



# THE QUAYSIDE

BY ELLINGTON

A TRANQUIL OASIS AMIDST THE URBAN PULSE OF DUBAI

A close-up photograph of a hand resting on a boat's steering wheel. The wheel is white with a red grip. The background is a view of the water through a glass window covered in water droplets. The scene is lit with warm, golden light, suggesting a sunset or sunrise. The text is overlaid on the right side of the image.

## DRIVEN BY CONTEMPORARY DESIGN

Meticulously designed residences, breathtakingly communal spaces and resort-style amenities curated to elicit relaxation and interconnectivity. The Quayside by Ellington matches a sensory journey with the utmost in liveability.


# THE QUAYSIDE

BY ELLINGTON

Inspired by its peerless location overlooking Dubai's iconic skyline and the shimmering, ever-changing waterways, driven by chic contemporary design and crafted to enable life lived in style, The Quayside by Ellington Properties is an architectural expression of modern excellence. Located in the heart of Business Bay, relaxation and tranquillity can be uncovered amidst the pulse of Dubai's most dynamic neighbourhood.

Sensorial, experiential and designed to allow disconnection and interconnectivity alike, living downtown in Business Bay never felt more tranquil, therapeutic and fulfilling.



A man and a woman are riding bicycles on a modern bridge. The man is in the foreground, wearing a dark shirt and jeans, riding a black bicycle. The woman is behind him, wearing a white top and dark pants, riding a white bicycle. They are both smiling and looking towards the right. The bridge has a metal railing and a wooden deck. The background shows a sunset with warm, golden light and blurred vertical lines, suggesting a cityscape or a modern architectural structure.

## RELAXED LIVING IN A DYNAMIC NEIGHBOURHOOD

The Quayside has been meticulously crafted to bring the best of all worlds into the reality of everyday living. For those seeking a truly unique aesthetic matched by bespoke excellence - surrounded by tranquil outdoor spaces, sumptuous dining establishments and superb connectivity to the heart of the city - The Quayside elevates life to a whole new level.

A close-up photograph of a woman with blonde hair, wearing a white blazer over a black top with intricate gold sequin and beadwork. She is also wearing a gold chain necklace. The background is softly blurred, showing what appears to be a green cushion and a wooden surface.

## PLETHORA OF THE CITY

Within reach of all major attractions and a plethora of the city's most esteemed restaurants, commercial districts and more. The Quayside at Business Bay is living proof that you truly can have it all.



## THE UNWAVERING DUBAI WATER CANAL

The Dubai Water Canal meanders its way to the glittering Gulf, lined with the very best the city has to offer alongside beautiful open spaces - from high-flying entrepreneurs to families seeking a tranquil and safe oasis. The Quayside offers opportunities for all to find a sense of home.



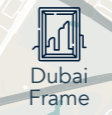
Dubai International Aripot



The World Islands



La Mer Beach



Dubai Frame



Dubai Festival City Mall



Museum of Future



City Walk



Dubai International Financial Center



Jumeirah Beach



Burj Khalifa



Dubai Mall



Ras Khor Wildlife Sactuary



JW Marriott Marquis Hotel



Safa Park



Habtoor City



Dubai Water Canal



Dubai Design District



Mohammed Bin Rashid City



The Track Meydan Golf



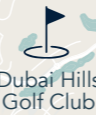
Meydan Racecourse



Mall of Emirates



Dubai Hills Mall



Dubai Hills Golf Club

## DRIVING DISTANCES

05 **MINUTES**  
Business Bay Metro Station

16 **MINUTES**  
Mall of the Emirates

11 **MINUTES**  
Dubai Mall / Burj Khalifa

17 **MINUTES**  
Dubai Design District

12 **MINUTES**  
Museum of the Future

18 **MINUTES**  
Dubai International Airport

14 **MINUTES**  
City Walk

20 **MINUTES**  
La Mer Beach

15 **MINUTES**  
Meydan Golf Course

20 **MINUTES**  
Burj Al Arab

16 **MINUTES**  
Dubai International Financial Centre

22 **MINUTES**  
Palm Jumeirah

THE QUAYSIDE  
BY ELLINGTON





ELLINGTON  
PROPERTY



## A PLACE WITH A VISION

In a city where aspirations know no bounds, excellence is only the beginning. The Quayside ensure that each and every day brings with it an essence of delight, driven by bold contemporary design and crafted with all of life's adventures at their heart.

Artistic yet built with daily practicality in mind, liberated from the hustle and bustle of the city yet deeply interconnected to urbane sophistication, Ellington Properties elevates living to new heights of sensorial savoir faire.



ELLINGTON  
PROPERTIES

A modern, minimalist living area with a large circular window, a central tree, and contemporary furniture. The room features a large circular window with a view of a city and lush greenery. In the center, a tall, slender tree stands on a circular rug. Surrounding the tree are several orange armchairs and a light-colored sofa. To the left, a long, low table with a marble top is visible. To the right, a long, low table with a glass top and a grey ottoman are present. The walls are clad in light wood, and the ceiling has a large, circular recessed light fixture. The overall atmosphere is bright and airy, with a focus on clean lines and natural elements.

## INTERLINKED DESIGN MEETS THE CITY

Where pristine spaces provide an expansive sense of bliss, resort-like living harmonises with the city's pulse and breathtaking views provide constant inspiration, life at The Quayside goes above and beyond the everyday. At Ellington Properties, contemporary interiors, welcoming streetscapes and artistry coexist with heritage, culture and effortless charm. This is life lived without limits, a voyage of the senses with a design-led core.



We bring harmony to living with peerless surroundings, flawless amenities and showstopping design, with every aspect of our homes and their environs crafted to exceed all expectations. A playful juxtaposition of dynamic urban opportunities and utter tranquility. The Quayside's amenities unveils city life at its most alluring.



UNOBSTRUCTED VISTA OF DOWNTOWN DUBAI SKYLINE  
AND THE DUBAI WATER CANAL



## THERAPEUTIC & DYNAMIC LIVING FOR ALL

We've worked closely with health and fitness experts to design spaces in which our residents can live their best lives, engaging in activities within a vibrant, healthy and go-getting community. With dedicated areas for yoga and a multitude of fitness classes, indoor-outdoor active zones and an array of eco-conscious exercise equipment. The Quayside ensures health and happiness is entwined with everyday life.



ELEGANCE AND COMFORT  
WHILE CELEBRATING THE PLEASURES OF LIFE



**WHERE DYNAMISM MEETS  
INDOOR-OUTDOOR LIVING**

The Quayside stands as a monument to Dubai's aspirational spirit. Here, moments of utter calm exist amid the heartbeat of city life, and the vibrant, cosmopolitan surroundings complement and enhance the sense of home imbued in each and every residence.



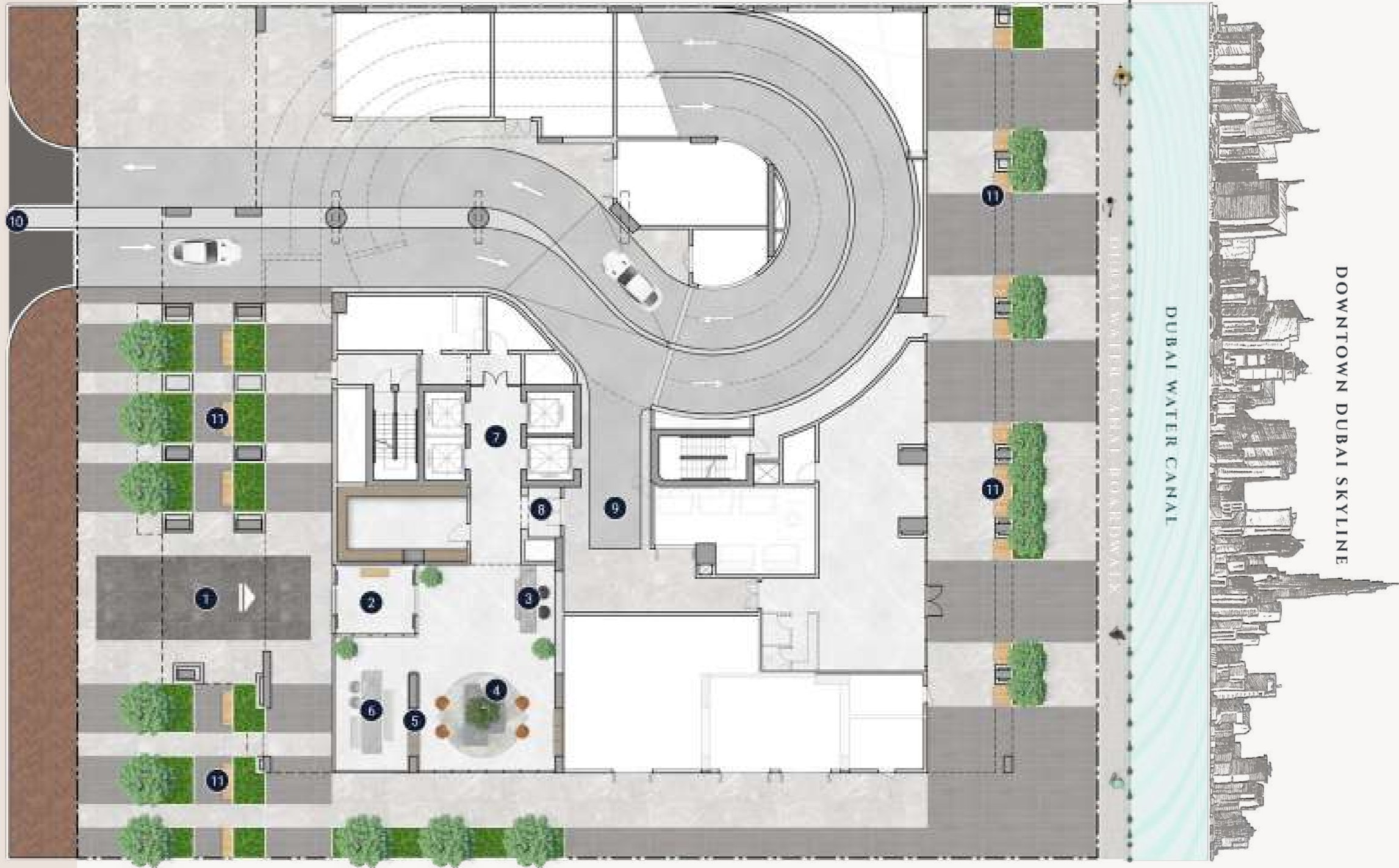
A SENSE OF FLOW THAT LEADS RESIDENTS  
TO REMARKABLE VIEWS

WHERE RESORT-STYLE RELAXATION  
MEETS CONVENIENT CONNECTIBILITY



# GROUND FLOOR PLAN

- ① Main Entrance
- ② Lobby Entrance
- ③ Lobby Reception
- ④ Lobby Lounge
- ⑤ Library Wall
- ⑥ Move-in Truck Zone
- ⑦ Communal Table
- ⑧ Lift Lobby
- ⑨ Access to Lift and Lobby
- ⑩ Vehicle Entrance/Exit
- ⑪ Outdoor Seating Areas



# FIRST FLOOR PLAN

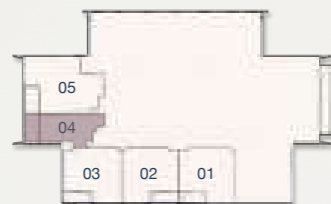
- ① Leisure & Lounge Pool
- ② Cascading Waterfall
- ③ Net Seating by the Pool
- ④ Pool Sun Loungers
- ⑤ Baja Shelf
- ⑥ Cabanas
- ⑦ Kids Pool
- ⑧ Outdoor Kids Play Area
- ⑨ Indoor Kids Play Area
- ⑩ Kids Bathroom
- ⑪ Male Spa Room
- ⑫ Female Spa Room
- ⑬ Zen Room
- ⑭ Fitness Studio
- ⑮ Clubhouse
- ⑯ Kitchenette
- ⑰ Outdoor Lounge Terrace
- ⑱ Outdoor Dining Area
- ⑲ Pizza Oven and Barbeque Area
- ⑳ Lift Lobby



# STUDIO



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

438.52 sq.ft.

Outdoor Living Area

103.55 sq.ft.

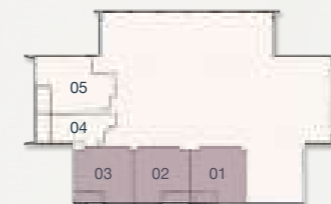
Total Living Area

542.07 sq.ft.

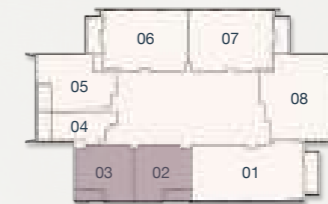
# 1 BEDROOM - TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area

700.30 sq.ft.

Outdoor Living Area

68.46 sq.ft.

Total Living Area

768.76 sq.ft.

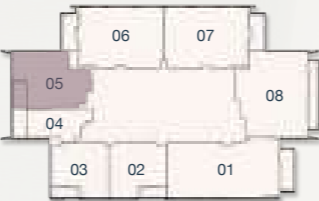
# 1 BEDROOM - TYPE B



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR

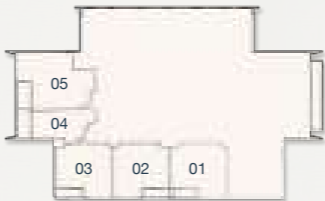


Internal Living Area	Outdoor Living Area	Total Living Area
893.19 sq.ft.	92.89 sq.ft.	986.08 sq.ft.

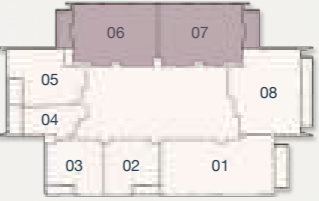
# 2 BEDROOM - TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR

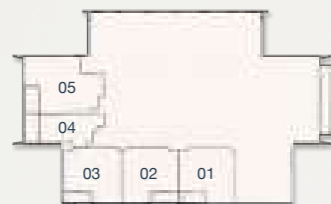


Internal Living Area	Outdoor Living Area	Total Living Area
1280.47 sq.ft.	139.93 sq.ft.	1420.41 sq.ft.

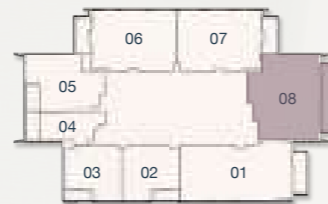
## 2 BEDROOM - TYPE B



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR

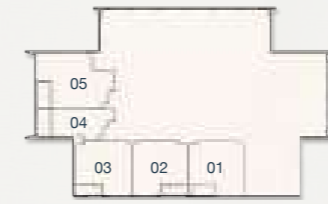


Internal Living Area	Outdoor Living Area	Total Living Area
1382.19 sq.ft.	185.68 sq.ft.	1567.87 sq.ft.

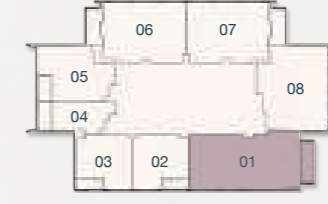
## 3 BEDROOM - TYPE A



1<sup>ST</sup> FLOOR



2<sup>ND</sup> - 15<sup>TH</sup> FLOOR



Internal Living Area	Outdoor Living Area	Total Living Area
1595.21 sq.ft.	144.02 sq.ft.	1739.23 sq.ft.



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