

ELLINGTON | DUTCO

ONE RIVER POINT

PROJECT BRIEF

A HIGH-END URBAN ESCAPE THAT CAPTURES THE
MOOD AND RHYTHM OF BUSINESS BAY





ONE RIVER POINT

ELLINGTON | DUTCO

One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.

One River Point presents an array of world-class amenities that cater to the wellness-oriented and sophisticated lifestyle of its residents. The amenities are celebrated as an exclusive zone combining various spaces through a striking formal expression that adds a touch of architectural distinction and visual appeal.

Ellington Properties and Dutco are bringing together a wealth of experience and expertise in the development of One River Point.

Combining Ellington's resident-first philosophy with the attention to detail and efficiency for which Dutco is renowned, we can achieve perfection with speed. Our partnership marks a new era of growth for Ellington, and the rapid expansion of Dubai.



City Walk

Burj Khalifa

Dubai International
Financial Centre

Sheikh Zayed Road

Business Bay
Metro Station

Dubai Opera

Dubai Fountain

The Dubai Mall

Dubai Water Footbridge

ONE
RIVER POINT

Al Aamal St.

Dubai Water
Canal Boardwalk

Dubai Water Canal

Al Asayel St.

Dubai Water Canal



DRIVING DISTANCES

DUBAI WATER CANAL BOARDWALK	1 minute
DUBAI WATERFALL	2 minutes
BUSINESS BAY METRO STATION BUSINESS BAY MARINA AL QUOZ POND PARK	5 minutes
BURJ KHALIFA AND DUBAI MALL	7 minutes
MUSEUM OF THE FUTURE	8 minutes
DUBAI INTERNATIONAL FINANCIAL CENTRE CITY WALK MEYDAN RACECOURSE	10 minutes
MALL OF THE EMIRATES	13 minutes
DUBAI DESIGN DISTRICT DUBAI FESTIVAL CITY KITE BEACH	15 minutes
BURJ AL ARAB	17 minutes
PALM JUMEIRAH	19 minutes
EMIRATES GOLF CLUB DUBAI INTERNATIONAL AIRPORT	20 minutes
AL MAKTOUM INTERNATIONAL AIRPORT	39 minutes

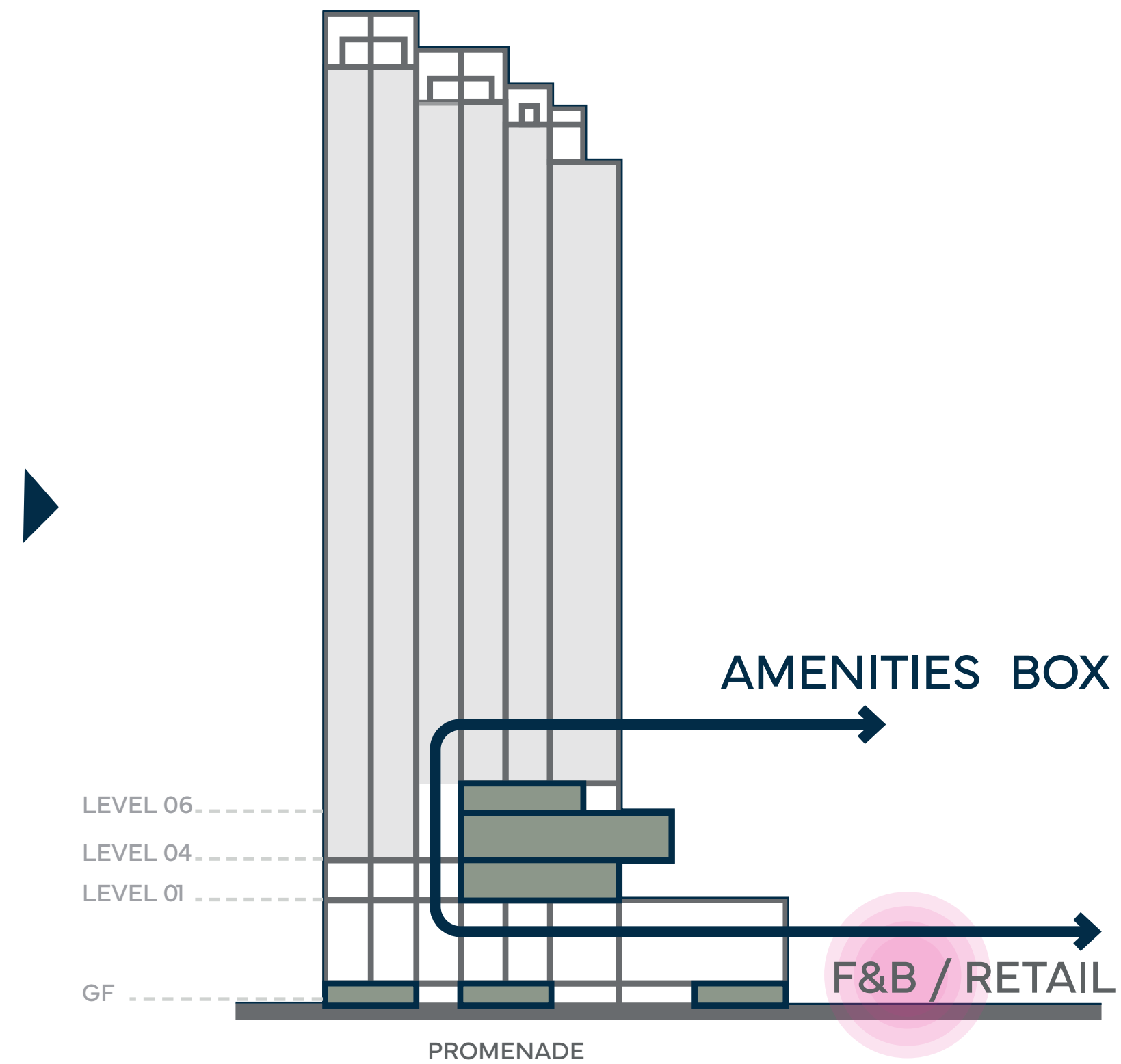


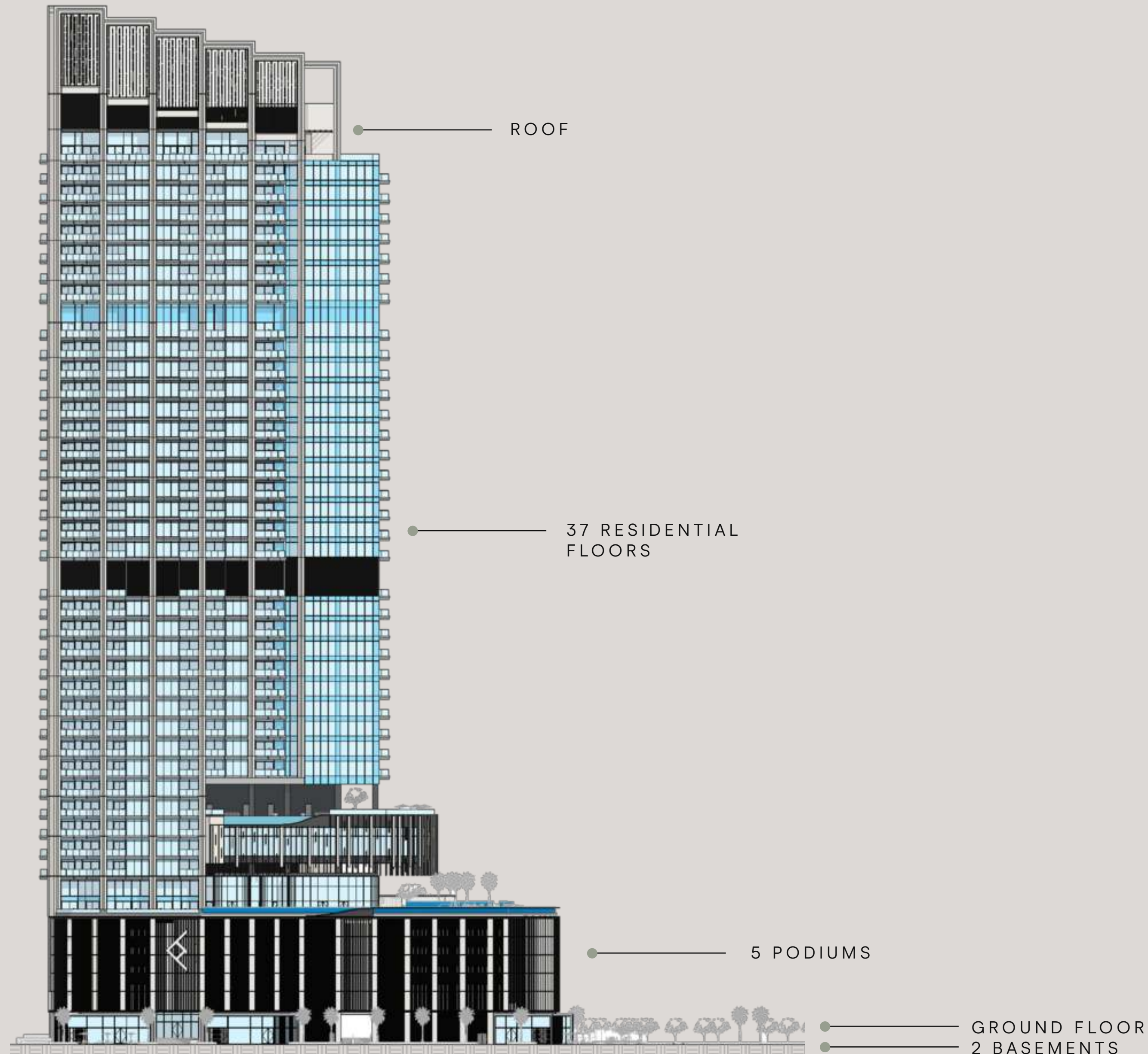
ACTUAL AERIAL
VIEW

DESIGN STRATEGY

Diagram illustrating a design strategy for a building facade. A tall, light gray rectangular volume is shown. A dark gray horizontal band is integrated into the facade, positioned above a base labeled "PROMENADE". A blue arrow points from the "PROMENADE" area up into the dark band. Another blue arrow points from the left side of the building into the same dark band. A third blue arrow points from the top of the building down into the dark band. To the right of the building, a pink circular area is labeled "PLAZA". Dotted lines indicate vertical circulation paths: one from the top of the building down to the dark band, and another from the "PROMENADE" area up to the dark band.

Exclusive amenities are combined in one zone and celebrated in a protruding structural expression. While featured public and F&b spaces are located at the ground floor.





BUILDING CONFIGURATION

ELEVATORS	7 passenger elevators 1 service elevator
ANTICIPATED SERVICE CHARGE	AED 20 per sq.ft
ANTICIPATED COMPLETION DATE	Q2 2027
PARKING	Studio, 1 and 2-bedroom: 1 car parking space 3 and 4-bedroom: 2 car parking spaces
OWNERSHIP	Freehold

SIZE RANGE PER UNIT TYPE

STUDIO	From 487 sq. ft
1 BEDROOM	From 958 sq. ft to 1,199 sq. ft
2 BEDROOM	From 1,447 sq. ft to 1,795 sq. ft
3 BEDROOM	From 2,397 sq. ft to 3,968 sq. ft
4 BEDROOM DUPLEX	From 4,971 sq. ft to 5,576 sq. ft
3 BEDROOM PENTHOUSE	From 3,502 sq. ft to 3,734 sq. ft
4 BEDROOM PENTHOUSE	From 5,847 sq. ft

NUMBER OF UNITS PER TYPE

STUDIO	19 units
1 BEDROOM	94 units
2 BEDROOM	146 units
3 BEDROOM	31 units
4 BEDROOM DUPLEX	2 units
3 BEDROOM PENTHOUSE	2 units
4 BEDROOM PENTHOUSE	1 unit



GROUND FLOOR AMENITIES



ARRIVAL
AREA



CONCIERGE
SERVICE



LOBBY
RECEPTION



LOBBY
AREA



LIFT
LOBBY



DUBAI WATER CANAL
BOARDWALK

[CLICK HERE TO VIEW
THE 360° EXPERIENCE](#)



DUBAI WATER CANAL

DUBAI WATER CANAL BOARDWALK

GROUND FLOOR AMENITIES PLAN

- ① VEHICLE ENTRANCE & EXIT
- ② DROP-OFF AREA
- ③ LOBBY ENTRANCE
- ④ LOBBY LOUNGE
- ⑤ LOBBY RECEPTION
- ⑥ LIFT LOBBY
- ⑦ ACCESS TO BOARDWALK
- ⑧ OUTDOOR SEATING AREAS

F&B

F&B

RETAIL

FIRST FLOOR AMENITIES



POOL
DECK

CLICK HERE TO VIEW
THE 360° EXPERIENCE



ELEGANT ENERGETIC

CLUBHOUSE

The Clubhouse sits on the upper floor of The Podium, overlooking the swimming pool through large glass doors.





KIDS
PLAY



IMMERSIVE
ROOM



1ST FLOOR AMENITIES PLAN

- | | |
|--------------------------|---|
| ❶ BEACH CLUB POOL | ❶❶ FEMALE CHANGE ROOM |
| ❷ KIDS POOL | ❶❷ MALE CHANGE ROOM |
| ❸ POOL SUN LOUNGERS AREA | ❶❸ BATHROOM FOR PEOPLE OF DETERMINATION |
| ❹ CABANAS | ❶❹ LIFT LOBBY |
| ❺ OUTDOOR SEATING AREA | |
| ❻ KIDS PLAY AREA | |
| ❼ CLUB LOUNGE | |
| ❽ CO-WORKING AREA | |
| ❾ KITCHENETTE | |
| ❿ IMMERSIVE ROOM | |



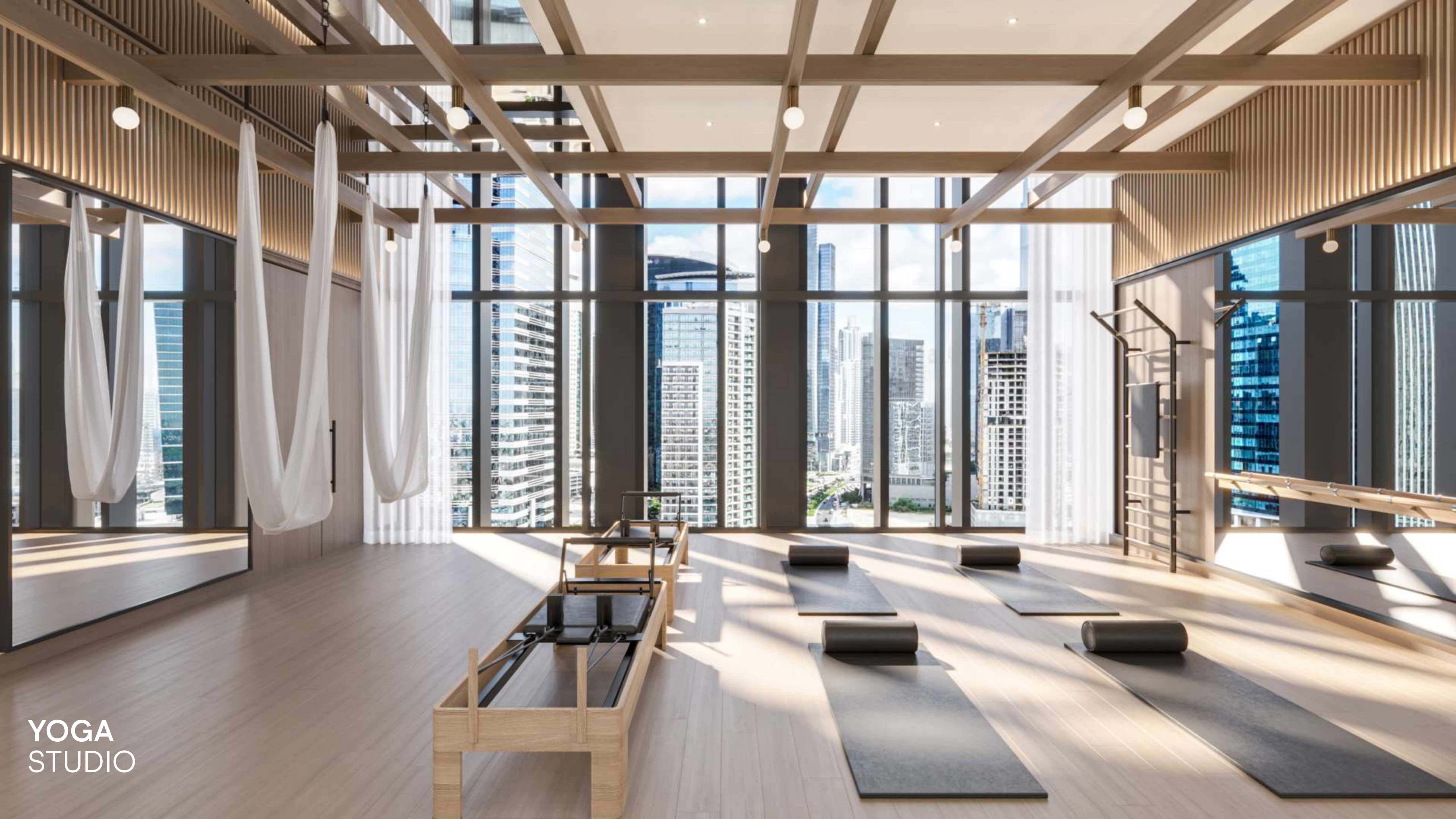
FOURTH & SIXTH FLOOR AMENITIES



FITNESS
STUDIO

CLICK HERE TO VIEW
THE 360° EXPERIENCE





YOGA
STUDIO



4TH FLOOR AMENITIES PLAN

- ① FITNESS GYM
- ② CLIMBING NET
- ③ YOGA STUDIO
- ④ REFRESHMENT STATION
- ⑤ MALE CHANGING ROOM
- ⑥ FEMALE CHANGING ROOM
- ⑦ BATHROOM FOR PEOPLE OF DETERMINATION
- ⑧ LIFT LOBBY





6TH FLOOR AMENITIES PLAN

- ① ADULT POOL AREA
- ② POOL SUN LOUNGERS
- ③ CABANAS
- ④ OUTDOOR SEATING AREA
- ⑤ CHANGING ROOMS
- ⑥ LIFT LOBBY



APARTMENTS





COOL, CALM CONTENT

LIVING & DINING

High-end detailing with a contemporary edge retains the effortlessness of the building's striking facade.

ADDITIONAL KITCHEN FEATURES



Integrated kitchen drop-in sink with vegetable and glass rinser



Integrated pop-up Downdraft Hood Slider with touch control and charcoal filter

* The additional kitchen feature is exclusively available for 3-bedroom apartments, duplexes, and penthouses.



TYPICAL
KITCHEN

FRESH & FUNCTIONAL

TYPICAL BATHROOM

Warm finishes and intricately
applied detailing set the scene
for self-care and relaxing
cleansing rituals.



HOME
AUTOMATION





As well as being the project developer, Dutco's top-tier contracting division will be the main contractors for the construction and delivery of the development. With over 70 years of presence in the UAE, Dutco is renowned for high quality and on-time delivery.

Dutco has been involved in many iconic projects, including the world's largest mall, Dubai Mall, Museum of the Future and Dubai International Airport, in addition to many residential and commercial projects.

**CONSTRUCTION
CONTRACTOR**

FLOOR PLANS



TYPICAL FLOOR PLANS



1ST FLOOR TYPICAL PLAN

 3 BEDROOM DUPLEX
LOWER LEVEL

 4 BEDROOM DUPLEX
LOWER LEVEL

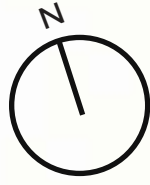




2ND FLOOR TYPICAL PLAN

-  3 BEDROOM DUPLEX
UPPER LEVEL
-  4 BEDROOM DUPLEX
UPPER LEVEL

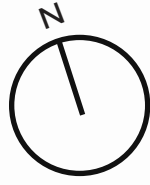




3RD FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM

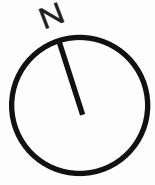




4TH FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM

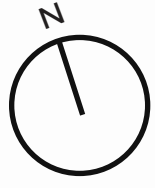




5TH FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM

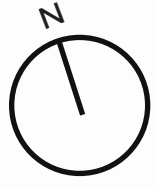




6TH FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM

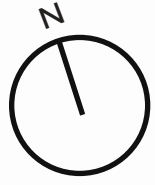




7TH FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM





8TH - 16TH FLOOR
TYPICAL PLAN



1 BEDROOM

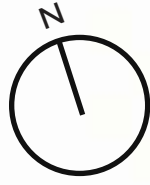


2 BEDROOM



3 BEDROOM

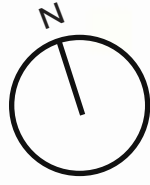




18TH - 36TH FLOOR
TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





37TH FLOOR TYPICAL PLAN

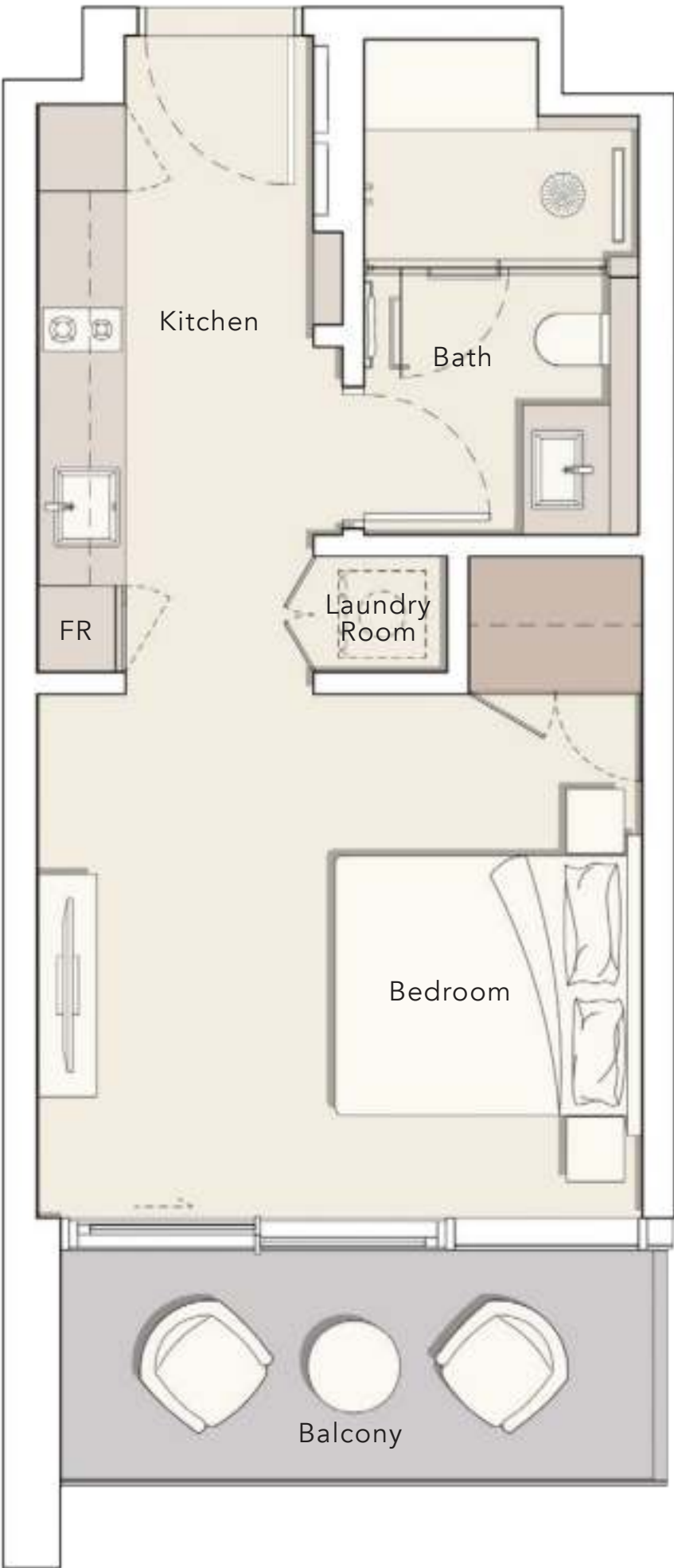
 3 BEDROOM
PENTHOUSE

 4 BEDROOM
PENTHOUSE

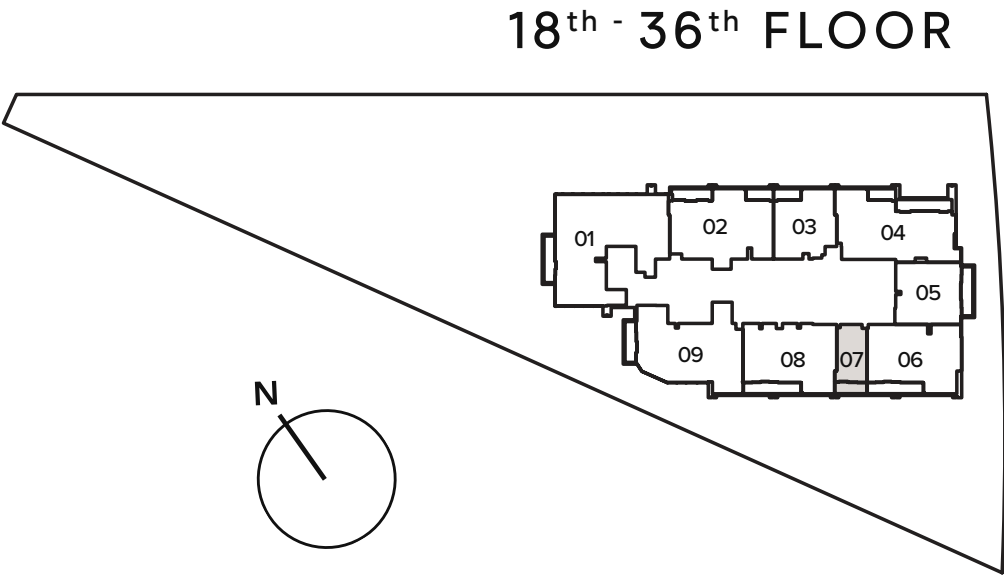


APARTMENT PLANS

STUDIO
TYPE A



Internal Living Area : 401.06 Sq. Ft
Outdoor Living Area : 86.43 Sq. Ft
Total Living Area : 487.50 Sq. Ft



1 B E D R O O M

T Y P E A

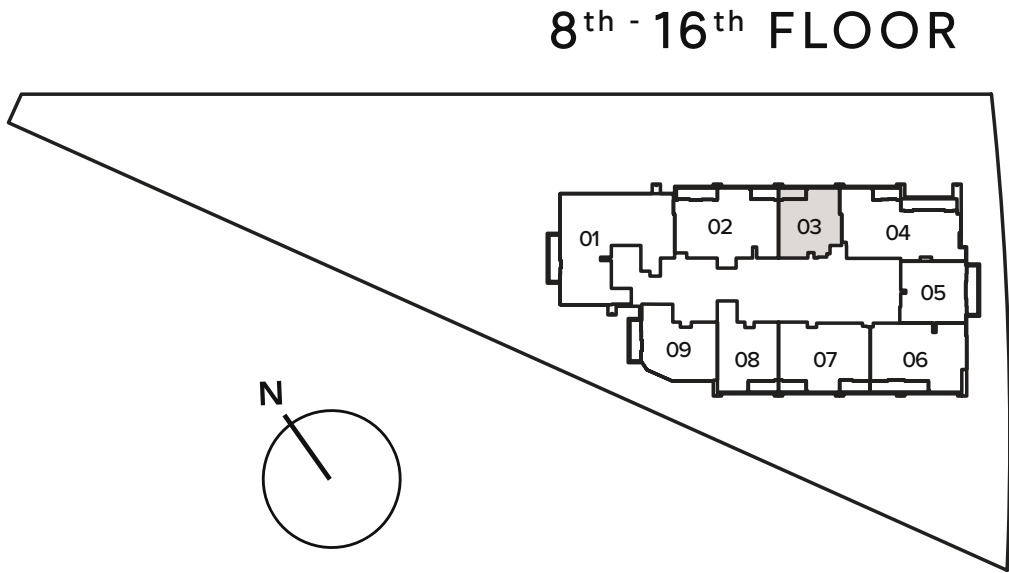
Internal Living Area : 886.41 Sq. Ft

Outdoor Living Area : 71.69 Sq. Ft

Total Living Area : 958.10 Sq. Ft



3rd FLOOR	7th FLOOR
301	701
4th FLOOR	8th - 16th FLOOR
401	803
5th FLOOR	18th - 36th FLOOR
501	1803
6th FLOOR	
601	



1 B E D R O O M

T Y P E B

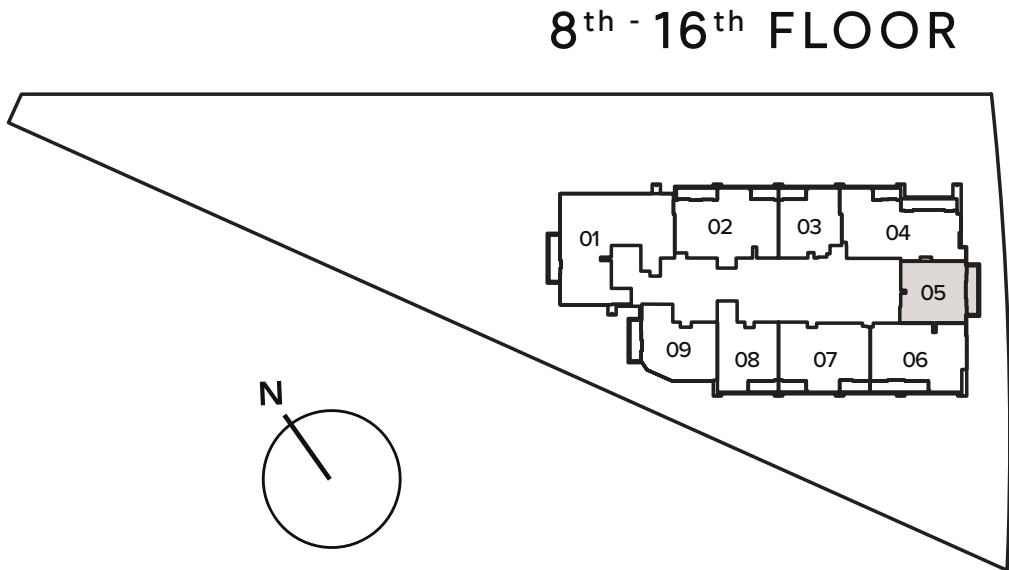
Internal Living Area : 930.43 Sq. Ft

Outdoor Living Area : 129.81 Sq. Ft

Total Living Area : 1060.25 Sq. Ft



3rd FLOOR	7th FLOOR
303	703
4th FLOOR	8th - 16th FLOOR
403	805
5th FLOOR	18th - 36th FLOOR
503	1805
6th FLOOR	
603	



1 B E D R O O M

T Y P E C

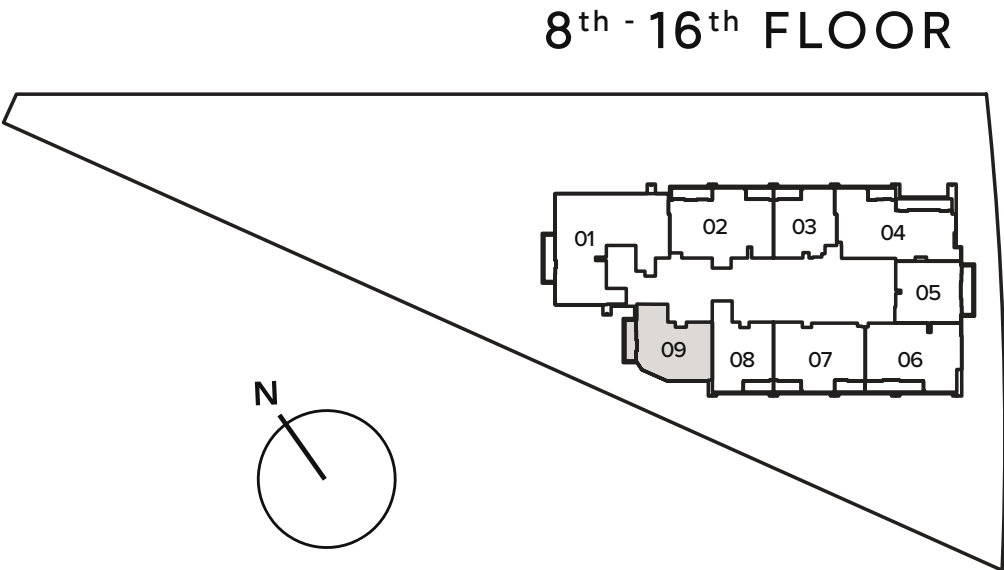


Internal Living Area : 1090.49 Sq. Ft

Outdoor Living Area : 107.10 Sq. Ft

Total Living Area : 1197.59 Sq. Ft

3 rd FLOOR	7 th FLOOR
307	707
4 th FLOOR	8 th - 16 th FLOOR
407	809
5 th FLOOR	
507	
6 th FLOOR	
607	



1 B E D R O O M

T Y P E D



Internal Living Area : 991.03 Sq. Ft

Outdoor Living Area : 77.82 Sq. Ft

Total Living Area : 1068.86 Sq. Ft

3rd FLOOR

306

4th FLOOR

406

5th FLOOR

506

6th FLOOR

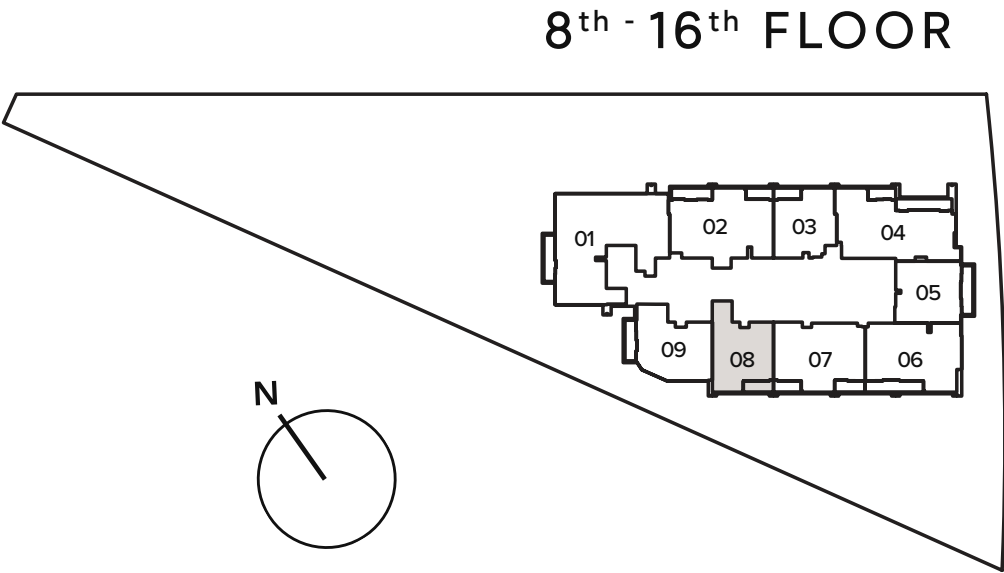
606

7th FLOOR

706

8th - 16th FLOOR

808



2 BEDROOM

TYPE A

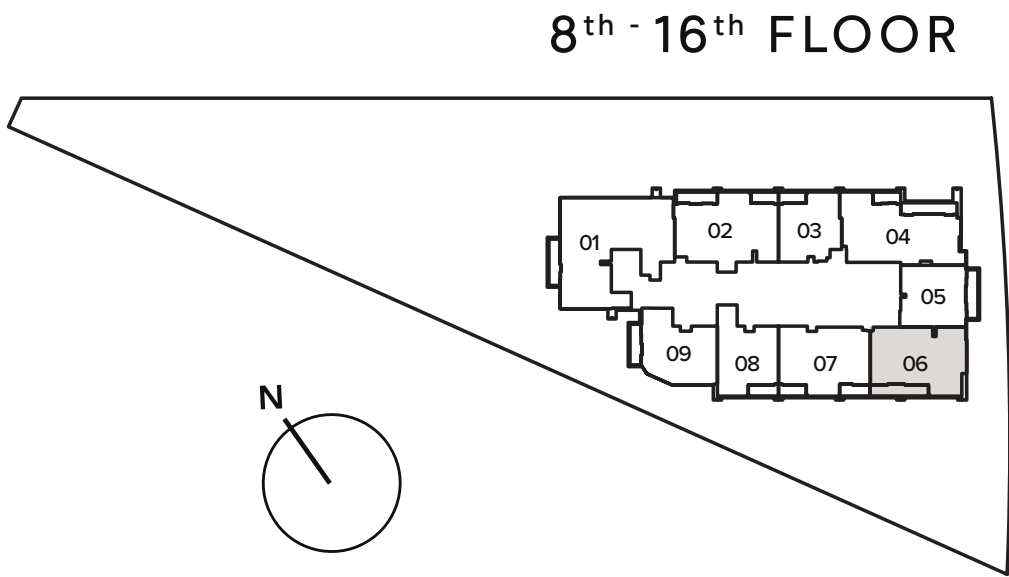
Internal Living Area : 1337.31 Sq. Ft

Outdoor Living Area : 152.63 Sq. Ft

Total Living Area : 1489.94 Sq. Ft



3rd FLOOR	7th FLOOR
304	704
4th FLOOR	8th - 16th FLOOR
404	806
5th FLOOR	18th - 36th FLOOR
504	1806
6th FLOOR	
604	



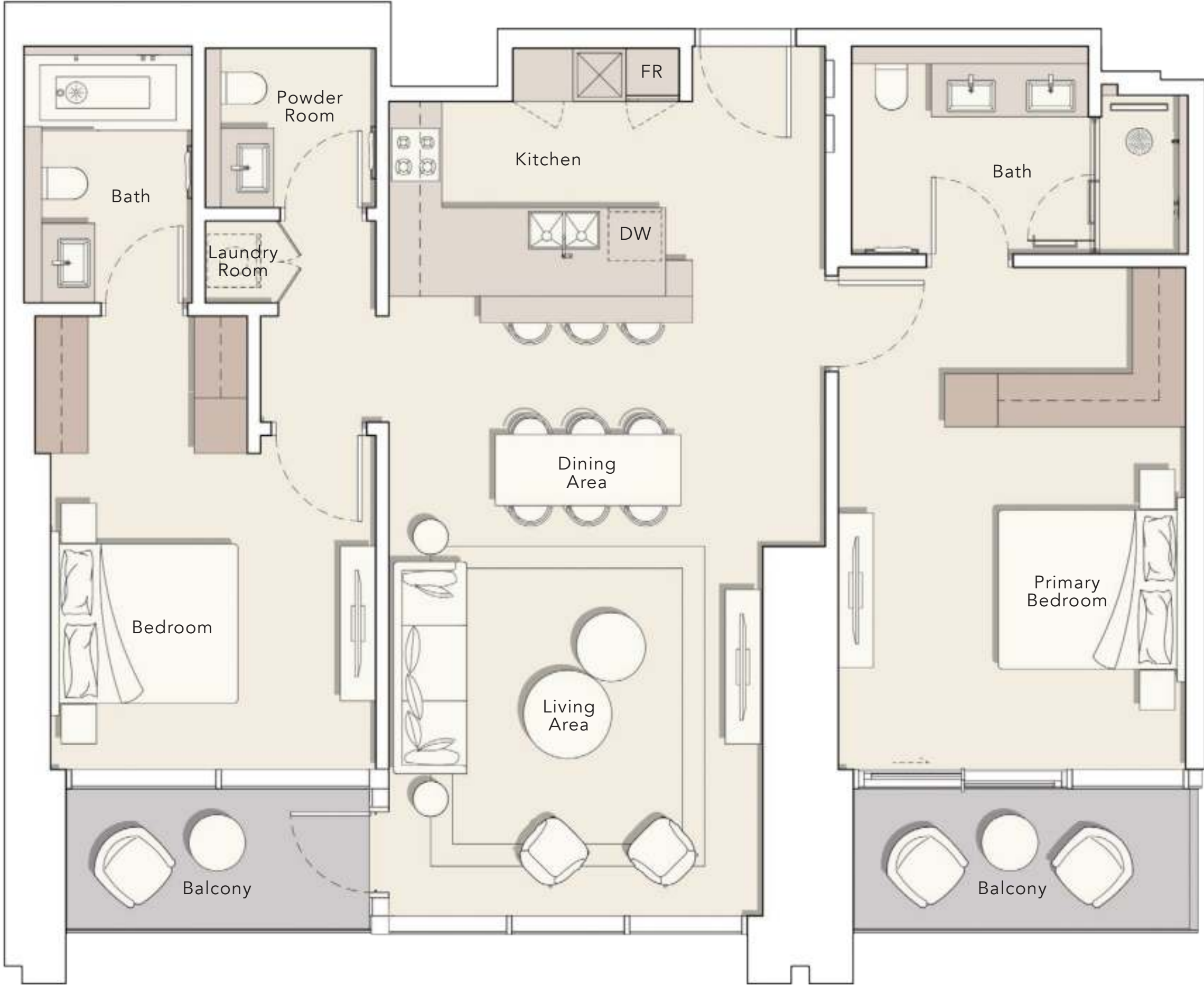
2 BEDROOM

TYPE B

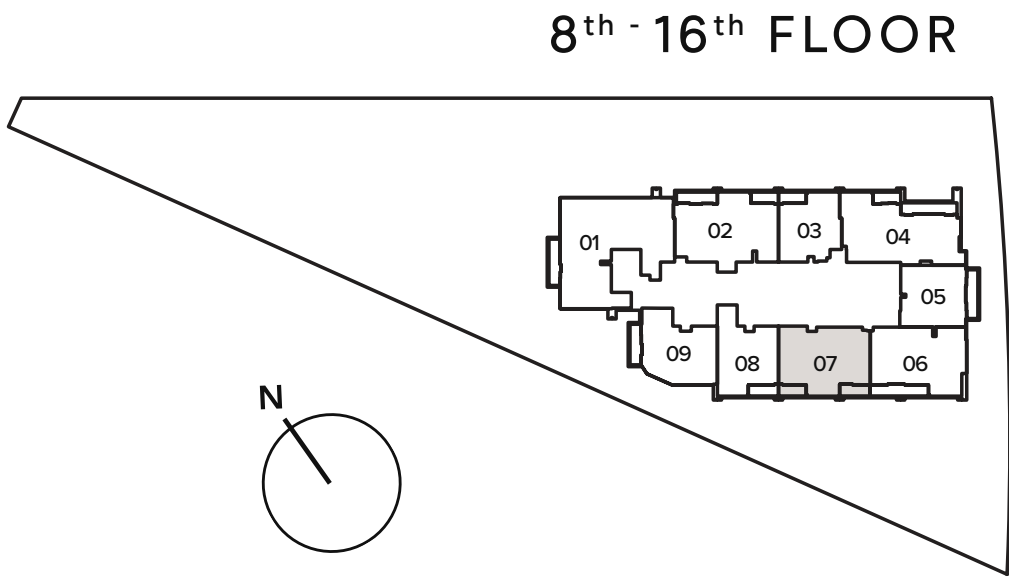
Internal Living Area : 1295.22 Sq. Ft

Outdoor Living Area : 152.63 Sq. Ft

Total Living Area : 1447.85 Sq. Ft



3rd FLOOR	7th FLOOR
305	705
4th FLOOR	8th - 16th FLOOR
405	807
5th FLOOR	
505	
6th FLOOR	
605	

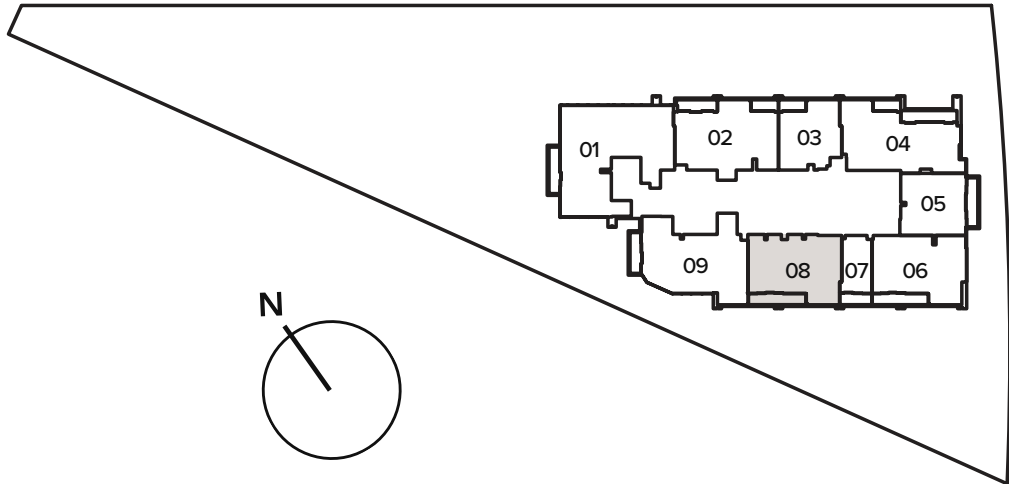


2 B E D R O O M
T Y P E C

Internal Living Area : 1328.48 Sq. Ft
Outdoor Living Area : 151.77 Sq. Ft
Total Living Area : 1480.25 Sq. Ft



18th - 36th FLOOR



2 BEDROOM + S

TYPE A

Internal Living Area : 1573.04 Sq. Ft

Outdoor Living Area : 222.92 Sq. Ft

Total Living Area : 1795.96 Sq. Ft



3rd FLOOR

302

4th FLOOR

402

5th FLOOR

502

6th FLOOR

602

7th FLOOR

702

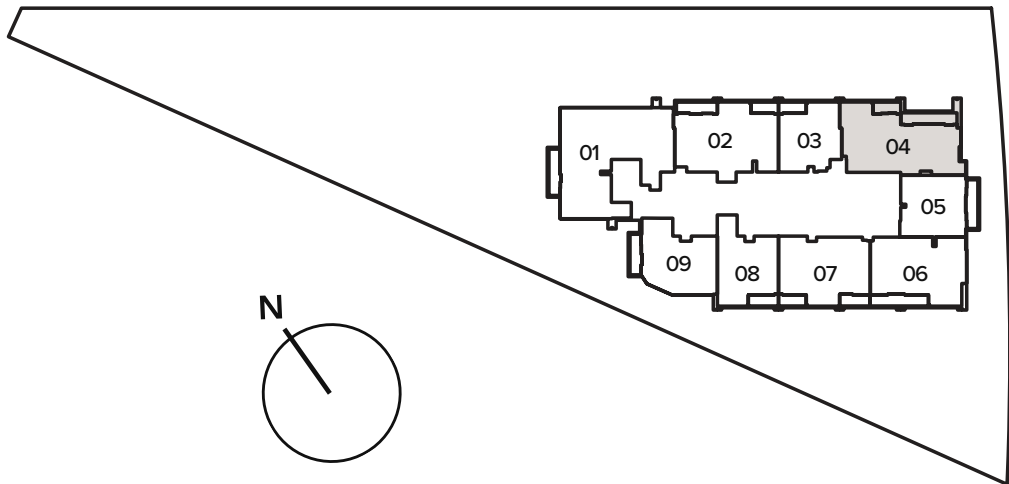
8th - 16th FLOOR

804

18th - 36th FLOOR

1804

8th - 16th FLOOR



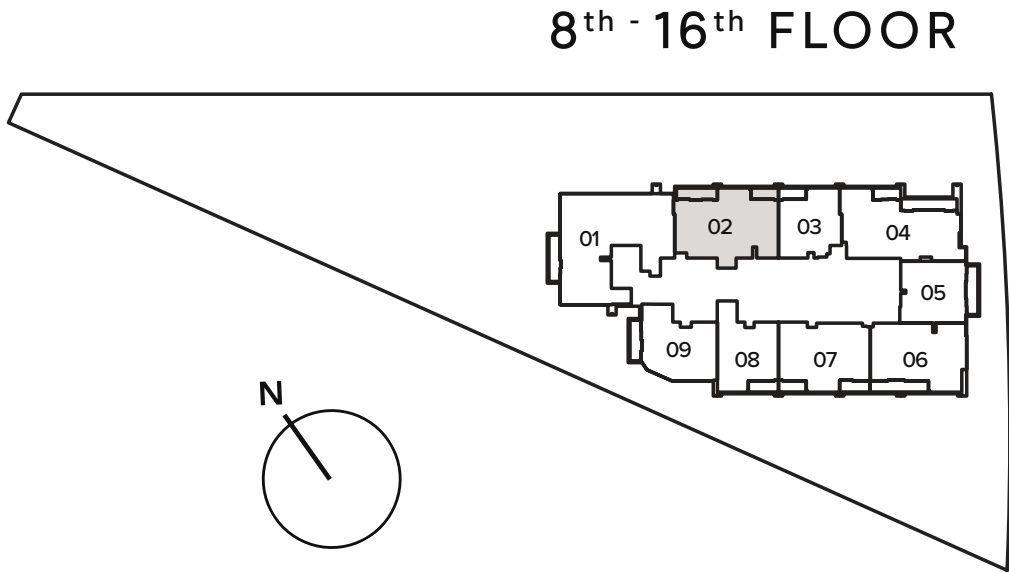
2 B E D R O O M + S
T Y P E B

Internal Living Area : 1509.53 Sq. Ft
Outdoor Living Area : 178.79 Sq. Ft
Total Living Area : 1688.32 Sq. Ft



8th - 16th FLOOR
802

18th - 36th FLOOR
1802

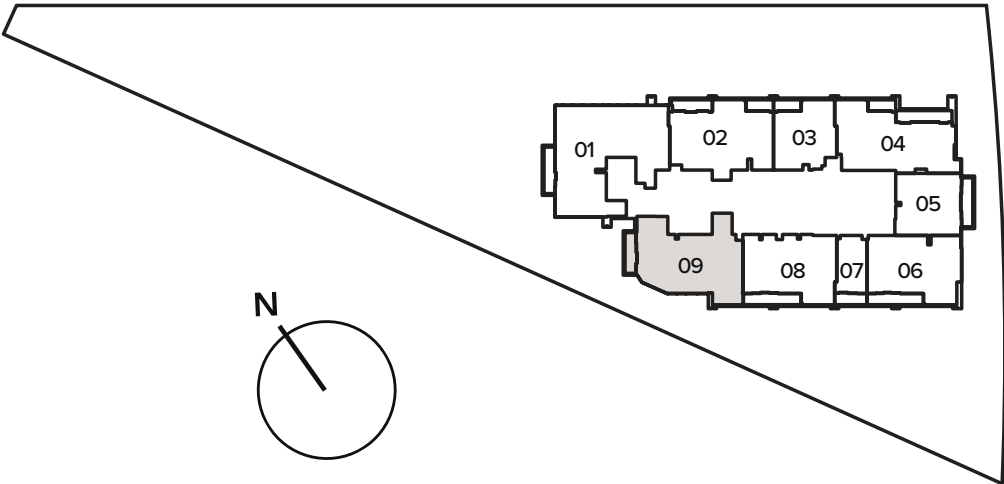


2 B E D R O O M + S
T Y P E C

Internal Living Area : 1678.20 Sq. Ft
Outdoor Living Area : 107.10 Sq. Ft
Total Living Area : 1785.30 Sq. Ft



18th - 36th FLOOR



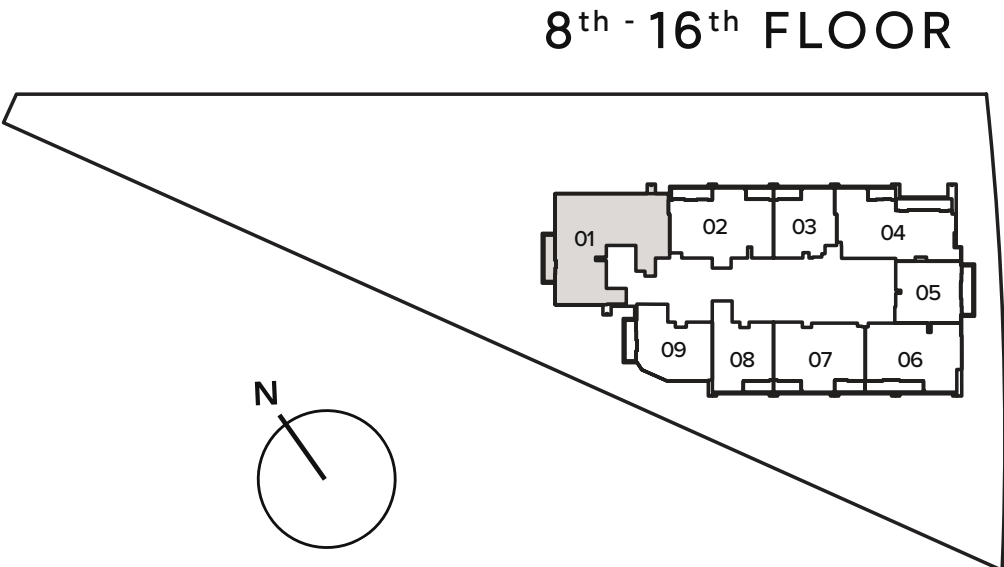
3 B E D R O O M
T Y P E A

Internal Living Area : 2276.24 Sq. Ft
Outdoor Living Area : 121.09 Sq. Ft
Total Living Area : 2397.34 Sq. Ft



8th - 16th FLOOR
801

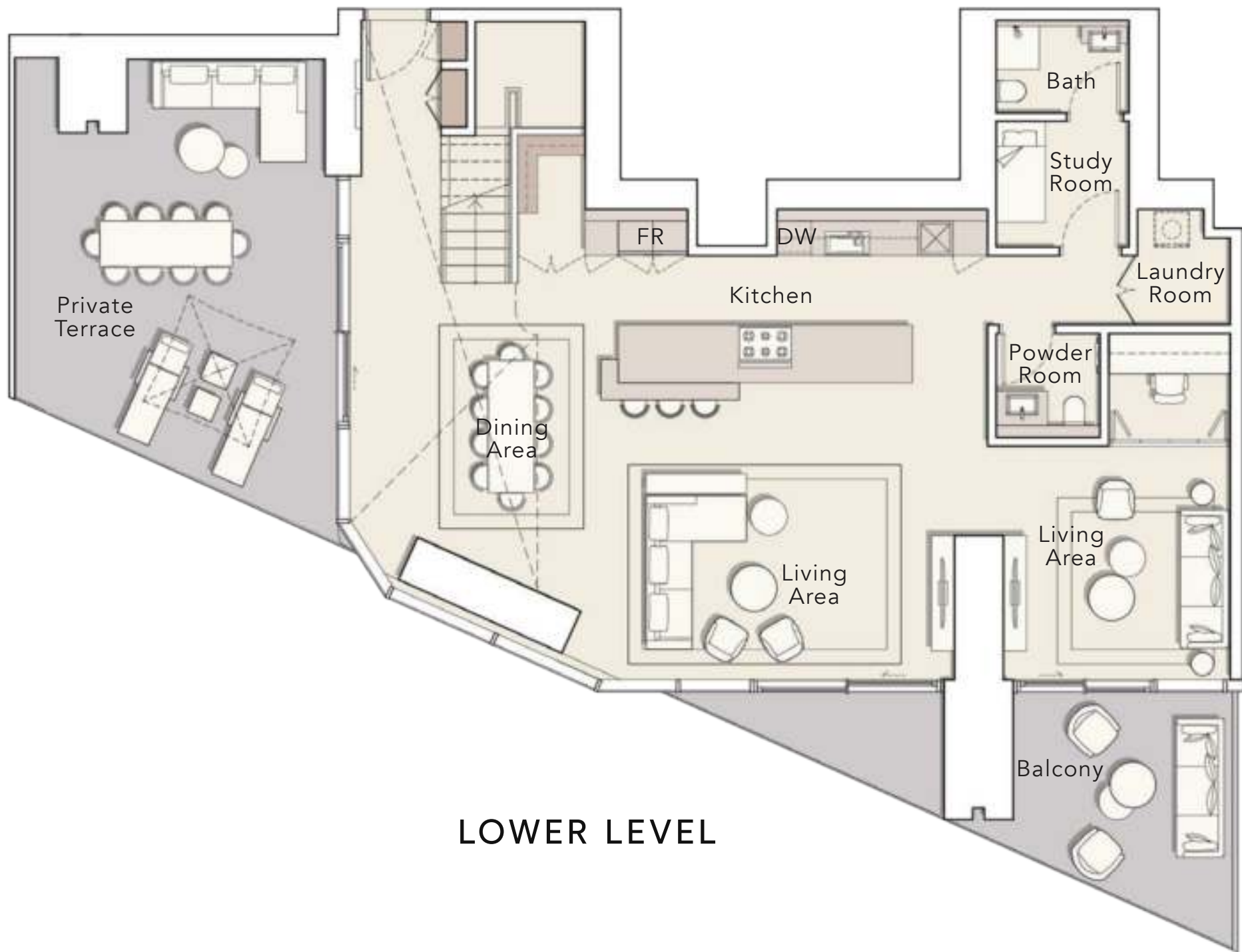
18th - 36th FLOOR
1801



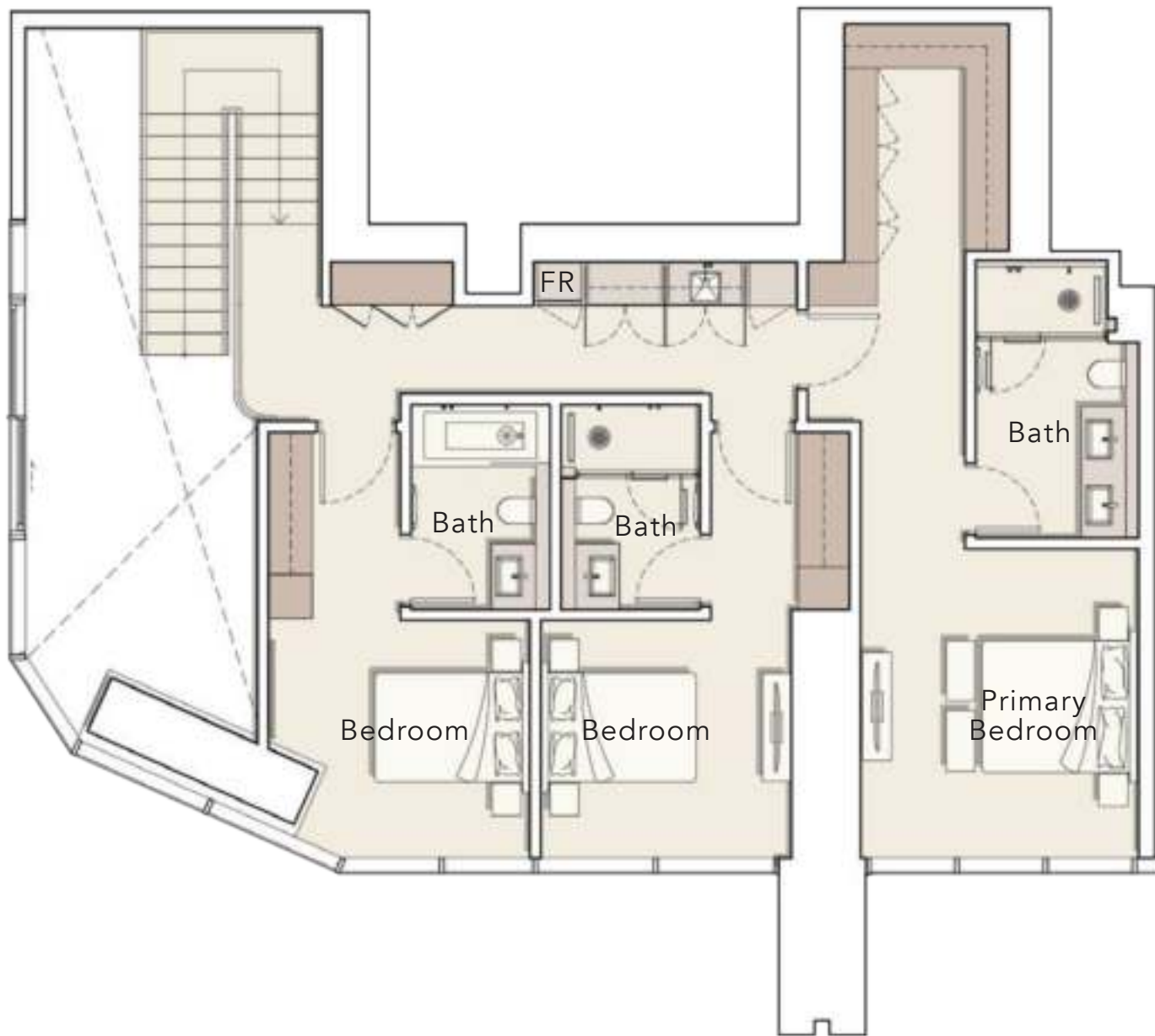
PREMIUM APARTMENTS

3 BEDROOM DUPLEX
TYPE A

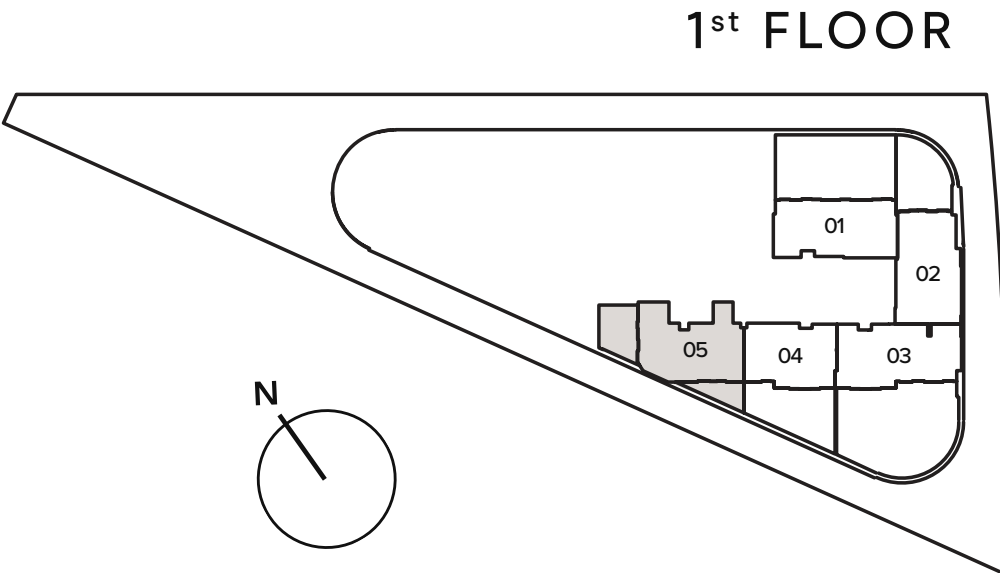
Internal Living Area : 3007.22 Sq. Ft
Outdoor Living Area : 707.30 Sq. Ft
Total Living Area : 3714.52 Sq. Ft



LOWER LEVEL

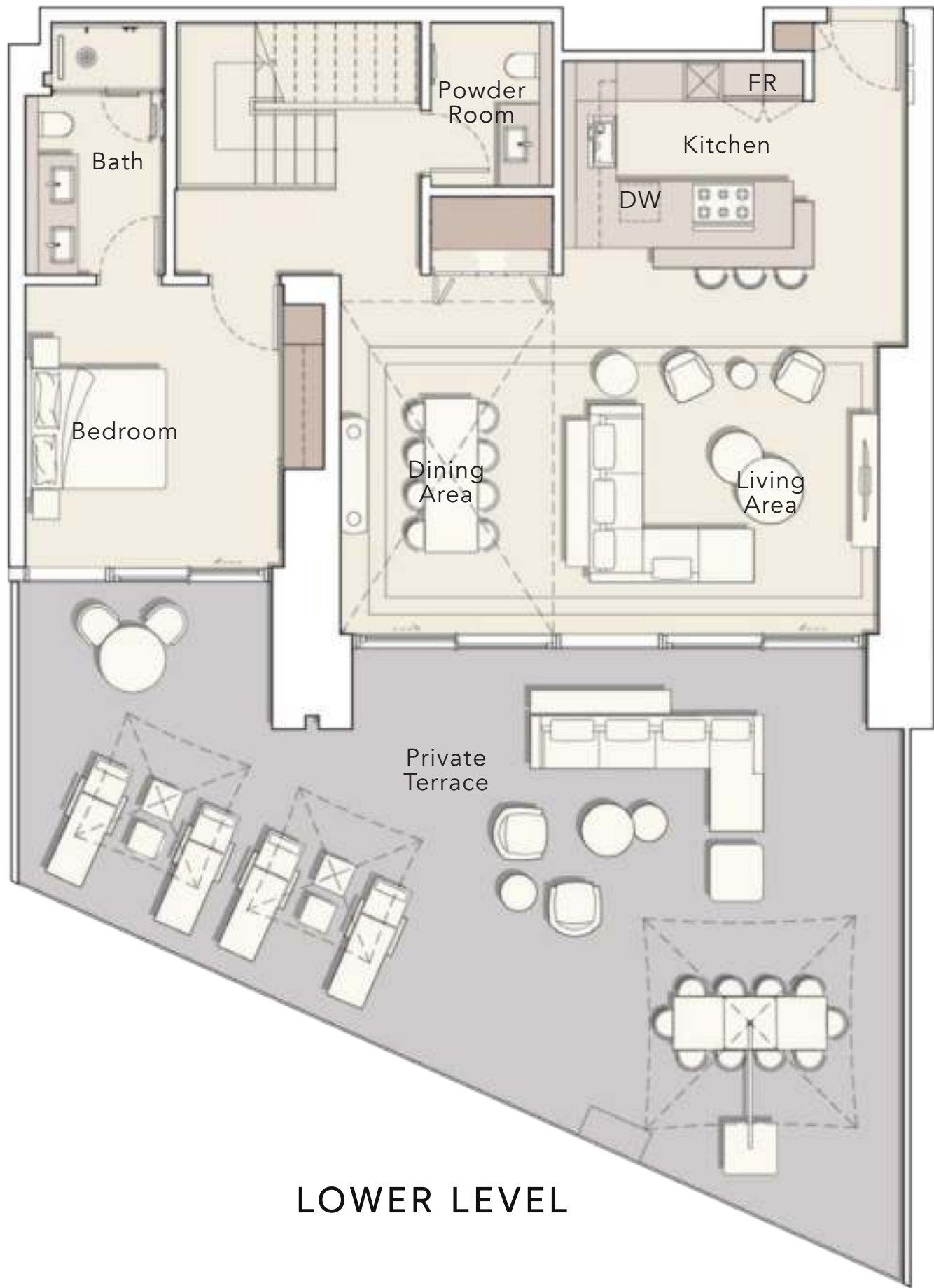


UPPER LEVEL



3 BEDROOM DUPLEX
TYPE B

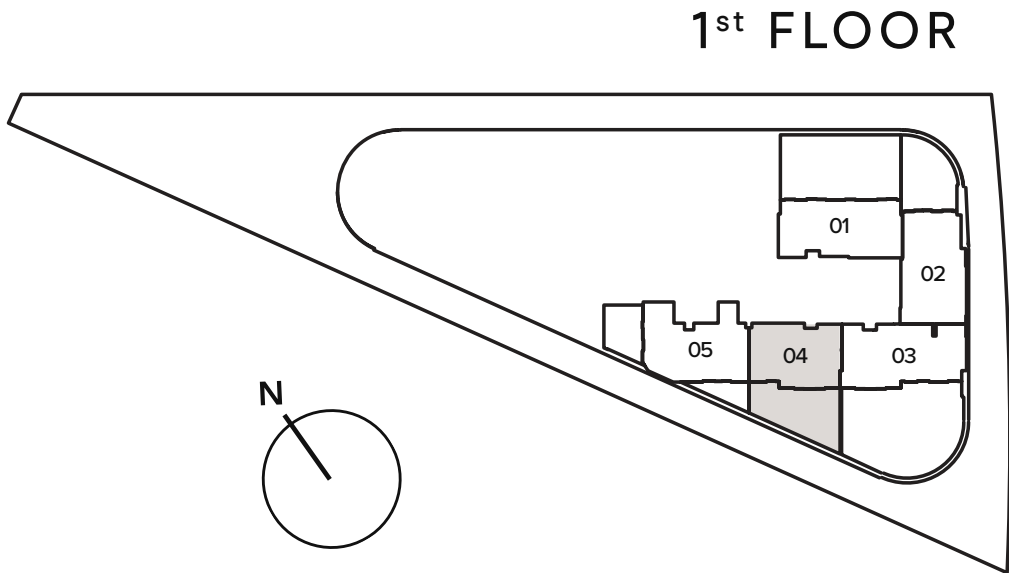
Internal Living Area : 2468.49 Sq. Ft
Outdoor Living Area : 993.62 Sq. Ft
Total Living Area : 3462.10 Sq. Ft



LOWER LEVEL



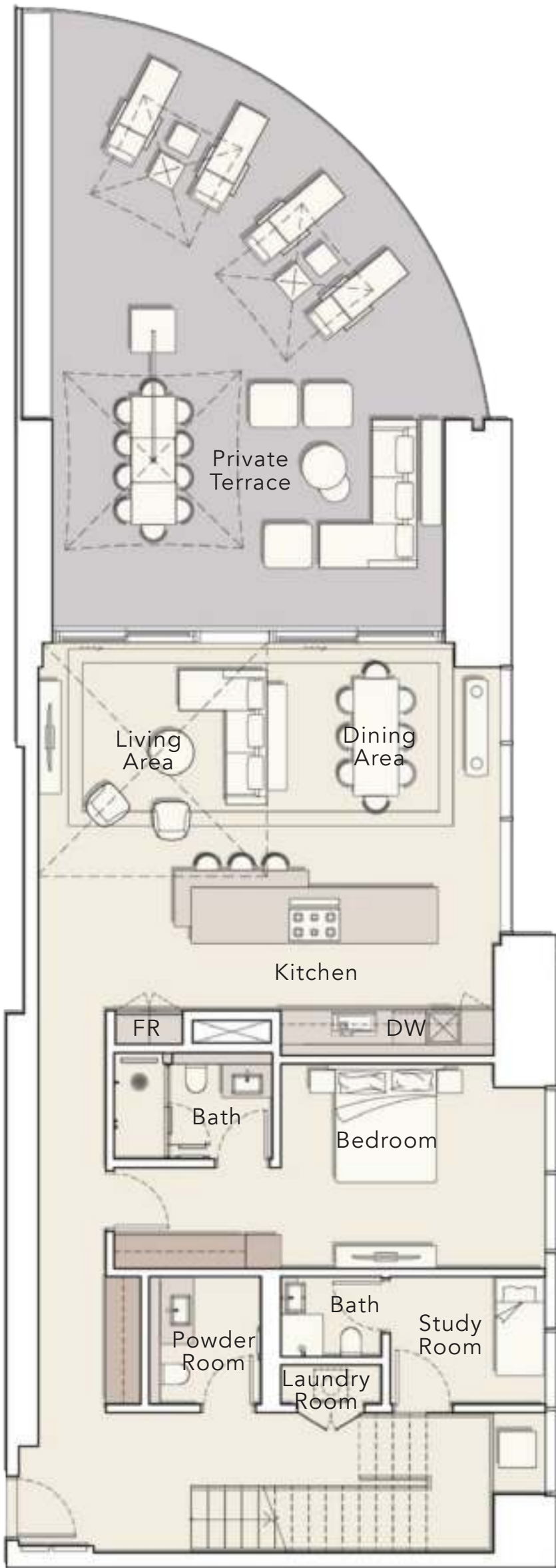
UPPER LEVEL



1st FLOOR

3 BEDROOM DUPLEX
TYPE C

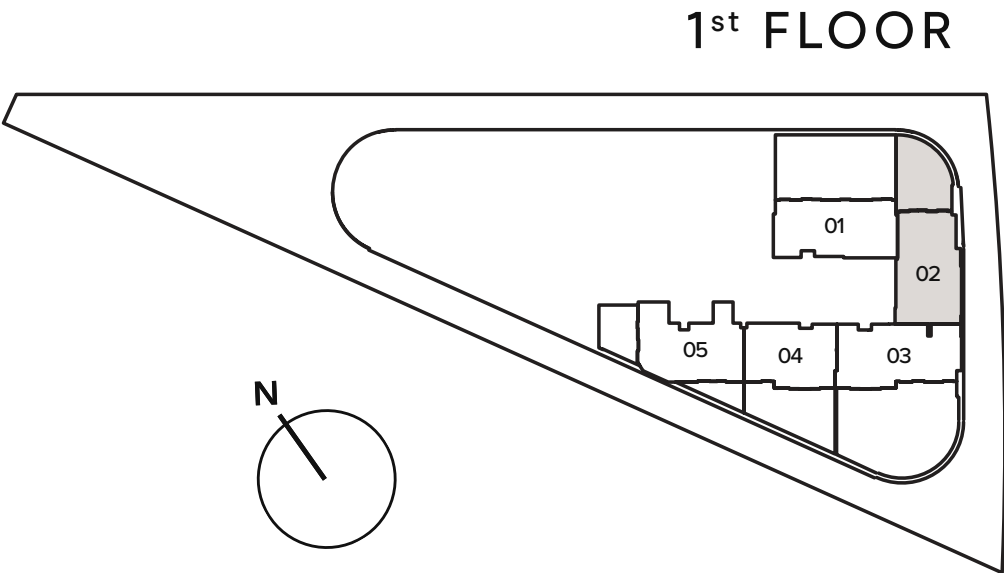
Internal Living Area : 3125.73 Sq. Ft
Outdoor Living Area : 842.92 Sq. Ft
Total Living Area : 3968.65 Sq. Ft



LOWER LEVEL

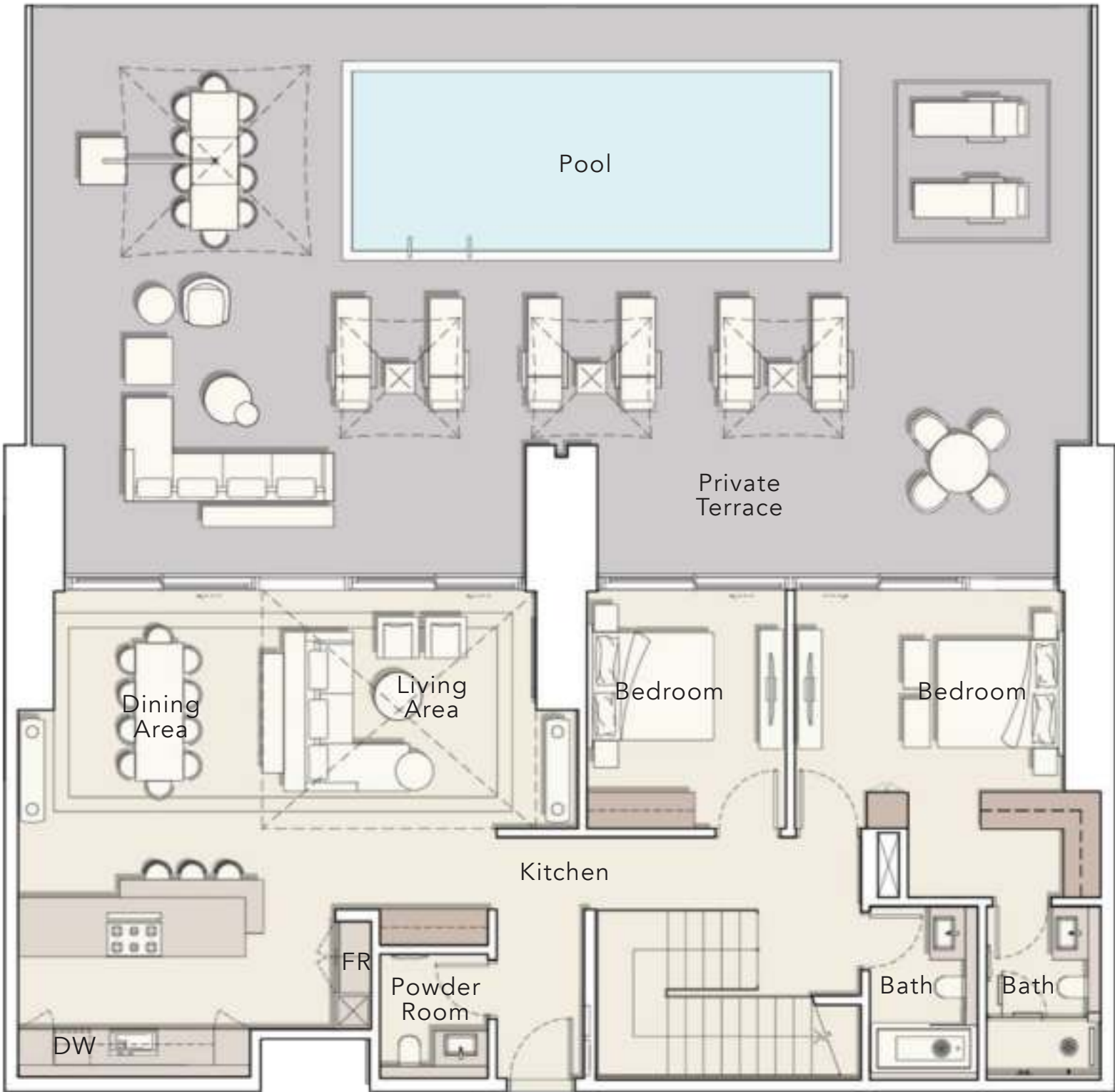


UPPER LEVEL



4 BEDROOM DUPLEX
TYPE A

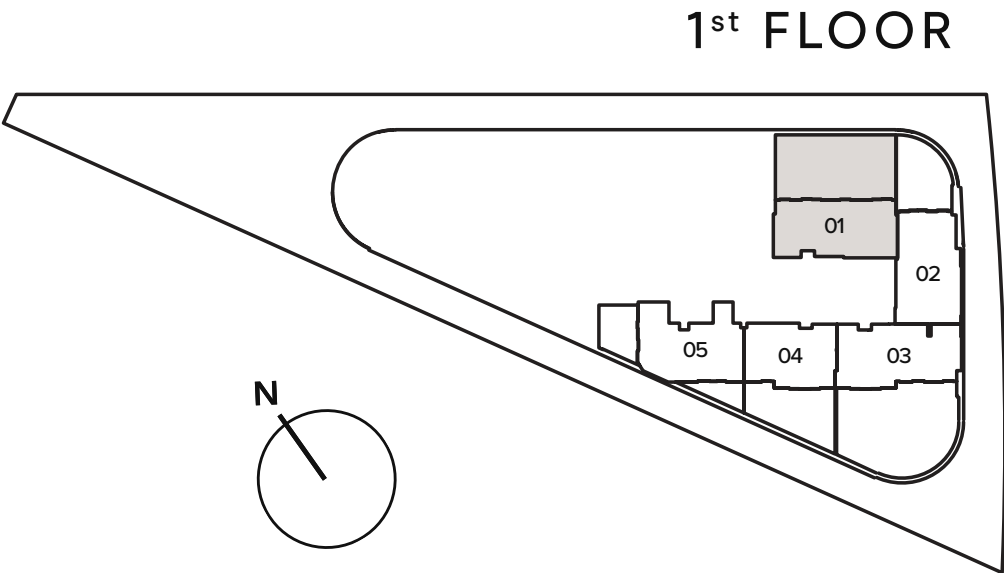
Internal Living Area : 3128.96 Sq. Ft
Outdoor Living Area : 1842.89 Sq. Ft
Total Living Area : 4971.85 Sq. Ft



LOWER LEVEL



UPPER LEVEL



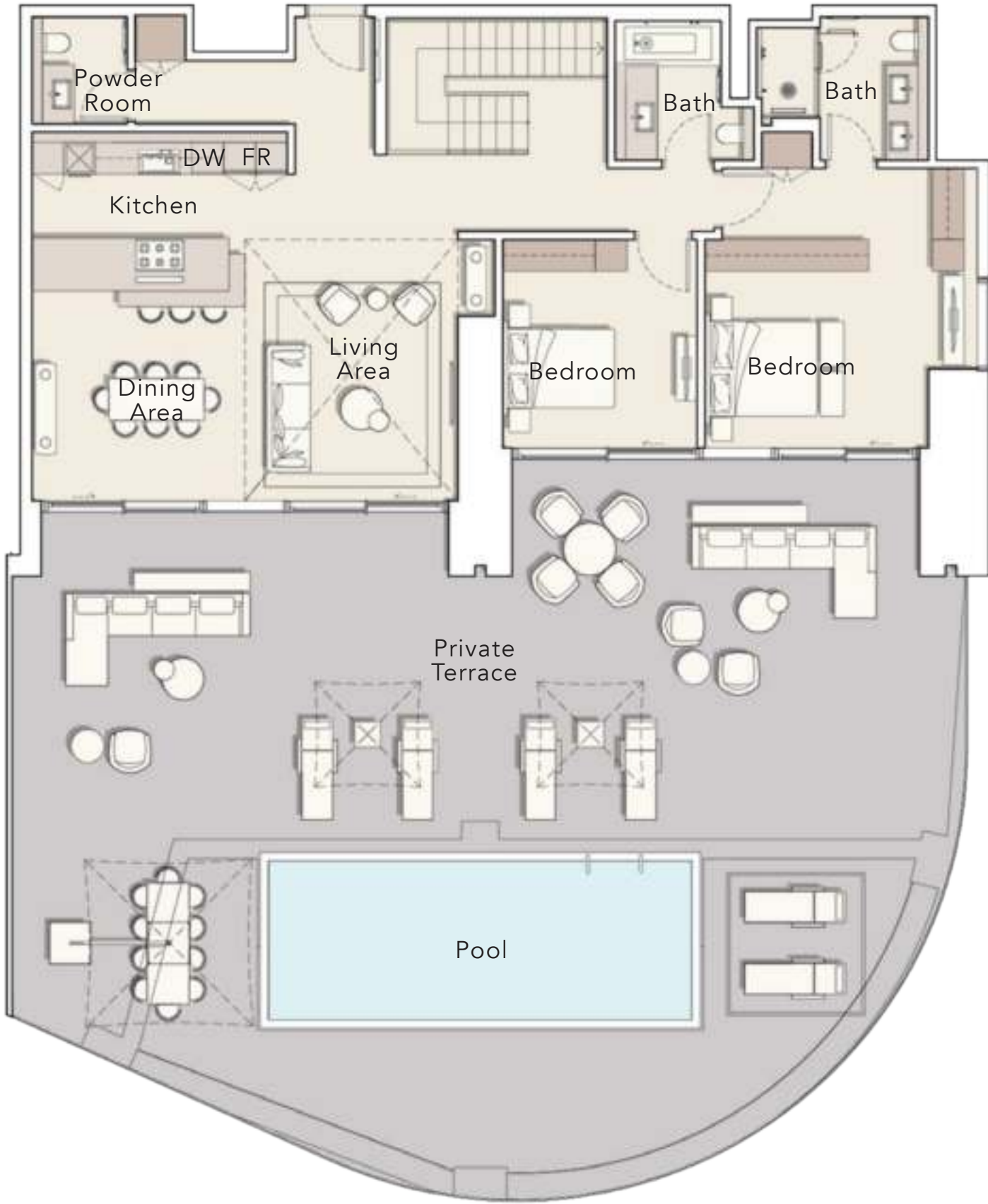
4 BEDROOM DUPLEX

TYPE B

Internal Living Area : 3246.50 Sq. Ft

Outdoor Living Area : 2329.74 Sq. Ft

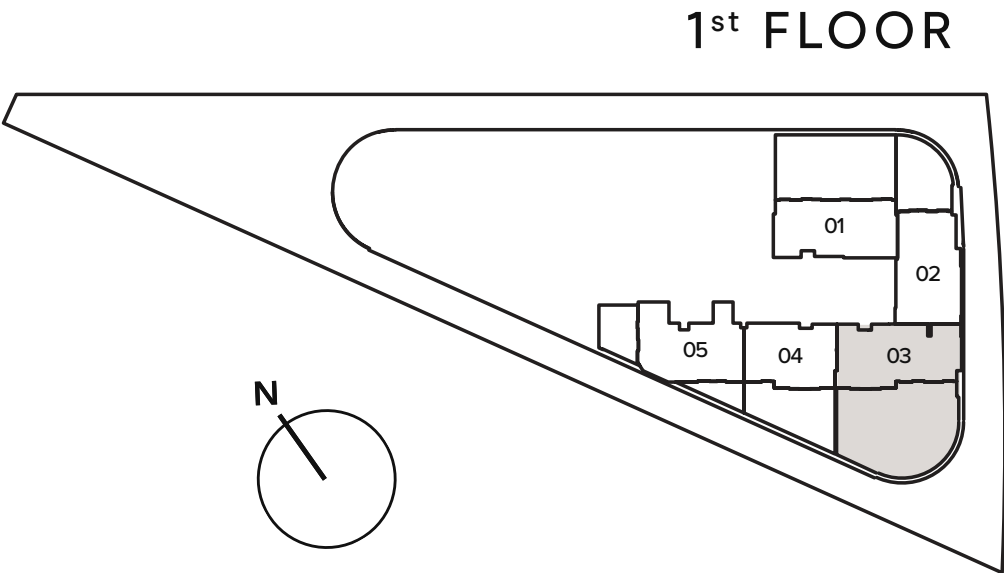
Total Living Area : 5576.24 Sq. Ft



LOWER LEVEL



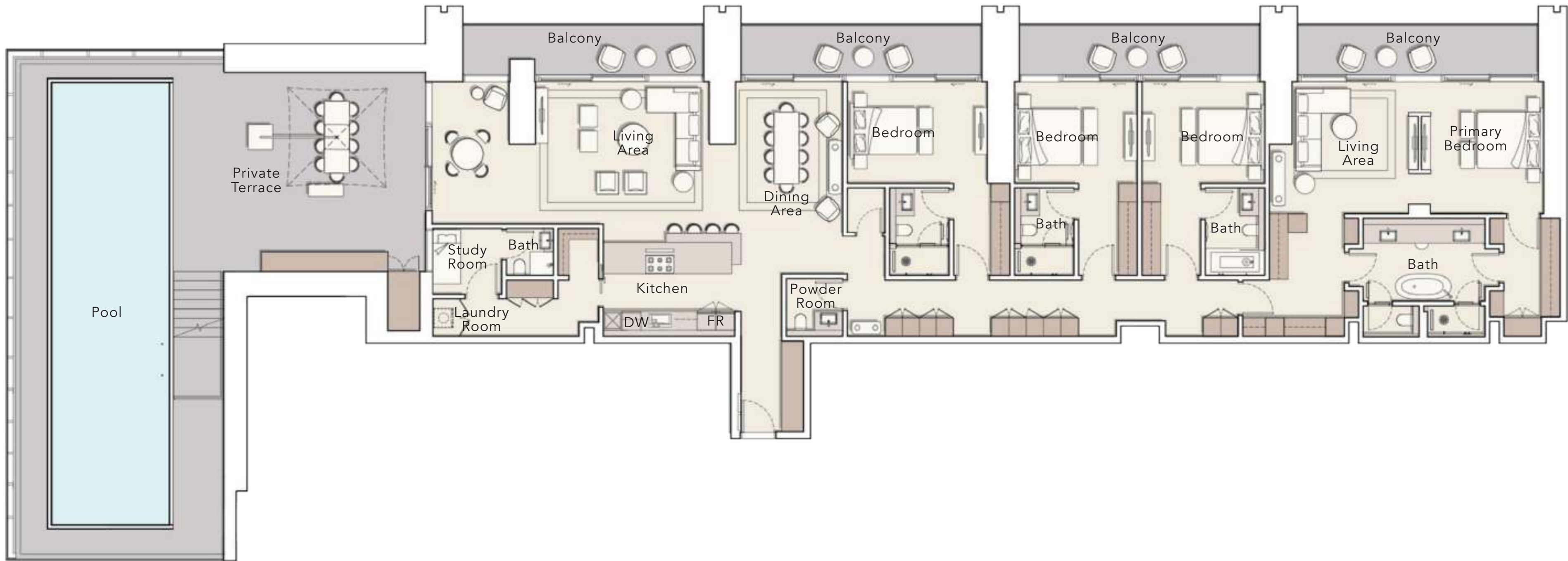
UPPER LEVEL



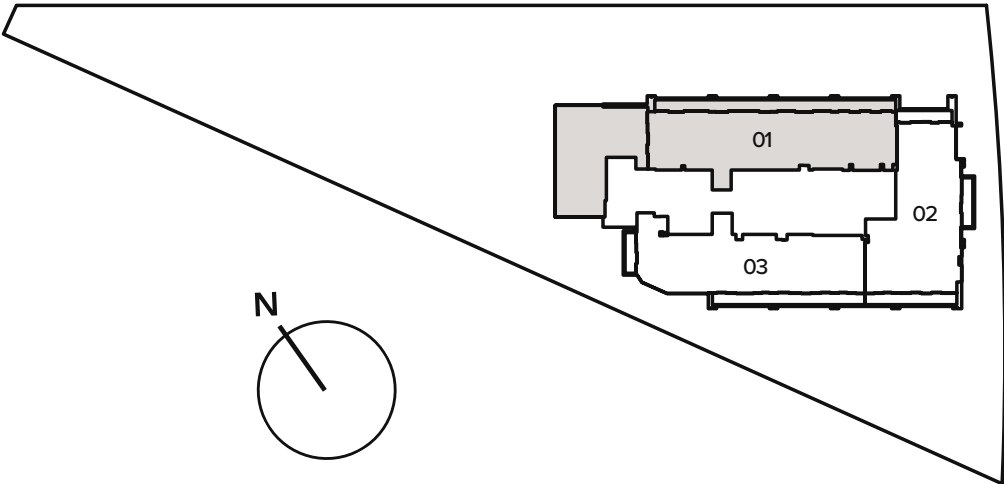
1st FLOOR

PENTHOUSE
TYPE A

Internal Living Area : 3398.92 Sq. Ft
Outdoor Living Area : 2448.57 Sq. Ft
Total Living Area : 5847.49 Sq. Ft

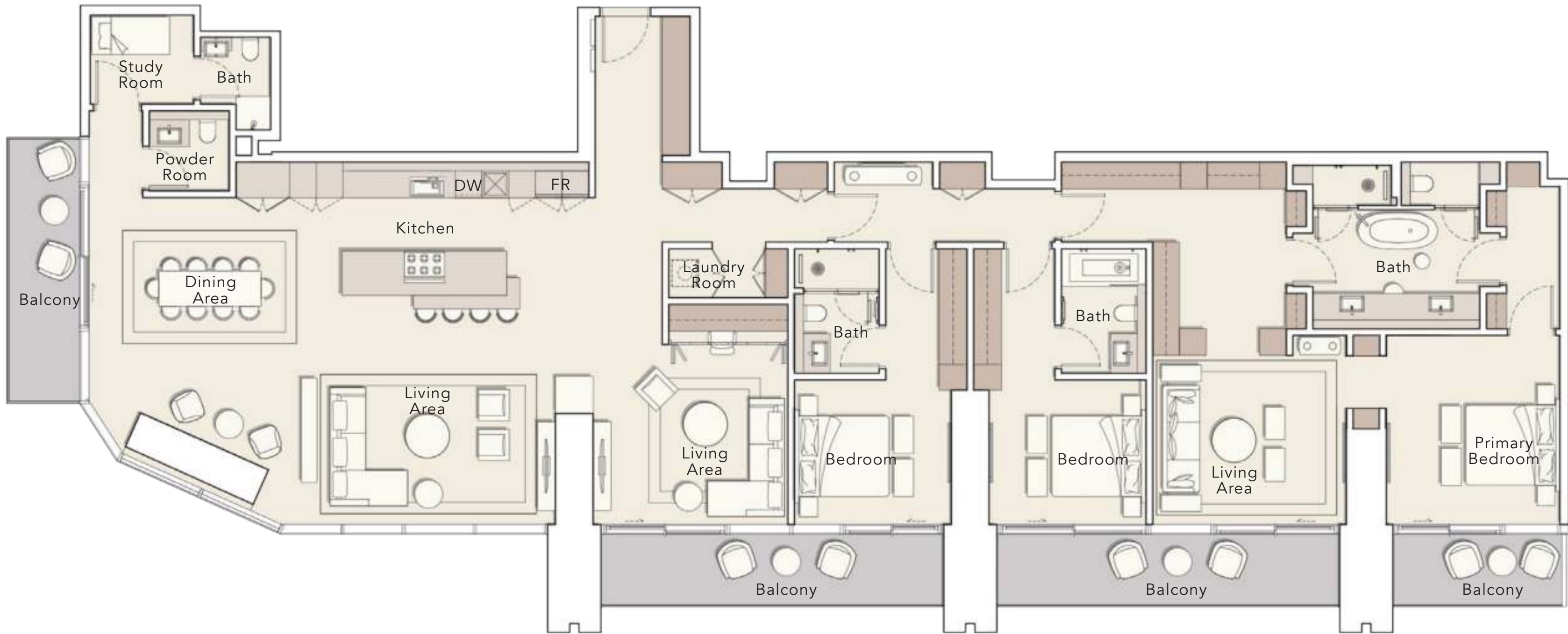


37th FLOOR

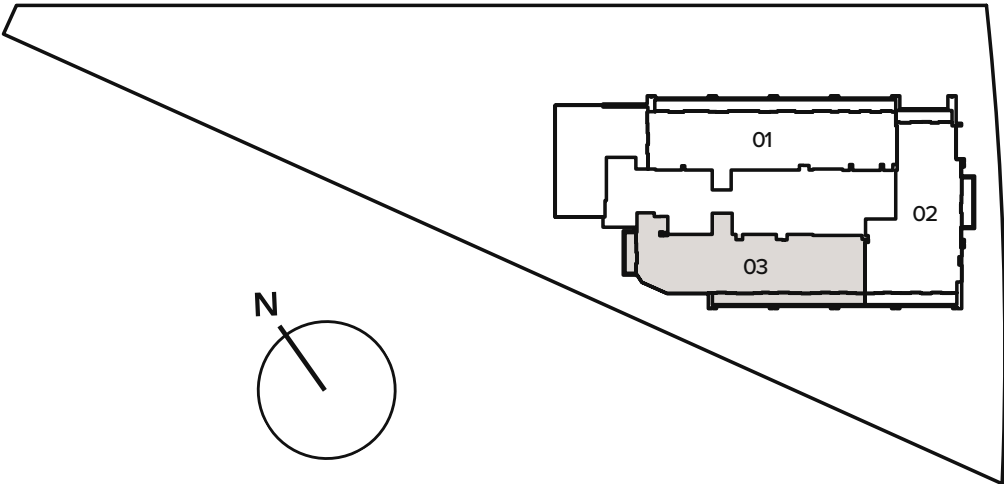


PENTHOUSE
TYPE B

Internal Living Area : 3221.42 Sq. Ft
Outdoor Living Area : 513.22 Sq. Ft
Total Living Area : 3734.65 Sq. Ft

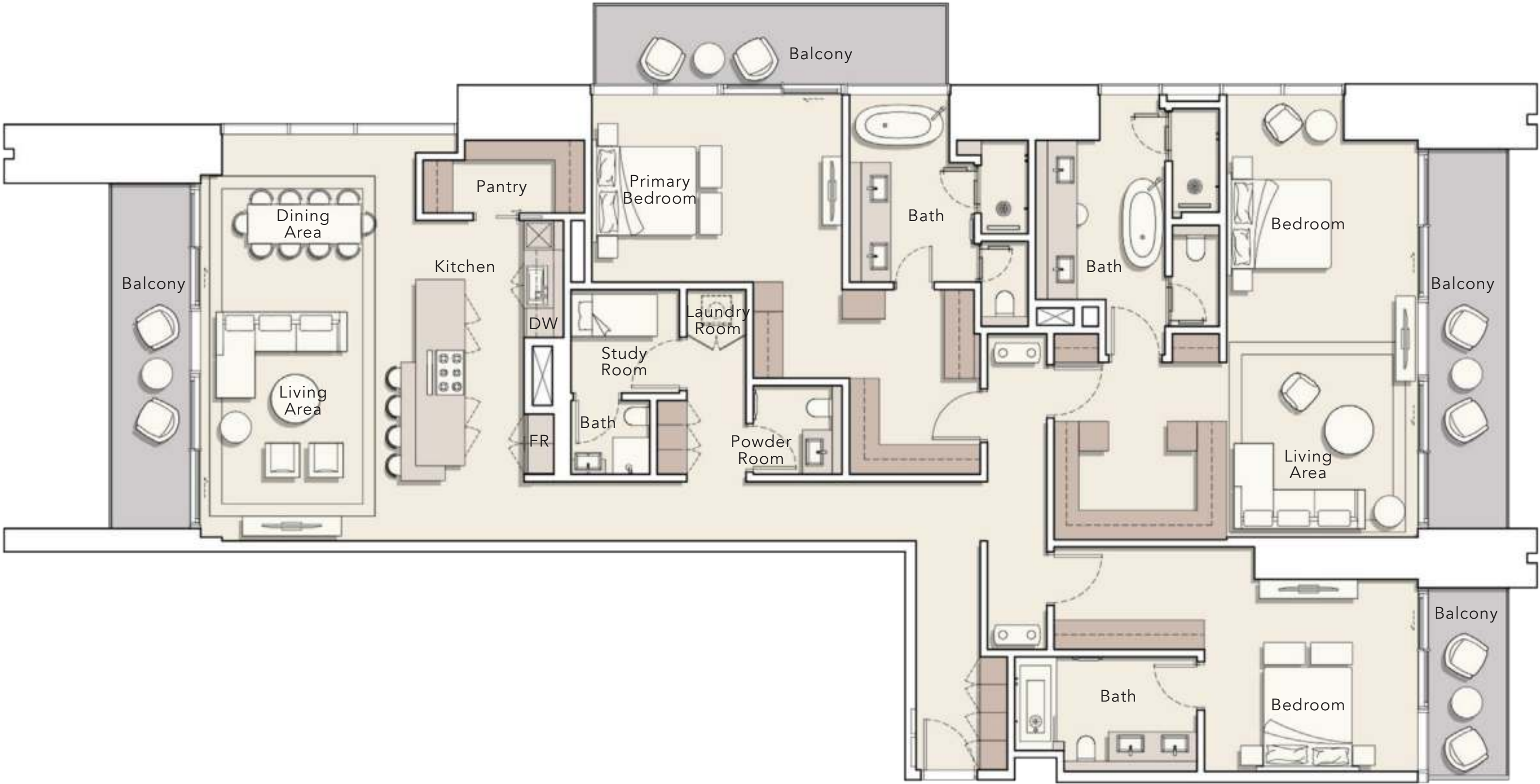


37th FLOOR

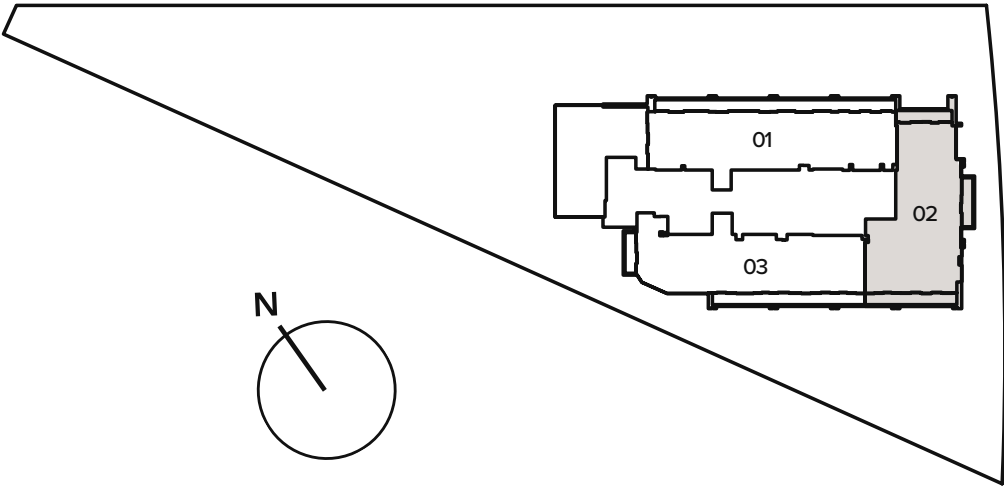


P E N T H O U S E
T Y P E C

Internal Living Area : 2980.96 Sq. Ft
Outdoor Living Area : 521.83 Sq. Ft
Total Living Area : 3502.79 Sq. Ft



37th FLOOR



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