



# 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

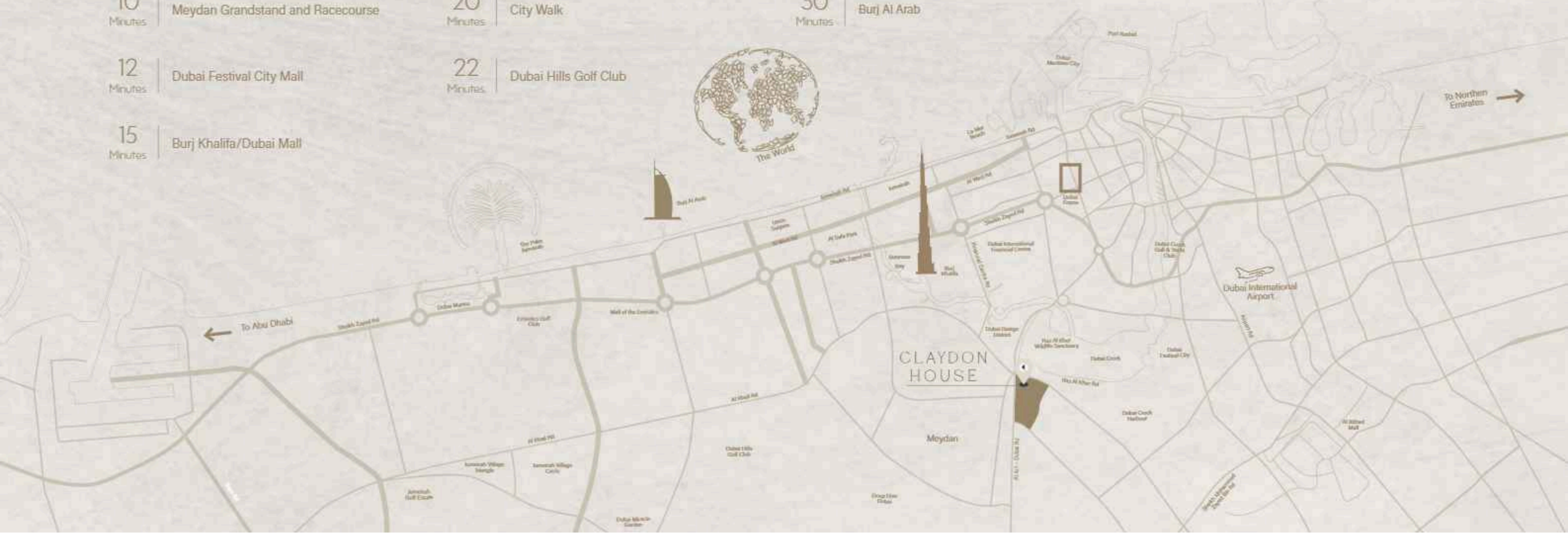
2km Crystal Lagoon

4km Community Promenade



# DRIVING DISTANCES

- |               |                                  |               |                                      |               |                                 |               |                             |
|---------------|----------------------------------|---------------|--------------------------------------|---------------|---------------------------------|---------------|-----------------------------|
| 1<br>Minute   | Meydan Underground Metro Line    | 15<br>Minutes | Business Bay                         | 22<br>Minutes | Dubai Creek Golf and Yacht Club | 35<br>Minutes | Palm Jumeirah               |
| 5<br>Minutes  | Ras Al Khor Wildlife Sanctuary   | 17<br>Minutes | Dubai International Airport          | 25<br>Minutes | Mall of the Emirates            | 38<br>Minutes | Dubai World Central Airport |
| 10<br>Minutes | Dubai Design District            | 20<br>Minutes | Dubai International Financial Centre | 25<br>Minutes | Jumeirah Beach                  |               |                             |
| 10<br>Minutes | Meydan Grandstand and Racecourse | 20<br>Minutes | City Walk                            | 30<br>Minutes | Burj Al Arab                    |               |                             |
| 12<br>Minutes | Dubai Festival City Mall         | 22<br>Minutes | Dubai Hills Golf Club                |               |                                 |               |                             |
| 15<br>Minutes | Burj Khalifa/Dubai Mall          |               |                                      |               |                                 |               |                             |





# 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

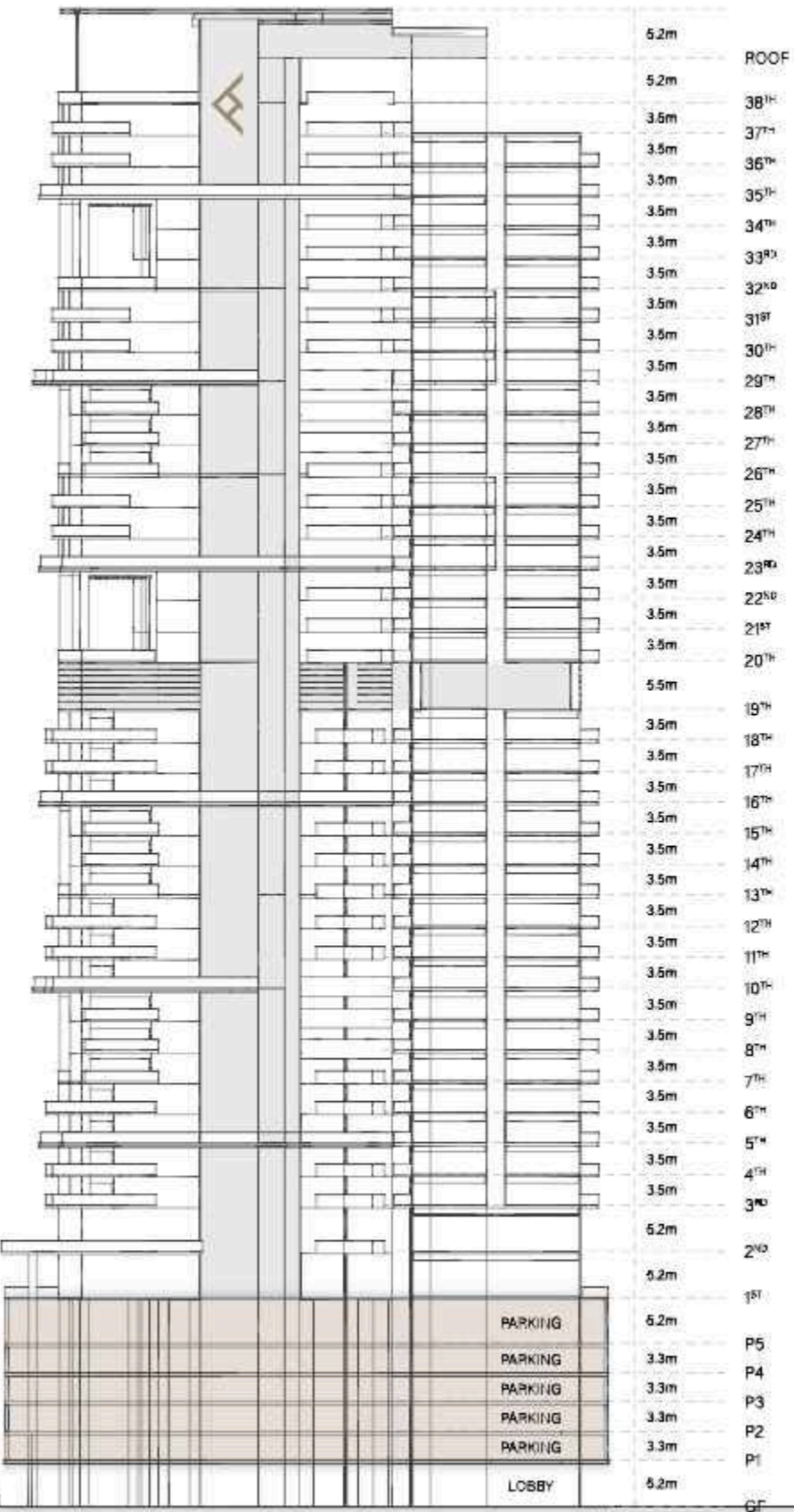
Winter  
Sunrise

Crystal Lagoon  
View

N



# ARCHITECTURAL SECTIONS



Crystal Lagoon  
2km

Lagoon Access

Community Promenade

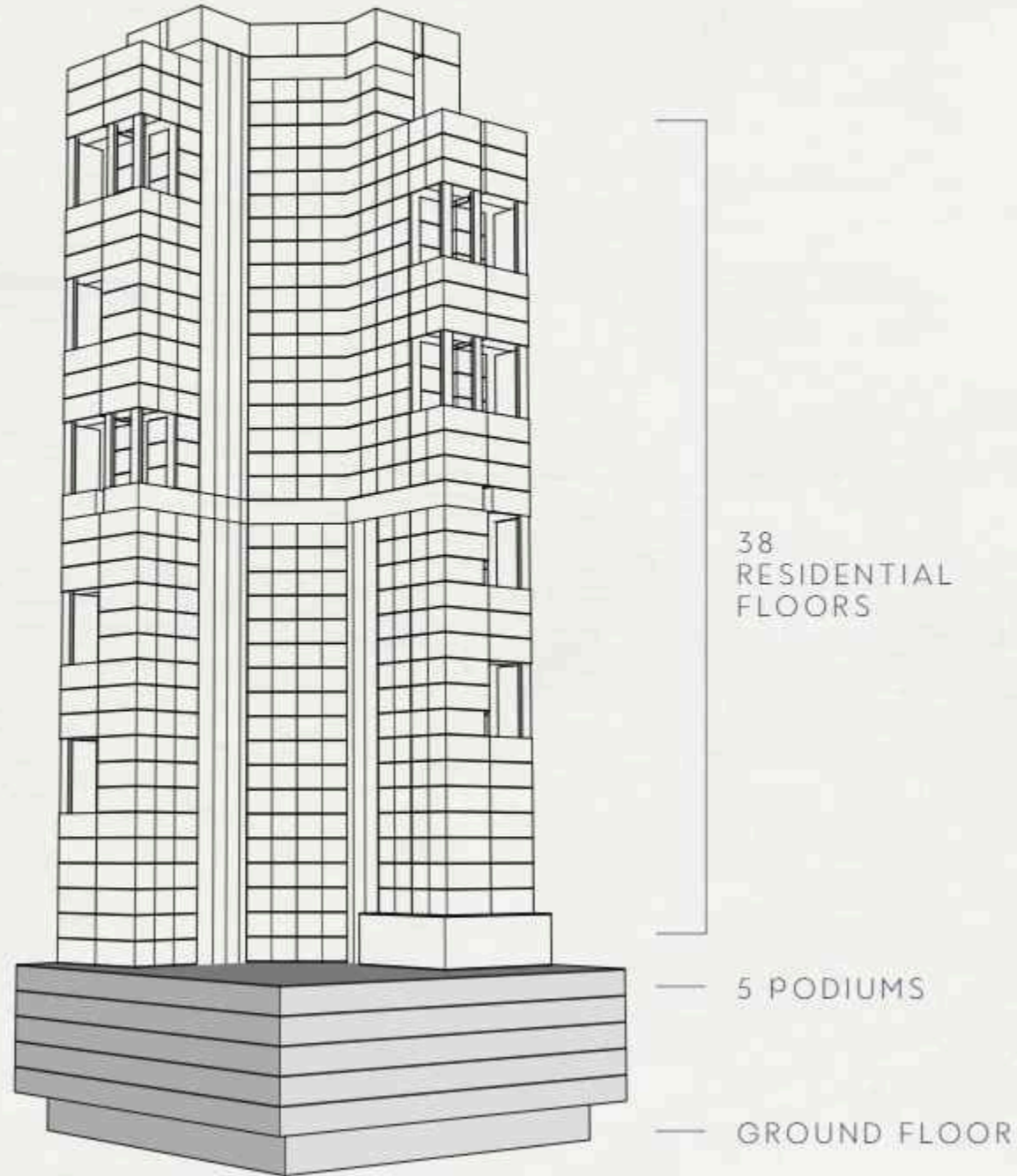
Retail Promenade

Lobby Entrance

Ras Al Khayr 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

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

## NUMBER OF UNITS PER TYPE

<b>1 Bedroom</b>	235 Units
<b>2 Bedrooms</b>	85 Units
<b>2 Bedrooms + Study</b>	47 Units
<b>3 Bedrooms + Study</b>	26 Units
<b>4 Bedrooms + Study</b>	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





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





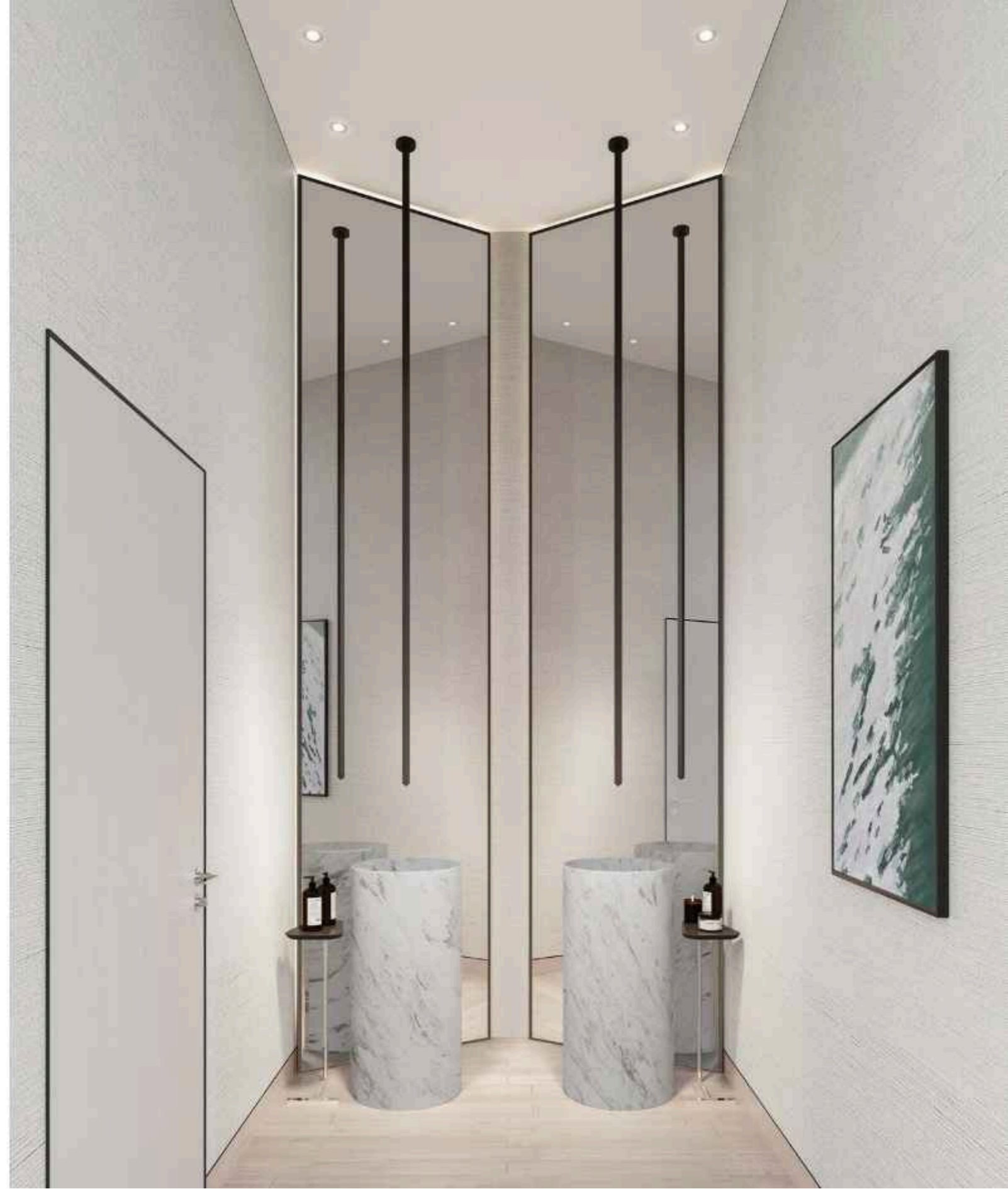
## CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize



## CLUB HOUSE WASHROOM

Well-appointed washroom facilities within the club lounge area



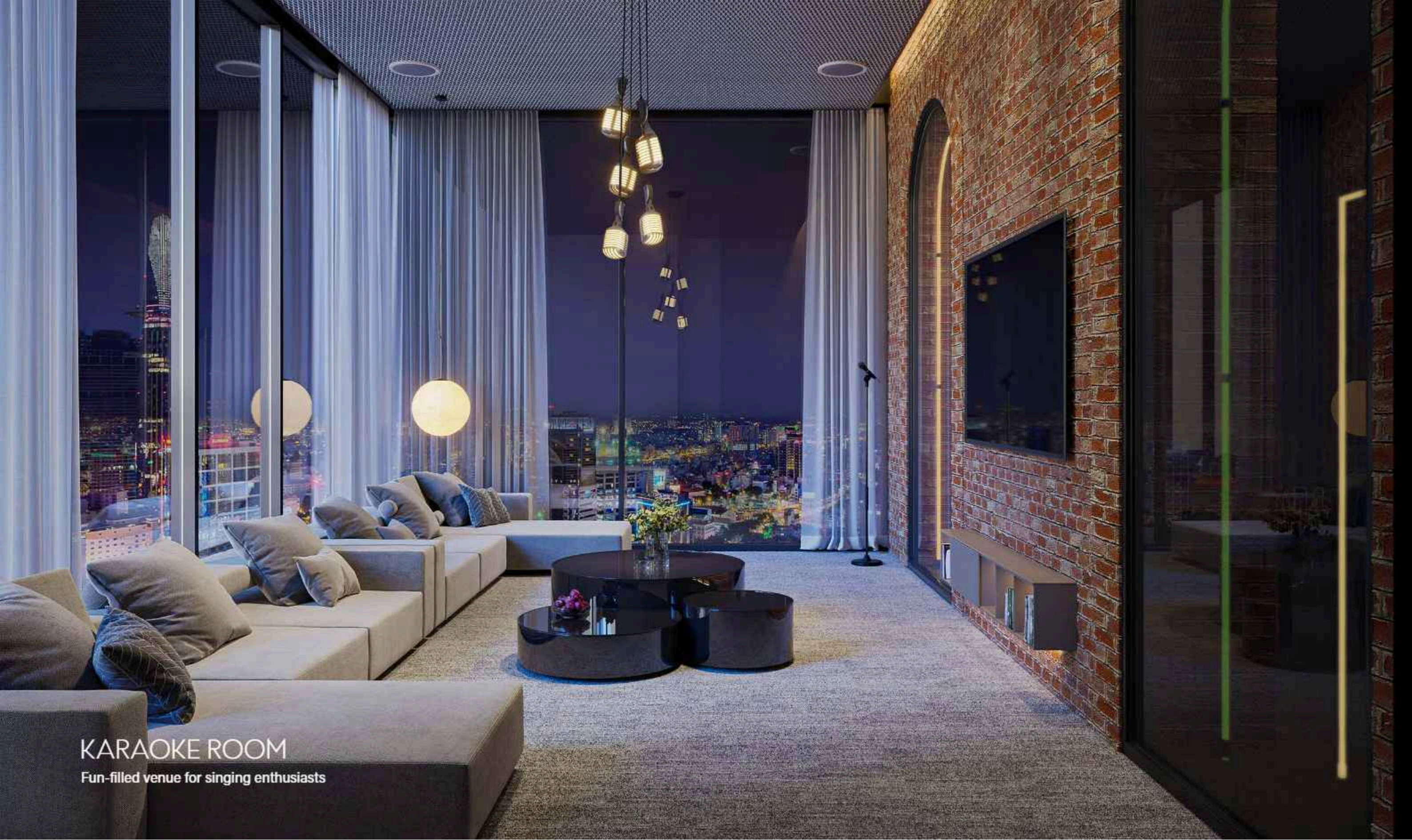




## ARCADE ROOM

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