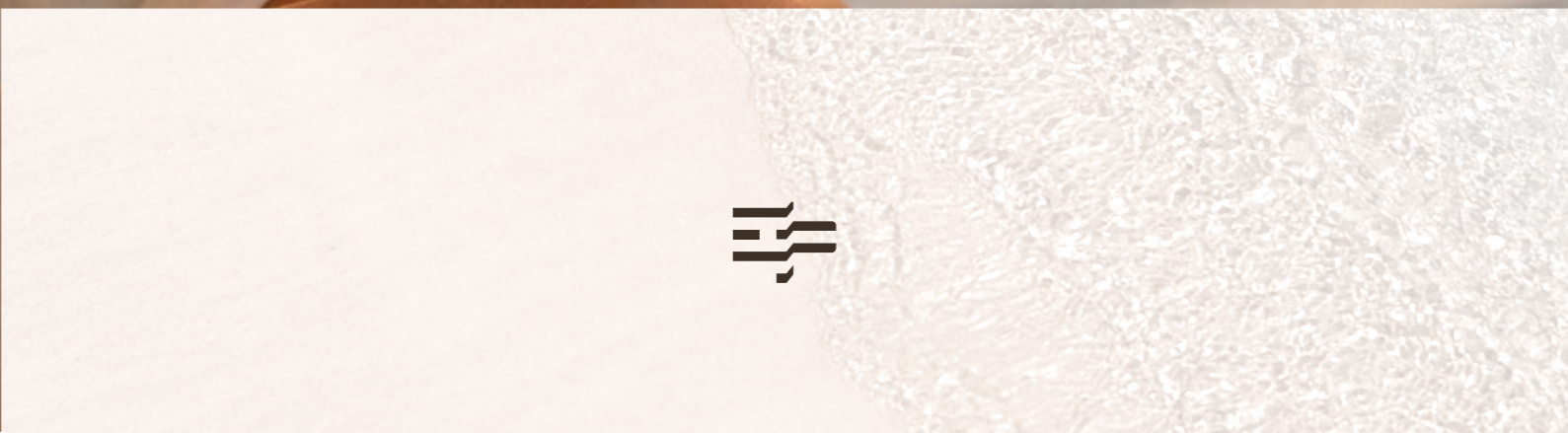




EVERLY PLACE

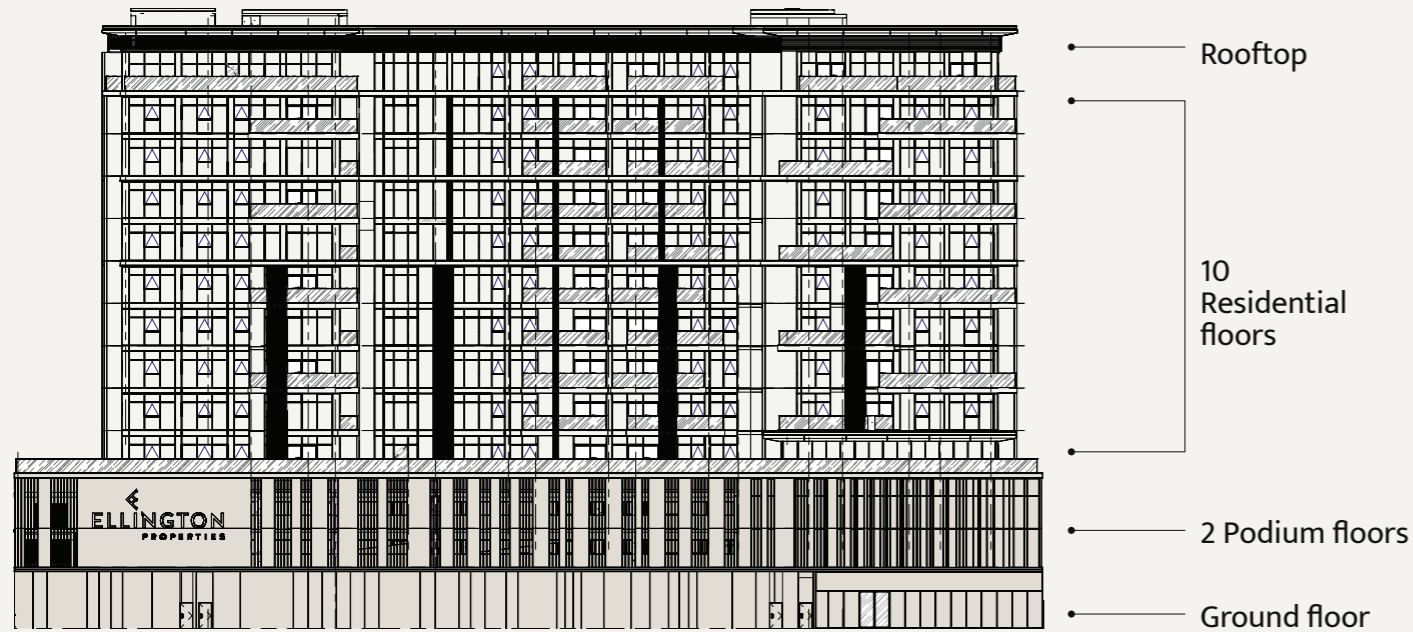


Savour a life  
in bloom

# EVERLY PLACE



# BUILDING CONFIGURATION



## Anticipated Service Charge

AED 16 per sq.ft

## Ownership

Freehold

## Project Configuration

Ground Floor + 2 Podium + 10 Residential floors + Roof

## Elevators

### Tower

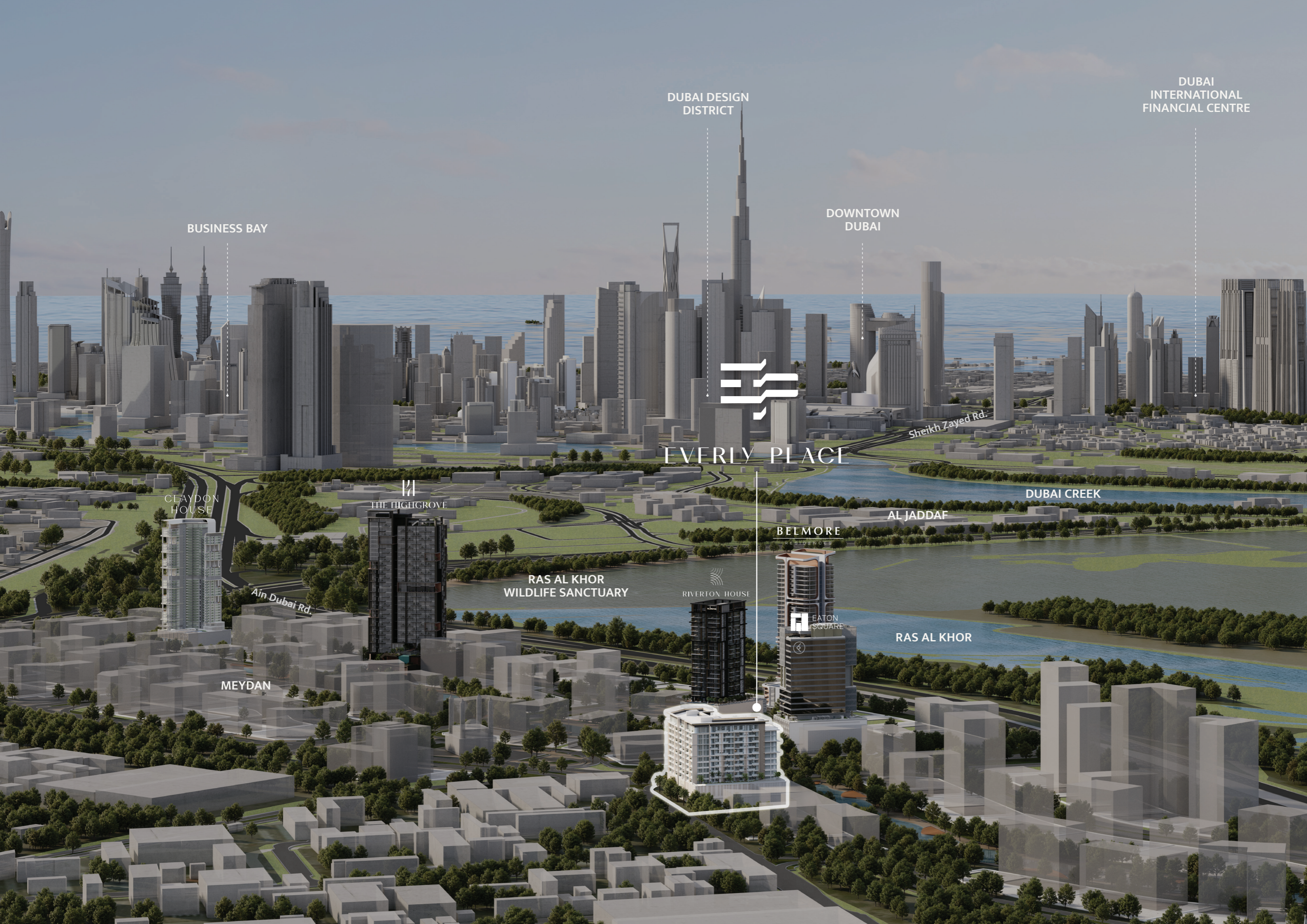
3 passenger elevators  
1 service elevator

### Amenities Pavillion

1 passenger elevator

## Parking

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



BUSINESS BAY

DUBAI DESIGN DISTRICT

DUBAI INTERNATIONAL FINANCIAL CENTRE

DOWNTOWN DUBAI



EVERLY PLACE

Sheikh Zayed Rd.

CLAYDON HOUSE

THE HIGHGROVE

DUBAI CREEK

AL JADDAF

RAS AL KHOR WILDLIFE SANCTUARY

RIVERTON HOUSE

BELMORE RESIDENCES

EATON SQUARE

RAS AL KHOR

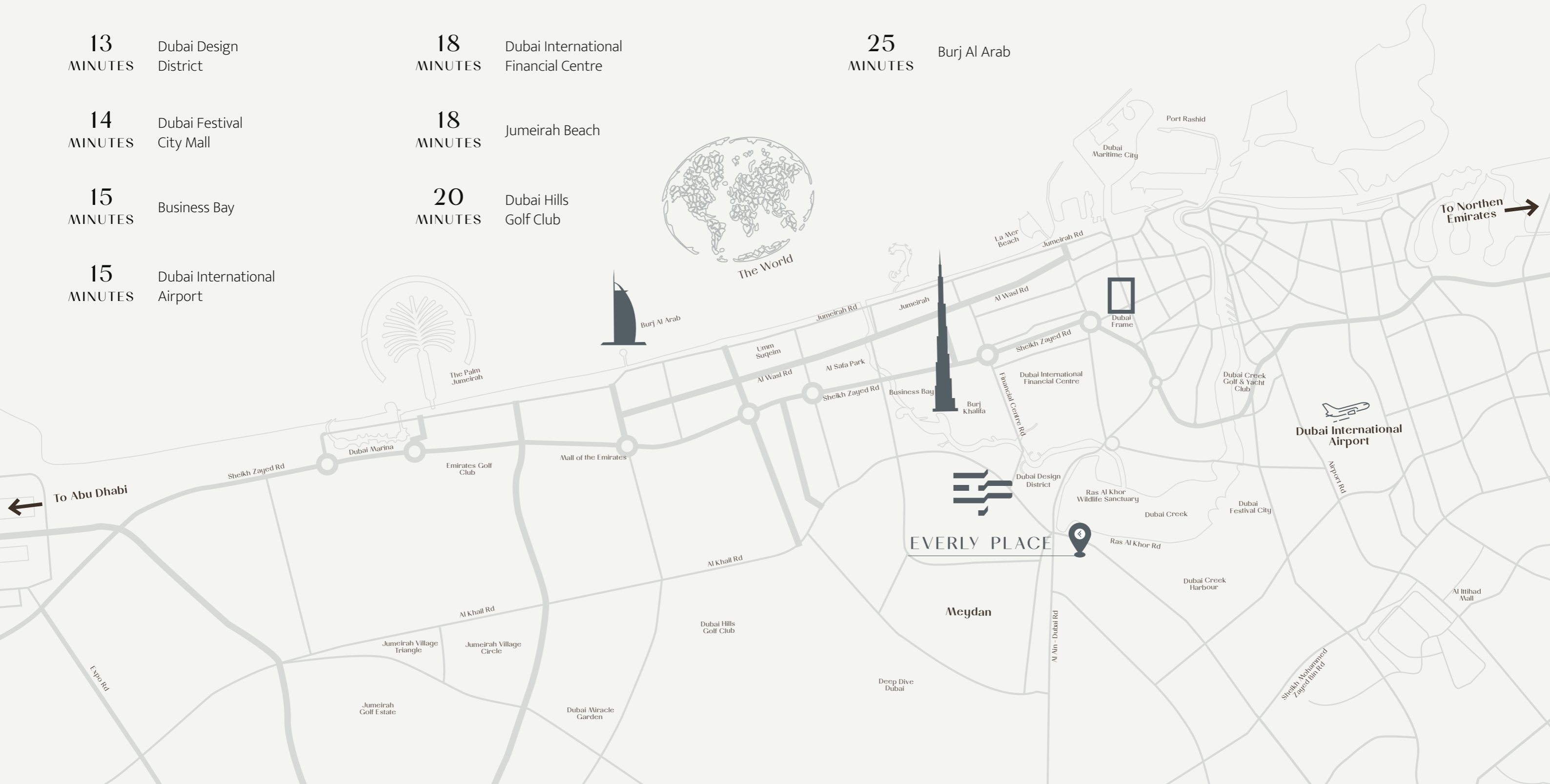
MEYDAN


Ain Dubai Rd.

# DRIVING DISTANCES



- |                      |                                     |                      |   |                      |                                    |                      |                                |
|----------------------|-------------------------------------|----------------------|---|----------------------|------------------------------------|----------------------|--------------------------------|
| <b>10</b><br>MINUTES | Ras Al Khor<br>Wildlife Sanctuary   | <b>16</b><br>MINUTES | Burj Khalifa /<br>Dubai Mall            | <b>22</b><br>MINUTES | Dubai Creek Golf<br>and Yacht Club | <b>30</b><br>MINUTES | Palm Jumeirah                  |
| <b>11</b><br>MINUTES | Meydan Grandstand<br>and Racecourse | <b>16</b><br>MINUTES | City Walk                               | <b>22</b><br>MINUTES | Mall of the<br>Emirates            | <b>40</b><br>MINUTES | Dubai World<br>Central Airport |
| <b>13</b><br>MINUTES | Dubai Design<br>District            | <b>18</b><br>MINUTES | Dubai International<br>Financial Centre | <b>25</b><br>MINUTES | Burj Al Arab                       |                      |                                |
| <b>14</b><br>MINUTES | Dubai Festival<br>City Mall         | <b>18</b><br>MINUTES | Jumeirah Beach                          |                      |                                    |                      |                                |
| <b>15</b><br>MINUTES | Business Bay                        | <b>20</b><br>MINUTES | Dubai Hills<br>Golf Club                |                      |                                    |                      |                                |
| <b>15</b><br>MINUTES | Dubai International<br>Airport      |                      |   |                      |                                    |                      |                                |





---

# Life Designed Around the Crystal Lagoon

In the heart of MBR City, a refined silhouette takes shape. Every Place emerges as a contemporary residence poised alongside the crystal lagoon of Meydan Horizon, where architecture, water and landscape exist in quiet balance.

Thoughtful interiors and carefully curated social spaces reflect Ellington's design-led philosophy. A residence where elegance is expressed through detail and every space carries a sense of considered beauty.

  
ELLINGTON  
PROPERTIES



## AMENITIES WITHIN THE PROJECT



Lobbies with reception and lounge



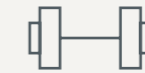
Indoor and outdoor kids play area



Club lounge overlooking the Crystal Lagoon



Bowling Alleys



Fitness Studio



Yoga Studio



Spa-inspired changing rooms



Sauna & Chromotherapy shower experience



Resort-style swimming pool



Sun loungers, sunken seating and cabanas



Shaded kid's pool



Outdoor BBQ area



Outdoor Cinema



Outdoor table tennis



Shaded outdoor seating

A LIFE  
DRAWN TO WATER



INHABIT A WORLD OF  
QUIET CONNECTION



Designed  
Around Views  
& Wellness



Life at Everly Place follows the gentle rhythm of the water. Bordering the shimmering lagoon of Meydan Horizon, the residence offers a rare perspective on Dubai. One where tranquil waterfront vistas and open skies define the everyday. It is an invitation to live in the balance, a private, light-filled haven positioned perfectly at the edge of the city's most dynamic energy.

## UNIT TYPES AND SIZES

Typical Units	No. of Units	Size Range
1 Bedroom	133 units	From 693 sq. ft to 1,492 sq. ft
1 Bedroom + S	9 units	From 977 sq. ft to 982 sq. ft
2 Bedroom	30 units	From 1,175 sq. ft to 1,285 sq. ft
2 Bedroom + S	20 units	From 1,204 sq. ft to 2,047 sq. ft
3 Bedroom + S	17 units	From 1,704 sq. ft to 1,818 sq. ft





## DESIGN-LED LIVING IN MBR CITY

Everly Place is an opulent mid-rise residence rising G+10 floors, presenting thoughtfully curated homes overlooking the crystal lagoon of Meydan Horizon. The collection offers a mix of one- to three-bedroom residences, each designed with elegant interiors, generous balconies and a calm architectural language.

Complemented by wellness spaces, social lounges and resort-inspired outdoor amenities, Everly Place reflects Ellington's commitment to considered design and considered urban lifestyle.

LIVING IN ALIGNMENT





## Arrive in Quiet Elegance

LOBBY

The lobby welcomes residents through a composition of refined materials, soft lighting and warm natural textures. A communal table and elevated lounge create intimate spaces for quiet moments or casual gatherings, setting a tone of calm sophistication from the moment of arrival.



## A Sophisticated Social Escape

CLUB LOUNGE

More than a lounge, the club lounge is conceived as a tapestry of social experiences, harmonising the pulse of the city with the serenity of home. From the artisanal café bar to contemplative co-working spaces and lively game areas, the setting adapts effortlessly to every rhythm. Defined by fluid boundaries and thoughtful design, it is a place where residents gather, unwind and share moments of a life exceptionally well lived.



## Play, Gather, Connect

CLUB LOUNGE

Extending the experience, the lounge reveals open-plan enclaves designed for contemporary living. Social and leisure spaces come together with ease, where billiards, bowling and relaxed lounge settings form one cohesive environment. In this setting, moments of focus shift naturally into connection and play.



## Find Power in Balance

FITNESS STUDIO

A sanctuary designed in the delicate balance between the surge of energy and the grace of repose. The studio transitions seamlessly from the spirited rhythm of training to the quiet breath of the yoga retreat, a choreography of space devoted to balance and renewal.



## Where Joy Comes to Life

KIDS PLAY AREA

At Everly Place, young residents step into a colourful realm of play and imagination. A vibrant slide and lively ball pit invite laughter and movement, while soft forms, playful textures and child-scaled furnishings create a safe and cheerful setting where creativity unfolds freely.



# Interiors





## Effortless Ease, Elevated Comfort

LIVING & DINING AREA

Living spaces are defined by 3.1-meter ceiling heights and expansive windows that draw in light and lagoon views. Layered lighting enhances mood and function, while warm neutral tones create timeless versatility. Designed for gathering, relaxing, and everyday comfort.



## Design Meets Culinary Living

KITCHEN

The kitchen is thoughtfully composed as a dialogue between contemporary elegance and the quiet rhythms of the home. Framing the space, clean-lined cabinetry and refined stone surfaces create an atmosphere both modern and enduring. Premium European craftsmanship paired with effortless organisation brings calm precision to daily living.



## A Sanctuary of Restful Serenity

BEDROOMS

Bedrooms are designed as tranquil retreats where natural light gently fills the room, illuminating a calm palette of refined neutral tones. Built-in wardrobes and thoughtfully integrated storage maintain a sense of quiet order, allowing the space to remain serene, elegant and comfortable.



## Pure Spacious Harmony

BATHROOMS

Everly Place's bathrooms are sculpted as private sanctuaries where refined tiles and contemporary grace converge. Together, glass shower enclosures and concealed detailing create a quiet composition of clarity and refinement, extending into a beautifully composed powder room that reflects the home's signature elegance.

## 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 30% construction of the project
5%	On completion of 40% construction of the project
5%	On completion of 50% construction of the project
5%	On completion of 60% 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>

VIBRANT CALM,  
WOVEN INTO  
MBR CITY

