ELLINGTON
PROPERTIES

# ALTIERA
## 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.

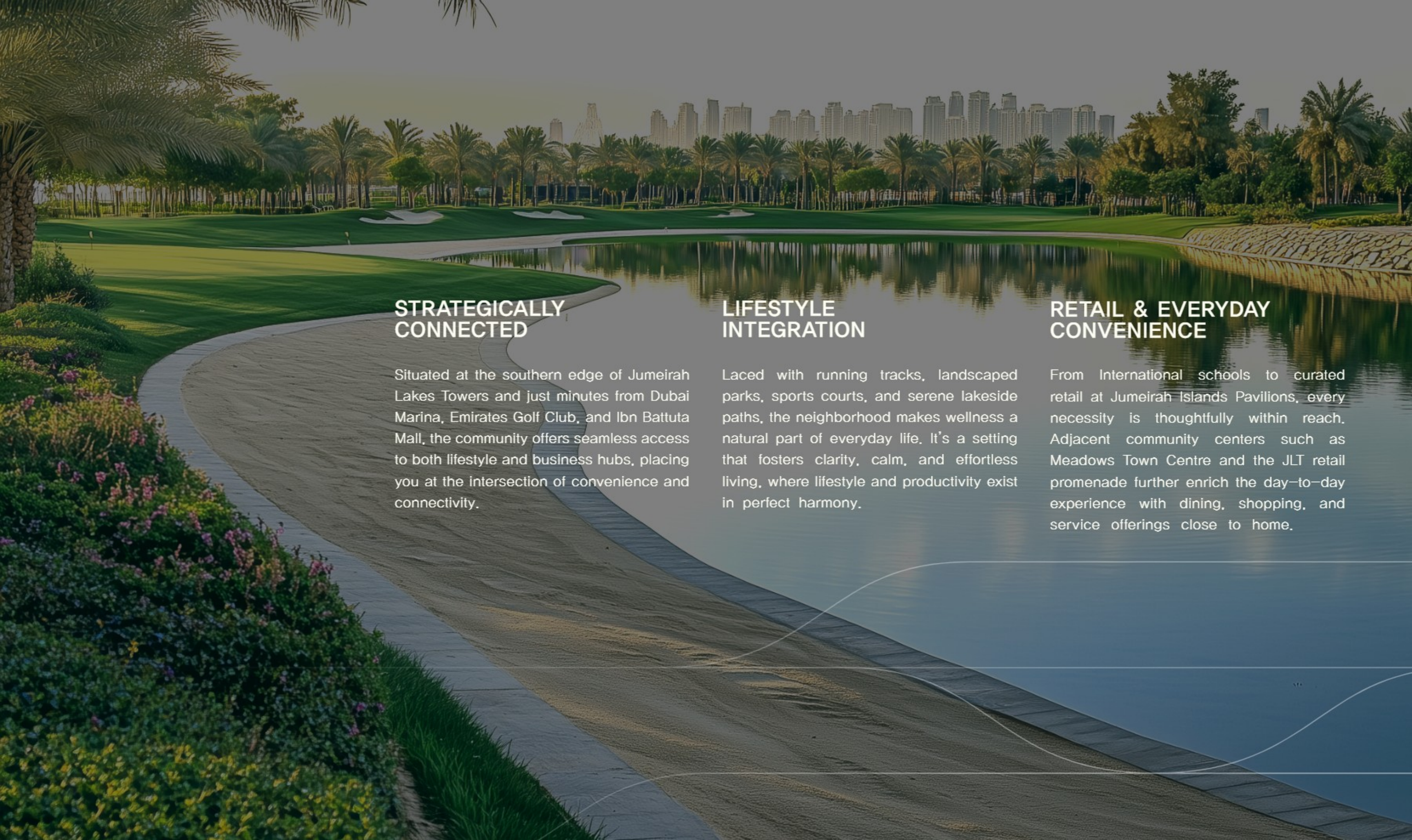
Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Altiera Heights is not just a place to live; it is a place to observe, breathe, and belong.

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

To Northern Emirates
Downtown Dubai
Burj Al Arab
Jumeirah
Palm Jumeirah
Dubai Media City
Ain Dubai
Emirates Hills 2
Dubai Marina
Meadows
Jumeirah Lakes Towers
Sheikh Zayed Road
To Abu Dhabi
ALTIERA HEIGHTS
Jumeirah Islands Pavilion
MERCER HOUSE
Jumeirah Islands
Uptown Dubai
First Al Khail St
Jumeirah Park

# Driving distances

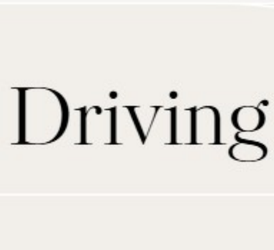
Jumeirah
Islands Pavilion

Jumeirah
Lakes Towers

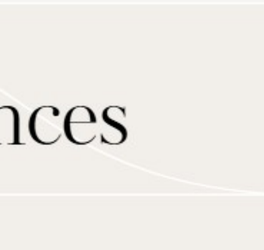
Uptown
Dubai

Jumeirah
Islands clubhouse

Montgomerie
Golf Club




Dubai Marina
Yacht Club




Emirates
Golf Club




Ain
Dubai




Mall of
the Emirates

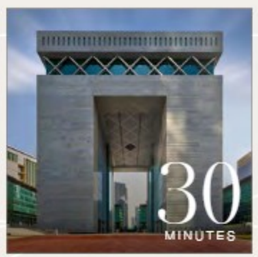



Palm
Jumeirah

Burj
Al Arab

Burj Khalifa/
Dubai Mall

Al Maktoum
International Airport




Dubai International
Financial Centre

Dubai International
Airport

# Sun and views analysis

SUMMER
SUNSET

W

WINTER
SUNSET

N

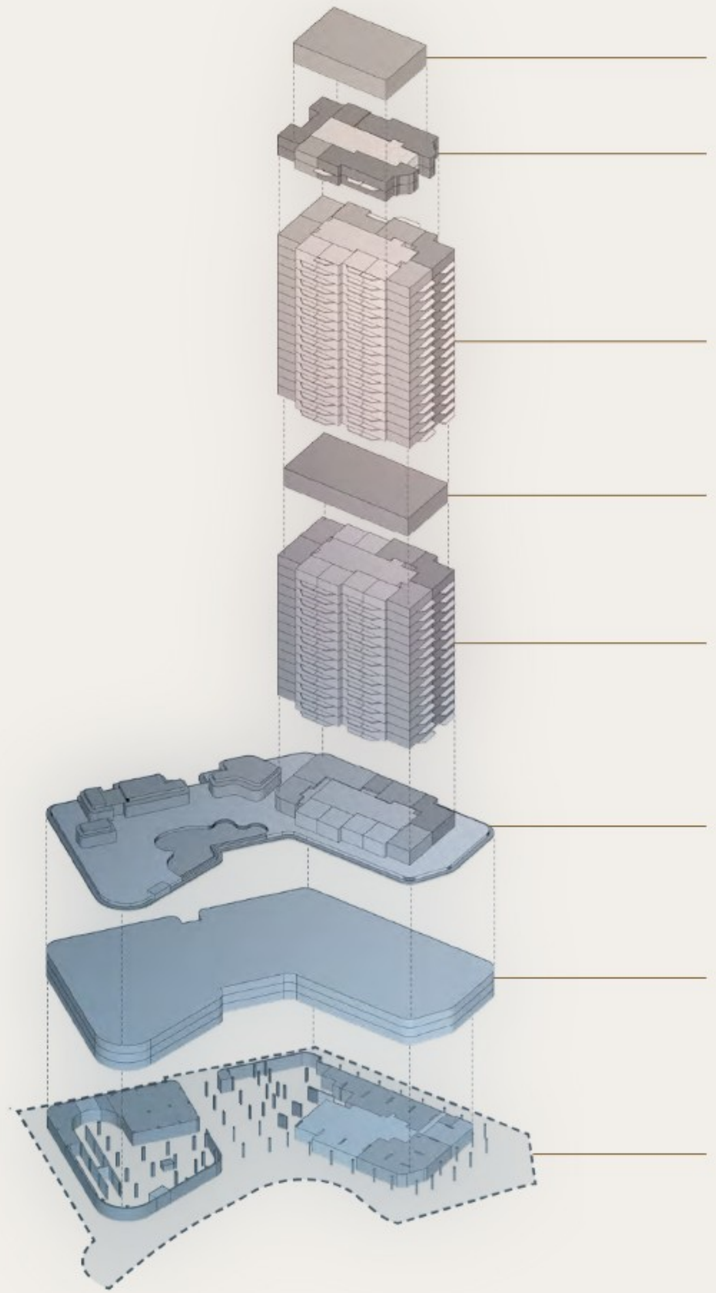
S

WINTER
SUMMER

E

SUMMER
SUNRISE

# 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

NAKHEEL

# 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
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 BATHS
30 STEAM & SAUNA ROOMS
31 CHANGE ROOMS
32 GROOMING & BEAUTY LOUNGE
33 SPA TERRACE
34 LIFT LOBBY

# Residences

Living and dining

# Kitchen

# Bedroom

# Bathroom

# Powder room

# Penthouse

Penthouse living area

# Penthouse bathroom

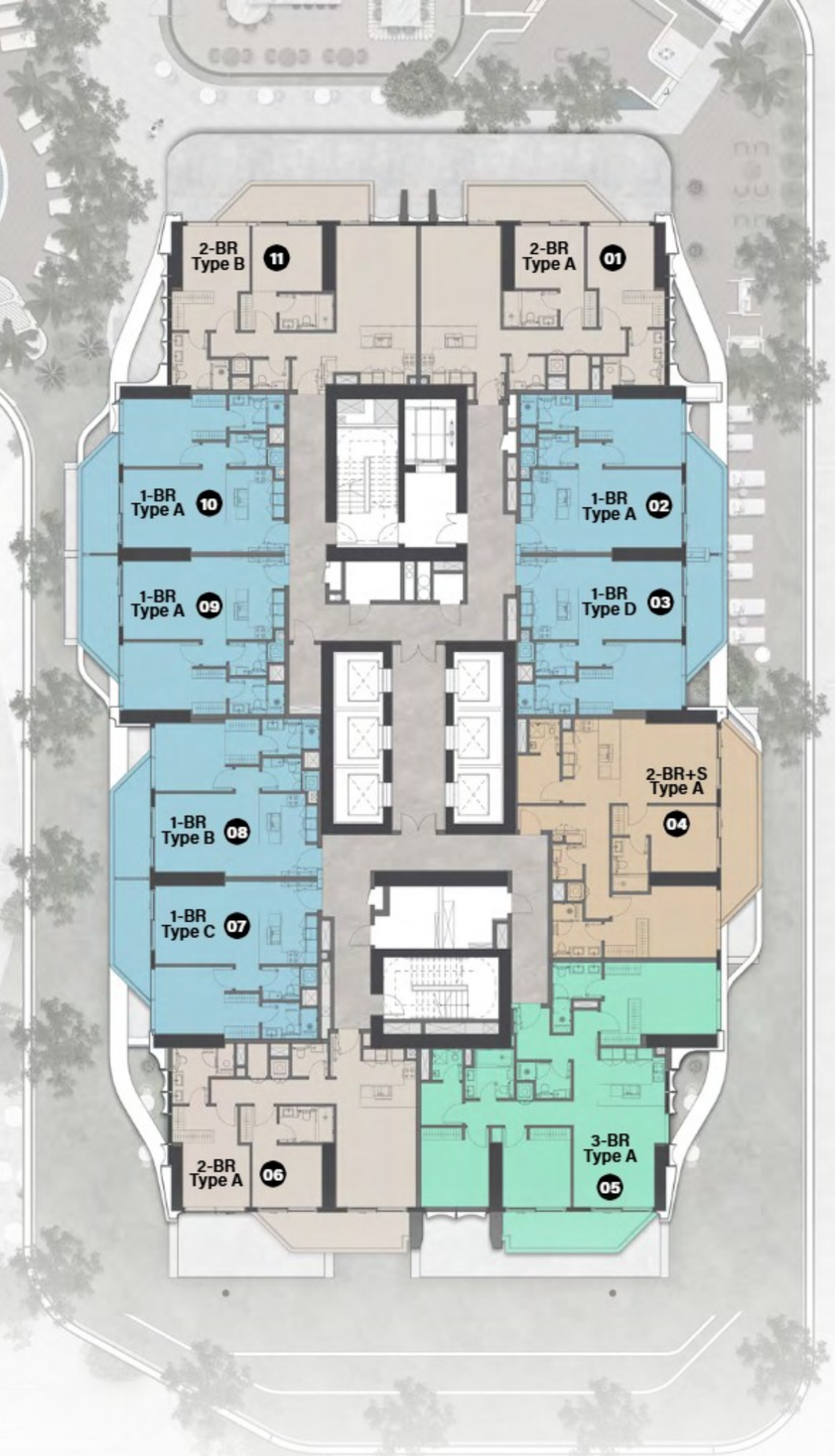
# Floor plans

# 1st Floor
# Typical Plan

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

# 2nd - 17th Floor Typical Plan

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

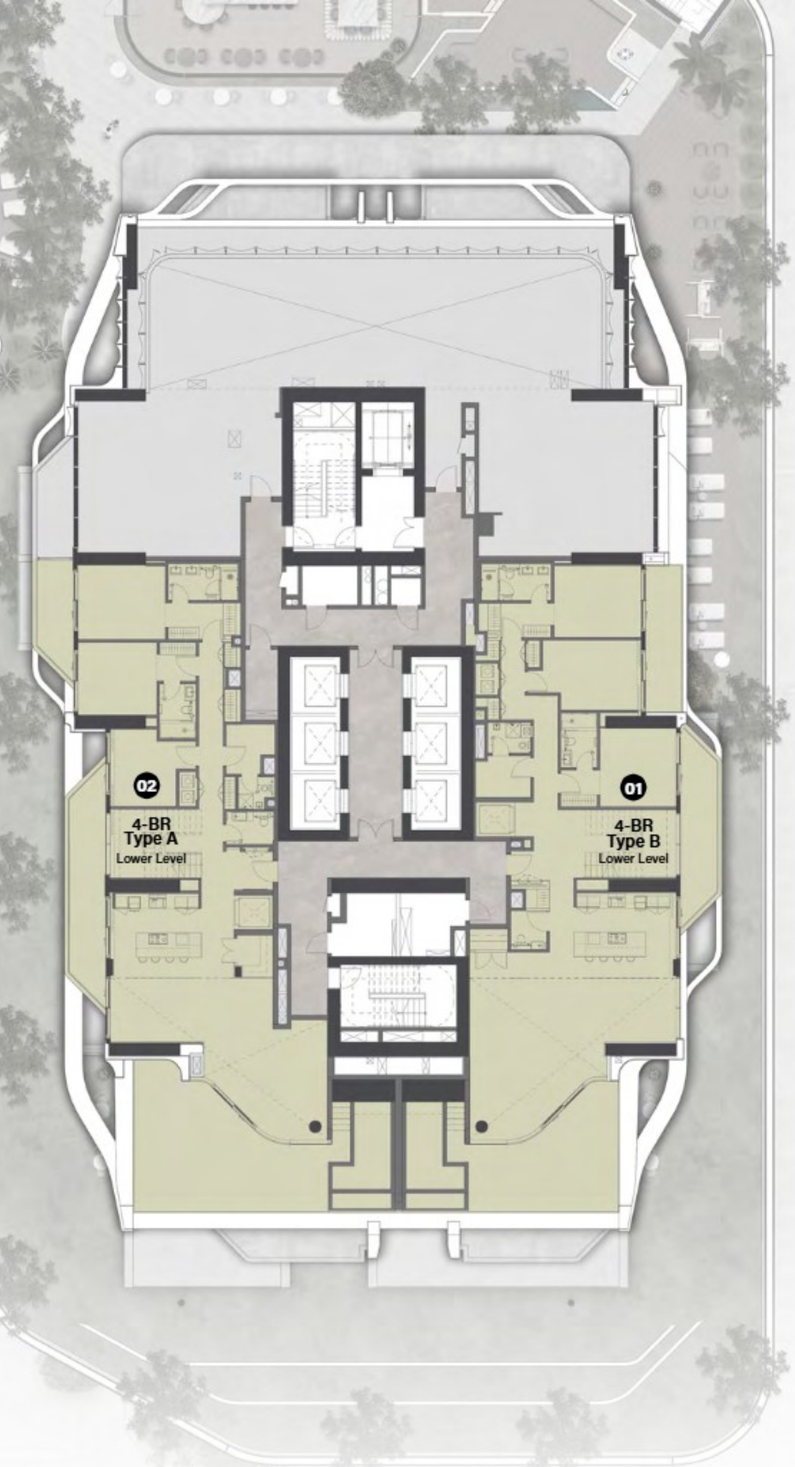


# 19th-35th Floor
# Typical Plan

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

# 36th Floor
# Typical Plan

4 Bedroom Penthouse
Lower Level

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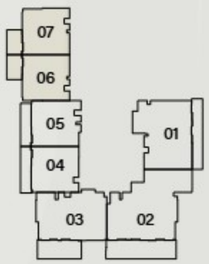
# 37th Floor
# Typical Plan

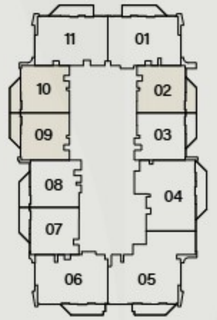
4 Bedroom Penthouse
Upper Level

# 1 - BEDROOM

## TYPE A

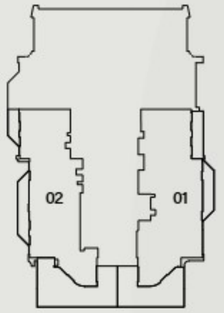



1st Floor




2nd-17th Floor

19th-35th Floor




36th Floor

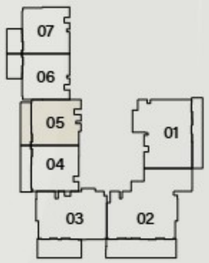
Internal Living Area : **713.86 sq. ft.**

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

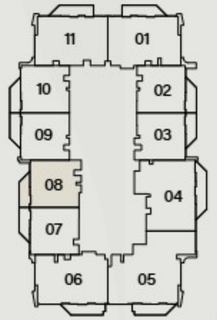
Total Living Area : **819.89 sq. ft.**

# 1 - BEDROOM

## TYPE B

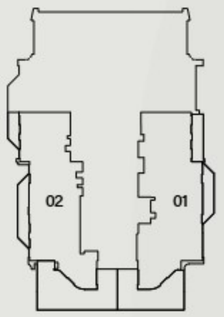



1st Floor




2nd-17th Floor

19th-35th Floor




36th Floor

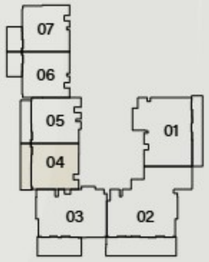
Internal Living Area : **737.76 sq. ft.**

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

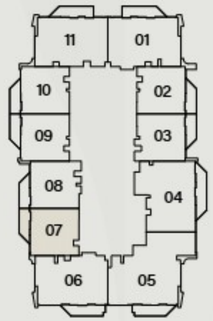
Total Living Area : **843.78 sq. ft.**

# 1 - BEDROOM

## TYPE C

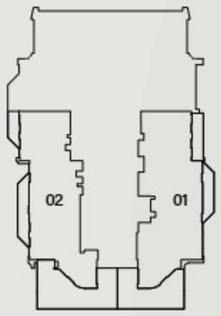



1st Floor




2nd-17th Floor

19th-35th Floor




36th Floor

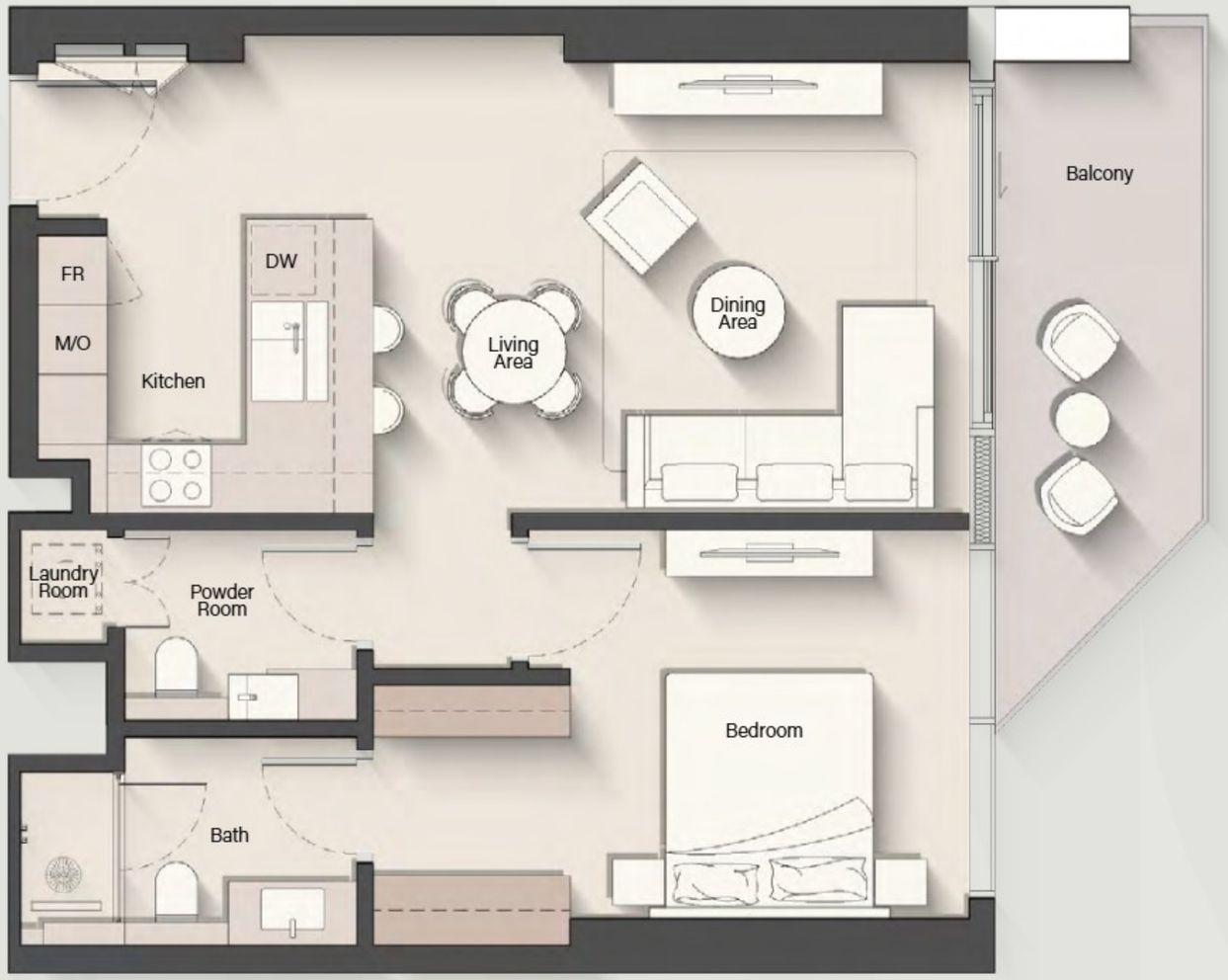
Internal Living Area : **720.64 sq. ft.**

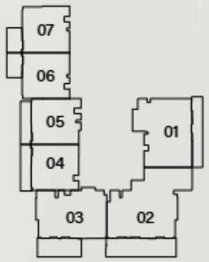
Outdoor Living Area : **105.49 sq. ft.**

Total Living Area : **826.13 sq. ft.**

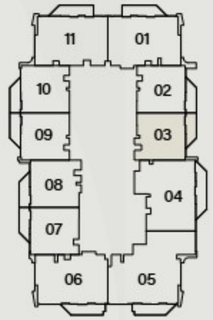
# 1 - BEDROOM

## TYPE D

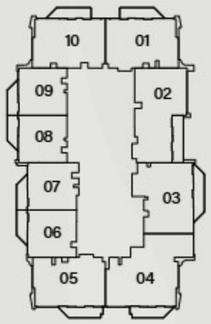




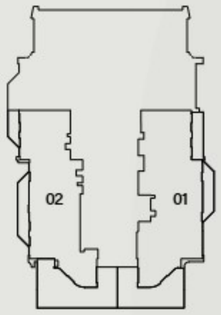

1st Floor




2nd-17th Floor




19th-35th Floor




36th Floor

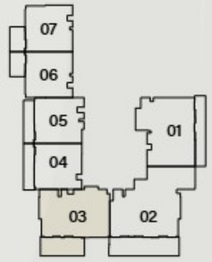
Internal Living Area : **729.15 sq. ft.**

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

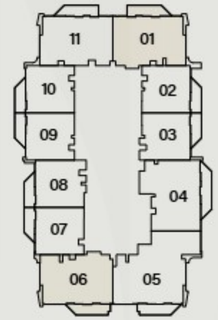
Total Living Area : **835.17 sq. ft.**

# 2 - BEDROOM

## TYPE A

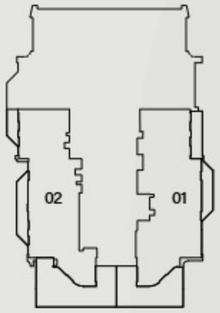



1st Floor




2nd-17th Floor

19th-35th Floor




36th Floor

Internal Living Area : **1115.79 sq. ft.**

Outdoor Living Area : **138.32 sq. ft.**

Total Living Area : **1254.10 sq. ft.**

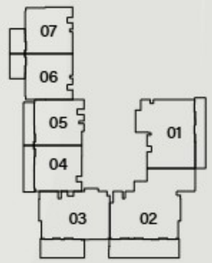
# 2 - BEDROOM

## TYPE B

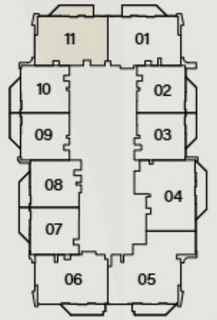
Internal Living Area : **1098.67 sq. ft.**

Outdoor Living Area : **138.32 sq. ft.**

Total Living Area : **1236.99 sq. ft.**

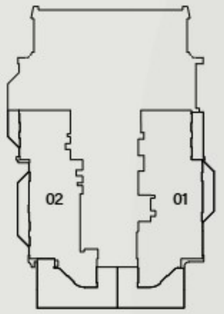



1st Floor




2nd-17th Floor

19th-35th Floor




36th Floor

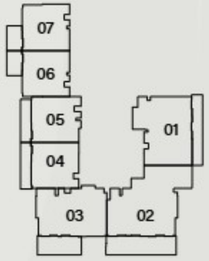
# 2 - BEDROOM + S

## TYPE A

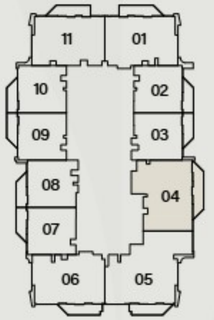
Internal Living Area : **1198.88 sq. ft.**

Outdoor Living Area : **170.29 sq. ft.**

Total Living Area : **1369.17 sq. ft.**

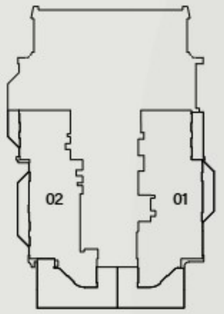



1st Floor




2nd-17th Floor

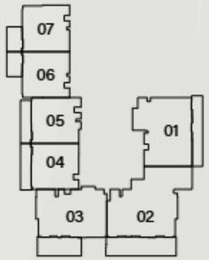
19th-35th Floor



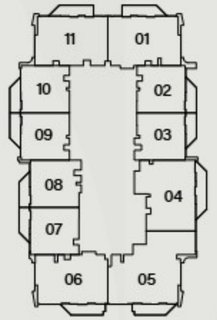

36th Floor

# 2 - BEDROOM + S

## TYPE B

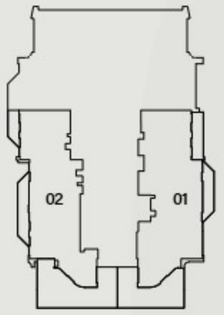



1st Floor




2nd-17th Floor

19th-35th Floor

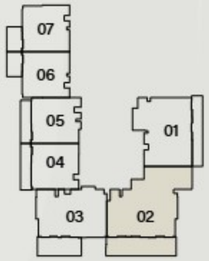



36th Floor

Internal Living Area : **1334.40 sq. ft.** Outdoor Living Area : **166.73 sq. ft.** Total Living Area : **1501.13 sq. ft.**

# 3 - BEDROOM

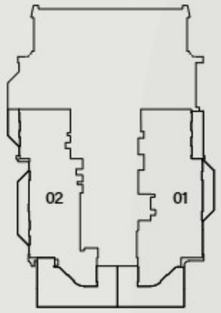
## TYPE A




1st Floor

2nd-17th Floor

19th-35th Floor




36th Floor

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

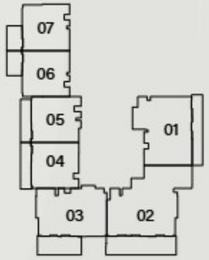
Lower Level

Upper Level

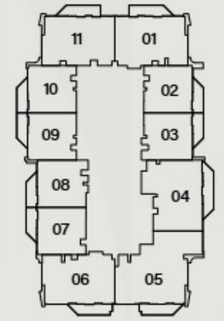
Internal Living Area : **4412.23 sq. ft.**

Outdoor Living Area : **1397.91 sq. ft.**

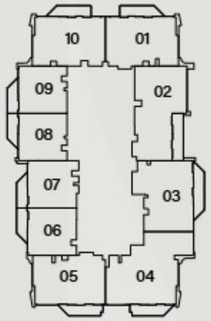
Total Living Area : **5810.14 sq. ft.**




1st Floor




2nd-17th Floor



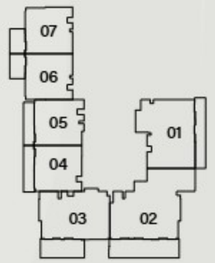

19th-35th Floor

36th Floor

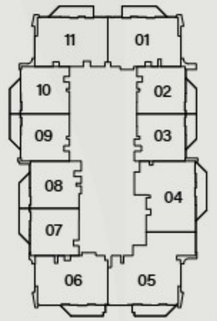
# 4 - BEDROOM PENTHOUSE

## TYPE B

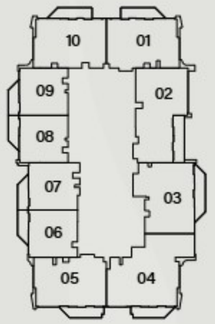
Internal Living Area : **4806.30 sq. ft.** Outdoor Living Area : **1279.08 sq. ft.** Total Living Area : **6085.38 sq. ft.**




1st Floor



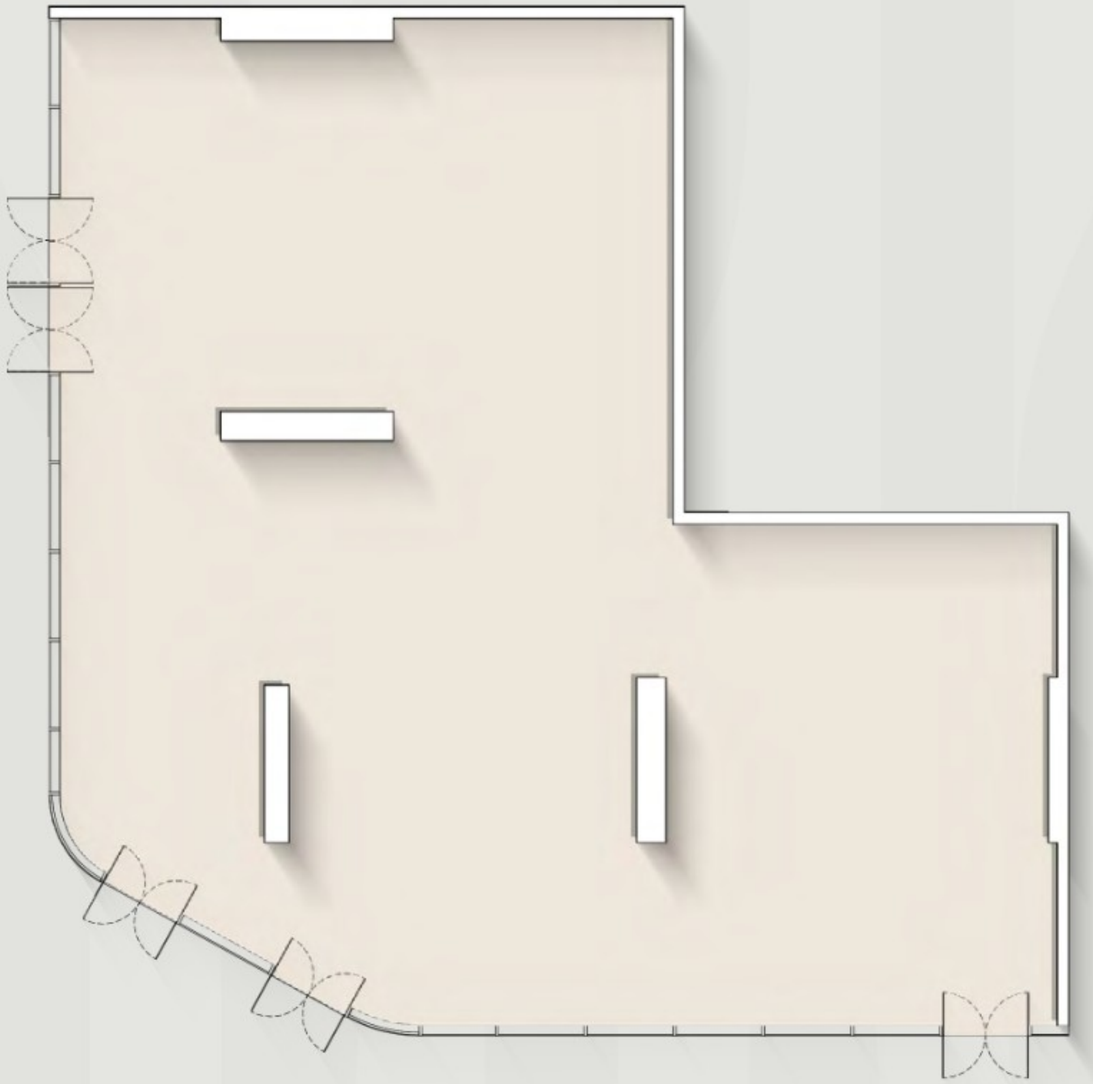

2nd-17th Floor



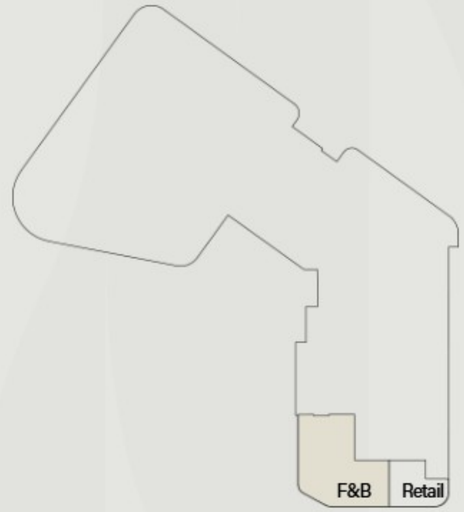

19th-35th Floor

36th Floor

# F & B

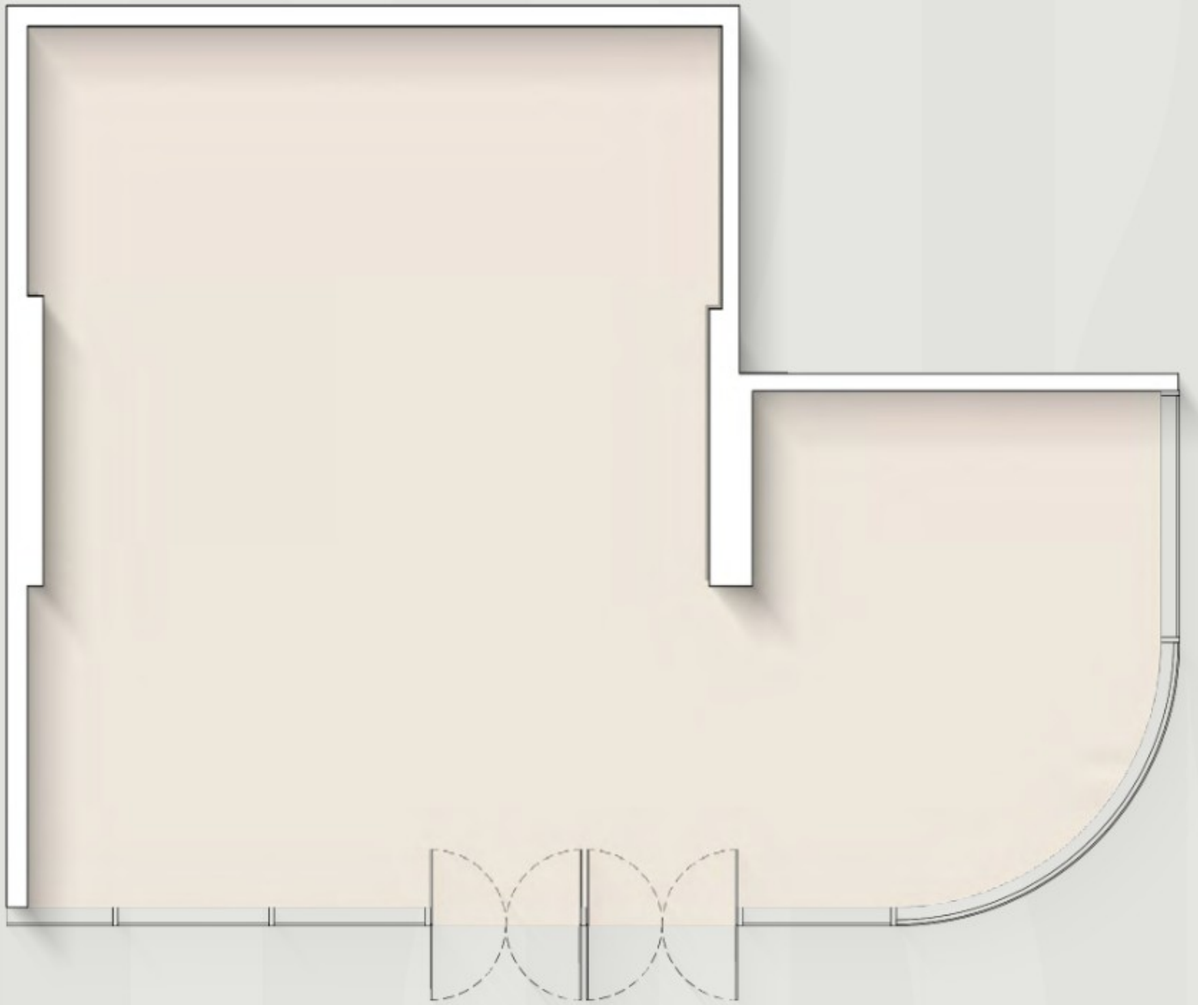


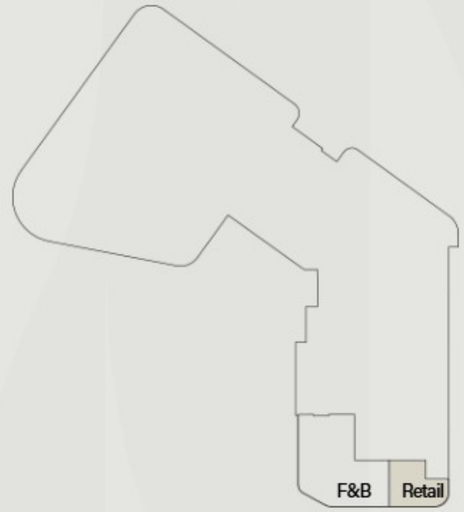
Internal Retail Area : **3571.68 sq. ft.**




Type F&B

# RETAIL






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 Altiera Heights,
click HERE or scan the QR code:

SCAN THE QR CODE

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PROPERTIES

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