ELLINGTON
PROPERTIES

BERKELEY
TOWER

PROJECT BRIEF



# SHAPED BY MOVEMENT

# BERKELEY TOWER

Ellington’s approach to design has always begun with the experience of the people who use space. At Berkeley Tower, this philosophy extends into the world of work, bringing artistry, purpose and a thoughtful attention to detail to a new commercial address.

Prominently positioned along Sheikh Zayed Road in Business Bay, Berkeley Tower responds to the pace of modern enterprise. Its sculptural façade takes inspiration from fabric in motion, introducing a distinctive sense of movement to Dubai’s skyline.

The experience continues within. A carefully curated arrival leads to a double-height reception backdrop, setting the tone for expansive offices designed around focus, connection and growth. Intelligent infrastructure supports the demands of the working day, while spaces for business, fitness and well-being offer a more balanced rhythm.

Together, these elements bring Ellington’s design philosophy into a commercial setting, an address created for the people driving business forward and for the ambition that brings them here.

# SEAMLESS CONNECTIVITY ACROSS DUBAI

A nearby metro connection brings more of Dubai within easy reach. Integrated into the city's wider transport network, it makes everyday journeys simpler and faster.



# KEY FEATURES OF GRADE A OFFICES

**Prime Location**
Easy access to major roads and metro stations

**Premium Facilities**
Concierge services, curated entrance and arrival, business lounges, co-working, social hubs and event spaces

**Quality Architecture**
Contemporary design, high-quality finishes and distinctive façades

**Flexible Office Spaces**
Efficient layouts, high ceilings and abundant natural light

**Health & Wellness**
Gyms, wellness areas, outdoor terraces and relaxation spaces

**Advanced Technology**
High-speed double-deck destination-controlled lifts, smart building systems and automated robotic parking

**Parking & Mobility**
Ample parking, EV charging stations and bicycle racks

**Sustainability**
Designed to meet Al Sa'fat green building standards

**Building Management**
24/7 security, professional maintenance and reliable building systems

# DESIGNED
# FOR PROGRESS

# DUBAI OFFICE MARKET OVERVIEW

Dubai recorded approximately 2,600 office sales transactions in H1 2026, up 38.2% year-on-year. The total value of office sales increased by 199.3% compared with H1 2025.

Business Bay led Dubai's office market by transaction count, recording 814 sales across ready and off-plan properties. This places Berkeley Tower in the district with the highest office sales activity during the period.

Beyond property transactions, the DIFC Innovation Hub's community of AI, FinTech and innovation firms reached 1,933, up 39% year-on-year, adding another measure of business activity to the wider market picture.

Source: Cavendish Maxwell, DIFC





# DUBAI OFFICE MARKET IN NUMBERS H1 2026

**14.1%** year-on-year growth
**OFFICE RENTAL RATES**

**15.1%** year-on-year growth
**OFFICE SALES PRICES**

**361 NEW COMPANIES**
**JOINED THE DIFC INNOVATION HUB**

**506.2%** year-on-year growth
**OFF-PLAN OFFICE SALES TRANSACTIONS**

**AED 15.8 BILLION**
**TOTAL OFFICE SALES VALUE**

Across the wider business landscape, 2,709 new member companies joined Dubai Chamber of Commerce in March 2026. This provides a separate, citywide view of commercial activity alongside the H1 office market figures.

Source: Cavendish Maxwell, DIFC, Dubai Chambers

# AN INTELLIGENT BUSINESS ENVIRONMENT

Intelligent integrations are thoughtfully designed to orchestrate easy access and fluid vertical movement throughout the address:

- Twelve double-deck passenger lifts, governed by an intuitive destination-control system, keep people moving efficiently between the tower's levels.
- Security gates within the main lobby integrate seamlessly with a smart access system, ensuring secure entry and a frictionless transition into the workspace.





# STATE-OF-THE-ART AUTOMATED PARKING

Berkeley Tower introduces an advanced robotic parking system that automates vehicle storage and retrieval, transforming the way people arrive at and depart from the workplace.

Designed for efficiency and convenience, the system simplifies the parking experience and brings a new level of ease to the working day.

# THE FUTURE MOVES DIFFERENTLY

Readiness for a future air-taxi vertiport reflects Berkeley Tower's forward-looking approach to connectivity.

It considers how emerging forms of urban air mobility could create new ways to travel across Dubai as the city's transport network evolves.





# A FUTURE-DRIVEN VISION

Berkeley Tower incorporates purpose-built drone delivery platforms into its architectural design, anticipating the growing role of aerial technology in commercial environments.

These platforms are designed to accommodate future delivery solutions as the technology continues to evolve.

# BUSINESS
# AT THE HEART

# LOCATION


Deira
Dubai International Airport (DXB)
Dubai International Financial Centre (DIFC)
Al Satwa
BERKELEY TOWER
Wafi Mall
Downtown Dubai
Dubai Creek Harbour
The Quayside
DTI
Business Bay Metro Station
Al Wasl
Sheikh Zayed Road
One River Point
The Crestmark

# DRIVING DISTANCE

Burj Khalifa
& Dubai Mall



**4 minutes**

Dubai
Design District



**9 minutes**

Dubai International
Financial Centre (DIFC)



**4 minutes**

Dubai
Internet City



**14 minutes**

Dubai World
Trade Centre



**5 minutes**

Dubai Airport
Free Zone (DAFZA)



**14 minutes**

Emirates Towers &
The Museum of the Future



**5 minutes**

Dubai
Media City



**16 minutes**

Dubai
International Airport



**9 minutes**

Jumeirah Lake
Towers (JLT)



**16 minutes**

Dubai
Science Park



**18 minutes**

Jebel Ali
Free Zone (JAFZA)



**22 minutes**

Dubai
Investment Park



**26 minutes**

Expo
City Dubai



**30 minutes**

Al Maktoum International
Airport (DWC)



**35 minutes**

# THE CENTRE OF AMBITION

# SUN AND VIEWS ANALYSIS

SUMMER SUNSET

SUMMER SUNRISE

WINTER SUNRISE

WINTER SUNSET

# BUILDING CONFIGURATION

**BUILDING**

GF + 60

**OFFICE CONFIGURATIONS AND AREAS**

6 office configurations

Area from 2,504.01 sq.ft to 22,588.71 sq.ft

**LIFTS**

12 double-deck passenger lifts

1 service lift

1 escalator

2 parking lifts

**CAR PARKING**

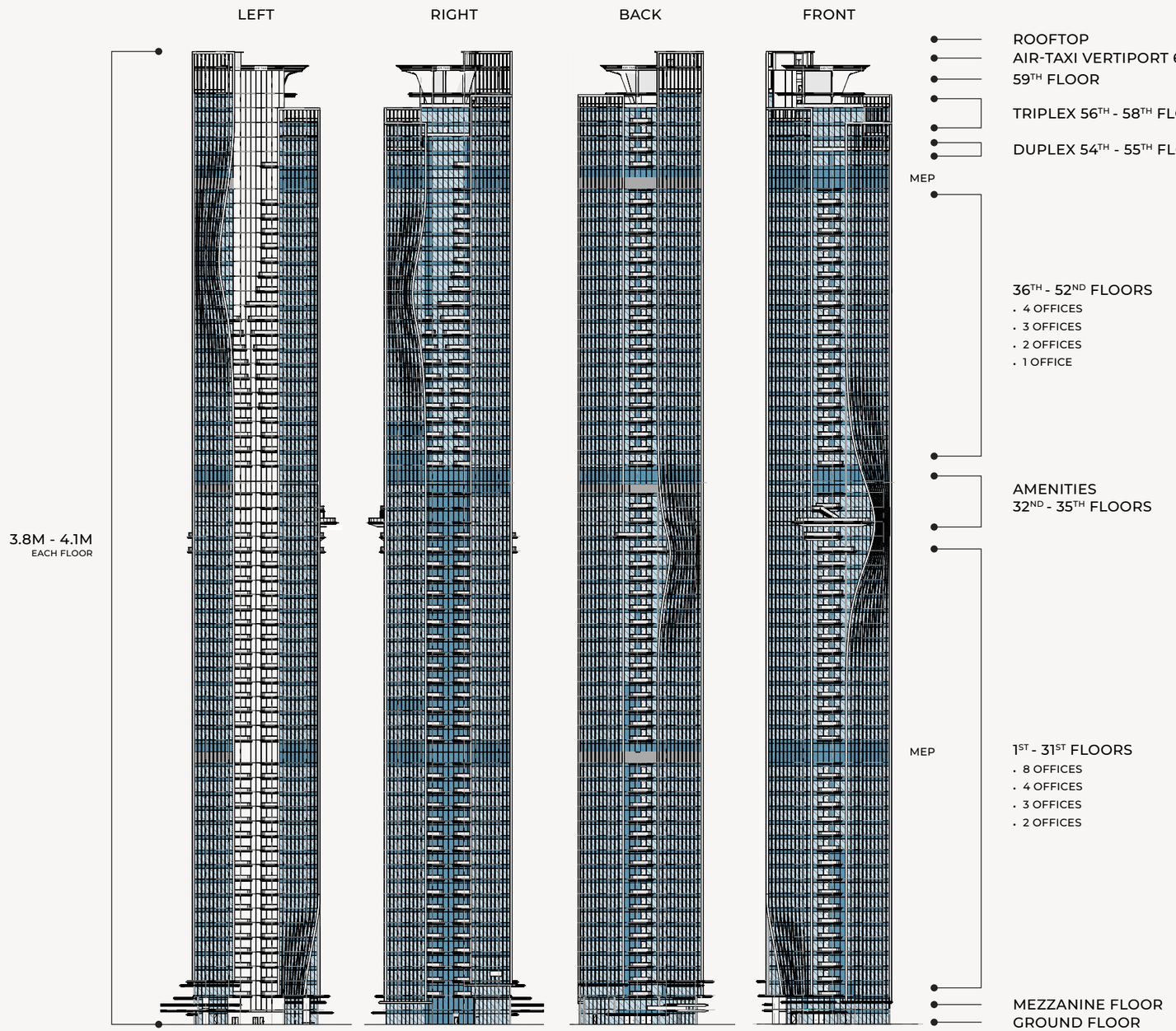
6 basements + GF + 12 automated parking bays + roof

**OWNERSHIP**

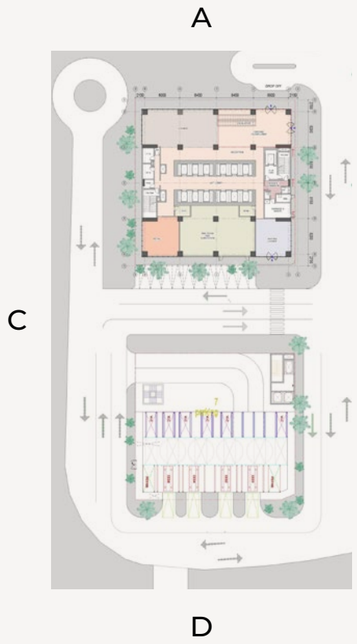
Freehold

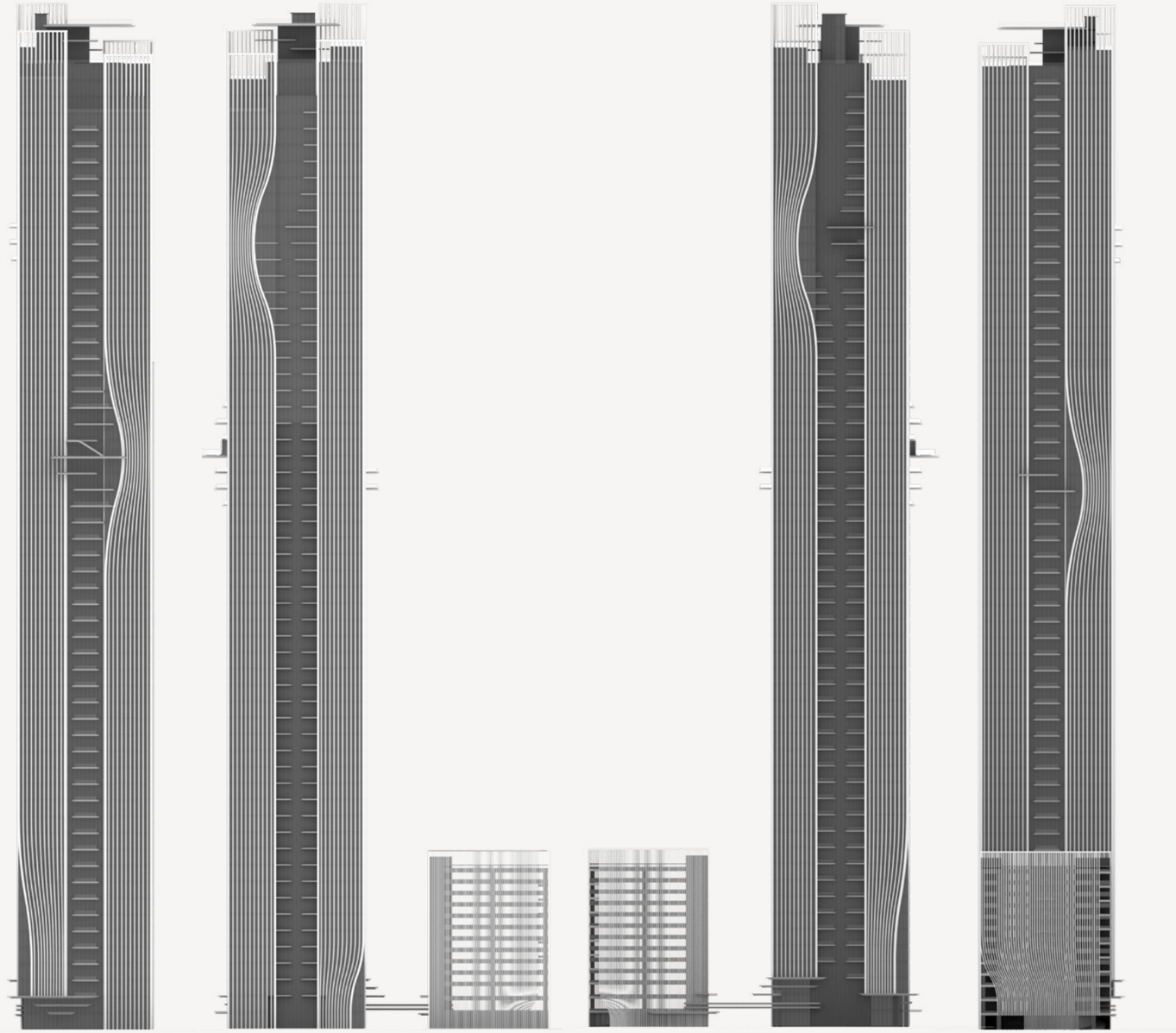
**ANTICIPATED SERVICE CHARGE**

AED 24 per sq.ft



# ELEVATIONS



ELEVATION A ELEVATION B ELEVATION C ELEVATION D

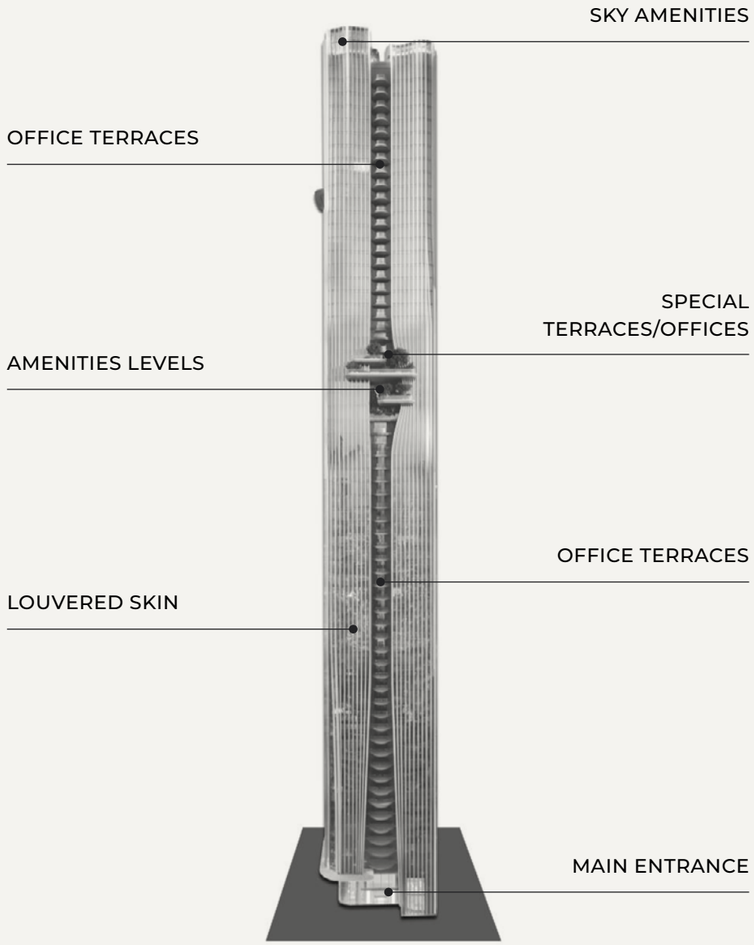
# UNIT TYPE RANGE & SIZES

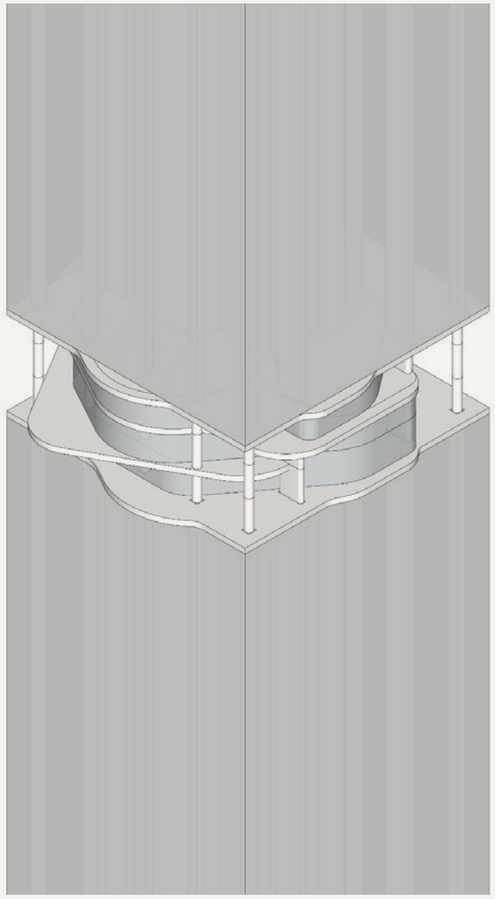
| FLOORS | TYPE | SIZE RANGE |
|---|---|---|
| 1st – 31st Floor | 8 Offices | From 1,132 sq.ft to 1,389 sq.ft |
| | 4 Offices | From 2,502 sq.ft to 2,867 sq.ft |
| | 3 Offices | From 2,503 sq.ft to 5,376 sq.ft |
| | 2 Offices | From 5,401 sq.ft to 5,409 sq.ft |
| 36th – 52nd Floor | 4 Offices | From 2,384 sq.ft to 3,264 sq.ft |
| | 3 Offices | From 2,364 sq.ft to 6,522 sq.ft |
| | 2 Offices | From 5,620 sq.ft to 5,888 sq.ft |
| | 1 Office | 12,182 sq.ft |
| 54th – 55th Floor | Duplex Offices | 21,873 sq.ft |
| 56th – 58th Floor | Triplex Offices | 22,191 sq.ft |

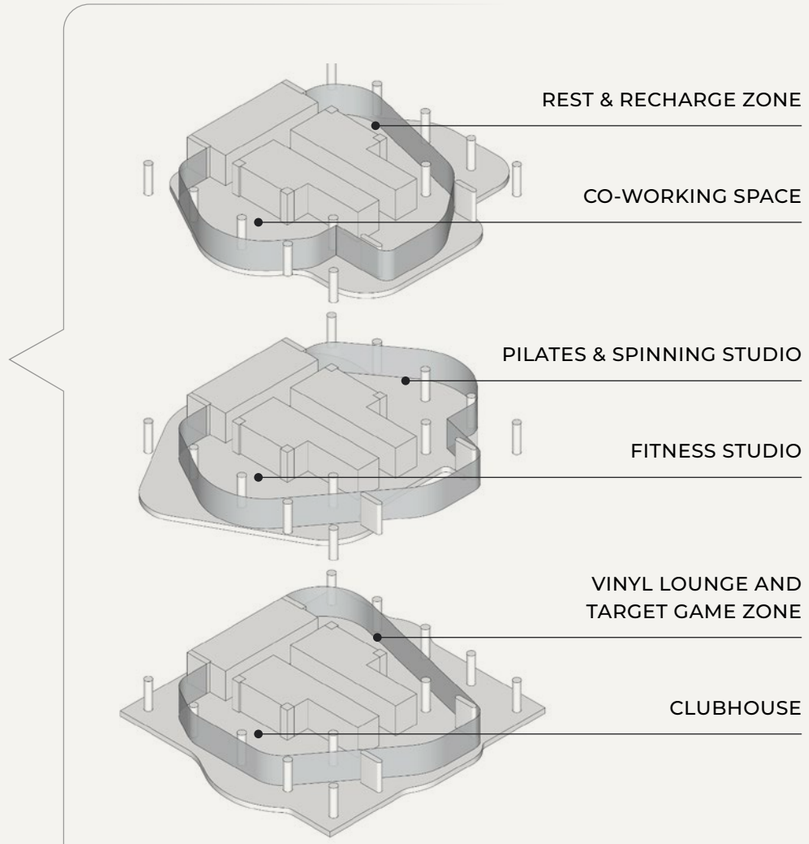
**SELLABLE AREA + NUMBER OF UNITS**

**Total sellable area**: 579,681.46 sq.ft | **Total number of units**: 109 units

# ARCHITECTURE





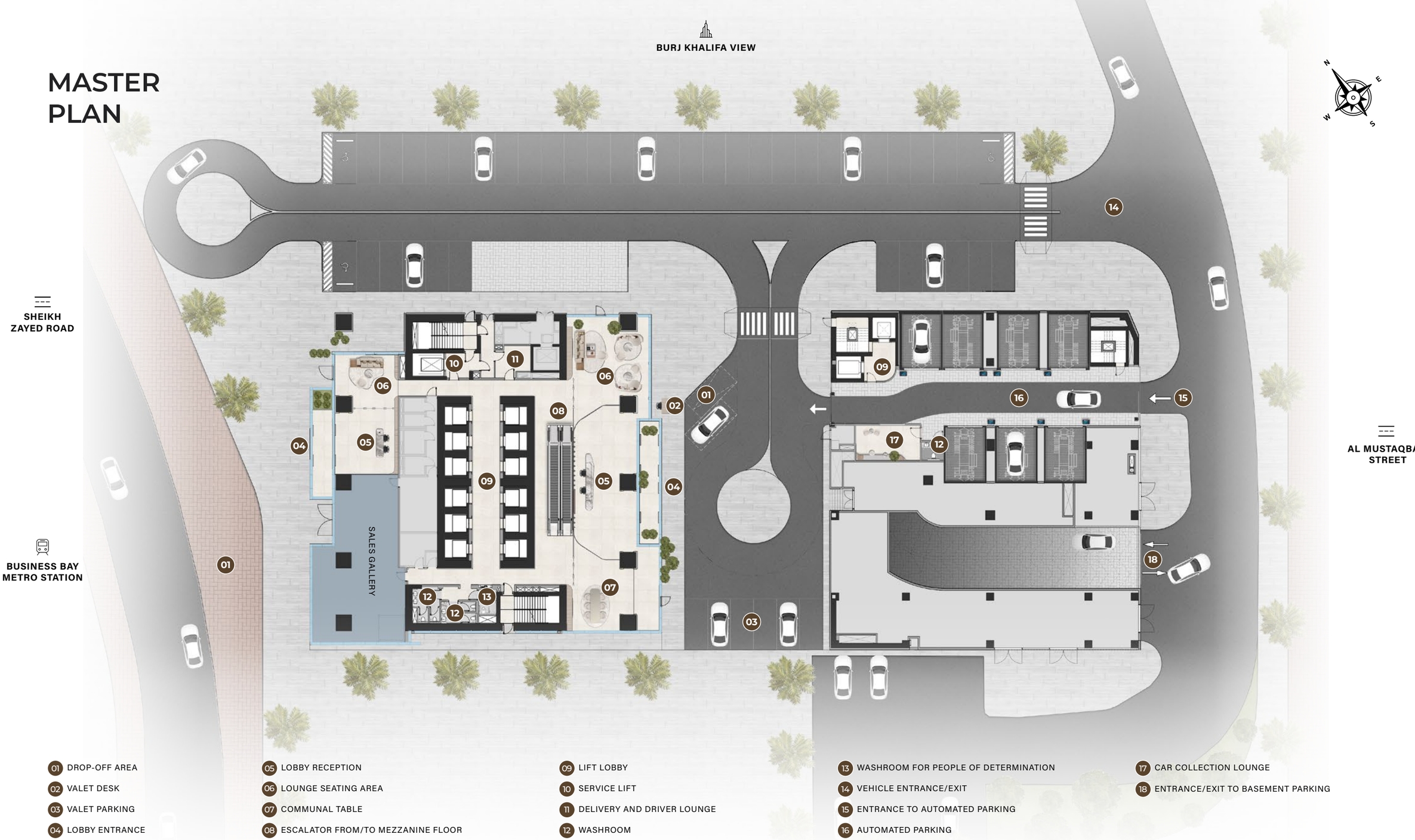
# WHERE BUSINESS MEETS THE CITY

# AMENITIES

DROP-OFF AREA

LOBBY RECEPTION

# MASTER PLAN




01 DROP-OFF AREA
02 VALET DESK
03 VALET PARKING
04 LOBBY ENTRANCE
05 LOBBY RECEPTION
06 LOUNGE SEATING AREA
07 COMMUNAL TABLE
08 ESCALATOR FROM/TO MEZZANINE FLOOR
09 LIFT LOBBY
10 SERVICE LIFT
11 DELIVERY AND DRIVER LOUNGE
12 WASHROOM
13 WASHROOM FOR PEOPLE OF DETERMINATION
14 VEHICLE ENTRANCE/EXIT
15 ENTRANCE TO AUTOMATED PARKING
16 AUTOMATED PARKING
17 CAR COLLECTION LOUNGE
18 ENTRANCE/EXIT TO BASEMENT PARKING

# PARKING GROUND FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET

01 VEHICLE ENTRANCE/EXIT

02 ENTRANCE TO AUTOMATED PARKING

03 AUTOMATED PARKING

04 LIFT LOBBY

05 CAR COLLECTION LOUNGE

06 WASHROOM

07 ENTRANCE/EXIT TO BASEMENT PARKING

# PARKING
# 2ND - 12TH FLOOR
# AMENITIES PLAN

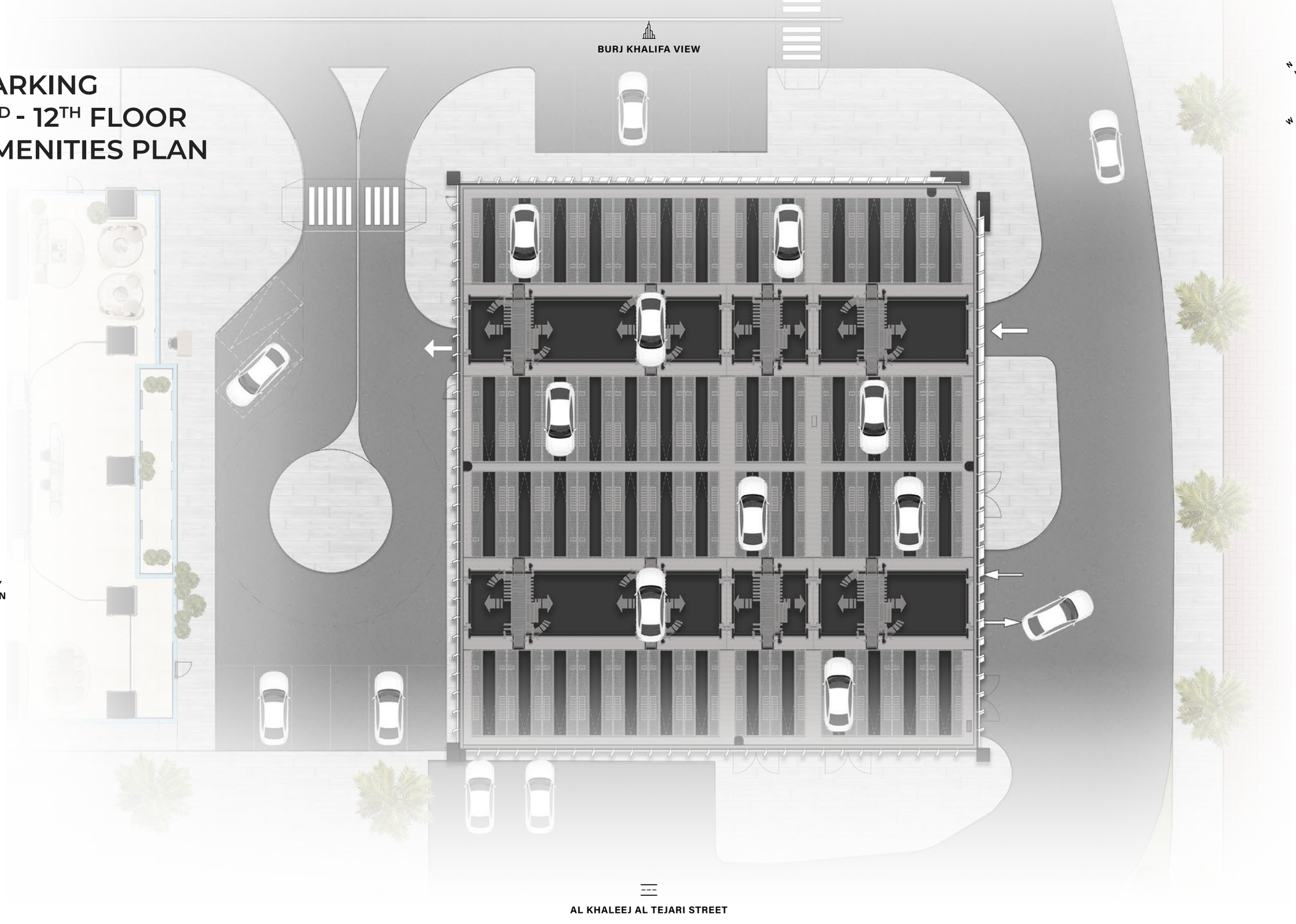
BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

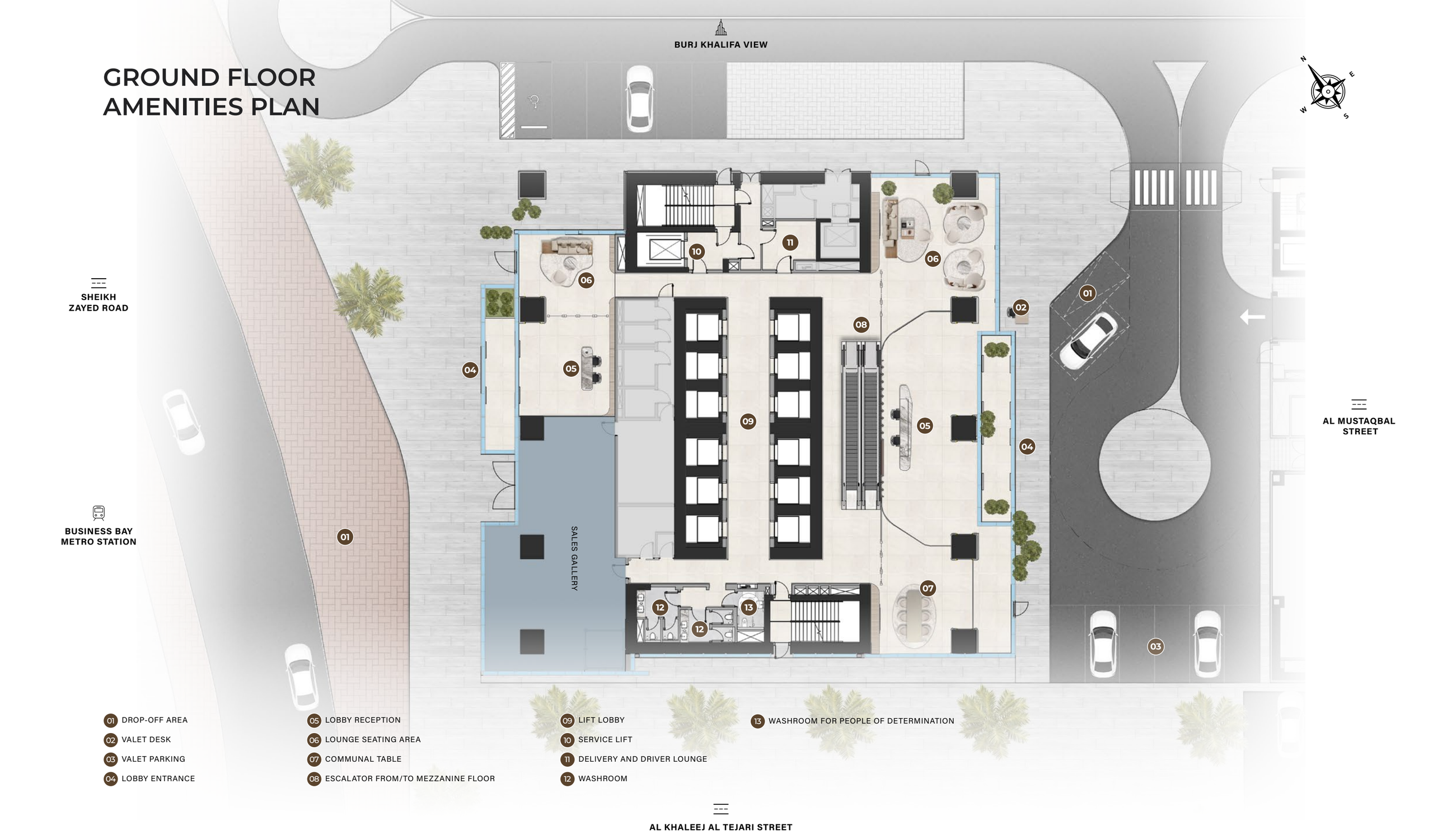
BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



# GROUND FLOOR AMENITIES PLAN




01 DROP-OFF AREA
02 VALET DESK
03 VALET PARKING
04 LOBBY ENTRANCE
05 LOBBY RECEPTION
06 LOUNGE SEATING AREA
07 COMMUNAL TABLE
08 ESCALATOR FROM/TO MEZZANINE FLOOR
09 LIFT LOBBY
10 SERVICE LIFT
11 DELIVERY AND DRIVER LOUNGE
12 WASHROOM
13 WASHROOM FOR PEOPLE OF DETERMINATION

# MEZZANINE FLOOR AMENITIES PLAN




01 ESCALATOR FROM/TO GROUND FLOOR
02 LIFT LOBBY
03 LOUNGE AREA
04 COFFEE BAR
05 WASHROOM
06 WASHROOM FOR PEOPLE OF DETERMINATION
07 SERVICE LIFT

# AMENITIES

## 32ND - 35TH

CLUBHOUSE TERRACES

REST & RECHARGE ZONE

CO-WORKING SPACE

CO-WORKING SPACE

CO-WORKING LOUNGE

TERRACE VIEW

# 32ND FLOOR AMENITIES PLAN




BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

AL MUSTAQBAL STREET

BUSINESS BAY METRO STATION

AL KHALEEJ AL TEJARI STREET

01 LIFT LOBBY
02 KITCHENETTE
03 SOCIAL HUB
04 WASHROOM
05 WASHROOM FOR PEOPLE OF DETERMINATION
06 LOUNGE AREA
07 REST AND RECHARGE ROOM
08 CO-WORKING AREA
09 FOCUS PODS
10 THE WORK LOUNGE
11 FEATURE STAIRCASE
12 VISTA LIFT
13 SERVICE LIFT

CLUBHOUSE




GAMES ROOM

CLUBHOUSE TERRACES

# 33RD FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET




01 LIFT LOBBY
02 CLUBHOUSE
03 COMMUNAL TABLE
04 KITCHENETTE
05 VINYL LOUNGE
06 BILLIARDS TABLE
07 SEATING AREA
08 AIR HOCKEY TABLE
09 WASHROOM
10 WASHROOM FOR PEOPLE OF DETERMINATION
11 GAMING LOUNGE
12 OUTDOOR BALCONY/ TERRACE
13 DRONE DELIVERY PORT
14 FEATURE STAIRCASE
15 VISTA LIFT
16 SERVICE LIFT



FITNESS STUDIO

SPINNING STUDIO

PILATES STUDIO

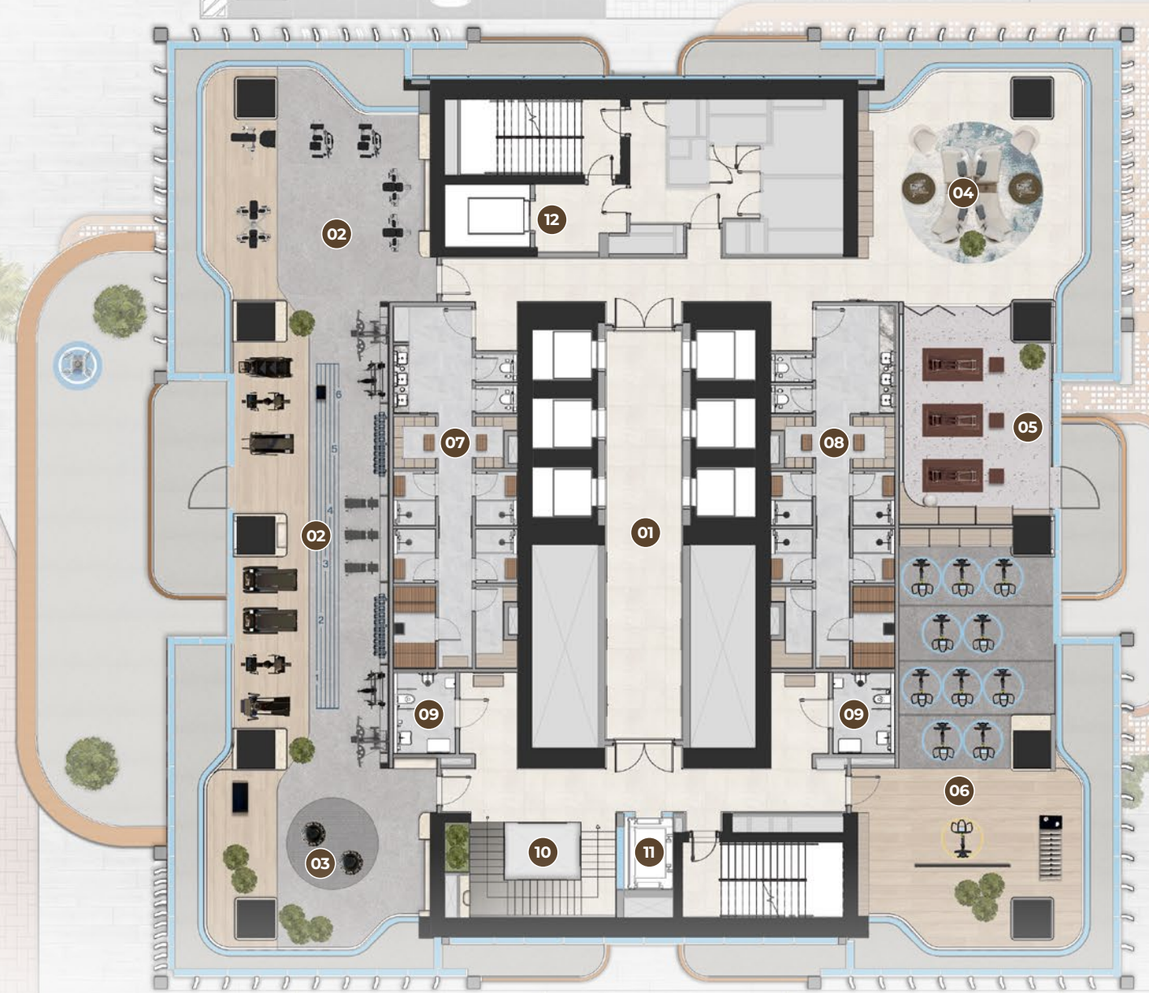
# 34TH FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET




01 LIFT LOBBY
02 FITNESS STUDIO
03 BOXING AREA
04 MIND AND BODY STUDIO
05 PILATES STUDIO
06 SPINNING STUDIO
07 MALE WELLNESS
08 FEMALE WELLNESS
09 WASHROOM FOR PEOPLE OF DETERMINATION
10 FEATURE STAIRCASE
11 VISTA LIFT
12 SERVICE LIFT

AL KHALEEJ AL TEJARI STREET

PRAYER ROOM

# 35TH FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

AL MUSTAQBAL STREET

BUSINESS BAY METRO STATION




01 LIFT LOBBY
02 FOYER
03 ABLUTION AREA
04 MALE PRAYER ROOM
05 FEMALE PRAYER ROOM
06 MALE WASHROOM
07 FEMALE WASHROOM
08 WASHROOM FOR PEOPLE OF DETERMINATION
09 FEATURE STAIRCASE
10 VISTA LIFT
11 SERVICE LIFT

AL KHALEEJ AL TEJARI STREET

# FLOOR PLANS

# 1ST TO 31ST FLOORS TYPICAL PLAN OPTION 01

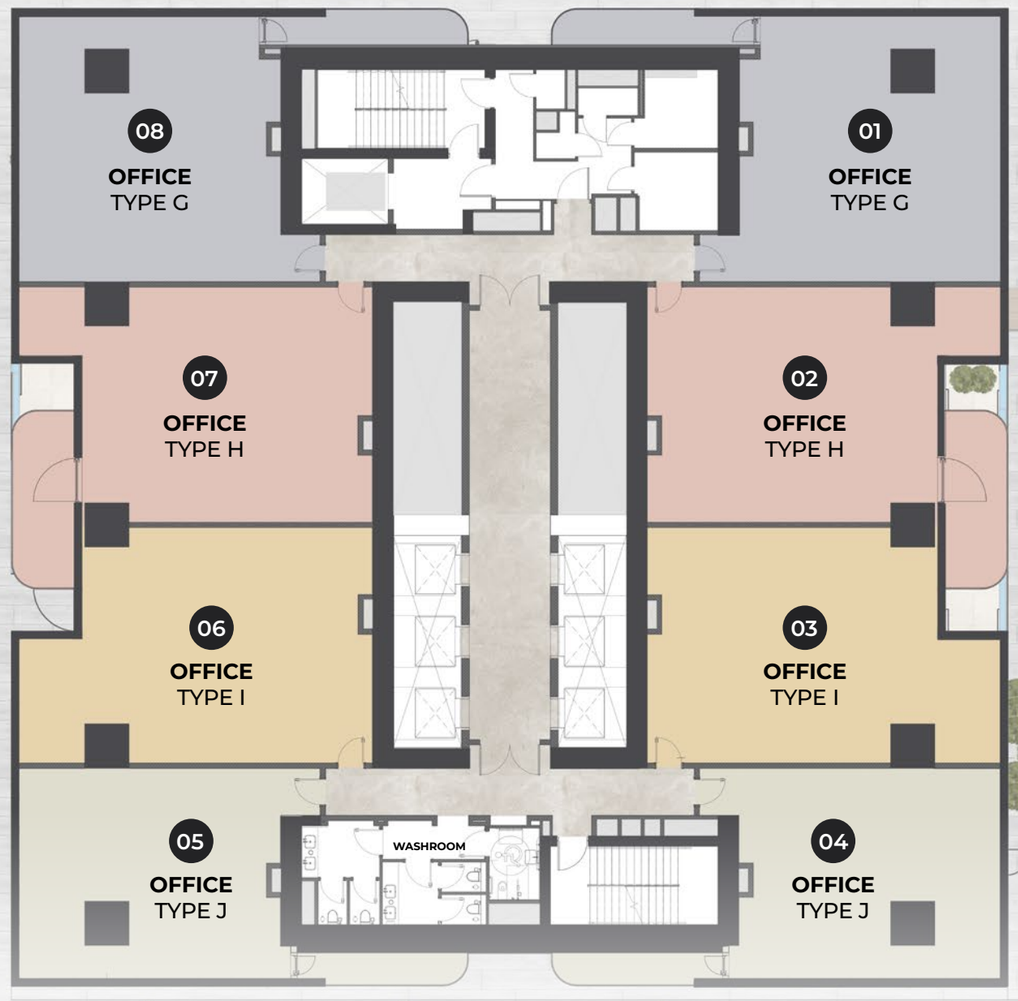
BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET




Office G
Office H
Office I
Office J

**TOTAL UNIT AREA RANGE**

1,132 sq.ft to 1,389 sq.ft

# 1ST TO 31ST FLOORS TYPICAL PLAN OPTION 02

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET

01 OFFICE TYPE A

02 OFFICE TYPE A

04 OFFICE TYPE F

03 OFFICE TYPE F

WASHROOM

Office A

Office F

**TOTAL UNIT AREA RANGE**

**2,502 sq.ft to 2,867 sq.ft**

# 1ST TO 31ST FLOORS TYPICAL PLAN OPTION 03

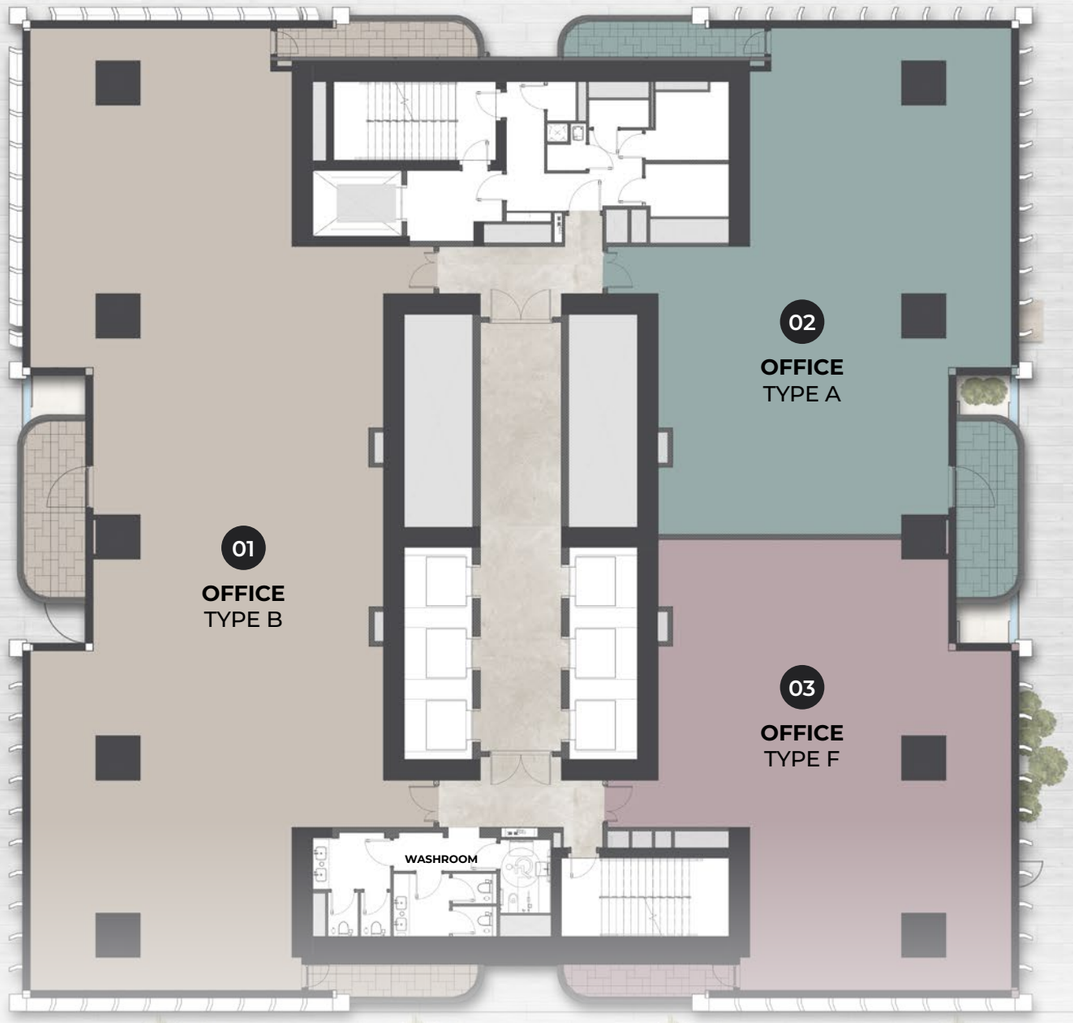
BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET




- Office A
- Office F
- Office B

**TOTAL UNIT AREA RANGE**

2,503 sq.ft to 5,376 sq.ft

# 1ST TO 31ST FLOORS TYPICAL PLAN OPTION 04

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET




Office B

**TOTAL UNIT AREA RANGE**

**5,401 sq.ft to 5,409 sq.ft**

# 36TH TO 52ND FLOORS
# TYPICAL PLAN
# OPTION 01

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET




Office G
Office H
Office K
Office L

**TOTAL UNIT AREA RANGE**

2,384 sq.ft to 3,264 sq.ft

# 36TH TO 52ND FLOORS
# TYPICAL PLAN
# OPTION 02

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION




AL MUSTAQBAL STREET

- Office Q
- Office R
- Office S

**TOTAL UNIT AREA RANGE**

**2,364 sq.ft to 6,522 sq.ft**

AL KHALEEJ AL TEJARI STREET

# 36TH TO 52ND FLOORS
# TYPICAL PLAN
# OPTION 03

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION




AL MUSTAQBAL
STREET

Office M

Office N

AL KHALEEJ AL TEJARI STREET

**TOTAL UNIT AREA RANGE**

**5,620 sq.ft to 5,888 sq.ft**

# 36TH TO 52ND FLOORS
# TYPICAL PLAN
# OPTION 04

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET




Office C

**TOTAL UNIT AREA**

12,182 sq.ft

AL KHALEEJ AL TEJARI STREET

# 54TH FLOOR
# TYPICAL PLAN
# DUPLEX LEVEL 01

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION




AL MUSTAQBAL
STREET

Office D

AL KHALEEJ AL TEJARI STREET

**TOTAL UNIT AREA**

**21,873 sq.ft**

# 55TH FLOOR
# TYPICAL PLAN
# DUPLEX LEVEL 02

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION




AL MUSTAQBAL
STREET

Office D

AL KHALEEJ AL TEJARI STREET

**TOTAL UNIT AREA**

**21,873 sq.ft**

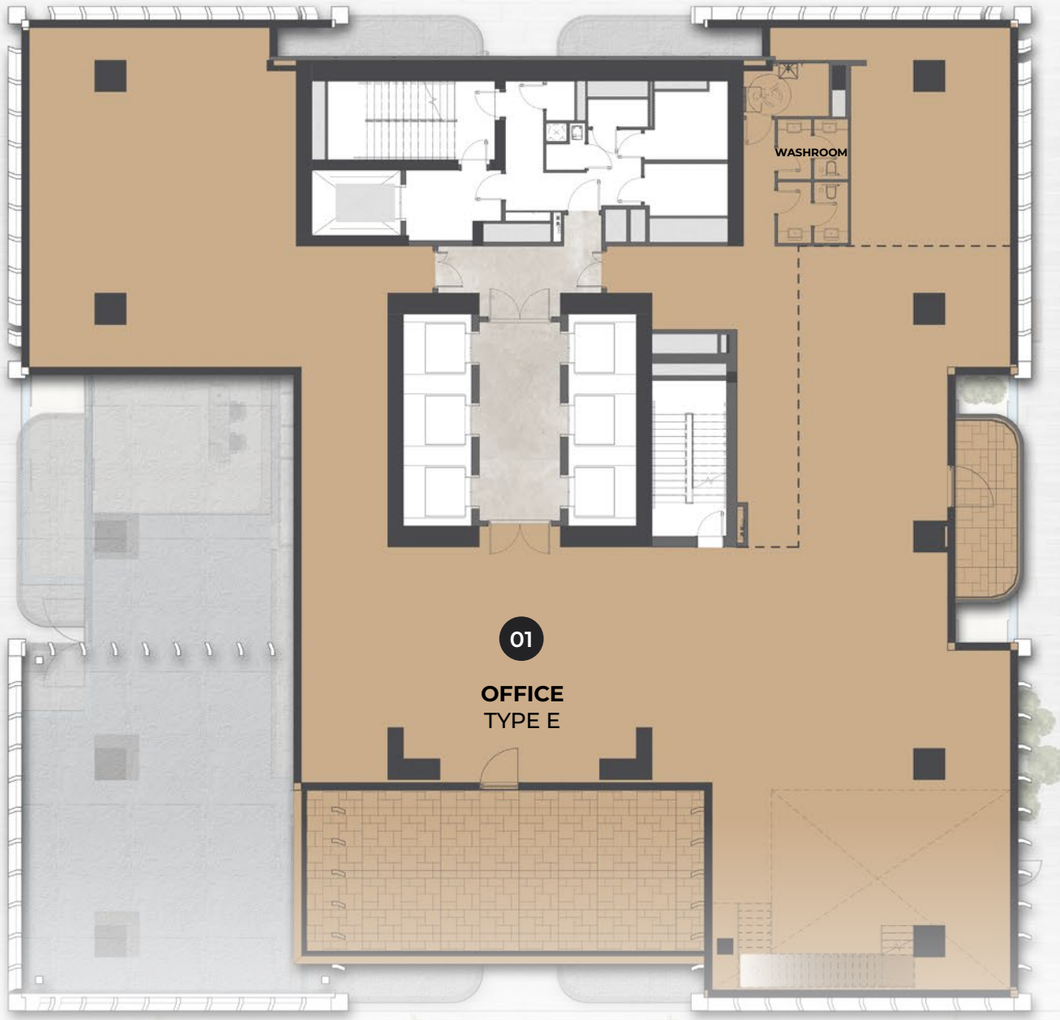
# 56TH FLOOR
# TYPICAL PLAN
# TRIPLEX LEVEL 01

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET




Office E

AL KHALEEJ AL TEJARI STREET

**TOTAL UNIT AREA**

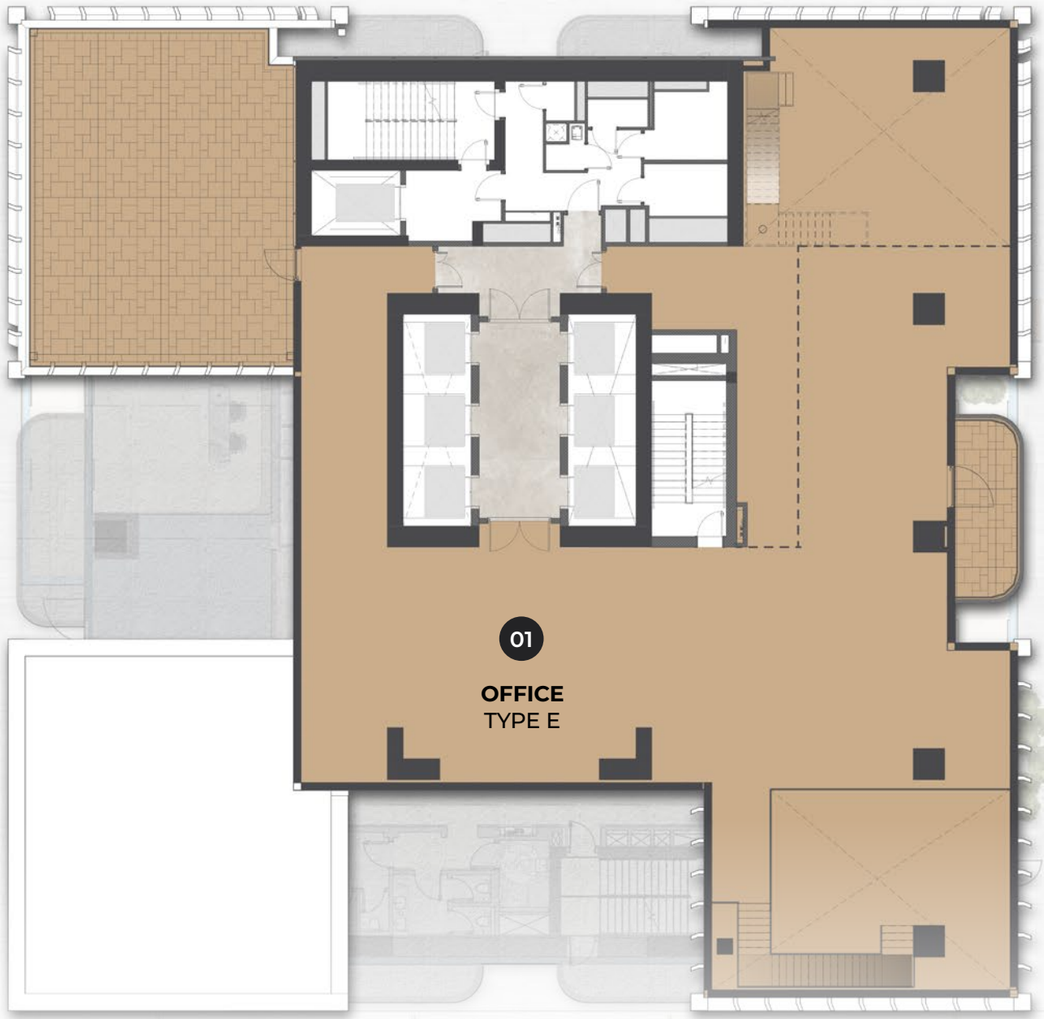
22,191 sq.ft

# 57TH FLOOR
# TYPICAL PLAN
# TRIPLEX LEVEL 02

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION




AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

Office E

**TOTAL UNIT AREA**

22,191 sq.ft

BURJ KHALIFA VIEW

# 58TH FLOOR
# TYPICAL PLAN
# TRIPLEX LEVEL 03




SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

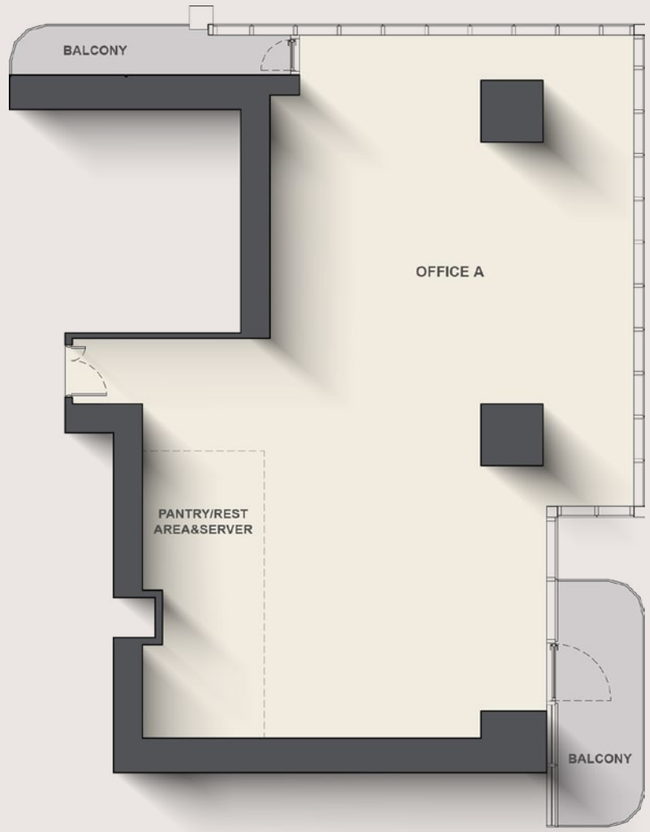
Office E

AL KHALEEJ AL TEJARI STREET

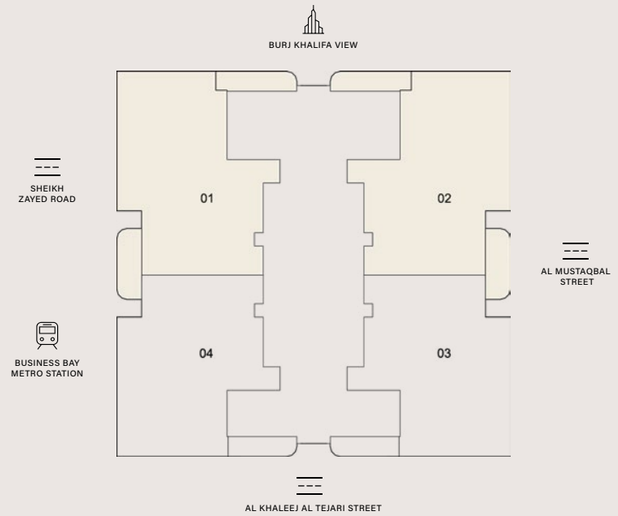
**TOTAL UNIT AREA**

**22,191 sq.ft**

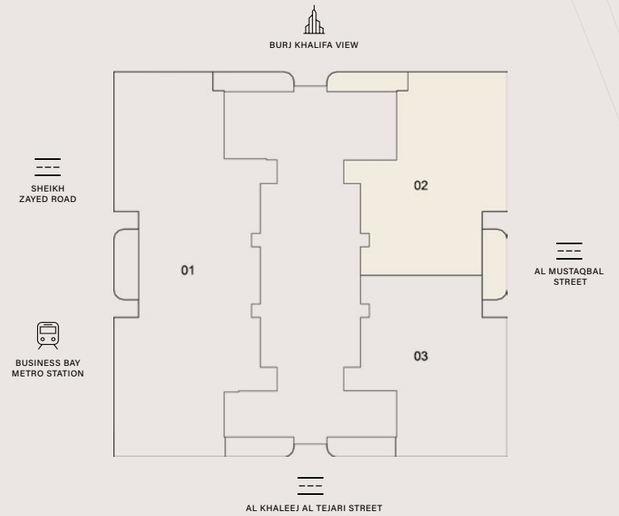
# OFFICE TYPE A




## 01ST - 10TH FLOOR

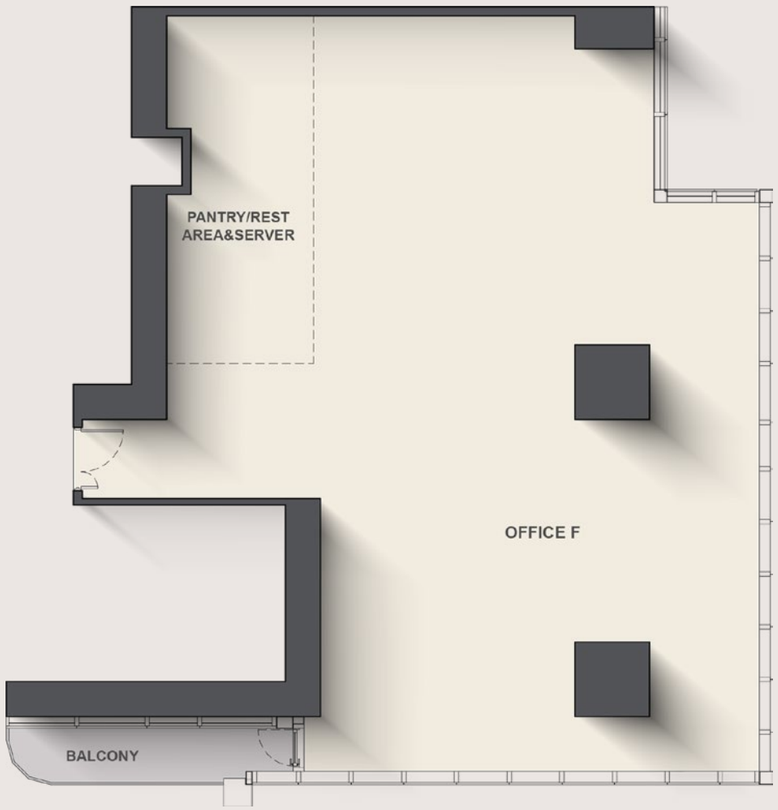



## 11TH - 21ST FLOOR

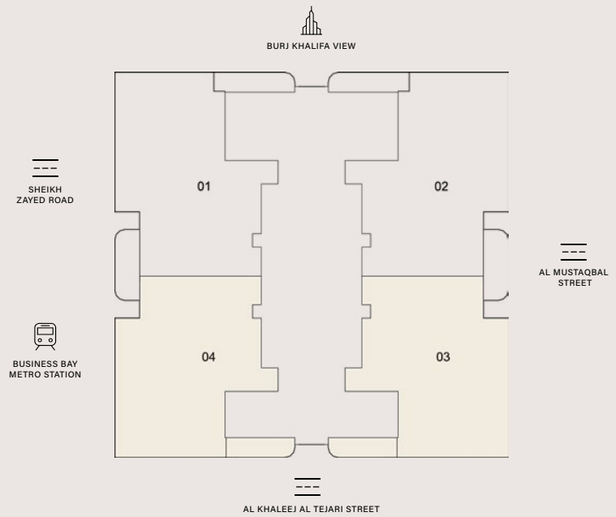



| Indoor Area | Outdoor Area | Total Area |
|---|---|---|
| **2,532.96 sq.ft** | **327.65 sq.ft** | **2,860.62 sq.ft** |

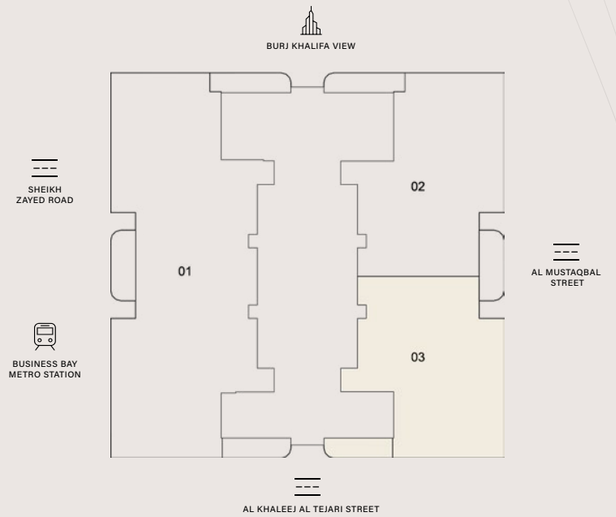
# OFFICE TYPE F




## 01ST - 10TH FLOOR

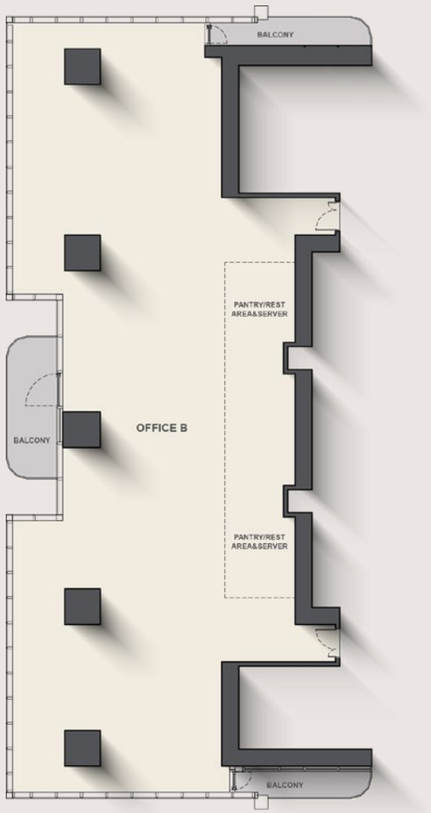



## 11TH - 21ST FLOOR

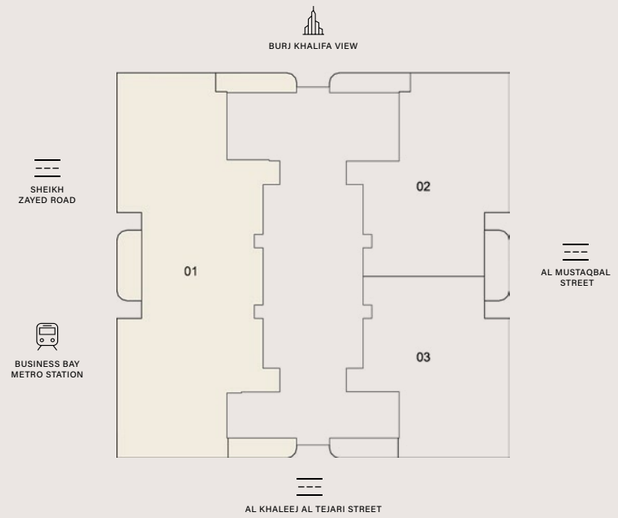



| Indoor Area | Outdoor Area | Total Area |
|---|---|---|
| **2,368.60 sq.ft** | **133.69 sq.ft** | **2,502.29 sq.ft** |

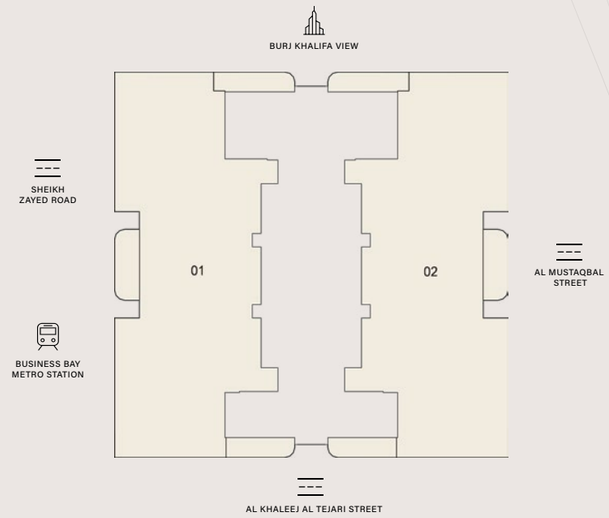
# OFFICE TYPE B




## 11TH - 21ST FLOOR




## 22ND - 31ST FLOOR

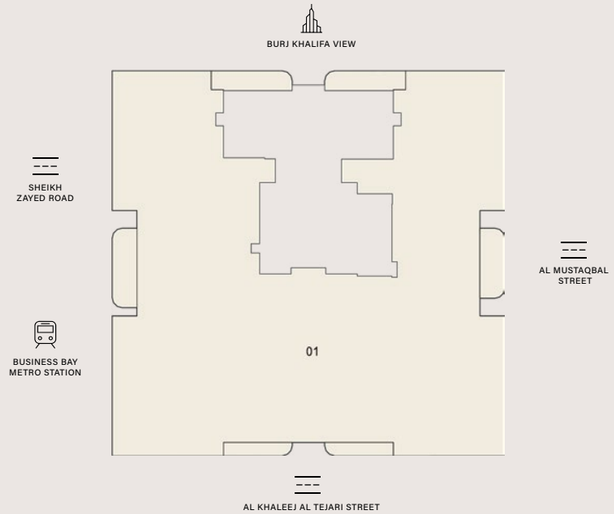



| Indoor Area | Outdoor Area | Total Area |
|---|---|---|
| **4,910.60 sq.ft** | **461.45 sq.ft** | **5,372.05 sq.ft** |

# OFFICE TYPE C



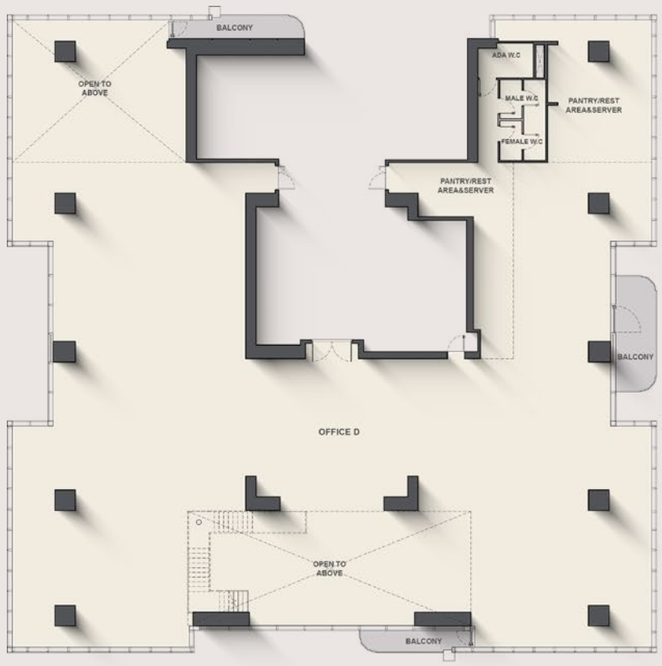

## 36TH - 54TH FLOOR




| Indoor Area | Outdoor Area | Total Area |
|---|---|---|
| **11,595.64 sq.ft** | **855.84 sq.ft** | **12,451.48 sq.ft** |

# OFFICE TYPE D - DUPLEX

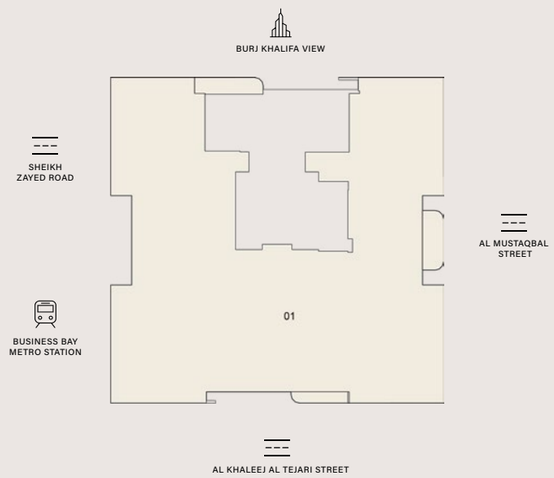
LOWER FLOOR




UPPER FLOOR




56TH & 57TH FLOOR




| Indoor Area | Outdoor Area | Total Area |
|---|---|---|
| **18,964.29 sq.ft** | **2,940.49 sq.ft** | **21,904.77 sq.ft** |

# OFFICE TYPE E - TRIPLEX

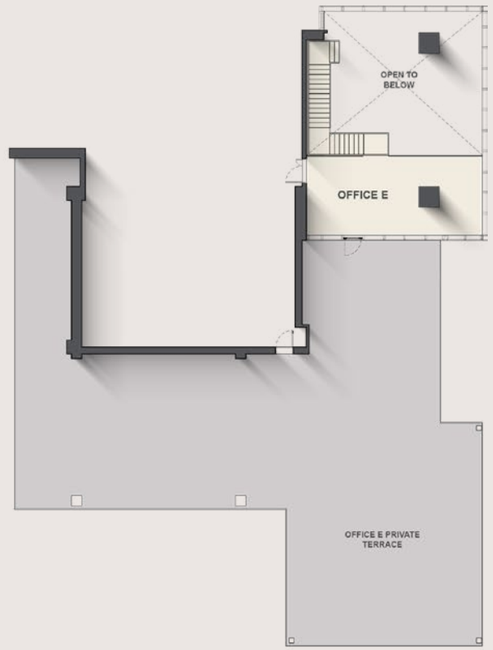
LOWER FLOOR



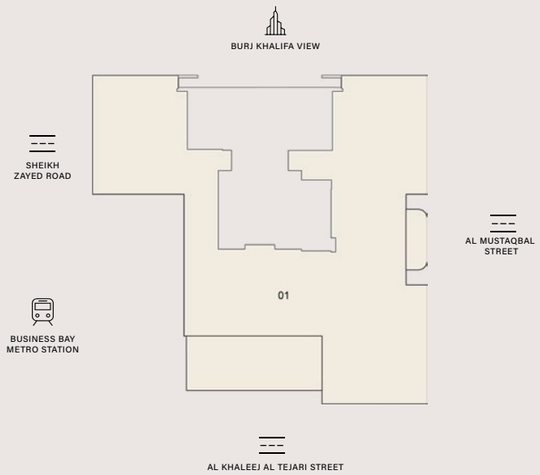

MIDDLE FLOOR




UPPER FLOOR




58TH, 59TH & 60TH FLOOR




| Indoor Area | Outdoor Area | Total Area |
|---|---|---|
| **14,726.64 sq.ft** | **7,363.16 sq.ft** | **22,090.45 sq.ft** |

# PAYMENT PLAN

| | | | |
|---|---|---|---|
| 20% | 5% | 5% | 5% |
| at the time of booking | 90 days after the reservation date | 180 days after the reservation date | 240 days after the reservation date |
| 5% | 5% | 5% | 5% |
| 360 days after the reservation date | On completion of 20% construction of the project | On completion of 30% construction of the project | On completion of 40% construction of the project |
| 5% | 5% | 5% | 30% |
| On completion of 50% construction of the project | On completion of 60% construction of the project | On completion of 70% construction of the project | On completion |

# PROJECT INTERACTIVE PAGE



To navigate to
the project landing page of
Berkeley Tower, click HERE
or scan the QR code below:

ELLINGTON
PROPERTIES

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renders and visualisations contained in this brochure are provided for illustrative and marketing purposes.
While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.