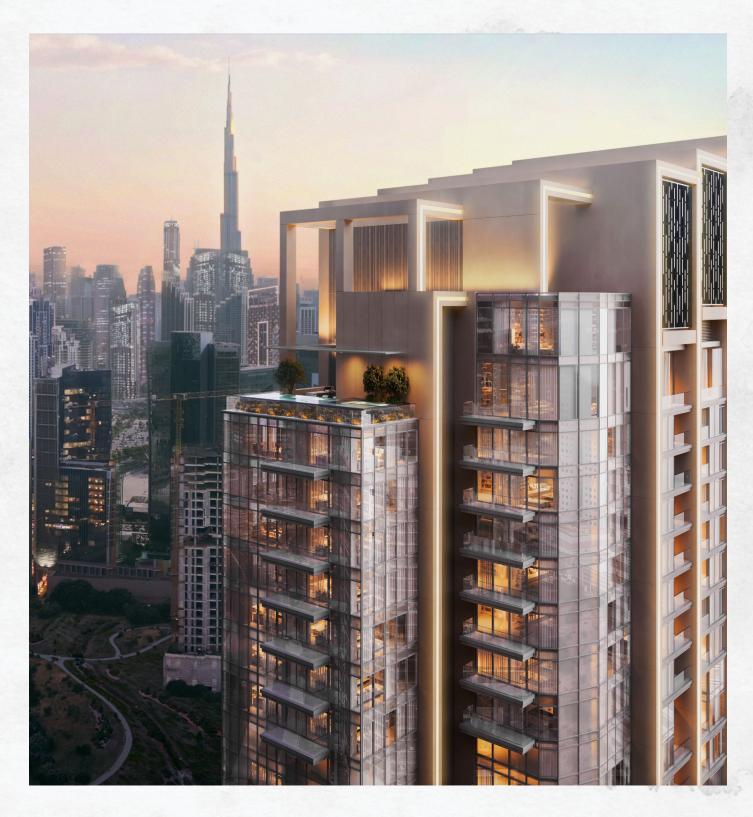
ONE RIVERPOINT



BUSINESS BAY'S MOST ECLECTIC LIFESTYLE

DUTCO | ELLINGTON

One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.

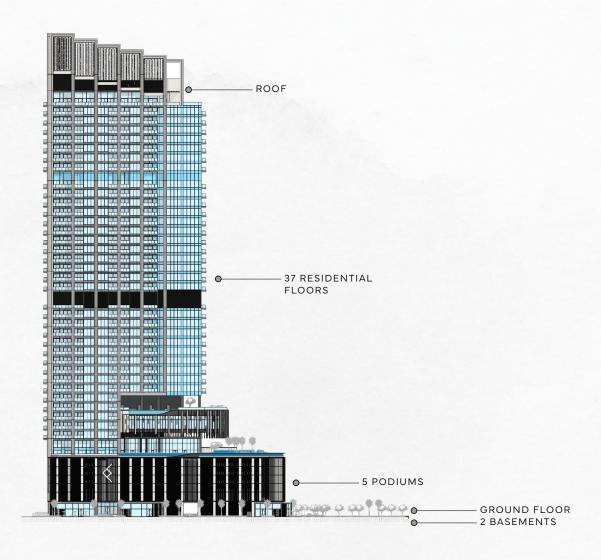
One River Point presents an array of world-class amenities that cater to the wellness-oriented and sophisticated lifestyle of its residents. The amenities are celebrated as an exclusive zone combining various spaces through a striking formal expression that adds a touch of architectural distinction and visual appeal.

Dutco and Ellington Properties are bringing together a wealth of experience and expertise in the development of One River Point.

Combining Ellington's resident-first philosophy with the attention to detail and efficiency for which Dutco is renowned, we can achieve perfection with speed. Our partnership marks a new era of growth for Ellington, and the rapid expansion of Dubai.

ONE

RIVERPOINT



ELEVATORS

7 passenger elevators 1 service elevators

ANTICIPATED SERVICE CHARGE

AED 20 per sq.ft

ANTICIPATED COMPLETION DATE

Q2 2027

PARKING

Studio, 1 and 2-bedroom: 1 car parking

space

3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold

APARTMENT TYPES

Studio, 1, 2, & 3-bedrooms 4-bedroom duplex 3 & 4-bedroom penthouses

THE RESIDENCES



NUMBER OF 1- BEDROOM UNITS

94 Units

SIZE RANGE PER 1 BEDROOM UNIT TYPE

1 bedroom type A: 958.10 sq. ft.

1 bedroom type B: 1,060.25 sq. ft.

1 bedroom type C: From 1,197.59 to 1199.53 sq. ft.

1 bedroom type D: From 1,066.92 to 1,068.86 sq. ft.

LIVING & DINING AREA



FEATURES

Dubai Water Canal views

Heightened ceilings in living, dining, and bedrooms

Beautiful and strong large format porcelain tile flooring

Generous outside living balcony areas

High quality door hardware and ironmongery

Solid core acoustically rated entry doors

Residences are fully pre-wired for high-speed internet/phone/data

Home automation system for apartments

Metered gas line for all apartments

KITCHENS



FEATURES

Tasteful large format porcelain tile flooring

Custom-designed contemporary kitchen cabinetry

High standard European brand appliances and mechanisms

Gas cooktop

Anti-frost combination fridge / freezer

Stainless steel hidden recirculated exhaust hood

Premium, durable sintered stone countertops

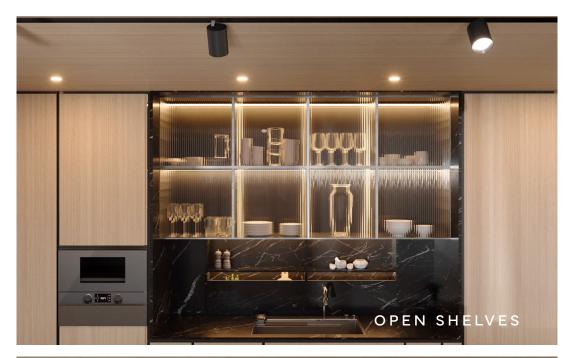
Concealed kitchen shelf

Ribbed glass overhead cabinet with concealed LED lighting

Under-mount, stainless steel kitchen sink

Pull-out stainless-steel faucet premium branded

ADDITIONAL KITCHEN FEATURES





FEATURES

Ribbed glass overhead cabinet with LED lighting

Concealed kitchen shelf

BEDROOMS





FEATURES

Dubai Water Canal views

Full length wardrobes

Durable and easy clean cabinet doors with tasteful carcasses

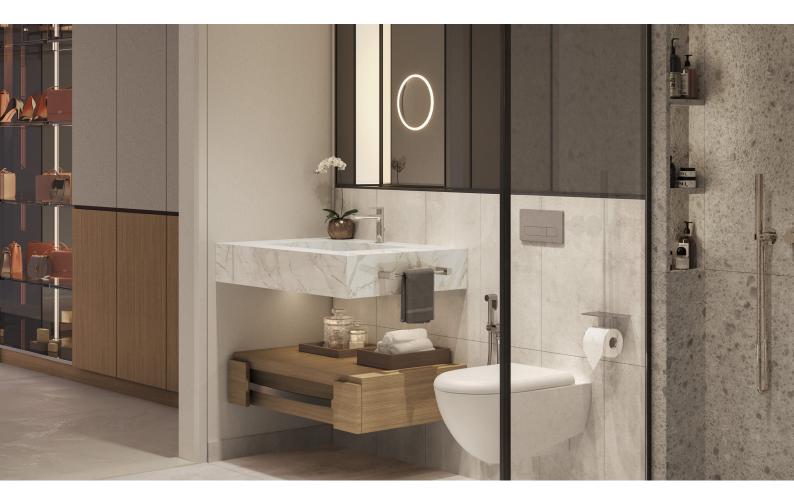
Feature cabinet with integrated lighting for display

Ample hanging, drawer, and shelf spaces

Undermount soft self-closing drawer runners from a reputable European brand

Durable oval hanging rails with integrated lighting from a reputable European brand

BATHROOMS



FEATURES

High quality faucets and accessories from international brand

Porcelain-tiled step-down walk-in showers

Porcelain wall and floor tiles

Bespoke medicine cabinets with integrated light and under sink storage

Glass door partitions into the showers

Linear stainless steel shower floor drain

Premium, durable porcelain stone countertops with integrated sinks

1 BEDROOM TYPE A

Internal Living Area : 886.41 Sq. Ft
Outdoor Living Area : 71.69 Sq. Ft
Total Living Area : 958.10 Sq. Ft

3rd **FLOOR 7**th **FLOOR** 301 701

4th **FLOOR 8**th **-16**th **FLOOR** 401 803

80

 5^{th} FLOOR 18^{th} - 36^{th} FLOOR

1803

6th FLOOR





- 🗮 Direct Dubai Water Canal views from the main entry
- Spacious living and dining area
- Scullery kitchen this design features a main kitchen area, and a separate walk-In pantry.

 The walk-in pantry in a scullery provides ample storage space and helps keep the main kitchen organized and clutter-free

1 BEDROOM TYPE B

Internal Living Area : 930.43 Sq. Ft Outdoor Living Area: 129.81 Sq. Ft Total Living Area : 1060.25 Sq. Ft

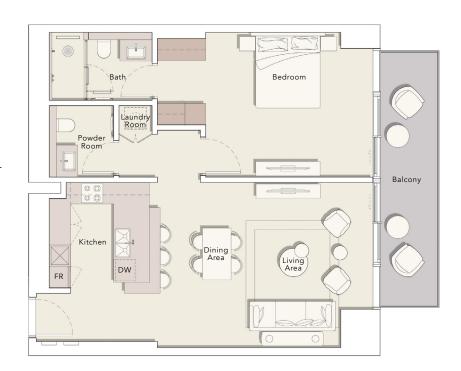
3rd FLOOR 7th FLOOR

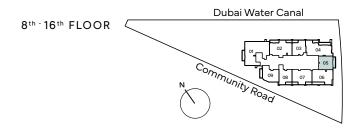
8^{th -} 16th FLOOR 4th FLOOR 403

805

5th FLOOR 18th - 36th FLOOR 503 1805

6th FLOOR 603





- Direct Dubai Water Canal views from the main entry
- Spacious primary bedroom
- Wide balcony connected to the living area and bedroom
- Kitchen island with breakfast bar $\overline{\mathbf{M}}$

1 BEDROOM TYPE C

Internal Living Area : 1090.49 Sq. Ft
Outdoor Living Area : 107.10 Sq. Ft
Total Living Area : 1197.59 Sq. Ft

3rd **FLOOR** 307

6th FLOOR

7 6

4th FLOOR

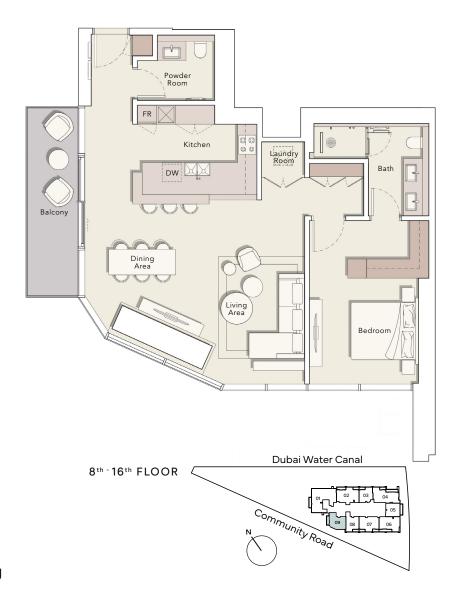
7th FLOOR

70

5th FLOOR

8^{th -} 16th FLOOR

507 809



- Wide views from the main entry
- Built-in entryway nook/storage
- ☐ Spacious living and dining area
- ш Kitchen island with breakfast bar
- Additional linen storage beside the laundry room

1 BEDROOM TYPE D

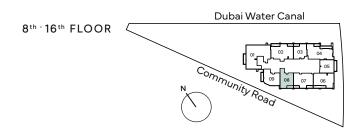
Internal Living Area : 991.03 Sq. Ft
Outdoor Living Area : 77.82 Sq. Ft
Total Living Area : 1068.86 Sq. Ft

3rd **FLOOR 6**th **FLOOR** 306 606

4th FLOOR **7**th FLOOR 406 706

5th FLOOR **8**th · **16**th FLOOR 506 808







- Built-in entryway nook/storage
- ☐ Spacious living and dining area

PAYMENT PLAN

20%

At the time of booking

10%

90 days after the reservation date

5%

240 days after the reservation date

5%

On completion of 40% construction of the project

5%

On completion of 60% construction of the project

10%

30 days after the reservation date

5%

150 days after the reservation date

5%

On completion of 30% construction of the project

5%

On completion of 50% construction of the project

30%

On completion

DUTCO ELLINGTON

800 8288 info@ellingtongroup.com

BRI B

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.