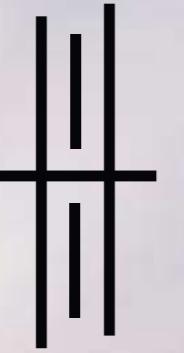




UPPER HOUSE

BY ELLINGTON



UPPER HOUSE
BY ELLINGTON

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.

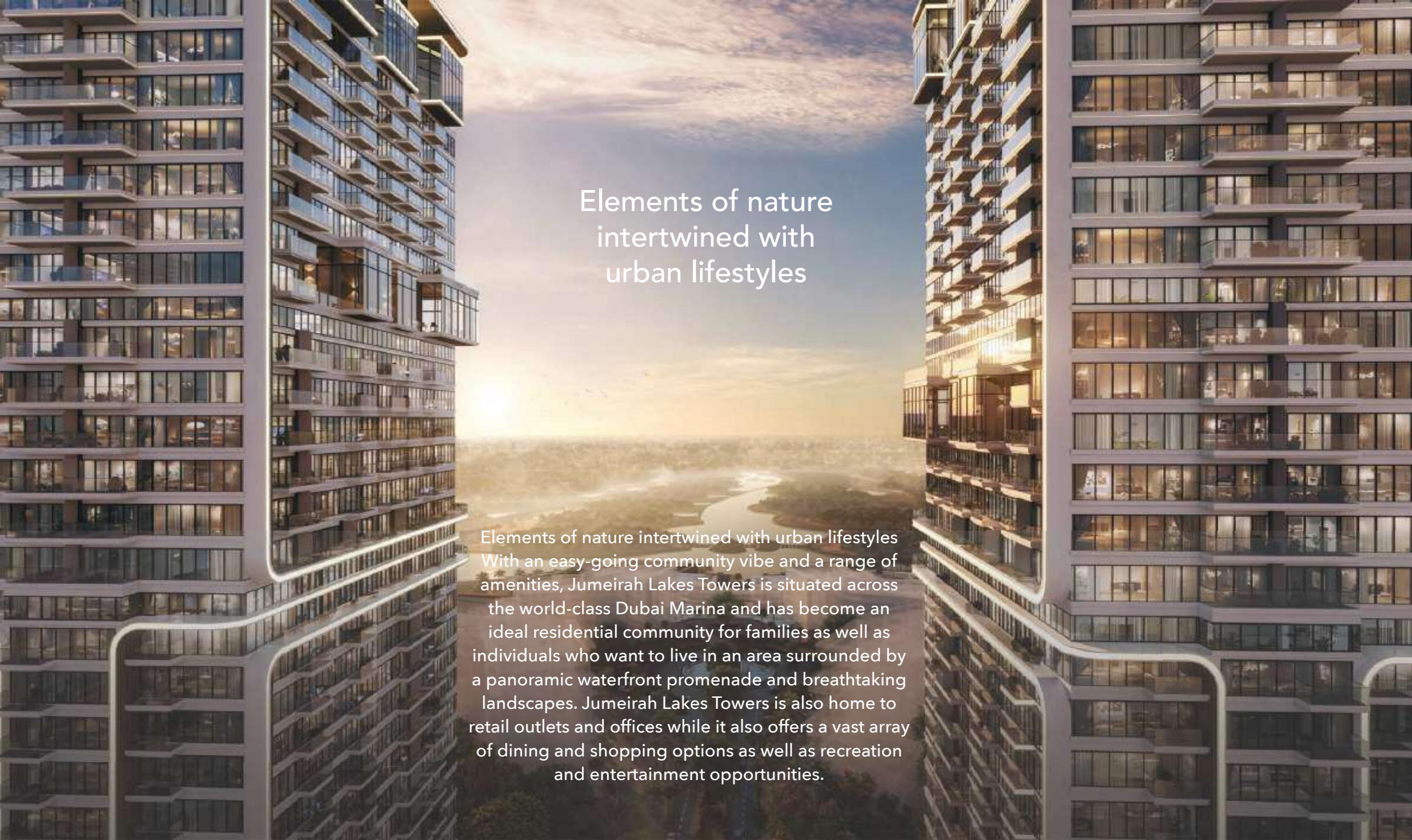




Move up to an Ellington icon

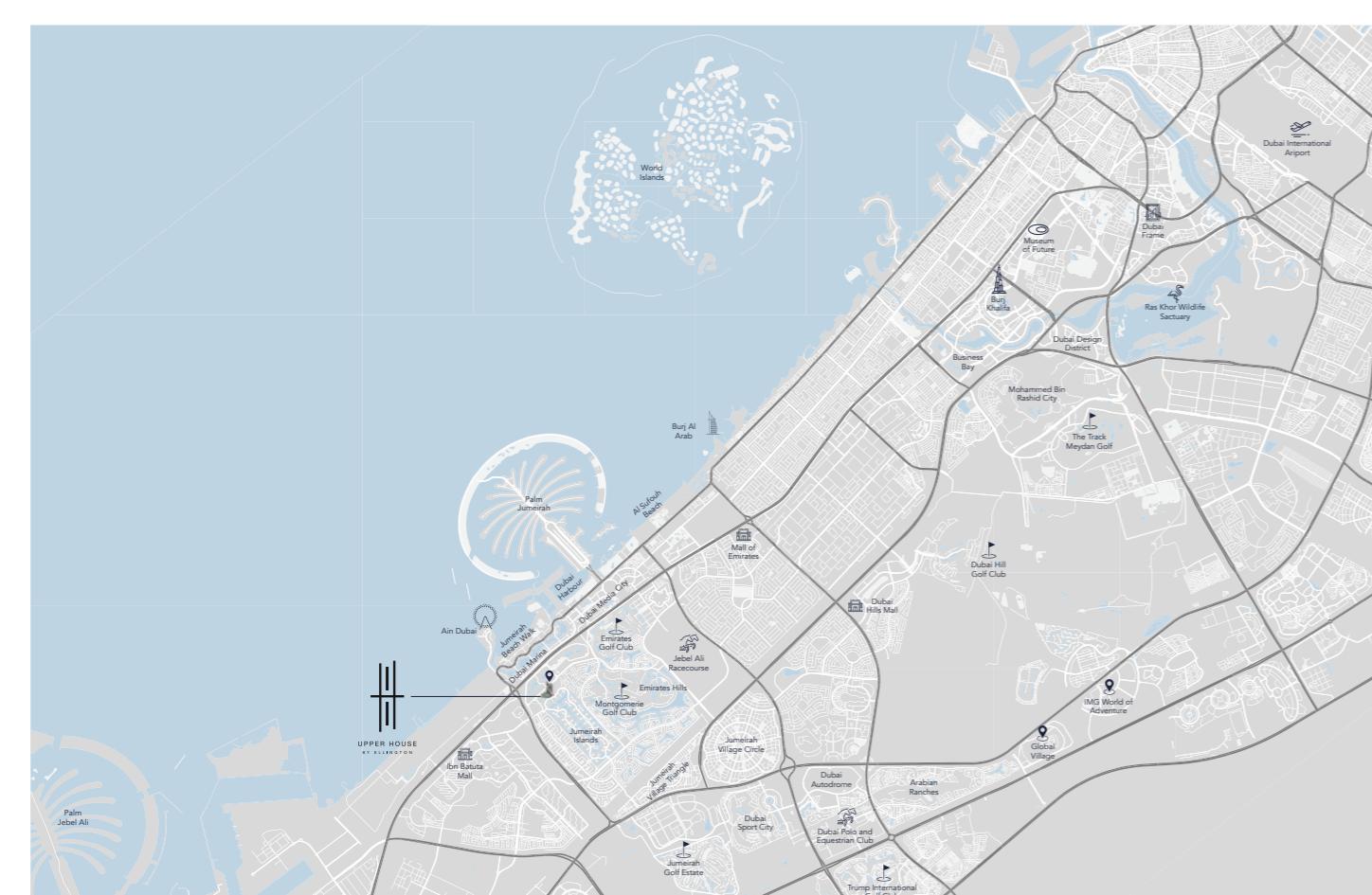
Upper House brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

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	13	MINUTES	Mall of the Emirates	23	MINUTES	Dubai International Financial Centre
02	MINUTES	DMCC Metro Station	15	MINUTES	Palm Jumeirah	25	MINUTES	Dubai International Airport
07	MINUTES	Montgomerie Golf Club	17	MINUTES	Burj Al Arab	27	MINUTES	Al Maktoum International Airport
08	MINUTES	Emirates Golf Club	19	MINUTES	Museum of the Future			
08	MINUTES	Ain Dubai	20	MINUTES	Dubai Mall & Burj Khalifa			



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

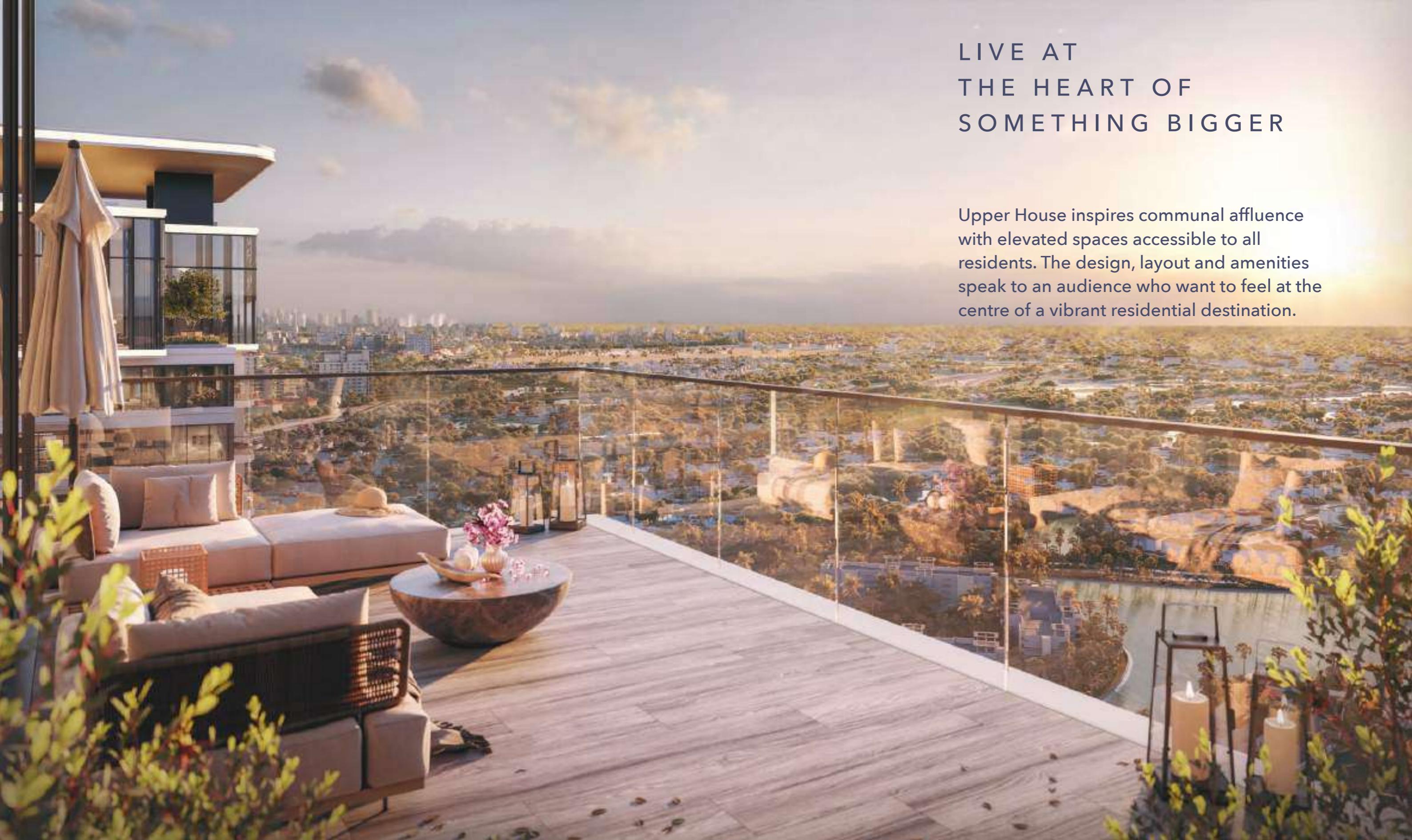
3 Bedrooms

From 3,300,828



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 barbecue zone



PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top



HEALTH CLUB

Immersive fitness studio with a climbing wall

A group of people are exercising in a dark room, possibly a gym or studio, illuminated by vibrant, glowing neon lines and colored light effects. The scene is filled with motion blur and bright highlights, creating a dynamic and energetic atmosphere. The people are engaged in various fitness activities, such as running on treadmills and using exercise equipment.

INTERACTIVE FITNESS

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



PLAY COURTS

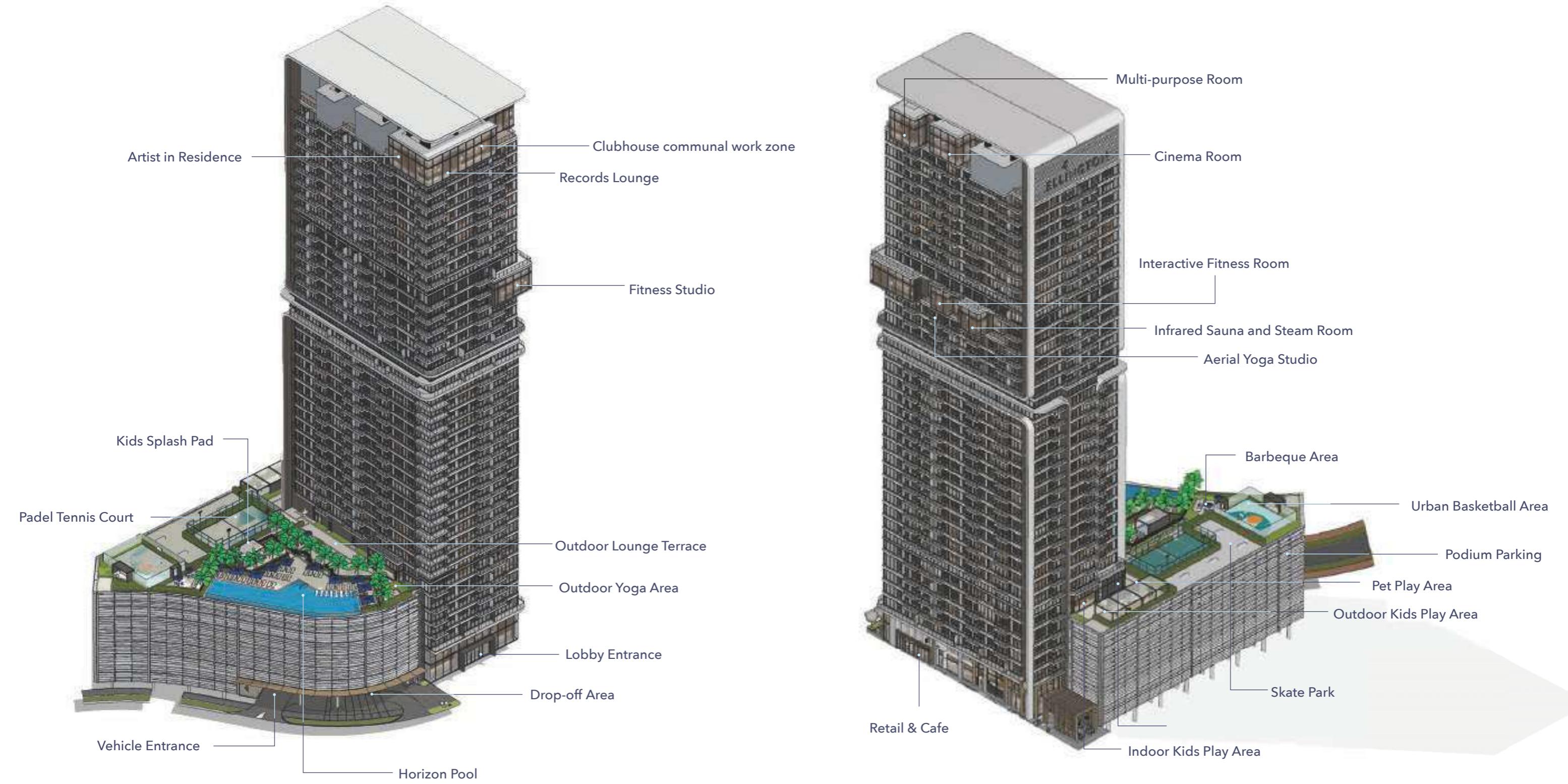
Engaging outdoor activities that keeps you going



CINEMA ROOM

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

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.



HOME AUTOMATION SYSTEM



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