ELLINGTON
PROPERTIES

PORTSIDE SQUARE

PROJECT BRIEF

A Sea Change in Waterfront Living

Portside Square is Ellington's newest design statement. A landmark development that captures the fluid energy of Dubai's maritime heritage while shaping the future of waterfront living. Rooted in the brand's philosophy of "Live by Design," it unites flowing elegance with architectural clarity, creating homes that are as inspiring as their setting.

Architecture in motion

The development is defined by three sculptural residential towers: Portside Residences I, II, and III, whose façades draw inspiration from the natural rhythm of wind and water. Gentle curves ripple across the skyline, softening the architectural presence and evoking a sense of serenity in motion. Together, the towers establish a harmonious dialogue between form and environment, capturing light, sea, and sky while expressing Ellington's vision of design that elevates everyday living.

Designed for life in flow

Every element of Portside Square has been conceived to enrich the rhythm of daily life. The interiors take inspiration from the dialogue between sea and shore, where textures, materials, and finishes reflect both movement and timelessness. Landscaped spaces extend this sense of flow, weaving together calm retreats and active communal zones that invite connection. From wellness and fitness to curated lounges and retail, the development becomes more than a place to live - it is a sanctuary where design, community, and the waterfront converge in harmony.

At the Heart of Mina Rashid

Located in Dubai's historic Mina Rashid, the development stands within one of the city's most culturally significant and strategically evolving districts. Originally opened in 1972 as Dubai's first commercial port, Mina Rashid has transformed into a world-class marina, cruise terminal, and lifestyle destination.

Anchored in Heritage, Designed for Tomorrow

Mina Rashid is both a symbol of Dubai's seafaring legacy and a beacon of its modern global outlook. Landmarks like the Queen Elizabeth 2, yacht marinas, and waterfront attractions frame the site with heritage and prestige. Portside Square adds a new chapter: residences with panoramic views of the Arabian Gulf, Downtown Dubai, and the marina promenade.

Location


Dubai Festival City
Dubai Creek Harbour
Ras Al Khor Wildlife Sanctuary
Downtown Dubai
Dubai International Financial Centre (DIFC)
Sheikh Zayed Road
Dubai World Trade Centre
Dubai International Airport (DXB)
Oud Metha
Dubai Frame
Al Wasl Road
Jumeirah Beach Road
Dubai Creek
Al Karama
Deira
Al Fahidi Historical Neighbourhood
PORTSIDE SQUARE
Etihad Museum
Dubai Gold Souq
Queen Elizabeth 2 Hotel
Maritime City
Mina Rashid/Port Rashid
ELLINGTON COVE
Dubai Islands

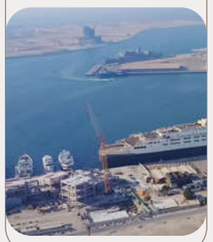
Driving distance

1 minute



Queen
Elizabeth 2

2 minutes



Mina Rashid
Marina

6 minutes



Sheikh Zayed
Road

10 minutes



World Trade
Centre

10 minutes



Downtown Dubai
Dubai Mall/Burj Khalifa

10 minutes



Dubai International
Airport (DXB)

14 minutes



Dubai International
Financial Centre (DIFC)

18 minutes



Mall of the
Emirates

20 minutes



Dubai
Islands

20 minutes



Palm
Jumeirah

25 minutes



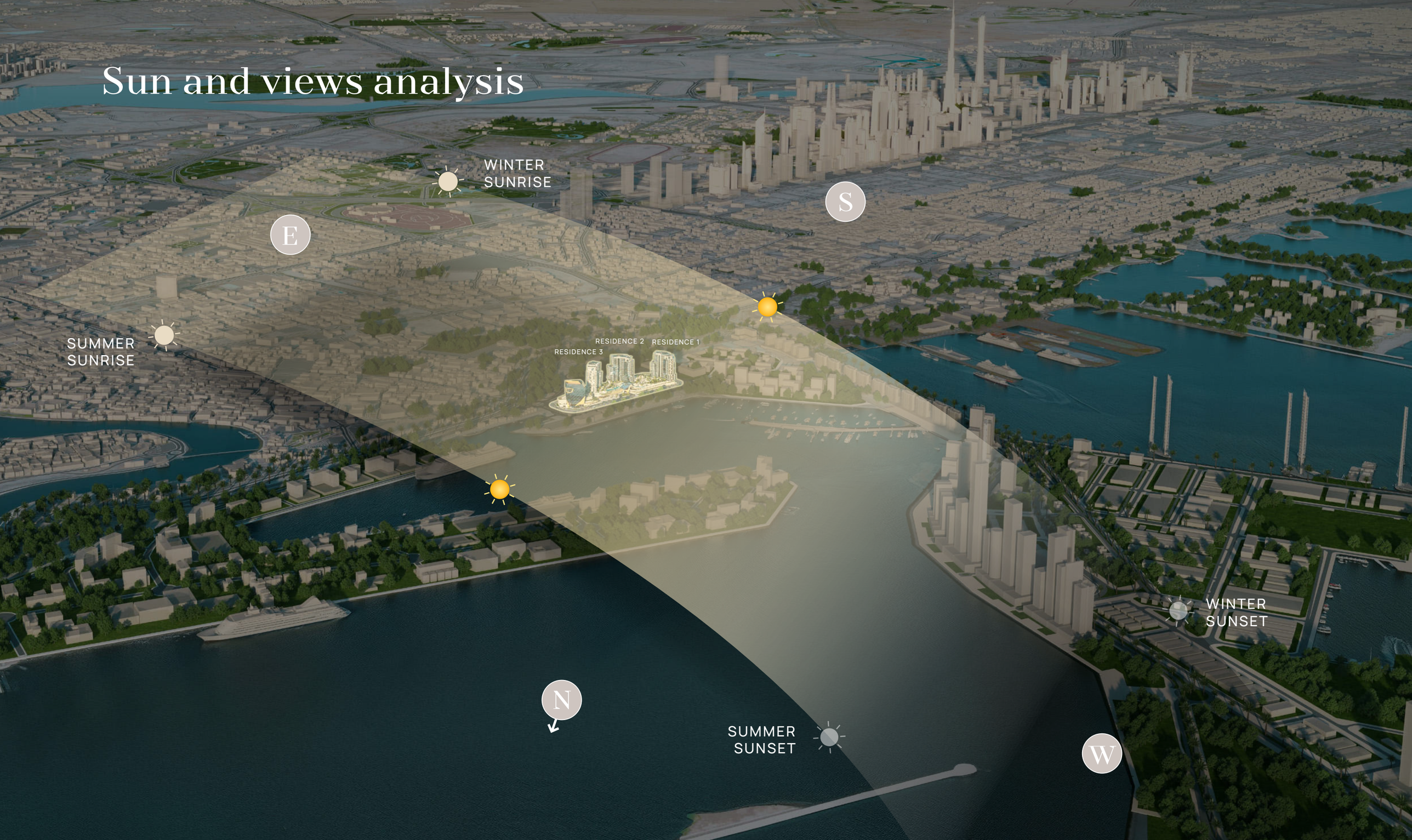
Dubai
Marina

40 minutes



Al Maktoum
International Airport
(DWC)

Sun and views analysis



Elevations

LEFT
ELEVATION



RIGHT
ELEVATION



REAR
ELEVATION



FRONT
ELEVATION



Building configuration



PARKING

Studios, 1 and 2 bedrooms: 1 car parking space
3 and 4 bedrooms: 2 car parking spaces

ELEVATORS

Residence 1: 3 passenger lifts + 1 service lift
Residence 2: 3 passenger lifts + 1 service lift
Residence 3: 3 passenger lifts + 1 service lift
Amenities pavilion: 1 passenger lift

ANTICIPATED COMPLETION DATE

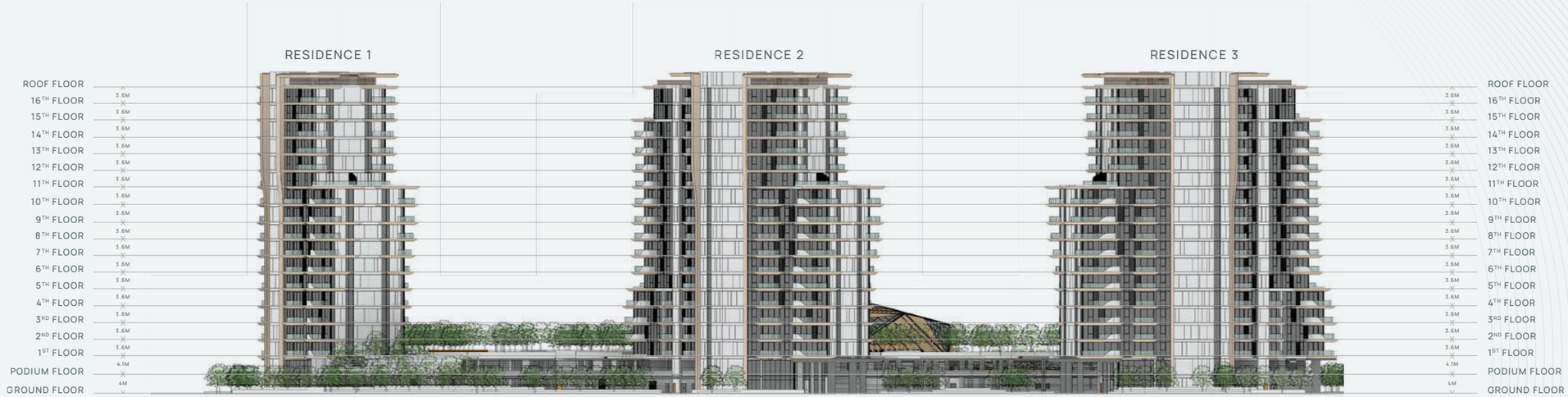
Q4 2029

ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft

OWNERSHIP

Freehold





A Waterfront Landmark

The legacy continues in Mina Rashid

Size range & unit type



STUDIOS
Size: 395.9 sq.ft - 453.81 sq.ft
Units per tower: 18 units
Total units (3 towers): 54 units

1-BEDROOM
Size: 767.9 sq.ft - 914.5 sq.ft
Units per tower: 57 units
Total units (3 towers): 171 units

2-BEDROOM
Size: 1,172.94 sq.ft - 1,377.46 sq.ft
Units per tower: 32 units
Total units (3 towers): 96 units

2-BEDROOM + STUDY
Size: 1,370.03 sq.ft - 1,533.21 sq.ft
Units per tower: 18 units
Total units (3 towers): 54 units

3-BEDROOM
Size: 1,723.62 sq.ft - 1,874.53 sq.ft
Units per tower: 10 units
Total units (3 towers): 30 units

4-BEDROOM PENTHOUSE
Size: 3,440.79 sq.ft
Units per tower: 1 unit
Total units (3 towers): 3 units

TOTAL UNITS PER TOWER
136

TOTAL UNITS (3 TOWERS)
408

Amenities



GROUND FLOOR AMENITIES PLAN

01 VEHICLE ENTRANCE/EXIT
02 DROP–OFF AREA
03 LOBBY ENTRANCE
04 LOBBY LOUNGE
05 COMMUNAL TABLE
06 LOBBY RECEPTION
07 LIFT LOBBY
08 BICYCLE PARKING
09 EV CHARGING
10 PARKING FOR PEOPLE OF DETERMINATION
11 ACCESS TO UPPER LEVEL PARKING
12 PAVILION AND RETAIL DROP–OFF
13 PAVILION ENTRANCE
14 PAVILION GROUND FLOOR
15 OUTDOOR SEATING AREA

Arrival and drop-off area



Lobby



PODIUM FLOOR AMENITIES PLAN

01 PAVILION 1ST FLOOR
02 ACCESS TO GARDEN AREA
03 OUTDOOR YOGA
04 GARDEN AREA
05 OUTDOOR SEATING AREA
06 ACCESS TO POOL AREA
07 LIFT LOBBY
08 PARKING FOR PEOPLE OF DETERMINATION
09 ACCESS TO LOWER LEVEL PARKING

Running track



1st FLOOR AMENITIES PLAN

01 LEISURE POOL
02 BAJA SHELF
03 KIDS POOL
04 SUN LOUNGERS
05 CABANAS
06 OUTDOOR SEATING AREA
07 RUNNING TRACK
08 OUTDOOR FITNESS AREA
09 OUTDOOR KIDS PLAY AREA
10 FLEXIBLE LAWN SPACE
11 AMPHITHEATRE SEATING AREA
12 GARDEN AREA
13 LIFT LOBBY
14 ACCESS TO POOL AREA
15 ACCESS TO PAVILION 1ST FLOOR
16 PAVILION 2ND FLOOR
17 ACCESS TO PAVILION 3RD FLOOR

Amenities view

Pool view



PAVLLION GROUND FLOOR AMENITIES PLAN

01 PAVILION DROP–OFF
02 ENTRANCE LOBBY
03 LOUNGE AREA
04 LOBBY RECEPTION
05 LIFT LOBBY
06 ACCESS TO UPPER FLOOR
07 WASHROOM FOR PEOPLE OF DETERMINATION
08 DARTS AREA
09 BILLIARDS TABLE
10 FOOSBALL TABLE
11 AIR HOCKEY TABLE
12 CINEMA AND GAMES LOUNGE
13 SEATING AREA
14 ARCADE MACHINES

Pavilion and retail drop-off area



Arcade room



PAVILION 1st FLOOR AMENITIES PLAN

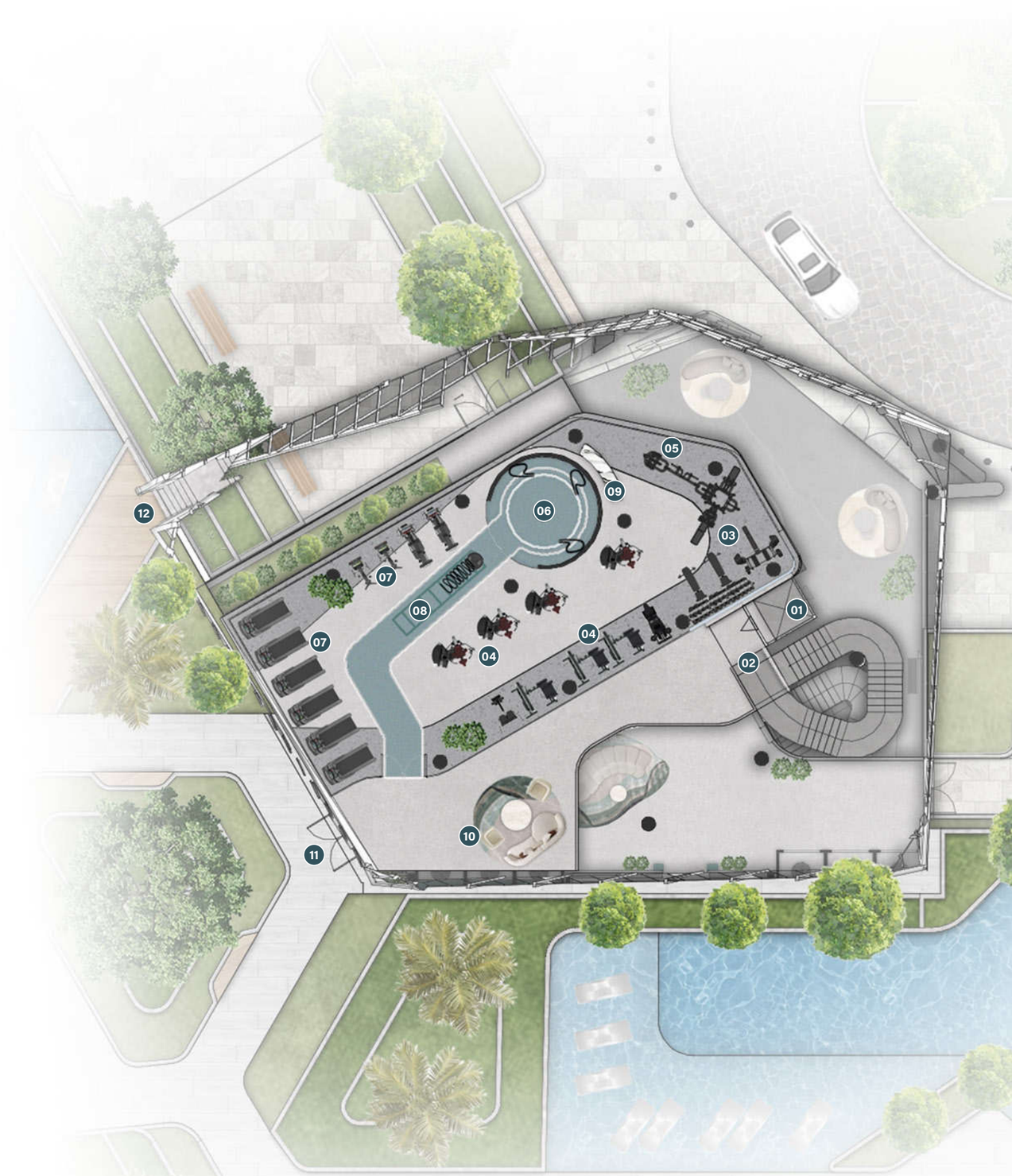
01 LIFT LOBBY
02 ACCESS TO LOWER/UPPER FLOOR
03 LOUNGE SEATING AREA
04 CO–WORKING PODS
05 MALE CHANGING ROOM
06 FEMALE CHANGING ROOM
07 WASHROOM FOR PEOPLE OF DETERMINATION
08 FEMALE AROMATHERAPHY ROOM
09 FEMALE STEAM SHOWER ROOM
10 FEMALE SAUNA ROOM
11 MALE SAUNA ROOM
12 MALE STEAM SHOWER ROOM
13 MALE AROMATHERAPY ROOM
14 AQUA CYCLING
15 HOT PLUNGE
16 SHOWER AREA
17 COLD PLUNGE
18 YOGA AREA
19 PILATES AREA
20 KIDS PLAY AREA
21 NURSING AND CHANGING ROOM
22 KIDS WASHROOM
23 ACCESS TO GARDEN AREA

Co-working space



Spa

Kids play area



N

PAVILION 2nd FLOOR AMENITIES PLAN

01 LIFT LOBBY

02 ACCESS TO LOWER/UPPER LEVEL

03 FREE WEIGHTS ZONE

04 STRENGTH TRAINING ZONE

05 CABLE STATION

06 TRX SUSPENSION TRAINING

07 CARDIO STATION

08 CIRCUIT STATION

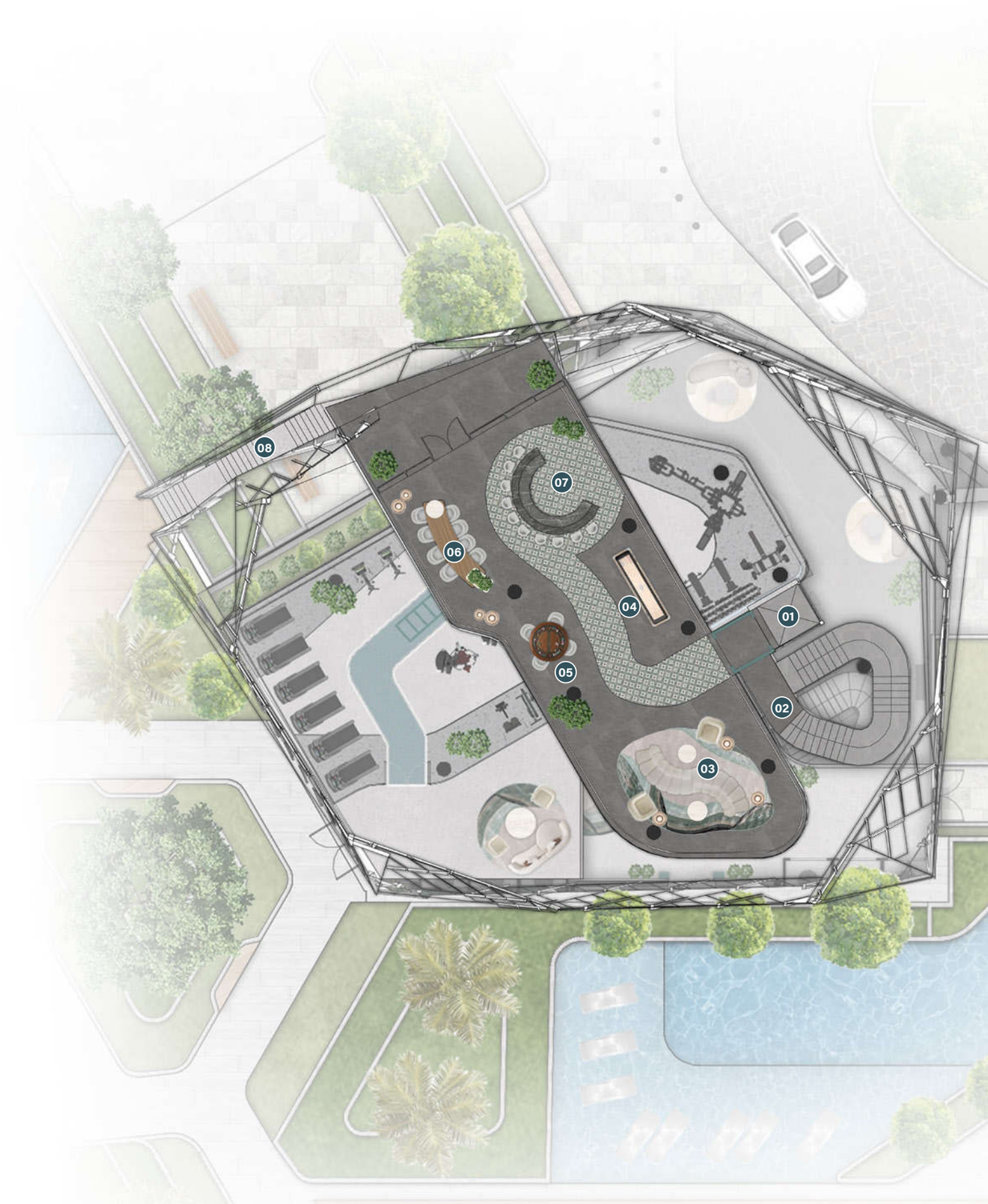
09 JUICE BAR

10 LOUNGE AREA

11 ACCESS TO POOL AREA

12 ACCESS TO PAVILION 3RD FLOOR

Fitness studio



PAVILION 3rd FLOOR AMENITIES PLAN

01 LIFT LOBBY

02 ACCESS TO LOWER LEVELS

03 CLUBHOUSE LOUNGE AREA

04 SHUFFLE BOARD

05 GAMES TABLE

06 CLUBHOUSE DINING TABLE

07 CLUBHOUSE SHOW BAR

08 ACCESS TO POOL AREA

Clubhouse

Residences

Living and dining



Kitchen

Master bedroom

Master bedroom and wardrobes

Wardrobes



Bathroom

Floor plans



1ST FLOOR PLAN

Studio | 1 - Bedroom | 2 - Bedroom | 2 - Bedroom+S



2ND - 4TH FLOOR TYPICAL PLAN

Studio | 1 - Bedroom | 2 - Bedroom | 2 - Bedroom+S

N

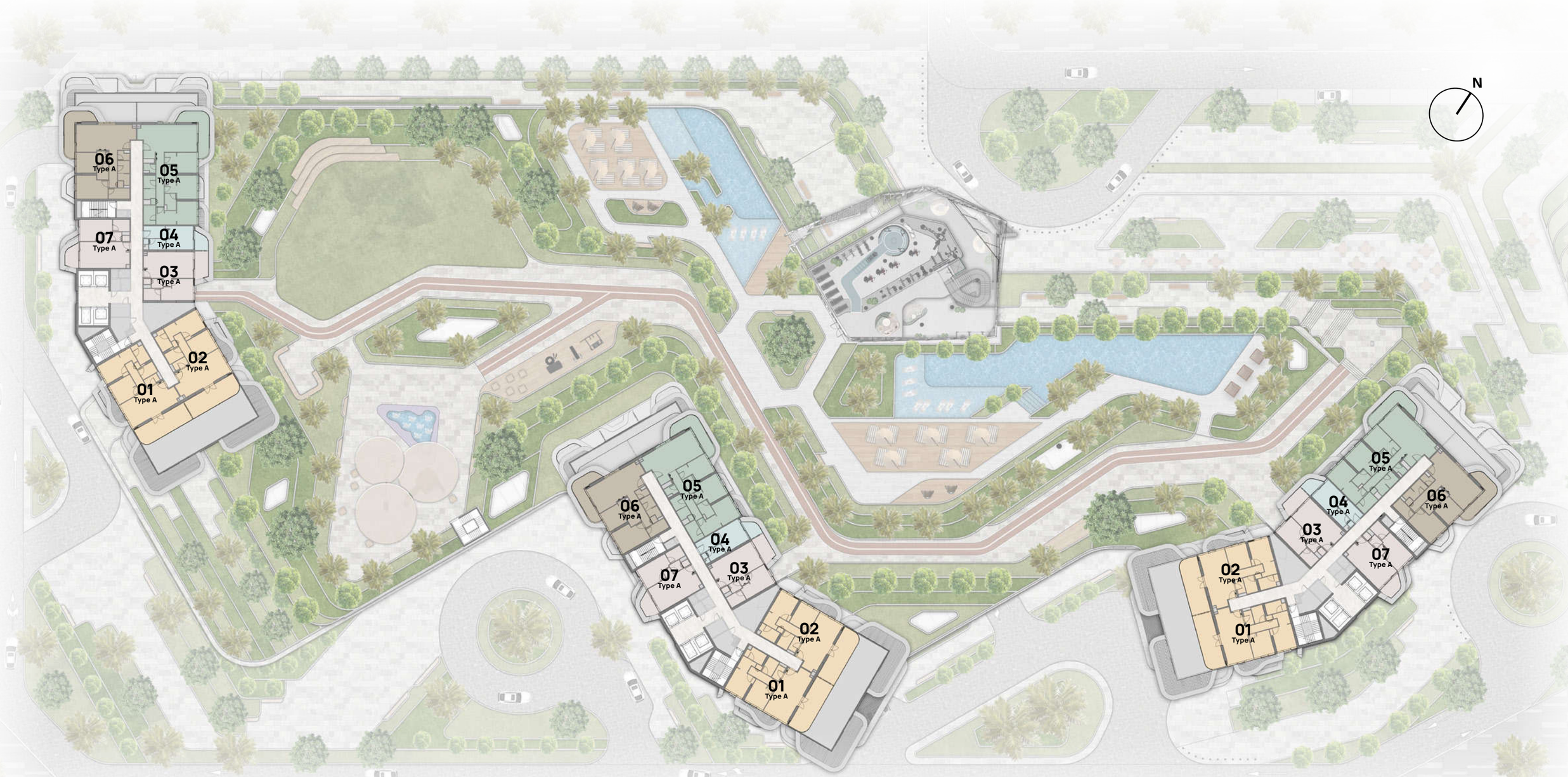
08 Type A
07 Type A
09 Type A
06 Type A
05 Type A
04 Type B
01 Type B
03 Type B
02 Type B

07 Type A
08 Type A
06 Type A
09 Type A
05 Type A
04 Type B
03 Type B
01 Type B
02 Type B

07 Type A
08 Type A
06 Type A
05 Type A
09 Type A
04 Type B
03 Type B
02 Type B
01 Type B

5TH - 10TH FLOOR TYPICAL PLAN

Studio | 1 - Bedroom | 2 - Bedroom | 2 - Bedroom+S | 3 - Bedroom Penthouse



11TH - 14TH FLOOR TYPICAL PLAN

Studio | 1 - Bedroom | 2 - Bedroom | 2 - Bedroom+S | 3 - Bedroom Penthouse

N

05 Type A Lower level
04 Type A
06 Type A
03 Type A
02 Type A
01 Type A

05 Type A Lower level
04 Type A
06 Type A
03 Type A
02 Type A
01 Type A

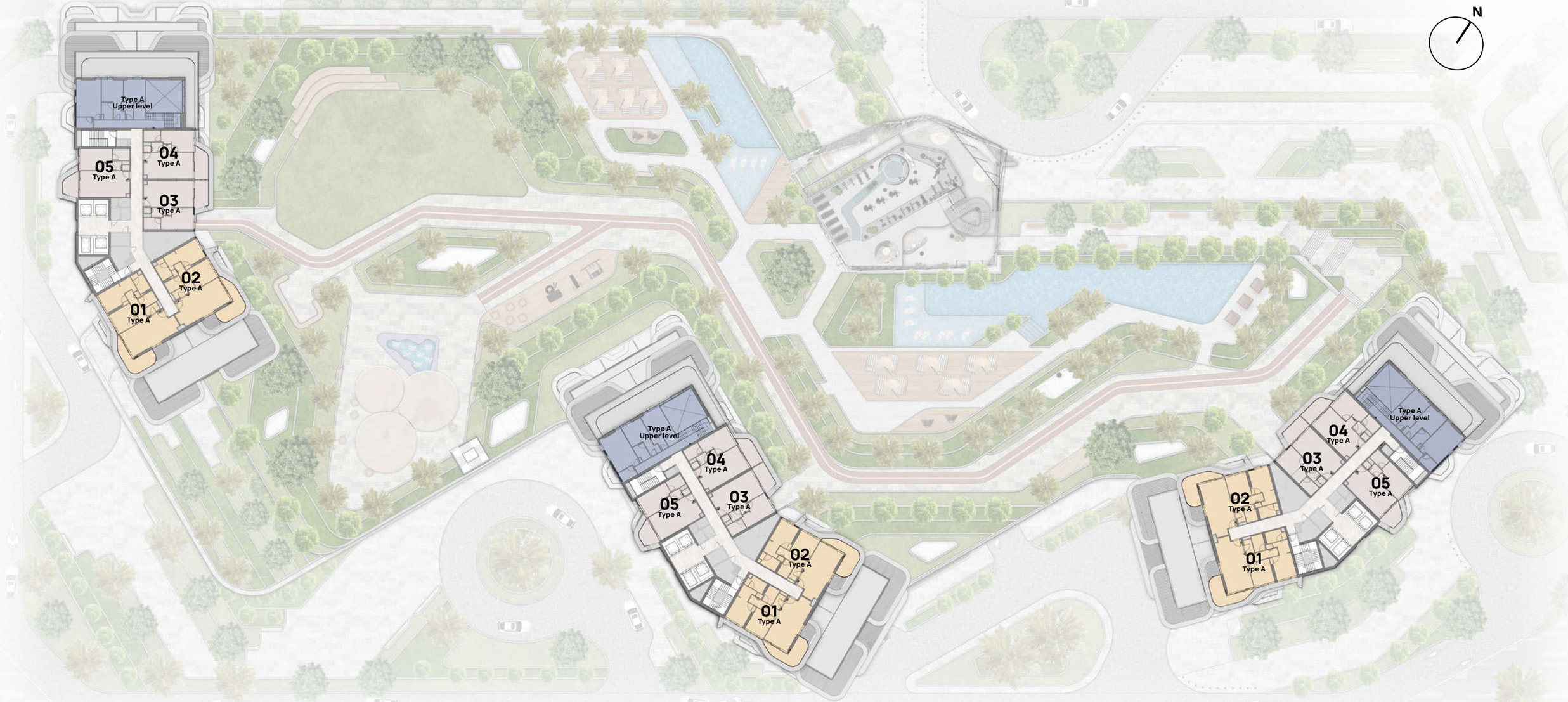
05 Type A Lower level
04 Type A
03 Type A
06 Type A
02 Type A
01 Type A

15TH FLOOR TYPICAL PLAN

1 - Bedroom

2 - Bedroom

4 - Bedroom Penthouse



16TH FLOOR TYPICAL PLAN

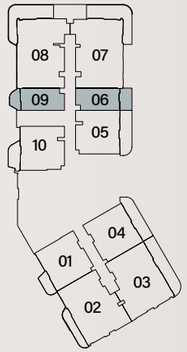
1 - Bedroom

2 - Bedroom

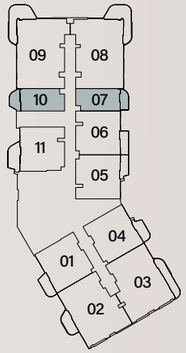
4 - Bedroom Penthouse

STUDIO
TYPE A

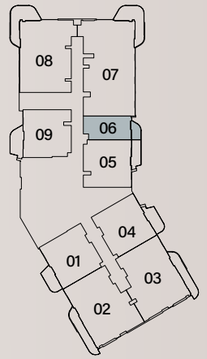




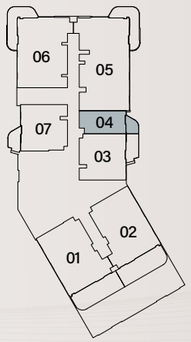
1st Floor



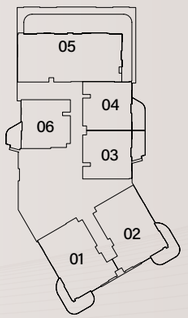
2nd-4th Floor



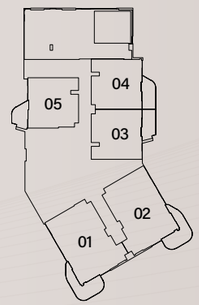
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **345.41 sq.ft**

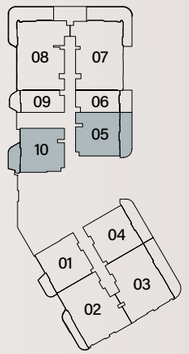
Outdoor Living Area : **50.48 sq.ft**

Total Living Area : **395.90 sq.ft**

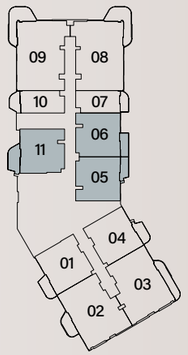
1 - BEDROOM

TYPE A

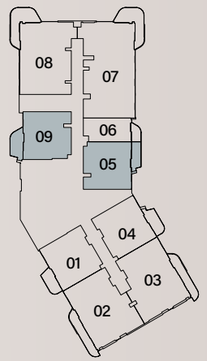




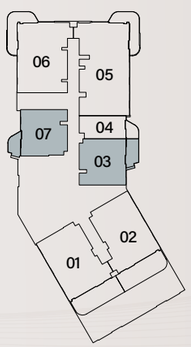
1st Floor



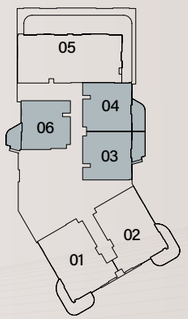
2nd-4th Floor



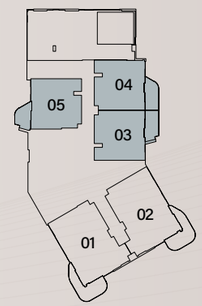
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **699.55 sq.ft**

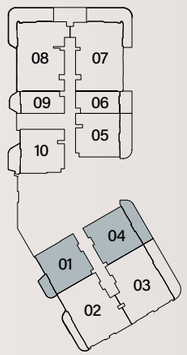
Outdoor Living Area : **68.35 sq.ft**

Total Living Area : **767.90 sq.ft**

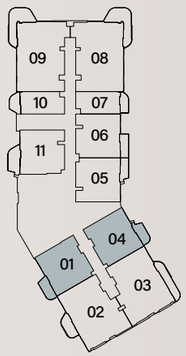
1 - BEDROOM

TYPE B

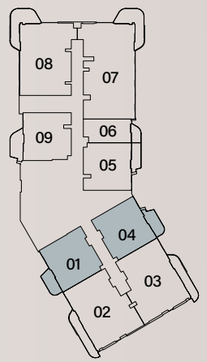




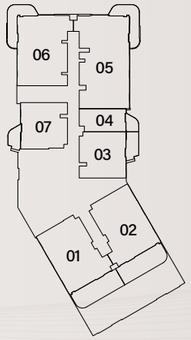
1st Floor



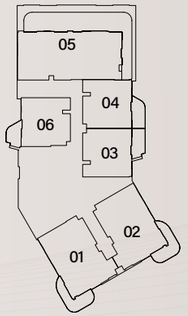
2nd-4th Floor



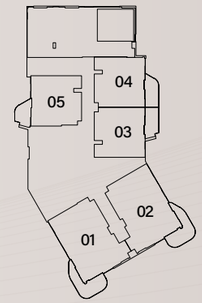
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **711.06 sq.ft**

Outdoor Living Area : **80.62 sq.ft**

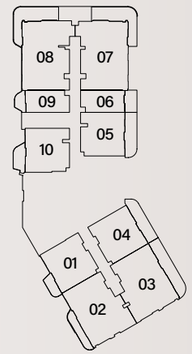
Total Living Area : **791.69 sq.ft**

2 - BEDROOM

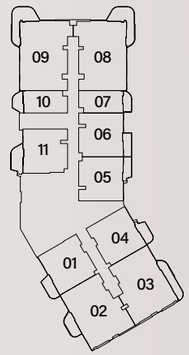
TYPE A



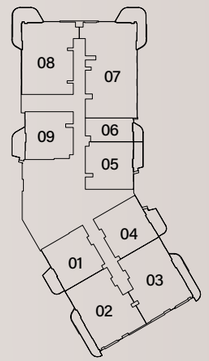
Balcony shape shown is indicative and may vary per floor



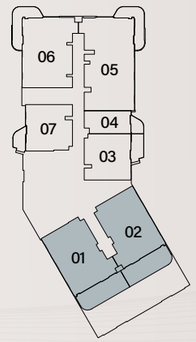
1st Floor



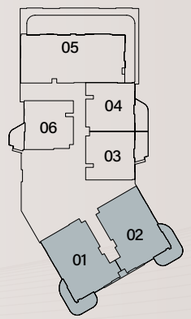
2nd-4th Floor



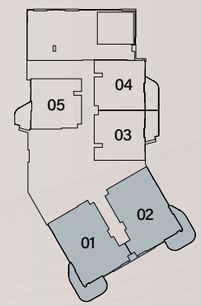
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

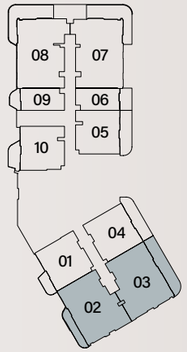
***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **1,054.86 sq.ft** Outdoor Living Area : **148.22 sq.ft** Total Living Area : **1,203.08 sq.ft**

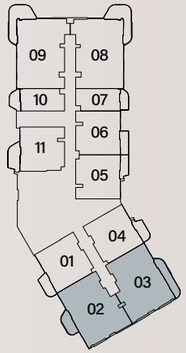
2 - BEDROOM

TYPE B

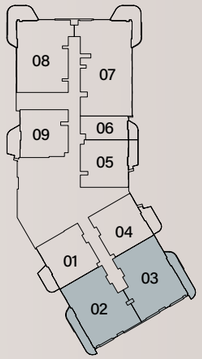




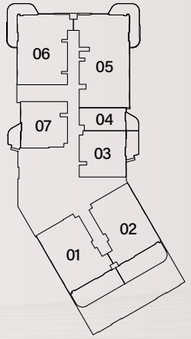
1st Floor



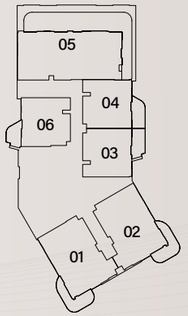
2nd-4th Floor



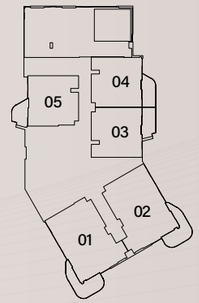
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **1,087.59 sq.ft**

Outdoor Living Area : **85.36 sq.ft**

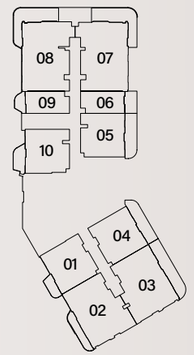
Total Living Area : **1,172.94 sq.ft**

2 - BEDROOM + S

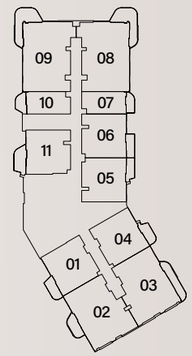
TYPE A



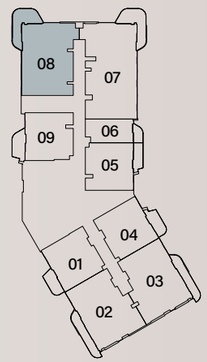
Balcony shape shown is indicative and may vary per floor



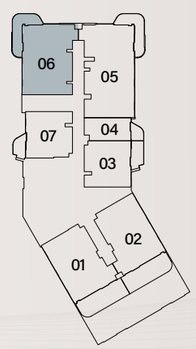
1st Floor



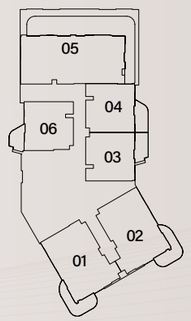
2nd-4th Floor



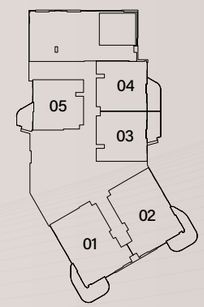
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

***Note:** The key plan orientation shown is indicative only*

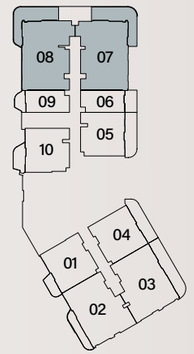
Internal Living Area : **1,177.57 sq.ft** Outdoor Living Area : **218.62 sq.ft** Total Living Area : **1,396.19 sq.ft**

2 - BEDROOM + S

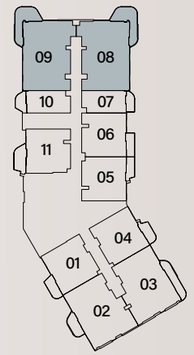
TYPE B



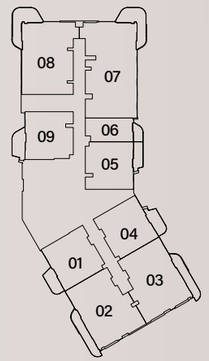
Balcony shape shown is indicative and may vary per floor



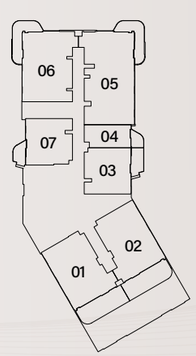
1st Floor



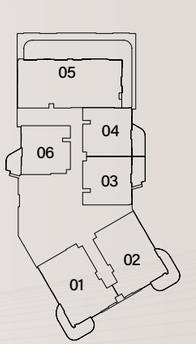
2nd-4th Floor



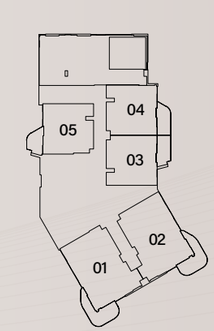
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

***Note:** The key plan orientation shown is indicative only*

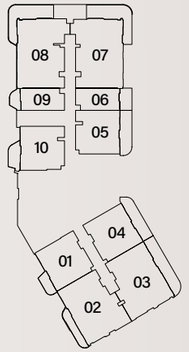
Internal Living Area : **1,217.94 sq.ft** Outdoor Living Area : **191.60 sq.ft** Total Living Area : **1,409.53 sq.ft**

3 - BEDROOM PENTHOUSE

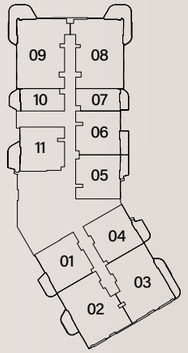
TYPE A



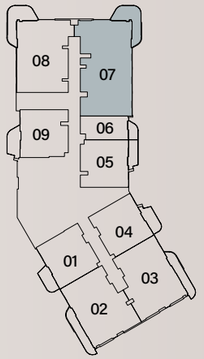
Balcony shape shown is indicative and may vary per floor



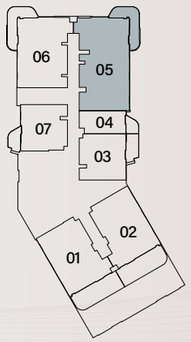
1st Floor



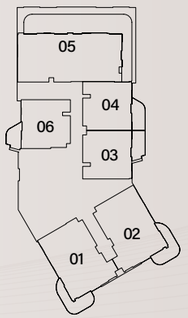
2nd-4th Floor



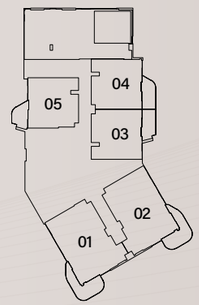
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **1,531.27 sq.ft** Outdoor Living Area : **192.35 sq.ft** Total Living Area : **1,723.62 sq.ft**

4 - BEDROOM PENTHOUSE

TYPE A

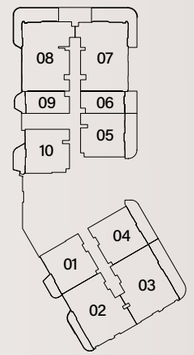


LOWER LEVEL

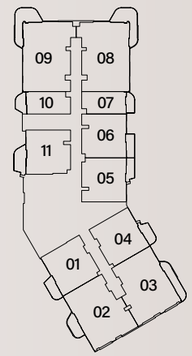


UPPER LEVEL

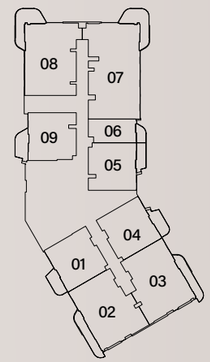




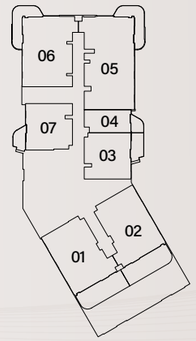
1st Floor



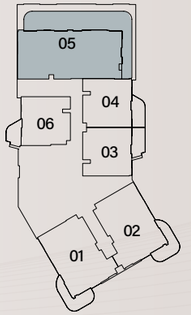
2nd-4th Floor



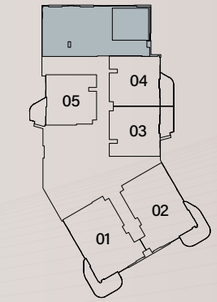
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

***Note:** The key plan orientation shown is indicative only*

Internal Living Area : **2,677.95 sq.ft** Outdoor Living Area : **762.84 sq.ft** Total Living Area : **3,440.79 sq.ft**

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 20%
construction of the project

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

30%

On
completion

Project interactive app

To navigate the project interactive web page of Portside Square, click HERE or scan the QR code below:

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