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# ARBOR VIEW



ELLINGTON

# CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

05 MINUTES Dubai Miracle Garden	05 MINUTES Dubai Butterfly Garden	15 MINUTES Dubai Autodrome	10 MINUTES Dubai Studio City	18 MINUTES Burj Al Arab	19 MINUTES Palm Jumeirah	20 MINUTES Burj Khalifa & Dubai Mall	21 MINUTES Emirates Golf Club
10 MINUTES Dubai Hills Mall	15 MINUTES Circle Mall	15 MINUTES Dubai Hills Golf Club	18 MINUTES Mall of the Emirates	21 MINUTES Ain Dubai	26 MINUTES Dubai International Financial Centre	26 MINUTES Al Maktoum International Airport	27 MINUTES Dubai International Airport



## LOCATION

A strategic connectivity that ensures seamless access to the wider city and its vibrant offerings, encircled by Dubai's main roads: Al Khail Road, Mohammed Bin Zayed Road, Hessa Street, and Umm Suqeim Road.

A prime location that merges convenience with exclusivity with a number of retails, supermarkets, hospitals, parks, and schools nearby



# BUILDING CONFIGURATION

## ELEVATORS

6 passenger elevators  
2 service elevators

## PARKING

Studios, 1 and 2-bedroom: 1 car parking space  
3-bedroom: 2 car parking space

## ANTICIPATED COMPLETION DATE

Q1 2026

## OWNERSHIP

Freehold

## ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.



7  
RESIDENTIAL  
FLOORS

BASEMENT  
GROUND FLOOR

# GROUND FLOOR AMENITIES PLAN

- ① VEHICLE ENTRANCE
- ② VEHICLE EXIT
- ③ LOBBY ENTRANCE
- ④ LOBBY RECEPTION
- ⑤ LOBBY LOUNGE
- ⑥ COMMUNAL TABLE
- ⑦ LIFT LOBBY
- ⑧ PARKING FOR PEOPLE OF DETERMINATION
- ⑨ BICYCLE PARKING
- ⑩ EV CHARGING STATION





ARBOR  
VIEW

LOBBY

2 double-volume entrance lobbies with lounge, workstations, and feature art pieces and trees

## PAYMENT PLAN

**20 %**

at the time of booking

**10 %**

30 days after the reservation date

**10 %**

90 days after the reservation date

**5 %**

150 days after the reservation date

**5 %**

240 days after the reservation date

**5 %**

On completion of 30% construction of the project

**5 %**

On completion of 40% construction of the project

**5 %**

On completion of 50% construction of the project

**5 %**

On completion of 60% construction of the project

**30 %**

On completion

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