



ART BAY

PROJECT BRIEF



HOME IS A WORK OF ART

Set along the banks of the Al Jaddaf Waterfront, Dutco and Ellington Properties' latest residential offering bring a new level of curated lifestyle to the heart of the arts and culture scene in one of Dubai's most exciting new locations.

Art Bay, a lifestyle masterpiece, celebrates the harmony between design and culture, creating a symphony of wellness for its residents with a variety of amenities on offer. Featuring waterfront apartments, including studios, 2 ,1, and 3-bedroom units with views of Dubai Creek.

WELCOME TO A LIFESTYLE MASTERPIECE

A new vision of urban life emerges,
where art, culture, and wellness
seamlessly integrate into the daily
lives of all residents.





A JOINT DEDICATION TO EXCELLENCE

In their second collaboration, Dutco and Ellington are consolidating their wealth of experience and expertise to develop their first residential development in Al Jaddaf, Art Bay under the Dutco Ellington brand. By merging Ellington's resident-centric philosophy, meticulous attention to detail, and lifestyle curation with Dutco's renowned real estate proficiency, and top-tier quality. This partnership not only signifies a new chapter of expansion for Ellington but also serves as a testament to Dutco's enduring commitment to delivering the utmost standards in the industry.





SET ALONG THE BANKS OF
DUBAI CREEK IN AL JADDAF

DRIVING DISTANCES

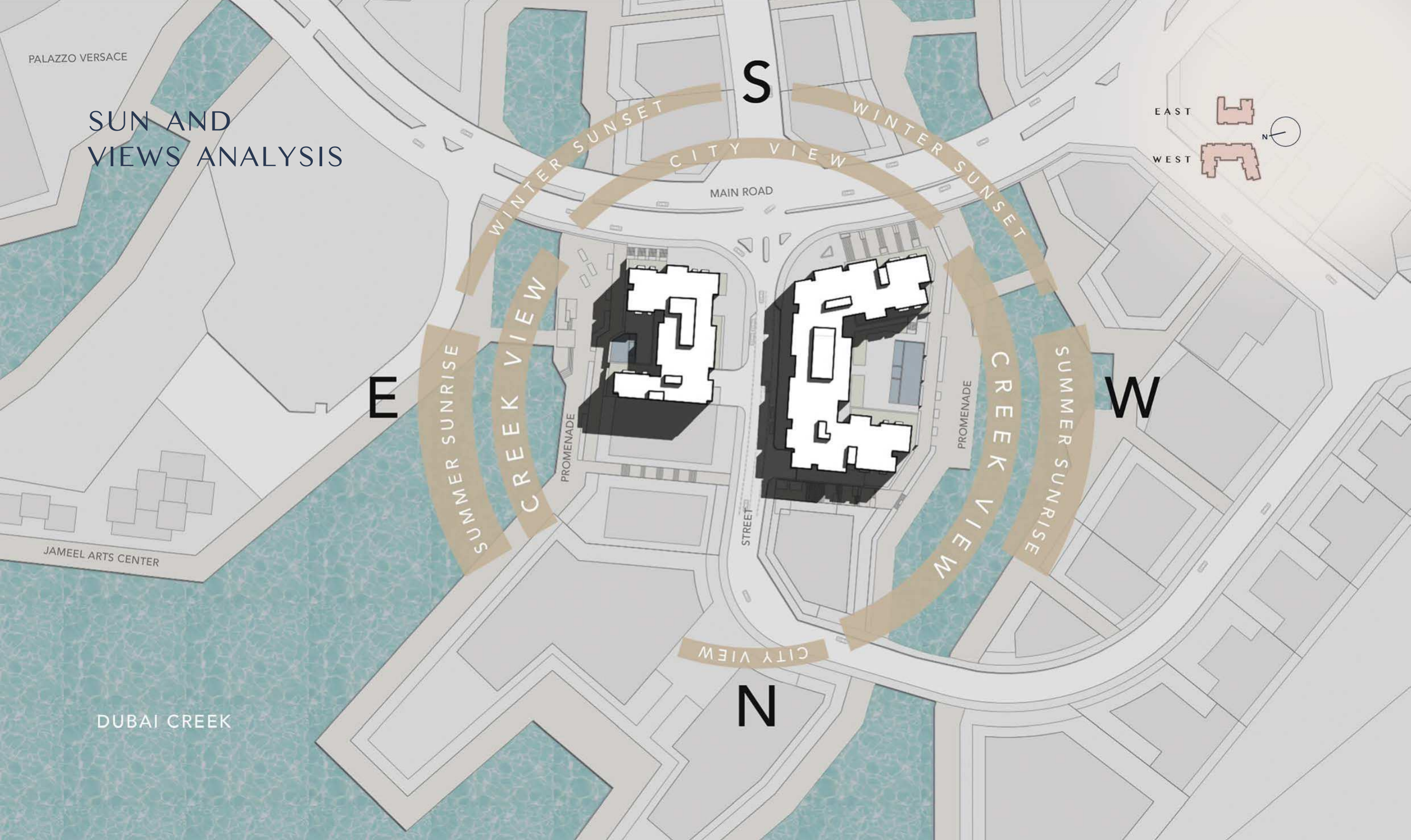
- 1 Minute Al Jaddaf Waterfront Park
- 2 Minutes Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Al Jaddaf Metro Station, Palazzo Versace Dubai
- 4 Minutes Mohammed Bin Rashid Library
- 6 Minutes Dubai Festival City Mall, Dubai International Airport
- 8 Minutes Zabeel Stadium, Latifa Women and Children Hospital
- 11 Minutes Ras Al Khor Wildlife Sanctuary, Business Bay, Burj Khalifa and Dubai Mall
- 12 Minutes Dubai Dolphinarium

- 13 Minutes Dubai Creek Golf and Yacht Club , Museum of the Future
- 15 Minutes Dubai Creek Harbour
- 16 Minutes Dubai International Financial Centre
- 17 Minutes Jumeirah Beach
- 20 Minutes Mall of the Emirates
- 27 Minutes Palm Jumeirah



PALAZZO VERSACE

SUN AND VIEWS ANALYSIS



EAST

WEST

N

E

W

S

N

JAMEEL ARTS CENTER

DUBAI CREEK

MAIN ROAD

STREET

PROMENADE

PROMENADE

WINTER SUNSET

CITY VIEW

WINTER SUNSET

SUMMER SUNRISE

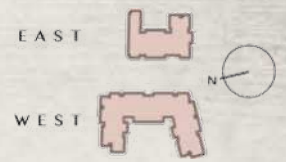
CREEK VIEW

CREEK VIEW

SUMMER SUNRISE

CITY VIEW

ACTUAL PROJECT VIEW



View of Jameel Arts Centre and Palazzo Versace

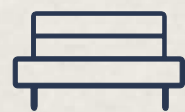


Dubai Culture Village Promenade



View of Dubai Creek

DESIGN
ATTRIBUTES



Outdoor comfort



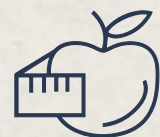
Indoor comfort



Views



Environment



Healthy lifestyle



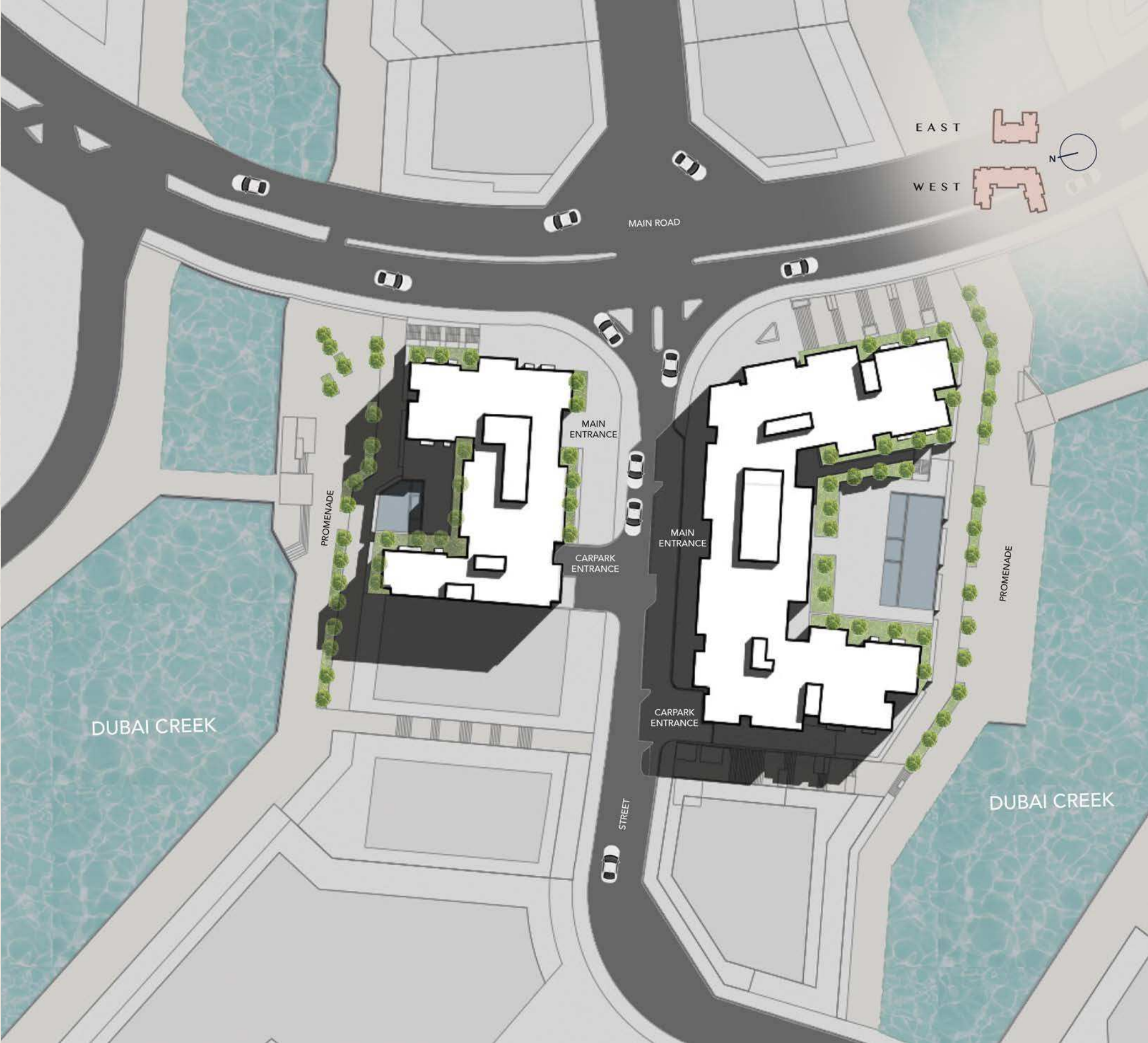
Unique experience



Retail experience



Entertainment



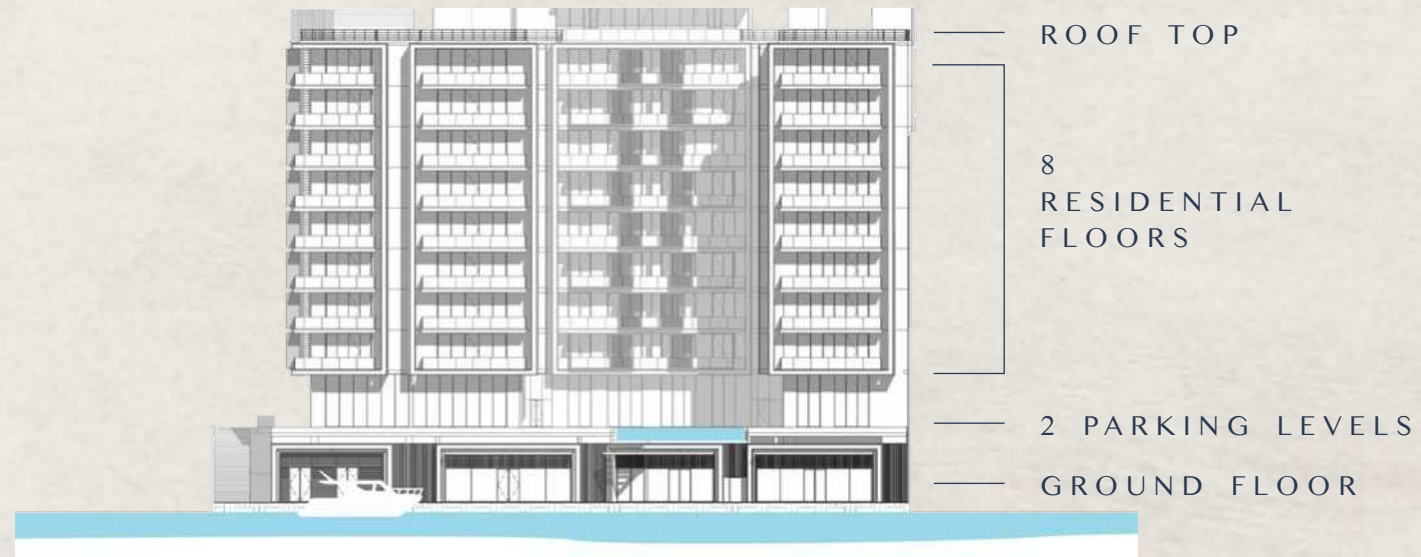
ARCHITECTURAL DESIGN SECTIONS



ARCHITECTURAL DESIGN SECTIONS



ART BAY
EAST



ELEVATORS

East Tower

1 passenger elevator

1 service elevator

West Tower

2 passenger elevators

2 service elevators

ANTICIPATED COMPLETION DATE

Q3 2026

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft.

ART BAY
WEST



PARKING

Studio, 1 and 2 beds: 1 parking space

3 beds: 2 parking spaces

OWNERSHIP

Freehold



SIZE RANGE PER UNIT TYPE

EAST TOWER

Studio	From 430 sq. ft
1 Bedroom	From 862 sq. ft to 959 sq. ft
2 Bedrooms	From 1,211 sq. ft to 1,692 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,147 sq. ft

WEST TOWER

Studio	From 485 sq. ft
1 Bedroom	From 847 sq. ft to 1,010 sq. ft
2 Bedrooms	From 1,216 sq. ft to 2,426 sq. ft
3 Bedrooms	From 1,798 sq. ft to 2,459 sq. ft

NUMBER OF UNITS PER TYPE

EAST TOWER

Studio	8 units
1 Bedroom	50 units
2 Bedrooms	32 units
3 Bedrooms	9 units

WEST TOWER

Studio	8 units
1 Bedroom	34 units
2 Bedrooms	90 units
3 Bedrooms	35 units

GROUND &
FIRST FLOOR
AMENITIES



RETAIL



DUBAI CULTURE VILLAGE PROMENADE

Actual View

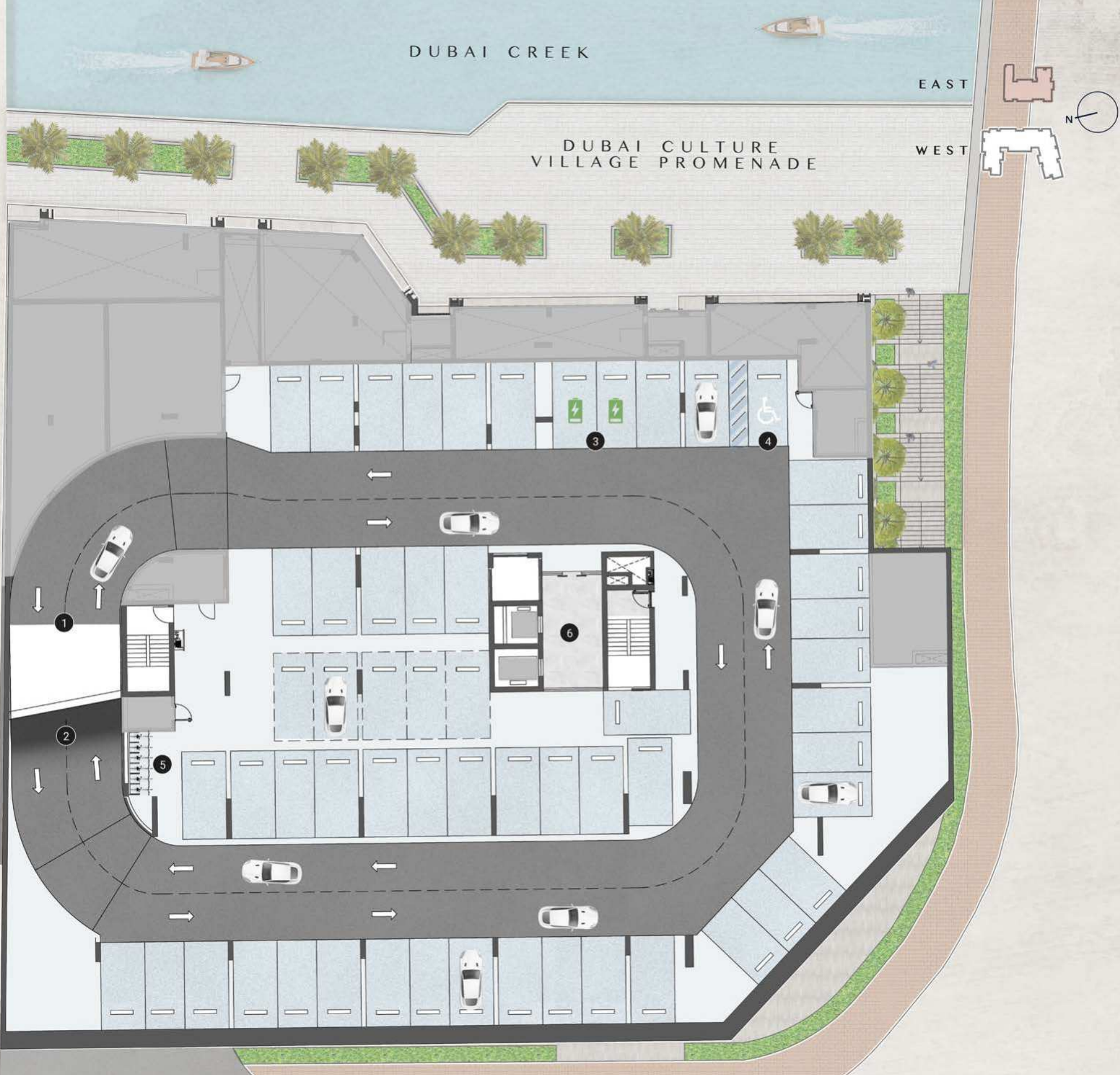
EAST
GROUND FLOOR
AMENITIES PLAN

- 1 ACCESS TO PARKING LEVELS
- 2 EV CHARGING STATION
- 3 PARKING FOR PEOPLE OF DETERMINATION
- 4 BICYCLE PARKING
- 5 LIFT LOBBY
- 6 ACCESS TO PROMENADE



EAST
FIRST FLOOR
AMENITIES PLAN

- ① ACCESS TO PARKING LEVELS
- ② ACCESS TO GROUND FLOOR PARKING
- ③ EV CHARGING STATION
- ④ PARKING FOR PEOPLE OF DETERMINATION
- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY



WEST
GROUND FLOOR
AMENITIES PLAN

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WEST
FIRST FLOOR
AMENITIES PLAN

- ① ACCESS TO PARKING LEVELS
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- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY
- ⑦ ACCESS TO PROMENADE





SECOND FLOOR AMENITIES



LOBBY
ENTRANCE



LOBBY
RECEPTION



LOBBY
LIBRARY

LIFT
LOBBY





CLUB
LOUNGE



THE
THEATRE



FITNESS
STUDIO

HOT YOGA
STUDIO



CHANGE
ROOM





ELLINGTON
VILLAS WORK
STATION PLAY
AREA

← ↓ →

YOUTH
HUB



POOL
DECK



THE
COURTYARD

EAST
SECOND FLOOR
AMENITIES PLAN

- | | | | |
|----|--------------------------------------|----|--------------------------|
| 1 | LEISURE AND LOUNGE POOL | 12 | FEMALE WELLNESS CORNER |
| 2 | BAJA SHELF | 13 | MALE WELLNESS CORNER |
| 3 | SUN LOUNGERS AREA | 14 | YOUTH HUB |
| 4 | KIDS POOL | 15 | LIFT LOBBY |
| 5 | BARBEQUE DECK | 16 | LOBBY LOUNGE |
| 6 | CULTURE LOUNGE | 17 | LOBBY RECEPTION |
| 7 | PANTRY/DINING | 18 | LOBBY ENTRANCE |
| 8 | THE THEATRE | 19 | MAIN ENTRANCE |
| 9 | FITNESS STUDIO | 20 | MOVE-IN TRUCK ZONE |
| 10 | HOT YOGA STUDIO | 21 | VEHICLE ENTRANCE/EXIT |
| 11 | BATHROOM FOR PEOPLE OF DETERMINATION | 22 | ACCESS TO PARKING LEVELS |



WEST
SECOND FLOOR
AMENITIES PLAN

- 1

LEISURE AND LOUNGE POOL
- 2

BAJA SHELF
- 3

SUN LOUNGERS AREA
- 4

CABANAS
- 5

OUTDOOR SHOWER
- 6

COURTYARD
- 7

KIDS POOL
- 8

BARBEQUE DECK
- 9

OUTDOOR KIDS PLAY AREA
- 10

OUTDOOR TERRACE
- 11

ACCESS TO COURTYARD
- 12

LIFT LOBBY
- 13

CULTURE LOUNGE
- 14

THE THEATRE
- 15

GAMES CORNER
- 16

YOUTH HUB
- 17

MULTIPURPOSE TABLE
- 18

LOBBY LOUNGE
- 19

LOBBY RECEPTION
- 20

LOBBY ENTRANCE
- 21

MAIN ENTRANCE
- 22

FITNESS STUDIO
- 23

HOT YOGA STUDIO
- 24

OUTDOOR FITNESS AREA
- 25

MALE WELLNESS CORNER
- 26

FEMALE WELLNESS CORNER
- 27

PARKING FOR PEOPLE OF DETERMINATION
- 28

SERVICE LIFT
- 29

MOVE-IN TRUCK ZONE
- 30

VEHICLE ENTRANCE/EXIT
- 31

ACCESS TO PARKING LEVELS

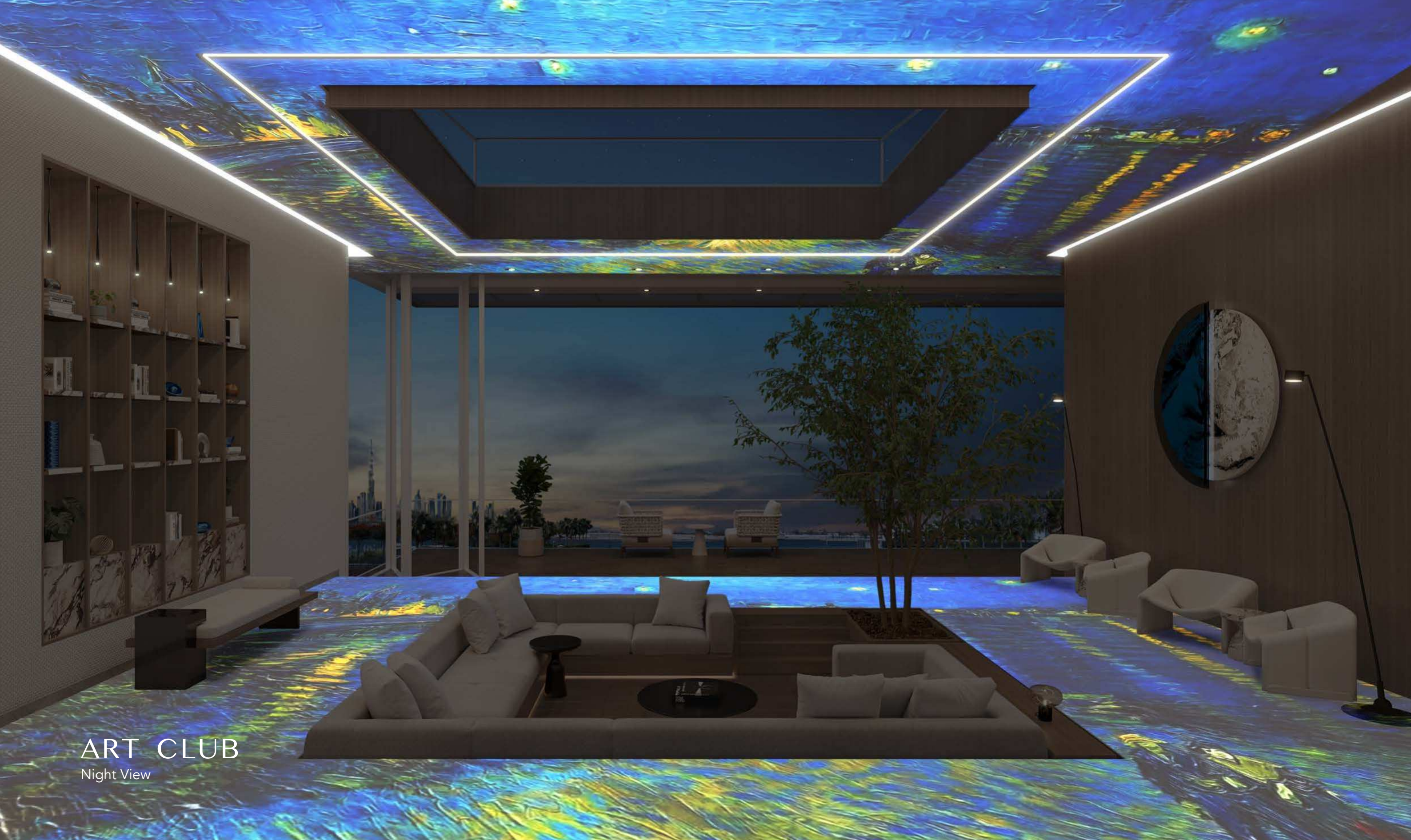




ART CLUB AMENITIES



ART CLUB
Day View



ART CLUB
Night View

EAST
ART CLUB
AMENITIES PLAN

- 1 ROOFTOP BAR
- 2 WORKSHOP CORNER
- 3 OUTDOOR LOUNGE & VIEWING DECK
- 4 SUNKEN SEATING
- 5 ARTS & PERFORMANCES STAGE
- 6 LIFT LOBBY
- 7 WASHROOM



WEST
ART CLUB
AMENITIES PLAN

- ① ROOFTOP BAR
- ② WORKSHOP CORNER
- ③ OUTDOOR LOUNGE & VIEWING DECK
- ④ SUNKEN SEATING
- ⑤ ARTS & PERFORMANCES STAGE
- ⑥ LIFT LOBBY
- ⑦ WASHROOM



APARTMENTS





LIVING
& DINING



TYPICAL
KITCHEN



3 BEDROOM
KITCHEN





BEDROOMS



GLASS BOX

Applicable to 2 and 3-bedroom corner units



BATHROOMS

GUEST
WASHROOM



POWDER
ROOM



CONSTRUCTION CONTRACTOR



As well as being the project developer, Dutco's top-tier contracting division will be the main contractors for the construction and delivery of the development. With over 70 years of presence in the UAE, Dutco is renowned for high quality and on-time delivery.

Dutco has been involved in many iconic projects, including the world's largest mall, Dubai Mall, Museum of the Future and Dubai International Airport, in addition to many residential and commercial projects.



EAST
FLOOR PLANS

2ND FLOOR PLAN

- 1 BEDROOM
- 3 BEDROOM

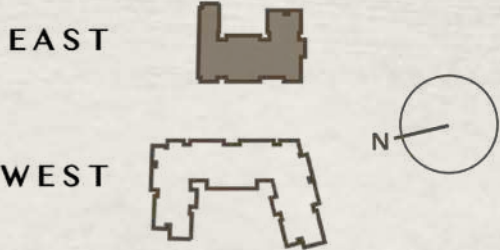


3RD - 10TH
FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

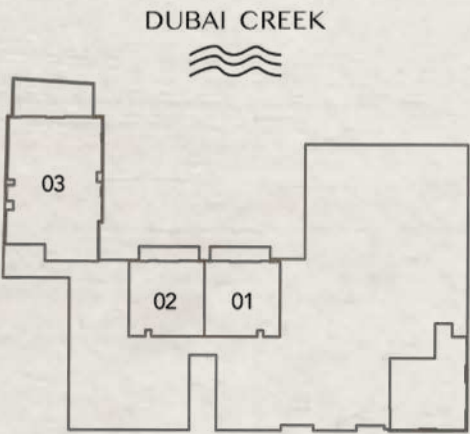


STUDIO
TYPE A

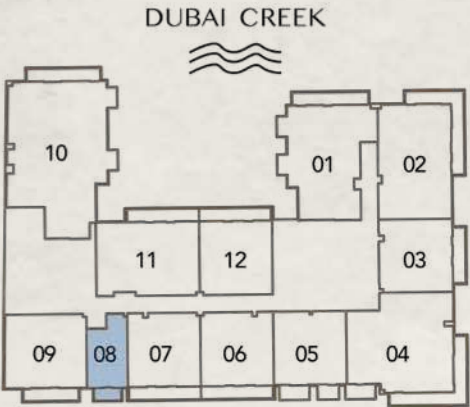


Internal Living Area : 379.54 Sq. Ft
Outdoor Living Area : 50.48 Sq. Ft
Total Living Area : 430.02 Sq. Ft

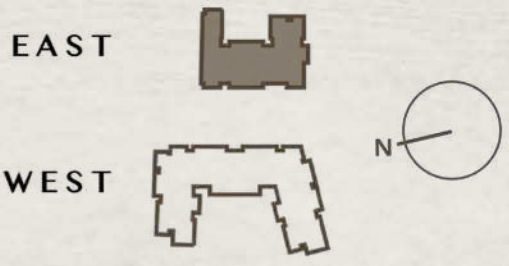
2nd Floor:



3rd - 10th Floor:



1 BEDROOM
TYPE A

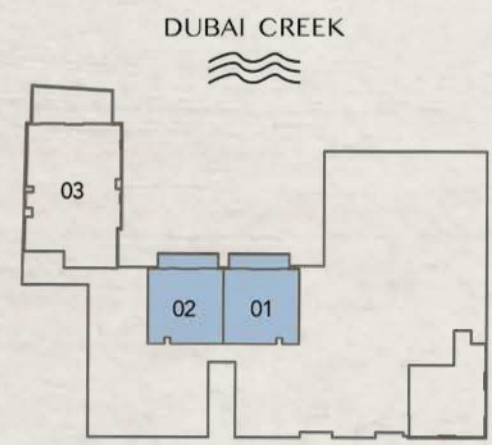


Internal Living Area : 758.64 Sq. Ft

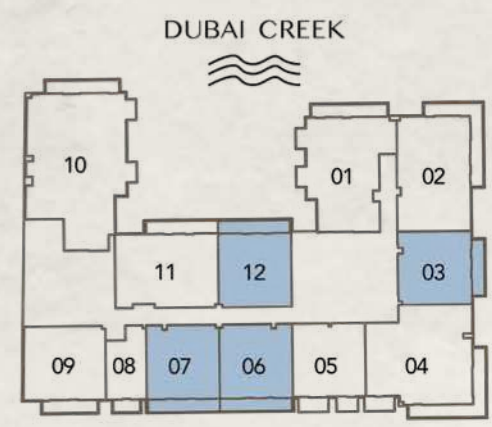
Outdoor Living Area : 130.67 Sq. Ft

Total Living Area : 889.31 Sq. Ft

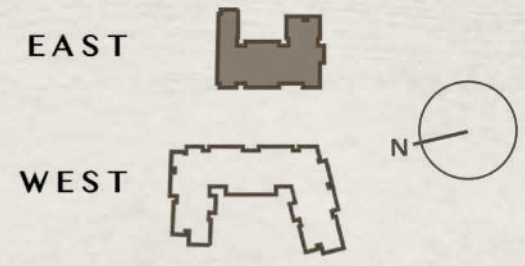
2nd Floor:



3rd - 10th Floor:

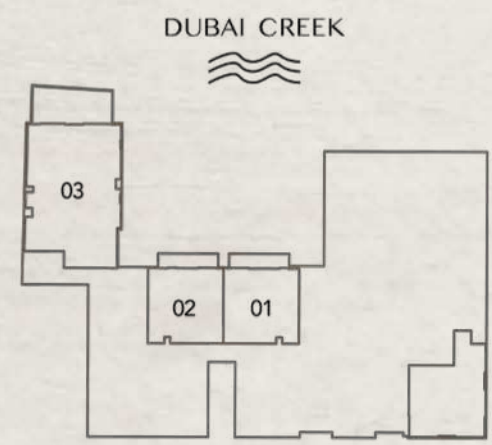


1 BEDROOM
TYPE B

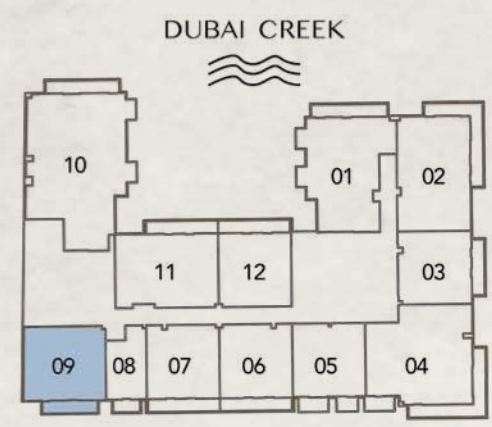


Internal Living Area : 857.24 Sq. Ft
Outdoor Living Area : 102.58 Sq. Ft
Total Living Area : 959.82 Sq. Ft

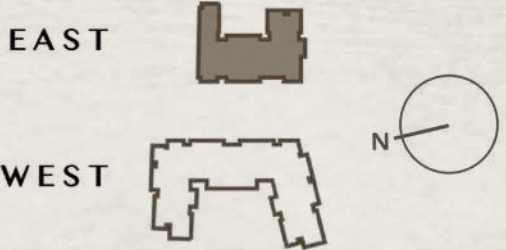
2nd Floor:



3rd - 10th Floor:

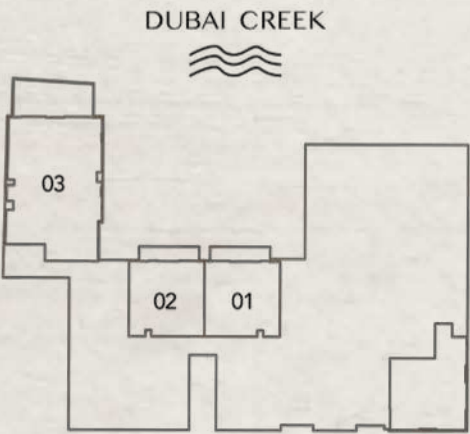


1 BEDROOM
TYPE C

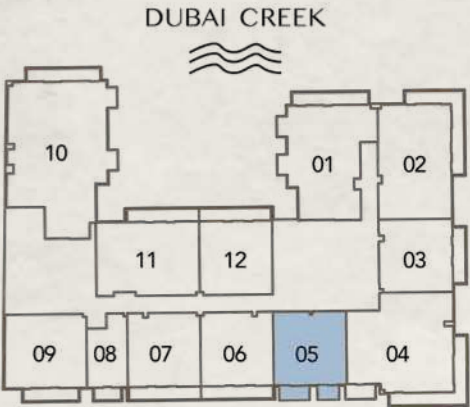


Internal Living Area : 762.73 Sq. Ft
Outdoor Living Area : 105.81 Sq. Ft
Total Living Area : 868.54 Sq. Ft

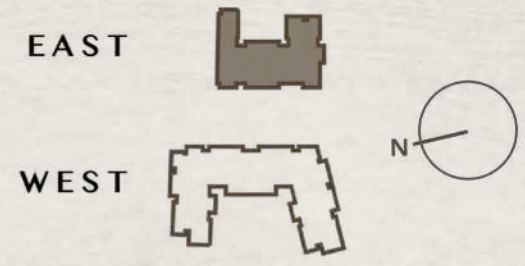
2nd Floor:



3rd - 10th Floor:

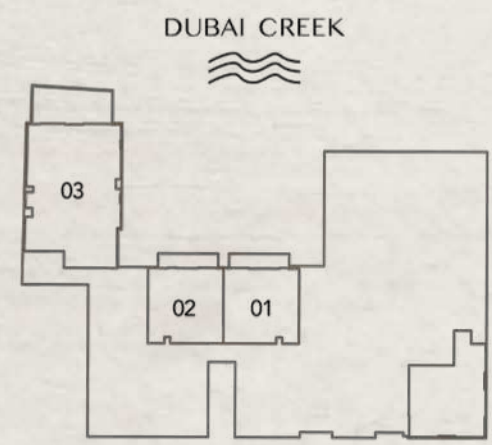


2 BEDROOM
TYPE A

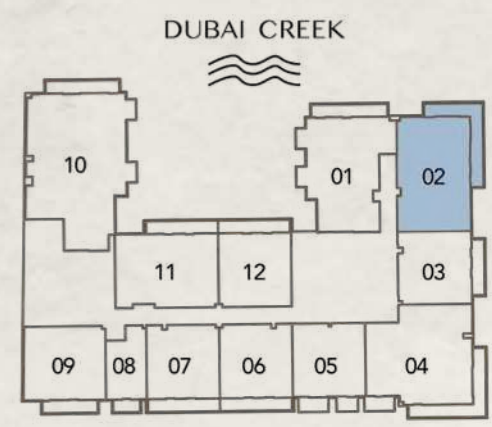


Internal Living Area	:	1210.19 Sq. Ft
Outdoor Living Area	:	240.36 Sq. Ft
Total Living Area	:	1450.54 Sq. Ft

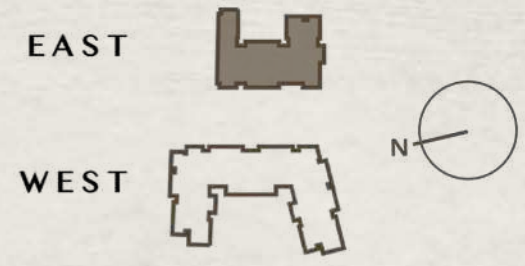
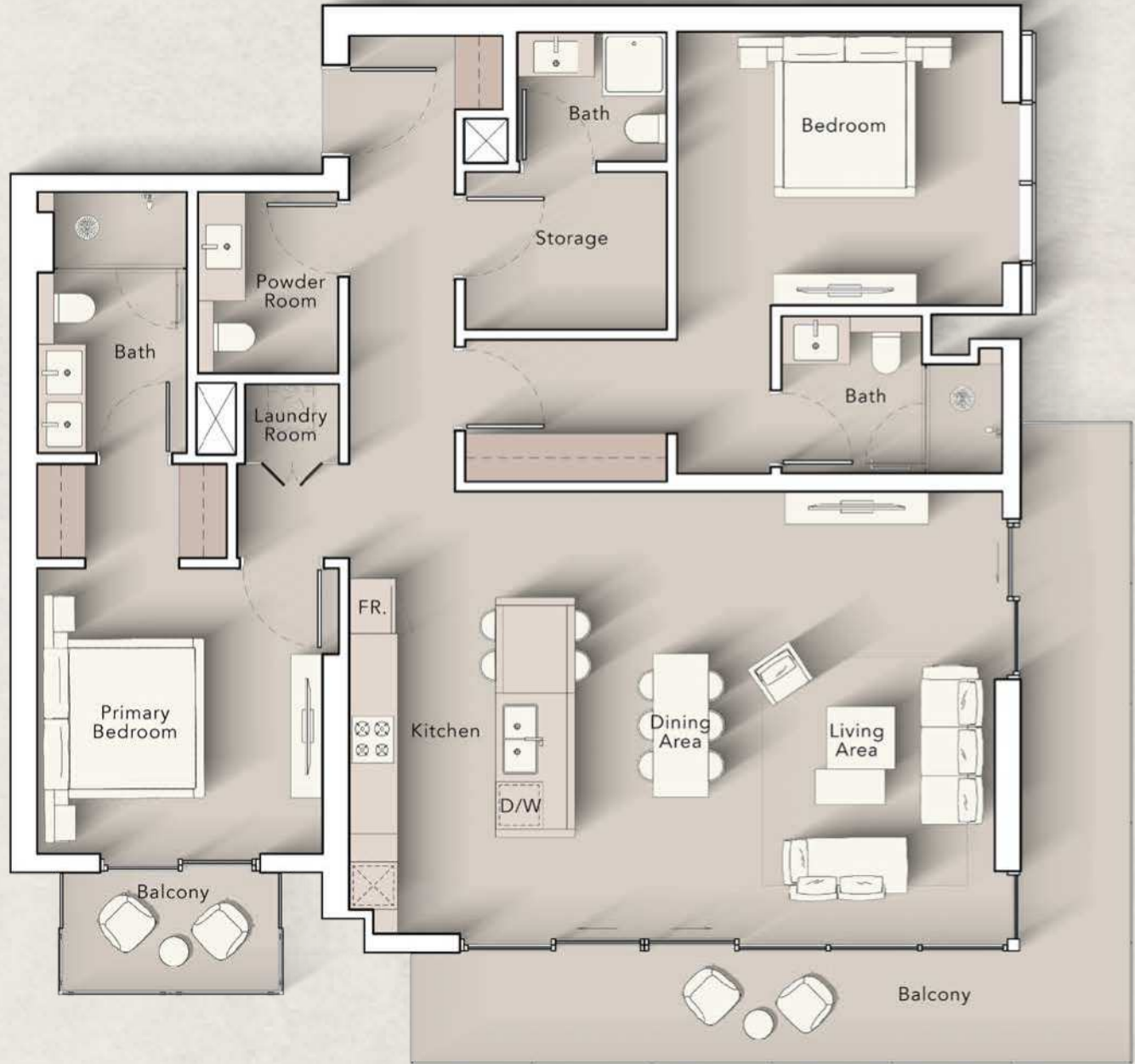
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3rd - 10th Floor:

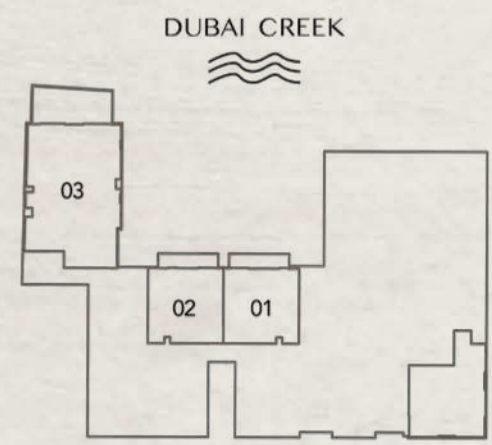


2 BEDROOM
TYPE B

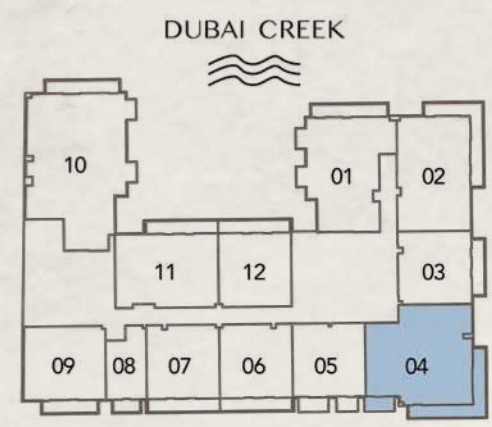


Internal Living Area : 1396.83 Sq. Ft
Outdoor Living Area : 295.58 Sq. Ft
Total Living Area : 1692.41 Sq. Ft

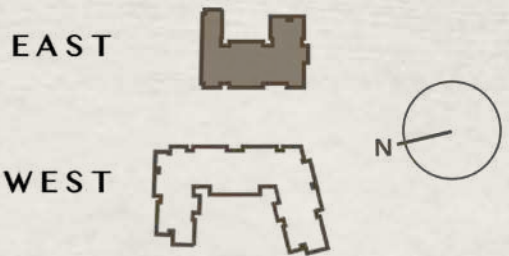
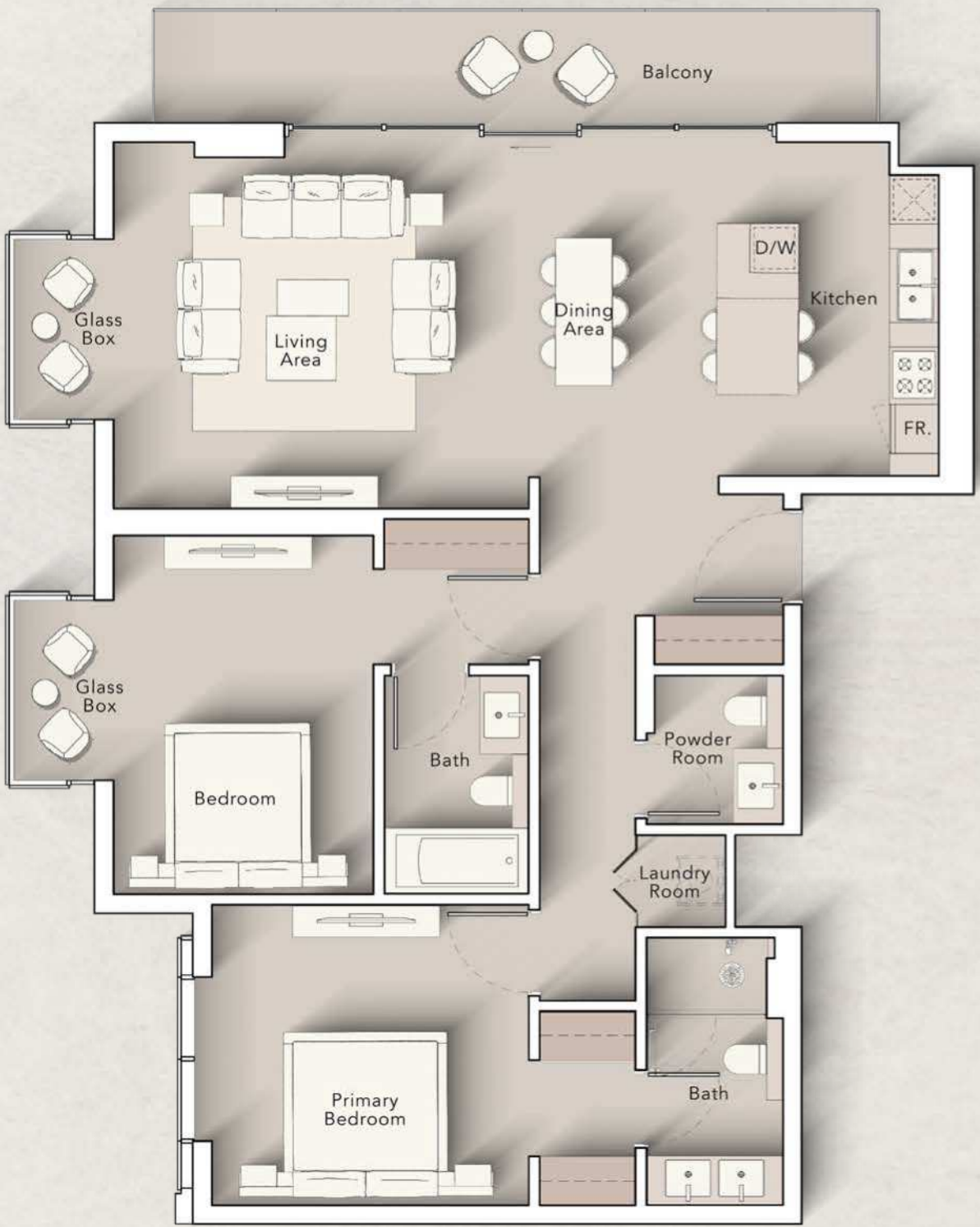
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3rd - 10th Floor:

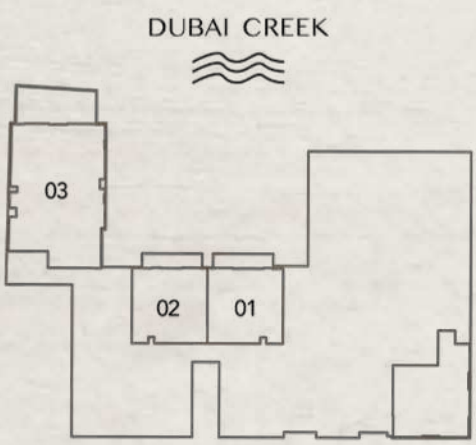


2 BEDROOM
TYPE C

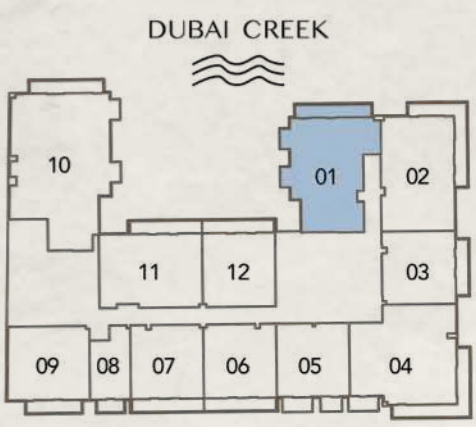


Internal Living Area	:	1292.53 Sq. Ft
Outdoor Living Area	:	141.01 Sq. Ft
Total Living Area	:	1433.54 Sq. Ft

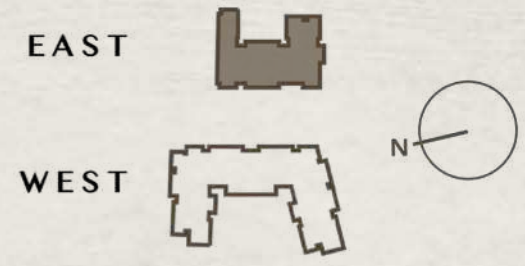
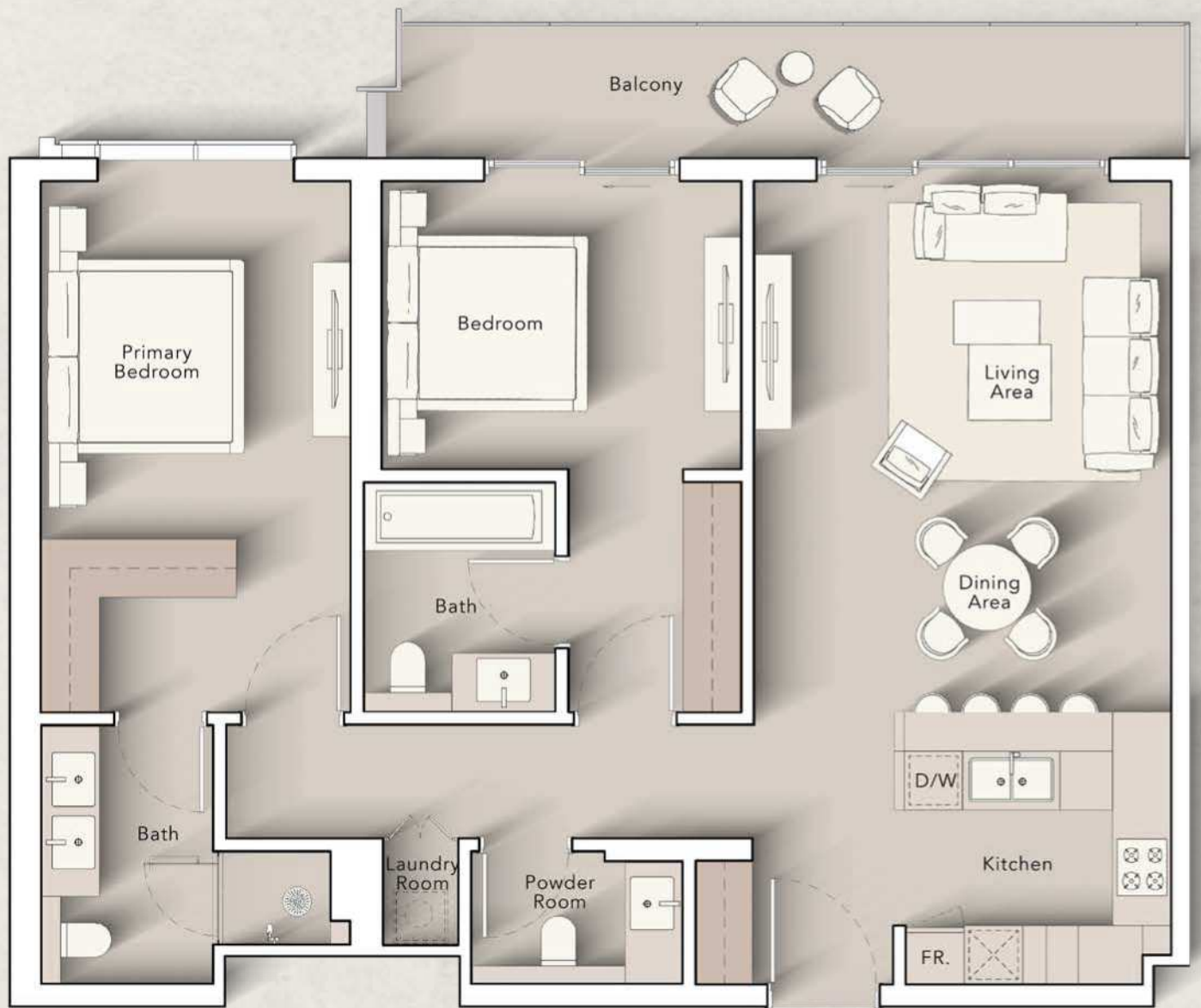
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3rd - 10th Floor:

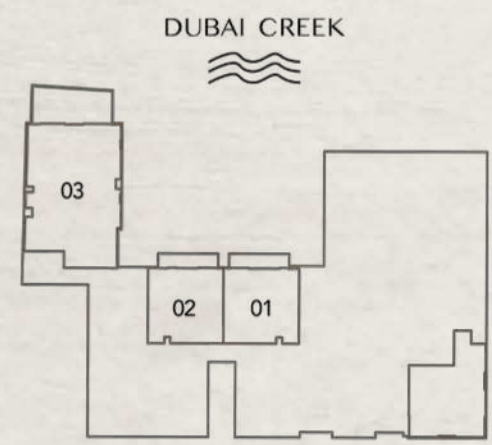


2 BEDROOM
TYPE D

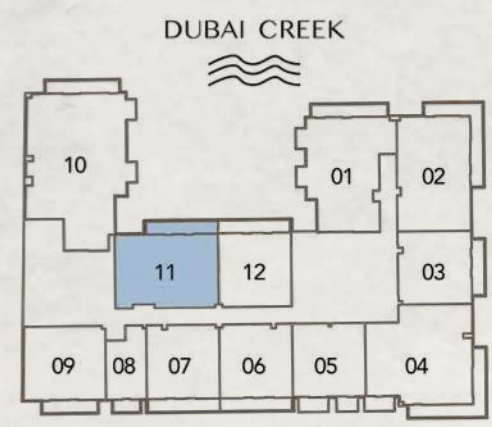


Internal Living Area	:	1080.48 Sq. Ft
Outdoor Living Area	:	130.67 Sq. Ft
Total Living Area	:	1211.16 Sq. Ft

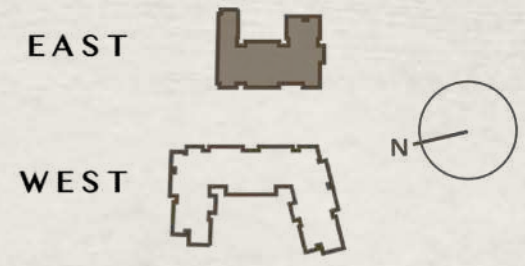
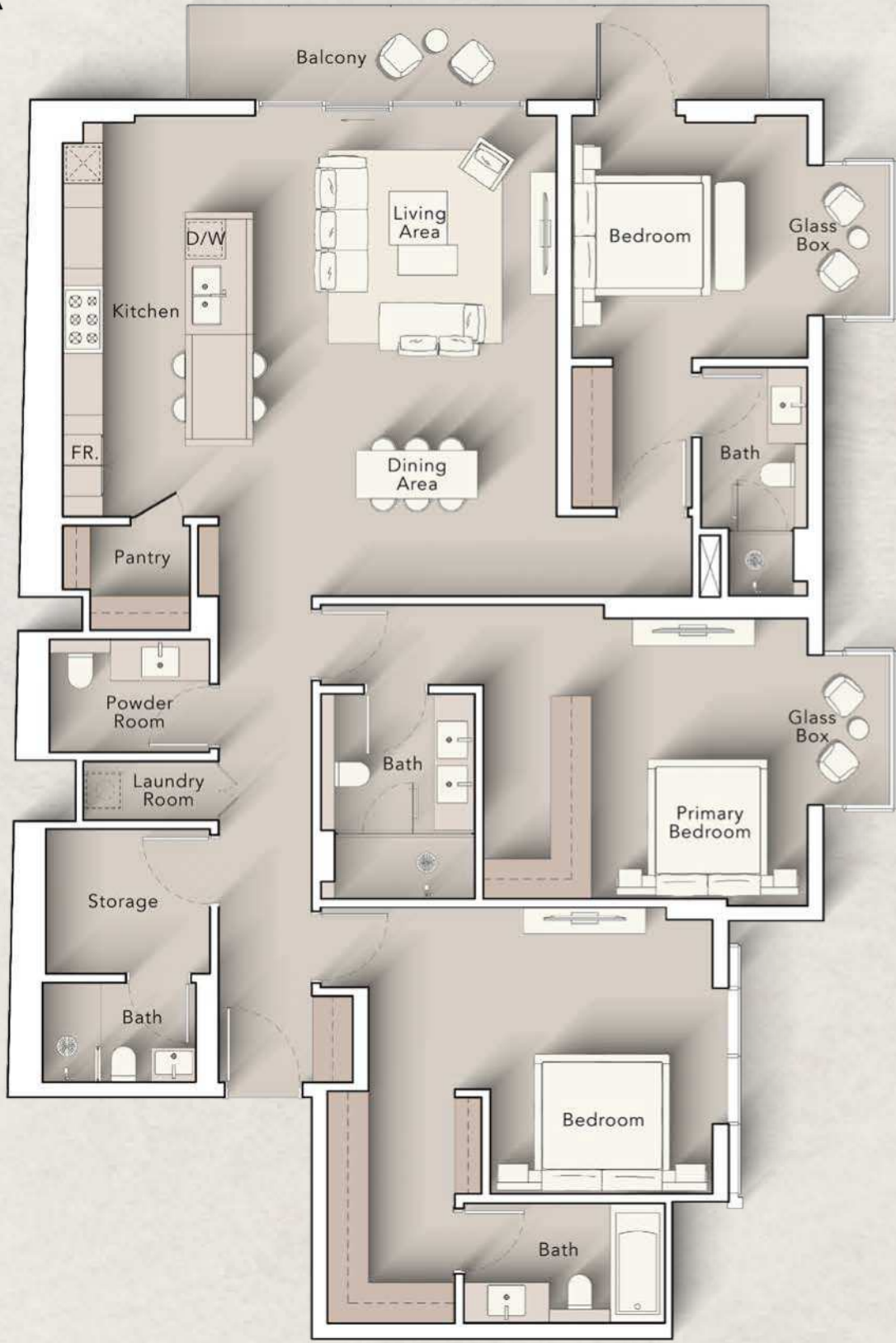
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3rd - 10th Floor:

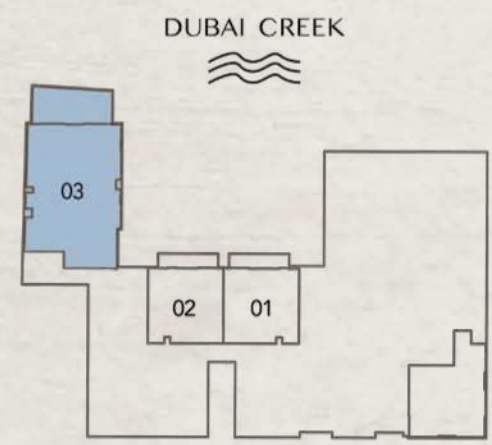


3 BEDROOM
TYPE A

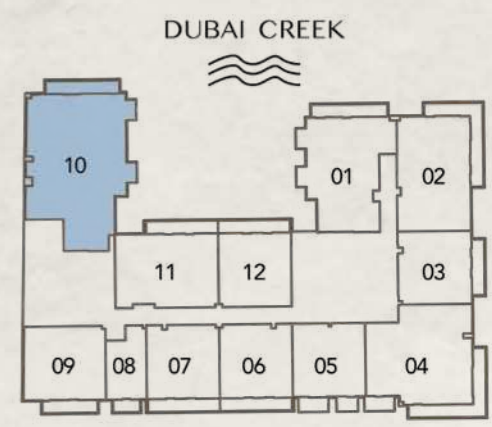


Internal Living Area	:	2011.99 Sq. Ft
Outdoor Living Area	:	135.84 Sq. Ft
Total Living Area	:	2147.83 Sq. Ft

2nd Floor:

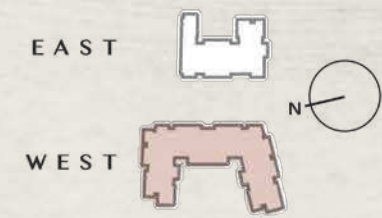


3rd - 10th Floor:



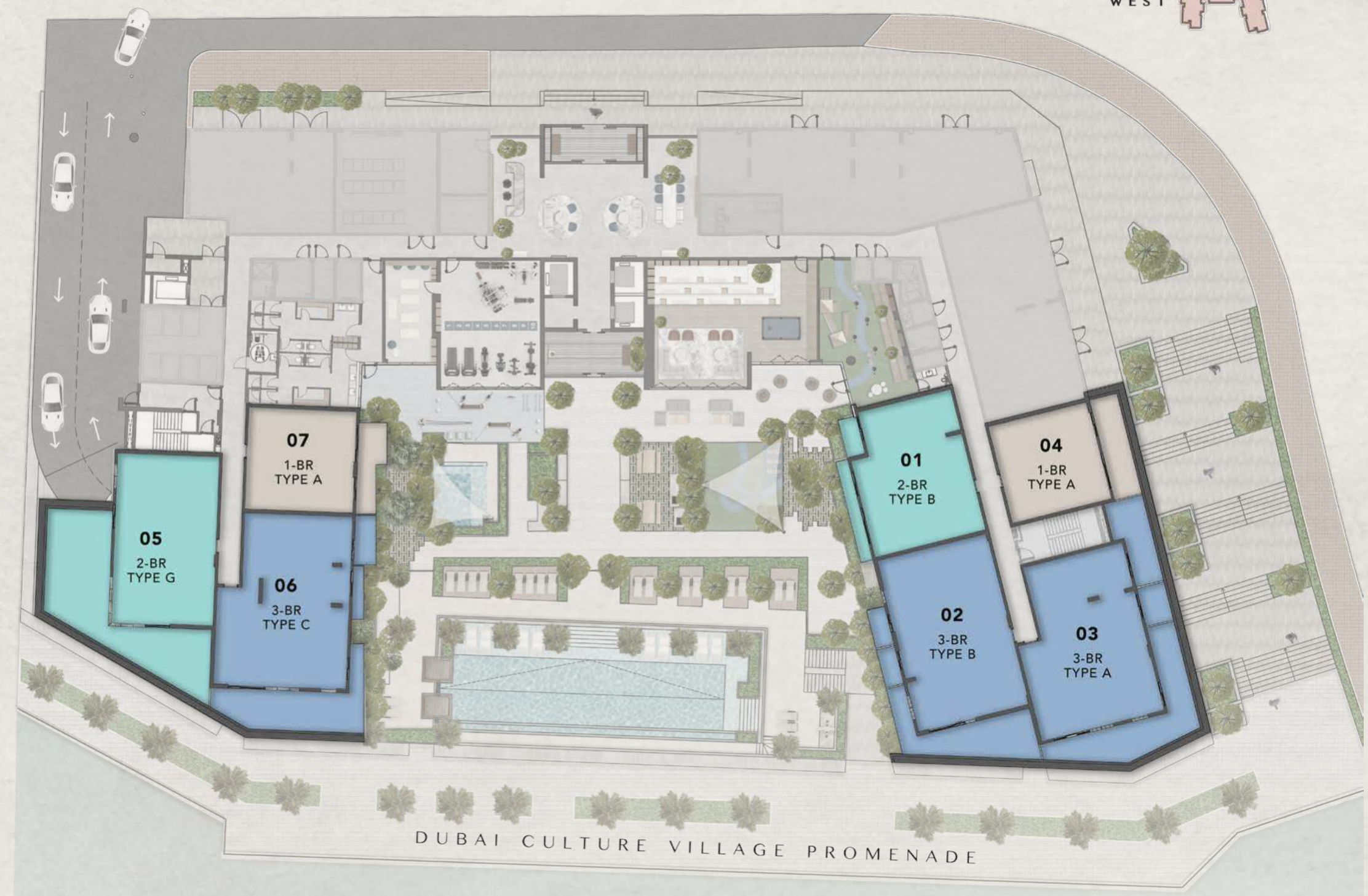


WEST
FLOOR PLANS



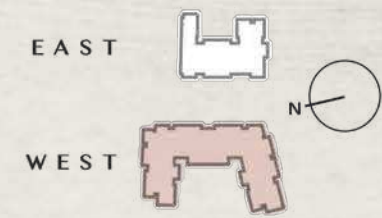
2ND FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



DUBAI CULTURE VILLAGE PROMENADE

DUBAI CREEK

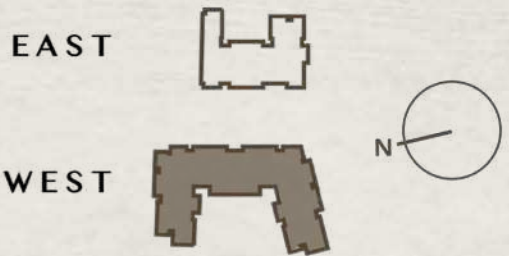


3RD - 10TH FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

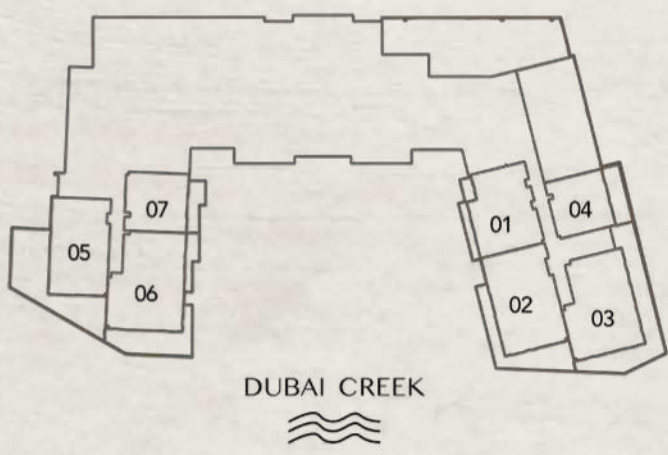


STUDIO
TYPE A



Internal Living Area	:	440.67 Sq. Ft
Outdoor Living Area	:	44.78 Sq. Ft
Total Living Area	:	485.45 Sq. Ft

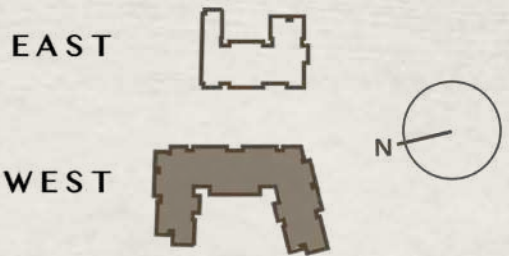
2nd Floor:



3rd - 10th Floor:

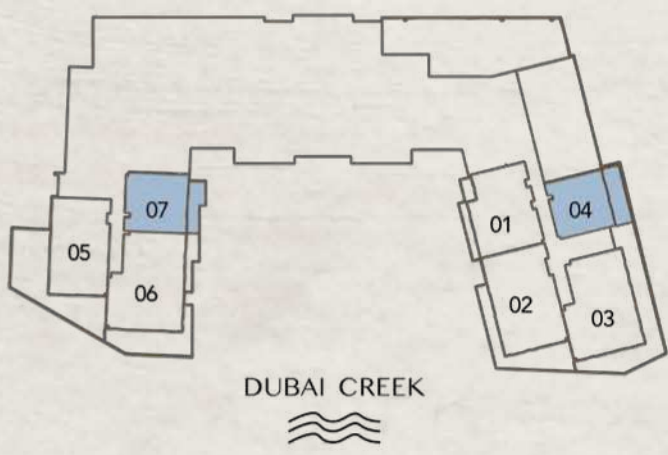


1 BEDROOM
TYPE A

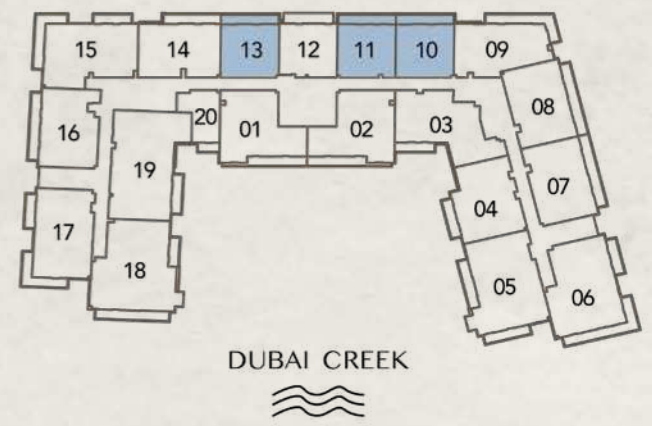


Internal Living Area	:	763.27 Sq. Ft
Outdoor Living Area	:	131.32 Sq. Ft
Total Living Area	:	894.59 Sq. Ft

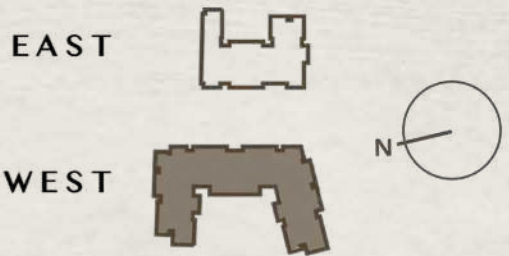
2nd Floor:



3rd - 10th Floor:

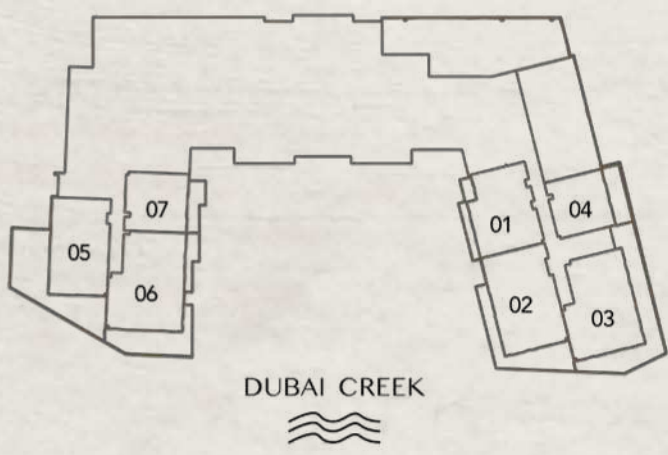


1 BEDROOM
TYPE B



Internal Living Area	:	753.80 Sq. Ft
Outdoor Living Area	:	93.54 Sq. Ft
Total Living Area	:	847.34 Sq. Ft

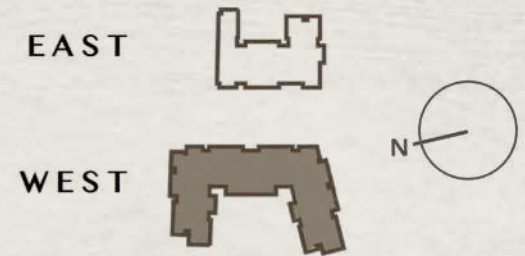
2nd Floor:



3rd - 10th Floor:

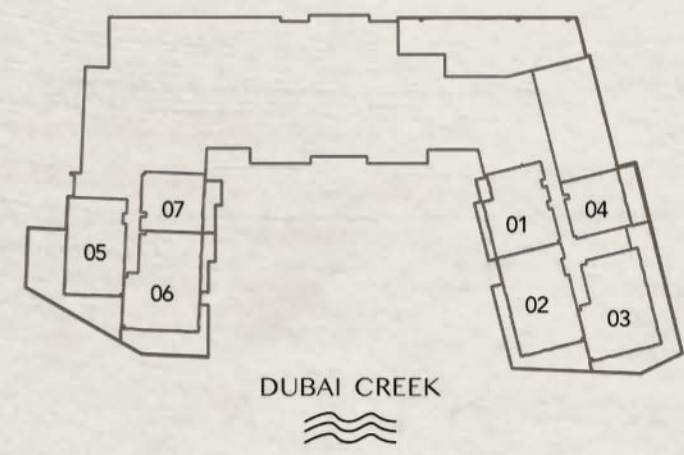


2 BEDROOM
TYPE A



Internal Living Area	:	1202.76 Sq. Ft
Outdoor Living Area	:	154.79 Sq. Ft
Total Living Area	:	1357.54 Sq. Ft

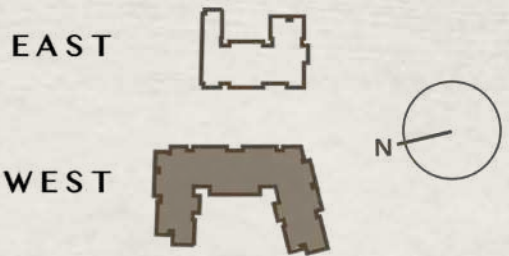
2nd Floor:



3rd - 10th Floor:

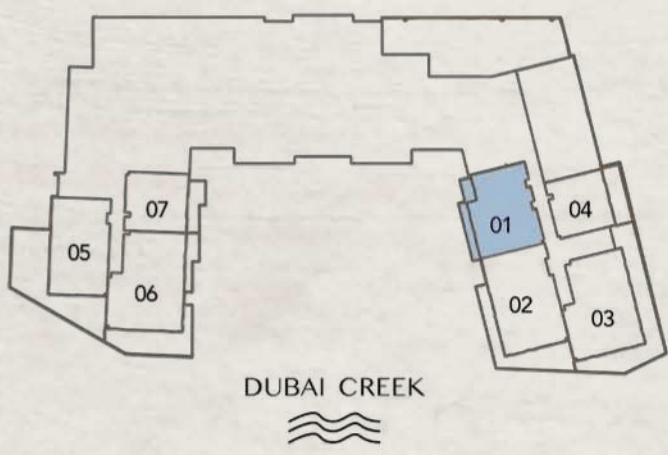


2 BEDROOM
TYPE B



Internal Living Area : 1152.71 Sq. Ft
Outdoor Living Area : 180.08 Sq. Ft
Total Living Area : 1332.79 Sq. Ft

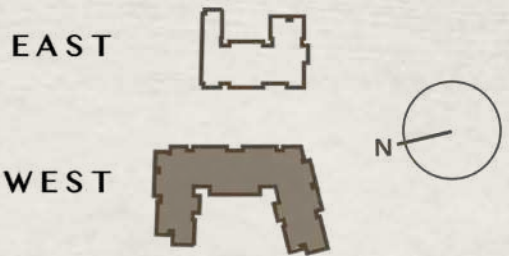
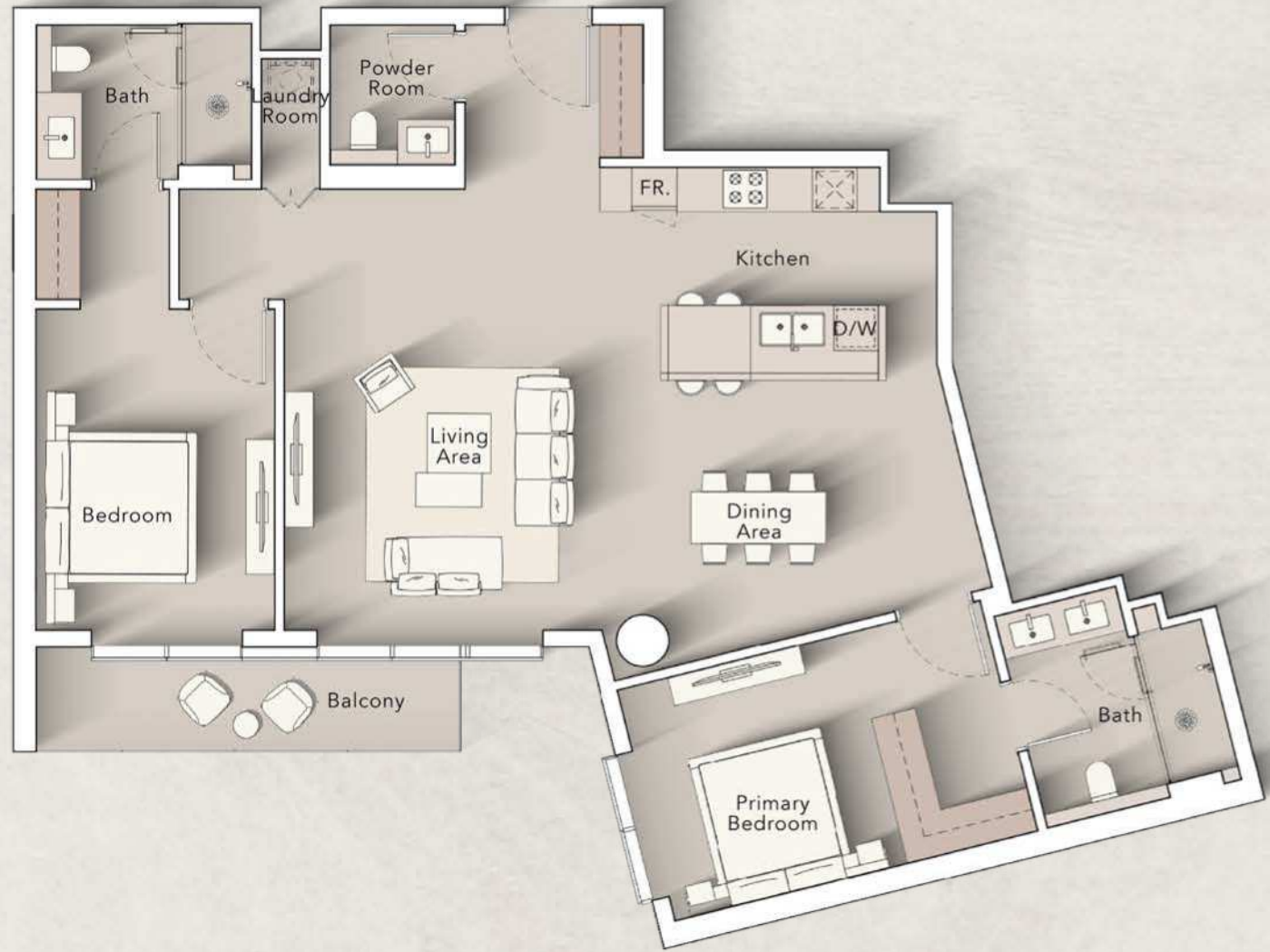
2nd Floor:



3rd - 10th Floor:

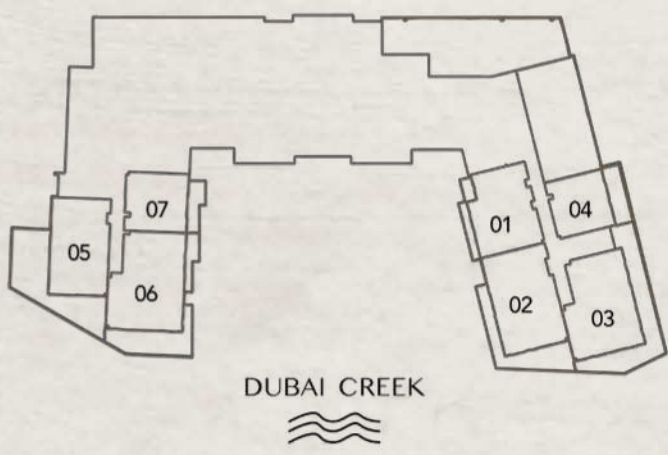


2 BEDROOM
TYPE C



Internal Living Area	:	1324.07 Sq. Ft
Outdoor Living Area	:	81.91 Sq. Ft
Total Living Area	:	1405.98 Sq. Ft

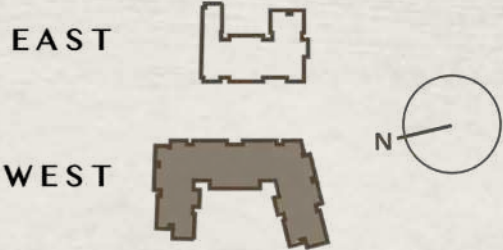
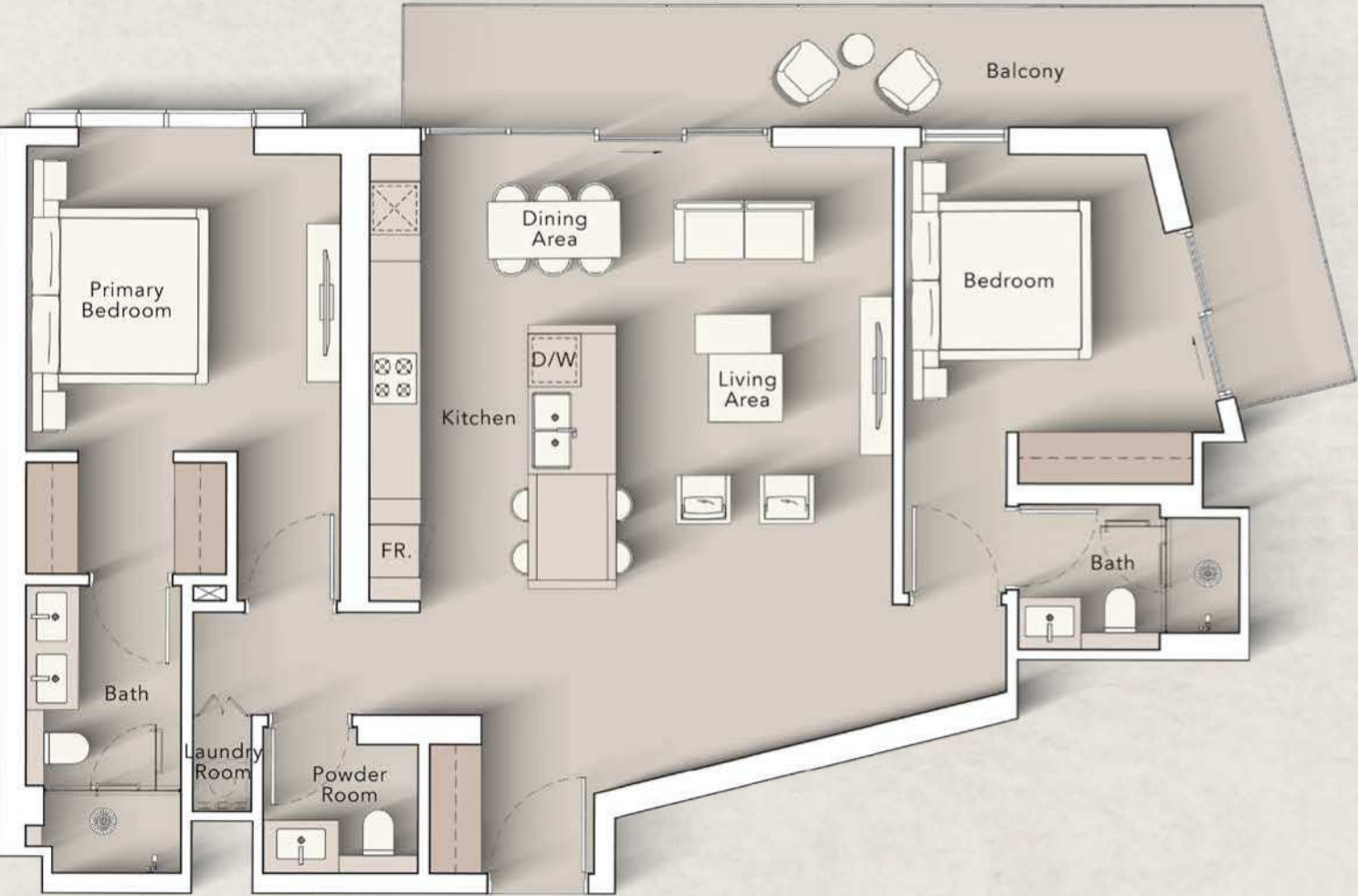
2nd Floor:



3rd - 10th Floor:

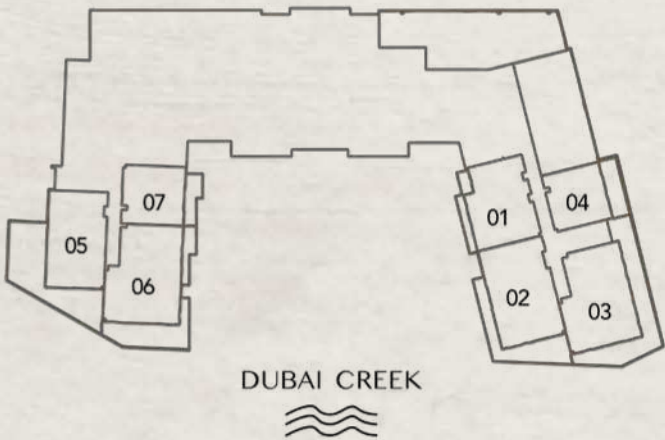


2 BEDROOM
TYPE D

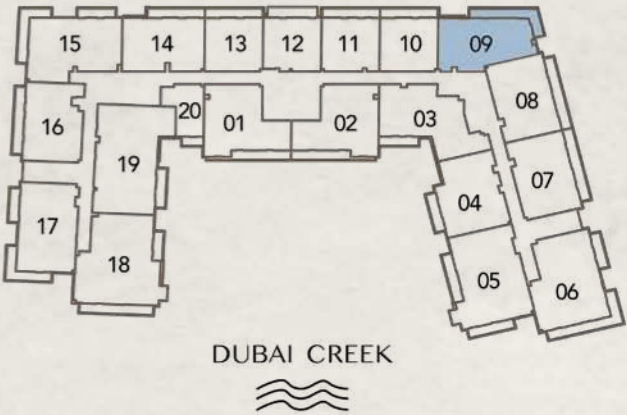


Internal Living Area : 1121.06 Sq. Ft
Outdoor Living Area : 208.82 Sq. Ft
Total Living Area : 1329.88 Sq. Ft

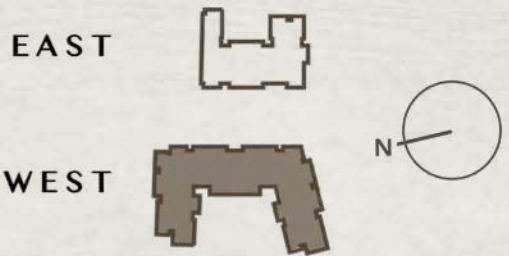
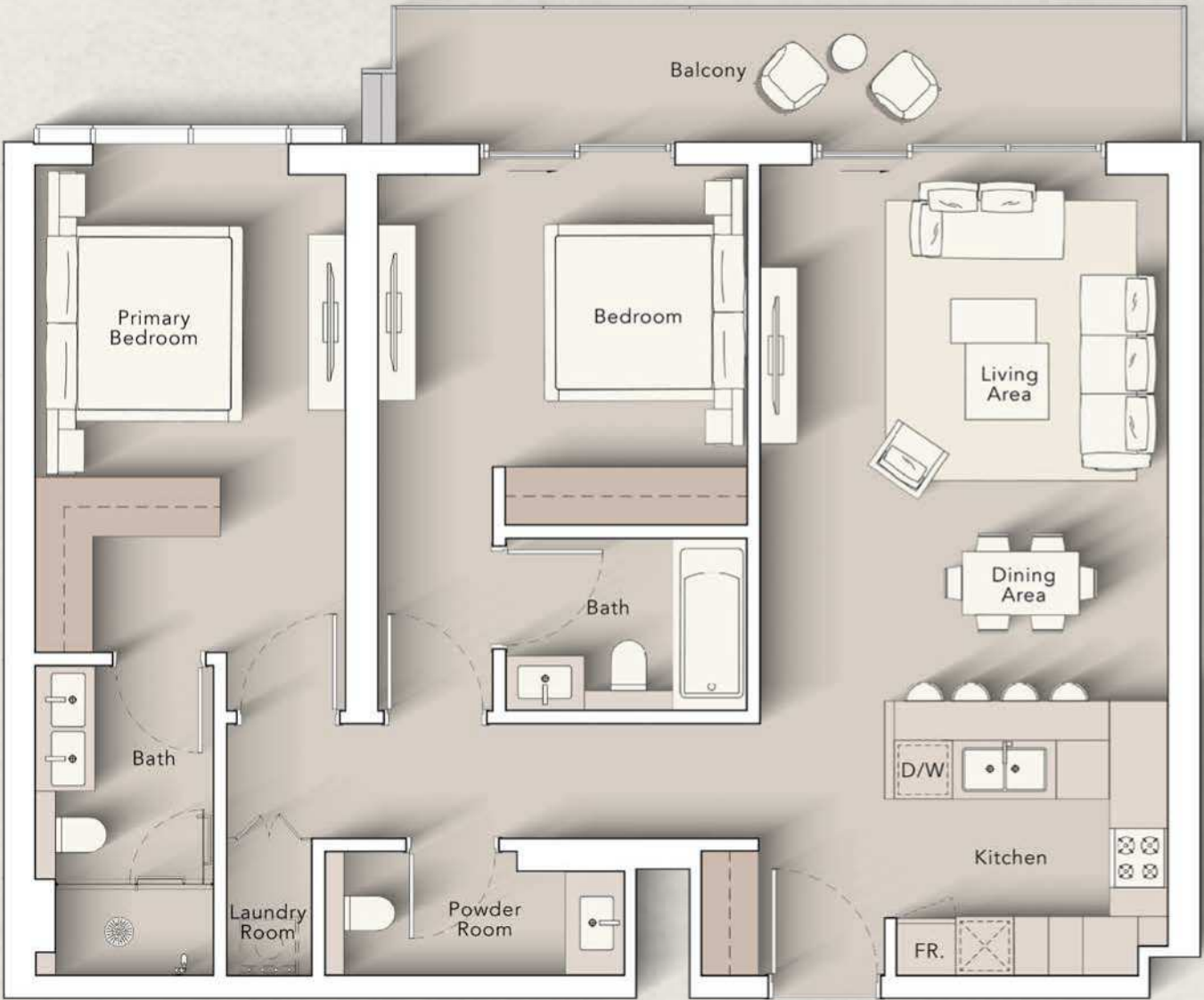
2nd Floor:



3rd - 10th Floor:

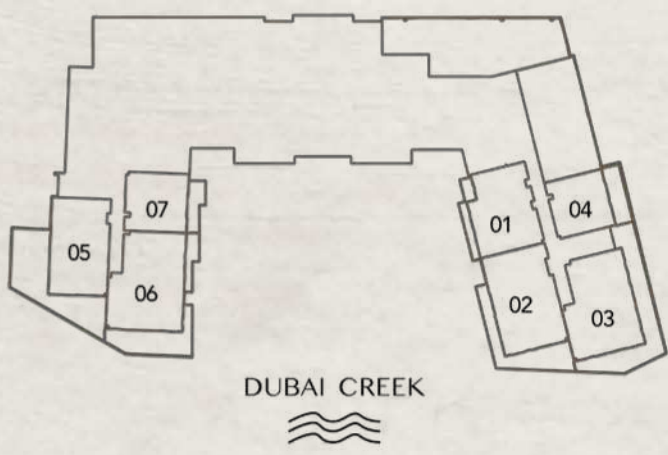


2 BEDROOM
TYPE E

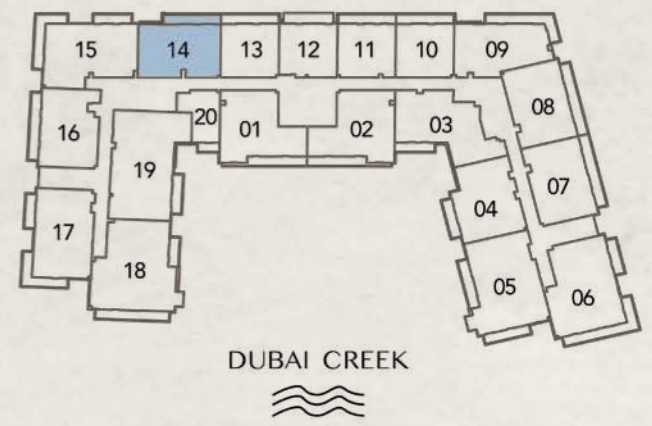


Internal Living Area	:	1084.25 Sq. Ft
Outdoor Living Area	:	131.75 Sq. Ft
Total Living Area	:	1216.00 Sq. Ft

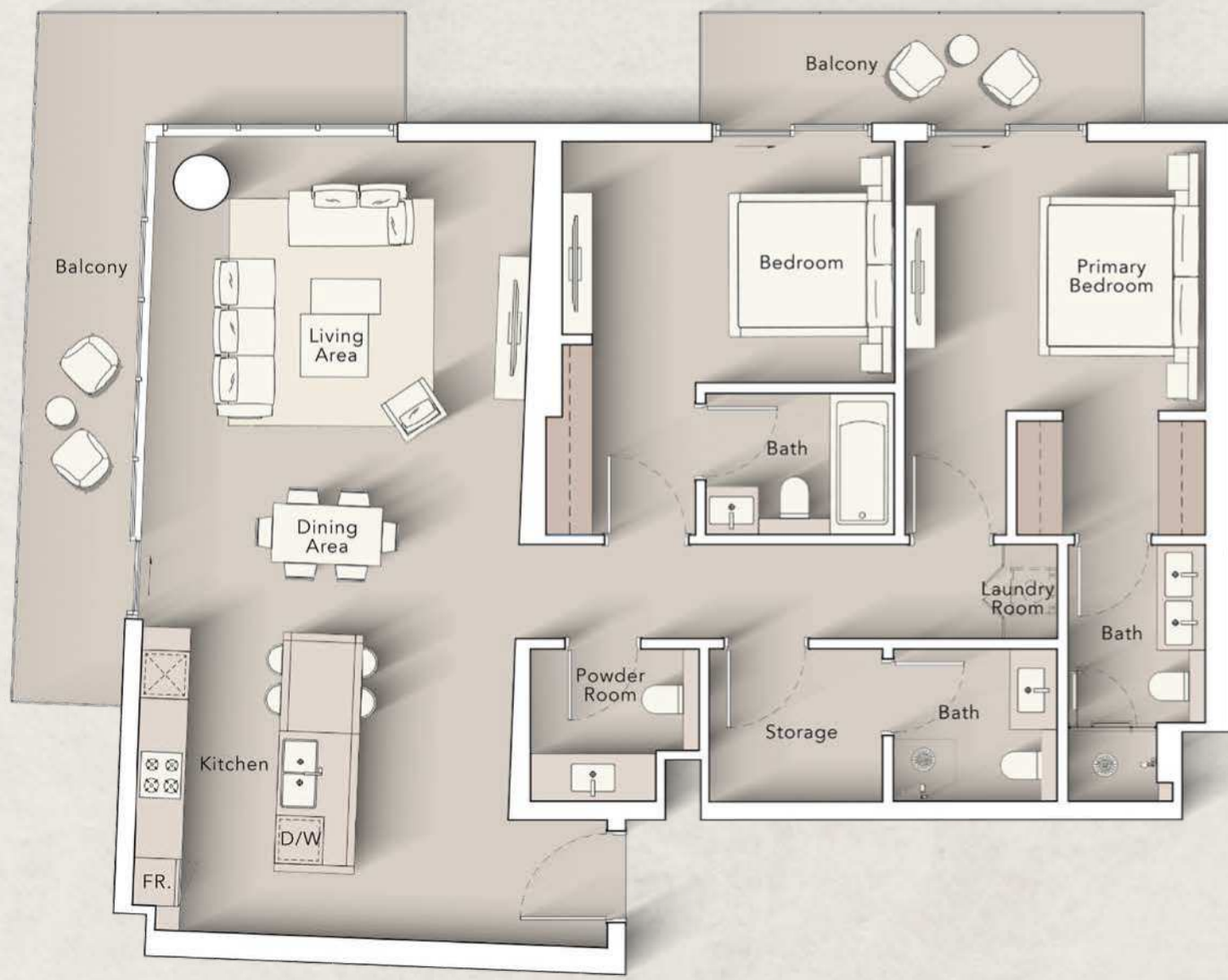
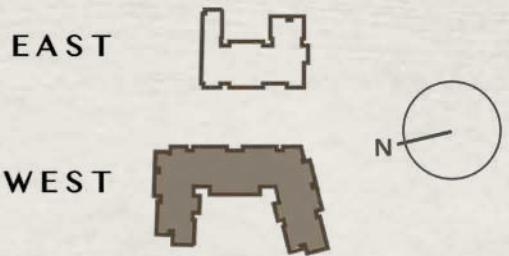
2nd Floor:



3rd - 10th Floor:

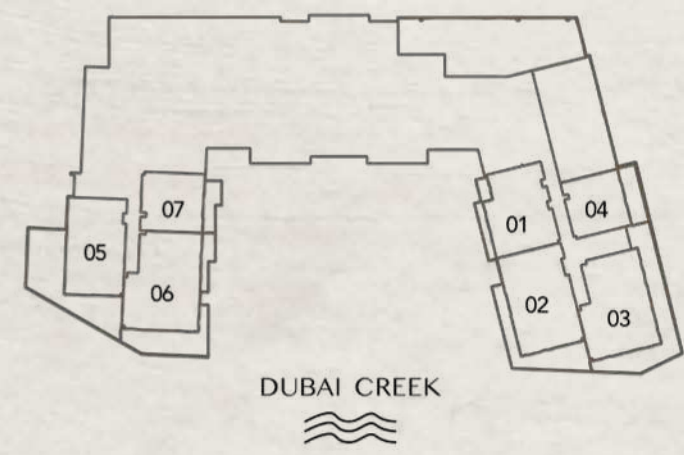


2 BEDROOM
TYPE F

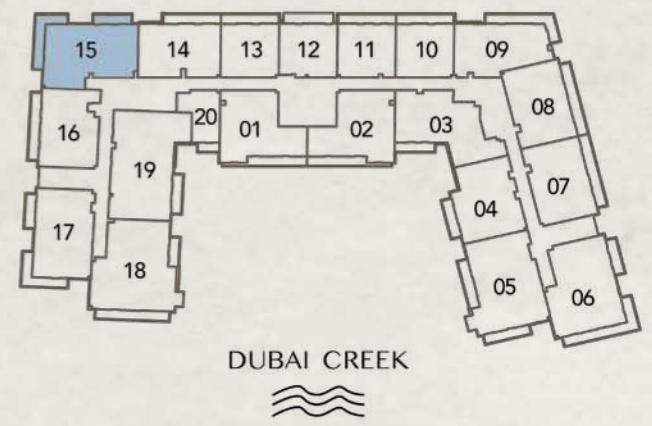


Internal Living Area : 1349.47 Sq. Ft
Outdoor Living Area : 273.83 Sq. Ft
Total Living Area : 1623.31 Sq. Ft

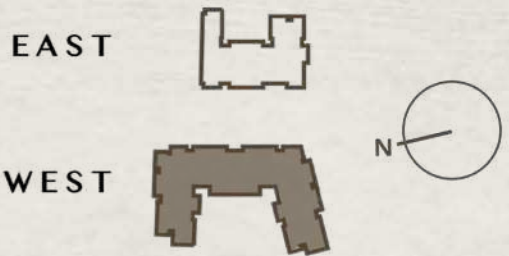
2nd Floor:



3rd - 10th Floor:

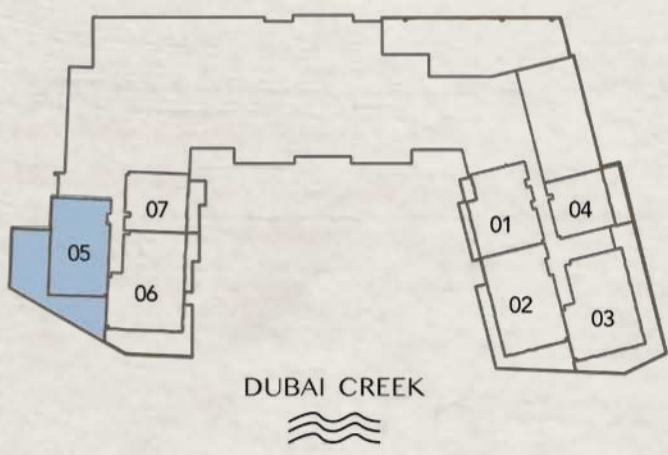


2 BEDROOM
TYPE G



Internal Living Area	:	1279.51 Sq. Ft
Outdoor Living Area	:	254.78 Sq. Ft
Total Living Area	:	1534.29 Sq. Ft

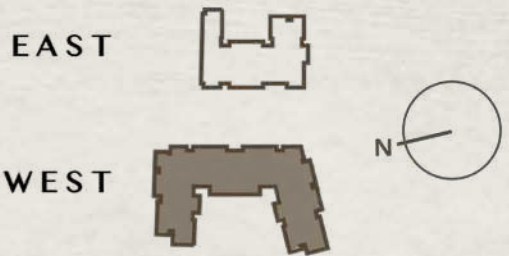
2nd Floor:



3rd - 10th Floor:

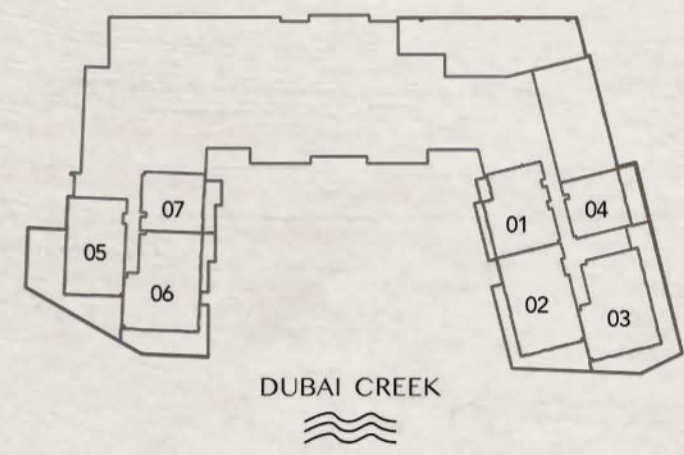


2 BEDROOM
TYPE H



Internal Living Area : 1171.33 Sq. Ft
Outdoor Living Area : 98.38 Sq. Ft
Total Living Area : 1269.71 Sq. Ft

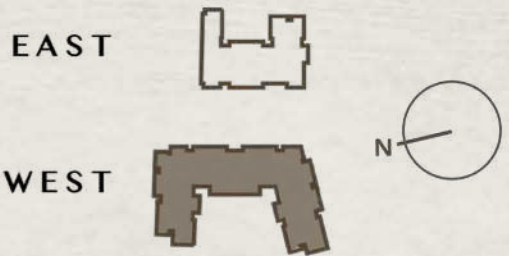
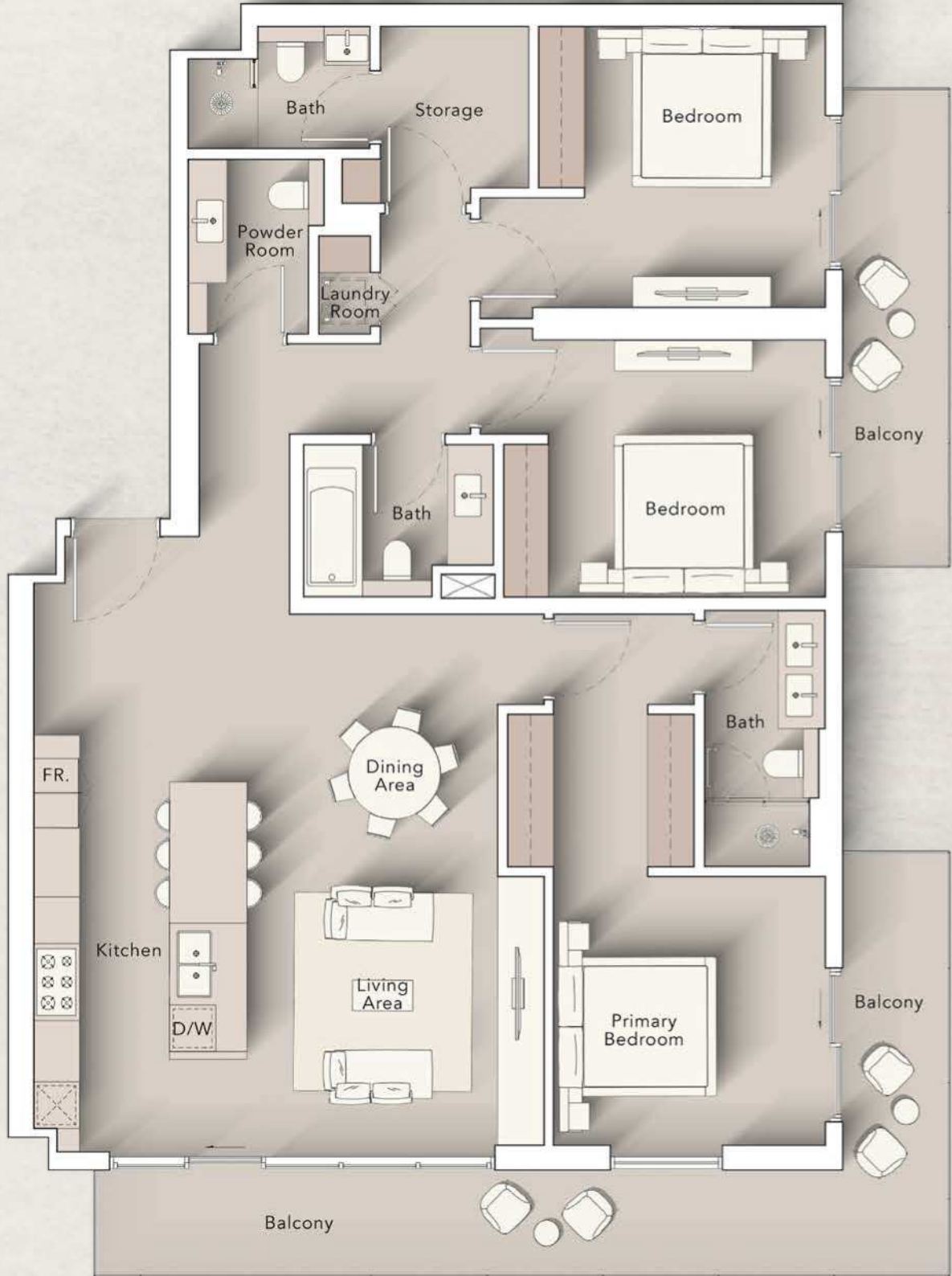
2nd Floor:



3rd - 10th Floor:

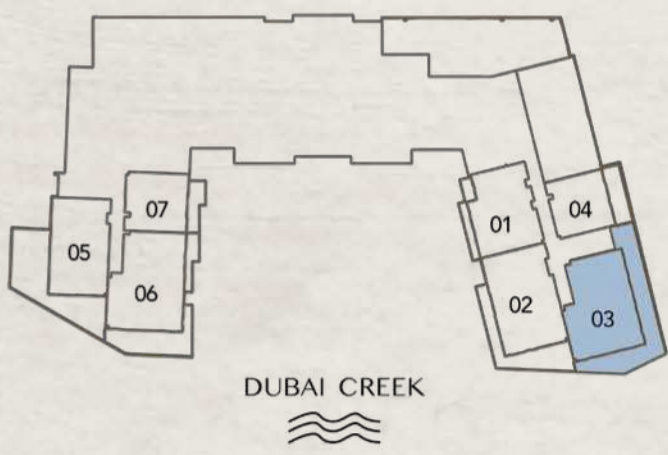


3 BEDROOM
TYPE A



Internal Living Area	:	1525.78 Sq. Ft
Outdoor Living Area	:	341.22 Sq. Ft
Total Living Area	:	1867.00 Sq. Ft

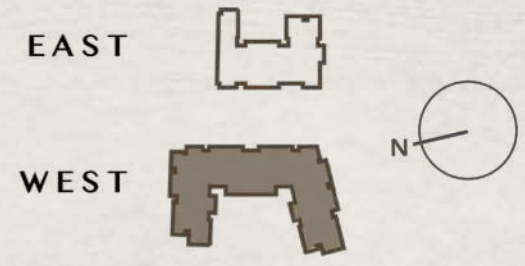
2nd Floor:



3rd - 10th Floor:

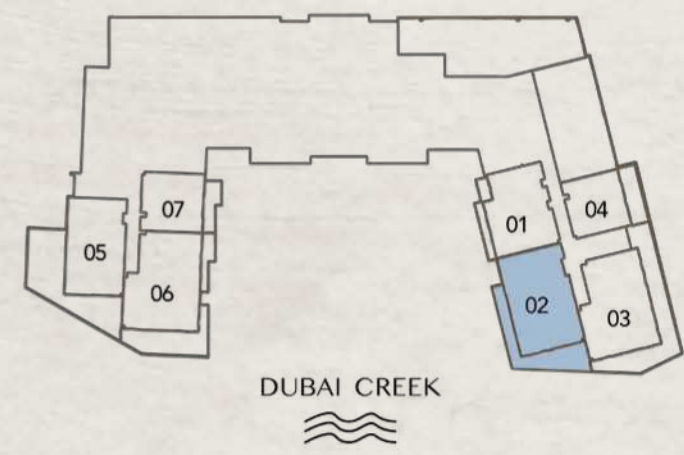


3 BEDROOM
TYPE B

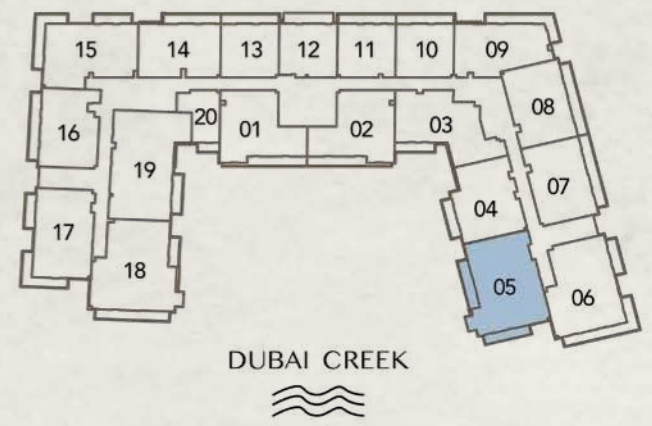


Internal Living Area : 1563.14 Sq. Ft
Outdoor Living Area : 235.41 Sq. Ft
Total Living Area : 1798.54 Sq. Ft

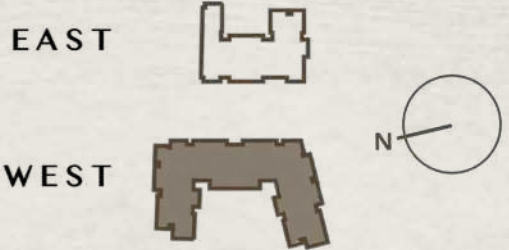
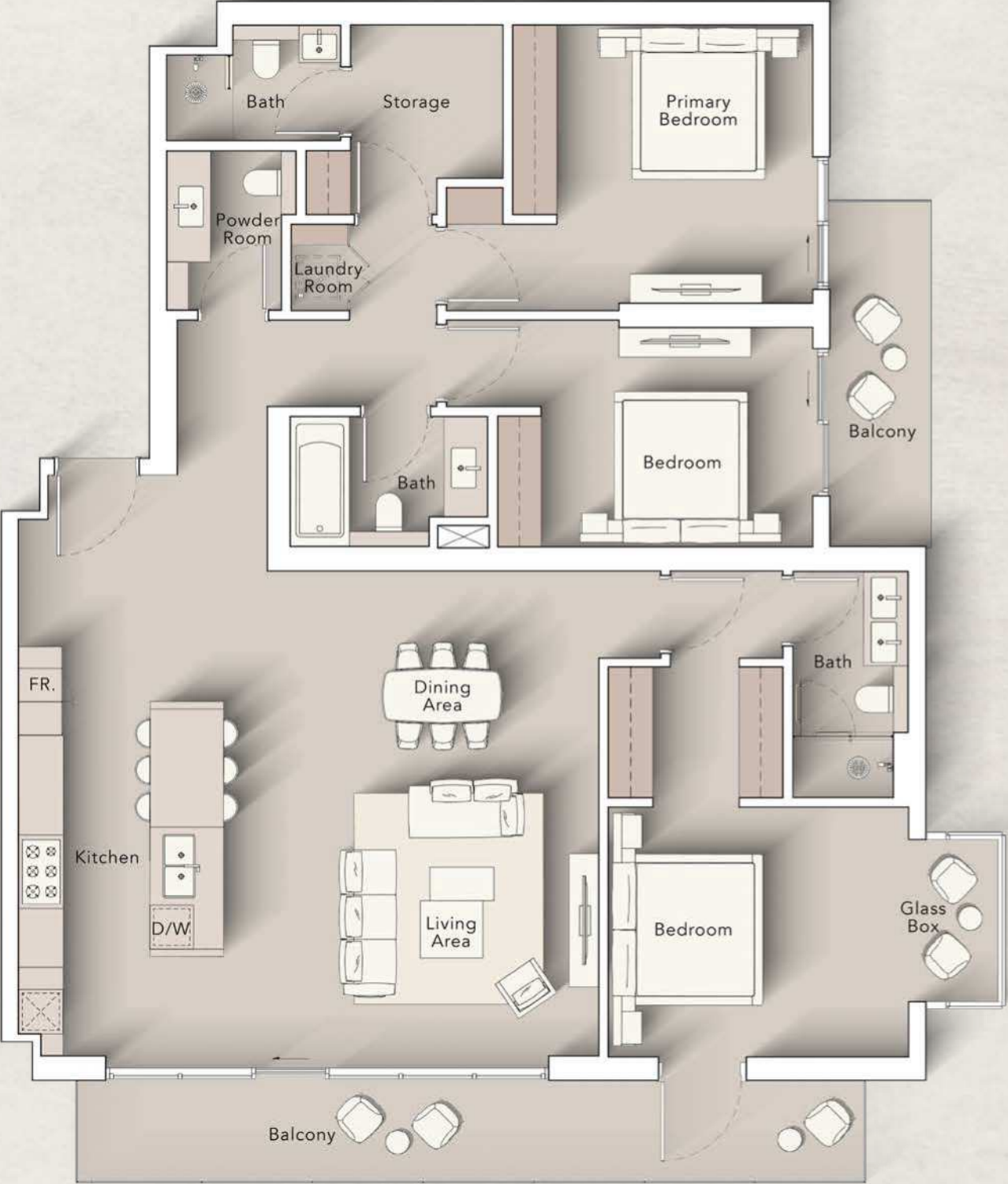
2nd Floor:



3rd - 10th Floor:

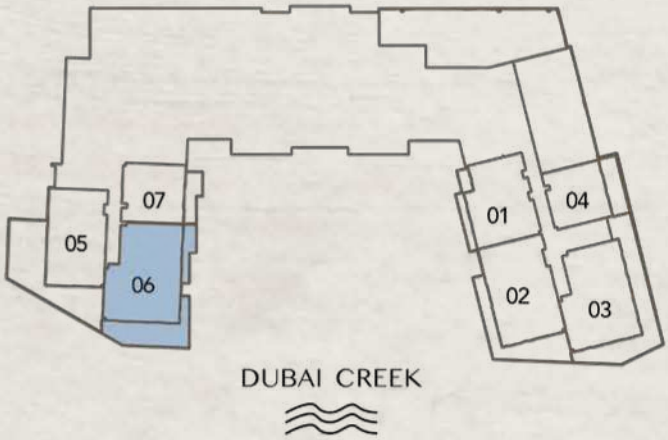


3 BEDROOM
TYPE C

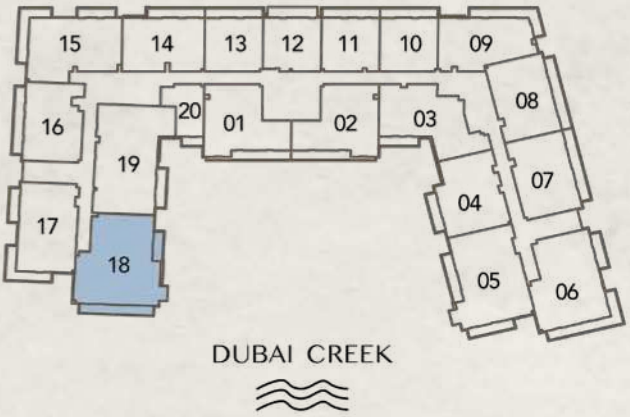


Internal Living Area : 1682.61 Sq. Ft
Outdoor Living Area : 248.75 Sq. Ft
Total Living Area : 1931.37 Sq. Ft

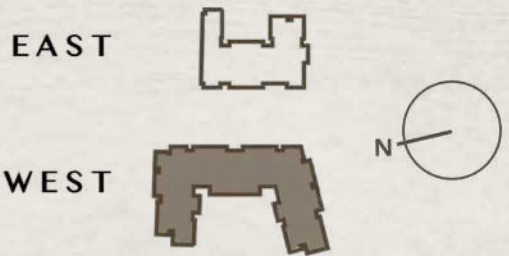
2nd Floor:



3rd - 10th Floor:

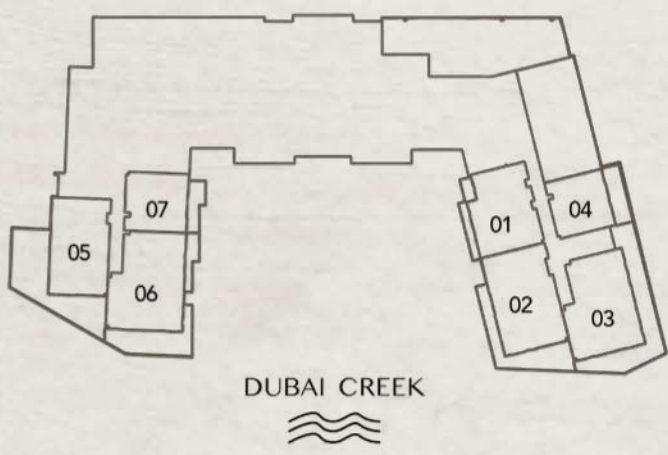


3 BEDROOM
TYPE D



Internal Living Area	:	1778.84 Sq. Ft
Outdoor Living Area	:	99.89 Sq. Ft
Total Living Area	:	1878.73 Sq. Ft

2nd Floor:



3rd - 10th Floor:



PAYMENT PLAN

