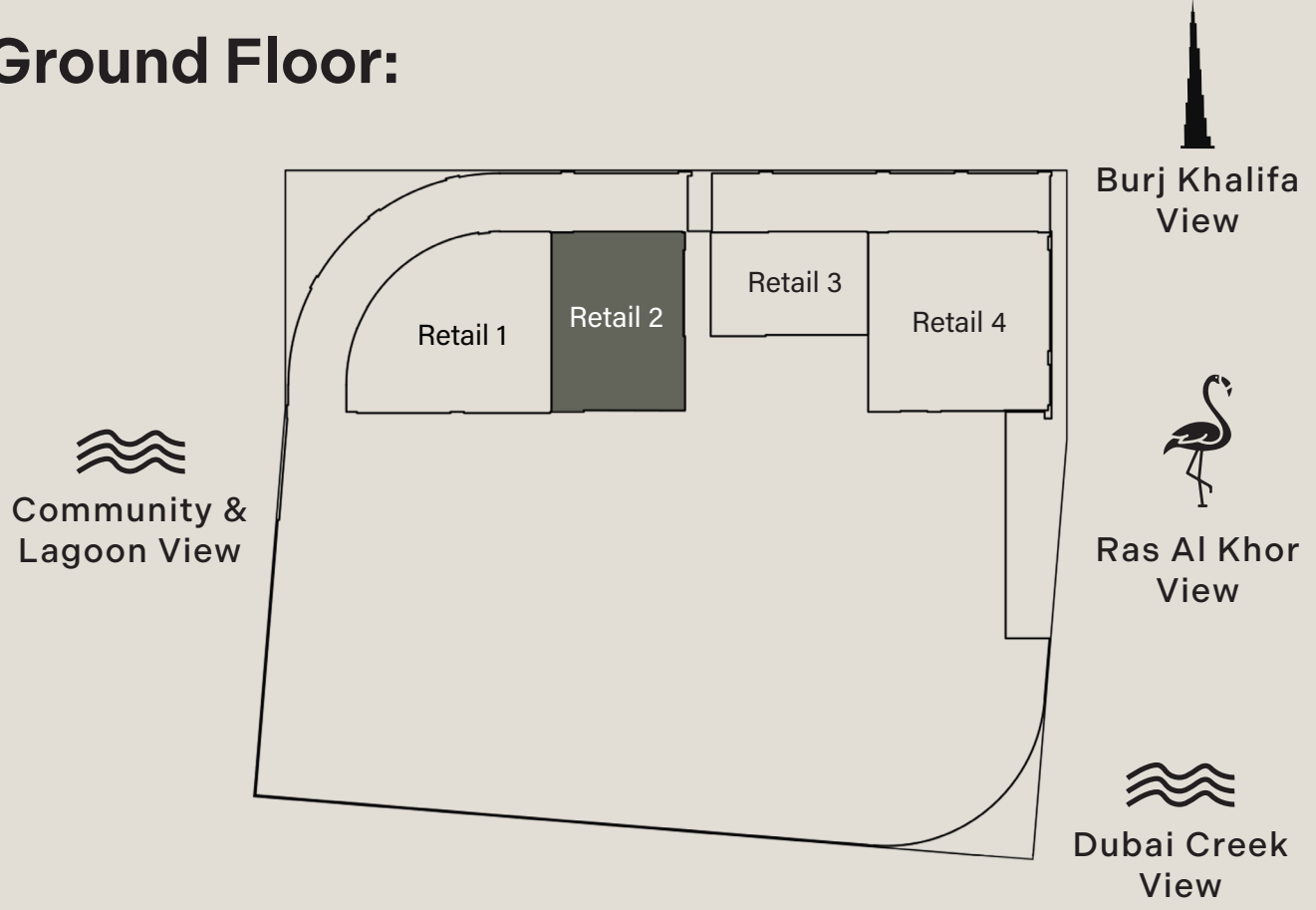


Internal Living Area:
1907.36 Sq. Ft

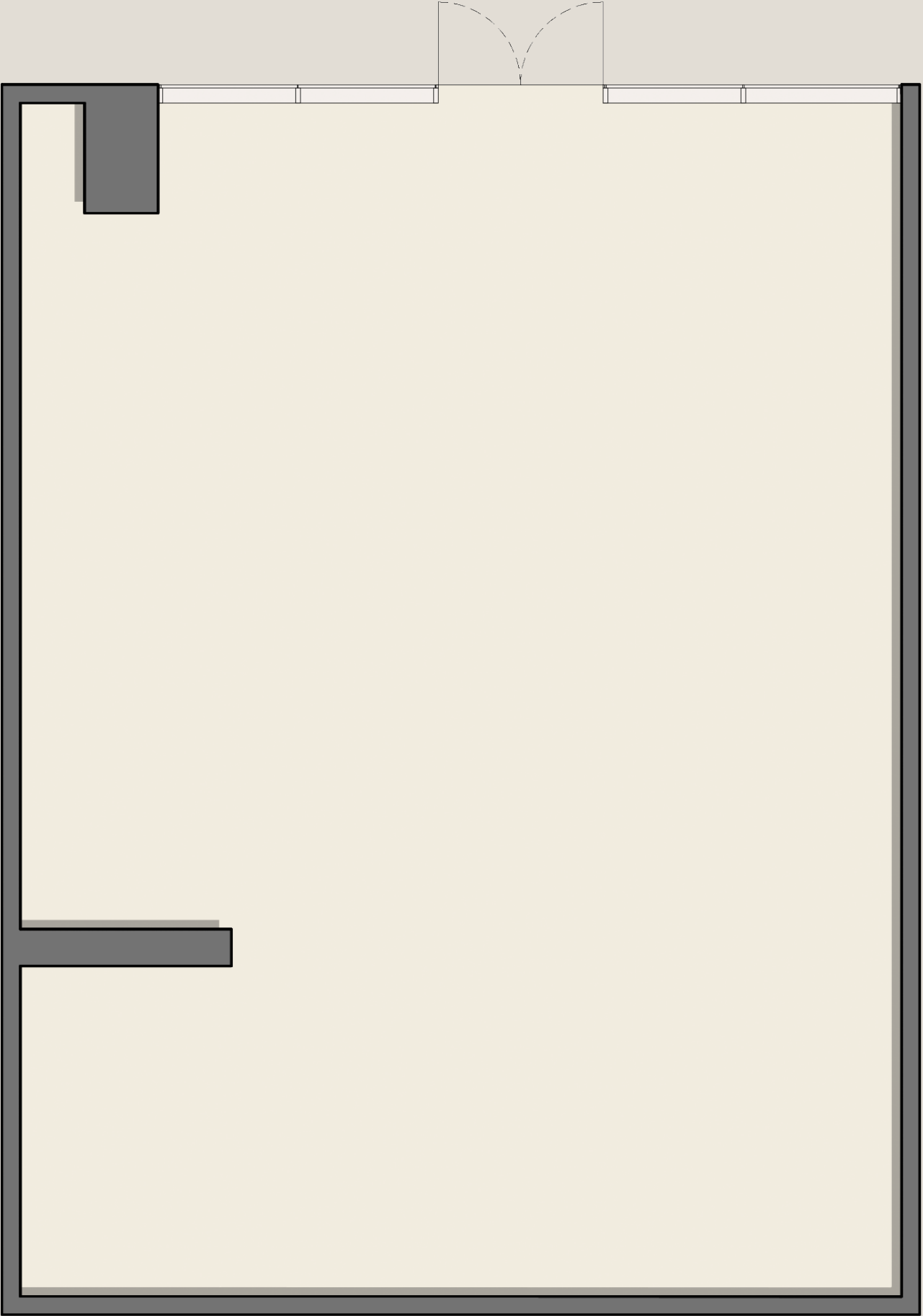
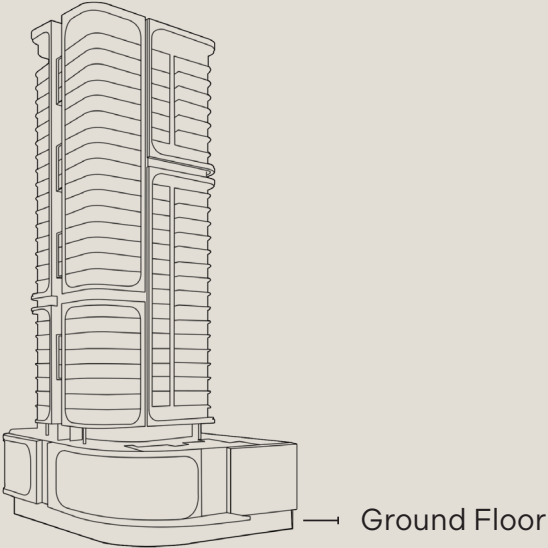
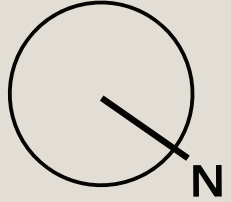


RETAIL 2

Ground Floor:

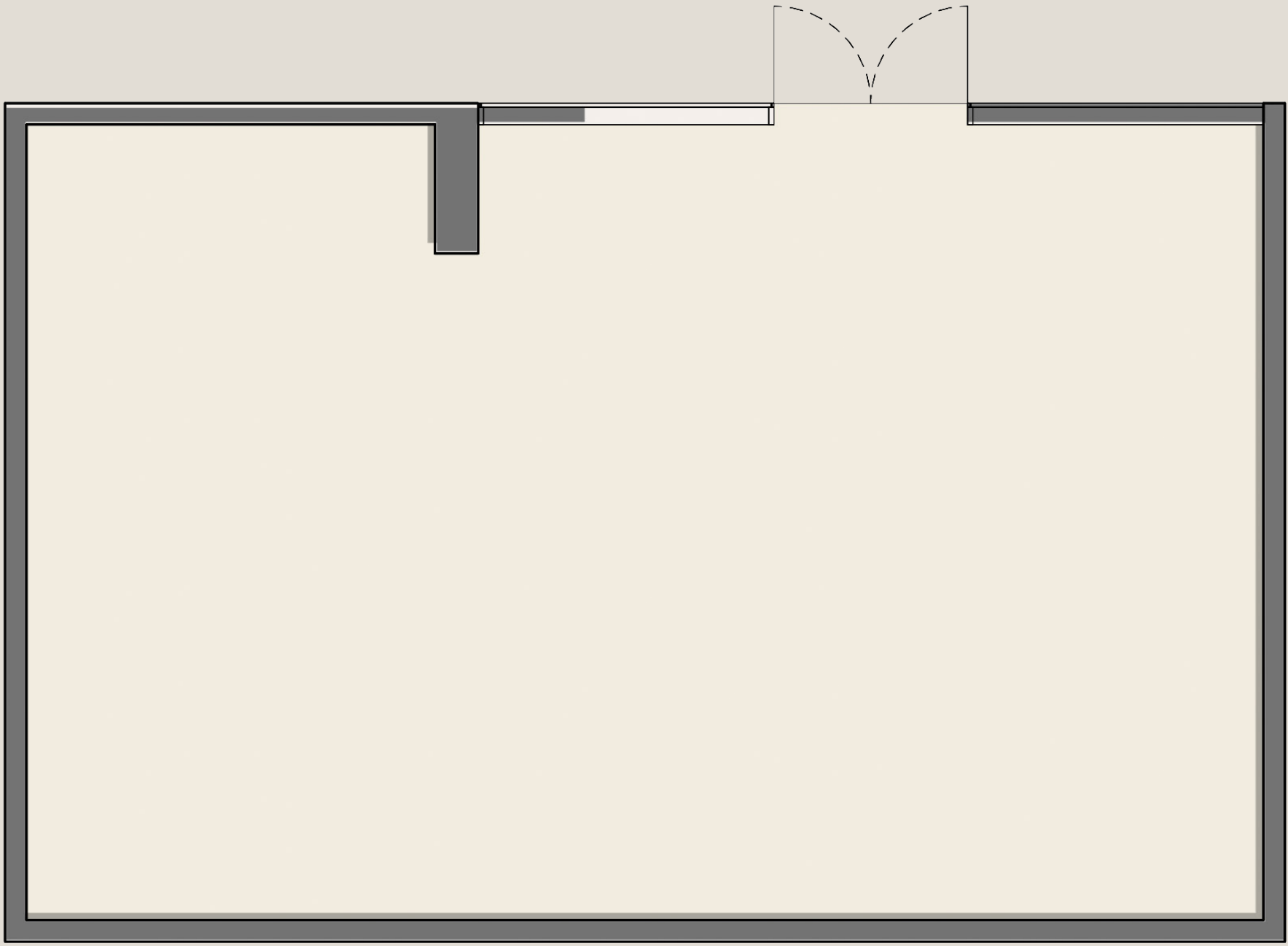
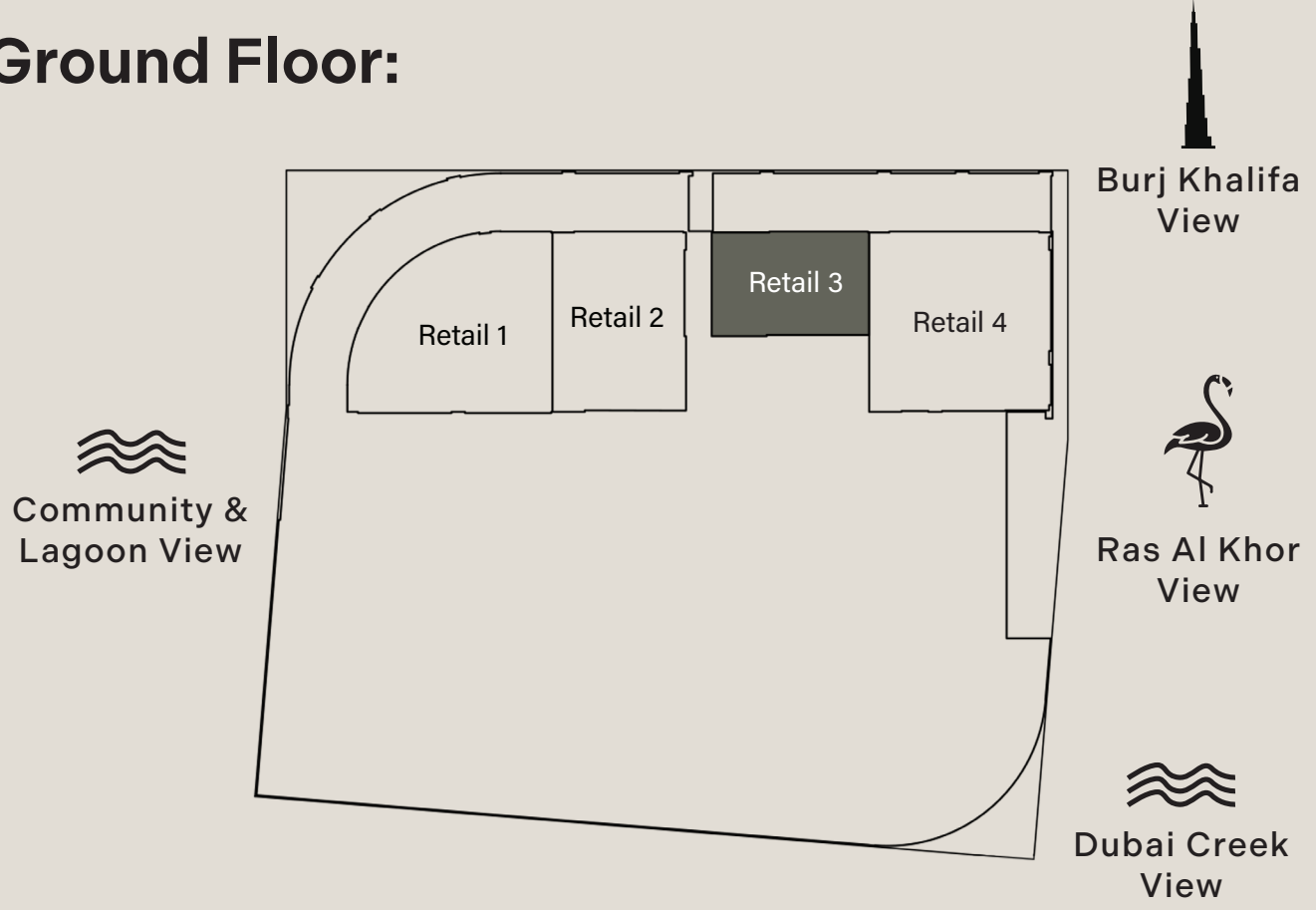


Internal Living Area:
1409.32 Sq. Ft

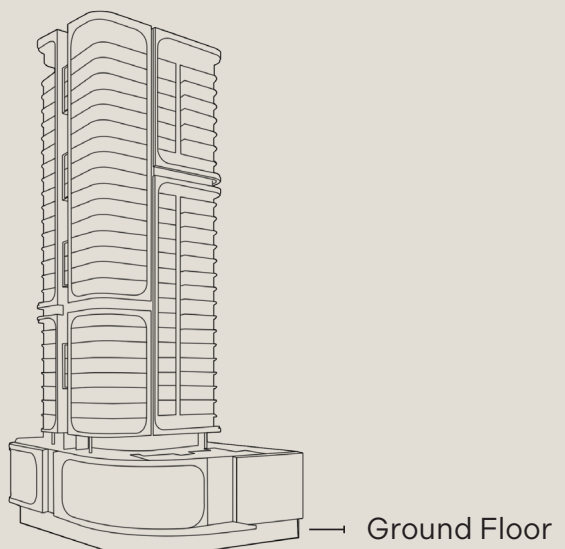
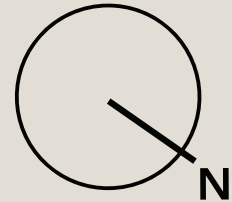


RETAIL 3

Ground Floor:

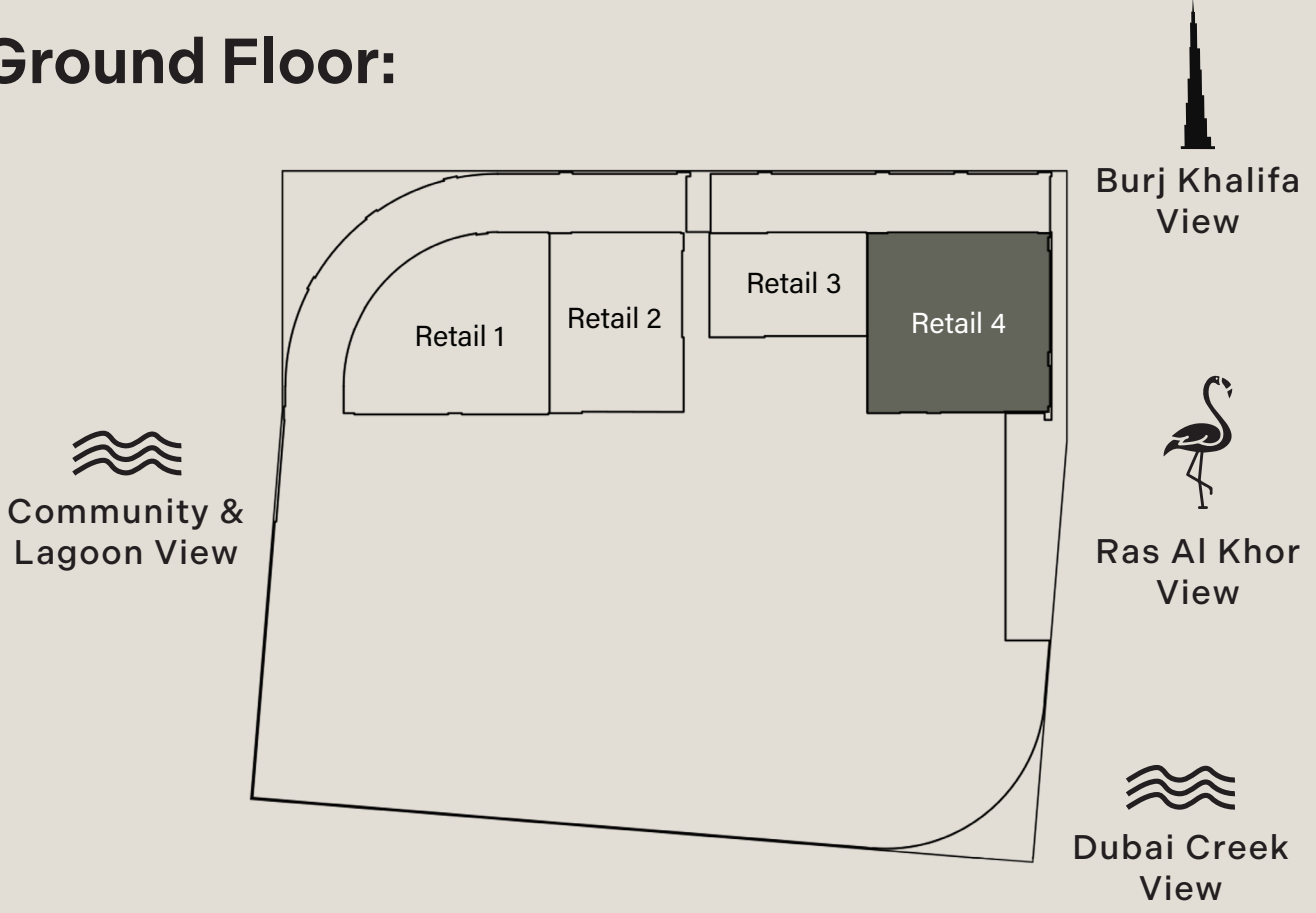


Internal Living Area:
967.78 Sq. Ft

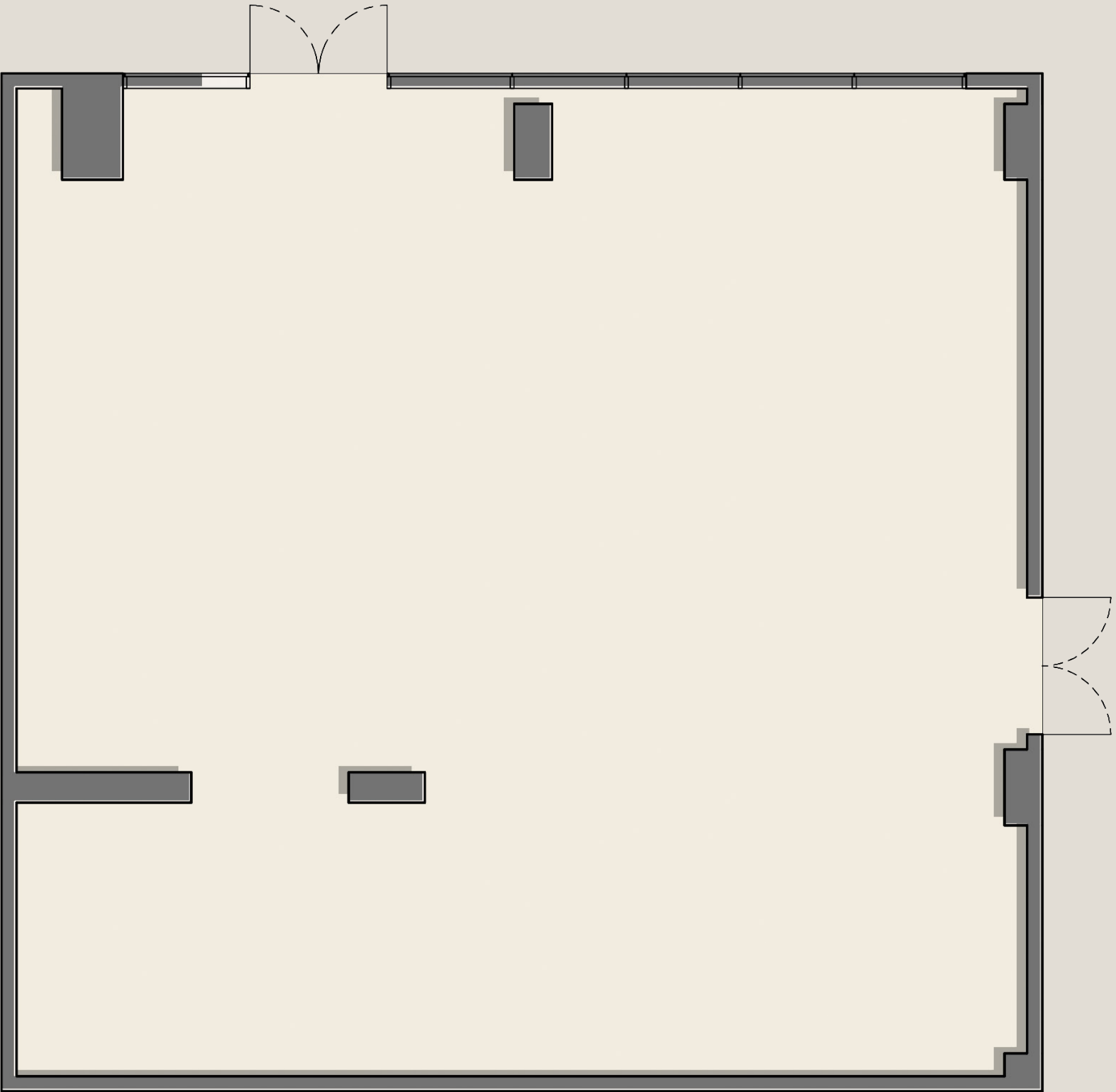
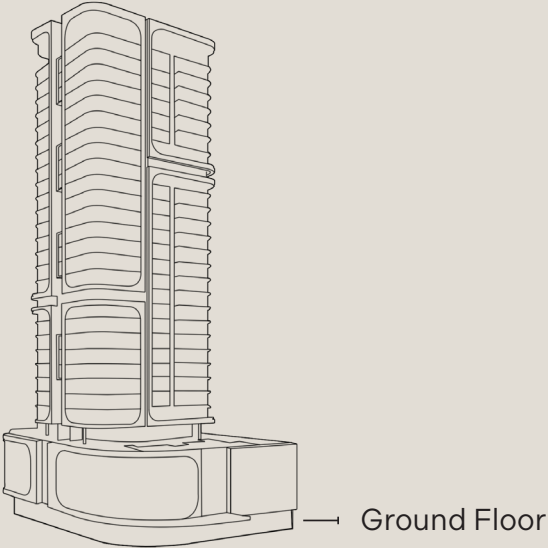
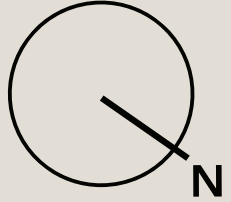


RETAIL 4

Ground Floor:



Internal Living Area:
1931.05 Sq. Ft



Payment Plan

20%
At the time
of booking

10%
60 days after the
reservation date

10%
120 days after the
reservation date

5%
240 days after the
reservation date

5%
360 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