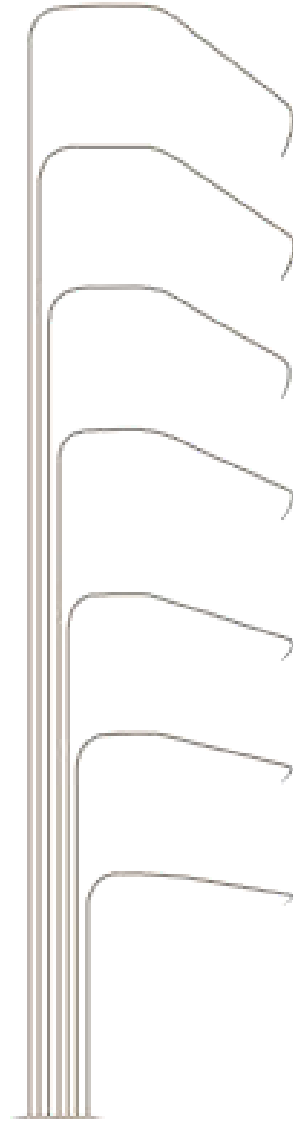




ELLINGTON



CLAYDON HOUSE




ELLINGTON
PROPERTIES



ELLINGTON CLAYDON HOUSE

Claydon House stands as a beacon of urban sophistication in the heart of Mohammed Bin Rashid City

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

DRIVING DISTANCES

1 Minute | Meydan Underground Metro Line

5 Minutes | Ras Al Khor Wildlife Sanctuary

10 Minutes | Dubai Design District

10 Minutes | Meydan Grandstand and Racecourse

12 Minutes | Dubai Festival City Mall

15 Minutes | Burj Khalifa/Dubai Mall

15 Minutes | Business Bay

17 Minutes | Dubai International Airport

20 Minutes | Dubai International Financial Centre

20 Minutes | City Walk

22 Minutes | Dubai Hills Golf Club

22 Minutes | Dubai Creek Golf and Yacht Club

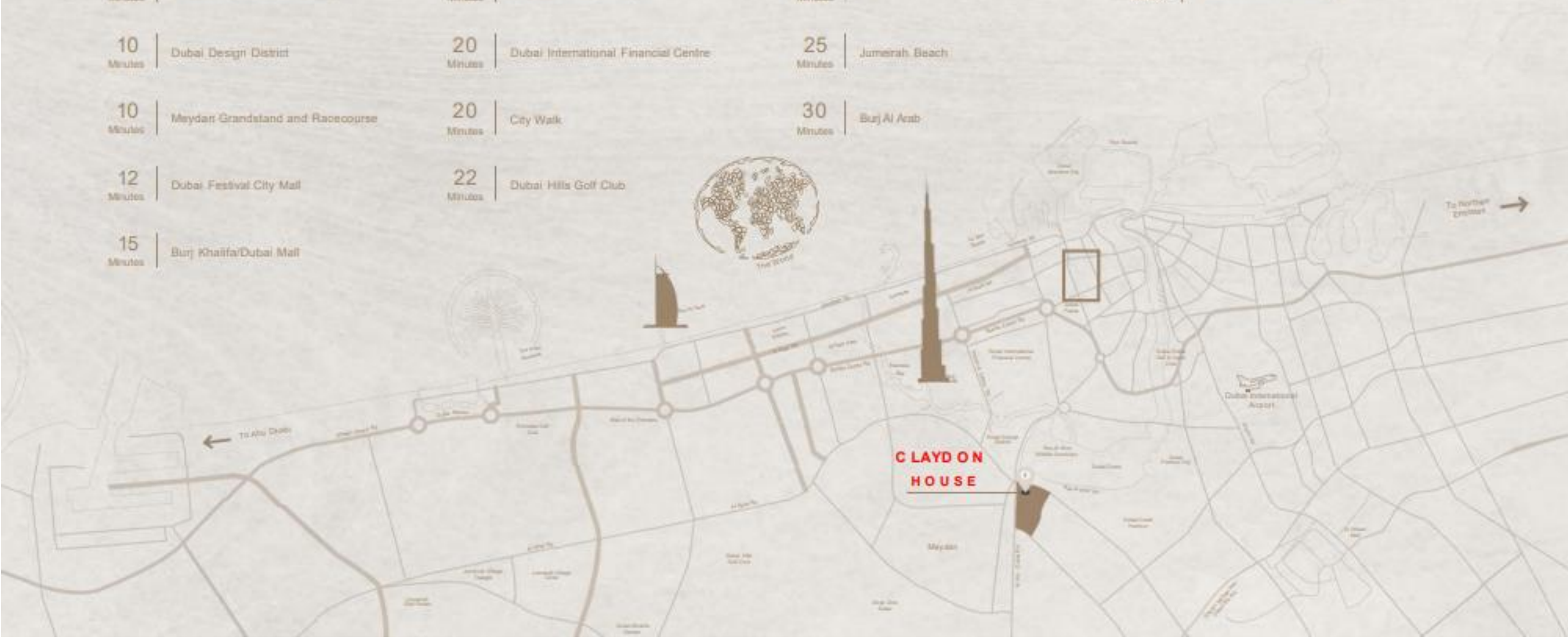
25 Minutes | Mall of the Emirates

25 Minutes | Jumeirah Beach

30 Minutes | Burj Al Arab

35 Minutes | Palm Jumeirah

38 Minutes | Dubai World Central Airport



A PANORAMA OF NATURE

Sweeping vistas of the Ras Al Khor Wildlife Sanctuary, the iconic Downtown Dubai skyline, and direct access to the crystal-clear lagoon

Ras Al
Khor
Wildlife
Sanctuary

ELLINGTON

ELLINGTON

2km Crystal Lagoon

4km Community
Promenade

CLOSEST LANDMARKS



Downtown Dubai



Dubai International Financial Centre



Dubai World Trade Centre



Business Bay



Dubai Design District



Dubai Water Canal



Ras Al Khor Wildlife Sanctuary

CLAYDON HOUSE



Ras Al Khor Rd

Al Ain - Dubai Rd

Ras Al Khor Rd

Crystal Lagoon

SUN & VIEWS ANALYSIS



S

W

Summer
Sunset

Winter
Sunset

E

Burj Khalifa
View

Ras Al Khor
Wildlife Sanctuary
View

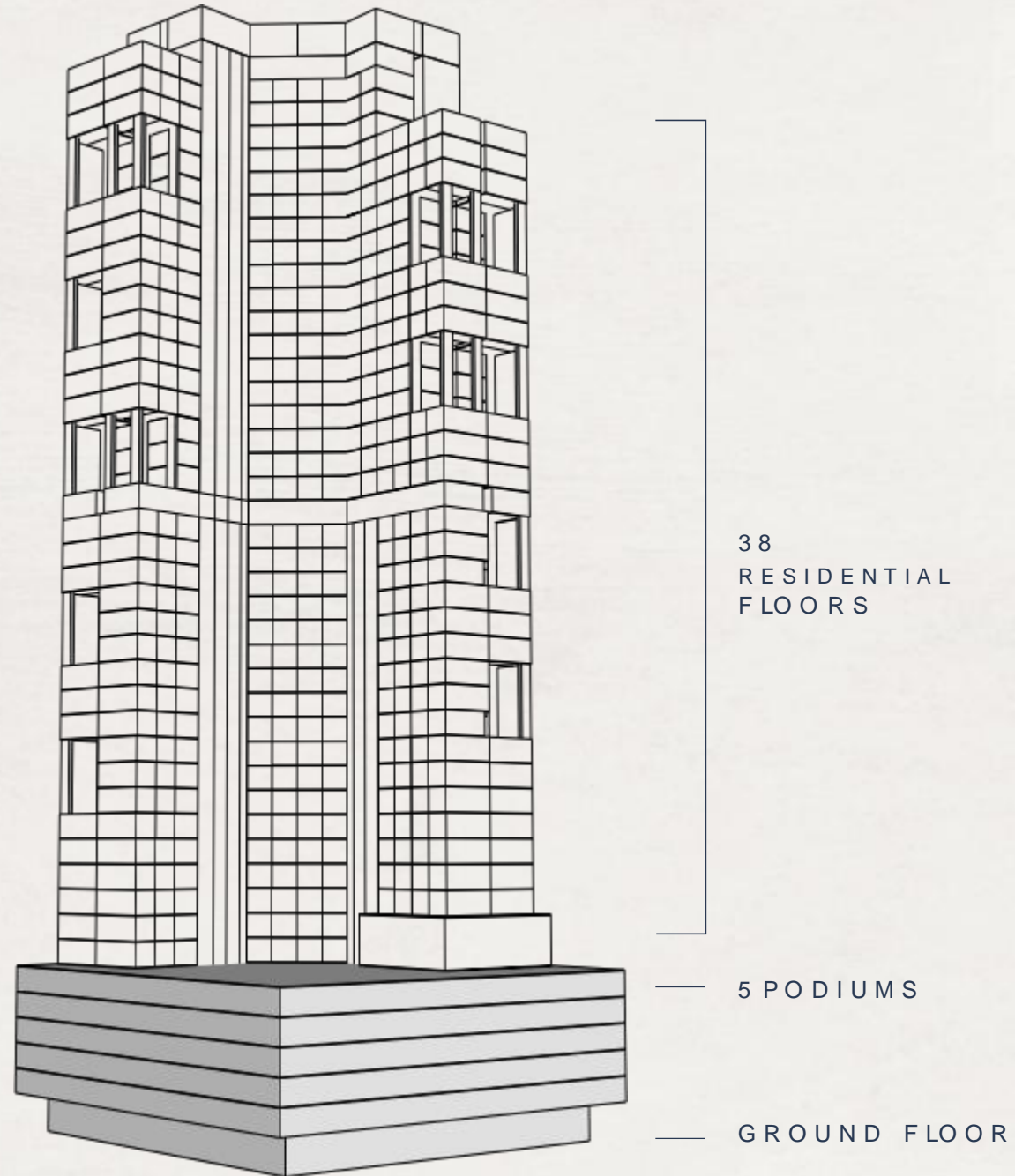
Summer
Sunrise

Winter
Sunrise

Crystal Lagoon
View

N

BUILDING CONFIGURATION



Elevators

8 passenger elevators
1 service elevator

Anticipated Completion Date

Q2 2027

Anticipated Service Charge

AED 22 per sq.ft.

Parking

1 and 2 beds: 1 parking space

3 beds and 4 beds: 2 parking spaces

Ownership

Freehold

Key Views

Crystal Lagoon, Ras Al Khor

Wildlife Sanctuary, Burj Khalifa and

Downtown Dubai skyline



SIZE RANGE PER UNIT TYPE

1 Bedroom	From 767 sq. ft to 899 sq. ft
2 Bedrooms	From 1,231 sq. ft to 1,245 sq. ft
2 Bedrooms + Study	From 1,237 sq. ft to 1,394 sq. ft
3 Bedrooms + Study	From 1,609 sq. ft to 2,814 sq. ft
4 Bedrooms + Study	From 2,088 sq. ft to 3,198 sq. ft

NUMBER OF UNITS PER TYPE

1 Bedroom	235 Units
2 Bedrooms	85 Units
2 Bedrooms + Study	47 Units
3 Bedrooms + Study	26 Units
4 Bedrooms + Study	11 Units

GROUND FLOOR
AMENITIES



RETAIL PROMENADE

8 retail shops located at the Ground Floor with outdoor F & B seating areas



ELLINGTON

COMMUNITY LAGOON

2km crystal lagoon beach with sun loungers and cabanas



COMMUNITY PROMENADE

4km landscaped walkway along the crystal lagoon beach



LOBBY

Elegant entrance space welcoming residents and guests

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
- 15 PARKING
- 16 ACCESS TO PODIUM PARKING
- 17 BICYCLE PARKING
- 18 RETAIL/F&B SERVICE
- YARD/DELIVERIES
- RESIDENTS MOVE-IN TRUCK ZONE



FIRST FLOOR
AMENITIES



POOL DECK

3 separate residents pool - infinity-edge leisure pool, kids pool and adult lap pool



SUN LOUNGERS AREA

Tranquil space for sunbathing and relaxation



OUTDOOR DECK

Versatile outdoor space for socializing and leisure activities



FITNESS STUDIO

State-of-the-art facility for health and wellness pursuits



KIDS PLAY AREA

Engaging space designed for children's recreation and enjoyment

FIRST 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 GAMES TABLE AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM AND SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT
- 19 LIFT LOBBY



SECOND FLOOR
AMENITIES



CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize

CLUB HOUSE WASHROOM

Well-appointed washroom facilities within the club lounge area





ARCADE ROOM

Entertaining space for arcade games



KARAOKE ROOM

Fun-filled venue for singing enthusiasts

SECOND 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



THE RESIDENCES



CORRIDOR

2.7 metre ceiling height apartment corridors



LIVING & DINING

A sanctuary for relaxation and social gatherings



KITCHEN

1-bedroom apartments



KITCHEN

2-bedroom apartments



KITCHEN

1 and 2-bedroom selective apartments



KITCHEN

4-bedroom apartments



BEDROOMS

An oasis of tranquility, offering restful nights and rejuvenating mornings



BATHROOMS

A spa-like retreat, designed for indulgent self-care and revitalization

POWDER ROOM

A chic and convenient space, perfect for quick refreshments and guest comfort





SKY TERRACE

Select 3 and 4-bedroom type units



HOME AUTOMATION

Smart door lock with mobile app control



C LAYDO N
H O U S E

TYPICAL PLANS



8th - 9th & 14th - 15th FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

1 BEDROOM
TYPE A

Total Living Area : 840.77
/809.77Sqf



14th Floor:

04

05

1 BEDROOM
TYPE B

Total Living Area: 770.48 Sqf



14th Floor:

011

012

1 BEDROOM
TYPE B1

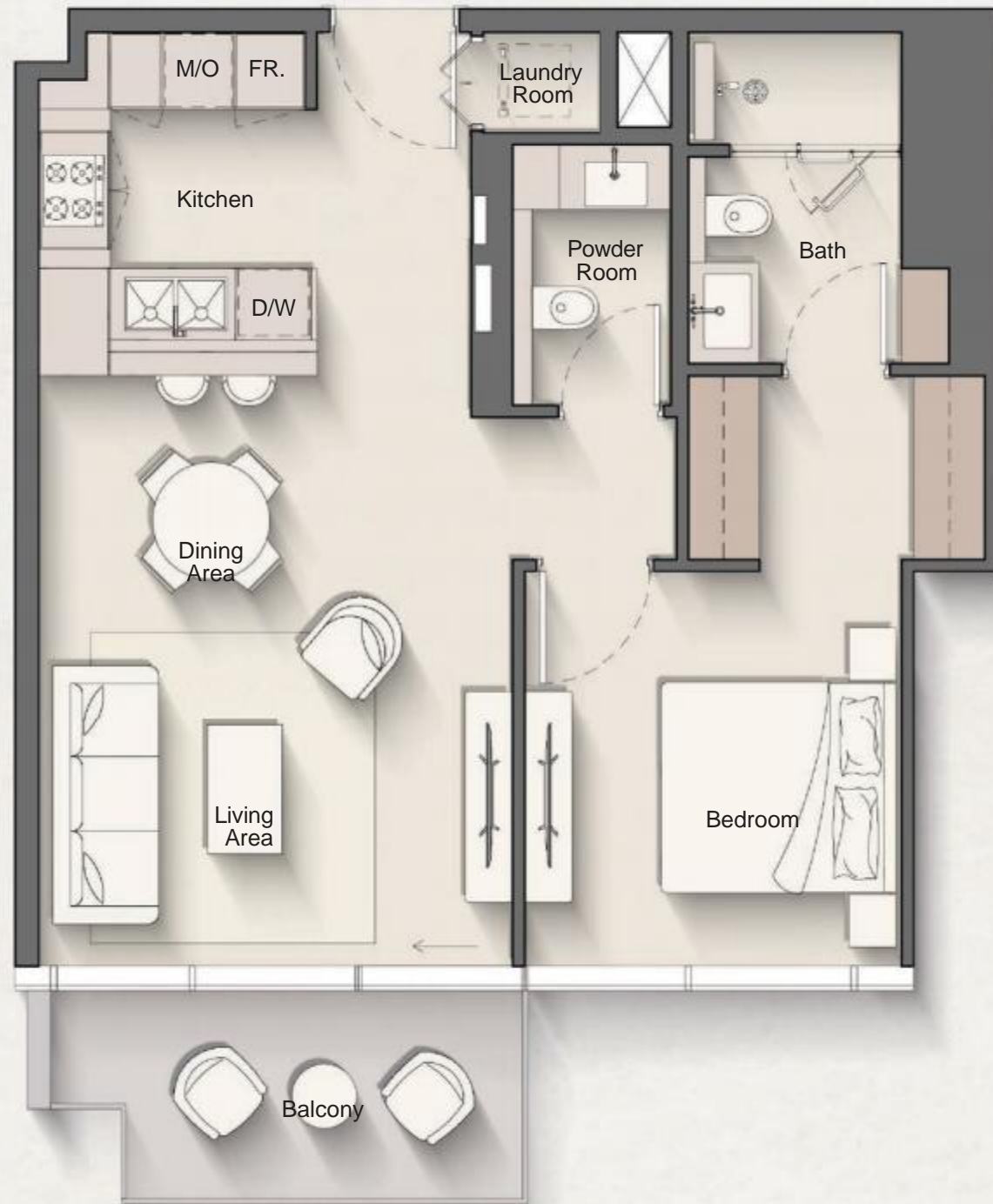
Total Living Area: 825.05 Sqf



14th Floor:
010

1 BEDROOM
TYPE B2

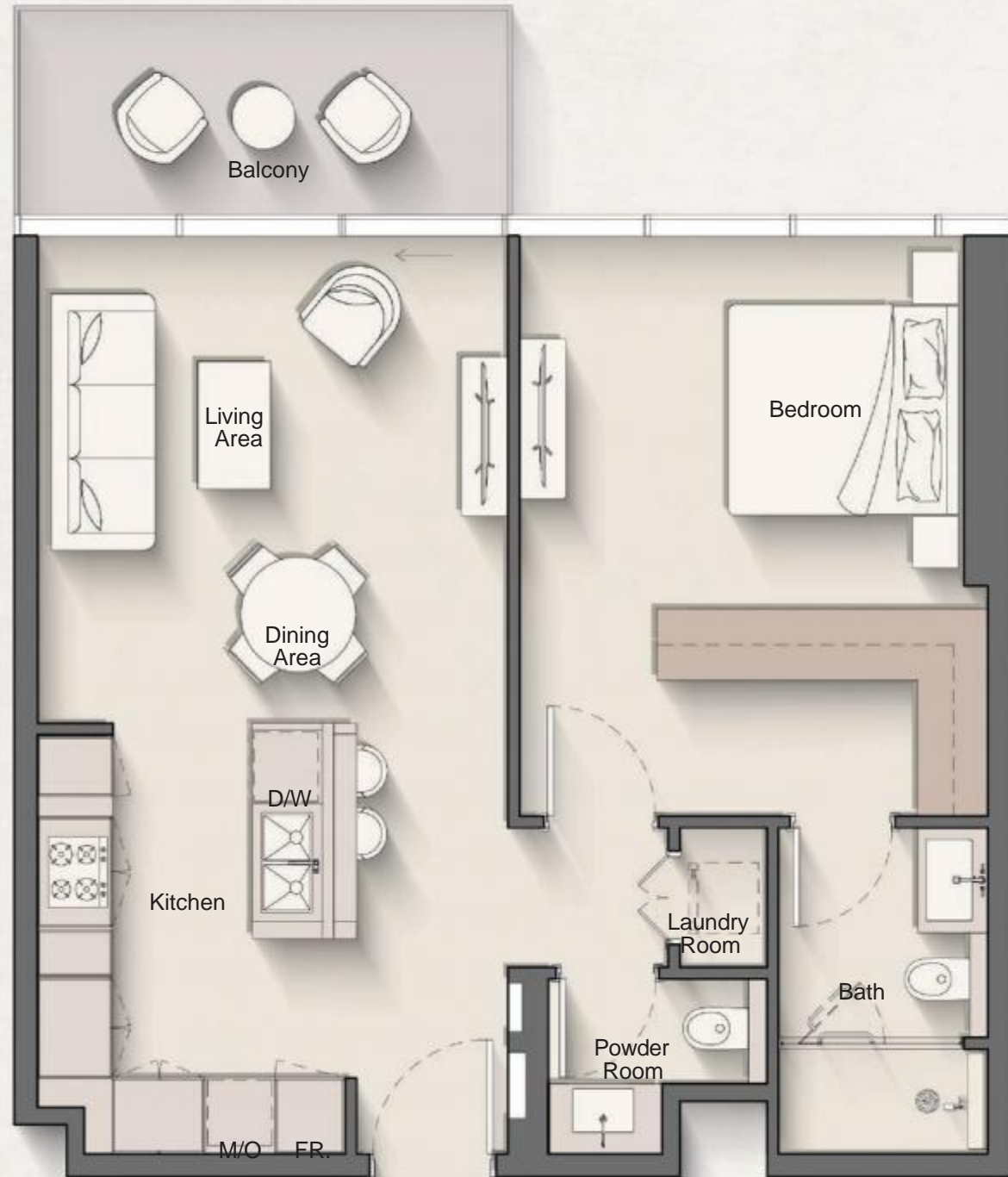
Total Living Area: 767.68 Sqf



14th Floor:
09

1 BEDROOM
TYPE A2

Total Living Area:839.05Sqf



14th - Floor:
07

1 BEDROOM
TYPE B3

Total Living Area:788.24Sqf



14th Floor:
08

2 BEDROOM
TYPE A

Total Living
Area: 1231.61/1245.28 Sqf



14th Floor:
03
06

2 BEDROOM + S
TYPE A



14th Floor:
002

Total Living Area: 1230.21 Sqf

2 BEDROOM + S Total Living Area:1393.71Sqf
TYPE C



14th Floor:
01

(selling price)

	Developer	Project	Unit	Type	Suit Area (Sqft)	Balcony	Total Area (Sqft)	Price for apartment (AED/Sqft)
1	Ellington	Claydon House	1401	2BD	1234.51	195.2	1393.71	2300
2	Ellington	Claydon House	1402	2BD	1094.8	135.41	1230.21	2300
3	Ellington	Claydon House	1403	2BD	1103.84	127.77	1231.61	2300
4	Ellington	Claydon House	1404	1BD	730.76	79.01	809.77	2300
5	Ellington	Claydon House	1405	1BD	730.76	110.01	840.77	2300
6	Ellington	Claydon House	1406	2BD	1117.51	127.77	1245.28	2300
7	Ellington	Claydon House	1407	1BD	742.93	96.12	839.05	2300
8	Ellington	Claydon House	1408	1BD	714.94	73.30	788.24	2300
9	Ellington	Claydon House	1409	1BD	694.27	73.41	767.68	2300
10	Ellington	Claydon House	1410	1BD	726.99	98.06	825.05	2300
11	Ellington	Claydon House	1411	1BD	716.02	54.46	770.48	2300
12	Ellington	Claydon House	1412	1BD	716.02	54.56	770.48	2300
							11512.33	2300



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 30% construction of the project

5%

On completion of 40% construction of the project

5%

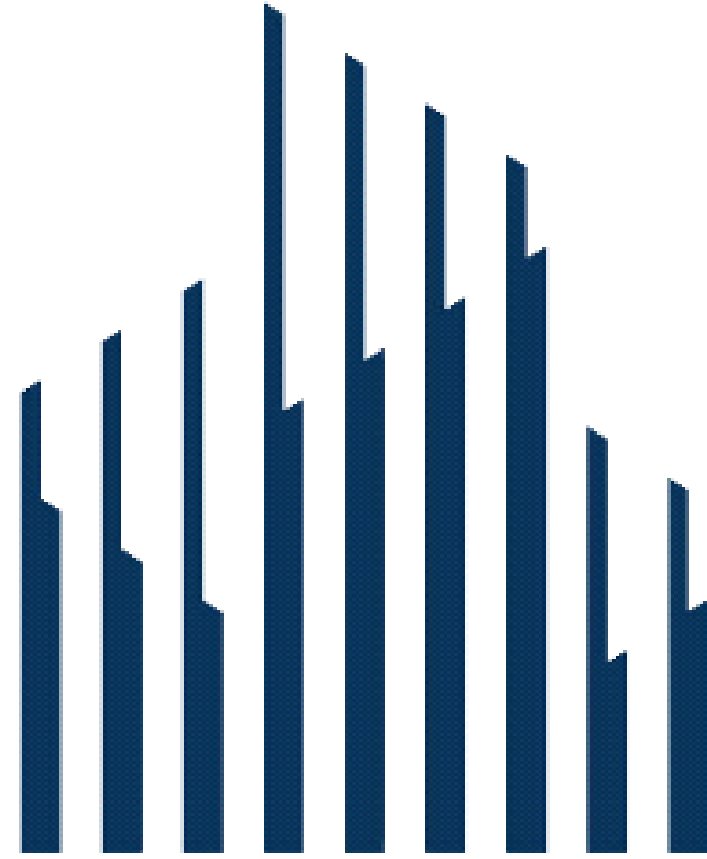
On completion of 50% construction of the project

5%

On completion of 60% construction of the project

30%

On completion



MATRIX

REAL ESTATE