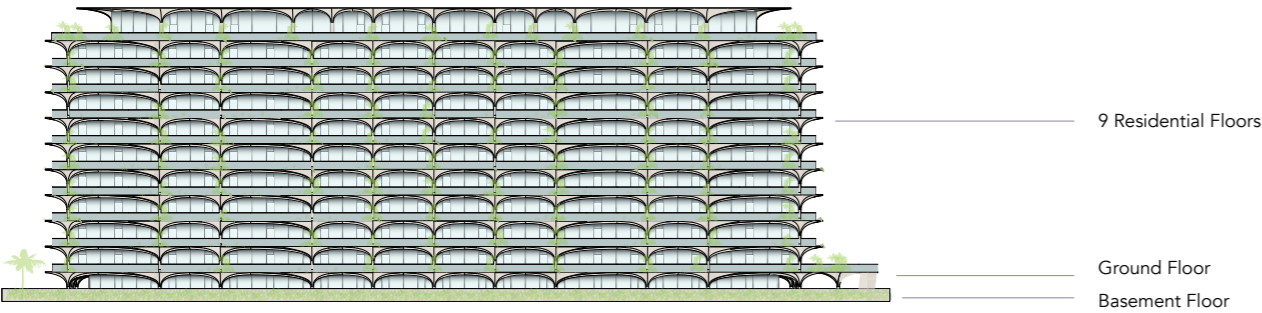


# OCEAN HOUSE

ELLINGTON

INVESTMENT GUIDE

BUILDING CONFIGURATION



LOCATION

Northeastern Crescent, Palm Jumeirah

ELEVATORS

4 passenger elevators  
4 service elevators

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 25 per sq.ft

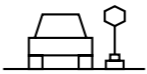
PARKING

2 bedrooms: 1 parking space  
3 bedrooms: 2 parking spaces  
4 bedrooms: 3 parking spaces  
5 and 6 bedrooms: 4 parking spaces

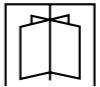
ANTICIPATED COMPLETION DATE

Q4 2025

AMENITIES WITHIN THE PROJECT



Hotel-style drop-off area



Double-height lobby with read and lounge zones



Clubhouse with lounge and dine areas



Meeting room & Co-working areas



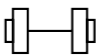
Design-led kitchen at the clubhouse for private functions



Library Room



Kids' play area with kids bathroom



Fitness studio overlooking the pool



Yoga studio



Olympic-size pool & deck



Wellness spa with aromatherapy shower and hydrotherapy path walk



Cinema Room



Salt cave



Kids Pool



Games Room



WHERE THE CITY  
MEETS THE SEA

01  
MINUTE  
The Boardwalk Palm Jumeirah

03  
MINUTES  
Atlantis The Palm

07  
MINUTES  
The Pointe Palm Jumeirah

12  
MINUTES  
The View at The Palm

12  
MINUTES  
Nakheel Mall

18  
MINUTES  
Dubai Marina

20  
MINUTES  
Dubai Harbour

25  
MINUTES  
Emirates Golf Club

25  
MINUTES  
Burj Al Arab

25  
MINUTES  
Ain Dubai

25  
MINUTES  
Mall of The Emirates

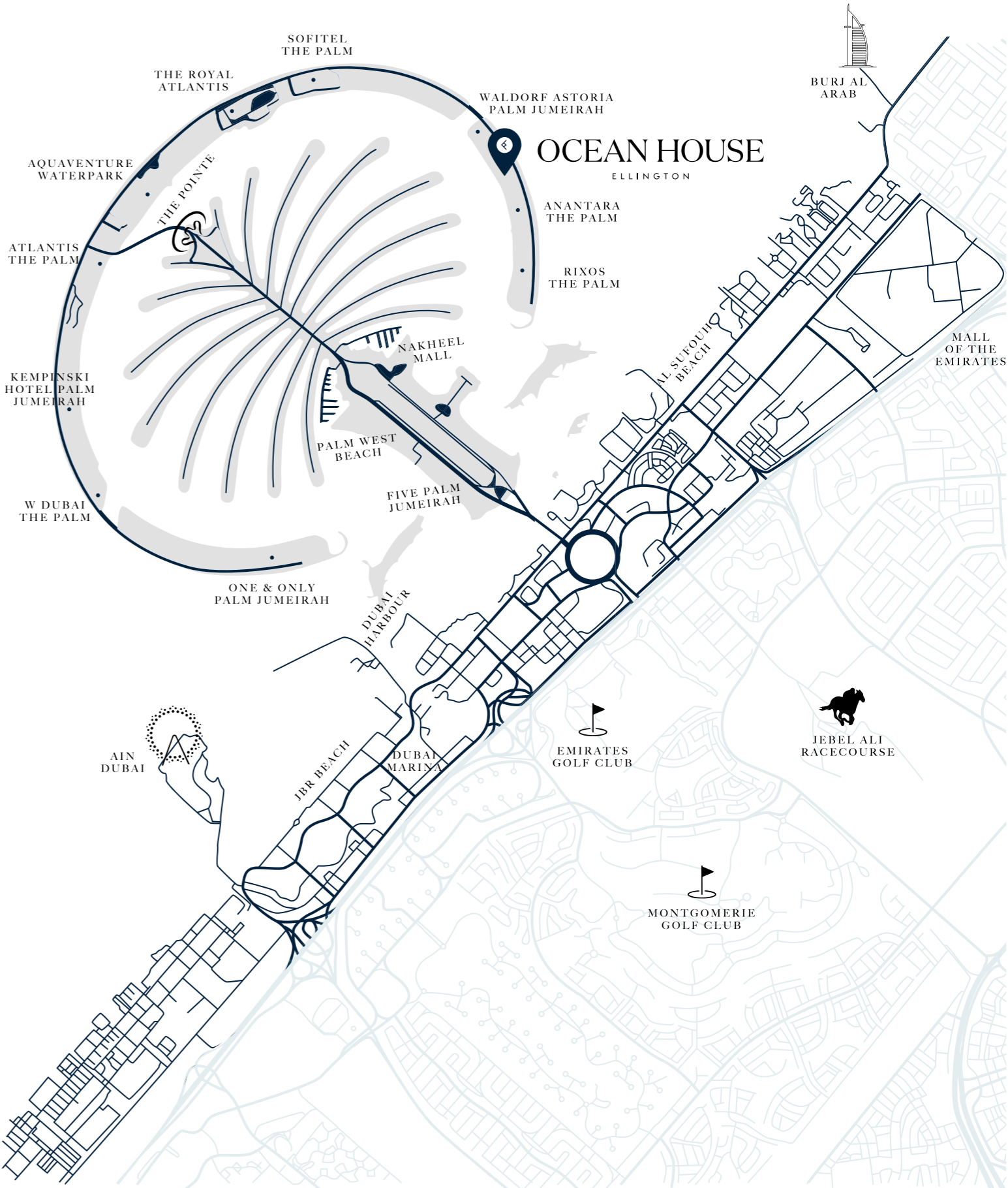
25  
MINUTES  
Dubai Mall & Burj Khalifa

25  
MINUTES  
Museum of the Future

30  
MINUTES  
Dubai International Financial Centre

35  
MINUTES  
Dubai International Airport

38  
MINUTES  
Dubai World Central Airport



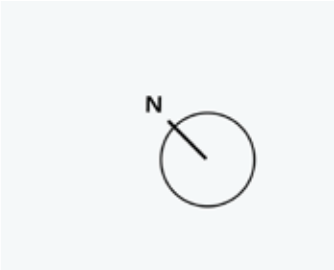
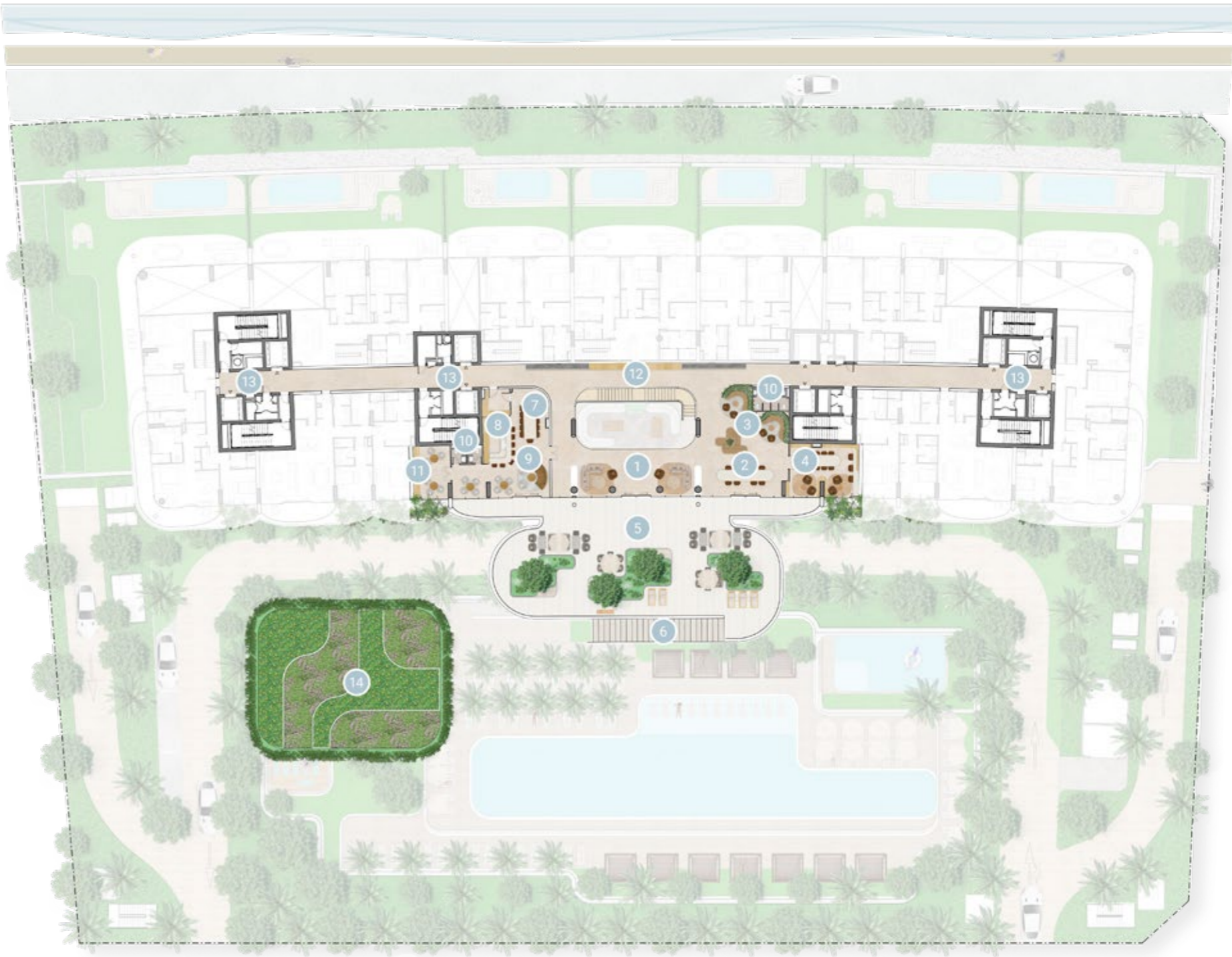
# GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 KIDS PLAY AREA
- 03 KIDS BATHROOM
- 04 MEETING ROOM
- 05 LOBBY LOUNGE
- 06 LOBBY ENTRANCE
- 07 DROP-OFF AREA
- 08 LOBBY RECEPTION
- 09 CINEMA ROOM
- 10 GAMES ROOM
- 11 ACCESS TO THE POOL TERRACE
- 12 FEATURE STAIRCASE
- 13 OLYMPIC SIZE POOL
- 14 BAJA SHELF
- 15 CABANAS
- 16 SUN LOUNGERS' AREA
- 17 KIDS POOL
- 18 FITNESS STUDIO
- 19 OUTDOOR YOGA DECK
- 20 FEMALE CHANGE ROOM
- 21 MALE CHANGE ROOM
- 22 ACCESS TO WELLNESS SPA
- 23 VISITOR PARKING
- 24 VEHICLE ENTRANCE
- 25 VEHICLE EXIT
- 26 SALT CAVE
- 27 STEAM ROOM
- 28 INFRARED SAUNA ROOM
- 29 PLUNGE POOL
- 30 AROMATHERAPY EXPERIENCE SHOWER
- 31 HYDROTHERAPY PATH WALK
- 32 ACCESS TO BASEMENT PARKING



1<sup>ST</sup> FLOOR  
AMENITIES PLAN

- 01 LOUNGE AREA
- 02 COMMUNAL TABLE
- 03 CO-WORKING AREA
- 04 LIBRARY ROOM
- 05 OUTDOOR TERRACE LOUNGE
- 06 ACCESS TO POOL DECK
- 07 PRIVATE DINING
- 08 SHOW KITCHEN
- 09 PRIVATE LOUNGE
- 10 WASHROOM
- 11 CIGAR ROOM
- 12 GALLERY WALL
- 13 LIFT LOBBIES
- 14 ROOFTOP GARDEN





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>



UNITS & SIZES

APARTMENT TYPES	NUMBER OF UNITS	SIZE RANGE
2 bedrooms	52 units	From 1,642 sq. ft to 4,214 sq. ft
3 bedrooms	27 units	From 3,233 sq. ft to 4,770 sq. ft
4 bedrooms	6 units	From 5,352 sq. ft to 9,917 sq. ft
6 bedrooms- Presidential	1 unit	From 11,770 sq. ft
5 bedrooms- Penthouse	2 units	From 14,037 sq. ft to 14,369 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto: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](mailto: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

<b>20 %</b> At the time of booking	<b>5 %</b> 60 days after the reservation date
<b>5 %</b> 120 days after the reservation date	<b>5 %</b> On completion of 20% construction of the project
<b>5 %</b> On completion of 30% construction of the project	<b>5 %</b> On completion of 40% construction of the project
<b>5 %</b> On completion of 50% construction of the project	<b>5 %</b> On completion of 60% construction of the project
<b>5 %</b> On completion of 70% construction of the project	<b>40 %</b> On completion







## LOBBY

A generous space with a double-height ceiling and a minimalist hotel-like feel define the Ocean House's lobby. A drop-off area with a separate entrance and exit points is provided for residents and guests while lush green complements the elegant neutral and bright lobby featuring hospitality-like lounging spaces. The lobby provides access to the first level amenities floor through a grand staircase. Adjacent to the lounge area is a fully-equipped meeting room with plenty of seating and desk space to provide a comfortable and functional setting for residents to hold meetings.

## WELLNESS SPA

The wellness spa at Ocean House offers a variety of wellness experiences, and all the soothing amenities to provide the personalised experience residents need to restore balance and indulge their senses. The wellness spa features a welcome lounge with plunge pool, aromatherapy shower experience, steam and sauna rooms and a thermal journey Himalayan salt cave halotherapy, all the services you need to reset your mind, body, and spirit. The spa truly delivers something for every type of wellness seeker.



## POOL DECK

The 50-metre Olympic size swimming pool at Ocean House is one of the residence's most defining features providing a peaceful respite. As well as enjoying a refreshing dip, residents can relax in the cabanas and sun loungers' area and enjoy the lush greenery surrounding the pool terrace. A separate kids' pool is also provided to keep the whole family entertained. The pool deck is connected via a grand bridge-terrace to the first-floor amenities where the outdoor terrace and clubhouse is located.



## APARTMENTS

The apartments at Ocean House is designed with a philosophy to provide utmost privacy and tranquillity with its lush landscape extending vertically from the ground floor upwards making the residence resemble a vertical garden. Out of its floor-to-ceiling windows, residents benefit from the unforgettable views of the Burj Al Arab, Burj Khalifa, and Dubai Marina skyline and the sweeping views of Palm Jumeirah and the Arabian Gulf.



## HEALTH CLUB

The health club at Ocean House is a world-class fitness facility that allows residents to relax, restore and renew. The highly equipped fitness studio is the ultimate space for functional and high intensity training overlooking the pool deck and garden. Changing rooms with steam and a sauna along with a separate yoga studio are added to offer wholly designed wellness retreats.













## PRIVATE POOLS AND GARDENS

Occupying the Ground Floor, the duplex units at Ocean House offer a contemporary and spacious design complemented with sophisticated neutral palettes, shapes and layers. The units not only benefit from the best seafront view but also take advantage of the vast ground floor offering quiet private gardens and private pools. No matter the season, enjoy your private oasis from the floor-to-ceiling windows providing ample natural light and expansive views of the outdoors.





# 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			<p>*Ease Of Doing Business Report – 2021 ** The Global Financial Centres Index - 2019</p>

## 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



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[info@ellingtongroup.com](mailto:info@ellingtongroup.com)

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