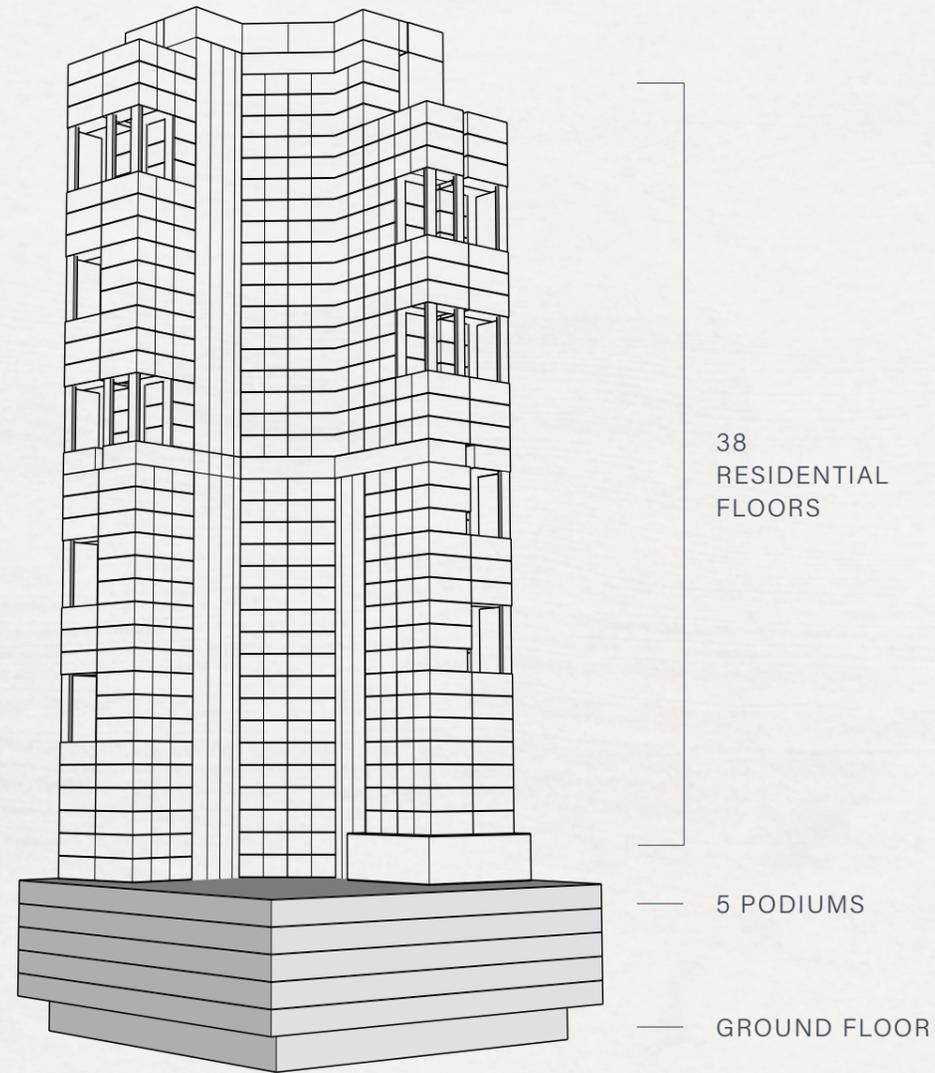


# CLAYDON HOUSE

INVESTOR GUIDE

# BUILDING CONFIGURATION



## ELEVATORS

8 passenger elevators  
1 service elevator

## PARKING

1 bed and 2 beds: 1 parking space  
3 beds and 4 beds: 2 parking spaces

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q2 2027

## ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft.

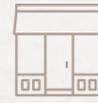
## KEY VIEWS

Crystal Lagoon, Ras Al Khor Wildlife Sanctuary,  
Burj Khalifa and Downtown Dubai skyline





## AMENITIES WITHIN THE PROJECT



Retail and  
F & B Shops



Retail and  
community  
promenade



Crystal lagoon access  
with sun loungers area



Lobby reception  
with lounge and  
workstation



Infinity-edge  
leisure pool



Baja shelf and sun  
loungers area



Shaded pool  
lounge



25-metre  
Adult lap pool



Kids pool



Outdoor seating  
areas



Barbeque deck



Indoor and outdoor  
fitness area



Indoor and  
outdoor yoga area



Indoor and outdoor  
kids play area



Changing room with  
steam and sauna



Cinema room



Club lounge with dining  
and kitchen area



Co-working space



Arcade-themed  
games room



Karaoke  
entertainment area



Club terrace

# DRIVING DISTANCES

- |            |                                  |            |                                      |            |                                 |            |                             |
|------------|----------------------------------|------------|--------------------------------------|------------|---------------------------------|------------|-----------------------------|
| 1 Minute   | Meydan Underground Metro Line    | 15 Minutes | Business Bay                         | 22 Minutes | Dubai Creek Golf and Yacht Club | 35 Minutes | Palm Jumeirah               |
| 5 Minutes  | Ras Al Khor Wildlife Sanctuary   | 17 Minutes | Dubai International Airport          | 25 Minutes | Mall of the Emirates            | 38 Minutes | Dubai World Central Airport |
| 10 Minutes | Dubai Design District            | 20 Minutes | Dubai International Financial Centre | 25 Minutes | Jumeirah Beach                  |            |                             |
| 10 Minutes | Meydan Grandstand and Racecourse | 20 Minutes | City Walk                            | 30 Minutes | Burj Al Arab                    |            |                             |
| 12 Minutes | Dubai Festival City Mall         | 22 Minutes | Dubai Hills Golf Club                |            |                                 |            |                             |
| 15 Minutes | Burj Khalifa/Dubai Mall          |            |                                      |            |                                 |            |                             |



## 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 50,000 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>

## 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



## SIZE RANGE PER UNIT TYPE

1 Bedroom	From 767 sq. ft to 899 sq. ft
2 Bedrooms	From 1,231 sq. ft to 1,245 sq. ft
2 Bedrooms + Study	From 1,237 sq. ft to 1,394 sq. ft
3 Bedrooms + Study	From 1,609 sq. ft to 2,814 sq. ft
4 Bedrooms + Study	From 2,088 sq. ft to 3,198 sq. ft

## NUMBER OF UNITS PER TYPE

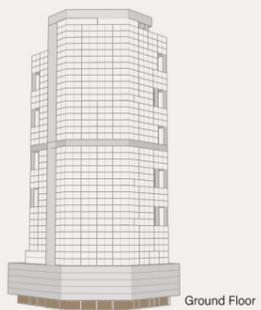
1 Bedroom	235 Units
2 Bedrooms	85 Units
2 Bedrooms + Study	47 Units
3 Bedrooms + Study	26 Units
4 Bedrooms + Study	11 Units



# CLAYDON HOUSE

## GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY WORKSTATION
- 4 LOBBY LIBRARY
- 5 LOBBY RECEPTION
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 RETAIL PROMENADE
- 9 COMMUNITY PROMENADE
- 10 F&B SEATING AREAS
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 VEHICLE ENTRANCE/EXIT
- 14 ACCESS TO GROUND FLOOR PARKING
- 15 ACCESS TO PODIUM PARKING
- 16 BICYCLE PARKING
- 17 RETAIL/F&B SERVICE YARD/DELIVERIES
- 18 RESIDENTS MOVE-IN TRUCK ZONE



Embrace the allure of the 2-km crystal lagoon,  
a centerpiece that enriches the neighbourhood,  
offering a unique and captivating living experience



# CLAYDON HOUSE

## 6<sup>th</sup> FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE LEISURE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL LOUNGE
- 5 KIDS POOL
- 6 SHOWER DECK
- 7 OUTDOOR SEATING AREAS
- 8 BARBEQUE DECK
- 9 ADULT LAP POOL
- 10 OUTDOOR FITNESS AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM & SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT
- 19 LIFT LOBBY



CRYSTAL LAGOON

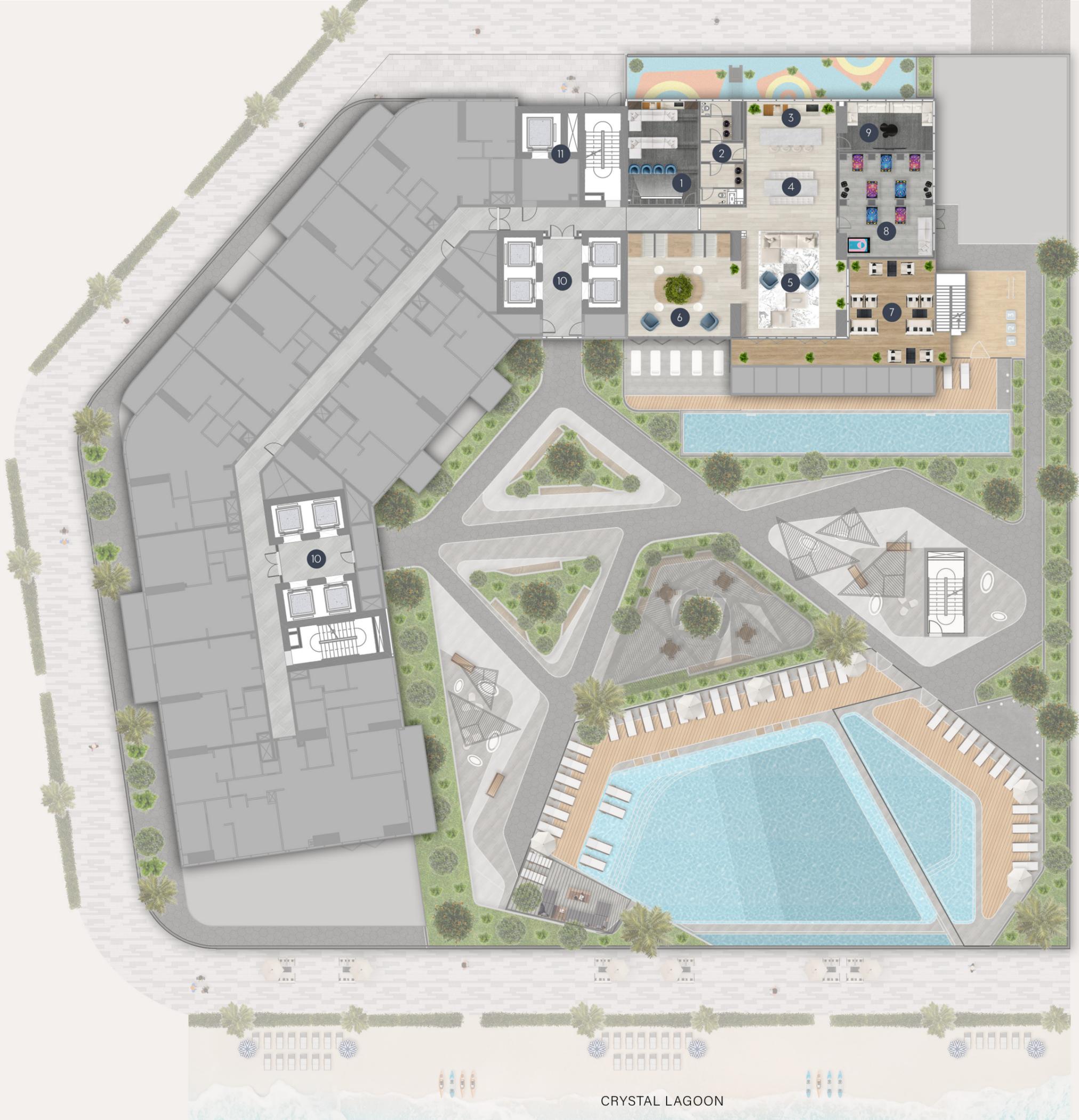
Immersed in the tranquility of the podium deck,  
where lush greenery and serene water features  
create a sanctuary amidst the bustling cityscape



# CLAYDON HOUSE

## 7<sup>th</sup> FLOOR AMENITIES PLAN

- 1 CINEMA ROOM
- 2 CLUBHOUSE WASHROOM
- 3 KITCHENETTE
- 4 DINING AREA
- 5 CLUB LOUNGE
- 6 CO-WORKING SPACE
- 7 CLUB TERRACE
- 8 ARCADE ROOM
- 9 KARAOKE ROOM
- 10 LIFT LOBBY
- 11 SERVICE LIFT



CRYSTAL LAGOON

Every corner exudes a captivating sense of charm, transforming everyday living into an extraordinary experience



## LOBBY & LOUNGE



The lobby and lounge area offer a serene atmosphere with their sophisticated design elements. White furniture and a neutral color palette, featuring beige tones and light wood, create an inviting ambiance. A touch of elegance is added with grey marble details at the reception desk and the library shelf separation. A focal point of the area is the wooden communal table, featuring an integrated tree and stone, evoking a sense of natural beauty. Transitioning into the lounge area, residents are greeted by darker tones and a dark brown library. Additional seating areas and plants in grey marble-look pots complement the overall design, maintaining harmony with the overall aesthetic.

## FITNESS STUDIO



The fitness studio offers a modern and sleek environment for residents to stay active. Floor-to-ceiling windows provide panoramic views of the pool and surrounding greenery, creating an energizing atmosphere. Treadmills facing the windows allow for an inspiring workout experience. Light wood accents and ample natural light contribute to the studio's contemporary aesthetic. Mirrors adorn the walls, enhancing the sense of space, while integrated LED lighting adds functionality. Fully equipped with exercise machines and featuring a boxing bag, the gym caters to a variety of fitness routines. A dedicated spin room with mirrored walls offers an immersive cycling experience, complemented by a dynamic audiovisual setup.

## KIDS PLAY AREA



Inspired by the creativity of Lego, the kids' play area is a vibrant and lively space. Colorful decor and circle-shaped seating arrangements with tables add to the playful atmosphere. A prominent feature is the Lego wall, where children can showcase their creations and place legos. Tables and seating areas are scattered throughout the area, offering space for activities, while a selection of books and toys ensures endless entertainment for young ones.

## ARCADE ROOM



Step into the vibrant and nostalgic arcade room, where retro charm meets modern entertainment. Vibrant and colorful, the room is a tribute to classic arcade culture. Vintage decor and wood paneling create a nostalgic ambiance, reminiscent of old-school gaming parlors. While iconic arcade cabinets, pinball machines, and vintage gaming consoles provide a diverse gaming experience. The custom lighting, including neon accents, adds an authentic touch to the retro atmosphere and the comfortable seating areas with retro-inspired furnishings offer a cozy retreat for gaming enthusiasts. Incorporating soundproofing elements ensures an immersive gaming experience, making the arcade room a popular destination for residents and guests alike.



Enjoy a truly exceptional entertainment experience  
against the mesmerizing backdrop of the city skyline

## LIVING ROOM



The living room is a bright and inviting space designed for relaxation and entertainment. Floor-to-ceiling folding doors seamlessly open up to the spacious balcony, creating a seamless transition between indoor and outdoor living. Abundant natural light floods the room through floor-to-ceiling windows, framing the space and enhancing its airy ambiance. The open-concept layout connects the living room to the kitchen, fostering a sense of cohesion and flow between the two spaces. A neutral color palette adds a touch of sophistication and versatility, allowing residents to personalize the space to their liking while maintaining a sense of harmony throughout.

## KITCHEN



The kitchen introduces innovative features alongside timeless elegance. A standout element is the exclusive kitchen island offering both functionality and style. Adorned with grey marble, the island exudes opulence. Custom-designed contemporary light-wood cabinetry, complete with versatile corner shelving, maximizes storage and adds a modern touch. Equipped with high-standard European brand appliances, including an electric oven, warm drawer, dishwasher, and microwave, the kitchen ensures convenience and efficiency. Additional features such as an under-mount sink, warm light LED under cabinet lighting, Ellington signature tip-out tray, and warm wood effect cabinetry elevate the culinary experience to new heights.

## BEDROOM



The bedroom offers a serene retreat with its thoughtful design. Floor-to-ceiling windows flood the space with natural light, creating an airy and inviting atmosphere. The full-length wardrobes provide ample storage with durable and laminated wood-look cabinet doors and carcasses whilst the mirrors on the inside of the cabinet doors enhance functionality and convenience. With ample hanging, drawer, and shelf spaces, organizing belongings is effortless. Undermount soft self-closing drawer runners from a reputable European brand ensure smooth and silent operation. Durable oval hanging rails with integrated lighting add a touch of sophistication while providing practical illumination.

## BATHROOM



The elegant bathroom exudes sophistication and practicality with its refined design elements. White marble countertops paired with warm wood drawers create a harmonious blend of modernity and warmth. The integrated shelves on the wall and inside the glass door shower provide convenient storage solutions without compromising on style while the floor-to-ceiling windows ensure the space is naturally lit, enhancing its spacious feel. The high-quality faucets and accessories elevate the bathroom's aesthetic and functionality whilst bespoke mirror medicine cabinets and under-sink storage with concealed lighting maximize space efficiency while maintaining a sleek look.

A dual nature emerges, where the serenity of nature gently laps with cosmopolitan elegance





## PAYMENT PLAN

20%

At the time of booking

10%

60 days after the reservation date

10%

120 days after the reservation date

5%

240 days after the reservation date

5%

360 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

## WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning boutique developer



Hotel and private club inspired amenities



Prime locations across the Emirates

**ROI**

High return on investment\*

**30%**

Premium on average rental returns\*



High tenant retention

**96%**

Occupancy rate on delivered projects\*



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





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