

## ELEVATORS

3 Elevators

## AMENITIES WITHIN THE PROJECT

- Resort-style swimming pool
- Outdoor Kid's play area
- Outdoor Yoga area
- Roof Terrace for social activities
- Lively Lobby Lounge with hotel style furnishings and concierge/security
- Art pieces throughout the property curated from local artists
- Fitness and Games Centre with precision state of the art equipment and courtyard view, games tables, lounge seating and games storage
- Spa inspired Changing Rooms



## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q2 2020

## ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

## SIZE RANGE PER UNIT TYPE

Studio: Ranges from 405 sq.ft. to 510 sq.ft

1 Bedroom: Ranges from 732 sq.ft to 938 sq.ft

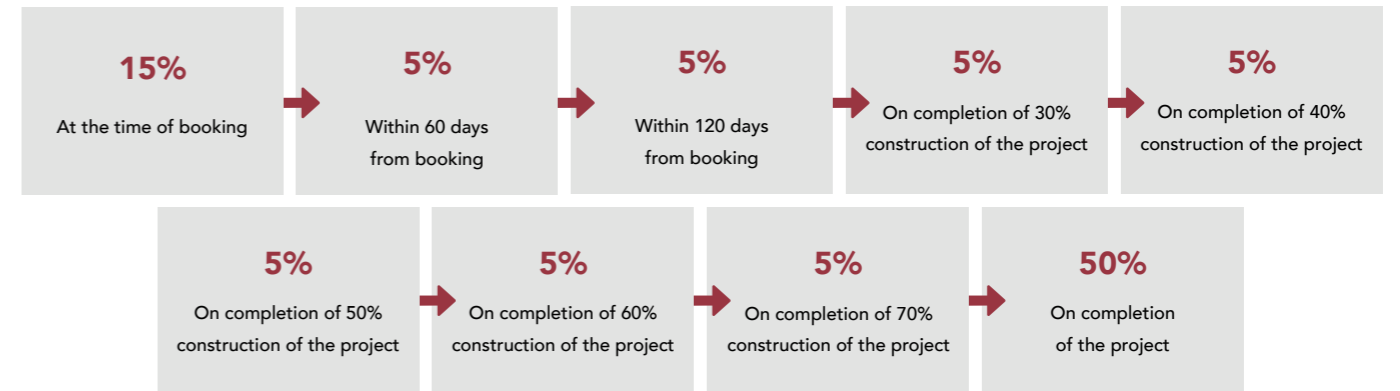
2 Bedroom: Ranges from 1,027 sq.ft to 1,128 sq.ft

## PARKING

1 Parking space for a Studio, 1 Bedroom, 2 Bedroom.



## PAYMENT PLAN



## LOCATION

- 5 min to Park in Community.
- 10 min from Mall of the Emirates.
- 14 min from Emirates Golf Club.
- 15 min from Burj Al Arab.
- 15 min from Burj Khalifa and Downtown Dubai.
- 18 min from Palm Jumeirah.
- 25 min from Dubai International Airport.

## NUMBER OF UNITS PER TYPE

- Studios - 17 units
- 1 Bedroom - 81 units
- 2 Bedrooms - 39 units

## STARTING PRICES PER UNIT TYPE

- Studios: AED 460,000
- 1 Bedroom: AED 760,000
- 2 Bedrooms: AED 1,070,000



## WHY INVEST IN DUBAI?

-  High rental returns
-  0% tax on residential real estate
-  Fixed exchange rate (US dollar and dirham)
-  Residence visa
-  Safe and reliable investment environment
-  Sustained economic growth
-  World-class education
-  Readily available financing options
-  Ease of business set up
-  Consistently growing population
-  International finance center





## WE ARE A BOUTIQUE DEVELOPER

We build residences for people who truly appreciate design from first principles to last detail.

## MANAGEMENT EXPERIENCE OF OVER 75 YEARS

We have a combined global experience developing \$35 billion in residential real estate, 40,000 homes and a total of \$50 billion real estate development.

  
**ELLINGTON**  
PROPERTIES





## UNIT FEATURES

- Heightened 3.2m ceilings in living room and bedrooms
- Premium tile flooring in Entry, Living, Dining, Master Bedroom and Guest bedroom.
- Elegantly proportioned window-walls with neighborhood views.
- Generous outside living balcony areas.
- Bespoke crafted and fitted wardrobes for walk-in closets and dressing rooms.
- High-standard European Brand appliances.
- Premium, durable quartz countertops.
- Deck mounted kitchen faucet, from a quality international brand.
- High quality faucets, sinks and accessories from a quality international brand.
- Residences are fully pre-wired for high-speed internet/phone/data/home automation.

## DOCUMENTS NEEDED TO BOOK A UNIT:

Buyer Passport Copy

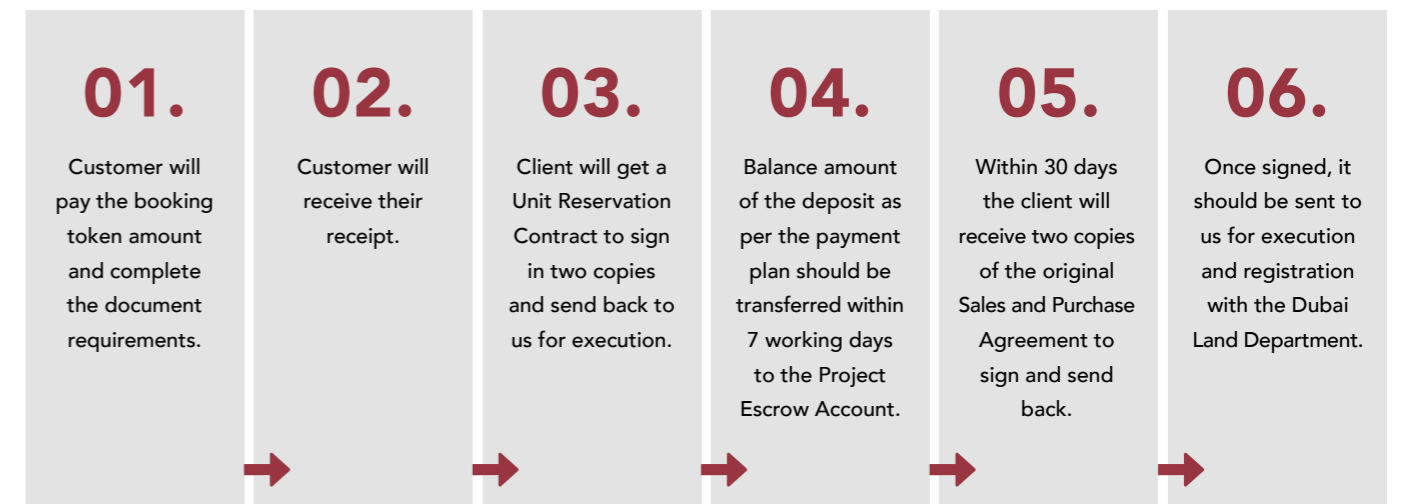
Home address, email address, including the contact number should be same with the home address

AED25,000 booking token to be paid as a UAE cheque or by Credit Card

## ESCROW DETAILS:

1. Account Name: Belgravia Heights II
2. Bank Name: ADIB
3. Account No: 28203888
4. IBAN: AE970500000000028203888
5. Swift Code: ADBIAEAD
6. Bank Address: Dubai Internet City, Dubai, UAE

## BOOKING STEPS:



# WHY INVEST IN DUBAI?



*Consistently Growing  
Economy*



*High Liquid Real  
Estate Market*



*Consistently Growing  
Population*



*Some of the Highest Rental  
Yields in the World*



*Consistent and Innovative  
Development*



*Readily Available  
Financing Options*

0%

*0% Tax On Residential  
Real Estate*



*Ease of Business  
Set Up*



*Safe and Secure Place  
for your Investment*



*Multi-sector Economy  
- Not Oil Dependent*



*Stable Currency*



*Residence visa*

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