BELGRAVE GARDENS

YOUR COMMUNITY, DESIGNED

AT THE HEART OF IT ALL

Belgrave Gardens is located within Dubailand, adjacent to many growing communities along a regeneration development corridor, and close to significant leisure attractions such as Global Village and IMG Worlds of Adventure. Downtown Dubai and Dubai Airport are conveniently located within a -20minute drive.

In the future, Belgrave Gardens will be positioned 1.5 km from a Dubai Metro station, which is approximately a 15-minute walk.

Ellington Properties is renowned for creating unrivaled residential communities, from Jumeirah Village Circle (JVC) to Ras Al Khaimah (RAK), and Belgrave Gardens in Dubailand is no exception. Belgrave Gardens will offer an enviable lifestyle, where residents have everything at their doorstep: retail, a beach, an extensive swimmable pool, various sports courts, and a central island amenity pavilion housing an array of activities for all age groups.

The community is designed with four courtyard buildings focused on the central pavilion across the water, all constructed over a common basement. Ground-floor retail spaces are available, with six residential floors offering studios, 1 bedroom, 2 bedroom, 2 bedroom + study, and 3 bedroom units. This low-rise development, complemented by a high level of amenities, provides the perfect blend of living and lifestyle for end users and investors seeking a quick ROI.

Belgrave Gardens offers an unparalleled resort-style lifestyle, assured by Ellington Properties' commitment to delivering on promises.

DUBAILAND



Spans approximately 278 sq. km and one of the largest mixed-use development in the world

CENTRALLY LOCATED

- Sheikh Mohammed Bin Zayed Road (E311)

- Al Ain Road (E66)

- Emirates Road (E611)

- Dubai Bypass Road (E44)

These roads ensure that Dubailand is easily accessible, whether you're coming from within Dubai or from other parts of the UAE. The well-connected road network contributes to the growth and accessibility of the region.



DUBAILAND OVERVIEW

Divided into 7 several districts of commercial, residential, and commercial spaces

- Dubai Sports City
- Dubailand Residential Complex
- Themed Entertainment Districts (Dubai Autrodrome, IMG Worlds of Adventure among others)
- Global Village
- Dubai Miracle Garden
- Dubai Golf City
- Arabian Ranches

These districts together create a unique blend of residential, leisure, and entertainment options, making Dubailand a prime destination for both residents and tourists.







VISION AND PLANS FOR DUBAILAND

1. **Expansion of Entertainment and Leisure Facilities** such as cinema complexes, museums, and performance venues

2. **Increased Residential Development** with Dubailand's growing population and demand that focuses on family-friendly environments

3. **Integration of Sustainable Infrastructure** to integrate Green Building Standards and Eco-friendly urban planning like green spaces and parks

4. **Transportation enhancements** such as Dubai Metro expansion and bus routes

5. **New Retail and Dining Experiences** for high-end shopping malls, restaurants and retail outlets

6. **Integration of Smart Technologies** with the implementation of smart city technologies that enhance resident's experiences

7. **Collaborations with Global Partners** in the development of themed districts with major international brands

ECONOMIC IMPACT

Real Estate Growth – residential demand and property value appreciation

Tourism and Leisure Industry – Dubailand significantly contributes to Dubai’s position as global tourism hub

Retail and Commercial Growth – expansion of retail outlets and malls, and fostering startups and SMEs

Economic diversification – boosting non-oil sector contributing to the city’s economic diversification strategy

International Investment and Partnerships – International company investments attracting foreign direct investments into Dubai’s economy



IN PERFECT RHYTHM WITH NATURE


E311 Sheikh Mohamed Bin Zayed Road
To Al Barari
To Silicon
Central Mall
BELGRAVE GARDENS
E311 Sheikh Mohamed Bin Zayed Road
Villas and Townhouses Community
BUILDING C
BUILDING B
BUILDING D
BUILDING A
Proposed
Waterfront
Villas and Townhouses Community

TO ABU DHABI

BUSINESS BAY

DOWNTOWN DUBAI

DUBAI INTERNATIONAL FINANCIAL CENTRE

TO DUBAI INTERNATIONAL AIRPORT

E311 Sheikh Mohamed Bin Zayed

Proposed Waterfront

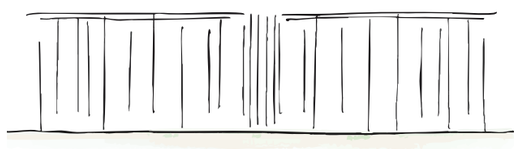
BUILDING C

BUILDING B

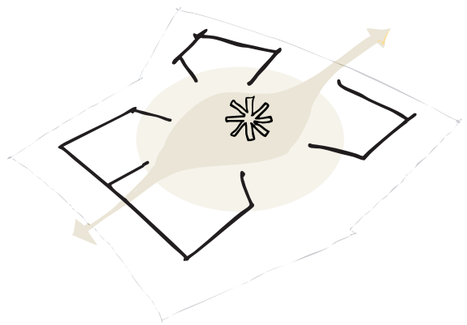
BUILDING D

BUILDING A

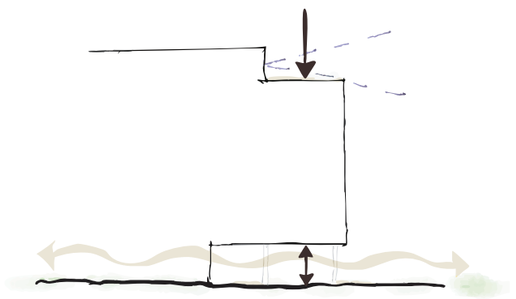
DESIGN PRINCIPLES



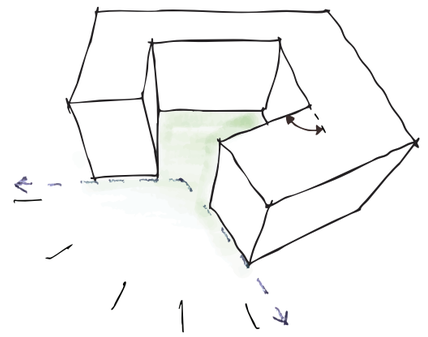
Highlighting tall features to balance wide spaces and make the design more eye-catching.



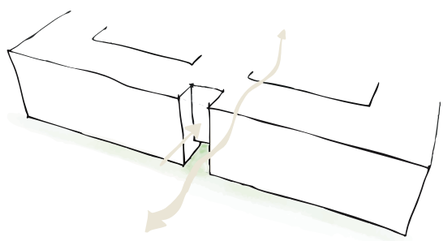
Creates a lively center that attracts people and keeps them moving around.



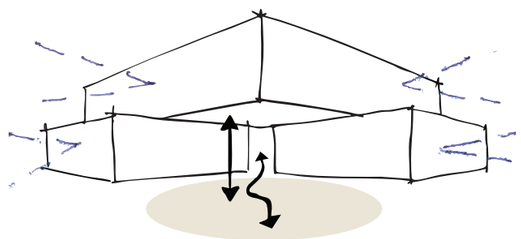
Makes the most of terrace views and draws attention to important entrances with open spaces.



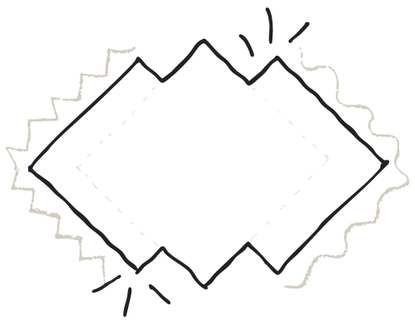
Improve courtyard apartments by giving them wider and better views.



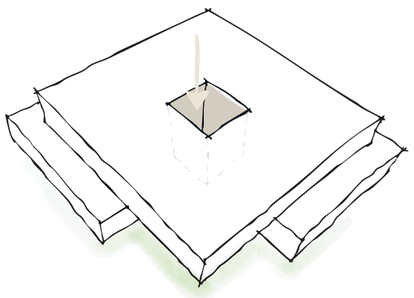
Indented shapes improve flow and reduce building mass.



An overhang creates a welcoming entrance and adds shade.

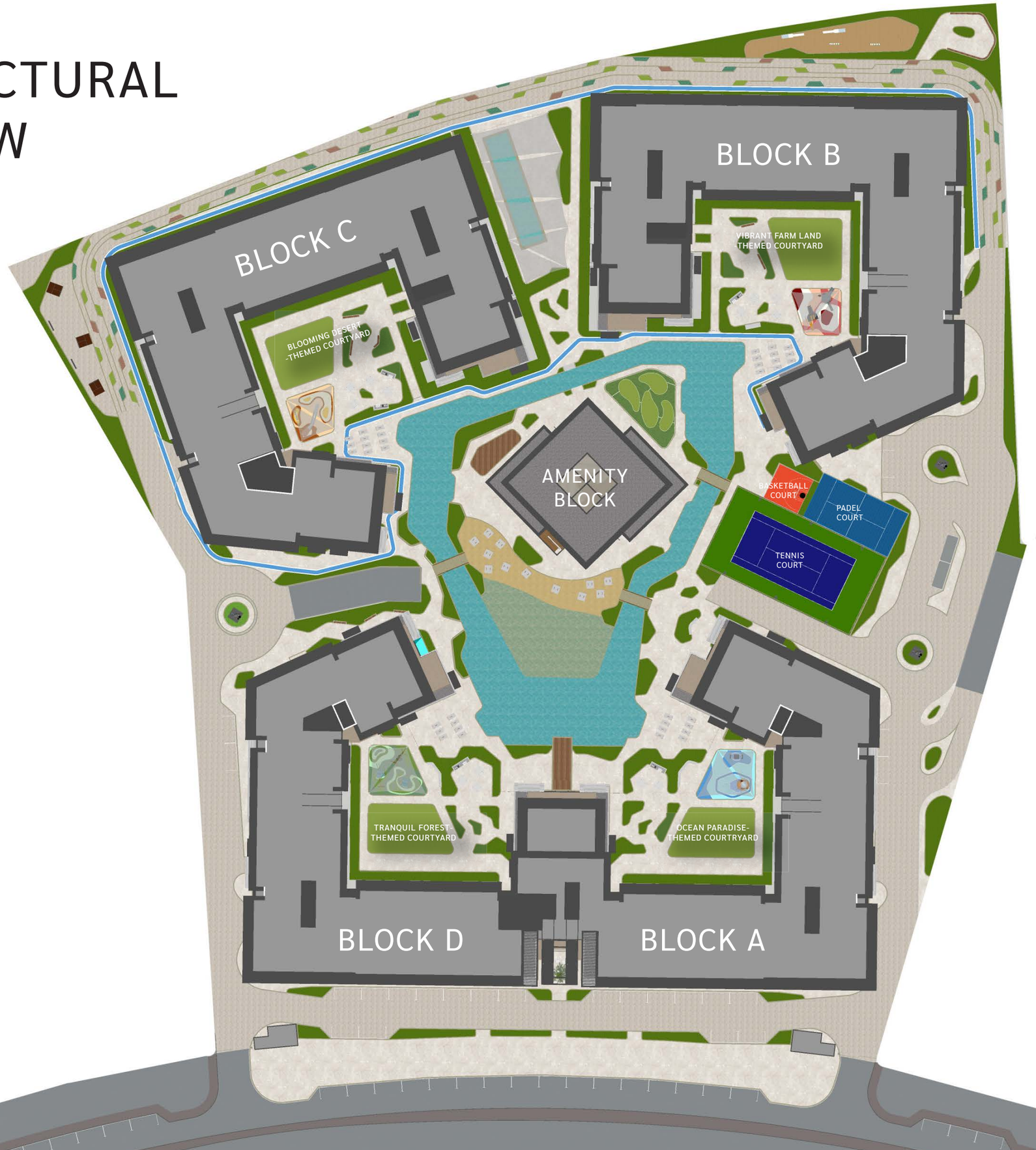


Amenities on all sides for a vibrant experience.

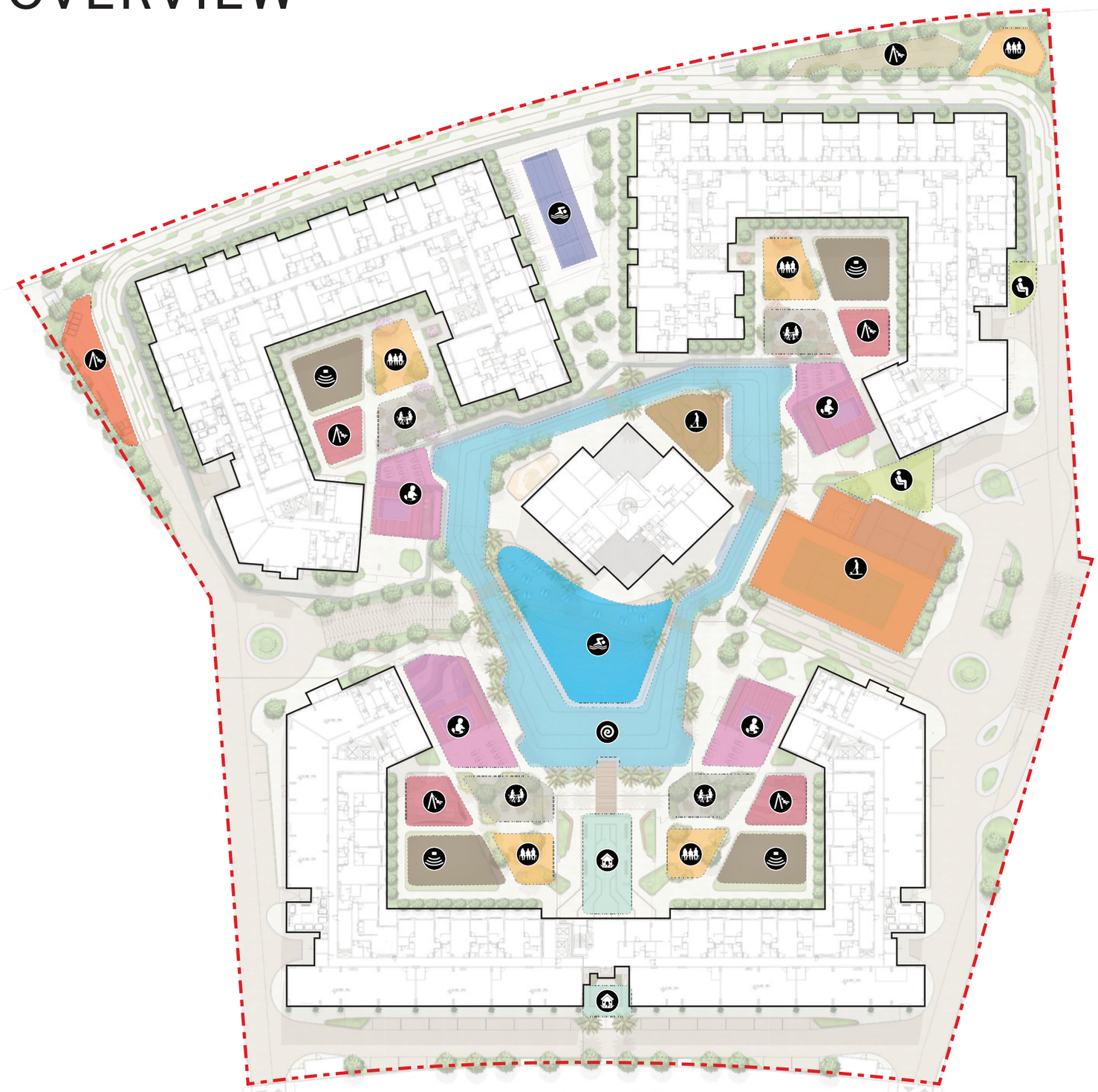


Natural light enhances the open feel of the lobby.

ARCHITECTURAL OVERVIEW



AMENITIES OVERVIEW

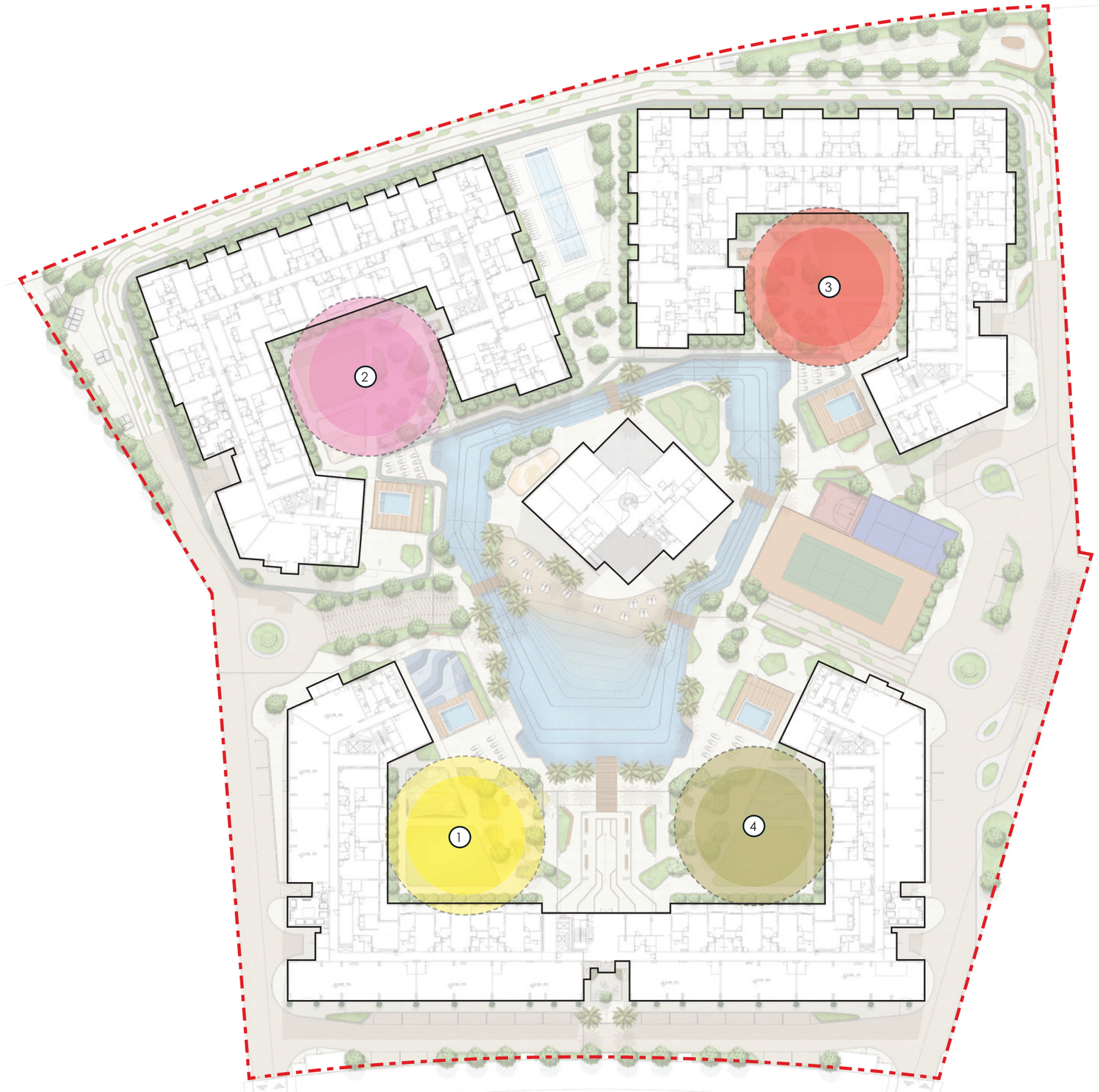


- Entrance Plaza
- Resting Area
- Beach Pool
- Lazy River
- Sports Court
- Reading Garden
- Outdoor Dining
- Lawn
- Kids Pool
- Mini Golf
- Kids Play
- Lap Pool
- Dog Park
- Skate Park

COURTYARD & KID’S PLAY

The open lawn spaces and outdoor kids’ playground feature four different themes, each inspired by nature, along with a dedicated indoor kids’ playroom, creche, and nap station

THEMED DESIGN



REFERENCE



1. Tranquil Forest



2. Blooming Desert



3. Vibrant Farm Land



4. Ocean Paradise

URBAN BEACH & POOLS

Connected to all four buildings, the pool features an expansive urban beach pool, and it is seamlessly linked to a lazy river that gently winds through the community, offering residents a unique and tranquil experience as they float along its path

CLUBHOUSE

The main central amenity block includes a variety of amenities, such as a cinema, game room, majlis, club lounge, fitness and yoga studio, and a wellness studio with the introduction of a Japanese-inspired Ganbanyaku room

SPORTS & FITNESS HUB

Including diverse sports courts like padel, tennis, and basketball courts, as well as jogging tracks, to provide an active lifestyle for residents

RETAIL AND F&B

Elevating community lifestyle for residents with potential inclusion of global retail supermarkets, casual dining and coffee chains

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