



EVERLY PLACE

Project Brief



A Fluid Embrace

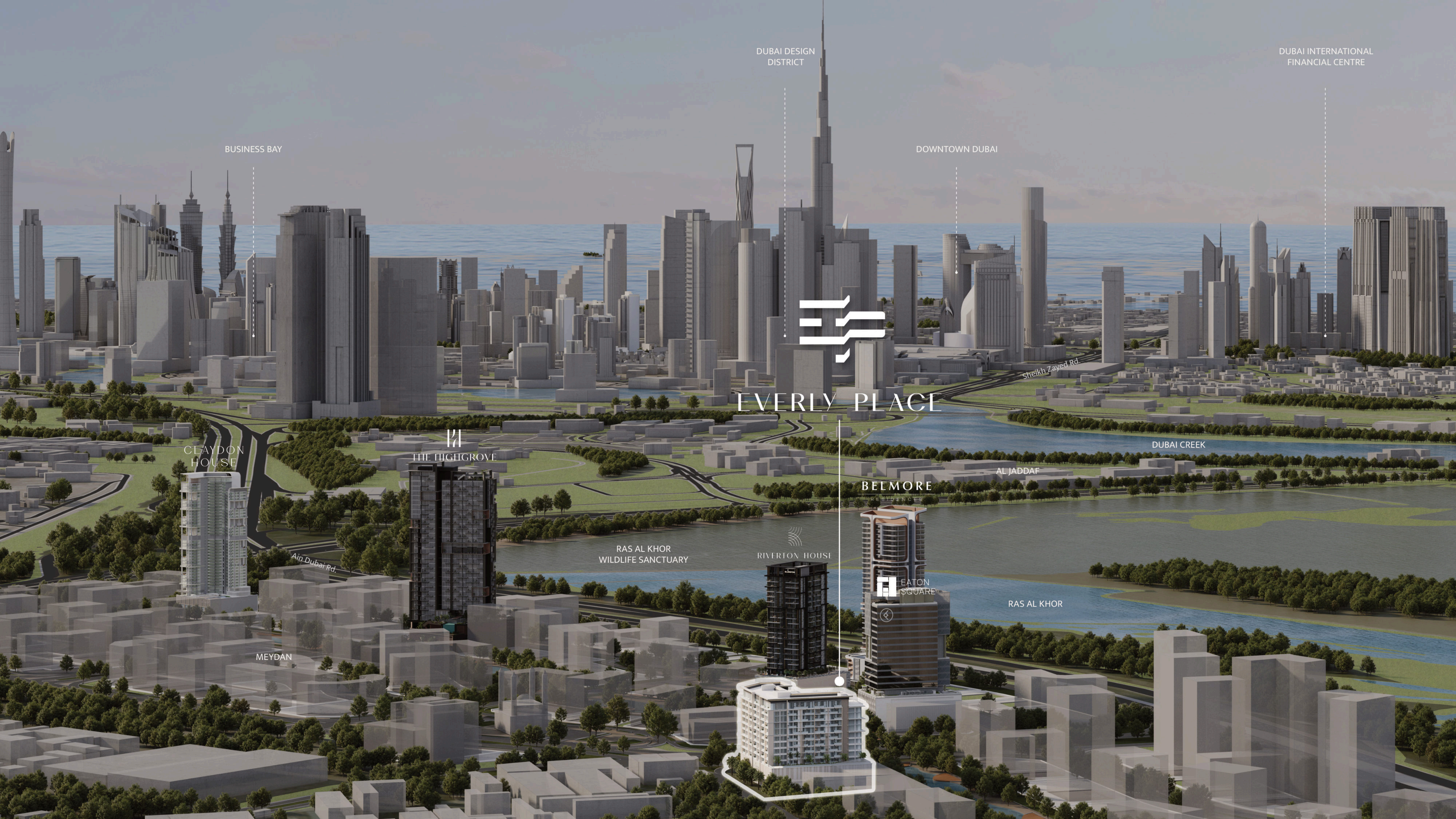
The U-shaped architecture forms a sculptural frame around the canal, capturing light and views from every angle. Layered terraces, integrated greenery, and a striking glass façade create a bold yet refined silhouette on Dubai's skyline.

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.


ELLINGTON
PROPERTIES

Savour a life
in bloom





BUSINESS BAY

DUBAI DESIGN DISTRICT

DUBAI INTERNATIONAL FINANCIAL CENTRE

DOWNTOWN DUBAI



EVERLY PLACE

CLAYDON HOUSE

THE HIGHGROVE

DUBAI CREEK



RAS AL KHOR WILDLIFE SANCTUARY

RIVERTON HOUSE

BELMORE RESIDENCES

AL JADDAF



EATON SQUARE

RAS AL KHOR

MEYDAN

Ain Dubar Rd.

Sheikh Zayed Rd.

Life designed around
the crystal lagoon



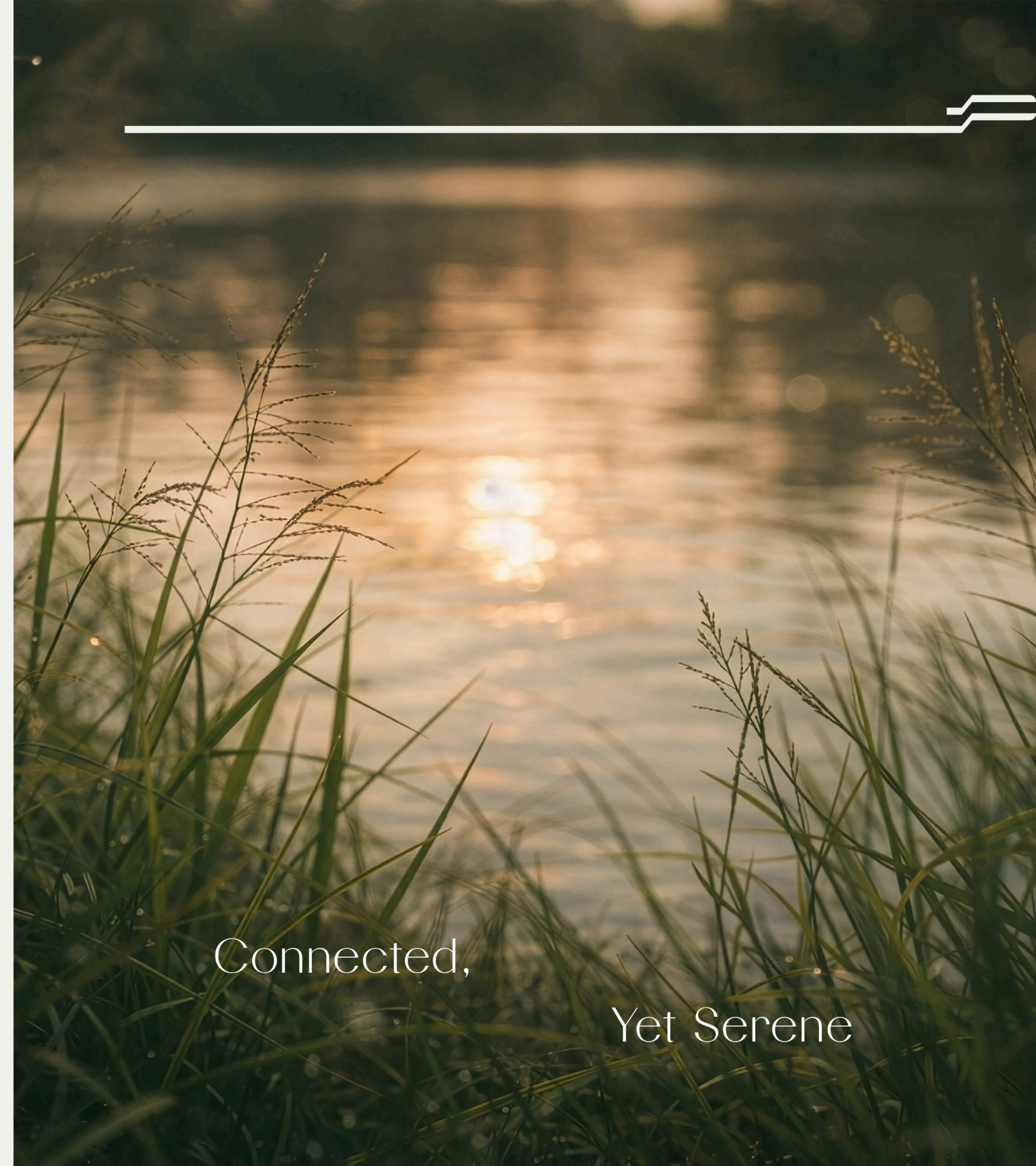


LOCATION



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

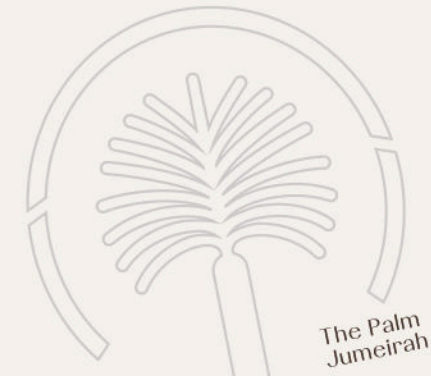
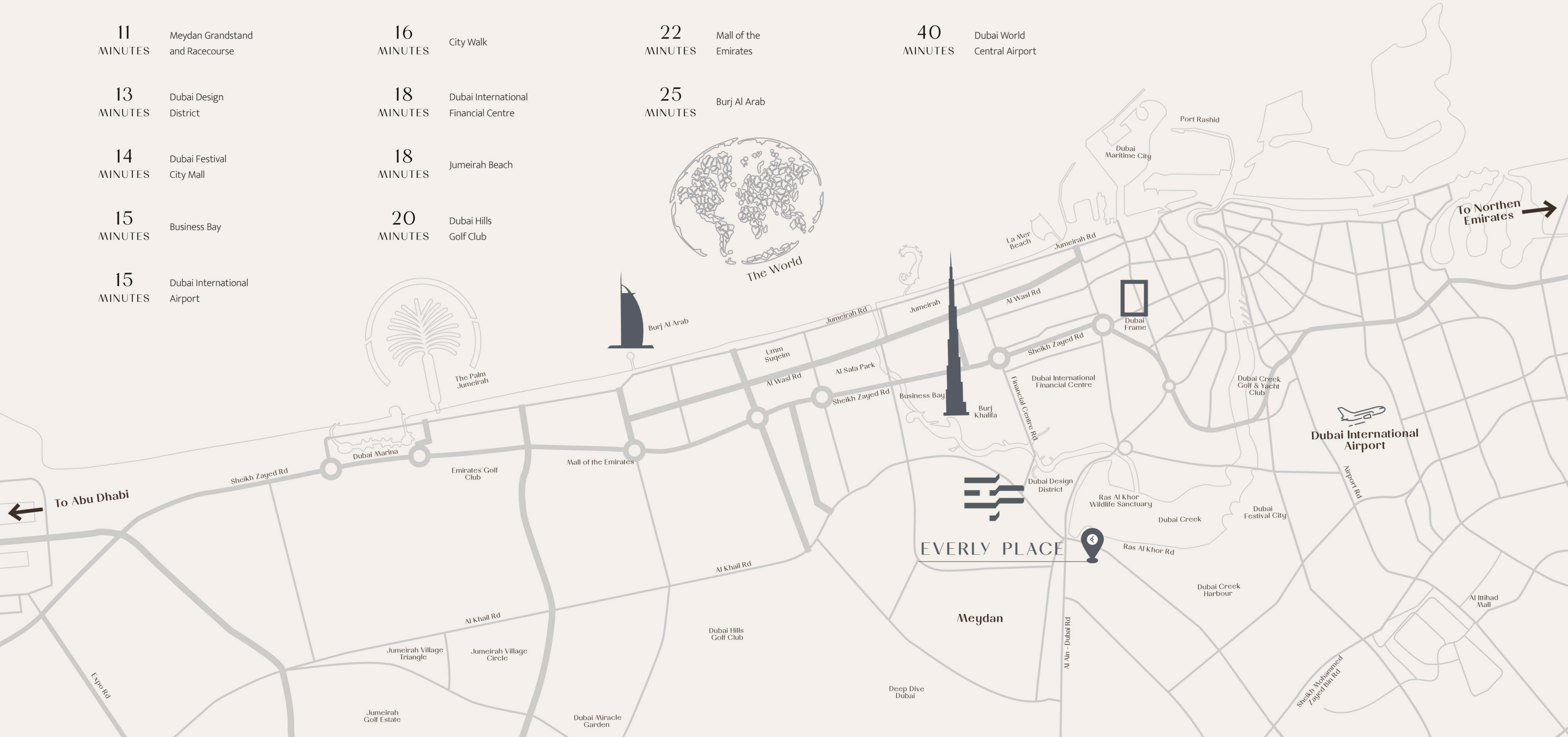
18
MINUTES
Jumeirah Beach



15
MINUTES
Business Bay

20
MINUTES
Dubai Hills
Golf Club

15
MINUTES
Dubai International
Airport



EVERLY PLACE

Meydan

**Dubai International
Airport**

**To Northern
Emirates** →

← **To Abu Dhabi**

SUN & VIEWS ANALYSIS

SUNSET

S

W

E

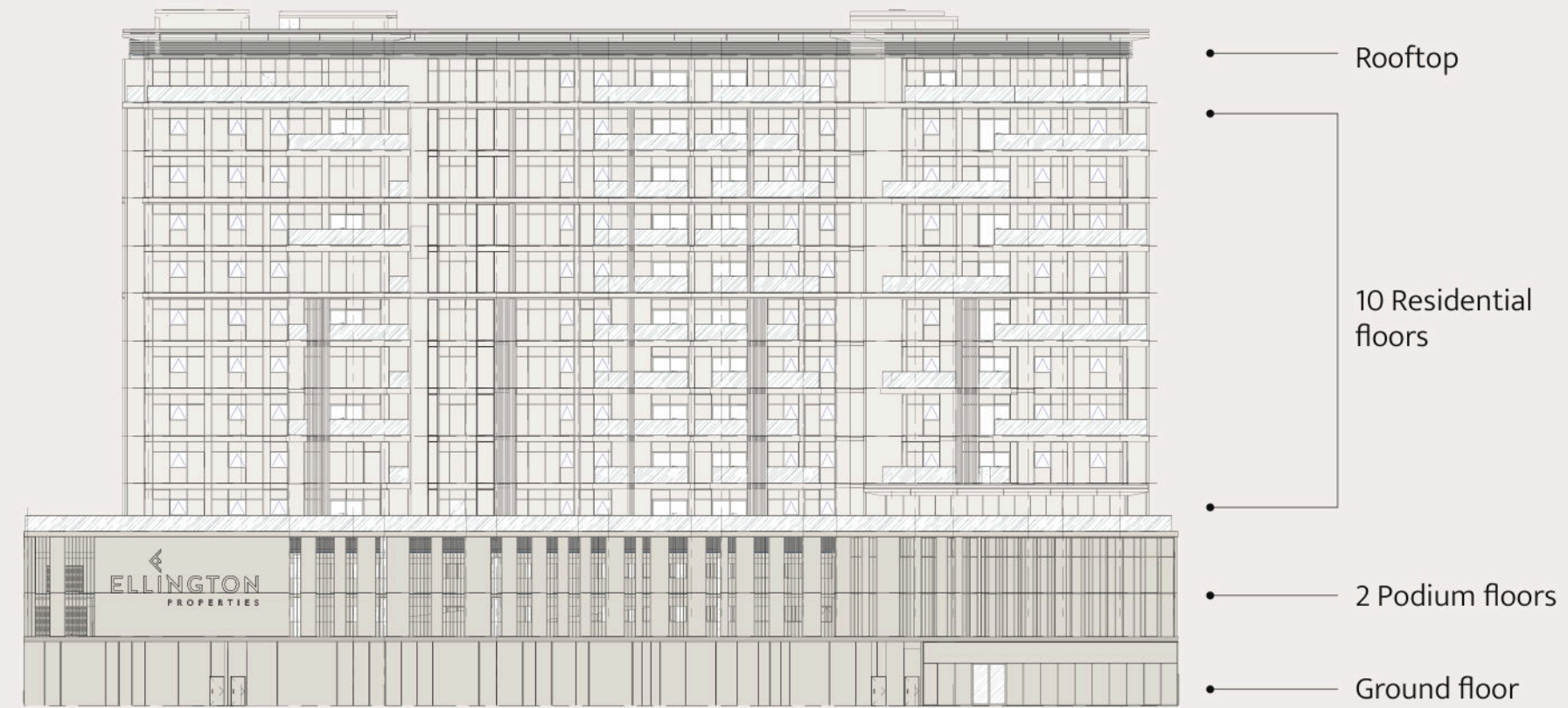
SUNRISE

N

*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 POD PARKING
- 12 BICYCLE PARKING
- 13 EV PARKING
- 14 EXIT TO MAIN ROAD



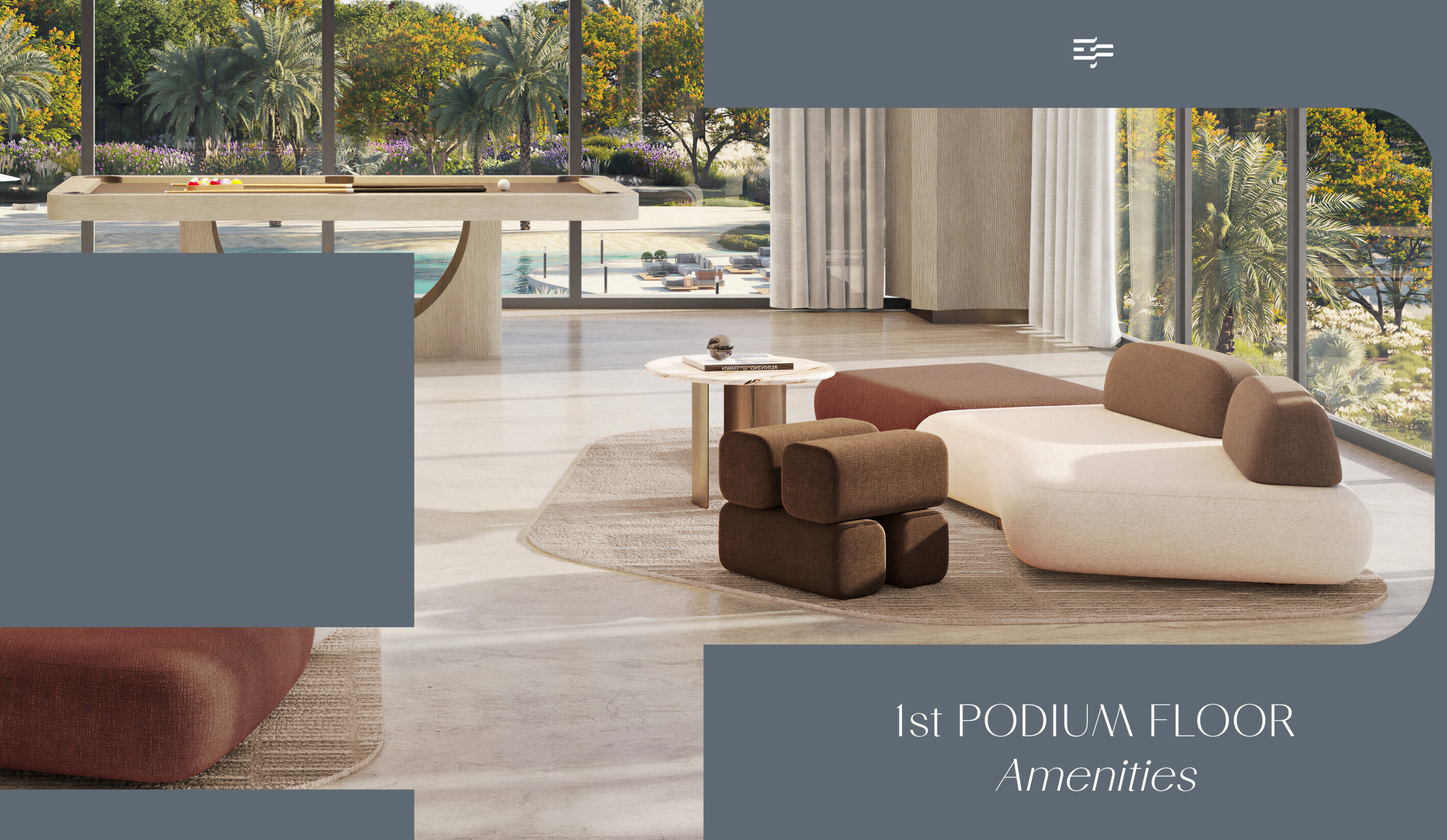


ELLINGTON
PROPERTIES

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 PLAYSTATION AREA
- 07 BOWLING ALLEY
- 08 POOL TABLE





Clubhouse with Coffee Bar



Clubhouse Lounge

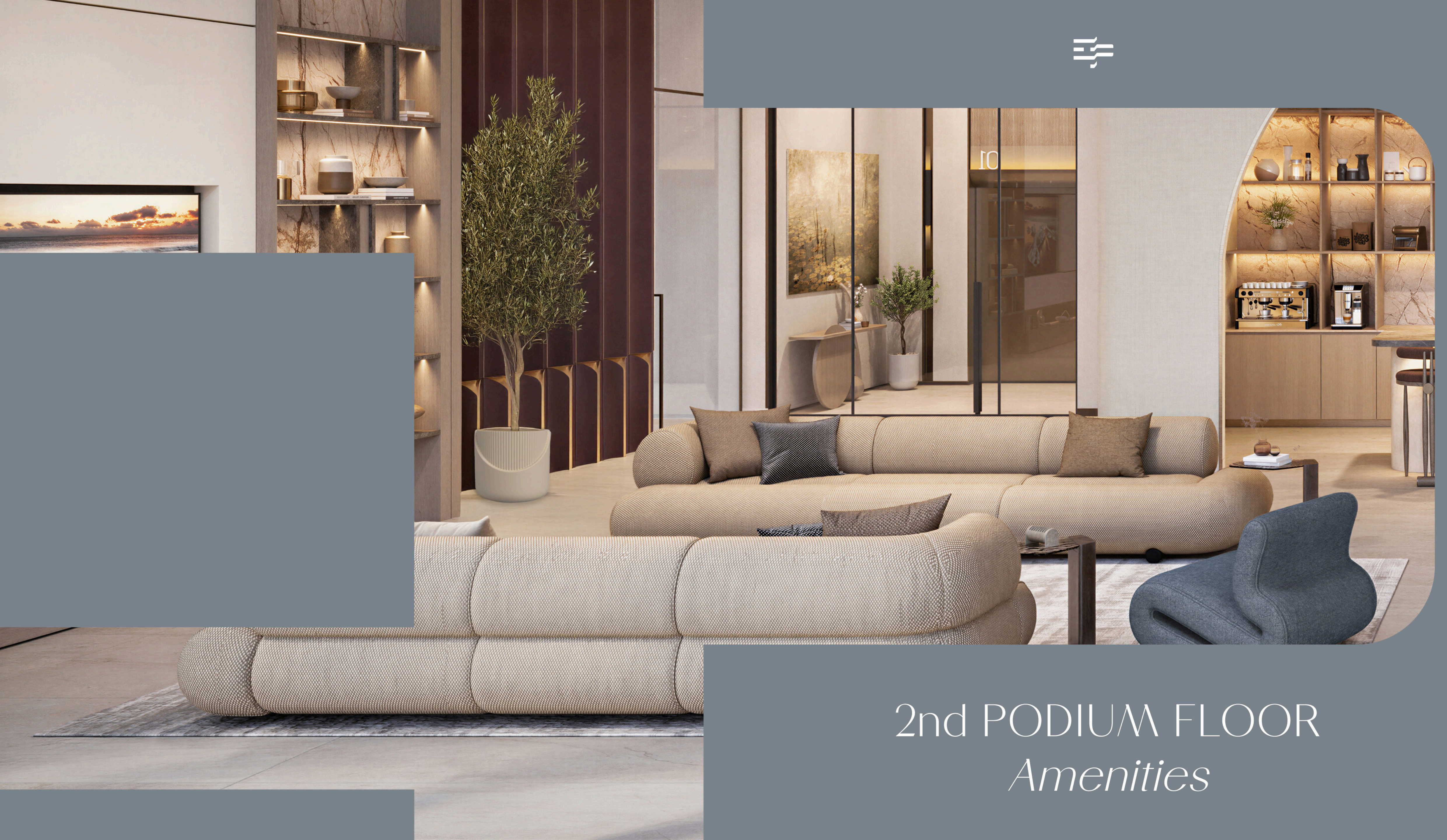


Playstation & Pool Table Area



PLAYER 1				PLAYER 2			
12	7			14	3		
X	X	/	/	X	X	/	
X			/	X			
2:34							

Bowling Alley



2nd PODIUM FLOOR
Amenities

Podium 02

- 01 LIFT LOBBY
- 02 TOILETS
- 03 POD TOILETS
- 04 CHANGING ROOMS
- 05 VANITY
- 06 SHOWERS
- 07 STEAM SHOWERS

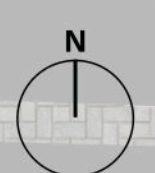


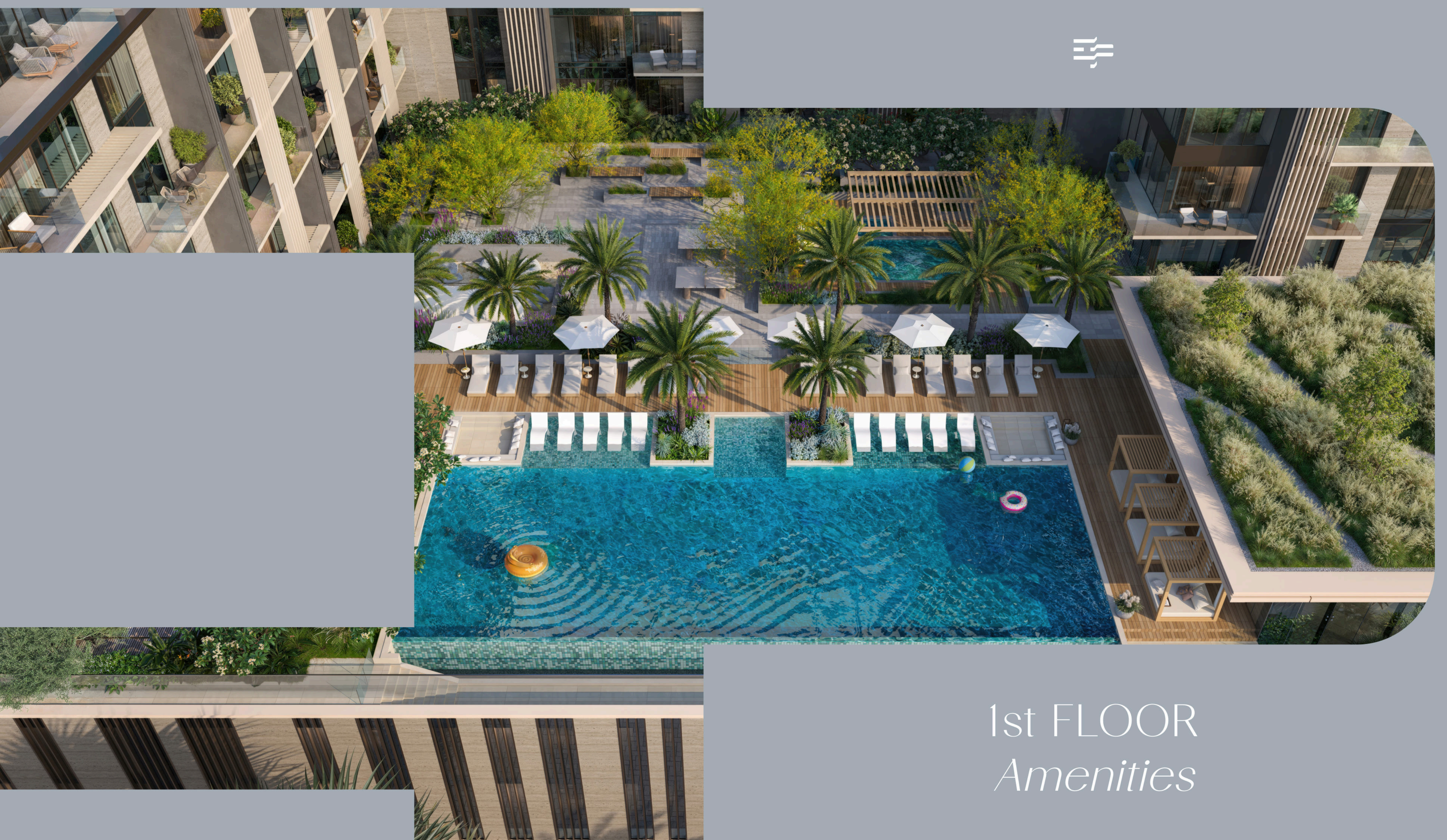
CRYSTAL LAGOON

PROMENADE

NEIGHBOUR PLOT

COMMUNITY ROAD





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 RESORT STYLE 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

QUIT

DON'T QUIT



Fitness Studio



Kids' Play Area



Interiors





Living & Dining Area



1-Bedroom Kitchen

3-Bedroom Kitchen





Master Bedroom



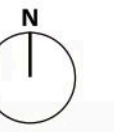
Master Bathroom



Typical Floor Plans



CRYSTAL LAGOON



PROMENADE

1ST FLOOR TYPICAL PLAN

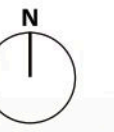
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



NEIGHBOUR

COMMUNITY ROAD

CRYSTAL LAGOON



PROMENADE

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

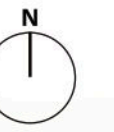
- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



COMMUNITY ROAD

NEIGHBOUR

CRYSTAL LAGOON



PROMENADE

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

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



NEIGHBOUR

COMMUNITY ROAD

CRYSTAL LAGOON

PROMENADE

NEIGHBOUR

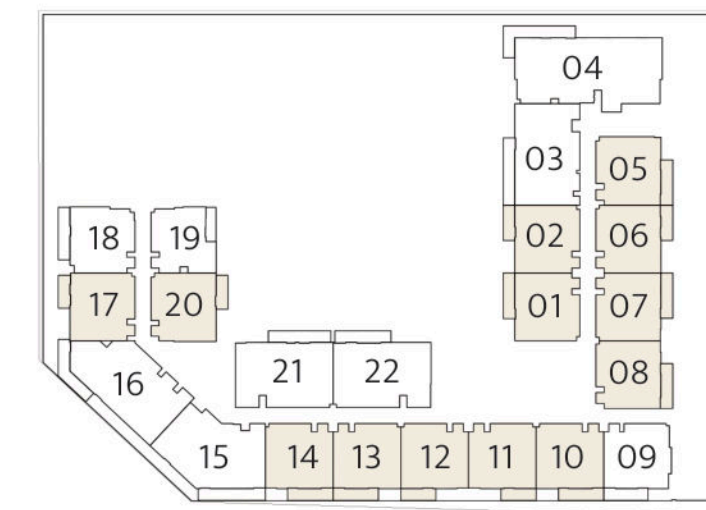
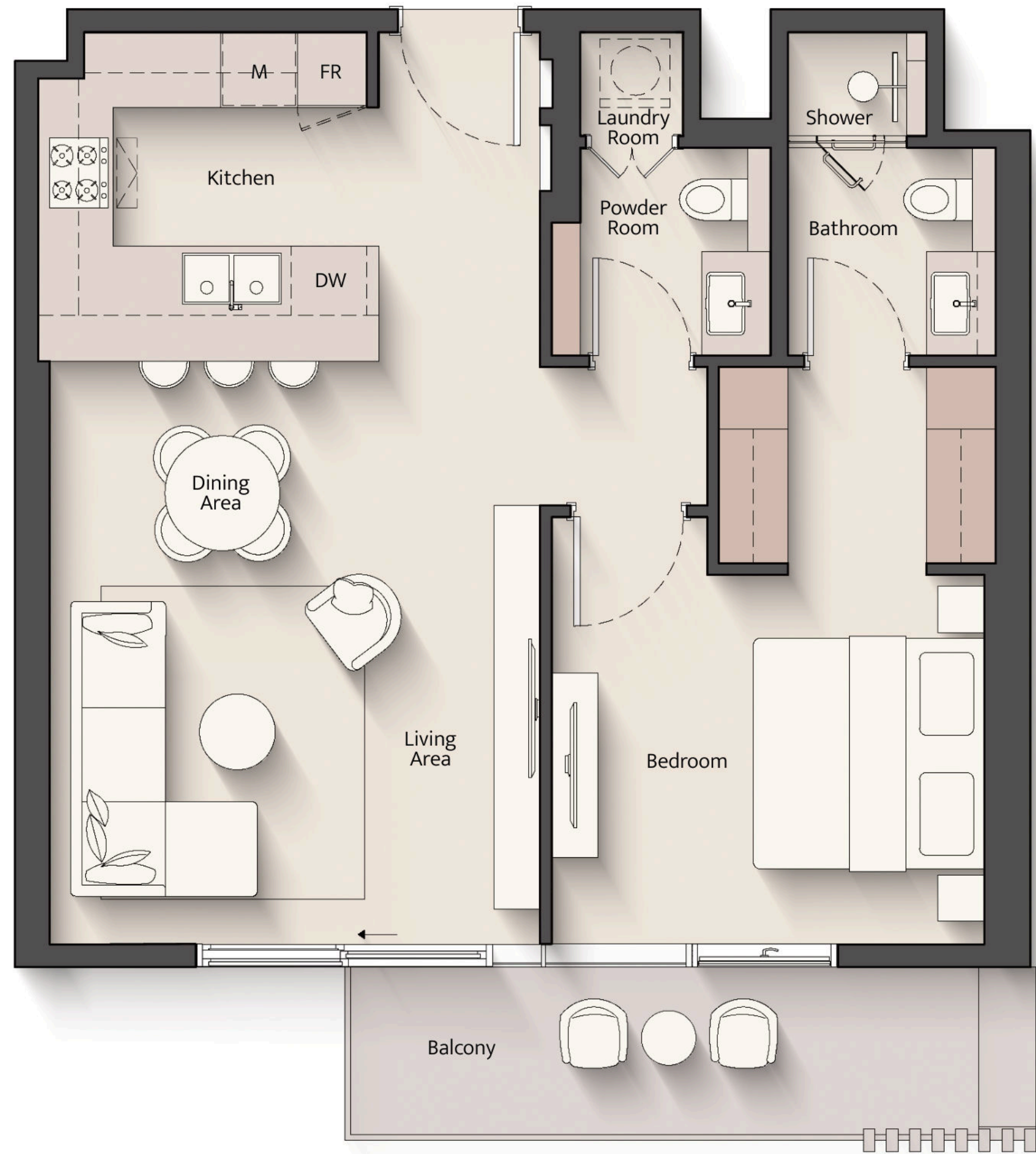
COMMUNITY ROAD

10TH FLOOR
TYPICAL PLAN

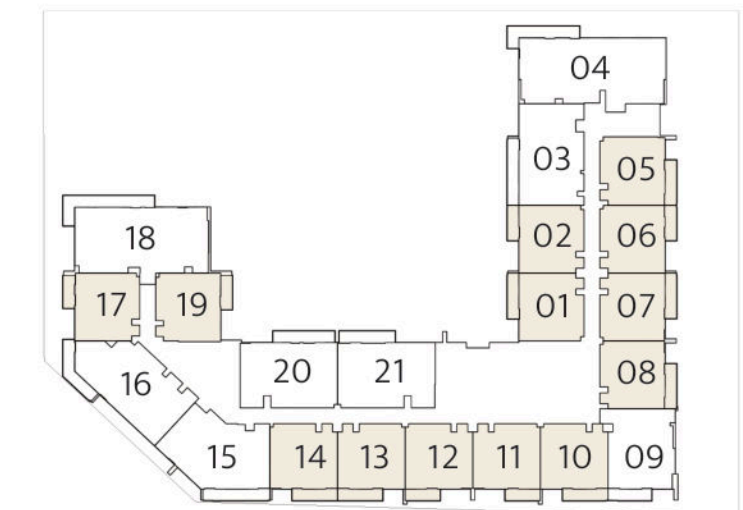
- 1 BEDROOM
- 1 BEDROOM + S
- 2 BEDROOM
- 2 BEDROOM + S



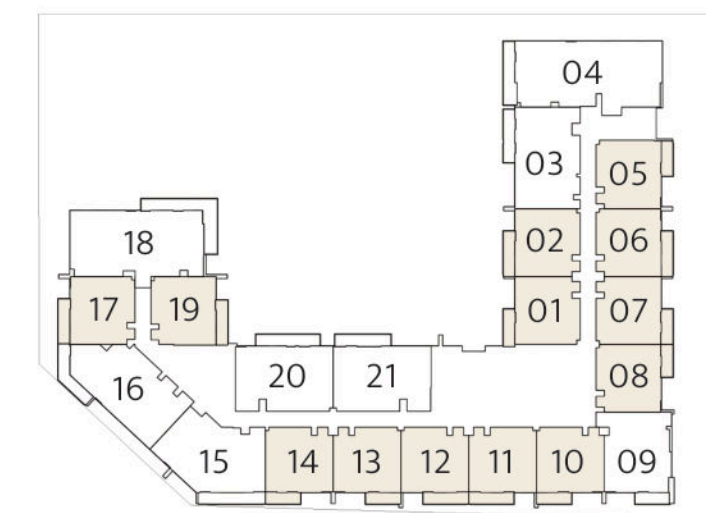
1 BEDROOM TYPE A



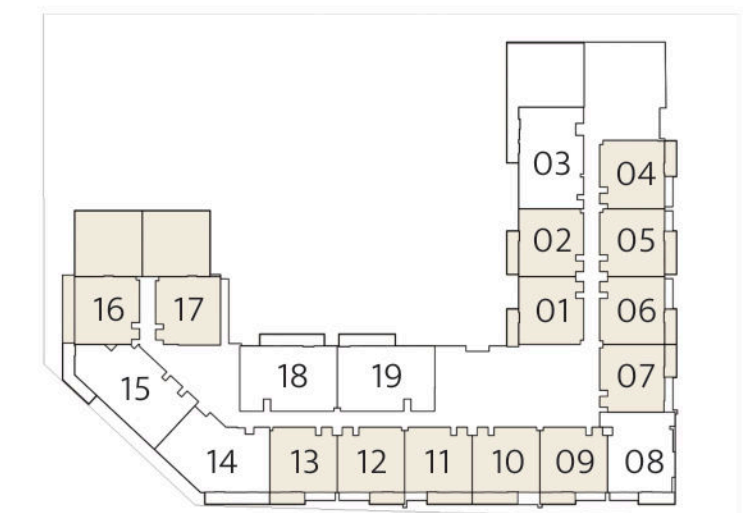
1st Floor



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



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



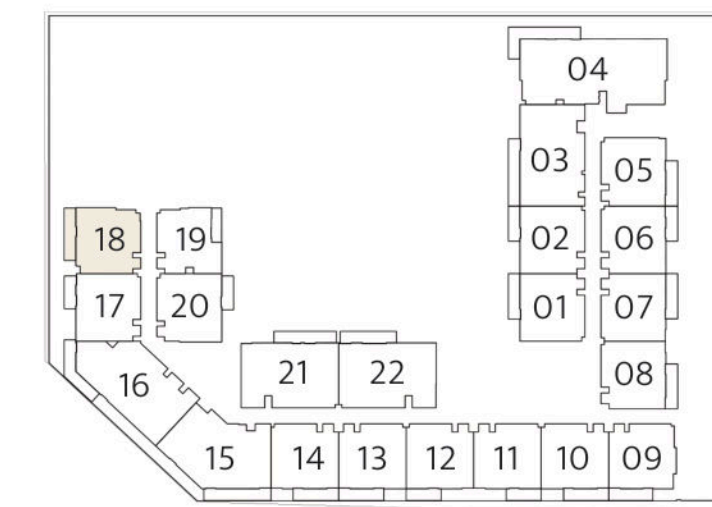
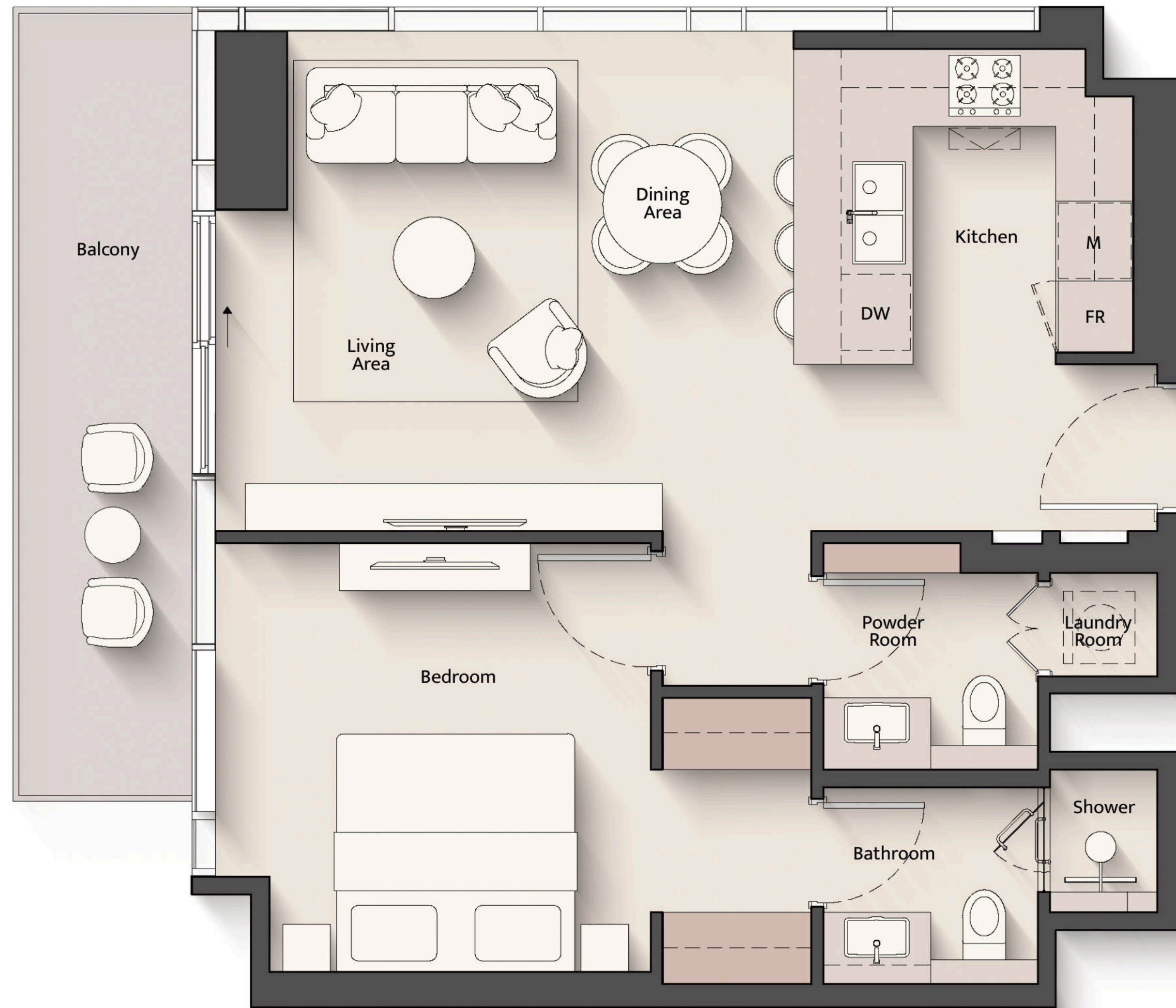
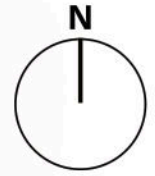
10th Floor

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

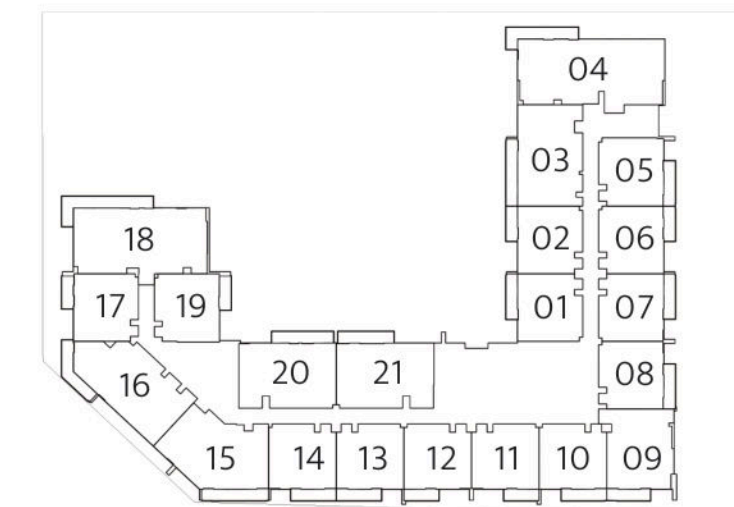
Outdoor Living Area : **92.14 sq. ft.**

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

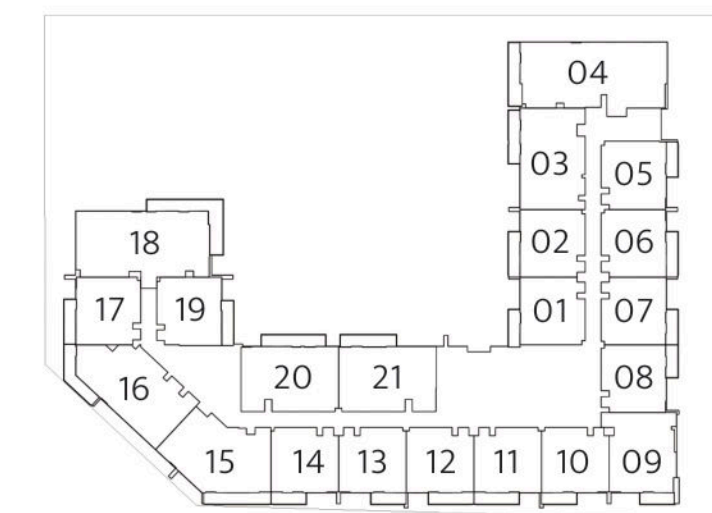
1 BEDROOM TYPE B



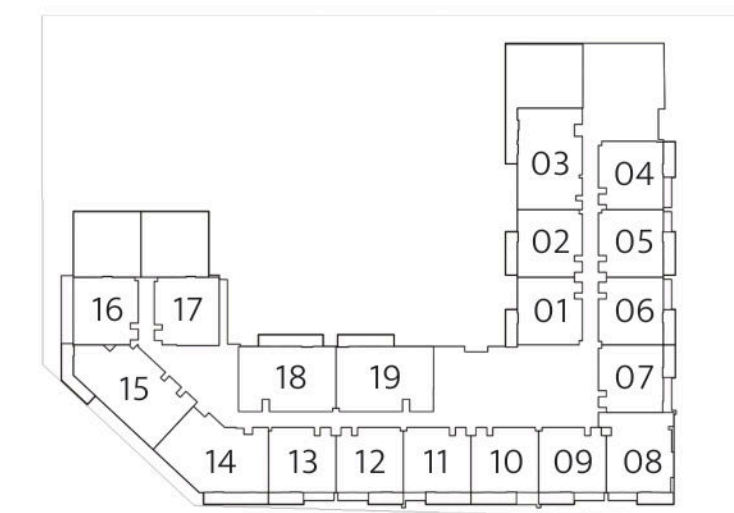
1st Floor



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



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



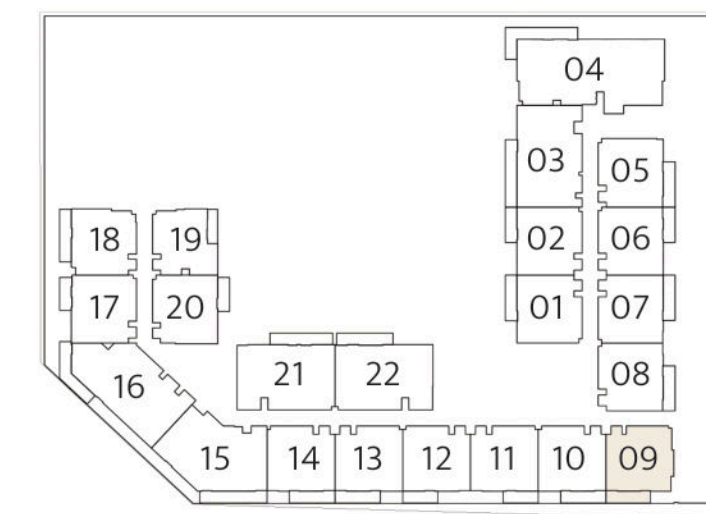
10th Floor

Internal Living Area : 695.99 sq. ft.

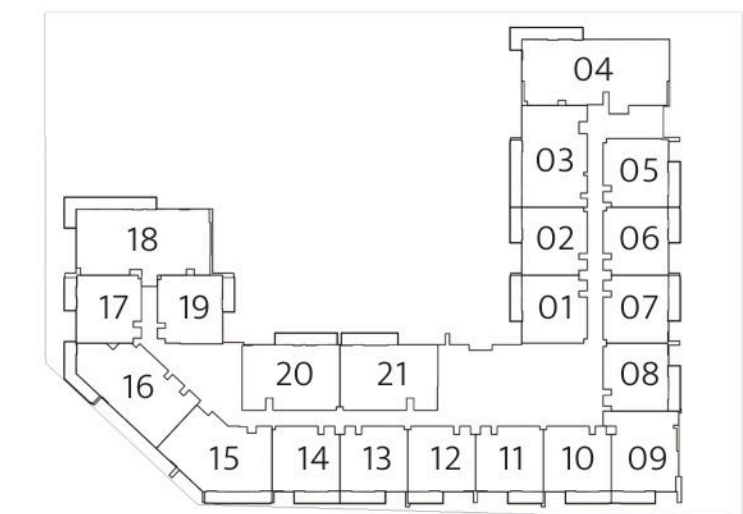
Outdoor Living Area : 105.27 sq. ft.

Total Living Area : 801.27 sq. ft.

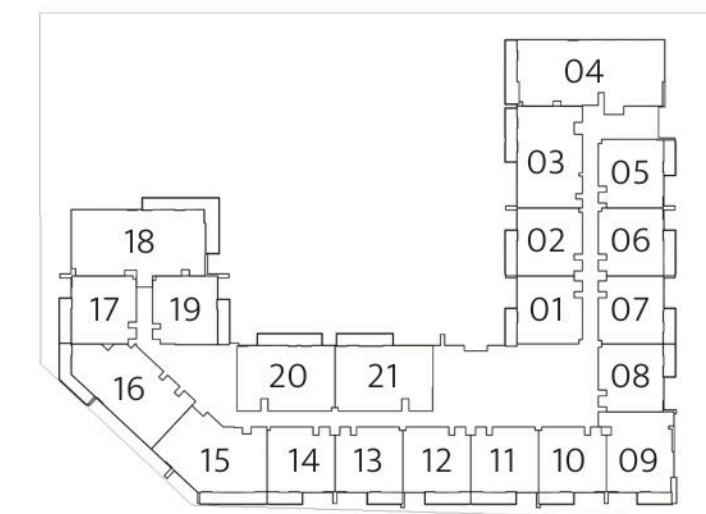
1 BEDROOM TYPE C



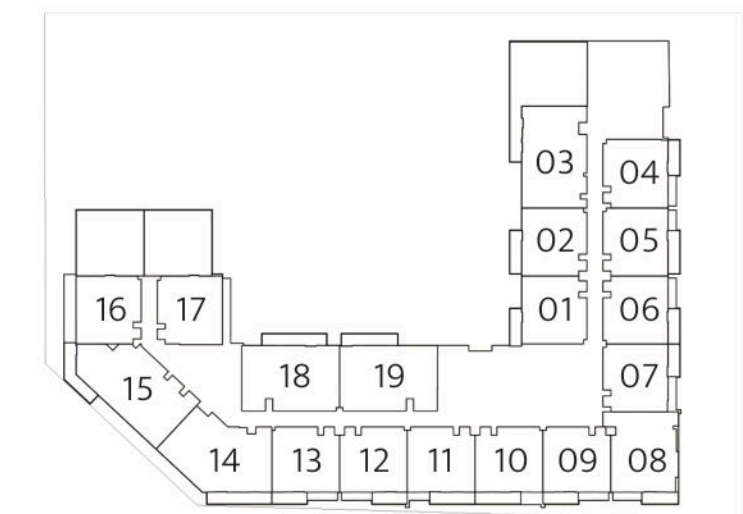
1st Floor



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



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



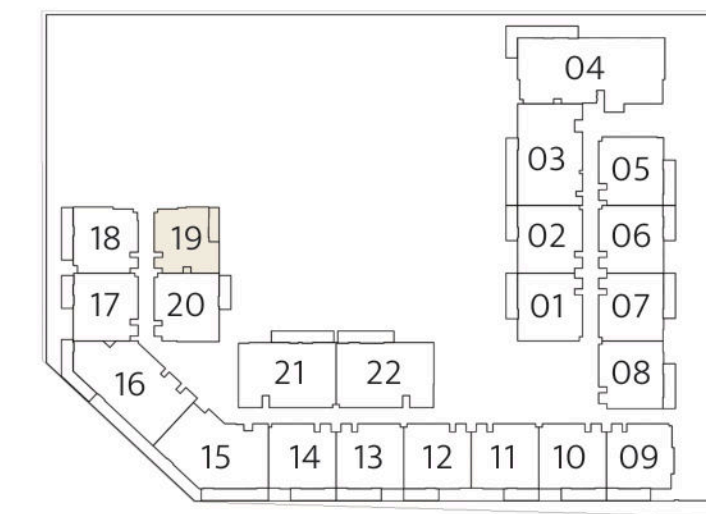
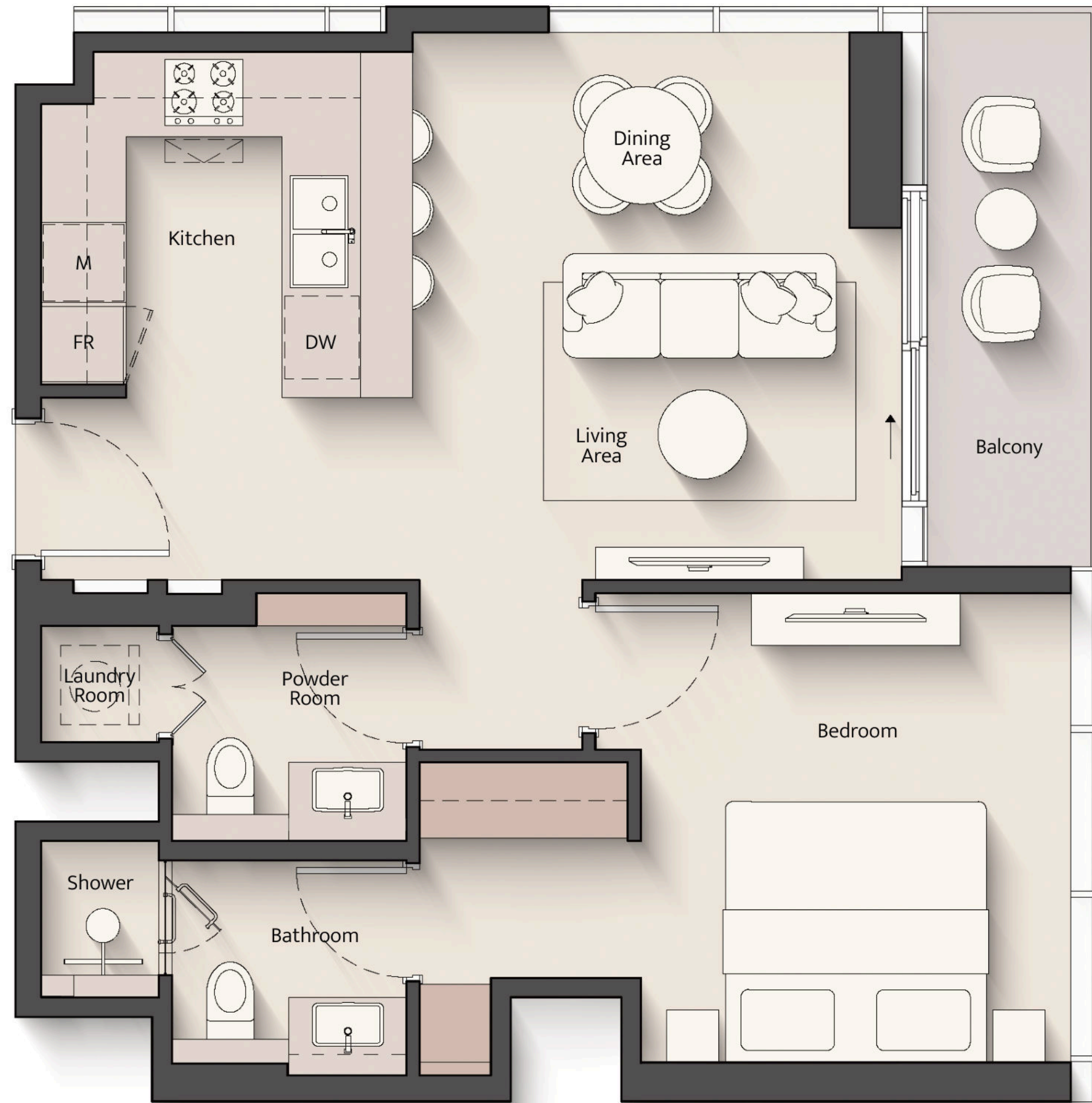
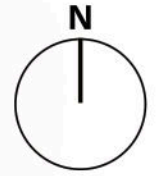
10th Floor

Internal Living Area : 714.40 sq. ft.

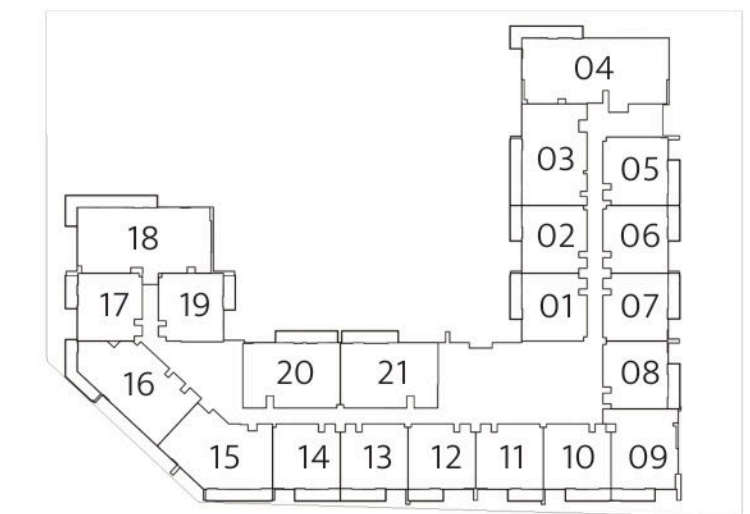
Outdoor Living Area : 89.34 sq. ft.

Total Living Area : 803.74 sq. ft.

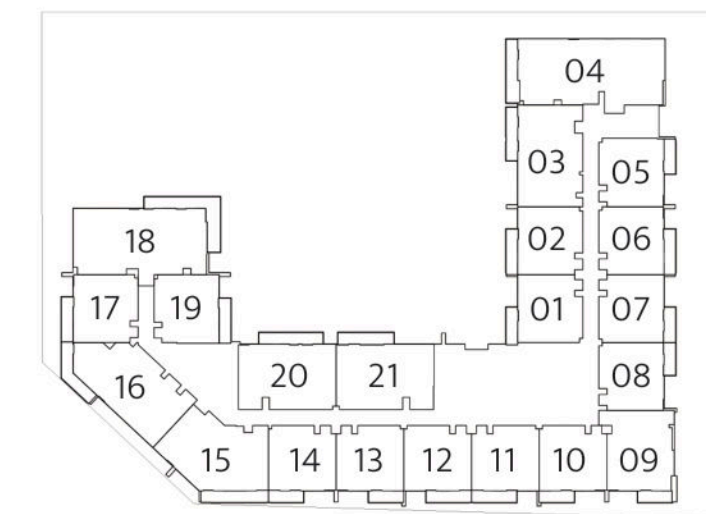
1 BEDROOM TYPE D



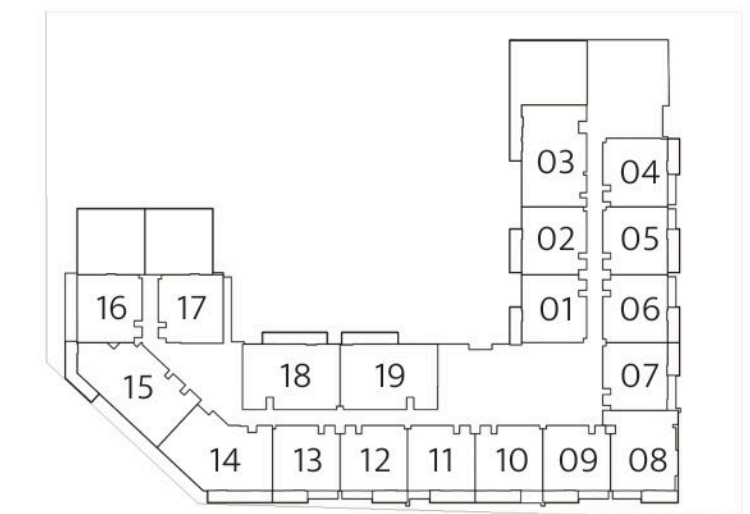
1st Floor



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



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



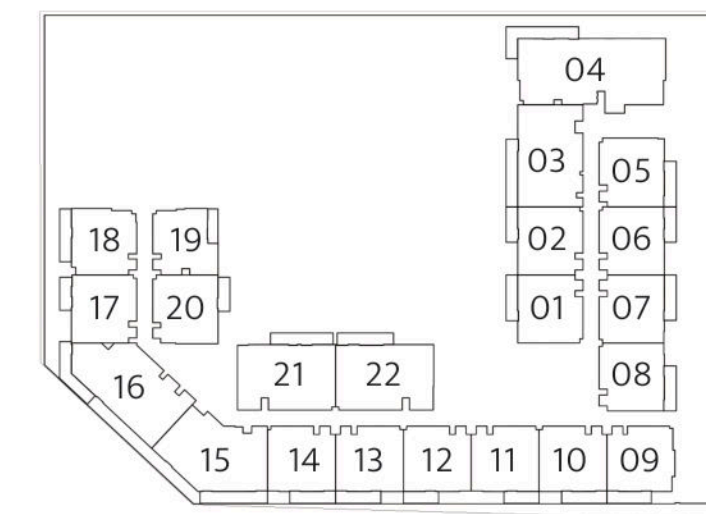
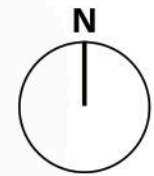
10th Floor

Internal Living Area : 633.89 sq. ft.

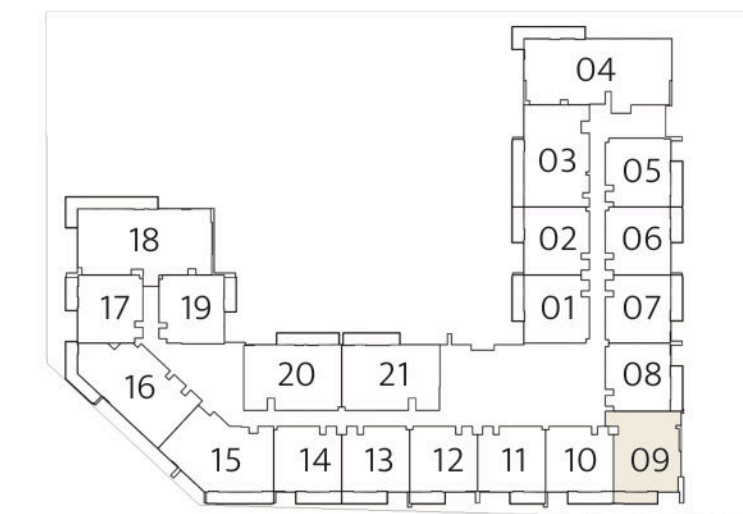
Outdoor Living Area : 59.74 sq. ft.

Total Living Area : 693.63 sq. ft.

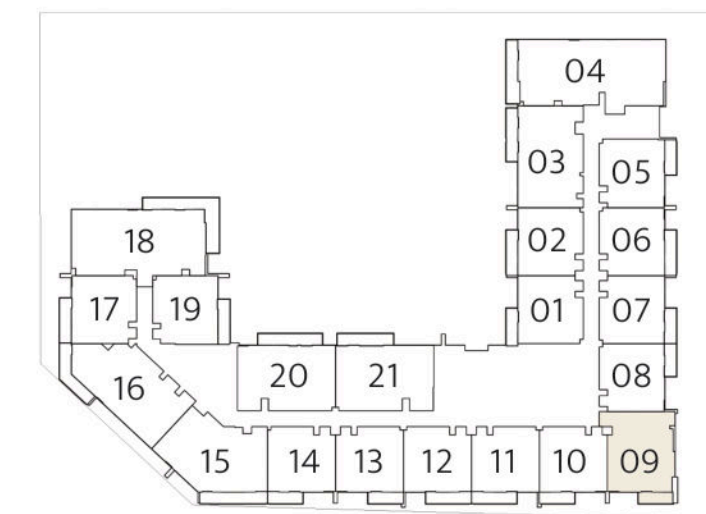
1 BEDROOM + STUDY



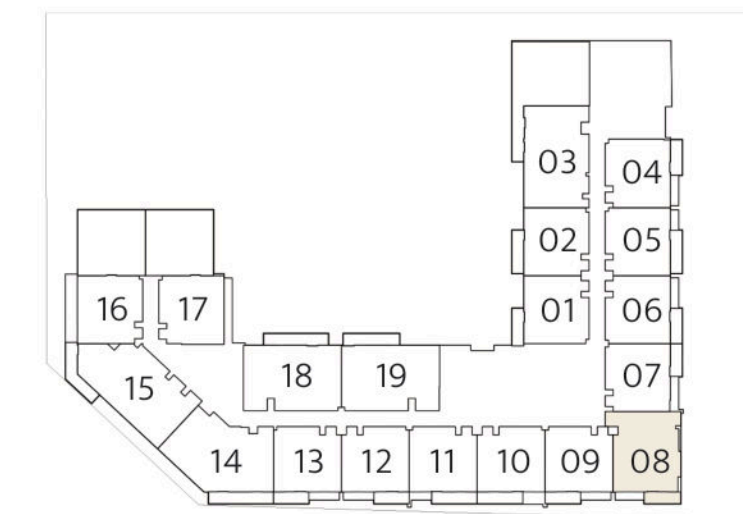
1st Floor



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



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



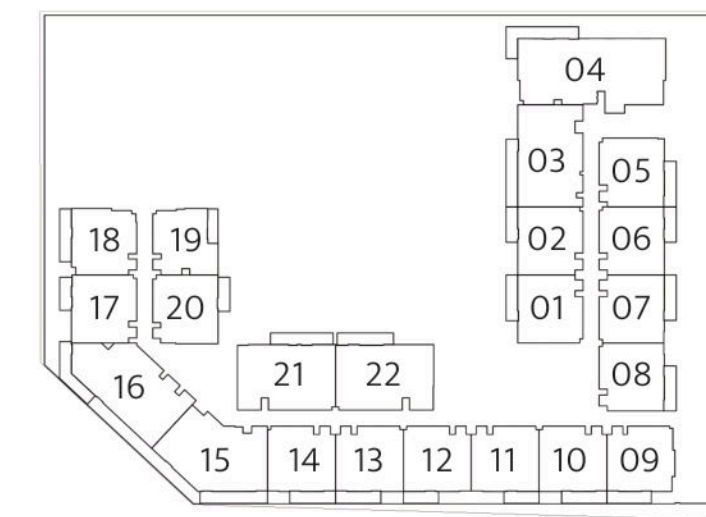
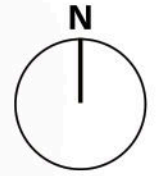
10th Floor

Internal Living Area : 908.15 sq. ft.

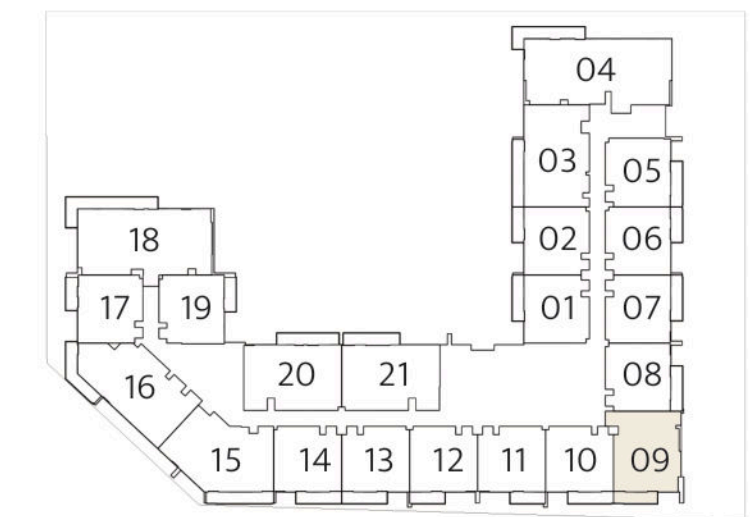
Outdoor Living Area : 89.56 sq. ft.

Total Living Area : 997.71 sq. ft.

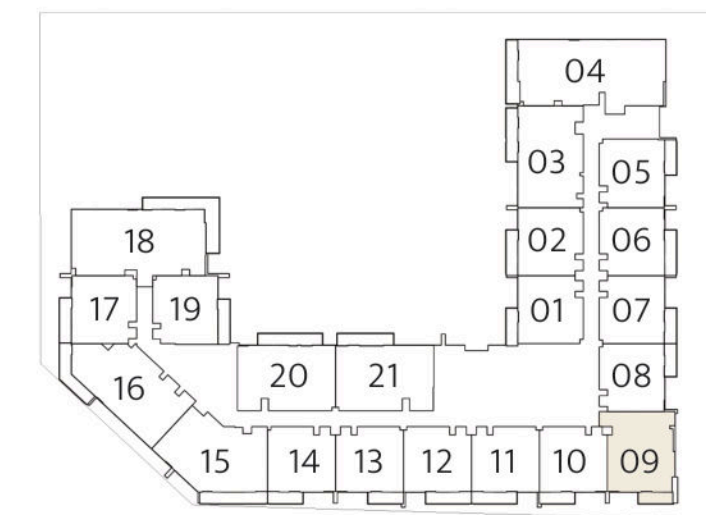
2 BEDROOM TYPE A



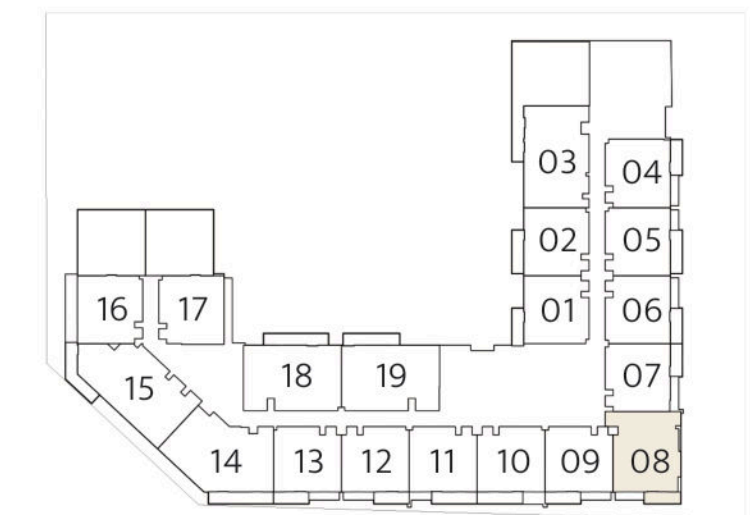
1st Floor



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



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



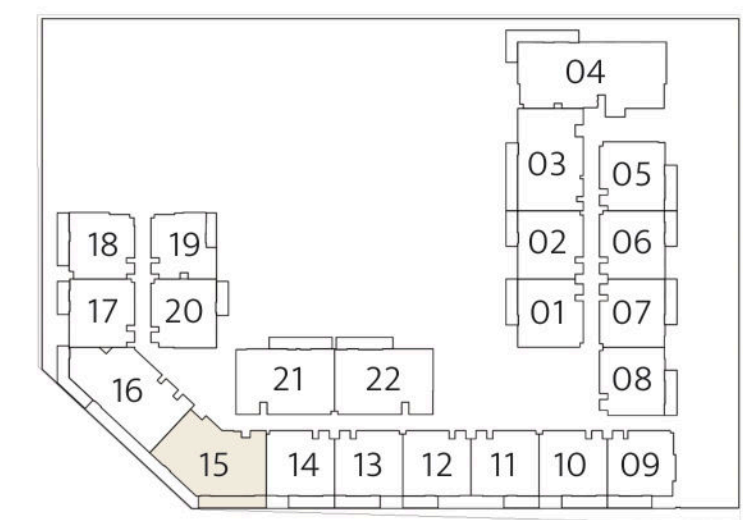
10th Floor

Internal Living Area : 1,058.74 sq. ft.

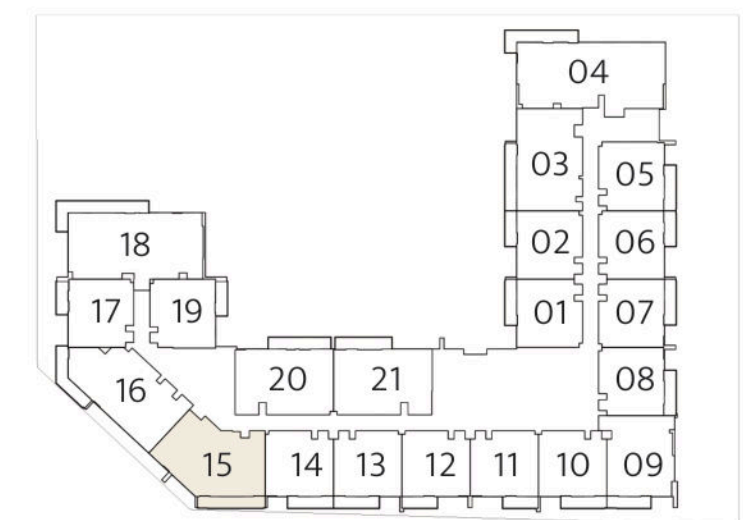
Outdoor Living Area : 125.40 sq. ft.

Total Living Area : 1,184.14 sq. ft.

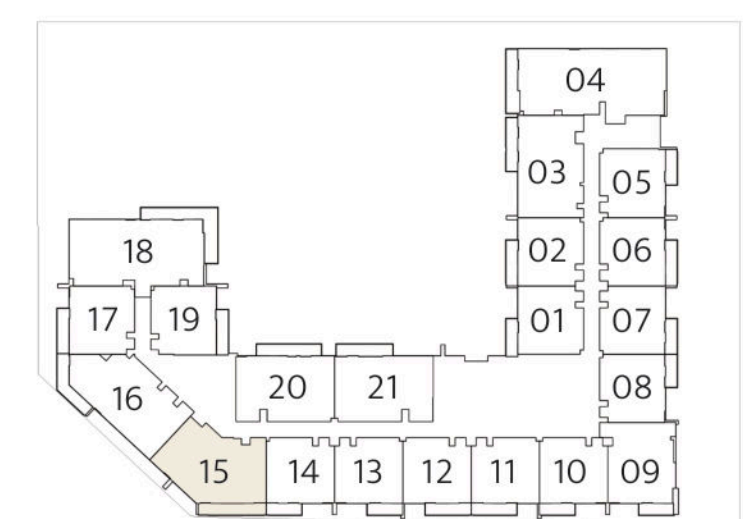
2 BEDROOM TYPE B



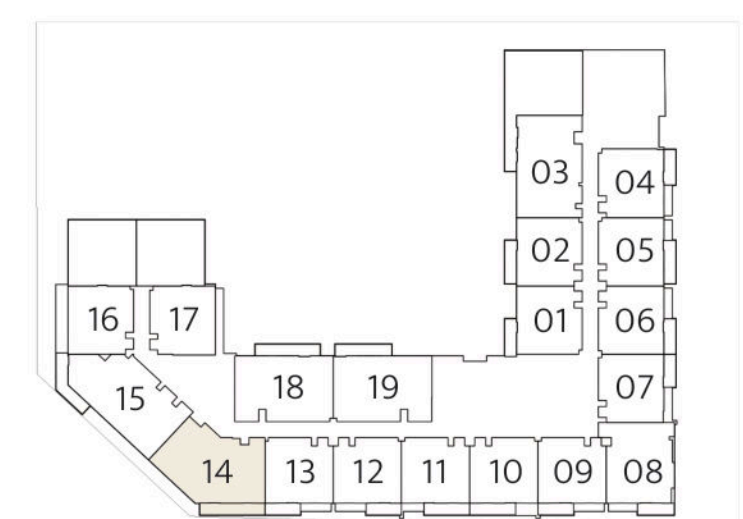
1st Floor



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



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



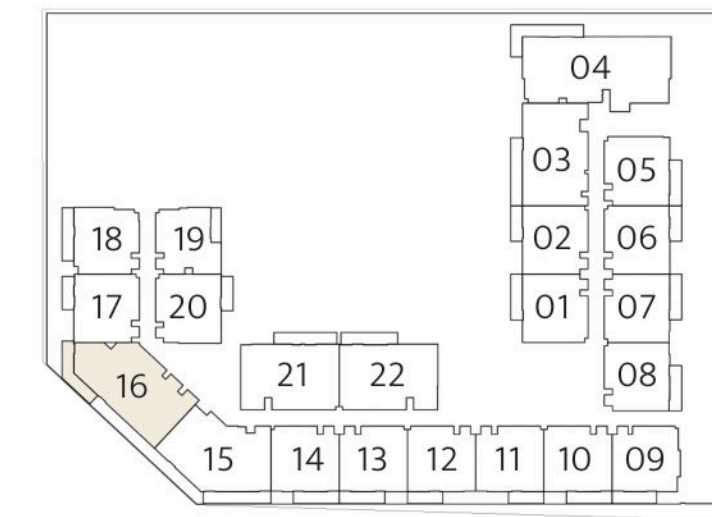
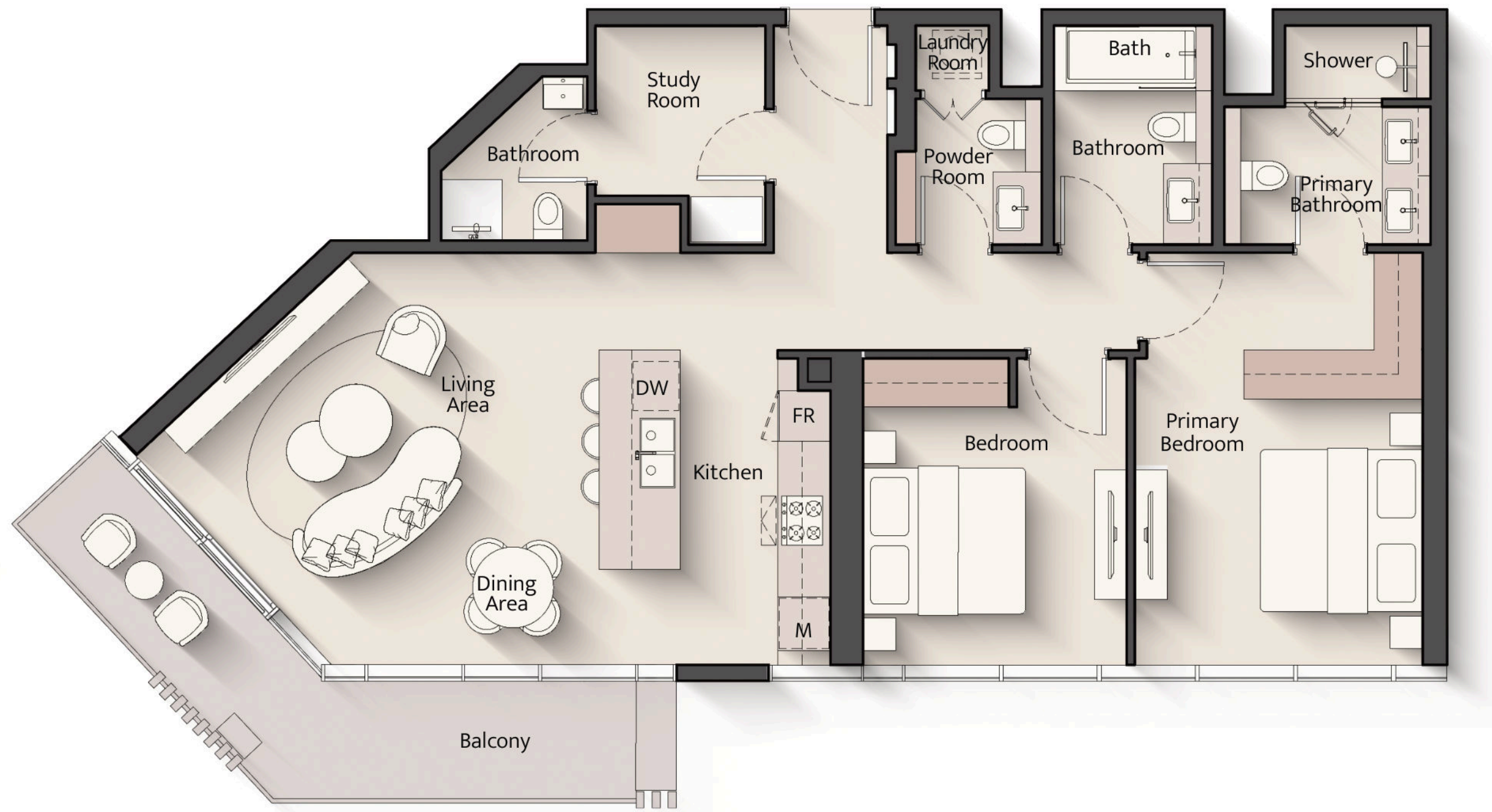
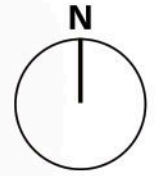
10th Floor

Internal Living Area : 1,148.62 sq. ft.

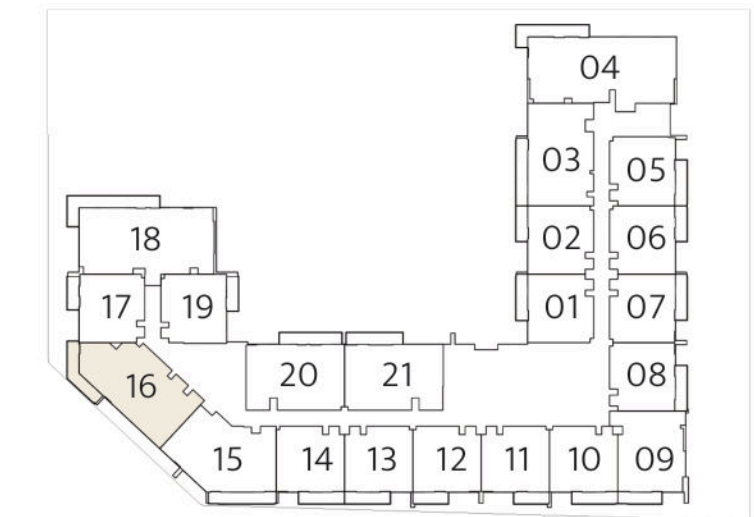
Outdoor Living Area : 135.41 sq. ft.

Total Living Area : 1,284.08 sq. ft.

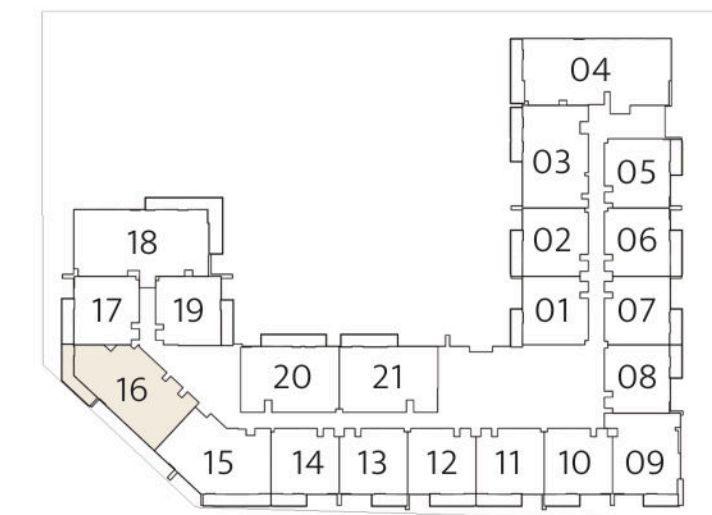
2 BEDROOM + S
TYPE A



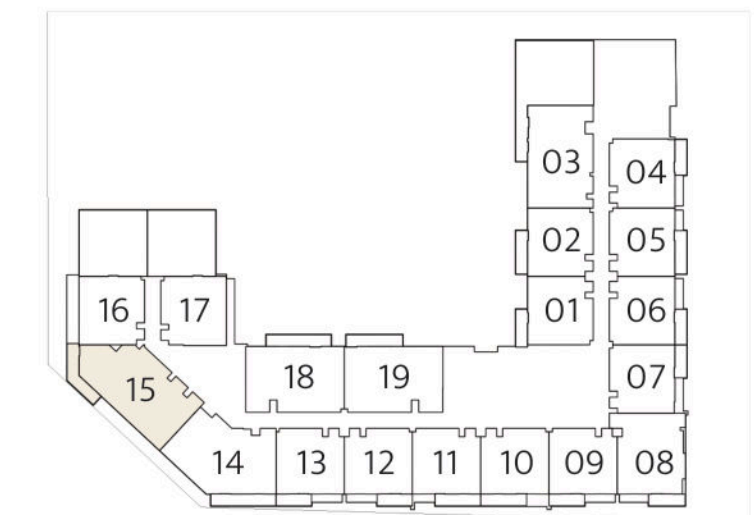
1st Floor



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



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



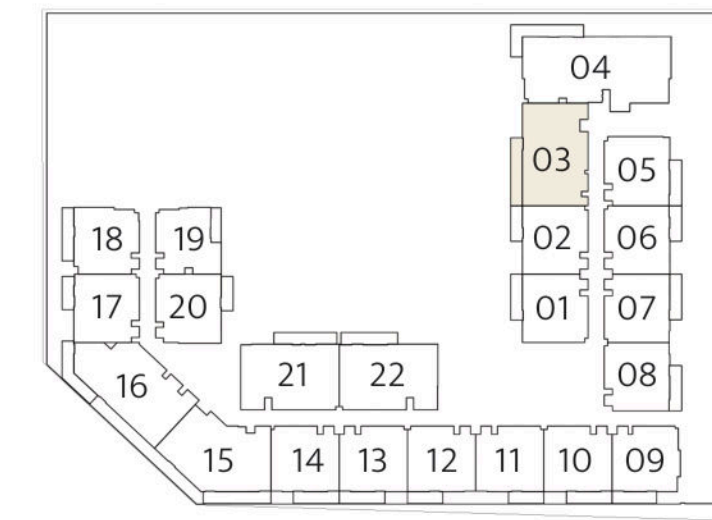
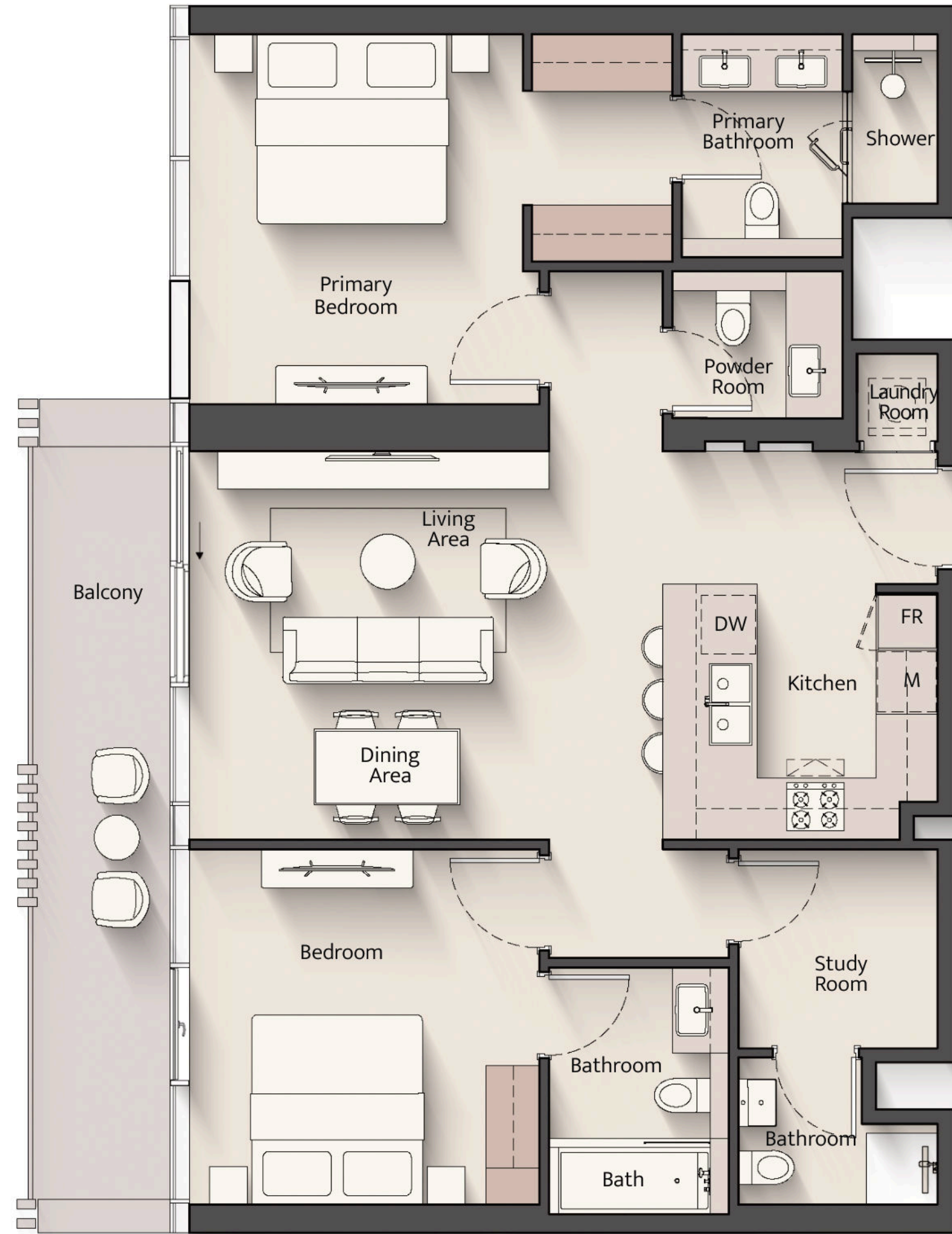
10th Floor

Internal Living Area : 1,199.96 sq. ft.

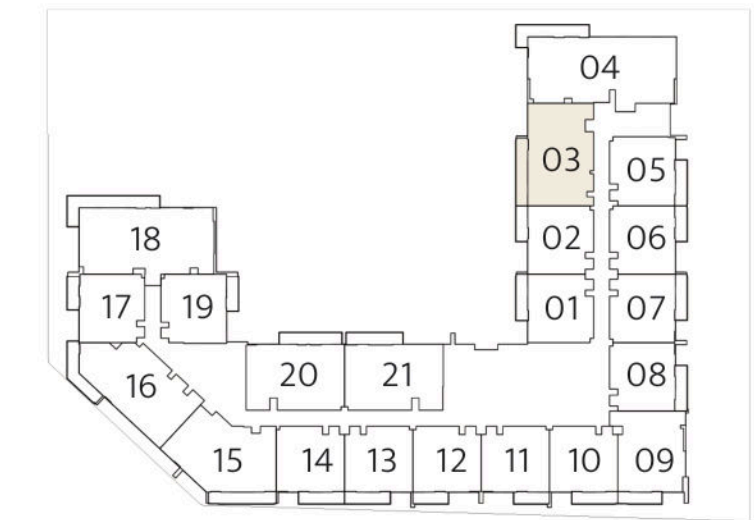
Outdoor Living Area : 137.56 sq. ft.

Total Living Area : 1,337.52 sq. ft.

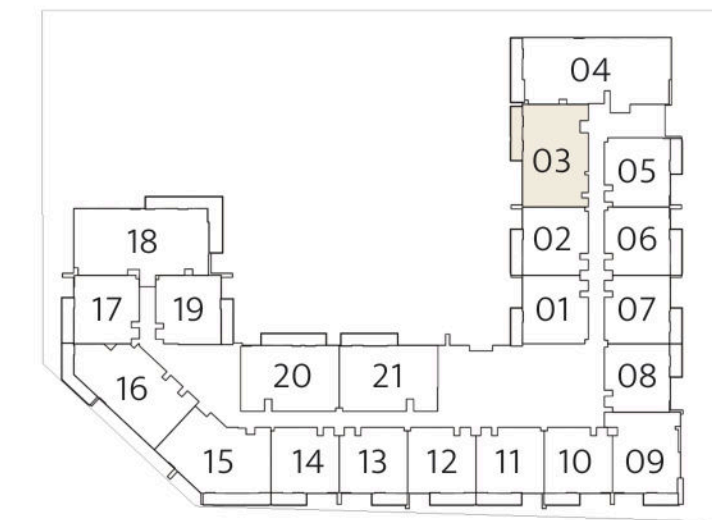
2 BEDROOM + S
TYPE B



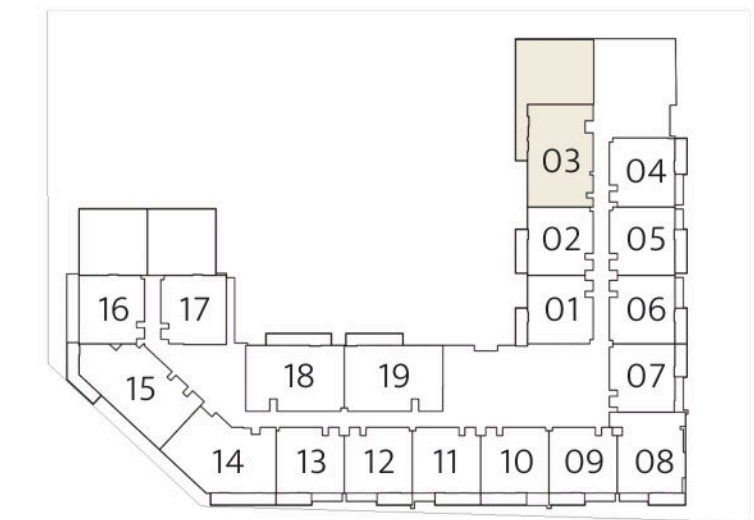
1st Floor



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



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



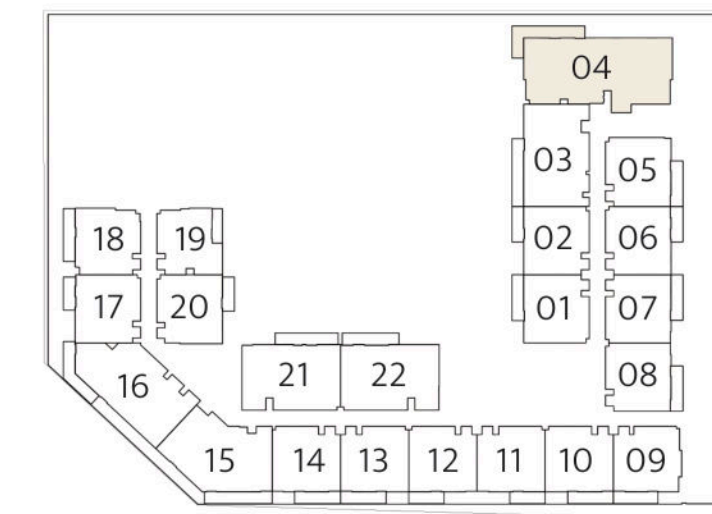
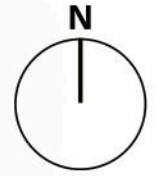
10th Floor

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

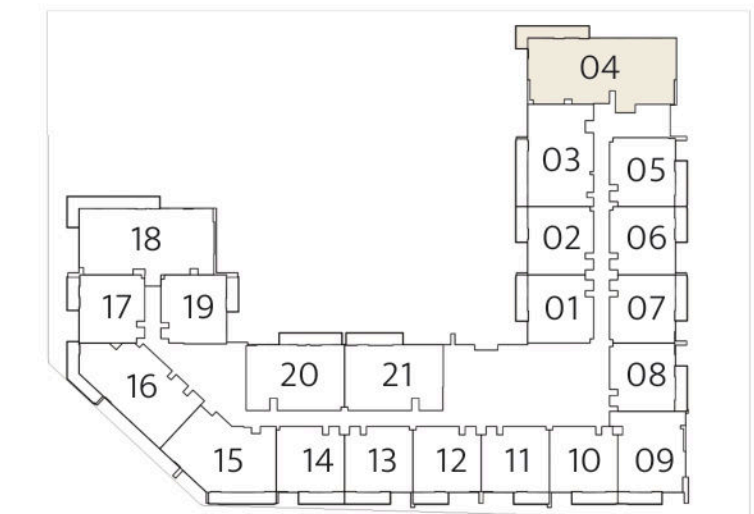
Outdoor Living Area : **134.23 sq. ft.**

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

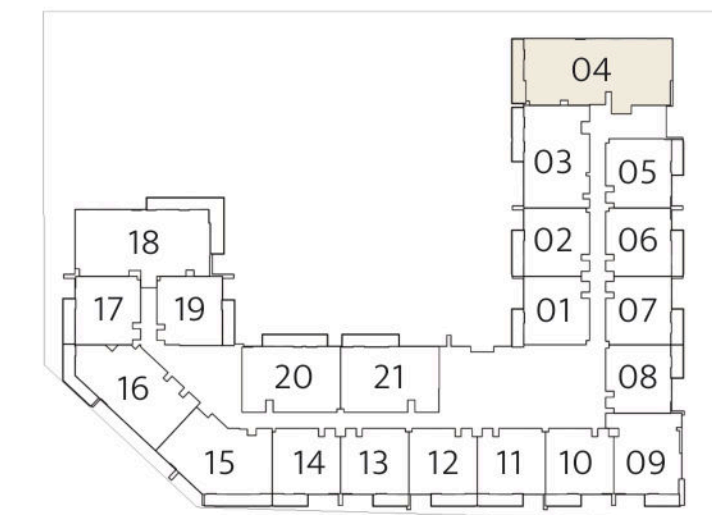
3 BEDROOM + S TYPE A



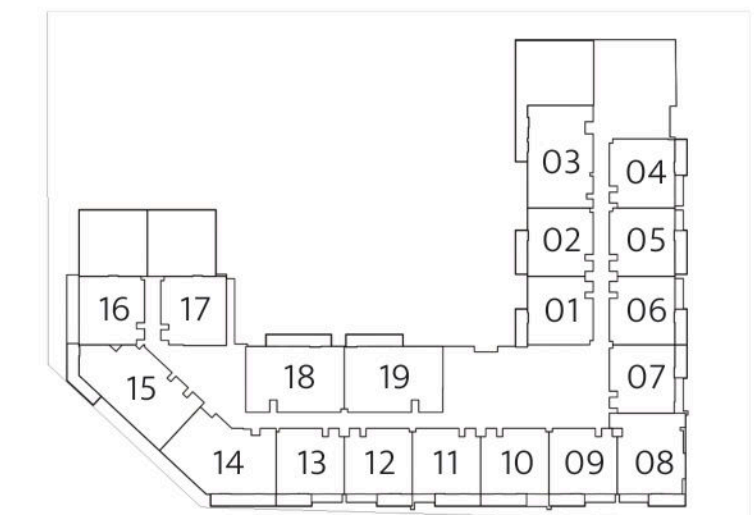
1st Floor



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



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



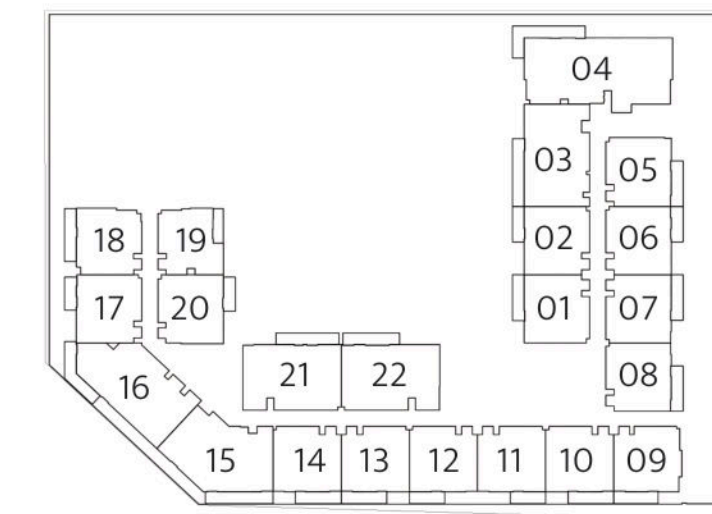
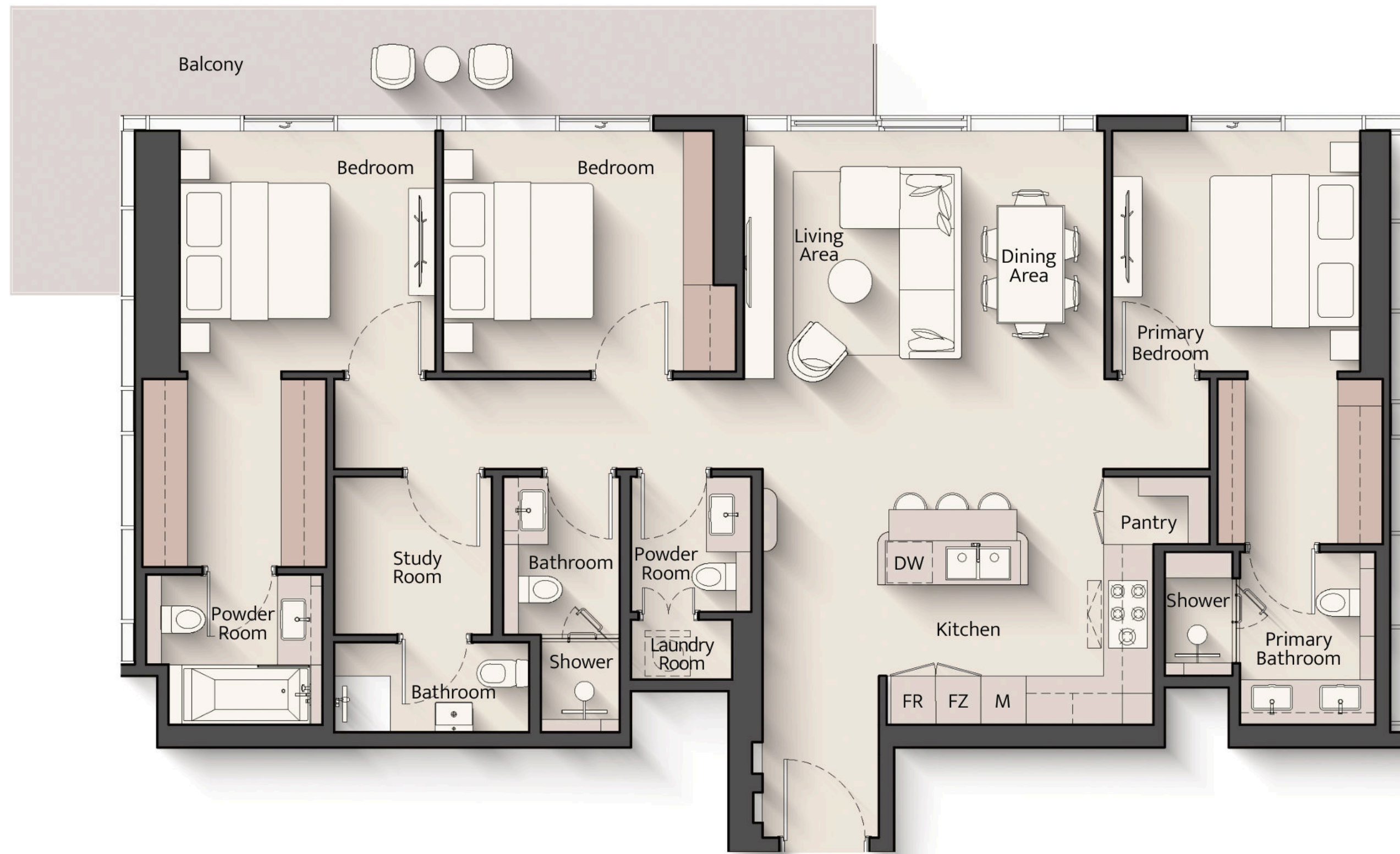
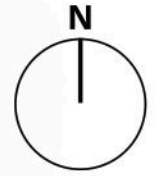
10th Floor

Internal Living Area : 1,633.21 sq. ft.

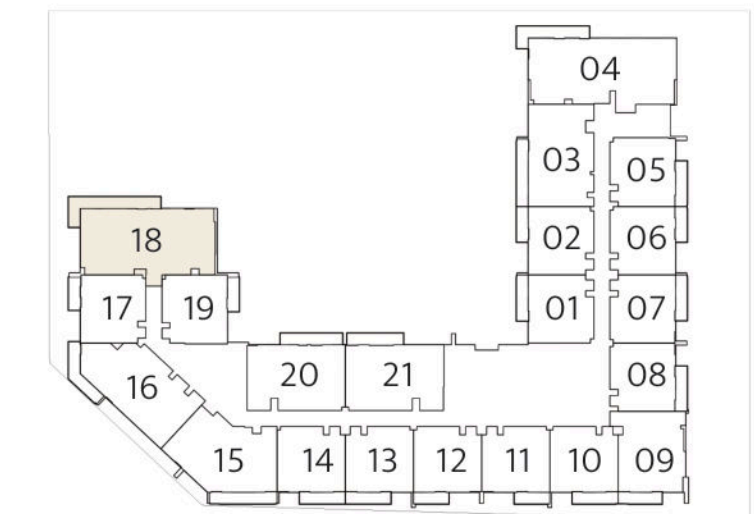
Outdoor Living Area : 185.35 sq. ft.

Total Living Area : 1,818.56 sq. ft.

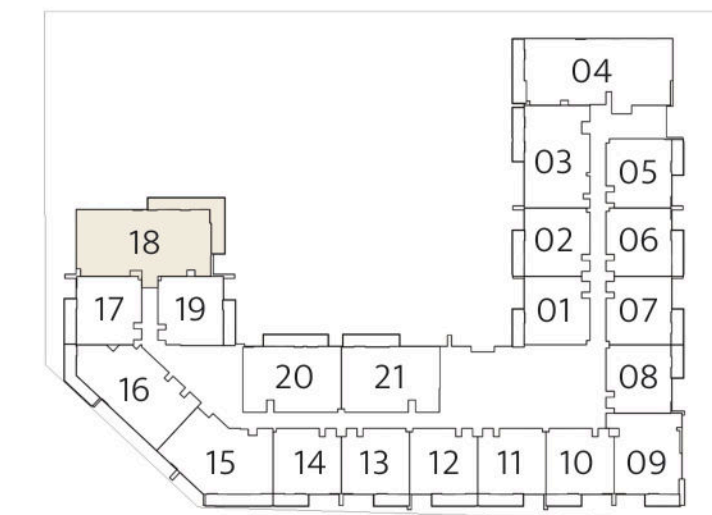
3 BEDROOM + S TYPE B



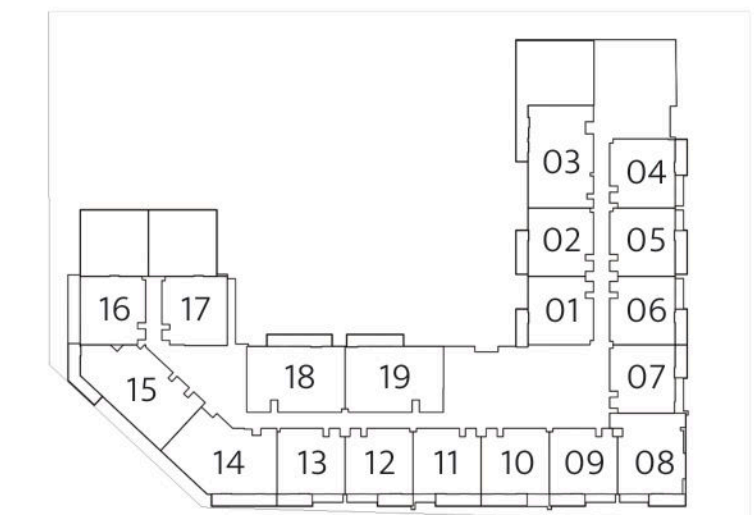
1st Floor



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



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



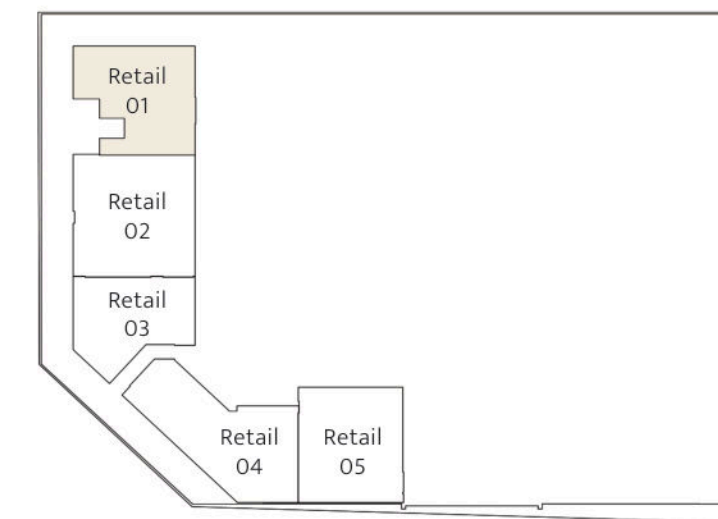
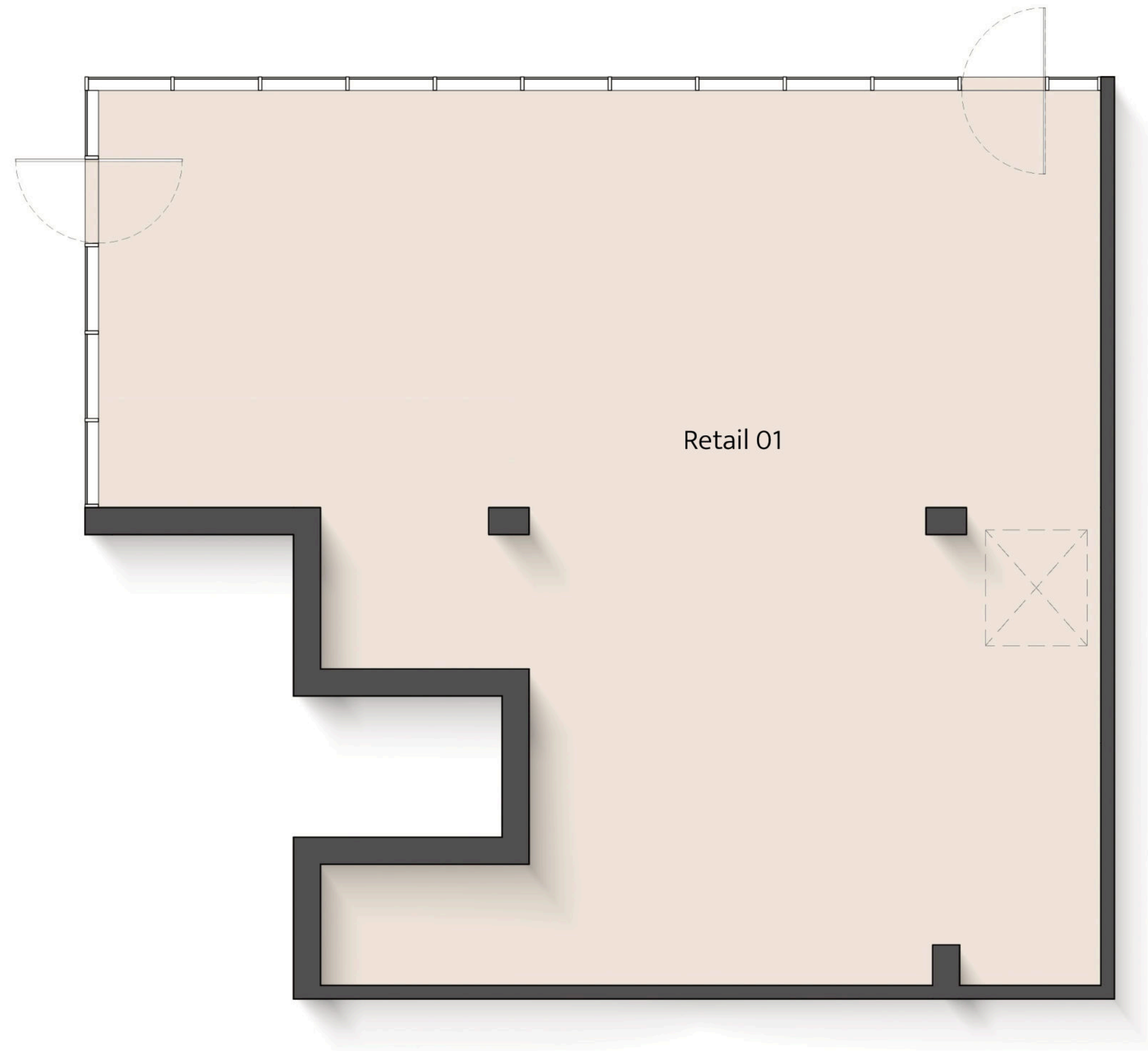
10th Floor

Internal Living Area : 1,472.72 sq. ft.

Outdoor Living Area : 232.18 sq. ft.

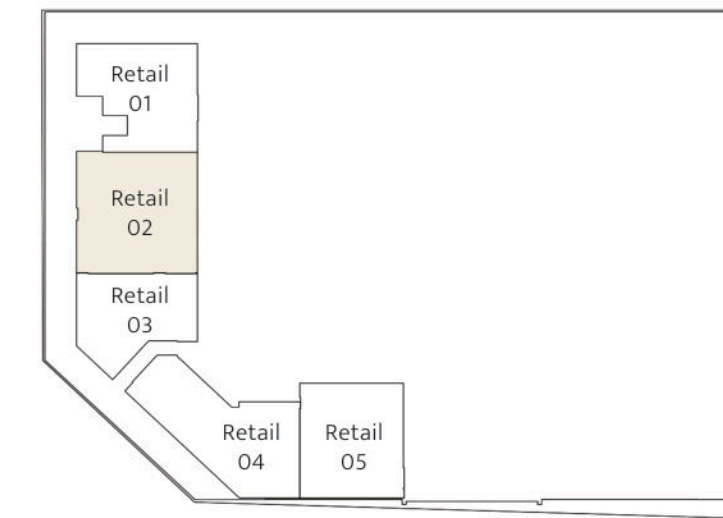
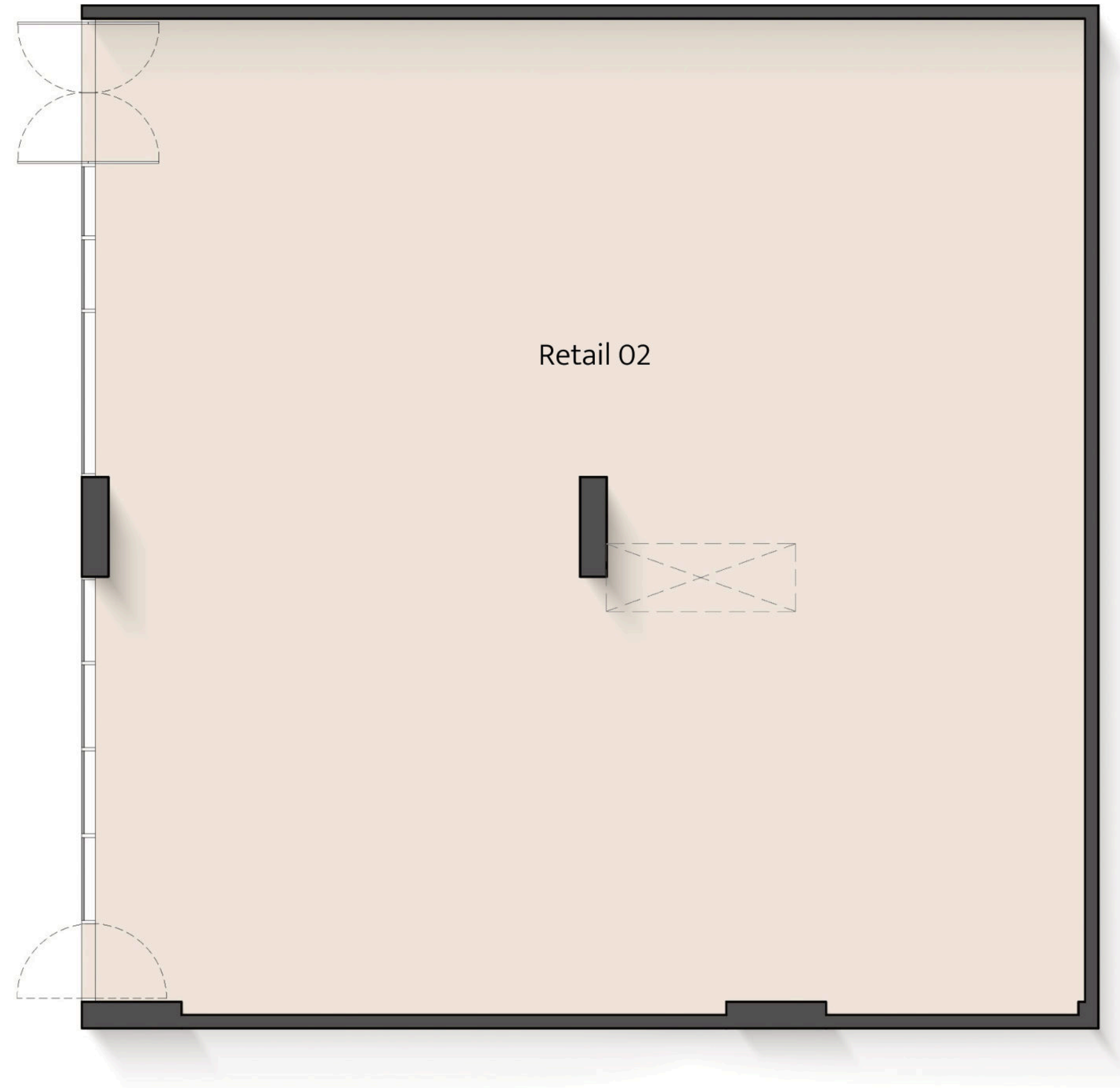
Total Living Area : 1,704.90 sq. ft.

RETAIL 01



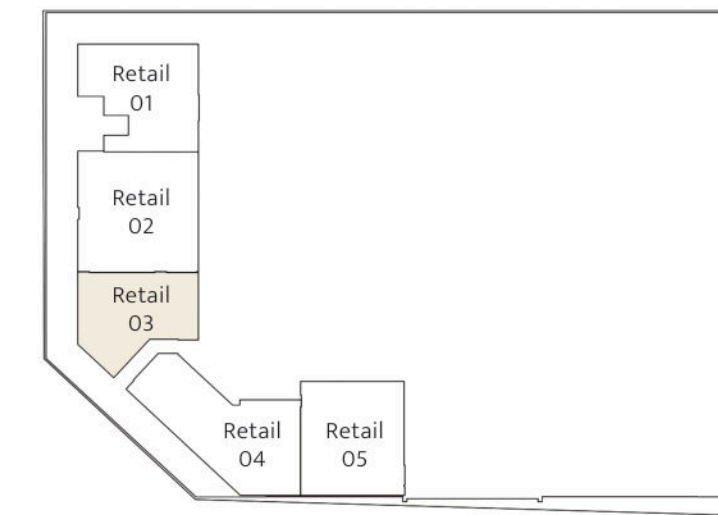
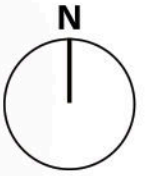
Ground Floor

RETAIL 02



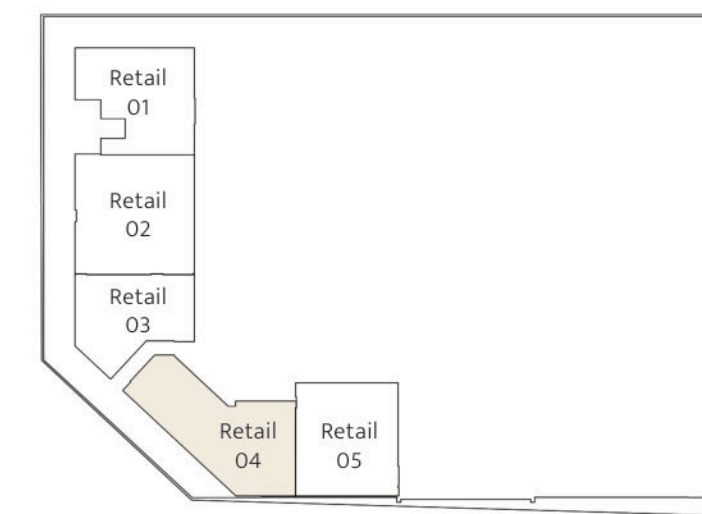
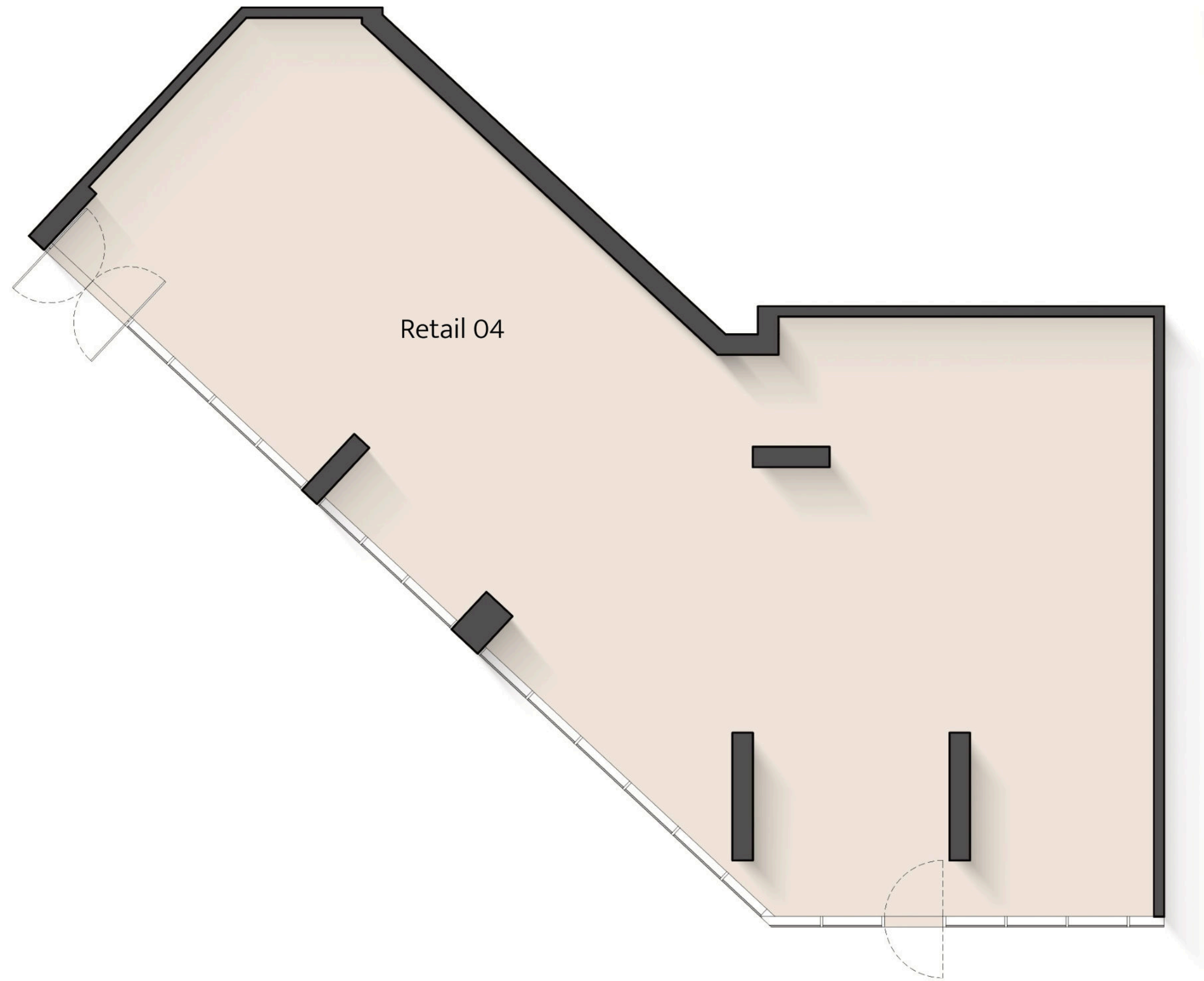
Ground Floor

RETAIL 03



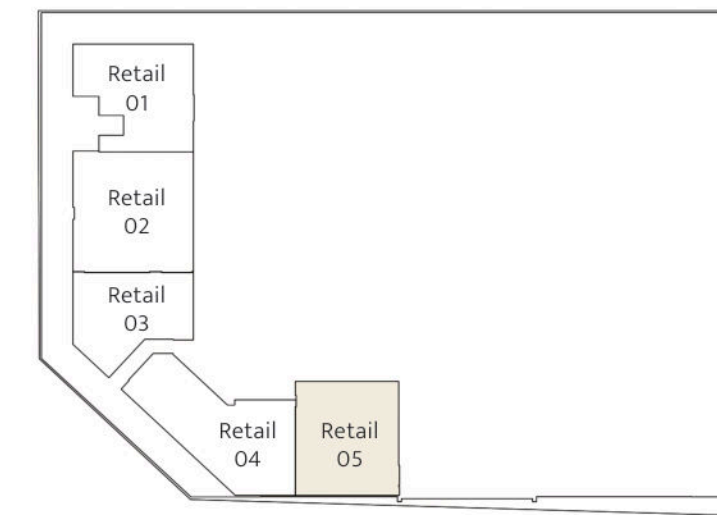
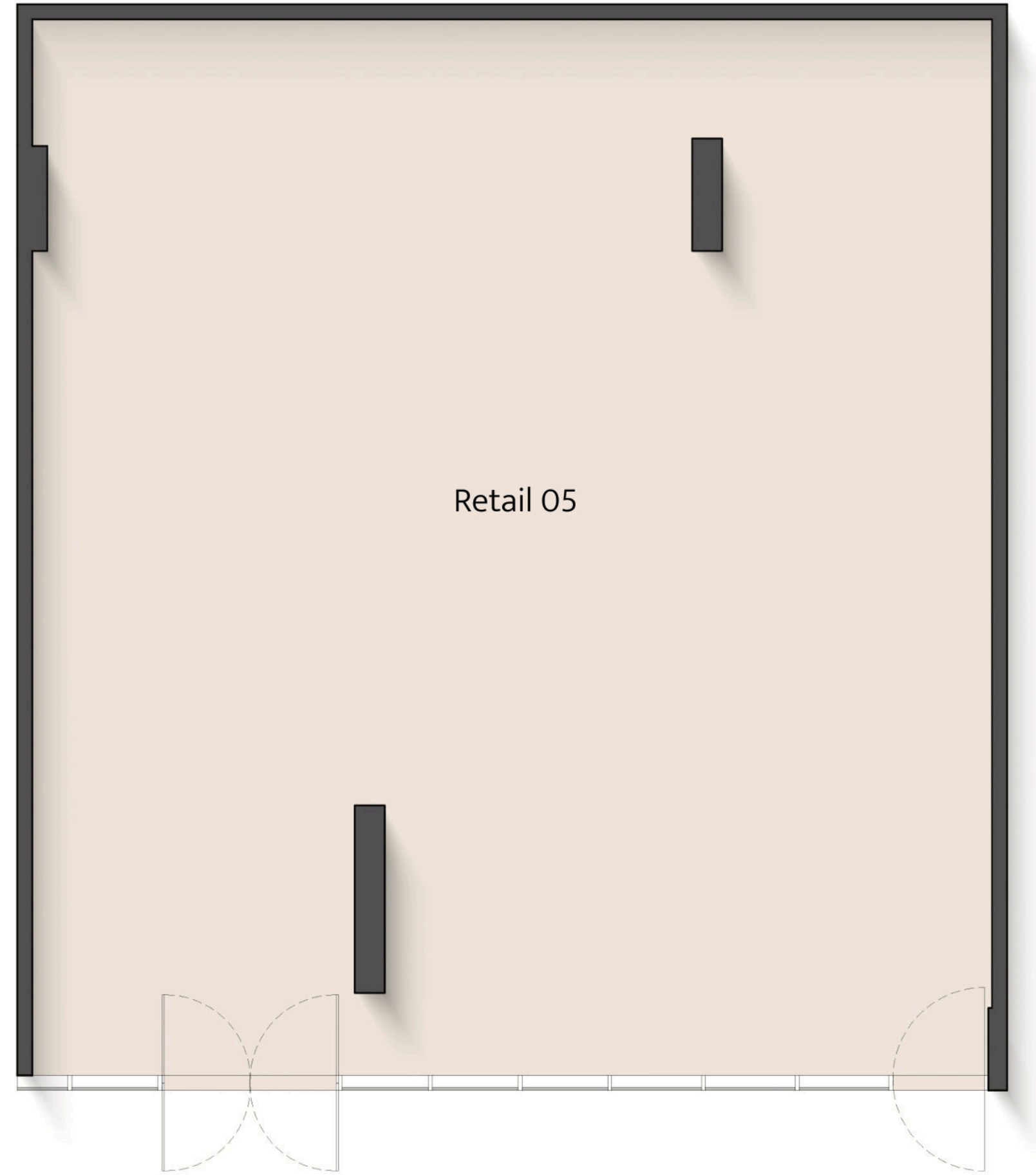
Ground Floor

RETAIL 04



Ground Floor

RETAIL 05



Ground Floor

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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