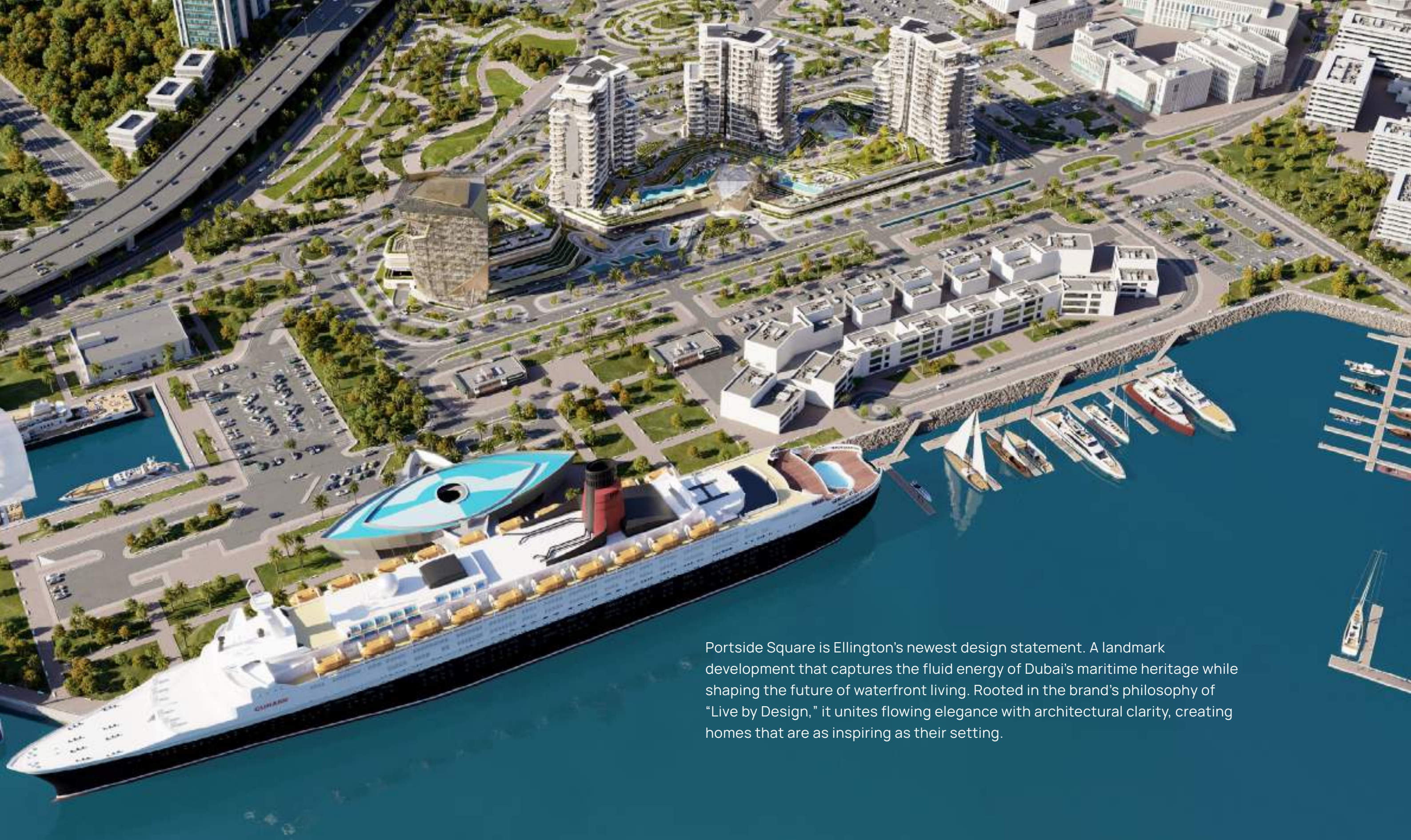




PROJECT BRIEF

A black and white photograph of a sailboat on the ocean under a cloudy sky. The sailboat is positioned in the upper left quadrant of the frame, sailing towards the right. The ocean is filled with small, choppy waves. The sky is overcast with soft, diffused light. The overall mood is serene and contemplative.

A Sea Change in Waterfront Living



Portside Square is Ellington's newest design statement. A landmark development that captures the fluid energy of Dubai's maritime heritage while shaping the future of waterfront living. Rooted in the brand's philosophy of "Live by Design," it unites flowing elegance with architectural clarity, creating homes that are as inspiring as their setting.

Architecture in motion

The development is defined by three sculptural residential towers: Portside Residences I, II, and III, whose façades draw inspiration from the natural rhythm of wind and water. Gentle curves ripple across the skyline, softening the architectural presence and evoking a sense of serenity in motion. Together, the towers establish a harmonious dialogue between form and environment, capturing light, sea, and sky while expressing Ellington's vision of design that elevates everyday living.



Designed for life in flow

Every element of Portside Square has been conceived to enrich the rhythm of daily life. The interiors take inspiration from the dialogue between sea and shore, where textures, materials, and finishes reflect both movement and timelessness. Landscaped spaces extend this sense of flow, weaving together calm retreats and active communal zones that invite connection. From wellness and fitness to curated lounges and retail, the development becomes more than a place to live - it is a sanctuary where design, community, and the waterfront converge in harmony.



At the Heart of Mina Rashid

Located in Dubai's historic Mina Rashid, the development stands within one of the city's most culturally significant and strategically evolving districts. Originally opened in 1972 as Dubai's first commercial port, Mina Rashid has transformed into a world-class marina, cruise terminal, and lifestyle destination.

Anchored in Heritage, Designed for Tomorrow

Mina Rashid is both a symbol of Dubai's seafaring legacy and a beacon of its modern global outlook. Landmarks like the Queen Elizabeth 2, yacht marinas, and waterfront attractions frame the site with heritage and prestige. Portside Square adds a new chapter: residences with panoramic views of the Arabian Gulf, Downtown Dubai, and the marina promenade.





Driving distance

1 minute



Queen Elizabeth 2

2 minutes



Mina Rashid Marina

6 minutes



Sheikh Zayed Road

10 minutes



World Trade Centre

10 minutes



Downtown Dubai
Dubai Mall/Burj Khalifa

10 minutes



Dubai International Airport (DXB)

14 minutes



Dubai International Financial Centre (DIFC)

18 minutes



Mall of the Emirates

20 minutes



Dubai Islands

20 minutes



Palm Jumeirah

25 minutes



Dubai Marina

40 minutes



Al Maktoum International Airport (DWC)



E



S



N

W

Elevations

Building configuration



A Waterfront Landmark



The legacy continues
in Mina Rashid



Size range & unit type



Amenities

MARINA VIEW



MARINA CUBES STREET

GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 LOBBY ENTRANCE
- 04 LOBBY LOUNGE

- 05 COMMUNAL TABLE
- 06 LOBBY RECEPTION
- 07 LIFT LOBBY
- 08 BICYCLE PARKING

- 09 EV CHARGING
- 10 PARKING FOR PEOPLE OF DETERMINATION
- 11 ACCESS TO UPPER LEVEL PARKING
- 12 PAVILION AND RETAIL DROP-OFF

- 13 PAVILION ENTRANCE
- 14 PAVILION GROUND FLOOR
- 15 OUTDOOR SEATING AREA





Arrival and drop-off area



Lobby

MARINA VIEW



MARINA CUBES STREET

PODIUM FLOOR AMENITIES PLAN

01 PAVILION 1ST FLOOR

02 ACCESS TO GARDEN AREA

03 OUTDOOR YOGA

04 GARDEN AREA

05 OUTDOOR SEATING AREA

06 ACCESS TO POOL AREA

07 LIFT LOBBY

08 PARKING FOR PEOPLE OF DETERMINATION

09 ACCESS TO LOWER LEVEL PARKING

An architectural rendering of a modern urban development at dusk. On the right, a tall, angular building with a glass facade and multiple cantilevered balconies stands prominently. In the foreground, a paved running track with a red and white lane design curves through a landscaped area filled with greenery and low-lying plants. A modern, minimalist bench is positioned on the track. To the left, a large tree with vibrant yellow leaves is partially visible. In the background, a body of water with palm trees and distant buildings can be seen under a sky with soft, colorful clouds. The overall atmosphere is serene and contemporary.

Running track

MARINA VIEW



MARINA CUBES STREET

1st FLOOR AMENITIES PLAN

- 01 LEISURE POOL
- 02 BAJA SHELF
- 03 KIDS POOL
- 04 SUN LOUNGERS

- 05 CABANAS
- 06 OUTDOOR SEATING AREA
- 07 RUNNING TRACK
- 08 OUTDOOR FITNESS AREA

- 09 OUTDOOR KIDS PLAY AREA
- 10 FLEXIBLE LAWN SPACE
- 11 AMPHITHEATRE SEATING AREA
- 12 GARDEN AREA

- 13 LIFT LOBBY
- 14 ACCESS TO POOL AREA
- 15 ACCESS TO PAVILION 1ST FLOOR
- 16 PAVILION 2ND FLOOR

- 17 ACCESS TO PAVILION 3RD FLOOR

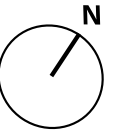




Amenities view



Pool view



PAVLLION GROUND FLOOR AMENITIES PLAN

- 01 PAVILION DROP-OFF
- 02 ENTRANCE LOBBY
- 03 LOUNGE AREA
- 04 LOBBY RECEPTION
- 05 LIFT LOBBY
- 06 ACCESS TO UPPER FLOOR
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 DARTS AREA
- 09 BILLIARDS TABLE
- 10 FOOSBALL TABLE
- 11 AIR HOCKEY TABLE
- 12 CINEMA AND GAMES LOUNGE
- 13 SEATING AREA
- 14 ARCADE MACHINES

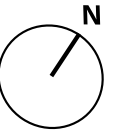




Pavilion and retail drop-off area



Arcade room



PAVILION 1st FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER FLOOR
- 03 LOUNGE SEATING AREA
- 04 CO-WORKING PODS
- 05 MALE CHANGING ROOM
- 06 FEMALE CHANGING ROOM
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE AROMATHERAPY ROOM
- 09 FEMALE STEAM SHOWER ROOM
- 10 FEMALE SAUNA ROOM
- 11 MALE SAUNA ROOM
- 12 MALE STEAM SHOWER ROOM
- 13 MALE AROMATHERAPY ROOM
- 14 AQUA CYCLING
- 15 HOT PLUNGE
- 16 SHOWER AREA
- 17 COLD PLUNGE
- 18 YOGA AREA
- 19 PILATES AREA
- 20 KIDS PLAY AREA
- 21 NURSING AND CHANGING ROOM
- 22 KIDS WASHROOM
- 23 ACCESS TO GARDEN AREA



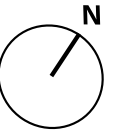
Co-working space



Spa

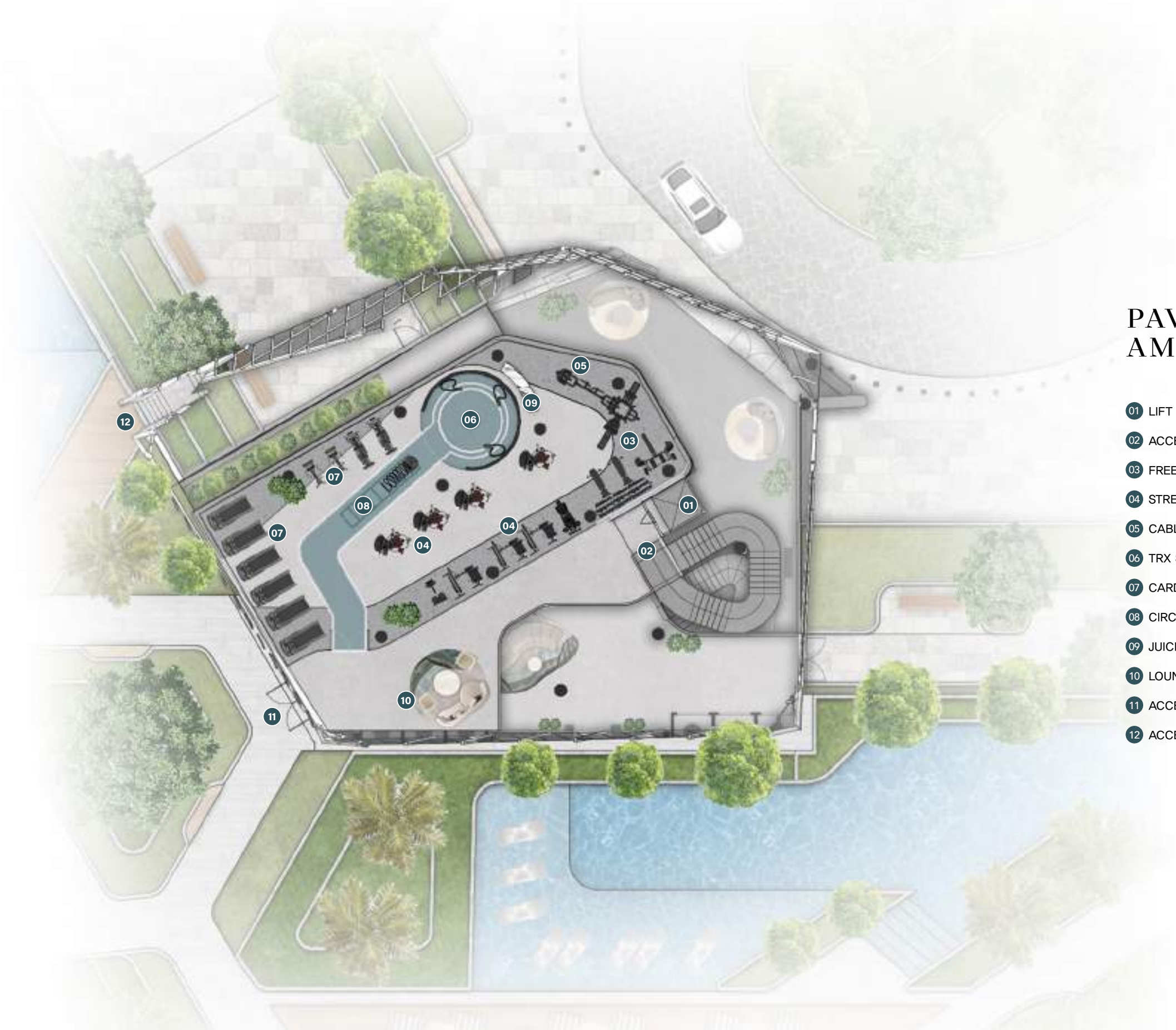


Kids play area



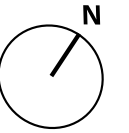
PAVILION 2nd FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER LEVEL
- 03 FREE WEIGHTS ZONE
- 04 STRENGTH TRAINING ZONE
- 05 CABLE STATION
- 06 TRX SUSPENSION TRAINING
- 07 CARDIO STATION
- 08 CIRCUIT STATION
- 09 JUICE BAR
- 10 LOUNGE AREA
- 11 ACCESS TO POOL AREA
- 12 ACCESS TO PAVILION 3RD FLOOR



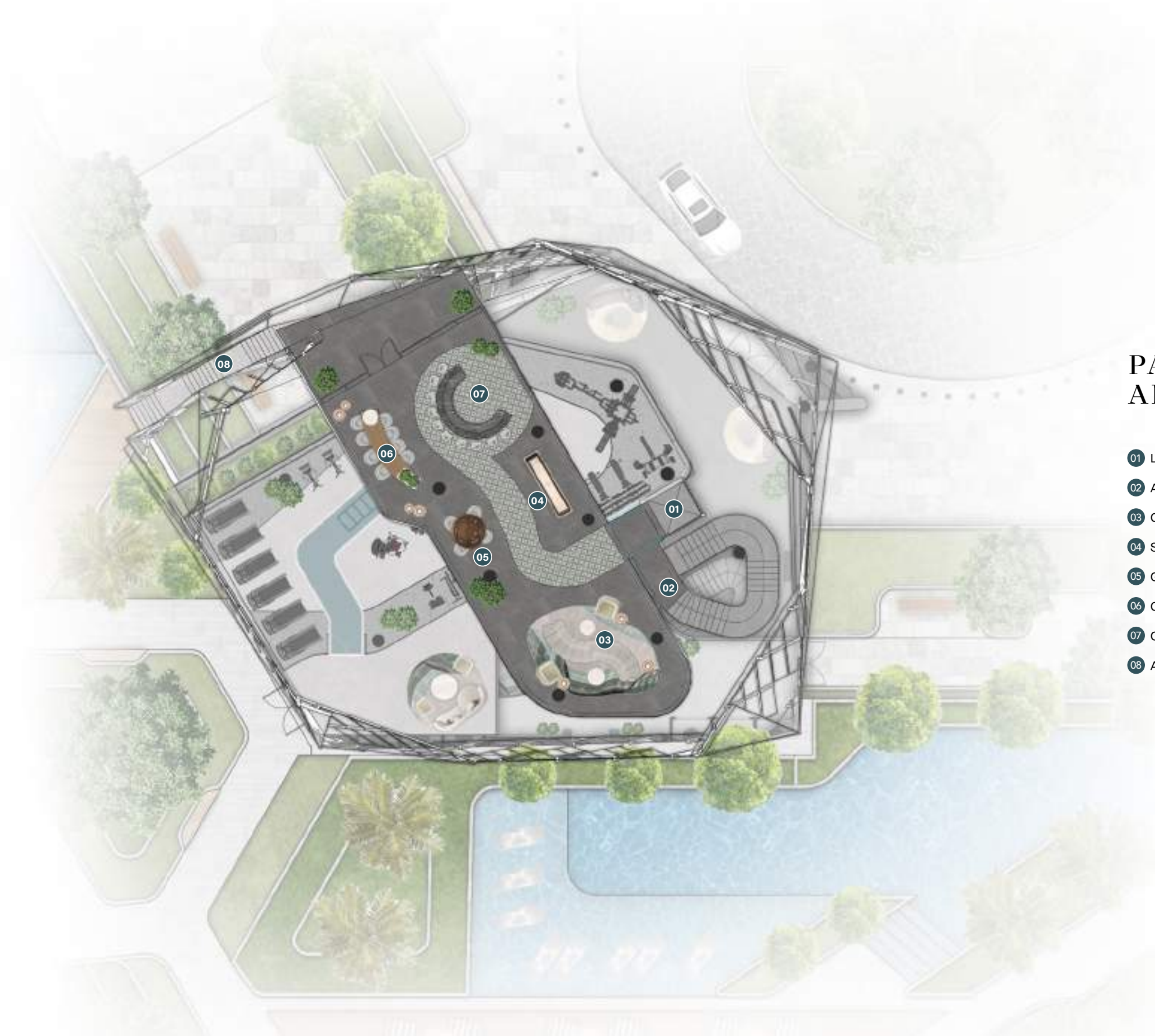


Fitness studio



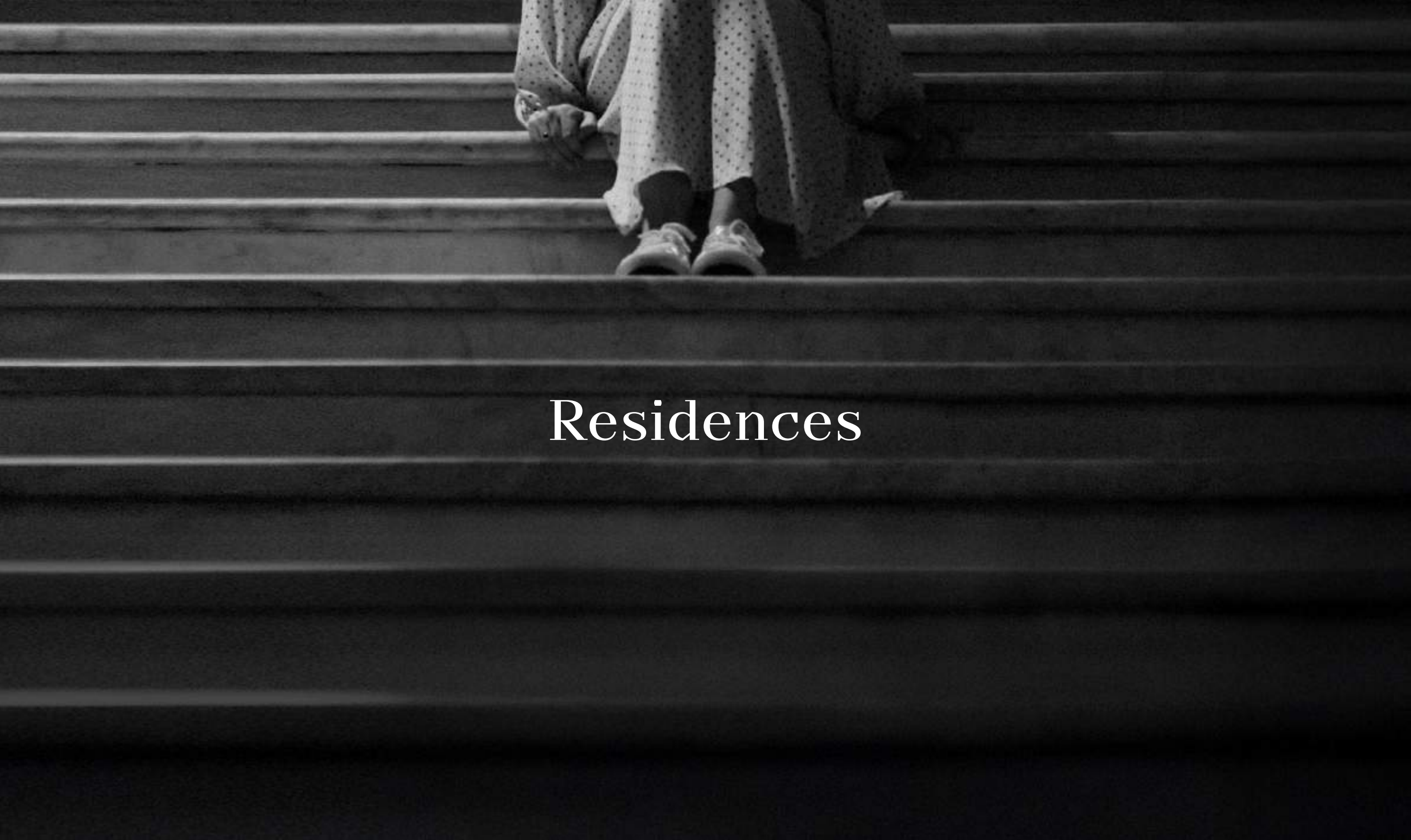
PAVILION 3rd FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER LEVELS
- 03 CLUBHOUSE LOUNGE AREA
- 04 SHUFFLE BOARD
- 05 GAMES TABLE
- 06 CLUBHOUSE DINING TABLE
- 07 CLUBHOUSE SHOW BAR
- 08 ACCESS TO POOL AREA





Clubhouse

A black and white photograph of a person sitting on a set of wide wooden stairs. The person is wearing a light-colored dress with a dark polka-dot pattern and light-colored sneakers. Their hands are resting on their lap. The stairs are made of dark wood and recede into the background, creating a strong sense of depth. The lighting is soft, highlighting the texture of the dress and the wood of the stairs.

Residences



Living and dining



Kitchen



Master bedroom



Master bedroom and wardrobes



Wardrobes



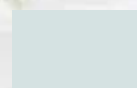
Bathroom



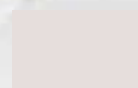
Floor plans



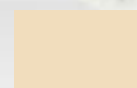
1ST FLOOR PLAN



Studio



1 - Bedroom



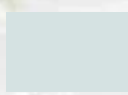
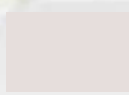
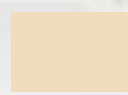
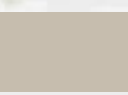
2 - Bedroom



2 - Bedroom+S

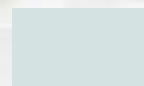


2ND - 4TH FLOOR TYPICAL PLAN

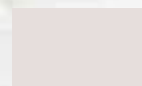
	Studio		1 - Bedroom		2 - Bedroom		2 - Bedroom+S
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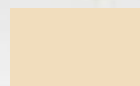
5TH - 10TH FLOOR TYPICAL PLAN



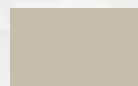
Studio



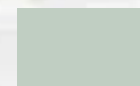
1 - Bedroom



2 - Bedroom



2 - Bedroom+S



3 - Bedroom Penthouse

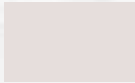
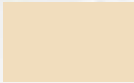


11TH - 14TH FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom+S
- 3 - Bedroom Penthouse

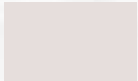


15TH FLOOR TYPICAL PLAN

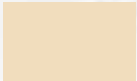
- | | | | | | |
|---|-------------|---|-------------|---|-----------------------|
|  | 1 - Bedroom |  | 2 - Bedroom |  | 4 - Bedroom Penthouse |
|---|-------------|---|-------------|---|-----------------------|



16TH FLOOR TYPICAL PLAN



1 - Bedroom

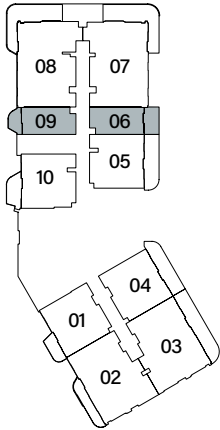
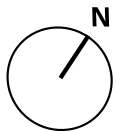


2 - Bedroom

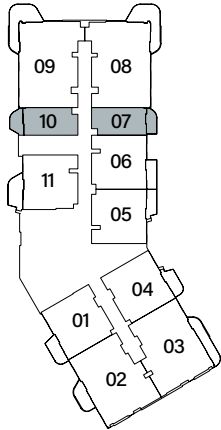


4 - Bedroom Penthouse

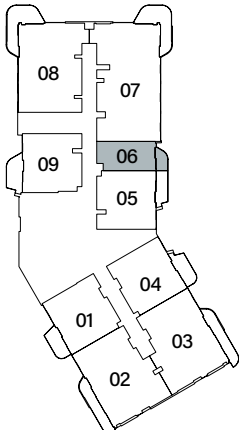
STUDIO TYPE A



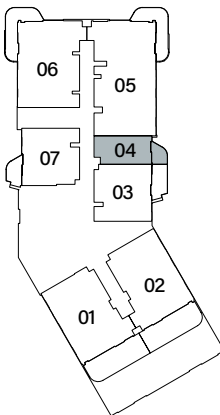
1st Floor



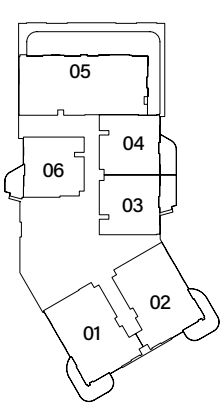
2nd-4th Floor



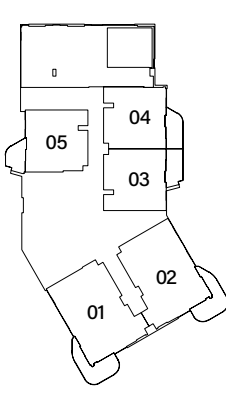
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

**Note: The key plan orientation shown is indicative only*

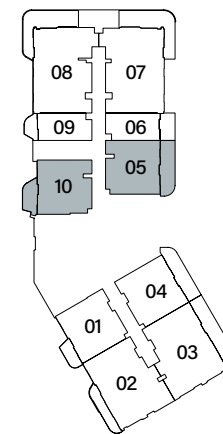
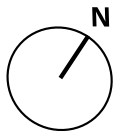
Internal Living Area : **345.41 sq.ft**

Outdoor Living Area : **50.48 sq.ft**

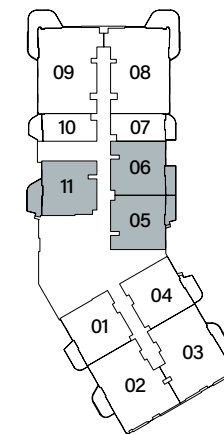
Total Living Area : **395.90 sq.ft**

1 - BEDROOM

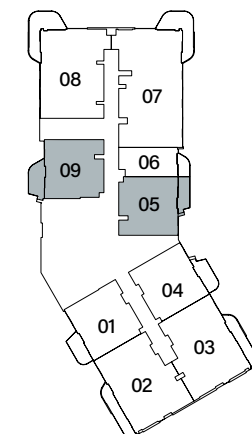
TYPE A



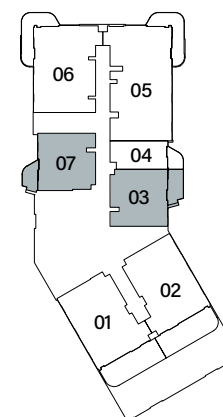
1st Floor



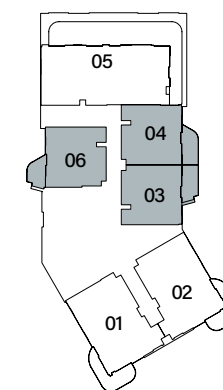
2nd-4th Floor



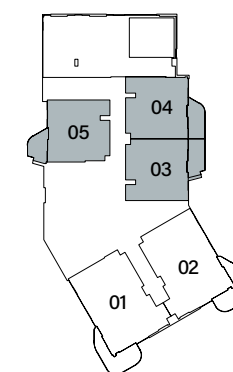
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

**Note: The key plan orientation shown is indicative only*

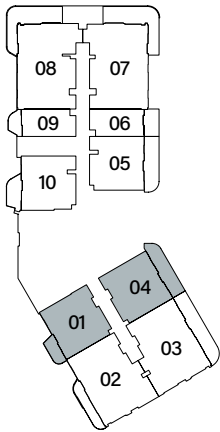
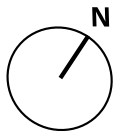
Internal Living Area : **699.55 sq.ft**

Outdoor Living Area : **68.35 sq.ft**

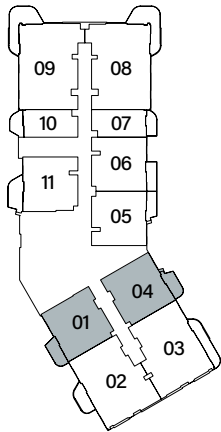
Total Living Area : **767.90 sq.ft**

1 - BEDROOM

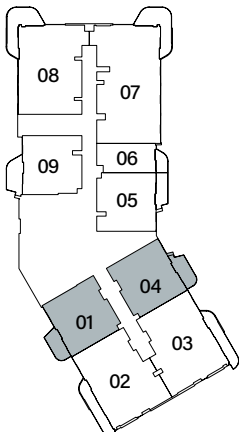
TYPE B



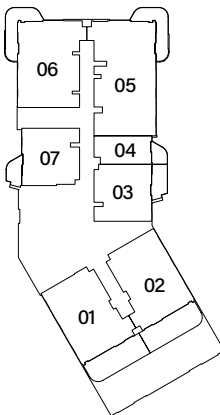
1st Floor



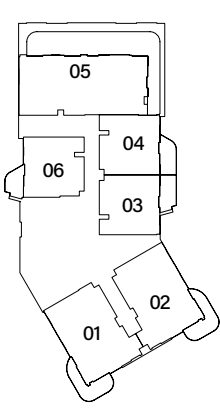
2nd-4th Floor



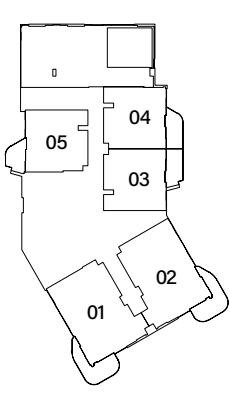
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

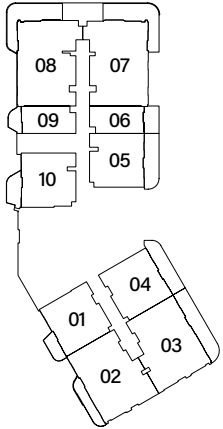
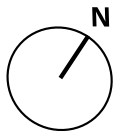
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **711.06 sq.ft**

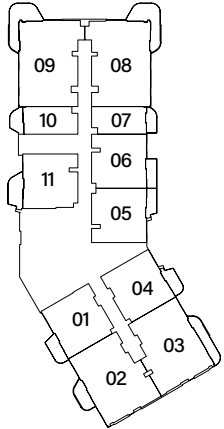
Outdoor Living Area : **80.62 sq.ft**

Total Living Area : **791.69 sq.ft**

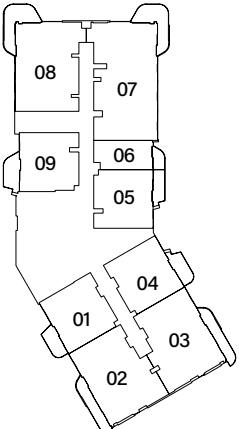
2 - BEDROOM TYPE A



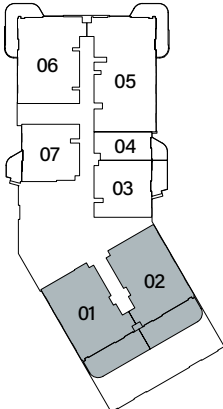
1st Floor



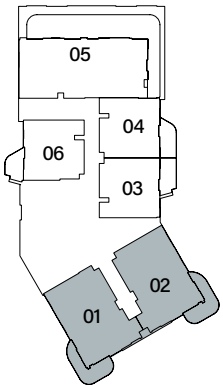
2nd-4th Floor



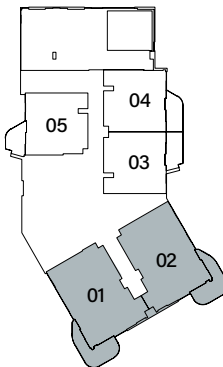
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

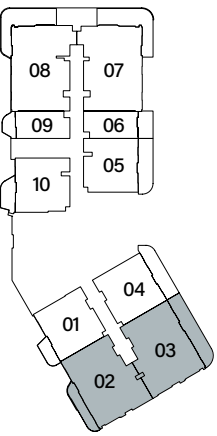
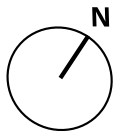
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,054.86 sq.ft**

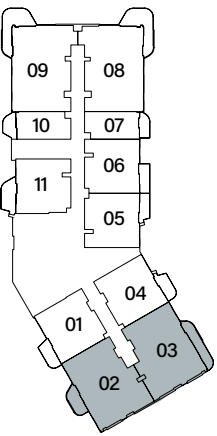
Outdoor Living Area : **148.22 sq.ft**

Total Living Area : **1,203.08 sq.ft**

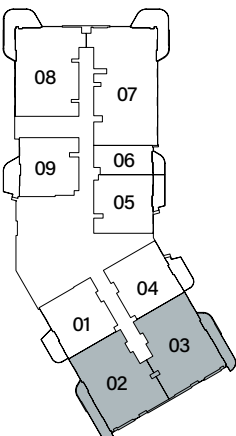
2 - BEDROOM TYPE B



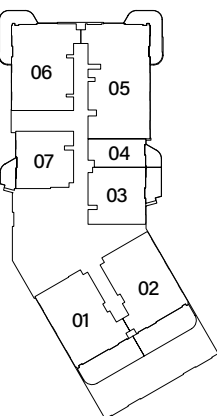
1st Floor



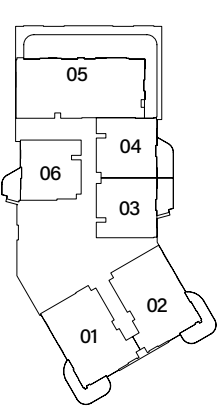
2nd-4th Floor



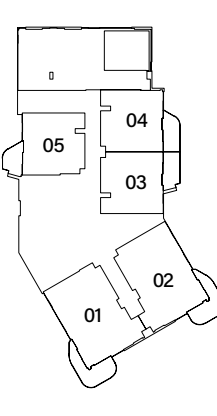
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

**Note: The key plan orientation shown is indicative only*

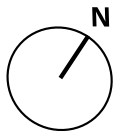
Internal Living Area : **1,087.59 sq.ft**

Outdoor Living Area : **85.36 sq.ft**

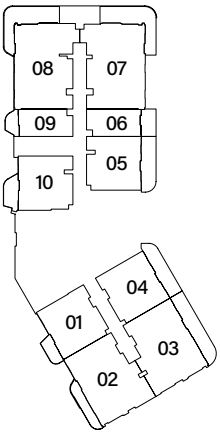
Total Living Area : **1,172.94 sq.ft**

2 - BEDROOM + S

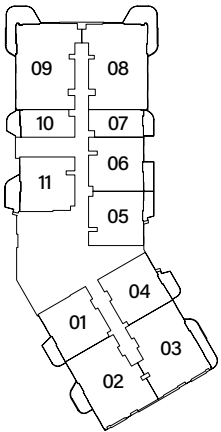
TYPE A



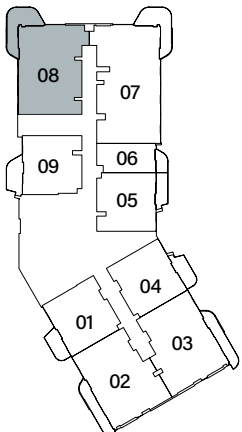
Balcony shape shown is indicative and may vary per floor



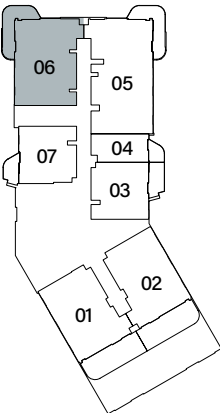
1st Floor



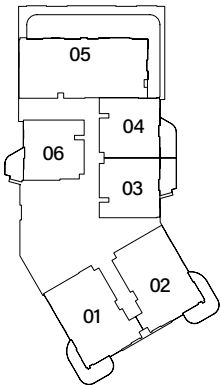
2nd-4th Floor



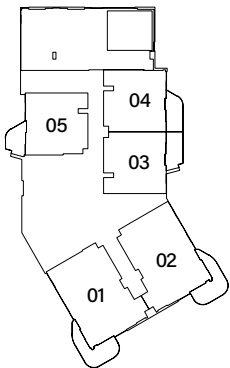
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

**Note: The key plan orientation shown is indicative only*

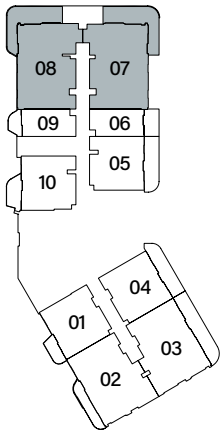
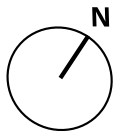
Internal Living Area : **1,177.57 sq.ft**

Outdoor Living Area : **218.62 sq.ft**

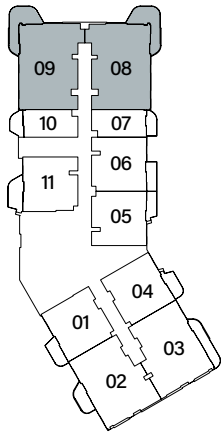
Total Living Area : **1,396.19 sq.ft**

2 - BEDROOM + S

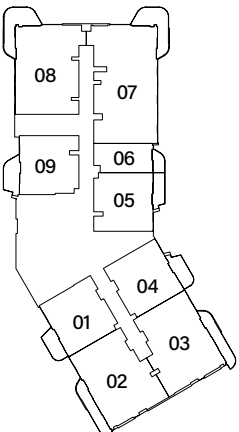
TYPE B



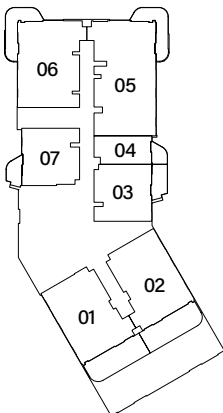
1st Floor



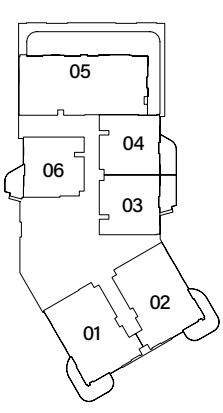
2nd-4th Floor



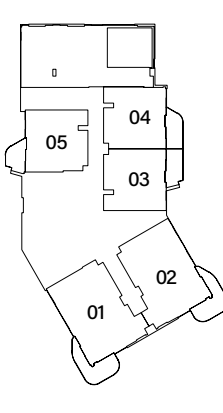
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

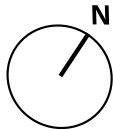
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,217.94 sq.ft**

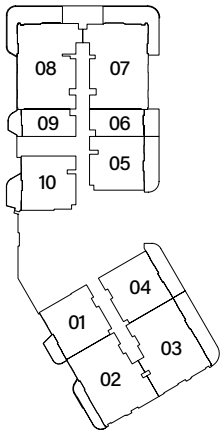
Outdoor Living Area : **191.60 sq.ft**

Total Living Area : **1,409.53 sq.ft**

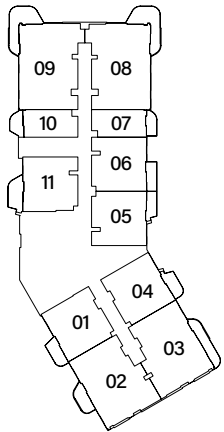
3 - BEDROOM PENTHOUSE TYPE A



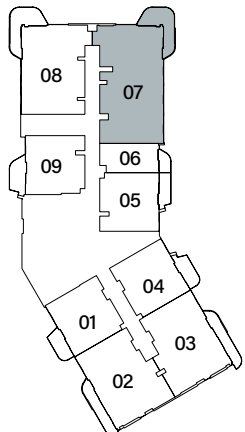
Balcony shape shown is indicative and may vary per floor



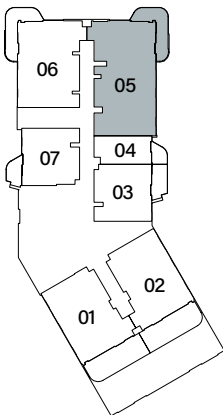
1st Floor



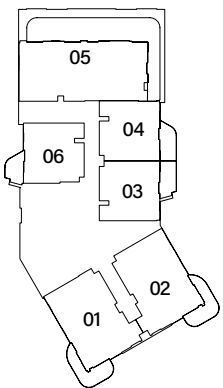
2nd-4th Floor



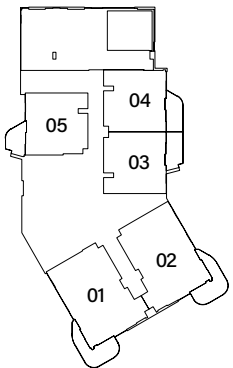
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

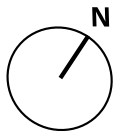
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,531.27 sq.ft**

Outdoor Living Area : **192.35 sq.ft**

Total Living Area : **1,723.62 sq.ft**

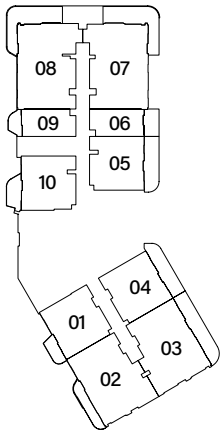
4 - BEDROOM PENTHOUSE TYPE A



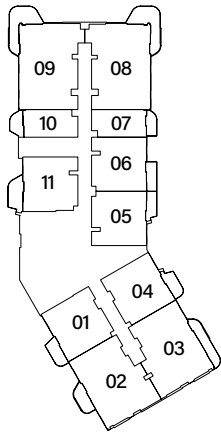
LOWER LEVEL



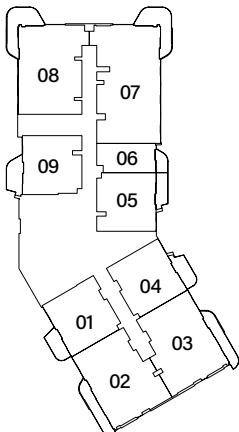
UPPER LEVEL



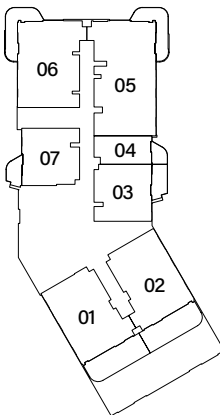
1st Floor



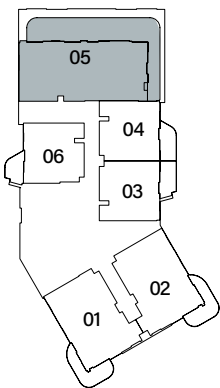
2nd-4th Floor



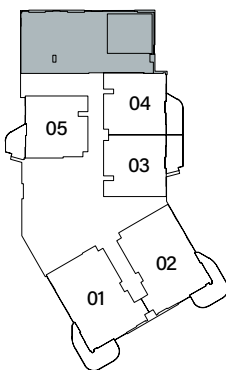
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

**Note: The key plan orientation shown is indicative only*

Internal Living Area : **2,677.95 sq.ft**

Outdoor Living Area : **762.84 sq.ft**

Total Living Area : **3,440.79 sq.ft**

Payment plan

20%

at the time
of booking

10%

60 days after the
reservation date

10%

120 days after the
reservation date

5%

240 days after the
reservation date

5%

360 days after the
reservation date

5%

On completion of 20%
construction of the project

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

30%

On
completion

Project interactive app

To navigate the project
interactive web page of
Portside Square, click [HERE](#)
or scan the QR code below:





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