



# MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

**Majara Unveils Portside Square Residences – A New Waterfront Landmark in Dubai**

## Sculpted Spaces, Effortless Elegance

**Portside Square** rises at Mina Rashid as an architectural statement, where fluid curves meet bold geometry. Inspired by the legacy of Dubai's historic port, the towers embody movement, flow, and light—capturing both the rhythm of the sea and the energy of the harbor. Every line and detail is meticulously designed to create a timeless landmark on Dubai's ever-evolving waterfront.





## Flowing with the Harbor's Story

Set within one of Dubai's most iconic destinations, **Portside Square** offers a lifestyle that bridges heritage and modernity. With the marina, dining, and retail promenades just steps away, this is a community where the sea frames everyday life. Landscaped green corridors and open piazzas foster connection, creating a perfect balance between waterfront serenity and urban vibrancy.







## Moored in Innovation

More than a collection of residences, **Portside Square** is a waterfront community designed for connection. From sleek studios to expansive four-bedroom apartments, each home features flowing layouts, abundant natural light, and understated elegance. The amenity pavilion, clubhouse, and wellness studios provide spaces where leisure, play, and well-being converge—all set against the stunning backdrop of Dubai's skyline and marina views.



**LOBBY LOUNGE**



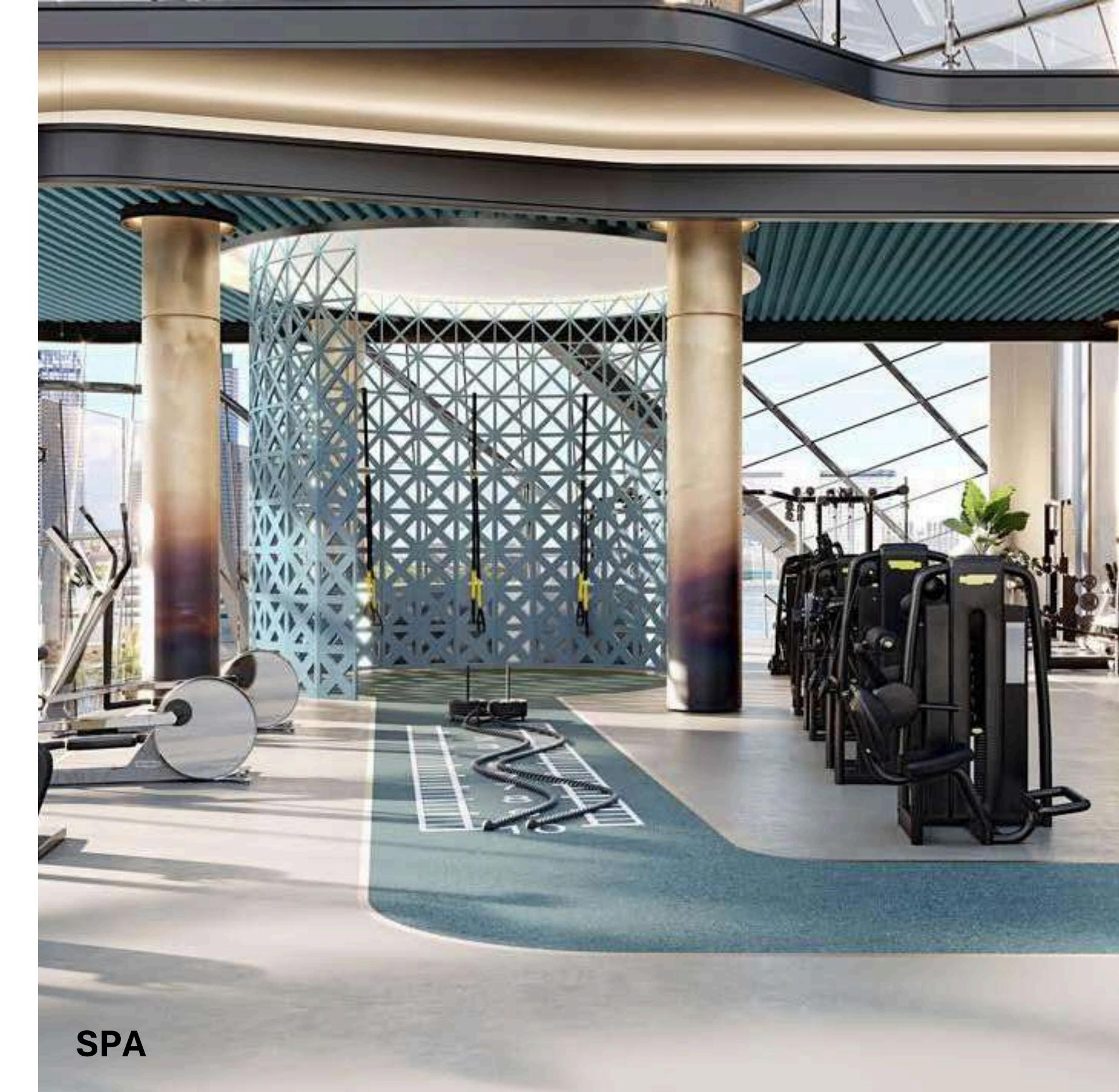
**CLUBHOUSE**

A captivating arrival sets the tone at **Portside Square**, where sculpted arches, warm metallic finishes, and panoramic glazing create an atmosphere of refined elegance. From the welcoming Dock Arrival lobby to the contemporary clubhouse overlooking the marina, each space blends heritage-inspired design with modern comfort—transforming seamlessly from a bright daytime lounge into an intimate setting for evening gatherings and connection.



## FITNESS STUDIO

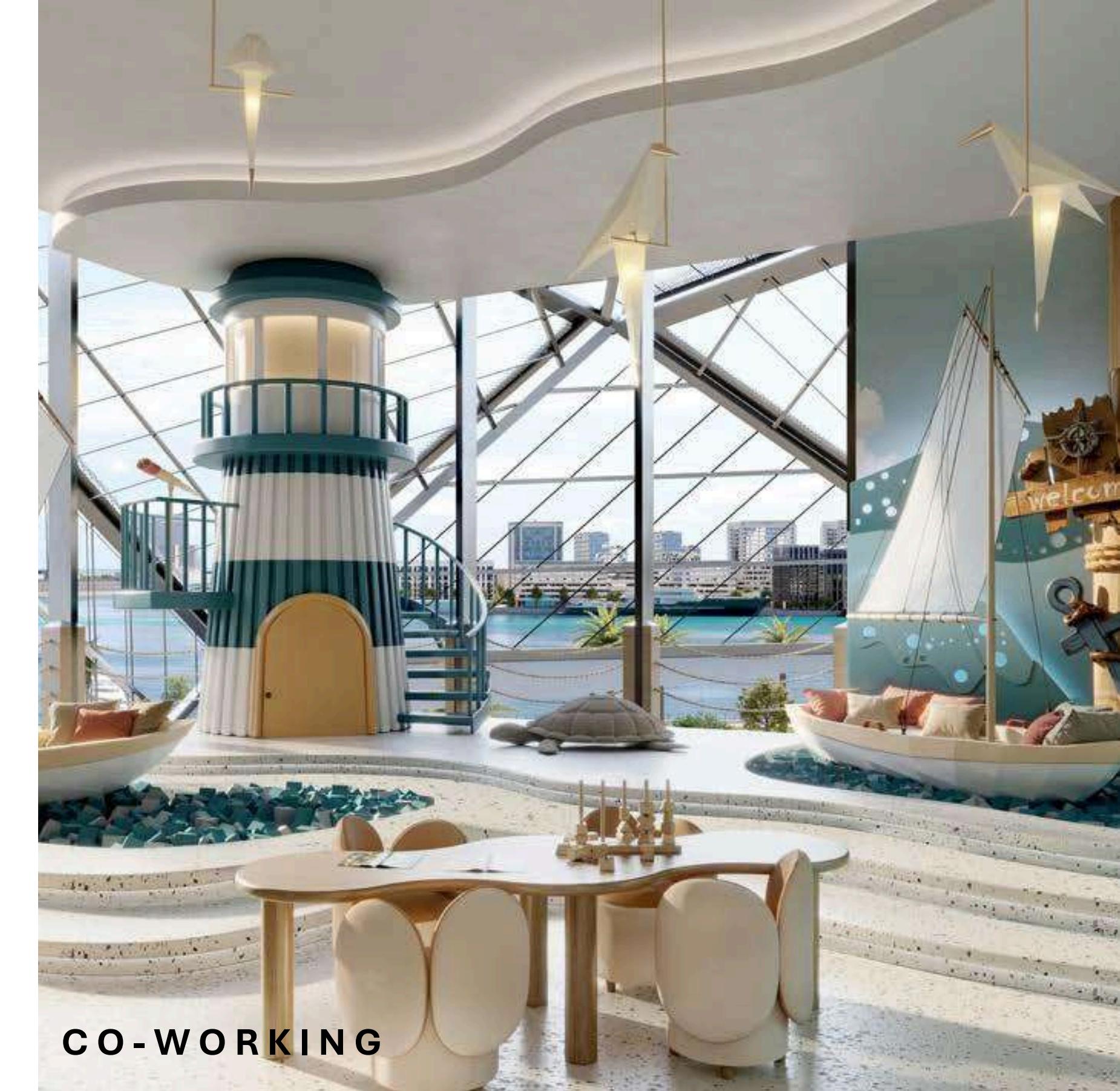
The fitness studio offers an energizing space where movement feels effortless, featuring state-of-the-art equipment, flexible training zones, and inspiring marina views. Complementing this is **The Quiet Deck**, a serene wellness sanctuary where natural stone, flowing forms, and warm tones create a restorative journey through aqua cycling, contrast therapy, meditation, and aromatherapy—bringing balance to both body and mind.



## SPA



## KIDS PLAY AREA



## CO-WORKING

Inspired by Mina Rashid's maritime spirit, the children's area transforms lighthouses, sails, and ships into playful spaces for imagination and discovery. Complementing this is **The Port of Ideas**, a thoughtfully designed co-working space where natural light, intimate niches, and collaborative zones support productivity, creativity, and connection—seamlessly woven into everyday living.



## ARCADE ROOM

Echoing Mina Rashid's industrial heritage, the arcade room blends concrete textures, metal accents, and bold graphics into a dynamic social hub for play and connection. Above the waterfront, the pool deck offers a tranquil escape where fluid lines, soft landscaping, and panoramic views unite lap and leisure pools, cabanas, and shaded lounges—balancing vibrant energy with serene relaxation.



## POOL DECK



## BEDROOM



Bedrooms unfold as private sanctuaries of light, where the sea and city meet beyond expansive windows. Layered textures, bespoke details, and a softened palette evoke effortless elegance and intimacy.



## WARDROBE

Function meets refinement in custom-designed wardrobes, where illuminated shelving, integrated vanity spaces, and generous storage elevate everyday organization into an experience of effortless elegance—balancing practicality with understated luxury.



## KITCHEN

Crafted with precision, the kitchens blend natural stone surfaces, warm wood finishes, and integrated appliances. Designed as both a culinary and social hub, open layouts flow seamlessly into the dining and living spaces, encouraging effortless connection.



## LIVING AREA

Expansive glazing fills the interiors with natural light, creating spaces that feel both open and intimate. Modern layouts balance relaxation and sophistication, with curated finishes and textures enhancing every moment—from entertaining guests to quiet evenings at home.



## Timeless Legacy, Contemporary Living

**Portside Square** is more than a landmark on Dubai's waterfront—it is a seamless continuation of a community defined by heritage, design, and modern living. Every detail invites residents to experience connection, well-being, and the vibrant rhythm of the marina. Beyond its residences, it stands as a destination that honors Mina Rashid's legacy while offering a timeless, elevated lifestyle by the sea.

## PROJECT CONFIGURATION



### ELEVATORS

Residence 1:  
3 passenger lifts + 1 service lift

Residence 2:  
3 passenger lifts + 1 service lift

Residence 3:  
3 passenger lifts + 1 service lift

### PARKING

Studio, 1 and 2 bedroom:  
1 car parking spaces  
3 and 4 bedroom:  
2 car parking spaces

### ANTICIPATED SERVICE CHARGE

AED 17 sq. ft

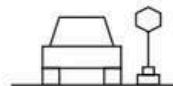
### OWNERSHIP

Freehold

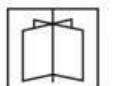
### ANTICIPATED COMPLETION DATE

Q4 2029

## AMENITIES WITHIN THE PROJECT



Drop-off area



Lobby lounge and reception



Communal table



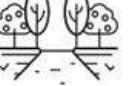
EV charging station



Bicycle parking



Shaded Outdoor Kids Play Area



Green Terraces



Leisure Pool



Kids pool



Outdoor Fitness Area



Arcade Room



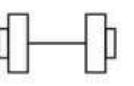
Cinema Lounge



Indoor Kids Club



Yoga and Pilates Studio



Indoor Gym



Sauna & Steam Room



Aroma therapy Rooms



Aqua Cycling

## UNIT TYPES AND SIZES

### TOWER 1

Apartments	No. of Units	Size Range
Studios	18 units	from 395.9 sq.ft. to 453.81 sq.ft.
1 Bedroom Apartment	57 units	from 767.9 sq.ft. to 914.5 sq.ft.
2 Bedroom Apartment	32 units	from 1,172.94 sq.ft. to 1,377.46 sq.ft.
2 Bedroom Apartment + S	18 units	from 1,370.03 sq.ft. to 1,533.21 sq.ft.
3 Bedroom Apartment	10 units	from 1,723.62 sq.ft. to 1,874.53 sq.ft.
4 Bedroom Penthouse	1 unit	3,440.79 sq.ft.
Total Units	136 units	

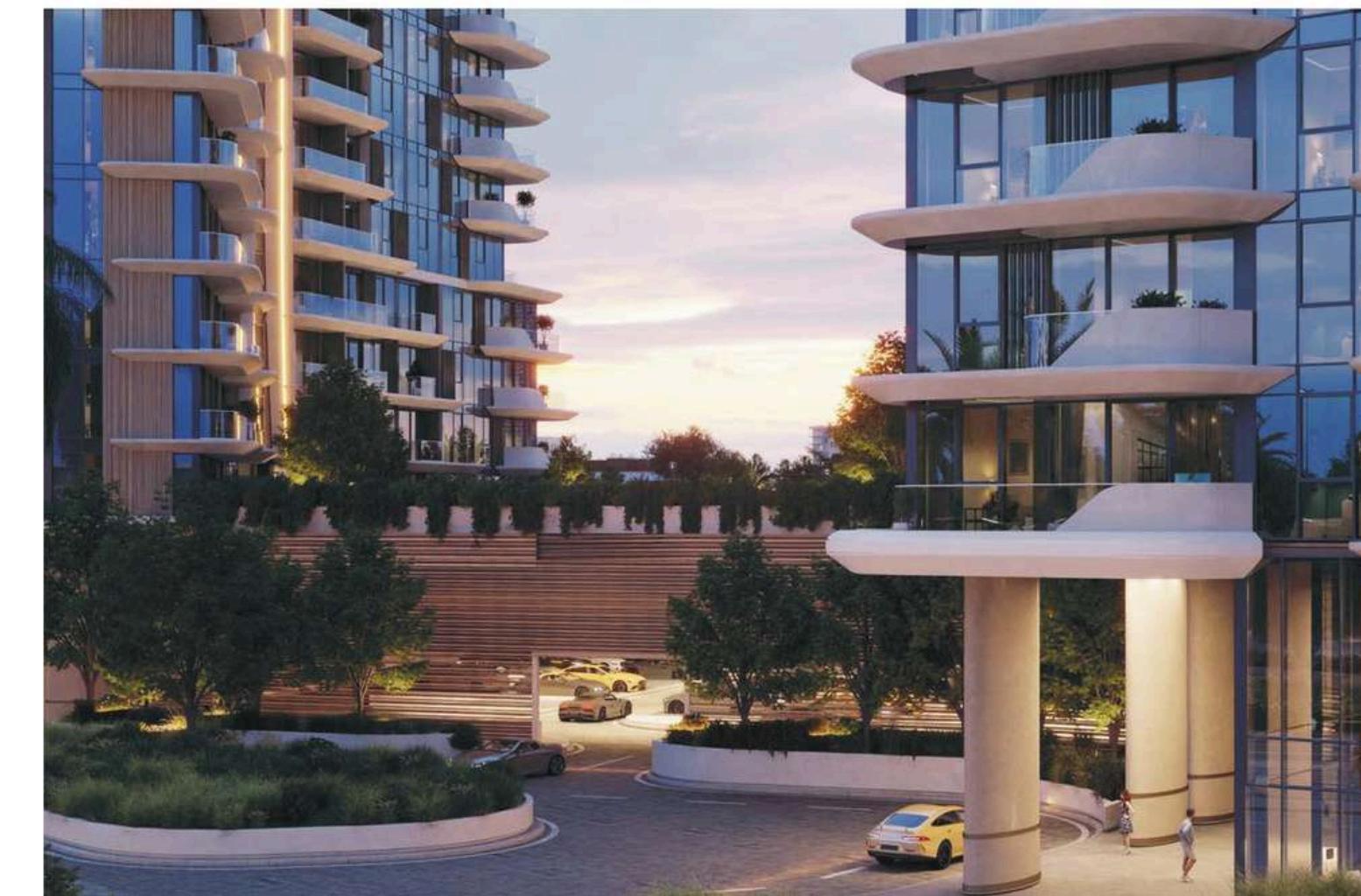
### TOWER 2

Apartments	No. of Units	Size Range
Studios	18 units	from 395.9 sq.ft. to 453.81 sq.ft.
1 Bedroom Apartment	57 units	from 767.9 sq.ft. to 914.5 sq.ft.
2 Bedroom Apartment	32 units	from 1,172.94 sq.ft. to 1,377.46 sq.ft.
2 Bedroom Apartment + S	18 units	from 1,370.03 sq.ft. to 1,533.21 sq.ft.
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## UNIT TYPES AND SIZES

### TOWER 3

Apartments	No. of Units	Size Range
Studios	18 units	from 395.9 sq.ft. to 453.81 sq.ft.
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Total Units	136 units	



## 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 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

## 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>

MARINA VIEW



MARINA CUBES STREET

## GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 LOBBY ENTRANCE
- 04 LOBBY LOUNGE

- 05 COMMUNAL TABLE
- 06 LOBBY RECEPTION
- 07 LIFT LOBBY
- 08 BICYCLE PARKING

- 09 EV CHARGING
- 10 PARKING FOR PEOPLE OF DETERMINATION
- 11 ACCESS TO UPPER LEVEL PARKING
- 12 PAVILION AND RETAIL DROP-OFF

- 13 PAVILION ENTRANCE
- 14 PAVILION GROUND FLOOR
- 15 OUTDOOR SEATING AREA

MARINA VIEW



MARINA CUBES STREET



## PODIUM FLOOR AMENITIES PLAN

01 PAVILION 1ST FLOOR  
02 ACCESS TO GARDEN AREA  
03 OUTDOOR YOGA

04 GARDEN AREA  
05 OUTDOOR SEATING AREA  
06 ACCESS TO POOL AREA

07 LIFT LOBBY  
08 PARKING FOR PEOPLE OF DETERMINATION  
09 ACCESS TO LOWER LEVEL PARKING

MARINA VIEW



MARINA CUBES STREET



## 1<sup>st</sup> FLOOR AMENITIES PLAN

- 01 LEISURE POOL
- 02 BAJA SHELF
- 03 KIDS POOL
- 04 SUN LOUNGERS

- 05 CABANAS
- 06 OUTDOOR SEATING AREA
- 07 RUNNING TRACK
- 08 OUTDOOR FITNESS AREA

- 09 OUTDOOR KIDS PLAY AREA
- 10 FLEXIBLE LAWN SPACE
- 11 AMPHITHEATRE SEATING AREA
- 12 GARDEN AREA

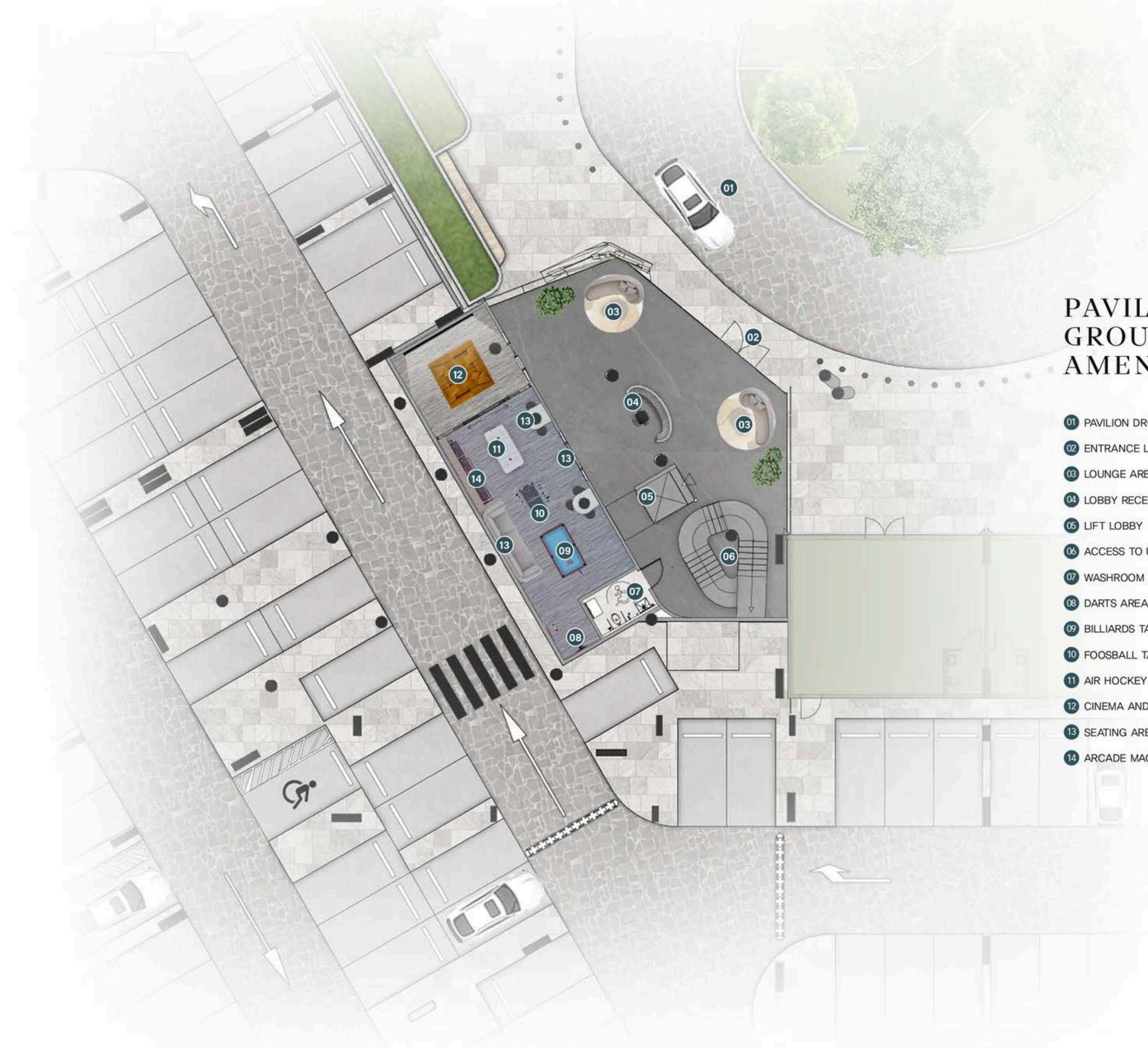
- 13 LIFT LOBBY
- 14 ACCESS TO POOL AREA
- 15 ACCESS TO PAVILION 1ST FLOOR
- 16 PAVILION 2ND FLOOR

- 17 ACCESS TO PAVILION 3RD FLOOR



## PAVILION GROUND FLOOR AMENITIES PLAN

- 01 PAVILION DROP-OFF
- 02 ENTRANCE LOBBY
- 03 LOUNGE AREA
- 04 LOBBY RECEPTION
- 05 LIFT LOBBY
- 06 ACCESS TO UPPER FLOOR
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 DARTS AREA
- 09 BILLIARDS TABLE
- 10 FOOSBALL TABLE
- 11 AIR HOCKEY TABLE
- 12 CINEMA AND GAMES LOUNGE
- 13 SEATING AREA
- 14 ARCADE MACHINES





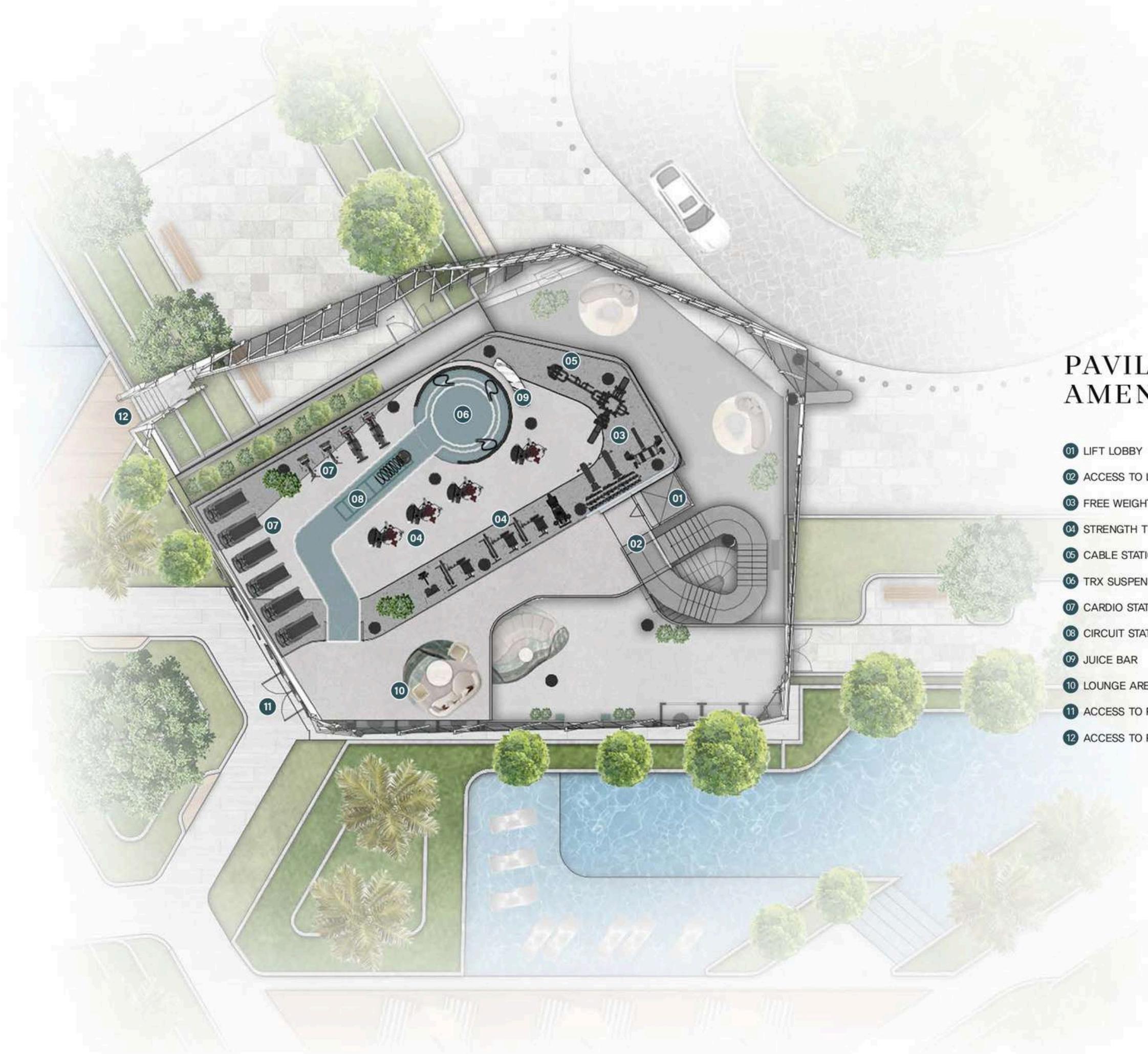
## PAVILION 1<sup>st</sup> FLOOR AMENITIES PLAN



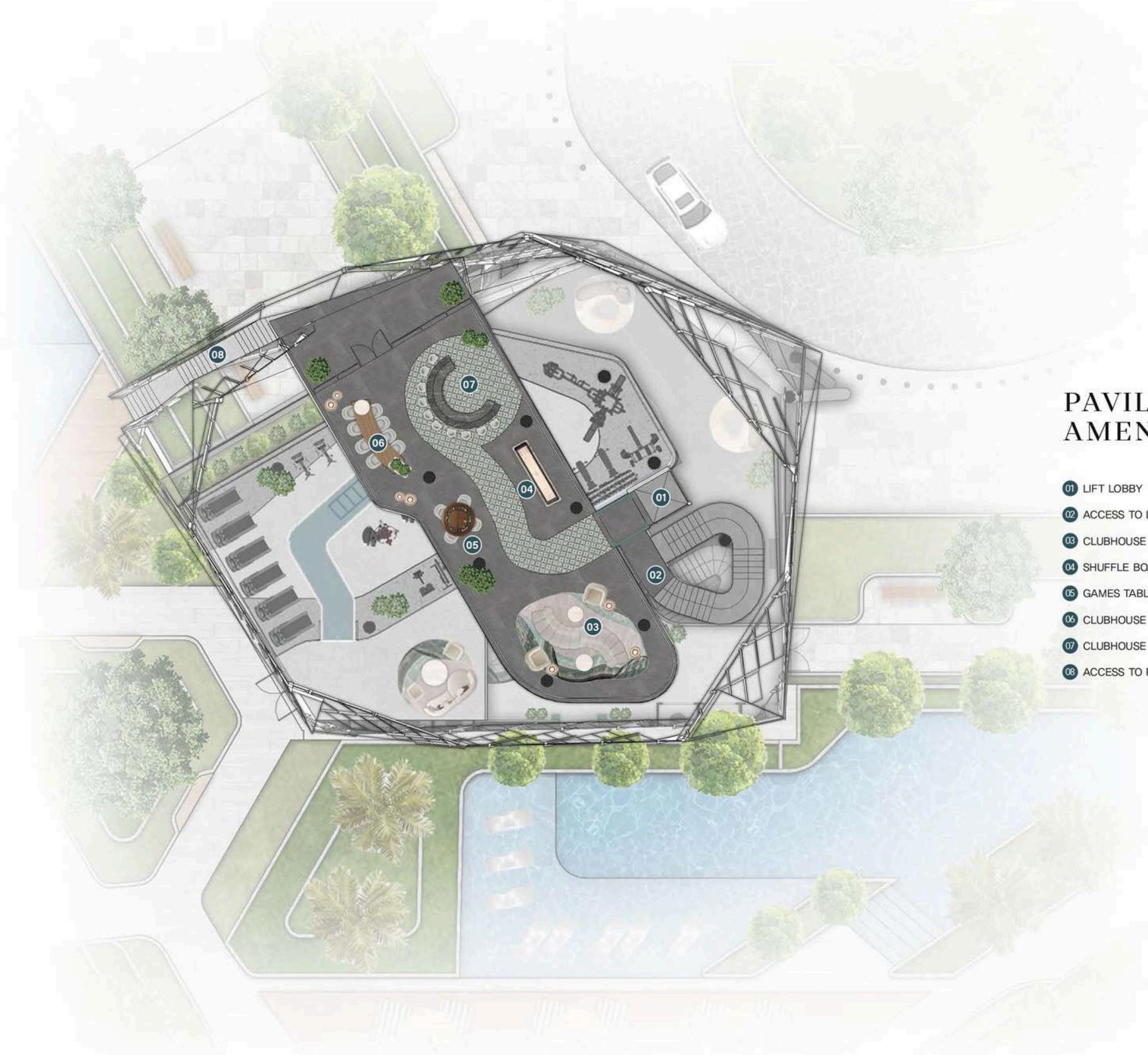
- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER FLOOR
- 03 LOUNGE SEATING AREA
- 04 CO-WORKING PODS
- 05 MALE CHANGING ROOM
- 06 FEMALE CHANGING ROOM
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE AROMATHERAPY ROOM
- 09 FEMALE STEAM SHOWER ROOM
- 10 FEMALE SAUNA ROOM
- 11 MALE SAUNA ROOM
- 12 MALE STEAM SHOWER ROOM
- 13 MALE AROMATHERAPY ROOM
- 14 AQUA CYCLING
- 15 HOT PLUNGE
- 16 SHOWER AREA
- 17 COLD PLUNGE
- 18 YOGA AREA
- 19 PILATES AREA
- 20 KIDS PLAY AREA
- 21 NURSING AND CHANGING ROOM
- 22 KIDS WASHROOM
- 23 ACCESS TO GARDEN AREA



## PAVILION 2<sup>nd</sup> FLOOR AMENITIES PLAN



- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER LEVEL
- 03 FREE WEIGHTS ZONE
- 04 STRENGTH TRAINING ZONE
- 05 CABLE STATION
- 06 TRX SUSPENSION TRAINING
- 07 CARDIO STATION
- 08 CIRCUIT STATION
- 09 JUICE BAR
- 10 LOUNGE AREA
- 11 ACCESS TO POOL AREA
- 12 ACCESS TO PAVILION 3RD FLOOR



## PAVILION 3<sup>rd</sup> FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER LEVELS
- 03 CLUBHOUSE LOUNGE AREA
- 04 SHUFFLE BOARD
- 05 GAMES TABLE
- 06 CLUBHOUSE DINING TABLE
- 07 CLUBHOUSE SHOW BAR
- 08 ACCESS TO POOL AREA



## WHY INVEST IN DUBAI?

 High rental returns compared to major world cities

 0% Tax on residential real estate

 Fixed exchange rate (US Dollar and UAE Dirham)

 Stable economy and currency

 Residence visa

 Safe and reliable investment environment

 Sustained economic growth

 World-class COVID-19 management

 World-class education

 Readily available financing options

 Ease of doing business – 1st in MENA\*

 Consistently growing population

 DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center \*\*

\*Ease Of Doing Business Report – 2021

\*\* The Global Financial Centres Index - 2019



**MAJARA**  
REAL ESTATE

**Where Prestige Meets Property**



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.

With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.

We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

## Contact Us :

Phone: +971564452803

Email: [info@majararealestate.com](mailto:info@majararealestate.com)

<https://majararealestate.com/>