


A photograph of a bridge railing over water at sunset. The railing is in the foreground, and the water is in the background. The sun is low on the horizon, creating a warm, golden glow that reflects on the water. The railing is made of dark metal and has a curved design. The water is dark, and the reflection of the sun is a bright, vertical streak of light. The overall mood is serene and elegant.

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 at dusk. The sky is a soft, hazy blue. In the foreground, a blue metal railing curves along the edge of the deck. To the left, a white structure, possibly part of the boat's cabin or a lifebuoy, is visible. The city skyline in the background is out of focus, showing several tall buildings. The overall mood is calm and serene.

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

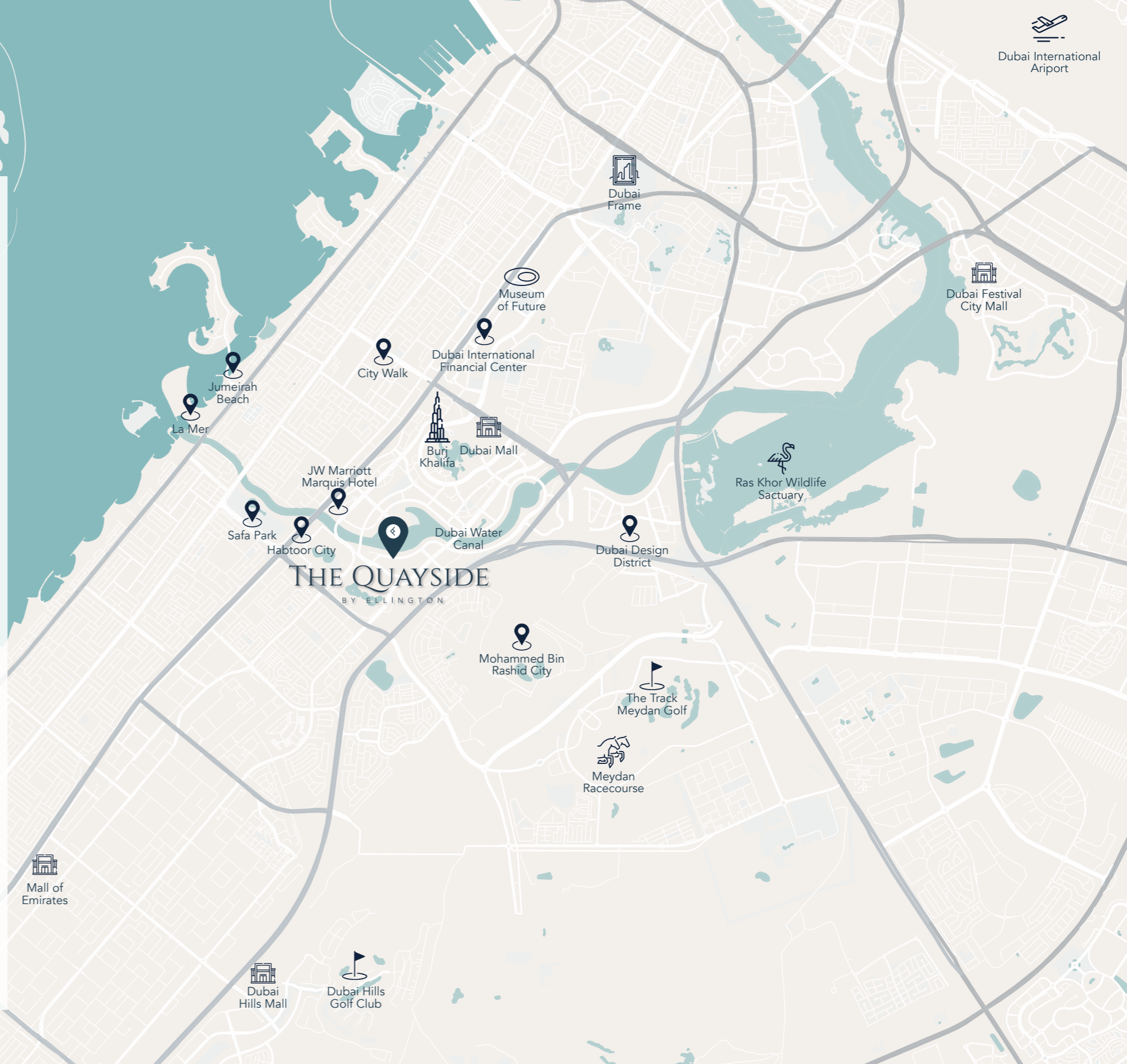
17
MINUTES
Dubai Design District

18
MINUTES
Dubai International Airport

20
MINUTES
La Mer Beach


20
MINUTES
Burj Al Arab

22
MINUTES
Palm Jumeirah





Dubai International Ariport


Dubai Festival City Mall


Dubai Frame


Museum of Future


Burj Khalifa


Dubai Mall


City Walk


Dubai International Financial Center


JW Marriott Marquis Hotel


La Mer


Jumeirah Beach


Safa Park



Habtoor City


Dubai Water Canal


Dubai Design District


Ras Khor Wildlife Sactuary


Mohammed Bin Rashid City


The Track Meydan Golf


Meydan Racecourse


Mall of Emirates


Dubai Hills Mall


Dubai Hills Golf Club


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





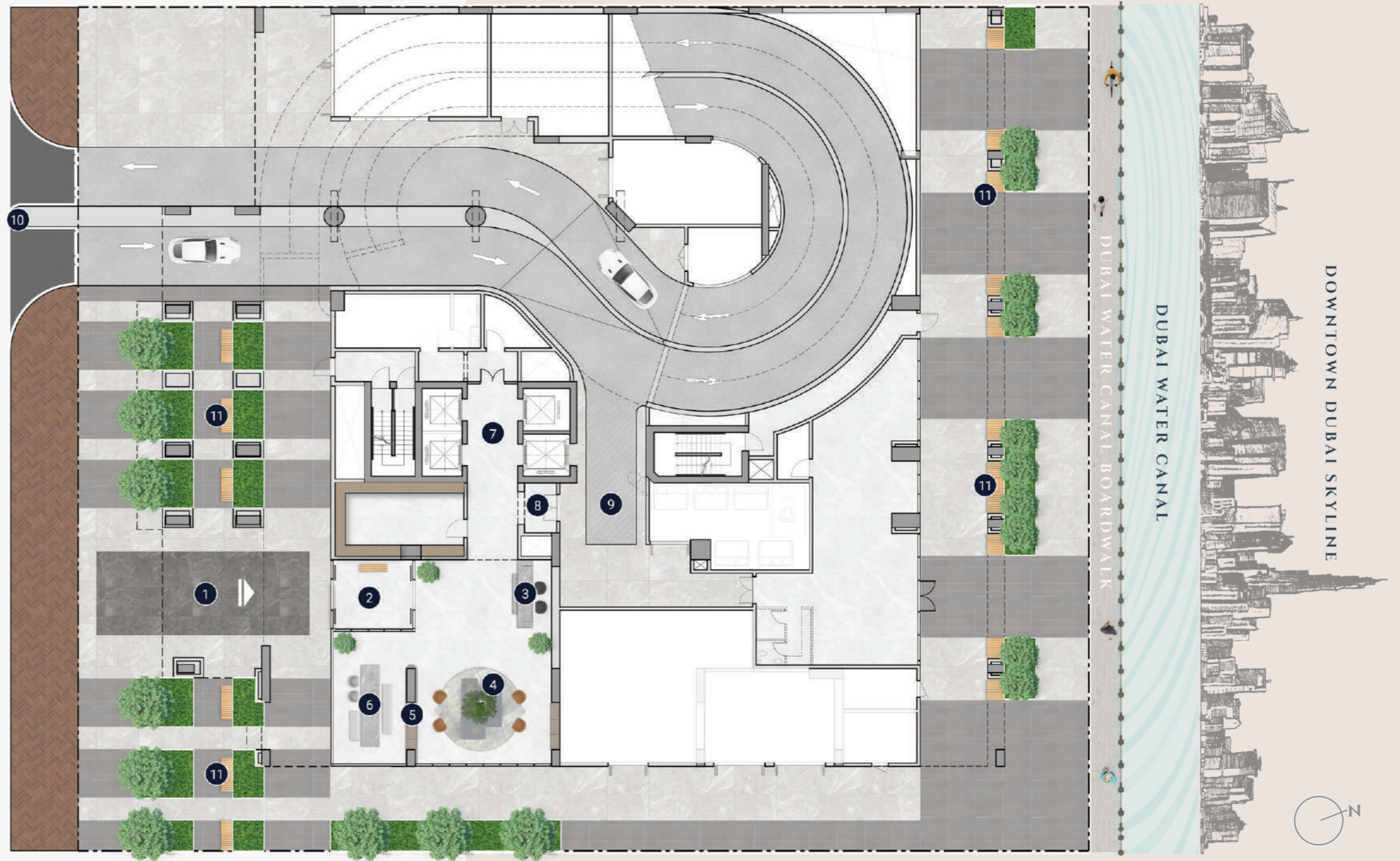
DAY VIEW
ACTUAL RESIDENTIAL DEVELOPMENT



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



9 323 526

EV CHARGING STATION + BICYCLE



POOL DECK



POOL LOUNGERS



KIDS POOL

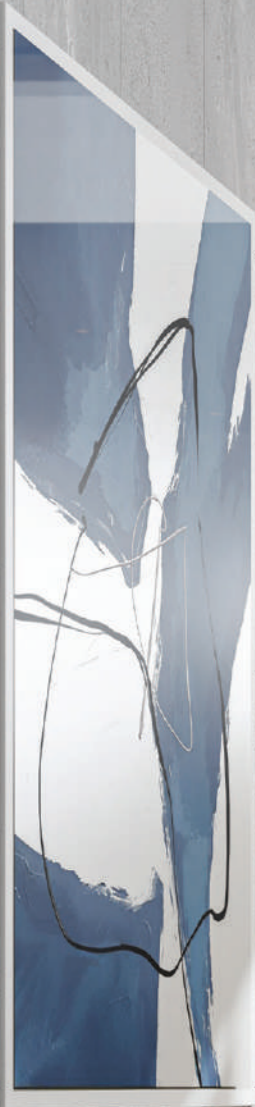
FITNESS STUDIO





ELLINGTON
PROPERTIES

CLUBHOUSE



SPA ROOMS

ZEN ROOM





PIZZA OVEN + BARBEQUE AREA

LIVING AREA







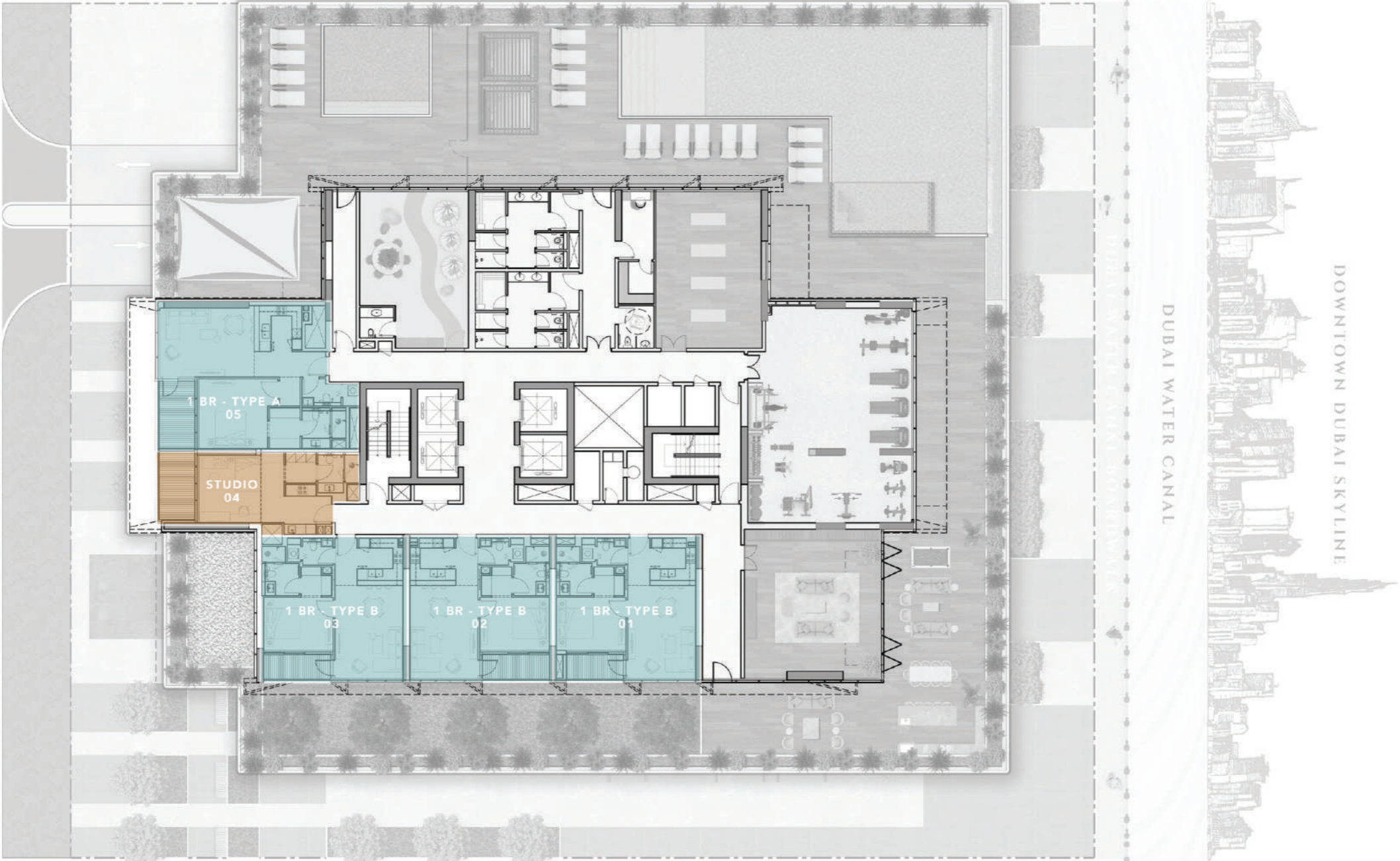
KITCHEN





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

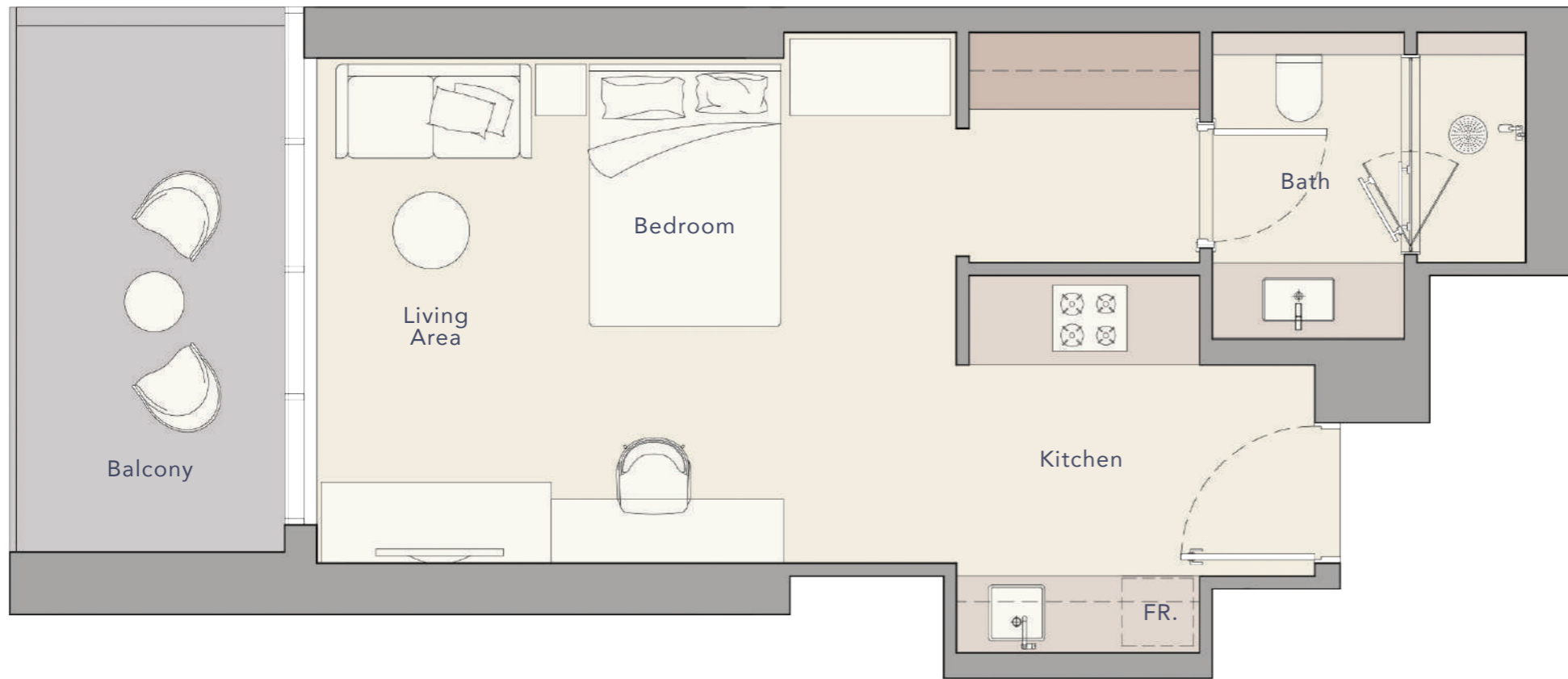
 1 BEDROOM APARTMENTS

 2 BEDROOM APARTMENTS

 3 BEDROOM APARTMENTS



STUDIO



Internal Living Area

438.52 sq.ft.

Outdoor Living Area

103.55 sq.ft.

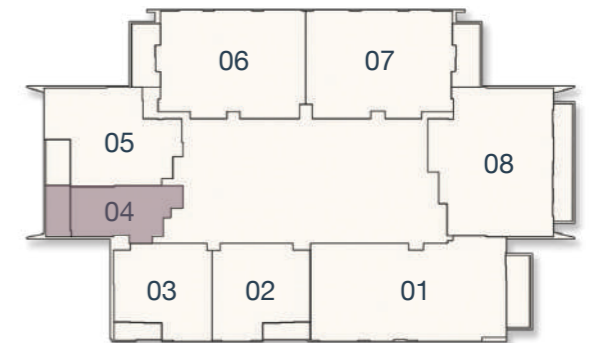
Total Living Area

542.07 sq.ft.

1ST FLOOR



2ND - 15TH FLOOR



1 BEDROOM TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

700.30 sq.ft.

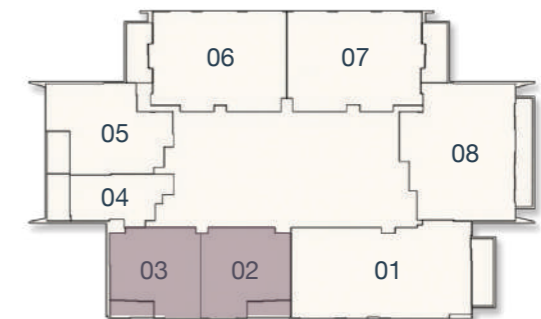
68.46 sq.ft.

768.76 sq.ft.

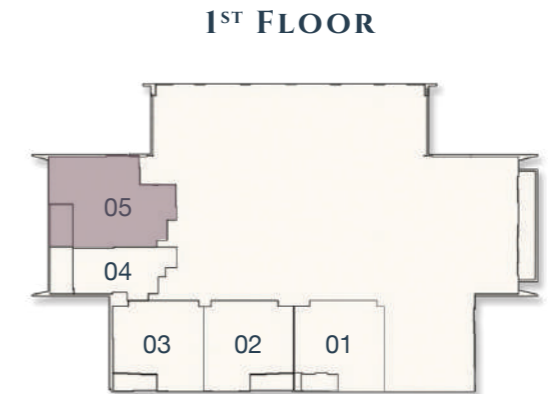
1ST FLOOR



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

1280.47 sq.ft.

Outdoor Living Area

139.93 sq.ft.

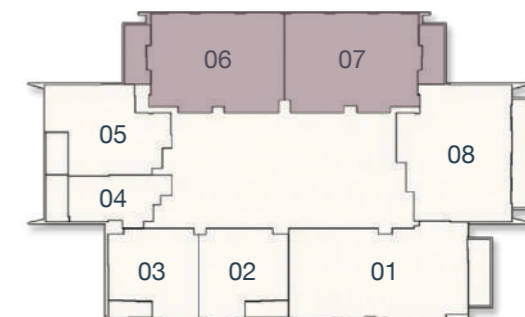
Total Living Area

1420.41 sq.ft.

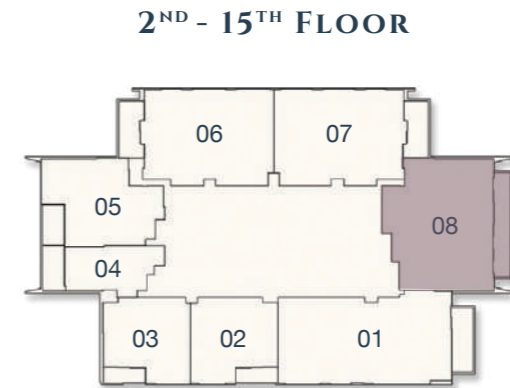
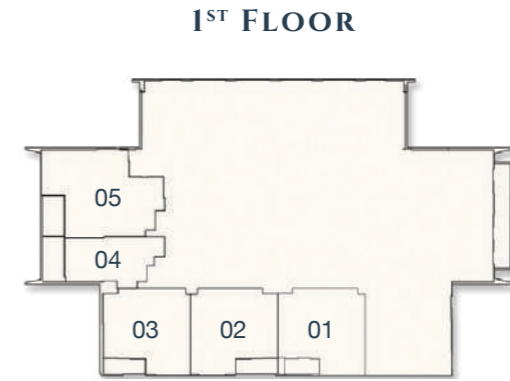
1ST FLOOR



2ND - 15TH FLOOR



2 BEDROOM TYPE B



Internal Living Area

Outdoor Living Area

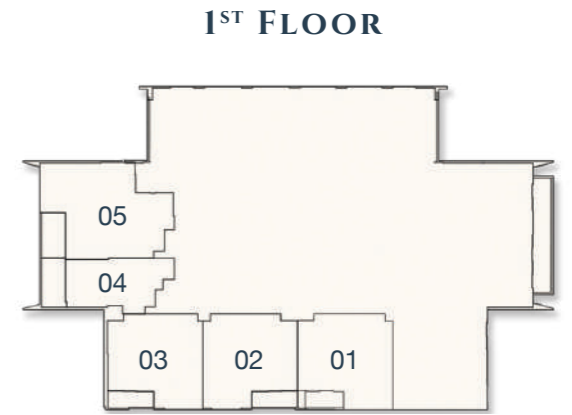
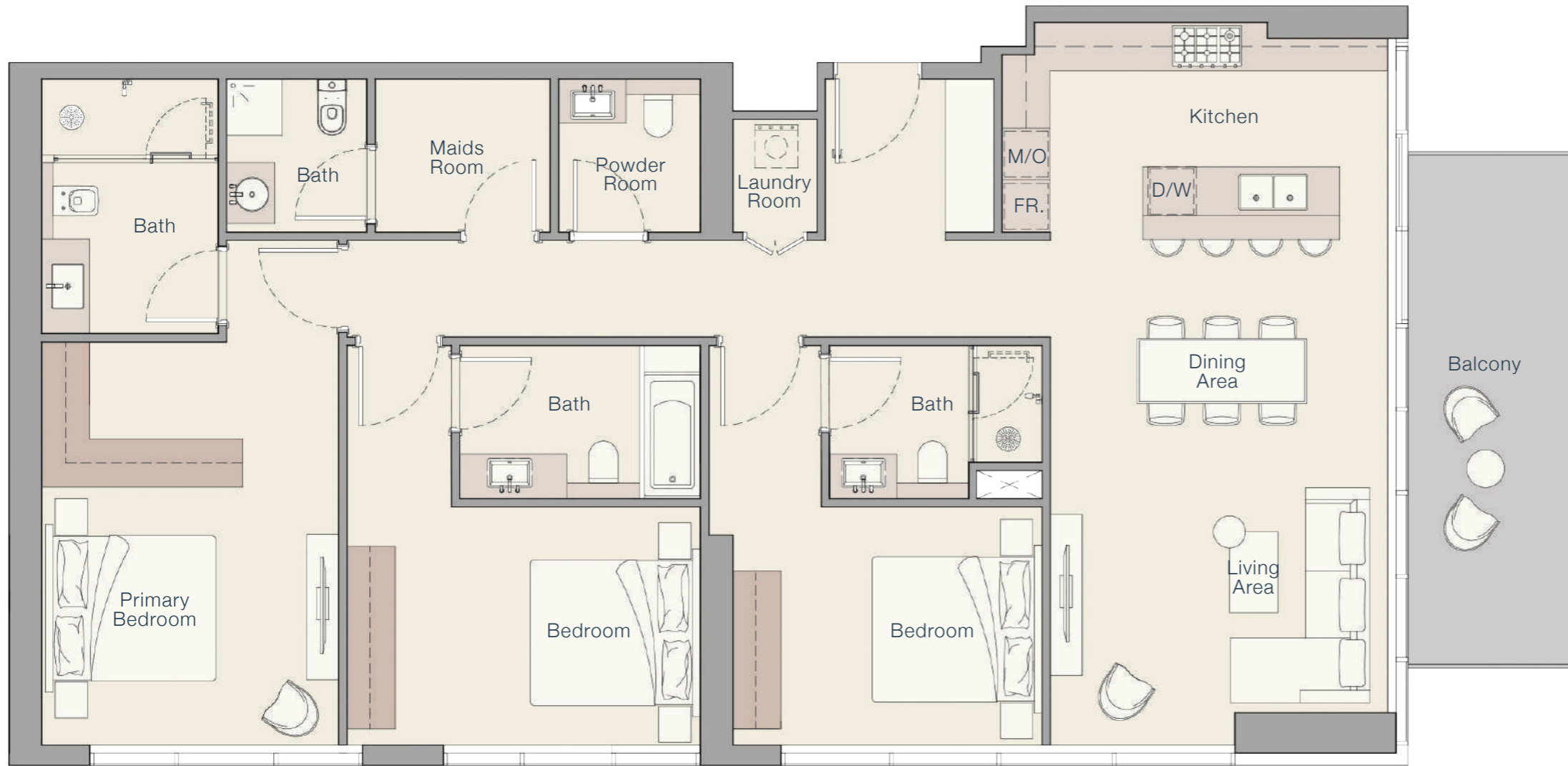
Total Living Area

1382.19 sq.ft.

185.68 sq.ft.

1567.87 sq.ft.

3 BEDROOM TYPE A



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