



ELTIERA

VIEWS 3

PROJECT BRIEF



A CANVAS FOR LIVING

Eltiera Views is the natural evolution of Eltiera Heights, a refined continuation that deepens the connection between design, lifestyle, and the serenity of its setting. Conceived as a residence for every version of you, it offers spaces that adapt to your rhythm, whether you seek stillness, movement, connection, or retreat. From vibrant social moments to quiet rituals, every detail is thoughtfully attuned to the many sides of modern living. The residential development is shaped by its surroundings, drawing its form and feeling from the tranquil lake, the sculpted greens, and the distant waters of Jumeirah Islands. Here, the architecture doesn't just frame the view, it flows from it.

A man in a light-colored shirt and trousers sits on a modern sofa in a high-rise apartment. He is looking out a large window at a sprawling cityscape and a winding artificial lake. The room is dimly lit, with warm light coming from the window. The floor is highly reflective, showing the man and the furniture. The view outside is a mix of urban development and green spaces, with a bridge visible in the distance.

JUMEIRAH ISLANDS, DUBAI-UAE

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land-to-water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land-to-water ratio, making it one of the most tranquil, exclusive residential settings in Dubai. Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.



STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

Lifestyle integration

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

Retail & everyday convenience

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day-to-day experience with dining, shopping, and service offerings close to home.

LOCATION



LOCATION

To Northern Emirates

Downtown
Dubai

Burj Al Arab

Emirates Hills 2

Meadows

Jumeirah Islands
Pavilion

Jumeirah Islands

Jumeirah Park

Uptown Dubai

MERÖER
HOUSE

E11 Sheikh Zayed Road

Ain Dubai

Palm Jumeirah

Dubai Marina

Jumeirah
Lake Towers

Dubai Media City

To Abu Dhabi



Dubai Marina

Dubai Media City

E11 Sheikh Zayed Road

To Abu Dhabi

Metro Line

Metro Line

E11 Sheikh Zayed Road

To Northern Emirates

Jumeirah Lakes Towers

Emirates
Golf Club

Emirates
Hills 2

MERÇER
HOUSE

Uptown
Dubai

UH
BY ELLINGTON

ELTIERA
HEIGHTS

ELTIERA
VIEWS

Jumeirah Islands

Meadows

First Al Khail St

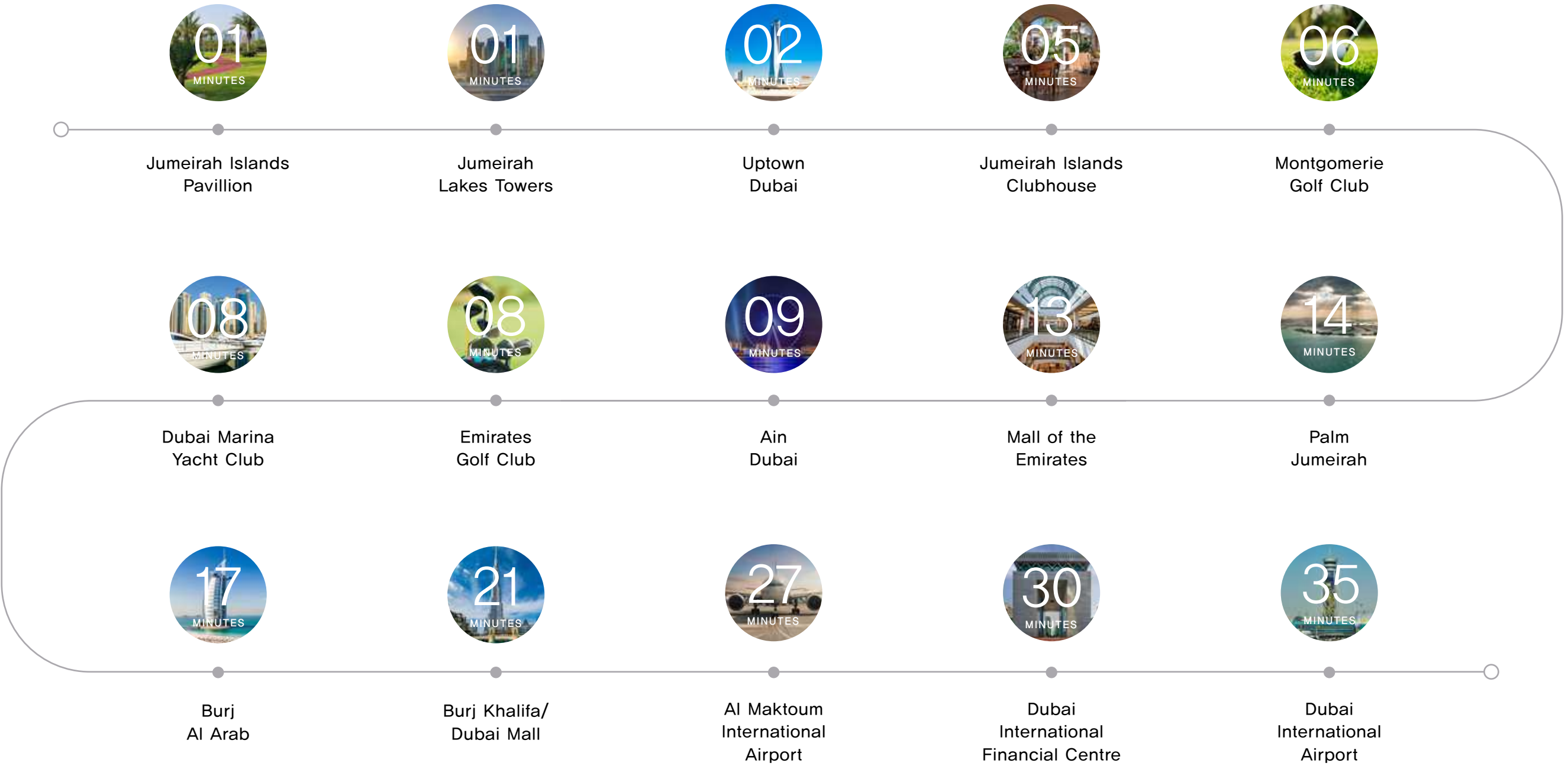
Emirates Hills

First Al Khail St

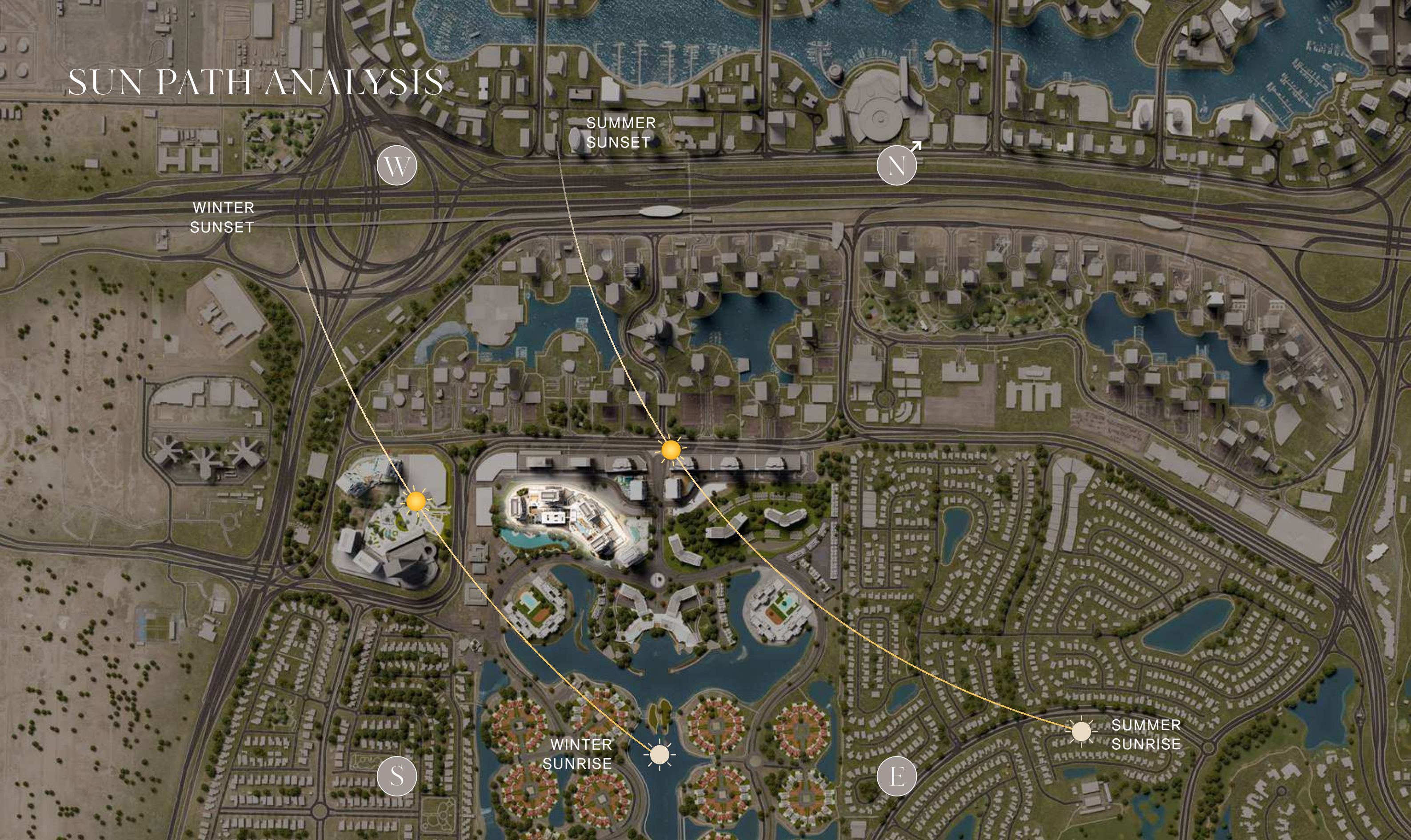
Al Jamayel St

Jumeirah Park

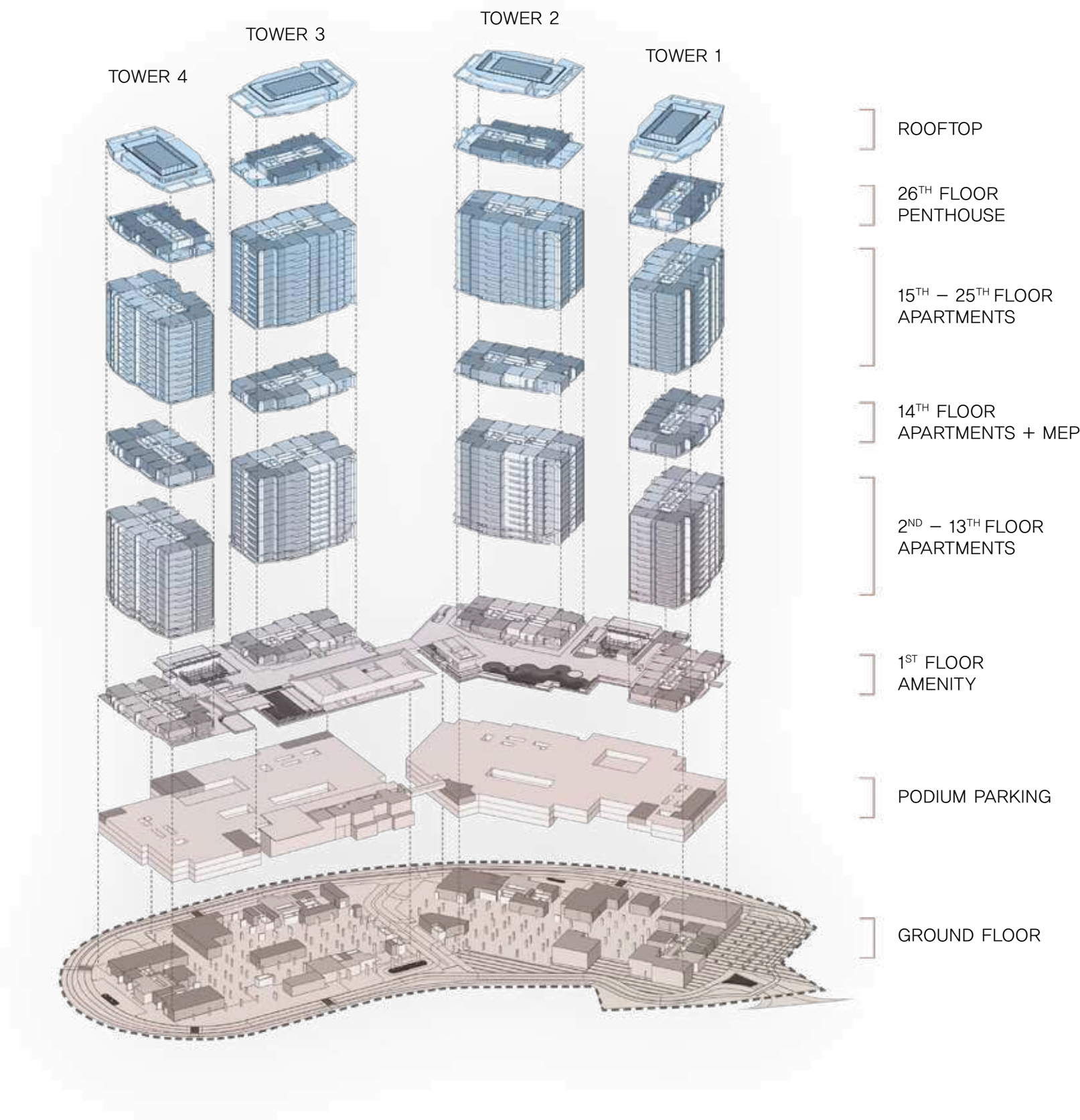
DRIVING DISTANCES



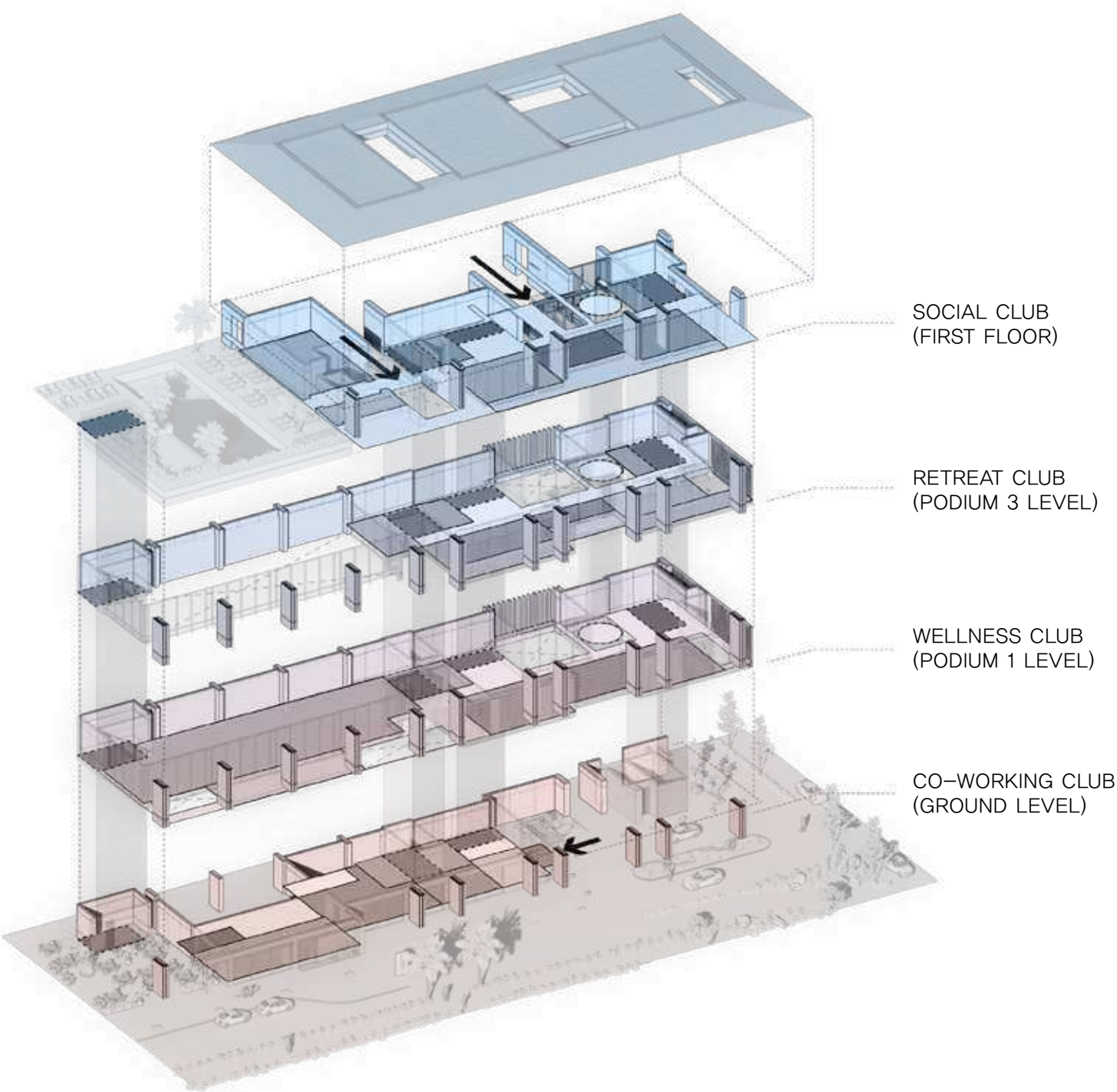
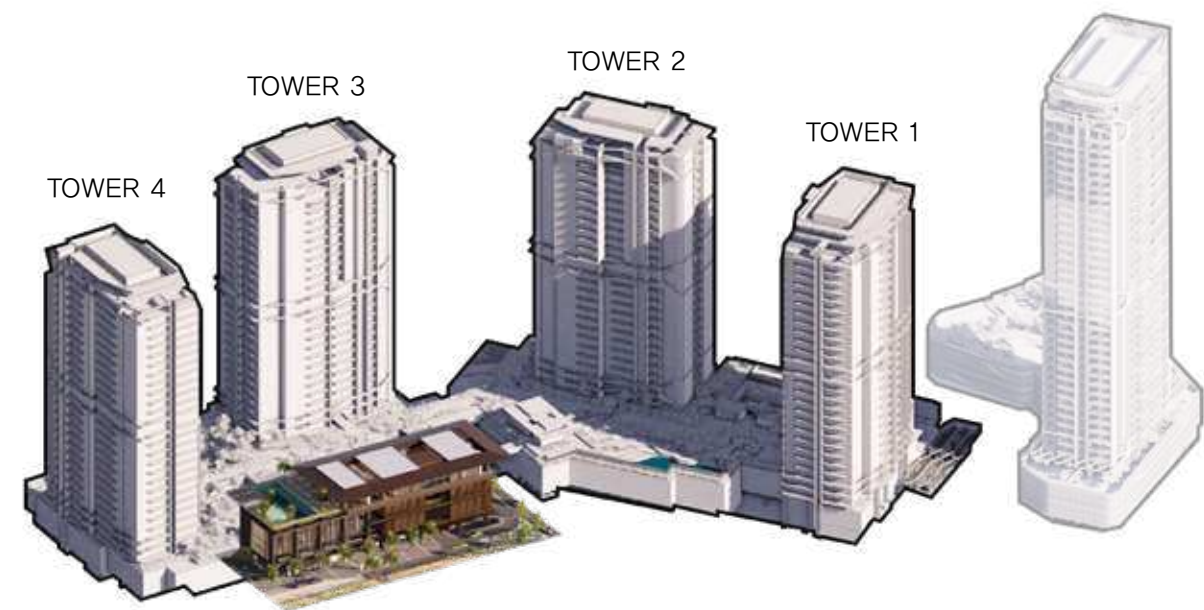
SUN PATH ANALYSIS



ARCHITECTURAL COMPONENTS



CLUBHOUSE



BUILDING CONFIGURATIONS - TOWER 3

PARKING 1 and 2 bedroom: 1 parking space 3 and 4 bedroom: 2 parking spaces	ANTICIPATED COMPLETION DATE Q4 2029	OWNERSHIP Freehold	
ELEVATORS 6 passenger elevators 1 service elevator	ANTICIPATED SERVICE CHARGE AED 21 per sq.ft.		
			TOR
			ROOF
			26th FLOOR PENTHOUSE
			25th FLOOR
			24th FLOOR
			23rd FLOOR
			22nd FLOOR
			21st FLOOR
			20th FLOOR
			19th FLOOR
			18th FLOOR
			17th FLOOR
			16th FLOOR
			15th FLOOR
			14th FLOOR
			13th FLOOR
			12th FLOOR
			11th FLOOR
			10th FLOOR
			9th FLOOR
			8th FLOOR
			7th FLOOR
			6th FLOOR
			5th FLOOR
			4th FLOOR
			3rd FLOOR
			2nd FLOOR
			1st FLOOR
			PODIUM LEVEL 3
			PODIUM LEVEL 2
			PODIUM LEVEL 1
			GROUND LEVEL

Note: Floor to ceiling height is 3600mm on all residential floors

ELEVATIONS - TOWER 3



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (BACK)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



SIZE RANGE & UNIT TYPE - TOWER 3

1 BEDROOM APARTMENT	169 units 796 sq.ft to 834 sq.ft
2 BEDROOM APARTMENT	74 units 1,221 sq.ft to 1,284 sq.ft
2 BEDROOM APARTMENT + S	25 units 1,405 sq.ft
3 BEDROOM APARTMENT	25 units 1,672 sq.ft
4 BEDROOM PENTHOUSE	2 units 5,930 sq.ft to 5,985 sq.ft
RETAIL	1 units 1,444 sq.ft
TOTAL UNITS	296 units





A full-page background image showing a person's legs from the knees down, splashing into dark water. The scene is set against a warm, golden sunset sky with the sun low on the horizon, creating a strong reflection on the water's surface. Numerous water droplets are captured in mid-air around the splashing legs. The word "AMENITIES" is centered in white serif font.

AMENITIES

GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 ENTRANCE WATER FEATURE
- 03 TREE PLAZA
- 04 DROP-OFF AREAS
- 05 TOWER ENTRANCES
- 06 LOBBY RECEPTIONS
- 07 LIFT LOBBY
- 08 MOVE-IN TRUCK ZONES
- 09 PARKING FOR PEOPLE OF DETERMINATION
- 10 BICYCLE PARKING
- 11 BICYCLE WASH AREAS
- 12 PREFERRED PARKING
- 13 EV PARKING
- 14 VISITOR PARKING
- 15 MOTORCYCLE PARKING
- 16 INDEPENDENT CAR WASH BAYS
- 17 DOG WASH AREAS
- 18 F&B TERRACES
- 19 WATER FEATURES
- 20 CLUBHOUSE ENTRANCE
- 21 CO-WORKING CLUB
- 22 XERISCAPED COURTYARD
- 23 OUTDOOR SEATING AREA
- 24 GARDEN COURTYARD
- 25 RETAIL PARKING
- 26 PET PLAY AREAS





Drop-off and arrival plaza



Retail and F&B



F&B terrace



Community lake



ELLINGTON

ELTIERA
VIEWS

Lobby reception

1st FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 BUBBLE THERAPY POOL
- 03 SUN LOUNGERS AREA
- 04 CABANA
- 05 BAJA SHELF
- 06 BARBEQUE AREA
- 07 GARDEN PLAZA
- 08 GAMES TABLE ZONE
- 09 STEPPED SEATING
- 10 PADEL COURTS
- 11 SOCIAL CLUB
- 12 FAMILY POOL
- 13 MALE & FEMALE CHANGING ROOMS
- 14 KIDS PLAY AREA
- 15 KIDS POOL
- 16 OUTDOOR KIDS PLAY AREA
- 17 SUNKEN SEATING AREA
- 18 ACCESS TO RESIDENCES AREA
- 19 ADULT LAP POOL





Pool deck



Family pool



Sun loungers area



Padel courts



Kids play area

CO-WORKING CLUB
(GROUND FLOOR)
AMENITIES PLAN

- 01 CLUBHOUSE ENTRANCE
- 02 COMMUNAL TABLE
- 03 RECEPTION LOUNGE
- 04 CLUBHOUSE LIFT LOBBY
- 05 CO-WORKING LOUNGE
- 06 WORKING PODS
- 07 MEETING ROOM
- 08 PODCAST ROOM
- 09 BATHROOM FOR PEOPLE OF DETERMINATION
- 10 MALE WASHROOM
- 11 FEMALE WASHROOM





The Club

Clubhouse



Co-working space



Podcast room

WELLNESS CLUB (PODIUM 1 FLOOR) AMENITIES PLAN

- 01 CLUBHOUSE LIFT LOBBY
- 02 BATHROOM FOR PEOPLE OF DETERMINATION
- 03 CALISTHENICS
- 04 STRENGTH ZONE
- 05 PILATES ZONE
- 06 CLIMBING WALL
- 07 YOGA AREA
- 08 SPIN & CARDIO ZONE
- 09 OUTDOOR YOGA AREA
- 10 MALE CHANGING ROOM, SHOWER, STEAM & SAUNA
- 11 VITALITY POOL
- 12 HEATED RELAXATION BEDS
- 13 FEMALE CHANGE ROOM, SHOWER, STEAM & SAUNA
- 14 ACCESS TO UPPER LEVEL





Lift lobby



Fitness studio



Spa

RETREAT CLUB (PODIUM 3 FLOOR) AMENITIES PLAN

- 01 CINEMA ROOM
- 02 BATHROOM FOR PEOPLE OF DETERMINATION
- 03 DANCE STUDIO
- 04 DANCE TERRACE
- 05 CLUBHOUSE LIFT LOBBY
- 06 LOUNGE & PANTRY
- 07 OUTDOOR LOUNGE
- 08 WASHROOMS
- 09 ACCESS TO UPPER/LOWER LEVEL
- 10 BEAUTY / BARBER ROOM
- 11 MASSAGE ROOM
- 12 OUTDOOR SPA RELAXATION AREA





Cinema room



Dance studio

SOCIAL CLUB (1st FLOOR) AMENITIES PLAN

- 01 MALE CHANGING ROOM
- 02 FEMALE CHANGING ROOM
- 03 BATHROOM FOR PEOPLE OF DETERMINATION
- 04 ARCADE ROOM
- 05 CLUB LOUNGE
- 06 DINING AREA
- 07 SNUG LOUNGE
- 08 LOUNGE BAR & KITCHEN
- 09 OUTDOOR DINING
- 10 GAMES TABLE AREA
- 11 ACCESS TO LOWER LEVEL
- 12 CLUBHOUSE LIFT LOBBY
- 13 KIDS PLAY AREA
- 14 KITCHENETTE PANTRY
- 15 KIDS BATHROOM
- 16 PARENTS LOUNGE AREA
- 17 OUTDOOR KIDS PLAY AREA
- 18 OUTDOOR SEATING AREA
- 19 KIDS POOL
- 20 KIDS POOL DECK





Clubhouse lounge



Clubhouse bar



Games room



RESIDENCES



Balcony view



Living and dining



Kitchen



Penthouse master bedroom



Master bedroom



Bathroom



Powder room





Penthouse living & dining



Penthouse kitchen



Penthouse bathroom



FLOOR PLANS

1st FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom



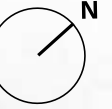
2nd – 13th FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom



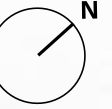
14th FLOOR TYPICAL PLAN

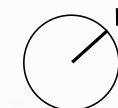
- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom



15th – 25th FLOOR TYPICAL PLAN

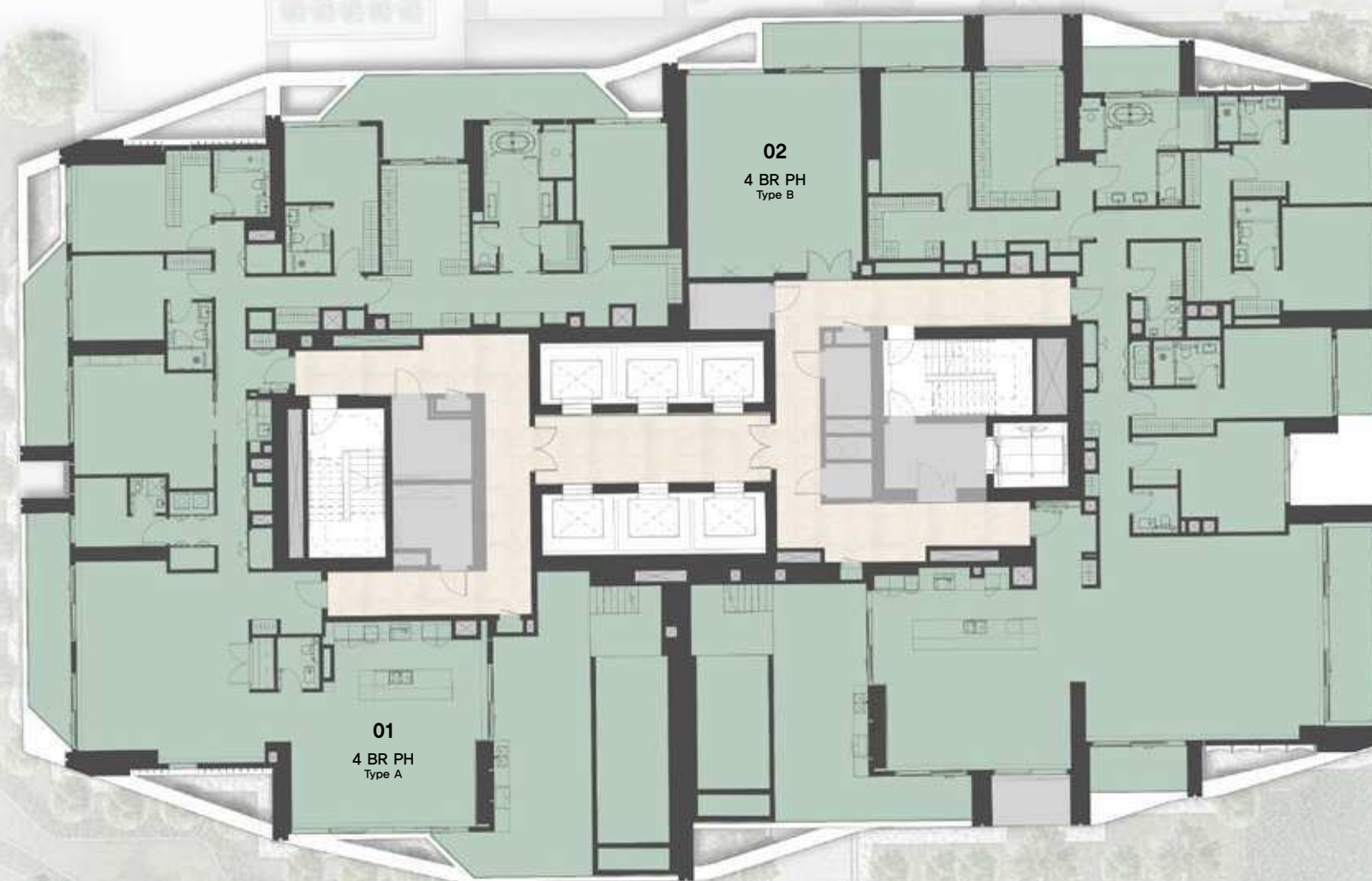
- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom





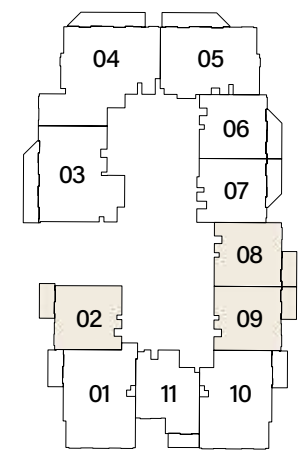
26th FLOOR PLAN

 4 – Bedroom Penthouse

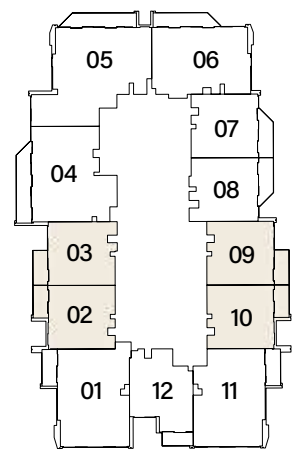


1 - BEDROOM

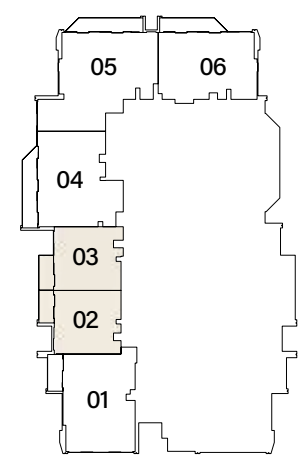
TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor

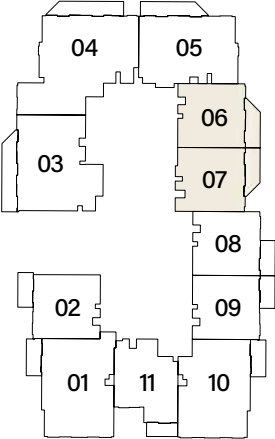


14th Floor

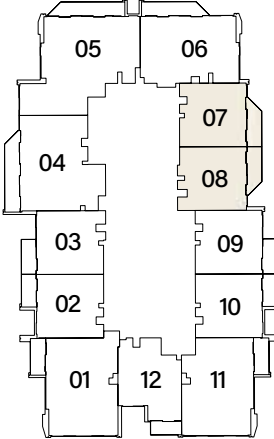
Internal Living Area : **711.71 sq. ft.** Outdoor Living Area : **89.88 sq. ft.** Total Living Area : **801.59 sq. ft.**

1 - BEDROOM

TYPE B



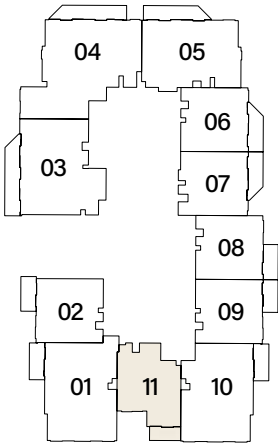
1st Floor



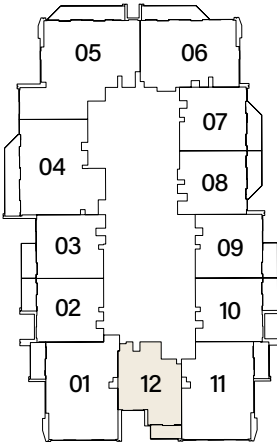
2nd-13th Floor &
15th-25th Floor

1 - BEDROOM

TYPE C



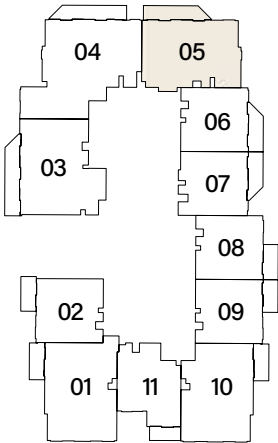
1st Floor



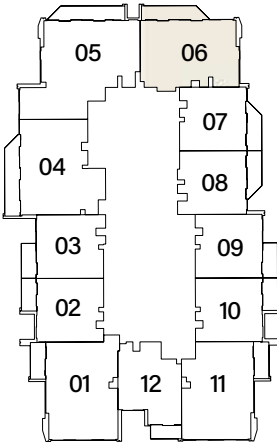
2nd-13th Floor &
15th-25th Floor

2 - BEDROOM

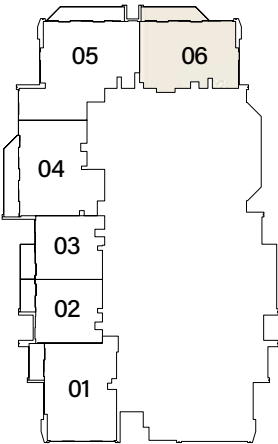
TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor

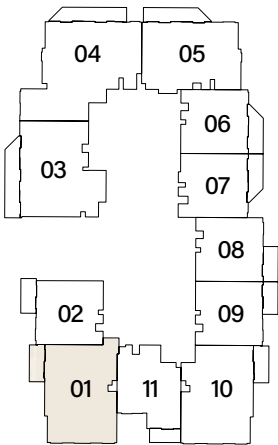


14th Floor

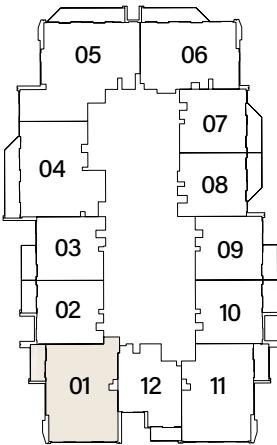
Internal Living Area : 1109.54 sq. ft. Outdoor Living Area : 149.94 sq. ft. Total Living Area : 1259.49 sq. ft.

2 - BEDROOM

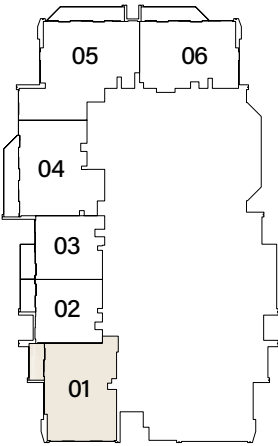
TYPE B



1st Floor



2nd-13th Floor &
15th-25th Floor

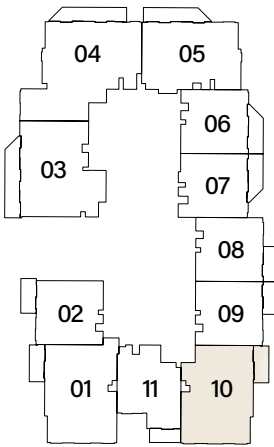


14th Floor

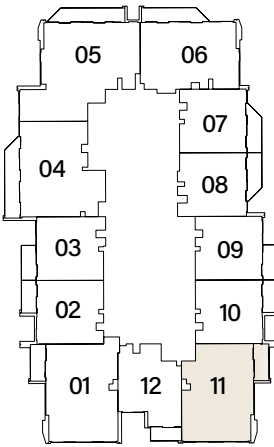
Internal Living Area : **1188.98 sq. ft.** Outdoor Living Area : **95.37 sq. ft.** Total Living Area : **1284.35 sq. ft.**

2 - BEDROOM

TYPE C



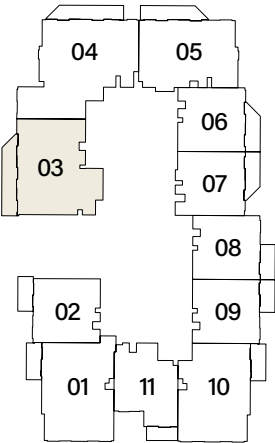
1st Floor



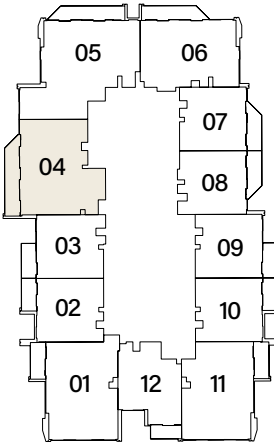
2nd-13th Floor &
15th-25th Floor

2 - BEDROOM + S

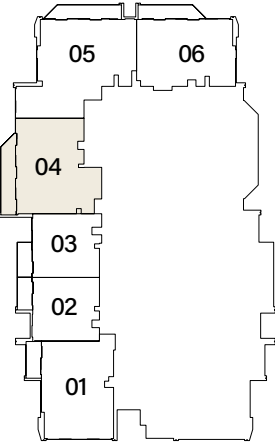
TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor

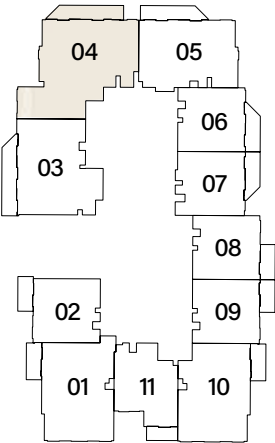


14th Floor

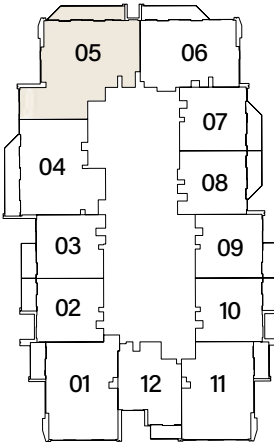
Internal Living Area : 1209.43 sq. ft. Outdoor Living Area : 195.36 sq. ft. Total Living Area : 1404.80 sq. ft.

3 - BEDROOM

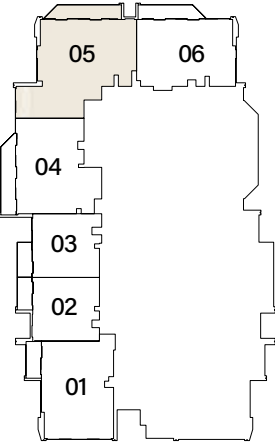
TYPE A



1st Floor



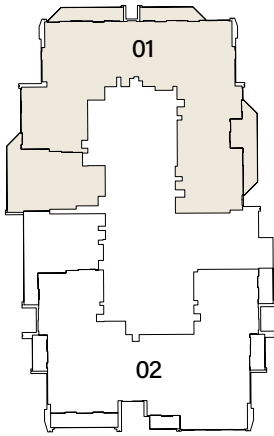
2nd-13th Floor &
15th-25th Floor



14th Floor

4 - BEDROOM PENTHOUSE

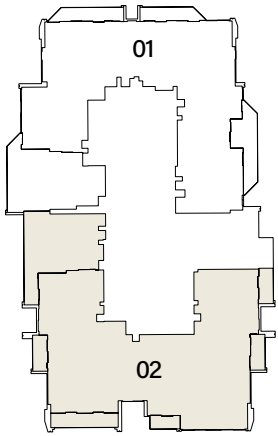
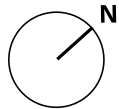
TYPE A



26th Floor

4 - BEDROOM PENTHOUSE

TYPE B



26th Floor