



# THE SANCTUARY

*By Ellington*

THE WATERSIDE  
INVESTMENT GUIDE

A close-up of tall, dry, golden-brown grasses in the foreground, partially obscuring the bottom of the page. The background is the same blue water seen in the top half of the page.



## AMENITIES WITHIN THE COMMUNITY

### A PREMIUM GATED COMMUNITY

The Waterside

### ELEVATORS

1 passenger elevator on each villa

### ANTICIPATED COMPLETION DATE

Q2 2026

### ANTICIPATED SERVICE CHARGE

AED 4 per sq. ft

### PARKING

4 bedroom villas: 2 parking spaces  
5 and 6 bedroom villas: 3 parking spaces

### LOCATION

District 11, Mohammed Bin Rashid City

### OWNERSHIP

Freehold



CRYSTAL  
LAGOON



COURTYARD  
SPACES



LANDSCAPE  
GARDEN



KIDS PLAY AREA



COMMUNITY  
PARKS



PICNIC  
AREAS



DOG  
PARK



SEATING AREAS







DUBAI INTERNATIONAL AIRPORT  
20 MINS

THE WORLD ISLANDS

DUBAI FRAME  
25 MINS

MUSEUM OF THE FUTURE  
25 MINS

DIFC  
25 MINS

BURJ KHALIFA  
25 MINS

DUBAI MALL  
25 MINS

DUBAI CREEK HARBOUR  
20 MINS

RAS AL KHOR WILDLIFE SANCTURAY  
18 MINS

MEYDAN RACECOURSE  
15 MINS

BURJ AL ARAB  
30 MINS

MALL OF EMIRATES  
25 MINS

DUBAI HILLS MALL  
20 MINS

DUBAI HILLS GOLF CLUB  
23 MINS



KENT COLLEGE DUBAI  
20 MINS

# CONVENIENTLY LOCATED

SHEIK ZAYED ROAD E11

AL KHAIL ROAD E44

AL AIN DUBAI ROAD E66

SHEIK MOHAMMED BIN ZAYED ROAD

10Km

5Km

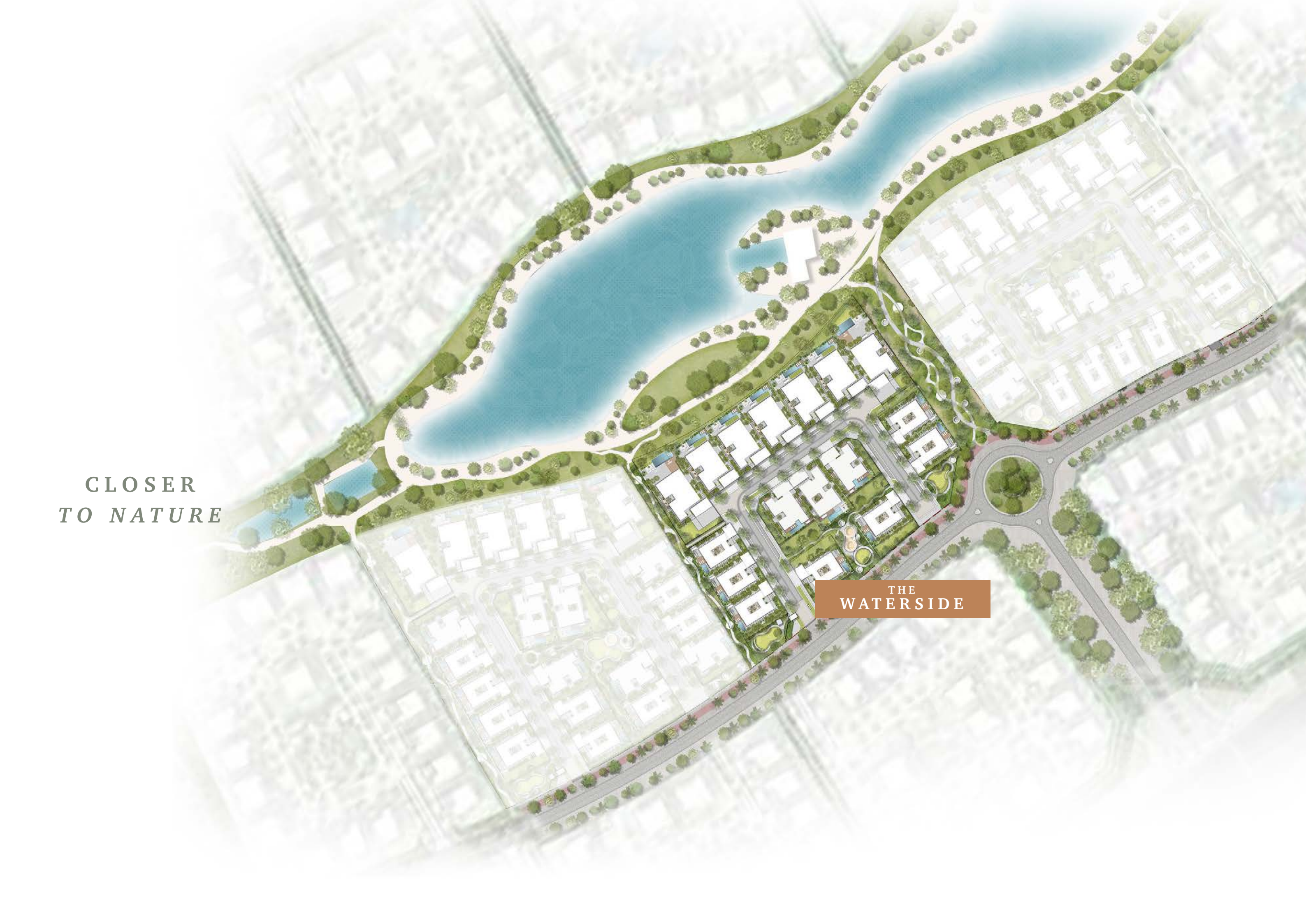


PALM JUMEIRAH  
30 MINS



CLOSER  
TO NATURE

THE  
WATERSIDE





THE RETREAT  
VILLAS  
*LAGOON VIEW*





## NUMBER OF BEDROOMS

6 Bedrooms

## VILLA SIZE

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### Total Area:

14,605.6 sq. ft

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### Plot Area Range:

From 8,335.9 sq. ft  
to 14,383.8 sq. ft

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## OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 02** Rooftop Terrace
- 03** Floor-to-ceiling Sliding Windows
- 04** Garden with Pool & Sunken Seating
- 05** Pool Lounge Terrace
- 06** 3 Covered Car Parking

## INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Library & Office
- 06** Filtered Water Faucet
- 07** Double-Height Entrance
- 08** Premium Stone Surfaces
- 09** Wellness Couples Shower
- 10** Bespoke Joinery Detailing
- 11** Home Automation System
- 12** Pantry on the 2nd Floor & Roof
- 13** Show Kitchen with Miele Appliances
- 14** Master Bathroom with Lagoon & Burj Khalifa Views
- 15** High-Quality Stone Vanity Tops in the Bathrooms
- 16** Working Kitchen with Gas Burner & Oven
- 17** En-Suite Bedrooms with Walk-in Wardrobes
- 18** En-Suite Guest Bedroom on the Ground Floor
- 19** Roof Terrace with Bar Overlooking Burj Khalifa
- 20** High-Quality International Brands for Sanitaryware
- 21** Working Kitchen with Siemens Appliances
- 22** Unique 2nd Floor/Rooftop Clubhouse and Burj Khalifa View
- 23** Beautiful Marble Flooring on the Ground Floor & Staircase
- 24** Basement with Multipurpose Room Overlooking a Sunken Garden
- 25** High-Quality Faucets, Sinks & Accessories from International Brands
- 26** Master Bathroom with "Outdoor Experience Shower & Free-Standing Bathtub
- 27** Spa with a Dedicated Steam Shower & Massage Room Overlooking the Sunken Garden
- 28** Expansive Master Suite Overlooking Internal Courtyard Garden, Lagoon & Burj Khalifa with Larger His & Hers Walk-in Closet



THE RETREAT VILLAS  
STYLE 1





THE RETREAT VILLAS  
STYLE 2





THE RETREAT VILLAS  
STYLE 1





THE RETREAT VILLAS  
STYLE 2







THE HIDEAWAY  
VILLAS  
*PARK VIEW*



## NUMBER OF BEDROOMS

5 Bedrooms

## VILLA SIZE

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### Total Area:

12,380.21 sq. ft

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### Plot Area Range:

8,288.2 sq. ft

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## OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 02** Rooftop Terrace
- 03** Floor-to-ceiling Sliding Windows
- 04** Garden with Pool & Sunken Seating
- 05** Pool Lounge Terrace
- 06** 3 Covered Car Parking

## INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Filtered Water Faucet
- 06** Double-Height Entrance
- 07** Premium Stone Surfaces
- 08** Bespoke Joinery Detailing
- 09** Home Automation System
- 10** TV Lounge Space on the First Floor
- 11** Show Kitchen with Miele Appliances
- 12** Working Kitchen with Siemens Appliances
- 13** Multipurpose Room that can be converted to a Bedroom or Fitness Studio on the 2nd Floor
- 14** En-Suite Bedrooms with Walk-in Wardrobes
- 15** Working Kitchen with Gas Burner and Oven
- 16** En-Suite Guest Bedroom on the Ground Floor
- 17** High-Quality Stone Vanity Top in the Bathrooms
- 18** High-Quality International Brands for Sanitaryware
- 19** Large Master Suite Overlooking Internal Courtyard
- 20** Spa with a Dedicated Steam Shower on the 2nd Floor
- 21** Large Living Room & Games Room on the 2nd Floor
- 22** Beautiful Marble Flooring on the Ground Floor & Staircase
- 23** Bathroom with Outdoor Experience Shower and Free-Standing Bathtub
- 24** High-Quality Faucets, Sinks & Accessories from International Brands
- 25** Roof Terrace Overlooking Community Gardens with Built-in Bar Counter & a Large Seating Area



THE HIDEAWAY VILLAS  
STYLE 1



202

PALISADES  
GATE



THE HIDEAWAY VILLAS  
STYLE 2



202  
PALISADE  
GATE



THE HIDEAWAY VILLAS  
STYLE 1





THE HIDEAWAY VILLAS  
STYLE 2







THE ESCAPE  
VILLAS

*PARK & GARDEN VIEWS*



## NUMBER OF BEDROOMS

5 Bedrooms

## STYLE 1

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### Total Area:

9,984.9 sq. ft

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### Plot Area Range:

From 8,763.7 sq. ft  
to 9,025.1 sq. ft

## STYLE 2

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### Total Area:

10,028.6 sq. ft

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### Plot Area Range:

From 8,763.7 sq. ft  
to 9,025.1 sq. ft

## OUTDOOR FEATURES

- 01** Accessible Zen Gardens & Courtyards
- 02** Rooftop Terrace
- 03** Floor-to-ceiling Sliding Windows
- 04** Garden with Pool & Sunken Seating
- 05** Pool Lounge Terrace
- 06** 3 Covered Car Parking

## INDOOR FEATURES

- 01** Elevator
- 02** Maids Room
- 03** Drivers Room
- 04** Laundry Room
- 05** Rooftop Yoga Area
- 06** Filtered Water Faucet
- 07** Double-Height Entrance
- 08** Bespoke Joinery Detailing
- 09** Home Automation System
- 10** Premium Stone Surfaces
- 11** Show Kitchen with Miele Appliances
- 12** Large Master Suite with Lounge Area
- 13** Working Kitchen with Siemens Appliances
- 14** Working kitchen with Gas Burner & Oven
- 15** En-Suite Bedrooms with Walk-in Wardrobes
- 16** En-Suite Guest Bedroom on the Ground Floor
- 17** Spa with Dedicated Steam Shower on the Roof
- 18** High-Quality Stone Vanity Tops in the Bathrooms
- 19** High-Quality International Brands for Sanitaryware
- 20** Bathroom with Large Shower & Free-Standing Bathtub
- 21** Beautiful Marble Flooring on the Ground Floor & Staircase
- 22** High-Quality Faucets, Sinks & Accessories from International Brands
- 23** Multipurpose Room that can be converted into an Additional Bedroom or a Fitness Studio



THE ESCAPE VILLAS  
STYLE 1





THE ESCAPE VILLAS  
STYLE 2



301  
PALISADES  
GATE



THE ESCAPE VILLAS  
STYLE 1





THE ESCAPE VILLAS  
STYLE 2







THE OASIS  
VILLAS  
*PARK & GARDEN VIEWS*



## NUMBER OF BEDROOMS

4 Bedrooms

## STYLE 1

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### Total Area:

7,844.4 sq. ft

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### Plot Area Range:

From 5,726.4 sq. ft  
to 7,848.5 sq. ft

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## STYLE 2

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### Total Area:

7,952.0 sq. ft

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### Plot Area Range:

From 5,726.4 sq. ft  
to 7,848.5 sq. ft

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## OUTDOOR FEATURES

- 01 Accessible Zen Gardens & Courtyards
- 02 Rooftop Terrace
- 03 Floor-to-ceiling Sliding Windows
- 04 Garden with Pool & Sunken Seating
- 05 Pool Lounge Terrace
- 06 3 Covered Car Parking

## INDOOR FEATURES

- 01 Elevator
- 02 Maids Room
- 03 Drivers Room
- 04 Laundry Room
- 05 Filtered Water Faucet
- 06 Double-Height Entrance
- 07 Bespoke Joinery Detailing
- 08 Home Automation System
- 09 Premium Stone Surfaces
- 10 Show Kitchen with Miele Appliances
- 11 Library & Office Space on the Ground Floor
- 12 Working Kitchen with Siemens Appliances
- 13 En-Suite Bedrooms with Walk-in Wardrobes
- 14 Working Kitchen with Gas Burner & Oven
- 15 High-Quality Stone Vanity Top in the Bathrooms
- 16 High-Quality International Brands for Sanitaryware
- 17 High-Quality Faucets, Sinks & Accessories from International Brands
- 18 Beautiful Marble Flooring on the Ground Floor & Staircase
- 19 Large Master Bathroom with Shower & Free-Standing Bathtub
- 20 Large Master Suite with Living Room Space Overlooking Internal Garden
- 21 Multipurpose Room on the 2nd Floor & Roof that can be converted into an Additional Bedroom



THE OASIS VILLAS  
STYLE 1





THE OASIS VILLAS  
STYLE 2





THE OASIS VILLAS  
STYLE 1





THE OASIS VILLAS  
STYLE 2





## PAYMENT PLAN

<b>20%</b> At the time of booking	<b>5%</b> 60 days after the reservation date April 2023
<b>5%</b> 120 days after the reservation date June 2023	<b>5%</b> 240 days after the reservation date Oct 2024
<b>5%</b> 360 days after the reservation date Feb 2024	<b>5%</b> 450 days after the reservation date May 2024
<b>5%</b> 540 days after the reservation date Aug 2024	<b>5%</b> 720 days after the reservation date Feb 2025
<b>5%</b> 900 days after the reservation date Aug 2025	<b>40%</b> On completion

## DOCUMENTS 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 200,000 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>



## 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 [customer@ellingtongroup.com](mailto:customer@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

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com) or contact your Property Consultant directly.





## WHY INVEST IN DUBAI?



High rental returns compared to major world cities

0%

0% tax on residential real estate



Fixed exchange rate (US Dollar and UAE Dirham)



Stable economy and currency



Residence visa



Safe and reliable investment environment



Sustained economic growth



World-class COVID-19 management



World-class education



Readily available financing options



Ease of doing business – 1st in MENA\*



Consistently growing population



DIFC – 1st Best Financial Center in MEASA region  
& 8th Best Global Financial Center \*\*

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



## WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning  
boutique developer



Hotel-inspired amenities



Prime locations

**ROI**

High return on investment  
of up to 9%\*

**30%**

Premium on average  
rental returns\*\*



High tenant retention

**96%**

Occupancy rate\*



High capital appreciation  
upon handover



Quicker return of capital  
compared to market average\*



Multiple payment options  
available including  
cryptocurrency



Transparent and reliable  
customer care



Sustainability compliance with  
Dubai Green Building Regulations

\*ReidIn Market Data

\*\*JVC projects as per ReidIn report in Q4 2021

ELLINGTON





LIVE IN *DESIGN*

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