



THE SANCTUARY

By Ellington

THE WATERSIDE
INVESTMENT GUIDE

COMMUNITY DETAILS

A PREMIUM GATED COMMUNITY

The Waterside

ELEVATORS

1 passenger elevator on each villa

ANTICIPATED COMPLETION DATE

Q4 2025

ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft

PARKING

4 bedroom villas: 2 parking spaces
5 and 6 bedroom villas: 3 parking spaces

LOCATION

District 11, Mohammed Bin Rashid City

OWNERSHIP

Freehold

AMENITIES WITHIN THE COMMUNITY



CRYSTAL LAGOON



COURTYARD SPACES



LANDSCAPE GARDEN



KIDS PLAY AREA



COMMUNITY PARKS



PICNIC AREAS



DOG PARK



SEATING AREAS





DUBAI INTERNATIONAL AIRPORT
20 MINS

THE WORLD ISLANDS

DUBAI FRAME
25 MINS

MUSEUM OF THE FUTURE
25 MINS

DIFC
25 MINS

BURJ KHALIFA
25 MINS

DUBAI MALL
25 MINS

DUBAI CREEK HARBOUR
20 MINS

RAS AL KHOR WILDLIFE SANCTURAY
18 MINS

MEYDAN RACECOURSE
15 MINS

BURJ AL ARAB
30 MINS

MALL OF EMIRATES
25 MINS

DUBAI HILLS MALL
20 MINS

DUBAI HILLS GOLF CLUB
23 MINS

KENT COLLEGE DUBAI
20 MINS

10Km

5Km

CONVENIENTLY LOCATED

SHEIK ZAYED ROAD E11

AL KHAIL ROAD E44

AL AIN DUBAI ROAD E66

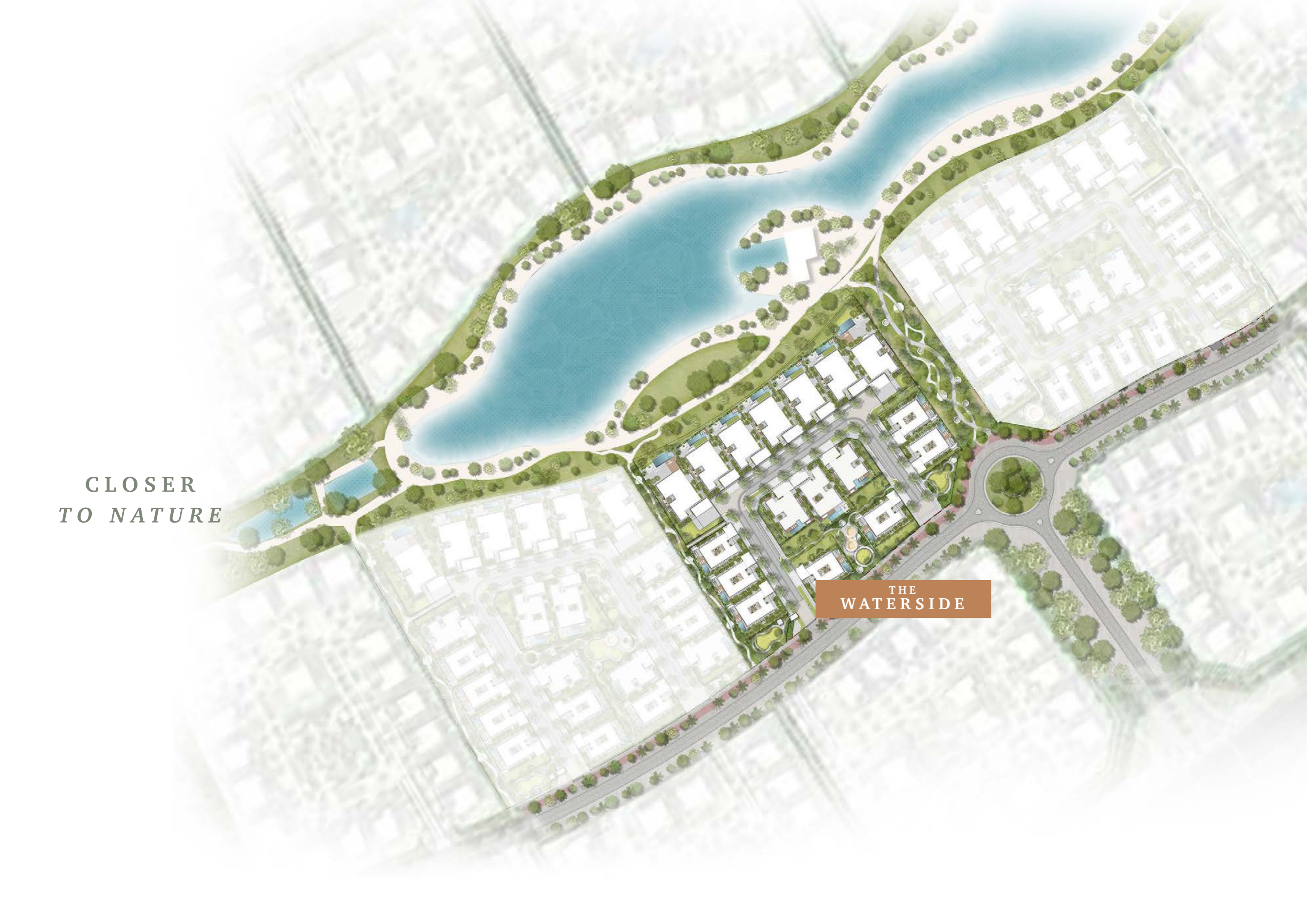
SHEIK MOHAMMED BIN ZAYED ROAD



PALM JUMEIRAH
30 MINS

CLOSER
TO NATURE

THE
WATERSIDE



THE RETREAT
VILLAS
LAGOON VIEW



NUMBER OF BEDROOMS

6 Bedrooms

VILLA SIZE

Total Area:

14,605.6 sq. ft

Plot Area Range:

From 8,335.9 sq. ft
to 14,383.8 sq. ft

OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 02** Rooftop Terrace
- 03** Floor-to-ceiling Sliding Windows
- 04** Garden with Pool & Sunken Seating
- 05** Pool Lounge Terrace
- 06** 3 Covered Car Parking

INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Library & Office
- 06** Filtered Water Faucet
- 07** Double-Height Entrance
- 08** Premium Stone Surfaces
- 09** Wellness Couples Shower
- 10** Bespoke Joinery Detailing
- 11** Home Automation System
- 12** Pantry on the 2nd Floor & Roof
- 13** Show Kitchen with Miele Appliances
- 14** Master Bathroom with Lagoon & Burj Khalifa Views
- 15** High-Quality Stone Vanity Tops in the Bathrooms
- 16** Working Kitchen with Gas Burner & Oven
- 17** En-Suite Bedrooms with Walk-in Wardrobes
- 18** En-Suite Guest Bedroom on the Ground Floor
- 19** Roof Terrace with Bar Overlooking Burj Khalifa
- 20** High-Quality International Brands for Sanitaryware
- 21** Working Kitchen with Siemens Appliances
- 22** Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View
- 23** Beautiful Marble Flooring on the Ground Floor & Staircase
- 24** Basement with Multipurpose Room Overlooking a Sunken Garden
- 25** High-Quality Faucets, Sinks & Accessories from International Brands
- 26** Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub
- 27** Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden
- 28** Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa with Larger His & Hers Walk-in Closet

THE RETREAT VILLAS
STYLE 1



THE RETREAT VILLAS
STYLE 2



THE RETREAT VILLAS
STYLE 1



THE RETREAT VILLAS
STYLE 2





THE HIDEAWAY
VILLAS
PARK VIEW

NUMBER OF BEDROOMS

5 Bedrooms

VILLA SIZE

Total Area:

12,380.21 sq. ft

Plot Area Range:

8,288.2 sq. ft

OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 02** Rooftop Terrace
- 03** Floor-to-ceiling Sliding Windows
- 04** Garden with Pool & Sunken Seating
- 05** Pool Lounge Terrace
- 06** 3 Covered Car Parking

INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Filtered Water Faucet
- 06** Double-Height Entrance
- 07** Premium Stone Surfaces
- 08** Bespoke Joinery Detailing
- 09** Home Automation System
- 10** TV Lounge Space on the First Floor
- 11** Show Kitchen with Miele Appliances
- 12** Working Kitchen with Siemens Appliances
- 13** Multipurpose Room that can be converted to a Bedroom or Fitness Studio on the 2nd Floor
- 14** En-Suite Bedrooms with Walk-in Wardrobes
- 15** Working Kitchen with Gas Burner and Oven
- 16** En-Suite Guest Bedroom on the Ground Floor
- 17** High-Quality Stone Vanity Top in the Bathrooms
- 18** High-Quality International Brands for Sanitaryware
- 19** Large Master Suite Overlooking Internal Courtyard
- 20** Spa with a Dedicated Steam Shower on the 2nd Floor
- 21** Large Living Room & Games Room on the 2nd Floor
- 22** Beautiful Marble Flooring on the Ground Floor & Staircase
- 23** Bathroom with Outdoor Experience Shower and Free-Standing Bathtub
- 24** High-Quality Faucets, Sinks & Accessories from International Brands
- 25** Roof Terrace Overlooking Community Gardens with Built-in Bar Counter & a Large Seating Area

THE HIDEAWAY VILLAS
STYLE 1



202

PALISADES
GATE

THE HIDEAWAY VILLAS
STYLE 2



202

PALISADE
GATE



THE HIDEAWAY VILLAS
STYLE 1



THE HIDEAWAY VILLAS
STYLE 2





THE ESCAPE
VILLAS

PARK & GARDEN VIEWS

NUMBER OF BEDROOMS

5 Bedrooms

STYLE 1

Total Area:

9,984.9 sq. ft

Plot Area Range:

From 8,763.7 sq. ft
to 9,025.1 sq. ft

STYLE 2

Total Area:

10,028.6 sq. ft

Plot Area Range:

From 8,763.7 sq. ft
to 9,025.1 sq. ft

OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Rooftop Yoga Area
- 06 Filtered Water Faucet
- 07 Double-Height Entrance
- 08 Bespoke Joinery Detailing
- 09 Home Automation System
- 10 Premium Stone Surfaces
- 11 Show Kitchen with Miele Appliances
- 12 Large Master Suite with Lounge Area
- 13 Working Kitchen with Siemens Appliances
- 14 Working kitchen with Gas Burner & Oven
- 15 En-Suite Bedrooms with Walk-in Wardrobes
- 16 En-Suite Guest Bedroom on the Ground Floor
- 17 Spa with Dedicated Steam Shower on the Roof
- 18 High-Quality Stone Vanity Tops in the Bathrooms
- 19 High-Quality International Brands for Sanitaryware
- 20 Bathroom with Large Shower & Free-Standing Bathtub
- 21 Beautiful Marble Flooring on the Ground Floor & Staircase
- 22 High-Quality Faucets, Sinks & Accessories from International Brands
- 23 Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio

THE ESCAPE VILLAS
STYLE 1



305
PALISADES
GATE

THE ESCAPE VILLAS
STYLE 2



301
PALISADES
GATE

THE ESCAPE VILLAS
STYLE 1



THE ESCAPE VILLAS
STYLE 2





THE OASIS
VILLAS
PARK & GARDEN VIEWS

NUMBER OF BEDROOMS

4 Bedrooms

STYLE 1

Total Area:

7,844.4 sq. ft

Plot Area Range:

From 5,726.4 sq. ft
to 7,848.5 sq. ft

STYLE 2

Total Area:

7,952.0 sq. ft

Plot Area Range:

From 5,726.4 sq. ft
to 7,848.5 sq. ft

OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 02** Rooftop Terrace
- 03** Floor-to-ceiling Sliding Windows
- 04** Garden with Pool & Sunken Seating
- 05** Pool Lounge Terrace
- 06** 3 Covered Car Parking

INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Filtered Water Faucet
- 06** Double-Height Entrance
- 07** Bespoke Joinery Detailing
- 08** Home Automation System
- 09** Premium Stone Surfaces
- 10** Show Kitchen with Miele Appliances
- 11** Library & Office Space on the Ground Floor
- 12** Working Kitchen with Siemens Appliances
- 13** En-Suite Bedrooms with Walk-in Wardrobes
- 14** Working Kitchen with Gas Burner & Oven
- 15** High-Quality Stone Vanity Top in the Bathrooms
- 16** High-Quality International Brands for Sanitaryware
- 17** High-Quality Faucets, Sinks & Accessories from International Brands
- 18** Beautiful Marble Flooring on the Ground Floor & Staircase
- 19** Large Master Bathroom with Shower & Free-Standing Bathtub
- 20** Large Master Suite with Living Room Space Overlooking Internal Garden
- 21** Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom

THE OASIS VILLAS
STYLE 1



THE OASIS VILLAS
STYLE 2



309
PALISADES
GATE



THE OASIS VILLAS
STYLE 1



THE OASIS VILLAS
STYLE 2



PAYMENT PLAN

20% At the time of booking	5% 60 days after the reservation date April 2023
5% 120 days after the reservation date June 2023	5% 240 days after the reservation date Oct 2024
5% 360 days after the reservation date Feb 2024	5% 450 days after the reservation date May 2024
5% 540 days after the reservation date Aug 2024	5% 720 days after the reservation date Feb 2025
5% 900 days after the reservation date Aug 2025	40% On completion

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>



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 customer@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

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



WHY INVEST IN DUBAI?



High rental returns compared to major world cities



Residence visa



World-class COVID-19 management



Ease of doing business – 1st in MENA*

0%

0% tax on residential real estate



Safe and reliable investment environment



World-class education



Consistently growing population



Fixed exchange rate (US Dollar and UAE Dirham)



Sustained economic growth



Readily available financing options



DIFC – 1st Best Financial Center in MEASA region
& 8th Best Global Financial Center **



Stable economy and currency

*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

ELLINGTON




BUY | SELL | RENT | PROPERTY MANAGEMENT SERVICES

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