



CONFIGURATION

5 RESIDENTIAL FLOORS

PODIUM FLOOR

GROUND FLOOR



UNIT TYPES & NUMBER OF UNITS

Studio = 10 units
 1 Bedroom = 29 units
 2 Bedrooms = 29 units

SIZE RANGE PER UNIT TYPE

Studio from 414 sq. ft to 654 sq. ft.
 1 Bedroom from 739 sq. ft to 973 sq. ft.
 2 Bedrooms from 1,142 sq. ft to 1,534 sq. ft.

PARKING

1 parking space per apartment

ELEVATORS

1 passenger elevator
 1 service elevator

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q4 2024

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft

AMENITIES WITHIN THE PROJECT



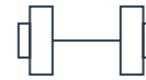
Lobby for working,
lounging and reading



Leisure and lounge pool



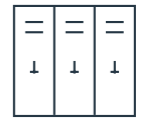
Baja shelf and pool sun loungers area



Indoor and outdoor fitness area



Indoor and outdoor kids play area



Changing room with steam shower



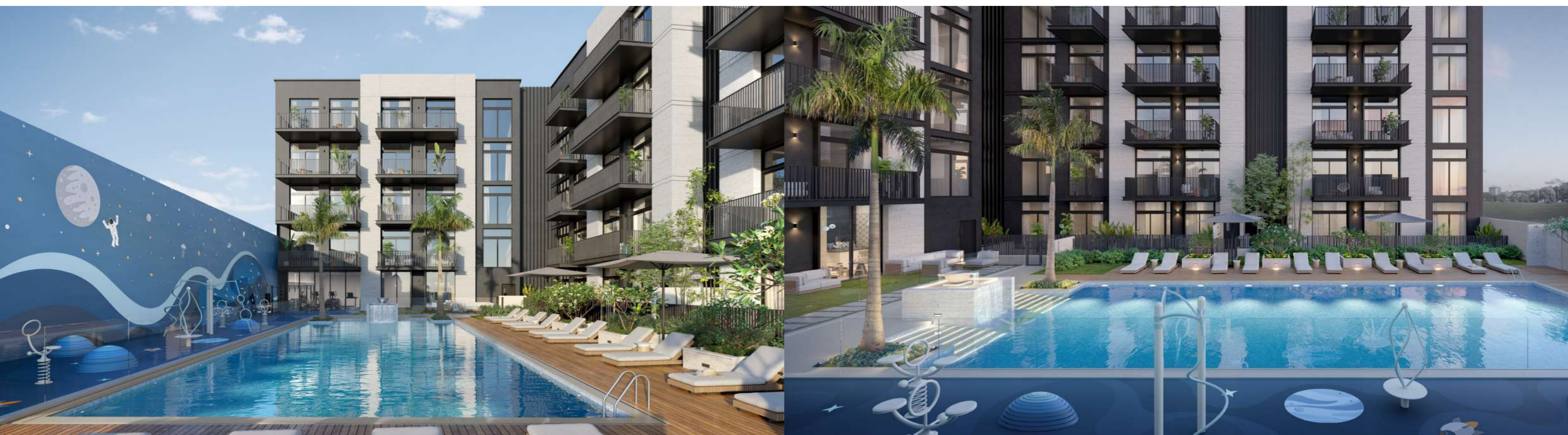
Activity wall with seating areas



Bicycle parking with maintenance stand



EV charging station



DUBAI AT THE FOREFRONT OF LIVING



2 Minutes
Sunmarke School



2 Minutes
Arcadia School



5 Minutes
Al Khail Avenue Mall



14 Minutes
Jumeirah Golf Estate



15 Minutes
Montgomerie Golf Club



15 Minutes
Dubai Hills Mall



17 Minutes
Dubai Hills Golf Club



20 Minutes
Mall of the Emirates



20 Minutes
Dubai Marina



21 Minutes
Burj Al Arab



23 Minutes
Downtown Dubai & Burj Khalifa



23 Minutes
Palm Jumeirah



25 Minutes
Jumeirah Beach

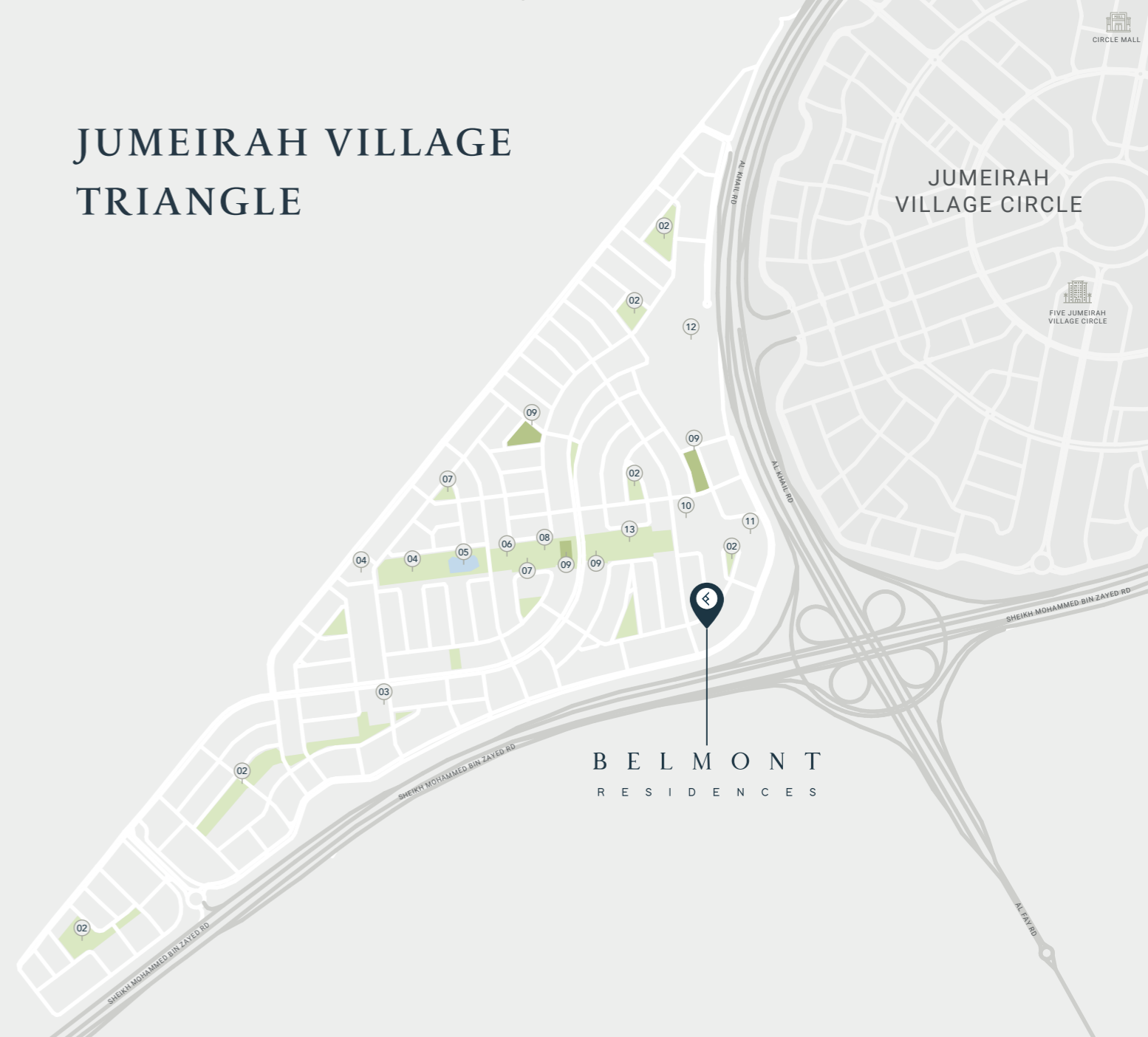


25 Minutes
Dubai World Central



30 Minutes
Dubai International Airport

JUMEIRAH VILLAGE TRIANGLE



01 BELMONT RESIDENCES

02 COMMUNITY PARKS

03 JVT WATER FOUNTAIN

04 ARCADIA SCHOOL

05 JVT POND

06 SOCCER FIELD

07 BASKETBALL COURTS

08 BASKETBALL PITCH

09 TENNIS COURTS

10 SUNMARKE SCHOOL

11 SUPERMARKET

12 AL KHAIL AVENUE MALL

13 DOG PARK

**GROUND FLOOR
AMENITIES PLAN**

- 01 MAIN ENTRANCE
- 02 LOBBY RECEPTION
- 03 COMMUNAL TABLE
- 04 LOUNGE AREA
- 05 LIBRARY WALL
- 06 READING NOOK
- 07 LIFT LOBBY
- 08 EV CHARGING STATION
- 09 BICYCLE PARKING WITH MAINTENANCE STAND
- 10 PARKING FOR PEOPLE OF DETERMINATION



1ST FLOOR AMENITIES PLAN

- 01 LAP POOL
- 02 WATER FEATURE
- 03 POOL SUN LOUNGERS
- 04 OUTDOOR SHOWER
- 05 ACTIVITY WALL AREA
- 06 OUTDOOR KIDS' PLAY AREA
- 07 KIDS' CLIMBING WALL
- 08 ADULT CLIMBING WALL
- 09 OUTDOOR FITNESS AREA
- 10 INDOOR FITNESS STUDIO
- 11 YOGA AREA
- 12 MALE CHANGING ROOM WITH STEAM & SHOWER
- 13 FEMALE CHANGING ROOM WITH STEAM & SHOWER
- 14 INDOOR KIDS' PLAY AREA
- 15 COURT YARD
- 16 BATHROOM FOR PEOPLE OF DETERMINATION





THE LOBBY

The lobby at Belmont Residences offers a work, relax and play vibe to its residents and their guests. Complementing the harmonious aesthetic flow of the building's facade, the lobby tells a story of a welcoming and functional space with a display of beautiful lush cream-colored lounge and seating areas, open shelving units filled with curated books, a communal table ideal for work, and fitted with various games, puzzles, and décor, all topped by an impressive atrium with plenty of natural lights.



POOL DECK

The spacious resort-style swimming pool at Belmont Residences blends seamlessly into its dramatic natural surroundings. The property's modern lounge pool is surrounded by hospitality-inspired sunbeds for a relaxing pool experience. The pool is also framed by an activity wall, connected to the kids' play area. Changing rooms and outdoor showers are accessible from the pool deck for a convenient swimming experience.



FITNESS STUDIO

Belmont Residences takes a modern approach to fitness and puts its indoor fitness studio at the forefront of residents' wellness. With a plethora of sophisticated cardio equipment, free weights, and a yoga space with unobstructed views of the swimming pool, the space is ideal for individual fitness, or training sessions without having to leave your home. Residents will also enjoy the fresh air as they take deep breaths while working out in the outdoor fitness area. A strenuous physical zone that will help them meet new fitness challenges.



KIDS' PLAY AREA

The kids' play area at Belmont Residences creates an imaginative space for kids of all ages. The indoor kid's playroom is equipped with educational toys and games, with a dedicated area for reading, coloring, and crafts. Adding fun and adventure to its young residents, the outdoor kid's play area merges seamlessly with the activity wall and is equipped with climb and play structures, creating an active and playful environment for kids to socialize and learn.



LIVING ROOM

The living room at Belmont Residences is an open space where living, dining, and kitchen merge into one, serving its main purpose of entertaining guests and spending quality time with loved ones. With its bright and neutral color scheme, floor-to-ceiling windows, and functional design, the living area creates an intimate and inviting space for family and friends to gather, laugh and play.



ACTIVITY WALL

The outdoor area at Belmont Residences features an activity wall overlooking the pool deck. A space dedicated to residents of all ages, it includes a 3-metre adult climbing wall and a 1-metre kids' wall for all-day entertainment. The outdoor area also features a range of play and fitness structures, making it a fun addition to the active space.



THE BEDROOM

Heightened ceilings, functional design, wood-look tile floors, and neutral tones blend together to make the bedrooms at Belmont Residences feel opulent and charming all at once. The expansive sunlit windows and the generous outside living balcony area create an ideal nook for residents to rest and relax. The bedroom also offers the utmost convenience with its floor-to-ceiling wardrobe with Ellington's signature design and forms.



THE KITCHEN

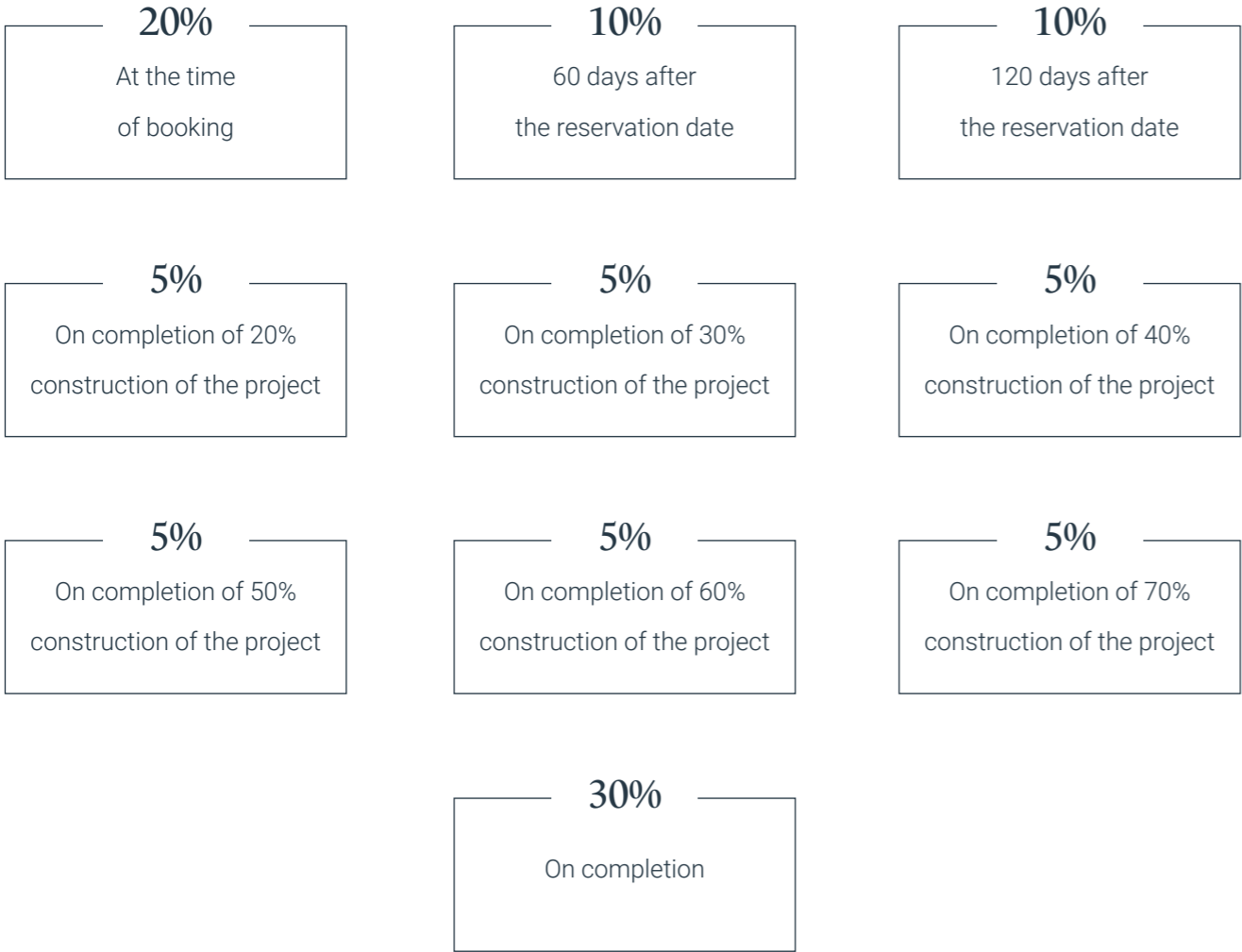
The kitchen at Belmont Residences features an Ellington-signature kitchen concept with an open-floor layout design - modern, entertaining and inviting. Featuring custom-designed contemporary cabinetry and storage spaces, with integrated high-quality branded appliances, the kitchen's minimal aesthetic feel is complemented by premium, and durable sintered stone countertops. The kitchen is facing the living room, making the overall aesthetic of your home look and feel cohesive.



THE BATHROOM

As elegant as it is spa-like, the bathroom at Belmont Residences has all the features of a modern bathroom with cozy accents and tones. The space combines sleek, modern finishes with high-quality accessories. The shower with its glass aesthetic visually expands the space, and the ceramic wall tiles add warmth to the contemporary bathroom with a hint of white and grey details, adding interest and a feeling of serenity to its users.

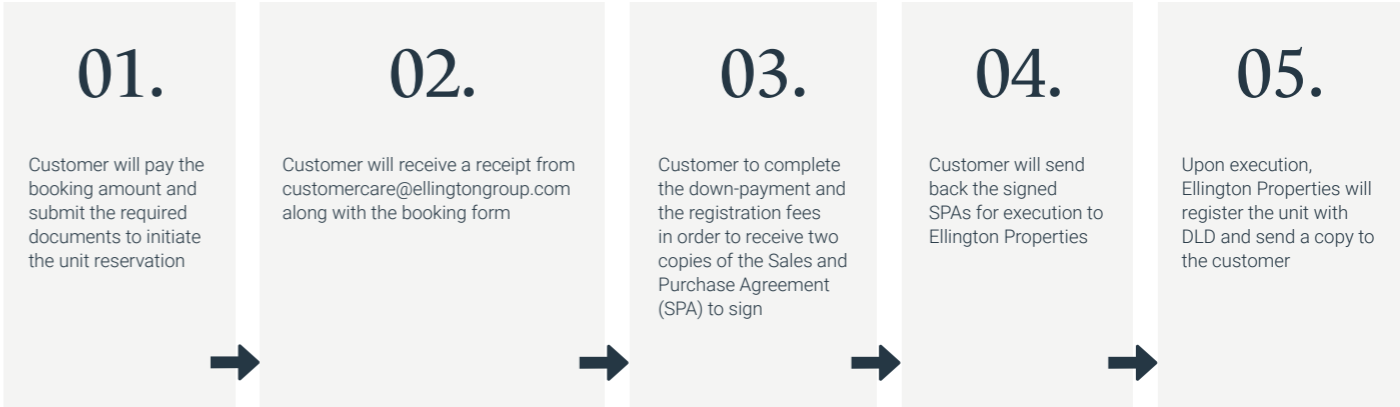
PAYMENT PLAN
















DOCUMENTS NEEDED TO BOOK A UNIT:

- Buyer's Passport Copy
- Home address, email address, including the contact number (should be the same as the home address)
- AED 25,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

BOOKING STEPS:



WHY INVEST IN DUBAI?

-  High rental returns compared to major world cities
-  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





WHY INVEST WITH ELLINGTON PROPERTIES?



Award-winning boutique developer



Hotel-inspired amenities



Prime locations

96%

Occupancy rate*



High capital appreciation upon handover



Quicker return of capital compared to market average*

ROI

High return on investment of up to 9%*

30%

Premium on average rental returns**



High tenant retention



Multiple payment options available including cryptocurrency



Transparent and reliable customer care



Sustainability compliance with Dubai Green Building Regulations

*ReidIn Market Data
 **JVC projects as per ReidIn report in Q4 2021



LIVE IN *DESIGN*

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.