



# ELTIERA HEIGHTS

INVESTOR GUIDE

Crafted  
from  
contrast



## Building Configuration



## Unit Type and Sizes

Apartments	Number of Units	Size Range
1 Bedroom	168 units	from 820 sq. ft to 895 sq. ft
2 Bedroom	100 units	from 1,237 sq. ft to 1,393 sq. ft
2 Bedroom + S	51 units	from 1,369 sq. ft to 1,501 sq. ft
3 Bedroom	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

### Anticipated Completion Date

Q4 2028

### Anticipated Service Charge

AED 21 per sq.ft

### Ownership

Freehold

### Floors

Basement + Ground Floor +  
3 Podiums + 37 Residential Floors

### Elevators

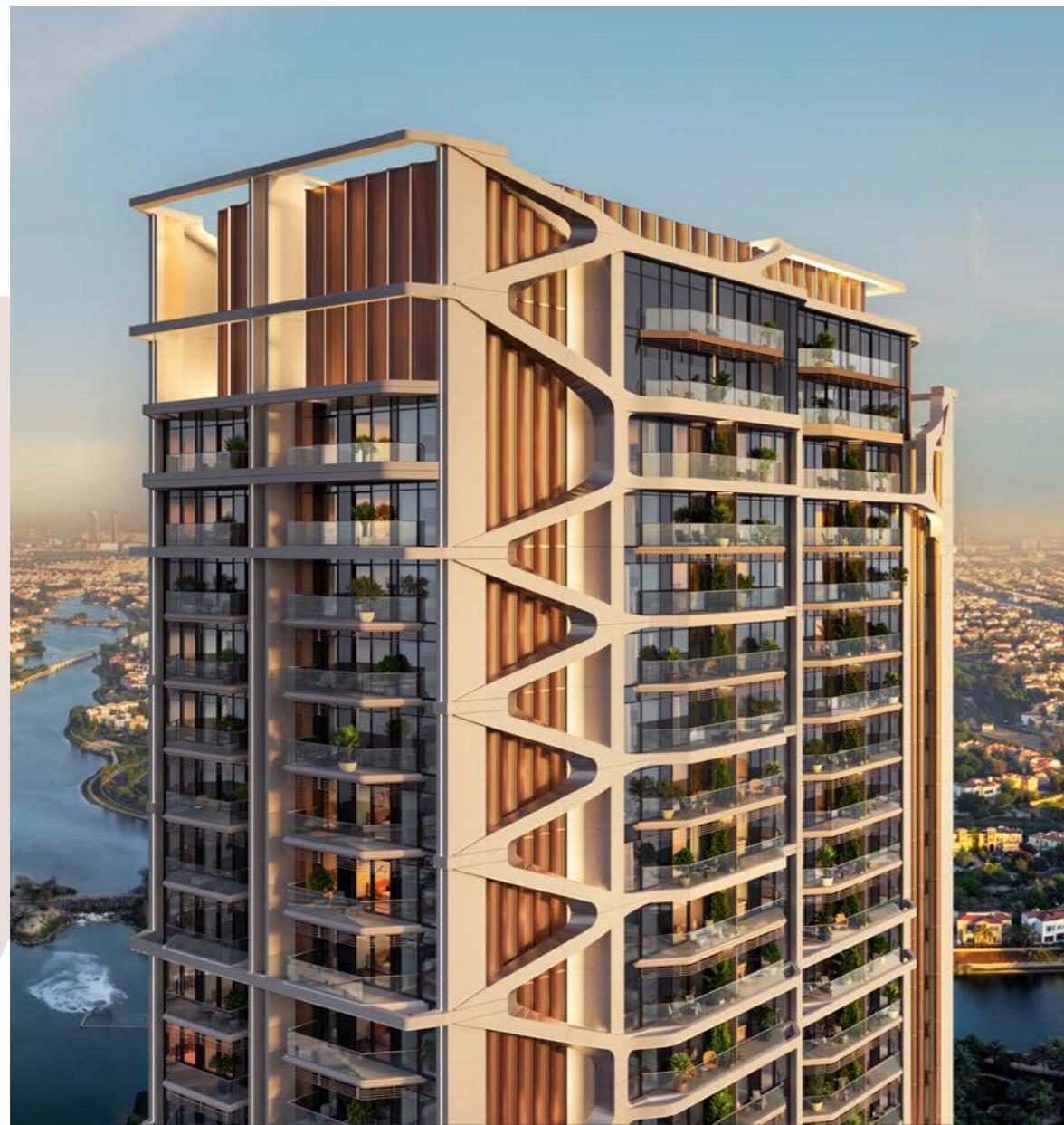
6 Passenger Elevators  
1 Service Elevator

### Parking

1 and 2 bedroom: 1 parking space  
3 and 4 bedroom: 2 car parking spaces



# Organic forms for an urban lifestyle



## Amenities within the Project



Arrival gardens  
and drop-off area



F & B and  
retail shops



Lobbies with  
reception and lounge



Bicycle parking and  
repair station



Independent  
car wash bay



Communal  
table



Pool pavilion and  
relaxation zone



Water lounge  
area



Soak and  
social bench



Indoor and outdoor  
fitness area



Indoor and outdoor  
kids play area



Clubhouse with  
games area



Wellness spa with vitality  
pool and Japanese bath



Podcast room



Grooming &  
beauty Lounge



Outdoor  
greenhouse pavilion



## 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

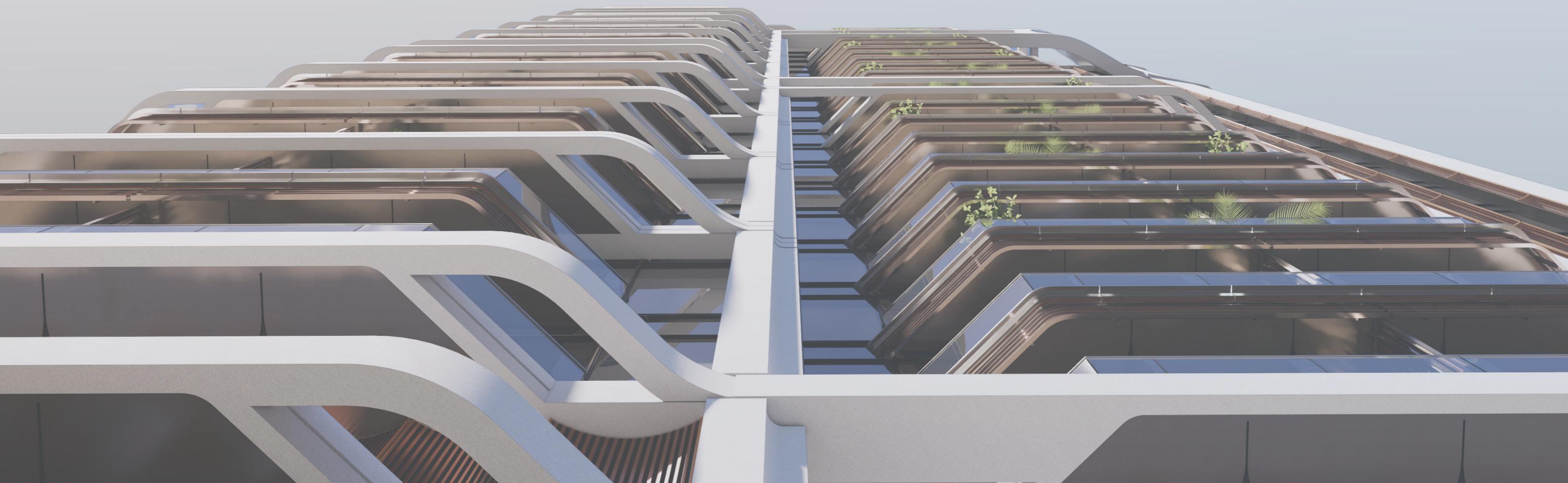
Buyer's Passport Copy

02

Home address, email address, including the contact number (should be the same as the home address)

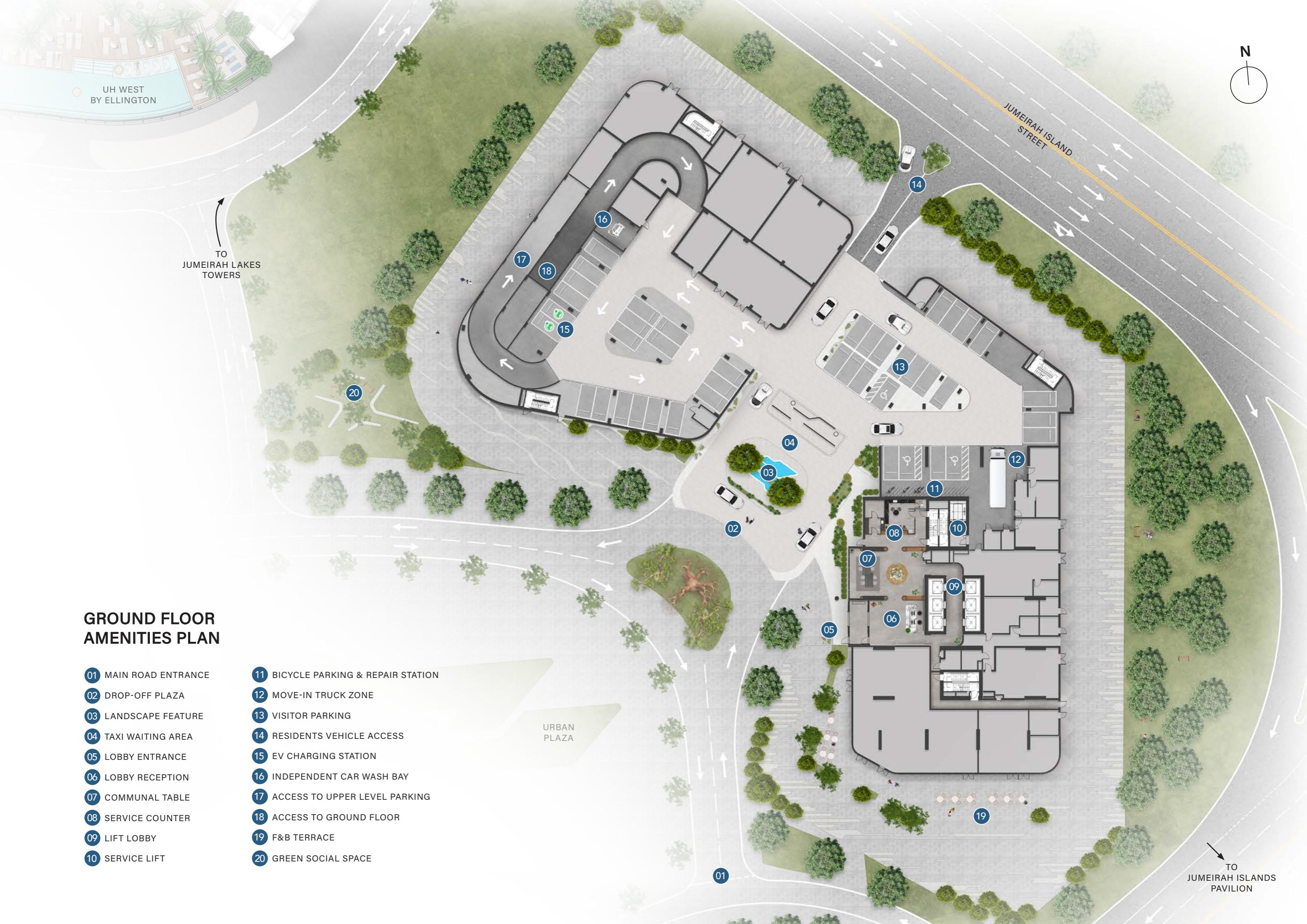
03

AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>



Organically  
Intertwined





UH WEST  
BY ELLINGTON

TO  
JUMEIRAH LAKES  
TOWERS

N

JUMEIRAH ISLAND  
STREET

## 1st FLOOR AMENITIES PLAN

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

URBAN  
PLAZA

TO  
JUMEIRAH ISLANDS  
PAVILION





Framed by  
purposeful  
design



## Drop-off Area

Designed to mirror the fluid form of the tower, the drop-off area is more than a point of entry; it's a curated arrival experience. Seamlessly integrated with lush landscaping and architectural curves, it offers a sense of prestige and privacy, welcoming residents and guests with thoughtful design and effortless flow.

## Lobby

The lobby at Eltiera Heights sets the tone for the entire residence – a sanctuary of light, proportion, and elegance. High ceilings, sculptural lighting, and tonal layers of natural materials create a grand yet calming sense of arrival. With its minimal furnishings, artful finishes, and soft natural light, the space embodies a harmonious blend of urban refinement and organic tranquility.





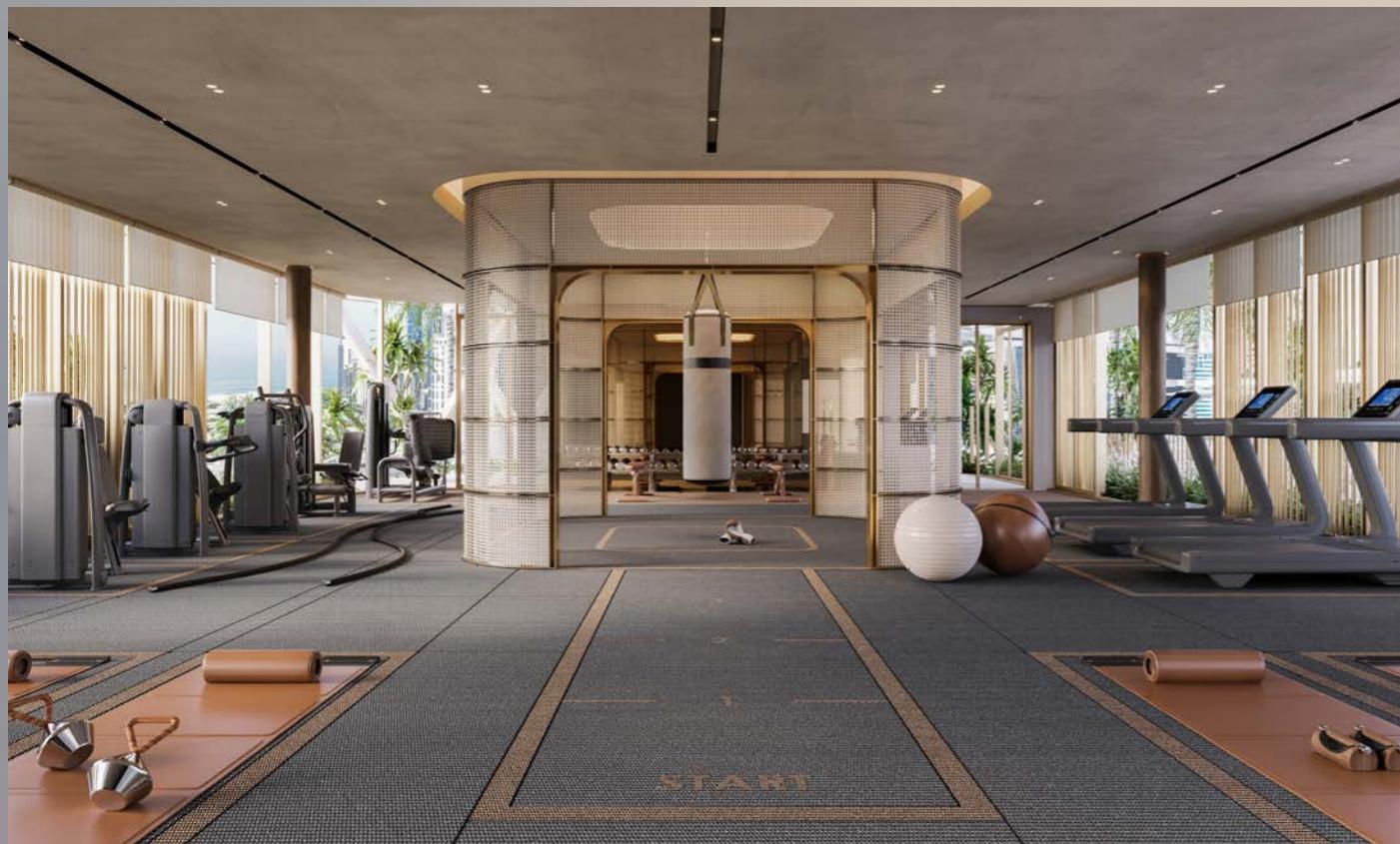
## Lounge Area

Framed by full-height glazing and organic architectural lines, the lounge is designed for connection. With soft textures, neutral tones, and curated furnishings, it's a space for quiet reflection or conversation. Whether used for reading, working, or socializing, the lounge provides a grounding experience in an elevated environment.

## Clubhouse

The clubhouse at Eltiera Heights is a social hub and wellness retreat. It includes flexible spaces for gatherings, entertainment, and relaxation – whether it's hosting friends in the indoor lounge, recording in the podcast room, or unwinding in the acoustically treated theatre and karaoke space. Warm materials, greenery, and sculptural lighting enhance the serene yet vibrant ambiance, offering a refined extension of home life.





## Fitness Studio

With its expansive glass walls and connection to surrounding greenery, the fitness studio is a dynamic space for health and vitality. Zoned for strength, cardio, boxing, and stretching, it's equipped with high-performance equipment and designed to promote energy and flow. Copper and timber accents add warmth, while natural light enhances focus and recovery.

## Kids Play

Playful and immersive, the fantasy-themed kids' area is designed to spark imagination and discovery. Organic forms like oversized mushrooms, interactive lighting, and nature-inspired materials bring storytelling to life. Both safe and stimulating, the space encourages creativity and movement, making it a joyful environment for young residents.





## Outdoor Seating

From the dining pavilion to the yoga deck, the outdoor seating areas at Eltiera Heights are crafted to encourage relaxation and connection. Shaded by greenery and designed with flow and privacy in mind, these spaces bring together nature and community in an effortless dialogue.

## Pool

A 40-meter natural infinity pool is the centrepiece of the podium deck, mirroring the skyline and inviting moments of calm. Surrounded by lush landscaping and shaded seating, the resort-style pool area blends aesthetic beauty with everyday leisure. A separate kids' pool and sun lounging zones make it ideal for all ages.





A dialogue  
of rhythm  
and form





## Living Area

Bathed in natural light, the living room offers a sense of openness and quiet grandeur. Framed details, organic textures, and expansive windows enhance the spatial flow and visual harmony. It's a space that adapts – from hosting elegant gatherings to serving as a serene daily retreat.

## Kitchen

The kitchen is both functional and refined, featuring floor-to-ceiling windows, intuitive storage, and bold yet balanced design accents. A grand central island anchors the space, serving as a setting for cooking, entertaining, working, or dining. Integrated appliances and curated materials elevate the overall atmosphere, merging sophistication with utility.





## Bedroom

The bedroom is a sanctuary defined by light, material richness, and spatial ease. Large windows frame open views of the surrounding community and skyline, creating a calming connection to the outdoors. Walk-in wardrobes feature a refined combination of glass, wood, and mirrored cabinets. Wood-effect porcelain floors, soft lighting, and tactile finishes work together to create a private, tranquil space that supports both rest and daily routine.

## Bathroom

Textured, warm, and thoughtfully organized, the bathrooms balance comfort and design clarity. Integrated sinks, ambient lighting, and rain showers create a spa-like feel, while clean lines and ample storage ensure practicality. Every detail is designed to promote calm and functionality.



**FOR MORE INFORMATION :**  
**Contact No: +971 58 579 5865**  
**E-MAIL: [mirka@iqproinvestment.ae](mailto:mirka@iqproinvestment.ae)**  
**[www.iqprorealestate.com](http://www.iqprorealestate.com)**