

EVERLY PLACE

Project Brief

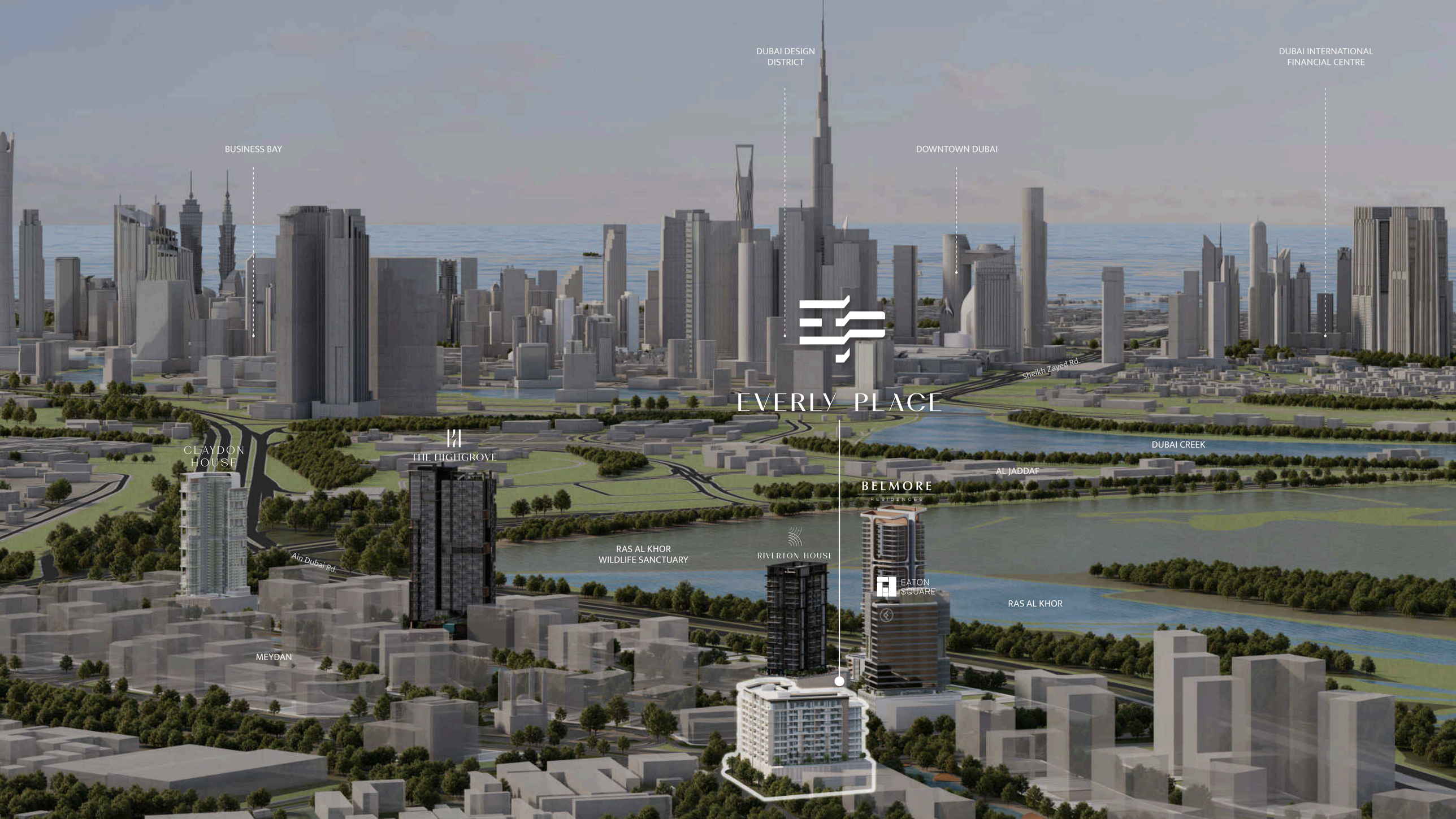


A Fluid Embrace

The U-shaped architecture forms a sculptural frame around the canal, capturing light and views from every angle. Layered terraces, integrated greenery, and a striking glass façade create a bold yet refined silhouette on Dubai's skyline.

The building does not stand against its surroundings. It curves around them, enhancing a grounded living where you feel aligned to both nature and modernity.


Savour a life
in bloom


DUBAI DESIGN DISTRICT
DUBAI INTERNATIONAL FINANCIAL CENTRE
BUSINESS BAY
DOWNTOWN DUBAI
Sheikh Zayed Rd.
EVERLY PLACE
CLAYDON HOUSE
THE HIGHGROVE
DUBAI CREEK
AL JADDAF
BELMORE
RESIDENCES
RAS AL KHOR WILDLIFE SANCTUARY
RIVERTON HOUSE
Ain Dubai Rd.
EATON SQUARE
RAS AL KHOR
MEYDAN

Life designed around the crystal lagoon





LOCATION

In the heart of MBR City, a refined silhouette takes shape. Everly Place emerges as a contemporary residence poised beside the crystal lagoon of Meydan Horizon, where architecture, water and landscape exist in quiet balance.

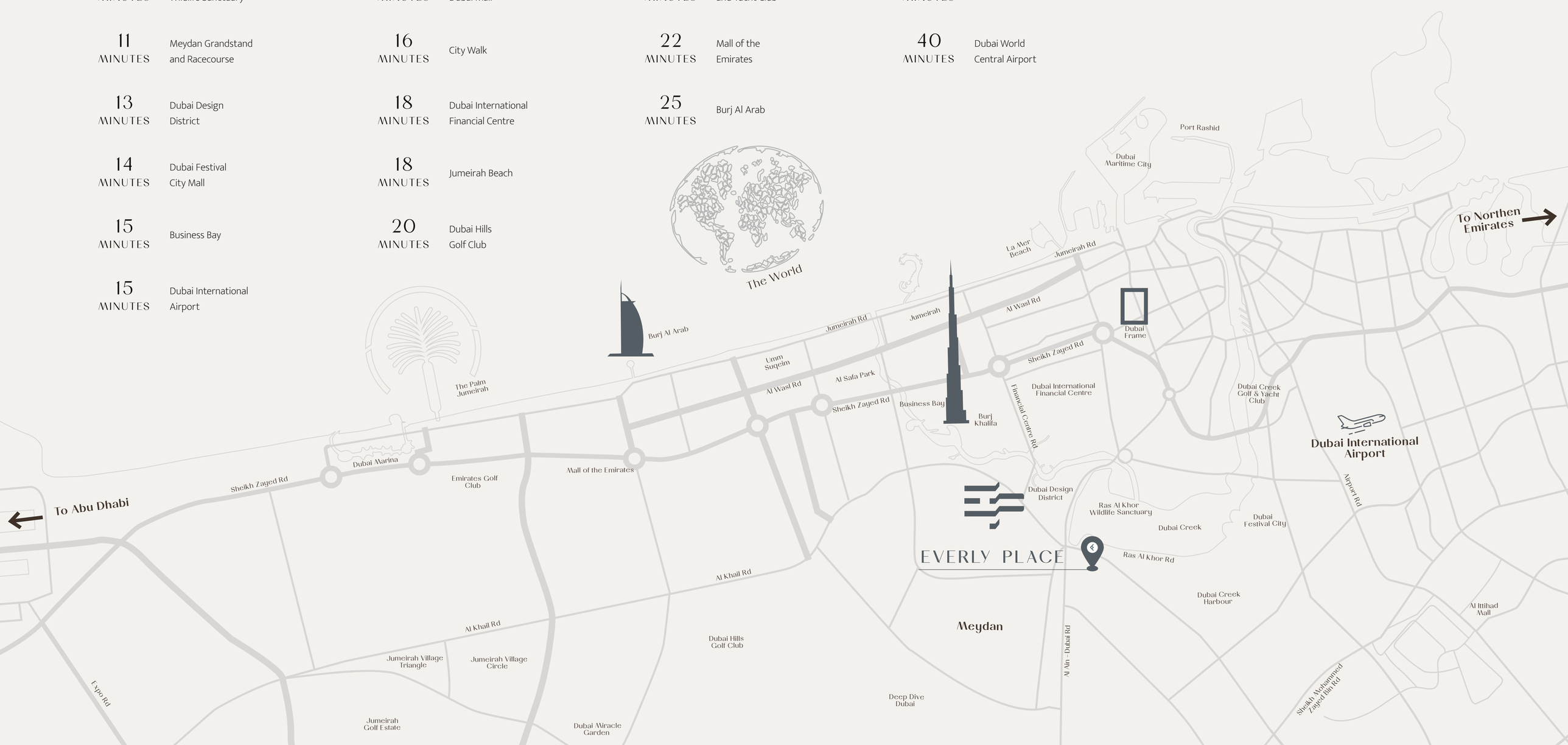
Thoughtful interiors and carefully curated social spaces reflect Ellington's design-led philosophy. A residence where elegance is expressed through detail and every space carries a sense of considered beauty.

Connected,

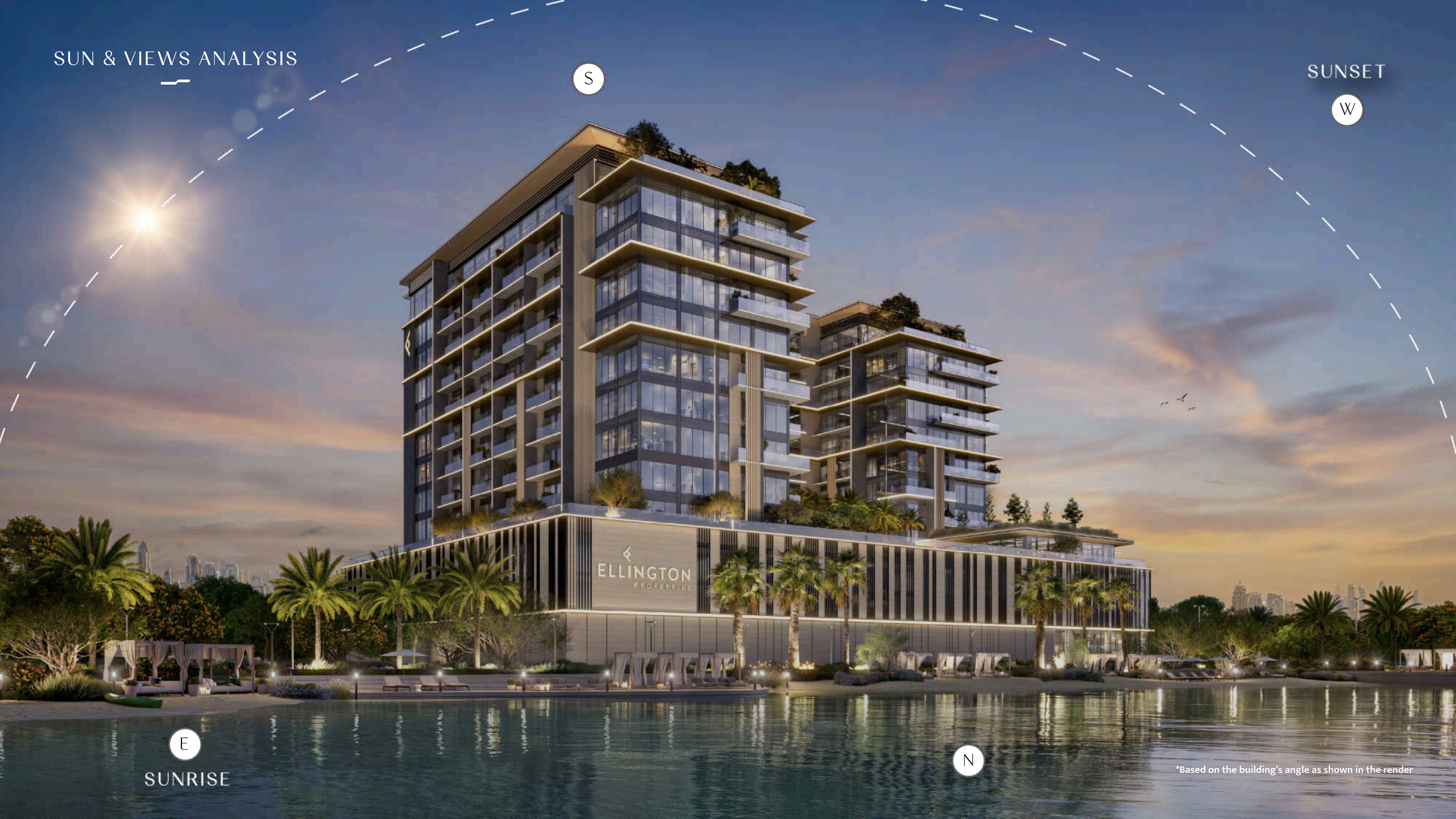
Yet Serene

DRIVING DISTANCES

10 MINUTES	Ras Al Khor Wildlife Sanctuary	16 MINUTES	Burj Khalifa / Dubai Mall	22 MINUTES	Dubai Creek Golf and Yacht Club	30 MINUTES	Palm Jumeirah
11 MINUTES	Meydan Grandstand and Racecourse	16 MINUTES	City Walk	22 MINUTES	Mall of the Emirates	40 MINUTES	Dubai World Central Airport
13 MINUTES	Dubai Design District	18 MINUTES	Dubai International Financial Centre	25 MINUTES	Burj Al Arab		
14 MINUTES	Dubai Festival City Mall	18 MINUTES	Jumeirah Beach				
15 MINUTES	Business Bay	20 MINUTES	Dubai Hills Golf Club				
15 MINUTES	Dubai International Airport						

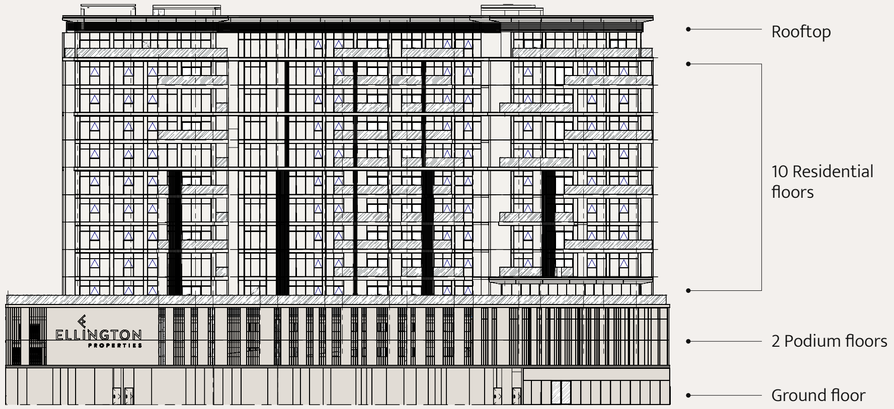


SUN & VIEWS ANALYSIS



*Based on the building's angle as shown in the render

BUILDING CONFIGURATION



Anticipated Service Charge

AED 16 per sq.ft

Ownership

Freehold

Project Configuration

Ground Floor + 2 Podiums + 10 Residential floors + Roof

Elevators

Tower

3 passenger elevators
1 service elevator

Amenities Pavillion

1 passenger elevator

Parking

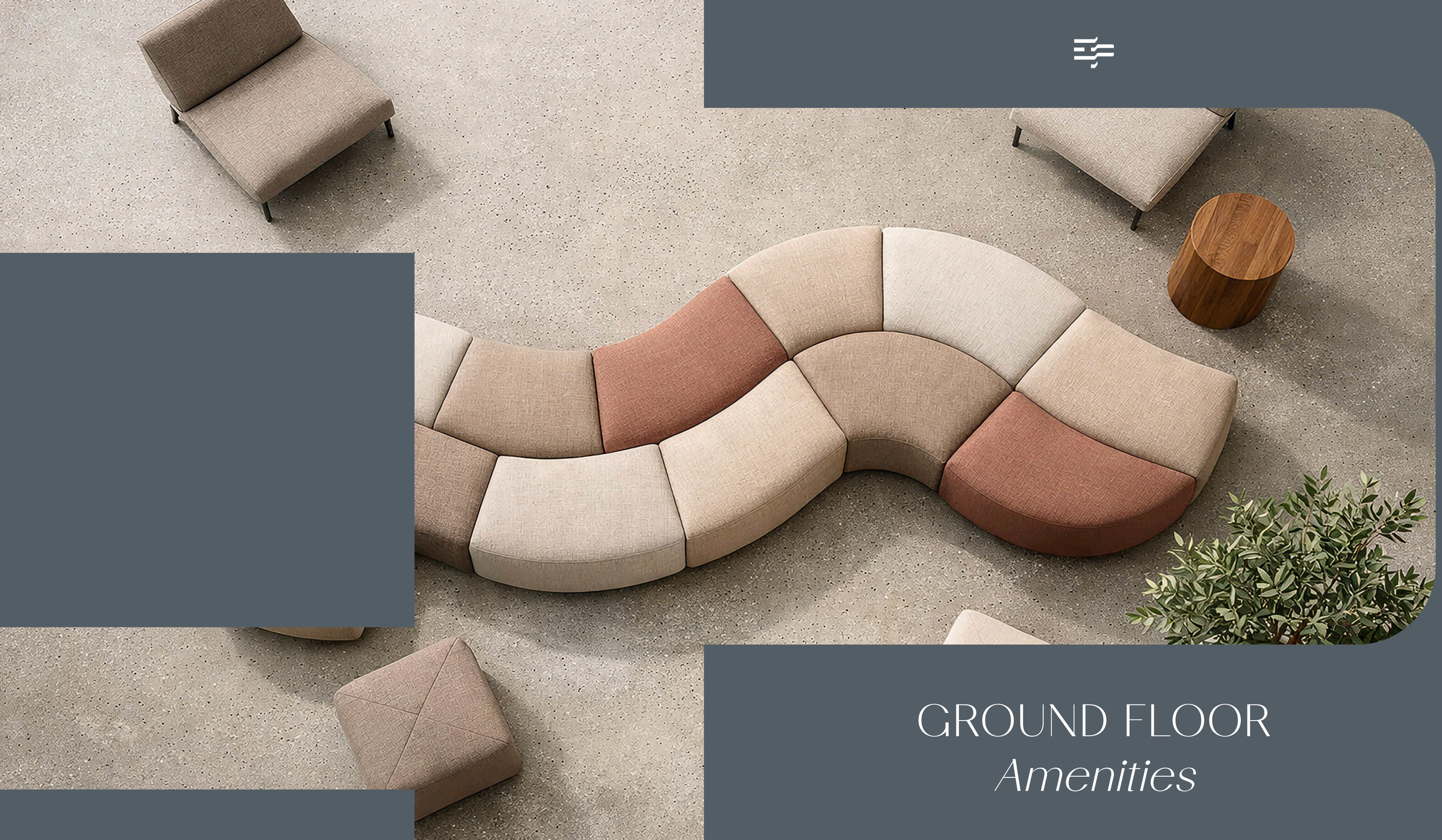
1 and 2-bedroom: 1 parking space
3-bedroom: 2 car parking spaces



UNIT TYPES & SIZES



TYPICAL UNITS	NO. OF UNITS	SIZE RANGE
1-Bedroom	133 units	From 693 sq. ft. to 1,429 sq. ft.
1-Bedroom + S	9 units	From 977 sq. ft. to 982 sq. ft.
2-Bedroom	30 units	From 1,175 sq. ft. to 1,285 sq. ft.
2-Bedroom + S	20 units	From 1,204 sq. ft. to 2,047 sq. ft.
3-Bedroom + S	17 units	From 1,704 sq. ft. to 1,818 sq. ft.



GROUND FLOOR
Amenities

Ground Floor

01 LOBBY DROP OFF
02 LOBBY ENTRANCE
03 LOBBY LOUNGE
04 LOBBY RECEPTION
05 COMMUNAL TABLE
06 LIFT LOBBY
07 RAMP TO PODIUM
08 ACCESS TO PODIUM
09 EXIT FROM PODIUM
10 RAMP TO COMMUNITY ROAD
11 PEOPLE OF DETERMINATION PARKING
12 BICYCLE PARKING
13 ELECTRIC VEHICLE PARKING
14 EXIT TO MAIN ROAD

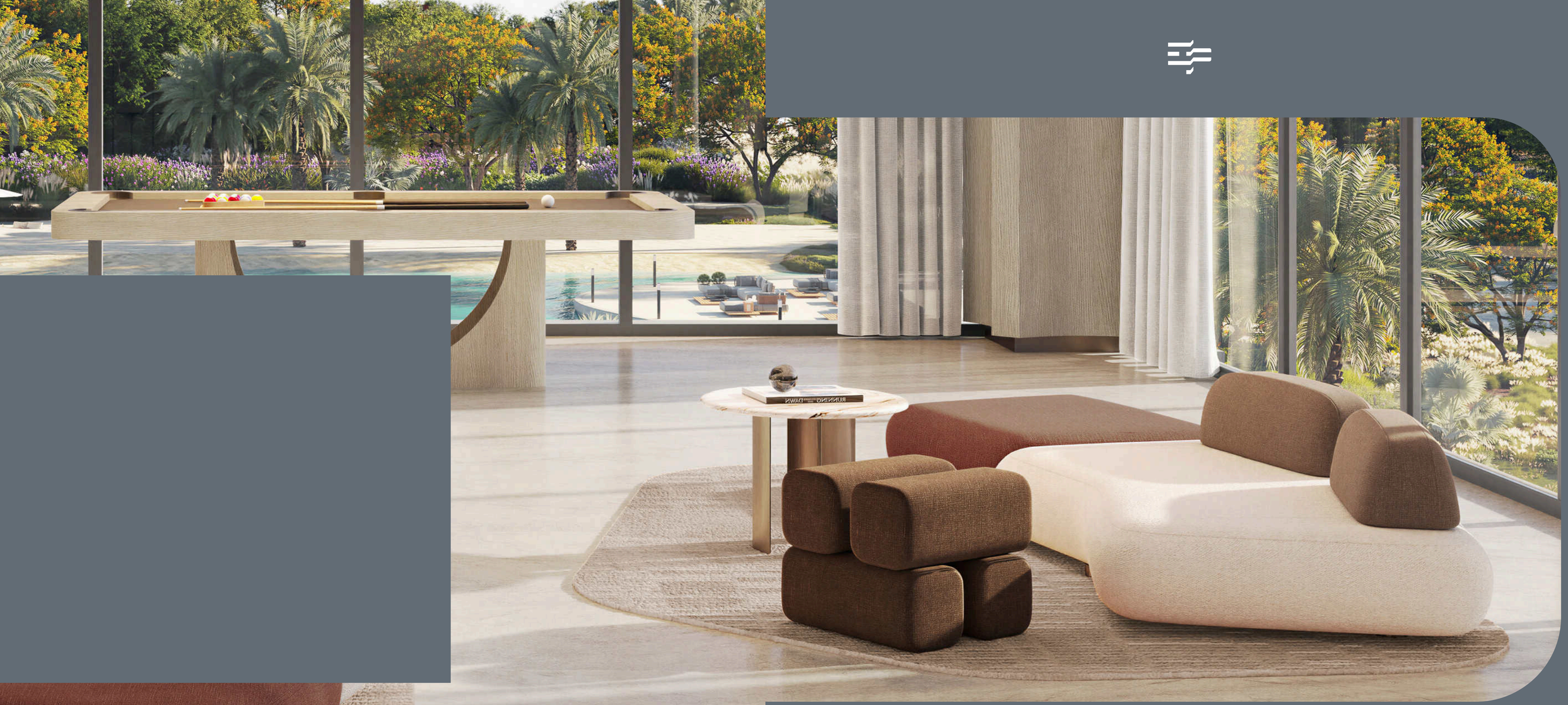




Lobby Reception



Lobby Lounge



1st PODIUM FLOOR
Amenities

Podium 01

01 LIFT LOBBY

02 LOUNGE AREA

03 COFFEE BAR

04 DINING AREA

05 PRIVATE MEETING ROOM

06 VIDEO GAME AREA

07 BOWLING ALLEY

08 BILLIARDS AREA





Clubhouse with Coffee Bar



Clubhouse Lounge



Playstation & Pool Table Area



Bowling Alley



2nd PODIUM FLOOR
Amenities

Podium 02

01 LIFT LOBBY

02 TOILETS

03 PEOPLE OF DETERMINATION TOILETS

04 CHANGING ROOMS

05 VANITY

06 SHOWERS

07 STEAM SHOWERS







1st FLOOR
Amenities

1st Floor Amenities

01 LIFT LOBBY
02 GYM
03 YOGA & PILATES STUDIO
04 KIDS PLAY AREA
05 KIDS BATHROOM
06 OUTDOOR KIDS PLAY AREA
07 CABANAS
08 SUN LOUNGERS
09 SUNKEN SEATING
10 BAJA SEATING
11 SWIMMING POOL
12 KIDS POOL
13 KIDS POOL SUN LOUNGERS
14 OUTDOOR TABLE TENNIS
15 OUTDOOR CINEMA
16 BBQ AREA SEATING
17 OUTDOOR LEISURE SPACE





Adult Pool



Kids Pool



Outdoor Cinema & Table Tennis



Fitness Studio



Kids' Play Area



Interiors



Living & Dining Area



1-Bedroom Kitchen



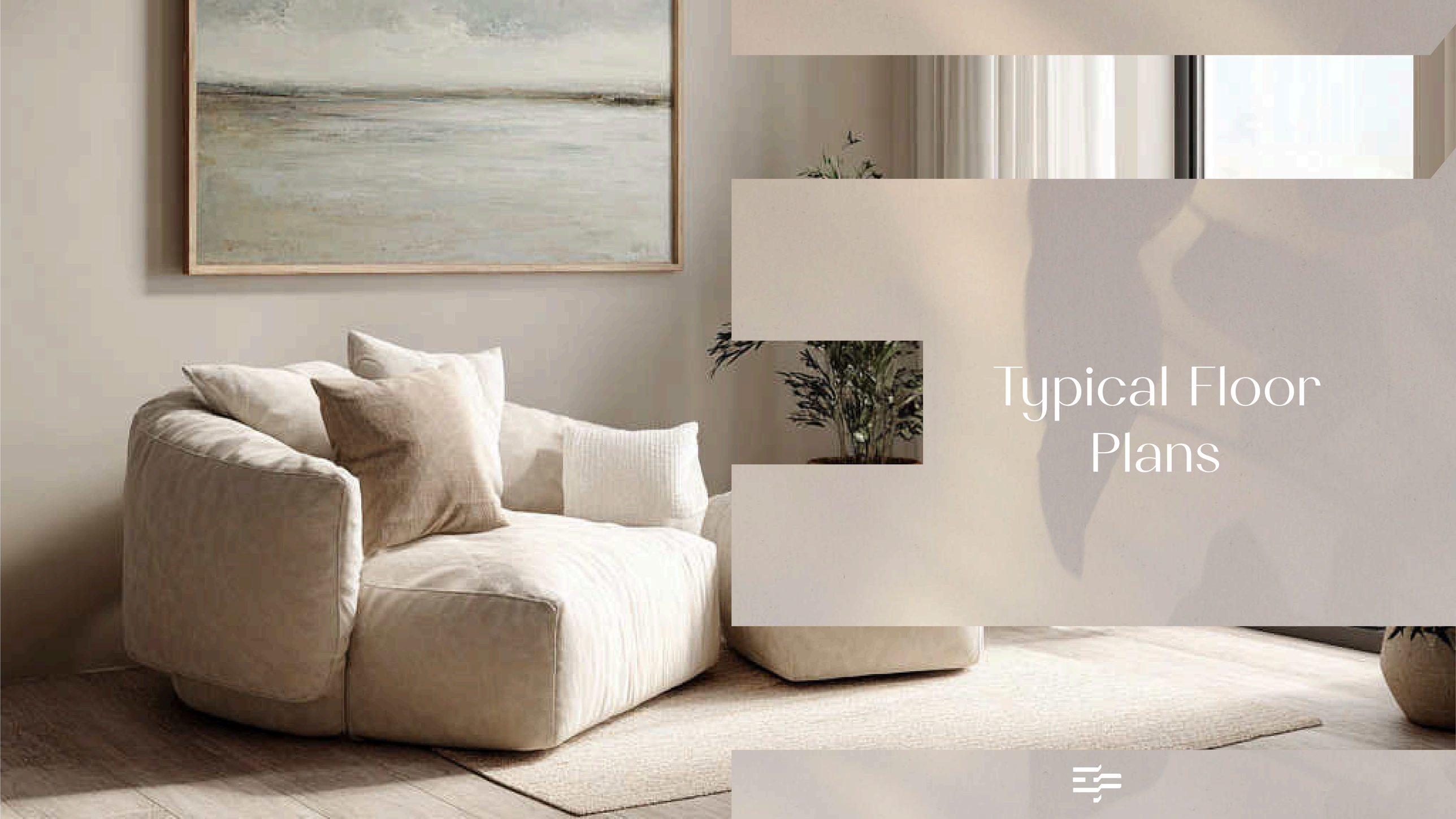
3-Bedroom Kitchen



Master Bedroom



Master Bathroom



Typical Floor Plans

1ST FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



2ND, 4TH, 6TH, 8TH FLOOR TYPICAL PLAN

- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM +S
- 3 BEDROOM



3RD, 5TH, 7TH, 9TH FLOOR TYPICAL PLAN

- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM +S
- 3 BEDROOM



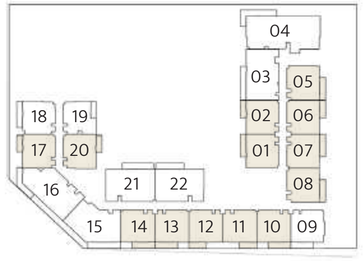
10TH FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM +S

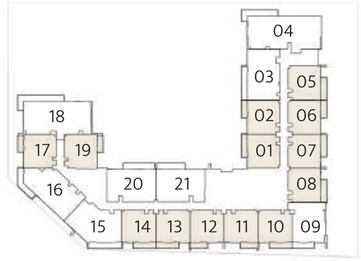


1 BEDROOM
TYPE A

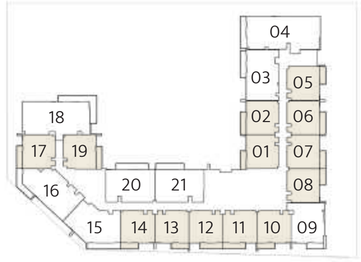




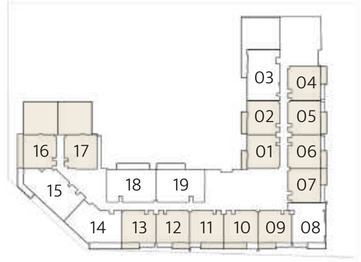
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



10th Floor

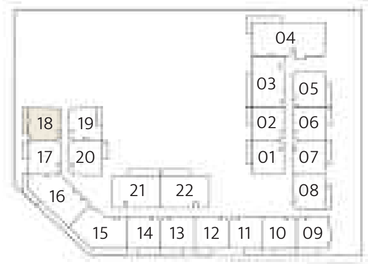
Internal Living Area : **727.75 sq. ft.**

Outdoor Living Area : **92.14 sq. ft.**

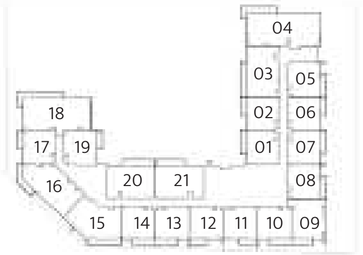
Total Living Area : **819.89 sq. ft.**

1 BEDROOM
TYPE B

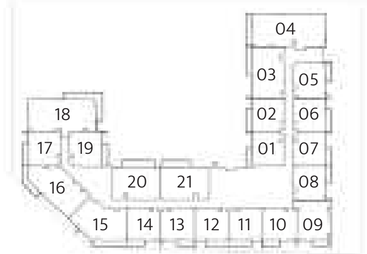




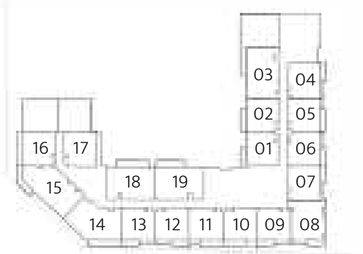
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



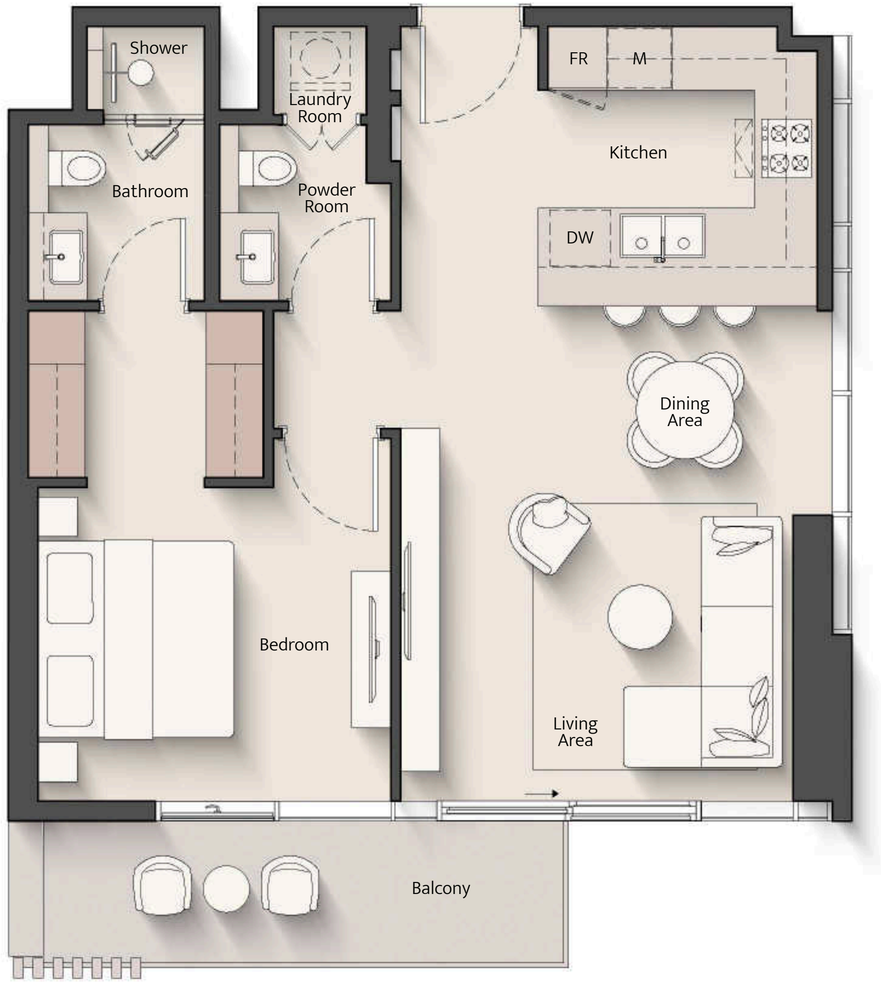
10th Floor

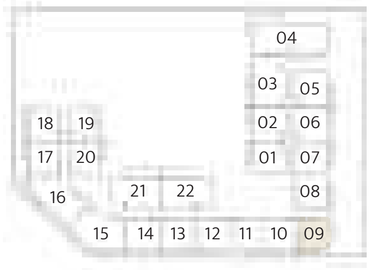
Internal Living Area : **695.99 sq. ft.**

Outdoor Living Area : **105.27 sq. ft.**

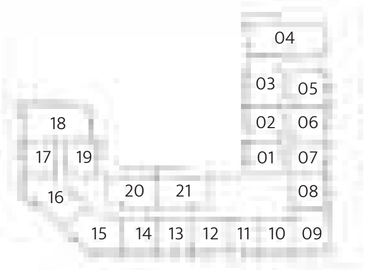
Total Living Area : **801.27 sq. ft.**

1 BEDROOM
TYPE C

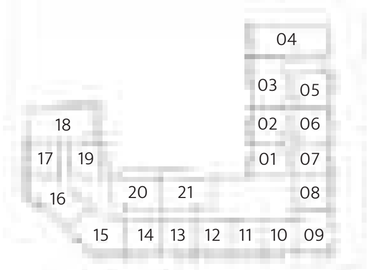




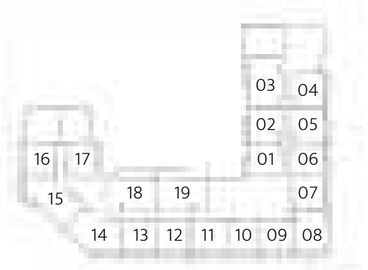
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



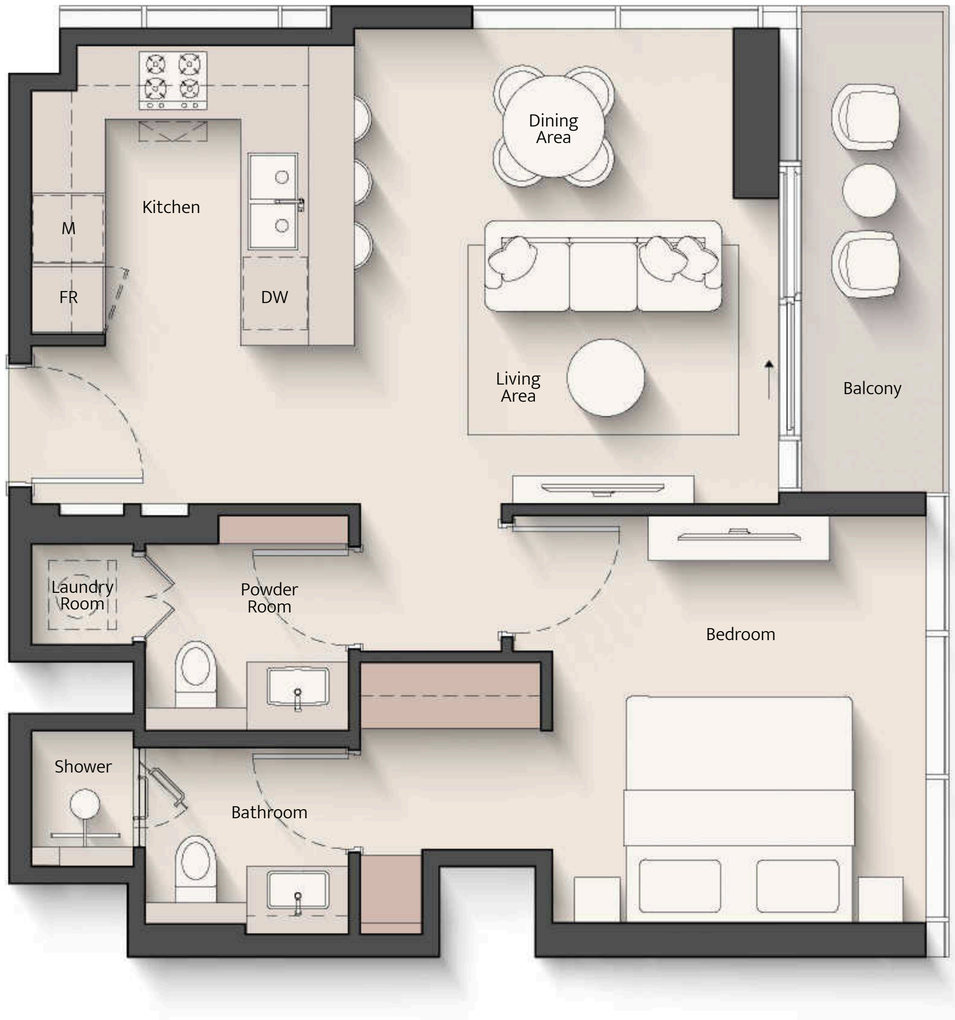
10th Floor

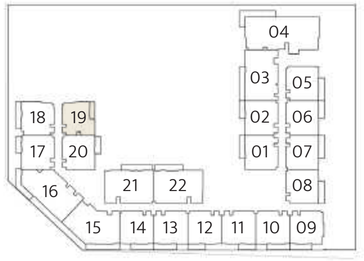
Internal Living Area : **714.40 sq. ft.**

Outdoor Living Area : **89.34 sq. ft.**

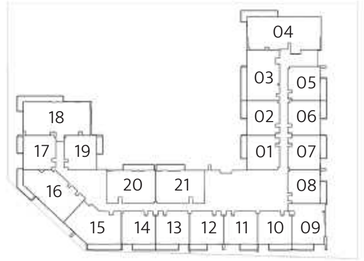
Total Living Area : **803.74 sq. ft.**

1 BEDROOM
TYPE D

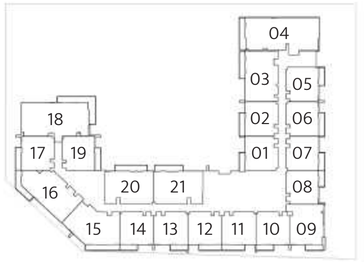




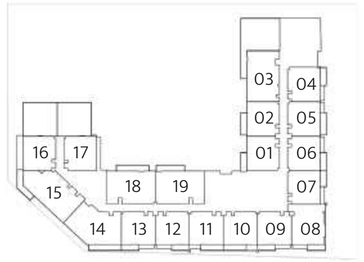
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



10th Floor

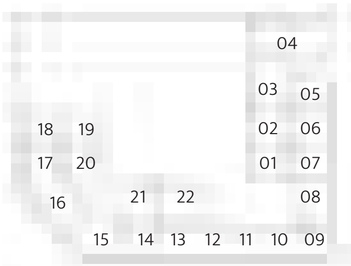
Internal Living Area : **633.89 sq. ft.**

Outdoor Living Area : **59.74 sq. ft.**

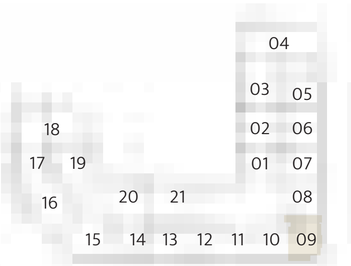
Total Living Area : **693.63 sq. ft.**

1 BEDROOM + STUDY

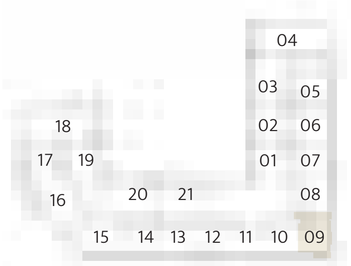




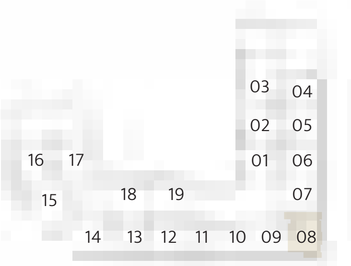
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



10th Floor

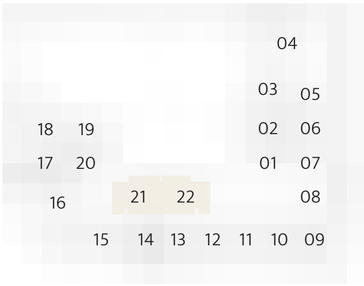
Internal Living Area : **908.15 sq. ft.**

Outdoor Living Area : **89.56 sq. ft.**

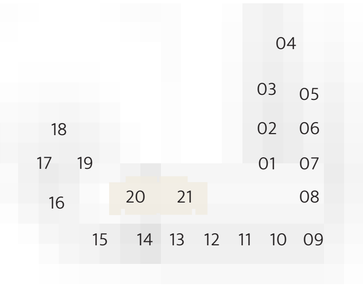
Total Living Area : **997.71 sq. ft.**

2 BEDROOM
TYPE A

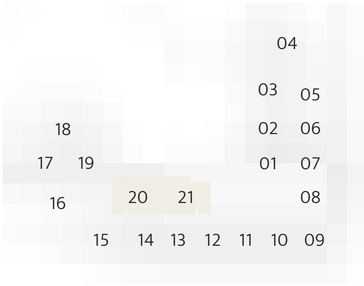




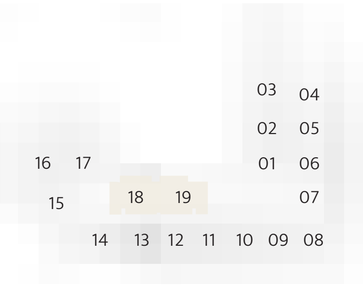
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



10th Floor

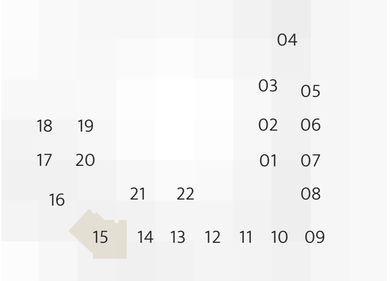
Internal Living Area : **1,058.74 sq. ft.**

Outdoor Living Area : **125.40 sq. ft.**

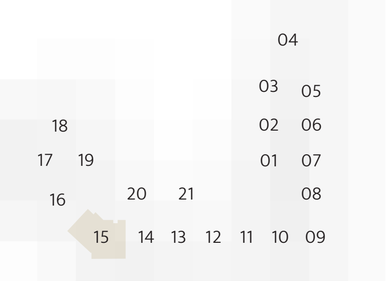
Total Living Area : **1,184.14 sq. ft.**

2 BEDROOM
TYPE B

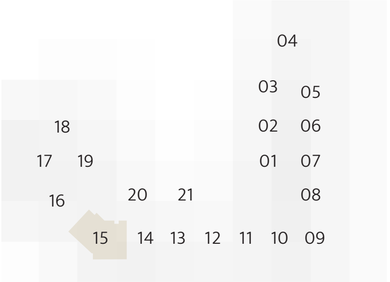




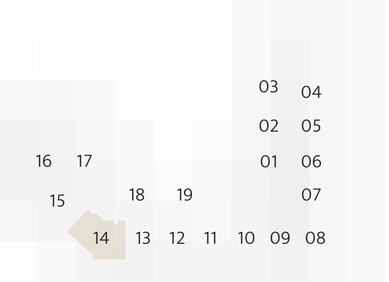
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



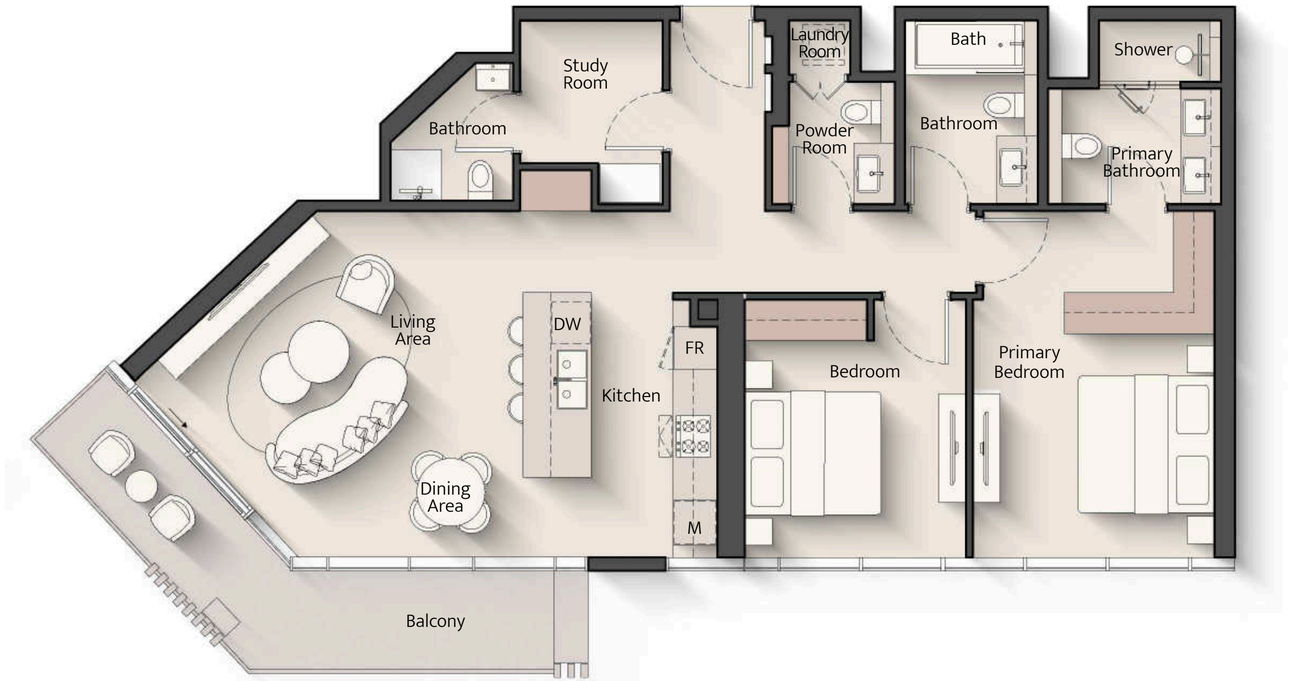
10th Floor

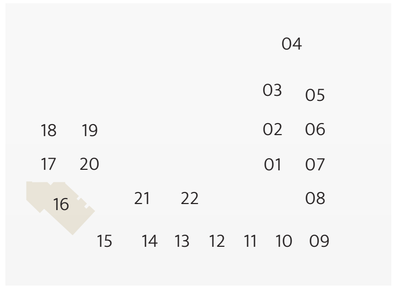
Internal Living Area : **1,148.62 sq. ft.**

Outdoor Living Area : **135.41 sq. ft.**

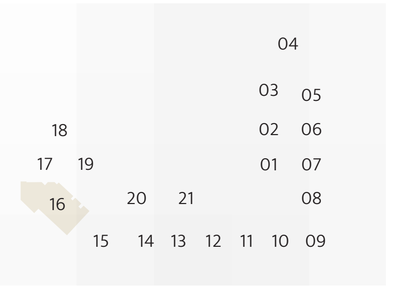
Total Living Area : **1,284.08 sq. ft.**

2 BEDROOM + S
TYPE A

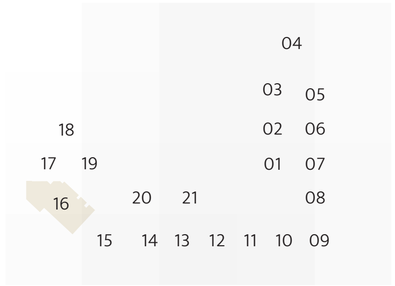




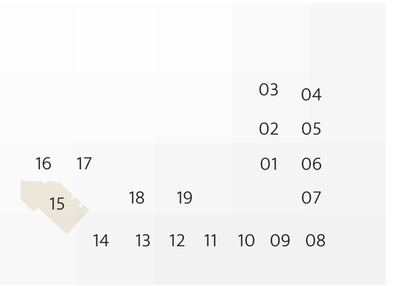
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



10th Floor

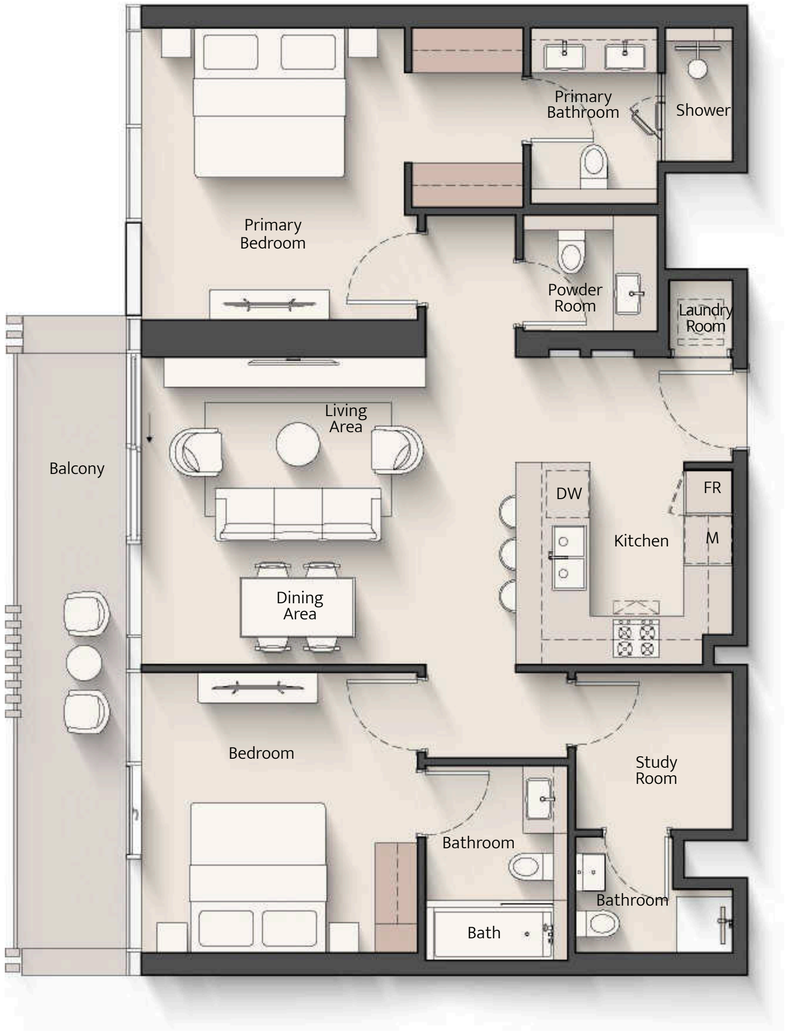
Internal Living Area : **1,199.96 sq. ft.**

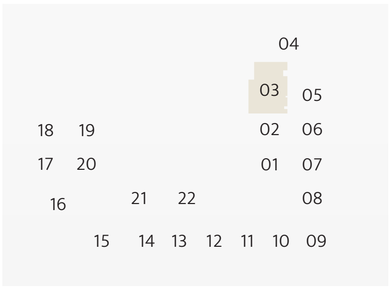
Outdoor Living Area : **137.56 sq. ft.**

Total Living Area : **1,337.52 sq. ft.**

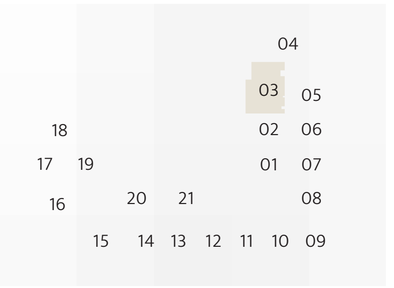
2 BEDROOM + S

TYPE B

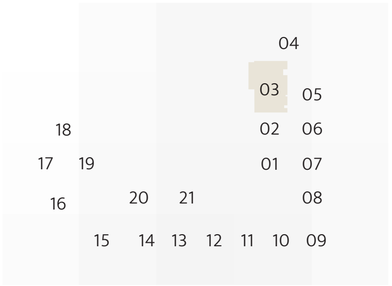




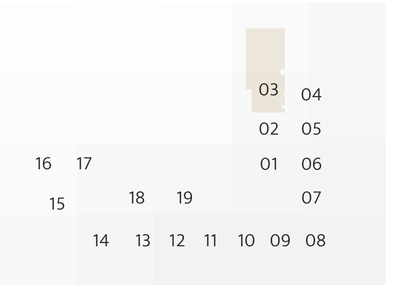
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



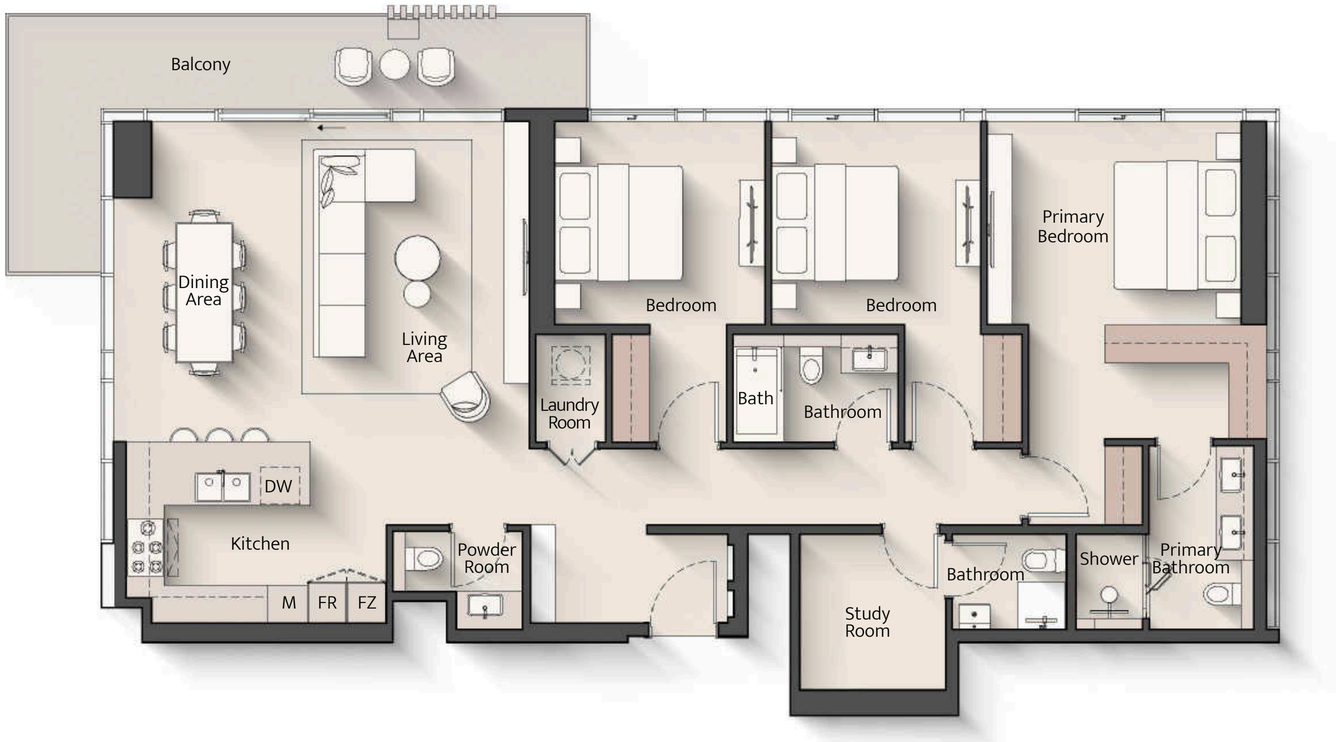
10th Floor

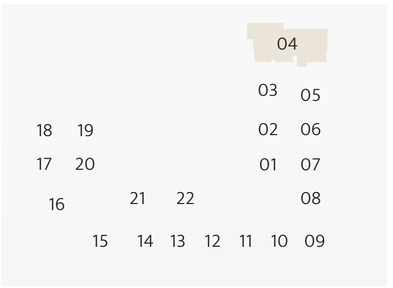
Internal Living Area : **1,096.63 sq. ft.**

Outdoor Living Area : **134.23 sq. ft.**

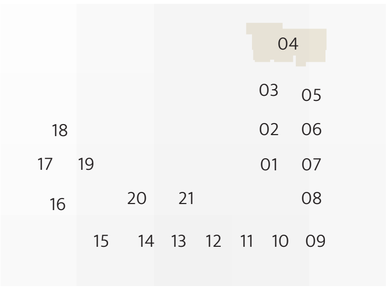
Total Living Area : **1,230.85 sq. ft.**

3 BEDROOM + S
TYPE A

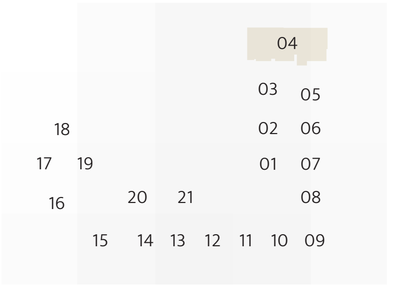




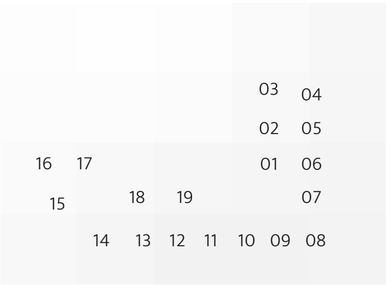
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



10th Floor

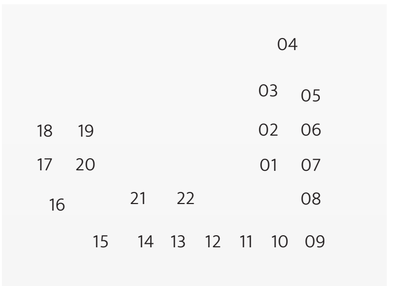
Internal Living Area : **1,633.21 sq. ft.**

Outdoor Living Area : **185.35 sq. ft.**

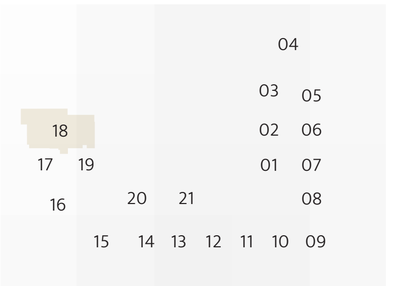
Total Living Area : **1,818.56 sq. ft.**

3 BEDROOM + S
TYPE B

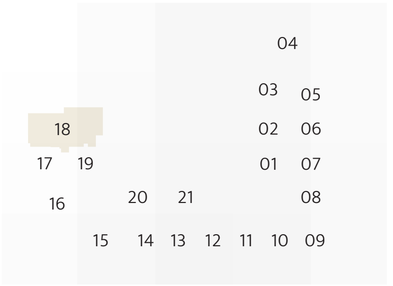




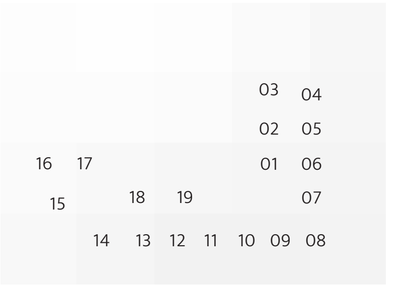
1st Floor



3rd, 5th, 7th, 9th Floor



2nd, 4th, 6th, 8th Floor



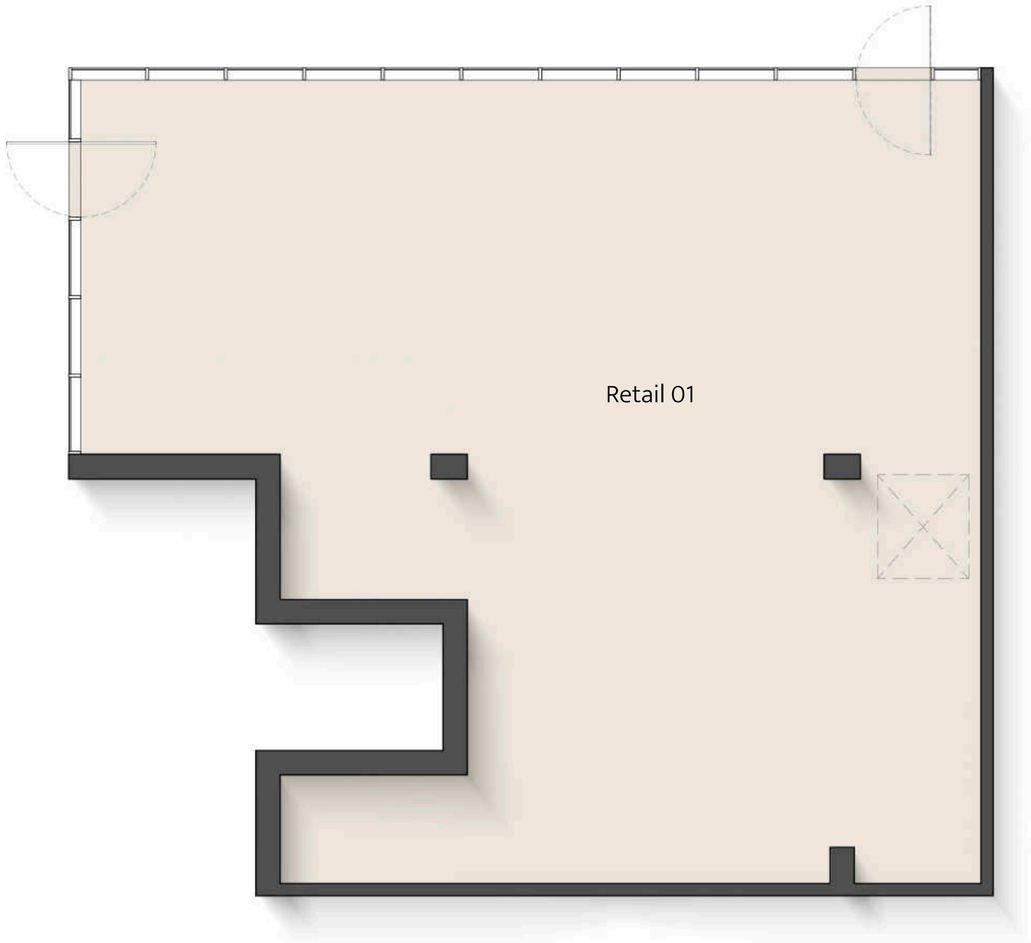
10th Floor

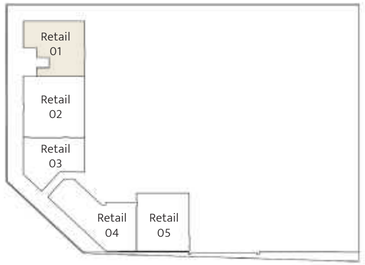
Internal Living Area : **1,472.72 sq. ft.**

Outdoor Living Area : **232.18 sq. ft.**

Total Living Area : **1,704.90 sq. ft.**

RETAIL 01

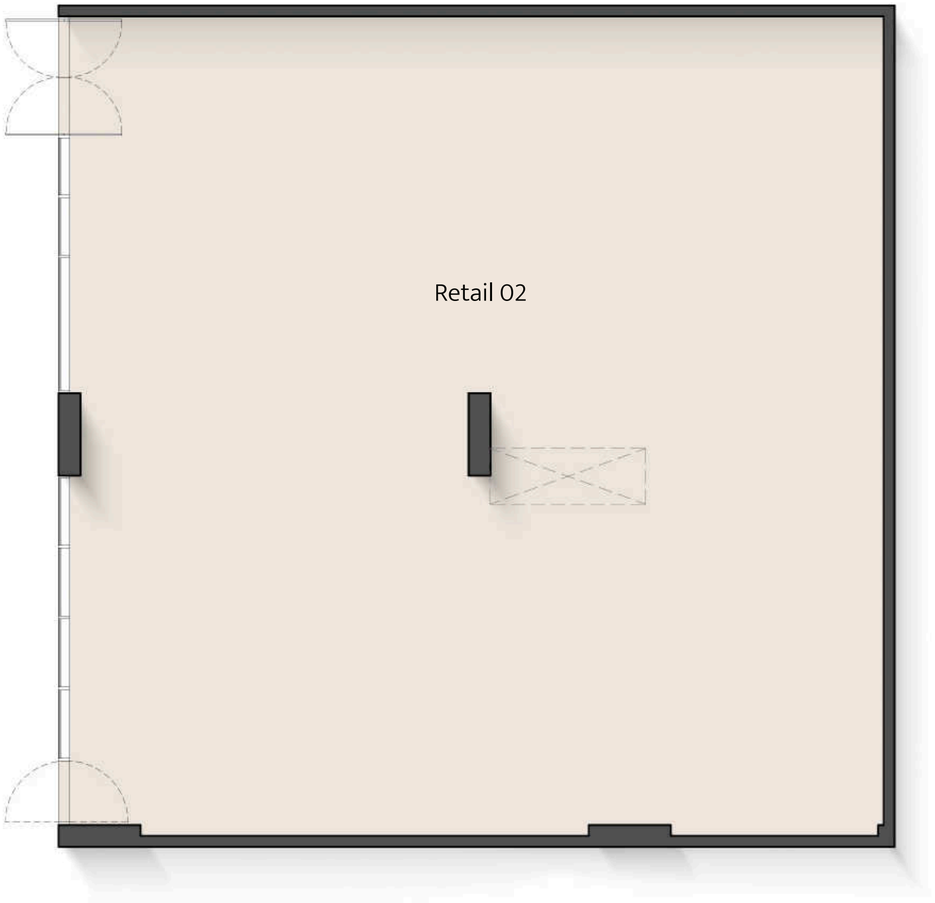


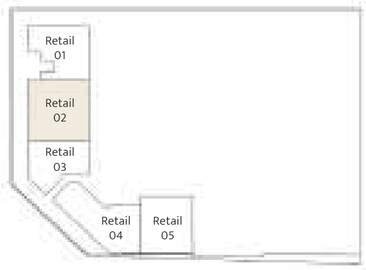


Ground Floor

Total Retail Area : **1,891.54 sq. ft.**

RETAIL 02

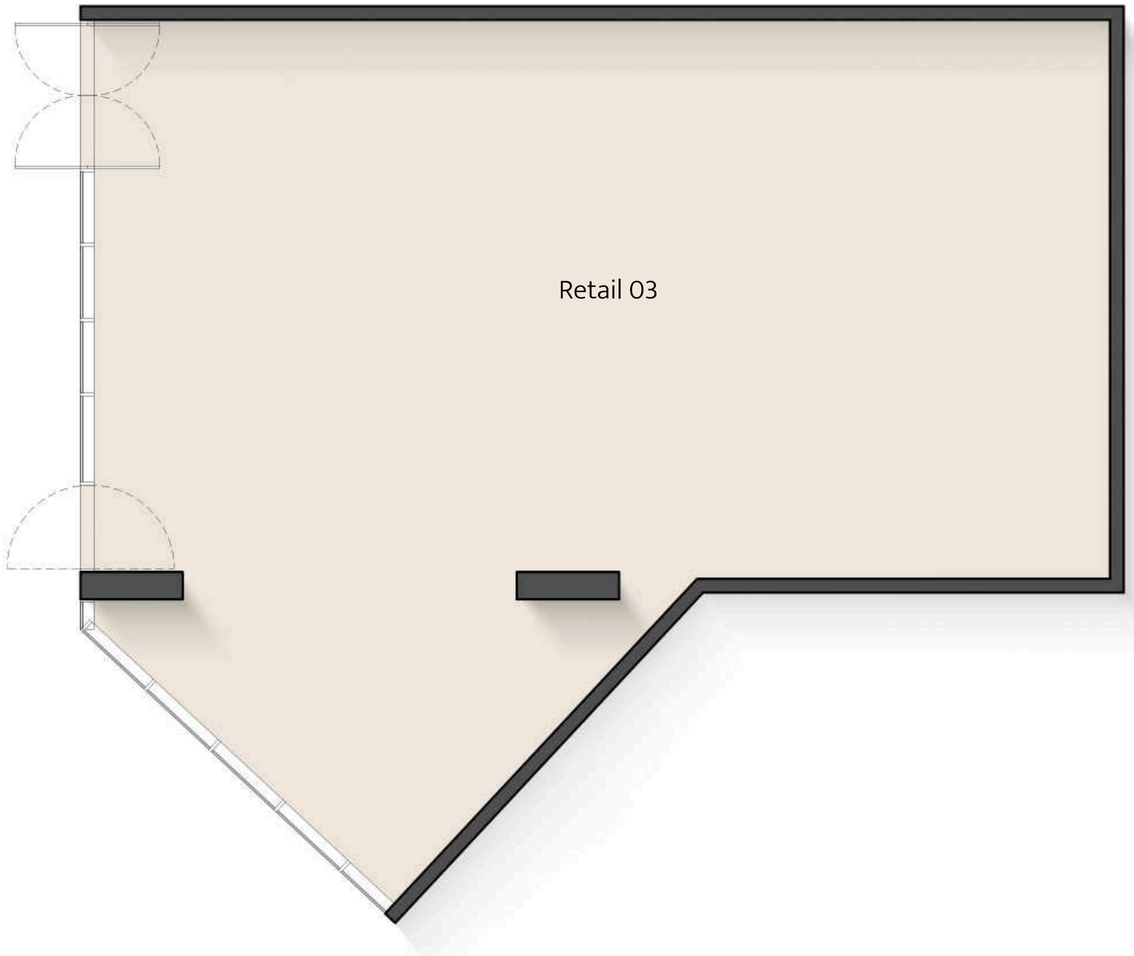


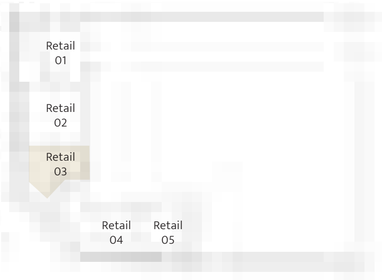


Ground Floor

Total Retail Area : **2,481.08 sq. ft.**

RETAIL 03

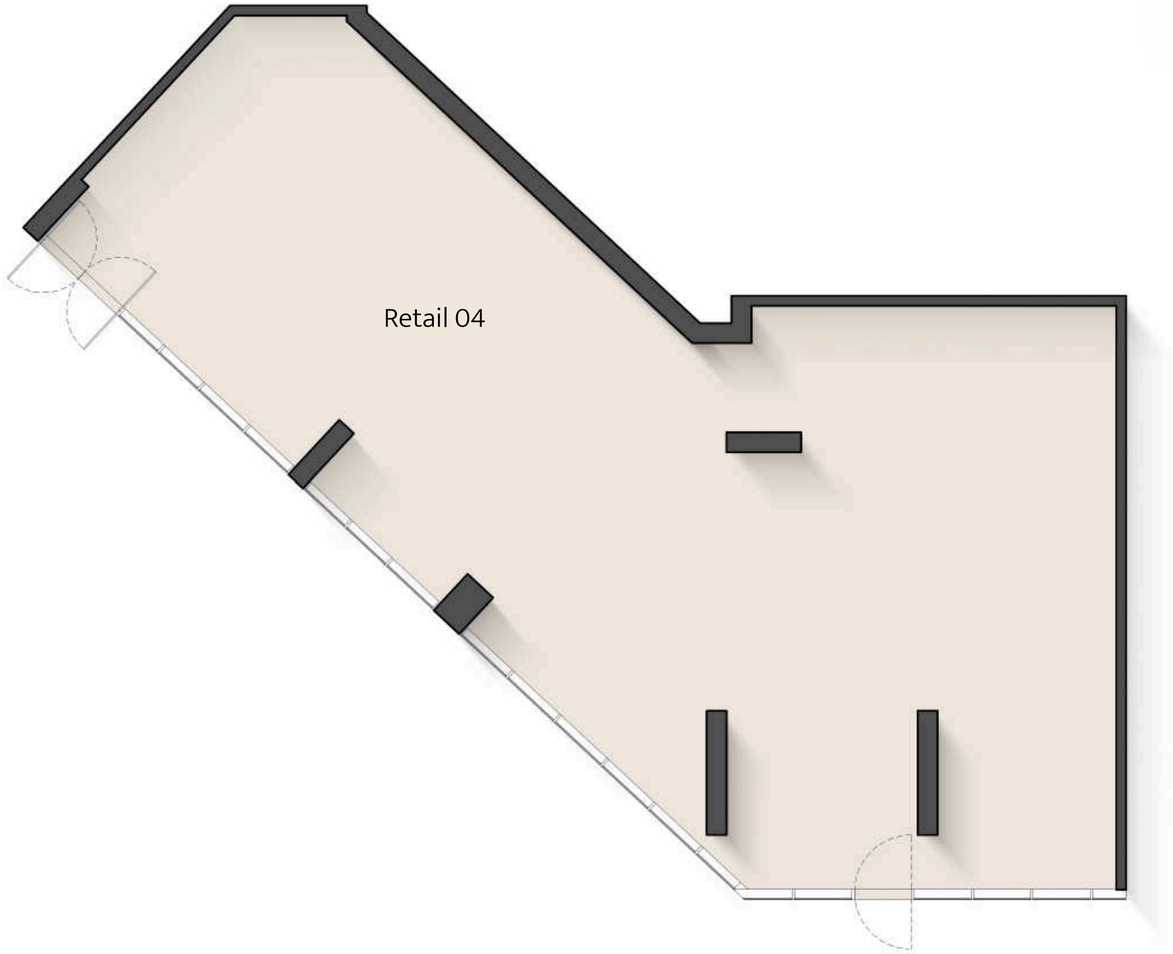


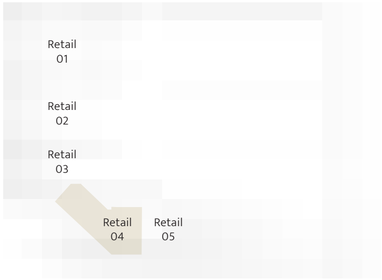


Ground Floor

Total Retail Area : **1,631.92 sq. ft.**

RETAIL 04





Ground Floor

Total Retail Area : **2,305.74 sq. ft.**

RETAIL 05





Ground Floor

Total Retail Area : **2,013.39 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 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 of the project*



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800 8288
info@ellingtongroup.com

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