



# The Crestmark

## BUILDING CONFIGURATION



### ELEVATORS

4 passenger elevators  
1 service elevator

### ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

### ANTICIPATED COMPLETION DATE

Q1 2026

### PARKING

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

### OWNERSHIP

Freehold

## AMENITIES WITHIN THE PROJECT



Lobby for working,  
lounging and reading



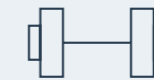
Leisure and lounge pool  
overlooking Dubai Canal



Baja Shelf and  
Pool sun loungers



Kids  
pool



Fitness  
studio



Treadwall  
fitness



Arcade  
room



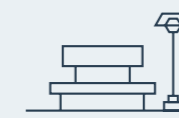
Secret club  
room



Changing room with  
steam, shower and sauna



Kidtropolis  
world



Outdoor  
garden



Indoor and outdoor  
yoga area



Barbeque  
area



Bicycle parking with  
wash area



EV charging  
station

## 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  
Palm Jumeirah

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





## DOCUMENT 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 40,000 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>



## UNITS & SIZES

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	15 units	From 493 sq. ft to 538 sq. ft
1 bedroom	62 units	From 747 sq. ft to 1,074 sq. ft
2-bedroom	83 units	From 1,046 sq. ft to 1,584 sq. ft
3-bedroom	26 units	From 1,593 sq. ft to 3,080 sq. ft
3 to 4-bedroom penthouse	3 units	From 2,742 sq. ft to 6,104 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto: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 [customercare@ellingtongroup.com](mailto:customercare@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

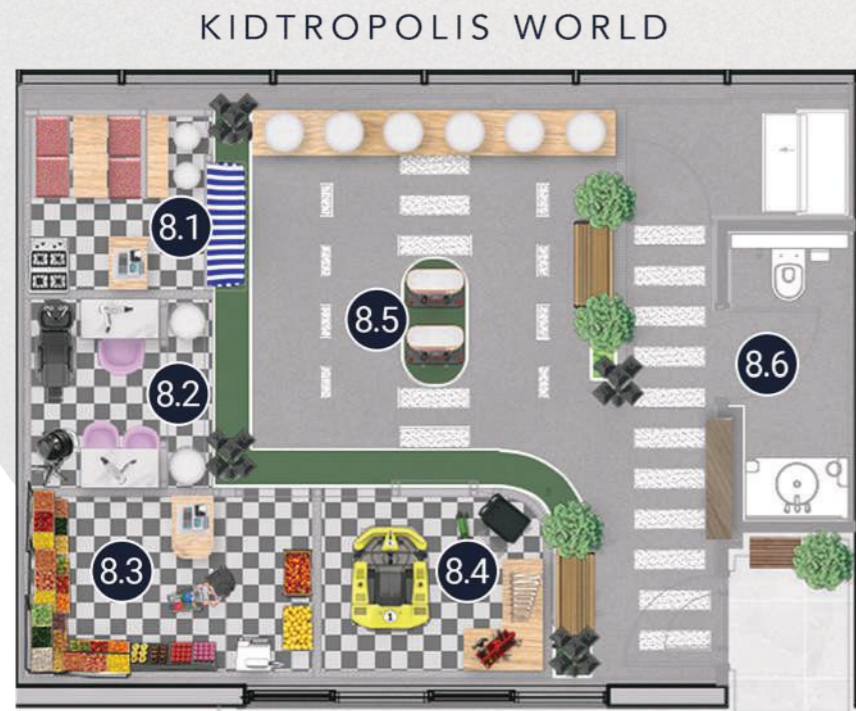
## PAYMENT PLAN

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



# 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



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





## LOBBY

Stepping into a perfectly designed space filled with artwork, greenery, and lush cream-colored furniture, the lobby invites residents to a vast, light-filled space. The careful attention to detail is felt as soon as you walk in, where the marble effect porcelain floor tiles, hub desk, the elevated library behind the reception desk, and the huge display of the sculptural Bonsai Tree are indeed a great addition to the overall aesthetic.



## FITNESS STUDIO

The fitness studio is a well-appointed space designed to inspire and motivate the residents. Equipped with top-of-the-line exercise equipment including a treadwall, the fitness studio offers a spacious and well-lit environment for a variety of workouts. The serene view of the pool deck adds to the ambiance, creating a tranquil and refreshing atmosphere that encourages focus and determination during your workout. With its state-of-the-art facilities and inspiring surroundings, this fitness studio promises an invigorating and rewarding exercise experience.



## POOL DECK

The resort-style swimming pool is the centerpiece of the deck, surrounded by Baja shelves that allow residents to lounge in shallow water while taking in the beautiful surroundings. The pool is also surrounded by hospitality-quality cushioned sun loungers, providing ample space to relax and soak up the sun. For those seeking a more private experience, cabanas facing the pool and the canal offer a secluded and tranquil oasis. Robust landscaping surrounds the pool deck, creating a lush and tropical atmosphere that further enhances the relaxation experience.



## WELLNESS STUDIO

The glass-enclosed yoga studio is naturally lit and offers stunning views creating a peaceful and calming atmosphere, perfect for practicing yoga and meditation. The glass enclosure provides a sense of openness and connection to the outdoors while providing a comfortable environment. The panoramic view of the Business Bay Marina and the floating villas is truly unique and adds an extra element of relaxation and calmness to the space.





## KIDTROPOLIS WORLD

Kidtropolis World is a unique and exciting space that is dedicated entirely to kids. It offers a mini-city experience that allows children to explore, play and engage in different roles and activities, all within a safe environment. The space comprises a range of facilities, including a diner cafe, a hair salon, a supermarket, a car shop, a gas station, and even a kids' washroom. These facilities are designed to provide children with a fun and immersive experience that encourages creativity, curiosity, and learning. By role-playing and interacting with different aspects of this mini-city, kids can develop a range of skills, from socializing to communication and teamwork.



## KITCHEN

The open-layout kitchen provides ample cooking, entertaining, and dining space, while the Miele appliances offer top-of-the-line performance and efficiency. The integrated lighting adds a modern touch to the space, creating a warm and inviting atmosphere. The kitchen also offers a built-in convenient and stylish fridge, seamlessly blending into the cabinetry. While the elegant waterfall edge bar counter serves as a centerpiece, adding a touch of sophistication to the overall design.



## ARCADE ROOM

Step into the arcade room and be transported to a retro-gaming paradise. This unique space is designed to delight and entertain residents. Whether you're a gaming enthusiast or just looking for some fun and relaxation, the room features lounge seats and a range of arcade machines including Skee ball, street basketball, and Pacman. For those looking for a bit of friendly competition, there is a mini bowling alley, table tennis, and a games table. The room is also equipped with a TV and has direct access to the pool and garden.



## BATHROOM

The bathroom is thoughtfully designed with ample storage space, including a sleek vanity with drawers, shelves, and cabinets, allowing for easy organization of all bathroom essentials. The large his and hers mirrors provide ample reflection making the bathroom feel more spacious. The shower features a glass door that allows natural light to fill the space and highlights the beauty of the textured porcelain wall tiles. While the high-end fixtures and the overall minimalist design, elevate the entire space to a new level of extravagance.



## WHY INVEST IN DUBAI?


 High rental returns compared to major world cities

0% 0% tax on residential real estate

 Fixed exchange rate (US Dollar and UAE Dirham)

 Stable economy and currency

 Residence visa

 Safe and reliable investment environment

 Sustained economic growth


 World-class COVID-19 management

 World-class education

 Readily available financing options

 Ease of doing business – 1st in MENA\*

 Consistently growing population

 DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center \*\*

\*Ease Of Doing Business Report – 2021

\*\* The Global Financial Centres Index - 2019

## WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning boutique developer

**ROI**

High return on investment of up to 9%\*

**96%**

Occupancy rate\*



Multiple payment options available including cryptocurrency



Hotel-inspired amenities

**30%**

Premium on average rental returns\*\*



High capital appreciation upon handover



Transparent and reliable customer care



Prime locations



High tenant retention



Quicker return of capital compared to market average\*



Sustainability compliance with Dubai Green Building Regulations

\*ReidIn Market Data  
\*\*JVC projects as per ReidIn report





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