ELLINGTON
PROPERTIES

CLAYDON HOUSE

PROJECT BRIEF

AN ADDRESS OF NATURAL GRACE, BY THE WATER'S EDGE

Waterside decadence meets the rhythm of nature at Claydon House, Ellington Properties' latest residential offering in Mohammed Bin Rashid City





INTRODUCING

CLAYDON HOUSE

Claydon House stands as a beacon of urban sophistication in the heart of Mohammed Bin Rashid City

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities

A PANORAMA OF NATURE

Sweeping vistas of the Ras Al Khor Wildlife Sanctuary, the iconic Downtown Dubai skyline, and direct access to the crystal-clear lagoon

Ras Al Khor
Wildlife Sanctuary

ELLINGTON

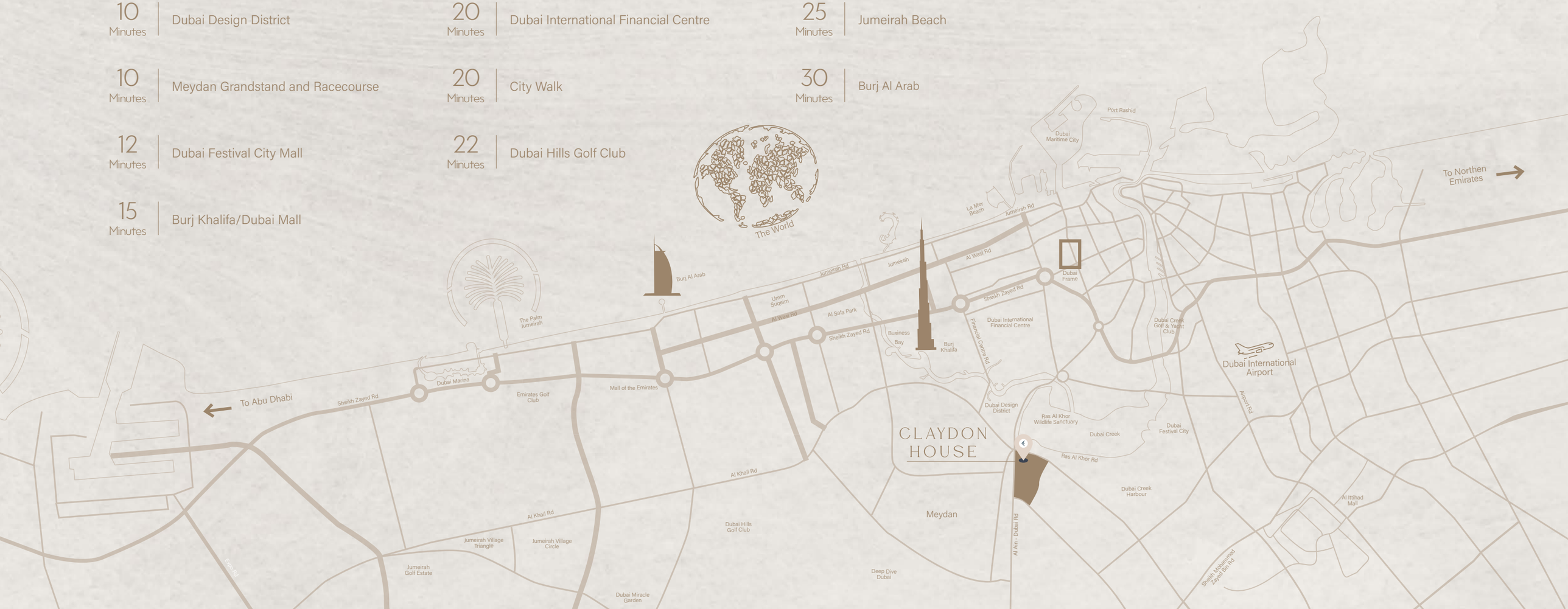
ELLINGTON

2km Crystal Lagoon

4km Community Promenade

DRIVING DISTANCES

1 Minute	Meydan Underground Metro Line	15 Minutes	Business Bay	22 Minutes	Dubai Creek Golf and Yacht Club	35 Minutes	Palm Jumeirah
5 Minutes	Ras Al Khor Wildlife Sanctuary	17 Minutes	Dubai International Airport	25 Minutes	Mall of the Emirates	38 Minutes	Dubai World Central Airport
10 Minutes	Dubai Design District	20 Minutes	Dubai International Financial Centre	25 Minutes	Jumeirah Beach		
10 Minutes	Meydan Grandstand and Racecourse	20 Minutes	City Walk	30 Minutes	Burj Al Arab		
12 Minutes	Dubai Festival City Mall	22 Minutes	Dubai Hills Golf Club				
15 Minutes	Burj Khalifa/Dubai Mall						



CLOSEST LANDMARKS



Downtown Dubai



Business Bay



Dubai Design District



Dubai International Financial Centre



Dubai World Trade Centre



Dubai Water Canal



Ras Al Khor Wildlife Sanctuary



CLAYDON HOUSE

Ras Al Khor Rd

Ras Al Khor Rd

Al Ain - Dubai Rd

Crystal Lagoon
2km

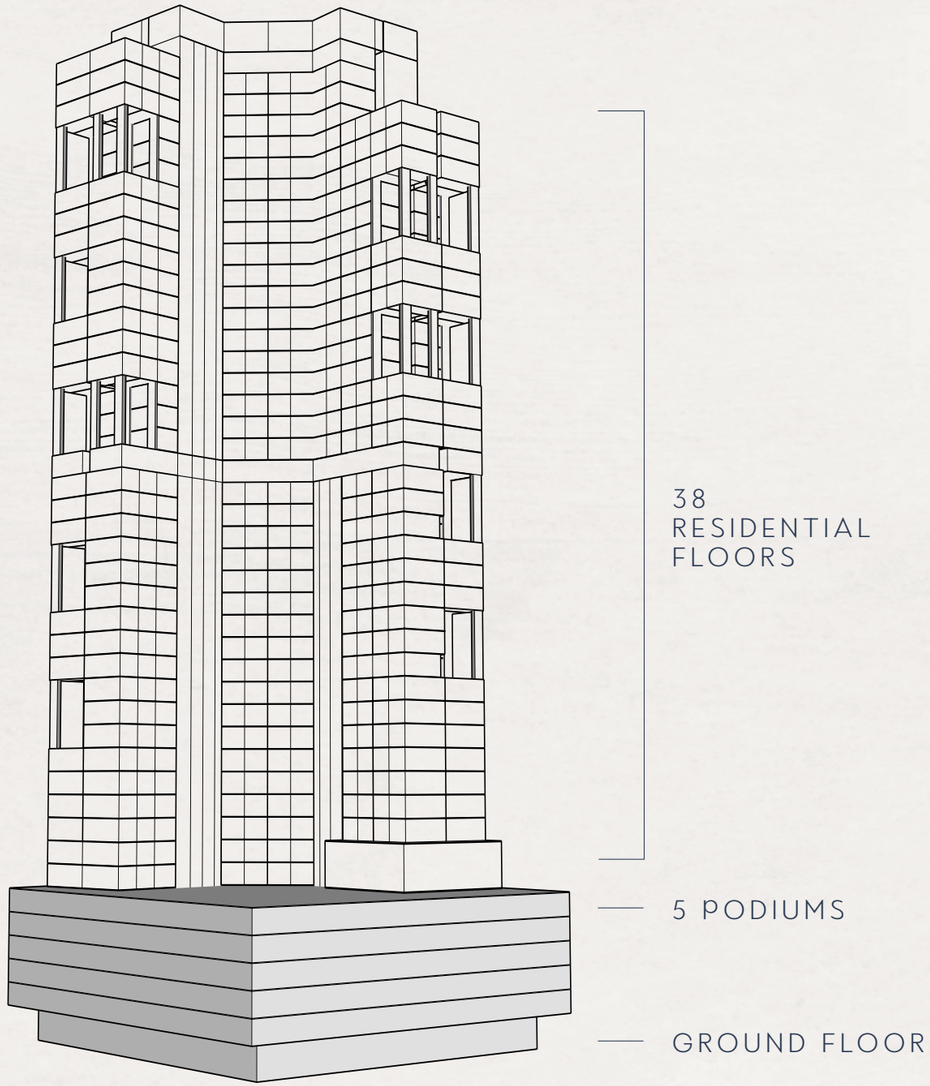
SUN & VIEWS ANALYSIS



ARCHITECTURAL SECTIONS



BUILDING CONFIGURATION



Elevators

8 passenger elevators

1 service elevator

Anticipated Completion Date

Q2 2027

Anticipated Service Charge

AED 22 per sq.ft.

Parking

1 and 2 beds: 1 parking space

3 beds and 4 beds: 2 parking spaces

Ownership

Freehold

Key Views

Crystal Lagoon, Ras Al Khor Wildlife Sanctuary, Burj Khalifa and Downtown Dubai skyline



SIZE RANGE PER UNIT TYPE

1 Bedroom	From 767 sq. ft to 899 sq. ft
2 Bedrooms	From 1,231 sq. ft to 1,245 sq. ft
2 Bedrooms + Study	From 1,237 sq. ft to 1,394 sq. ft
3 Bedrooms + Study	From 1,609 sq. ft to 2,814 sq. ft
4 Bedrooms + Study	From 2,088 sq. ft to 3,198 sq. ft

NUMBER OF UNITS PER TYPE

1 Bedroom	235 Units
2 Bedrooms	85 Units
2 Bedrooms + Study	47 Units
3 Bedrooms + Study	26 Units
4 Bedrooms + Study	11 Units

GROUND FLOOR
AMENITIES

RETAIL PROMENADE

8 retail shops located at the Ground Floor with outdoor F & B seating areas

COMMUNITY LAGOON

2km crystal lagoon beach with sun loungers and cabanas



COMMUNITY PROMENADE

4km landscaped walkway along the crystal lagoon beach



LOBBY

Elegant entrance space welcoming residents and guests

GROUND FLOOR
AMENITIES PLAN

1. LOBBY ENTRANCE
2. LOBBY LOUNGE
3. LOBBY WORKSTATION
4. LOBBY LIBRARY
5. LOBBY RECEPTION
6. LIFT LOBBY
7. SERVICE LIFT
8. RETAIL PROMENADE
9. COMMUNITY PROMENADE
10. F&B SEATING AREAS
11. ACCESS TO CRYSTAL LAGOON
12. SUN LOUNGERS AREA
13. VEHICLE ENTRANCE/EXIT
14. ACCESS TO GROUND FLOOR PARKING
15. ACCESS TO PODIUM PARKING
16. BICYCLE PARKING
17. RETAIL/F&B SERVICE YARD/DELIVERIES
18. RESIDENTS MOVE-IN TRUCK ZONE





FIRST FLOOR
AMENITIES

POOL DECK

3 separate residents pool - infinity-edge leisure pool, kids pool and adult lap pool

SUN LOUNGERS AREA

Tranquil space for sunbathing and relaxation

OUTDOOR DECK

Versatile outdoor space for socializing and leisure activities

FITNESS STUDIO

State-of-the-art facility for health and wellness pursuits

KIDS PLAY AREA

Engaging space designed for children's recreation and enjoyment

FIRST FLOOR
AMENITIES PLAN

1. INFINITY-EDGE LEISURE POOL
2. BAJA SHELF
3. SUN LOUNGERS AREA
4. POOL LOUNGE
5. KIDS POOL
6. SHOWER DECK
7. OUTDOOR SEATING AREAS
8. BARBEQUE DECK
9. ADULT LAP POOL
10. OUTDOOR GAMES TABLE AREA
11. FITNESS STUDIO
12. YOGA STUDIO
13. OUTDOOR YOGA AREA
14. CHANGE ROOMS
15. STEAM AND SAUNA ROOMS
16. OUTDOOR KIDS PLAY AREA
17. KIDS CLUB
18. SERVICE LIFT
19. LIFT LOBBY



SECOND FLOOR
AMENITIES

CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize

CLUB HOUSE WASHROOM

Well-appointed washroom facilities within the club lounge area





ARCADE ROOM

Entertaining space for arcade games

KARAOKE ROOM

Fun-filled venue for singing enthusiasts

SECOND FLOOR
AMENITIES PLAN

1. CINEMA ROOM
2. CLUBHOUSE WASHROOM
3. KITCHENETTE
4. DINING AREA
5. CLUB LOUNGE
6. CO-WORKING SPACE
7. CLUB TERRACE
8. ARCADE ROOM
9. KARAOKE ROOM
10. LIFT LOBBY
11. SERVICE LIFT



THE RESIDENCES

CORRIDOR

2.7 metre ceiling height apartment corridors



LIVING & DINING

A sanctuary for relaxation and social gatherings

KITCHEN

1-bedroom apartments

KITCHEN

2-bedroom apartments

KITCHEN

1 and 2-bedroom selective apartments

KITCHEN

4-bedroom apartments

BEDROOMS

An oasis of tranquility, offering restful nights and rejuvenating mornings

BATHROOMS

A spa-like retreat, designed for indulgent self-care and revitalization

POWDER ROOM

A chic and convenient space, perfect for quick refreshments and guest comfort



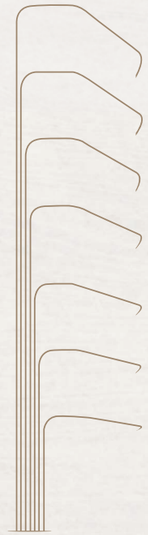
SKY TERRACE

Select 3 and 4-bedroom type units

HOME AUTOMATION

Smart door lock with mobile app control



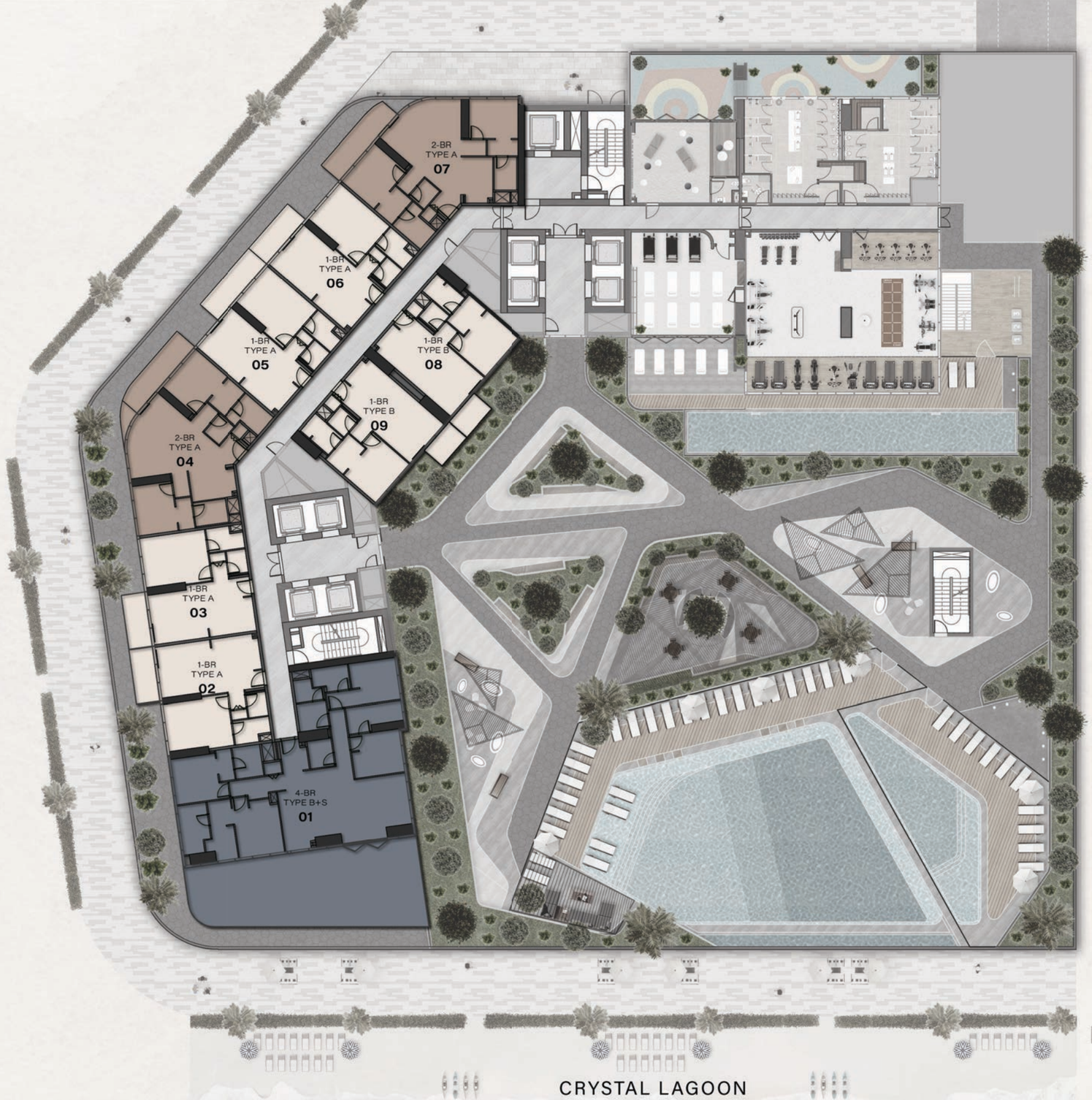


CLAYDON HOUSE

TYPICAL PLANS

1st FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





2nd FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





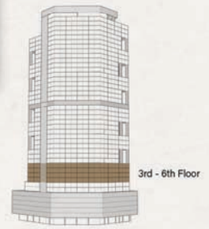


3rd - 6th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM







7th & 13th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





8th - 9th & 14th - 15th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





10th & 16th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



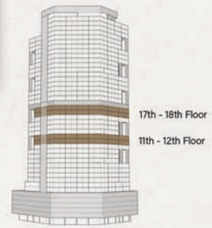


11th - 12th & 17th - 18th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM









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20th Floor

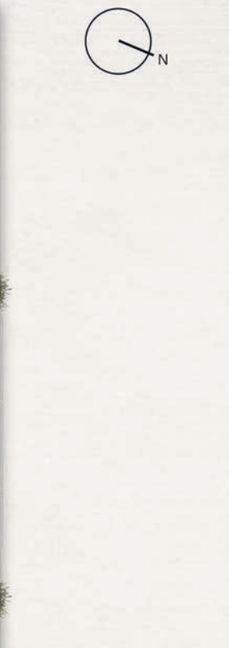
20th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

21st - 22nd FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





23rd FLOOR PLAN

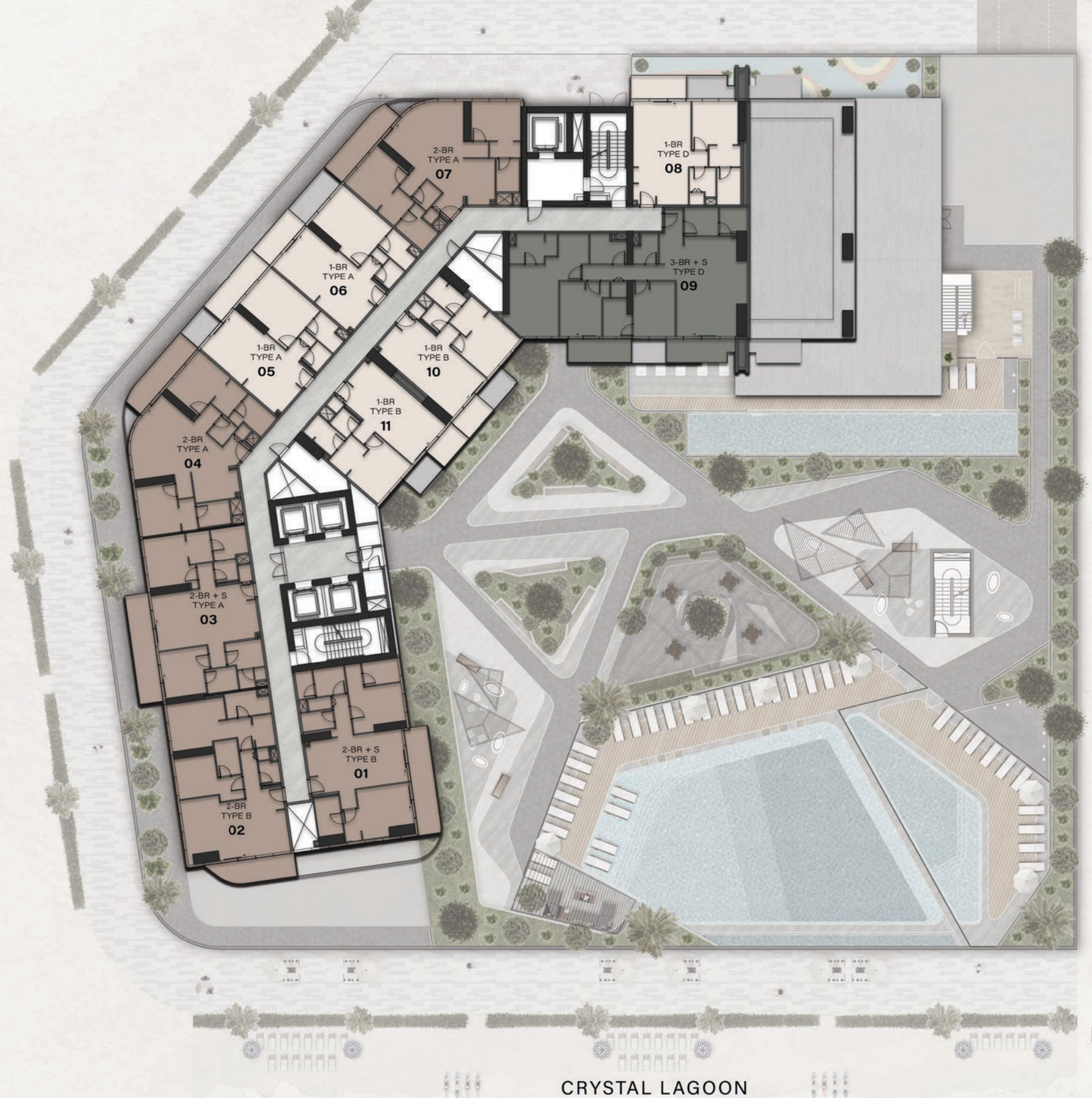
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





24th - 25th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM













26th FLOOR PLAN

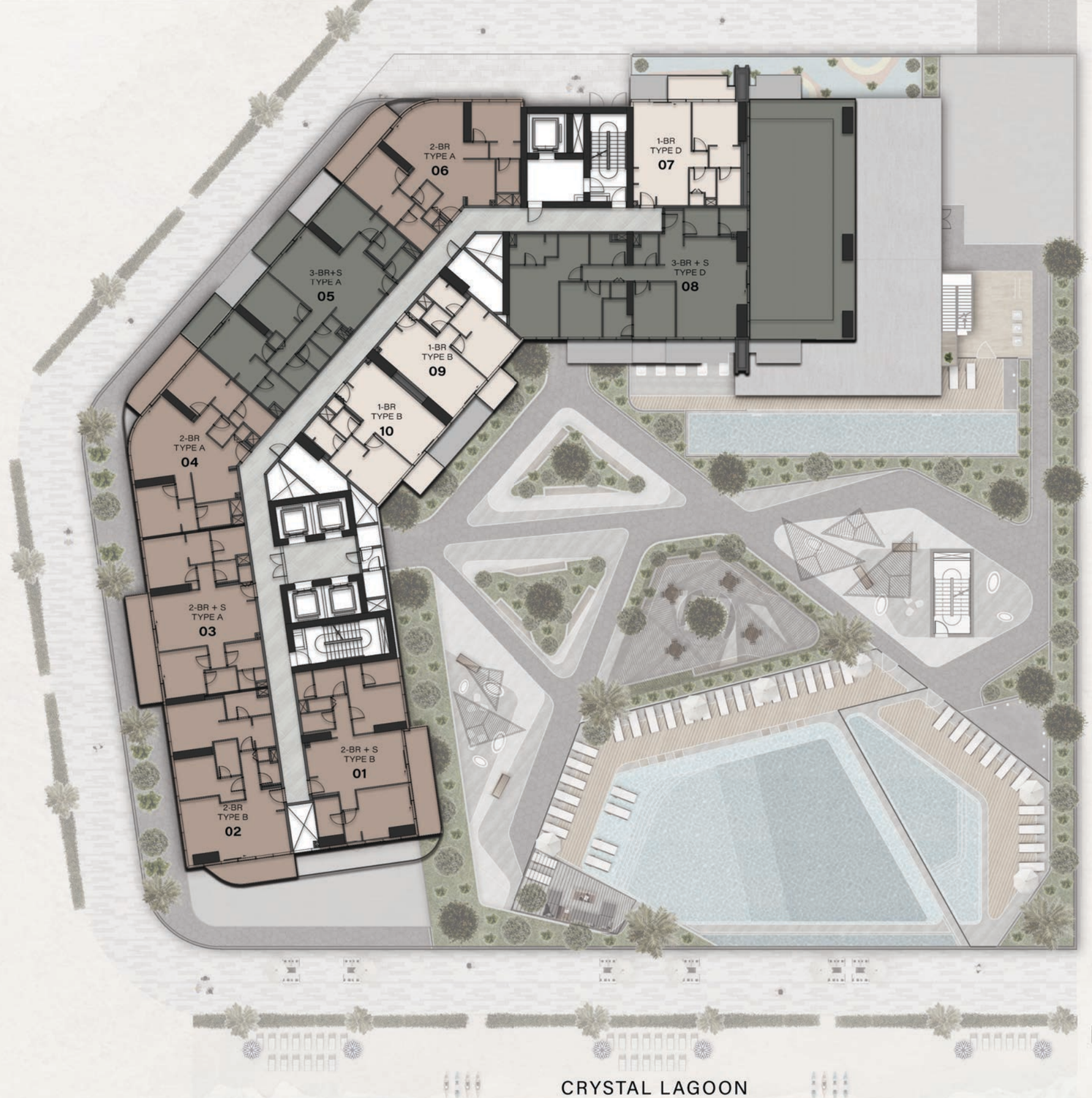
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

27th - 28th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM







29th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

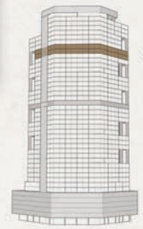


30th - 31st FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM











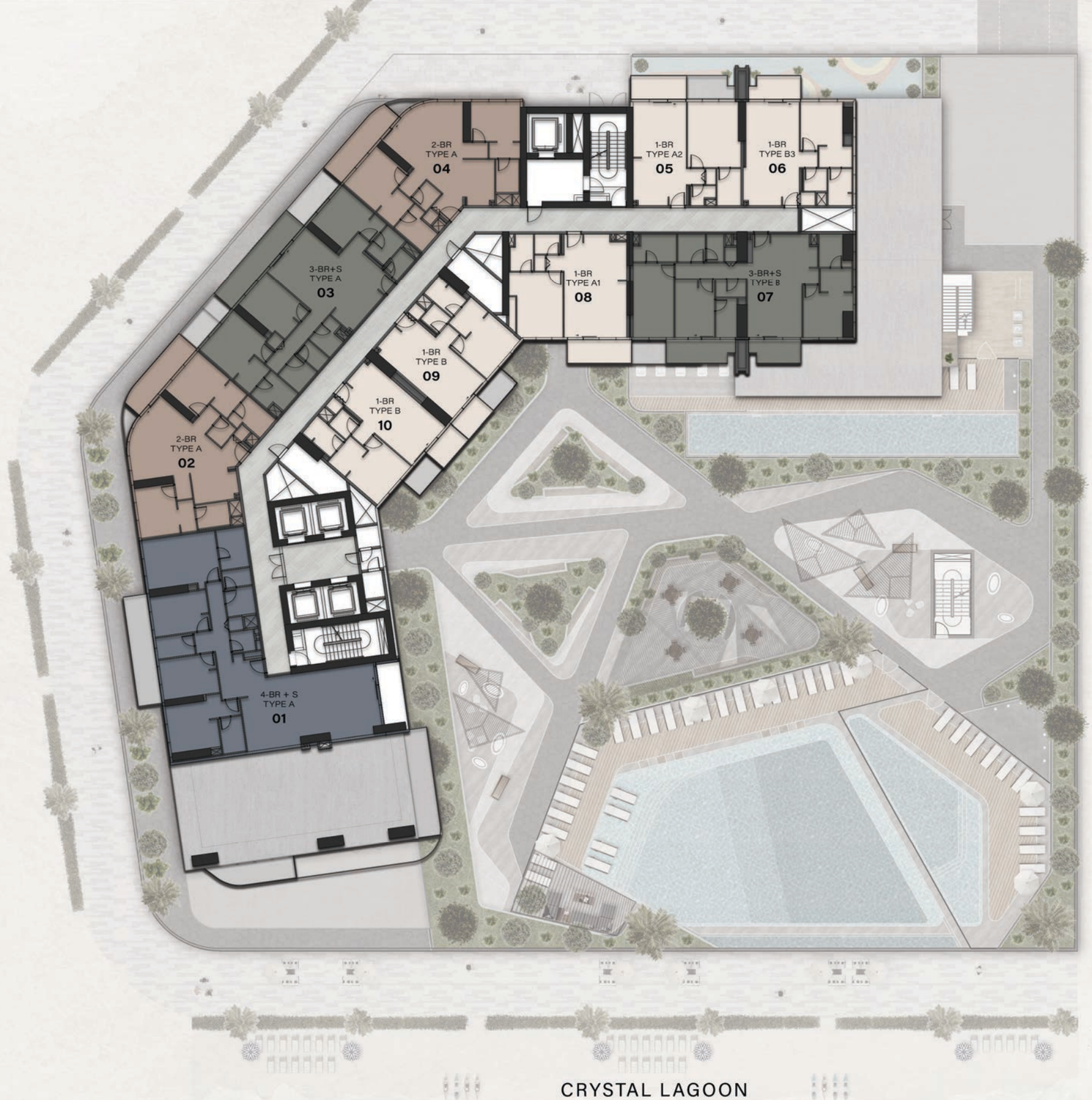


32nd FLOOR PLAN

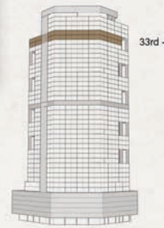
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

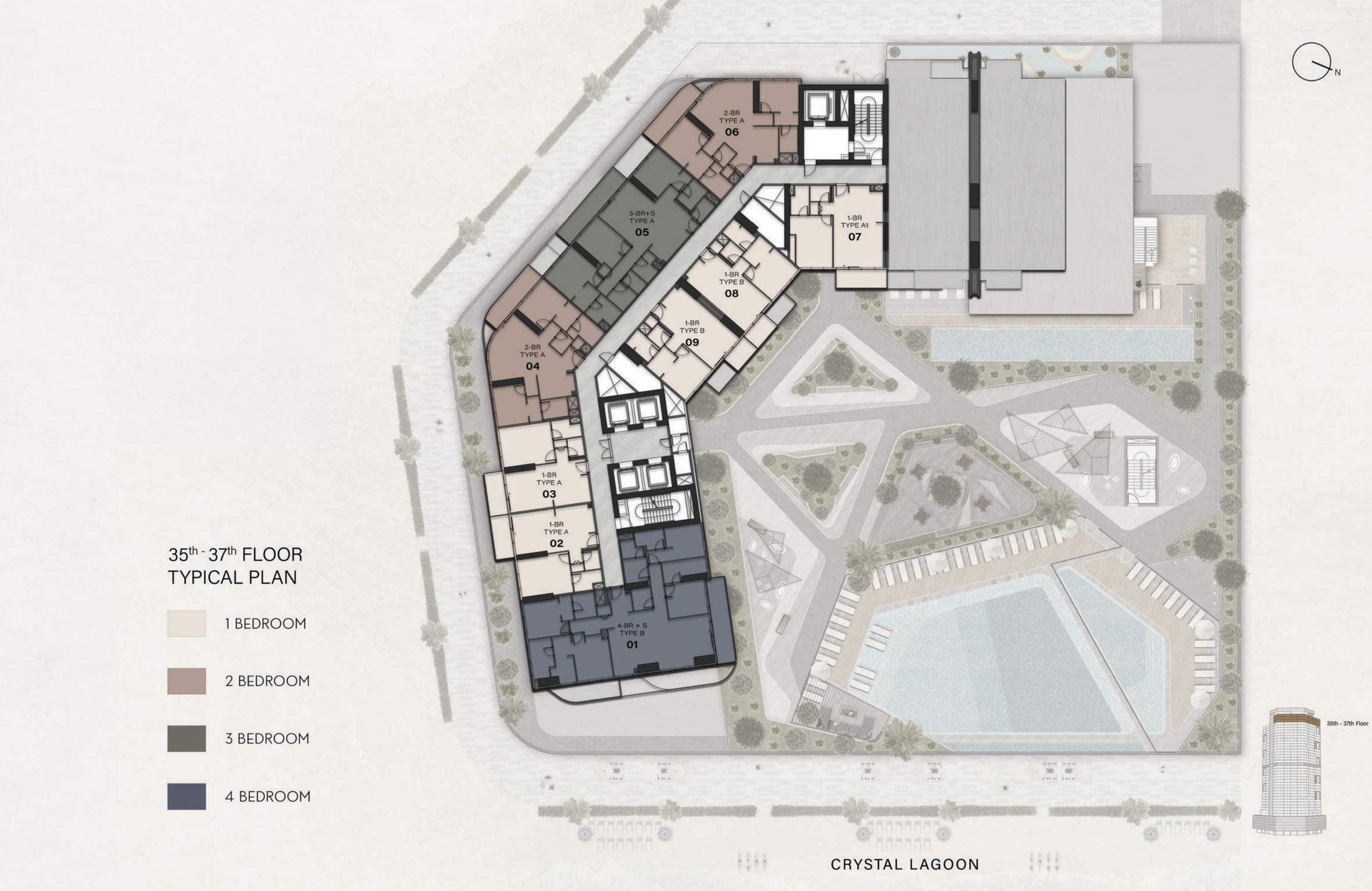
33rd - 34th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



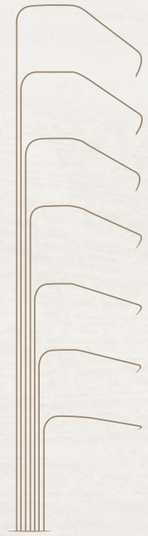






35th - 37th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



CLAYDON HOUSE

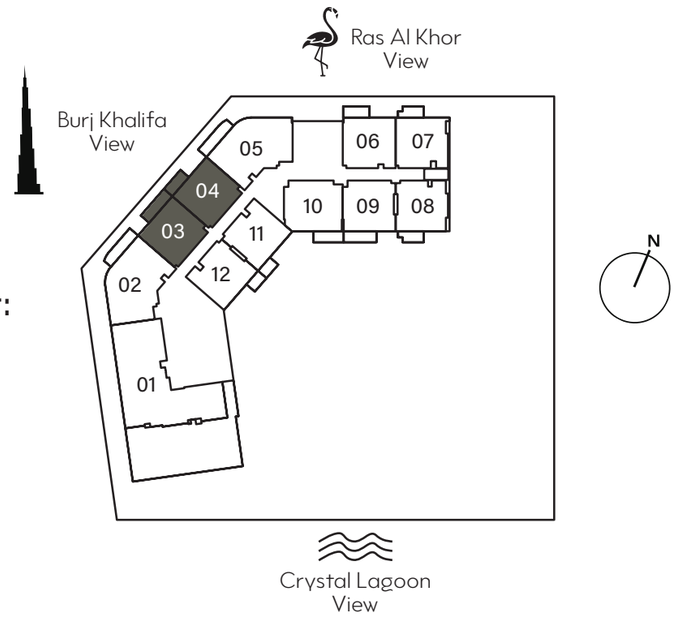
FLOOR PLANS

1 BEDROOM
TYPE A



Internal Living Area	:	**730.76 Sq. Ft**
Outdoor Living Area	:	**110.01 Sq. Ft**
Total Living Area	:	**840.77 Sq. Ft**

20th Floor:



1st Floor:
102 **105**
103 **106**

2nd Floor:
202 **205**
203 **206**

3rd - 6th Floor:
305
306

7th & 13th Floor:
704
705

8th - 9th & 14th - 15th Floor:
804
805

10th & 16th Floor:
1005
1006

11th - 12th & 17th - 18th Floor:
1105
1106

20th Floor:
2003
2004

21st - 22nd Floor:
2103
2104

23rd Floor:
2305
2306

24th - 25th Floor:
2405
2406

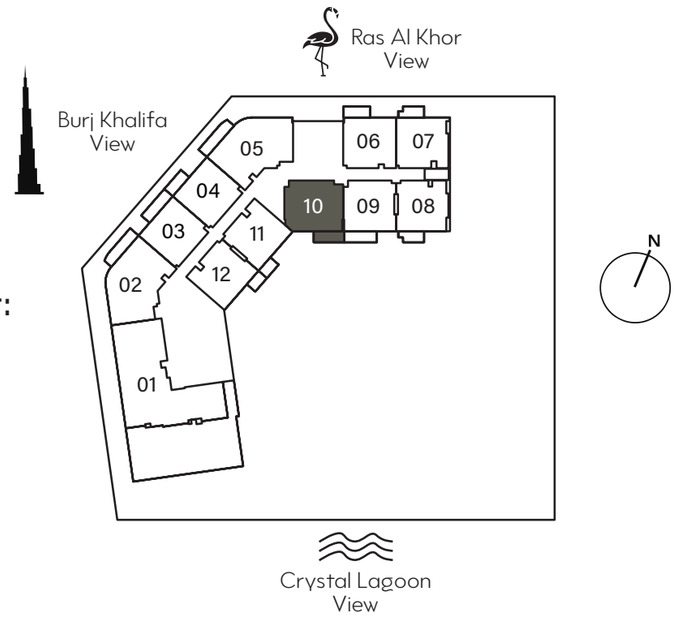
35th - 37th Floor:
3502
3503

1 BEDROOM
TYPE A1



Internal Living Area	:	**784.37 Sq. Ft**
Outdoor Living Area	:	**95.05 Sq. Ft**
Total Living Area	:	**879.41 Sq. Ft**

20th Floor:



20th Floor:
2010

21st - 22nd Floor:
2110

26th Floor:
2610

27th - 28th Floor:
2710

32nd Floor:
3208

33rd - 34th Floor:
3308

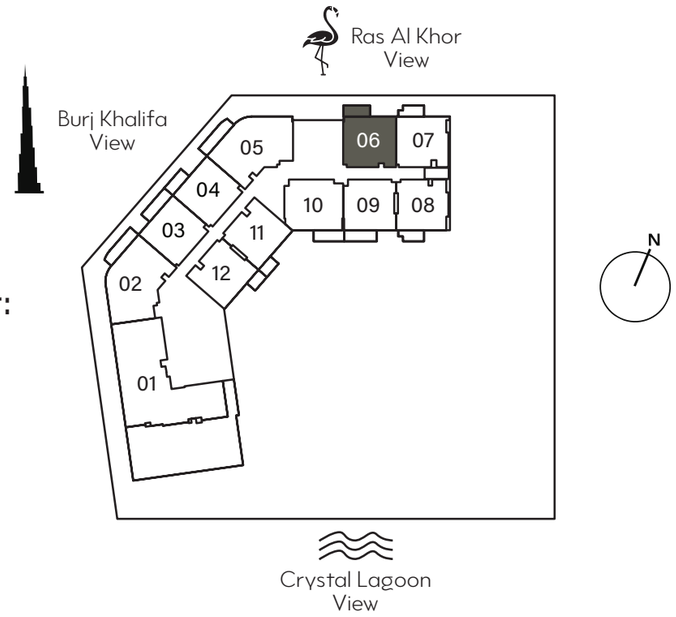
35th - 37th Floor:
3507

1 BEDROOM
TYPE A2



Internal Living Area	:	**742.93 Sq. Ft**
Outdoor Living Area	:	**82.34 Sq. Ft**
Total Living Area	:	**825.27 Sq. Ft**

20th Floor:



3rd - 6th Floor:
308

7th & 13th Floor:
707

8th - 9th &
14th - 15th Floor:
807

10th & 16th Floor:
1008

11th - 12th &
17th - 18th Floor:
1108

20th Floor:
2006

21st - 22nd Floor:
2106

26th Floor:
2606

27th - 28th Floor:
2706

32nd Floor:
3205

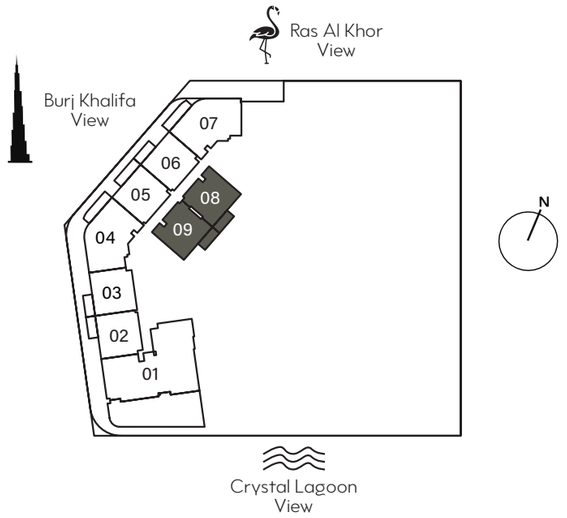
33rd - 34th Floor:
3305

1 BEDROOM
TYPE B



Internal Living Area	:	**716.02 Sq. Ft**
Outdoor Living Area		**82.88 Sq. Ft**
Total Living Area		**798.90 Sq. Ft**

1st Floor:



1st Floor:
108
109

2nd Floor:
208
209

3rd - 6th Floor:
312
313

7th & 13th Floor:
711
712

8th - 9th &
14th - 15th Floor:
811
812

10th & 16th Floor:
1010
1011

11th - 12th &
17th - 18th Floor:
1111
1112

20th Floor:
2011
2012

21st - 22nd Floor:
2111
2112

23rd Floor:
2310
2311

24th - 25th Floor:
2410
2411

26th Floor:
2611
2612

27th - 28th Floor:
2711
2712

29th Floor:
2909
2910

30th - 31st Floor:
3009
3010

32nd Floor:
3209
3210

33rd - 34th Floor:
3309
3310

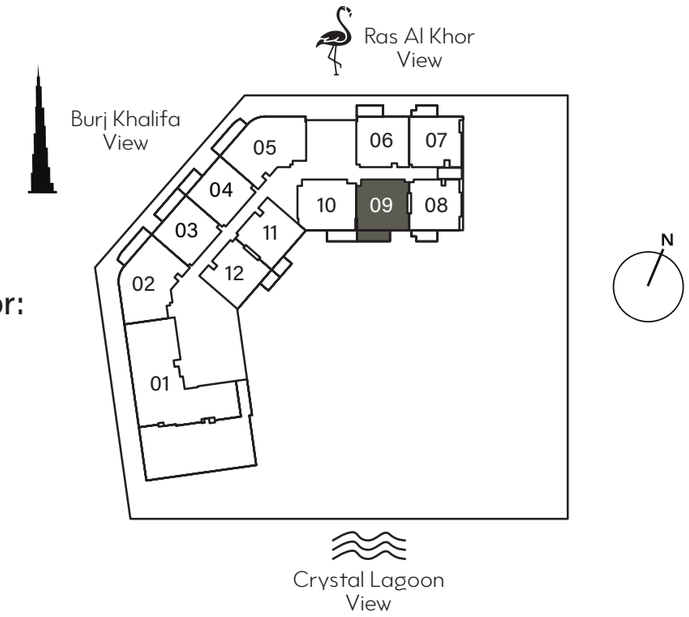
35th - 37th Floor:
3508
3509

1 BEDROOM
TYPE B1



Internal Living Area	:	**727.21 Sq. Ft**
Outdoor Living Area	:	**102.26 Sq. Ft**
Total Living Area	:	**829.47 Sq. Ft**

20th Floor:



3rd - 6th Floor:
311

7th & 13th Floor:
710

8th - 9th &
14th - 15th Floor:
810

11th - 12th &
17th - 18th Floor:
1110

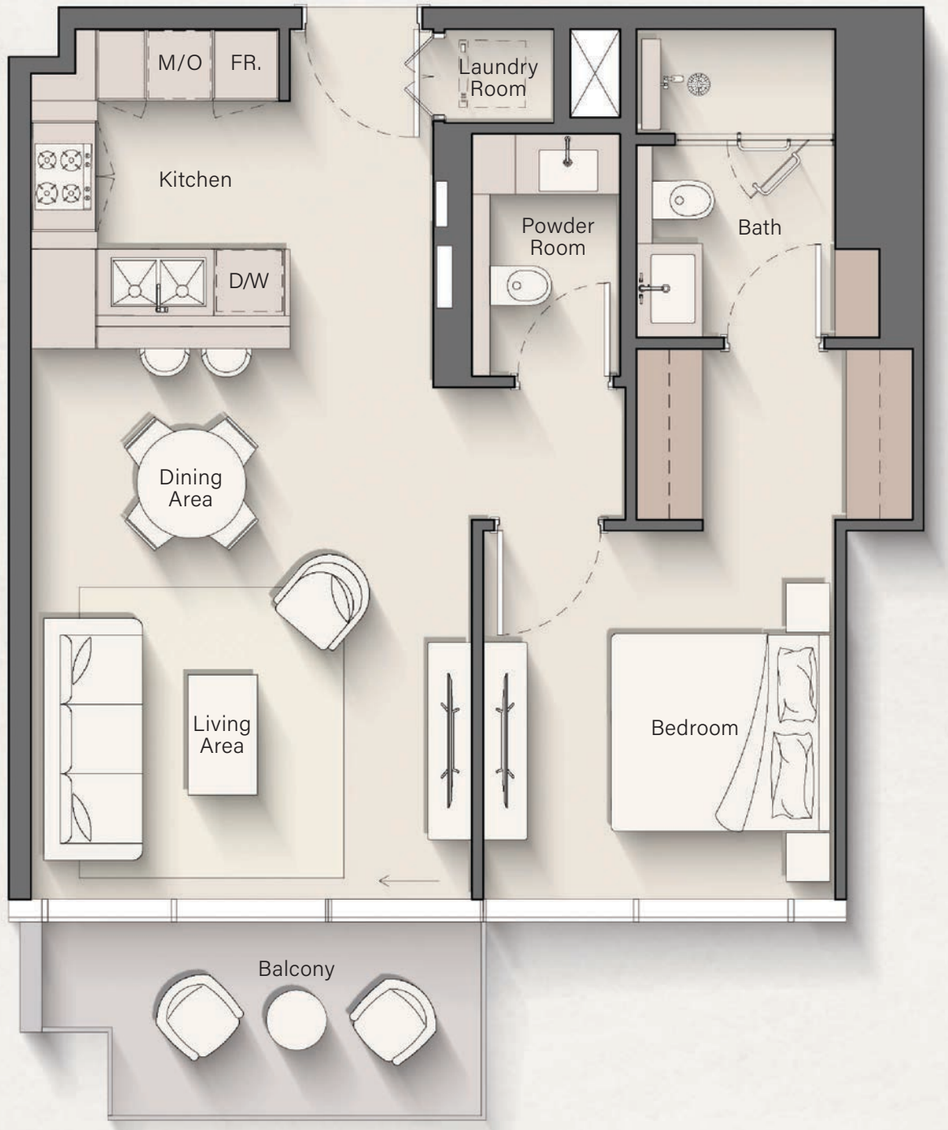
20th Floor:
2009

21st - 22nd Floor:
2109

26th Floor:
2609

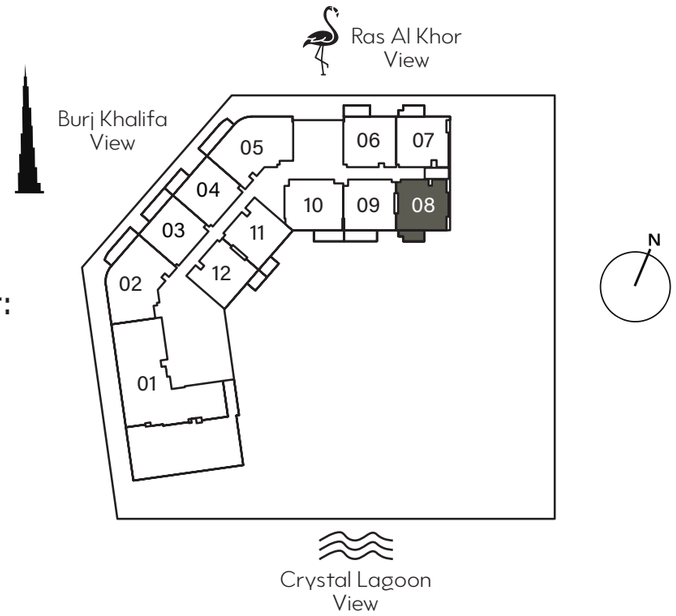
27th - 28th Floor:
2709

1 BEDROOM
TYPE B2



Internal Living Area	:	**694.38 Sq. Ft**
Outdoor Living Area	:	**73.30 Sq. Ft**
Total Living Area	:	**767.68 Sq. Ft**

20th Floor:



3rd - 6th Floor:
310

7th & 13th Floor:
709

8th - 9th &
14th - 15th Floor:
809

11th - 12th &
17th - 18th Floor:
1109

20th Floor:
2008

21st - 22nd Floor:
2108

26th Floor:
2608

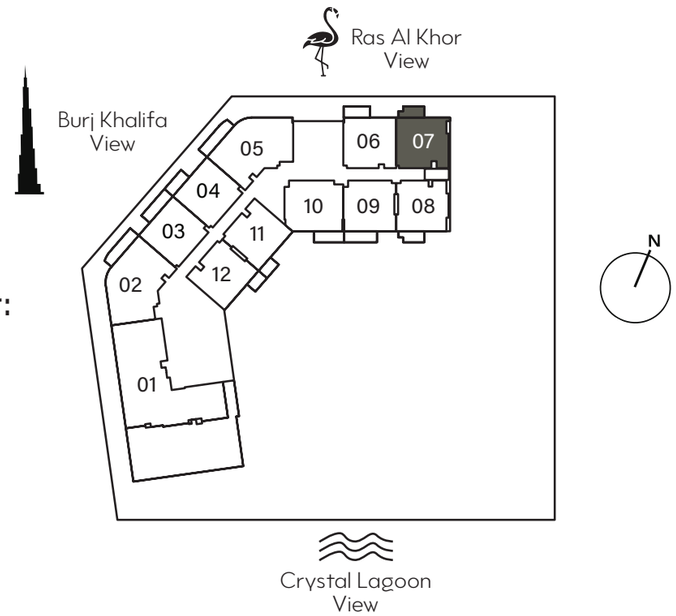
27th - 28th Floor:
2708

1 BEDROOM
TYPE B3



Internal Living Area	:	**714.94 Sq. Ft**
Outdoor Living Area	:	**73.30 Sq. Ft**
Total Living Area	:	**788.24 Sq. Ft**

20th Floor:



3rd - 6th Floor:
309

7th & 13th Floor:
708

8th - 9th &
14th - 15th Floor:
808

20th Floor:
2007

21st - 22nd Floor:
2107

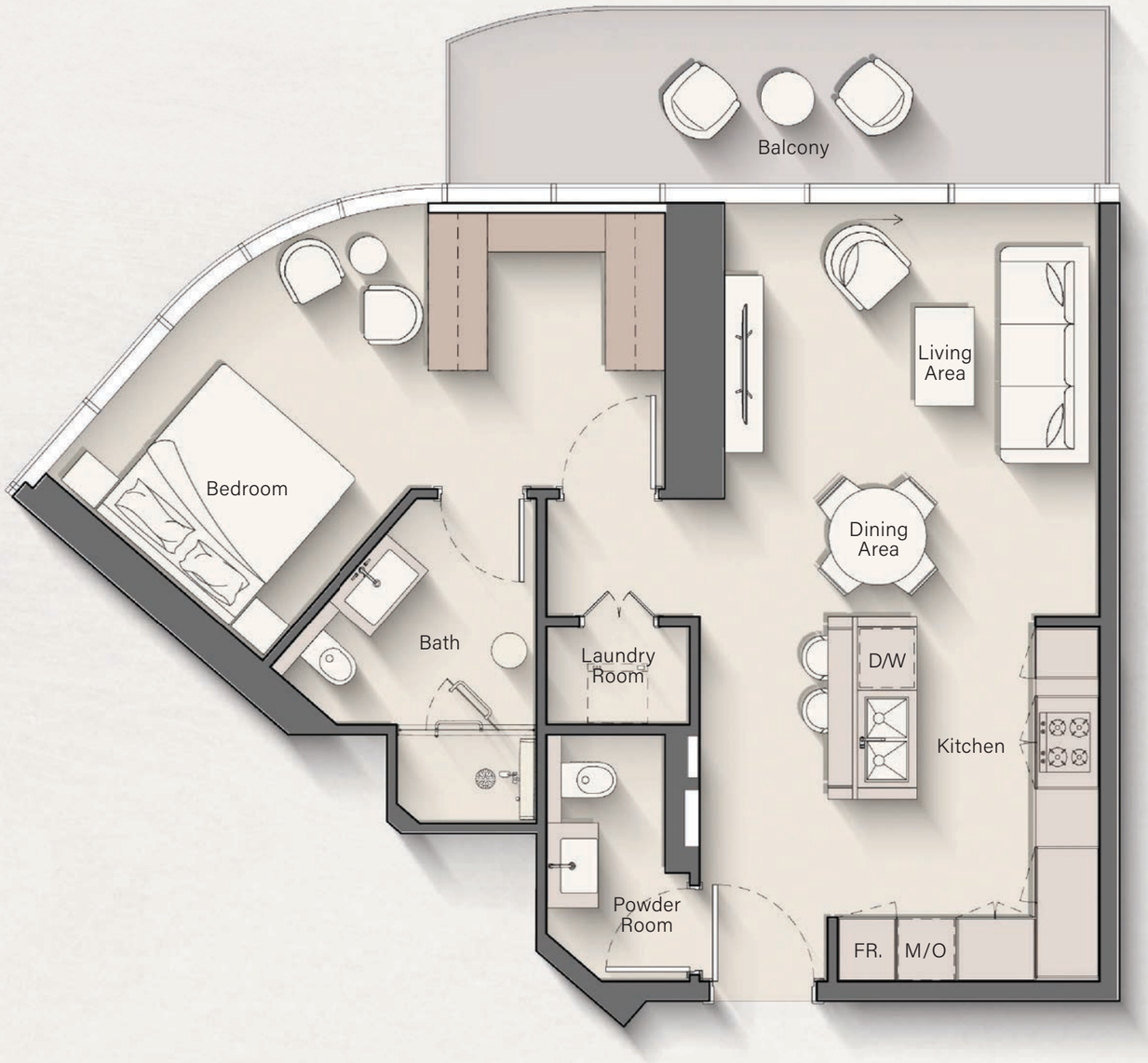
26th Floor:
2607

27th - 28th Floor:
2707

32nd Floor:
3206

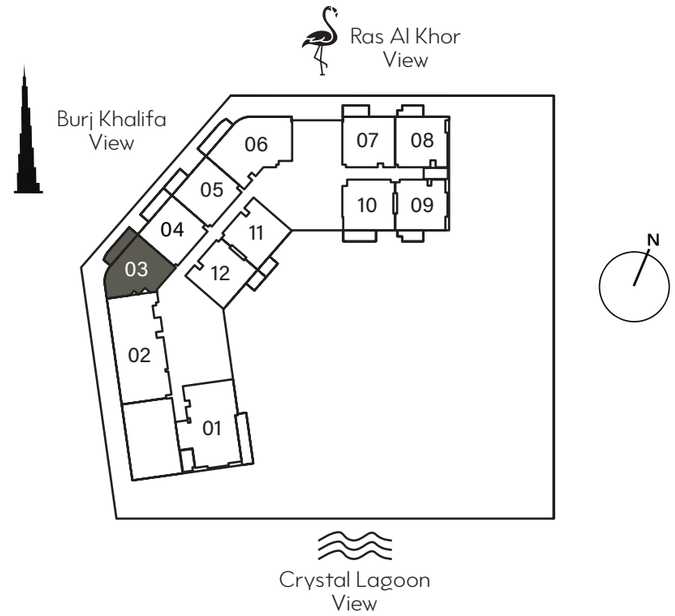
33rd - 34th Floor:
3306

1 BEDROOM
TYPE C



Internal Living Area	:	**753.69 Sq. Ft**
Outdoor Living Area	:	**127.44 Sq. Ft**
Total Living Area	:	**881.13 Sq. Ft**

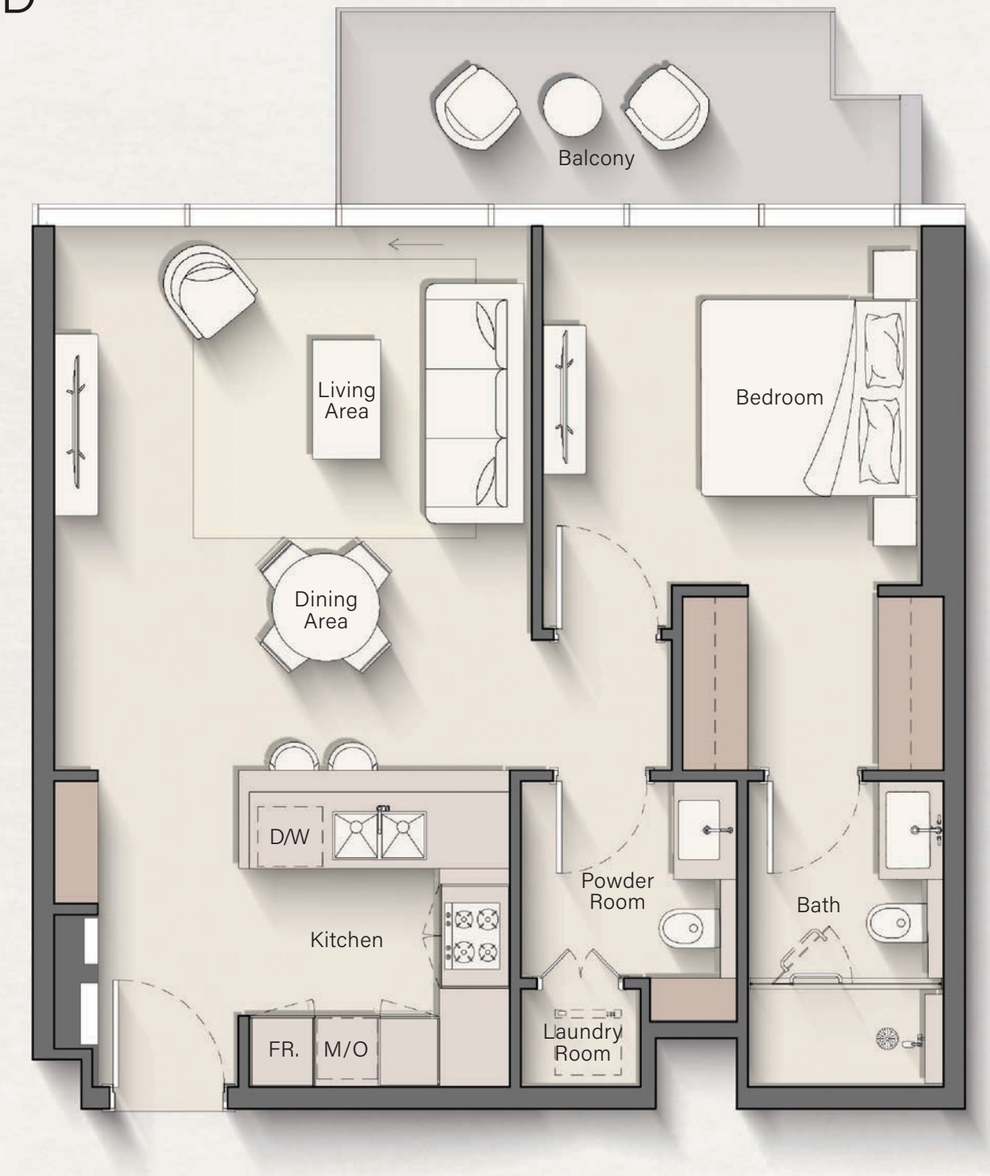
7th & 13th Floor:



7th & 13th Floor:
703

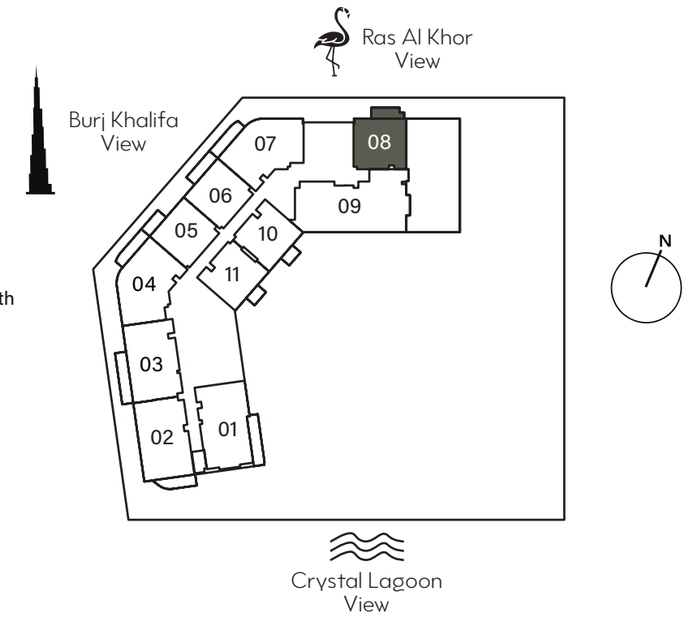
26th Floor:
2603

1 BEDROOM
TYPE D



Internal Living Area	:	**743.25 Sq. Ft**
Outdoor Living Area	:	**96.12 Sq. Ft**
Total Living Area	:	**839.37 Sq. Ft**

23rd - 25th Floor:



23rd Floor:
2308

24th - 25th Floor:
2408

29th Floor:
2907

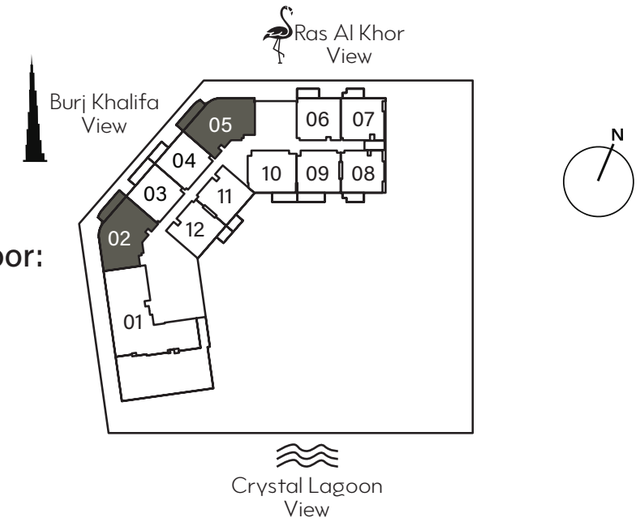
30th - 31st Floor:
3007

2 BEDROOM
TYPE A



Internal Living Area	:	**1114.06 Sq. Ft**
Outdoor Living Area	:	**127.44 Sq. Ft**
Total Living Area	:	**1241.51 Sq. Ft**

20th Floor:



1st Floor:
104
107

2nd Floor:
204
207

3rd - 6th Floor:
304
307

7th & 13th Floor:
706

8th - 9th &
14th - 15th Floor:
803
806

10th & 16th Floor:
1004
1007

11th - 12th &
17th - 18th Floor:
1104
1107

20th Floor:
2002
2005

21st - 22nd Floor:
2102
2105

23rd Floor:
2304
2307

24th - 25th Floor:
2404
2407

26th Floor:
2605

27th - 28th Floor:
2703
2705

29th Floor:
2904
2906

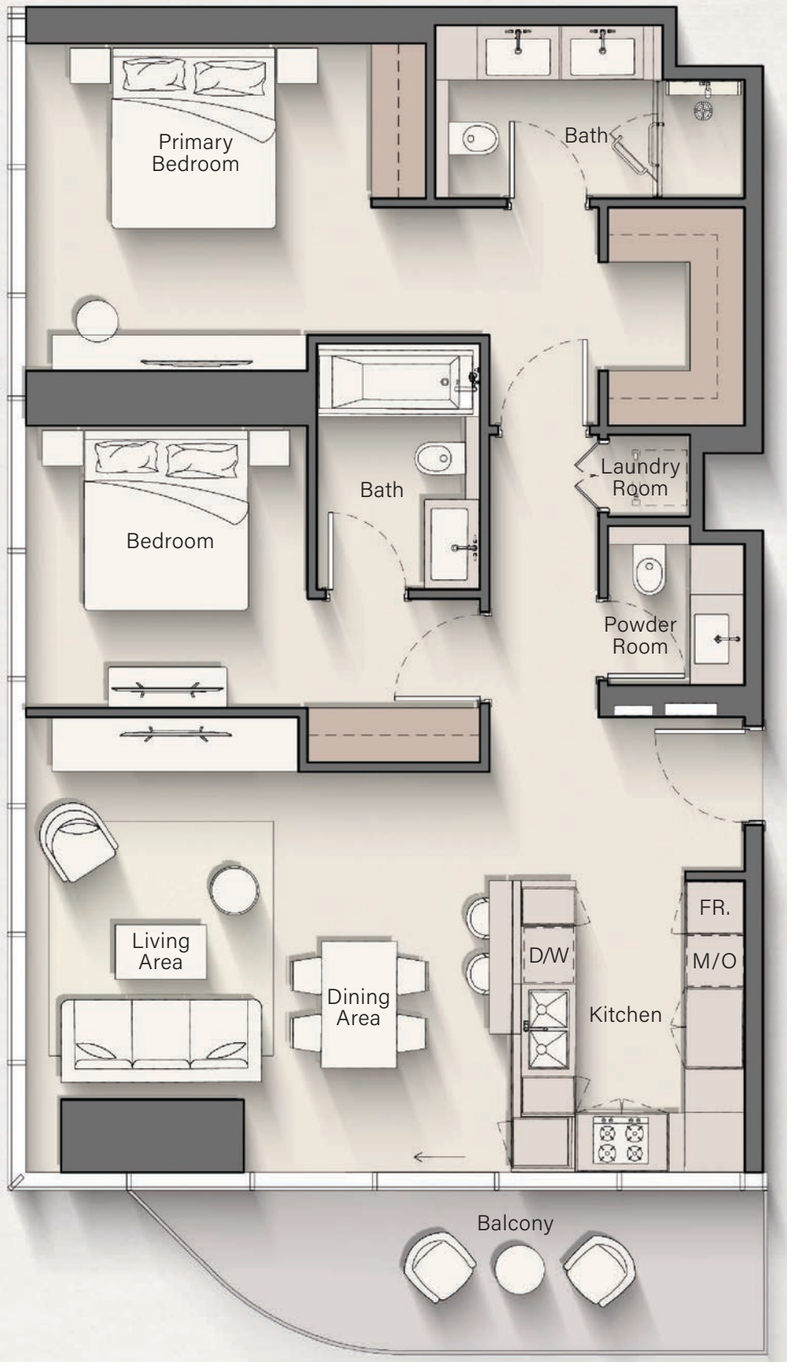
30th - 31st Floor:
3004
3006

32nd Floor:
3202
3204

33rd - 34th Floor:
3302
3304

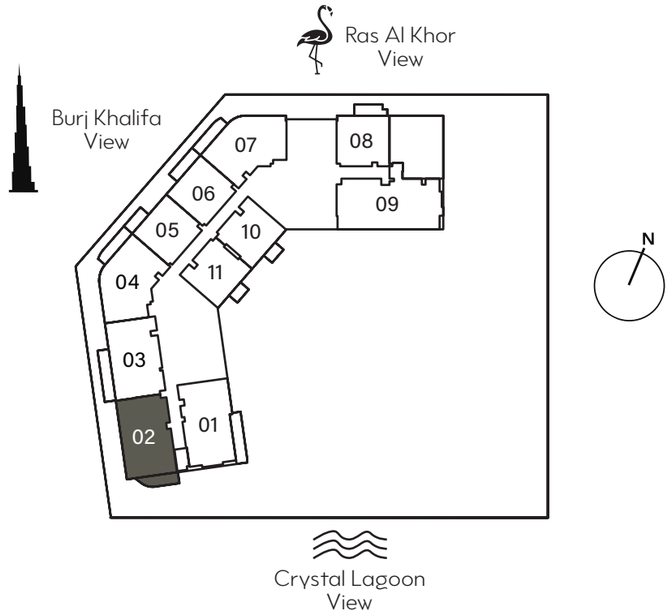
35th - 37th Floor:
3504
3506

2 BEDROOM
TYPE B



Internal Living Area	:	**1119.55 Sq. Ft**
Outdoor Living Area	:	**116.14 Sq. Ft**
Total Living Area	:	**1235.70 Sq. Ft**

10th & 16th Floor:



3rd - 6th Floor:
302

10th & 16th Floor:
1002

11th - 12th & 17th - 18th Floor:
1102

23rd Floor:
2302

24th - 25th Floor:
2402

29th Floor:
2902

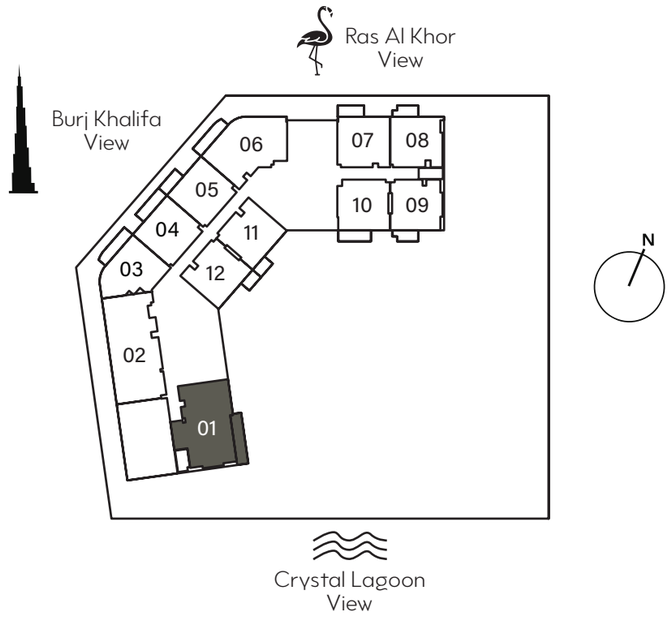
30th - 31st Floor:
3002

2 BEDROOM + S
TYPE C



Internal Living Area	:	**1234.62 Sq. Ft**
Outdoor Living Area	:	**159.31 Sq. Ft**
Total Living Area	:	**1393.93 Sq. Ft**

7th & 13th Floor:



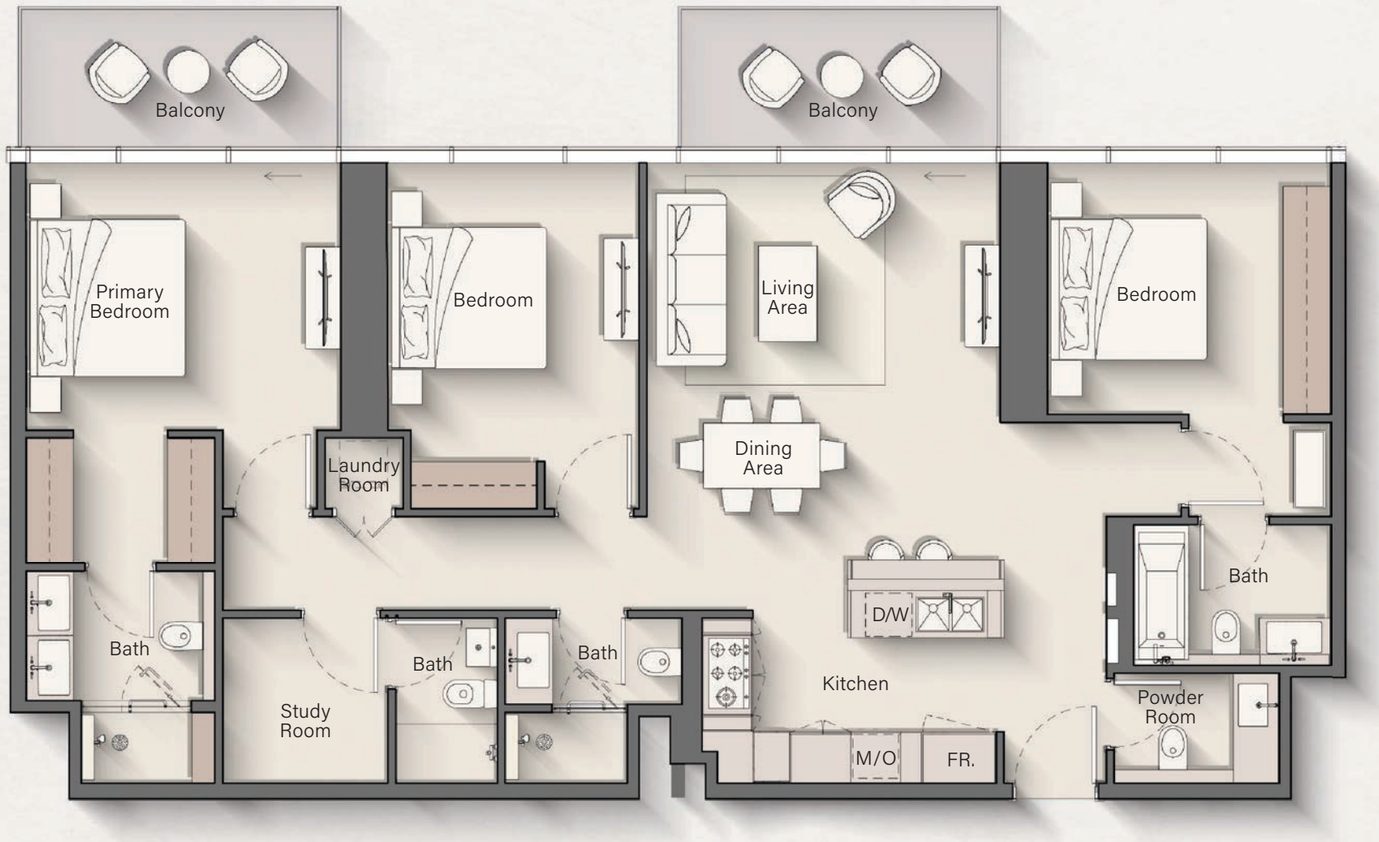
7th & 13th Floor:
701

8th - 9th & 14th - 15th Floor:
801

26th Floor:
2601

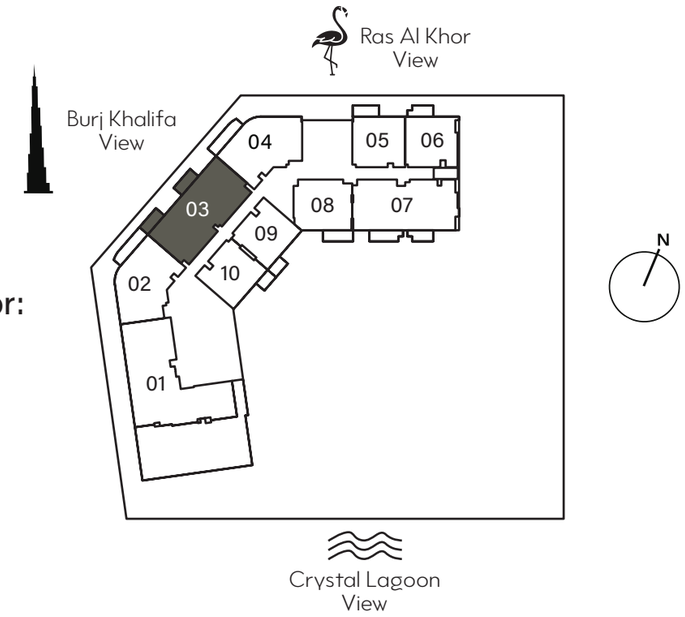
27th - 28th Floor:
2701

3 BEDROOM + S
TYPE A



Internal Living Area	:	**1451.62 Sq. Ft**
Outdoor Living Area	:	**157.69 Sq. Ft**
Total Living Area	:	**1609.31 Sq. Ft**

32nd Floor:



26th Floor:
2604

27th - 28th Floor:
2704

29th Floor:
2905

30th - 31st Floor:
3005

32nd Floor:
3203

33rd - 34th Floor:
3303

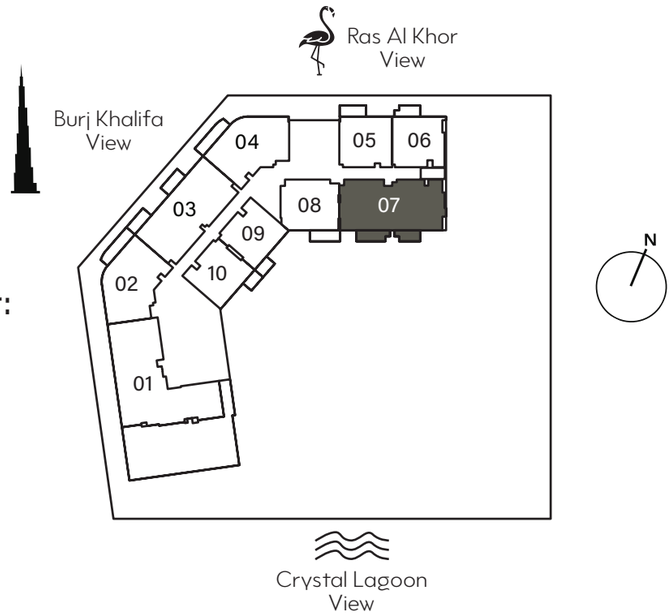
35th - 37th Floor:
3505

3 BEDROOM + S
TYPE B



Internal Living Area	:	**1441.29 Sq. Ft**
Outdoor Living Area	:	**171.36 Sq. Ft**
Total Living Area	:	**1612.65 Sq. Ft**

32nd Floor:



32nd Floor:
3207

33rd - 34th Floor:
3307

3 BEDROOM + S
TYPE C



Internal Living Area	:	**1498.55 Sq. Ft**
Outdoor Living Area	:	**616.45 Sq. Ft**
Total Living Area	:	**2115.00 Sq. Ft**

10th & 16th Floor:



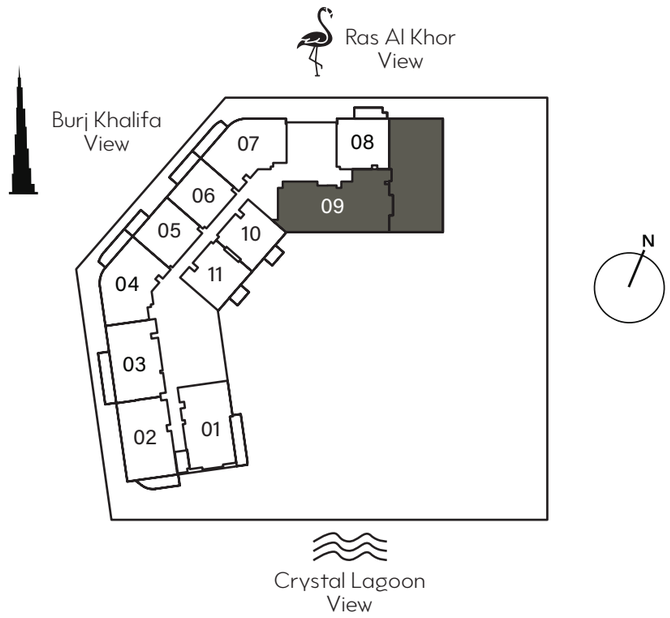
10th & 16th Floor:
1009

3 BEDROOM + S
TYPE D



Internal Living Area	:	**1681.54 Sq. Ft**
Outdoor Living Area	:	**1132.58 Sq. Ft**
Total Living Area	:	**2814.12 Sq. Ft**

23rd - 25th Floor:



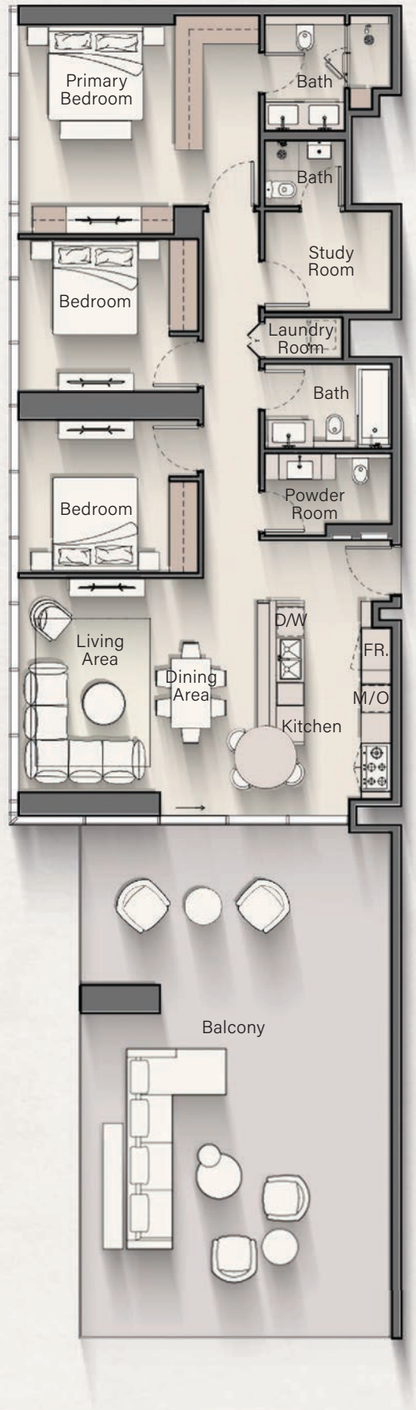
23rd Floor:
2309

24th - 25th Floor:
2409

29th Floor:
2908

30th - 31st Floor:
3008

3 BEDROOM + S
TYPE E



Internal Living Area	:	**1479.93 Sq. Ft**
Outdoor Living Area	:	**786.63 Sq. Ft**
Total Living Area	:	**2266.56 Sq. Ft**

7th & 13th Floor:



7th & 13th Floor:
702

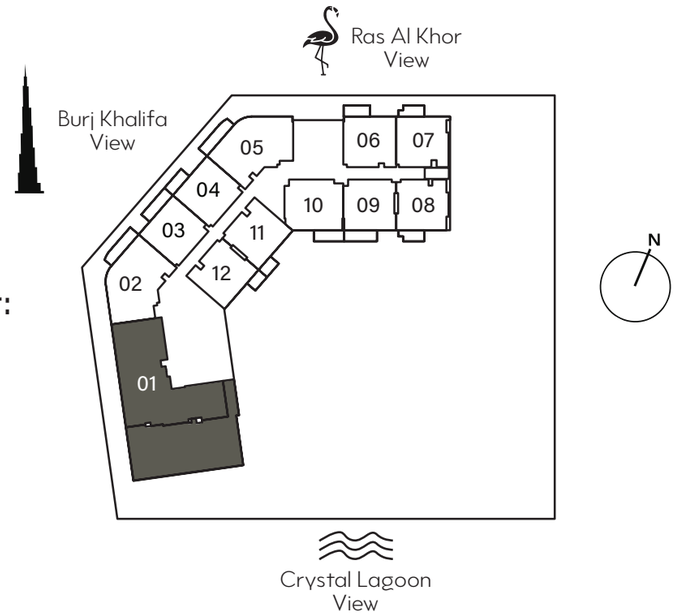
26th Floor:
2602

4 BEDROOM + S
TYPE A



Internal Living Area	:	**1988.74 Sq. Ft**
Outdoor Living Area	:	**1106.42 Sq. Ft**
Total Living Area	:	**3095.16 Sq. Ft**

20th Floor:



20th Floor:
2001

21st - 22nd Floor:
2101

32nd Floor:
3201

33rd - 34th Floor:
3301

4 BEDROOM + S
TYPE B



Internal Living Area	:	**2048.80 Sq. Ft**
Outdoor Living Area	:	**1150.12 Sq. Ft**
Total Living Area	:	**3198.93 Sq. Ft**

1st Floor:



1st Floor:	2nd Floor:	35th - 37th Floor:
101	**201**	**3501**

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