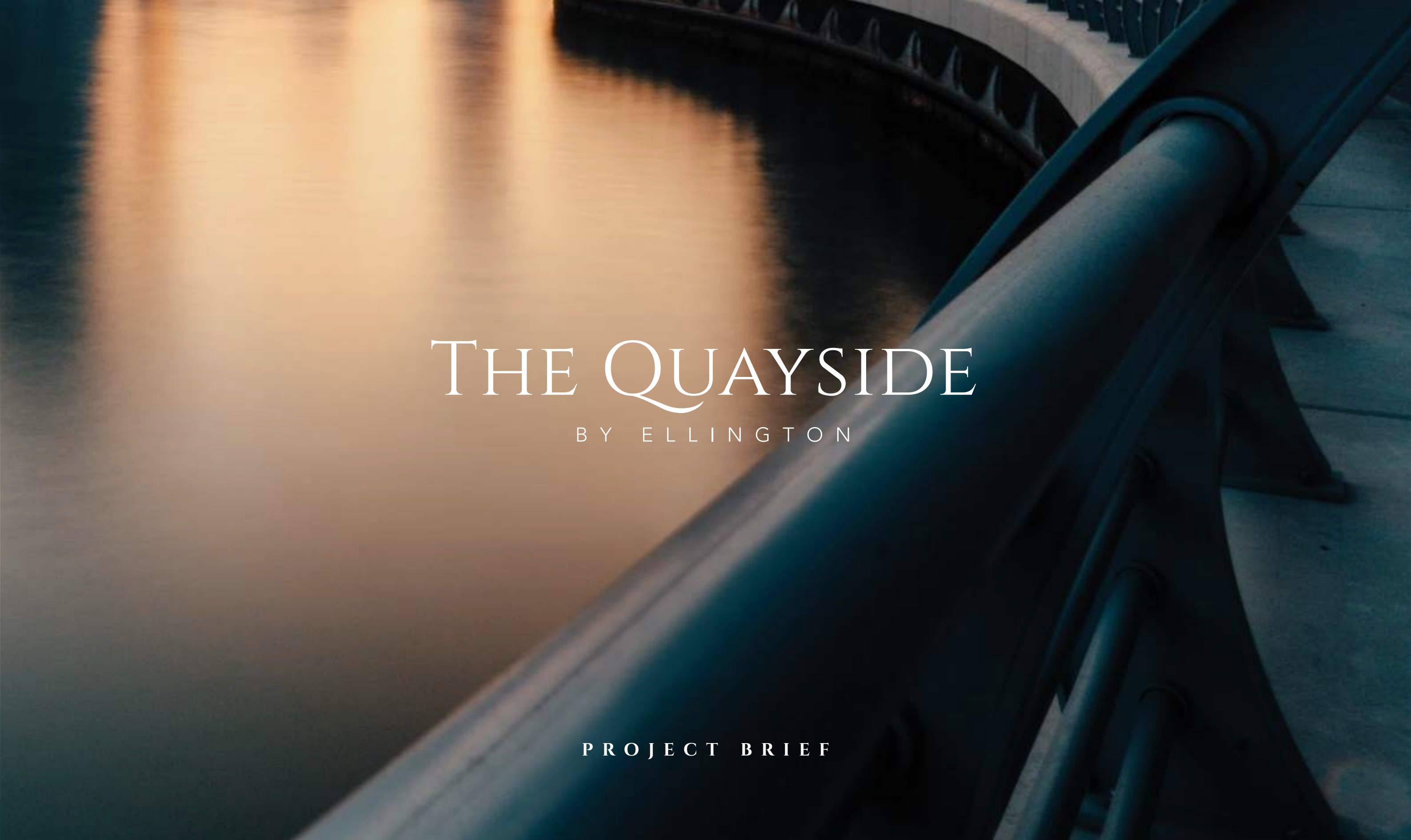


A photograph of a bridge structure over water at sunset. The bridge has a curved metal railing in the foreground. The water is calm, reflecting the warm orange and yellow light of the setting sun. The sky is a deep blue. The title text is overlaid in the center.

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. In the foreground, a dark blue metal railing curves along the edge of the deck. To the left, a white boat structure is visible. In the background, a tall, slender skyscraper stands out against a hazy, blue sky. Other buildings are visible in the distance, creating a sense of a dense urban environment.

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

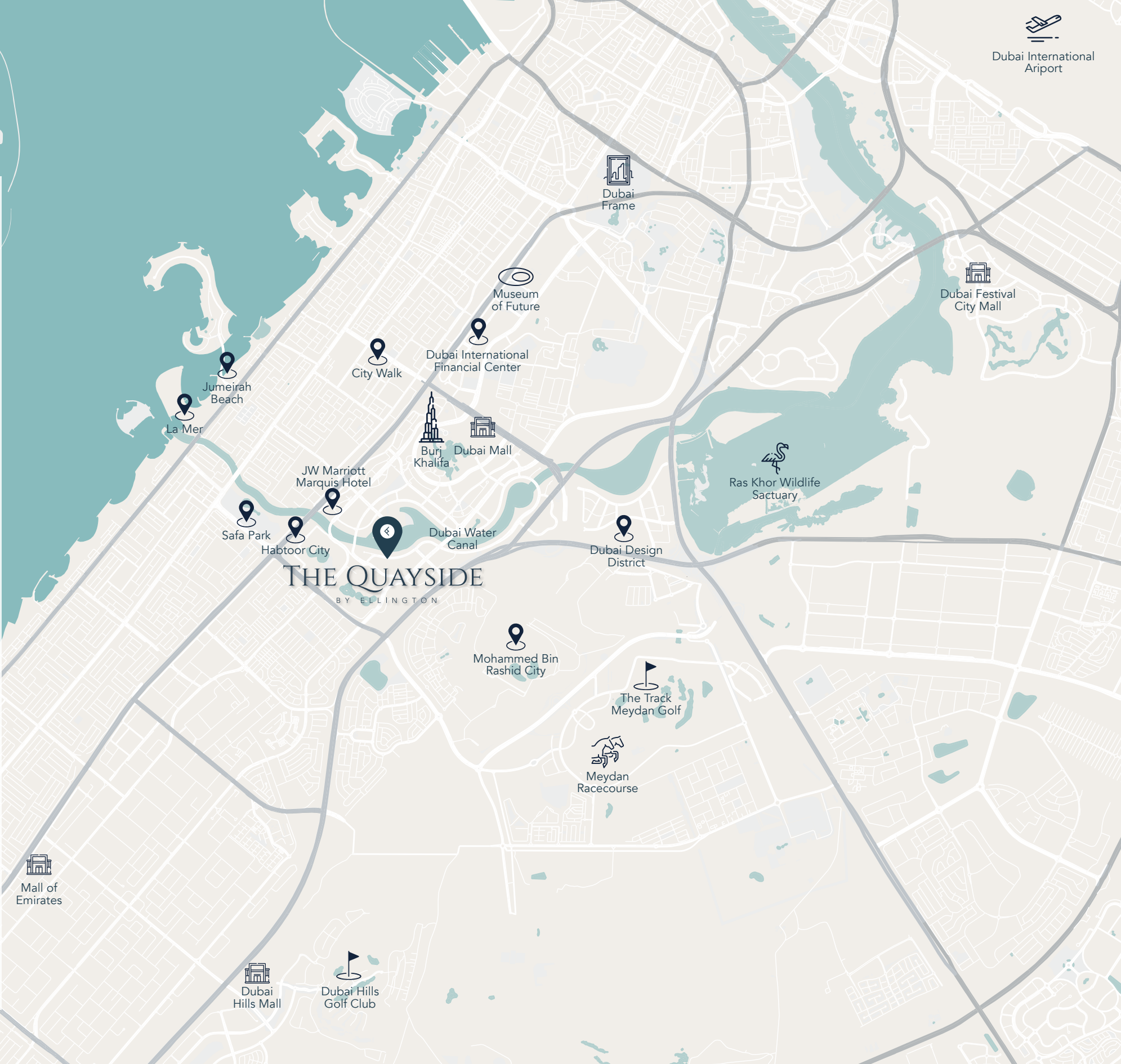
17
MINUTES
Dubai Design District

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

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

ANTICIPATED COMPLETION DATE

Q1 2026

PARKING

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

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

NUMBER OF UNITS PER TYPE

Studio = 15 units

1 bedroom = 46 units

2 bedroom + maids = 42 units

3 bedrooms = 14 units

Penthouse = 1 unit

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





CLUBHOUSE

ELLINGTON
PROPERTIES



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

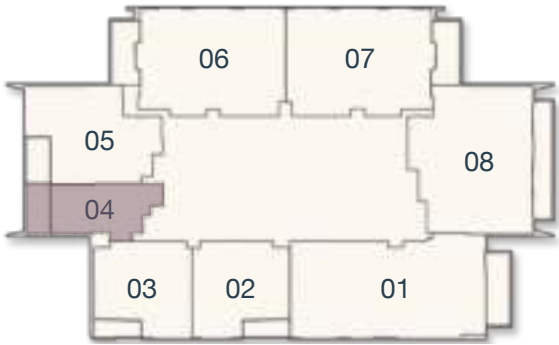


Internal Living Area	Outdoor Living Area	Total Living Area
438.52 sq.ft.	103.55 sq.ft.	542.07 sq.ft.

1ST FLOOR



2ND - 15TH FLOOR

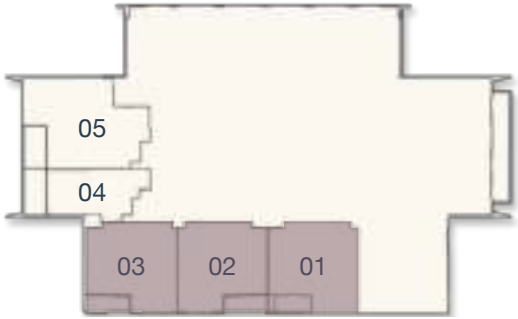


1 BEDROOM TYPE A

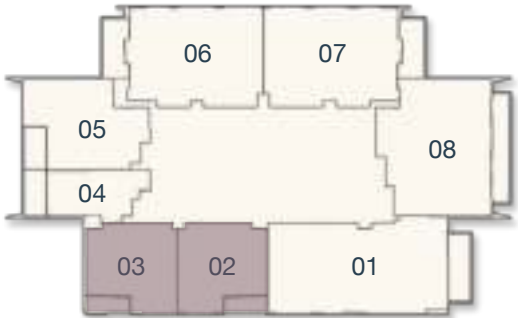


Internal Living Area	Outdoor Living Area	Total Living Area
700.30 sq.ft.	68.46 sq.ft.	768.76 sq.ft.

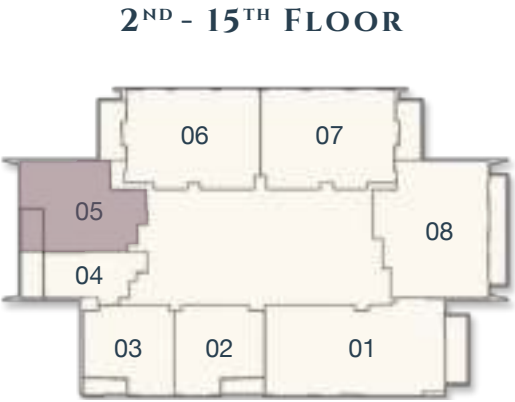
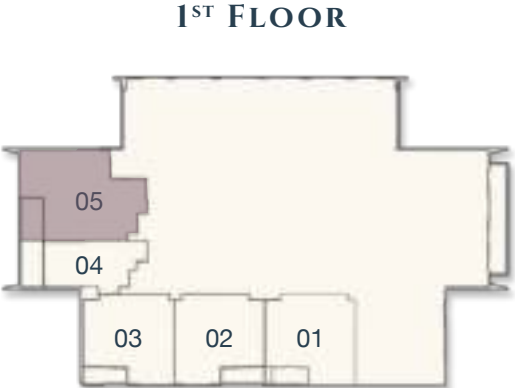
1ST FLOOR



2ND - 15TH FLOOR



1 BEDROOM TYPE B



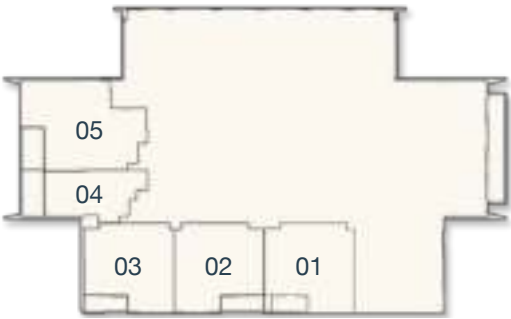
Internal Living Area	Outdoor Living Area	Total Living Area
893.19 sq.ft.	92.89 sq.ft.	986.08 sq.ft.

2 BEDROOM TYPE A

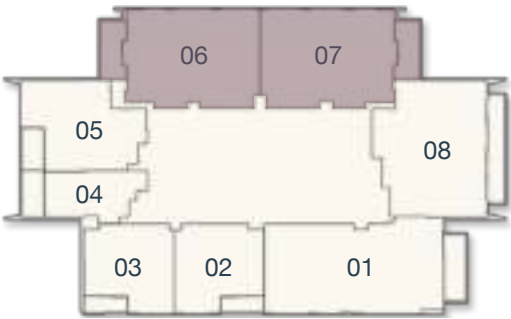


Internal Living Area	Outdoor Living Area	Total Living Area
1280.47 sq.ft.	139.93 sq.ft.	1420.41 sq.ft.

1ST FLOOR



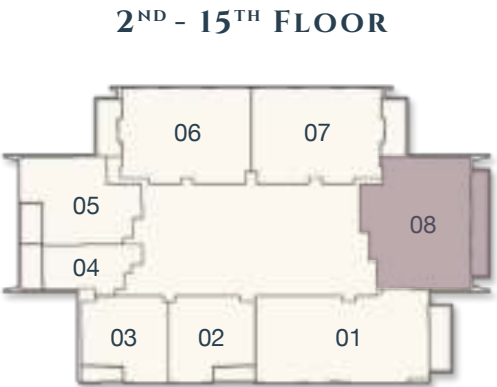
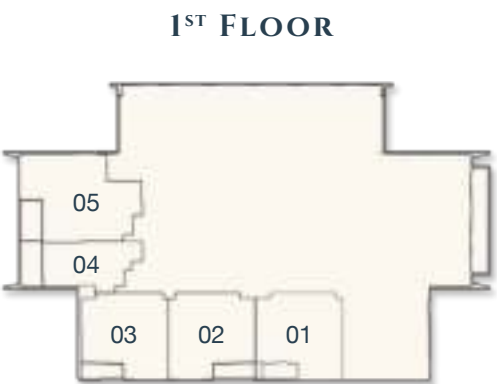
2ND - 15TH FLOOR



2 BEDROOM TYPE B



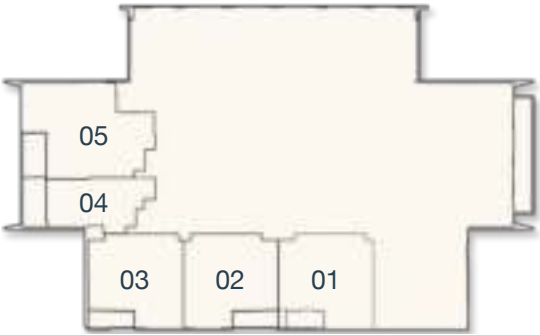
Internal Living Area	Outdoor Living Area	Total Living Area
1382.19 sq.ft.	185.68 sq.ft.	1567.87 sq.ft.



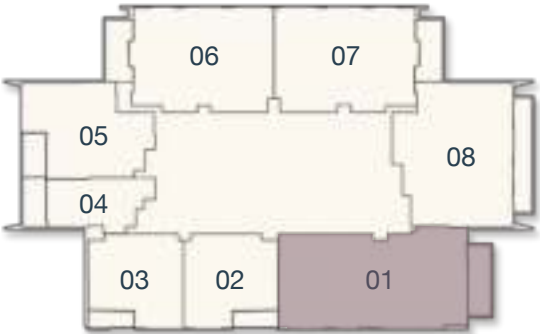
3 BEDROOM TYPE A



1ST FLOOR



2ND - 15TH FLOOR



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