




# THE QUAYSIDE

BY ELLINGTON

PROJECT BRIEF

A photograph taken from the deck of a boat, looking out over a body of water towards a city skyline. The foreground shows the boat's railing and a large, curved metal structure. The background features a hazy cityscape with several tall buildings, including a prominent one with a pointed top. The sky is a pale, clear blue.

A TRANQUIL OASIS  
AMIDST THE URBAN  
PULSE OF DUBAI



## DRIVING DISTANCES

05  
**MINUTES**  
Business Bay Metro Station

11  
**MINUTES**  
Dubai Mall / Burj Khalifa

12  
**MINUTES**  
Museum of the Future

14  
**MINUTES**  
City Walk

15  
**MINUTES**  
Meydan Golf Course

16  
**MINUTES**  
Dubai International Financial Centre

16  
**MINUTES**  
Mall of the Emirates

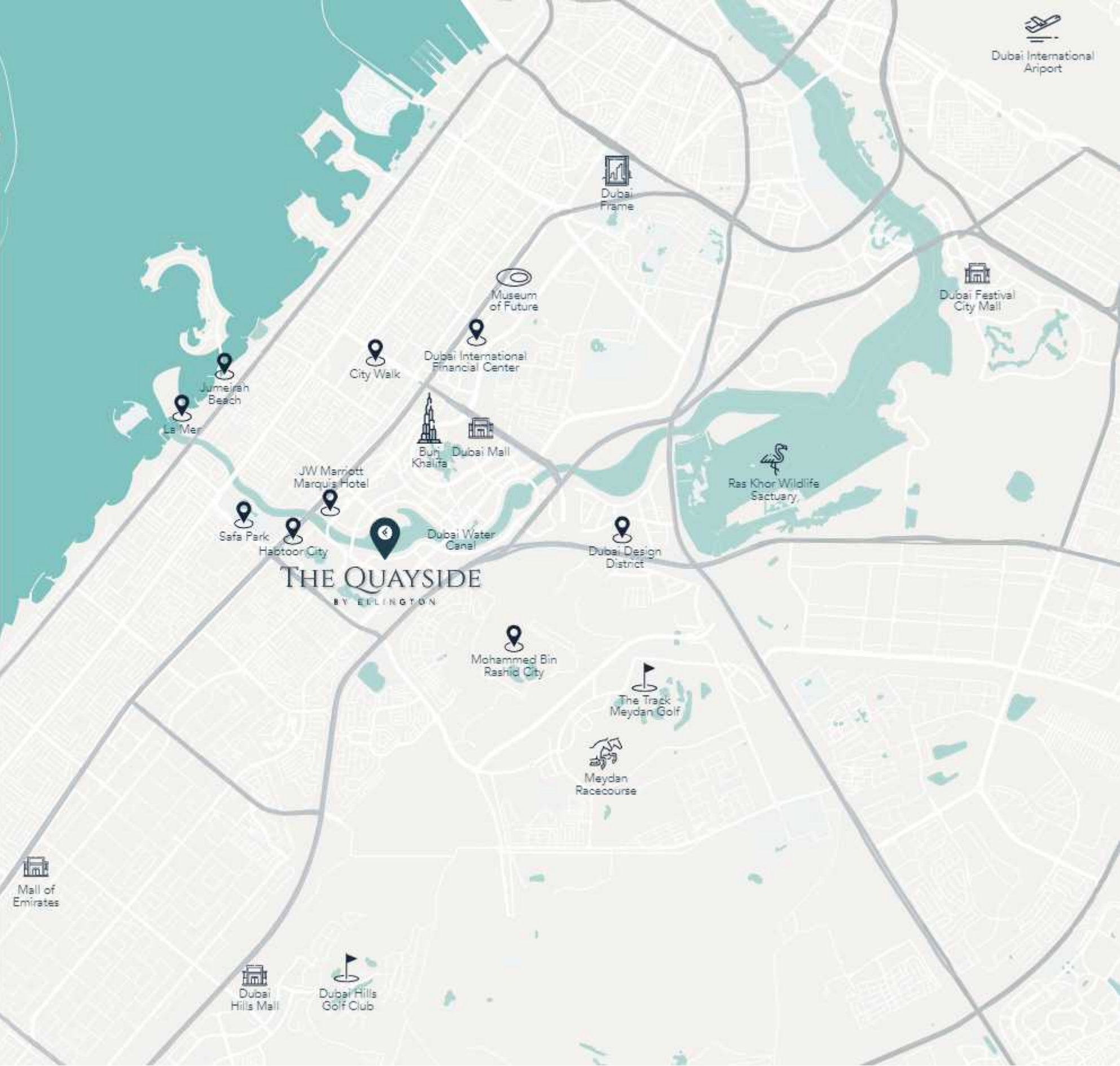
17  
**MINUTES**  
Dubai Design District

18  
**MINUTES**  
Dubai International Airport

20  
**MINUTES**  
La Mer Beach

20  
**MINUTES**  
Burj Al Arab

22  
**MINUTES**  
Palm Jumeirah







# THE QUAYSIDE

BY ELLINGTON

Inspired by its peerless location overlooking Dubai's iconic skyline and the shimmering, ever-changing waterways, driven by chic contemporary design and crafted to enable life lived in style, The Quayside by Ellington Properties is an architectural expression of modern excellence. Located in the heart of Business Bay, relaxation and tranquillity can be uncovered amidst the pulse of Dubai's most dynamic neighbourhood. With an array of luxuriously designed residences, breathtakingly communal spaces and resort-style amenities designed to elicit relaxation, interconnectivity and joy. The Quayside matches a sensory journey with the utmost in liveability.

# BUILDING CONFIGURATION

## ELEVATORS

3 passenger elevators  
1 service elevator

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## ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft.

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## ANTICIPATED COMPLETION DATE

Q1 2026

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## PARKING

Studio, 1 and 2 bedrooms: 1 car parking space  
3 bedrooms: 2 car parking spaces

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## OWNERSHIP

Freehold

RESIDENTIAL  
FLOORS

PODIUM  
FLOORS

GROUND  
FLOOR





## SIZE RANGE PER UNIT TYPE

### STUDIO

From 542 sq. ft

### 1 BEDROOM

From 758 sq. ft to 986 sq. ft

### 2 BEDROOM + MAIDS

From 1,420 sq. ft to 1,567 sq. ft

### 3 BEDROOM

From 1,420 sq. ft to 1,567 sq. ft

### 5 BEDROOM PENTHOUSE

From 10,004 sq. ft

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## NUMBER OF UNITS PER TYPE

Studio = 15 units

1 bedroom = 46 units

2 bedroom + maids = 42 units

3 bedrooms = 14 units

Penthouse = 1 unit

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## PRICE RANGE PER UNIT TYPE

### STUDIO

From 1,315,828

### 1 BEDROOM

From 1,787,828

### 2 BEDROOM + MAIDS

From 3,299,828

### 3 BEDROOM

From 4,226,828







DAY VIEW  
ACTUAL RESIDENTIAL DEVELOPMENT





**NIGHT VIEW**  
ACTUAL RESIDENTIAL DEVELOPMENT

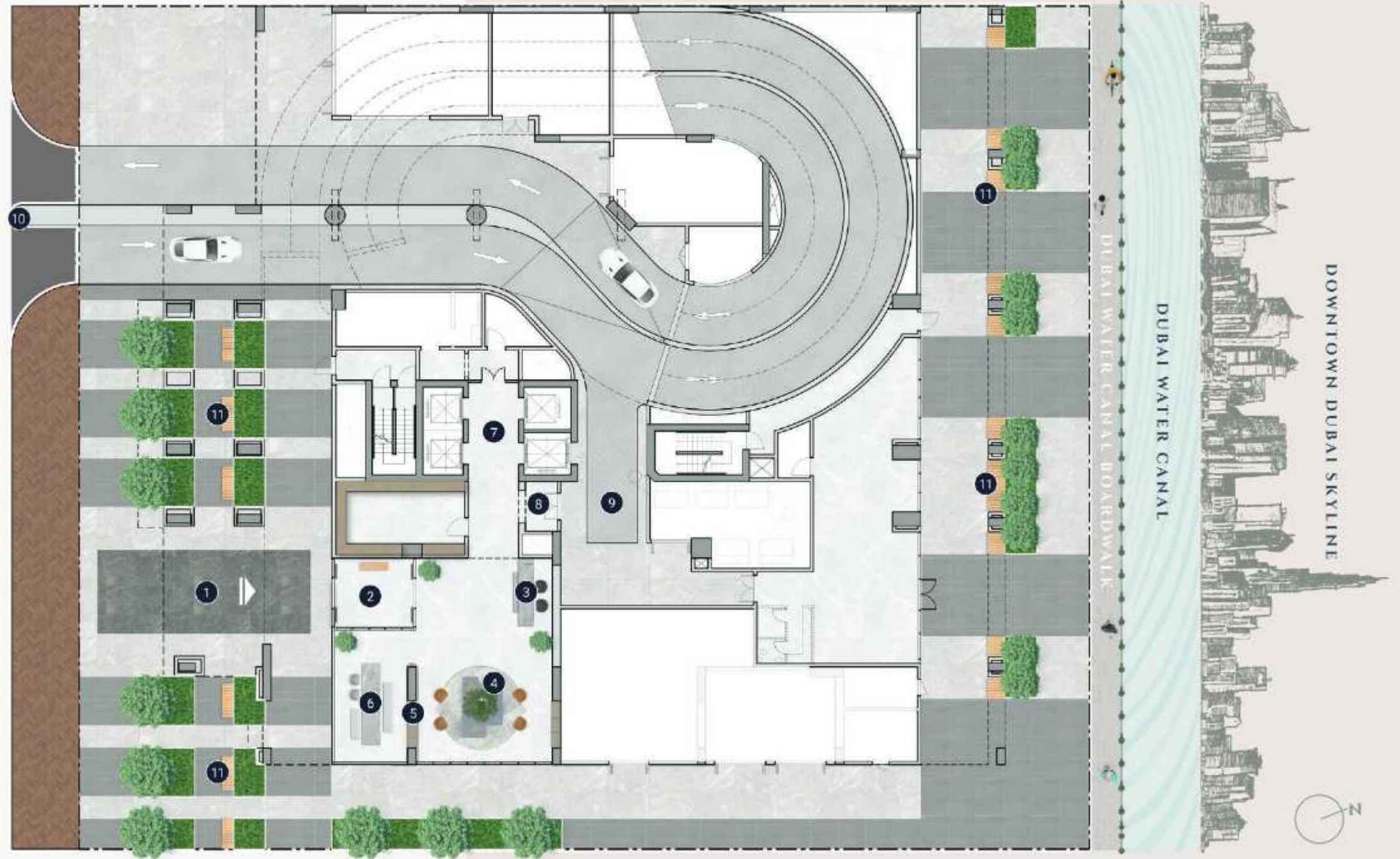






# GROUND FLOOR PLAN

- ① Main Entrance
- ② Lobby Entrance
- ③ Lobby Reception
- ④ Lobby Lounge
- ⑤ Library Wall
- ⑥ Communal Table
- ⑦ Lift Lobby
- ⑧ Access to Lift and Lobby
- ⑨ Move-in Truck Zone
- ⑩ Vehicle Entrance/Exit
- ⑪ Outdoor Seating Areas





# FIRST FLOOR PLAN

- ① Leisure & Lounge Pool
- ② Cascading Waterfall
- ③ Net Seating by the Pool
- ④ Pool Sun Loungers
- ⑤ Baja Shelf
- ⑥ Cabanas
- ⑦ Kids Pool
- ⑧ Outdoor Kids Play Area
- ⑨ Indoor Kids Play Area
- ⑩ Kids Bathroom
- ⑪ Male Spa Room
- ⑫ Female Spa Room
- ⑬ Zen Room
- ⑭ Fitness Studio
- ⑮ Clubhouse
- ⑯ Kitchenette
- ⑰ Outdoor Lounge Terrace
- ⑱ Outdoor Dining Area
- ⑲ Pizza Oven and Barbeque Area
- ⑳ Lift Lobby







LOBBY





ELLINGTON  
PROPERTIES



BOARDWALK ACCESS





EV CHARGING STATION + BICYCLE





POOL DECK





POOL LOUNGERS





KIDS POOL



FITNESS STUDIO







ELLINGTON  
PROPERTIES

CLUBHOUSE





SPA ROOMS



ZEN ROOM







PIZZA OVEN + BARBEQUE AREA



LIVING AREA













KITCHEN









# FLOOR PLANS



# 1ST FLOOR TYPICAL PLAN



1ST FLOOR TYPICAL PLAN

  
STUDIO APARTMENTS

  
1 BEDROOM APARTMENTS





# 2ND - 15TH FLOOR TYPICAL PLAN



2ND-15TH FLOOR TYPICAL PLAN

 STUDIO APARTMENTS

 1 BEDROOM APARTMENTS

 2 BEDROOM APARTMENTS

 3 BEDROOM APARTMENTS





# STUDIO

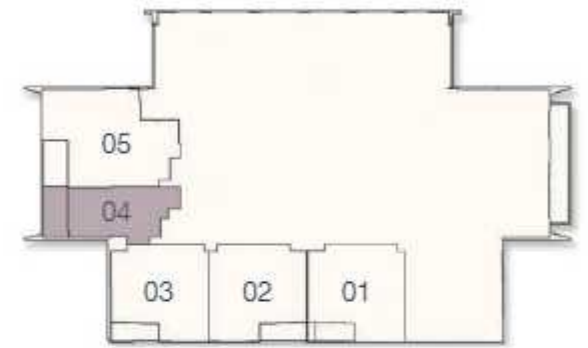


Internal Living Area  
438.52 sq.ft.

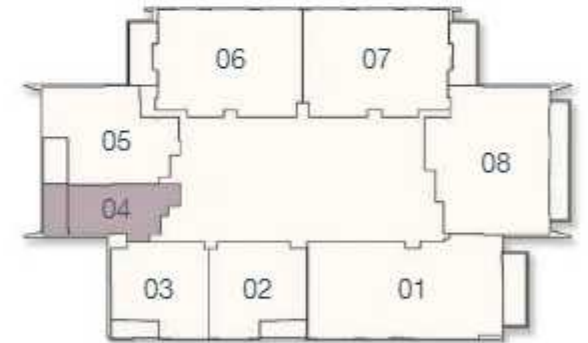
Outdoor Living Area  
103.55 sq.ft.

Total Living Area  
542.07 sq.ft.

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> - 15<sup>TH</sup> FLOOR





# 1 BEDROOM TYPE A



Internal Living Area

Outdoor Living Area

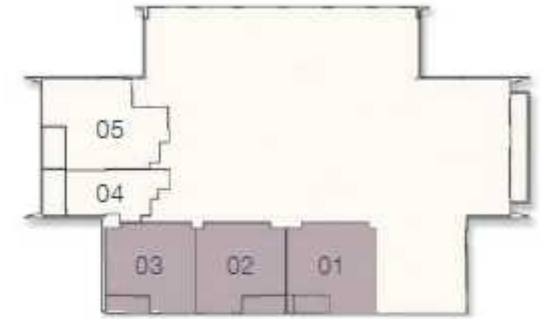
Total Living Area

700.30 sq.ft.

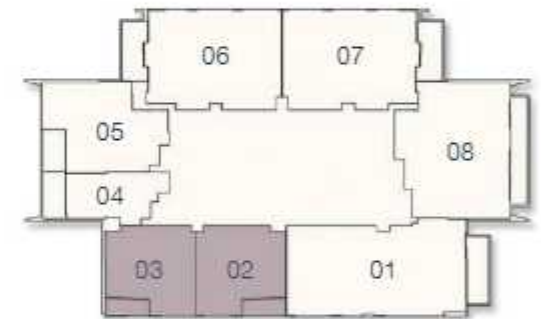
68.46 sq.ft.

768.76 sq.ft.

## 1<sup>ST</sup> FLOOR

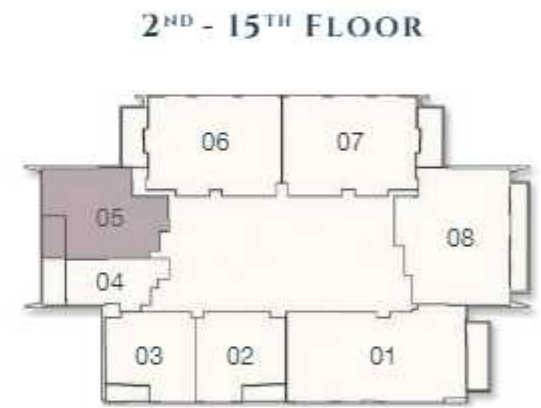


## 2<sup>ND</sup> - 15<sup>TH</sup> FLOOR





# 1 BEDROOM TYPE B



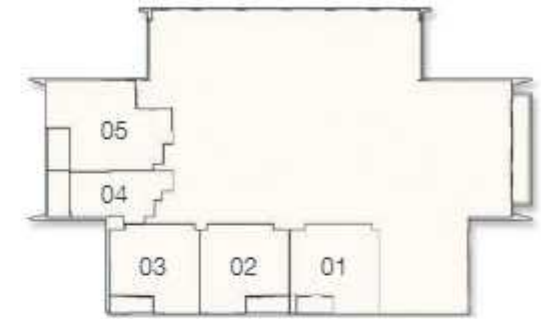
Internal Living Area	Outdoor Living Area	Total Living Area
893.19 sq.ft.	92.89 sq.ft.	986.08 sq.ft.



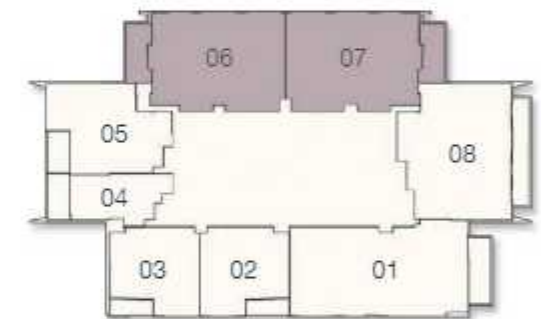
## 2 BEDROOM TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

Outdoor Living Area

Total Living Area

1280.47 sq.ft.

139.93 sq.ft.

1420.41 sq.ft.



## 2 BEDROOM TYPE B



Internal Living Area

Outdoor Living Area

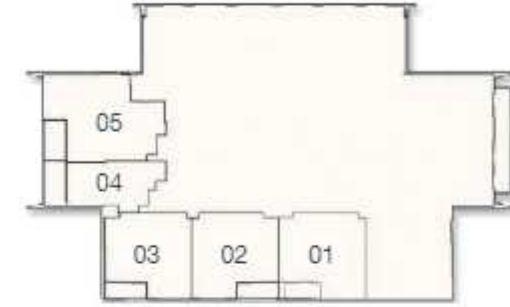
Total Living Area

1382.19 sq.ft.

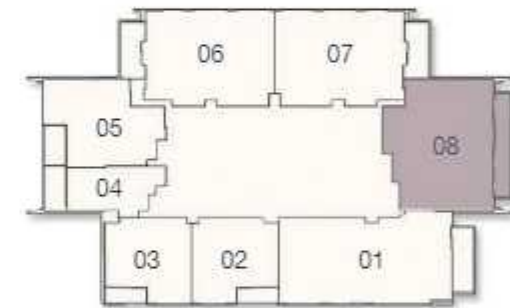
185.68 sq.ft.

1567.87 sq.ft.

1<sup>ST</sup> FLOOR

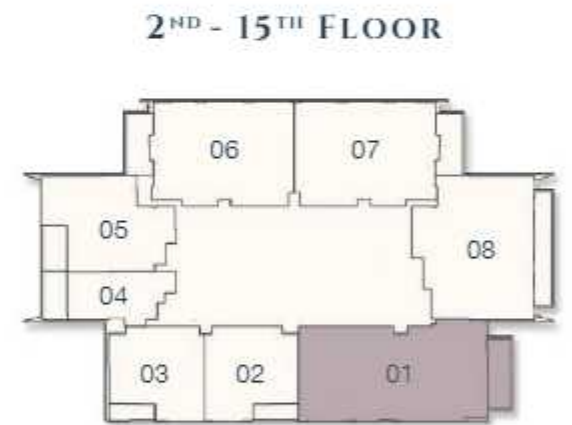
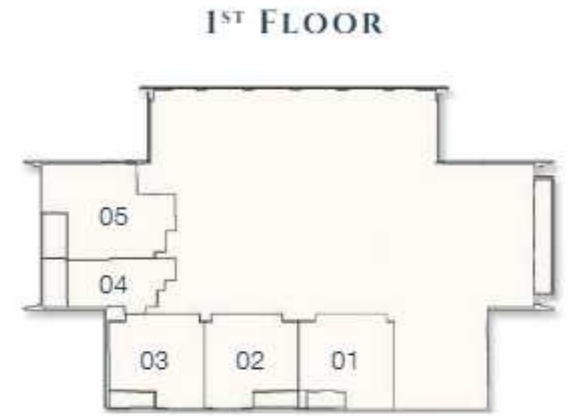


2<sup>ND</sup> - 15<sup>TH</sup> FLOOR





# 3 BEDROOM TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

1595.21 sq.ft.

144.02 sq.ft.

1739.23 sq.ft.



## 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