





Move up to an Ellington icon

Upper House brings new vibrancy to a bourgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly growing – location.





0.2 MINUTES Jumpirch Lekes Perk

0.2 MINUTES DMCC Metro Station

MINUTES
Mentgemeric Golf Club
0 8
MINUTES
Emirates Golf Club

OS MINUTES

Ain Dubei

13 MINUTES Mell of the Emiretes

15 MINUTES Polm Jumpirch

17 MINUTES Burj Al Areb

19

20

MINUTES Museum of the Future

MINUTES Dubei Meli & Burj Khelife 23

MINUTES

Dubei Internetional Financial Centre

25

MINUTES
Dubei International Airport

27 MINUTES

Al Melateum International Airport



Building Configuration

Ground Floor

31 Residential Floors

Parking

Studio, 1 and 2 bedoom: 1 parking space 3 bedroom: 2 parking spaces

Elevators

6 passenger elevators 1 service elevator

Anticipated Completion Date

Q1 2026

Anticipated Service Charge

AED 16 per sq. ft



Size range per unit type

Studio

From 401 sq. ft to 486 sq. ft

1 Bedroom

From 814 sq. ft to 1,099 sq. ft

2 Bedrooms

From 1,203 sq. ft to 1,640 sq. ft

2 Bedrooms + Maids

From 1,379 sq. ft to 1,722 sq. ft

3 Bedrooms

From 1,803 sq. ft to 2,194 sq. ft

Number of units per type

Studio - 34 units

1 Bedroom - 215 units

2 Bedrooms - 85 units

2 Bedrooms + Maids - 29 units

3 Bedrooms - 14 units

Price range per unit type

Studio

From 750,828

1 Bedroom

From 1,370,828

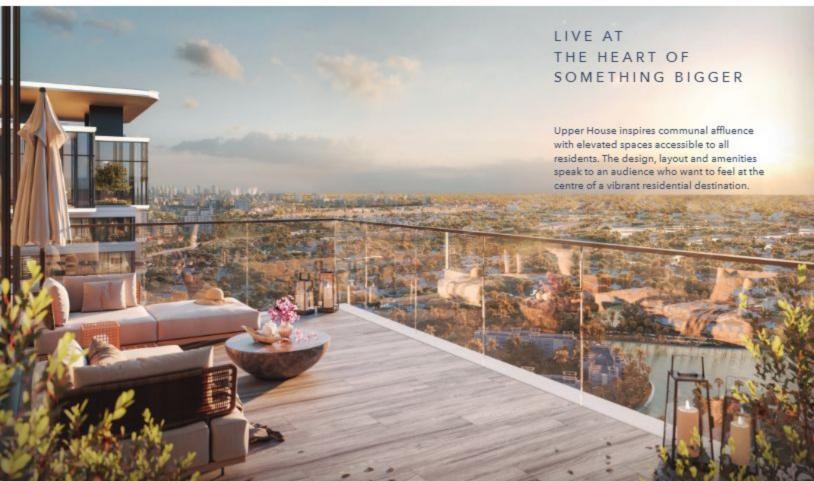
2 Bedrooms

From 2,100,828

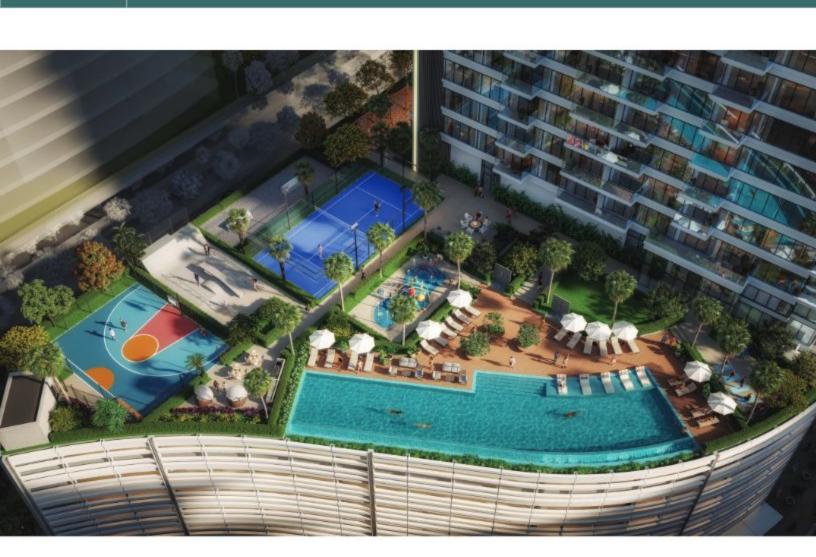
3 Bedrooms

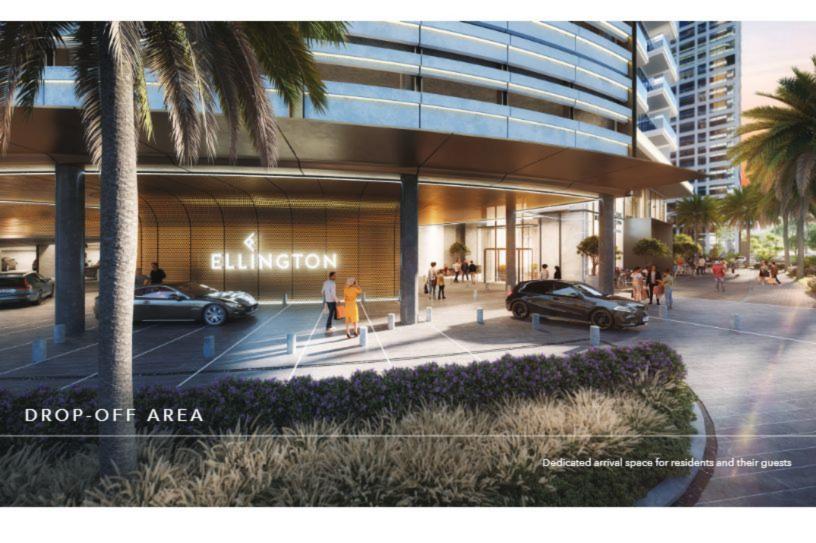
From 3.300.828





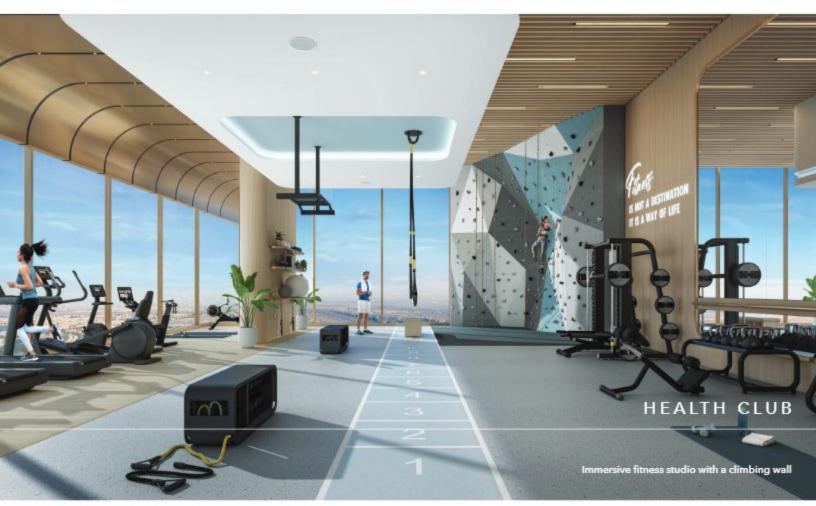
AMENITIES

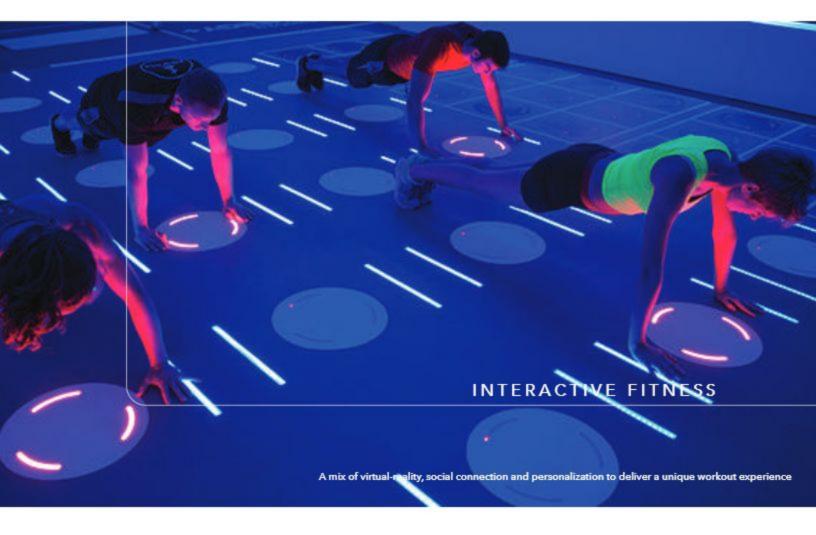




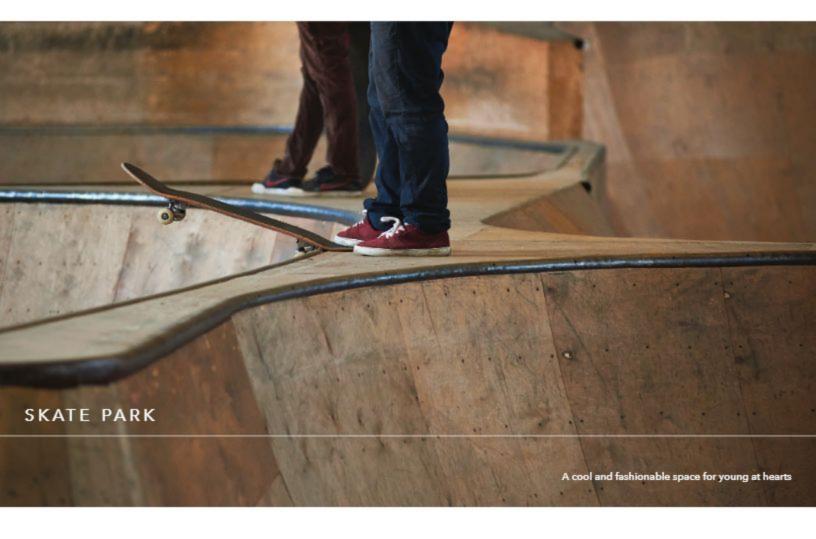




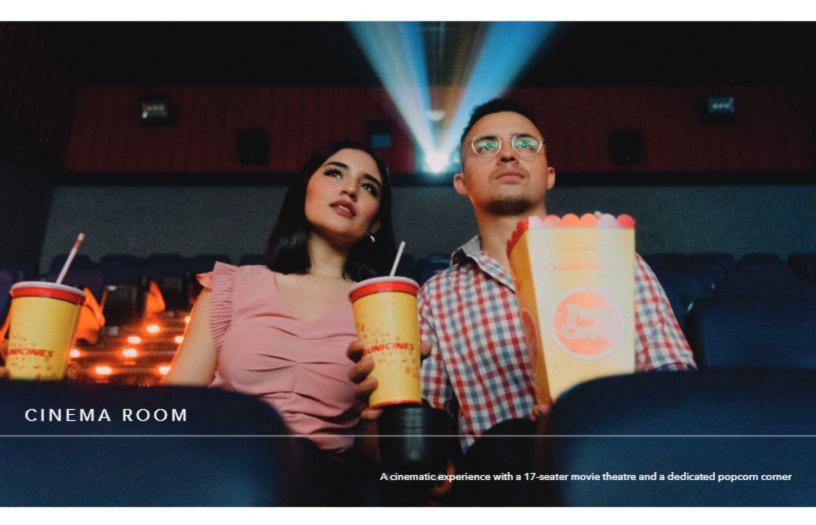














BUILDING CONFIGURATION



GROUND FLOOR AMENITIES PLAN

- Main Entrance
- Drop-off Area
- Cobby Entrance
- Cobby Reception
- Communal Table
- C Lobby Lounge
- Lift Lobby
- Bicycle Parking with Wash Area
- Move-in Truck Zone
- EV Charging Station
- Parking for People of Determination
- Residents Parking
- Seating Area





FIRST FLOOR AMENITIES PLAN

- Cale Leisure and Lap Pool
- Baja Shelf
- Pool Sun Loungers Area
- (a) Kida Splash Pad
- Barbeque Area
- Outdoor Lounge Terrace
- Outdoor Yoga Area
- Residents Lounge Area
- Female Change Room
- Male Change Room
- Podcast Room
- Indoor Kids Play Area
- Outdoor Kids Play Area
- Pet Play Area
- B Padel Tennis Court
- 3 Skate Park
- Urban Basketball Area
- Lift Lobby





20TH FLOOR AMENITIES PLAN

- Fitness Studio
- Climbing Wall
- O Interactive Fitness Room
- Female Infrared Sauna and Steam Room
- Male Infrared Sauna and Steam Room
- G Lift Lobby
- Aerial Yoga Studio







Mezzanine Floor

ROOF FLOOR AMENITIES PLAN

- Record Lounge
- Club Lounge Area
- Library Wall
- Communal Working Zone
- Sunken Seating Work Zone
- Acoustic Pods Meeting Zone
- Kitchenette
- Club Lounge Terrace
- Multi-purpose Room
- Popcorn Comer
- Cinema Room
- @ Clubhouse Reception
- Artist in Residence
- Gallery Wall
 Gallery Wall
- (B) Games Room
- Clubhouse Washroom
- Uft Lobby





