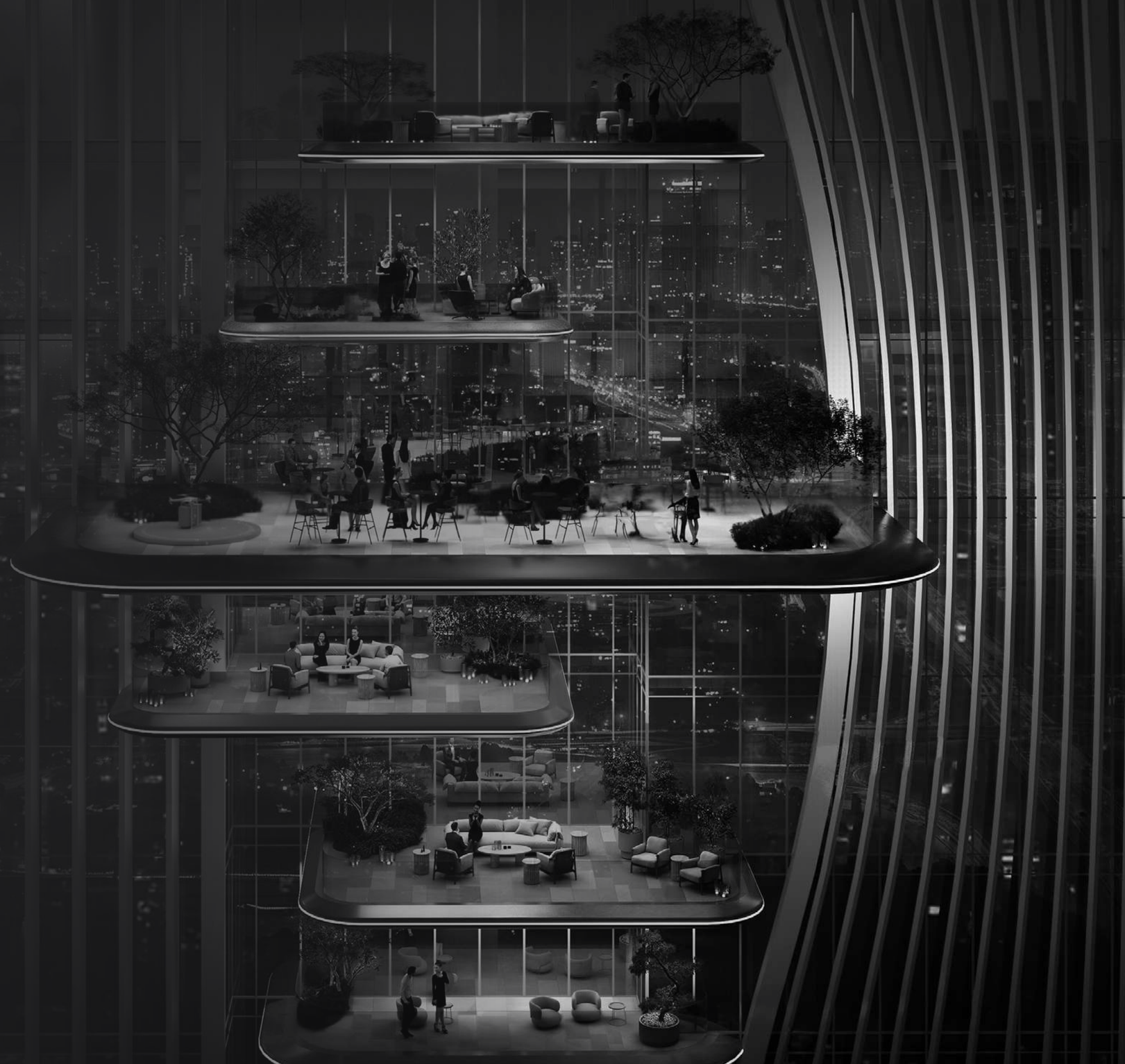
ELLINGTON
PROPERTIES

BERKELEY
TOWER

PROJECT BRIEF



SHAPED BY MOVEMENT

BERKELEY TOWER

Ellington's approach to design has always begun with the experience of the people who use space. At Berkeley Tower, this philosophy extends into the world of work, bringing artistry, purpose and a thoughtful attention to detail to a new commercial address.

Prominently positioned along Sheikh Zayed Road in Business Bay, Berkeley Tower responds to the pace of modern enterprise. Its sculptural façade takes inspiration from fabric in motion, introducing a distinctive sense of movement to Dubai's skyline.

The experience continues within. A carefully curated arrival leads to a double-height reception backdrop, setting the tone for expansive offices designed around focus, connection and growth. Intelligent infrastructure supports the demands of the working day, while spaces for business, fitness and well-being offer a more balanced rhythm.

Together, these elements bring Ellington's design philosophy into a commercial setting, an address created for the people driving business forward and for the ambition that brings them here.



SEAMLESS CONNECTIVITY ACROSS DUBAI

A nearby metro connection brings more of Dubai within easy reach. Integrated into the city's wider transport network, it makes everyday journeys simpler and faster.



KEY FEATURES OF GRADE A OFFICES

Prime Location
Easy access to major roads and metro stations

Premium Facilities
Concierge services, curated entrance and arrival, business lounges, co-working, social hubs and event spaces

Quality Architecture
Contemporary design, high-quality finishes and distinctive façades

Flexible Office Spaces
Efficient layouts, high ceilings and abundant natural light

Health & Wellness
Gyms, wellness areas, outdoor terraces and relaxation spaces

Advanced Technology
High-speed double-deck destination-controlled lifts, smart building systems and automated robotic parking

Parking & Mobility
Ample parking, EV charging stations and bicycle racks

Sustainability
Designed to meet Al Sa'fat green building standards

Building Management
24/7 security, professional maintenance and reliable building systems

DESIGNED
FOR PROGRESS

DUBAI OFFICE MARKET OVERVIEW

Dubai recorded approximately 2,600 office sales transactions in H1 2026, up 38.2% year-on-year. The total value of office sales increased by 199.3% compared with H1 2025.

Business Bay led Dubai's office market by transaction count, recording 814 sales across ready and off-plan properties. This places Berkeley Tower in the district with the highest office sales activity during the period.

Beyond property transactions, the DIFC Innovation Hub's community of AI, FinTech and innovation firms reached 1,933, up 39% year-on-year, adding another measure of business activity to the wider market picture.

Source: Cavendish Maxwell, DIFC





DUBAI OFFICE MARKET IN NUMBERS H1 2026

14.1% year-on-year growth
OFFICE RENTAL RATES

15.1% year-on-year growth
OFFICE SALES PRICES

361 NEW COMPANIES
JOINED THE DIFC INNOVATION HUB

506.2% year-on-year growth
OFF-PLAN OFFICE SALES TRANSACTIONS

AED 15.8 BILLION
TOTAL OFFICE SALES VALUE

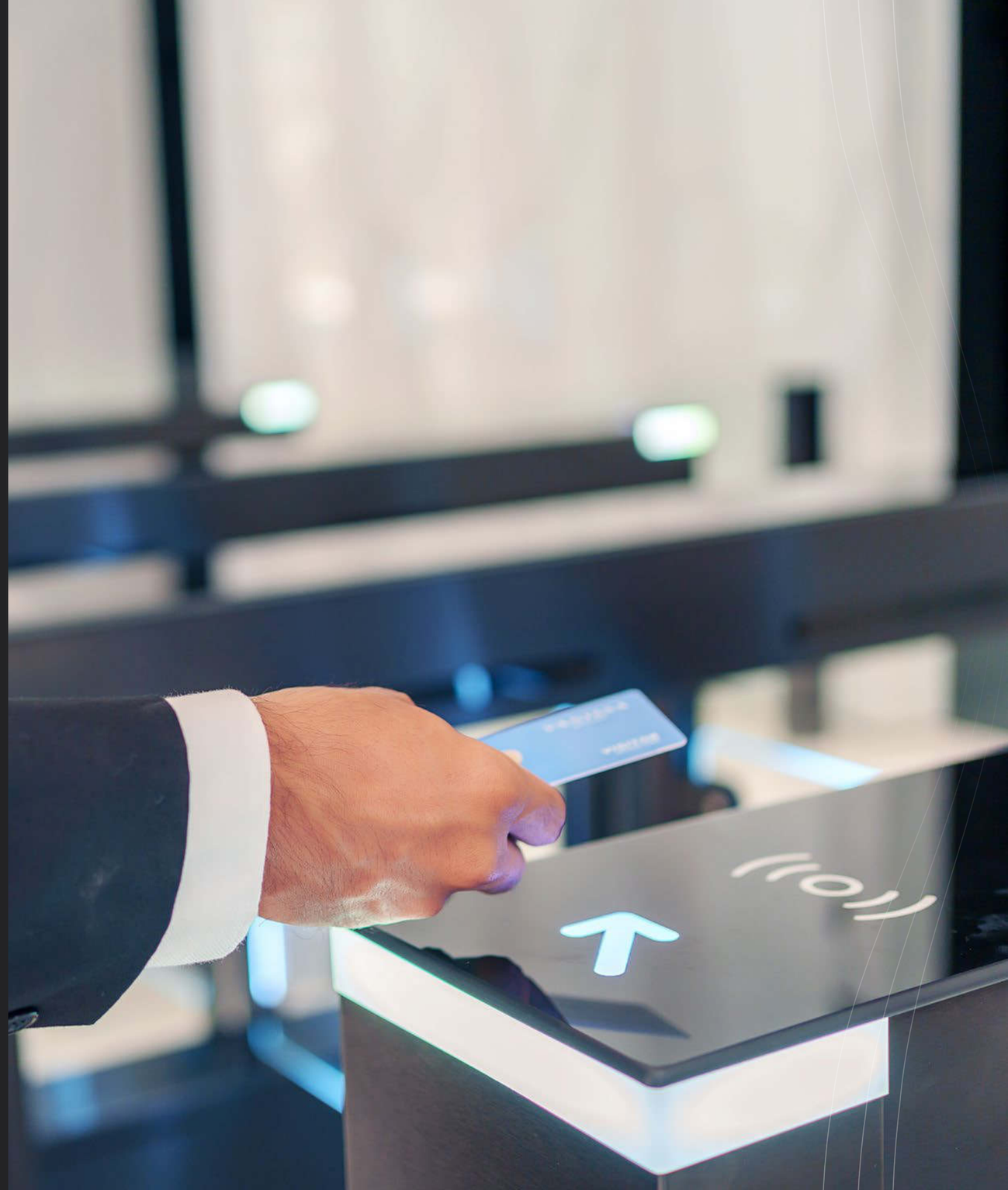
Across the wider business landscape, 2,709 new member companies joined Dubai Chamber of Commerce in March 2026. This provides a separate, citywide view of commercial activity alongside the H1 office market figures.

Source: Cavendish Maxwell, DIFC, Dubai Chambers

AN INTELLIGENT BUSINESS ENVIRONMENT

Intelligent integrations are thoughtfully designed to orchestrate easy access and fluid vertical movement throughout the address:

- Twelve double-deck passenger lifts, governed by an intuitive destination-control system, keep people moving efficiently between the tower's levels.
- Security gates within the main lobby integrate seamlessly with a smart access system, ensuring secure entry and a frictionless transition into the workspace.





STATE-OF-THE-ART AUTOMATED PARKING

Berkeley Tower introduces an advanced robotic parking system that automates vehicle storage and retrieval, transforming the way people arrive at and depart from the workplace.

Designed for efficiency and convenience, the system simplifies the parking experience and brings a new level of ease to the working day.

THE FUTURE MOVES DIFFERENTLY

Readiness for a future air-taxi vertiport reflects Berkeley Tower's forward-looking approach to connectivity.

It considers how emerging forms of urban air mobility could create new ways to travel across Dubai as the city's transport network evolves.





A FUTURE-DRIVEN VISION

Berkeley Tower incorporates purpose-built drone delivery platforms into its architectural design, anticipating the growing role of aerial technology in commercial environments.

These platforms are designed to accommodate future delivery solutions as the technology continues to evolve.

BUSINESS
AT THE HEART

LOCATION


Deira
Dubai International Airport (DXB)
Dubai International Financial Centre (DIFC)
Al Satwa
BERKELEY TOWER
Wafi Mall
Downtown Dubai
Dubai Creek Harbour
The Crestmark
DTI
Business Bay Metro Station
Al Wasl
Sheikh Zayed Road
One River Point
The Quayside

DRIVING DISTANCE

Burj Khalifa
& Dubai Mall



4 minutes

Dubai
Design District



9 minutes

Dubai International
Financial Centre (DIFC)



4 minutes

Dubai
Internet City



14 minutes

Dubai World
Trade Centre



5 minutes

Dubai Airport
Free Zone (DAFZA)



14 minutes

Emirates Towers &
The Museum of the Future



5 minutes

Dubai
Media City



16 minutes

Dubai
International Airport



9 minutes

Jumeirah Lake
Towers (JLT)



16 minutes

Dubai
Science Park



18 minutes

Jebel Ali
Free Zone (JAFZA)



22 minutes

Dubai
Investment Park



26 minutes

Expo
City Dubai



30 minutes

Al Maktoum International
Airport (DWC)



35 minutes

THE CENTRE OF AMBITION



SUN AND VIEWS ANALYSIS

SUMMER SUNSET

SUMMER SUNRISE

WINTER SUNRISE

WINTER SUNSET

BUILDING CONFIGURATION

BUILDING

GF + 60

OFFICE CONFIGURATIONS AND AREAS

6 office configurations

Area from 2,504.01 sq.ft to 22,588.71 sq.ft

LIFTS

12 double-deck passenger lifts

1 service lift

1 escalator

2 parking lifts

CAR PARKING

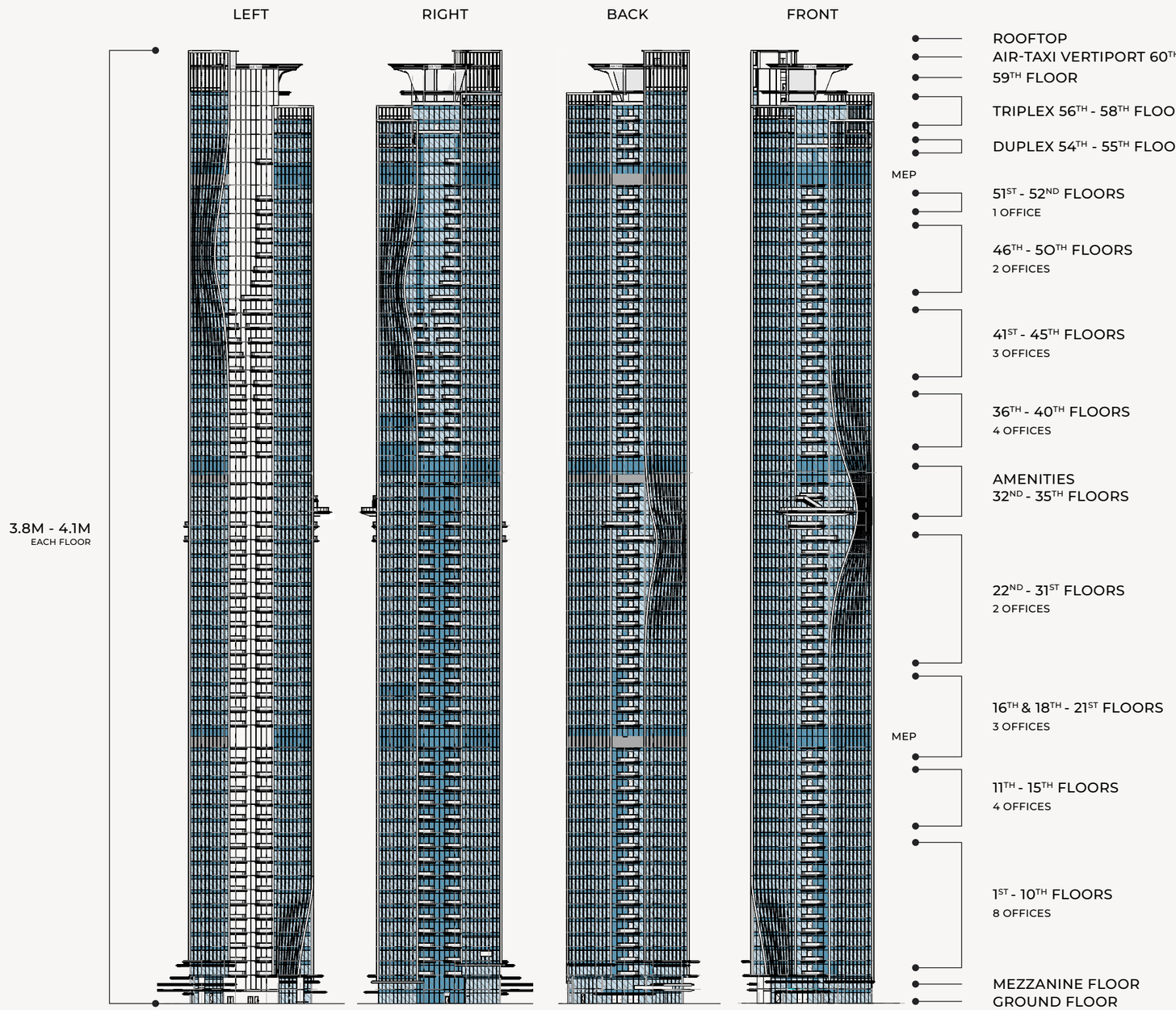
6 basements + GF + 12 automated parking bays + roof

OWNERSHIP

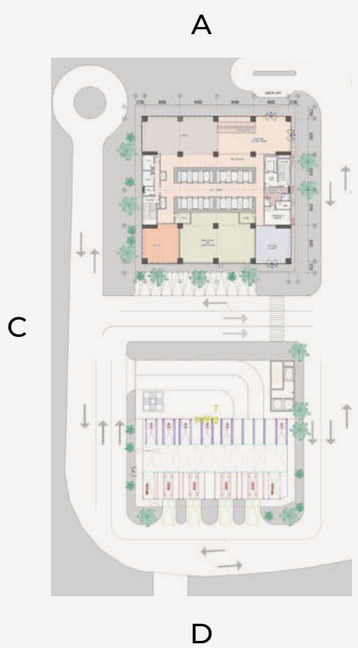
Freehold

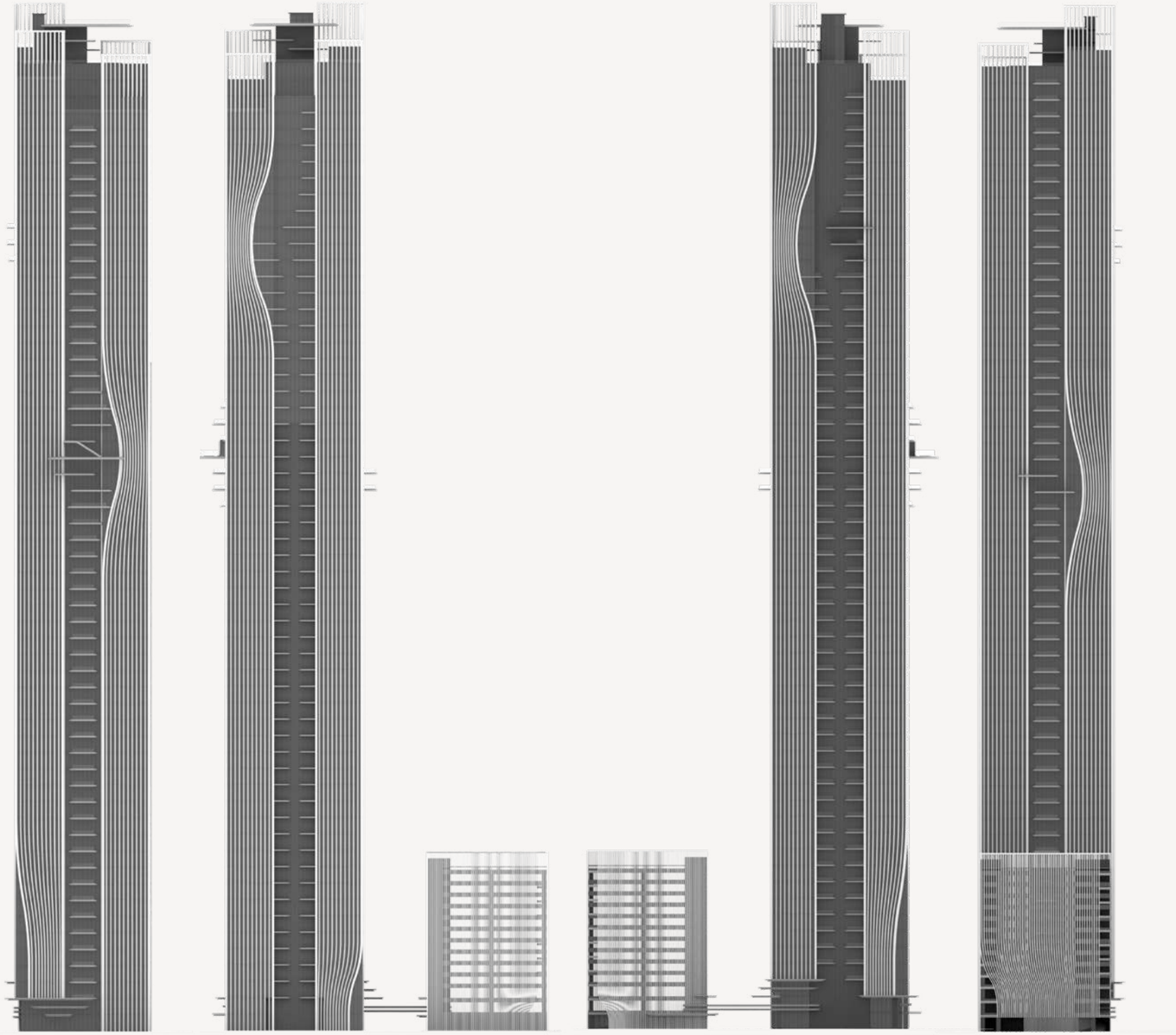
ANTICIPATED SERVICE CHARGE

AED 24 per sq.ft



ELEVATIONS





ELEVATION A ELEVATION B ELEVATION C ELEVATION D

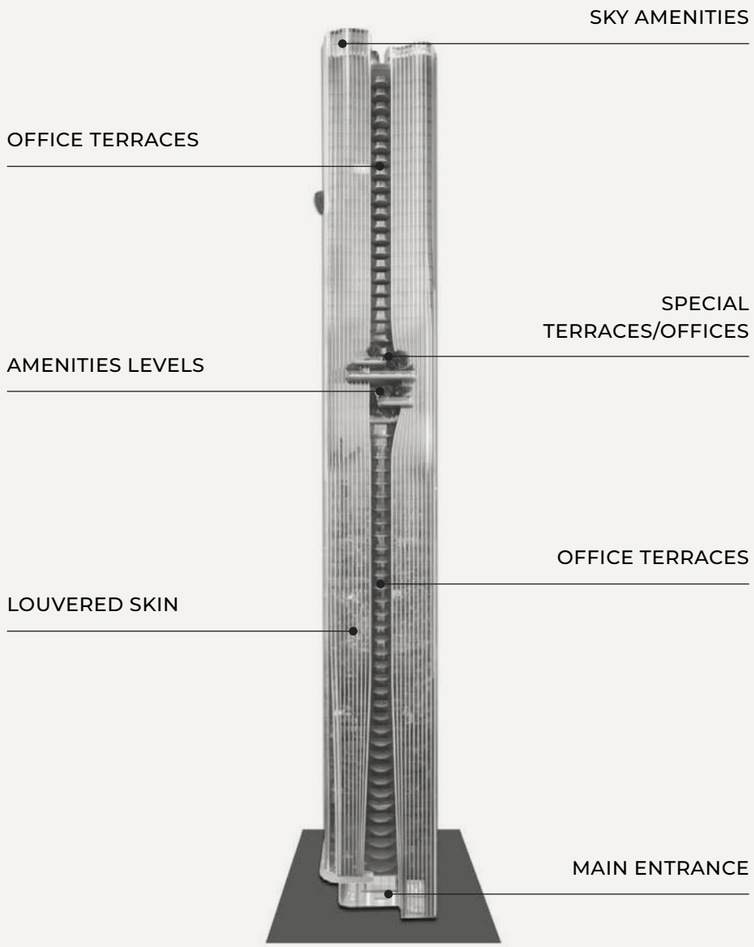
UNIT TYPE RANGE & SIZES

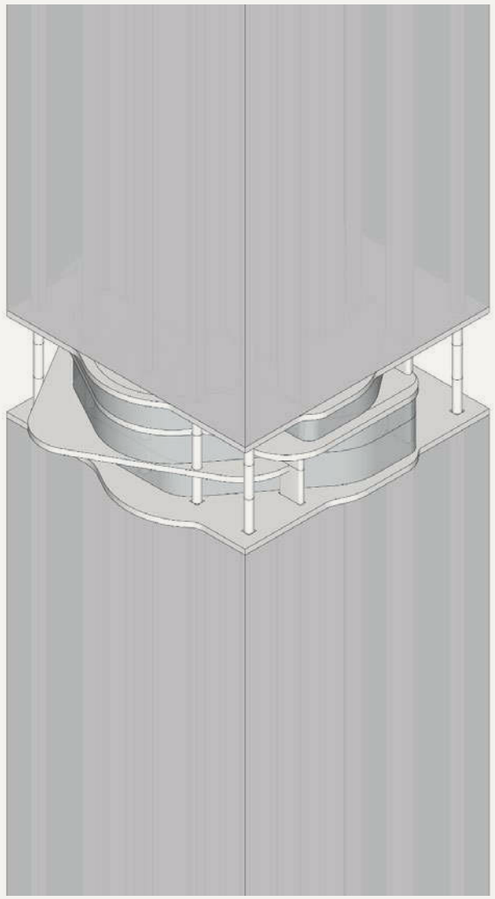
FLOORS	TYPE	SIZE RANGE
1st – 10th Floor	8 Offices	From 1,132 sq.ft to 1,389 sq.ft
11th – 15th Floor	4 Offices	From 2,502 sq.ft to 2,867 sq.ft
16th & 18th – 21st Floor	3 Offices	From 2,503 sq.ft to 5,376 sq.ft
22nd – 31st Floor	2 Offices	From 5,401 sq.ft to 5,409 sq.ft
36th – 40th Floor	4 Offices	From 2,384 sq.ft to 3,264 sq.ft
41st – 45th Floor	3 Offices	From 2,364 sq.ft to 6,522 sq.ft
46th – 50th Floor	2 Offices	From 5,620 sq.ft to 5,888 sq.ft
51st – 52nd Floor	1 Office	12,182 sq.ft
54th – 55th Floor	Duplex Offices	21,873 sq.ft
56th – 58th Floor	Triplex Offices	22,191 sq.ft

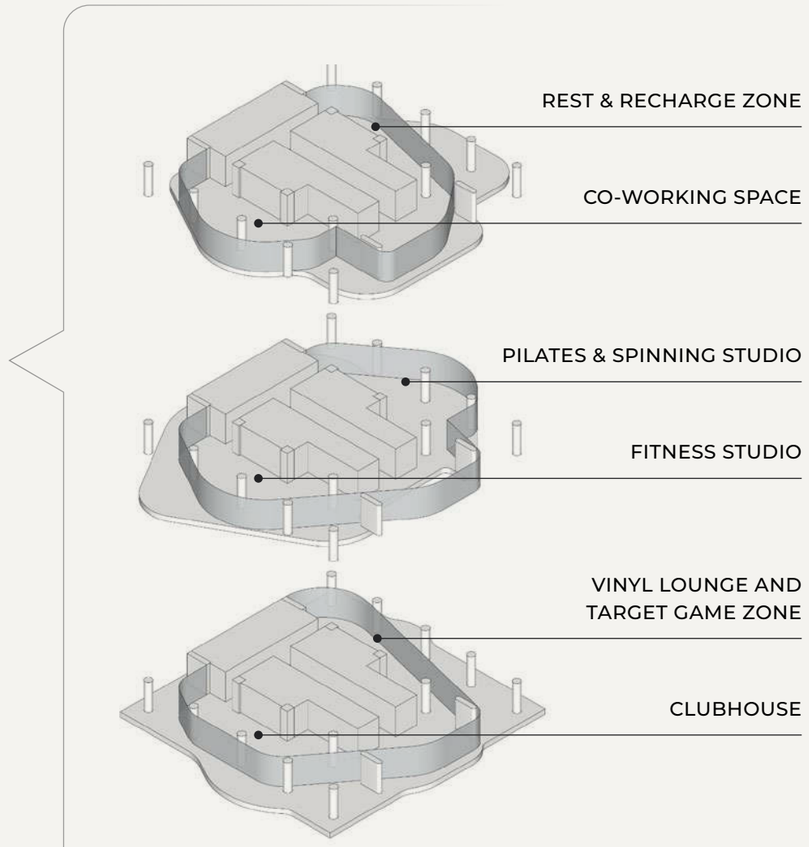
SELLABLE AREA + NUMBER OF UNITS

Total sellable area: 579,681.46 sq.ft | **Total number of units**: 109 units

ARCHITECTURE







WHERE BUSINESS MEETS THE CITY

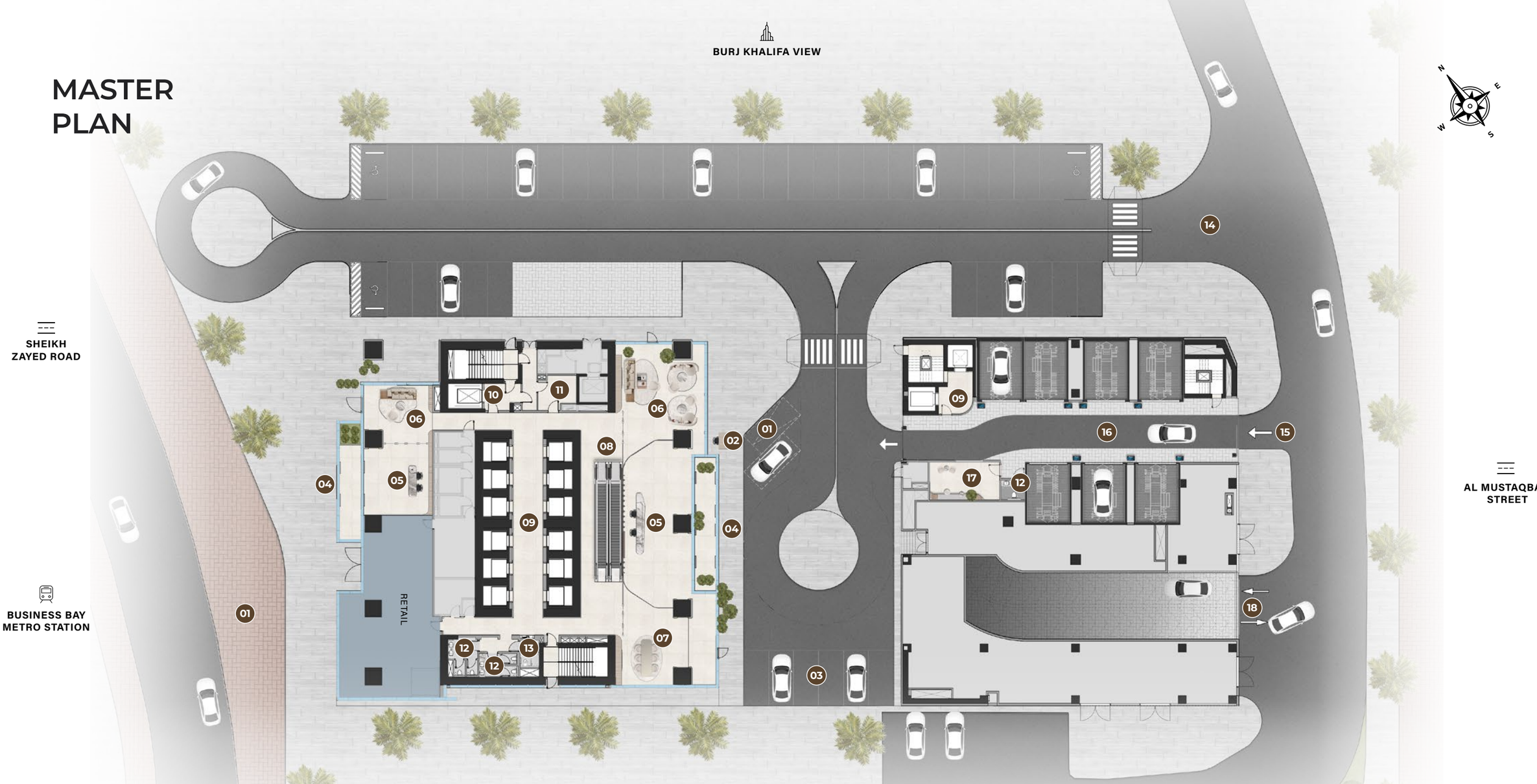
AMENITIES

DROP-OFF AREA



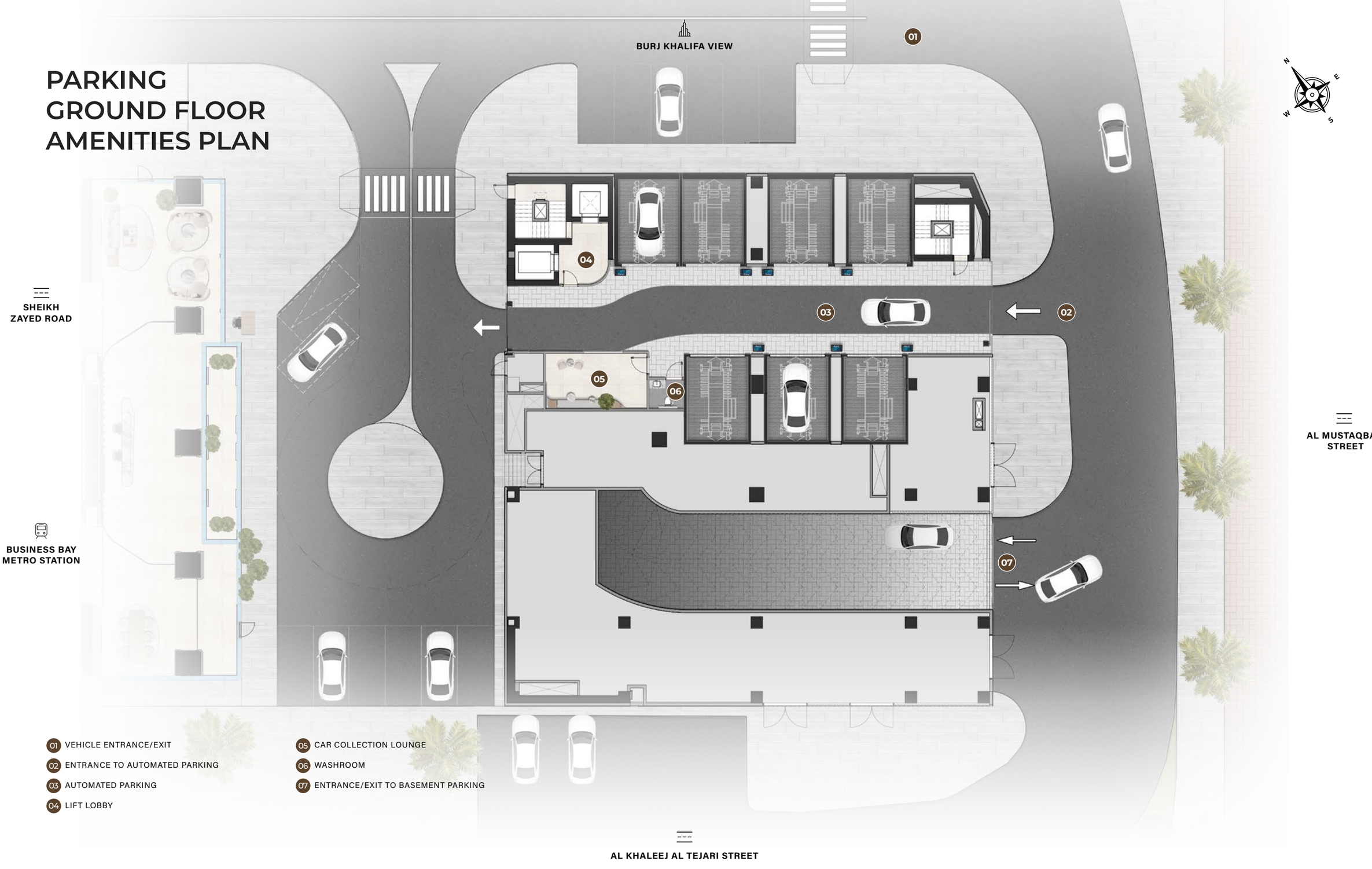
LOBBY RECEPTION

MASTER PLAN



01 DROP-OFF AREA
02 VALET DESK
03 VALET PARKING
04 LOBBY ENTRANCE
05 LOBBY RECEPTION
06 LOUNGE SEATING AREA
07 COMMUNAL TABLE
08 ESCALATOR FROM/TO MEZZANINE FLOOR
09 LIFT LOBBY
10 SERVICE LIFT
11 DELIVERY AND DRIVER LOUNGE
12 WASHROOM
13 WASHROOM FOR PEOPLE OF DETERMINATION
14 VEHICLE ENTRANCE/EXIT
15 ENTRANCE TO AUTOMATED PARKING
16 AUTOMATED PARKING
17 CAR COLLECTION LOUNGE
18 ENTRANCE/EXIT TO BASEMENT PARKING

PARKING GROUND FLOOR AMENITIES PLAN



01 VEHICLE ENTRANCE/EXIT
02 ENTRANCE TO AUTOMATED PARKING
03 AUTOMATED PARKING
04 LIFT LOBBY
05 CAR COLLECTION LOUNGE
06 WASHROOM
07 ENTRANCE/EXIT TO BASEMENT PARKING

PARKING
2ND - 12TH FLOOR
AMENITIES PLAN

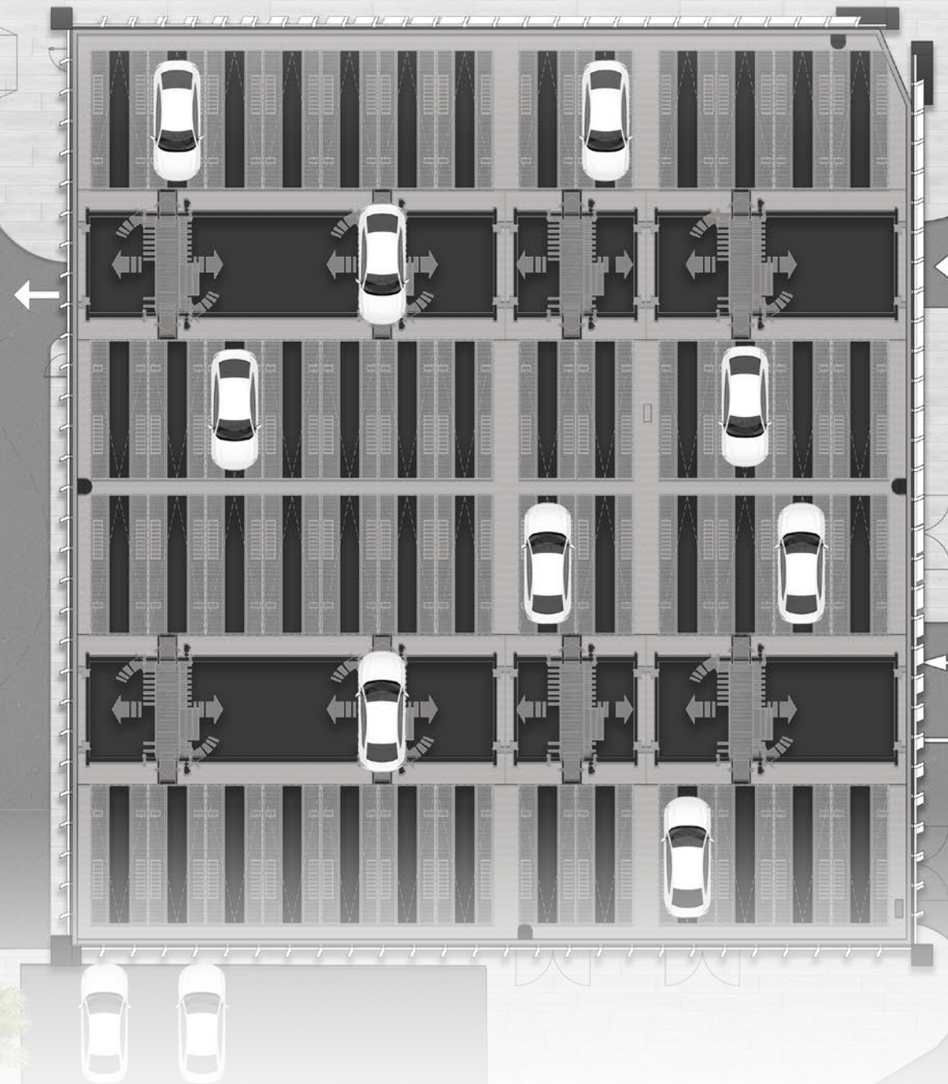
BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

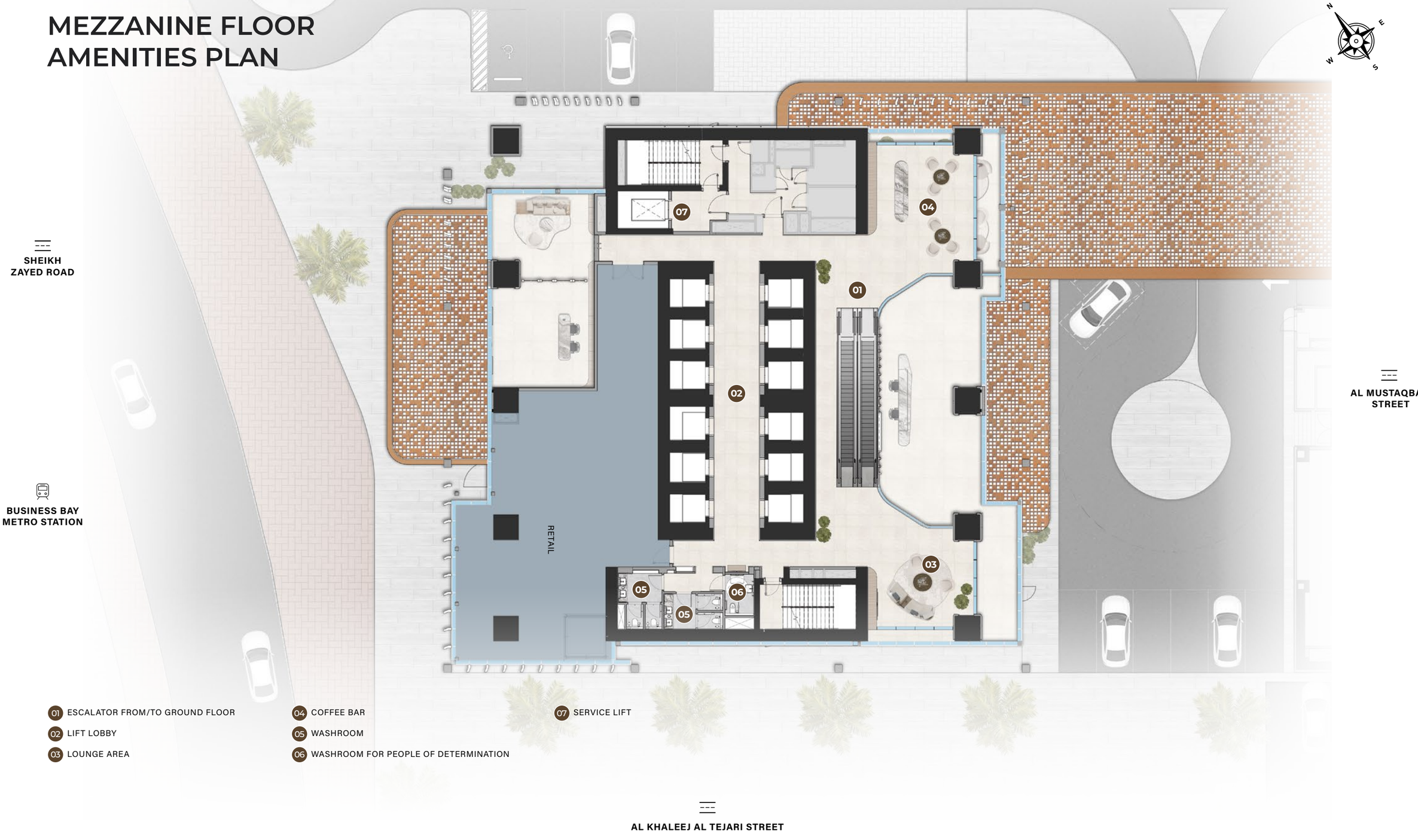


GROUND FLOOR AMENITIES PLAN



01 DROP-OFF AREA
02 VALET DESK
03 VALET PARKING
04 LOBBY ENTRANCE
05 LOBBY RECEPTION
06 LOUNGE SEATING AREA
07 COMMUNAL TABLE
08 ESCALATOR FROM/TO MEZZANINE FLOOR
09 LIFT LOBBY
10 SERVICE LIFT
11 DELIVERY AND DRIVER LOUNGE
12 WASHROOM
13 WASHROOM FOR PEOPLE OF DETERMINATION

MEZZANINE FLOOR AMENITIES PLAN



01 ESCALATOR FROM/TO GROUND FLOOR
02 LIFT LOBBY
03 LOUNGE AREA
04 COFFEE BAR
05 WASHROOM
06 WASHROOM FOR PEOPLE OF DETERMINATION
07 SERVICE LIFT

AMENITIES

32ND - 35TH

CLUBHOUSE TERRACES

REST & RECHARGE ZONE

CO-WORKING SPACE

CO-WORKING SPACE

CO-WORKING LOUNGE

TERRACE VIEW

32ND FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

AL MUSTAQBAL STREET

BUSINESS BAY METRO STATION

AL KHALEEJ AL TEJARI STREET



01 LIFT LOBBY
02 KITCHENETTE
03 SOCIAL HUB
04 WASHROOM
05 WASHROOM FOR PEOPLE OF DETERMINATION
06 LOUNGE AREA
07 REST AND RECHARGE ROOM
08 CO-WORKING AREA
09 FOCUS PODS
10 THE WORK LOUNGE
11 FEATURE STAIRCASE
12 VISTA LIFT
13 SERVICE LIFT

CLUBHOUSE



GAMES ROOM

CLUBHOUSE TERRACES

33RD FLOOR AMENITIES PLAN

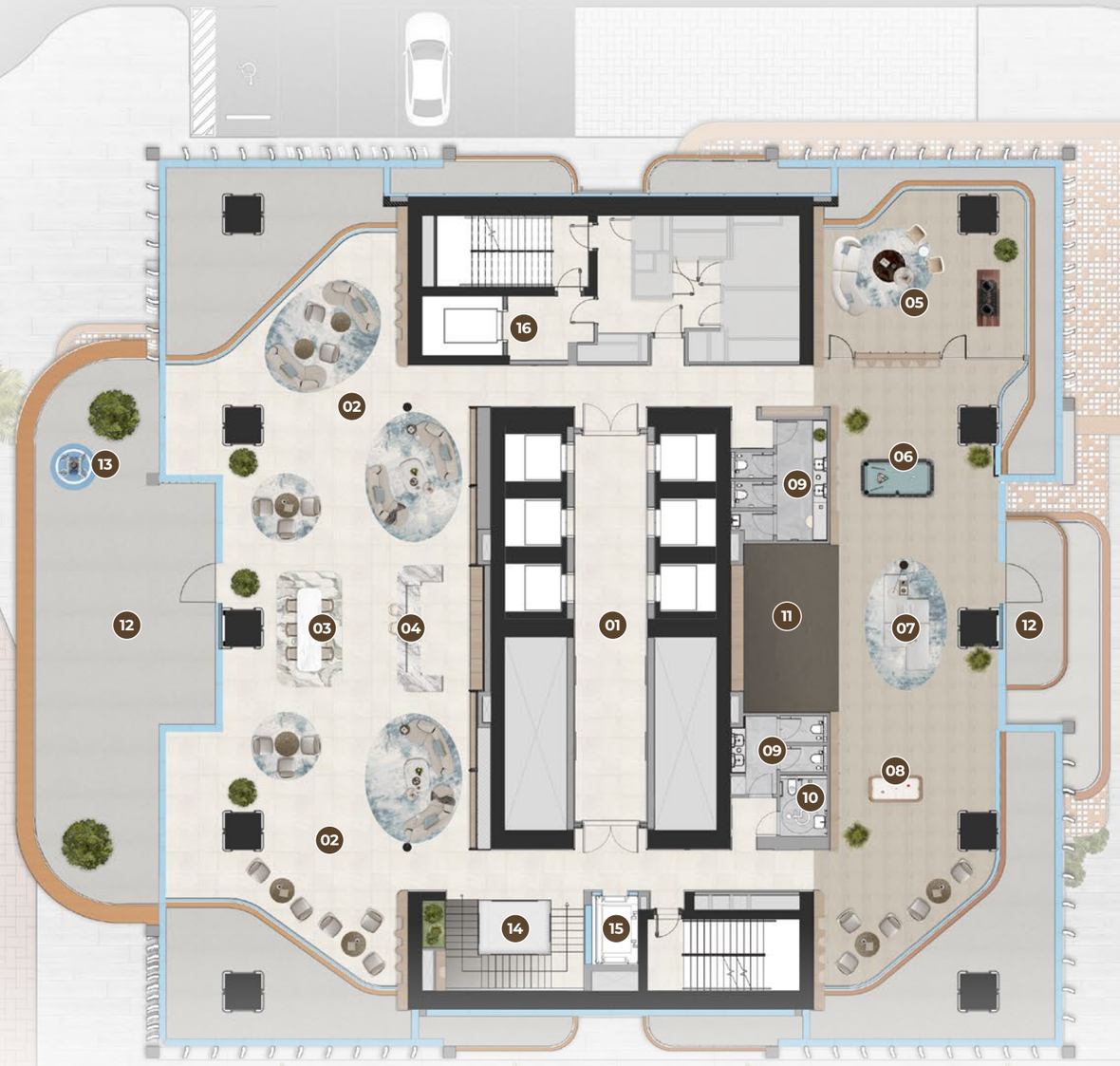
BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET



01 LIFT LOBBY
02 CLUBHOUSE
03 COMMUNAL TABLE
04 KITCHENETTE
05 VINYL LOUNGE
06 BILLIARDS TABLE
07 SEATING AREA
08 AIR HOCKEY TABLE
09 WASHROOM
10 WASHROOM FOR PEOPLE OF DETERMINATION
11 GAMING LOUNGE
12 OUTDOOR BALCONY/ TERRACE
13 DRONE DELIVERY PORT
14 FEATURE STAIRCASE
15 VISTA LIFT
16 SERVICE LIFT



FITNESS STUDIO

SPINNING STUDIO

PILATES STUDIO

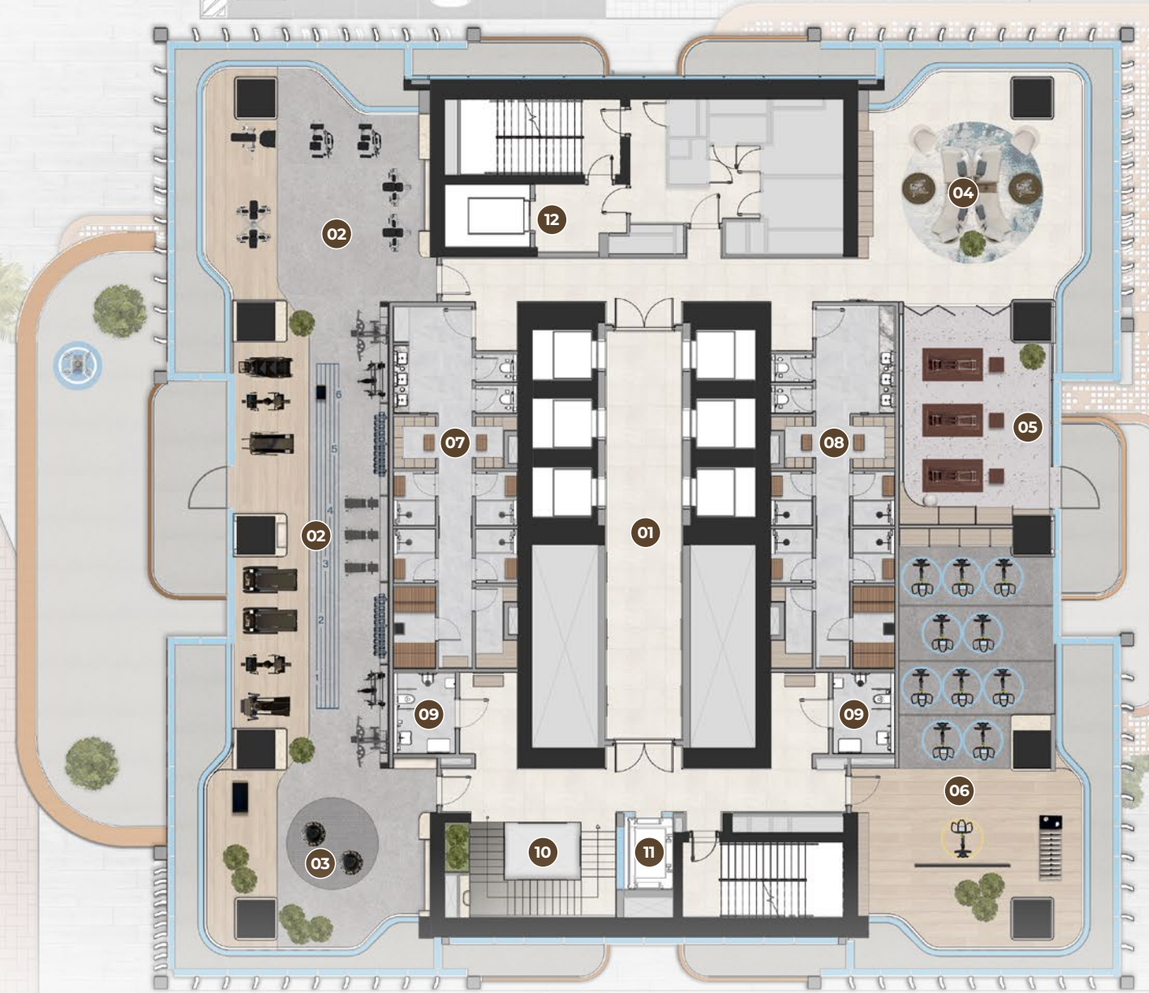
34TH FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

AL MUSTAQBAL STREET

BUSINESS BAY METRO STATION



01 LIFT LOBBY
02 FITNESS STUDIO
03 BOXING AREA
04 MIND AND BODY STUDIO
05 PILATES STUDIO
06 SPINNING STUDIO
07 MALE WELLNESS
08 FEMALE WELLNESS
09 WASHROOM FOR PEOPLE OF DETERMINATION
10 FEATURE STAIRCASE
11 VISTA LIFT
12 SERVICE LIFT

AL KHALEEJ AL TEJARI STREET

PRAYER ROOM

35TH FLOOR AMENITIES PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

AL MUSTAQBAL STREET

BUSINESS BAY METRO STATION



01 LIFT LOBBY
02 FOYER
03 ABLUTION AREA
04 MALE PRAYER ROOM
05 FEMALE PRAYER ROOM
06 MALE WASHROOM
07 FEMALE WASHROOM
08 WASHROOM FOR PEOPLE OF DETERMINATION
09 FEATURE STAIRCASE
10 VISTA LIFT
11 SERVICE LIFT

AL KHALEEJ AL TEJARI STREET

FLOOR PLANS

1ST TO 10TH FLOORS TYPICAL PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET

08 OFFICE TYPE G

01 OFFICE TYPE G

07 OFFICE TYPE H

02 OFFICE TYPE H

06 OFFICE TYPE I

03 OFFICE TYPE I

05 OFFICE TYPE J

WASHROOM

04 OFFICE TYPE J

Office G

Office H

Office I

Office J

TOTAL UNIT AREA RANGE

1,132 sq.ft to 1,389 sq.ft

11TH TO 15TH FLOORS TYPICAL PLAN

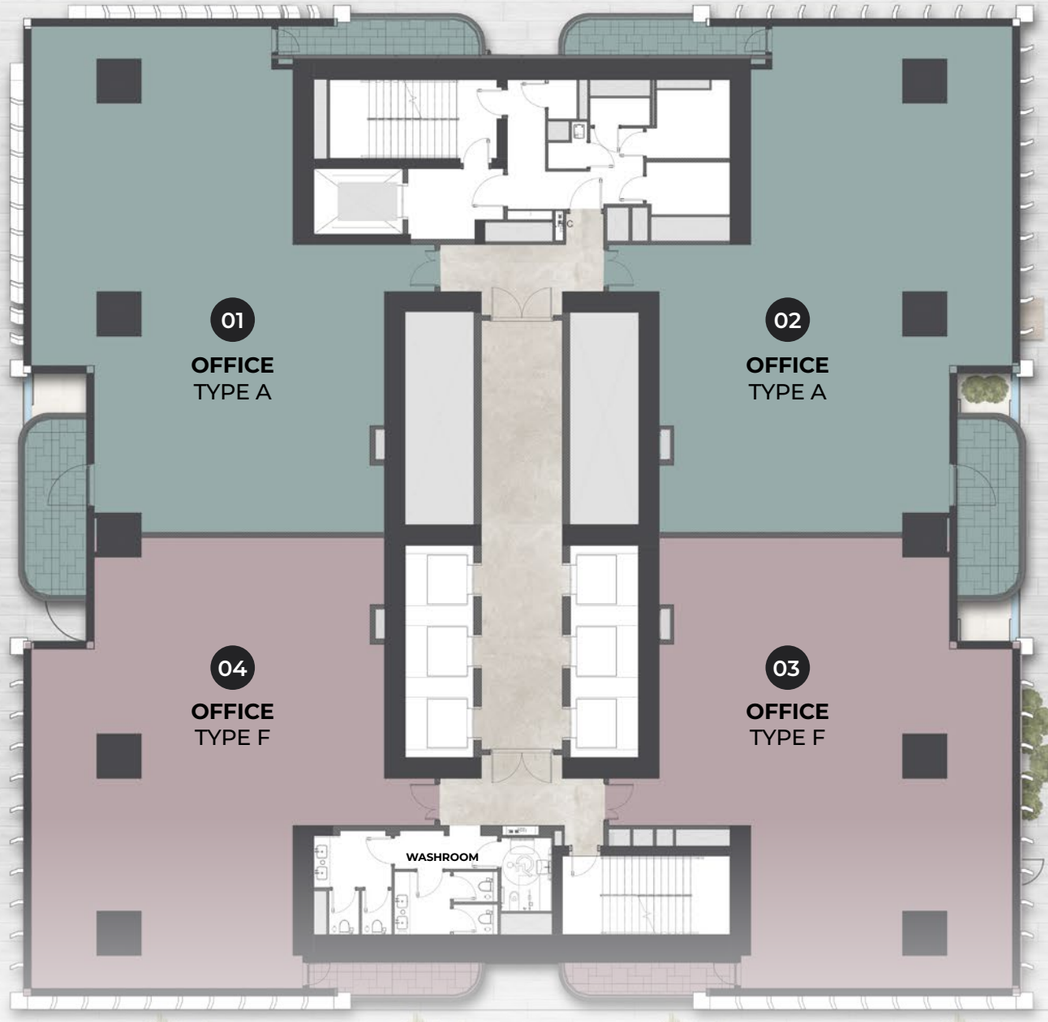
BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET



Office A

Office F

TOTAL UNIT AREA RANGE

2,502 sq.ft to 2,867 sq.ft

16TH & 18TH TO 21ST FLOORS TYPICAL PLAN

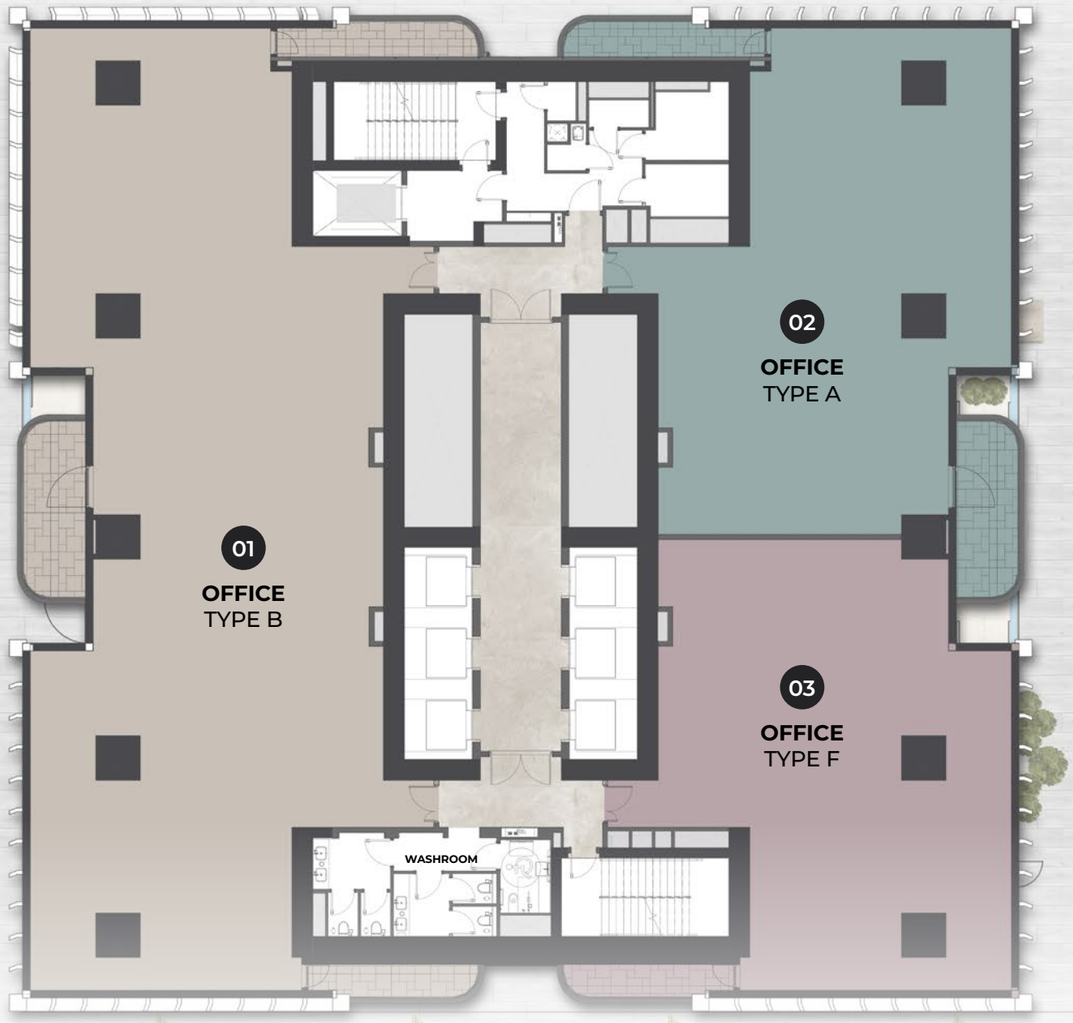
BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET



- Office A
- Office F
- Office B

TOTAL UNIT AREA RANGE

2,503 sq.ft to 5,376 sq.ft

22ND TO 31ST FLOORS TYPICAL PLAN

BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET



Office B

TOTAL UNIT AREA RANGE

5,401 sq.ft to 5,409 sq.ft

36TH TO 40TH FLOORS TYPICAL PLAN

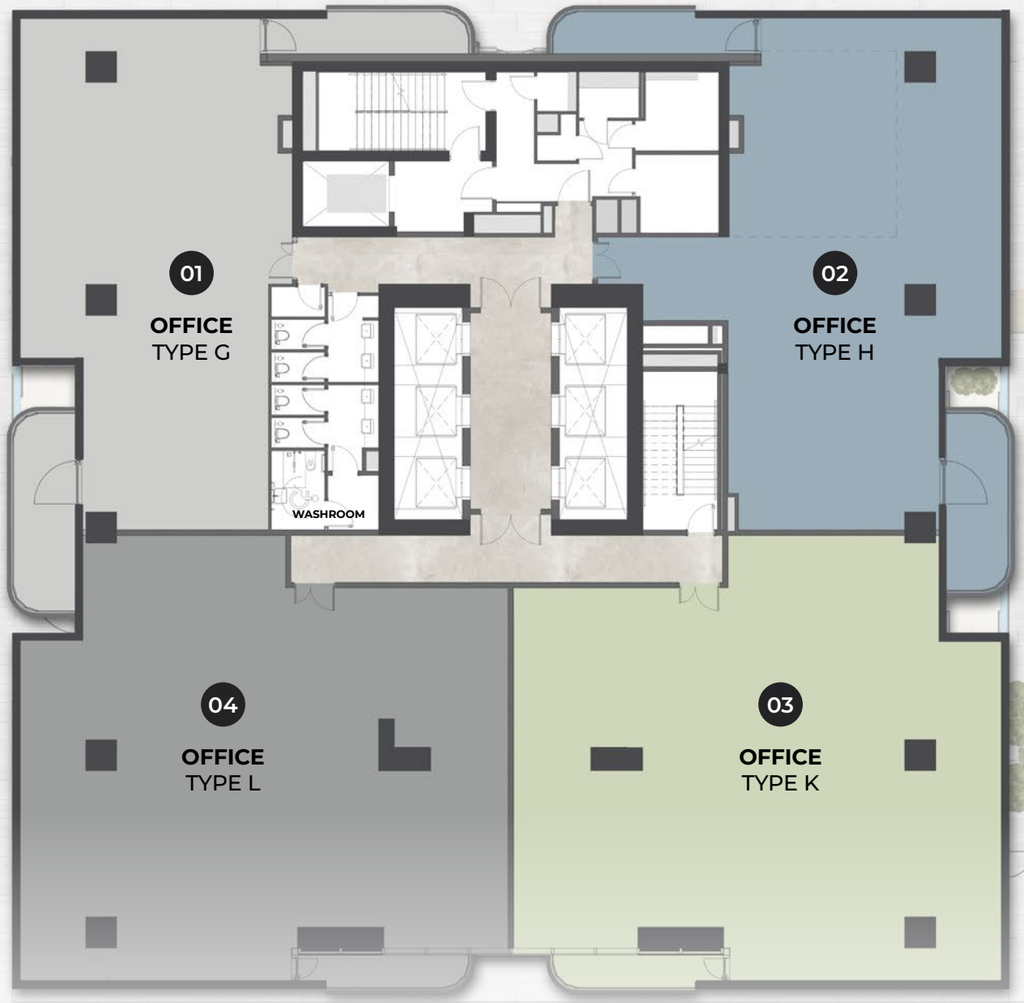
BURJ KHALIFA VIEW

SHEIKH ZAYED ROAD

BUSINESS BAY METRO STATION

AL MUSTAQBAL STREET

AL KHALEEJ AL TEJARI STREET



Office G
Office H
Office K
Office L

TOTAL UNIT AREA RANGE

2,384 sq.ft to 3,264 sq.ft

41ST TO 45TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET



Office Q

Office R

Office S

TOTAL UNIT AREA RANGE

2,364 sq.ft to 6,522 sq.ft

46TH TO 50TH FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION



AL MUSTAQBAL
STREET

Office M

Office N

AL KHALEEJ AL TEJARI STREET

TOTAL UNIT AREA RANGE

5,620 sq.ft to 5,888 sq.ft

51ST TO 52ND FLOORS
TYPICAL PLAN

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

WASHROOM

01

OFFICE
TYPE C

Office C

TOTAL UNIT AREA

12,182 sq.ft

54TH FLOOR
TYPICAL PLAN
DUPLEX LEVEL 01

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION



AL MUSTAQBAL
STREET

Office D

AL KHALEEJ AL TEJARI STREET

TOTAL UNIT AREA

21,873 sq.ft

55TH FLOOR
TYPICAL PLAN
DUPLEX LEVEL 02

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION



AL MUSTAQBAL
STREET

Office D

TOTAL UNIT AREA
21,873 sq.ft

AL KHALEEJ AL TEJARI STREET

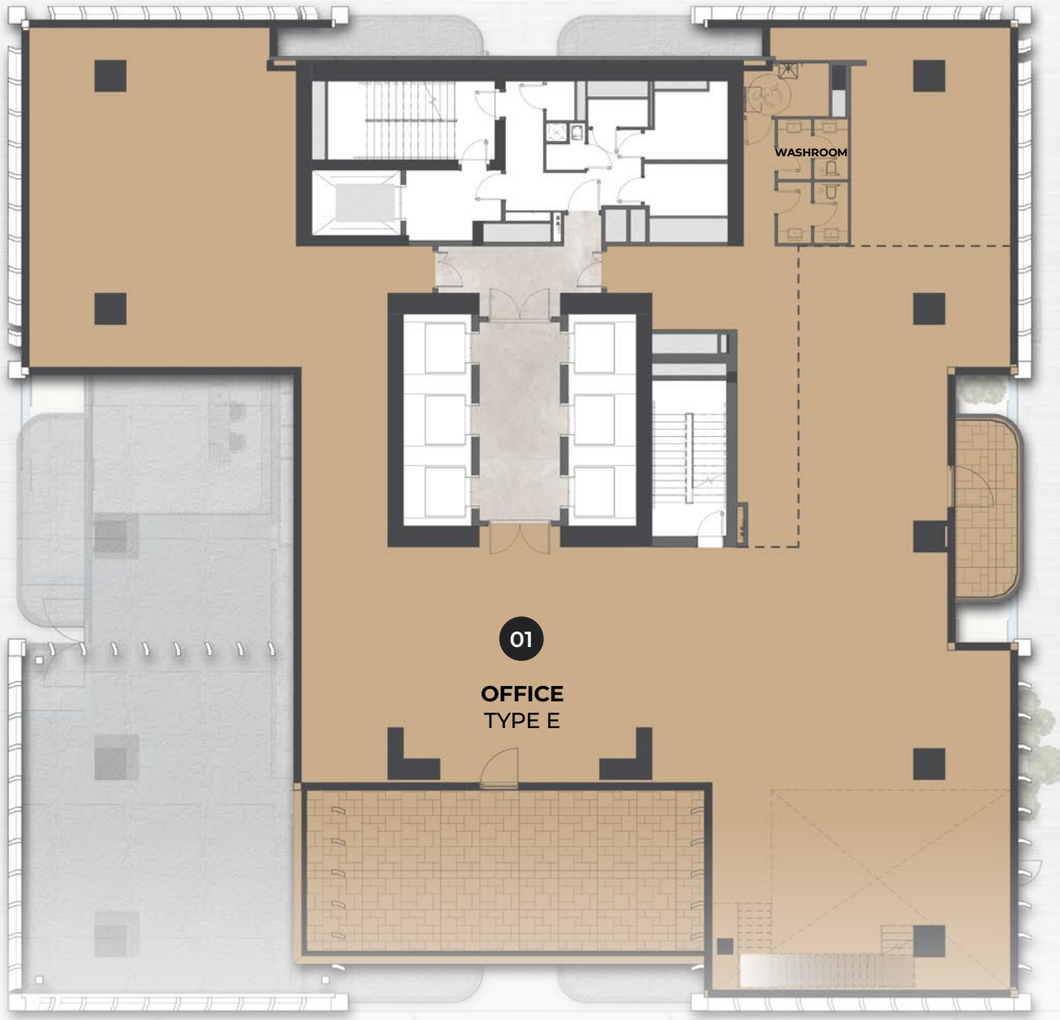
56TH FLOOR
TYPICAL PLAN
TRIPLEX LEVEL 01

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET



Office E

AL KHALEEJ AL TEJARI STREET

TOTAL UNIT AREA

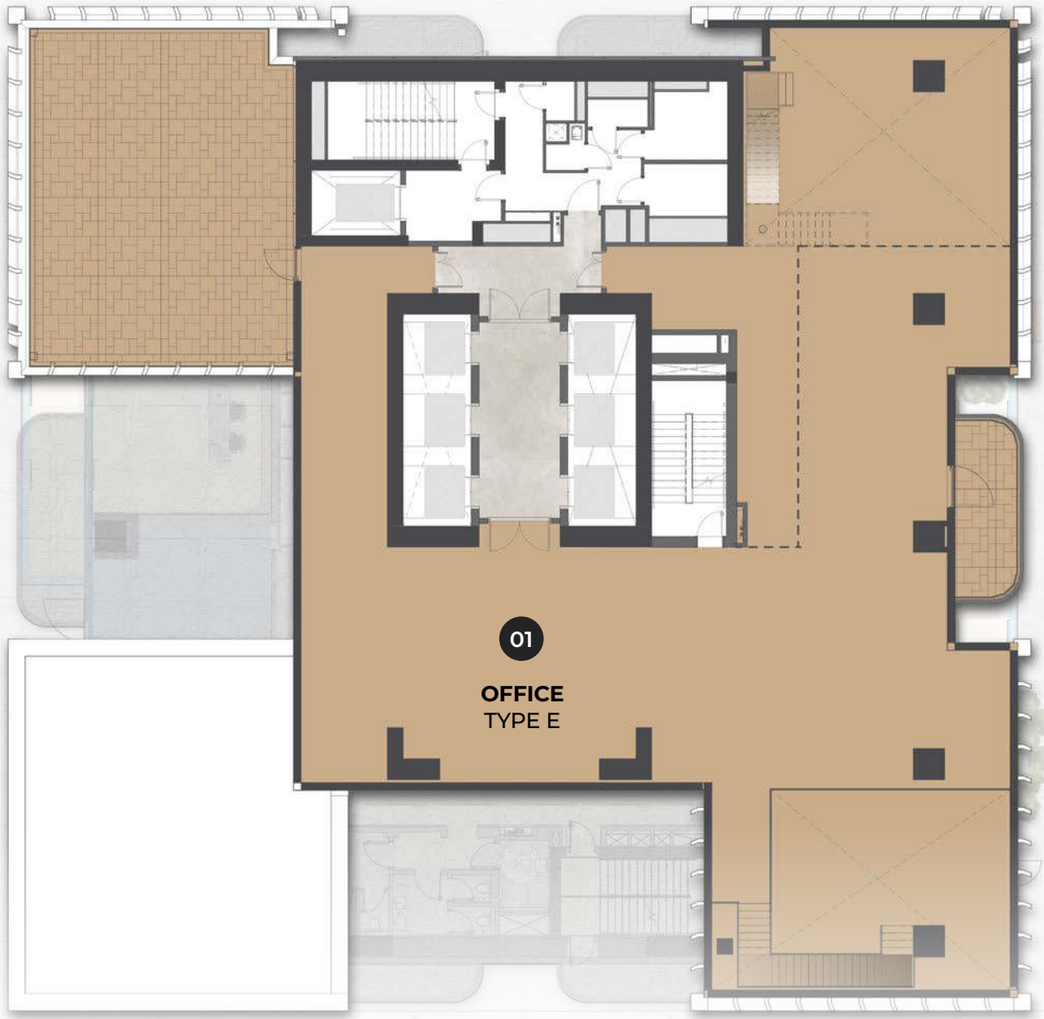
22,191 sq.ft

57TH FLOOR
TYPICAL PLAN
TRIPLEX LEVEL 02

BURJ KHALIFA VIEW

SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION



AL MUSTAQBAL
STREET

AL KHALEEJ AL TEJARI STREET

Office E

TOTAL UNIT AREA

22,191 sq.ft

BURJ KHALIFA VIEW

58TH FLOOR
TYPICAL PLAN
TRIPLEX LEVEL 03



SHEIKH
ZAYED ROAD

BUSINESS BAY
METRO STATION

AL MUSTAQBAL
STREET

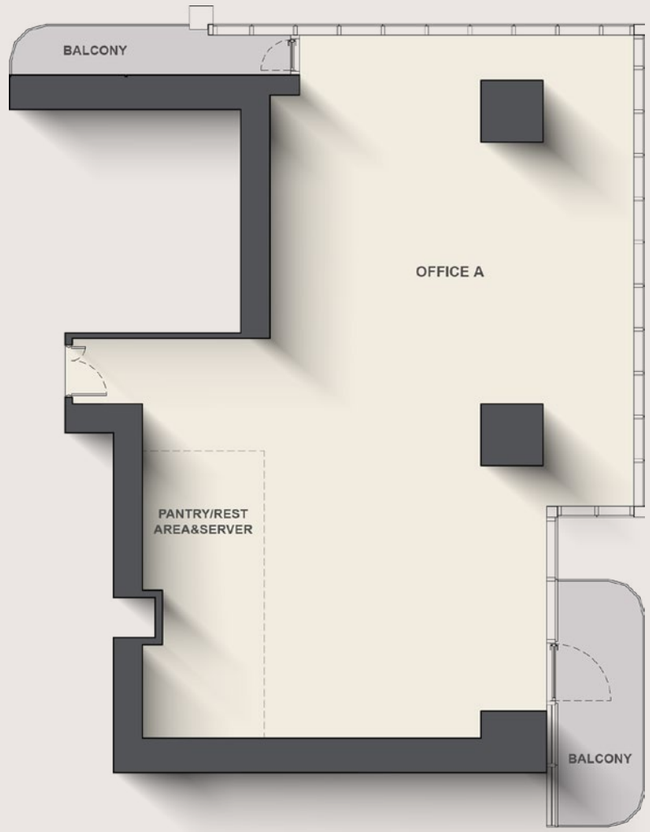
Office E

AL KHALEEJ AL TEJARI STREET

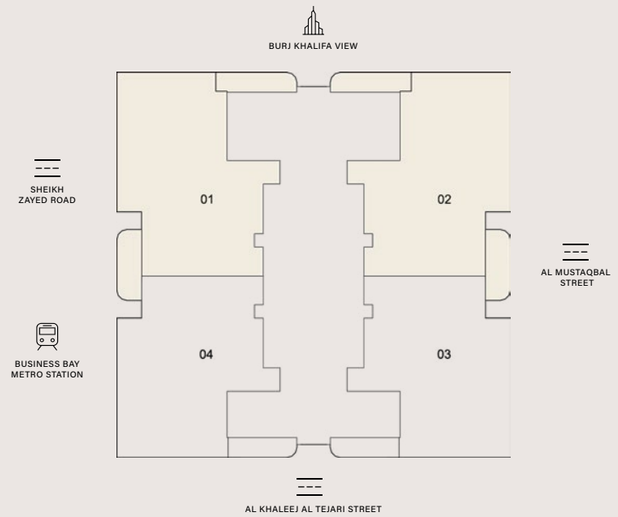
TOTAL UNIT AREA

22,191 sq.ft

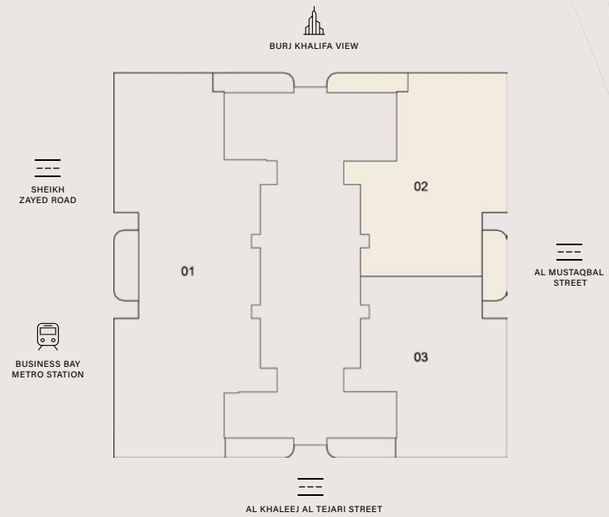
OFFICE TYPE A



11TH - 15TH FLOORS

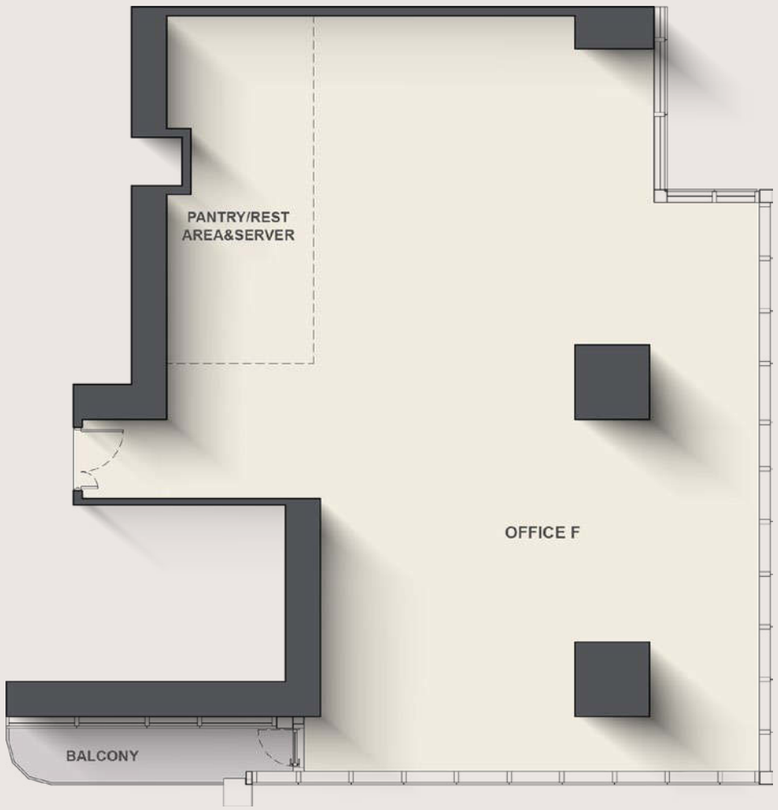


16TH & 18TH - 21ST FLOORS

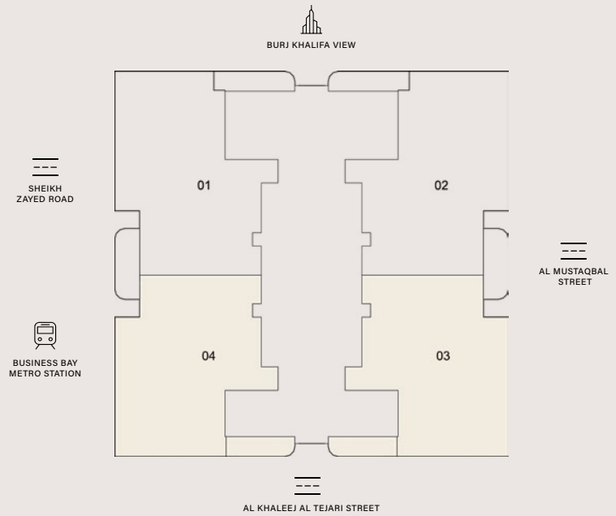


Indoor Area	Outdoor Area	Total Area
2,532.96 sq.ft	**327.65 sq.ft**	**2,860.62 sq.ft**

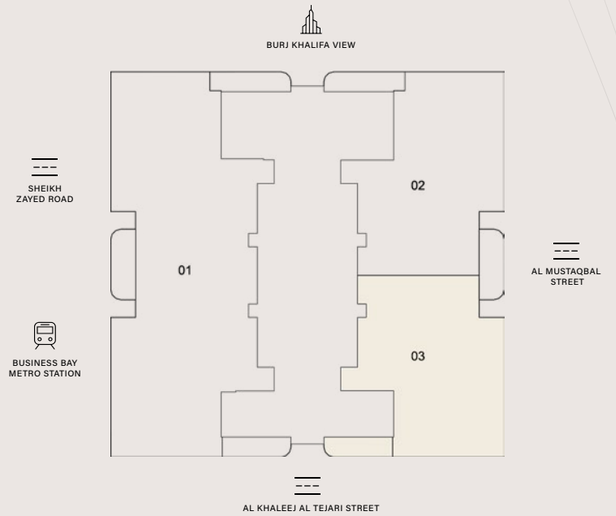
OFFICE TYPE F



11TH - 15TH FLOORS

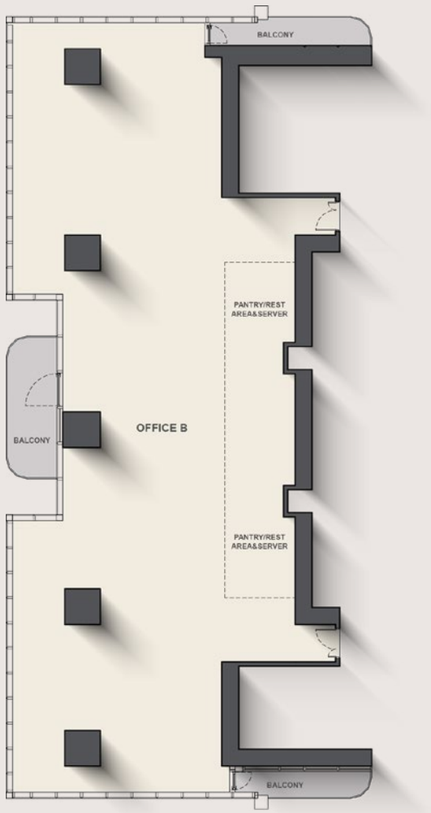


16TH & 18TH - 21ST FLOORS

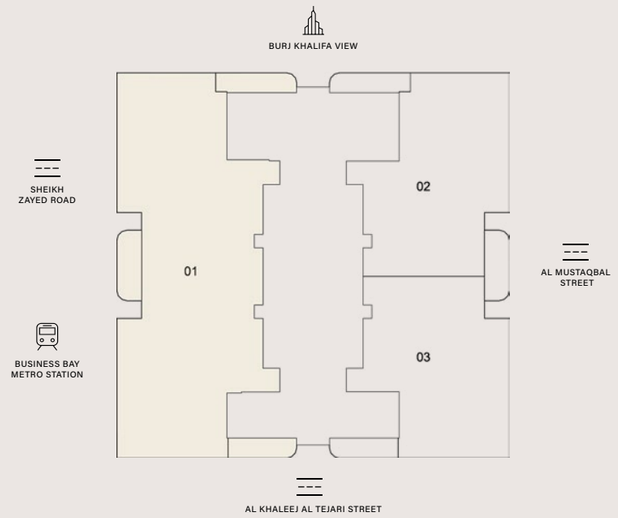


Indoor Area	Outdoor Area	Total Area
2,368.60 sq.ft	**133.69 sq.ft**	**2,502.29 sq.ft**

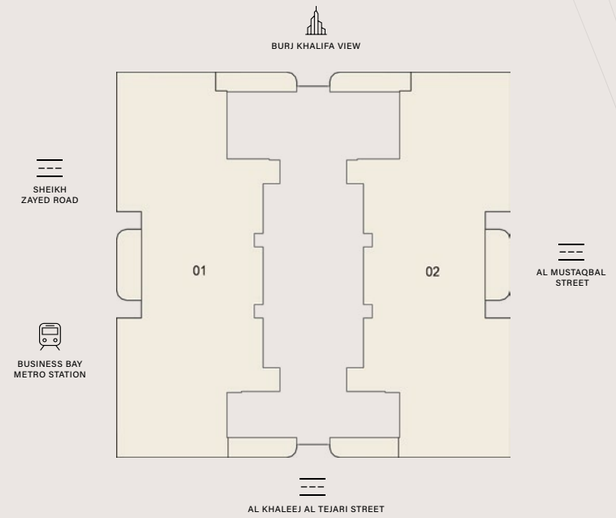
OFFICE TYPE B



16TH & 18TH - 21ST FLOORS



22ND - 31ST FLOORS

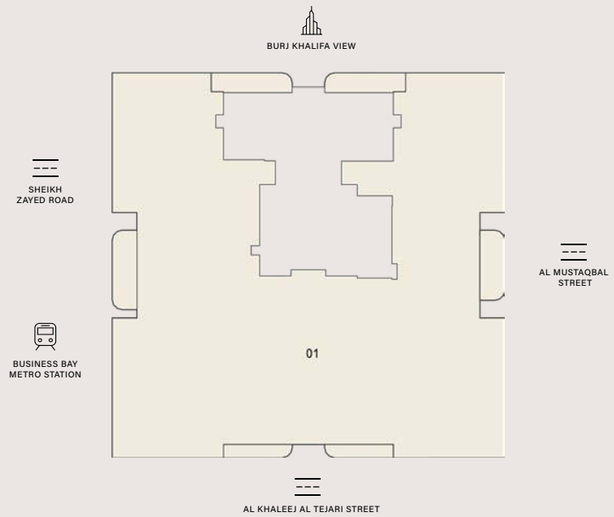


Indoor Area	Outdoor Area	Total Area
4,910.60 sq.ft	**461.45 sq.ft**	**5,372.05 sq.ft**

OFFICE TYPE C



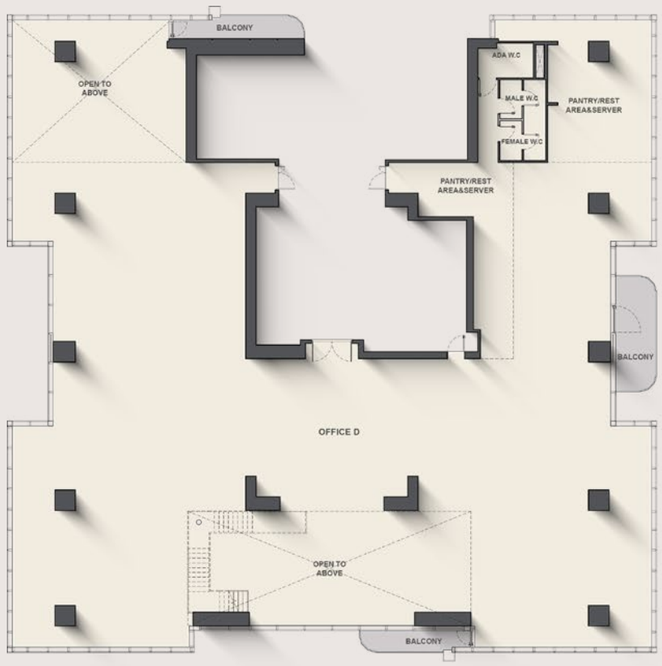
51ST - 52ND FLOORS



Indoor Area	Outdoor Area	Total Area
11,595.64 sq.ft	**855.84 sq.ft**	**12,451.48 sq.ft**

OFFICE TYPE D - DUPLEX

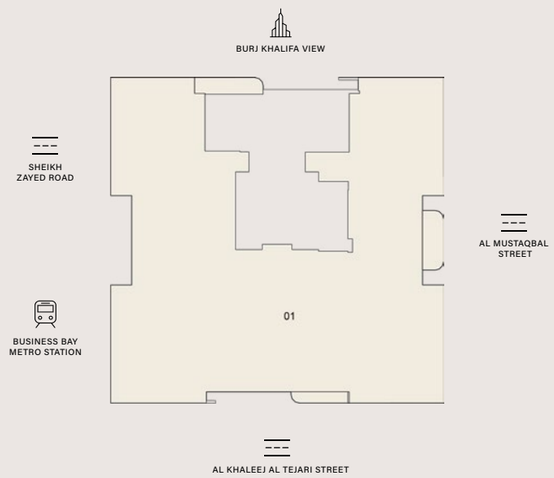
LOWER FLOOR



UPPER FLOOR



56TH & 57TH FLOORS



Indoor Area	Outdoor Area	Total Area
18,964.29 sq.ft	**2,940.49 sq.ft**	**21,904.77 sq.ft**

OFFICE TYPE E - TRIPLEX

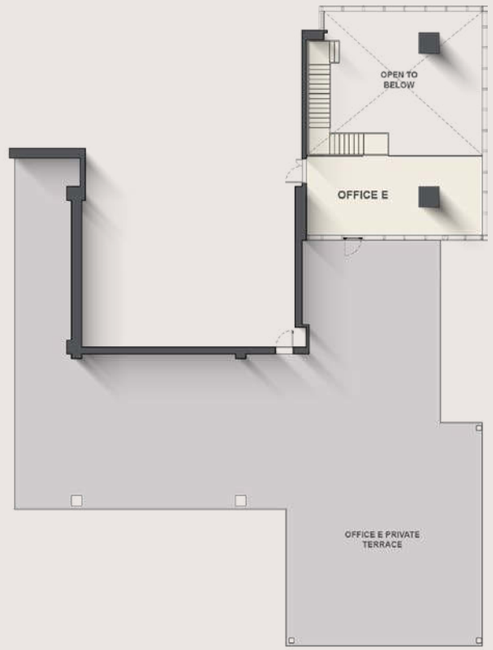
LOWER FLOOR



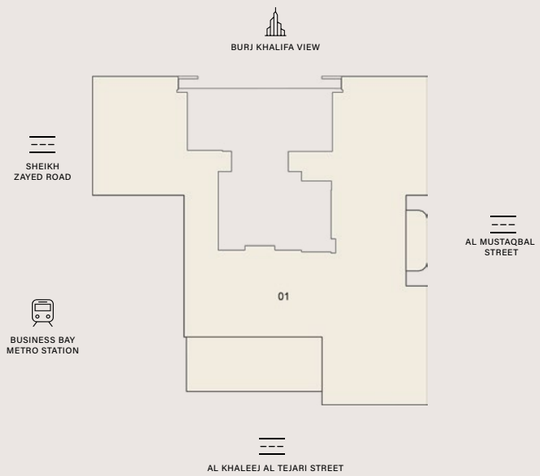
MIDDLE FLOOR



UPPER FLOOR



58TH, 59TH & 60TH FLOORS



Indoor Area	Outdoor Area	Total Area
14,726.64 sq.ft	**7,363.16 sq.ft**	**22,090.45 sq.ft**

PAYMENT PLAN

20%

at the time
of booking

5%

90 days after the
reservation date

5%

180 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

5%

On completion of 60%
construction of the project

5%

On completion of 70%
construction of the project

30%

On
completion

PROJECT INTERACTIVE PAGE



To navigate to
the project landing page of
Berkeley Tower, click HERE
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ELLINGTONPROPERTIES.AE

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