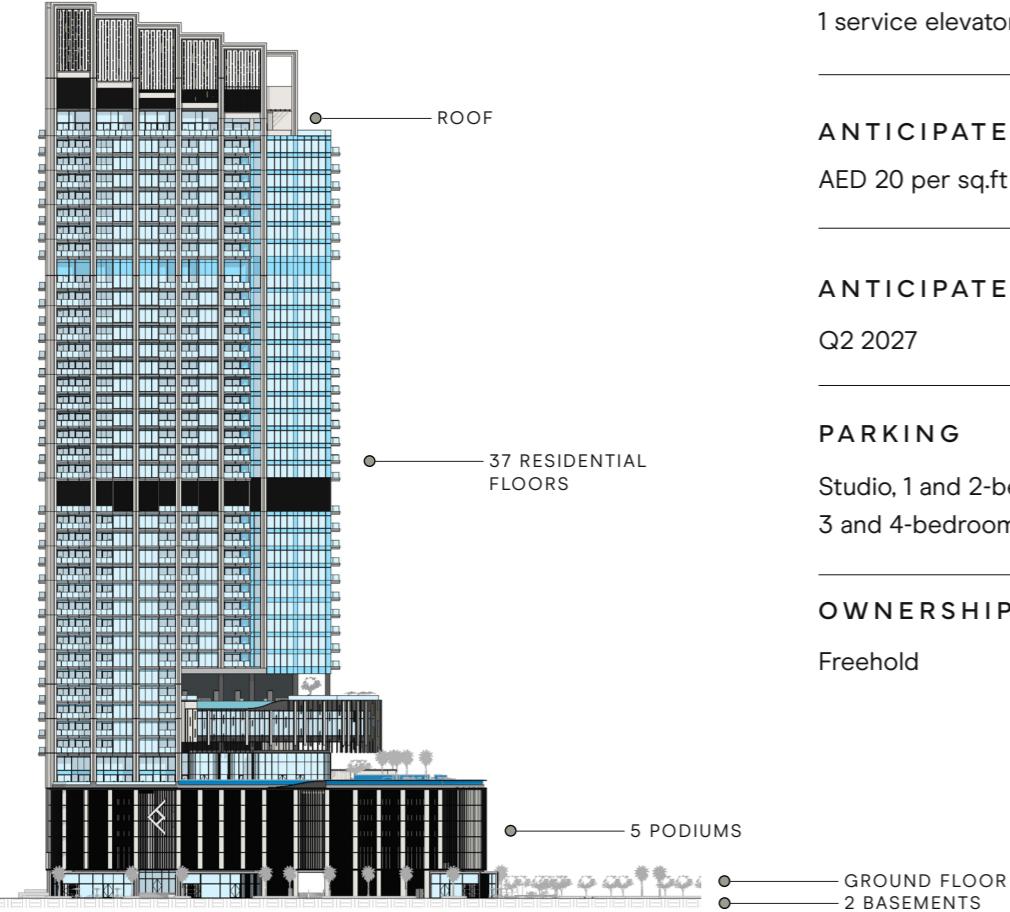


# ONE RIVERPOINT

INVESTOR GUIDE

# BUILDING CONFIGURATION



## ELEVATORS

7 passenger elevators  
1 service elevators

## ANTICIPATED SERVICE CHARGE

AED 20 per sq.ft

## ANTICIPATED COMPLETION DATE

Q2 2027

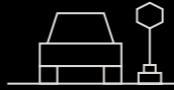
## PARKING

Studio, 1 and 2-bedroom: 1 car parking space  
3 and 4-bedroom: 2 car parking spaces

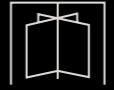
## OWNERSHIP

Freehold

# AMENITIES WITHIN THE PROJECT



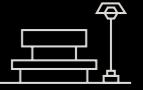
Hotel-style drop-off area



Lobby for working,  
lounging and reading



Residential clubhouse  
with business  
centre, lounge, and  
entertainment area



Open terraces  
with Dubai Water  
Canal views



Fitness studio  
with adult climbing



Indoor and outdoor  
kids play area



Yoga studio with  
virtual trainer on  
projector screen



Changing room  
with steam shower  
and sauna



Kids' pool



2 resort-style  
infinity pools



Pets play area and  
pet wash



Pool sun loungers  
and cabanas



Barbeque deck



Residential clubhouse  
with business  
centre, lounge, and  
entertainment area



Immersive  
experience room  
with full projector  
screen



Bicycle parking  
with wash area



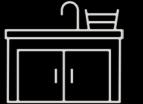
EV charging  
station with smart  
billing system



Home automation  
system for apartments



Access control  
system for residents



Integrated drop-in  
kitchen sinks  
(Premium units only)





# DRIVING DISTANCES

**1 MINUTE**  
Dubai Water Canal Boardwalk

**2 MINUTES**  
Dubai Waterfall

**5 MINUTES**  
Business Bay Metro Station

**5 MINUTES**  
Business Bay Marina

**5 MINUTES**  
Al Quoz Pond Park

**7 MINUTES**  
Burj Khalifa and Dubai Mall

**8 MINUTES**  
Museum of the Future

**10 MINUTES**  
Dubai International Financial Centre

**10 MINUTES**  
City Walk

**10 MINUTES**  
Meydan Racecourse

**13 MINUTES**  
Mall of the Emirates

**15 MINUTES**  
Dubai Design District

**15 MINUTES**  
Dubai Festival City

**15 MINUTES**  
Kite Beach

**17 MINUTES**  
Burj Al Arab

**19 MINUTES**  
Palm Jumeirah

**20 MINUTES**  
Emirates Golf Club

**20 MINUTES**  
Dubai International Airport





## UNITS & SIZES

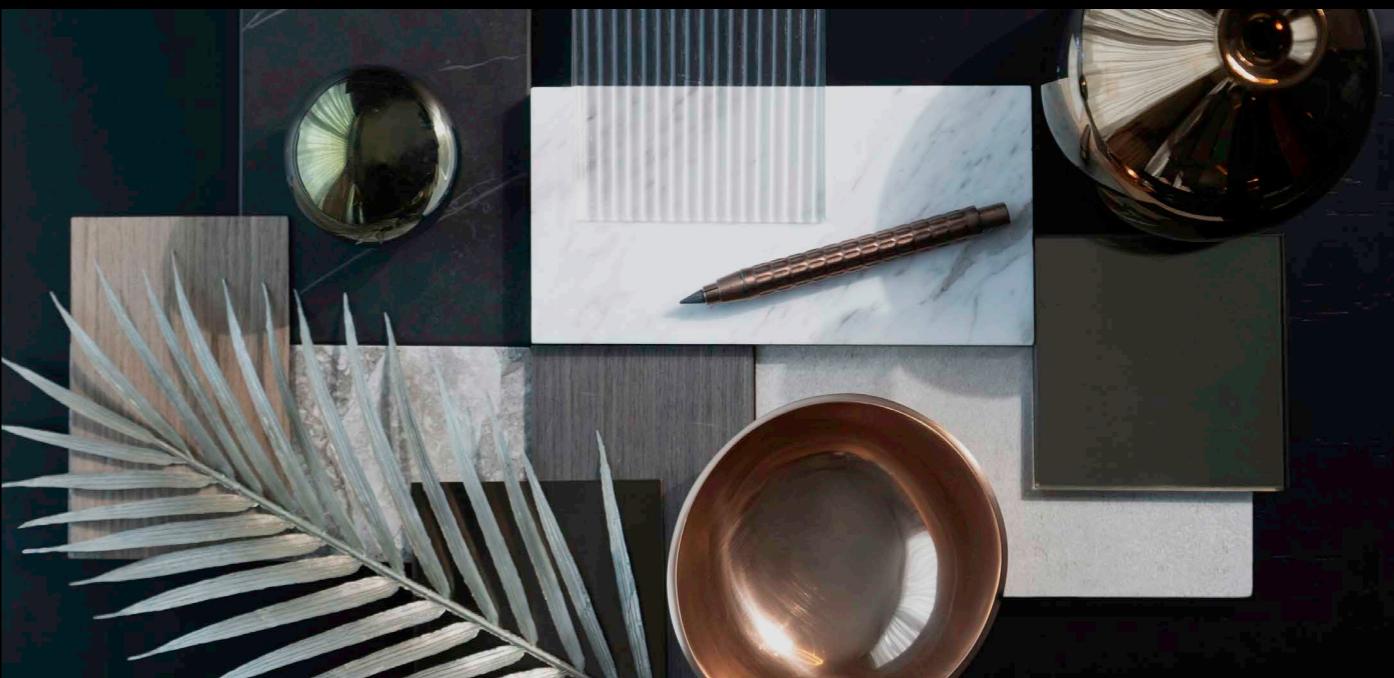
APARTMENTS	NUMBER OF UNITS	SIZE RANGE
Studio	19 units	From 487 sq. ft
1-bedroom	94 units	From 958 sq. ft to 1,199 sq. ft
2-bedroom	146 units	From 1,447 sq. ft to 1,795 sq. ft
3-bedroom	31 units	From 2,397 sq. ft to 3,968 sq. ft.

PREMIUM UNITS	NUMBER OF UNITS	SIZE RANGE
4-bedroom duplex	2 units	From 4,971 sq. ft to 5,576 sq. ft
3-bedroom penthouse	2 units	From 3,502 sq. ft to 3,734 sq. ft
4-bedroom penthouse	1 unit	From 5,847 sq. ft

For booking or any further enquiries contact us on [info@ellingtongroup.com](mailto:info@ellingtongroup.com)  
or contact your Property Consultant directly.

## 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 50,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>



## 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

BUSINESS BAY'S MOST  
ECLECTIC LIFESTYLE



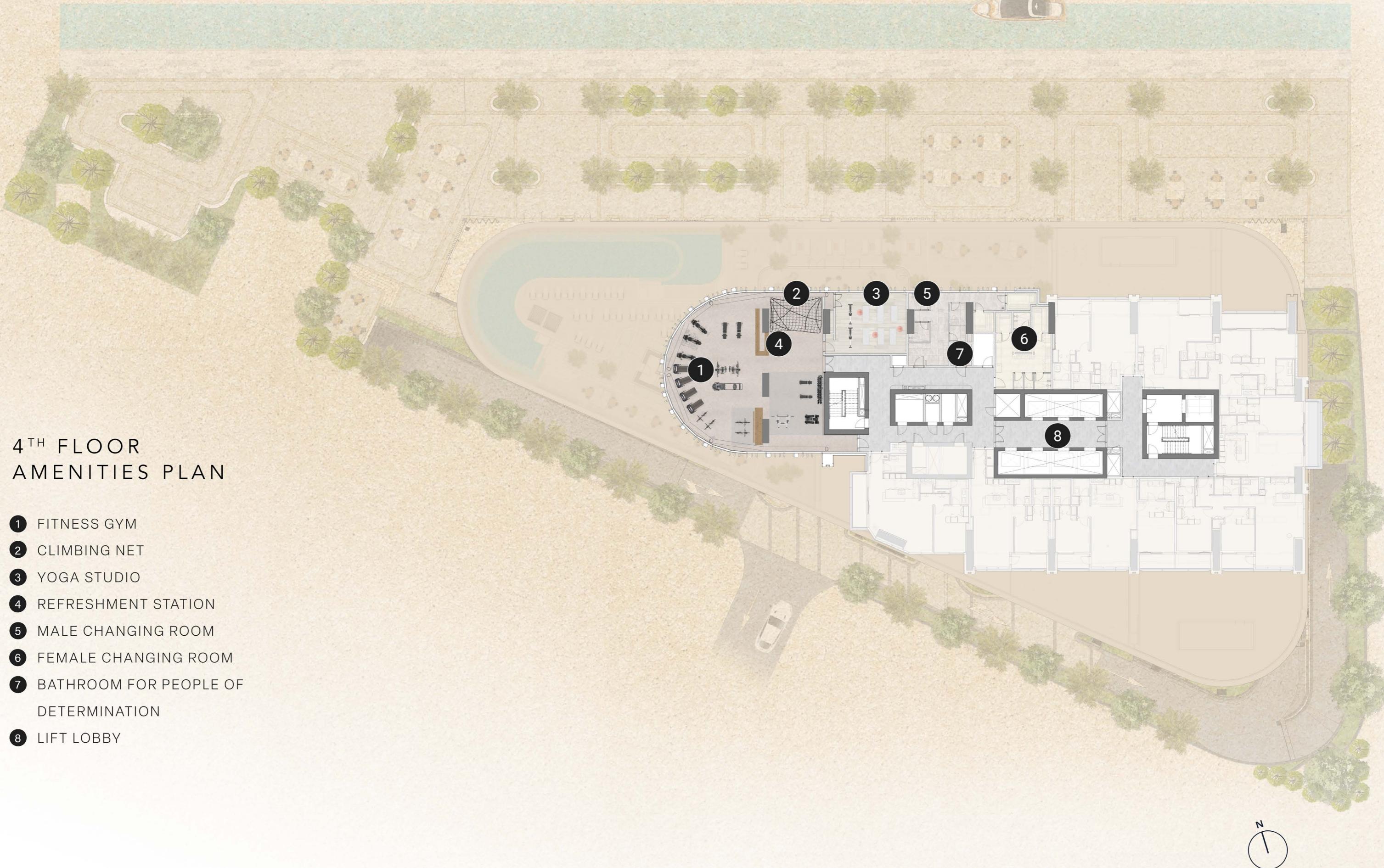
**ONE**  
RIVERPOINT



**ONE**  
RIVERPOINT



ONE  
RIVERPOINT



ONE  
RIVERPOINT



THE ART  
OF ARRIVAL



LOBBY

**LOBBY**



**CLUBHOUSE**



The moment you step into the lobby, you are greeted by a selection of art pieces and a mesmerizing material palette that plays with rich, neutral tones. The floors and the reception desk are adorned with beautifully patterned marble creating an elegant foundation that exudes opulence and class. The careful selection of furniture not only provides functionality but also complements the overall aesthetic. For those who seek relaxation and entertainment, a large bookcase is filled with board games and books. In addition, a custom work and multi-purpose meeting table is available for residents who wish to work, conduct quick meetings, or simply enjoy a quiet space for reading a book.

The clubhouse is undeniably the heart of the community, a bustling hub that epitomizes the essence of modern living. The elegant lounge area is a central gathering point, featuring a well-equipped kitchenette, and hotel-style furnishings. Wooden materials are thoughtfully incorporated, from furniture to flooring, to add a touch of warmth and sophistication. The clubhouse goes beyond being just a gathering space; it also offers a small co-working business center with a coffee station and pantry. This feature adds an element of productivity to the space. Also, the double-height ceilings with full-height transparent glazing create a sense of spaciousness offering unobstructed views of the garden and swimming pool.

## FITNESS STUDIO



## YOGA STUDIO



For residents looking to work out on a solid foundation, the fitness studio is equipped with top-notch fitness equipment and features durable wood and rubber flooring, offering a stable and safe surface for various exercises. The zoned areas for a full-body workout ensure that there's a place for every fitness goal, whether it's strength training, cardio, or flexibility. In addition to its interior features, the fitness studio offers an unobstructed view of the pool, enhancing the visual appeal. A balance bar with a full-height mirror is available for those seeking to improve their form and balance. As a unique touch, there's an adult climbing net covering the double height of the space, adding an element of adventure and challenge to the space.

The yoga studio is a sanctuary for wellness, thoughtfully designed to enhance the connection between body, mind, and the surrounding natural beauty. The studio deliberately maintains a soothing atmosphere, drawing attention to the breathtaking views of the canal just beyond its windows. To create an illusion of increased space, mirrors adorn the walls and ceiling, allowing individuals to monitor and refine their poses while also amplifying the sense of openness within the space. To enhance the studio's functionality and aesthetics, durable wood flooring provides a stable and comfortable foundation for yoga practice, ensuring a safe and secure experience for all participants.

## KIDS' PLAYROOM



## IMMERSIVE ROOM



With its well-curated selection of toys and games, comfortable furnishings, and a focus on sustainability, the kids' play area ensures that every child's needs and interests are met, making it a cherished part of the community where young residents can thrive. The play area is divided into different zones, the group play zone and the relaxation zone, each catering to various interests and activities. At the heart of the play area is a well-equipped activity table with interactive games and activities. To take the fun outdoors, there is also an outdoor kids' play area. This space allows children to explore, run, and play in the fresh air, promoting physical activity and a deeper connection to nature.

The Immersive Room is an innovative space designed to transport residents to a world of imagination and wonder, providing a truly immersive experience like no other. At the heart of the room are its full projector screens that stretch from wall to wall, enveloping visitors in a mesmerizing visual journey. Whether you seek a thrilling adventure, a cinematic masterpiece, or a mesmerizing art installation, these screens have the capacity to transform the space into whatever your heart desires. Lounge seating is also strategically arranged to optimize comfort and create an environment that encourages relaxation and exploration. Whether you're reclining in a plush chair or sinking into a cozy sofa, you can fully immerse yourself in the virtual landscapes, stories, or artistic creations that envelop your eyes.



YOUR PRIVATE OASIS  
IN THE CITY

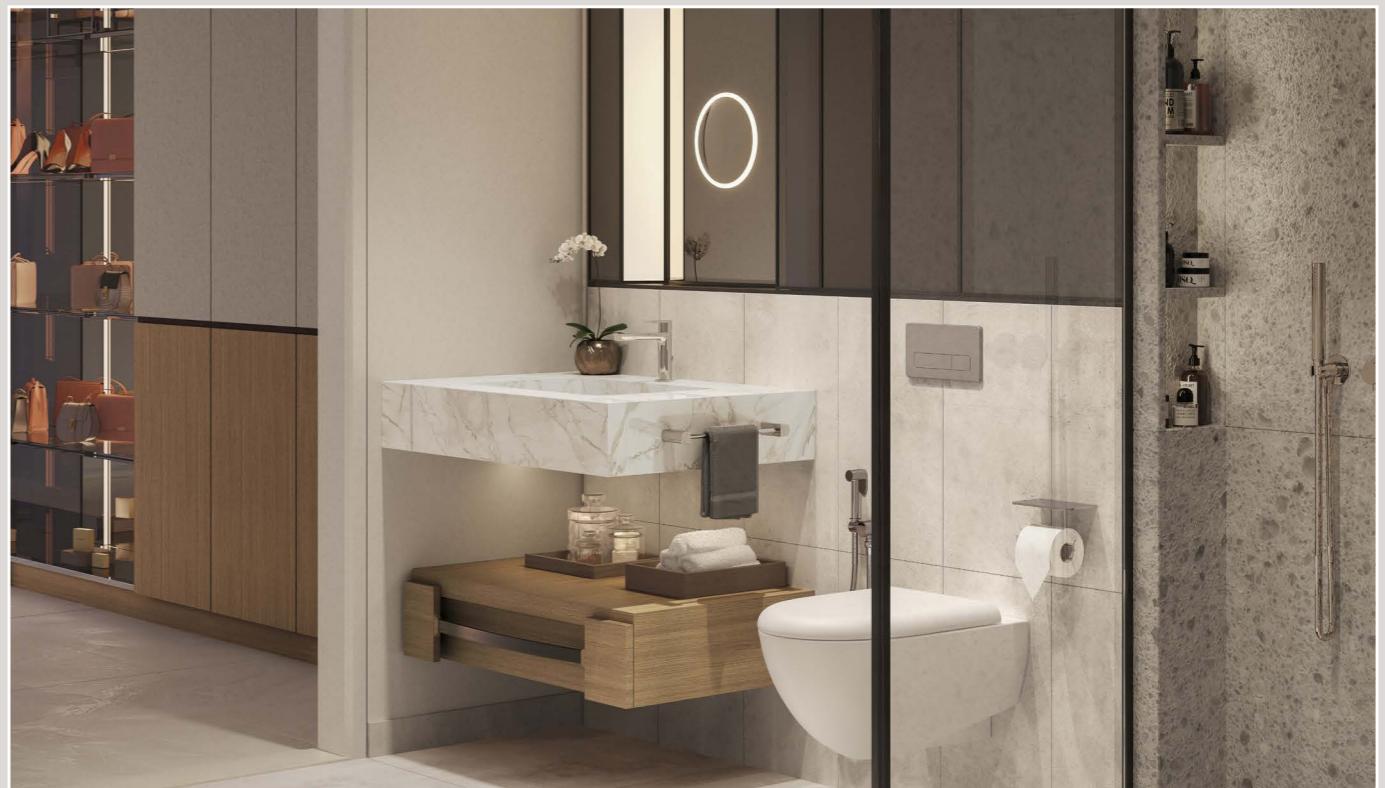
POOL DECK

## APARTMENTS



AESTHETIC,  
INVITING &  
FUNCTIONAL

The apartments offer a distinctive living experience, characterized by a blend of rich, contrasting materials and modern detailing that exudes urban sophistication. These residences are designed to harness the beauty of natural light, with expansive windows flooding the spaces with a warm and inviting glow. The kitchens are a testament to modern aesthetics, the neutral color palette creates a tranquil ambiance, while black accents add a touch of modernity with a hidden pantry and ample cabinets. In the bathrooms, warm and intricate finishes combine functionality and design with hand and rain shower heads and integrated sink countertops for daily rituals and relaxation.



## PAYMENT PLAN

<b>20%</b>	<b>10%</b>
At the time of booking	30 days after the reservation date
<b>10%</b>	<b>5%</b>
90 days after the reservation date	150 days after the reservation date
<b>5%</b>	<b>5%</b>
240 days after the reservation date	On completion of 30% construction of the project
<b>5%</b>	<b>5%</b>
On completion of 40% construction of the project	On completion of 50% construction of the project
<b>5%</b>	<b>30%</b>
On completion of 60% construction of the project	On completion



## WHY INVEST WITH ELLINGTON PROPERTIES



Award-winning  
boutique developer



Hotel and private club inspired  
amenities



Prime locations across  
the Emirates

### ROI

High return on investment\*

30%

Premium on average  
rental returns\*



High tenant retention

96%

Occupancy rate on  
delivered projects\*



High capital appreciation  
upon handover



Quicker return of capital  
compared to market average\*



Multiple payment options  
available including  
cryptocurrency



Transparent and reliable  
customer care



Sustainability compliance  
with Dubai Green Building  
Regulations

\*Reidin Market



 ELLINGTON





**ELLINGTON**  
PROPERTIES

LIVE IN DESIGN

800 8288

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