



EVERLY PLACE

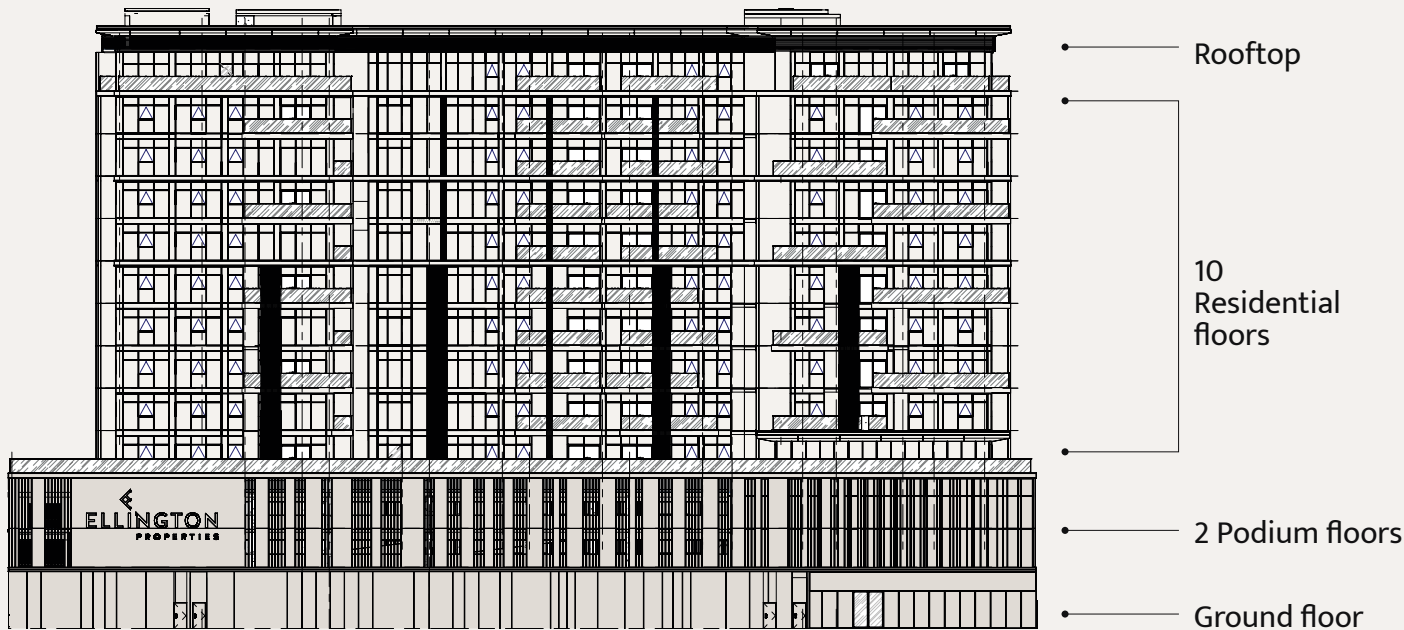


Savour a life  
in bloom

EVERLY PLACE



BUILDING CONFIGURATION



**Anticipated Service Charge**  
AED 16 per sq.ft

**Ownership**  
Freehold

**Project Configuration**  
Ground Floor + 2 Podium + 10 Residential floors + Roof

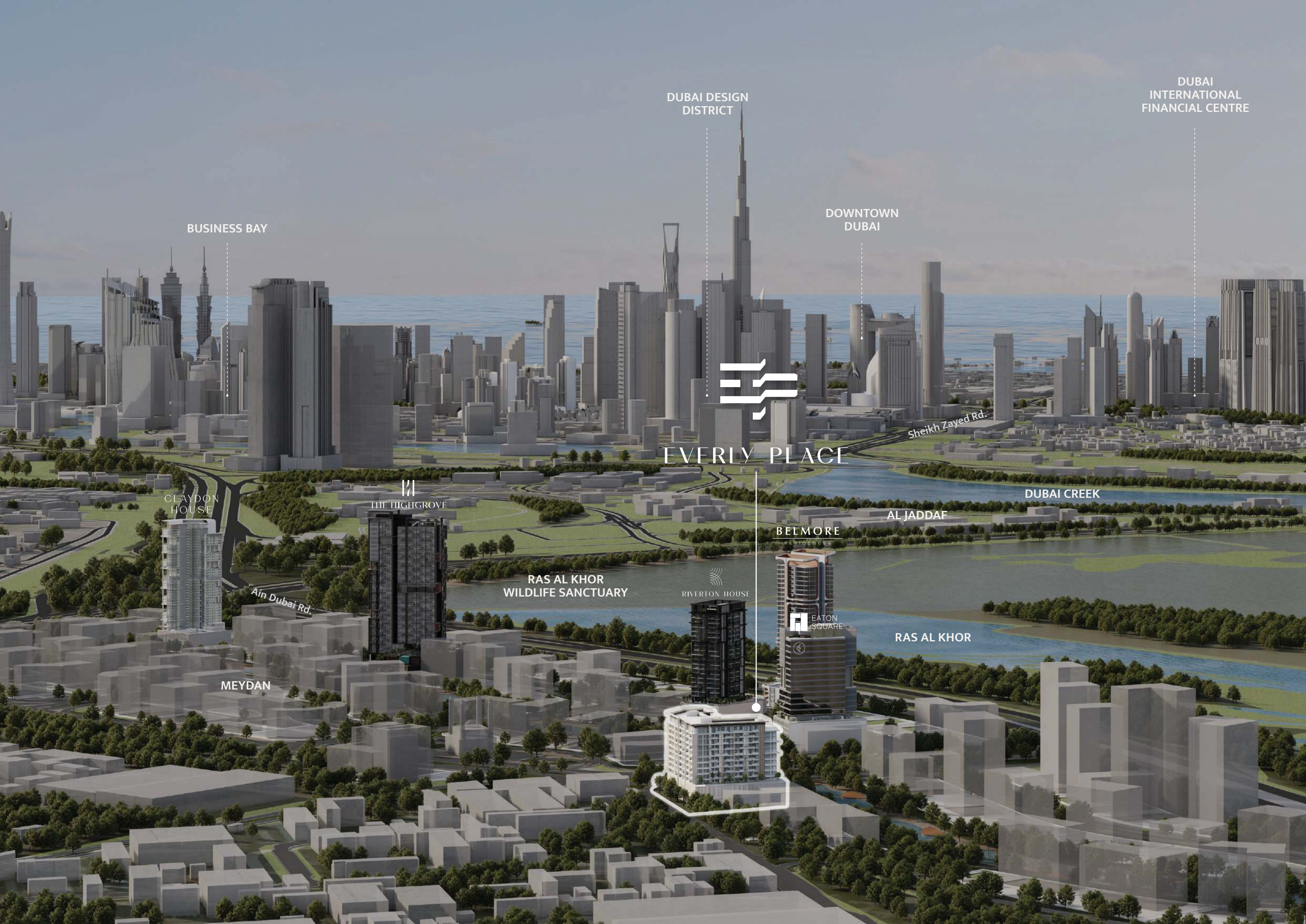
**Elevators**

|                       |                            |
|-----------------------|----------------------------|
| <b>Tower</b>          | <b>Amenities Pavillion</b> |
| 3 passenger elevators | 1 passenger elevator       |
| 1 service elevator    |                            |

**Parking**

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





BUSINESS BAY

DUBAI DESIGN DISTRICT

DUBAI INTERNATIONAL FINANCIAL CENTRE

DOWNTOWN DUBAI



EVERLY PLACE

Sheikh Zayed Rd.

CLAYDON HOUSE

THE HIGHGROVE

RAS AL KHOR WILDLIFE SANCTUARY

RIVERTON HOUSE

BELMORE RESIDENCES

EATON SQUARE

AL JADDAF

DUBAI CREEK

RAS AL KHOR

MEYDAN

Ain Dubai Rd.

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

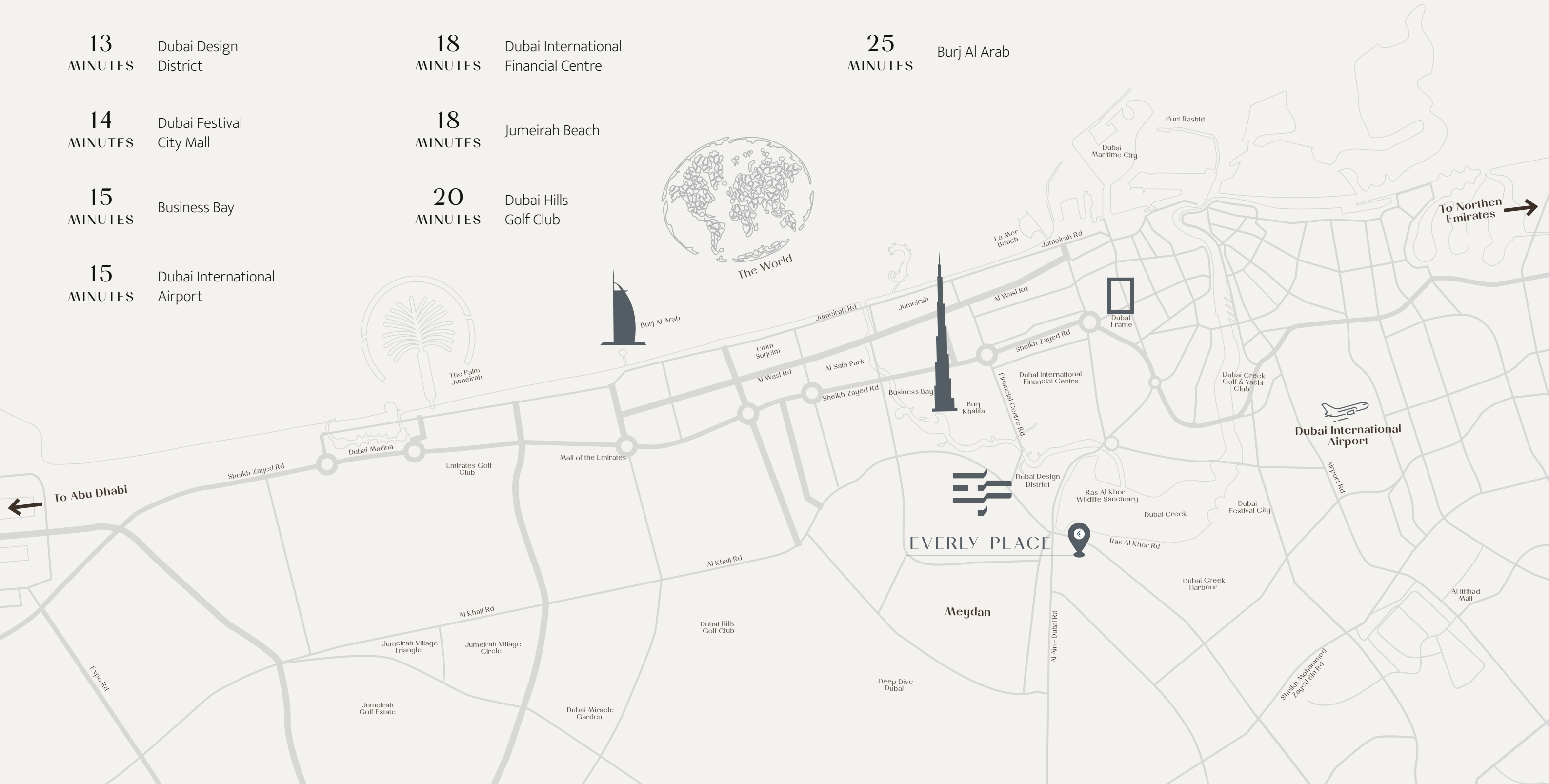
Business Bay

20  
MINUTES

Dubai Hills  
Golf Club

15  
MINUTES

Dubai International  
Airport





# Life Designed Around the Crystal Lagoon

In the heart of MBR City, a refined silhouette takes shape. Every Place emerges as a contemporary residence poised alongside 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.

  
**ELLINGTON**  
PROPERTIES



AMENITIES WITHIN THE PROJECT



Lobbies with reception and lounge



Indoor and outdoor kids play area



Club lounge overlooking the Crystal Lagoon



Bowling Alleys



Fitness Studio



Yoga Studio



Spa-inspired changing rooms



Sauna & Chromotherapy shower experience



Resort-style swimming pool



Sun loungers, sunken seating and cabanas



Shaded kid's pool



Outdoor BBQ area



Outdoor Cinema



Outdoor table tennis



Shaded outdoor seating

A LIFE  
DRAWN TO WATER



INHABIT A WORLD OF  
QUIET CONNECTION



Designed  
Around Views  
& Wellness



Life at Everly Place follows the gentle rhythm of the water. Bordering the shimmering lagoon of Meydan Horizon, the residence offers a rare perspective on Dubai. One where tranquil water-front vistas and open skies define the everyday. It is an invitation to live in the balance, a private, light-filled haven positioned perfectly at the edge of the city's most dynamic energy.

## UNIT TYPES AND SIZES

| Typical Units | No. of Units | Size Range                        |
|---------------|--------------|-----------------------------------|
| 1 Bedroom     | 133 units    | From 693 sq. ft to 1,492 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 |





## DESIGN-LED LIVING IN MBR CITY

Everly Place is an opulent mid-rise residence rising G+10 floors, presenting thoughtfully curated homes overlooking the crystal lagoon of Meydan Horizon. The collection offers a mix of one- to three-bedroom residences, each designed with elegant interiors, generous balconies and a calm architectural language.

Complemented by wellness spaces, social lounges and resort-inspired outdoor amenities, Everly Place reflects Ellington's commitment to considered design and considered urban lifestyle.

# LIVING IN ALIGNMENT



# GROUND FLOOR

Amenities Plan

- 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



PODIUM 01  
*Amenities Plan*

- 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



PODIUM 02  
*Amenities Plan*

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

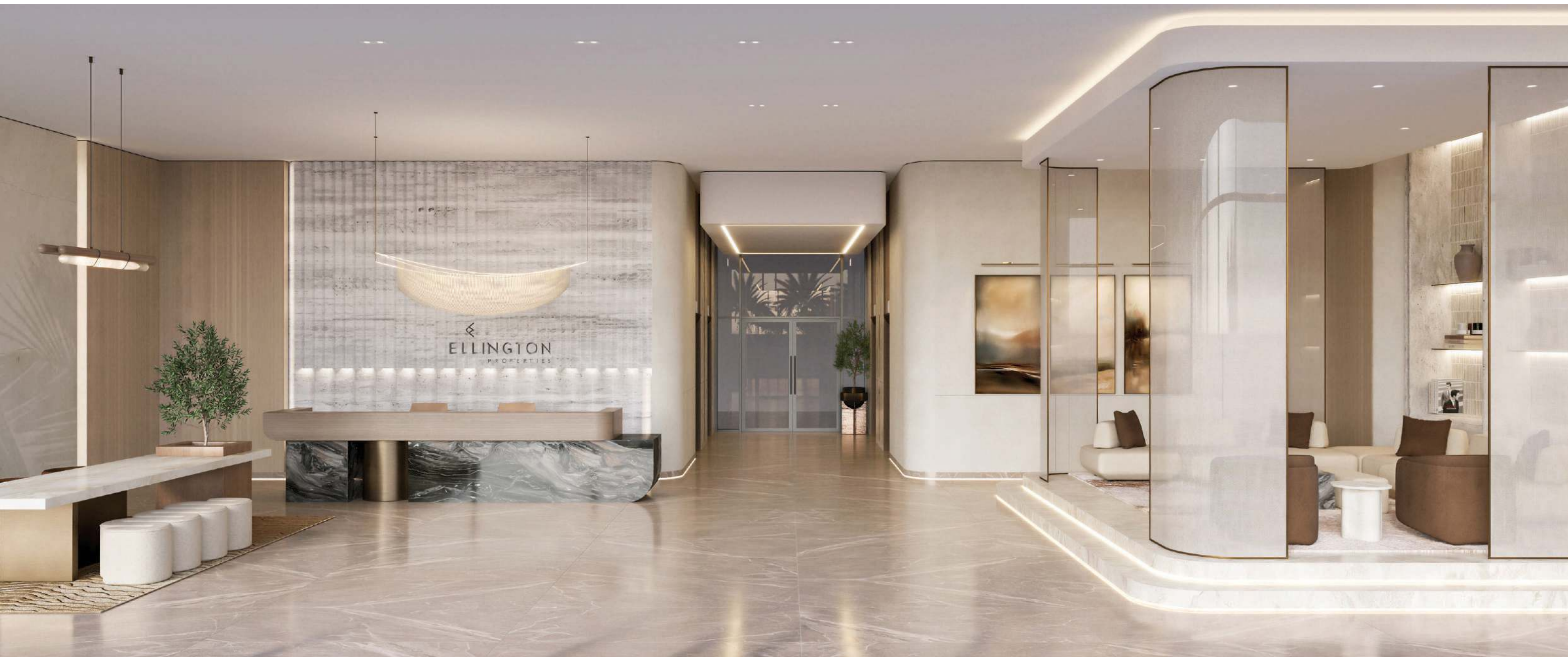


# 1ST FLOOR

*Amenities Plan*

- 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
- 17 OUTDOOR LEISURE SPACE





## Arrive in Quiet Elegance

LOBBY

The lobby welcomes residents through a composition of refined materials, soft lighting and warm natural textures. A communal table and elevated lounge create intimate spaces for quiet moments or casual gatherings, setting a tone of calm sophistication from the moment of arrival.



## A Sophisticated Social Escape

CLUB LOUNGE

More than a lounge, the club lounge is conceived as a tapestry of social experiences, harmonising the pulse of the city with the serenity of home. From the artisanal café bar to contemplative co-working spaces and lively game areas, the setting adapts effortlessly to every rhythm. Defined by fluid boundaries and thoughtful design, it is a place where residents gather, unwind and share moments of a life exceptionally well lived.



## Play, Gather, Connect

CLUB LOUNGE

Extending the experience, the lounge reveals open-plan enclaves designed for contemporary living. Social and leisure spaces come together with ease, where billiards, bowling and relaxed lounge settings form one cohesive environment. In this setting, moments of focus shift naturally into connection and play.



## Find Power in Balance

FITNESS STUDIO

A sanctuary designed in the delicate balance between the surge of energy and the grace of repose. The studio transitions seamlessly from the spirited rhythm of training to the quiet breath of the yoga retreat, a choreography of space devoted to balance and renewal.



## Where Joy Comes to Life

KIDS PLAY AREA

At Everly Place, young residents step into a colourful realm of play and imagination. A vibrant slide and lively ball pit invite laughter and movement, while soft forms, playful textures and child-scaled furnishings create a safe and cheerful setting where creativity unfolds freely.



# Interiors





## Effortless Ease, Elevated Comfort

LIVING & DINING AREA

Living spaces are defined by 3.1-meter ceiling heights and expansive windows that draw in light and lagoon views. Layered lighting enhances mood and function, while warm neutral tones create timeless versatility. Designed for gathering, relaxing, and everyday comfort.



## Design Meets Culinary Living

KITCHEN

The kitchen is thoughtfully composed as a dialogue between contemporary elegance and the quiet rhythms of the home. Framing the space, clean-lined cabinetry and refined stone surfaces create an atmosphere both modern and enduring. Premium European craftsmanship paired with effortless organisation brings calm precision to daily living.



## A Sanctuary of Restful Serenity

### BEDROOMS

Bedrooms are designed as tranquil retreats where natural light gently fills the room, illuminating a calm palette of refined neutral tones. Built-in wardrobes and thoughtfully integrated storage maintain a sense of quiet order, allowing the space to remain serene, elegant and comfortable.



## Pure Spacious Harmony

BATHROOMS

Everly Place's bathrooms are sculpted as private sanctuaries where refined tiles and contemporary grace converge. Together, glass shower enclosures and concealed detailing create a quiet composition of clarity and refinement, extending into a beautifully composed powder room that reflects the home's signature elegance.

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                                    |

BOOKING STEPS

01.
- Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02.
- Customer will receive a receipt from [customercare@ellingtongroup.com](mailto:customercare@ellingtongroup.com) along with the booking form
03.
- Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04.
- Customer will send back the signed SPAs for execution to Ellington Properties
05.
- Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED  
TO BOOK A UNIT

01.
- Buyer's Passport Copy
02.
- Home address, email address, including the contact number (should be the same as the home address)
03.
- AED 40,000 booking token to be paid in the form of UAE cheque or y credit card on

VIBRANT CALM,  
WOVEN INTO  
MBR CITY





ELLINGTONPROPERTIES.AE

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**investindxb**  
SOFIENE HADDAD

## Your dedicated Dubai off-plan advisor

I'm Sofiene Haddad, founder of InvestInDXB. Over the past decade I've closed AED 1.8 billion of transactions and personally trained over 1,300 agents across Dubai, Abu Dhabi and Ras Al Khaimah. I built an AI engine to screen every UAE launch, every week - but the engine doesn't sign. I do. If a project can't survive my diligence on escrow, developer track record and exit liquidity, it never reaches you. And you pay me nothing: I'm compensated by the developer, so my loyalty stays with you.

### About InvestInDXB.com

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