




# THE QUAYSIDE

BY ELLINGTON

PROJECT BRIEF

A photograph taken from the deck of a boat, looking out over a body of water towards a city skyline. The foreground shows the boat's railing and a white structure. The background features a hazy cityscape with several tall buildings under a soft, blue sky.

A TRANQUIL OASIS  
AMIDST THE URBAN  
PULSE OF DUBAI





Dubai International Ariport

# DRIVING DISTANCES

05 MINUTES  
Business Bay Metro Station

16 MINUTES  
Mall of the Emirates

11 MINUTES  
Dubai Mall / Burj Khalifa

17 MINUTES  
Dubai Design District

12 MINUTES  
Museum of the Future

18 MINUTES  
Dubai International Airport

14 MINUTES  
City Walk

20 MINUTES  
La Mer Beach

15 MINUTES  
Meydan Golf Course

20 MINUTES  
Burj Al Arab

16 MINUTES  
Dubai International Financial Centre

22 MINUTES  
Palm Jumeirah



The World Islands



La Mer



Jumeirah Beach



JW Marriott Marquis Hotel



Safa Park



Habtoor City



City Walk



Burj Khalifa



Dubai Mall



Museum of Future



Dubai International Financial Center



Dubai Frame



Dubai Festival City Mall



Ras Khor Wildlife Sactuary



Dubai Design District



Mohammed Bin Rashid City



The Track Meydan Golf



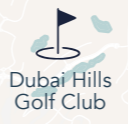
Meydan Racecourse



Mall of Emirates



Dubai Hills Mall



Dubai Hills Golf Club

THE QUAYSIDE  
BY ELLINGTON



Palm Jumeirah



# THE QUAYSIDE

BY ELLINGTON

Inspired by its peerless location overlooking Dubai's iconic skyline and the shimmering, ever-changing waterways, driven by chic contemporary design and crafted to enable life lived in style, The Quayside by Ellington Properties is an architectural expression of modern excellence. Located in the heart of Business Bay, relaxation and tranquillity can be uncovered amidst the pulse of Dubai's most dynamic neighbourhood. With an array of luxuriously designed residences, breathtakingly communal spaces and resort-style amenities designed to elicit relaxation, interconnectivity and joy. The Quayside matches a sensory journey with the utmost in liveability.



# BUILDING CONFIGURATION

## ELEVATORS

3 passenger elevators  
1 service elevator

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## ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

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## ANTICIPATED COMPLETION DATE

Q1 2026

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## PARKING

Studio, 1 and 2 bedrooms: 1 car parking space  
3 bedrooms: 2 car parking spaces

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## OWNERSHIP

Freehold

RESIDENTIAL  
FLOORS

PODIUM  
FLOORS

GROUND  
FLOOR



## SIZE RANGE PER UNIT TYPE

### STUDIO

From 542 sq. ft

### 1 BEDROOM

From 758 sq. ft to 986 sq. ft

### 2 BEDROOM + MAIDS

From 1,420 sq. ft to 1,567 sq. ft

### 3 BEDROOM

From 1,420 sq. ft to 1,567 sq. ft

### 5 BEDROOM PENTHOUSE

From 10,004 sq. ft

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## NUMBER OF UNITS PER TYPE

Studio = 15 units

1 bedroom = 46 units

2 bedroom + maids = 42 units

3 bedrooms = 14 units

Penthouse = 1 unit

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## PRICE RANGE PER UNIT TYPE

### STUDIO

From 1,315,828

### 1 BEDROOM

From 1,787,828

### 2 BEDROOM + MAIDS

From 3,299,828

### 3 BEDROOM

From 4,226,828







DAY VIEW  
ACTUAL RESIDENTIAL DEVELOPMENT





NIGHT VIEW  
ACTUAL RESIDENTIAL DEVELOPMENT





# GROUND FLOOR PLAN

- ① Main Entrance
- ② Lobby Entrance
- ③ Lobby Reception
- ④ Lobby Lounge
- ⑤ Library Wall
- ⑥ Communal Table
- ⑦ Lift Lobby
- ⑧ Access to Lift and Lobby
- ⑨ Move-in Truck Zone
- ⑩ Vehicle Entrance/Exit
- ⑪ Outdoor Seating Areas





# FIRST FLOOR PLAN

- ① Leisure & Lounge Pool
- ② Cascading Waterfall
- ③ Net Seating by the Pool
- ④ Pool Sun Loungers
- ⑤ Baja Shelf
- ⑥ Cabanas
- ⑦ Kids Pool
- ⑧ Outdoor Kids Play Area
- ⑨ Indoor Kids Play Area
- ⑩ Kids Bathroom
- ⑪ Male Spa Room
- ⑫ Female Spa Room
- ⑬ Zen Room
- ⑭ Fitness Studio
- ⑮ Clubhouse
- ⑯ Kitchenette
- ⑰ Outdoor Lounge Terrace
- ⑱ Outdoor Dining Area
- ⑲ Pizza Oven and Barbeque Area
- ⑳ Lift Lobby







LOBBY





ELLINGTON  
PROPERTIES

BOARDWALK ACCESS





POOL DECK





POOL LOUNGERS



FITNESS STUDIO







CLUBHOUSE

ELLINGTON  
PROPERTIES



ZEN ROOM





LIVING AREA













