



# ELTIERA

## HEIGHTS

PROJECT BRIEF





# Crafted from Contrast

This is urban living, reimagined at Jumeirah Islands.  
An inspired expression of residential artistry by Ellington Properties.

Singular in vision. Subtle in presence. Seamlessly serene.



# A dialogue of rhythm and form

A curated architectural statement nestled within the storied beauty of Jumeirah Islands. Known for its tranquil waterways, sculpted greenery, and discreet prestige, this enclave becomes the new canvas for Ellington's evolving design language.

Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Eltiera Heights is not just a place to live; it is a place to observe, breathe, and belong.

Every residence is attuned to its setting, with spatial choreography that embraces dual aspects, soft light, and curated perspectives, making each view not just a sightline, but a moment of clarity.





# Jumeirah Islands

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land-to-water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land-to-water ratio, making it one of the most tranquil, exclusive residential settings in Dubai.

Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.





## STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

## LIFESTYLE INTEGRATION

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

## RETAIL & EVERYDAY CONVENIENCE

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day-to-day experience with dining, shopping, and service offerings close to home.



# Location





# Driving distances



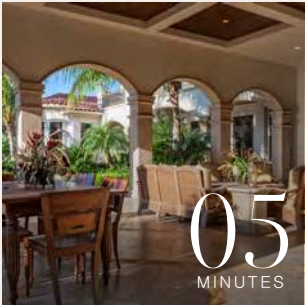
Jumeirah  
Islands Pavilion



Jumeirah  
Lakes Towers



Uptown  
Dubai



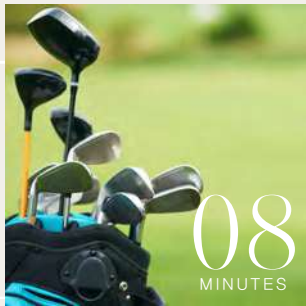
Jumeirah  
Islands clubhouse



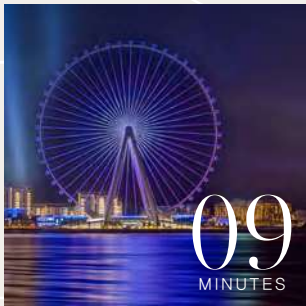
Montgomerie  
Golf Club



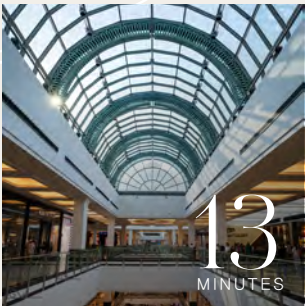
Dubai Marina  
Yacht Club



Emirates  
Golf Club



Ain  
Dubai



Mall of  
the Emirates



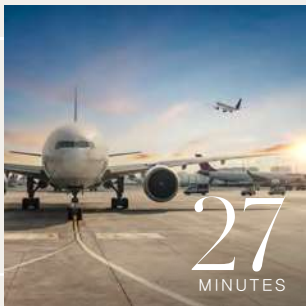
Palm  
Jumeirah



Burj  
Al Arab



Burj Khalifa/  
Dubai Mall



Al Maktoum  
International Airport



Dubai International  
Financial Centre



Dubai International  
Airport



# Sun and views analysis



SUMMER  
SUNSET

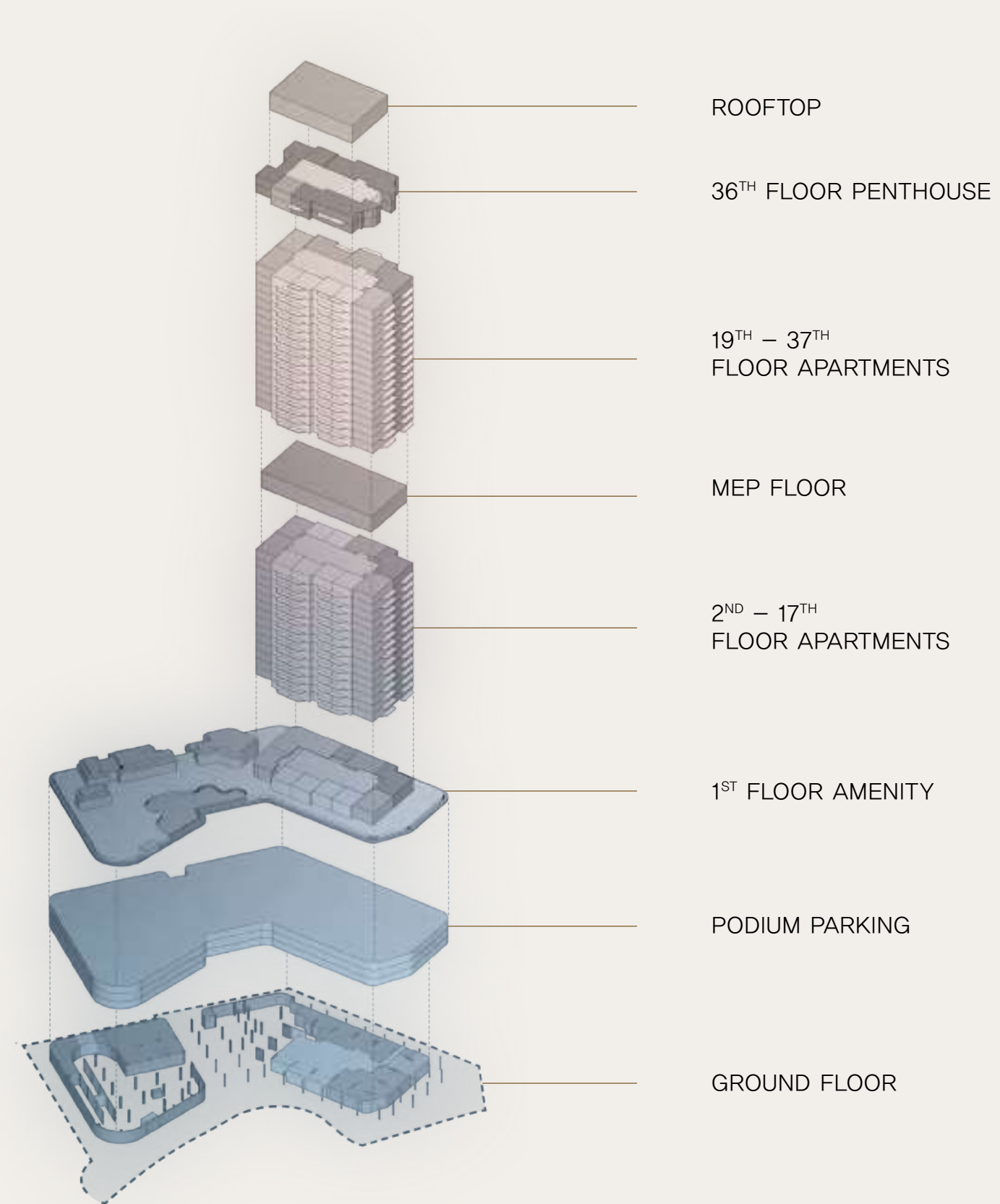
WINTER  
SUNSET

SUMMER  
SUNRISE

WINTER  
SUMMER



# Architectural sections





# Building configurations



**ELEVATORS**  
6 passenger elevators  
1 service elevator

**ANTICIPATED COMPLETION DATE**  
Q4 2028

**ANTICIPATED SERVICE CHARGE**  
AED 21 per sq.ft.

**PARKING**  
1 and 2 bedroom : 1 parking space  
3 and 4 bedroom : 2 parking spaces

**OWNERSHIP**  
Freehold



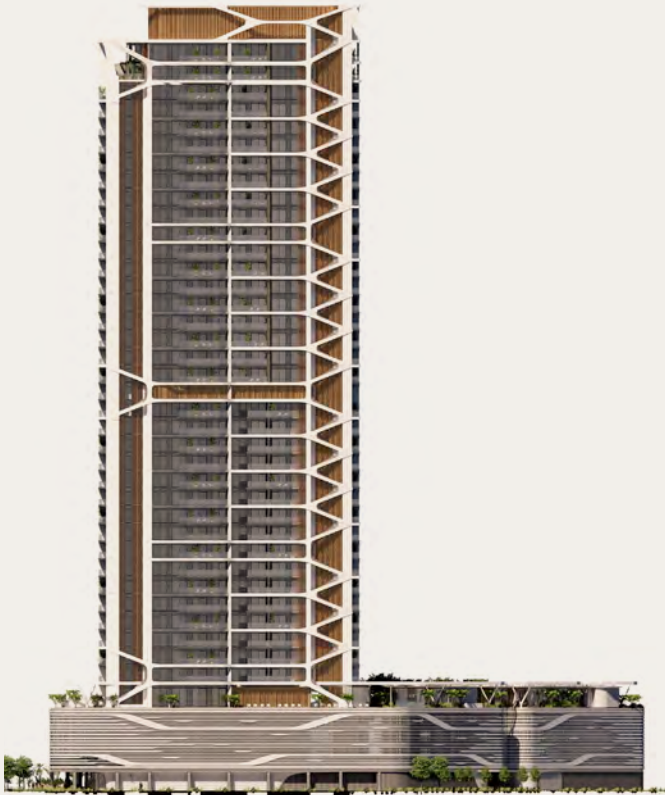
# Elevations



West  
ELEVATION



South  
ELEVATION



East  
ELEVATION



North  
ELEVATION









# Size range & Unit type

1 Bedroom Apartment	168 units	From 820 sq.ft. to 895 sq.ft.
2 Bedroom Apartment	100 units	From 1,237 sq.ft. to 1,393 sq.ft.
2 Bedroom Apartment + S	51 units	From 1,369 sq.ft. to 1,501 sq.ft.
3 Bedroom Apartment	34 units	From 1,640 sq.ft. to 1,950 sq.ft.
4 Bedroom Penthouse	2 units	From 5,810 sq.ft. to 6,085 sq.ft.
Total Units	355 units	









Amenities





Drop-off and arrival plaza





Lobby reception





Lobby lounge



# GROUND FLOOR AMENITIES PLAN

- 01

MAIN ROAD ENTRANCE
- 02

DROP-OFF PLAZA
- 03

LANDSCAPE FEATURE
- 04

TAXI WAITING AREA
- 05

LOBBY ENTRANCE
- 06

LOBBY RECEPTION
- 07

COMMUNAL TABLE
- 08

SERVICE COUNTER
- 09

LIFT LOBBY
- 10

SERVICE LIFT
- 11

BICYCLE PARKING & REPAIR STATION
- 12

MOVE-IN TRUCK ZONE
- 13

VISITOR PARKING
- 14

RESIDENTS VEHICLE ACCESS
- 15

EV CHARGING STATION
- 16

INDEPENDENT CAR WASH BAY
- 17

ACCESS TO UPPER LEVEL PARKING
- 18

ACCESS TO GROUND FLOOR
- 19

F&B TERRACE
- 20

GREEN SOCIAL SPACE







First floor amenities





Pool





Outdoor seating





Clubhouse





Fitness studio





Kids club



## 1st FLOOR AMENITIES PLAN

- |                          |                                |
|--------------------------|--------------------------------|
| 01 INFINITY-EDGE POOL    | 18 OUTDOOR KIDS PLAY           |
| 02 BAJA SHELF            | 19 OUTDOOR GREENHOUSE PAVILION |
| 03 SOAK & SOCIAL BENCH   | 20 GAMES STATION               |
| 04 SUN LOUNGERS AREA     | 21 OUTDOOR GAMES AREA          |
| 05 OUTDOOR SHOWER        | 22 KARAOKE/CINEMA ROOM         |
| 06 POOL PAVILION         | 23 PODCAST ROOM                |
| 07 POOL ENTRANCE         | 24 KITCHENETTE                 |
| 08 WATER GARDEN          | 25 BAR AREA                    |
| 09 OUTDOOR SEATING AREAS | 26 CLUB LOUNGE                 |
| 10 FITNESS STUDIO        | 27 CLUB TERRACE                |
| 11 BOXING AREA           | 28 VITALITY POOLS              |
| 12 YOGA STUDIO           | 29 JAPANESE-ONSEN BATHS        |
| 13 OUTDOOR YOGA AREA     | 30 STEAM & SAUNA ROOMS         |
| 14 FEMALE CHANGE ROOM    | 31 CHANGE ROOMS                |
| 15 MALE CHANGE ROOM      | 32 GROOMING & BEAUTY LOUNGE    |
| 16 OUTDOOR FITNESS AREA  | 33 SPA TERRACE                 |
| 17 KIDS CLUB             | 34 LIFT LOBBY                  |







Residences





Living and dining





Kitchen





Bedroom





Bathroom



# Powder room







Penthouse





Penthouse living area



# Penthouse bathroom







Floor plans



1<sup>st</sup> Floor  
Typical Plan

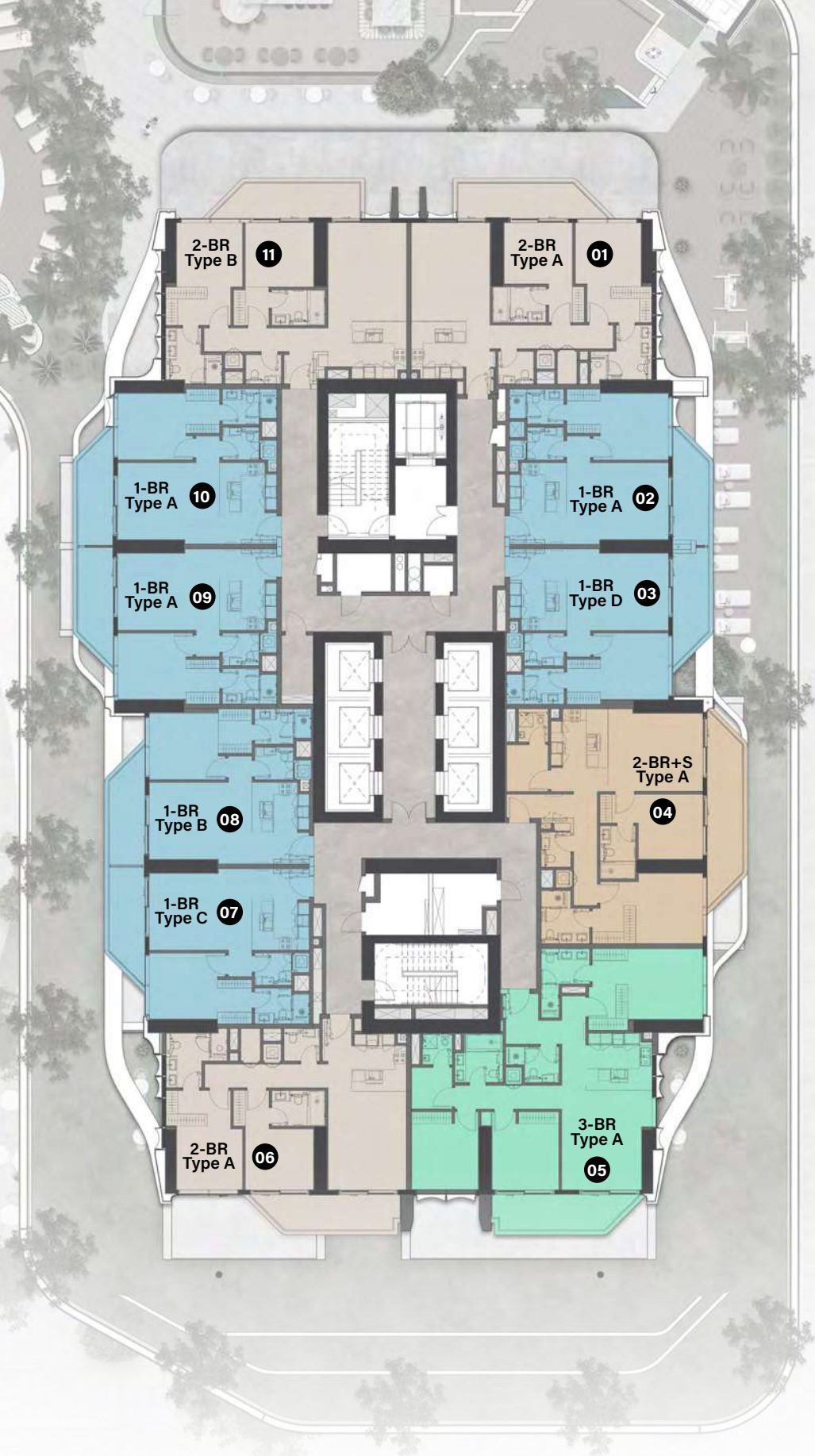
- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom





2<sup>nd</sup> - 17<sup>th</sup> Floor  
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom





19<sup>th</sup> - 35<sup>th</sup> Floor  
Typical Plan

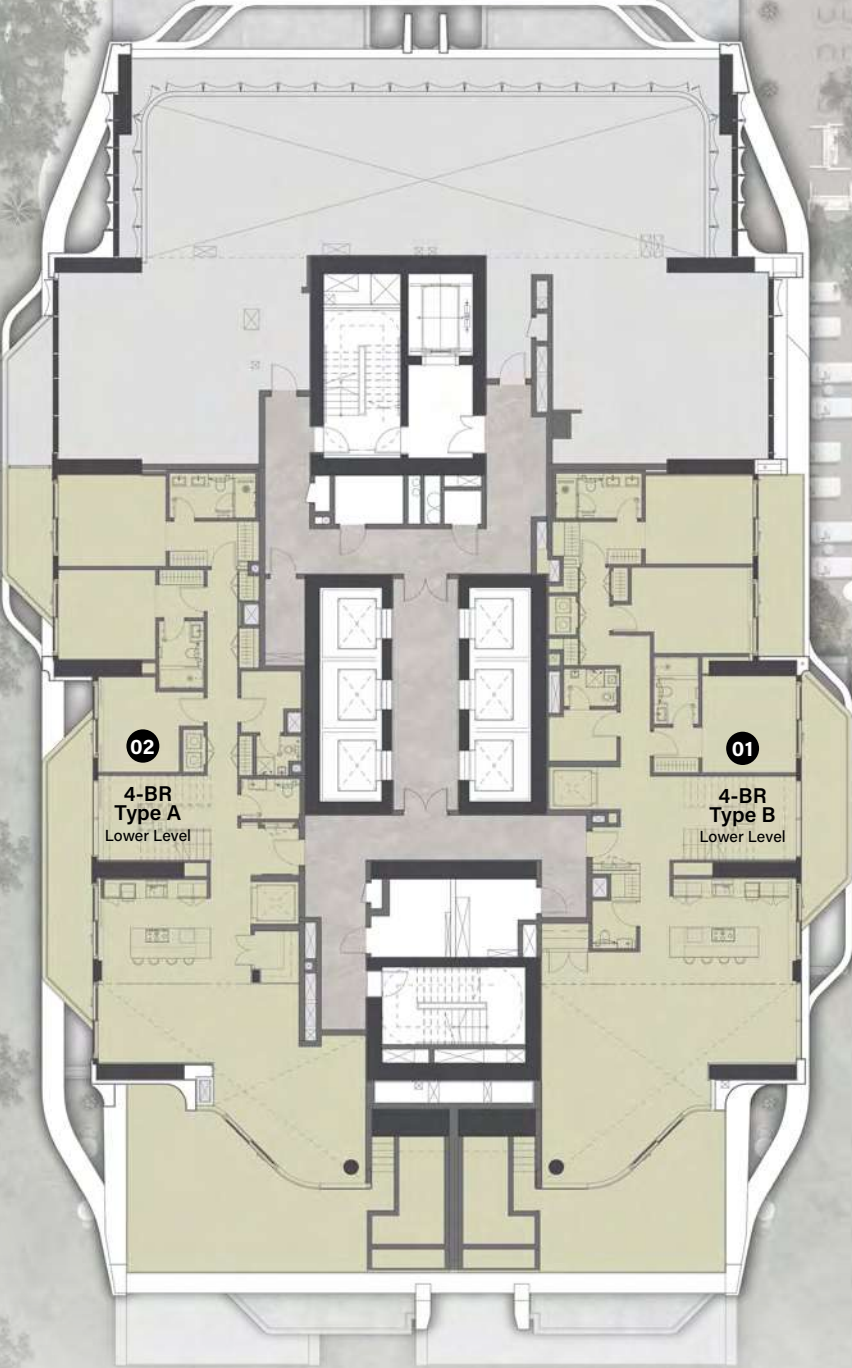
- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom





36<sup>th</sup> Floor  
Typical Plan

■ 4 Bedroom Penthouse  
Lower Level





37<sup>th</sup> Floor  
Typical Plan

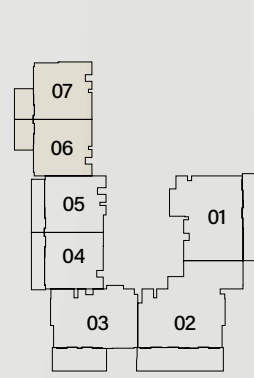
■ 4 Bedroom Penthouse  
Upper Level



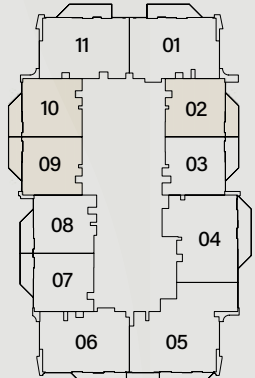


# 1 - BEDROOM

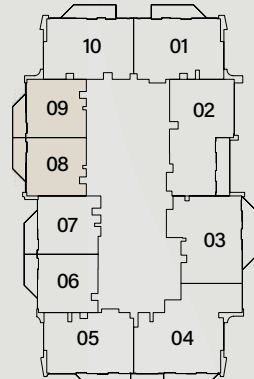
## TYPE A



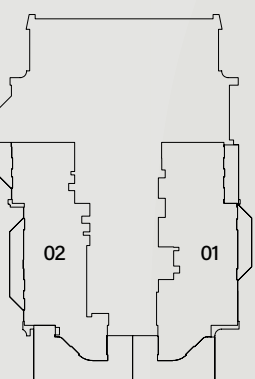
1<sup>st</sup> Floor



2<sup>nd</sup>-17<sup>th</sup> Floor



19<sup>th</sup>-35<sup>th</sup> Floor



36<sup>th</sup> Floor

Internal Living Area : **713.86 sq. ft.**      Outdoor Living Area : **106.02 sq. ft.**      Total Living Area : **819.89 sq. ft.**



# 1 - BEDROOM

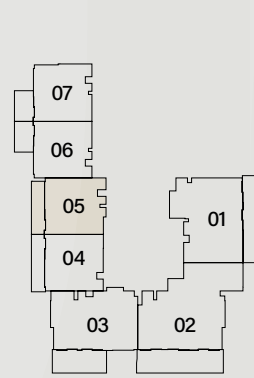
## TYPE B



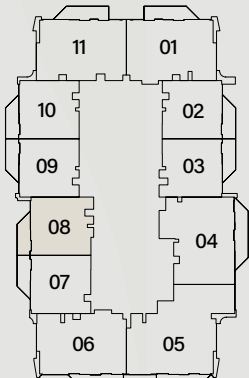
Internal Living Area : **737.76 sq. ft.**

Outdoor Living Area : **106.02 sq. ft.**

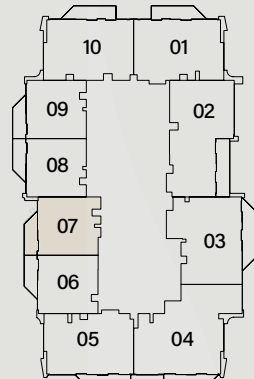
Total Living Area : **843.78 sq. ft.**



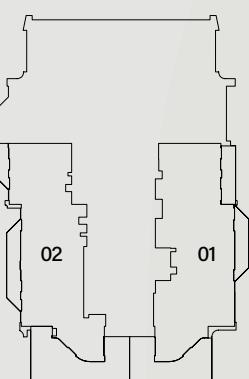
1st Floor



2nd-17th Floor



19th-35th Floor

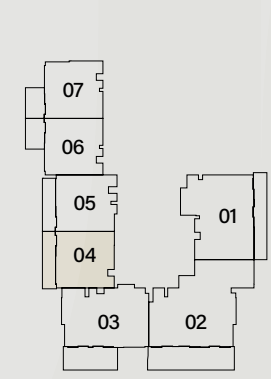


36th Floor

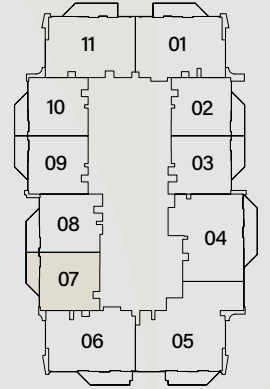


# 1 - BEDROOM

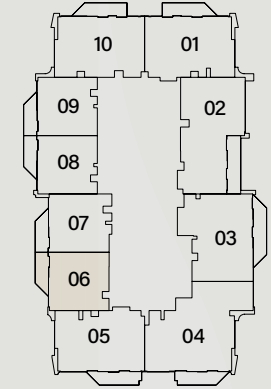
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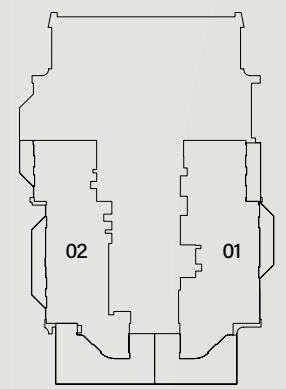
1<sup>st</sup> Floor



2<sup>nd</sup>-17<sup>th</sup> Floor



19<sup>th</sup>-35<sup>th</sup> Floor



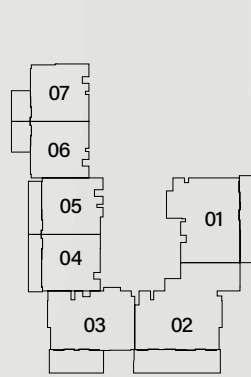
36<sup>th</sup> Floor

Internal Living Area : **720.64 sq. ft.**      Outdoor Living Area : **105.49 sq. ft.**      Total Living Area : **826.13 sq. ft.**

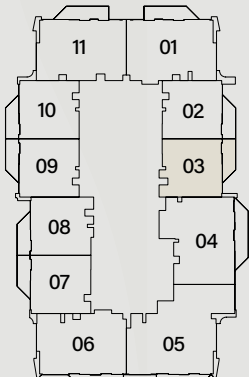


# 1 - BEDROOM

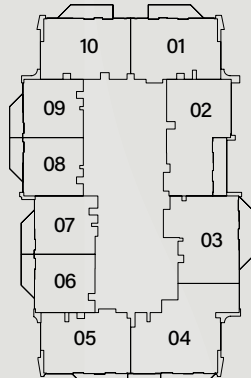
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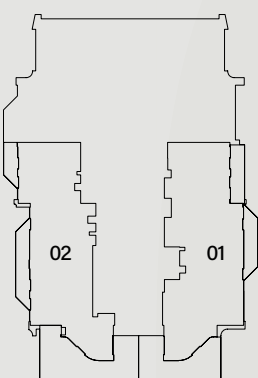
1<sup>st</sup> Floor



2<sup>nd</sup>-17<sup>th</sup> Floor



19<sup>th</sup>-35<sup>th</sup> Floor



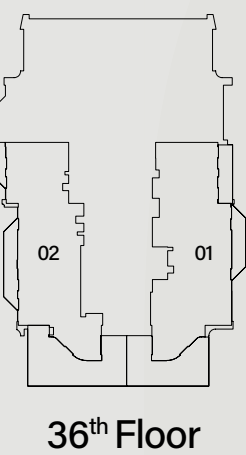
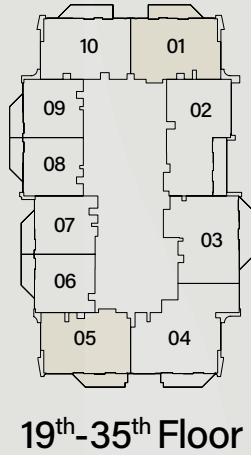
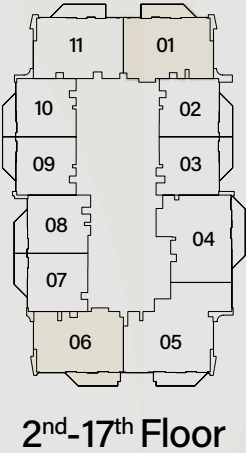
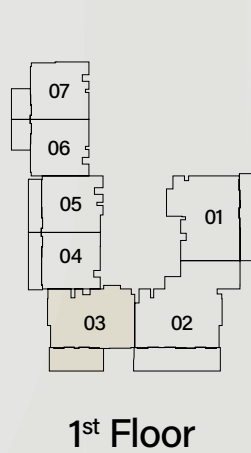
36<sup>th</sup> Floor

Internal Living Area : **729.15 sq. ft.**      Outdoor Living Area : **106.02 sq. ft.**      Total Living Area : **835.17 sq. ft.**



# 2 - BEDROOM

## TYPE A

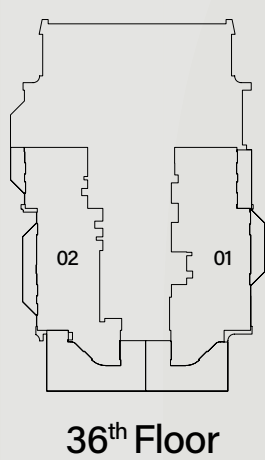
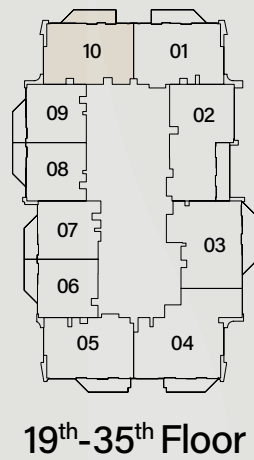
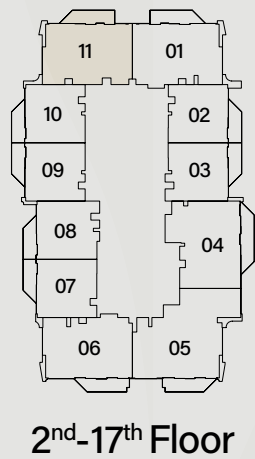
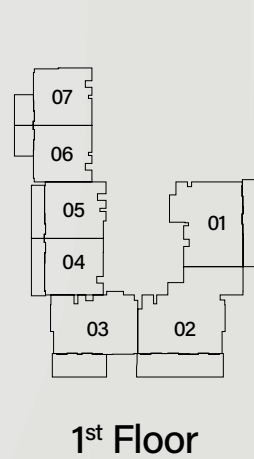


Internal Living Area : 1115.79 sq. ft.      Outdoor Living Area : 138.32 sq. ft.      Total Living Area : 1254.10 sq. ft.



# 2 - BEDROOM

## TYPE B



Internal Living Area : 1098.67 sq. ft.      Outdoor Living Area : 138.32 sq. ft.      Total Living Area : 1236.99 sq. ft.

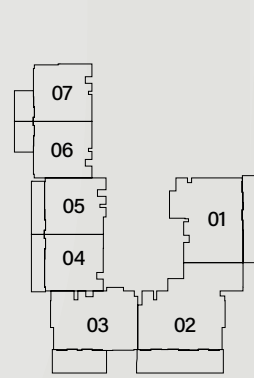


# 2 - BEDROOM + S

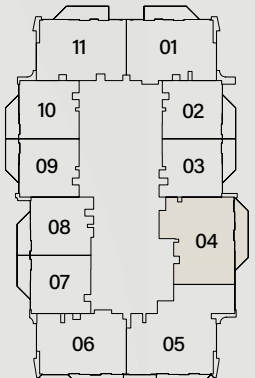
## TYPE A



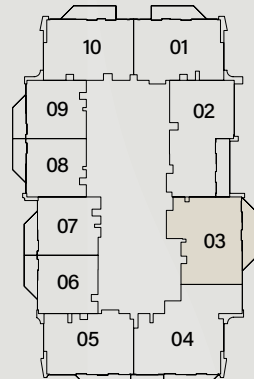
Internal Living Area : 1198.88 sq. ft.      Outdoor Living Area : 170.29 sq. ft.      Total Living Area : 1369.17 sq. ft.



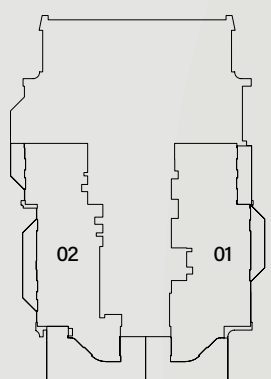
1st Floor



2nd-17th Floor



19th-35th Floor

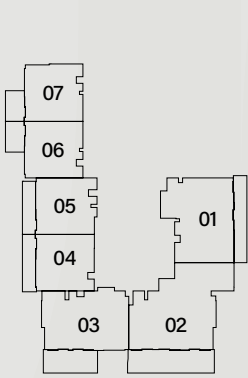


36th Floor

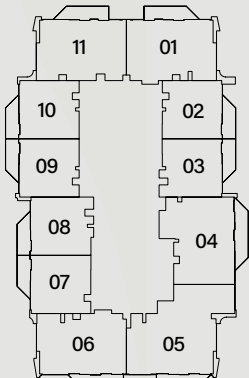


# 2 - BEDROOM + S

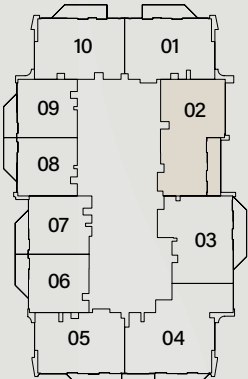
TYPE B



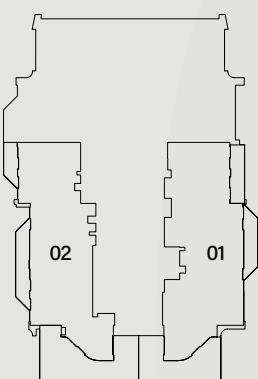
1<sup>st</sup> Floor



2<sup>nd</sup>-17<sup>th</sup> Floor



19<sup>th</sup>-35<sup>th</sup> Floor



36<sup>th</sup> Floor

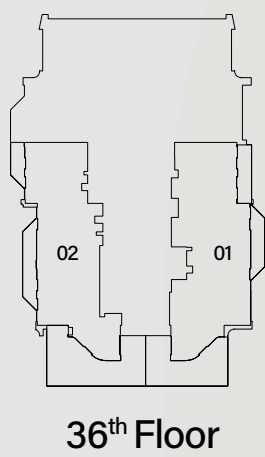
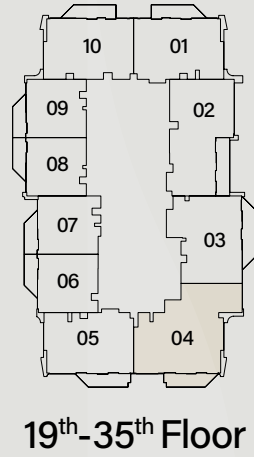
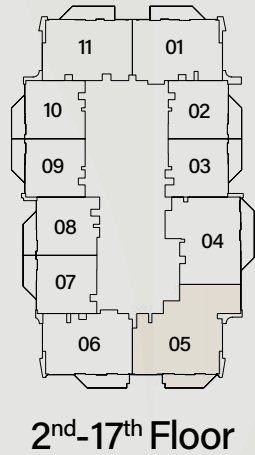
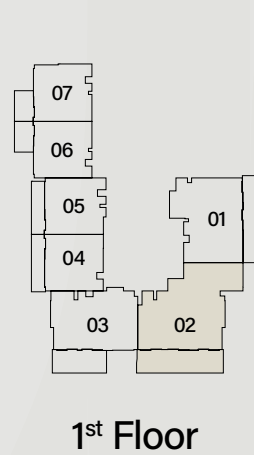


# 3 - BEDROOM

## TYPE A



Internal Living Area : **1505.76 sq. ft.**      Outdoor Living Area : **134.66 sq. ft.**      Total Living Area : **1640.42 sq. ft.**





# 4 - BEDROOM PENTHOUSE

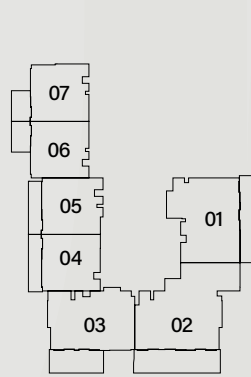
## TYPE A



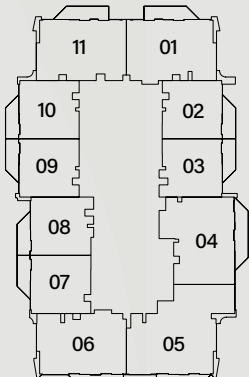
Lower Level



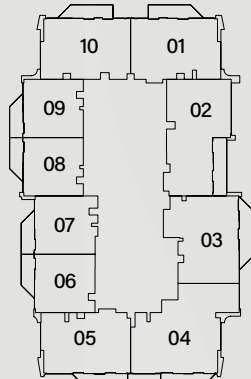
Upper Level



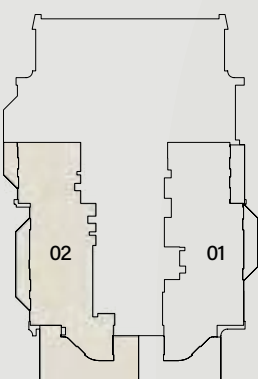
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

Internal Living Area : 4412.23 sq. ft.      Outdoor Living Area : 1397.91 sq. ft.      Total Living Area : 5810.14 sq. ft.



# 4 - BEDROOM PENTHOUSE

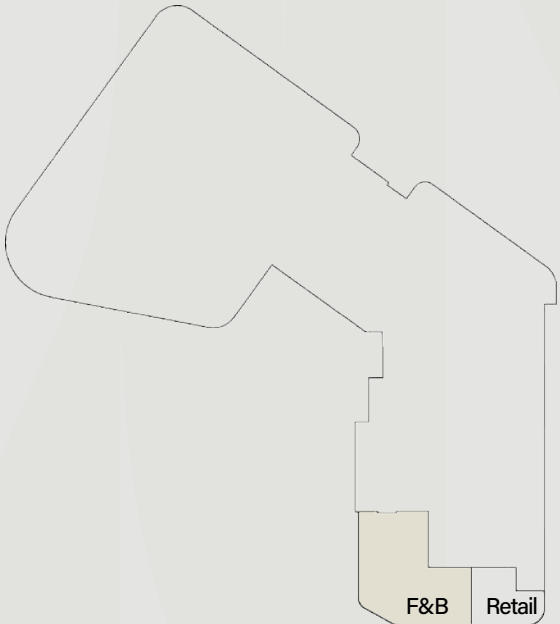
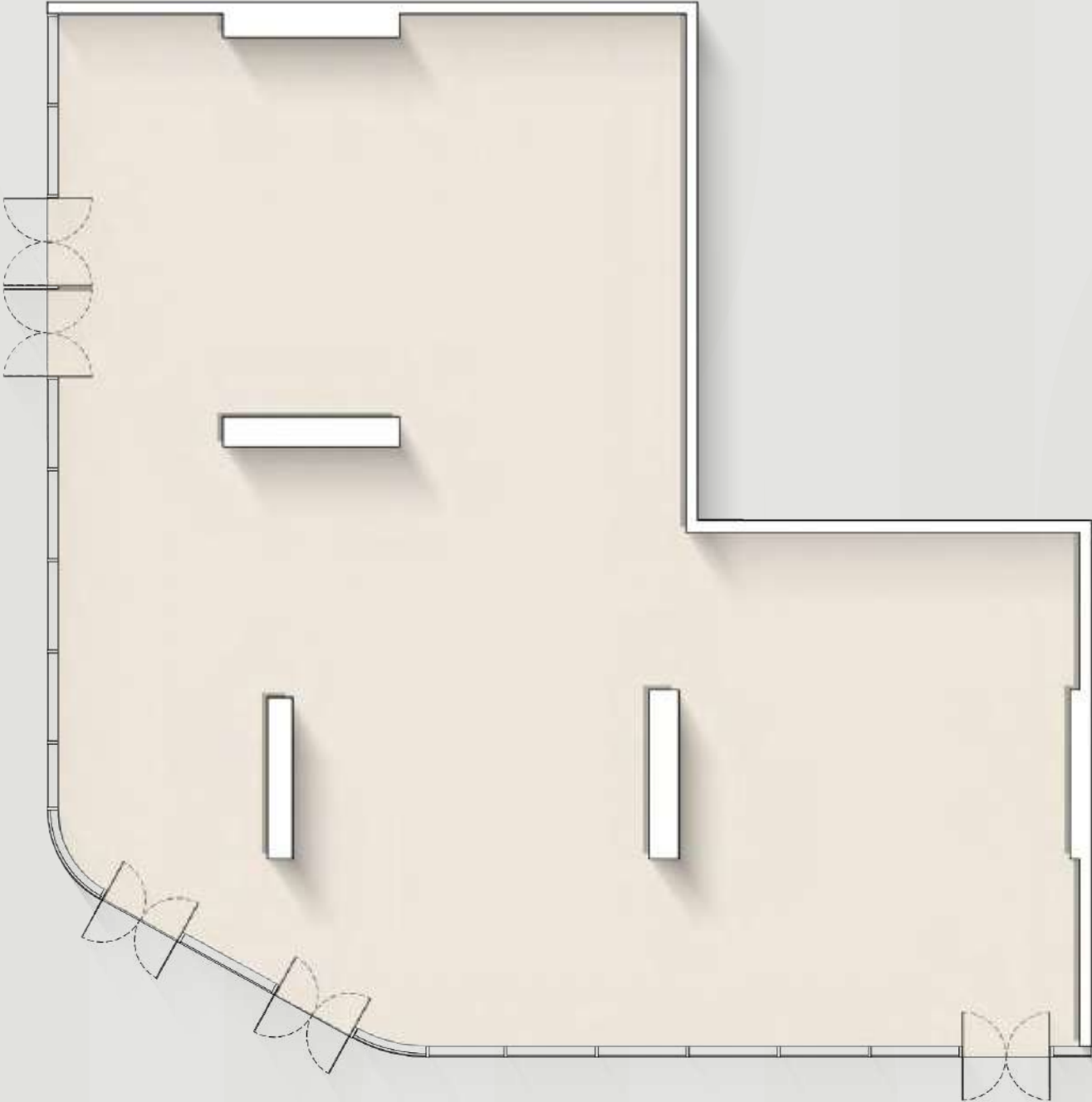
## TYPE B



Internal Living Area : **4806.30 sq. ft.**      Outdoor Living Area : **1279.08 sq. ft.**      Total Living Area : **6085.38 sq. ft.**



# F & B

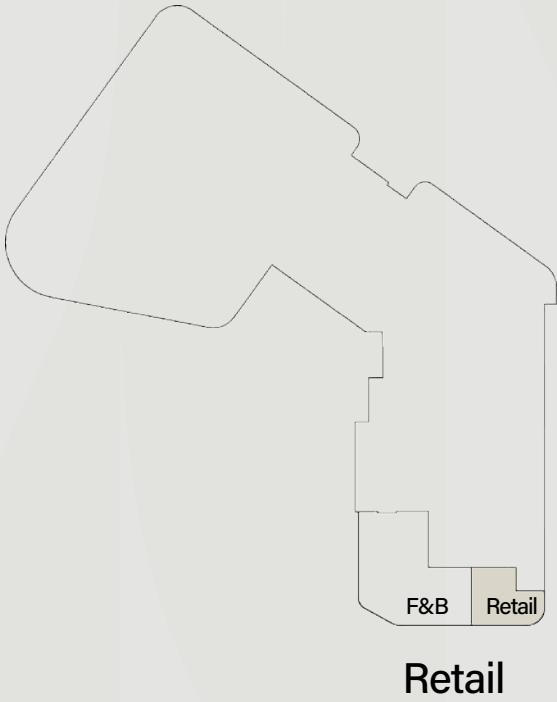
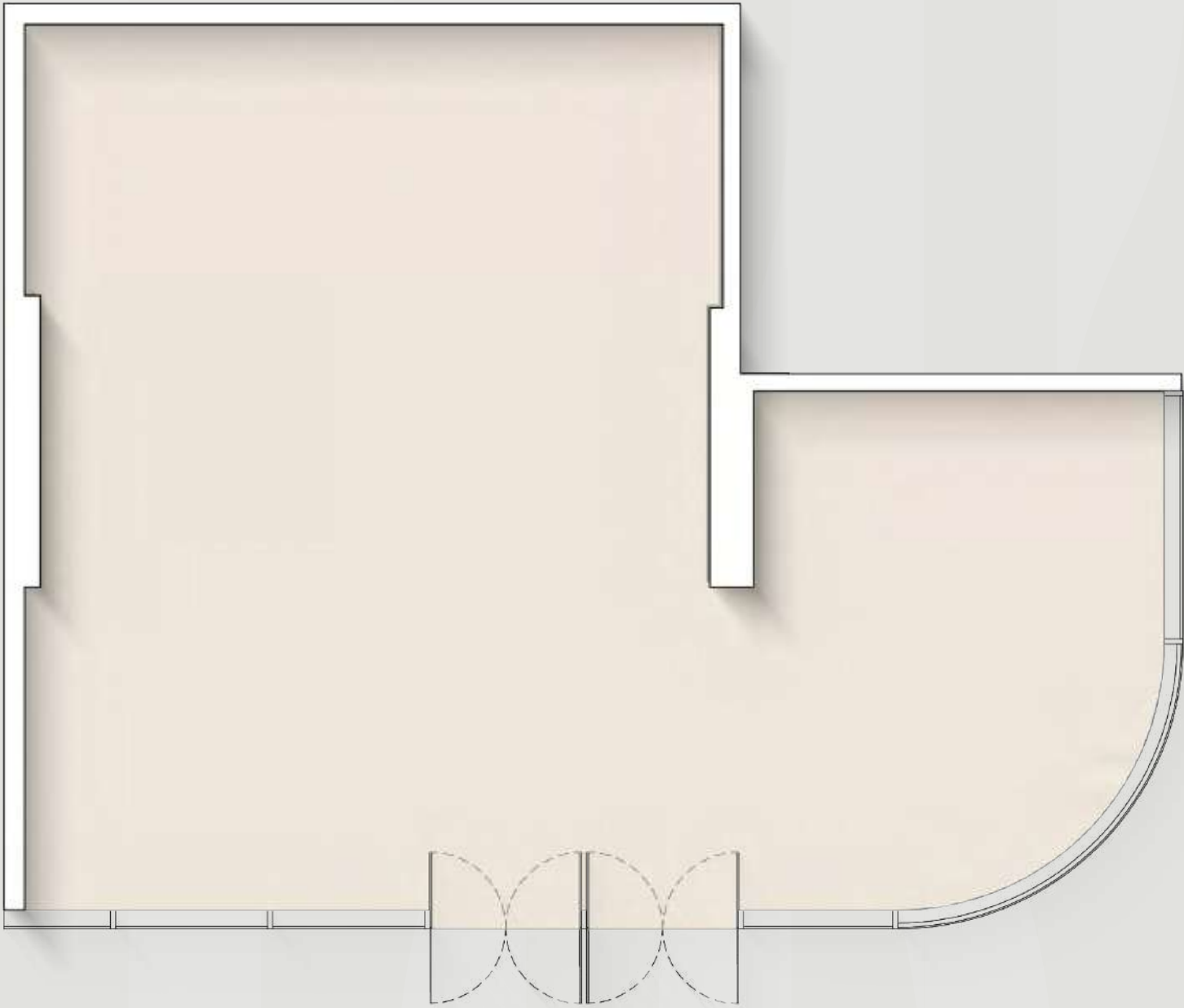


Type F&B

Internal Retail Area : **3571.68 sq. ft.**



# RETAIL



Internal Retail Area : **1251.63 sq. ft.**



# Payment plan

20%

at the time  
of booking

10%

60 days after the  
reservation date

5%

120 days after the  
reservation date

5%

180 days after the  
reservation date

5%

240 days after the  
reservation date

5%

360 days after the  
reservation date

5%

On completion of  
20% construction  
of the project

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

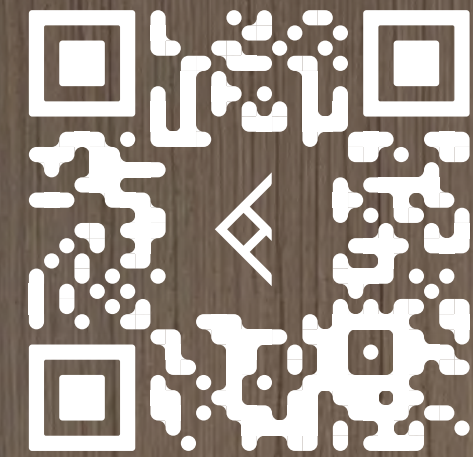
30%

On completion



# Project interactive app

To navigate the project interactive  
web page of Eltiera Heights,  
click [HERE](#) or scan the QR code:



SCAN THE QR CODE





