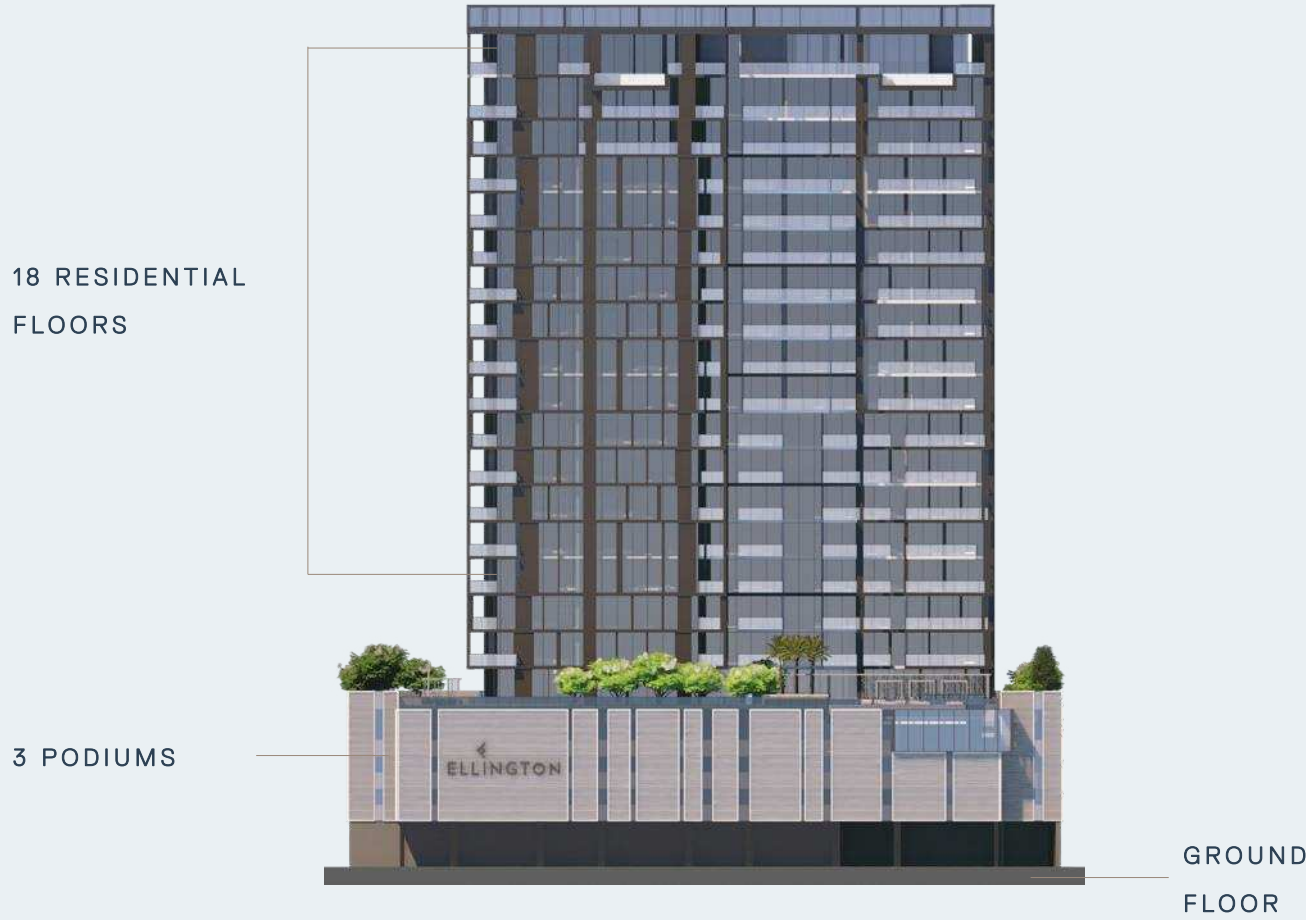


The Crestmark

INVESTMENT GUIDE

BUILDING CONFIGURATION



ELEVATORS

4 passenger elevators
1 service elevator

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

ANTICIPATED COMPLETION DATE

Q1 2026

PARKING

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

OWNERSHIP

Freehold

AMENITIES WITHIN THE PROJECT



Lobby for working,
lounging and reading



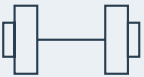
Leisure and lounge pool
overlooking Dubai Canal



Baja Shelf and
Pool sun loungers



Kids
pool



Fitness
studio



Treadwall
fitness



Arcade
room



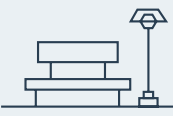
Secret club
room



Changing room with
steam, shower and sauna



Kidtropolis
world



Outdoor
garden



Indoor and outdoor
yoga area



Barbeque
area



Bicycle parking with
wash area



EV charging
station

DRIVING DISTANCES

**02
MINUTES**
Business Bay Marina

**05
MINUTES**
Business Bay Metro Station

**05
MINUTES**
Dubai Mall / Burj Khalifa

**08
MINUTES**
Dubai Opera

**08
MINUTES**
City Walk

**09
MINUTES**
Dubai Design District
Palm Jumeirah

**10
MINUTES**
Museum of the Future

**12
MINUTES**
Meydan Golf Course

**14
MINUTES**
Dubai International Financial Centre

**14
MINUTES**
Dubai International Airport

**15
MINUTES**
Mall of the Emirates
Burj Arab

**17
MINUTES**
La Mer Beach

**19
MINUTES**
Dubai Creek Golf & Yacht Club

**20
MINUTES**
Palm Jumeirah

Kite Beach

Mall of
Emirates

Emirates Hospital
Jumeirah

Jumeirah
Beach

Safa Park

Habtoor City

JW Marriott
Marquis Hotel

Dubai Water
Canal

La Mer
Beach

City Walk

Burj
Khalifa

Dubai Mall

Museum
of Future

Dubai International
Financial Center

The
Crestmark

Mohammed Bin
Rashid City

Meydan
Racecourse

The Track
Meydan Golf

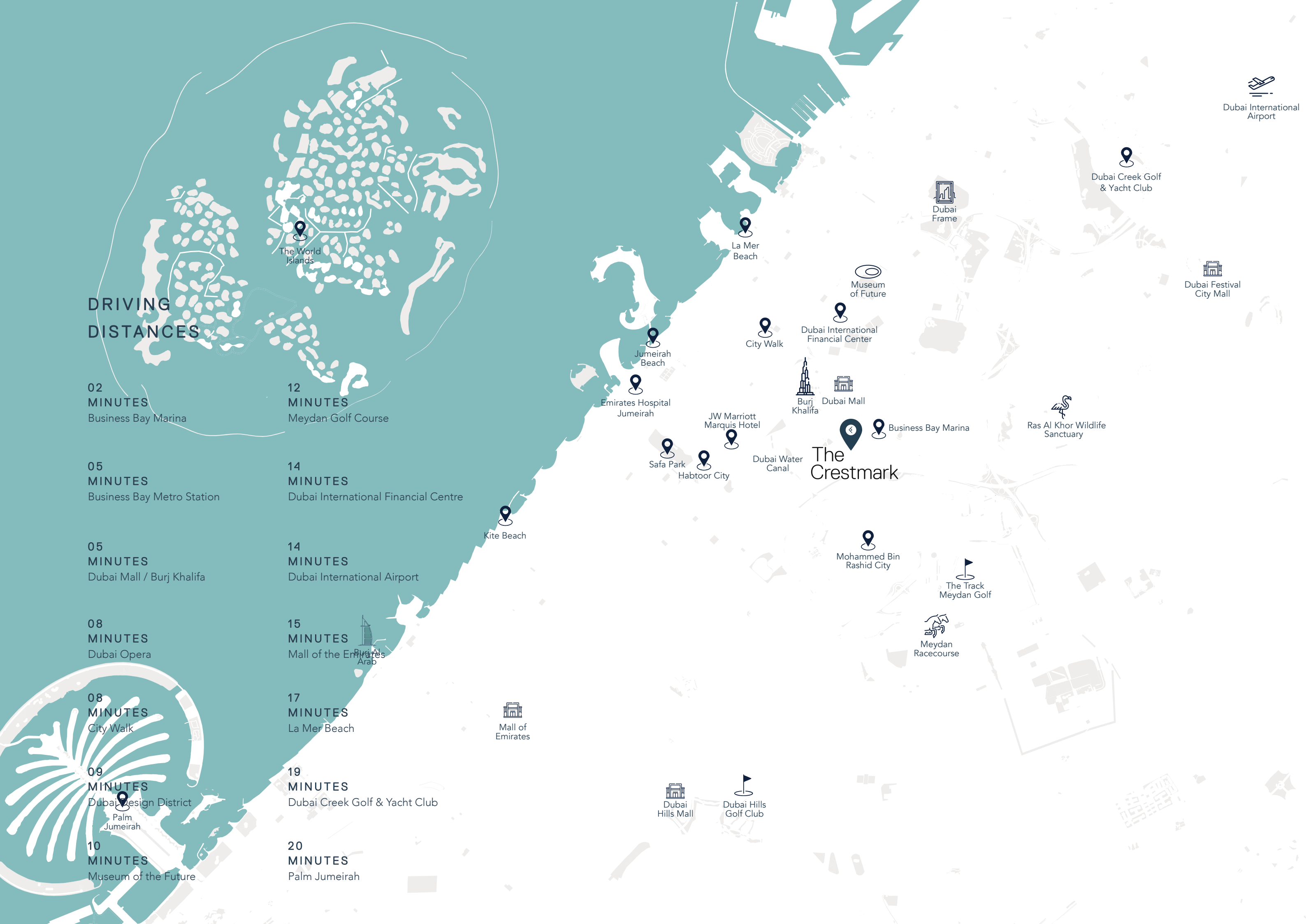
Business Bay Marina

Ras Al Khor Wildlife
Sanctuary

Dubai Creek Golf
& Yacht Club

Dubai Festival
City Mall

Dubai International
Airport





DOCUMENT NEEDED TO BOOK A UNIT

- 01 Buyer’s Passport Copy
- 02 Home address, email address, including the contact number (should be the same as the home address)
- 03 AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>



UNITS & SIZES

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	15 units	From 493 sq. ft to 538 sq. ft
1 bedroom	62 units	From 747 sq. ft to 1,074 sq. ft
2-bedroom	83 units	From 1,046 sq. ft to 1,584 sq. ft
3-bedroom	26 units	From 1,593 sq. ft to 3,080 sq. ft
3 to 4-bedroom penthouse	3 units	From 2,742 sq. ft to 6,104 sq. ft

For booking or any further enquiries contact us on info@ellingtongroup.com or contact your Property Consultant directly.

BOOKING STEPS

- 01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
- 04. Customer will send back the signed SPAs for execution to Ellington Properties
- 05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

PAYMENT PLAN

•	20 %	At the time of booking
•	10 %	30 days after the reservation date
•	10 %	90 days after the reservation date
•	5 %	150 days after the reservation date
•	5 %	240 days after the reservation date
•	5 %	On completion of 30% construction of the project
•	5 %	On completion of 40% construction of the project
•	5 %	On completion of 50% construction of the project
•	5 %	On completion of 60% construction of the project
•	30 %	On completion



GROUND
FLOOR PLAN

- 1

Drop-off Area
- 2

Lobby Entrance
- 3

Lobby Lounge
- 4

Lobby Reception
- 5

Library Area
- 6

Hub Desk
- 7

Lift Lobby
- 8

Kidtropolis World
- 9

Service Lift
- 10

Move-in Truck Zone
- 11

Bicycle Parking with Wash Area
- 12

Visitor Parking
- 13

Curved Outdoor Bench
- 14

Access to Canal Boardwalk
- 15

Vehicle Entrance
- 16

Vehicle Exit

KIDTROPOLIS WORLD



4TH
FLOOR PLAN

- 1

Leisure & Lounge Pool
- 2

Infinity Pool Area
- 3

Cabanas
- 4

Baja Shelf
- 5

Kids Pool
- 6

Pool Sun Loungers Area
- 7

Access to Pool Deck & Courtyard
- 8

Mini Bowling Alley
- 9

Arcade Room Lounge Seats
- 10

Arcade Machines
- 11

Games Table
- 12

Skee Ball Area
- 13

TV Game Room
- 14

Courtyard
- 15

Kinetic Garden
- 16

Secret Club Room
- 17

Bar & Kitchenette
- 18

Dining & Lounge Area
- 19

Club Room Terrace
- 20

Female Change, Steam, Sauna & Shower
- 21

Male Change, Steam, Sauna & Shower
- 22

Functional Training Zone
- 23

Treadwall
- 24

Fitness Studio
- 25

Lift Lobby
- 26

Barbeque Area
- 27

Outdoor Yoga Area
- 28

Outdoor Kids Play Area
- 29

Indoor Yoga Area
- 30

Zen Room
- 31

Access to Wellness Studio





LOBBY

Stepping into a perfectly designed space filled with artwork, greenery, and lush cream-colored furniture, the lobby invites residents to a vast, light-filled space. The careful attention to detail is felt as soon as you walk in, where the marble effect porcelain floor tiles, hub desk, the elevated library behind the reception desk, and the huge display of the sculptural Bonsai Tree are indeed a great addition to the overall aesthetic.



FITNESS STUDIO

The fitness studio is a well-appointed space designed to inspire and motivate the residents. Equipped with top-of-the-line exercise equipment including a treadwall, the fitness studio offers a spacious and well-lit environment for a variety of workouts. The serene view of the pool deck adds to the ambiance, creating a tranquil and refreshing atmosphere that encourages focus and determination during your workout. With its state-of-the-art facilities and inspiring surroundings, this fitness studio promises an invigorating and rewarding exercise experience.



POOL DECK

The resort-style swimming pool is the centerpiece of the deck, surrounded by Baja shelves that allow residents to lounge in shallow water while taking in the beautiful surroundings. The pool is also surrounded by hospitality-quality cushioned sun loungers, providing ample space to relax and soak up the sun. For those seeking a more private experience, cabanas facing the pool and the canal offer a secluded and tranquil oasis. Robust landscaping surrounds the pool deck, creating a lush and tropical atmosphere that further enhances the relaxation experience.



WELLNESS STUDIO

The glass-enclosed yoga studio is naturally lit and offers stunning views creating a peaceful and calming atmosphere, perfect for practicing yoga and meditation. The glass enclosure provides a sense of openness and connection to the outdoors while providing a comfortable environment. The panoramic view of the Business Bay Marina and the floating villas is truly unique and adds an extra element of relaxation and calmness to the space.



KIDTROPOLIS WORLD

Kidtopolis World is a unique and exciting space that is dedicated entirely to kids. It offers a mini-city experience that allows children to explore, play and engage in different roles and activities, all within a safe environment. The space comprises a range of facilities, including a diner cafe, a hair salon, a supermarket, a car shop, a gas station, and even a kids' washroom. These facilities are designed to provide children with a fun and immersive experience that encourages creativity, curiosity, and learning. By role-playing and interacting with different aspects of this mini-city, kids can develop a range of skills, from socializing to communication and teamwork.



KITCHEN

The open-layout kitchen provides ample cooking, entertaining, and dining space, while the Miele appliances offer top-of-the-line performance and efficiency. The integrated lighting adds a modern touch to the space, creating a warm and inviting atmosphere. The kitchen also offers a built-in convenient and stylish fridge, seamlessly blending into the cabinetry. While the elegant waterfall edge bar counter serves as a centerpiece, adding a touch of sophistication to the overall design.



ARCADE ROOM

Step into the arcade room and be transported to a retro-gaming paradise. This unique space is designed to delight and entertain residents. Whether you're a gaming enthusiast or just looking for some fun and relaxation, the room features lounge seats and a range of arcade machines including Skee ball, street basketball, and Pacman. For those looking for a bit of friendly competition, there is a mini bowling alley, table tennis, and a games table. The room is also equipped with a TV and has direct access to the pool and garden.



BATHROOM

The bathroom is thoughtfully designed with ample storage space, including a sleek vanity with drawers, shelves, and cabinets, allowing for easy organization of all bathroom essentials. The large his and hers mirrors provide ample reflection making the bathroom feel more spacious. The shower features a glass door that allows natural light to fill the space and highlights the beauty of the textured porcelain wall tiles. While the high-end fixtures and the overall minimalist design, elevate the entire space to a new level of extravagance.



WHY INVEST IN DUBAI?

- | | | | |
|---|--|---|--|
|  High rental returns compared to major world cities |  Residence visa |  World-class COVID-19 management |  Ease of doing business – 1st in MENA* |
| 0% 0% tax on residential real estate |  Safe and reliable investment environment |  World-class education |  Consistently growing population |
|  Fixed exchange rate (US Dollar and UAE Dirham) |  Sustained economic growth |  Readily available financing options |  DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center ** |
|  Stable economy and currency | | | |

*Ease Of Doing Business Report – 2021
** The Global Financial Centres Index - 2019

WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning
boutique developer

ROI

High return on investment
up to 9%*

95%

Occupancy rate*



Multiple payment options
available including
cryptocurrency



Hotel-inspired amenities

30%

Premium on average
rental returns**



High capital appreciation
upon handover



Transparent and reliable
customer care



Prime locations



High tenant retention



Quicker return of capital
compared to market average*



Sustainability compliance
with Dubai Green Building
Regulations

*ReidIn Market Data
**JVC projects as per ReidIn report

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