

# ARBOR VIEW



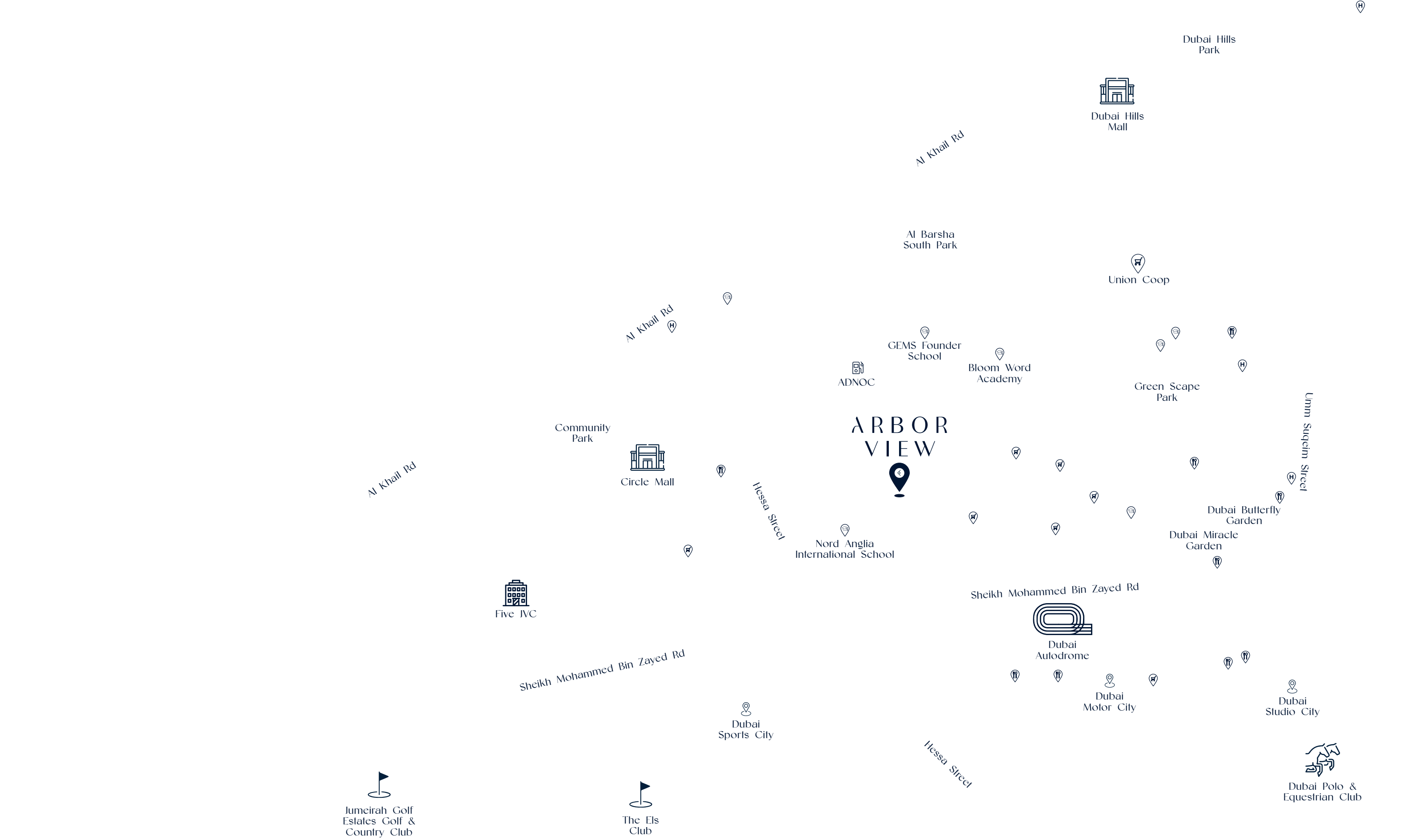




CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

|                                       |                                         |                                        |                                       |                               |                                                       |                                                   |                                              |
|---------------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------|-------------------------------|-------------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| 05<br>MINUTES<br>Dubai Miracle Garden | 05<br>MINUTES<br>Dubai Butterfly Garden | 15<br>MINUTES<br>Dubai Autodrome       | 10<br>MINUTES<br>Dubai Studio City    | 18<br>MINUTES<br>Burj Al Arab | 19<br>MINUTES<br>Palm Jumeirah                        | 20<br>MINUTES<br>Burj Khalifa & Dubail Mall       | 21<br>MINUTES<br>Emirates Golf Club          |
| 10<br>MINUTES<br>Dubai Hills Mall     | 15<br>MINUTES<br>Circle Mall            | 15<br>MINUTES<br>Dubai Hills Golf Club | 18<br>MINUTES<br>Mall of the Emirates | 21<br>MINUTES<br>Ain Dubai    | 26<br>MINUTES<br>Dubai International Financial Centre | 26<br>MINUTES<br>Al Maktoum International Airport | 27<br>MINUTES<br>Dubai International Airport |





Dubai Hills  
Park



Dubai Hills  
Mall

Al Khail Rd

Al Barsha  
South Park



Union Coop

Al Khail Rd



ADNOC



GEMS Founder  
School



Bloom Word  
Academy



Green Scape  
Park



Umm Suqeim Street

Community  
Park



Circle Mall



Hessa Street



Nord Anglia  
International School



ARBOR  
VIEW



Dubai Butterfly  
Garden



Dubai Miracle  
Garden



Five IVC

Sheikh Mohammed Bin Zayed Rd



Dubai  
Autodrome



Dubai  
Motor City



Dubai  
Studio City



Dubai Polo & Equestrian Club



Dubai  
Sports City

Hessa Street



Jumeirah Golf  
Estates Golf &  
Country Club



The Els  
Club

BUILDING CONFIGURATION

ELEVATORS

6 passenger elevators  
2 service elevators

PARKING

Studios, 1 and 2-bedroom: 1 car parking space  
3-bedroom: 2 car parking space

ANTICIPATED COMPLETION DATE

Q1 2026

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.



7  
RESIDENTIAL  
FLOORS

BASEMENT  
GROUND FLOOR

GROUND FLOOR  
AMENITIES PLAN

- 1 VEHICLE ENTRANCE
- 2 VEHICLE EXIT
- 3 LOBBY ENTRANCE
- 4 LOBBY RECEPTION
- 5 LOBBY LOUNGE
- 6 COMMUNAL TABLE
- 7 LIFT LOBBY
- 8 PARKING FOR PEOPLE OF DETERMINATION
- 9 BICYCLE PARKING
- 10 EV CHARGING STATION







ARBOR  
VIEW

LOBBY

2 double-volume entrance lobbies with lounge, workstations, and feature art pieces and trees







FIRST FLOOR  
AMENITIES PLAN

- 1

LEISURE POOL
- 2

LOUNGE POOL
- 3

SHADED KIDS POOL
- 4

WATER FEATURE
- 5

OUTDOOR DECK SWING
- 6

CABANAS
- 7

OUTDOOR SHOWER
- 8

SUN LOUNGERS AREA
- 9

PICNIC TABLE AREA
- 10

GLAMPING AREA
- 11

CARAVAN BARBEQUE AREA
- 12

VEHICLE EXIT
- 13

LOBBY ENTRANCE
- 14

VEHICLE EXIT
- 15

LOBBY ENTRANCE
- 16

CONVERTABLE GAMES TABLE AREA
- 17

ADULT & KIDS WASHROOM
- 18

2D KIDS PLAY AREA
- 19

OUTDOOR THEMED KIDS PLAY AREA
- 20

EXPERIENCE SHOWER
- 21

STEAM & SAUNA ROOM
- 22

BATHROOM FOR PEOPLE OF DETERMINATION

- 23

FAMILY BATHROOM
- 24

INDOOR YOGA STUDIO
- 25

FITNESS STUDIO
- 26

CIRCULATION PATH
- 27

REFLEXOLOGY PATH
- 28

YOGA & MEDITATION PODS
- 29

ARRIVAL PLAZA
- 30

LIFT LOBBY







## POOL DECK

Gated pool deck with a separate adult and kids' pool and multi-sensory water features

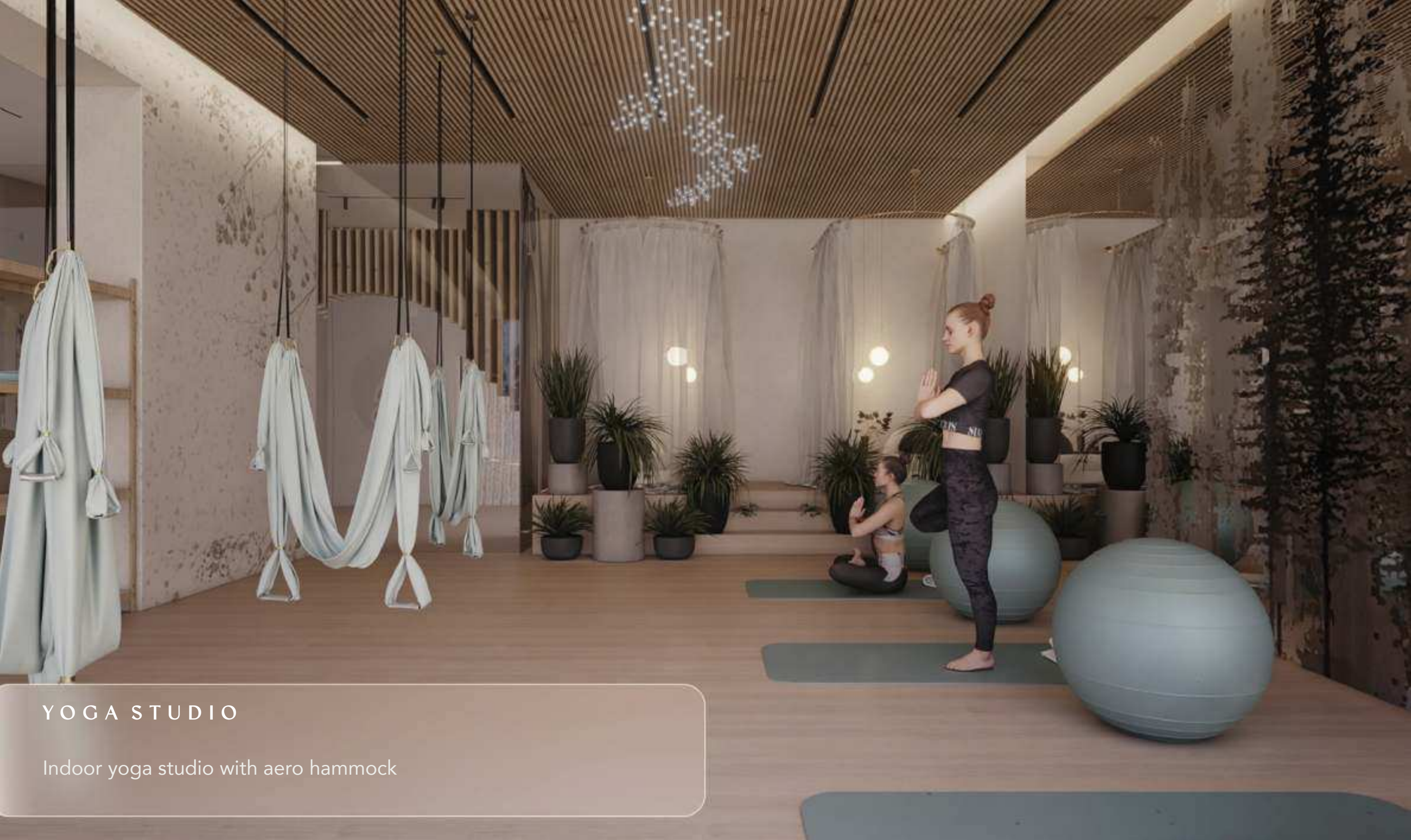




# CLUBHOUSE

For party and holiday events with a lounge, food preparation station, and a dining area that is convertible into a billiard table





## YOGA STUDIO

Indoor yoga studio with aero hammock



SIZE RANGE PER UNIT TYPE

- STUDIO  
From 451 sq. ft to 574 sq. ft
- 1-BEDROOM  
From 893 sq. ft to 1,028 sq. ft
- 2-BEDROOM  
From 1,204 sq. ft to 1,340 sq. ft
- 2-BEDROOM + STUDY  
From 1,359 sq. ft to 1,444 sq. ft
- 3-BEDROOM  
From 1,670 sq. ft to 1,761 sq. ft

NUMBER OF UNITS PER TYPE

- STUDIO  
21 units
- 1-BEDROOM  
69 units
- 2-BEDROOM  
41 units
- 2-BEDROOM + STUDY  
27 units
- 3-BEDROOM  
13 units





## LIVING & DINING AREA

Introducing cloak entry spaces and workstations





KITCHEN

Integrated designer kitchen island with pantry and dedicated coffee station





# BEDROOM

Naturally-lit space with wardrobes featuring integrated mirrors and dressers





BATHROOM

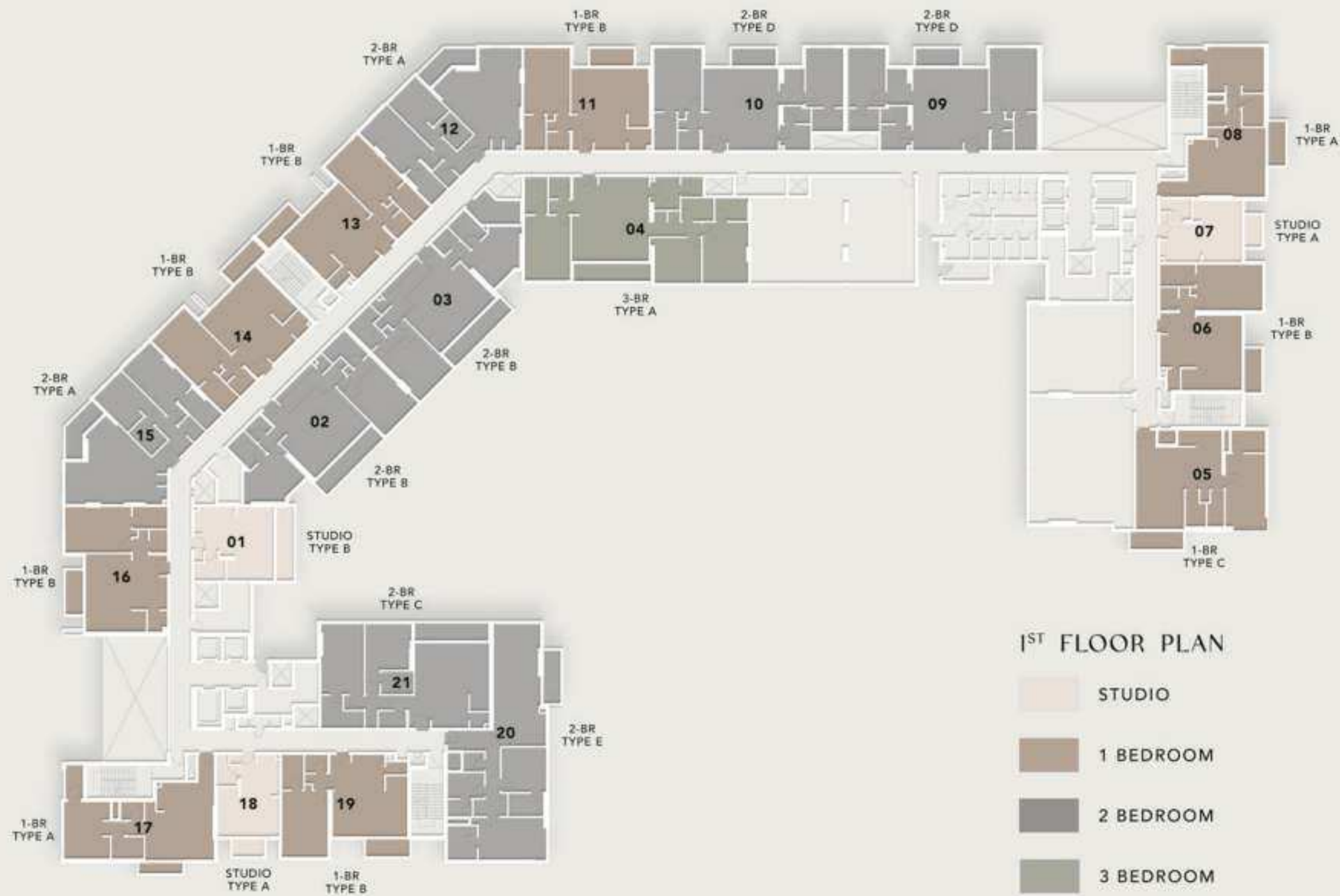
Ellington signature integrated lighting and rain showers



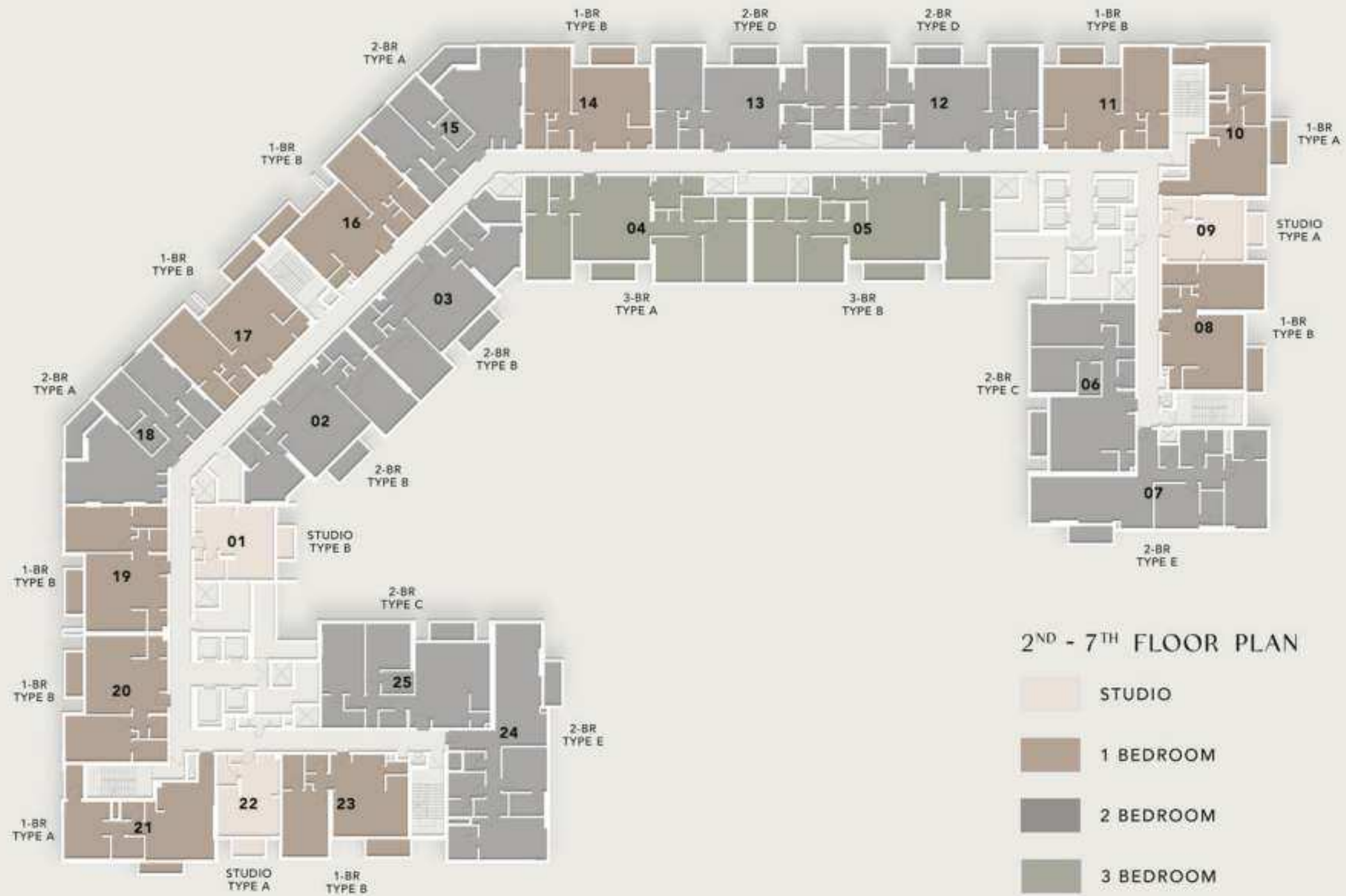
A modern living room interior featuring a large window with white curtains on the left, offering a view of palm trees. In the foreground, there are white, curved armchairs with wooden legs. A large, semi-transparent rectangular overlay with rounded corners is centered in the image, containing the text 'FLOOR PLANS'. The background shows a minimalist interior with a dark sofa, a tall white vase, and a framed abstract painting. A modern, circular pendant light hangs from the ceiling.

# FLOOR PLANS

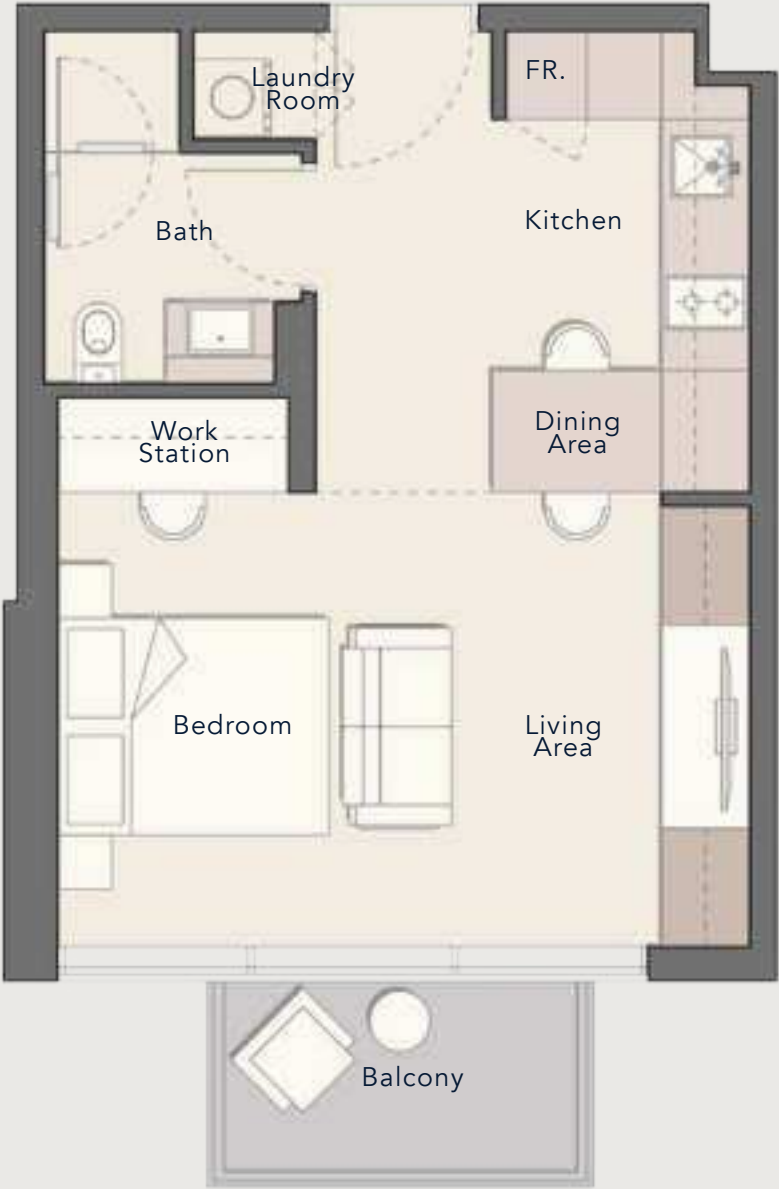








STUDIO  
TYPE A



Internal Living Area

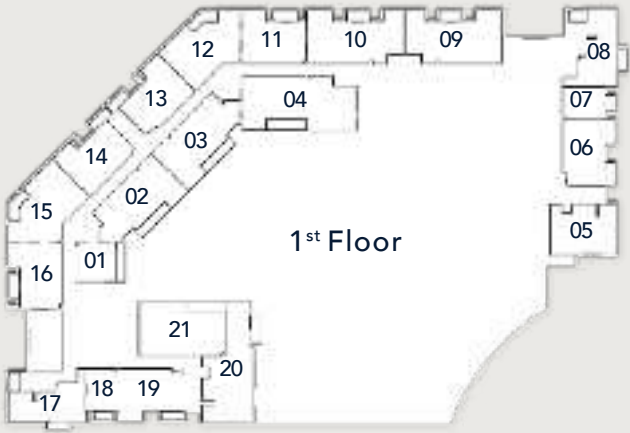
403.65 sq. ft

Outdoor Living Area

48.22 sq. ft

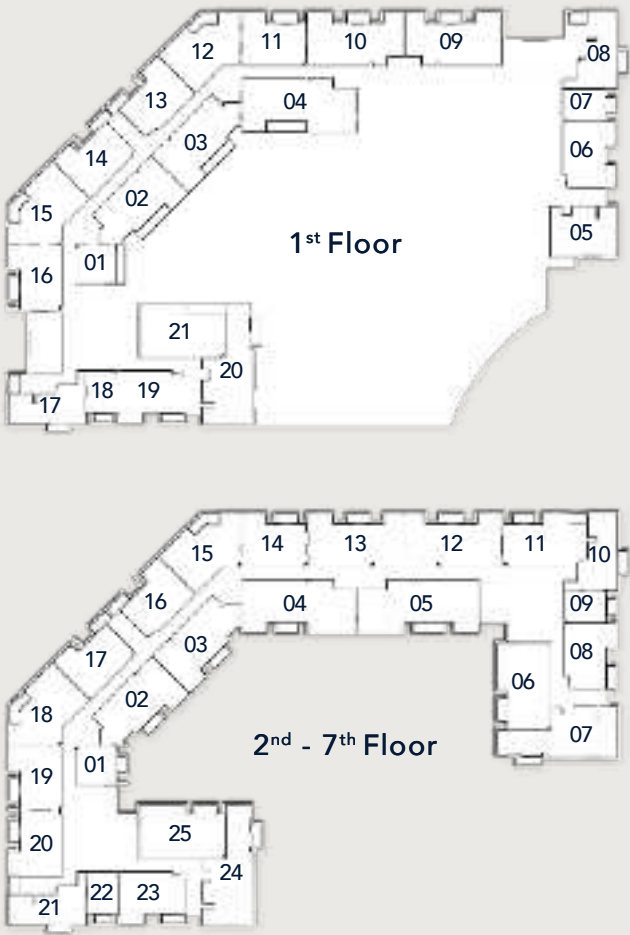
Total Living Area

451.87 sq. ft

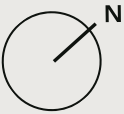




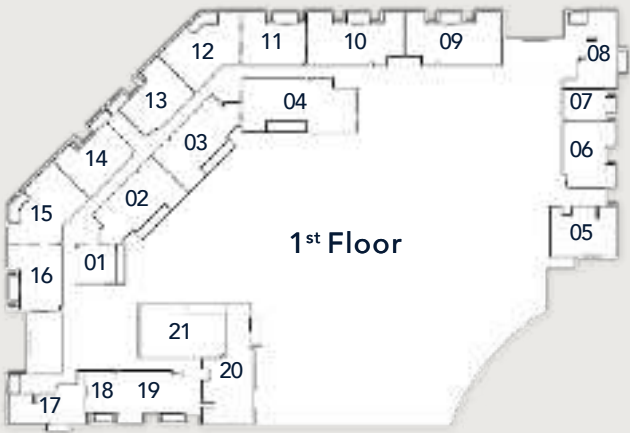
STUDIO  
TYPE B



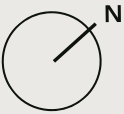
| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 465.00 sq. ft        | 48.22 sq. ft        | 513.22 sq. ft     |



1 BEDROOM  
TYPE A



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 795.02 sq. ft        | 98.17 sq. ft        | 893.19 sq. ft     |





1 BEDROOM  
TYPE B



Internal Living Area

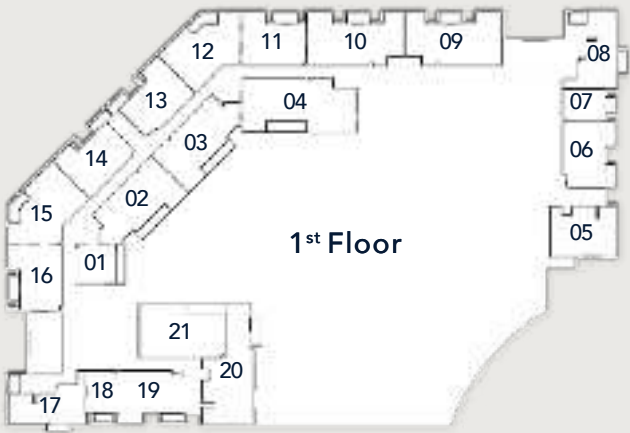
880.92 sq. ft

Outdoor Living Area

66.31 sq. ft

Total Living Area

947.22 sq. ft



1 BEDROOM  
TYPE C

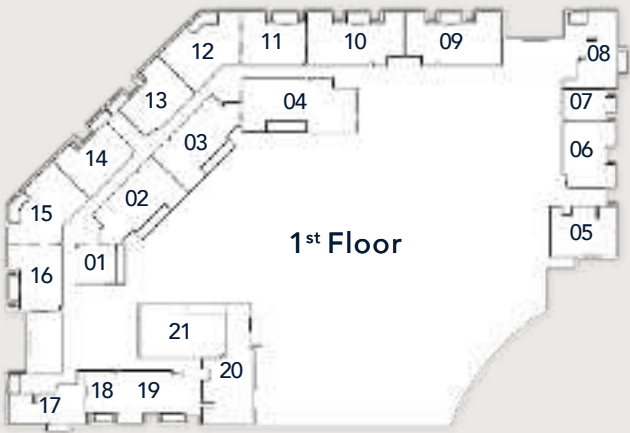


| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 949.81 sq. ft        | 78.58 sq. ft        | 1028.38 sq. ft    |





2 BEDROOM  
TYPE A



Internal Living Area

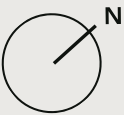
1108.58 sq. ft

Outdoor Living Area

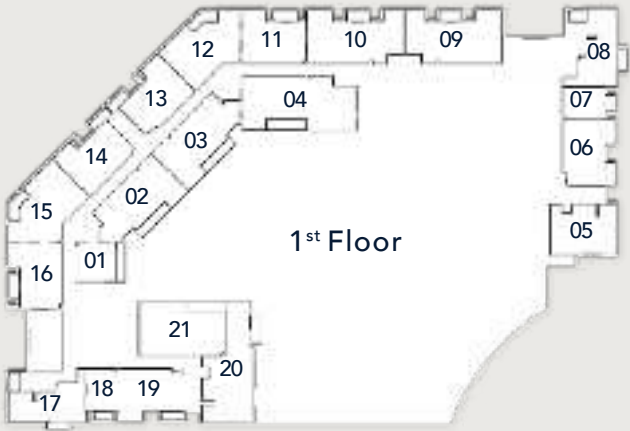
96.01 sq. ft

Total Living Area

1204.59 sq. ft



2 BEDROOM  
TYPE B



Internal Living Area

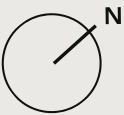
1188.98 sq. ft

Outdoor Living Area

65.44 sq. ft

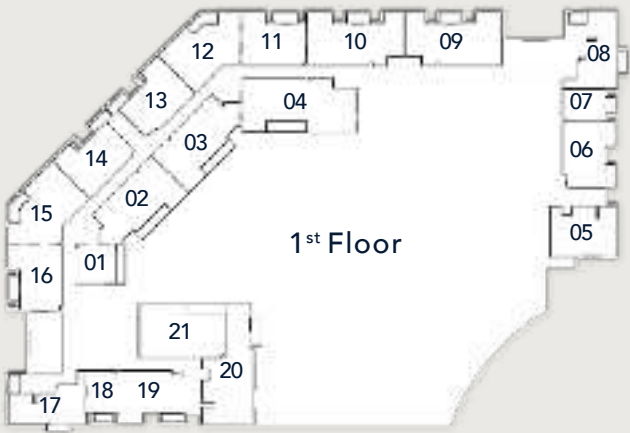
Total Living Area

1254.43 sq. ft





2 BEDROOM  
TYPE C



Internal Living Area

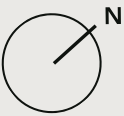
1232.36 sq. ft

Outdoor Living Area

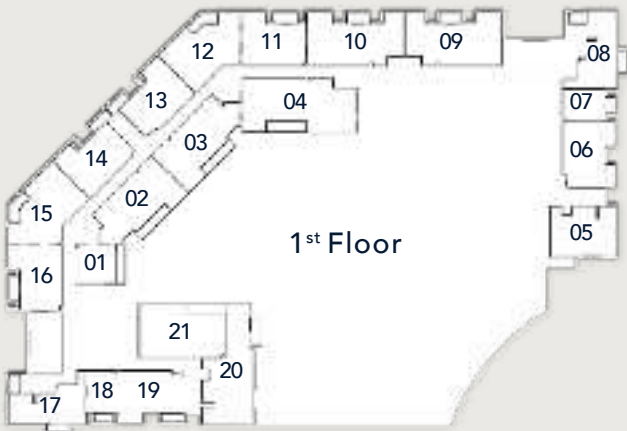
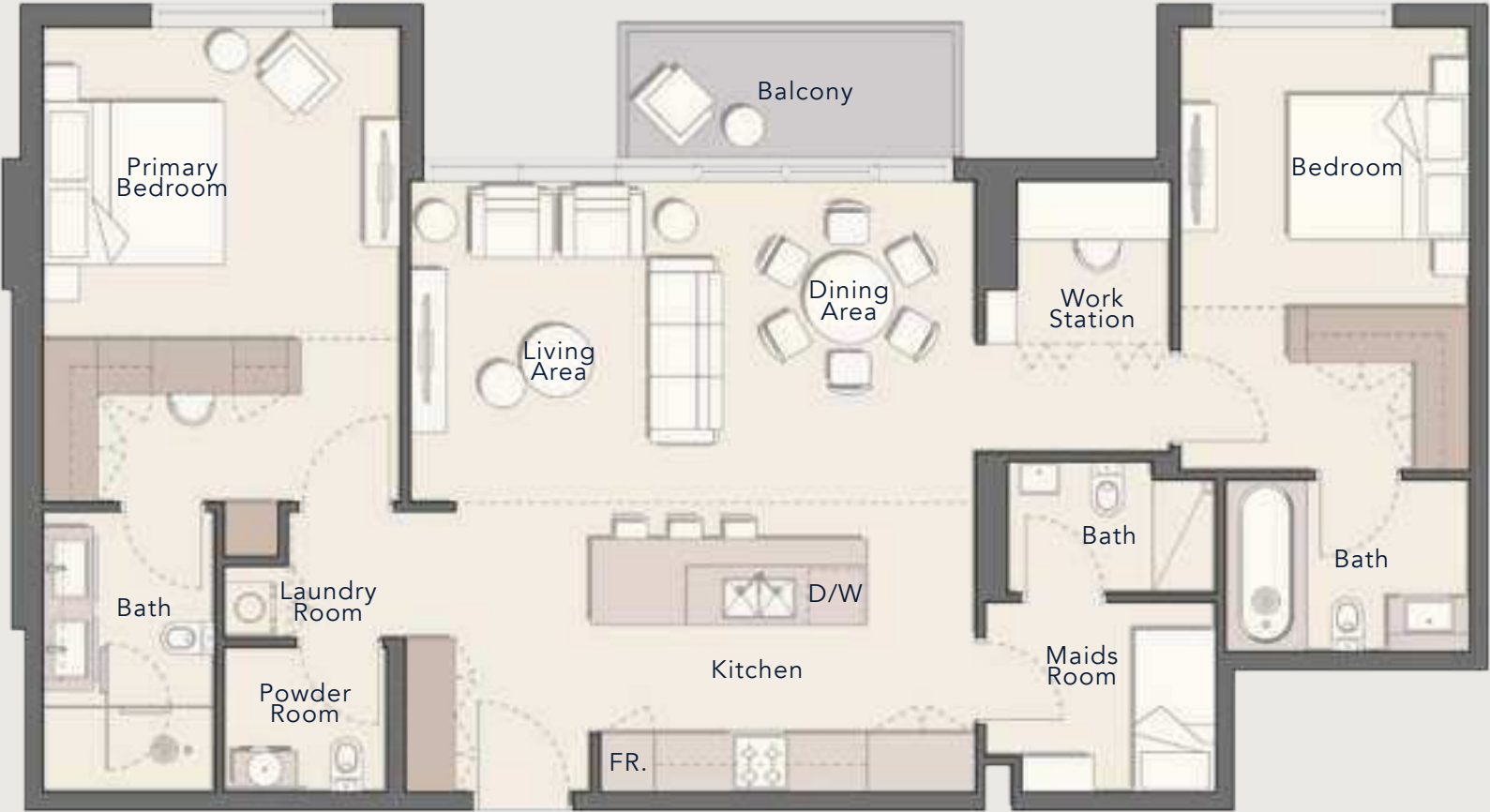
65.44 sq. ft

Total Living Area

1297.80 sq. ft



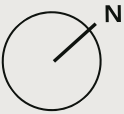
2 BEDROOM  
TYPE D



Internal Living Area  
1293.28 sq. ft

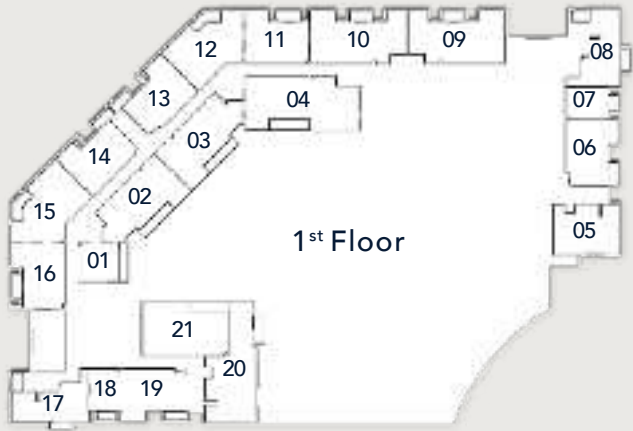
Outdoor Living Area  
66.41 sq. ft

Total Living Area  
1359.70 sq. ft





2 BEDROOM  
TYPE E



Internal Living Area

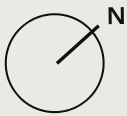
1362.60 sq. ft

Outdoor Living Area

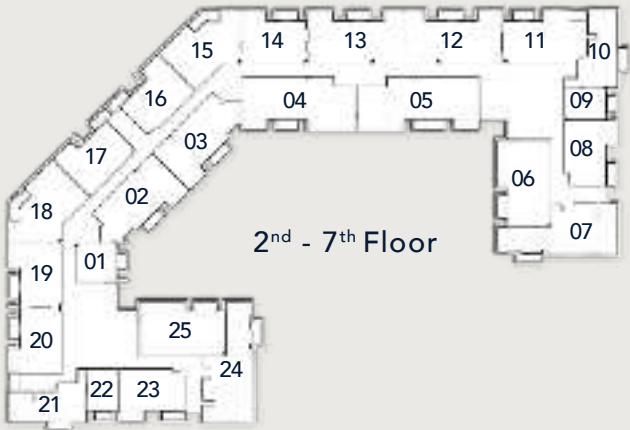
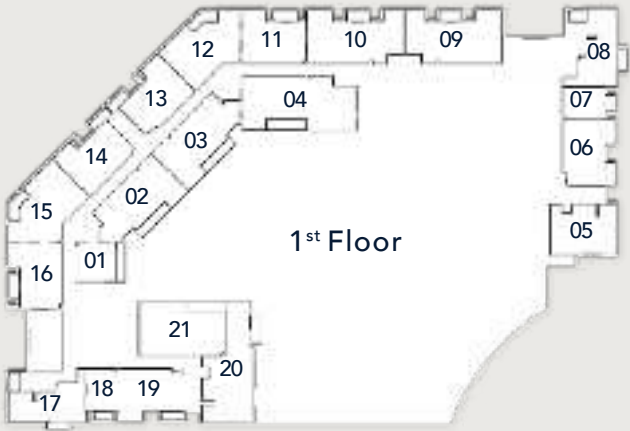
67.27 sq. ft

Total Living Area

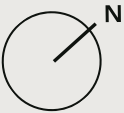
1429.88 sq. ft



3 BEDROOM  
TYPE A



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 1605.33 sq. ft       | 65.44 sq. ft        | 1670.77 sq. ft    |





3 BEDROOM  
TYPE B



Internal Living Area

1671.64 sq. ft

Outdoor Living Area

89.99 sq. ft

Total Living Area

1761.62 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