



CALM, DESIGN-INSPIRED LIVING

DUBAI INVESTMENT BRIEFING

# WHY INVEST IN DUBAI?



High rental returns

0%

0% Tax on residential real estate



Fixed exchange rate (US dollar and dirham)



Residence visa



Safe and reliable investment environment



Sustained economic growth



World-class education



Readily available financing options



Ease of business set up



Consistently growing population



International finance center





## LOCATION



**10 Minutes**  
Dubai Autodrome



**10 Minutes**  
Mall of the Emirates



**10 Minutes**  
Dubai Marina



**15 Minutes**  
Downtown Dubai  
& Burj Khalifa



**15 Minutes**  
Burj Al Arab



**18 Minutes**  
Palm Jumeirah



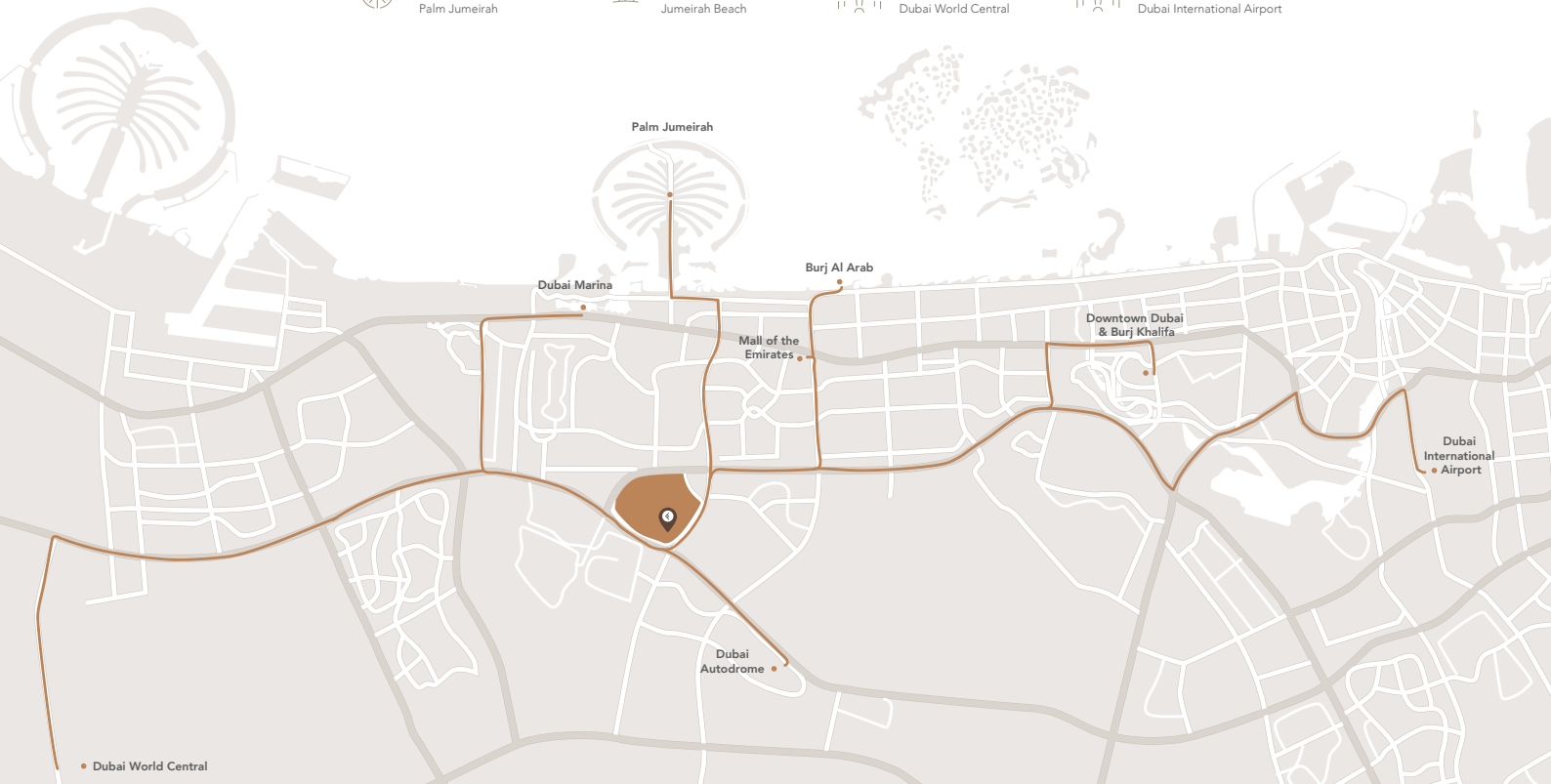
**20 Minutes**  
Jumeirah Beach



**28 Minutes**  
Dubai World Central



**30 Minutes**  
Dubai International Airport



## PAYMENT PLAN

<b>10%</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>50%</b> On completion		

## NUMBER OF UNITS PER TYPE

Studio: 27 units

1 bedroom: 89 units

2 bedrooms: 25 units

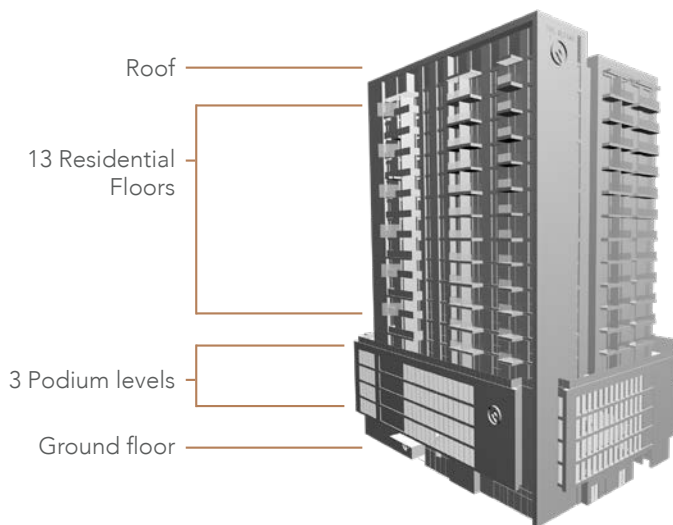
## STARTING PRICES PER TYPE

Studio: AED 428,828 to 490,828

1 bedroom: AED 695,828 to 980,828

2 bedrooms: AED 1,080,828 to 1,299,828

## CONFIGURATION



## ELEVATORS

3 Elevators

## AMENITIES WITHIN THE PROJECT

- Indoor and Outdoor Fitness centre
- Lobby with seating/working stations
- Changing rooms with Chromotherapy steam shower and sauna
- Lap and lounge pools
- Pool loungers and deck
- Barbeque and dining area
- Entertainment zones for outdoor cinema and events
- Rooftop Pets' Playground

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q2 2023

## ANTICIPATED SERVICE CHARGE

AED 14 per sq ft.

## SIZE RANGE PER UNIT TYPE

Studio: Ranges from 421 sq.ft. to 454 sq.ft.

1 Bedroom: Ranges from 751 sq.ft. to 944 sq.ft.

2 Bedroom: Ranges from 1,200 sq.ft. to 1,268 sq.ft.

## PARKING

1 parking space per apartment





# THE SLOANE

by BELGRAVIA HEIGHTS



## THE SLOANE

by BELGRAVIA HEIGHTS

CAFE

# WE ARE A BOUTIQUE DEVELOPER

We build residences for people who truly appreciate design from first principles to last detail.

# MANAGEMENT EXPERIENCE OF OVER 75 YEARS

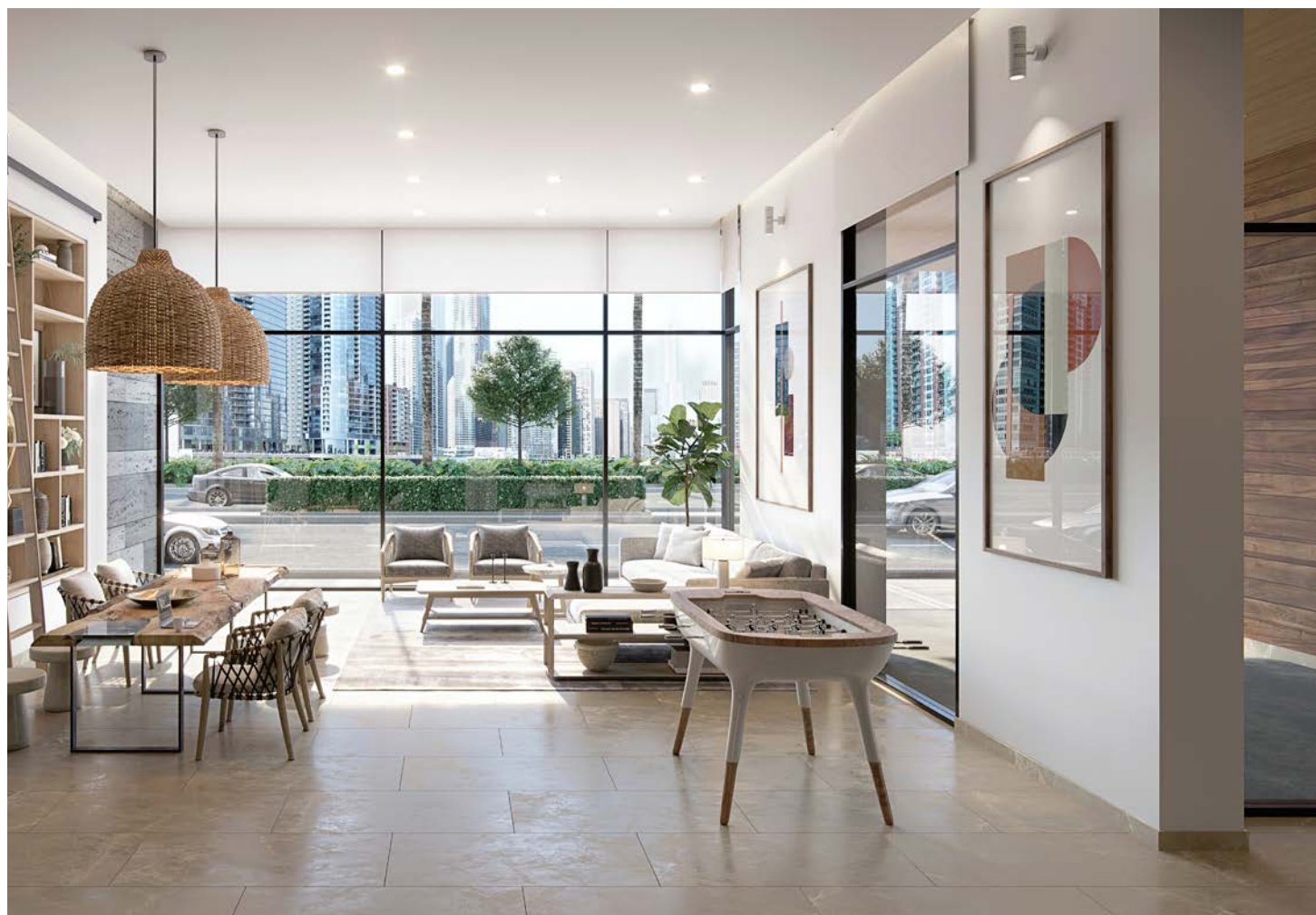
We have a combined global experience developing \$35 billion in residential real estate, 40,000 homes and a total of \$50 billion real estate development.



## DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer Passport Copy
- Home Address, email address, including the contact number (should be the same as the home address)
- AED 25,000 booking token to be paid in the form of UAE cheque or by credit card

## BOOKING STEPS:





## UNIT FEATURES

- Heightened ceilings in Living Rooms and Bedrooms
- Beautiful & strong porcelain flooring with hardwood effect
- Finely crafted and fitted wardrobes and walk-in closets
- High quality door hardware and ironmongery
- Solid core acoustic rated entry doors
- Custom-designed contemporary kitchen cabinetry
- High standard European brand appliances
- Premium, durable quartz countertops
- Tasteful porcelain tile flooring
- Under-mount, stainless steel kitchen sink
- High quality faucets, sinks and accessories from international brand
- Porcelain tiled step down walk-in showers
- Porcelain floor & wall tiles
- Ceramic feature wall tiles
- Top quality LED lighting
- Premium, quiet fan coil air conditioning and ventilation system with central chiller plant
- Residences are fully pre-wired for high-speed internet/phone/data

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

# WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning  
boutique developer

75+

years of real estate  
expertise



Internationally recognized  
developments



Hotel-inspired amenities



Prime location

ROI

High return on investment  
Of up to 9%\*

\*ReidIn Market Data



High tenant retention

96%

occupancy rate\*

\*ReidIn Market Data



High capital appreciation  
upon handover



Quicker return of capital  
Compared to market average\*

\*ReidIn Market Data



Multiple payment  
options available



Transparent and reliable  
customer care

800 8288

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

[ELLINGTONPROPERTIES.AE](http://ELLINGTONPROPERTIES.AE)



Project Registration No: 2064

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.