



UPPER HOUSE

BY ELLINGTON



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Upper House puts residents at its very heart in its centrally located apartments and its holistic design philosophy. It is a place that broadens horizons by maximizing access to a wealth of facilities and offering expansive views of Jumeirah Islands and Marina Skyline.





Move up to an Ellington icon

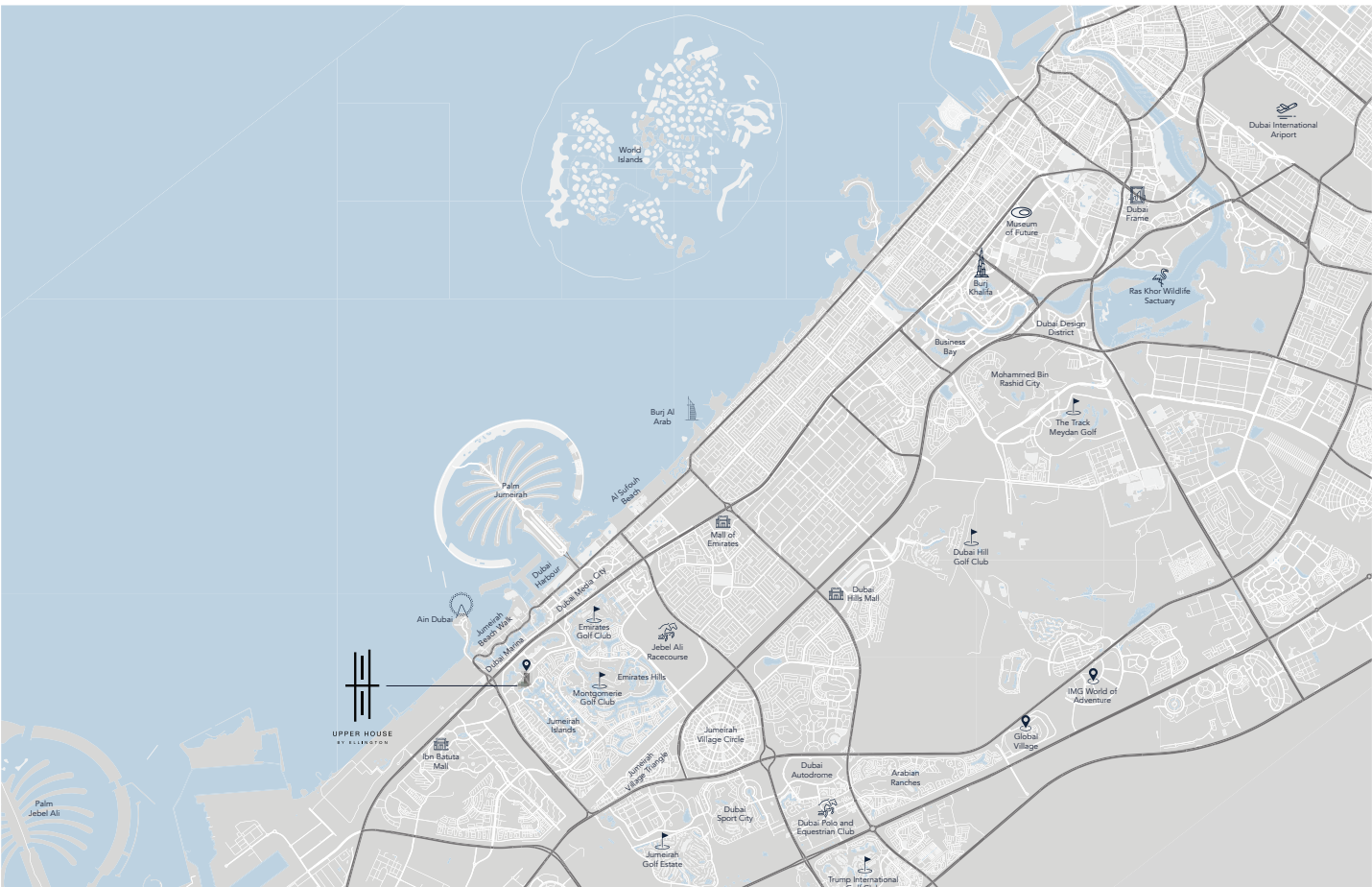
Upper House brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly growing – location.



Elements of nature intertwined with urban lifestyles

Elements of nature intertwined with urban lifestyles With an easy-going community vibe and a range of amenities, Jumeirah Lakes Towers is situated across the world-class Dubai Marina and has become an ideal residential community for families as well as individuals who want to live in an area surrounded by a panoramic waterfront promenade and breathtaking landscapes. Jumeirah Lakes Towers is also home to retail outlets and offices while it also offers a vast array of dining and shopping options as well as recreation and entertainment opportunities.



02

MINUTES

Jumeirah Lakes Park

02

MINUTES

DMCC Metro Station

07

MINUTES

Montgomerie Golf Club

08

MINUTES

Emirates Golf Club

08

MINUTES

Ain Dubai

13

MINUTES

Mall of the Emirates

15

MINUTES

Palm Jumeirah

17

MINUTES

Burj Al Arab

19

MINUTES

Museum of the Future

20

MINUTES

Dubai Mall & Burj Khalifa

23

MINUTES

Dubai International Financial Centre

25

MINUTES

Dubai International Airport

27

MINUTES

Al Maktoum International Airport



Building Configuration

Ground Floor
5 Podiums
31 Residential Floors

Parking

Studio, 1 and 2 bedroom: 1 parking space
3 bedroom: 2 parking spaces

Elevators

6 passenger elevators
1 service elevator

Anticipated Completion Date

Q1 2026

Anticipated Service Charge

AED 16 per sq. ft



Size range per unit type

Studio

From 401 sq. ft to 486 sq. ft

1 Bedroom

From 814 sq. ft to 1,099 sq. ft

2 Bedrooms

From 1,203 sq. ft to 1,640 sq. ft

2 Bedrooms + Maids

From 1,379 sq. ft to 1,722 sq. ft

3 Bedrooms

From 1,803 sq. ft to 2,194 sq. ft

Number of units per type

Studio = 34 units

1 Bedroom = 215 units

2 Bedrooms = 85 units

2 Bedrooms + Maids = 29 units

3 Bedrooms = 14 units

Price range per unit type

Studio

From 750,828

1 Bedroom

From 1,370,828

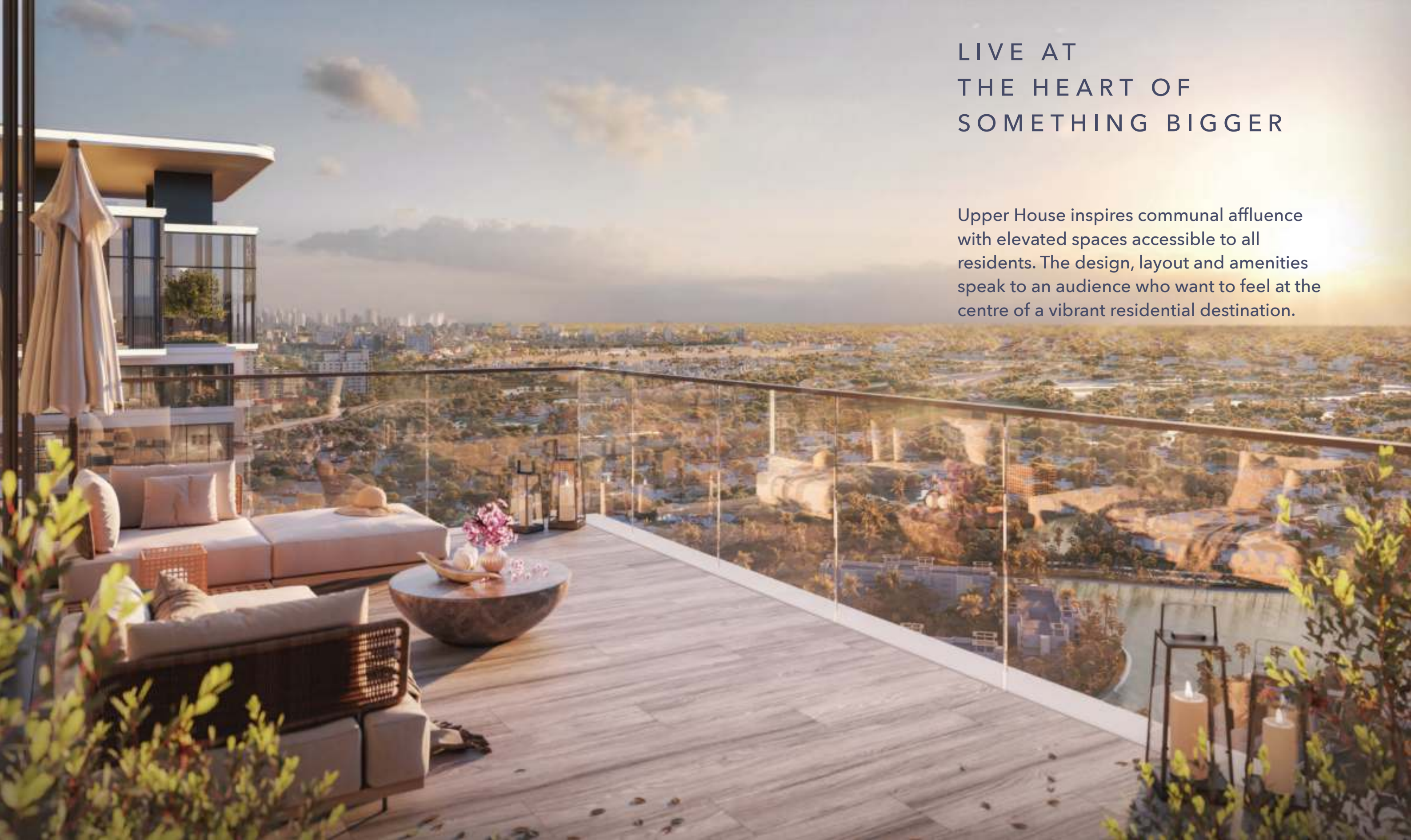
2 Bedrooms

From 2,100,828

3 Bedrooms

From 3,300,828





LIVE AT THE HEART OF SOMETHING BIGGER

Upper House inspires communal affluence with elevated spaces accessible to all residents. The design, layout and amenities speak to an audience who want to feel at the centre of a vibrant residential destination.

AMENITIES





DROP-OFF AREA

Dedicated arrival space for residents and their guests



HORIZON POOL

37-metre leisure and lap pool gardens with kid's splash pad and barbeque zone



PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top



Fitness
IS NOT A DESTINATION
IT IS A WAY OF LIFE

HEALTH CLUB

Immersive fitness studio with a climbing wall



INTERACTIVE FITNESS

A mix of virtual-reality, social connection and personalization to deliver a unique workout experience

A modern wooden sauna with wavy slats and tiered seating. The interior features light-colored wood slats arranged in a wavy pattern. There are three tiers of seating, with white towels placed on the top and bottom tiers. To the right, there is a wooden bucket with wooden sticks, a metal rack with dark stones, and a small wooden bowl.

SKY SPA

An exquisite journey of wellness overlooking skyline views

A photograph of a person standing on a wooden ramp in a skate park. The person is wearing dark blue jeans and red sneakers with white laces. Their skateboard is on the ramp. In the background, another person's legs and feet are visible. The skate park is made of light-colored wood.

SKATE PARK

A cool and fashionable space for young at hearts



PLAY COURTS

Engaging outdoor activities that keeps you going



CINEMA ROOM

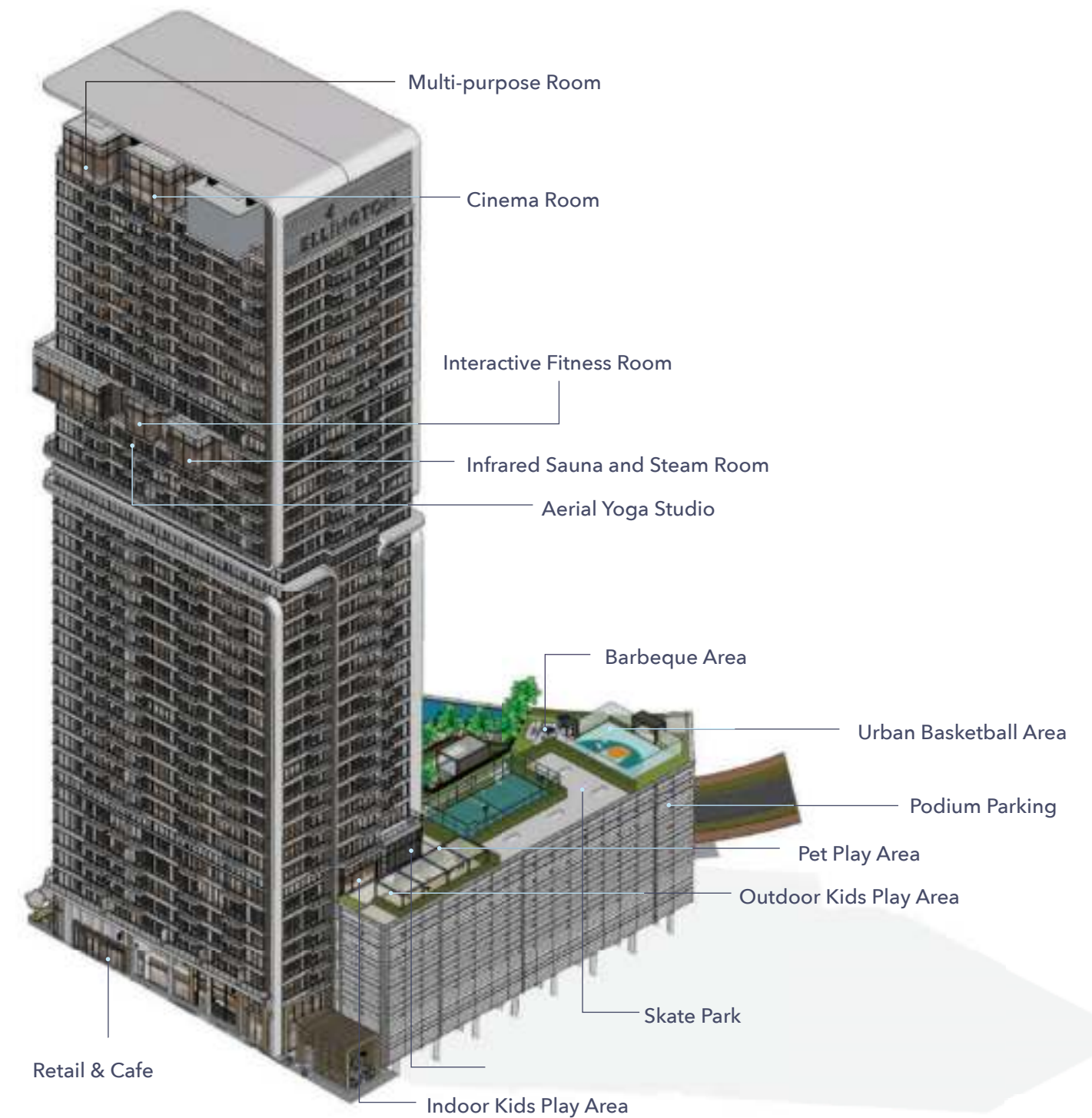
A cinematic experience with a 17-seater movie theatre and a dedicated popcorn corner

A close-up, low-angle shot of a professional broadcast microphone with a silver mesh grille and a gold-colored band. The microphone is mounted on a black boom arm with gold-colored hardware. The background is a blurred office or studio environment with a desk, keyboard, and other equipment. The lighting is soft and focused on the microphone.

PODCAST ROOM

Reach the world and inspire people with your own broadcast

BUILDING CONFIGURATION



GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Residents Parking
- 13 Seating Area



FIRST FLOOR AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Skate Park
- 17 Urban Basketball Area
- 18 Lift Lobby



20TH FLOOR AMENITIES PLAN

- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 05 Lift Lobby
- 05 Aerial Yoga Studio



20th Floor



Mezzanine Floor



ROOF FLOOR AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby



A PLACE THAT ENCOURAGES UNIQUENESS

Upper House by Ellington brings a holistic design philosophy to merge elements of nature with clean modernist design. It is a place that broadens horizons with a wealth of facilities, sociable interiors, and expansive views.



A modern kitchen interior featuring a large island with a white marble countertop and a light wood base. Three black bar stools are positioned in front of the island. The background shows a kitchen area with white cabinetry, a marble backsplash, and a stainless steel oven. The ceiling has recessed lighting and a long, thin light fixture hangs over the island. The walls are a light, textured color.

UPPER HOUSE KITCHENS

Apartment units with work from home spaces, pantries and dedicated laundry cupboards provided to cater to the different needs and desires of every family.



HOME AUTOMATION SYSTEM

Mobile and keypad controlled door, AC and light system via bluetooth

FLOOR PLANS

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



PODIUM 2 FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



PODIUM 3 - 5 TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



LEVEL 1 FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

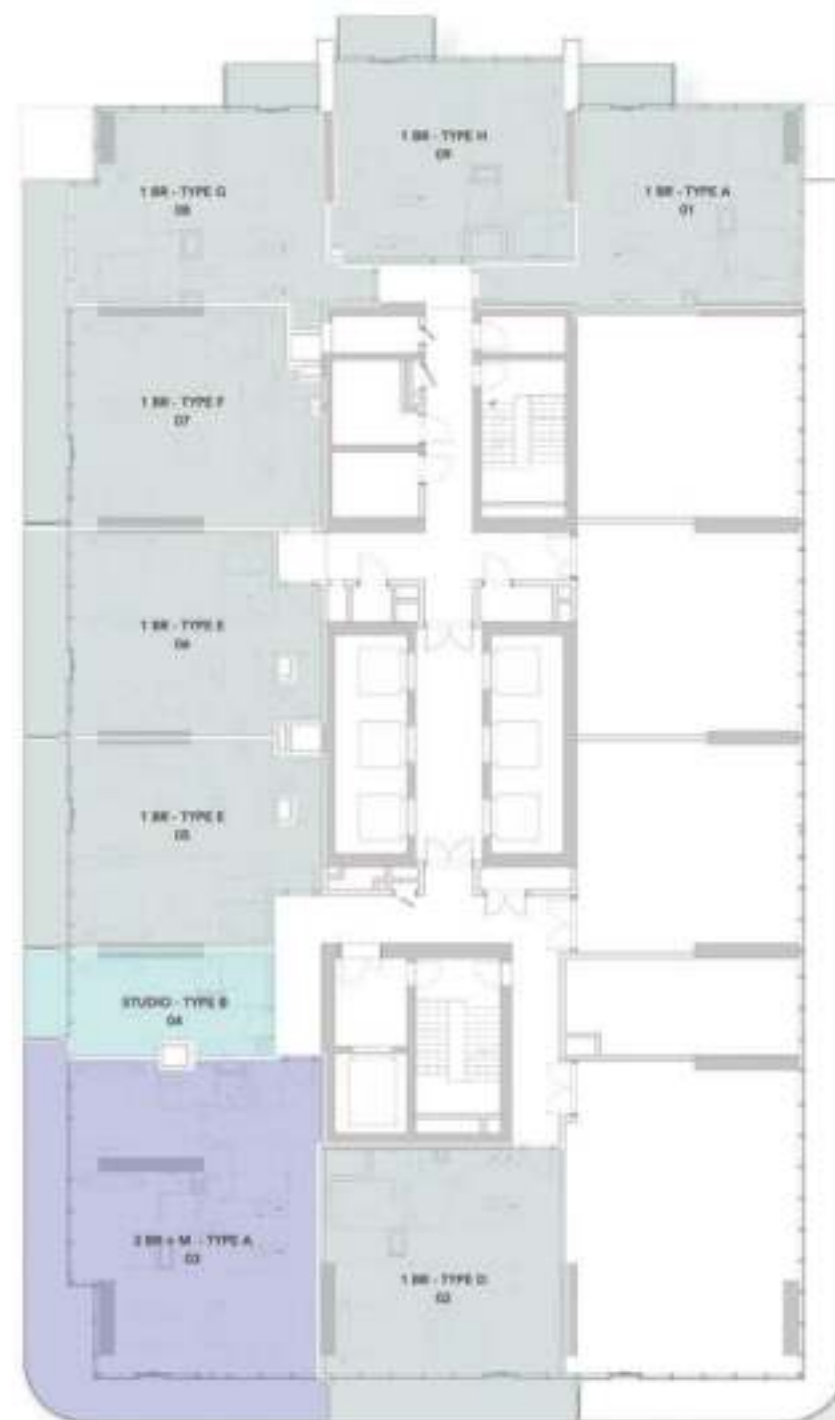


LEVEL 2 FLOOR PLAN

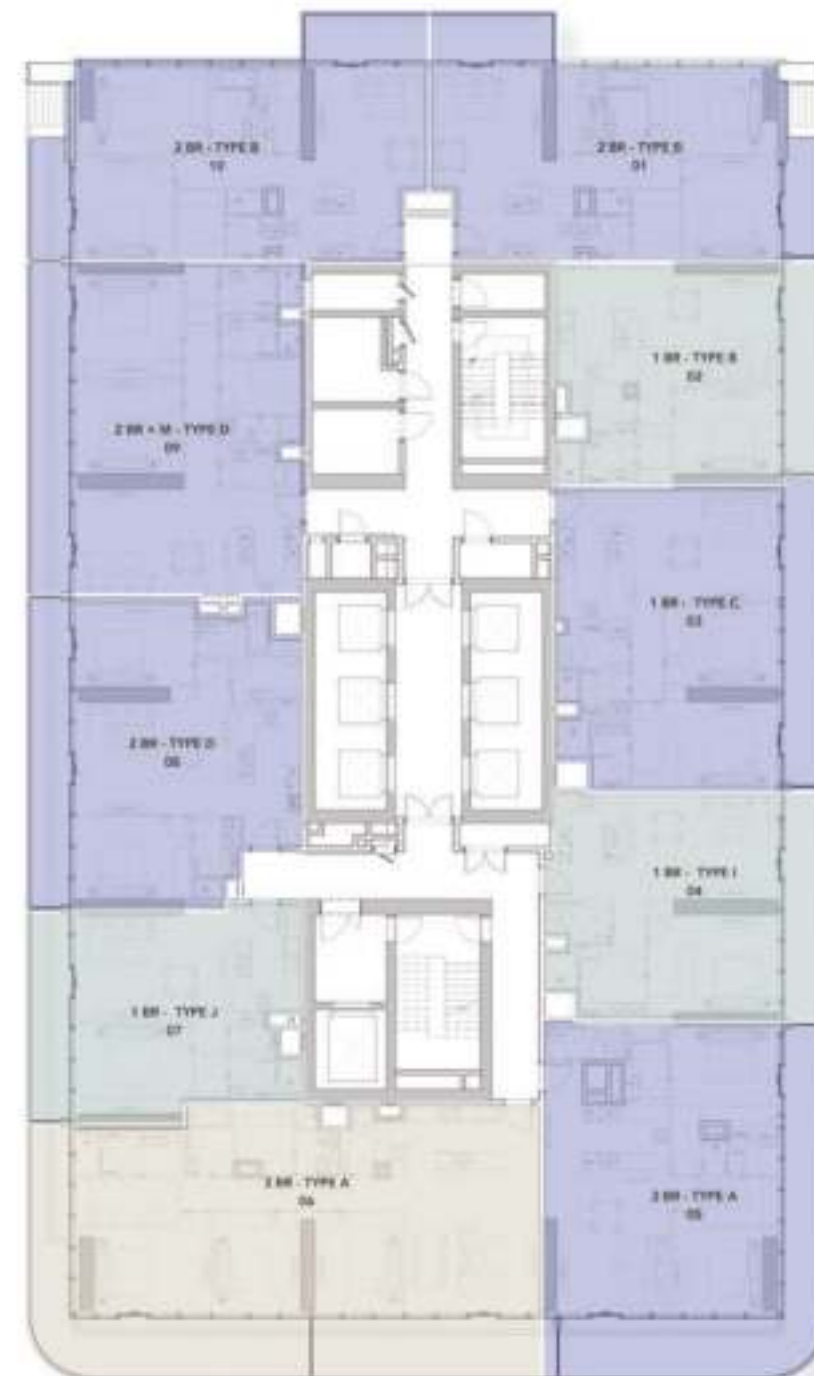


LEVEL 03-15 TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



LEVEL 16 FLOOR PLAN



LEVEL 17 FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



LEVEL 18-19 & 23-30 TYPICAL FLOOR PLAN



LEVEL 20 FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

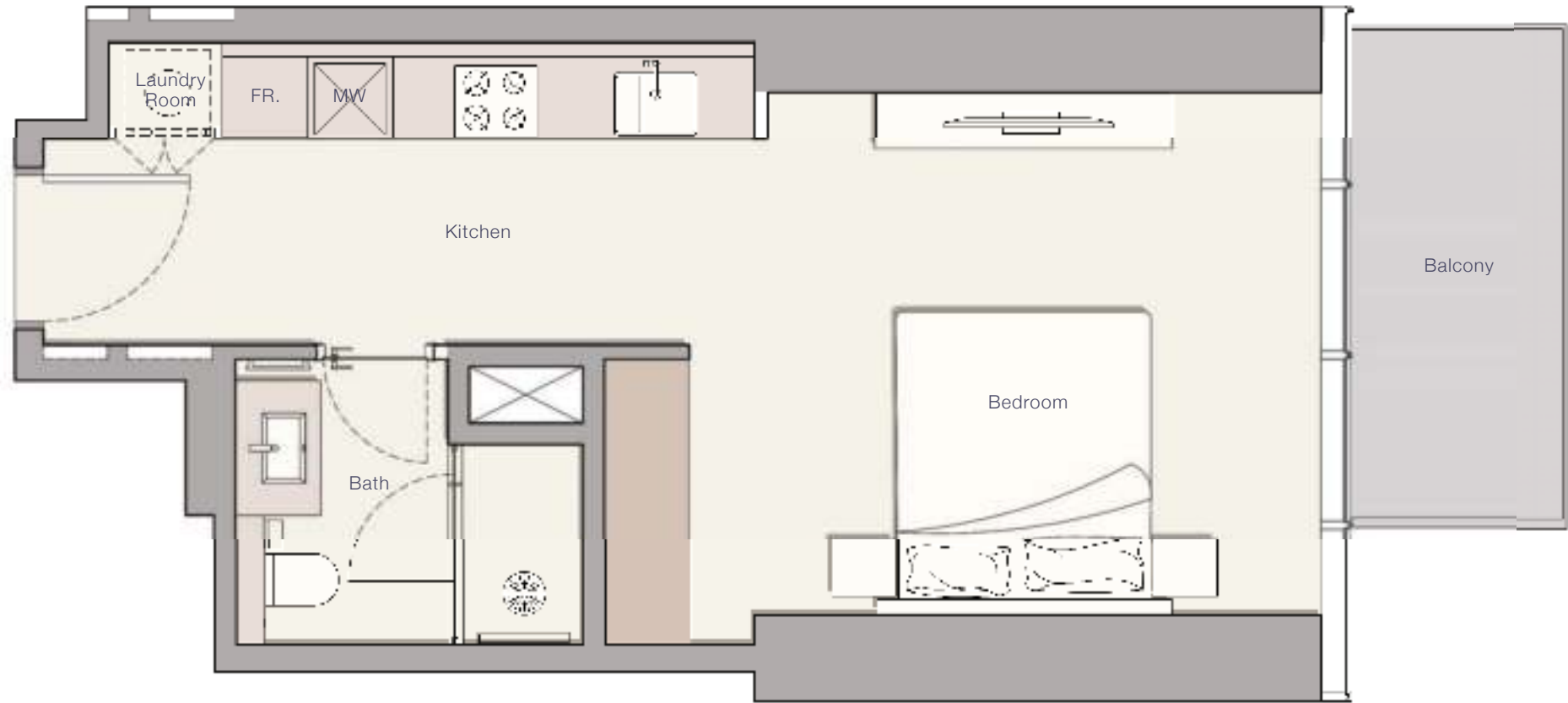


LEVEL 21 FLOOR PLAN

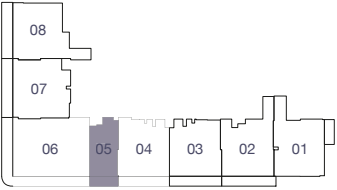


LEVEL 22 FLOOR PLAN

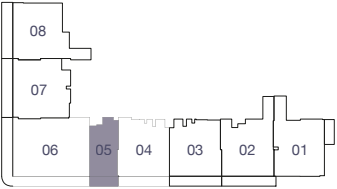
STUDIO - TYPE A



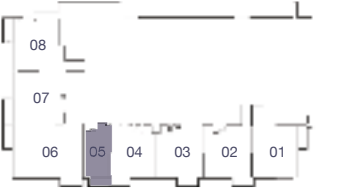
Podium Level 2



Podium Level 3-5



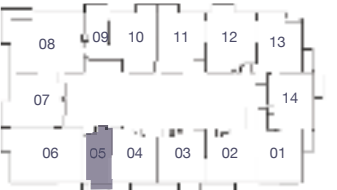
Level 1



Level 2



Level 3-15



Internal Living Area

Outdoor Living Area

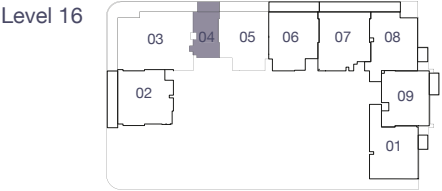
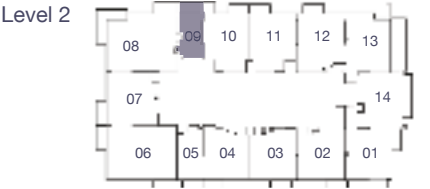
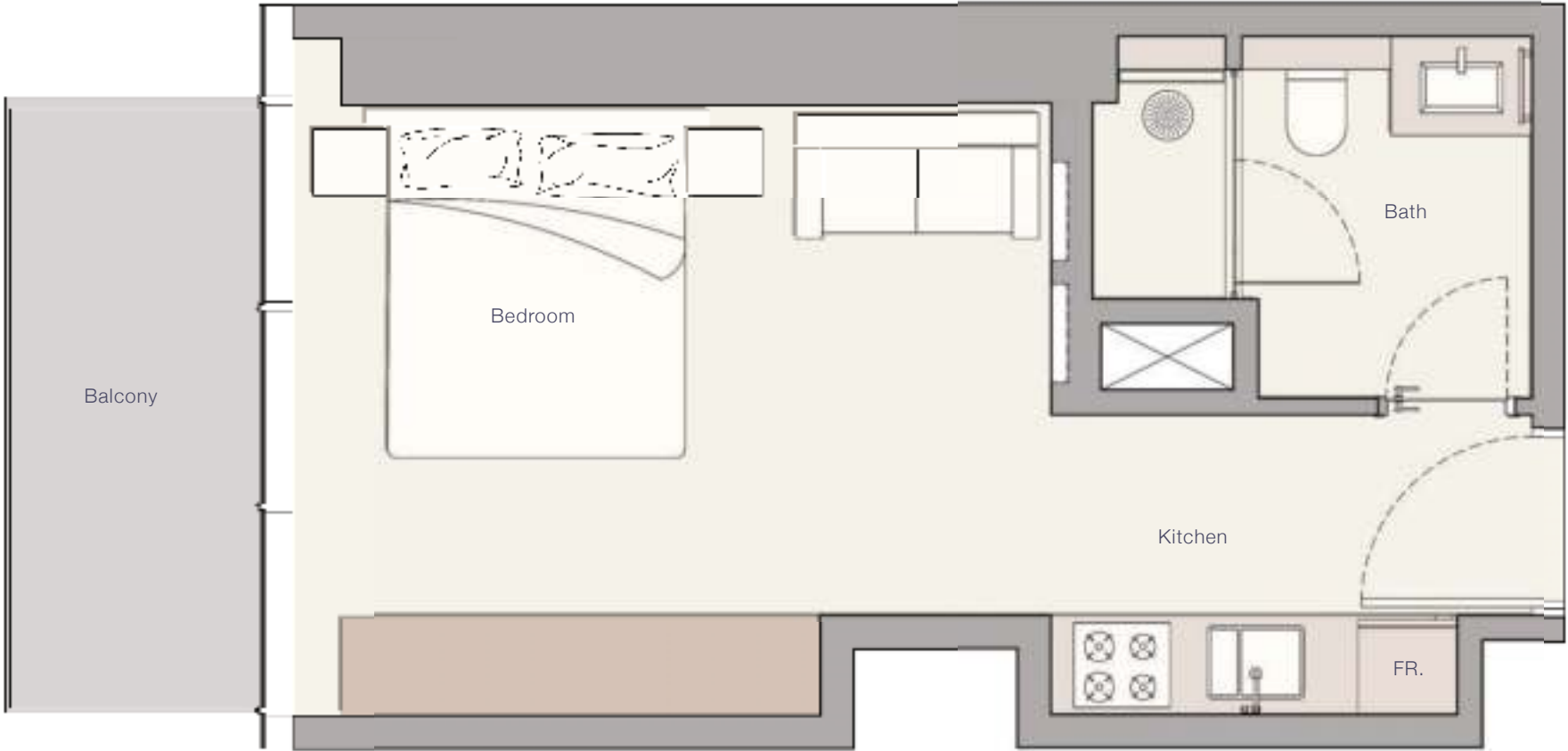
Total Living Area

402.68 sq.ft.

58.66 sq.ft.

461.34 sq.ft.

STUDIO - TYPE B

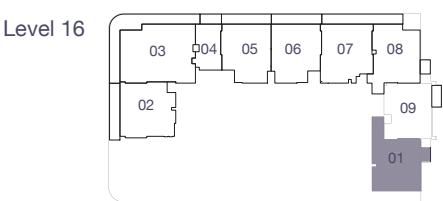
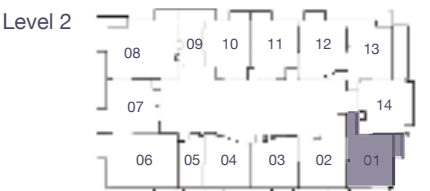
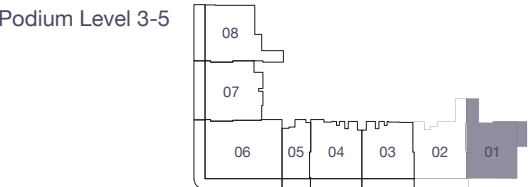
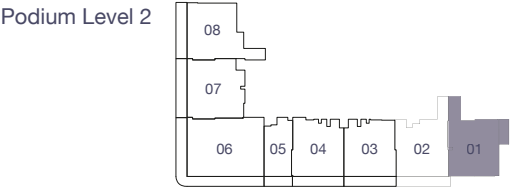


Internal Living Area	Outdoor Living Area	Total Living Area
340.35 sq.ft.	61.25 sq.ft.	401.60 sq.ft.

1 BEDROOM - TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
830.11 sq.ft.	66.09 sq.ft.	896.20 sq.ft.



1 BEDROOM - TYPE B



Internal Living Area

852.29 sq.ft.

Outdoor Living Area

57.59 sq.ft.

Total Living Area

909.87 sq.ft.

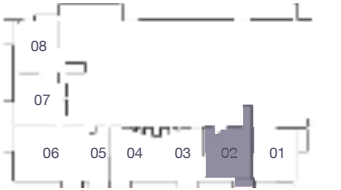
Podium Level 2



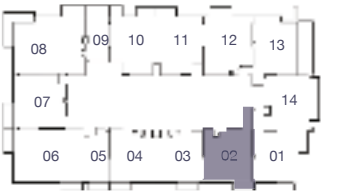
Podium Level 3-5



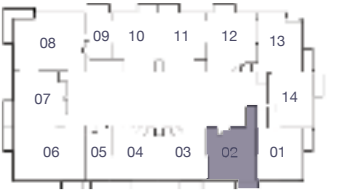
Level 1



Level 2



Level 3-15



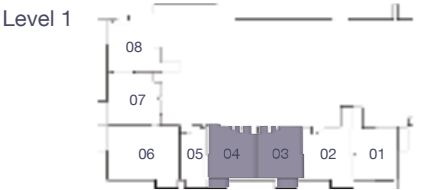
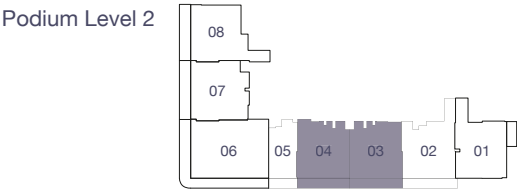
Level 17



Level 22



1 BEDROOM - TYPE C

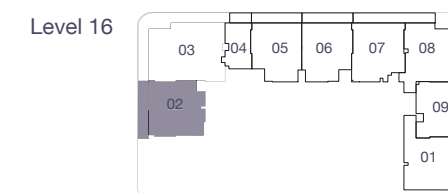
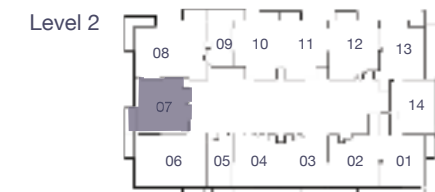


Internal Living Area	Outdoor Living Area	Total Living Area
766.28 sq.ft.	57.91 sq.ft.	824.19 sq.ft.

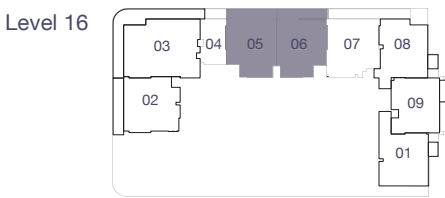
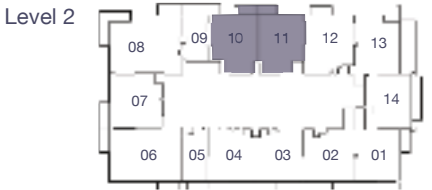
This floor plan illustrates a 1-bedroom apartment layout. The main living area is a large, open space at the front, featuring a circular dining table and a living area with a sofa and coffee table. A large balcony is accessible from the living area. The kitchen is located at the back right, equipped with a microwave (MW), refrigerator (FR.), and dishwasher (DW). A central hallway provides access to the bedroom, bathroom, powder room, and laundry room. The bedroom is situated at the back left, and the bathroom is adjacent to it. The powder room is located near the entrance, and the laundry room is at the very back. The plan also shows various closets, including a large wardrobe in the bedroom and a linen closet near the entrance.

Total Living Area

944.86 sq.ft.

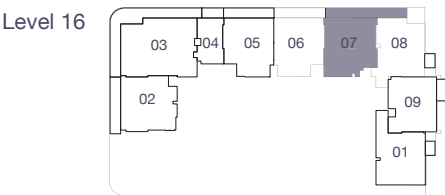


1 BEDROOM - TYPE E



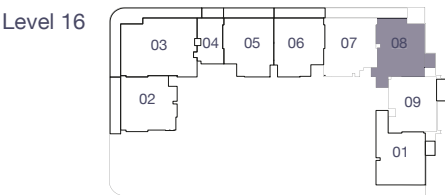
Internal Living Area	Outdoor Living Area	Total Living Area
798.47 sq.ft.	56.62 sq.ft.	855.09 sq.ft.

1 BEDROOM - TYPE F



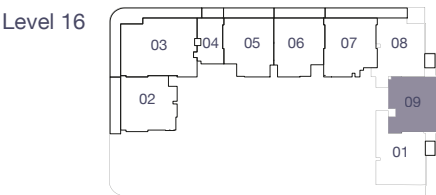
Internal Living Area	Outdoor Living Area	Total Living Area
858.74 sq.ft.	59.63 sq.ft.	918.38 sq.ft.

1 BEDROOM - TYPE G



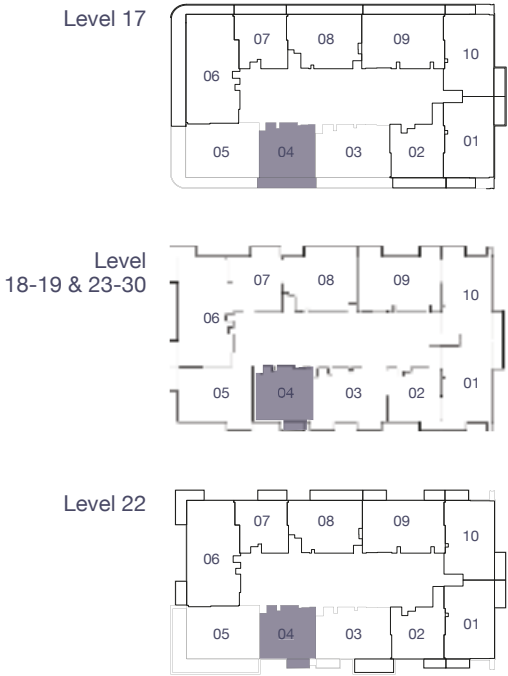
Internal Living Area	Outdoor Living Area	Total Living Area
836.79 sq.ft.	69.64 sq.ft.	906.43 sq.ft.

1 BEDROOM - TYPE H



Internal Living Area	Outdoor Living Area	Total Living Area
758.32 sq.ft.	60.71 sq.ft.	819.03 sq.ft.

1 BEDROOM - TYPE I



Internal Living Area

Outdoor Living Area

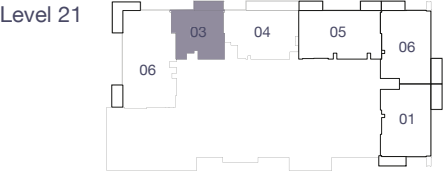
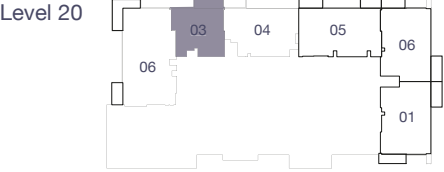
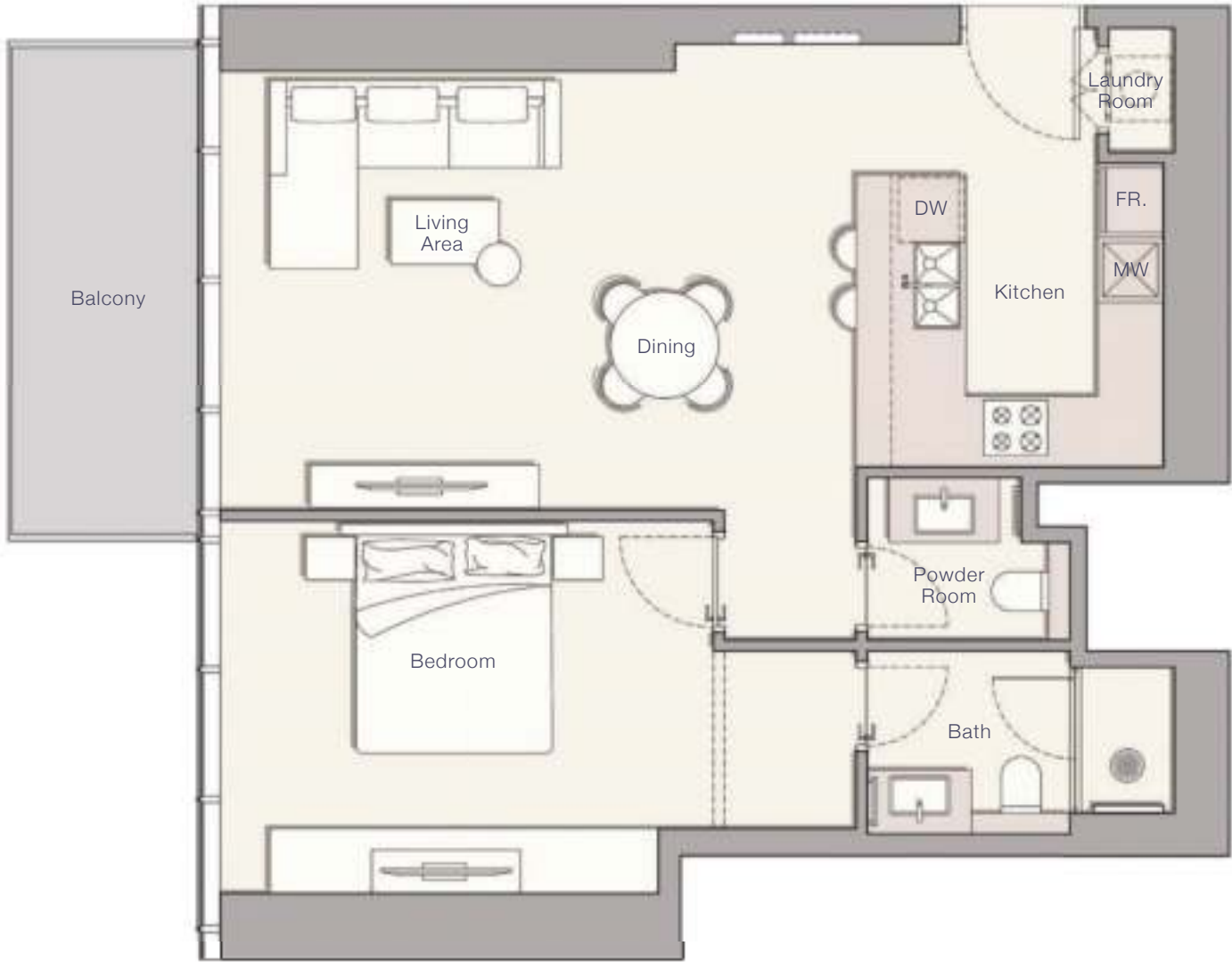
Total Living Area

845.07 sq.ft.

57.91 sq.ft.

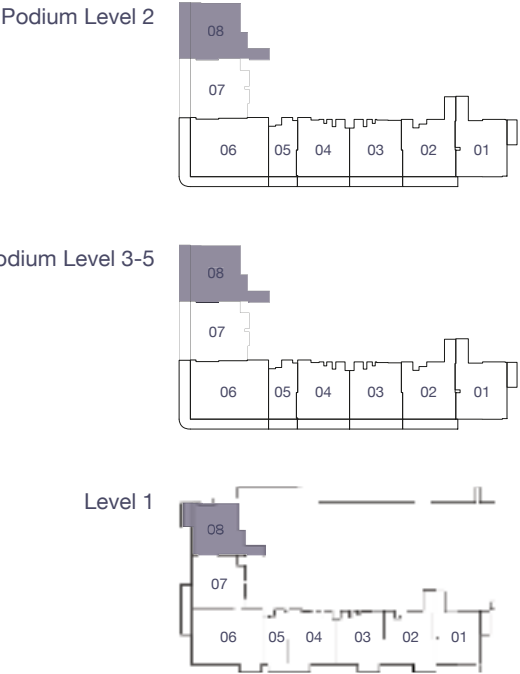
902.98 sq.ft.

1 BEDROOM - TYPE J



Internal Living Area	Outdoor Living Area	Total Living Area
754.01 sq.ft.	85.79 sq.ft.	839.80 sq.ft.

1 BEDROOM - TYPE K

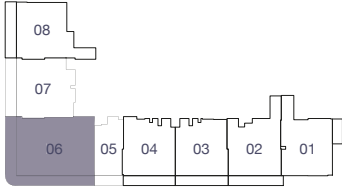


Internal Living Area	Outdoor Living Area	Total Living Area
844.86 sq.ft.	76.75 sq.ft.	921.61 sq.ft.

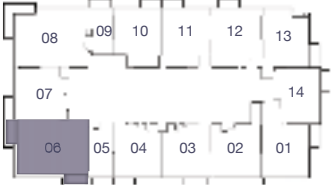
2 BEDROOM - TYPE A



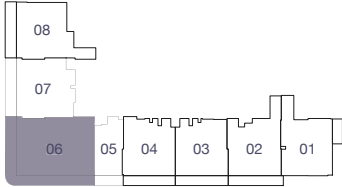
Podium Level 2



Level 3-15



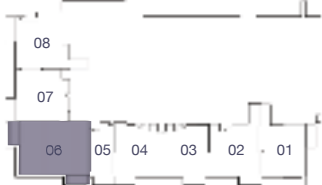
Podium Level 3-5



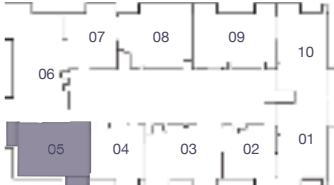
Level 17



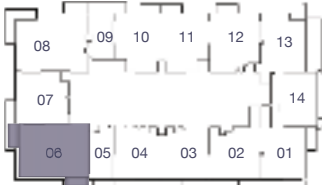
Level 1



Level 18-19 & 23-30



Level 2



Level 22



Internal Living Area

Outdoor Living Area

Total Living Area

1,097.06 sq.ft.

139.50 sq.ft.

1,236.56 sq.ft.

2 BEDROOM - TYPE B



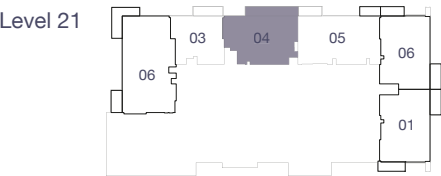
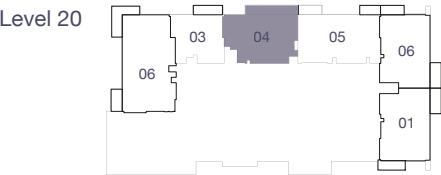
Internal Living Area	Outdoor Living Area	Total Living Area
1,107.82 sq.ft.	151.56 sq.ft.	1,259.38 sq.ft.

2 BEDROOM - TYPE C



Internal Living Area	Outdoor Living Area	Total Living Area
1,103.09 sq.ft.	122.60 sq.ft.	1,225.69 sq.ft.

2 BEDROOM - TYPE D



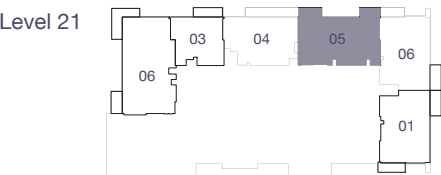
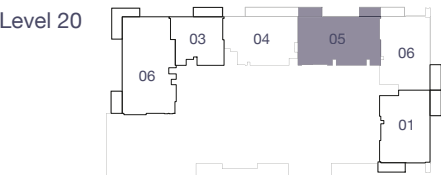
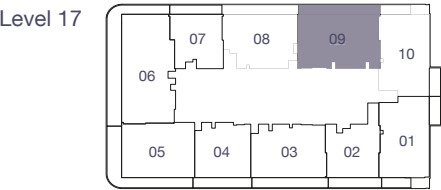
Internal Living Area	Outdoor Living Area	Total Living Area
1,048.08 sq.ft.	155.32 sq.ft.	1,204.41 sq.ft.

2 BEDROOM + MAIDS - TYPE A



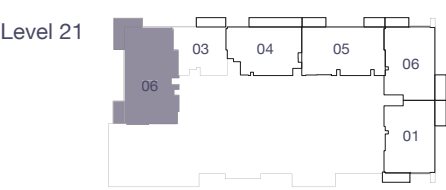
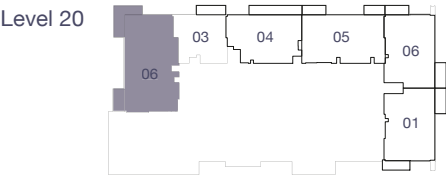
Internal Living Area	Outdoor Living Area	Total Living Area
1,247.11 sq.ft.	175.24 sq.ft.	1,422.34 sq.ft.

2 BEDROOM + MAID - TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
1,248.29 sq.ft.	130.89 sq.ft.	1,379.18 sq.ft.

3 BEDROOM - TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

1,581.33 sq.ft.

242.08 sq.ft.

1,823.41 sq.ft.