

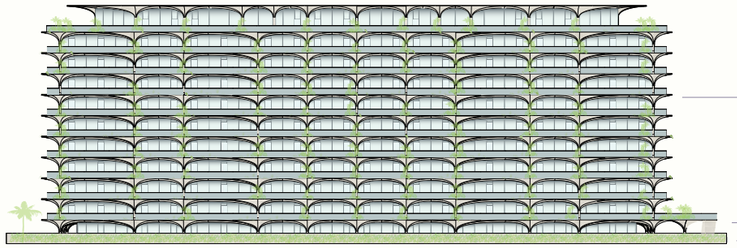
ELLINGTON
PROPERTIES

OCEAN HOUSE

ELLINGTON

INVESTMENT GUIDE

BUILDING CONFIGURATION



LOCATION

Northeastern Crescent, Palm Jumeirah

ELEVATORS

4 passenger elevators
4 service elevators

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 25 per sq.ft

PARKING

2 bedrooms: 1 parking space
3 bedrooms: 2 parking spaces
4 bedrooms: 3 parking spaces
5 and 6 bedrooms: 4 parking spaces



AMENITIES WITHIN THE PROJECT



- Hotel-style drop-off area
- Double-height lobby with reading and lounge zones
- Clubhouse with lounge and dining areas
- Meeting room & Co-working areas
- Design-led kitchen at the clubhouse for private functions
- Library room
- Kids' play area with kids bathroom
- Fitness studio overlooking the pool
- Yoga studio
- Olympic-size pool & deck
- Wellness spa with aromatherapy shower and hydrotherapy path walk
- Cinema room
- Salt cave
- Kids pvool
- Games room

WHERE THE CITY MEETS THE SEA

01
MINUTE
The Boardwalk Palm Jumeirah

03
MINUTES
Atlantis The Palm

07
MINUTES
The Pointe Palm Jumeirah

12
MINUTES
The View at The Palm

12
MINUTES
Nakheel Mall

18
MINUTES
Dubai Marina

20
MINUTES
Dubai Harbour

25
MINUTES
Emirates Golf Club

25
MINUTES
Burj Al Arab

25
MINUTES
Ain Dubai

25
MINUTES
Mall of The Emirates

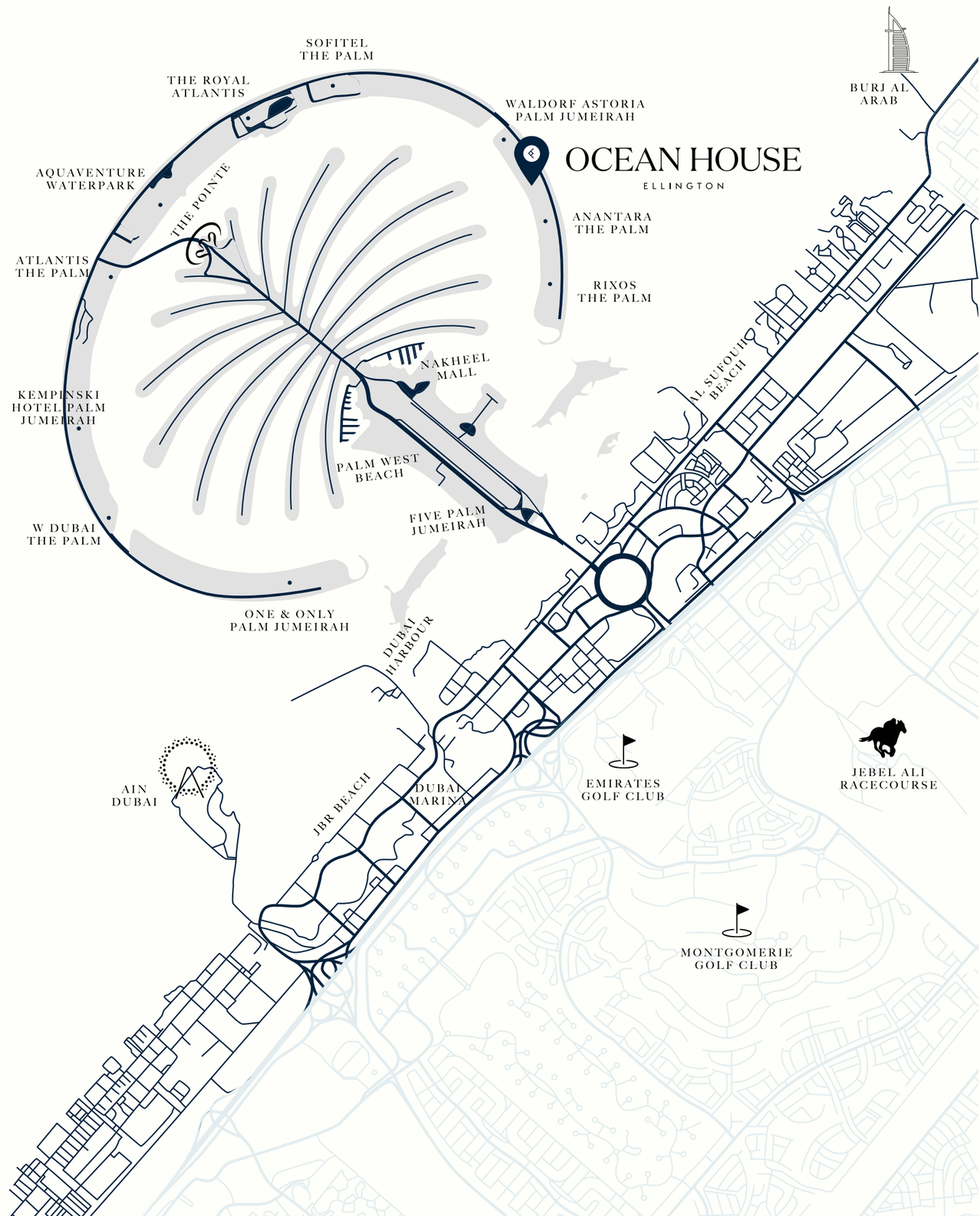
25
MINUTES
Dubai Mall & Burj Khalifa

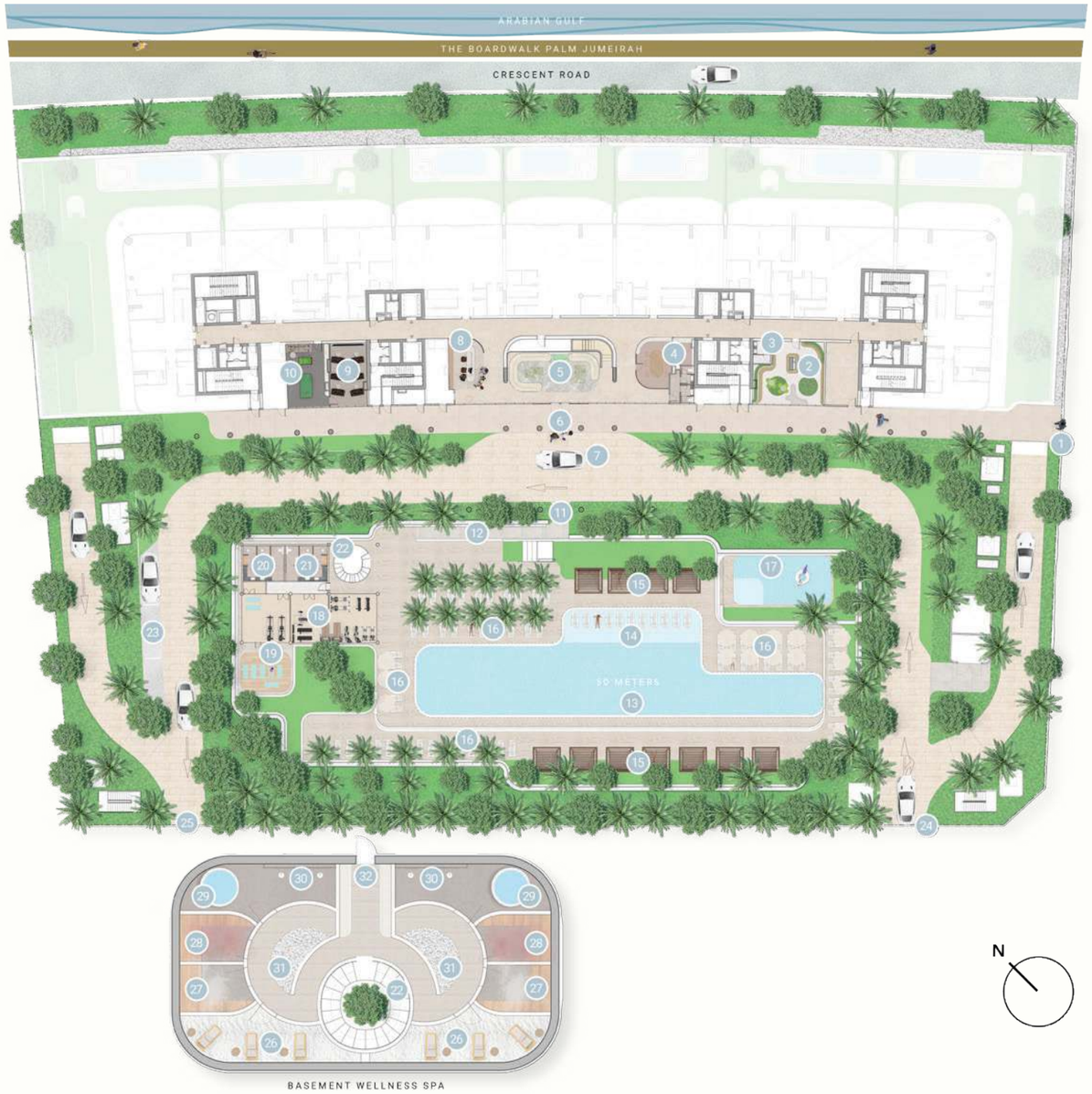
25
MINUTES
Museum of the Future

30
MINUTES
Dubai International Financial Centre

35
MINUTES
Dubai International Airport

38
MINUTES
Dubai World Central Airport

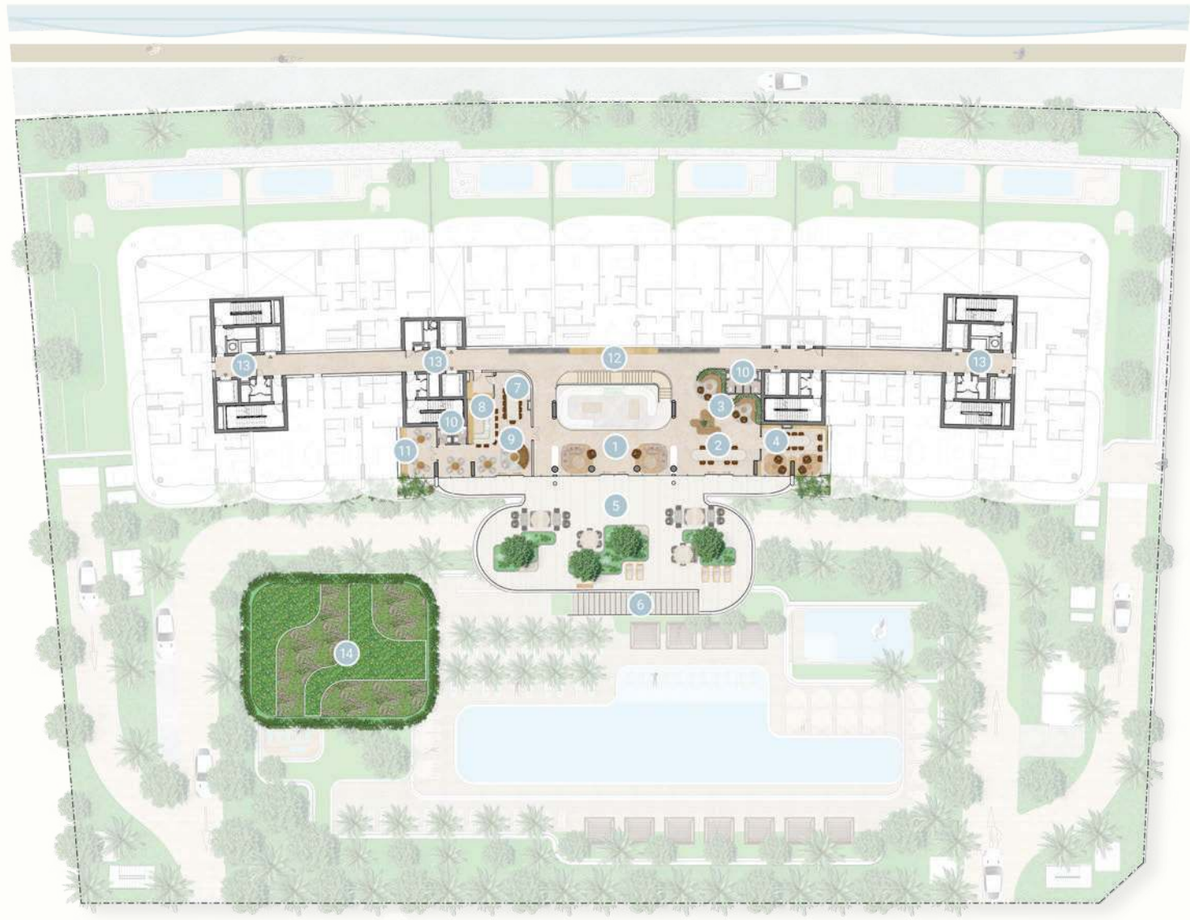




GROUND FLOOR AMENITIES PLAN

01 MAIN ENTRANCE
02 KIDS PLAY AREA
03 KIDS BATHROOM
04 MEETING ROOM
05 LOBBY LOUNGE
06 LOBBY ENTRANCE
07 DROP-OFF AREA
08 LOBBY RECEPTION
09 CINEMA ROOM
10 GAMES ROOM
11 ACCESS TO THE POOL TERRACE
12 FEATURE STAIRCASE
13 OLYMPIC SIZE POOL
14 BAJA SHELF
15 CABANAS
16 SUN LOUNGERS' AREA
17 KIDS POOL
18 FITNESS STUDIO
19 OUTDOOR YOGA DECK
20 FEMALE CHANGE ROOM
21 MALE CHANGE ROOM
22 ACCESS TO WELLNESS SPA
23 VISITOR PARKING
24 VEHICLE ENTRANCE
25 VEHICLE EXIT
26 SALT CAVE
27 STEAM ROOM
28 INFRARED SAUNA ROOM
29 PLUNGE POOL
30 AROMATHERAPY EXPERIENCE SHOWER
31 HYDROTHERAPY PATH WALK
32 ACCESS TO BASEMENT PARKING





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1ST FLOOR AMENITIES PLAN

01 LOUNGE AREA
02 COMMUNAL TABLE
03 CO-WORKING AREA
04 LIBRARY ROOM
05 OUTDOOR TERRACE LOUNGE
06 ACCESS TO POOL DECK
07 PRIVATE DINING
08 SHOW KITCHEN
09 PRIVATE LOUNGE
10 WASHROOM
11 CIGAR ROOM
12 GALLERY WALL
13 LIFT LOBBIES
14 ROOFTOP GARDEN



DOCUMENTS NEEDED TO BOOK A UNIT

01 Buyer's Passport Copy

02 Home address, email address, including the contact number (should be the same as the home address)

03 AED 200,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on https://pay.ellingtonproperties.ae



UNITS & SIZES

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
2 bedrooms	52 units	From 1,642 sq. ft to 4,214 sq. ft
3 bedrooms	27 units	From 3,233 sq. ft to 4,770 sq. ft
4 bedrooms	6 units	From 5,352 sq. ft to 9,917 sq. ft
6 bedrooms- Presidential	1 unit	From 11,770 sq. ft
5 bedrooms- Penthouse	2 units	From 14,037 sq. ft to 14,369 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com
or contact your Property Consultant directly.

BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation

02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form

03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

04. Customer will send back the signed SPAs for execution to Ellington Properties

05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

PAYMENT PLAN

20%
At the time of booking

5%
60 days after the reservation date

5%
120 days after the reservation date

5%
On completion of 20% construction of the project

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

5%
On completion of 70% construction of the project

40%
On completion







LOBBY

A generous space with a double-height ceiling and a minimalist hotel-like feel define the Ocean House's lobby. A drop-off area with separate entrance and exit points is provided for residents and guests while lush green complements the elegant neutral and bright lobby featuring hospitality-like lounging spaces. The lobby provides access to the first-level amenities floor through a grand staircase. Adjacent to the lounge area is a fully-equipped meeting room with plenty of seating and desk space to provide a comfortable and functional setting for residents to hold meetings.

WELLNESS SPA

The wellness spa at Ocean House offers a variety of wellness experiences, and all the soothing amenities to provide the personalised experience residents need to restore balance and indulge their senses. The wellness spa features a welcome lounge with a plunge pool, aromatherapy shower experience, steam and sauna rooms and a thermal journey Himalayan salt cave halotherapy, all the services you need to reset your mind, body, and spirit. The spa truly delivers something for every type of wellness seeker.



POOL DECK

The 50-metre Olympic size swimming pool at Ocean House is one of the residence's most defining features providing a peaceful respite. As well as enjoying a refreshing dip, residents can relax in the cabanas and sun loungers' area and enjoy the lush greenery surrounding the pool terrace. A separate kids' pool is also provided to keep the whole family entertained. The pool deck is connected via a grand bridge terrace to the first-floor amenities where the outdoor terrace and clubhouse are located.





APARTMENTS

The apartments at Ocean House are designed with a philosophy to provide utmost privacy and tranquillity with its lush landscape extending vertically from the ground floor upwards making the residence resemble a vertical garden. Out of its floor-to-ceiling windows, residents benefit from the unforgettable views of the Burj Al Arab, Burj Khalifa, and Dubai Marina skyline and the sweeping views of Palm Jumeirah and the Arabian Gulf.



HEALTH CLUB

The health club at Ocean House is a world-class fitness facility that allows residents to relax, restore and renew. The highly equipped fitness studio is the ultimate space for functional and high-intensity training overlooking the pool deck and garden. Changing rooms with steam and a sauna along with a separate yoga studio are added to offer wholly designed wellness retreats.

PRIVATE POOLS AND GARDENS

Occupying the Ground Floor, the duplex units at Ocean House offer a contemporary and spacious design complemented with sophisticated neutral palettes, shapes and layers. The units not only benefit from the best seafront view but also take advantage of the vast ground floor offering quiet private gardens and private pools. No matter the season, enjoy your private oasis from the floor-to-ceiling windows providing ample natural light and expansive views of the outdoors.





WHY INVEST IN DUBAI?

- High rental returns compared to major world cities
- 0% tax on residential real estate
- Fixed exchange rate (US Dollar and UAE Dirham)
- Stable economy and currency
- Residence visa
- Safe and reliable investment environment
- Sustained economic growth
- World-class COVID-19 management
- World-class education
- Readily available financing options
- Ease of doing business – 1st in MENA*
- Consistently growing population
- DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center **

*Ease Of Doing Business Report – 2021
** The Global Financial Centres Index - 2019

WHY INVEST WITH ELLINGTON PROPERTIES?

Award-winning boutique developer

Hotel-inspired amenities

Prime locations

ROI

High return on investment of up to 9%*

30%

Premium on average rental returns**

High tenant retention

96%

Occupancy rate*

High capital appreciation upon handover

Quicker return of capital compared to market average*

Multiple payment options available including cryptocurrency

Transparent and reliable customer care

Sustainability compliance with Dubai Green Building Regulations

*ReidIn Market Data
**JVC projects as per ReidIn report in Q4 2021



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ELLINGTONPROPERTIES.AE

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