



UPPER HOUSE

BY ELLINGTON





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Upper House puts residents at its very heart in its centrally located apartments and its holistic design philosophy. It is a place that broadens horizons by maximizing access to a wealth of facilities and offering expansive views of Jumeirah Islands and Marina Skyline.







## Move up to an Ellington icon

Upper House brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly growing – location.

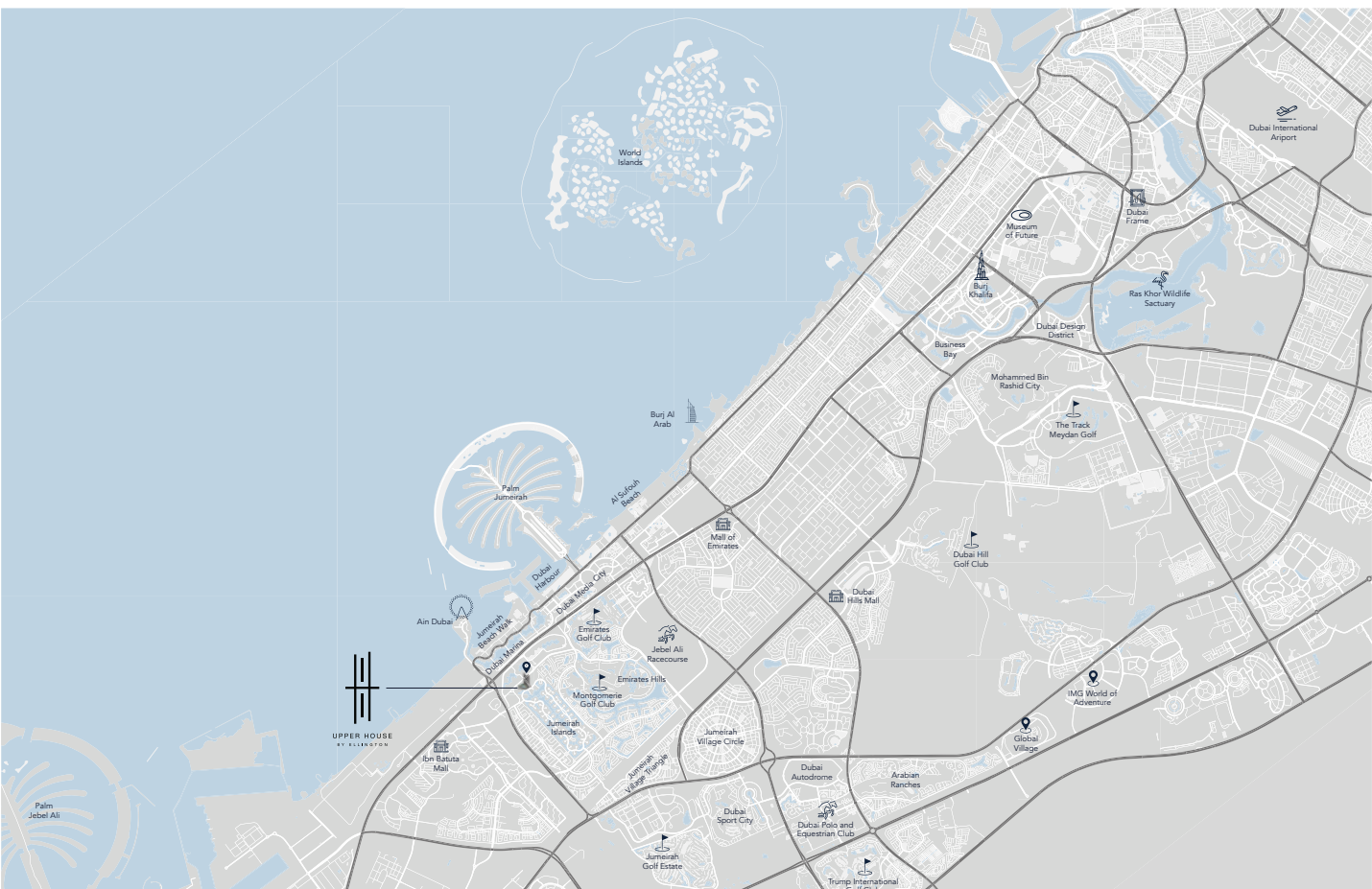




## Elements of nature intertwined with urban lifestyles

Elements of nature intertwined with urban lifestyles With an easy-going community vibe and a range of amenities, Jumeirah Lakes Towers is situated across the world-class Dubai Marina and has become an ideal residential community for families as well as individuals who want to live in an area surrounded by a panoramic waterfront promenade and breathtaking landscapes. Jumeirah Lakes Towers is also home to retail outlets and offices while it also offers a vast array of dining and shopping options as well as recreation and entertainment opportunities.





02  
MINUTES  
Jumeirah Lakes Park

02  
MINUTES  
DMCC Metro Station

07  
MINUTES  
Montgomerie Golf Club

08  
MINUTES  
Emirates Golf Club

08  
MINUTES  
Ain Dubai

13  
MINUTES  
Mall of the Emirates

15  
MINUTES  
Palm Jumeirah

17  
MINUTES  
Burj Al Arab

19  
MINUTES  
Museum of the Future

20  
MINUTES  
Dubai Mall & Burj Khalifa

23  
MINUTES  
Dubai International Financial Centre

25  
MINUTES  
Dubai International Airport

27  
MINUTES  
Al Maktoum International Airport





## Building Configuration

Ground Floor  
5 Podiums  
31 Residential Floors

## Parking

Studio, 1 and 2 bedroom: 1 parking space  
3 bedroom: 2 parking spaces

## Elevators

6 passenger elevators  
1 service elevator

## Anticipated Completion Date

Q1 2026

## Anticipated Service Charge

AED 16 per sq. ft





## Size range per unit type

### Studio

From 401 sq. ft to 486 sq. ft

### 1 Bedroom

From 814 sq. ft to 1,099 sq. ft

### 2 Bedrooms

From 1,203 sq. ft to 1,640 sq. ft

### 2 Bedrooms + Maids

From 1,379 sq. ft to 1,722 sq. ft

### 3 Bedrooms

From 1,803 sq. ft to 2,194 sq. ft

## Number of units per type

Studio = 34 units

1 Bedroom = 215 units

2 Bedrooms = 85 units

2 Bedrooms + Maids = 29 units

3 Bedrooms = 14 units

## Price range per unit type

### Studio

From 750,828

### 1 Bedroom

From 1,370,828

### 2 Bedrooms

From 2,100,828

### 3 Bedrooms

From 3,300,828





A wide-angle photograph of a modern high-rise apartment balcony. The balcony features a glass railing, a large white patio umbrella, and a comfortable seating area with light-colored cushions and a round wooden coffee table. The view from the balcony shows a sprawling cityscape with a river or canal in the foreground, surrounded by lush greenery and modern buildings. The sky is a mix of blue and orange, suggesting a sunset or sunrise. The overall atmosphere is one of luxury and tranquility.

# LIVE AT THE HEART OF SOMETHING BIGGER

Upper House inspires communal affluence with elevated spaces accessible to all residents. The design, layout and amenities speak to an audience who want to feel at the centre of a vibrant residential destination.



# AMENITIES









DROP-OFF AREA

Dedicated arrival space for residents and their guests





# HORIZON POOL

37-metre leisure and lap pool gardens with kid's splash pad and barbeque zone





PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top





*Fitness*  
IS NOT A DESTINATION  
IT IS A WAY OF LIFE

## HEALTH CLUB

Immersive fitness studio with a climbing wall





## INTERACTIVE FITNESS

A mix of virtual-reality, social connection and personalization to deliver a unique workout experience





SKY SPA

An exquisite journey of wellness overlooking skyline views



A person wearing dark blue jeans and red sneakers is standing on a wooden ledge in a skate park. A skateboard is balanced on the ledge next to their feet. In the background, another person wearing maroon pants and dark sneakers is standing on a higher ledge. The skate park is made of light-colored wood with curved ramps and rails.

# SKATE PARK

A cool and fashionable space for young at hearts





## PLAY COURTS

Engaging outdoor activities that keeps you going





# CINEMA ROOM

A cinematic experience with a 17-seater movie theatre and a dedicated popcorn corner



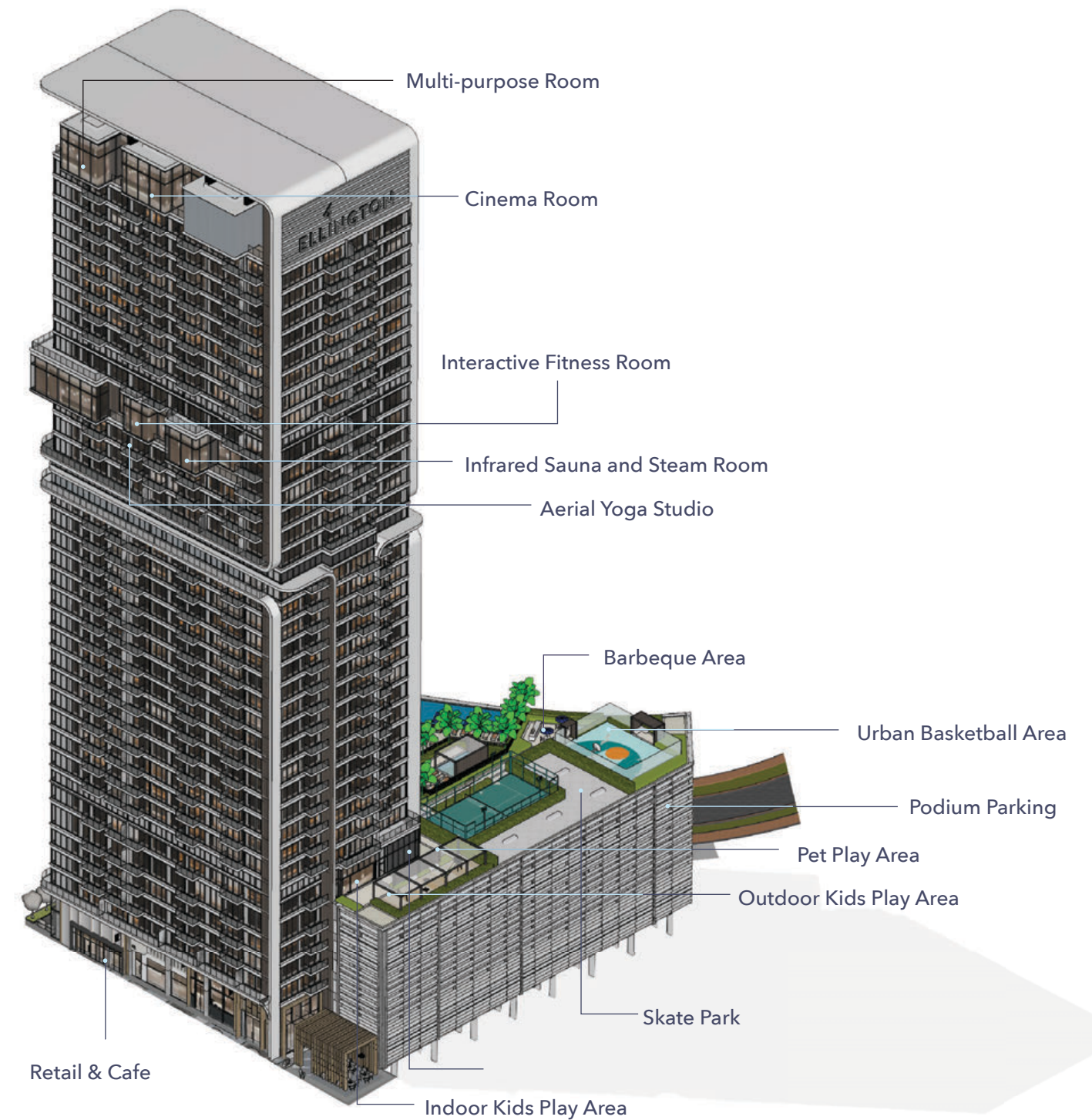


# PODCAST ROOM

Reach the world and inspire people with your own broadcast



# BUILDING CONFIGURATION





# GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Residents Parking
- 13 Seating Area





# FIRST FLOOR AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Skate Park
- 17 Urban Basketball Area
- 18 Lift Lobby



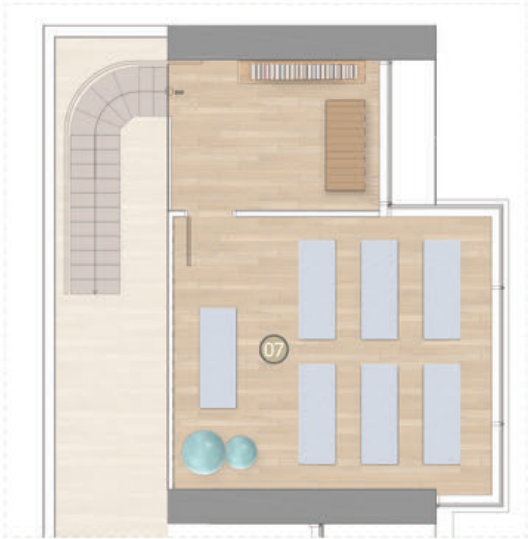


# 20TH FLOOR AMENITIES PLAN

- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 05 Lift Lobby
- 05 Aerial Yoga Studio



20th Floor



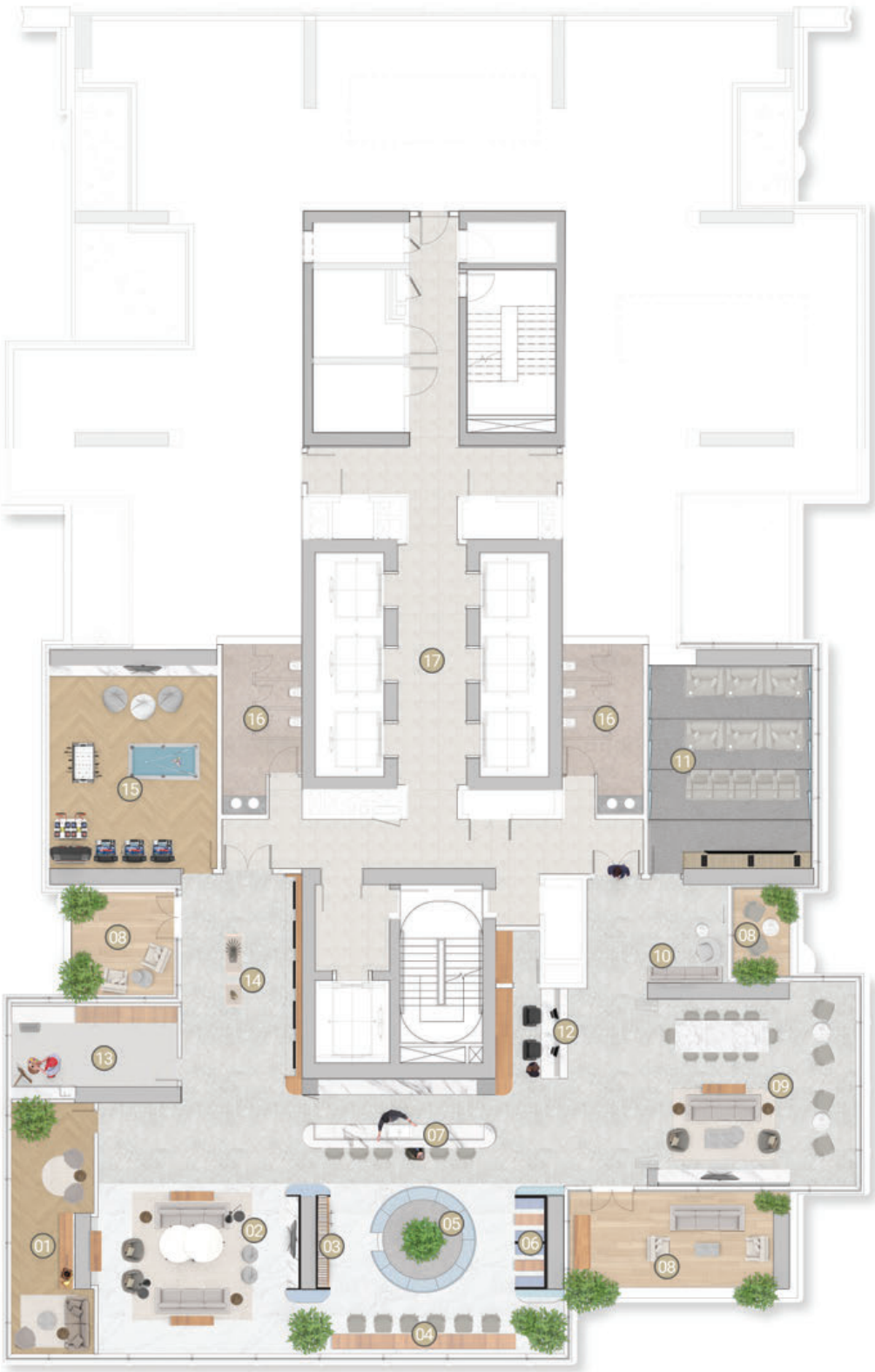
Mezzanine Floor





# ROOF FLOOR AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby





# A PLACE THAT ENCOURAGES UNIQUENESS

Upper House by Ellington brings a holistic design philosophy to merge elements of nature with clean modernist design. It is a place that broadens horizons with a wealth of facilities, sociable interiors, and expansive views.



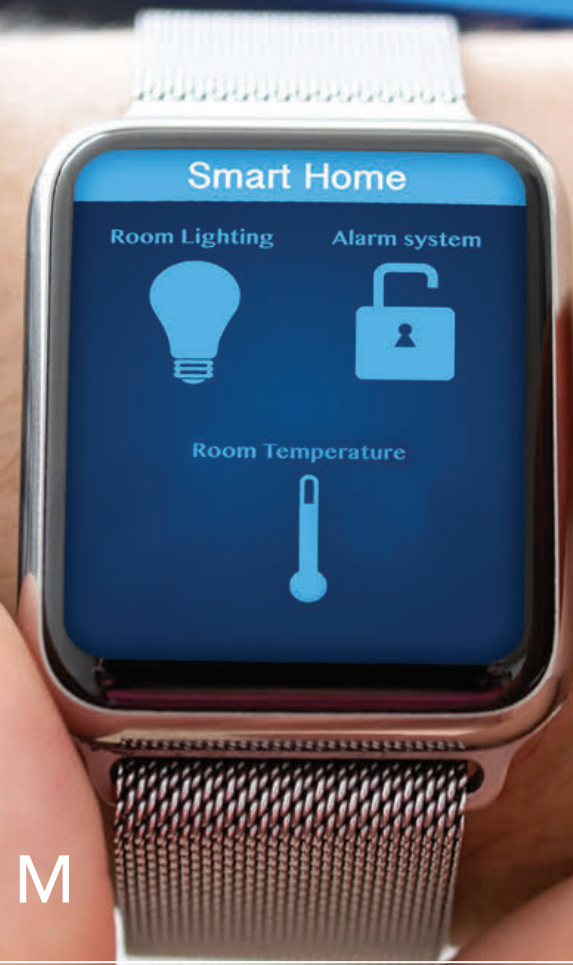


A modern kitchen interior featuring a large, rectangular island with a white marble countertop and a light-colored wood-grain base. Three black metal bar stools with dark grey upholstered seats are positioned in front of the island. The background shows a kitchen area with light wood cabinetry, a white marble backsplash, and a stainless steel oven. A long, horizontal light fixture is mounted above the island. The ceiling has recessed lighting and a long, horizontal light fixture. The floor is made of light-colored tiles. The overall design is clean and minimalist.

## UPPER HOUSE KITCHENS

Apartment units with work from home spaces, pantries and dedicated laundry cupboards provided to cater to the different needs and desires of every family.





# HOME AUTOMATION SYSTEM

Mobile and keypad controlled door, AC and light system via bluetooth