



CLAYDON HOUSE

an edition

CLAYDON HOUSE

By Ellington

An address of natural grace
by the water's edge



Welcome to
**CLAYDON
HOUSE**
By Ellington



Waterside decadence meets the rythm of nature

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities.



Every corner exudes live-in
sense of charm, elevating
everyday living to
extraordinary heights

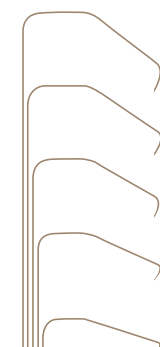




Claydon House invites residents to savor a balanced, sophisticated living that's unrivalled

Step into a realm of refined living at Claydon House, an exquisitely appointed residence nestled between a wildlife sanctuary and an urban lagoon. Here, a dual nature emerges, where the serenity of nature gently laps with cosmopolitan elegance.

At Claydon House, every aspect of daily life is thoughtfully crafted to elevate your experience, from the meticulously landscaped gardens that beckon you to explore, to the meticulously designed interiors that exude warmth and sophistication. With amenities catering to diverse interests and lifestyles, Claydon House offers a holistic living experience where every need is anticipated and every desire fulfilled.



An aerial view of a modern, multi-story glass skyscraper with the name 'ELLINGTON' on its facade. The building is situated next to a large, landscaped community lagoon with a sandy beach, palm trees, and lounge chairs. In the background, a city skyline is visible across a body of water.

The community lagoon offers a
serene oasis for residents to relax
and connect with nature

Claydon House summons the quintessential essence of
grace in its every single detail



Embrace the allure of the Crystal Lagoon, a centerpiece that enriches the neighbourhood,
offering a unique and captivating living experience. Amidst the bustling urban
environment, carefully positioned open spaces foster a sense of security and accessibility
for residents.



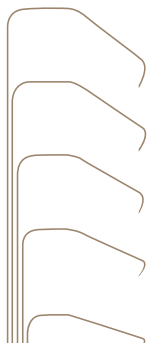
A respite, a pause in the
presence of grandeur, a
transformation in full form



Claydon House offers unparalleled access to key amenities and attractions

The residential development offers direct visibility to the serene Ras Al Khor Natural Reserve and Sanctuary, attracting migratory birds including the rose flamingo.

Just a short distance away lies Downtown Dubai, home to iconic landmarks such as the Burj Khalifa and Dubai Mall. Further, residents have easy access to the vibrant Dubai Design District, a hub for creativity and innovation showcasing the work of local and international designers.



Driving distances

1 Minute	Meydan Underground Metro Line	15 Minutes	Business Bay	22 Minutes	Dubai Creek Golf and Yacht Club	35 Minutes	Palm Jumeirah
-------------	-------------------------------	---------------	--------------	---------------	---------------------------------	---------------	---------------

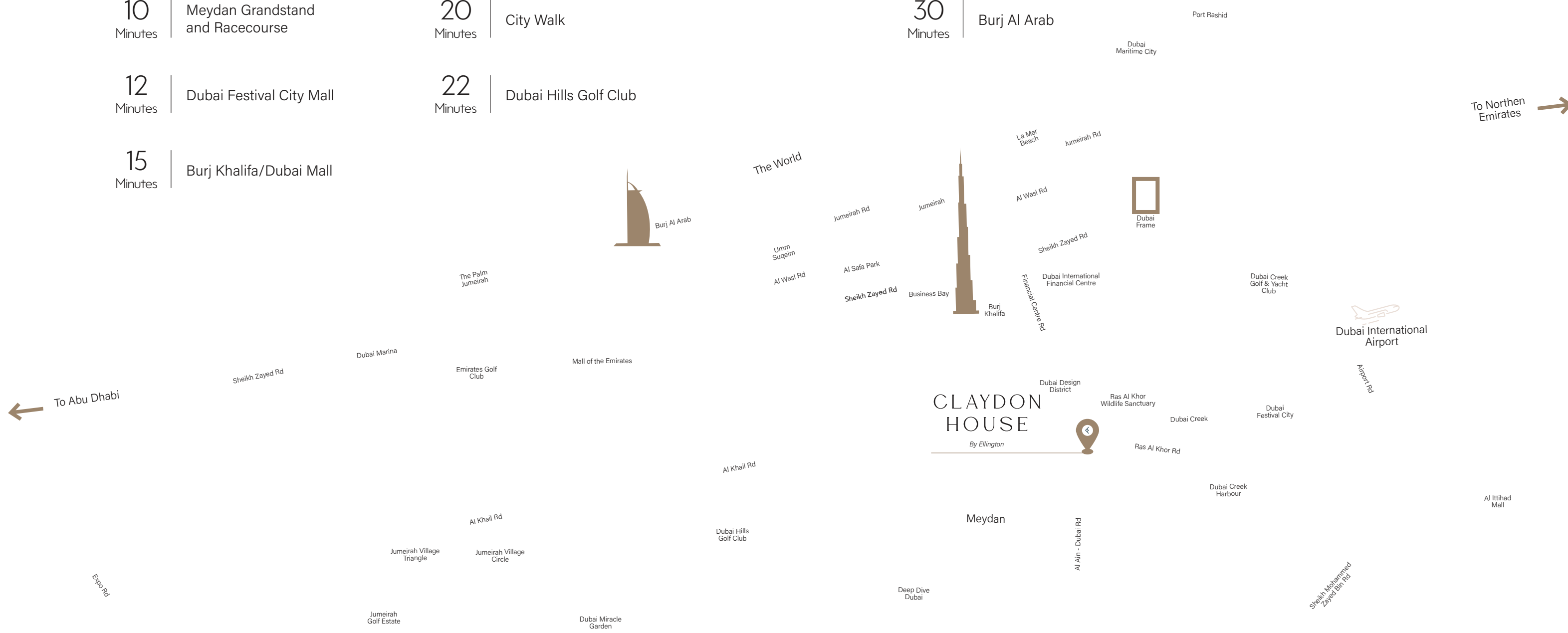
5 Minutes	Ras Al Khor Wildlife Sanctuary	17 Minutes	Dubai International Airport	25 Minutes	Mall of the Emirates	38 Minutes	Dubai World Central Airport
--------------	--------------------------------	---------------	-----------------------------	---------------	----------------------	---------------	-----------------------------

10 Minutes	Dubai Design District	20 Minutes	Dubai International Financial Centre	25 Minutes	Jumeirah Beach
---------------	-----------------------	---------------	--------------------------------------	---------------	----------------

10 Minutes	Meydan Grandstand and Racecourse	20 Minutes	City Walk	30 Minutes	Burj Al Arab
---------------	----------------------------------	---------------	-----------	---------------	--------------

12 Minutes	Dubai Festival City Mall	22 Minutes	Dubai Hills Golf Club
---------------	--------------------------	---------------	-----------------------

15 Minutes	Burj Khalifa/Dubai Mall
---------------	-------------------------





Claydon House stands as a testament to innovative design, characterized by sleek lines and striking geometric patterns



Each aspect of the architecture is meticulously crafted to enhance the urban landscape while providing a sense of warmth and comfort to residents.



Through a harmonious blend of architectural excellence and commercial vitality, Claydon House epitomizes the essence of contemporary urban living





These retail areas contribute to the vibrancy of the community, offering residents convenient access to essential services and dining options

Nestled within the heart of our neighborhood, the community lagoon beckons residents with its tranquil waters and vibrant atmosphere.

Accessible to all, it serves as a haven for relaxation and recreation alike. Framed by lush greenery and swaying palms, the lagoon boasts a collection of inviting cabanas and sun loungers, inviting residents to unwind in style.



At Claydon House, our meticulously
designed outdoor amenities elevate
your lifestyle



Immerse yourself in the tranquil of fully landscaped podium decks, where lush greenery and serene water features create a sanctuary amidst the bustling cityscape



Indulge in leisurely laps in the adults' and family swimming pools, offering infinity-edge vistas of the crystal lagoon, or unwind in the inviting ambiance of the outdoor communal dining space and barbecue areas.



From fully landscaped podium decks to adults and family swimming pools, each feature at Claydon House is designed to enhance your lifestyle



Step into our main lobby and lounge, a space that embodies sophistication and communal living



Diverse seating arrangements and a communal co-working desk create an inviting atmosphere, complemented by original artwork. Venture into the co-working space, seamlessly integrated into the lobby, where lifestyle footage captures the essence of a dynamic community.





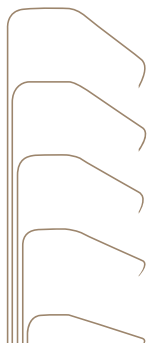
ELLINGTON
PROPERTIES

CLAYDON
HOUSE

A beacon of camaraderie and connection

With its welcoming design, the clubhouse serves as a vibrant hub where residents come together to socialize, celebrate, and build lasting relationships.

The space boasts a variety of amenities to suit every resident's needs, including cozy seating areas ideal for relaxation, and a well-stocked library for literary enthusiasts, fostering a sense of belonging and unity among all.

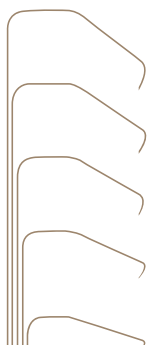




A well-being hub catering to various fitness routines

The fitness studio offers a modern environment with panoramic views of the pool and greenery, inspiring residents to stay active.

Equipped with treadmills, exercise machines, and a boxing bag, it caters to various fitness routines. Mirrors and LED lighting enhance the space, while a dedicated spin room provides an immersive cycling experience. The changing rooms feature spa-quality amenities like steam showers and traditional wood saunas.





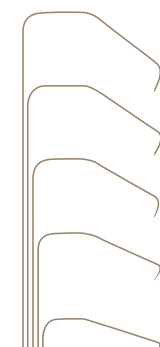


Fostering creativity and imagination



Drawing from the imaginative world of Lego, our kids' play area bursts with vibrant energy.

Bright décor and circular seating arrangements create a playful ambiance, while the centerpiece Lego wall invites children to showcase their creativity. Scattered tables and seating areas provide ample space for activities, complemented by a variety of books and toys for endless entertainment.







Retro arcade bliss and Karaoke delights

Step into our lively arcade room, where retro charm meets modern fun. With vibrant décor and nostalgic touches, it's a tribute to classic arcade culture.

Featuring iconic cabinets, pinball machines, and vintage consoles, it offers diverse gaming experiences. Custom lighting and cozy seating areas enhance the retro vibe, while soundproofing ensures an immersive experience. Adjacent is our karaoke lounge, where residents can unleash their talent and enjoy memorable sing-alongs with friends.





GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY WORKSTATION
- 4 LOBBY LIBRARY
- 5 LOBBY RECEPTION
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 RETAIL PROMENADE
- 9 COMMUNITY PROMENADE
- 10 F&B SEATING AREAS
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 VEHICLE ENTRANCE/EXIT
- 14 ACCESS TO GROUND FLOOR PARKING
- 15 ACCESS TO PODIUM PARKING
- 16 BICYCLE PARKING
- 17 RETAIL/F&B SERVICE YARD/DELIVERIES
- 18 RESIDENTS MOVE-IN TRUCK ZONE



6th FLOOR AMENITIES PLAN

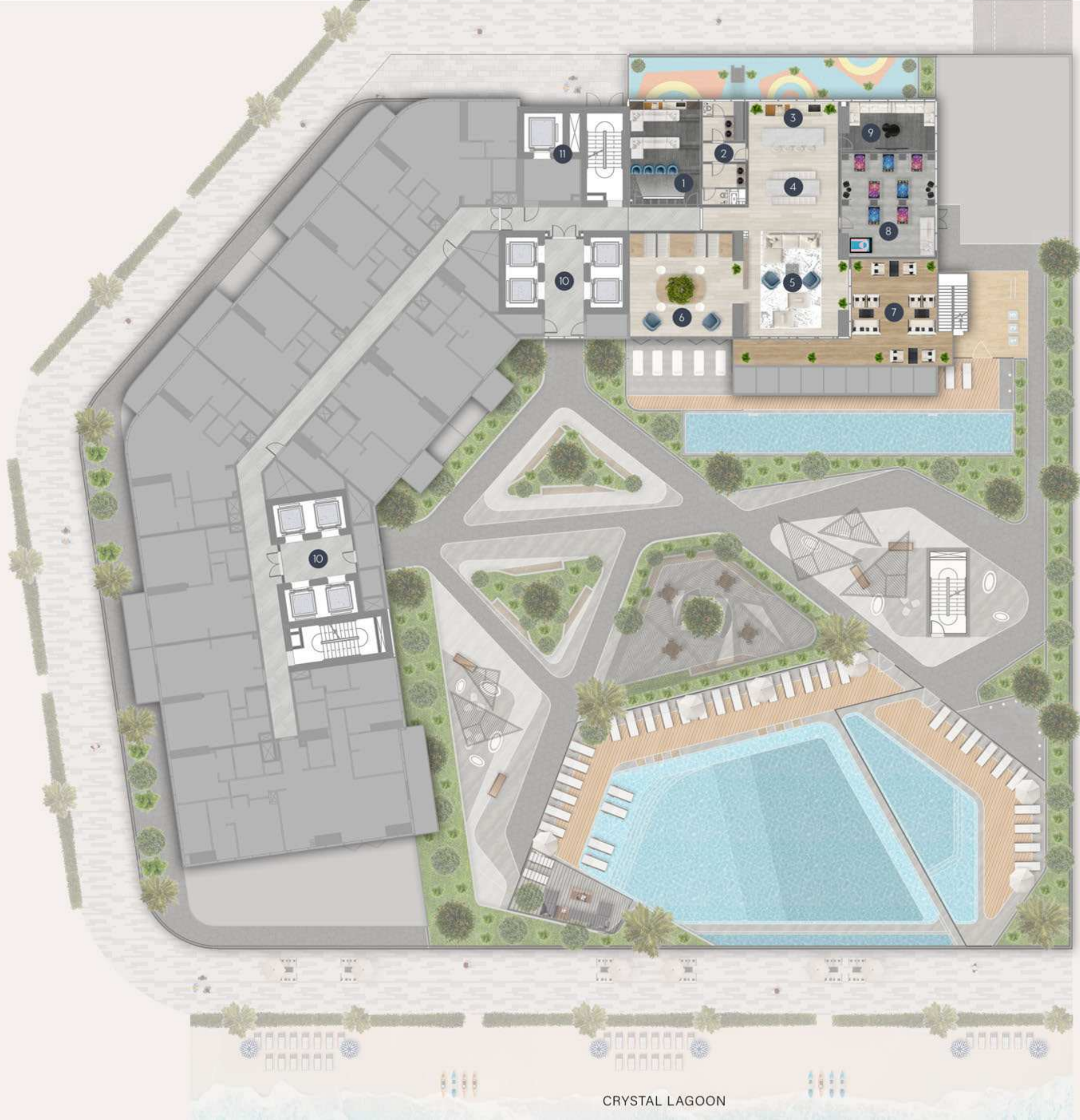
- 1 INFINITY-EDGE LEISURE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL LOUNGE
- 5 KIDS POOL
- 6 SHOWER DECK
- 7 OUTDOOR SEATING AREAS
- 8 BARBEQUE DECK
- 9 ADULT LAP POOL
- 10 OUTDOOR FITNESS AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM & SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT
- 19 LIFT LOBBY



CRYSTAL LAGOON

7th FLOOR AMENITIES PLAN

- 1 CINEMA ROOM
- 2 CLUBHOUSE WASHROOM
- 3 KITCHENETTE
- 4 DINING AREA
- 5 CLUB LOUNGE
- 6 CO-WORKING SPACE
- 7 CLUB TERRACE
- 8 ARCADE ROOM
- 9 KARAOKE ROOM
- 10 LIFT LOBBY
- 11 SERVICE LIFT



CRYSTAL LAGOON

THE RESIDENCES







A sneak peek into the living spaces of Claydon House
awaits you



Explore the distinctive features and amenities that define each unit, setting the stage for a
lifestyle that embraces comfort and style.







Indulge in culinary excellence at Claydon House

Innovative features and timeless elegance converge in the kitchen, where the exclusive island stands as a centerpiece of both function and style. Adorned with sumptuous grey marble, it exudes opulence while offering a practical workspace. Custom-designed contemporary light-wood cabinetry, featuring versatile corner shelving, maximizes storage without sacrificing modern aesthetics. Further enhancing the culinary experience are thoughtful additions like the under-mount sink, warm LED under-cabinet lighting, Ellington signature tip-out tray, and warm wood effect cabinetry, all combining to elevate cooking and entertaining to new heights of refinement.





Bedrooms are meticulously crafted havens of comfort and style. From contemporary furnishings to premium finishes, each space exudes elegance and warmth



Oversized windows invite natural light, creating an airy ambiance, while spacious layouts offer ample room for relaxation.





A refined bathroom for your everyday essentials

From elegant fixtures to spa-quality amenities, each space is crafted to elevate your daily routine.

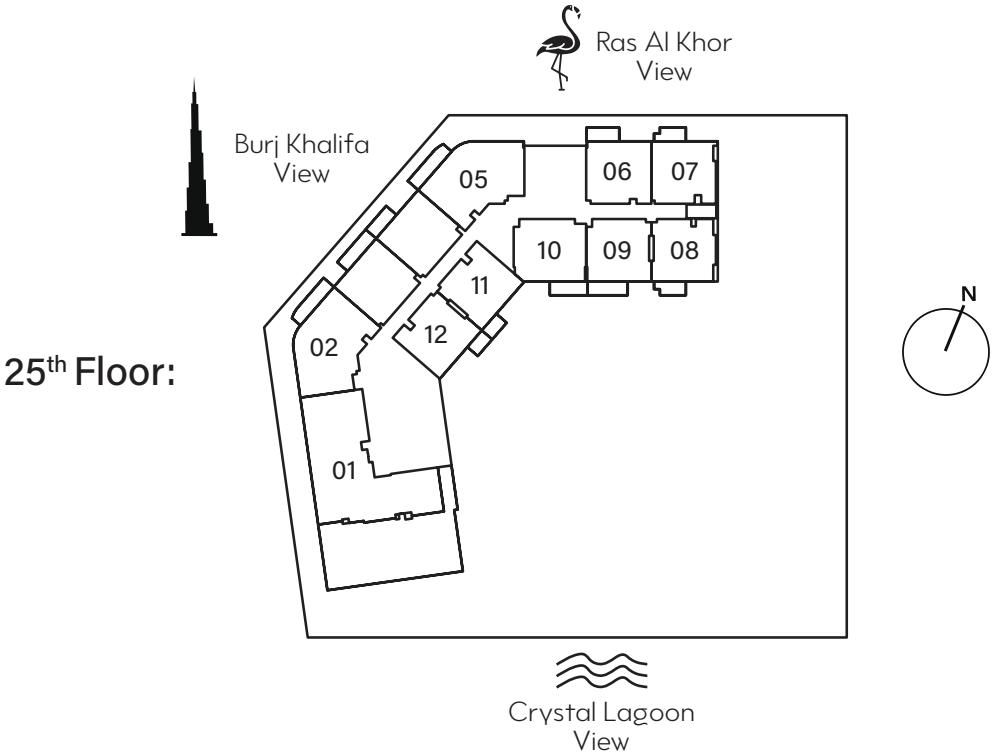
The elegant bathrooms combine sophistication and practicality with their white marble countertops, warm wood drawers, and integrated storage solutions. Floor-to-ceiling windows flood the space with natural light, while high-quality fixtures and bespoke storage options elevate both aesthetics and functionality.



1 BEDROOM
TYPE A



Internal Living Area	:	730.76 Sq. Ft
Outdoor Living Area	:	110.01 Sq. Ft
Total Living Area	:	840.77 Sq. Ft

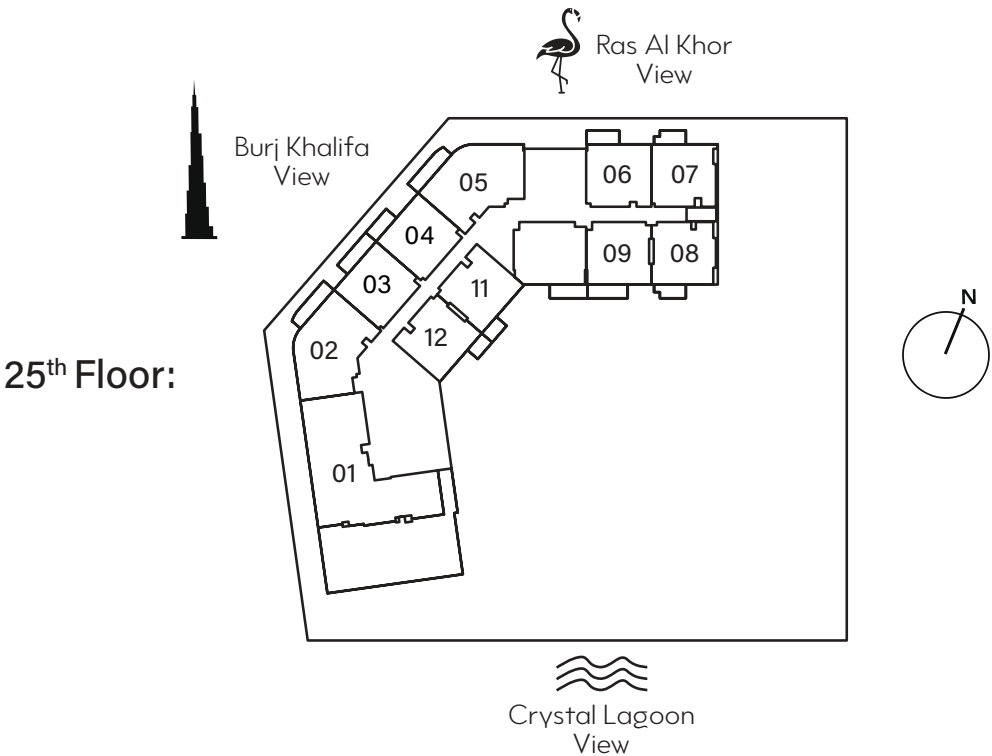


6 th Floor: <u>602</u> <u>605</u> <u>603</u> <u>606</u>	7 th Floor: <u>702</u> <u>705</u> <u>703</u> <u>706</u>	8 th - 11 th Floor: <u>805</u> <u>806</u>
12 th & 18 th Floor: <u>1204</u> <u>1205</u>	13 th - 14 th & 19 th - 20 th Floor: <u>1304</u> <u>1305</u>	15 th & 21 st Floor: <u>1505</u> <u>1506</u>
16 th - 17 th & 22 nd - 23 rd Floor: <u>1605</u> <u>1606</u>	25 th Floor: <u>2503</u> <u>2504</u>	26 th - 27 th Floor: <u>2603</u> <u>2604</u>
28 th Floor: <u>2805</u> <u>2806</u>	29 th - 30 th Floor: <u>2905</u> <u>2906</u>	40 th - 42 nd Floor: <u>4002</u> <u>4003</u>

1 BEDROOM
TYPE A1

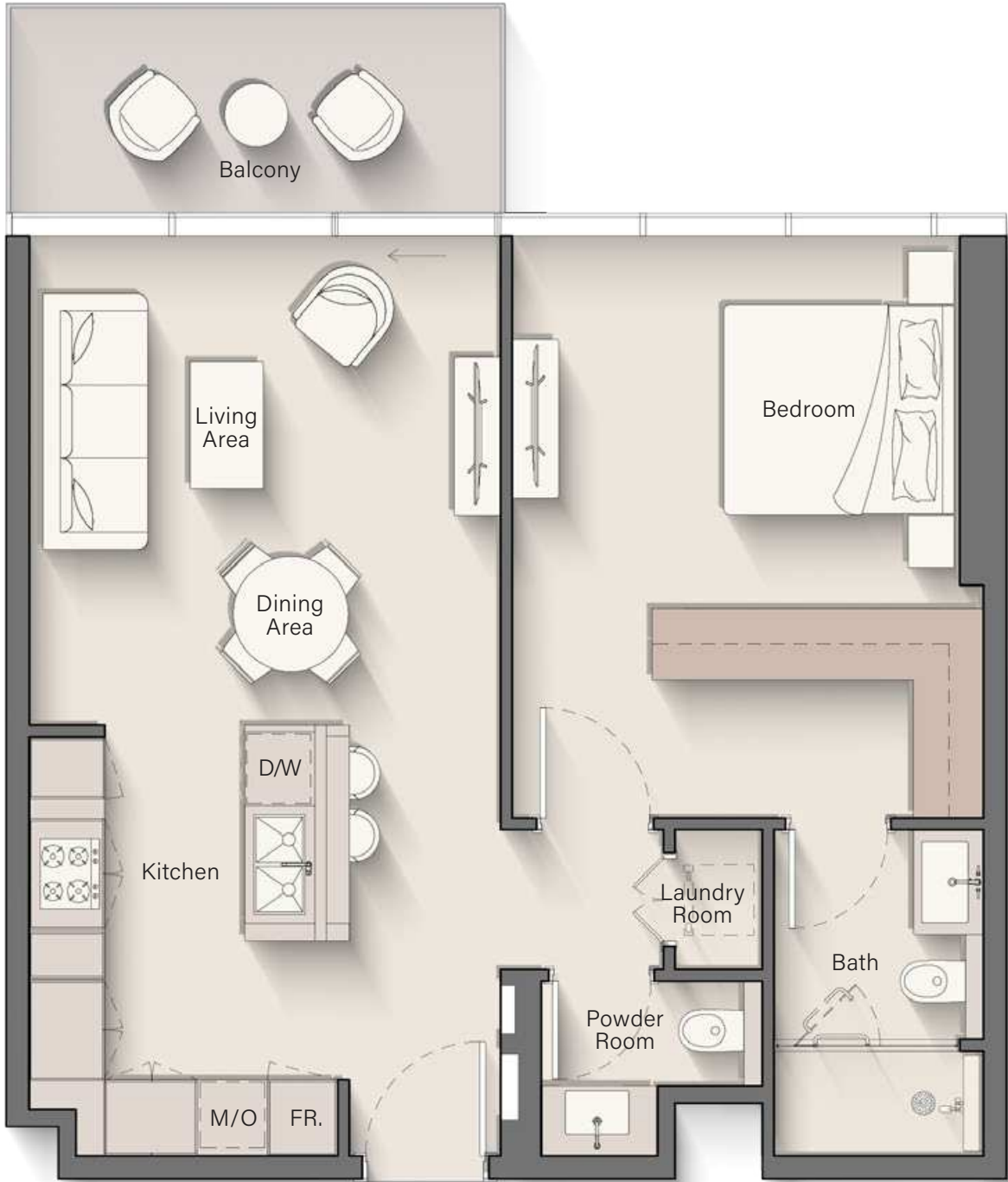


Internal Living Area	:	784.37 Sq. Ft
Outdoor Living Area	:	95.05 Sq. Ft
Total Living Area	:	879.41 Sq. Ft

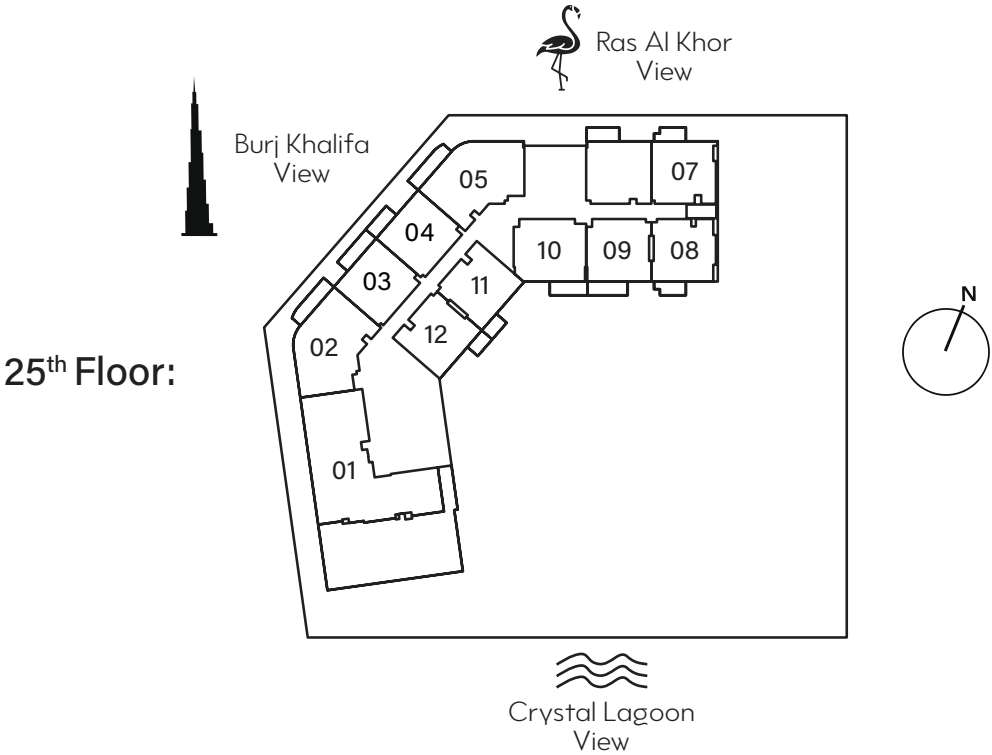


25 th Floor: <u>2510</u>	26 th - 27 th Floor: <u>2610</u>	31 st Floor: <u>3110</u>
32 nd - 33 rd Floor: <u>3210</u>	37 th Floor: <u>3708</u>	38 th - 39 th Floor: <u>3808</u>
40 th - 42 nd Floor: <u>4007</u>		

1 BEDROOM
TYPE A2



Internal Living Area	:	742.93 Sq. Ft
Outdoor Living Area	:	82.34 Sq. Ft
Total Living Area	:	825.27 Sq. Ft

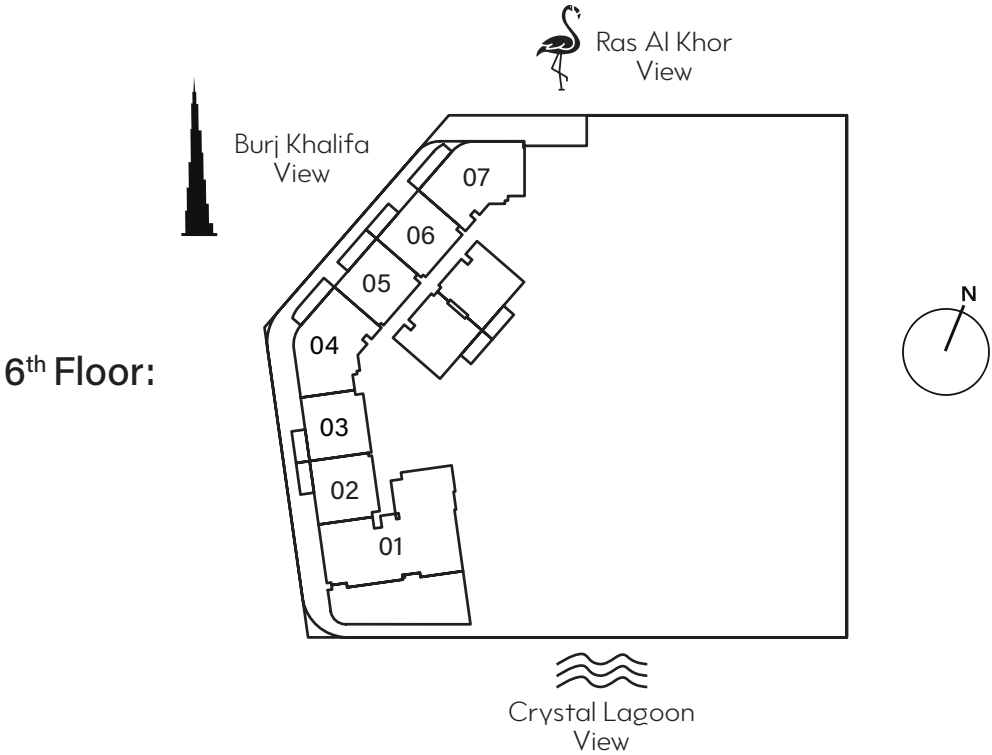


8 th - 11 th Floor: 808	12 th & 18 th Floor: 1207	13 th - 14 th & 19 th - 20 th Floor: 1307
15 th & 21 st Floor: 1508	16 th - 17 th & 22 nd - 23 rd Floor: 1608	25 th Floor: 2506
26 th - 27 th Floor: 2606	31 st Floor: 3106	32 nd - 33 rd Floor: 3206
37 th Floor: 3705	38 th - 39 th Floor: 3805	

1 BEDROOM
TYPE B



Internal Living Area	:	716.02 Sq. Ft
Outdoor Living Area	:	82.88 Sq. Ft
Total Living Area	:	798.90 Sq. Ft

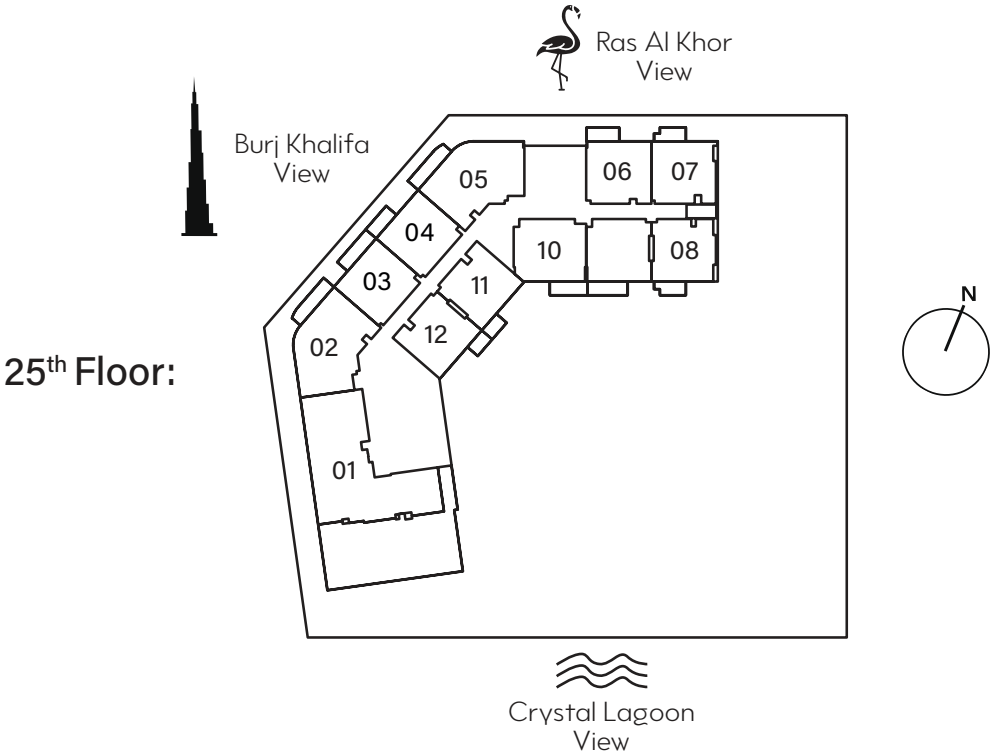


6 th Floor: <u>608</u> <u>609</u>	7 th Floor: <u>708</u> <u>709</u>	8 th - 11 th Floor: <u>812</u> <u>813</u>
12 th & 18 th Floor: <u>1211</u> <u>1212</u>	13 th - 14 th & 19 th - 20 th Floor: <u>1311</u> <u>1312</u>	15 th & 21 st Floor: <u>1510</u> <u>1511</u>
16 th - 17 th & 22 nd - 23 rd Floor: <u>1611</u> <u>1612</u>	25 th Floor: <u>2511</u> <u>2512</u>	26 th - 27 th Floor: <u>2611</u> <u>2612</u>
28 th Floor: <u>2810</u> <u>2811</u>	29 th - 30 th Floor: <u>2910</u> <u>2911</u>	31 st Floor: <u>3111</u> <u>3112</u>
32 nd - 33 rd Floor: <u>3211</u> <u>3212</u>	34 th Floor: <u>3409</u> <u>3410</u>	35 th - 36 th Floor: <u>3509</u> <u>3510</u>
37 th Floor: <u>3709</u> <u>3710</u>	38 th - 39 th Floor: <u>3809</u> <u>3810</u>	40 th - 42 nd Floor: <u>4008</u> <u>4009</u>

1 BEDROOM
TYPE B1

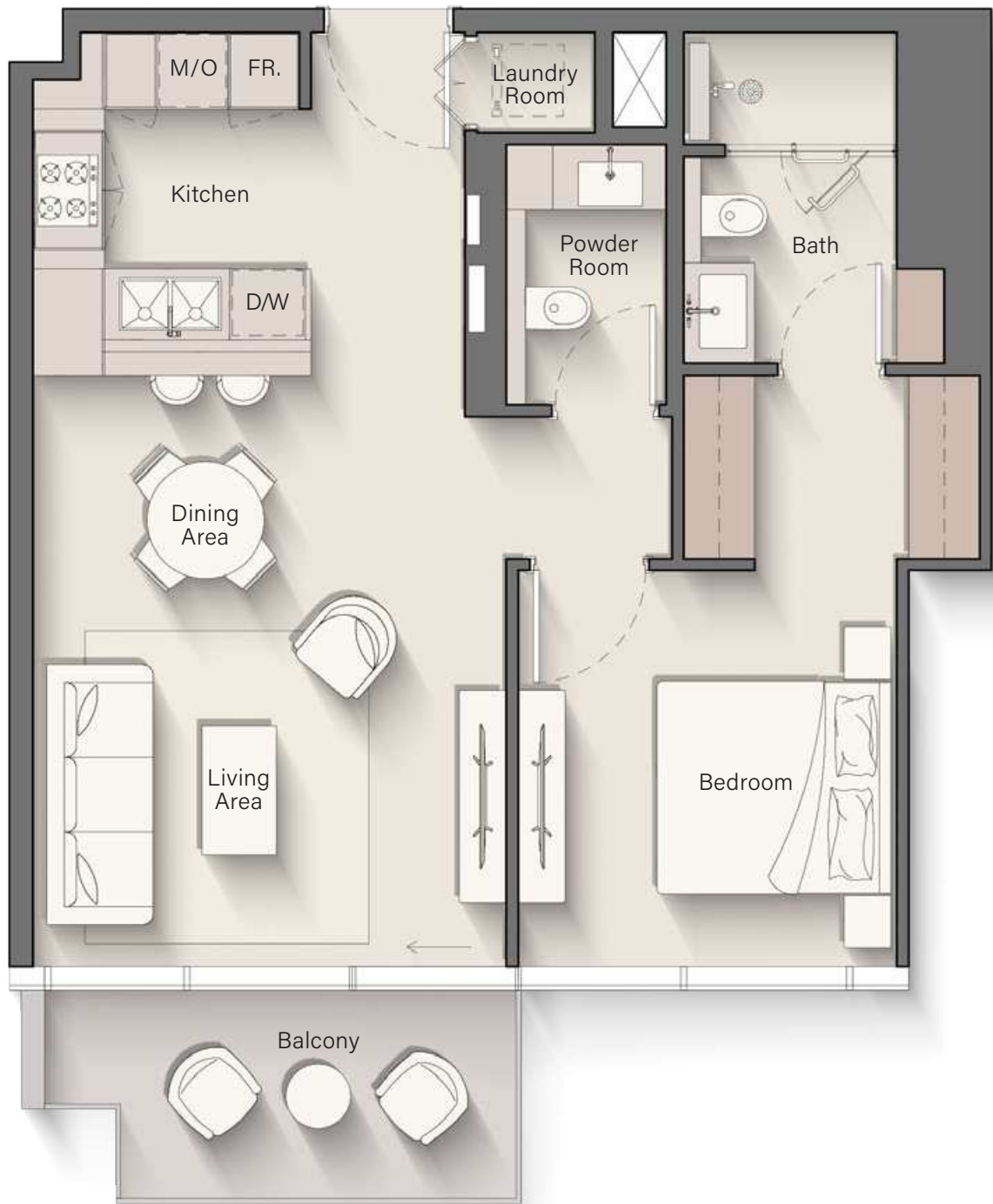


Internal Living Area	:	727.21 Sq. Ft
Outdoor Living Area	:	102.26 Sq. Ft
Total Living Area	:	829.47 Sq. Ft

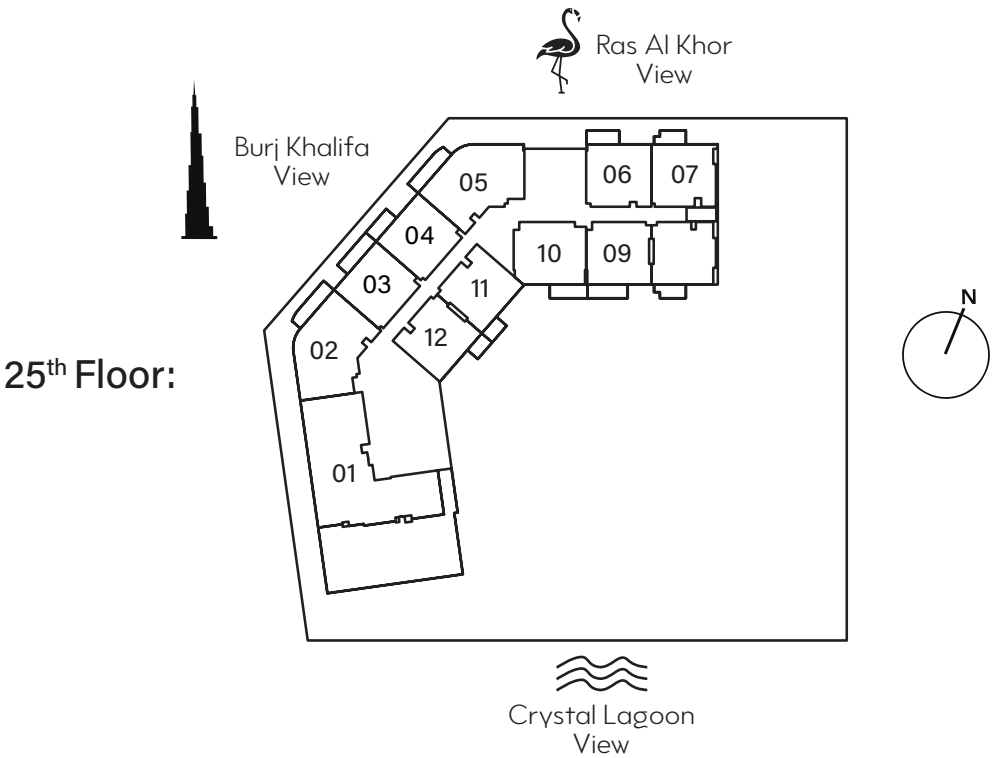


8 th - 11 th Floor: 811	12 th & 18 th Floor: 1210	13 th - 14 th & 19 th - 20 th Floor: 1310
16 th - 17 th & 22 nd - 23 rd Floor: 1610	25 th Floor: 2509	26 th - 27 th Floor: 2609
31 st Floor: 3109	32 nd - 33 rd Floor: 3209	

1 BEDROOM
TYPE B2



Internal Living Area : 694.38 Sq. Ft
Outdoor Living Area : 73.30 Sq. Ft
Total Living Area : 767.68 Sq. Ft

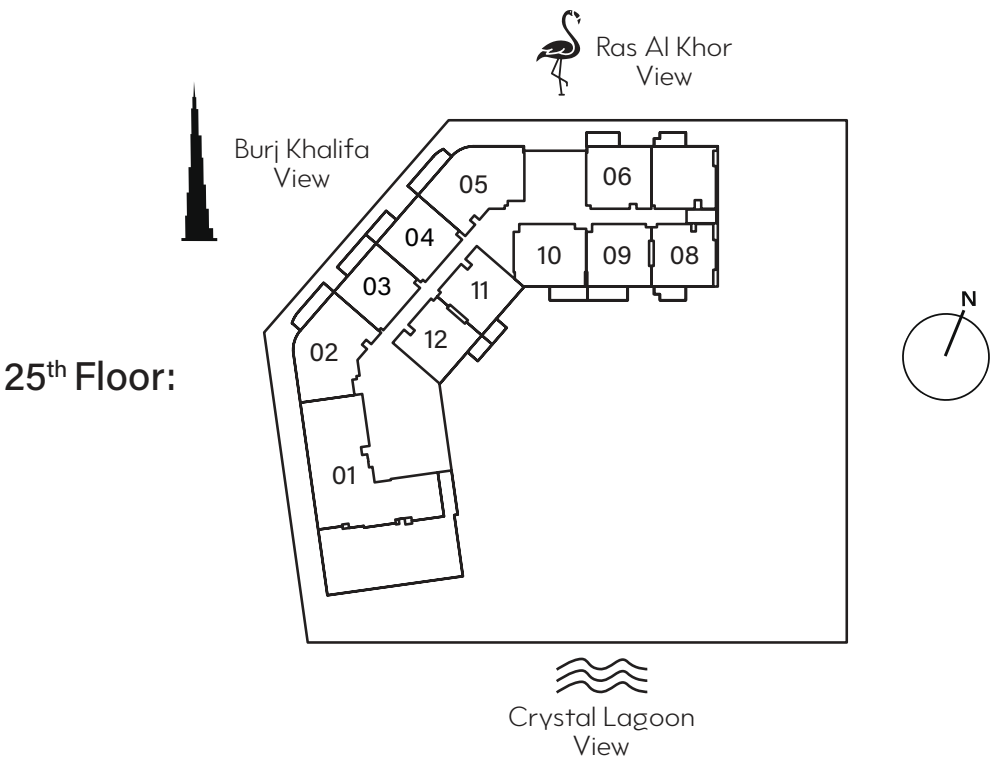


8 th - 11 th Floor: <u>810</u>	12 th & 18 th Floor: <u>1209</u>	13 th - 14 th & 19 th - 20 th Floor: <u>1309</u>
16 th - 17 th & 22 nd - 23 rd Floor: <u>1609</u>	25 th Floor: <u>2508</u>	26 th - 27 th Floor: <u>2608</u>
31 st Floor: <u>3108</u>	32 nd - 33 rd Floor: <u>3208</u>	

1 BEDROOM
TYPE B3

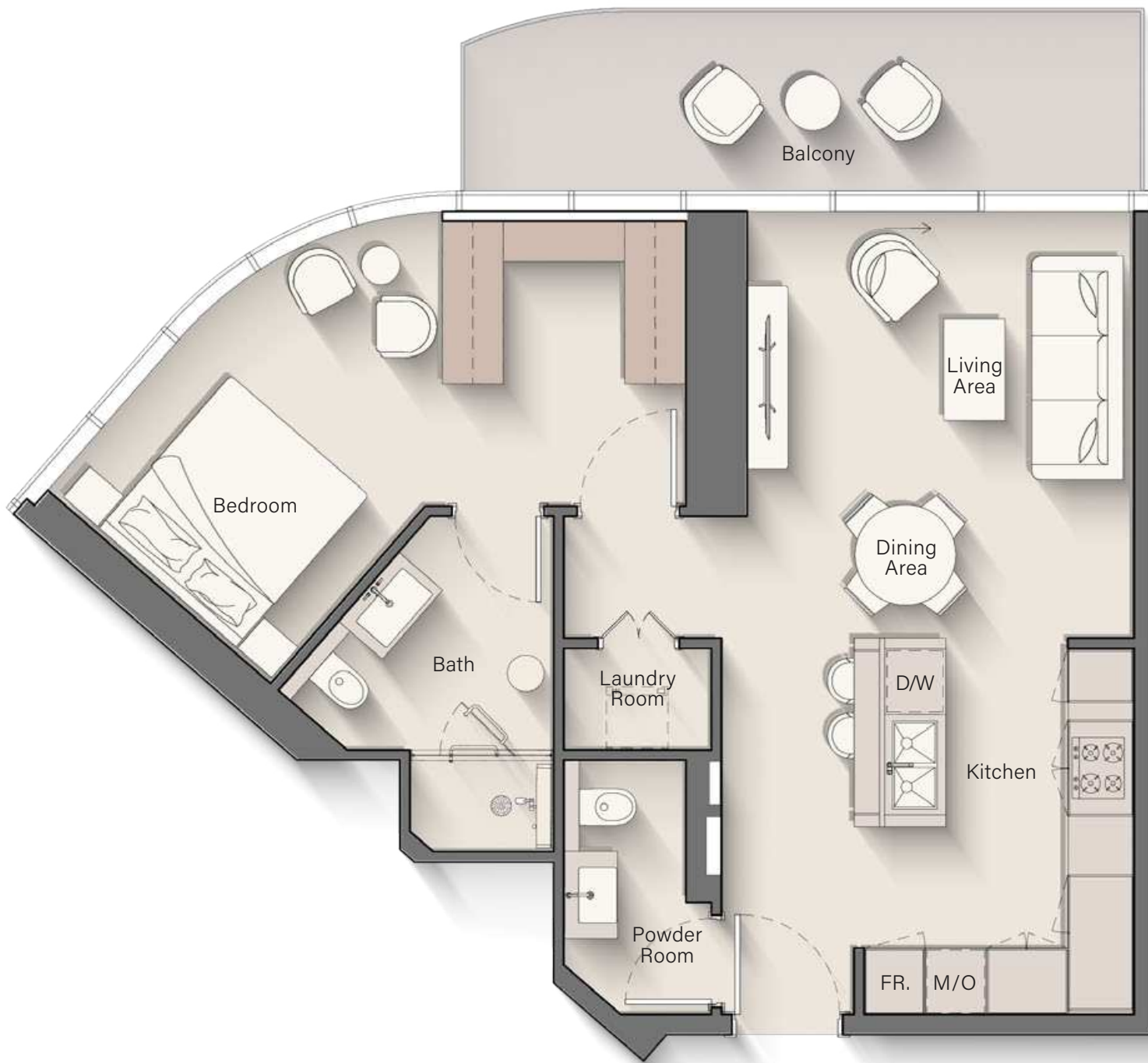


Internal Living Area	:	714.94 Sq. Ft
Outdoor Living Area	:	73.30 Sq. Ft
Total Living Area	:	788.24 Sq. Ft

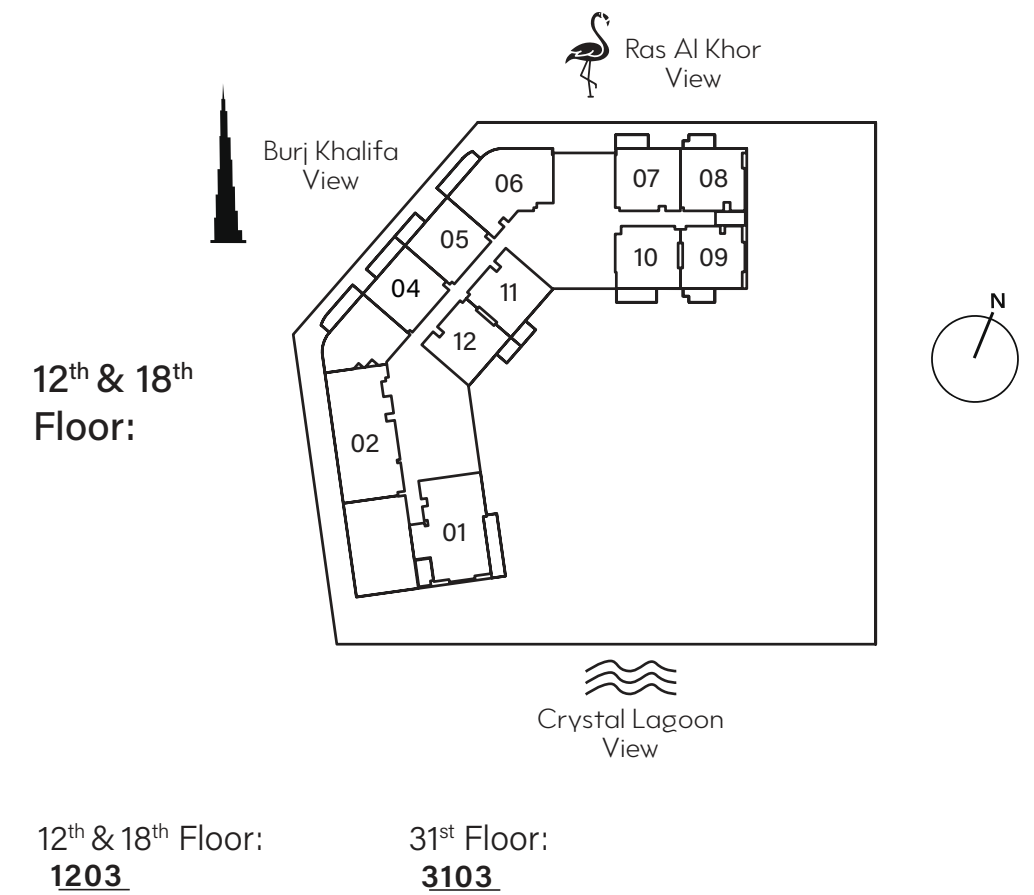


8 th - 11 th Floor: 809	12 th & 18 th Floor: 1208	13 th - 14 th & 19 th - 20 th Floor: 1308
25 th Floor: 2507	26 th - 27 th Floor: 2607	31 st Floor: 3107
32 nd - 33 rd Floor: 3207	37 th Floor: 3706	38 th - 39 th Floor: 3806

1 BEDROOM TYPE C



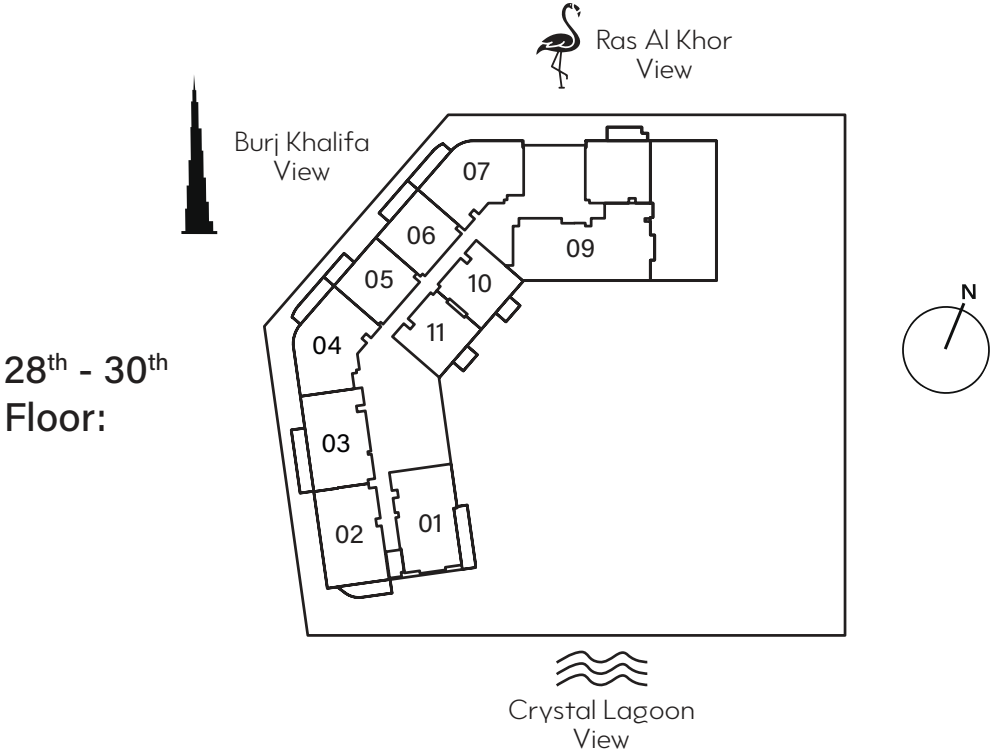
Internal Living Area	:	753.69 Sq. Ft
Outdoor Living Area	:	127.44 Sq. Ft
Total Living Area	:	881.13 Sq. Ft



1 BEDROOM
TYPE D



Internal Living Area	:	743.25 Sq. Ft
Outdoor Living Area	:	96.12 Sq. Ft
Total Living Area	:	839.37 Sq. Ft

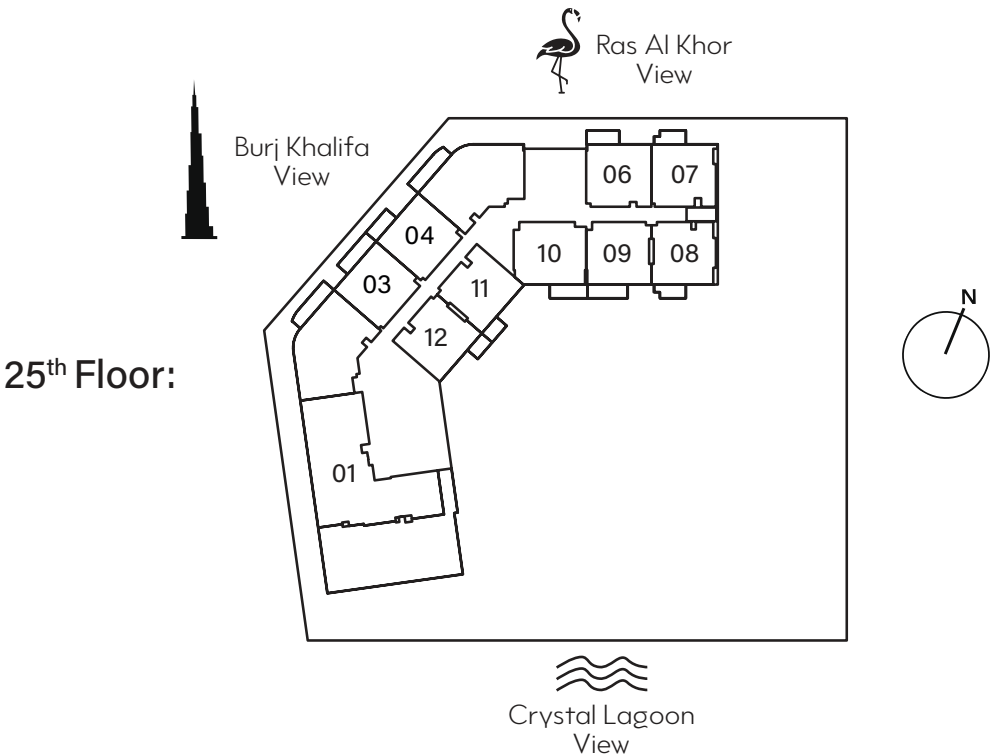


28 th Floor: <u>2808</u>	29 th - 30 th Floor: <u>2908</u>	34 th Floor: <u>3407</u>
35 th - 36 th Floor: <u>3507</u>		

2 BEDROOM
TYPE A

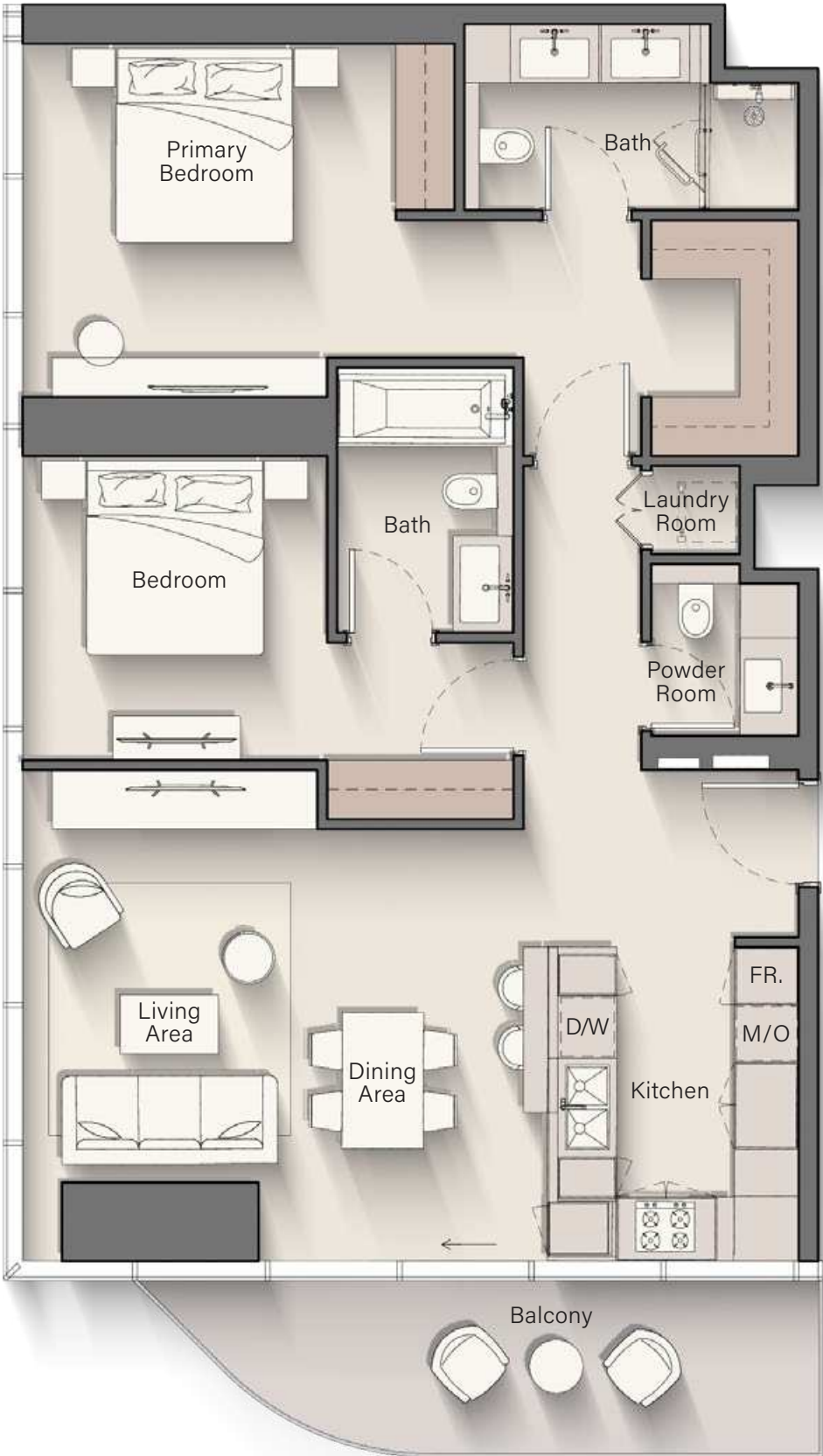


Internal Living Area	:	1114.06 Sq. Ft
Outdoor Living Area	:	127.44 Sq. Ft
Total Living Area	:	1241.51 Sq. Ft

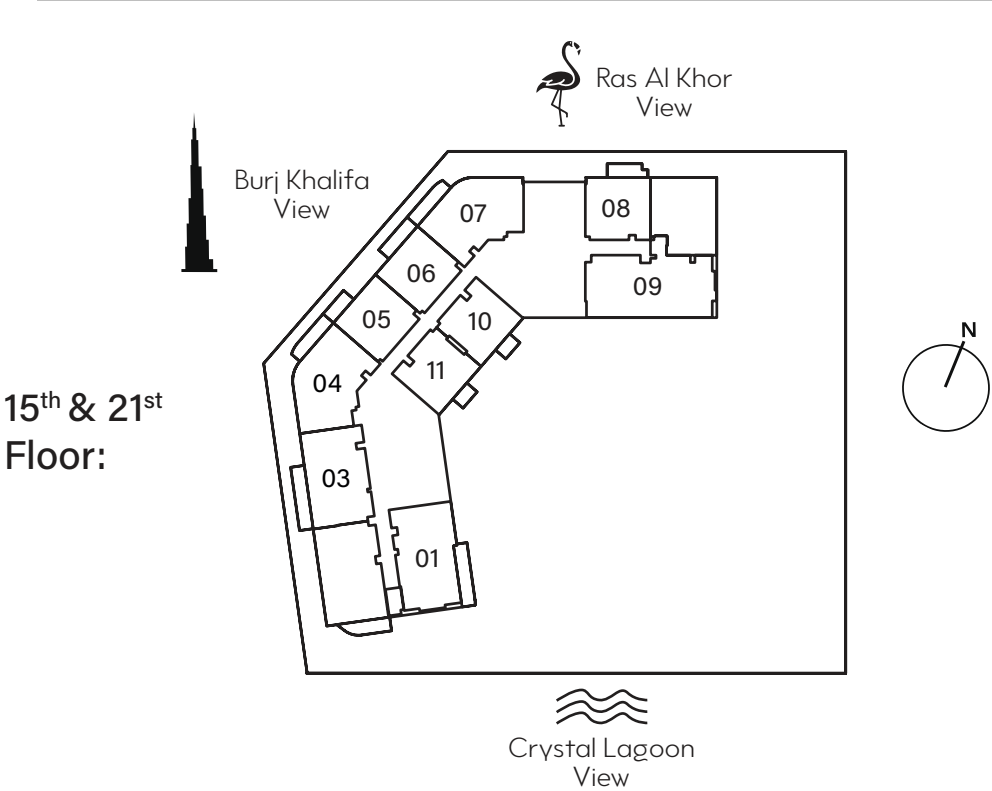


25 th Floor:		
6 th Floor:	7 th Floor:	8 th - 11 th Floor:
604	704	804
607	707	807
12 th & 18 th Floor:	13 th - 14 th & 19 th - 20 th Floor:	15 th & 21 st Floor:
1206	1303	1504
	1306	1507
16 th - 17 th & 22 nd - 23 rd Floor:	25 th Floor:	26 th - 27 th Floor:
1604	2502	2602
1607	2505	2605
28 th Floor:	29 th - 30 th Floor:	31 st Floor:
2804	2904	3105
2807	2907	
32 nd - 33 rd Floor:	34 th Floor:	35 th - 36 th Floor:
3203	3404	3504
3205	3406	3506
37 th Floor:	38 th - 39 th Floor:	40 th - 42 nd Floor:
3702	3802	4004
3704	3804	4006

2 BEDROOM
TYPE B



Internal Living Area	:	1119.55 Sq. Ft
Outdoor Living Area	:	116.14 Sq. Ft
Total Living Area	:	1235.70 Sq. Ft



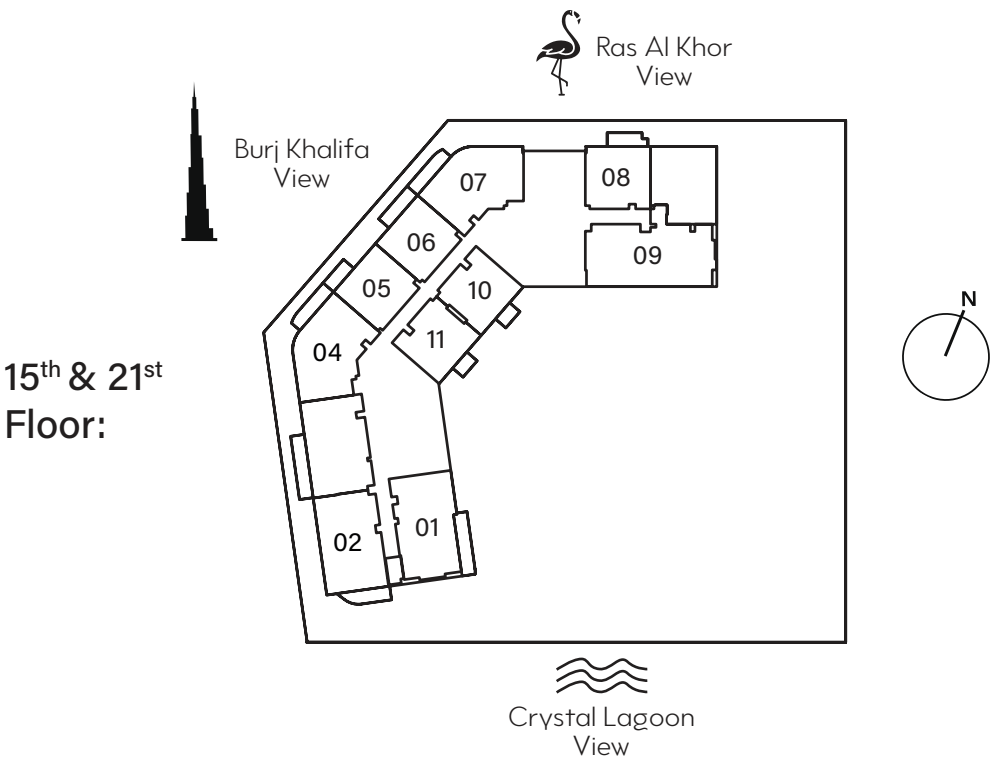
15th & 21st
Floor:

8 th - 11 th Floor: 802	15 th & 21 st Floor: 1502	16 th - 17 th & 22 nd - 23 rd Floor: 1602
28 th Floor: 2802	29 th - 30 th Floor: 2902	34 th Floor: 3402
35 th - 36 th Floor: 3502		

2 BEDROOM + S
TYPE A



Internal Living Area	:	1094.69 Sq. Ft
Outdoor Living Area	:	162.00 Sq. Ft
Total Living Area	:	1256.69 Sq. Ft

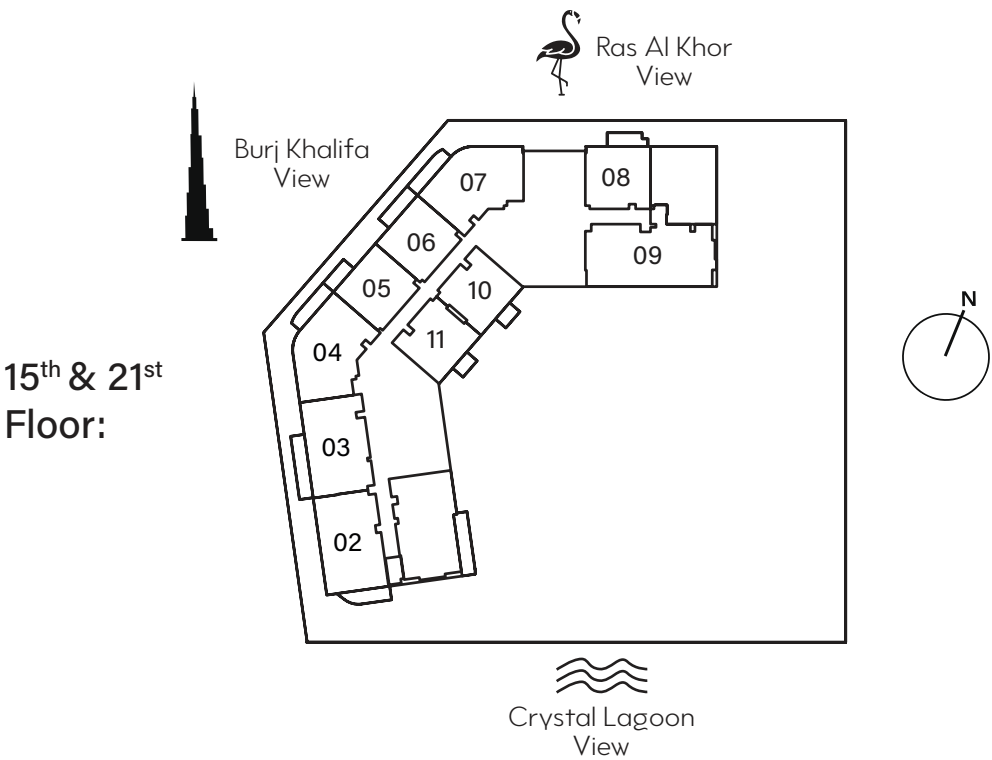


8 th - 11 th Floor: 803	13 th - 14 th & 19 th - 20 th Floor: 1302	15 th & 21 st Floor: 1503
16 th - 17 th & 22 nd - 23 rd Floor: 1603	28 th Floor: 2803	29 th - 30 th Floor: 2903
32 nd - 33 rd Floor: 3202	34 th Floor: 3403	35 th - 36 th Floor: 3503

2 BEDROOM + S
TYPE B



Internal Living Area	:	1135.38 Sq. Ft
Outdoor Living Area	:	158.98 Sq. Ft
Total Living Area	:	1294.36 Sq. Ft



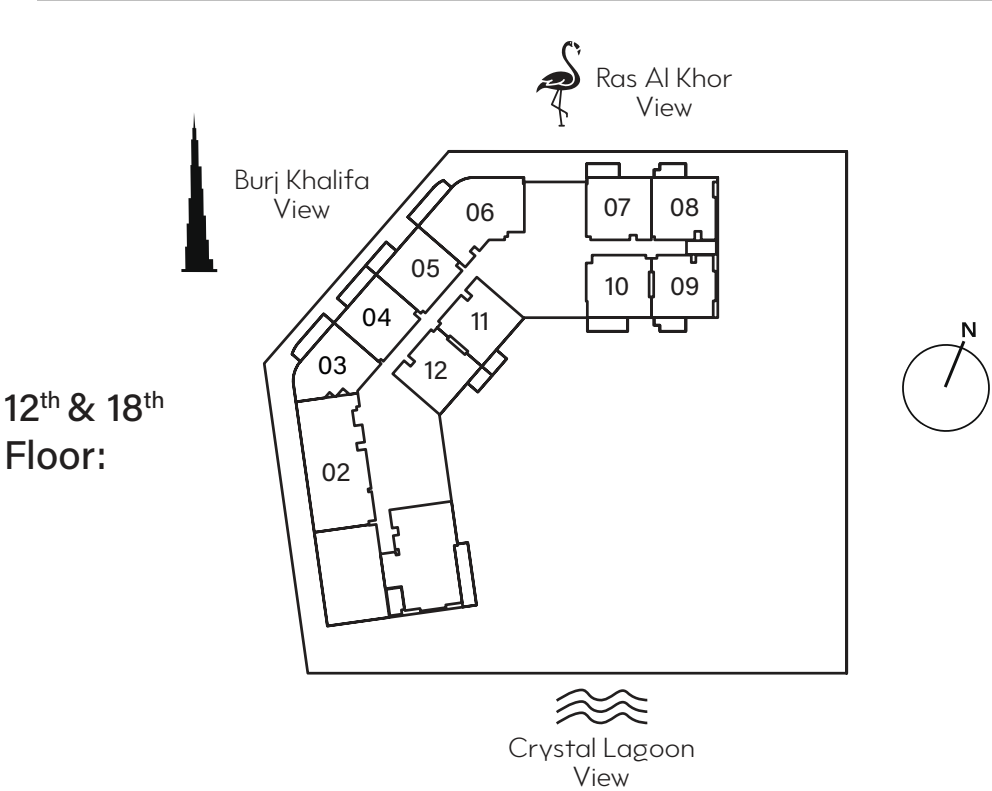
15th & 21st
Floor:

8 th - 11 th Floor: <u>801</u>	15 th & 21 st Floor: <u>1501</u>	16 th - 17 th & 22 nd - 23 rd Floor: <u>1601</u>
28 th Floor: <u>2801</u>	29 th - 30 th Floor: <u>2901</u>	34 th Floor: <u>3201</u>
35 th - 36 th Floor: <u>3501</u>		

2 BEDROOM + S
TYPE C

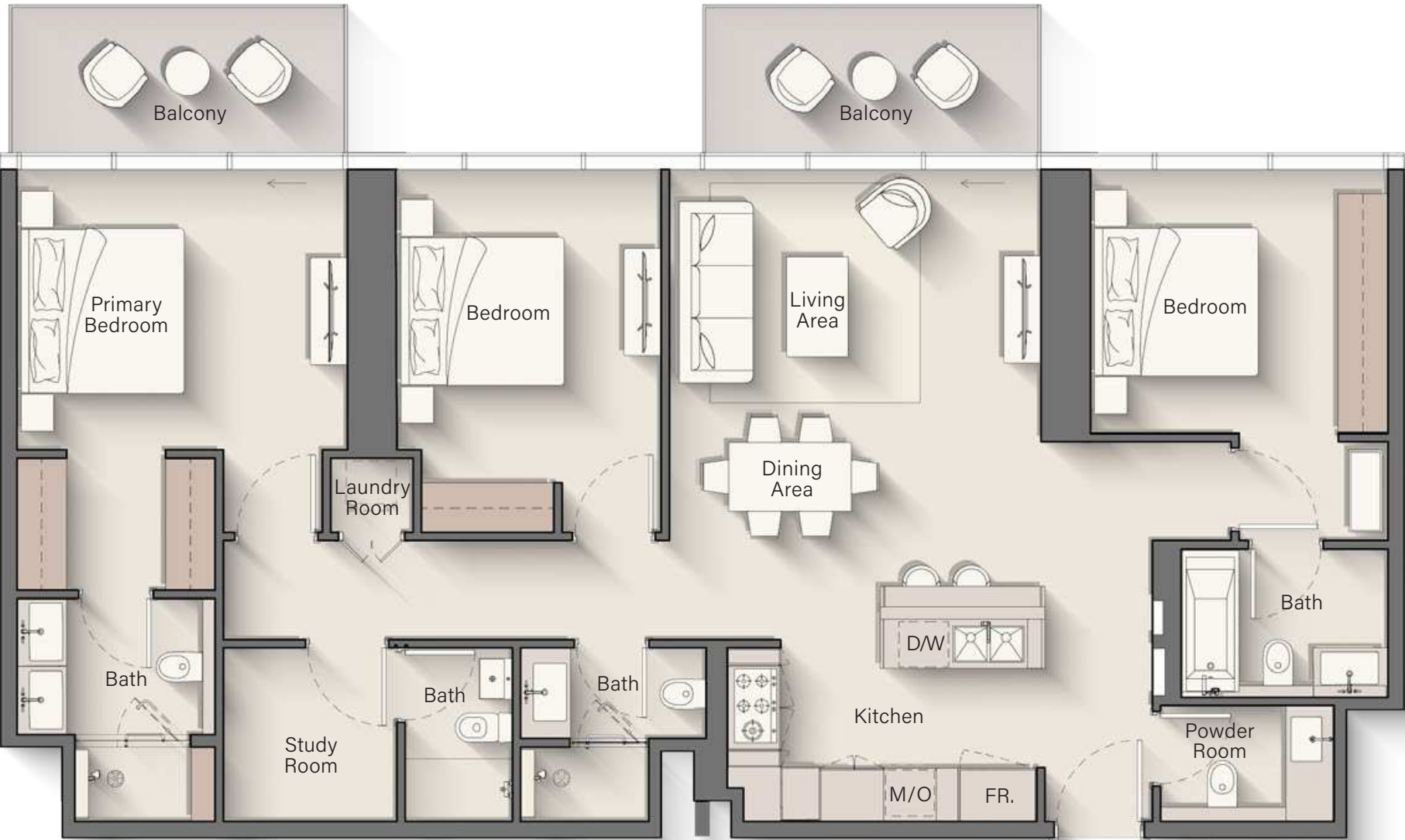


Internal Living Area	:	1234.62 Sq. Ft
Outdoor Living Area	:	159.31 Sq. Ft
Total Living Area	:	1393.93 Sq. Ft

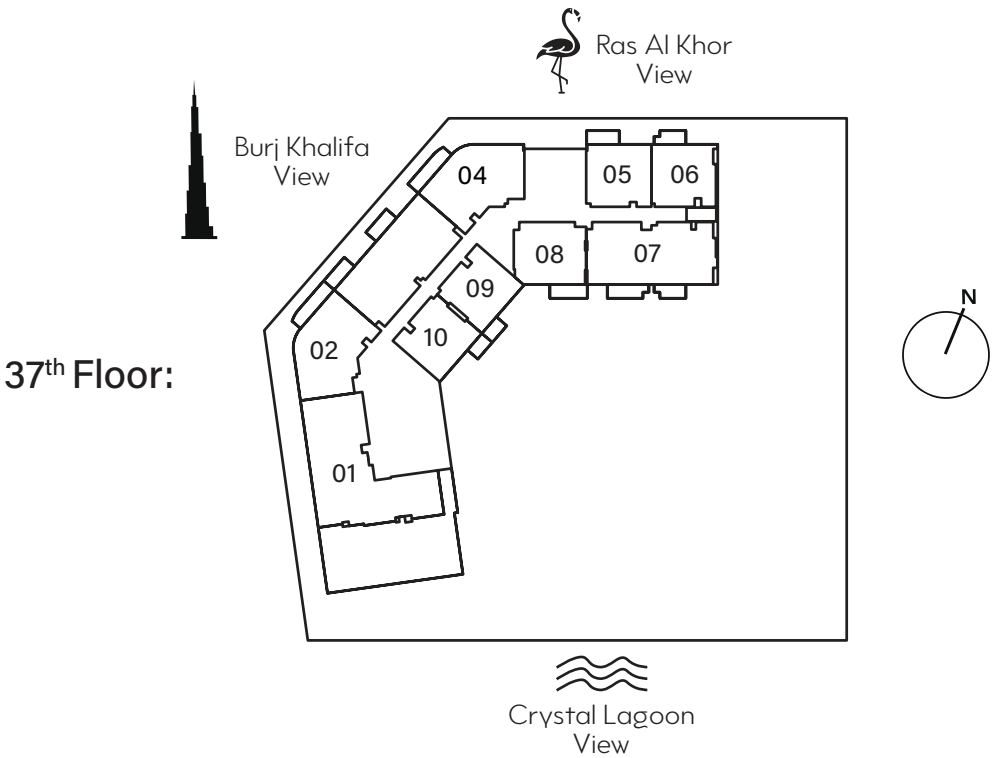


12 th & 18 th Floor: <u>1201</u>	13 th - 14 th & 19 th - 20 th Floor: <u>1301</u>	31 st Floor: <u>3101</u>
32 nd - 33 rd Floor: <u>3201</u>		

3 BEDROOM + S
TYPE A



Internal Living Area	:	1451.62 Sq. Ft
Outdoor Living Area	:	157.69 Sq. Ft
Total Living Area	:	1609.31 Sq. Ft

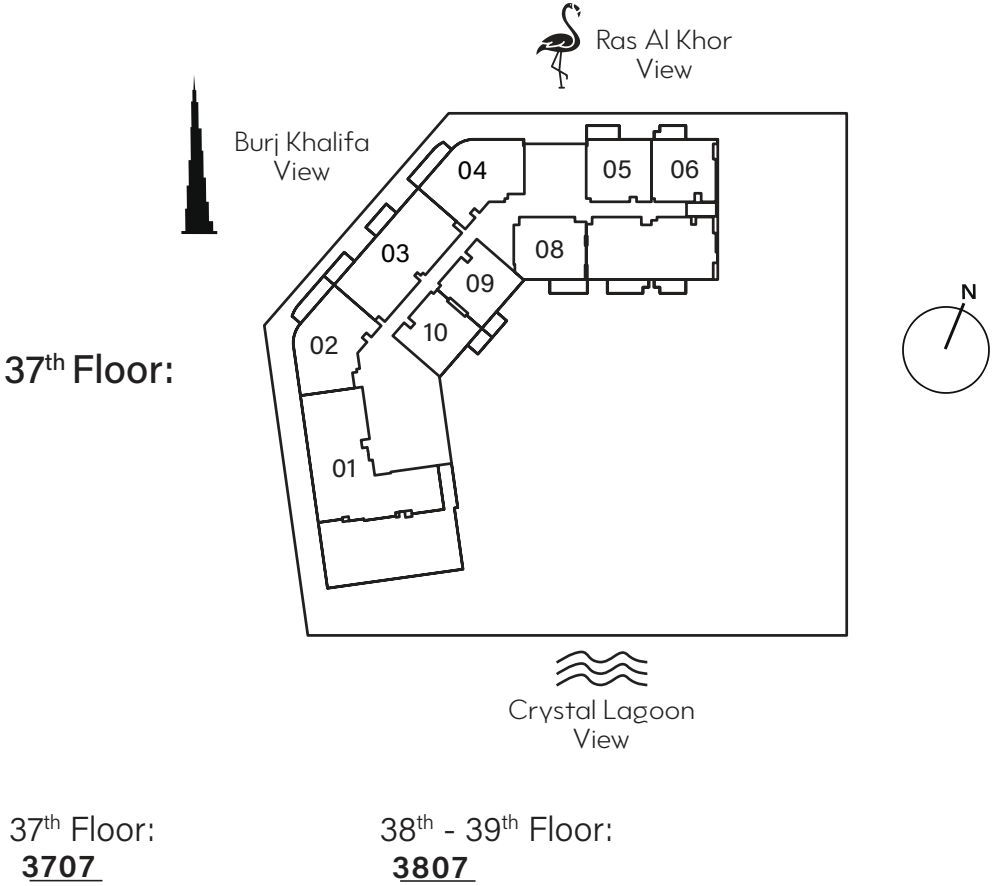


31 st Floor: 3104	32 nd - 33 rd Floor: 3204	34 th Floor: 3405
35 th - 36 th Floor: 3505	37 th Floor: 3703	38 th - 39 th Floor: 3803
40 th - 42 nd Floor: 4005		

3 BEDROOM + S
TYPE B



Internal Living Area	:	1441.29 Sq. Ft
Outdoor Living Area	:	171.36 Sq. Ft
Total Living Area	:	1612.65 Sq. Ft

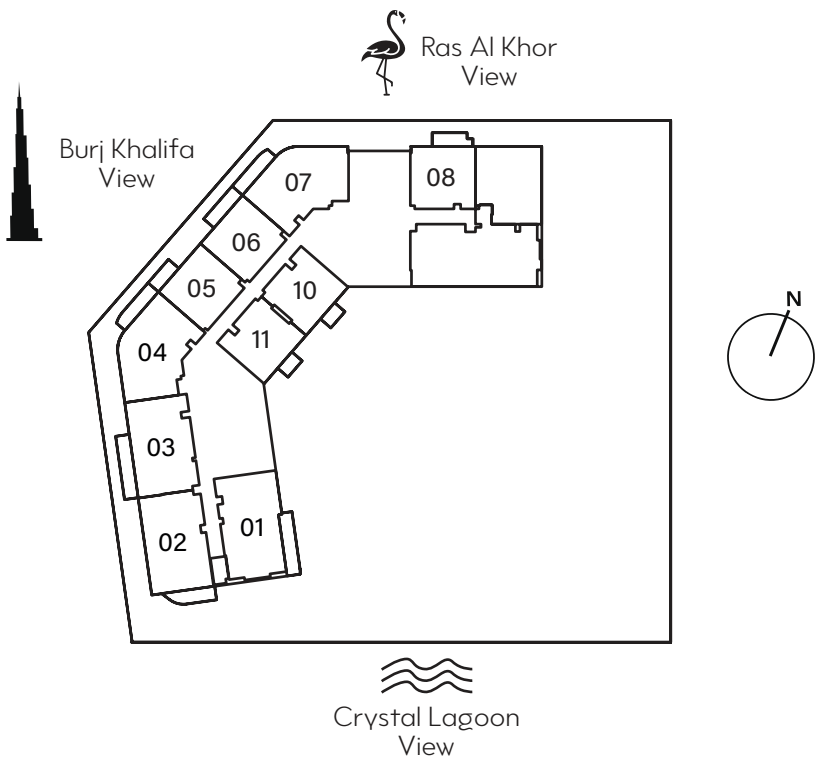


3 BEDROOM + S
TYPE C

Internal Living Area	:	1498.55 Sq. Ft
Outdoor Living Area	:	616.45 Sq. Ft
Total Living Area	:	2115.00 Sq. Ft



15th & 21st
Floor:

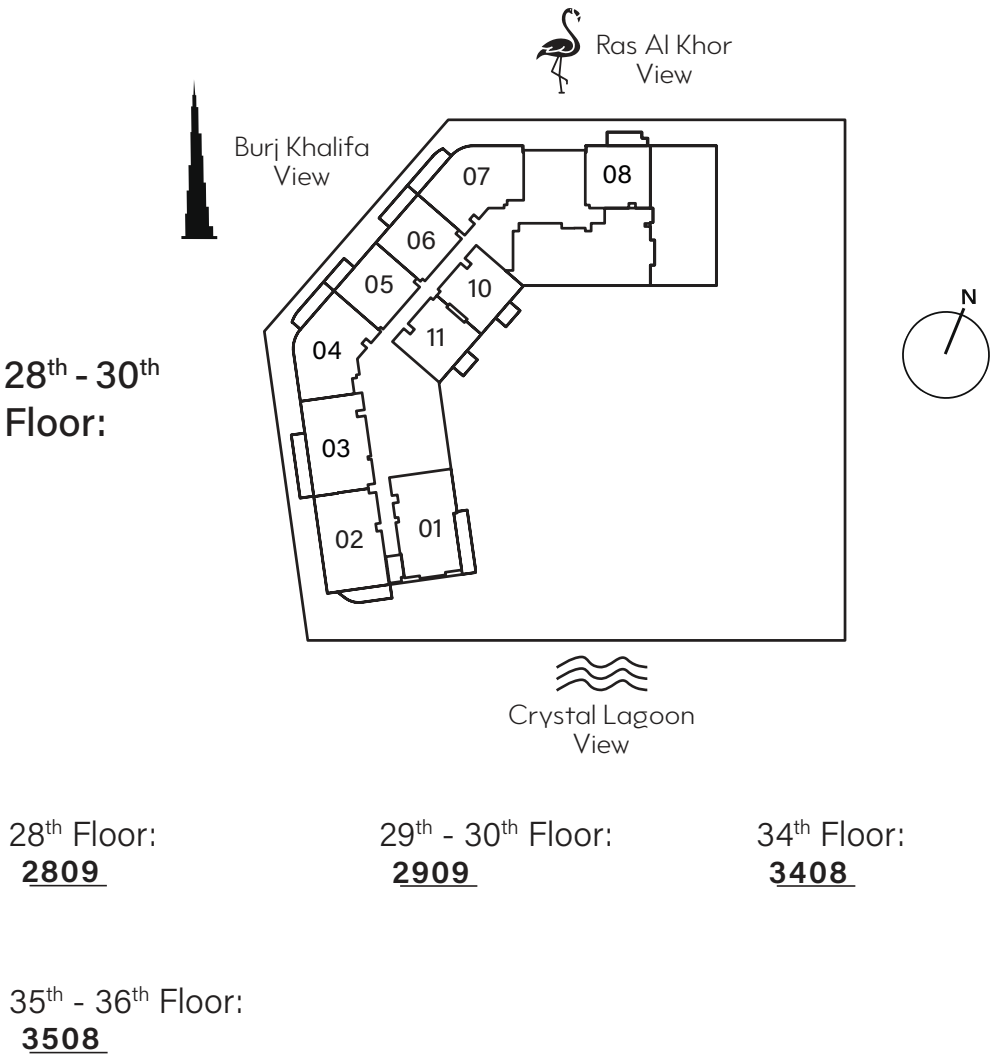


15th & 21st Floor:
1509

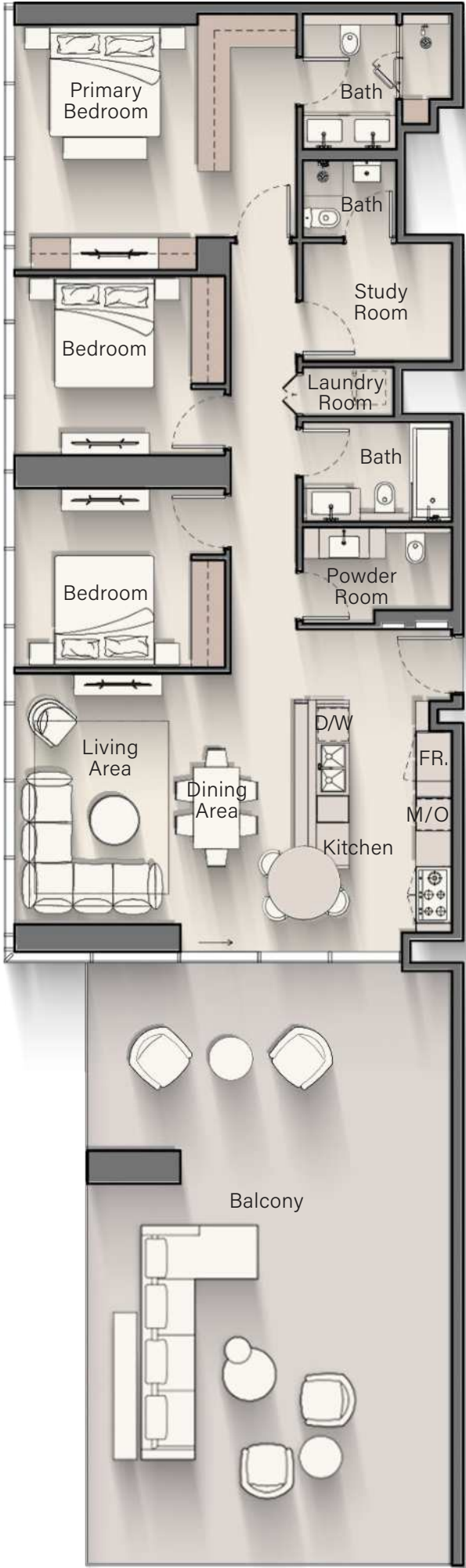
3 BEDROOM + S
TYPE D



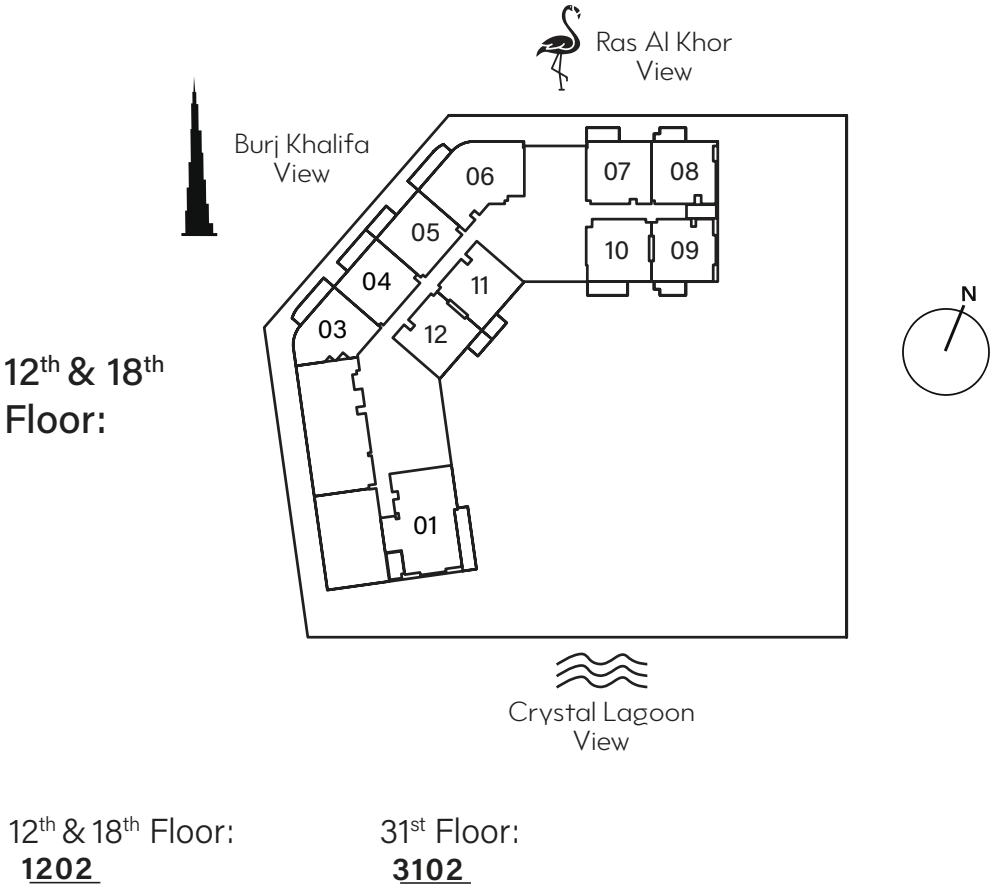
Internal Living Area	:	1681.54 Sq. Ft
Outdoor Living Area	:	1132.58 Sq. Ft
Total Living Area	:	2814.12 Sq. Ft



3 BEDROOM + S
TYPE E



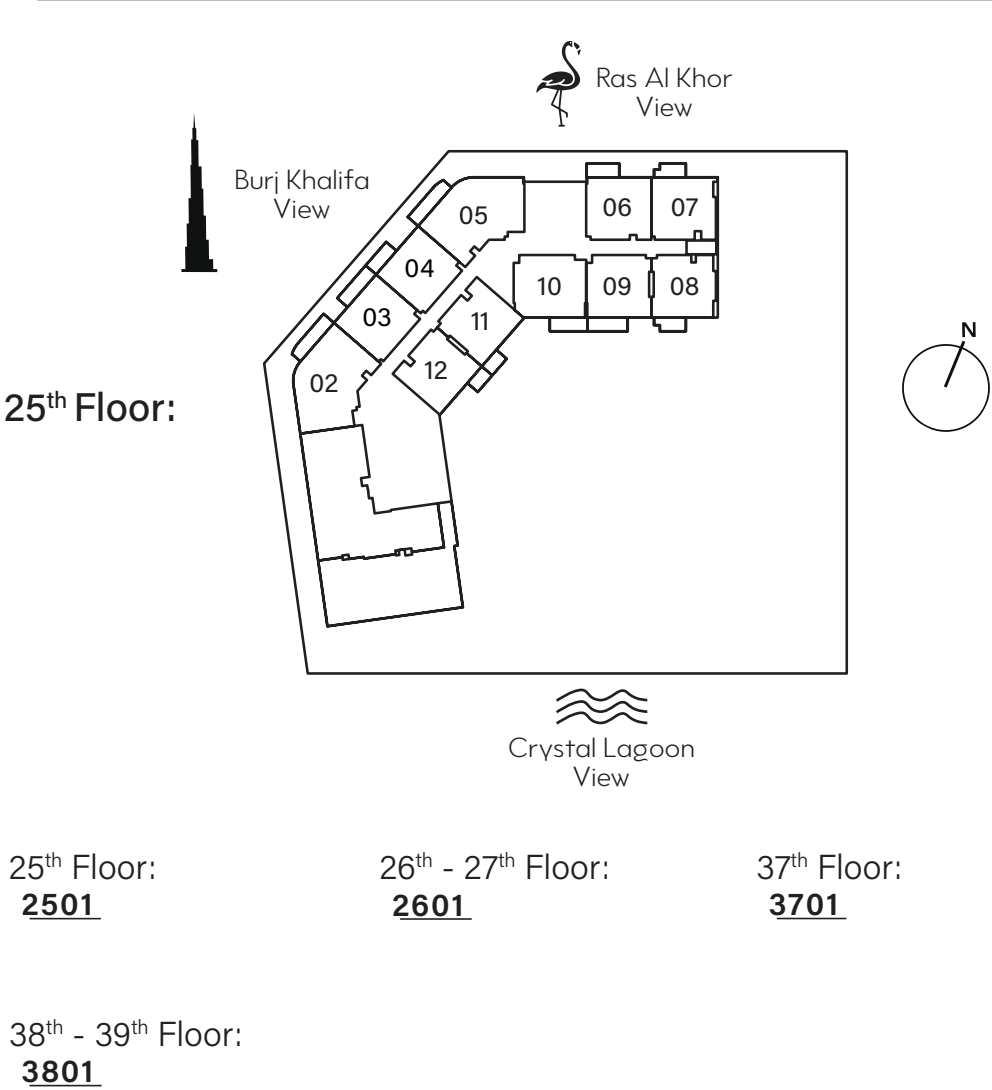
Internal Living Area	:	1479.93 Sq. Ft
Outdoor Living Area	:	786.63 Sq. Ft
Total Living Area	:	2266.56 Sq. Ft



4 BEDROOM + S
TYPE A

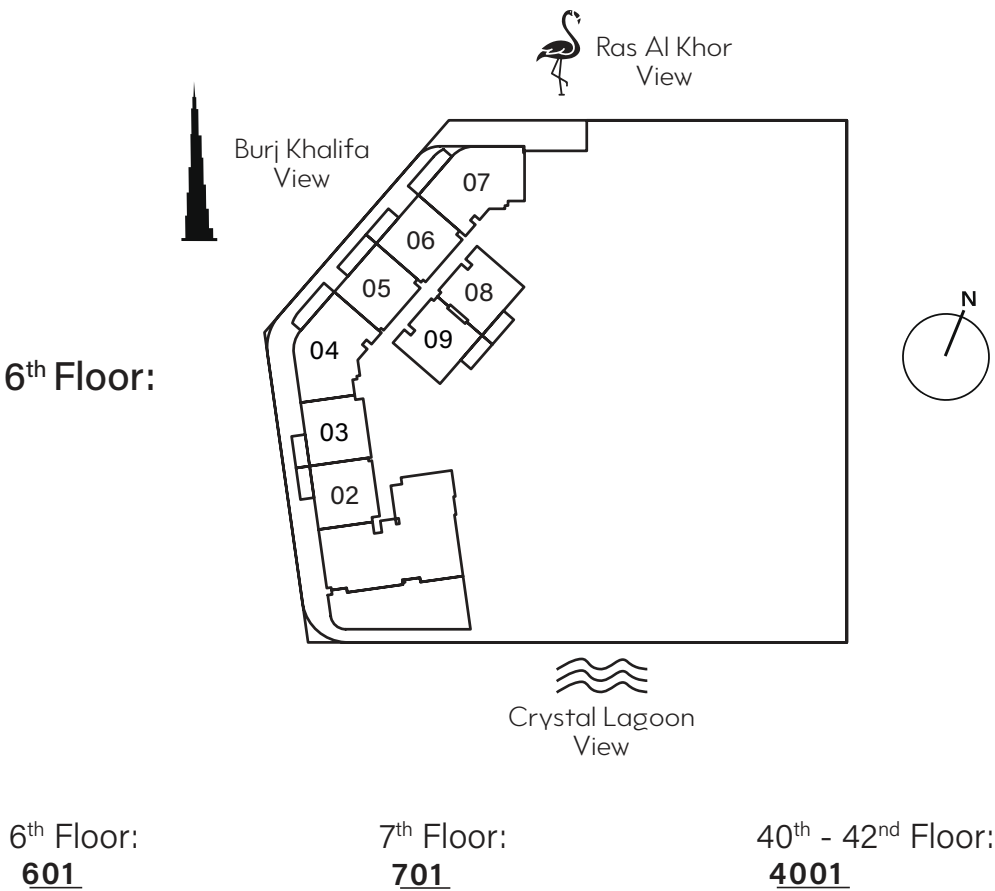


Internal Living Area	:	1988.74 Sq. Ft
Outdoor Living Area	:	1106.42 Sq. Ft
Total Living Area	:	3095.16 Sq. Ft



4 BEDROOM + S
TYPE B

Internal Living Area : 2048.80 Sq. Ft
Outdoor Living Area : 1150.12 Sq. Ft
Total Living Area : 3198.93 Sq. Ft





ELLINGTON
PROPERTIES