



ELLINGTON
PROPERTIES

RH

THE HIGHGROVE

PROJECT BRIEF





THE HIGHGROVE

A Verdant Expression of *Waterfront Living*

Set against the backdrop of a picturesque lagoon in Mohammed Bin Rashid City, The Highgrove creates a modern link between the Ras Al Khor Wildlife Sanctuary and the dynamic Downtown Dubai skyline, blending elevated contemporary architecture with biophilic design.



Embracing *Urban* Living

The Highgrove offers breathtaking views of the community lagoon and its natural surroundings from its one, two, and three-bedroom apartments.



TO
ABU DHABI

TO DUBAI
INTERNATIONAL
AIRPORT

DOWNTOWN
DUBAI

DUBAI INTERNATIONAL
FINANCIAL CENTRE

THE WORLD ISLANDS

DUBAI DESIGN DISTRICT

Sheikh Zayed Rd.

Financial
Center Rd.

ZABEEL PALACE

DUBAI WATER CANAL

DUBAI CREEK

CLAYDON
HOUSE

THE HIGHGROVE

BELGROVE
RESIDENCES

RAS AL KHOR WILDLIFE
SANCTUARY

Ras Al Khor Road

Al Ain - Dubai Road

Driving Distances





Ras Al Khor Wildlife
Sanctuary

BELGROVE
RESIDENCES

E44 Ras Al Khor Road

E44 Ras Al Khor Road



THE HIGHGROVE

CLAYDON
HOUSE

Crystal Lagoon

Crystal Lagoon

Proposed
Metro Line

Community Amenities



Architectural Concept

1



Mass Orientation

Minimize direct visual connections between units, maximize the full lagoon view, and create a striking contrast with the surrounding environment

2



Volume Sculpting

By merging the urban fabric with box forms, indoor and outdoor spaces are seamlessly created

3



Indoor/Outdoor Bio Spaces

Create unforgettable experiences through seamlessly designed indoor and outdoor spaces

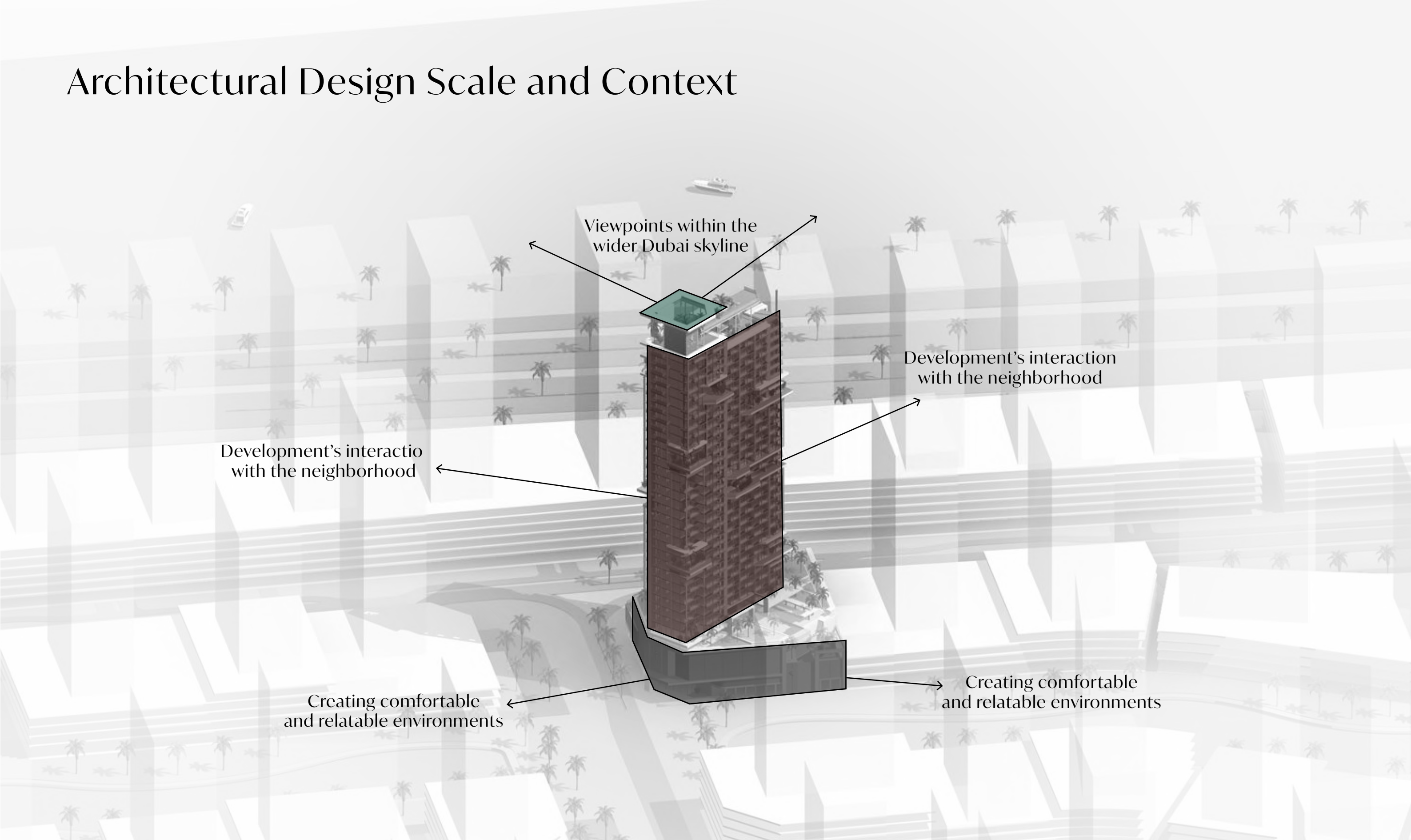
4



Biophilic Integration

Lush greenery, natural spaces, and abundant light are seamlessly integrated into the design

Architectural Design Scale and Context



Viewpoints within the wider Dubai skyline

Development's interaction with the neighborhood

Development's interaction with the neighborhood

Creating comfortable and relatable environments

Creating comfortable and relatable environments

Sun & Views Analysis



Unrivalled vistas of
Dubai's iconic skyline
and pristine waterfront

Crystal Lagoon
& Community Views

Downtown
Dubai Views

Ras Al Khor Wildlife
Sanctuary Views



Building Elevations



ELEVATION
SOUTH



ELEVATION
EAST



ELEVATION
NORTH



ELEVATION
WEST

Building Configuration



Anticipated Service Charge

AED 18 per sq.ft.

Ownership

Freehold

Anticipated Completion Date

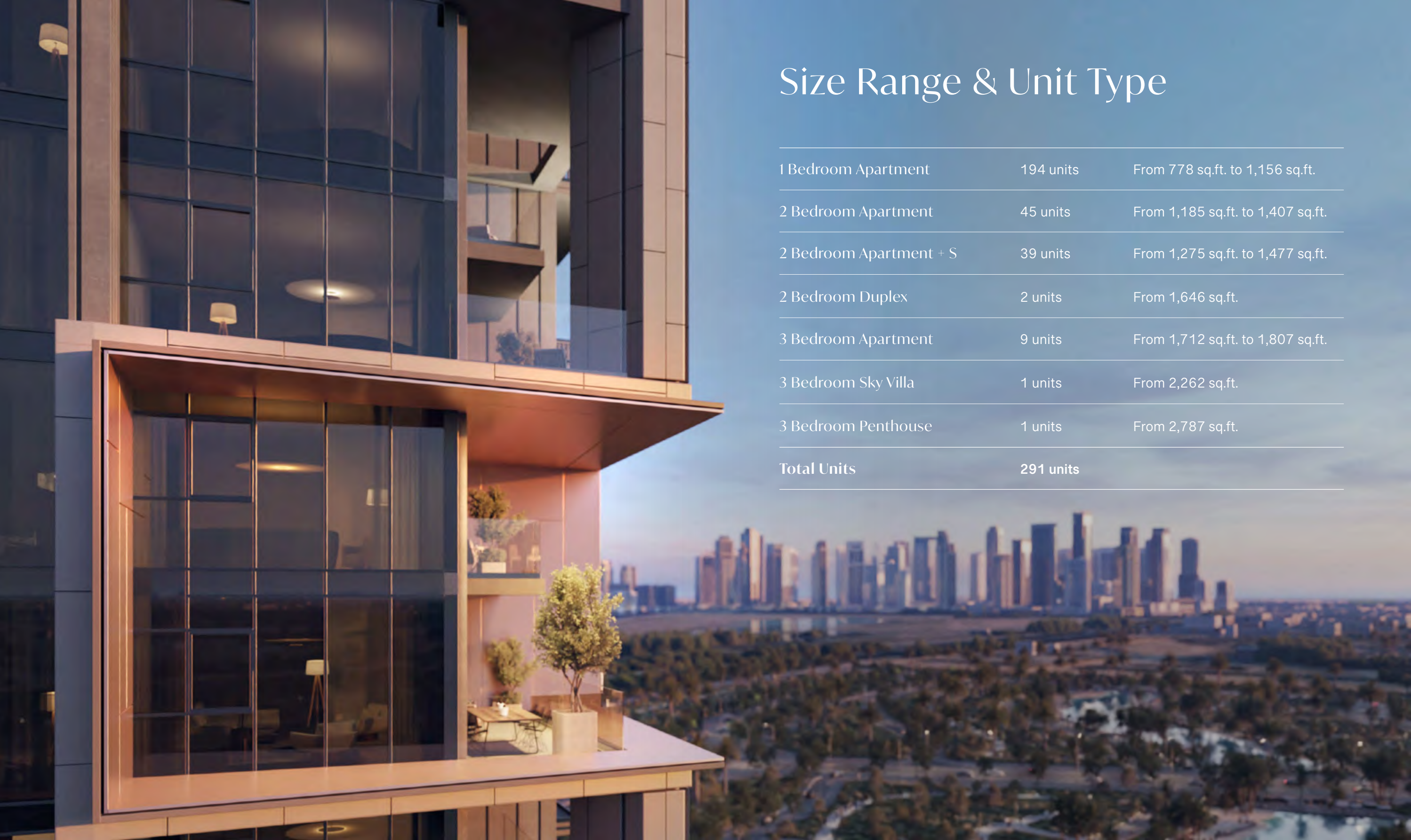
Q4 2027

Parking

1 and 2 bedrooms: 1 parking space
3 bedrooms: 2 parking spaces

Elevators

6 passenger elevators
1 service elevator



Size Range & Unit Type

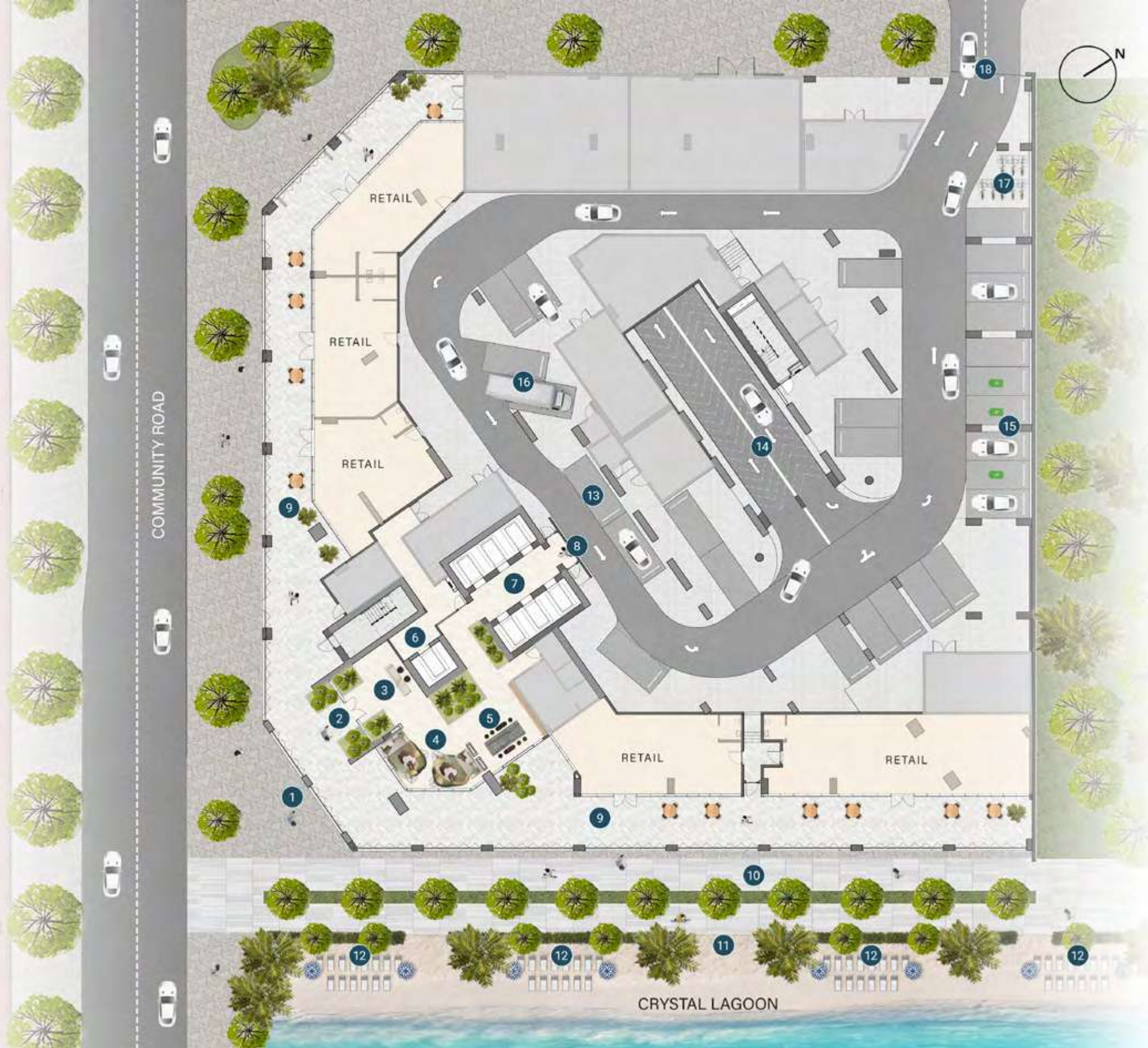
1 Bedroom Apartment	194 units	From 778 sq.ft. to 1,156 sq.ft.
2 Bedroom Apartment	45 units	From 1,185 sq.ft. to 1,407 sq.ft.
2 Bedroom Apartment + S	39 units	From 1,275 sq.ft. to 1,477 sq.ft.
2 Bedroom Duplex	2 units	From 1,646 sq.ft.
3 Bedroom Apartment	9 units	From 1,712 sq.ft. to 1,807 sq.ft.
3 Bedroom Sky Villa	1 units	From 2,262 sq.ft.
3 Bedroom Penthouse	1 units	From 2,787 sq.ft.
Total Units	291 units	

AMENITIES



Ground Floor Amenities Plan

- 1 MAIN ENTRANCE
- 2 LOBBY ENTRANCE
- 3 LOBBY RECEPTION
- 4 LOBBY LOUNGE
- 5 COMMUNAL TABLE
- 6 SERVICE LIFT
- 7 LIFT LOBBY
- 8 RESIDENTS DROP-OFF AREA
- 9 AIR-CONDITIONED RETAIL ARCADE
- 10 COMMUNITY PROMEMADE
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 PREFERRED PARKING
- 14 ACCESS TO UPPER LEVEL PARKING
- 15 EV CHARGING STATION
- 16 MOVE-IN TRUCK ZONE
- 17 BICYCLE PARKING
- 18 VEHICLE ENTRANCE/EXIT





ELLINGTON
PROPERTIES

► Entrance



THE HIGHGROVE

ELLINGTON

Lobby ◀



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PROPERTIES

► Community Promenade



Community Lagoon ◀

4th Floor Amenities Plan

- 1 CINEMA ROOM
- 2 MEDIA ROOM
- 3 ACCESS TO CLUBHOUSE
- 4 LIFT LOBBY
- 5 ACCESS TO LOWER LEVEL PARKING
- 6 LANDSCAPE GARDEN
- 7 3RD FLOOR DOG WASH
- 8 3RD FLOOR DOG PARK
- 9 ACCESS TO POOL DECK





► Cinema Room



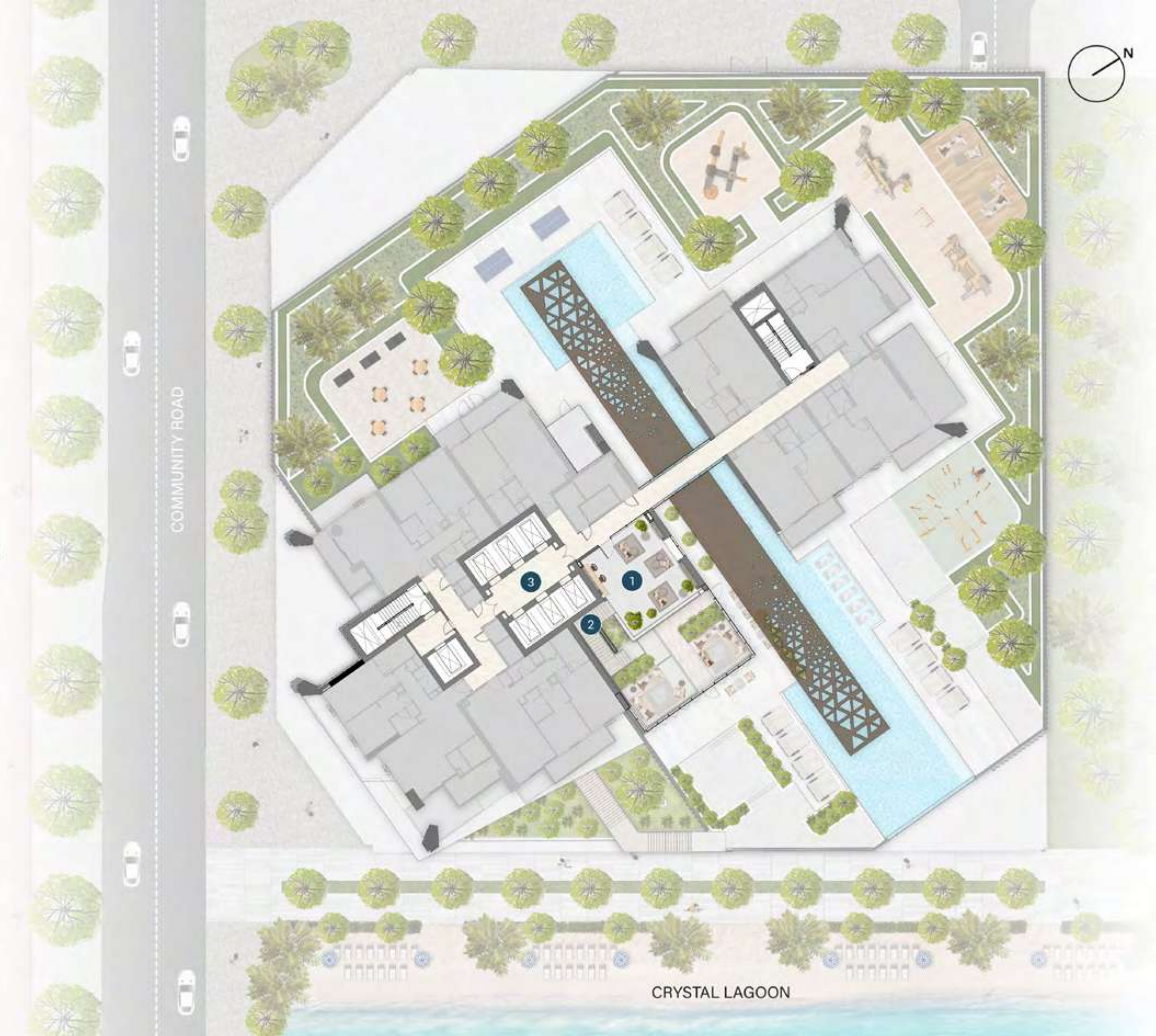
5th Floor
Amenities Plan

- 1 INFINITY-EDGE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL PAVILION
- 5 KIDS POOL
- 6 CLUB LOUNGE
- 7 ACCESS TO CINEMA ROOM
- 8 CLUB TERRACE
- 9 LIFT LOBBY
- 10 MALE CHANGE ROOM
- 11 FEMALE CHANGE ROOM
- 12 BATHROOM FOR PEOPLE OF DETERMINATION
- 13 BARBEQUE DECK
- 14 GAMES TABLE ZONE
- 15 FITNESS STUDIO
- 16 OUTDOOR FITNESS AREA
- 17 YOGA STUDIO
- 18 KIDS PLAY AREA
- 19 MAIN PLAYGROUND
- 20 OUTDOOR SEATING AREA
- 21 ACCESS TO GARDEN BELOW



6th Floor
Amenities Plan

- 1 MEZANINE LEVEL BIOPHILIC LIBRARY
- 2 ACCESS TO LOWER LEVEL CLUBHOUSE
- 3 LIFT LOBBY



5th & 6th Floor Amenities



Playground

Canopy

Infinity-Edge Pool

Fitness Studio

BBQ Deck

Clubhouse

Access to Lower Garden





Pool Deck ◀



► Pool Pavilion



Clubhouse



► Yoga & Fitness Studio



Kids Play Area ◀

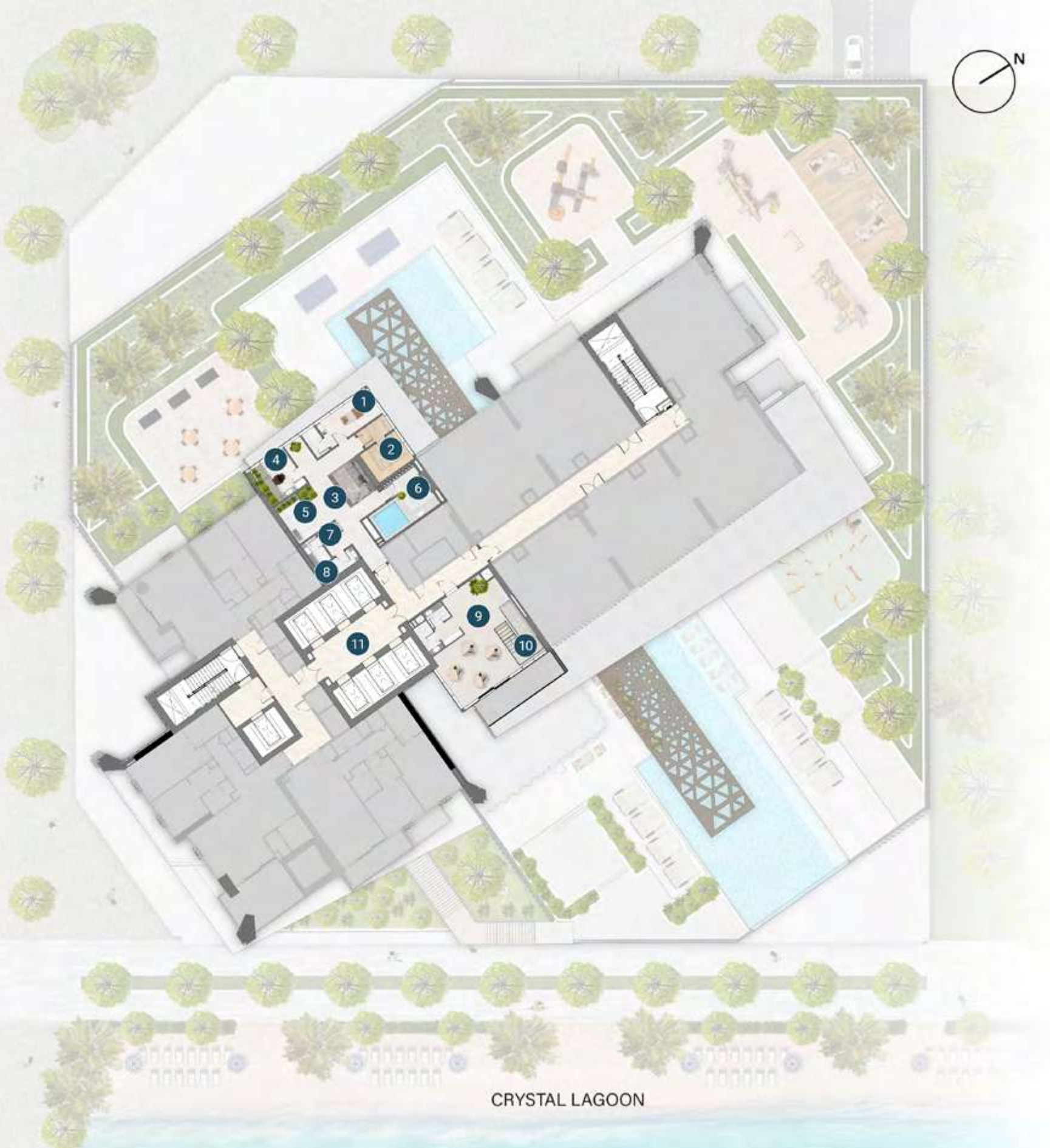
19th Floor Amenities Plan

- 1 SPA TREATMENT ROOM
- 2 SAUNA
- 3 LOUNGE AREA
- 4 BARBER/HAIRDRESSER ROOM
- 5 EXPERIENCE SHOWER
- 6 FLOATATION THERAPY
- 7 CHANGE ROOM
- 8 POWDER ROOM
- 9 RELAXATION PODS
- 10 ACCESS TO RELAXATION LOUNGE
- 11 LIFT LOBBY



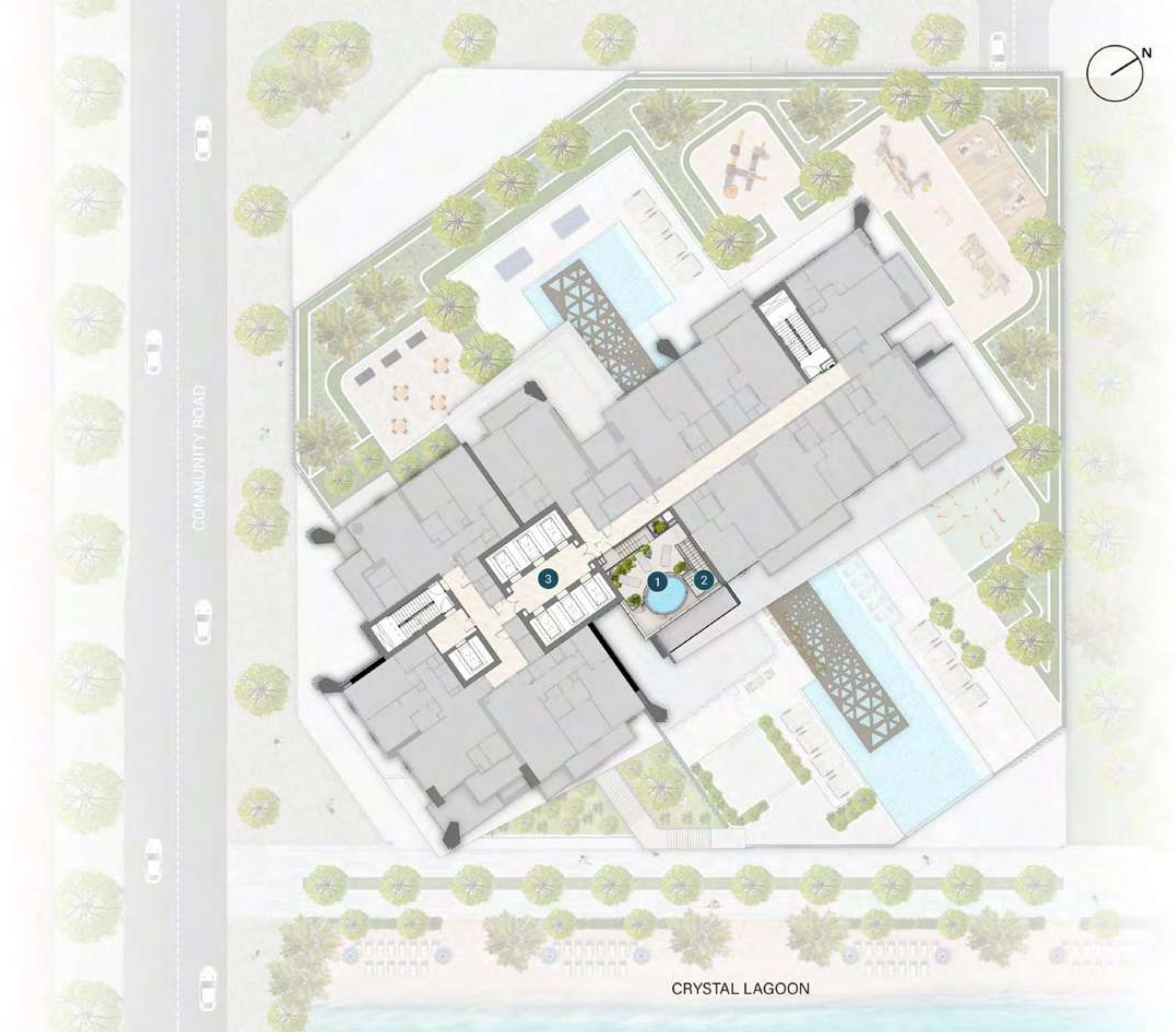
COMMUNITY ROAD

CRYSTAL LAGOON



20th Floor Amenities Plan

- 1 RELAXATION LOUNGE
- 2 ACCESS TO RELAXATION PODS
- 3 LIFT LOBBY



19th & 20th Floor Amenities



Meditation Nest
Spa



► Spa Room





Meditation Nest ◀

34th Floor Amenities Plan

- 1 SKY DINING
- 2 KITCHENETTE
- 3 POWDER ROOM
- 4 SKY DINING GARDEN LOUNGE
- 5 FIRE PIT
- 6 SKY GARDEN
- 7 ACCESS TO OBSERVATION DECK
- 8 LIFT LOBBY



COMMUNITY ROAD

CRYSTAL LAGOON



35th Floor
Amenities Plan

- 1 OBSERVATION DECK
- 2 ACCESS TO SKY GARDEN
- 3 LIFT LOBBY



34th & 35th Floor Amenities



- Sky Garden
- Observation Deck
- Sky Dining





Sky Garden ◀



► Sky Dining



Viewing Deck ◀

RESIDENCES





► Balcony View



Duplex Apartments ◀



► Living and Dining Area



Kitchen ◀



► Bathroom

FLOOR PLANS



5th FLOOR PLAN

2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



6th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



7th & 9th
FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

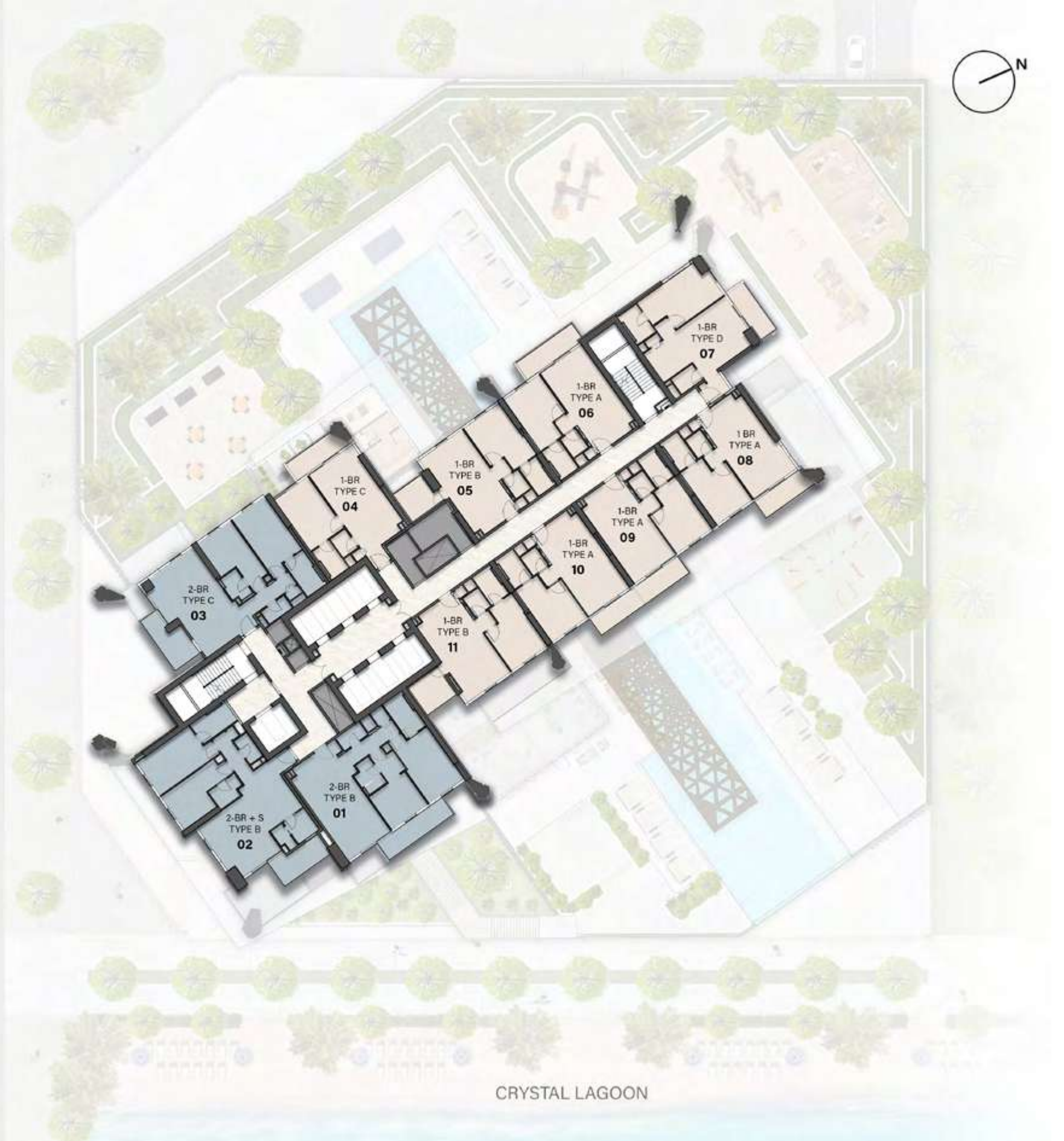
CRYSTAL LAGOON



8th & 18th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD



CRYSTAL LAGOON

10th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



11th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



12th, 14th, 16th & 22nd
FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



13th, 15th, 17th, 21st & 23rd
FLOOR PLAN



COMMUNITY ROAD



19th FLOOR PLAN

■ 2 BEDROOM



20th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON

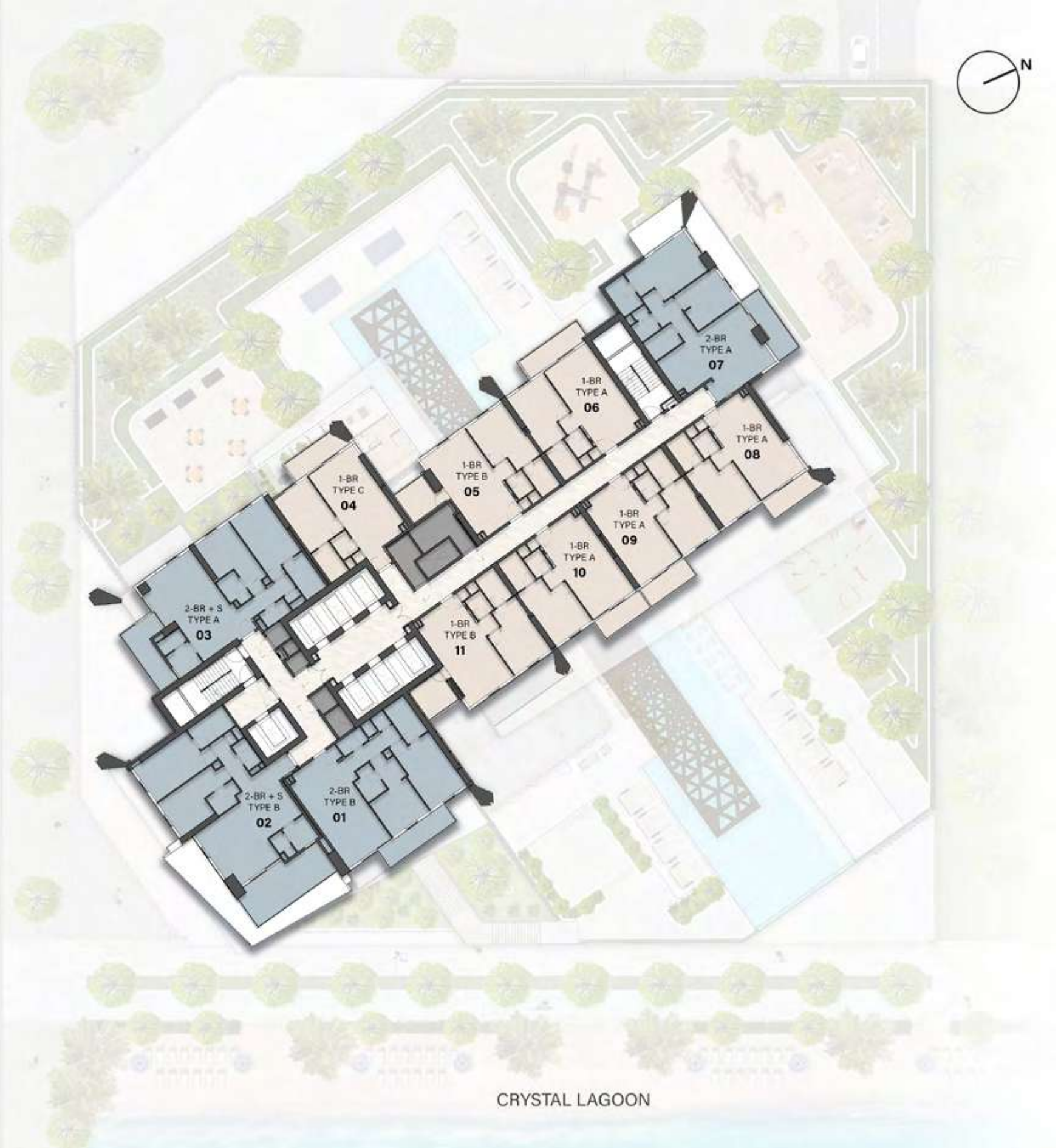


24th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



25th FLOOR PLAN



COMMUNITY ROAD



26th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



27th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



28th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



29th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD



CRYSTAL LAGOON

30th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD

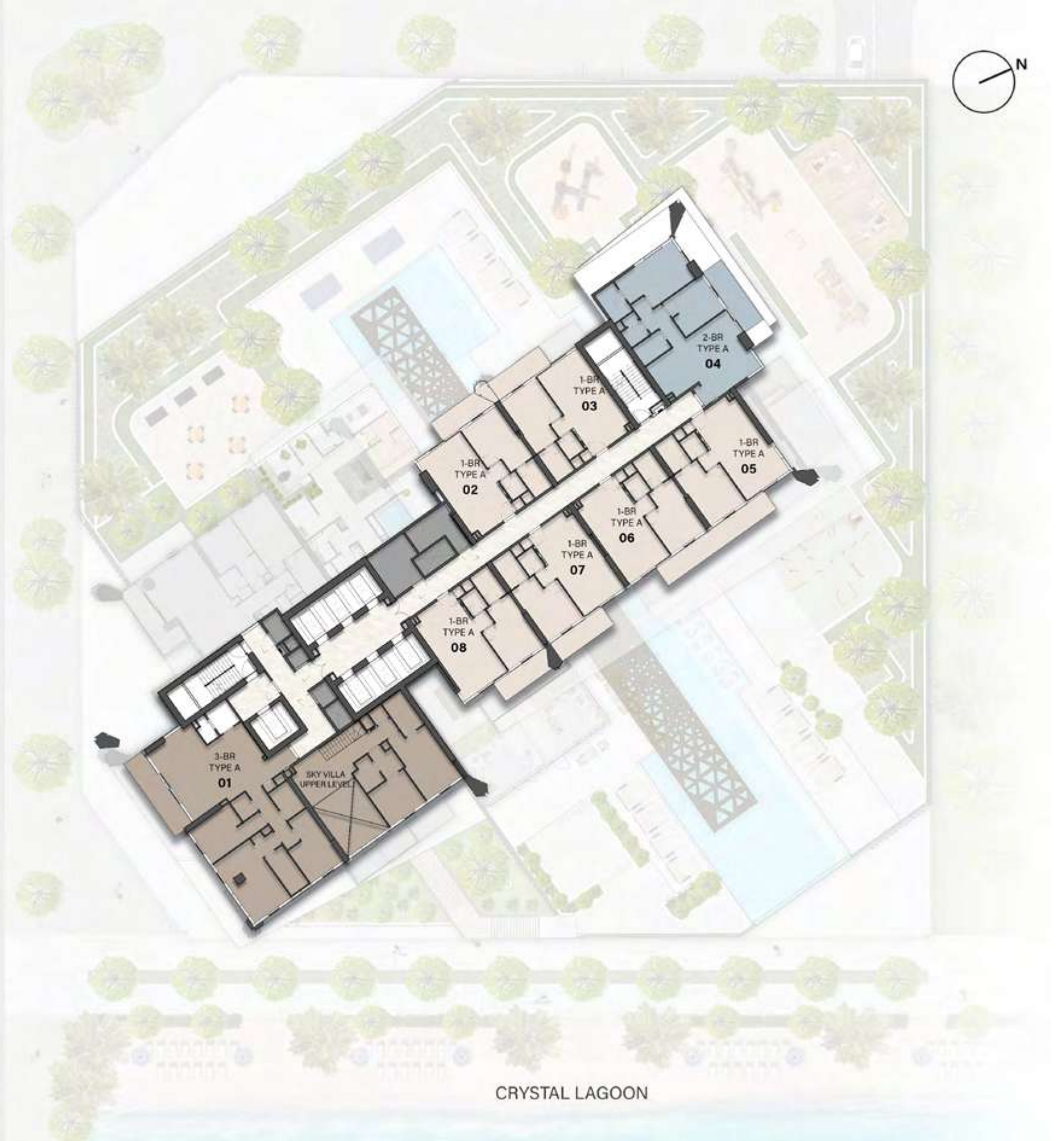


CRYSTAL LAGOON

31ST FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

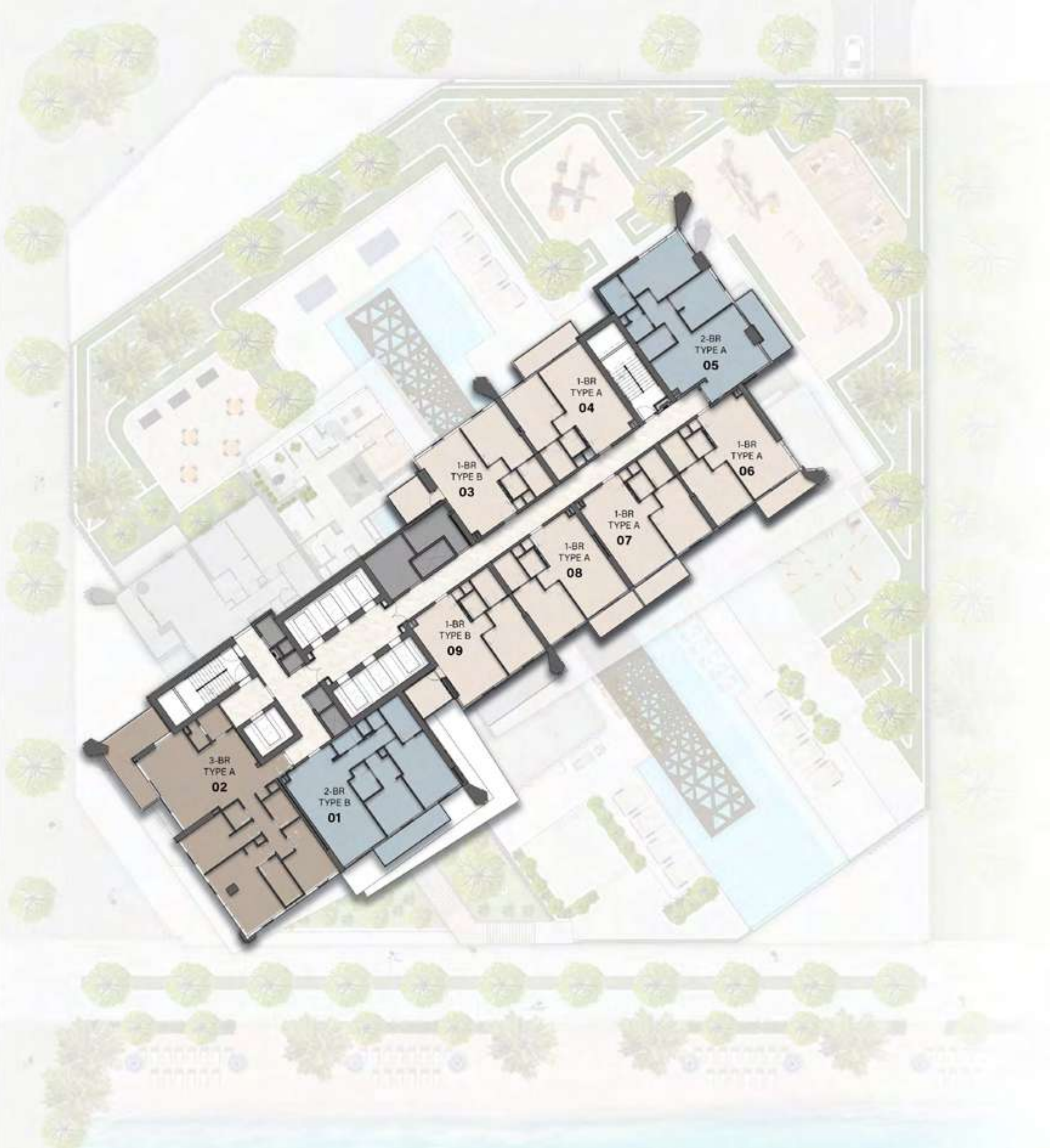
COMMUNITY ROAD



CRYSTAL LAGOON

32nd FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

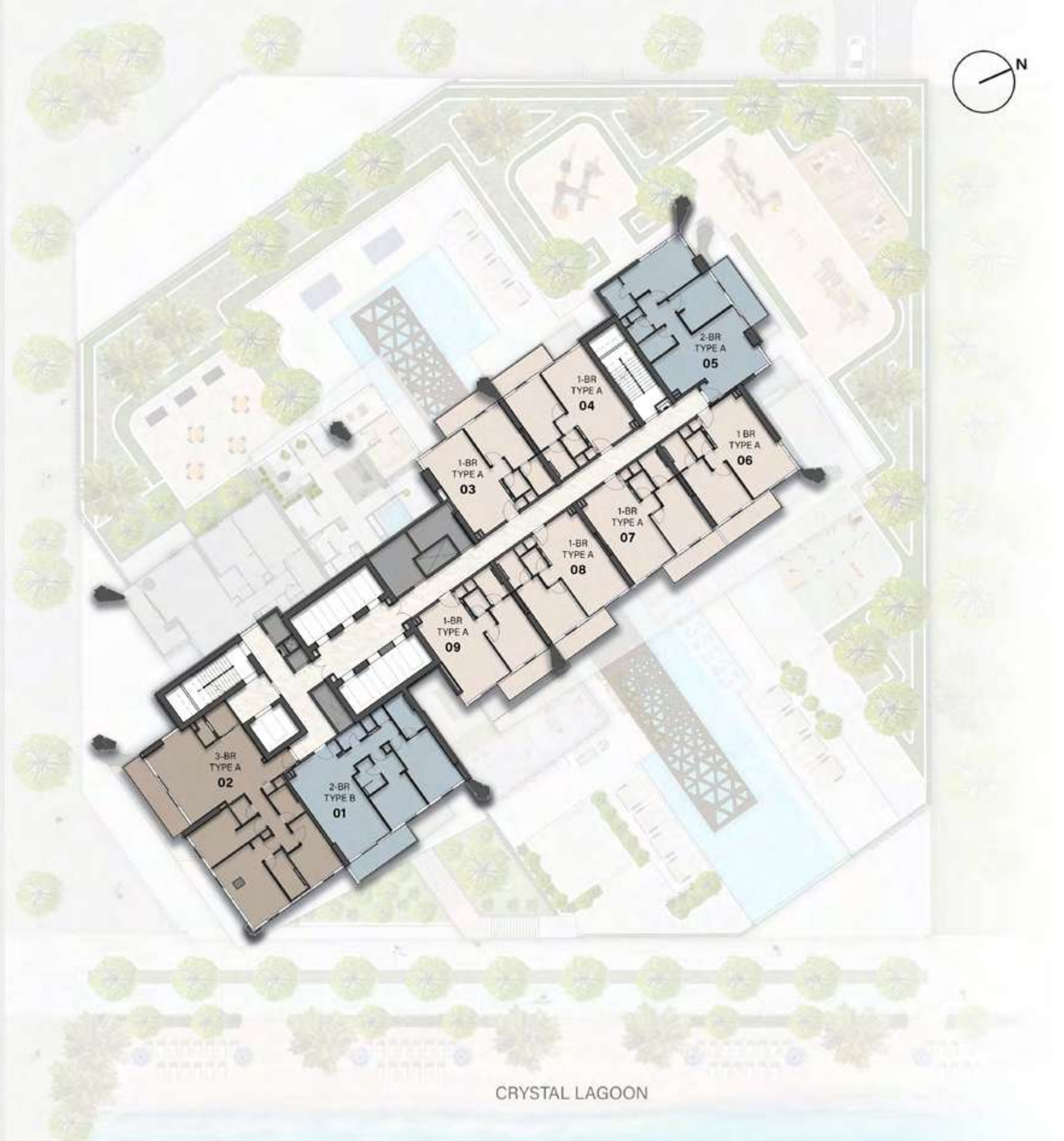


33rd FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD

CRYSTAL LAGOON



34th FLOOR PLAN

- 2 BEDROOM
- 3 BEDROOM

COMMUNITY ROAD



CRYSTAL LAGOON

35th FLOOR PLAN

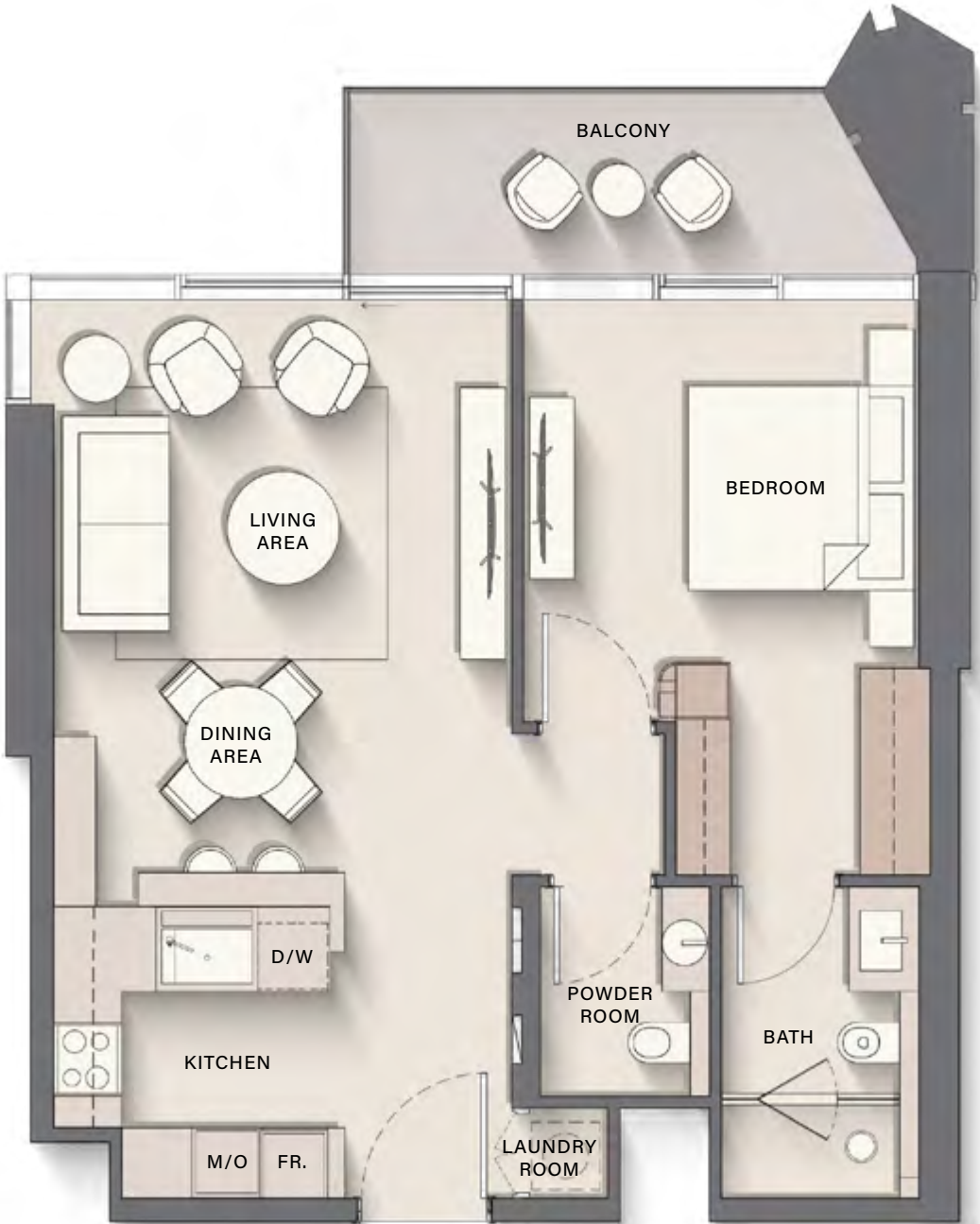
3 BEDROOM

COMMUNITY ROAD

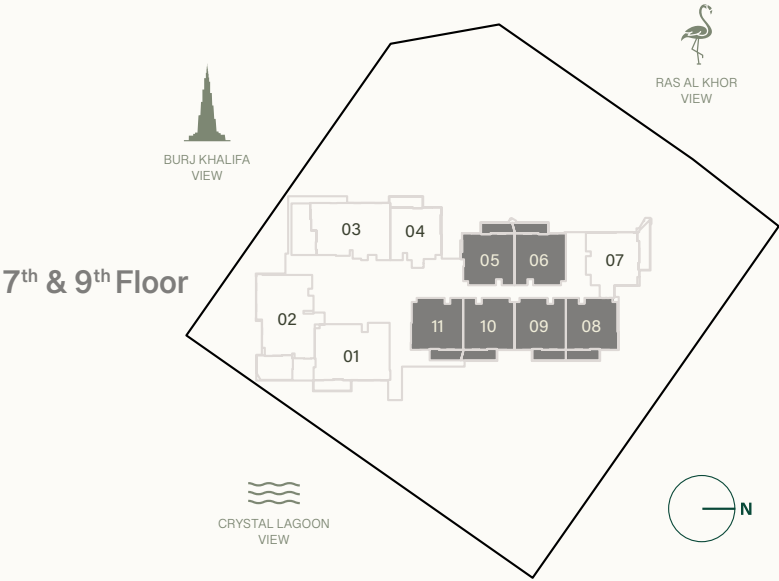


CRYSTAL LAGOON

1 BEDROOM
TYPE A



Internal Living Area	:	706.33 sq. ft
Outdoor Living Area	:	94.18 sq. ft
Total Living Area	:	800.51 sq. ft



6 th Floor 05 07 08	7 th & 9 th Floor 05 06 08 09 10 11	8 th & 18 th Floor 06 08 09 10
10 th Floor 06 09 10	11 th Floor 05 06 08 09 10	12 th , 14 th , 16 th & 22 th Floor 06 08 09 10
13 th , 15 th , 17 th , 21 st & 23 th Floor 05 06 08 09 10 11	20 th Floor 06 08 09 10	24 th Floor 06 08 09 10
25 th Floor 05 06 08 09 10 11	26 th Floor 06 09 10	27 th Floor 05 06 08 09 10
28 th Floor 06 08 09 10	29 th Floor 05 06 08 09 10 11	30 th Floor 04 06 07 08
31 st Floor 02 03 05 06 07 08	32 nd Floor 04 06 07 08	33 rd Floor 03 04 06 07 08 09

1 BEDROOM
TYPE B

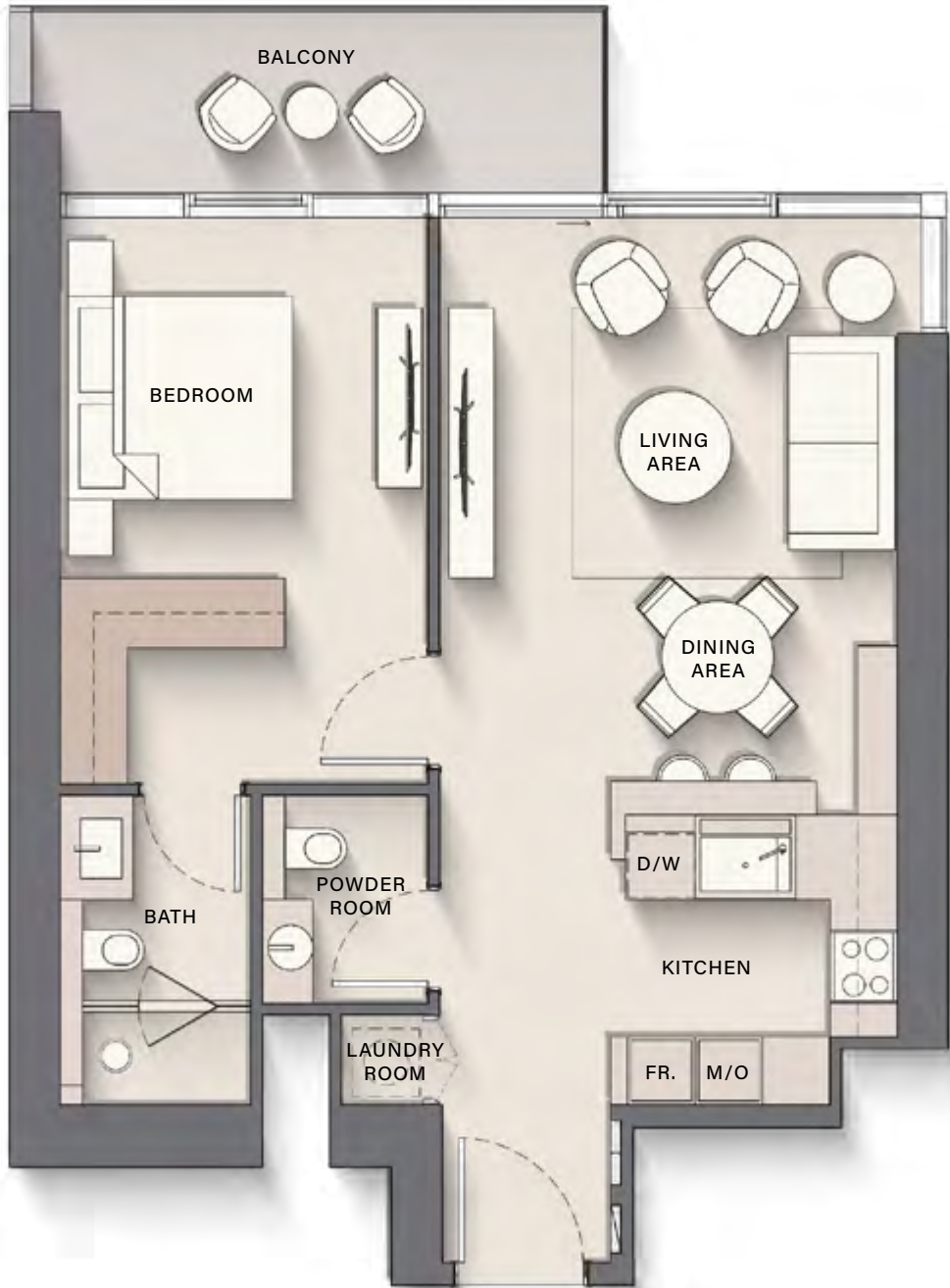


Internal Living Area	:	705.57 sq. ft
Outdoor Living Area	:	104.63 sq. ft
Total Living Area	:	810.20 sq. ft



8 th & 18 th Floor	10 th Floor	12 th , 14 th , 16 th & 22 th Floor
05 11	05 11	05 11
20 th Floor	24 th Floor	26 th Floor
05	05 11	05 11
28 th Floor	30 th Floor	32 th Floor
05 11	03 09	03 09

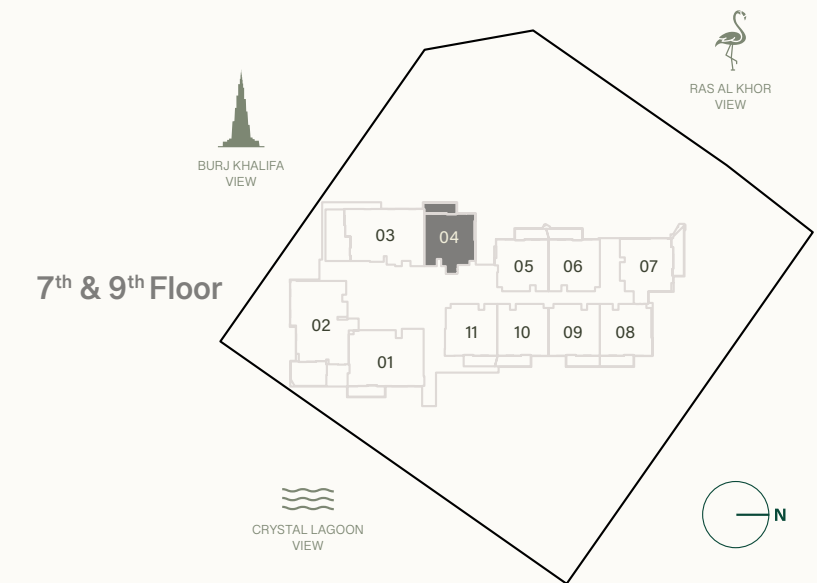
1 BEDROOM
TYPE C



Internal Living Area : 718.81 sq. ft

Outdoor Living Area : 94.51 sq. ft

Total Living Area : 813.32 sq. ft



6th Floor

04

10th Floor

04

13th, 15th, 17th,
21st & 23rd Floor

04

25th Floor

04

28th Floor

04

7th & 9th Floor

04

11th Floor

04

20th Floor

04

26th Floor

04

29th Floor

04

8th & 18th Floor

04

12th, 14th, 16th
& 22th Floor

04

24th Floor

04

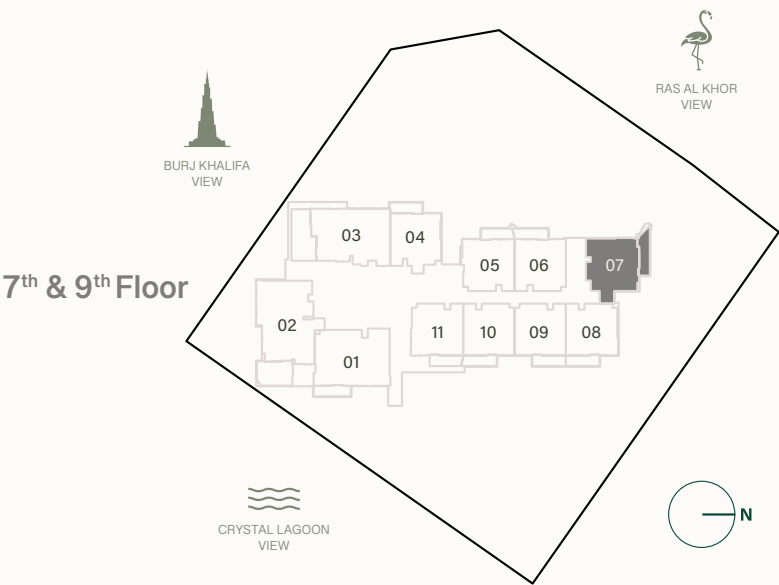
27th Floor

04

1 BEDROOM
TYPE D



Internal Living Area	:	773.06 sq. ft
Outdoor Living Area	:	132.72 sq. ft
Total Living Area	:	905.78 sq. ft



6 th Floor 06	7 th & 9 th Floor 07	8 th & 18 th Floor 07
10 th Floor 07	11 th Floor 07	12 th , 14 th , 16 th & 22 th Floor 04
13 th , 15 th , 17 th , 21 st & 23 th Floor 07	20 th Floor 07	

2 BEDROOM
TYPE A



Internal Living Area	:	1073.70 sq. ft
Outdoor Living Area	:	112.05 sq. ft
Total Living Area	:	1185.75 sq. ft

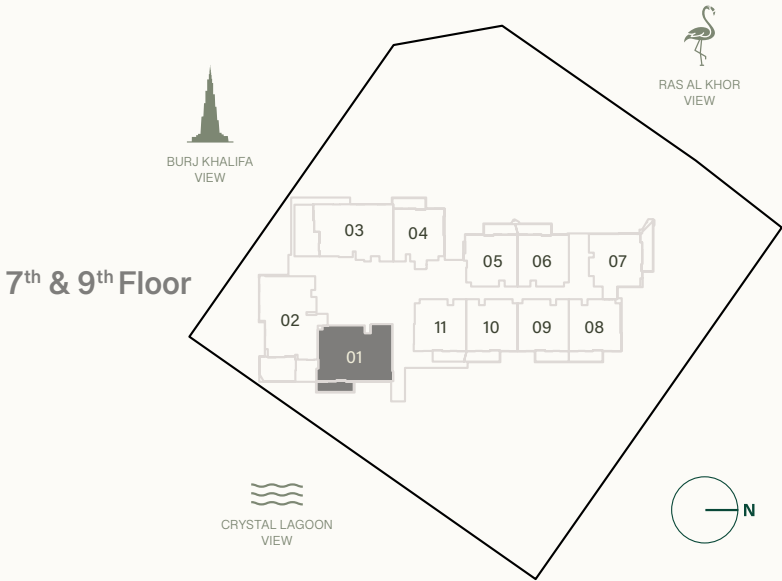


24 th Floor 07	25 th Floor 07	26 th Floor 07
27 th Floor 07	28 th Floor 07	29 th Floor 07
30 th Floor 05	31 th Floor 04	32 th Floor 05
33 th Floor 05		

2 BEDROOM
TYPE B



Internal Living Area	:	1110.84 sq. ft
Outdoor Living Area	:	107.53 sq. ft
Total Living Area	:	1218.37 sq. ft

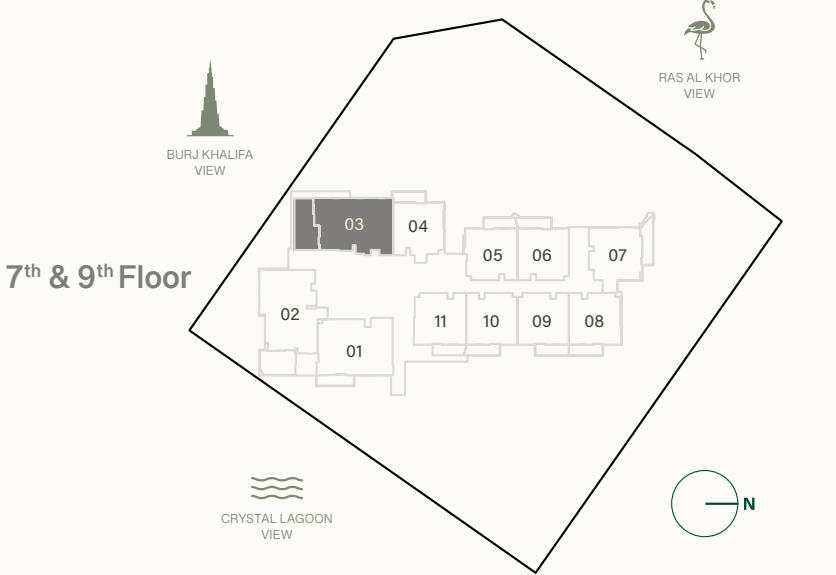


5 th Floor 01	6 th Floor 01	7 th & 9 th Floor 01
8 th & 18 th Floor 01	10 th Floor 01	11 th Floor 01
12 th , 14 th , 16 th & 22 th Floor 01	13 th , 15 th , 17 th , 21 st & 23 rd Floor 01	19 th Floor 01
20 th Floor 01	24 th Floor 01	25 th Floor 01
26 th Floor 01	27 th Floor 01	28 th Floor 01
29 th Floor 01	32 nd Floor 01	33 rd Floor 01
34 th Floor 01		

2 BEDROOM
TYPE C

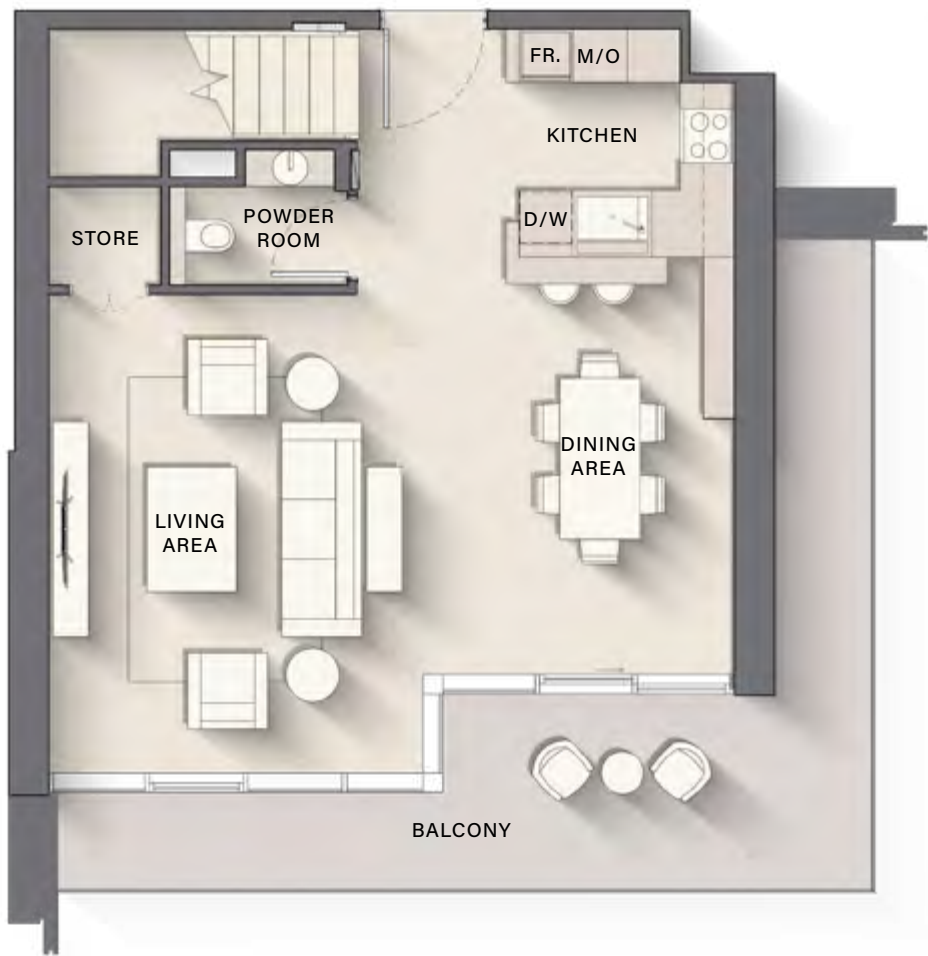


Internal Living Area	:	1103.95 sq. ft
Outdoor Living Area	:	303.54 sq. ft
Total Living Area	:	1407.49 sq. ft



5 th Floor 03	6 th Floor 03	7 th & 9 th Floor 03
8 th & 18 th Floor 03	19 th Floor 03	

2 BEDROOM
DUPLEX

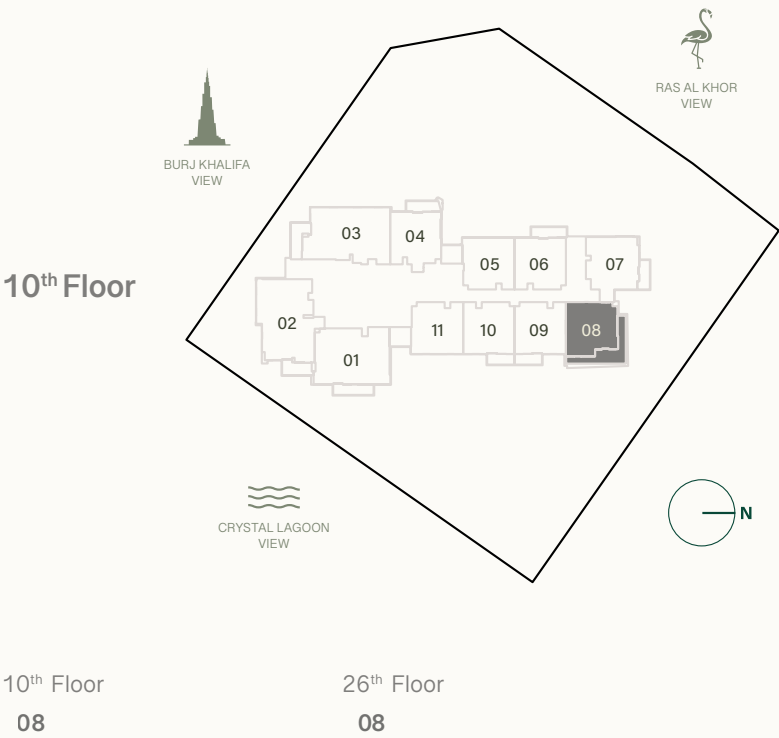


UPPER LEVEL



LOWER LEVEL

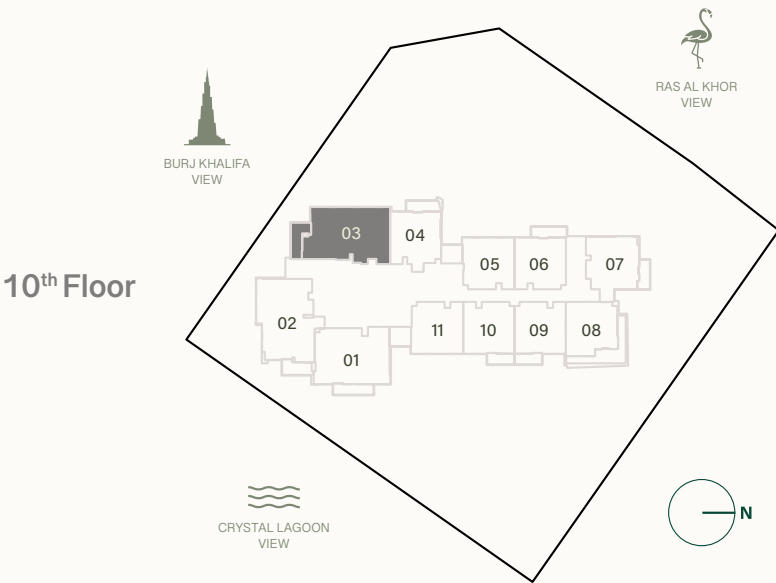
Internal Living Area	:	1398.55 sq. ft
Outdoor Living Area	:	246.92 sq. ft
Total Living Area	:	1645.48 sq. ft



2 BEDROOM + S
TYPE A



Internal Living Area	:	1194.26 sq. ft
Outdoor Living Area	:	137.02 sq. ft
Total Living Area	:	1331.28 sq. ft

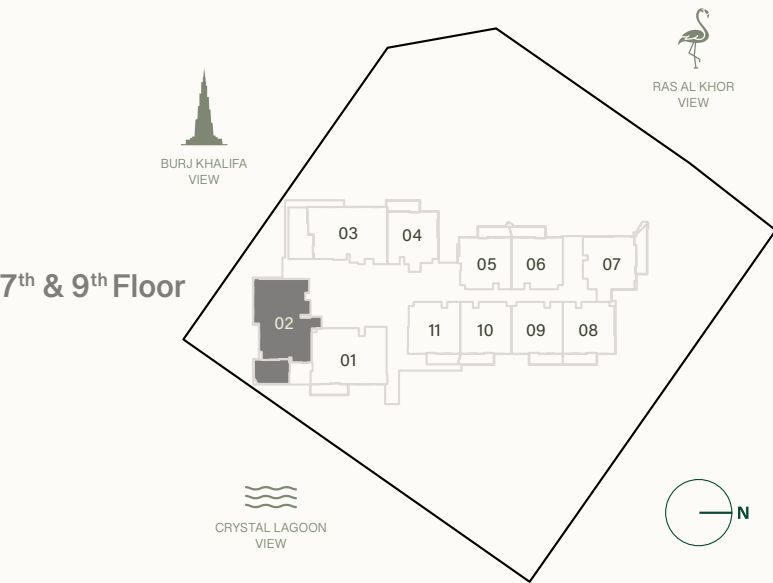


10 th Floor	11 th Floor	12 th , 14 th , 16 th & 22 th Floor
03	03	03
13 th , 15 th , 17 th , 21 st & 23 rd Floor	20 th Floor	24 th Floor
03	03	03
25 th Floor	26 th Floor	27 th Floor
03	03	03
28 th Floor	29 th Floor	
03	03	

2 BEDROOM + S
TYPE B



Internal Living Area	:	1212.02 sq. ft
Outdoor Living Area	:	230.02 sq. ft
Total Living Area	:	1442.04 sq. ft



5 th Floor 02	6 th Floor 02	7 th & 9 th Floor 02
8 th & 18 th Floor 02	10 th Floor 02	11 th Floor 02
12 th , 14 th , 16 th & 22 th Floor 02	13 th , 15 th , 17 th , 21 st & 23 rd Floor 02	19 th Floor 02
20 th Floor 02	24 th Floor 02	25 th Floor 02

3 BEDROOM
TYPE A



Internal Living Area	:	1579.17 sq. ft
Outdoor Living Area	:	225.61 sq. ft
Total Living Area	:	1804.78 sq. ft



26 th Floor 02	27 th Floor 02	28 th Floor 02
29 th Floor 02	30 th Floor 02	31 st Floor 01
32 nd Floor 02	33 rd Floor 02	34 th Floor 02

3 BEDROOM
SKY VILLA



UPPER LEVEL

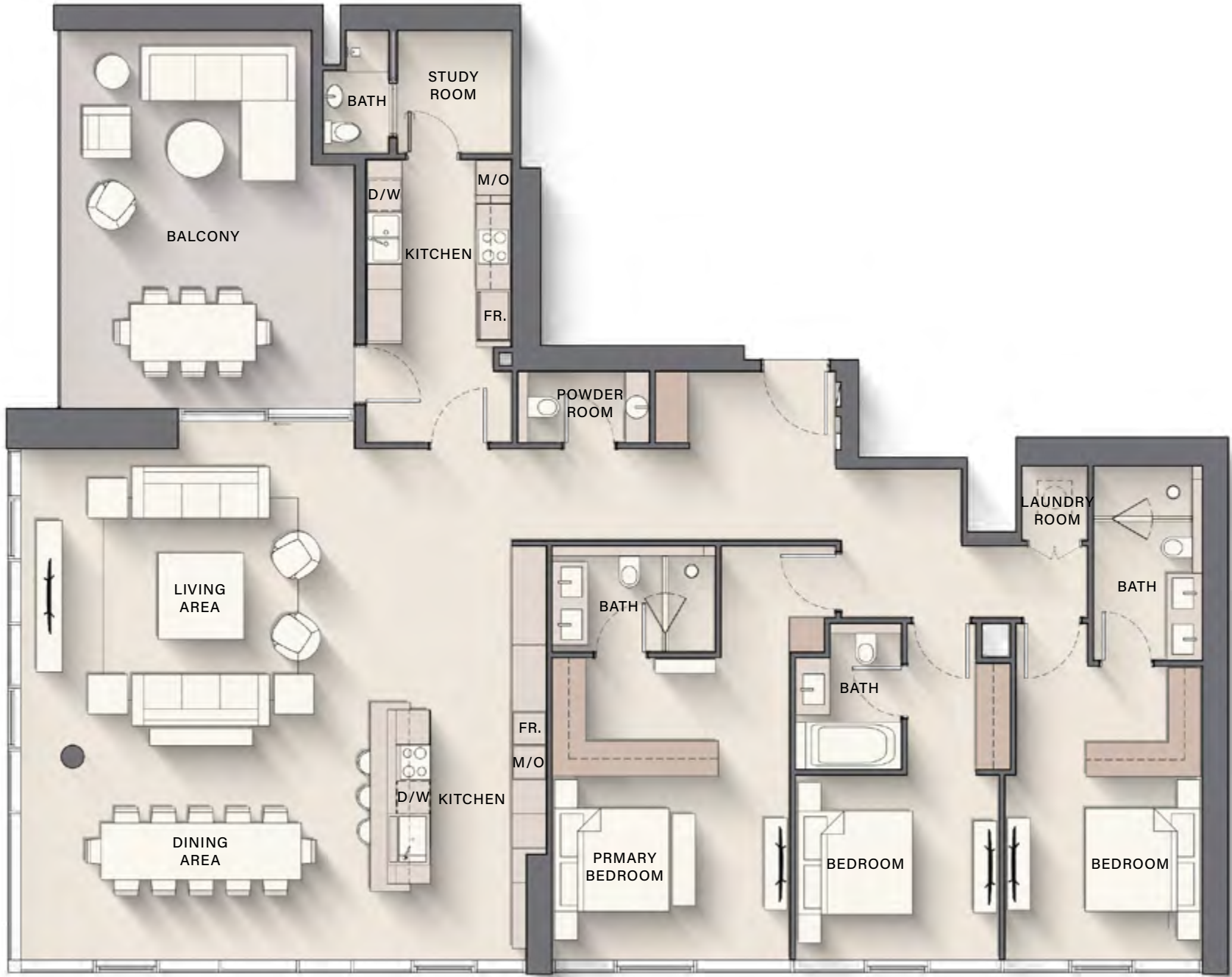


LOWER LEVEL

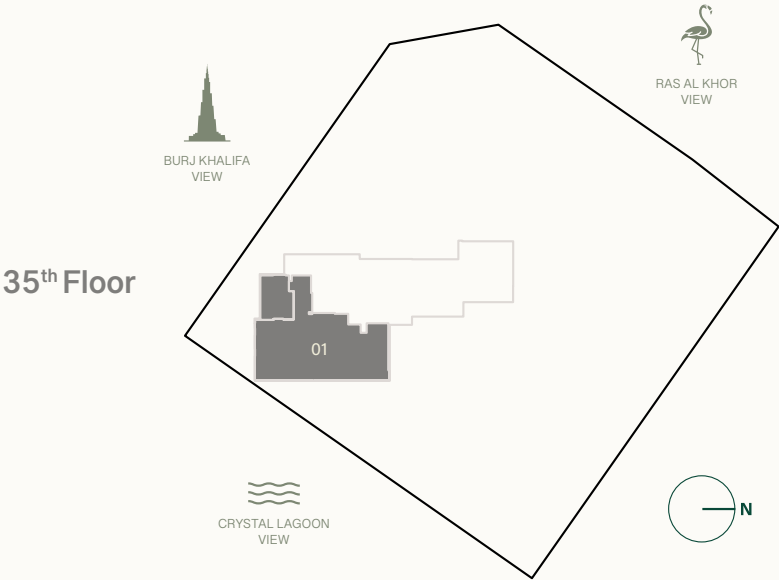
Internal Living Area	:	2001.55 sq. ft
Outdoor Living Area	:	260.16 sq. ft
Total Living Area	:	2261.71 sq. ft



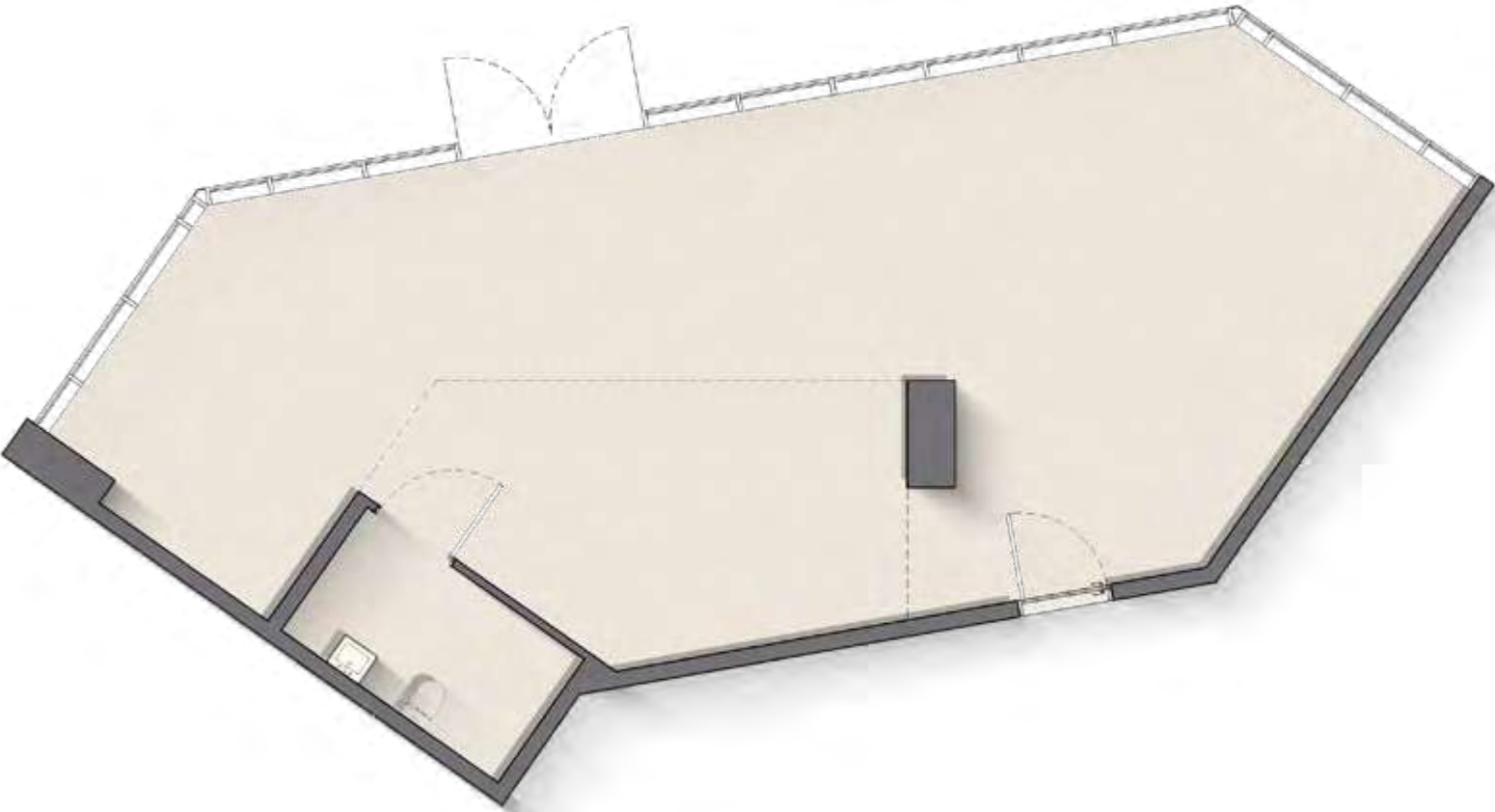
3 BEDROOM
PENTHOUSE



Internal Living Area	:	2409.39 sq. ft
Outdoor Living Area	:	377.60 sq. ft
Total Living Area	:	2786.99 sq. ft

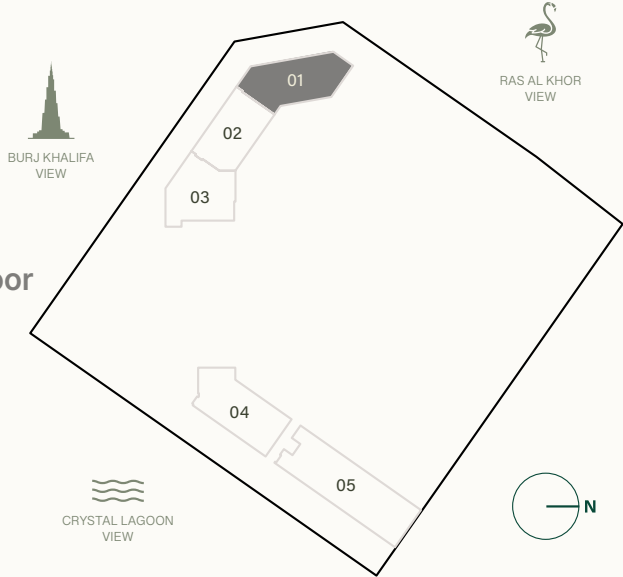


RETAIL 1



Internal Living Area : 1151.95 sq. ft

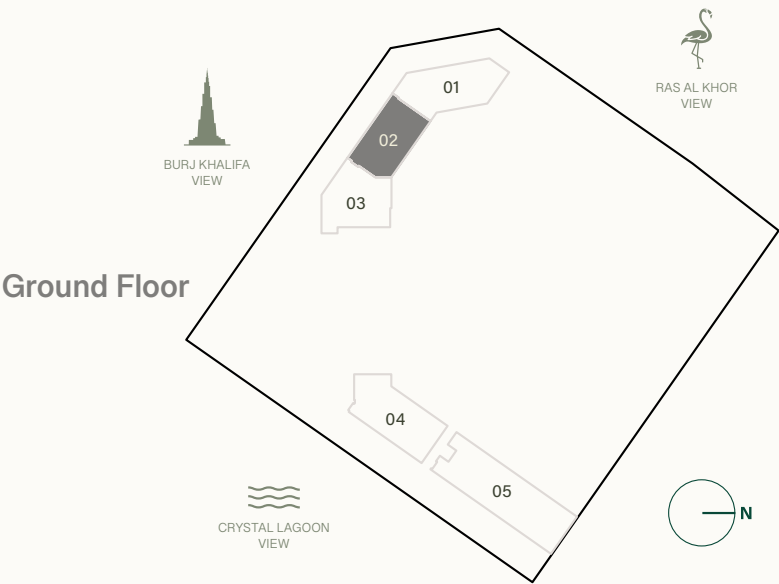
Ground Floor



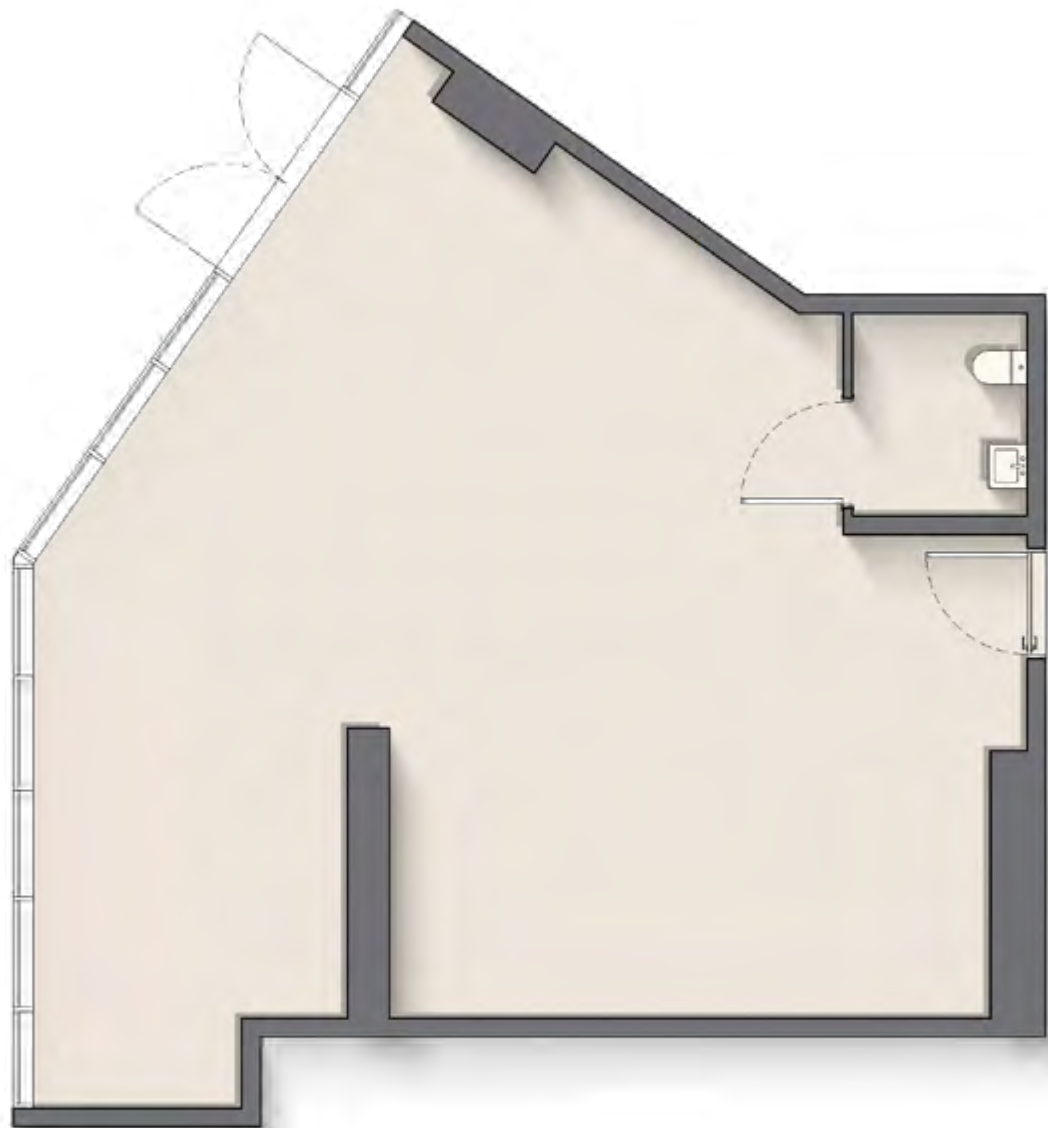
RETAIL 2



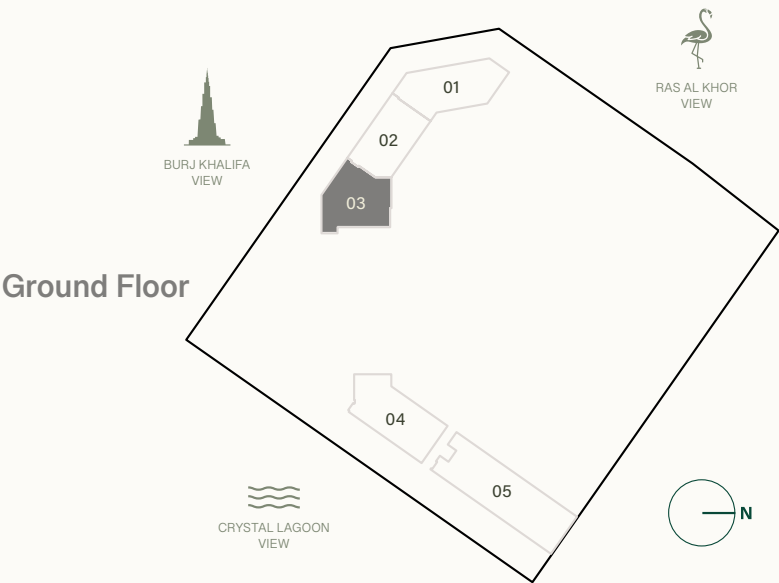
Internal Living Area : 971.77 sq. ft



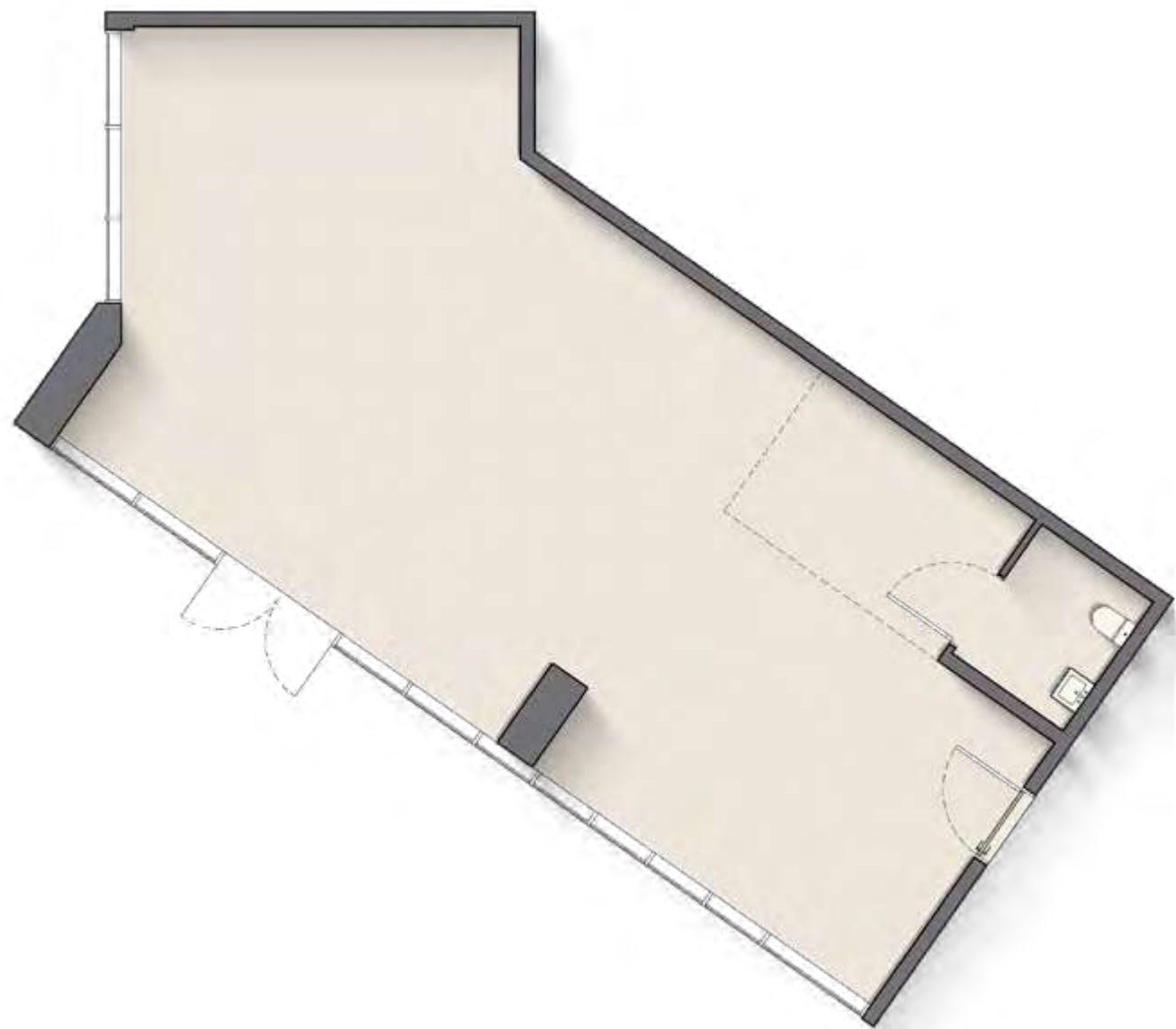
RETAIL 3



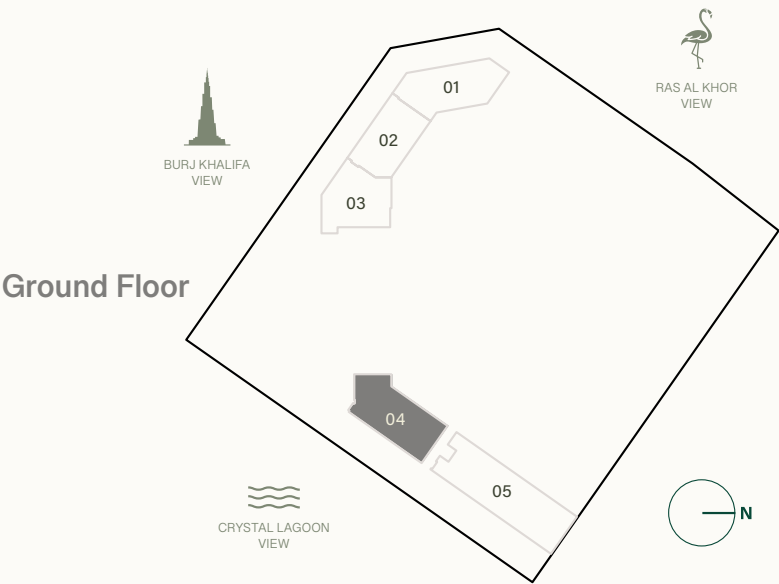
Internal Living Area : 1032.47 sq. ft



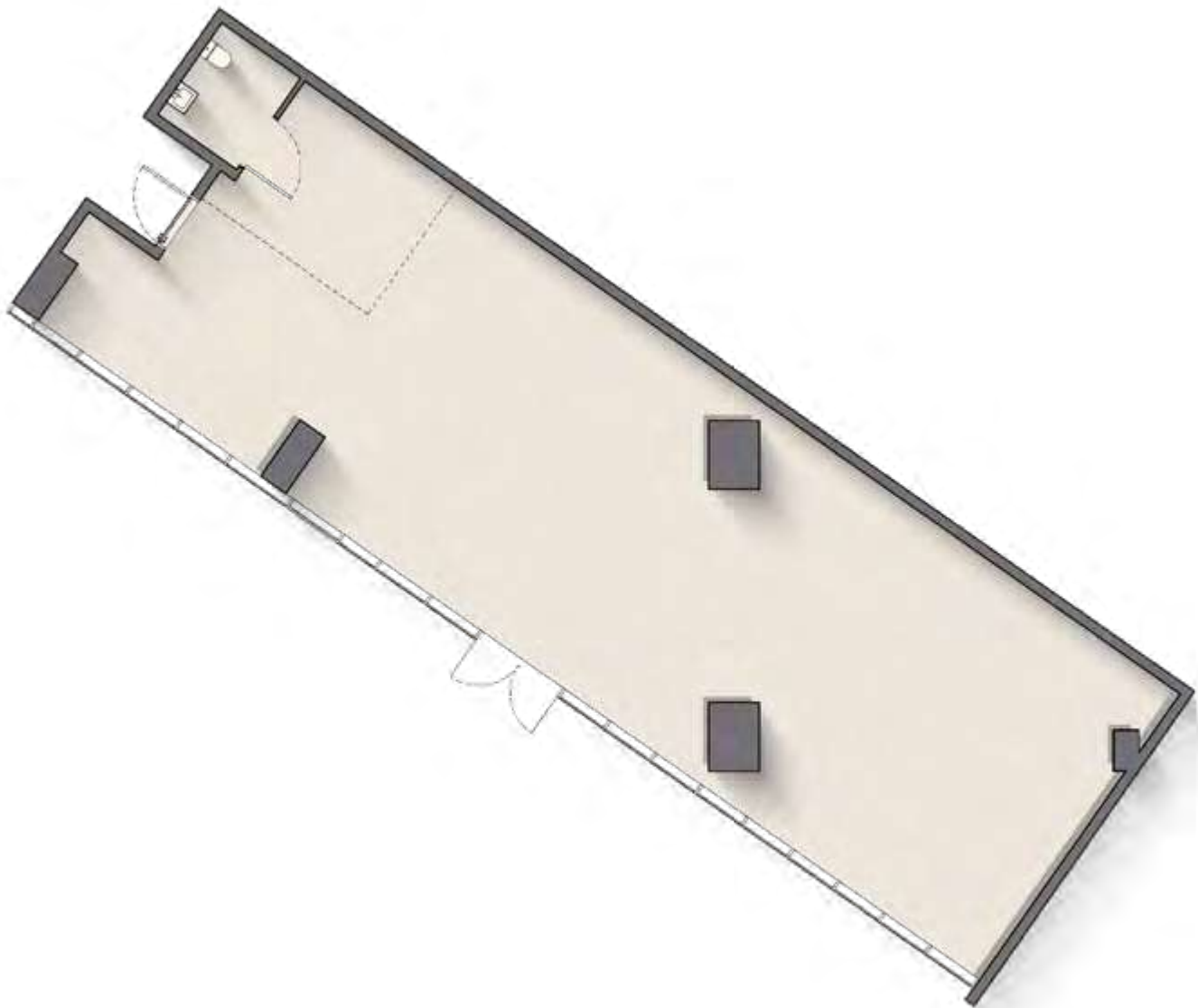
RETAIL 4



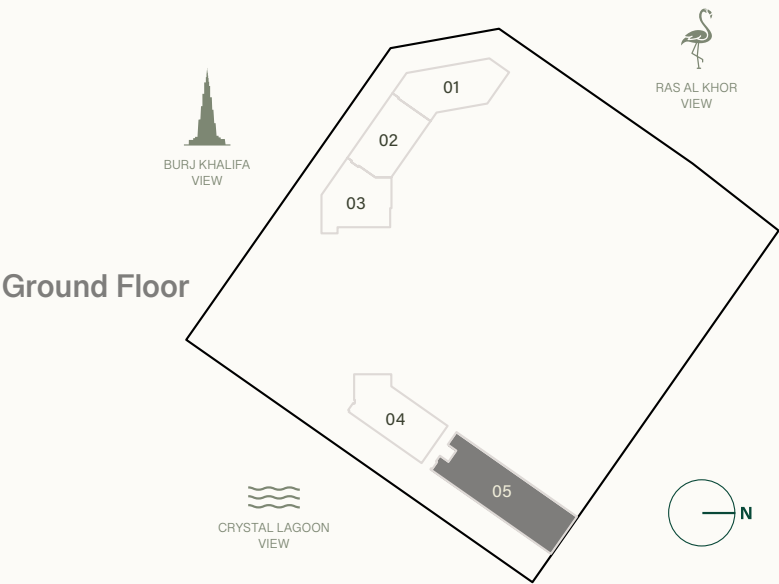
Internal Living Area : 1197.05 sq. ft



RETAIL 5



Internal Living Area : 1748.92 sq. ft



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