

# BELGROVE

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RESIDENCES

Project Brief



# BELGROVE

RESIDENCES

Ellington Properties' latest masterpiece in Mohammed Bin Rashid City (MBR City) exemplifies our commitment to creating living spaces that are both beautiful and harmonious. Belgrove Residences, overlooking the Ras Al Khor Wildlife Sanctuary and seamlessly connected to the urban vitality of Dubai, offers a collection of family homes immersed in stunning natural surroundings. These residences are designed to balance modern convenience with the tranquility of nature, providing an ideal sanctuary for families.





# A Home of Divine Proportions

Belgrove Residences stands as an epitome of architectural excellence. The development offers a selection of meticulously designed 1, 2, and 3-bedroom apartments, each crafted to provide an exceptional living experience. The building's elegant design, inspired by the gracefulness of flamingos, reflects a commitment to beauty, balance, and innovation.







Burj Khalifa

TO  
ABU DHABI

TO DUBAI  
INTERNATIONAL  
AIRPORT

Business Bay

Dubai Downtown

Dubai International  
Financial Centre

Dubai Mall

Dubai  
Water Canal

Claydon House  
Ellington Properties

Dubai  
Design District

**BELGROVE**

RESIDENCES

Ras Al Khor  
Wildlife Sanctuary

Mangrove Hide  
Ras Al Khor

E44 Ras Al Khor Rd



# Driving Distances



**02**

MINUTES

PROPOSED  
METRO LINE



**06**

MINUTES

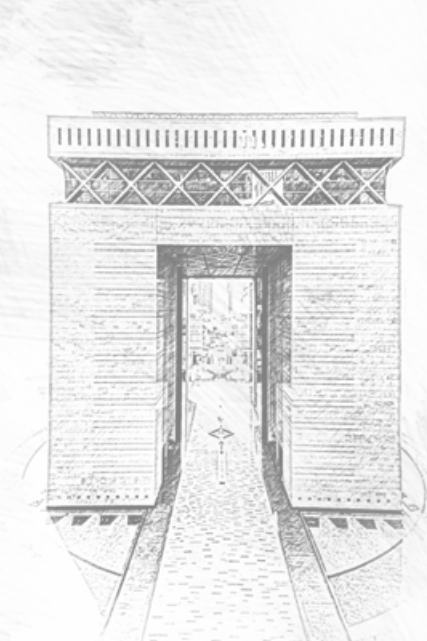
RAS AL KHOR  
WILDLIFE SANCTUARY



**12**

MINUTES

MEYDAN  
RACECOURSE



**18**

MINUTES

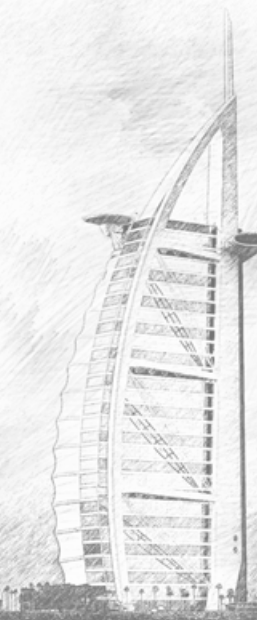
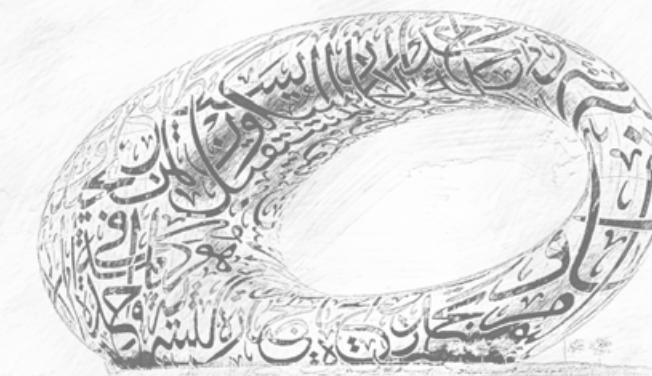
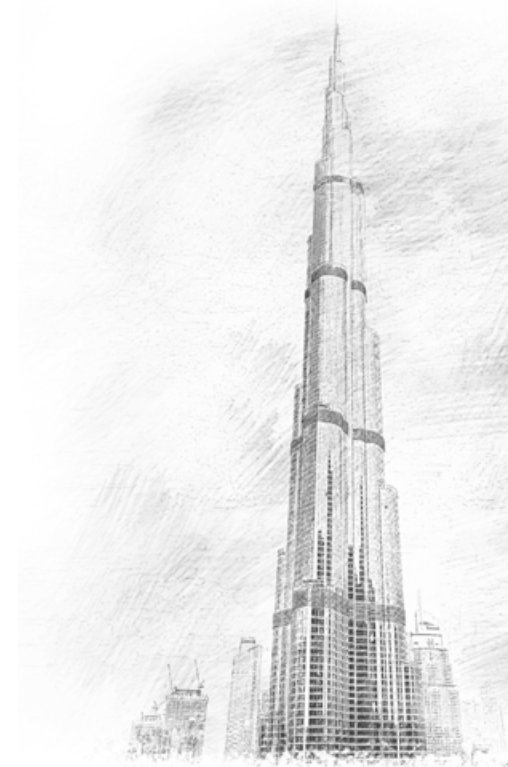
DUBAI INTERNATIONAL  
FINANCIAL CENTRE



**28**

MINUTES

PALM JUMEIRAH





Ras Al Khor Wildlife  
Sanctuary

Mangrove Hide  
Ras Al Khor

# BELGROVE

RESIDENCES

E44 Ras Al Khor Road

E44 Ras Al Khor Road

CLAYDON  
HOUSE

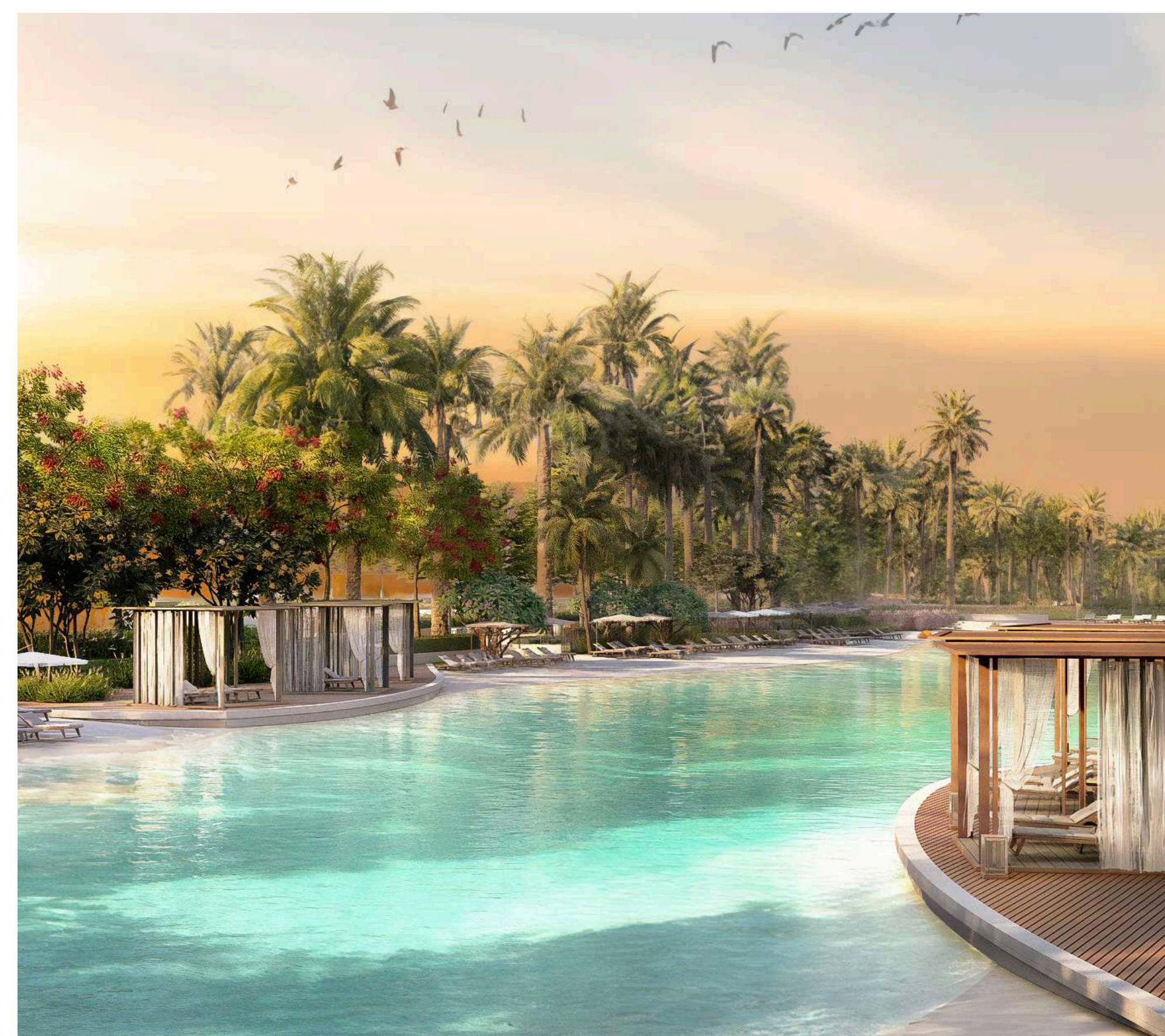
Crystal Lagoon

Crystal Lagoon

Proposed  
Metro Line



Belgrove Residences is conveniently located near the proposed metro line, ensuring easy access to key destinations in Dubai. The development provides access to a stunning crystal lagoon and is adjacent to the Ras Al Khor Wildlife Sanctuary, offering residents a unique blend of urban convenience and natural beauty. With proximity to top schools and retail shops, this self-sustained community provides everything a family needs within reach.



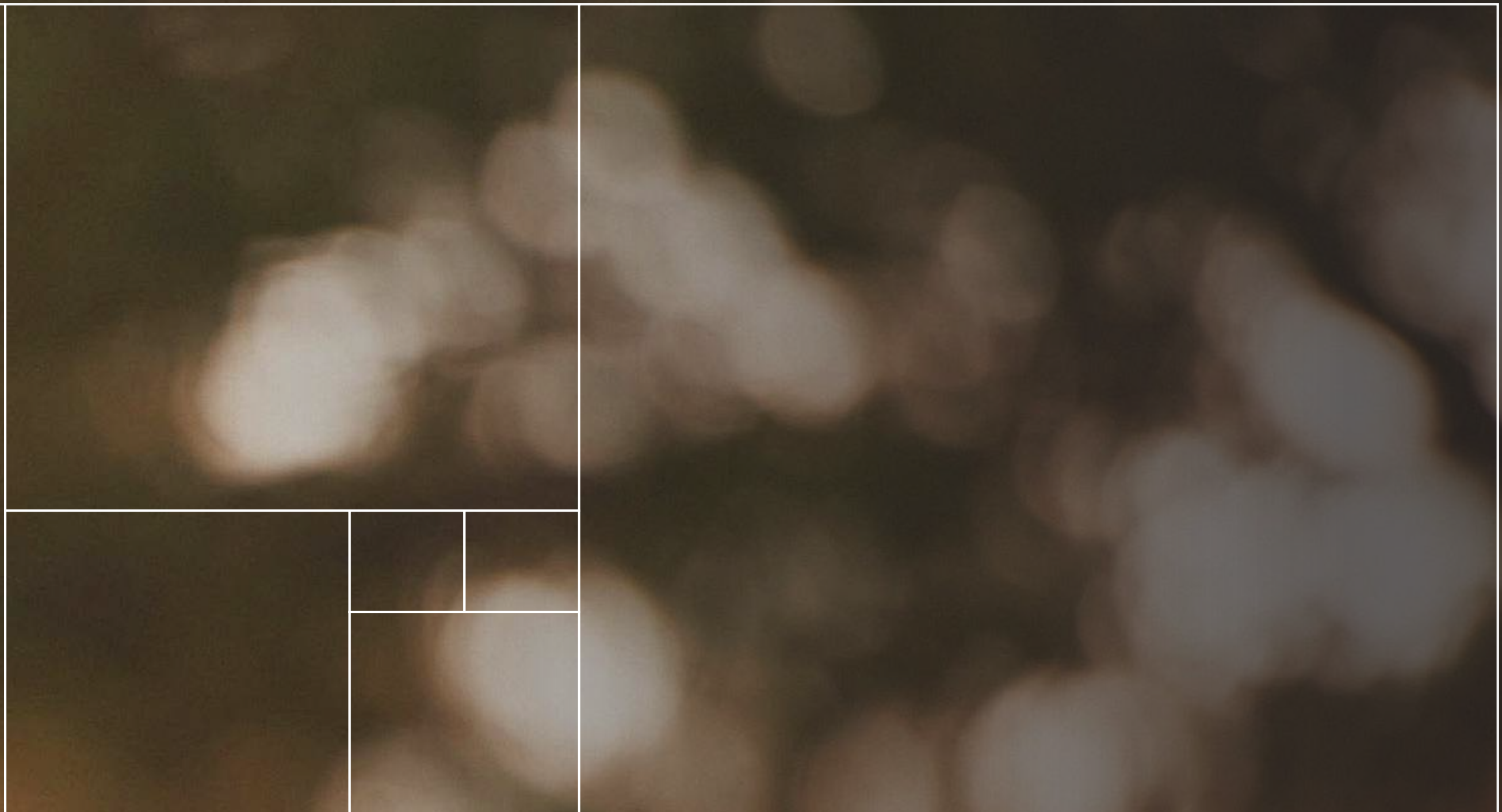




## Air-conditioned Walkway

The air-conditioned walkways in the community provide a convenient and comfortable way for residents to enjoy the outdoors, even on hot days. These shaded paths are kept cool, making it easy for people to take leisurely strolls, run errands, or commute between different parts of the neighborhood without worrying about the heat.



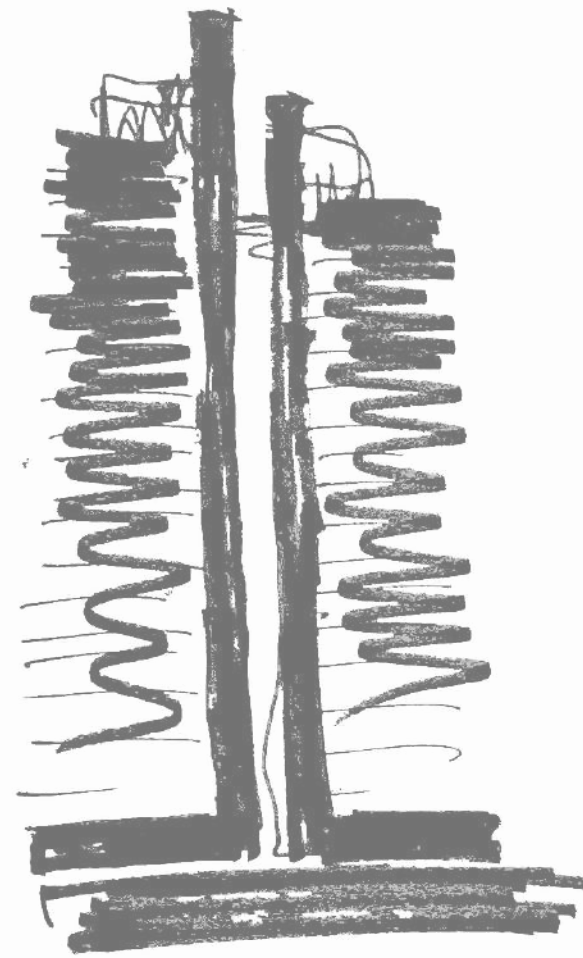


A Sanctuary  
of Nature, Nurture, and  
Belonging

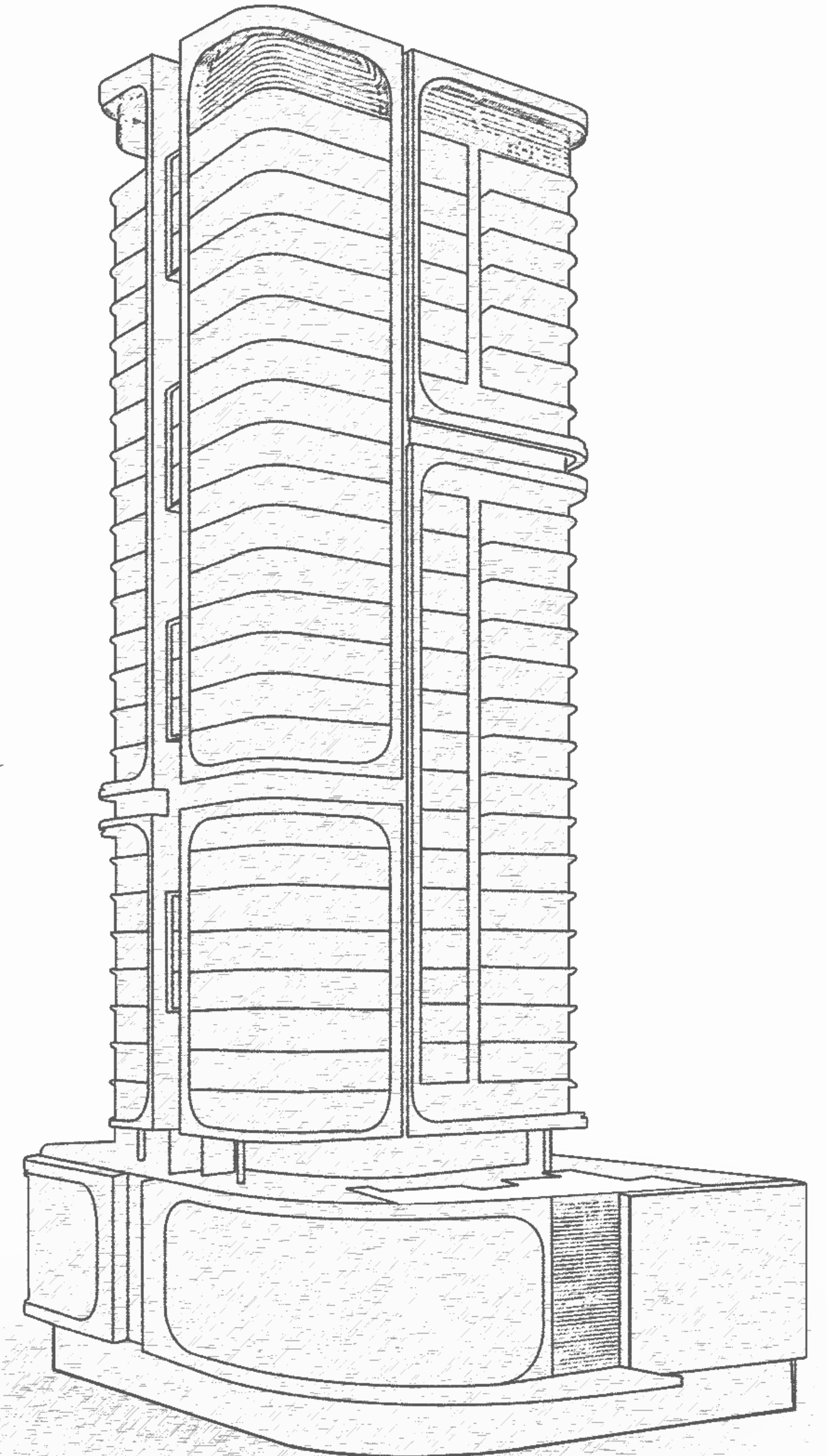
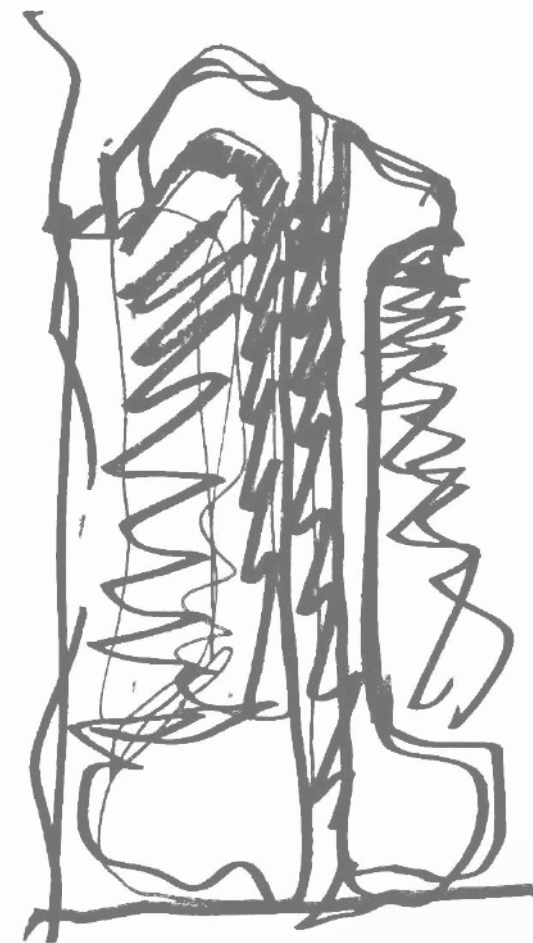


# Design Story

Belgrove Residences features an architectural design blending softened edges and elongated forms, culminating in an elegant spire that enhances the building's verticality. Inspired by the flamingos of the Ras Al Khor Wildlife Sanctuary, the design embodies beauty, balance, grace, and elegance. Continuous frames on the east and west sides mirror the delicate form of flamingos, creating a slender and poised demeanor. The core is centrally placed, defining prime living areas on the north and south sides. Balconies punctuate the facade, offering intimate, private views tailored to the apartment types and sizes. The minimalist and modern design stands as a recognizable landmark, with the striking spire serving as both a powerful architectural statement and a functional element.



*Inspiration*





# Building Configuration

### ELEVATORS

04 passenger elevators  
01 service elevator

### ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

### ANTICIPATED COMPLETION DATE

Q3 2027

### PARKING

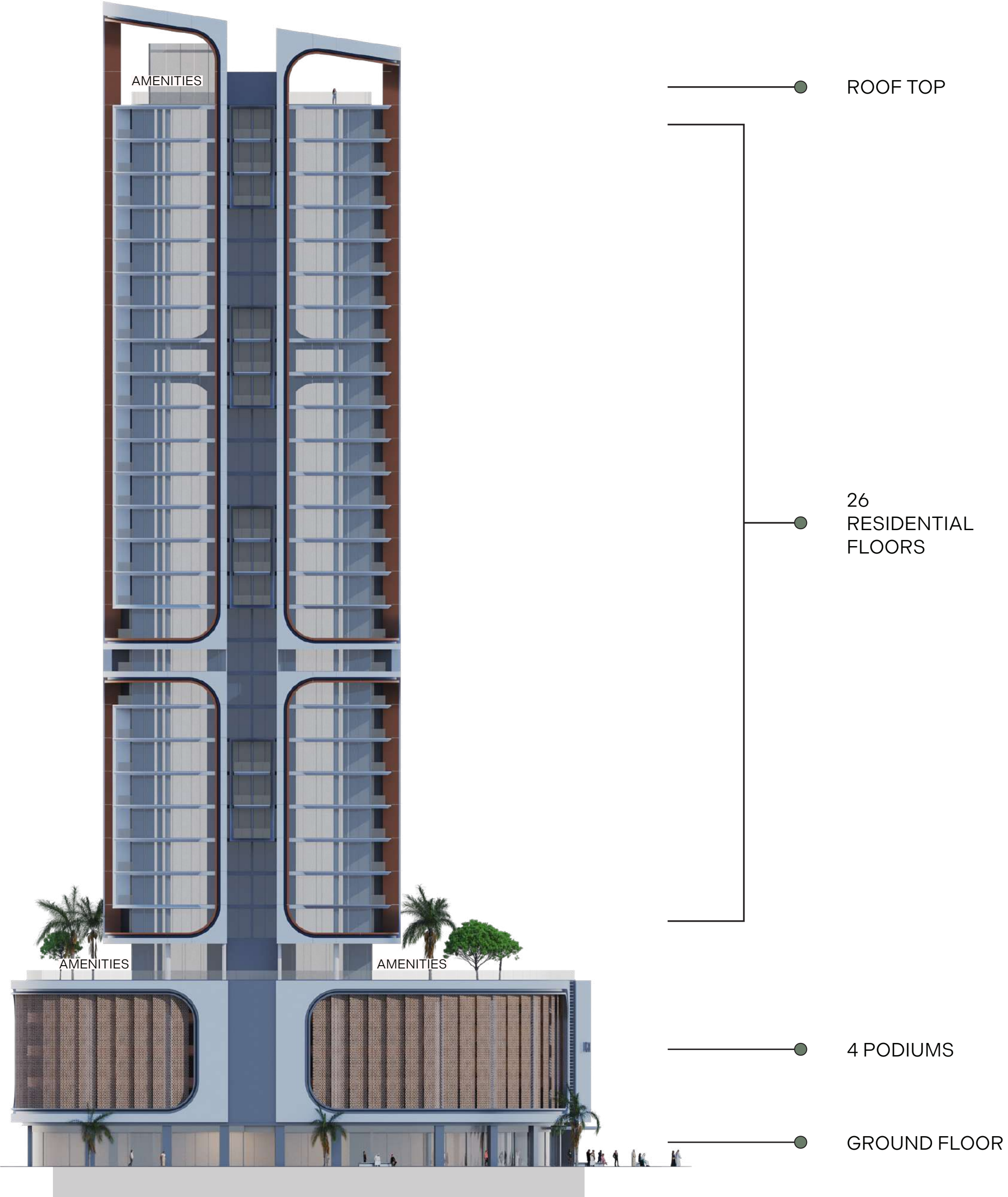
1 and 2-bedroom: 1 car parking space  
3-bedroom: 2 car parking spaces

### OWNERSHIP

Freehold

### 360 VIEWS

Ras Al Khor Wildlife Sanctuary,  
Dubai Creek, Downtown Dubai,  
Community Views







## Size Range Per Unit Type

1 Bedroom	754 sq. ft to 849 sq. ft
2 Bedrooms	1,210 sq. ft to 1,263 sq. ft
2 Bedrooms + Study	1,256 sq. ft to 1,334 sq. ft
3 Bedrooms	1,526 sq. ft to 1,527 sq. ft

## Number of Unit Per Type

1 Bedroom	137 Units
2 Bedrooms	33 Units
2 Bedrooms + Study	33 Units
3 Bedrooms	7 Units



# Building Elevation





# Sun and Views Analysis





The Art of

Balance





# A Retail Arcade

The Ground Floor offers the convenience of on-site retail stores, providing residents with easy access to a variety of services. These retail outlets are connected via an air-conditioned arcade, enhancing the overall living experience and allowing residents to enjoy a vibrant and convenient lifestyle without leaving the comfort of their homes.







ELLINGTON

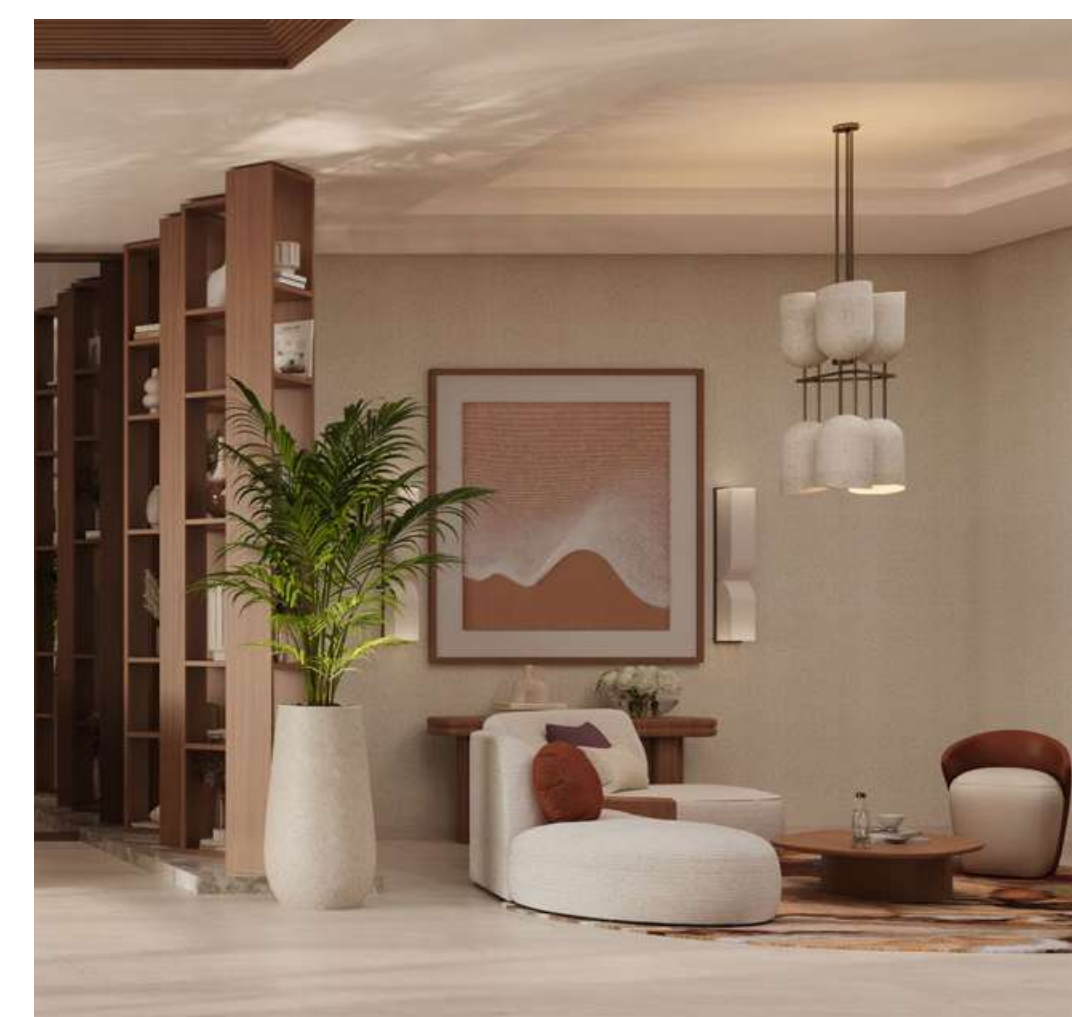
The Lobby





## A Grand Entrance

The entrance to the development features a welcoming ambiance, from the drop-off area to the lobby arcade, and extending to the lobby, which includes lounges, a reception area, a communal table, swings, and a library wall, creating a warm and inviting atmosphere.





# GROUND FLOOR AMENITIES PLAN



- |                   |                    |                |                                  |
|-------------------|--------------------|----------------|----------------------------------|
| 01 DROP-OFF AREA  | 04 LOBBY LOUNGE    | 07 SWINGS      | 10 AIR-CONDITIONED RETAIL ARCADE |
| 02 ARCADE         | 05 LOBBY RECEPTION | 08 PHONEBOOTHS | 11 PREFERRED PARKING             |
| 03 LOBBY ENTRANCE | 06 COMMUNAL TABLE  | 09 LIFT LOBBY  | 12 PARKING ENTRANCE              |



# 5<sup>TH</sup> Floor Amenities Zoning Concept



## ADULT ZONE

Consisting of a leisure pool, sundeck areas, sunken seating, cabanas, a fitness studio, and changing rooms



## KIDS ZONE

Featuring a kids' pool and both indoor and outdoor play areas, this zone is designed to be more active and lively



## SERENE ZONE

Including family activities such as outdoor dining, picnic pods, seating lounges, an outdoor fitness and games area, and a yoga area



## PETS ZONE

The development is pet-friendly, featuring a dedicated pet play and wash zone



# The Pool Deck





# Fitness Studio





# Yoga Studio





# Serene Zone

The serene zone caters to family social gatherings, featuring the unique flamingo lounge, picnic pods, an outdoor dining area, and a barbecue space.







# Kids Zone

The kids' zone is designed for younger residents, providing a dedicated space to play, learn, stay active, and engage. It includes a kids' pool and both indoor and outdoor play areas.





# Pets Zone

The pet zone features a play and wash area for furry friends, ensuring that pets are well-cared for and have their own space to enjoy.

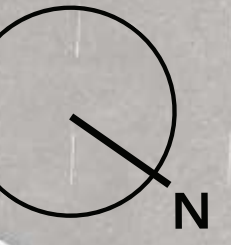




# 5<sup>TH</sup> FLOOR AMENITIES PLAN

COMMUNITY ROAD

← COMMUNITY VIEWS



E44  
RAS AL KHOR RD

→ RAS AL KHOR WILDLIFE SANCTUARY VIEWS



- 01 LEISURE & LOUNGE POOL
- 02 CABANAS
- 03 BAJA SHELF
- 04 SUNKEN SEATING
- 05 SUN LOUNGERS AREA
- 06 OUTDOOR SHOWER
- 07 PET PLAY & WASH AREA
- 08 OUTDOOR SEATING
- 09 YOGA STUDIO
- 10 FITNESS STUDIO
- 11 RELAXATION AREA
- 12 LIFEGUARD AREA
- 13 FEMALE CHANGE ROOM
- 14 MALE CHANGE ROOM
- 15 STEAM & SAUNA
- 16 KIDS POOL
- 17 OUTDOOR KIDS PLAY AREA
- 18 KIDS PLAY
- 19 OUTDOOR FITNESS & GAMES ZONE
- 20 LIFT LOBBY
- 21 OUTDOOR YOGA AREA
- 22 FLAMINGO LOUNGE
- 23 PICNIC PODS
- 24 OUTDOOR DINING & BBQ AREA



The Roof top







## Outdoor Silent Cinema

Enjoy an outdoor silent cinema equipped with a state-of-the-art projection system and comfortable seating arrangements. Located on the rooftop, it offers amazing skyline views for an unforgettable experience.





# The Observatory

The observatory boasts a viewing deck equipped with fixed binoculars for observing the flamingo sanctuary. It also includes a club lounge for residents and guests. This spot provides an ideal setting for relaxation and socializing while enjoying the natural beauty of the surroundings.







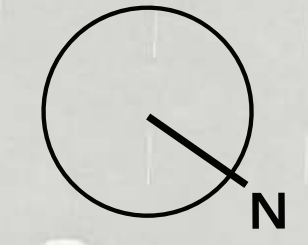
# Club Lounge

The club lounge offers inviting views and a place for social gatherings, where you can relax and share memorable moments with friends and family. Whether you're enjoying a casual conversation or celebrating special occasions, the lounge provides the perfect setting to unwind, savor the ambiance, and create lasting connections.





# ROOF FLOOR AMENITIES PLAN

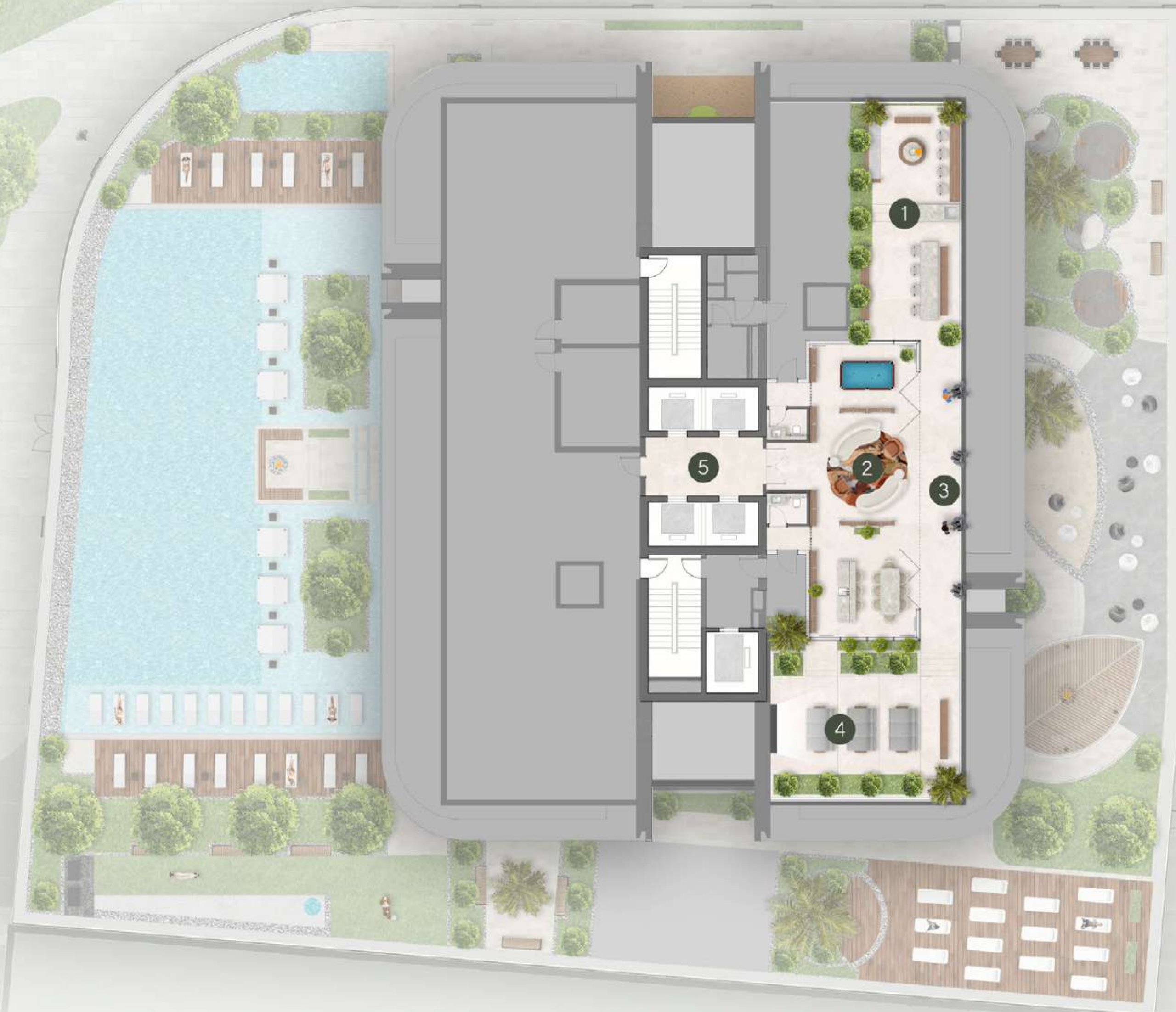


COMMUNITY ROAD

← COMMUNITY VIEWS

E44  
RAS AL KHOR RD

→ RAS AL KHOR  
WILDLIFE SANCTUARY  
VIEWS



- 01 JUICE BAR
- 02 CLUB LOUNGE
- 03 VIEWING DECK
- 04 OUTDOOR SILENT CINEMA
- 05 LIFT LOBBY



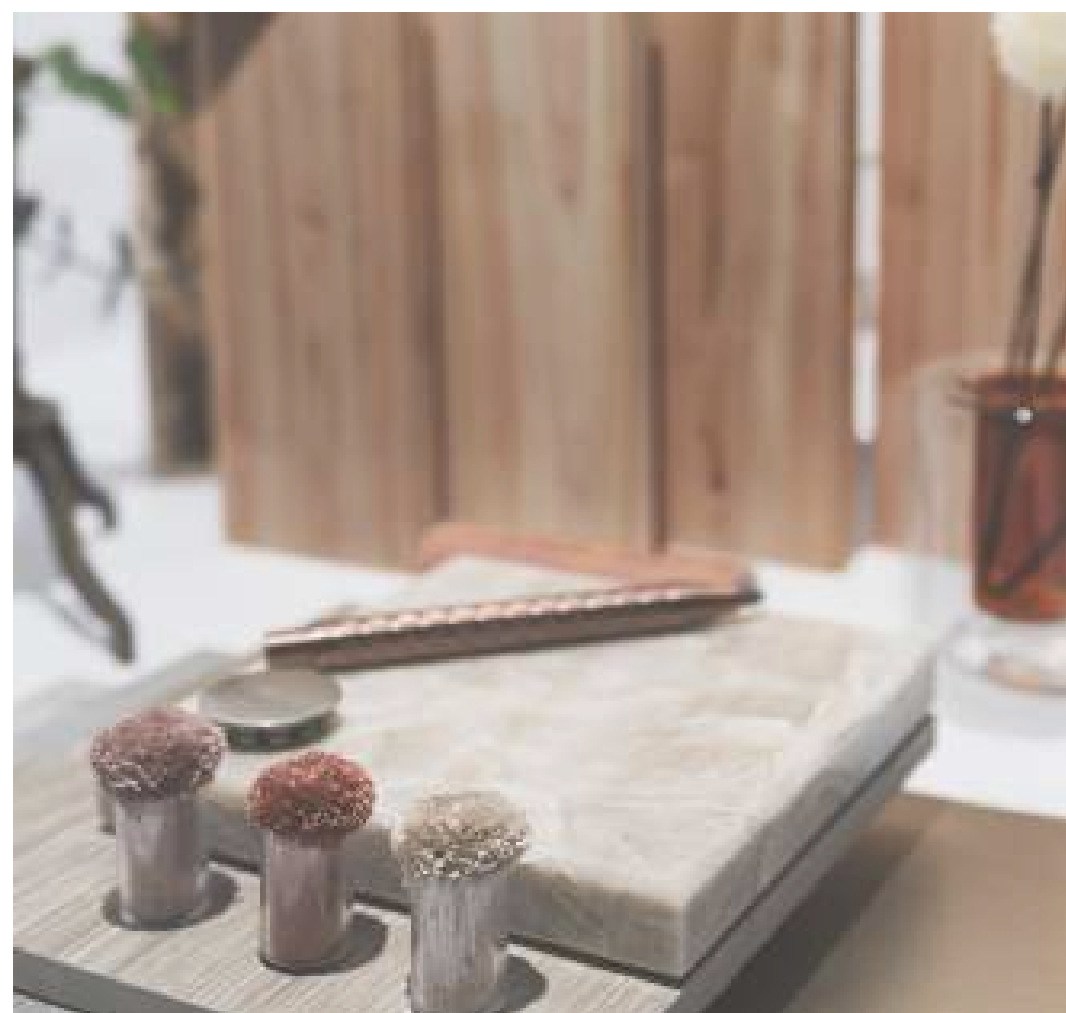


The Residences



# Inside Belgrove Residences

Beautifully crafted one, two, and three-bedroom apartments set the premise for a lifestyle led by design and inspired by the natural environment. Morning and evening sunlight beams through expansive windows, illuminating natural textured tones and materials with an ethereal warmth. The golden light reflects through the space, accentuating the angular, intuitive details within.





Living Area





# The Kitchen





# The Bedroom



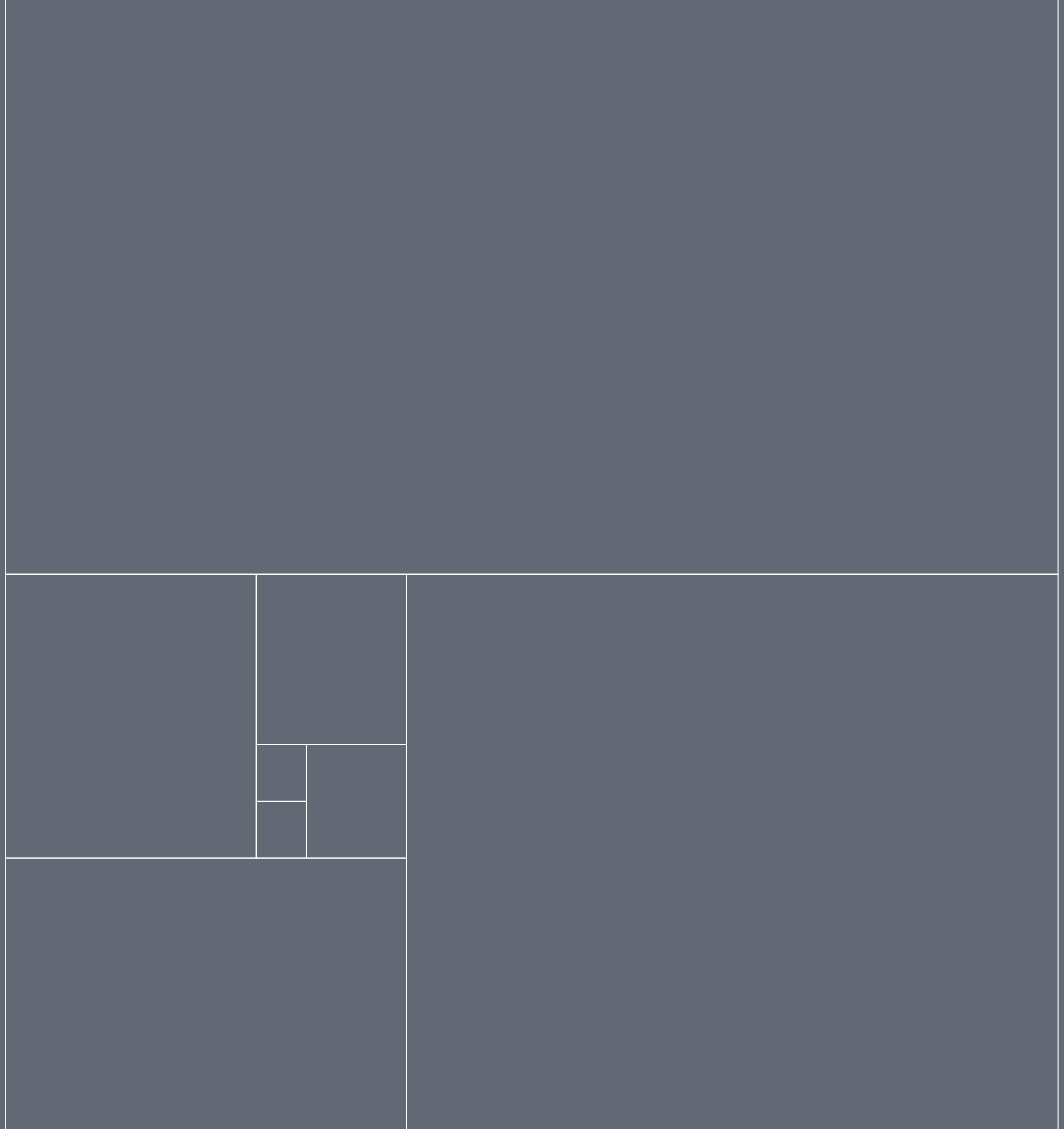


The Bathroom





# TYPICAL PLAN





# 6<sup>TH</sup> - 15<sup>TH</sup> FLOOR TYPICAL PLAN

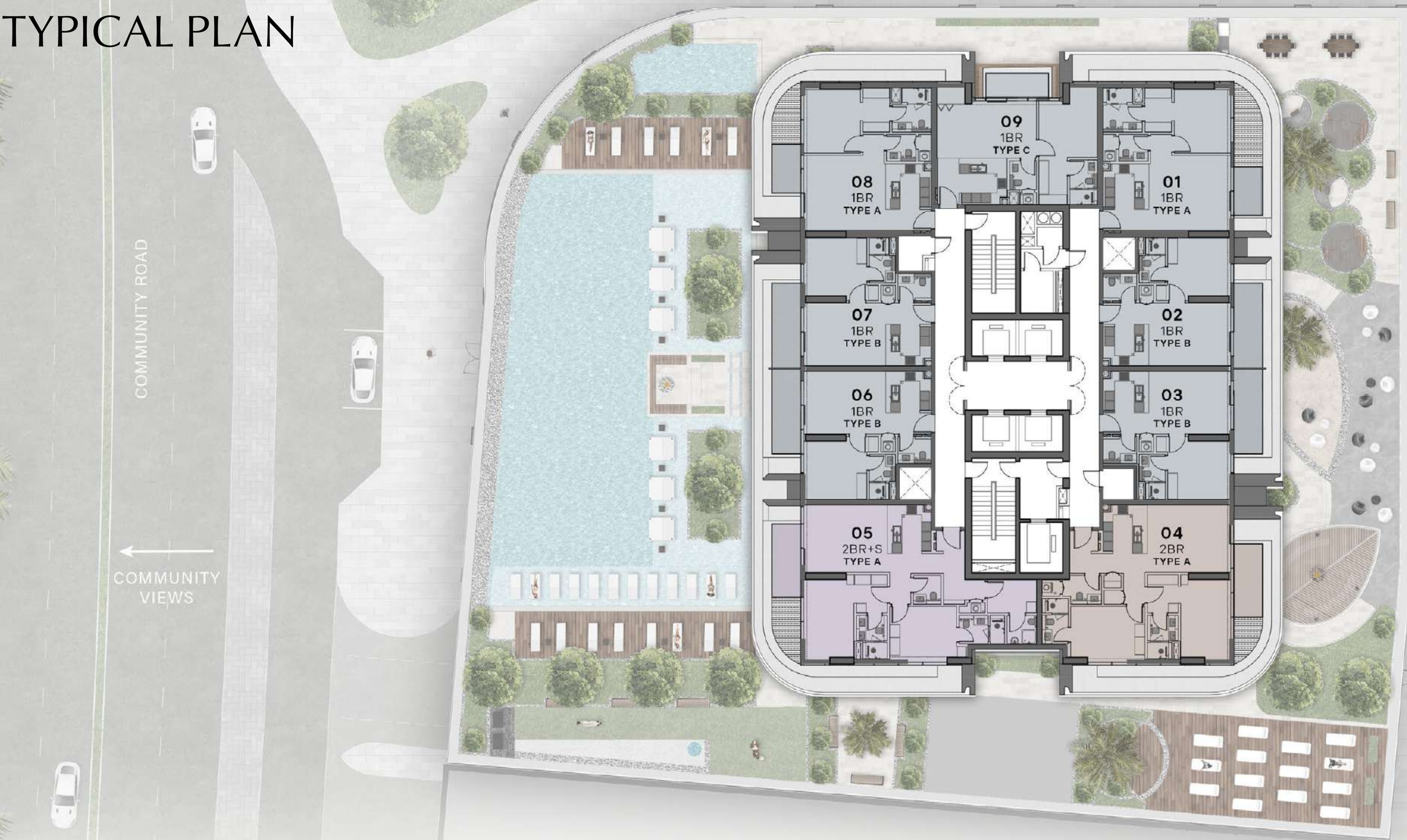
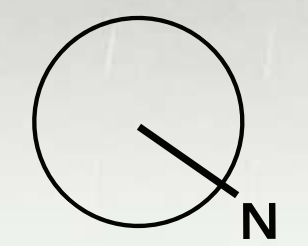
COMMUNITY ROAD

← COMMUNITY VIEWS

E44  
RAS AL KHOR RD

→ RAS AL KHOR  
WILDLIFE SANCTUARY VIEWS

1 BEDROOM      2 BEDROOM      2 BEDROOM + S





# 16<sup>TH</sup> - 23<sup>RD</sup> FLOOR TYPICAL PLAN

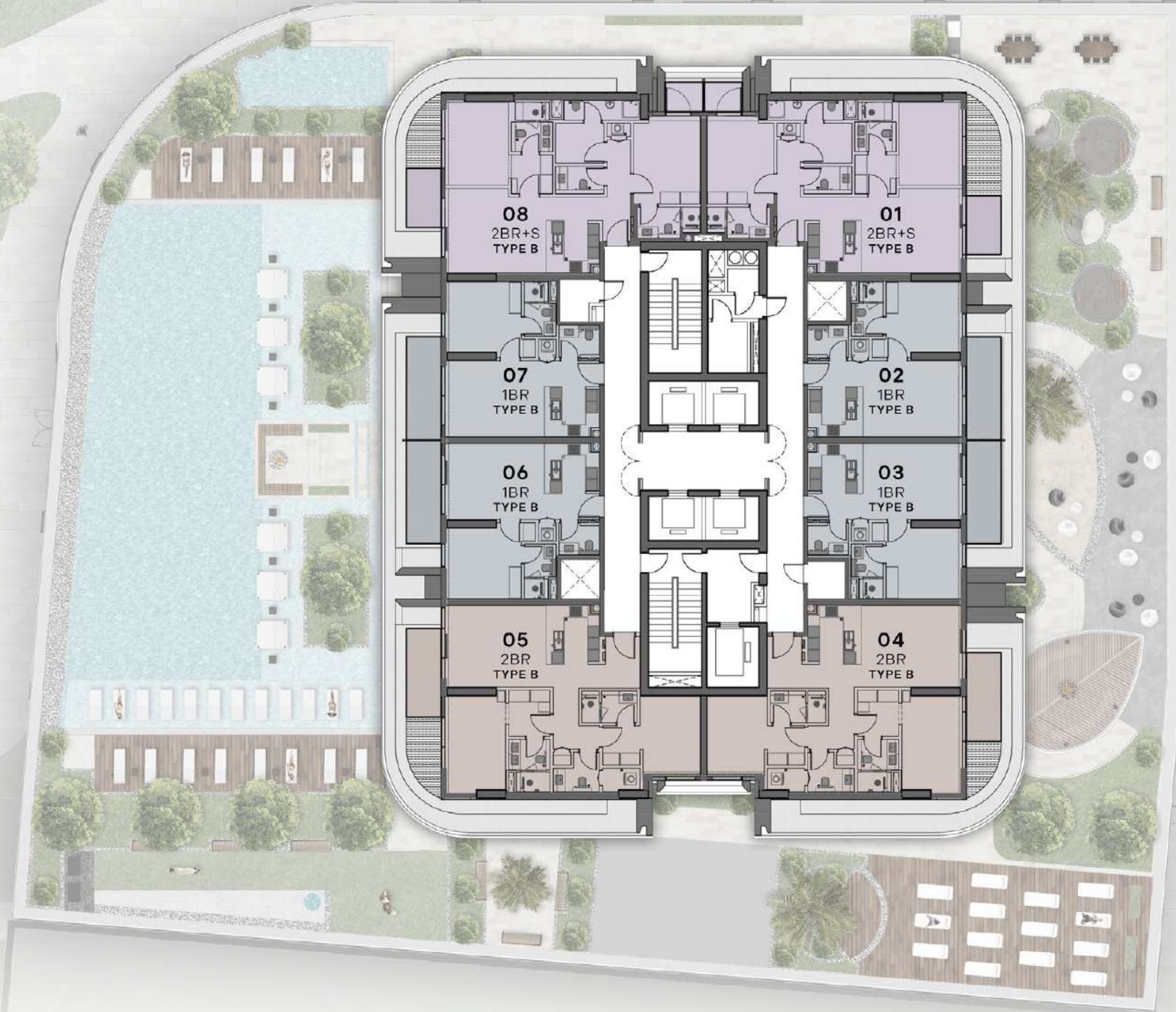
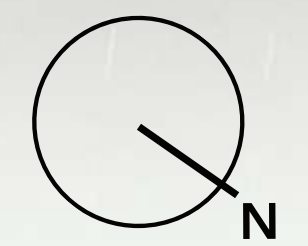
COMMUNITY ROAD

← COMMUNITY VIEWS

E44  
RAS AL KHOR RD

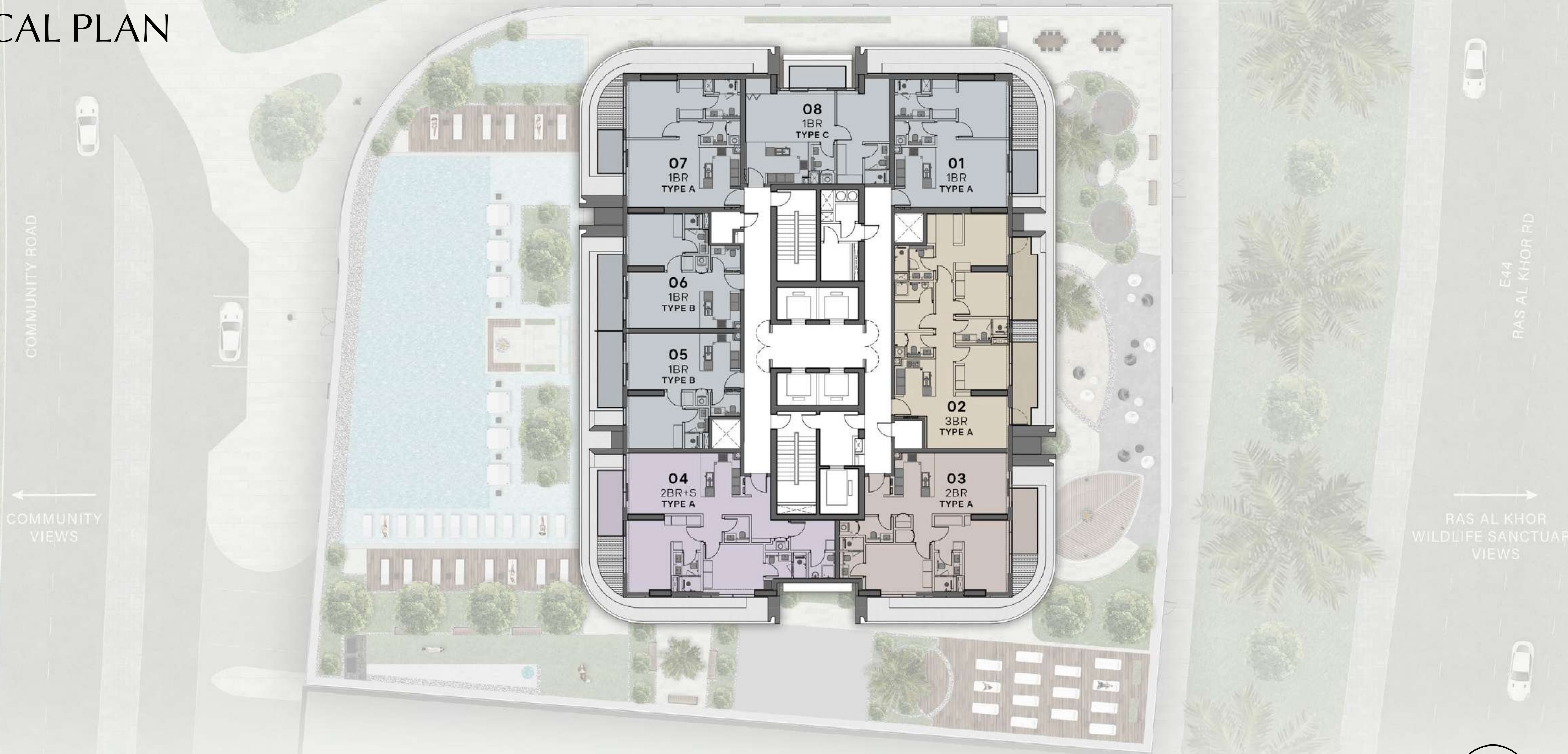
→ RAS AL KHOR WILDLIFE SANCTUARY VIEWS

1 BEDROOM      2 BEDROOM      2 BEDROOM + S





# 24<sup>TH</sup> - 30<sup>TH</sup> FLOOR TYPICAL PLAN



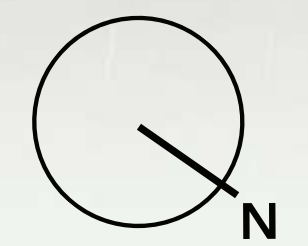
COMMUNITY ROAD

E44  
RAS AL KHOR RD

← COMMUNITY VIEWS

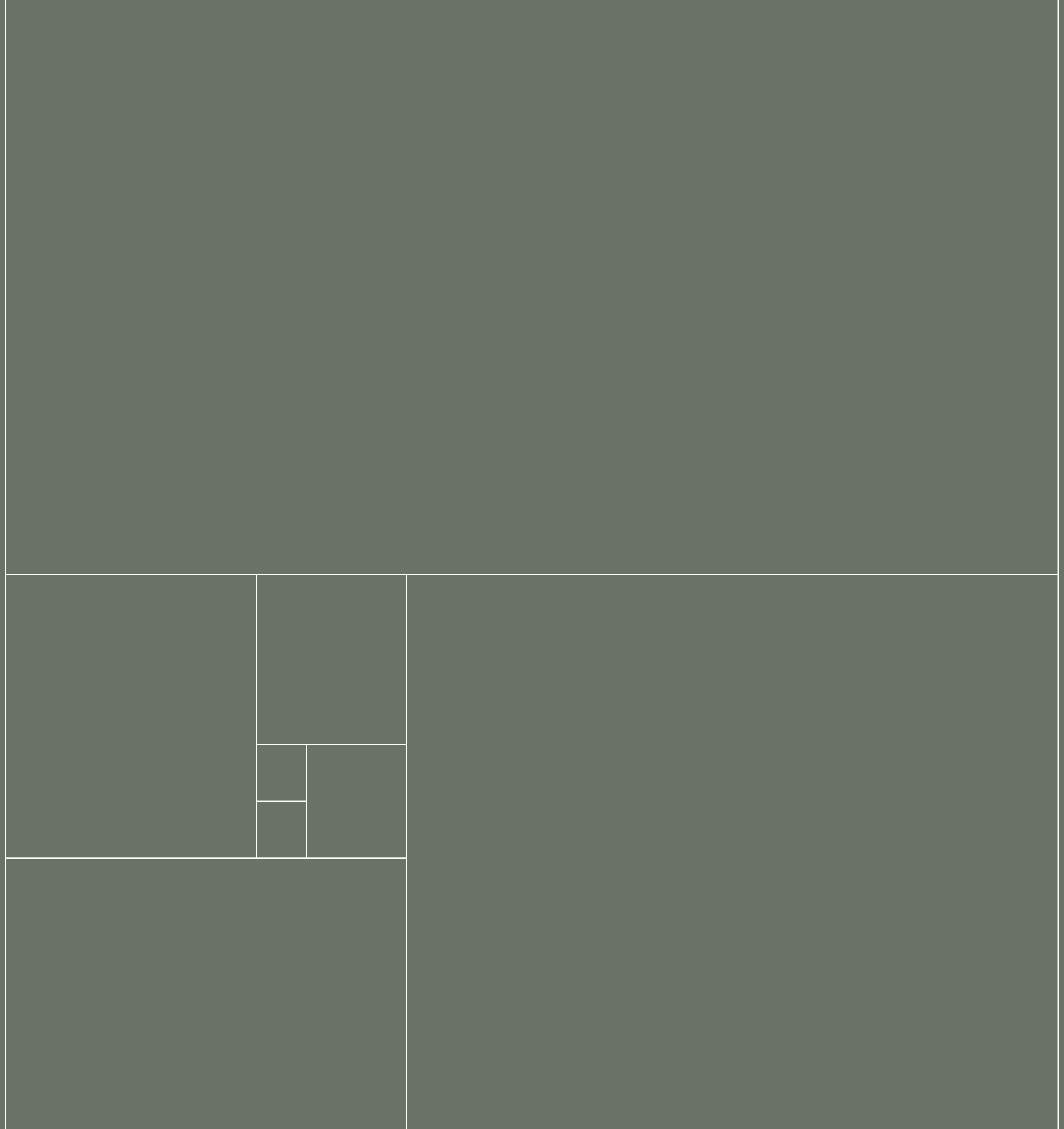
→ RAS AL KHOR WILDLIFE SANCTUARY VIEWS

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM





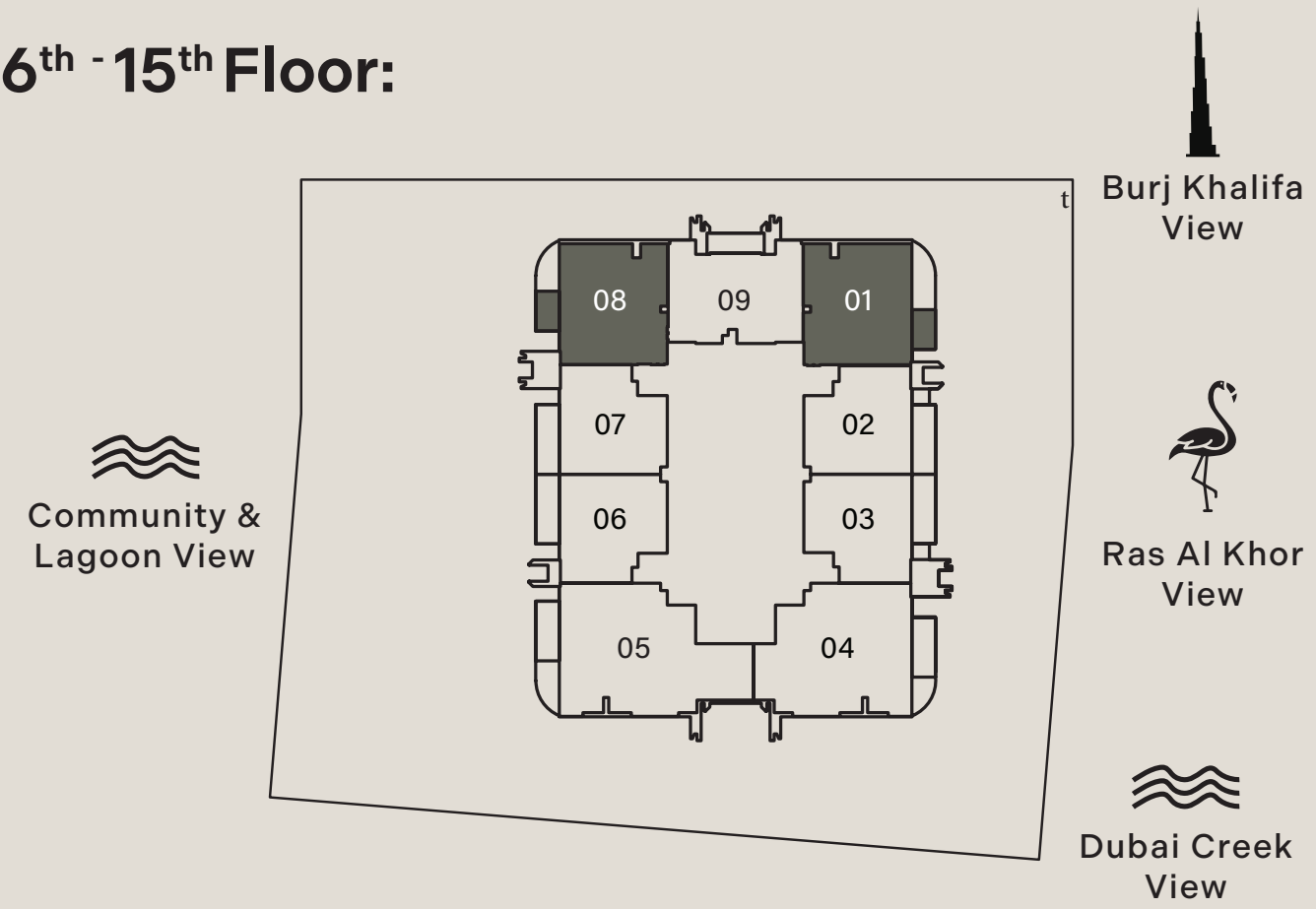
# FLOOR PLAN





# 1 BEDROOM TYPE A

6<sup>th</sup> - 15<sup>th</sup> Floor:



16<sup>th</sup> - 23<sup>rd</sup> Floor:

01 08

24<sup>th</sup> - 30<sup>th</sup> Floor:

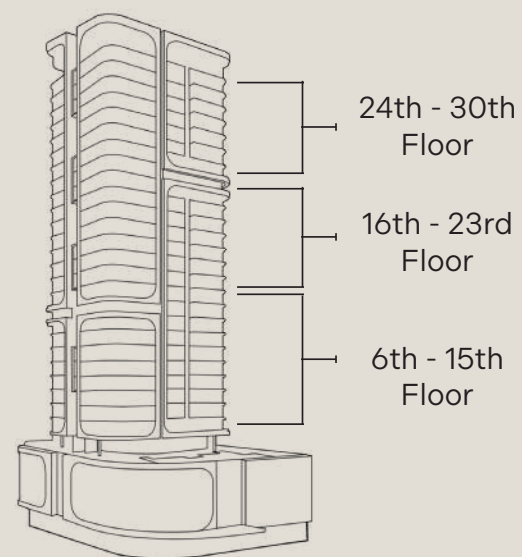
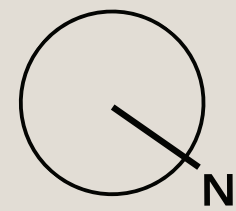
01 07



Internal Living Area:  
**789.53 Sq. Ft**

Outdoor Living Area:  
**57.16 Sq. Ft**

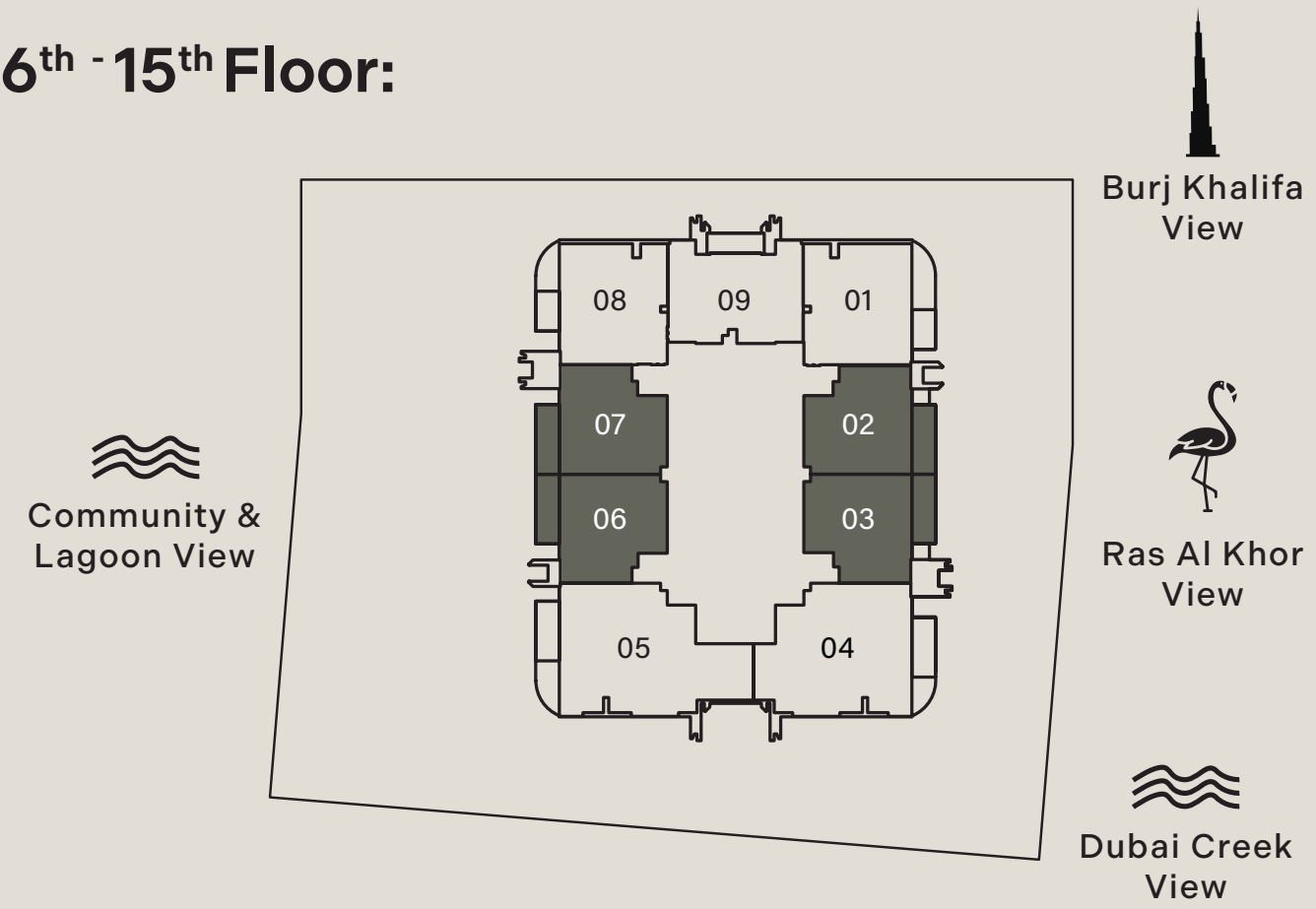
Total Living Area:  
**846.69 Sq. Ft**





# 1 BEDROOM TYPE B

6<sup>th</sup> - 15<sup>th</sup> Floor:



16<sup>th</sup> - 23<sup>rd</sup> Floor:

02   06  
03   07

24<sup>th</sup> - 30<sup>th</sup> Floor:

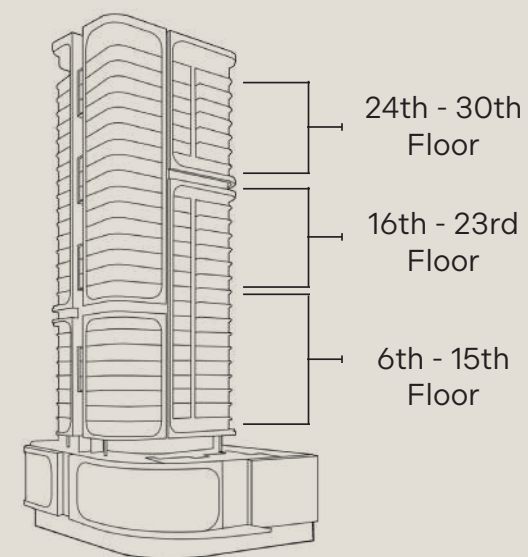
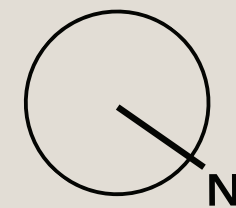
05   06



Internal Living Area:  
**656.06 Sq. Ft**

Outdoor Living Area:  
**100.00 Sq. Ft**

Total Living Area:  
**756.06 Sq. Ft**

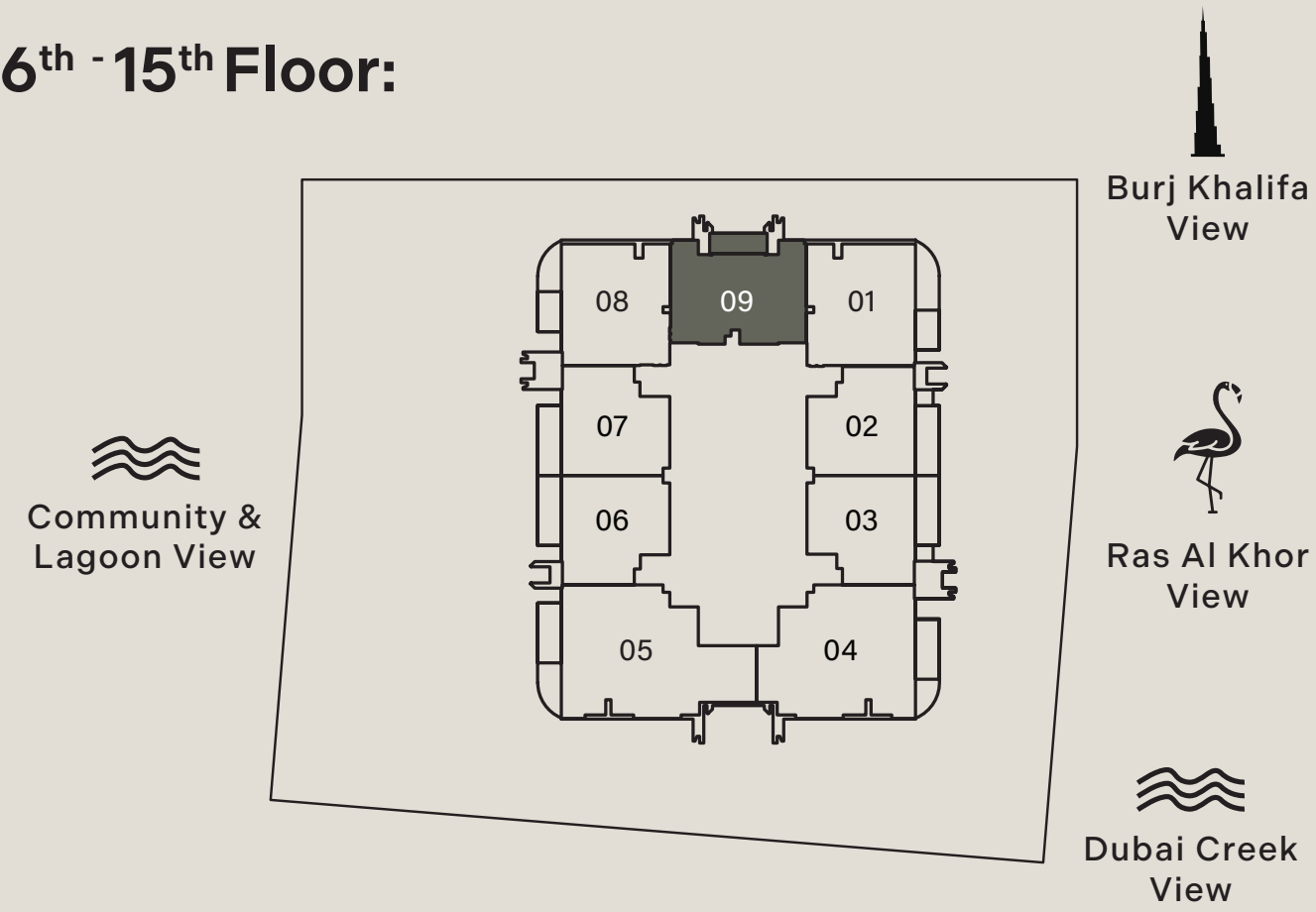




# 1 BEDROOM

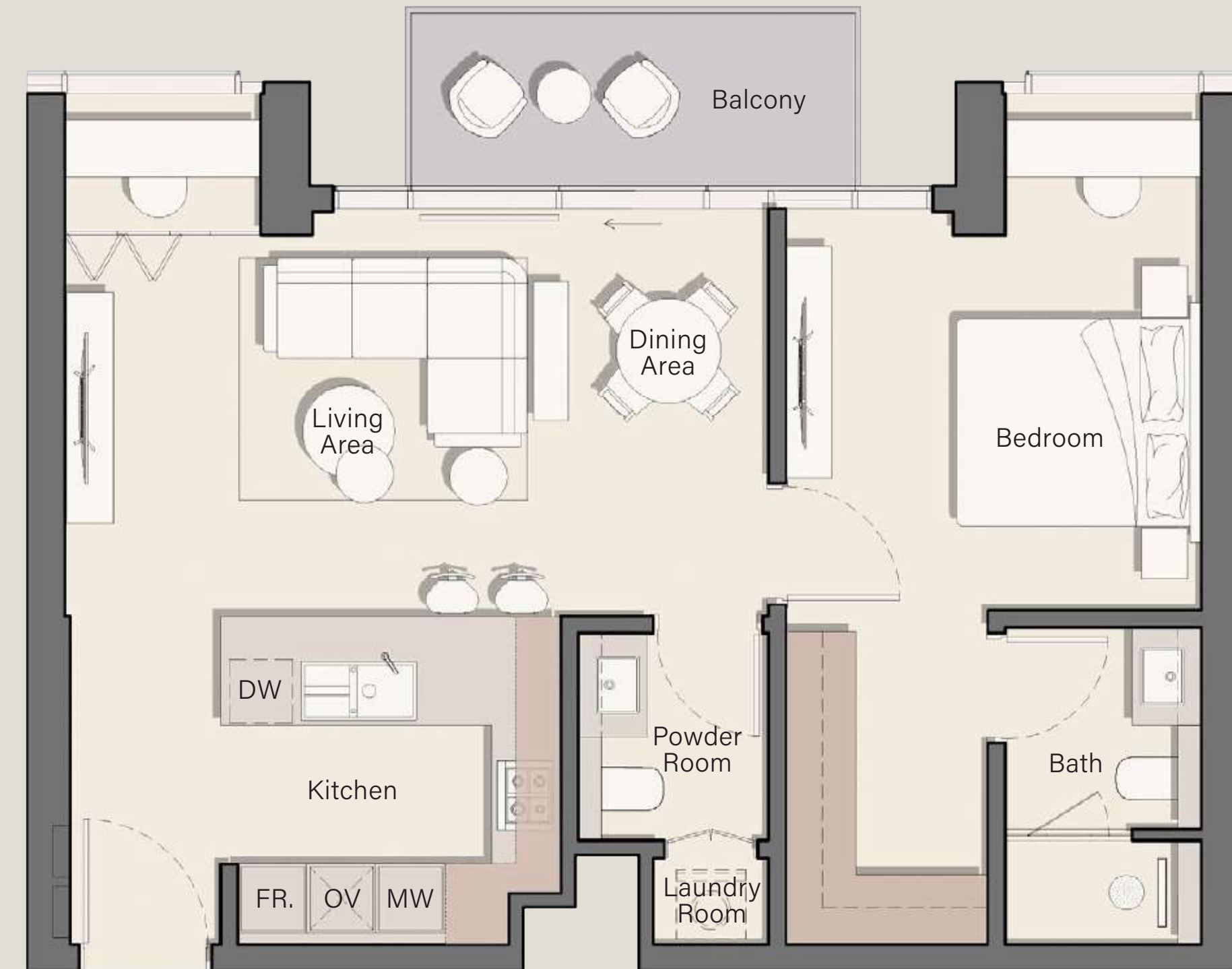
## TYPE C

6<sup>th</sup> - 15<sup>th</sup> Floor:



24<sup>th</sup> - 30<sup>th</sup> Floor:

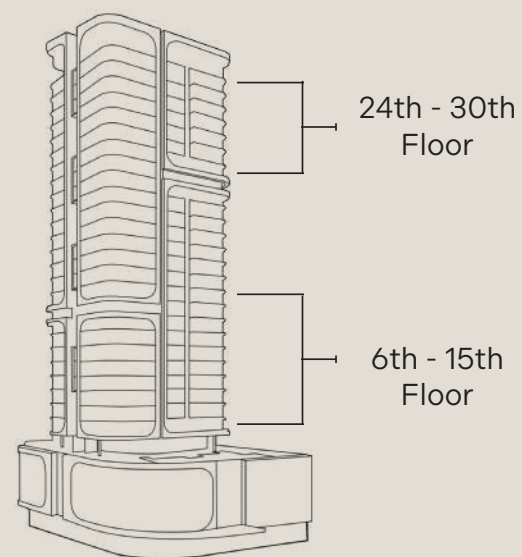
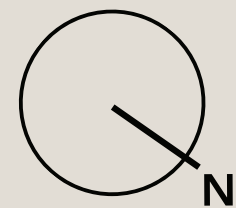
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Internal Living Area:  
**773.06 Sq. Ft**

Outdoor Living Area:  
**62.97 Sq. Ft**

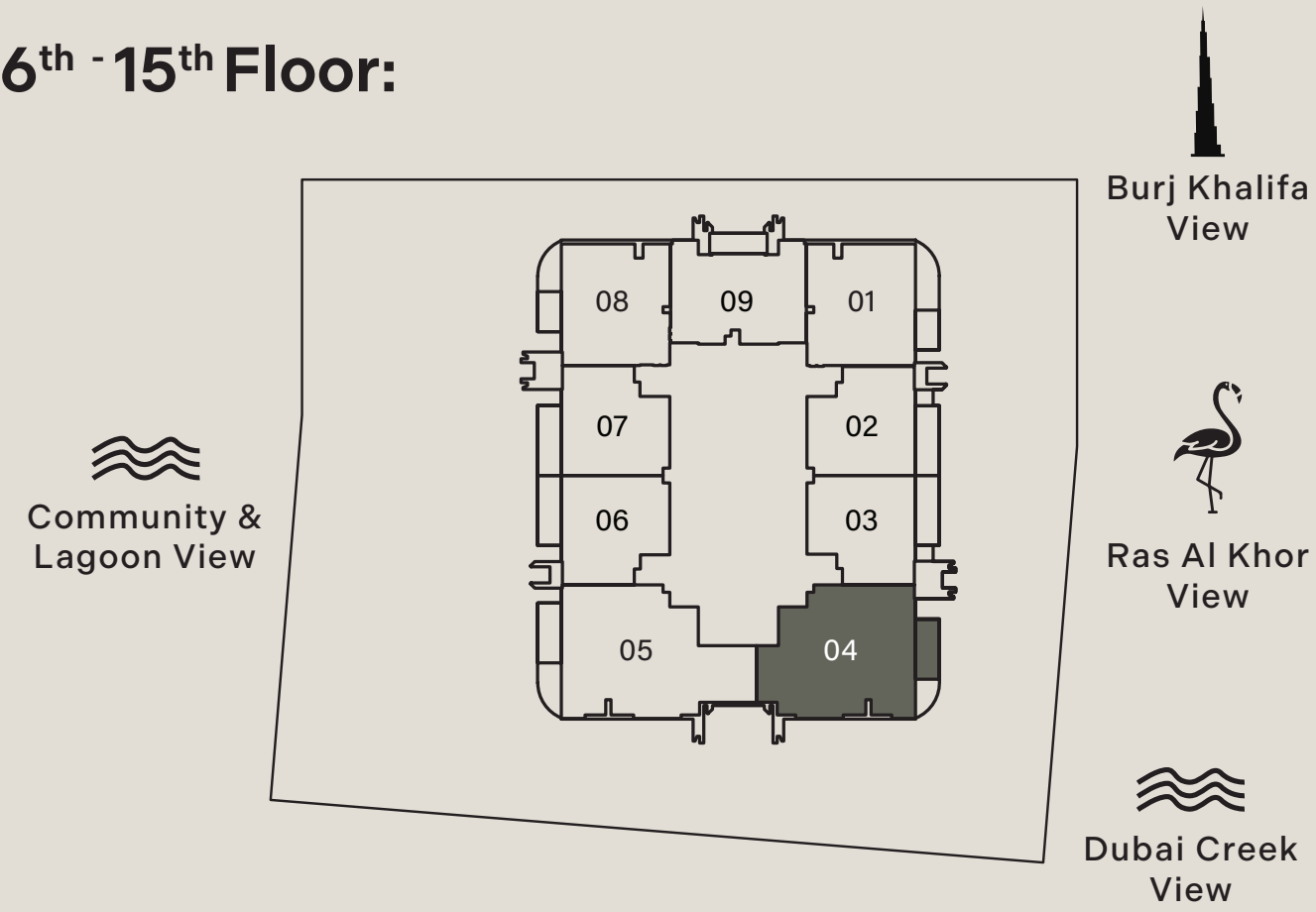
Total Living Area:  
**836.03 Sq. Ft**





# 2 BEDROOM TYPE A

6<sup>th</sup> - 15<sup>th</sup> Floor:



24<sup>th</sup> - 30<sup>th</sup> Floor:

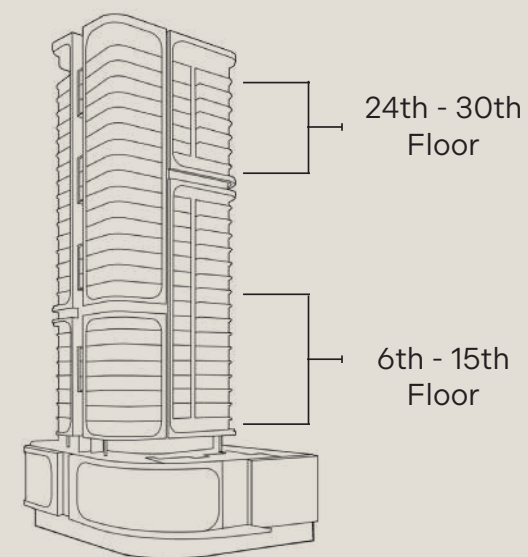
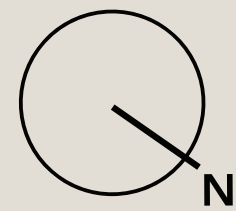
03



Internal Living Area:  
**1124.40 Sq. Ft**

Outdoor Living Area:  
**85.79 Sq. Ft**

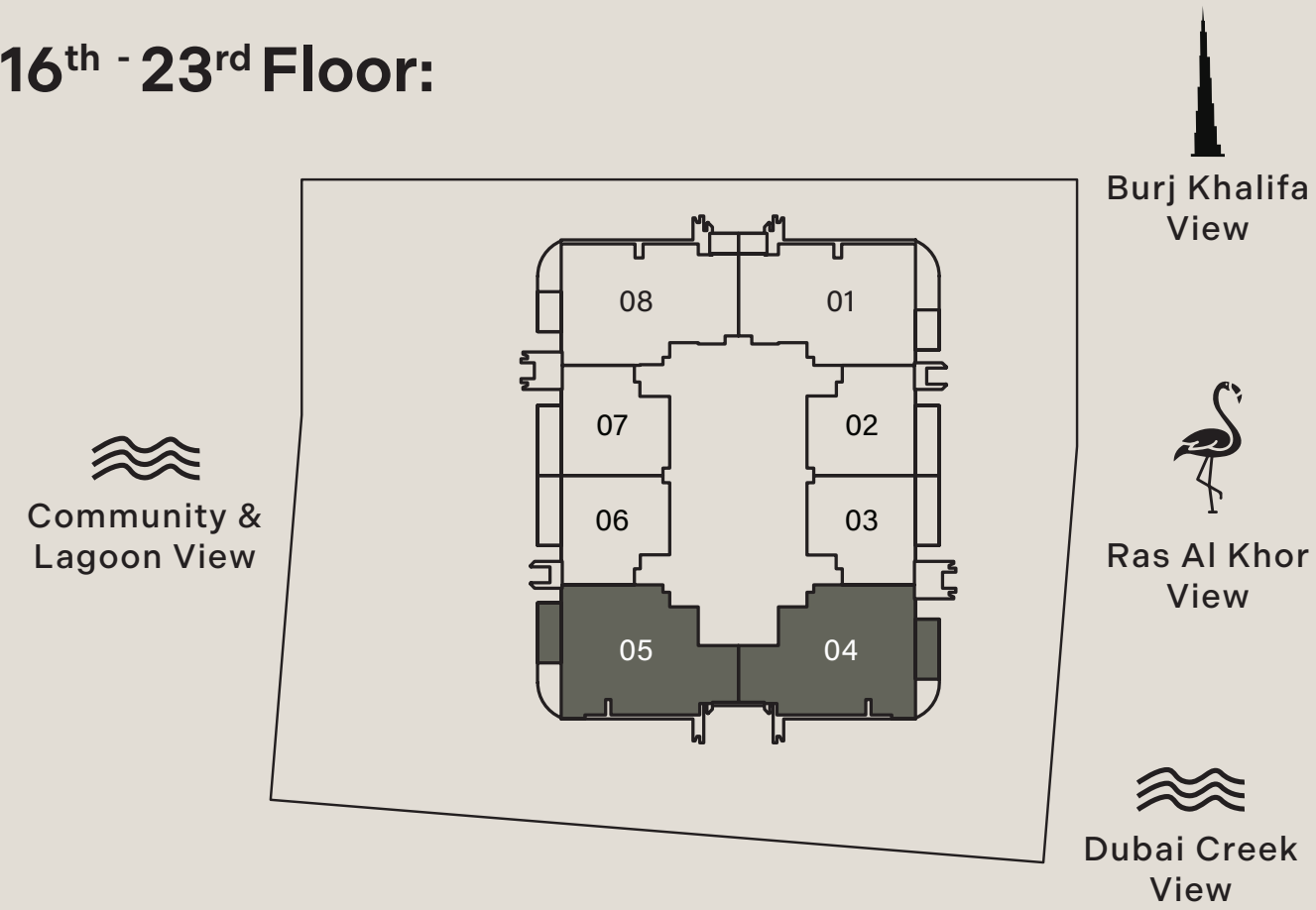
Total Living Area:  
**1210.19 Sq. Ft**





# 2 BEDROOM TYPE B

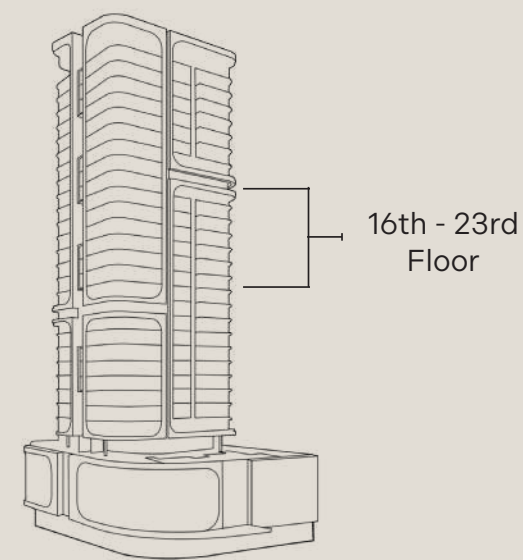
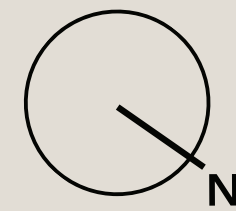
16<sup>th</sup> - 23<sup>rd</sup> Floor:



Internal Living Area:  
**1176.50 Sq. Ft**

Outdoor Living Area:  
**85.79 Sq. Ft**

Total Living Area:  
**1262.28 Sq. Ft**

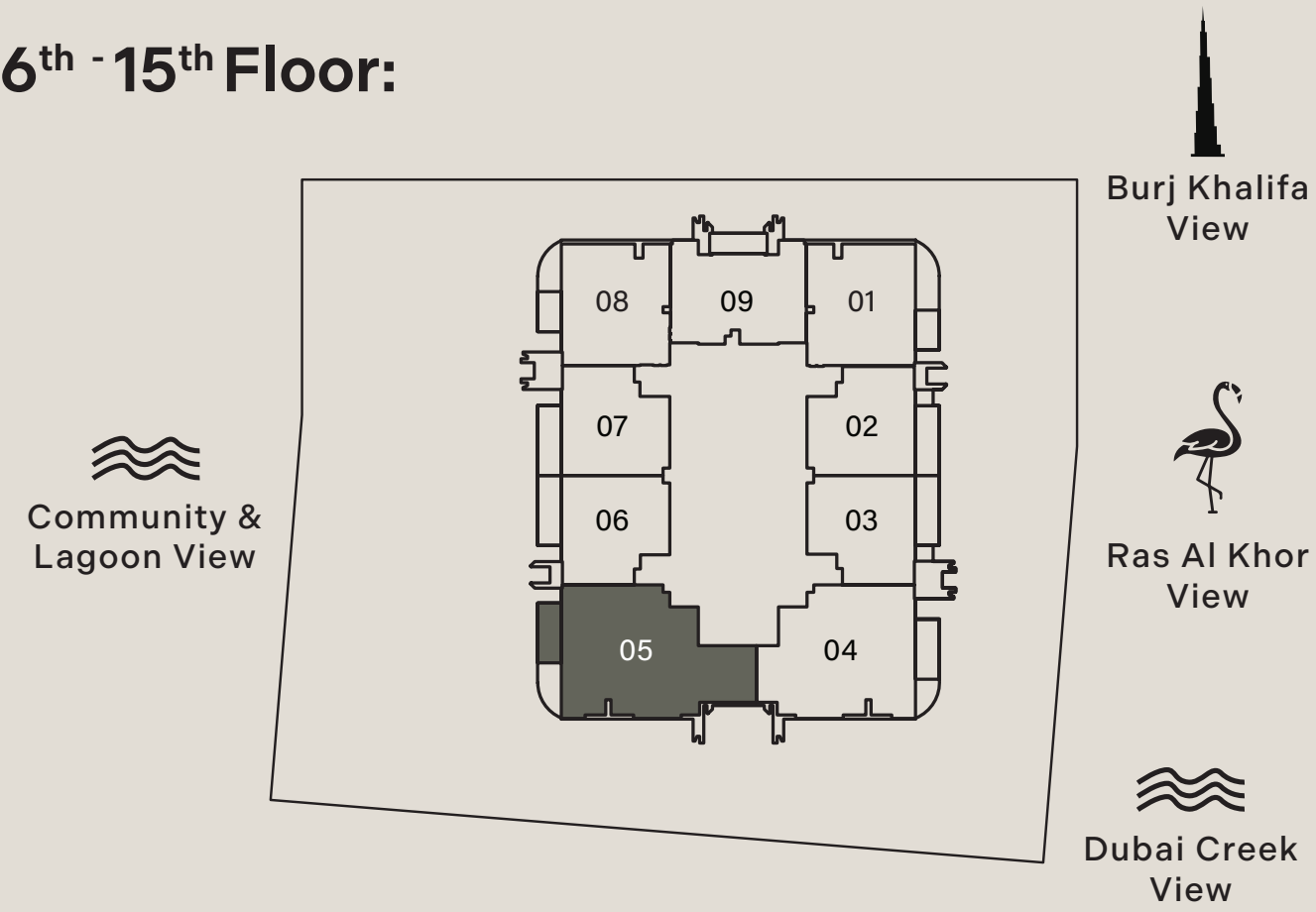




# 2 BEDROOM + S

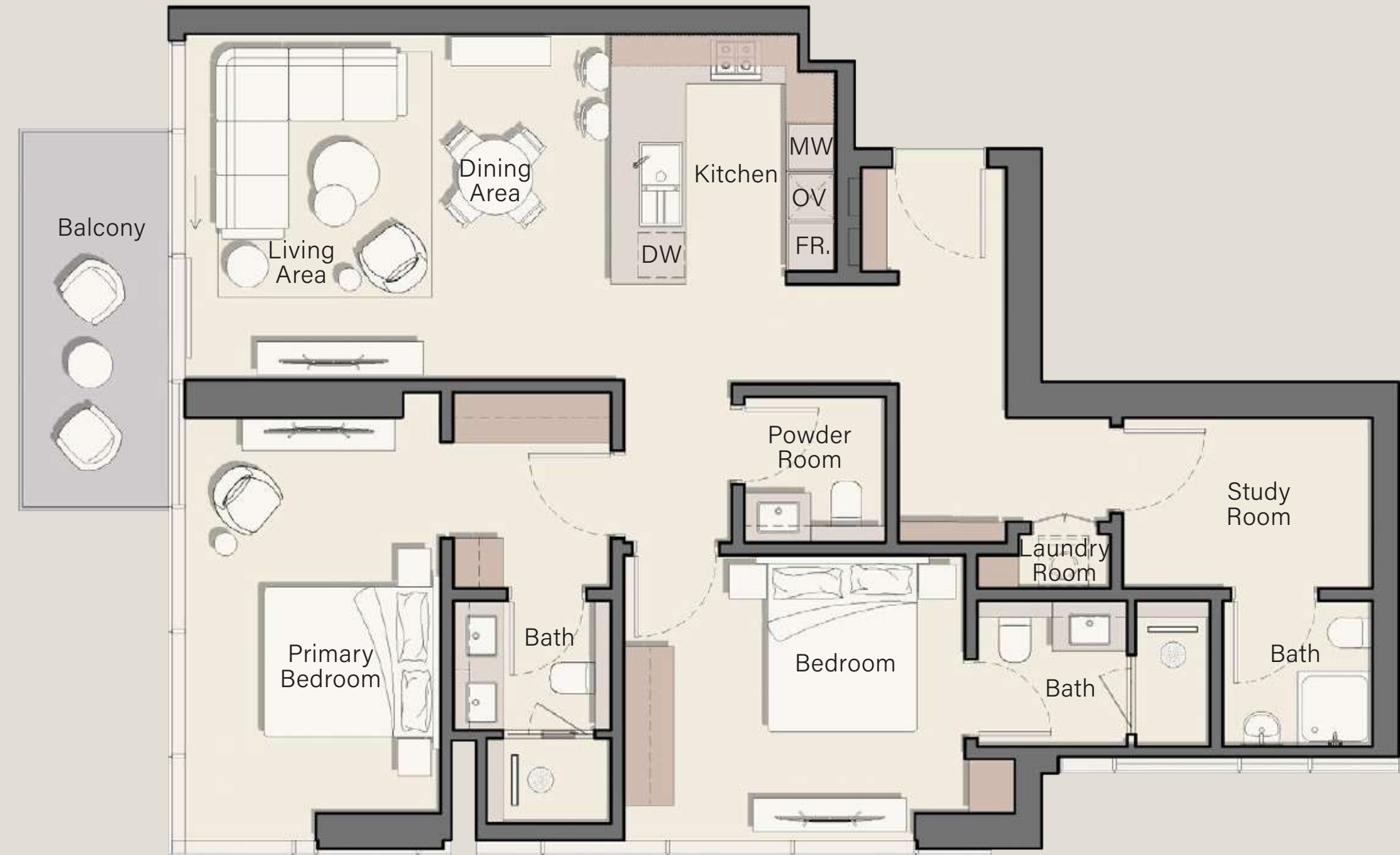
## TYPE A

6<sup>th</sup> - 15<sup>th</sup> Floor:



24<sup>th</sup> - 30<sup>th</sup> Floor:

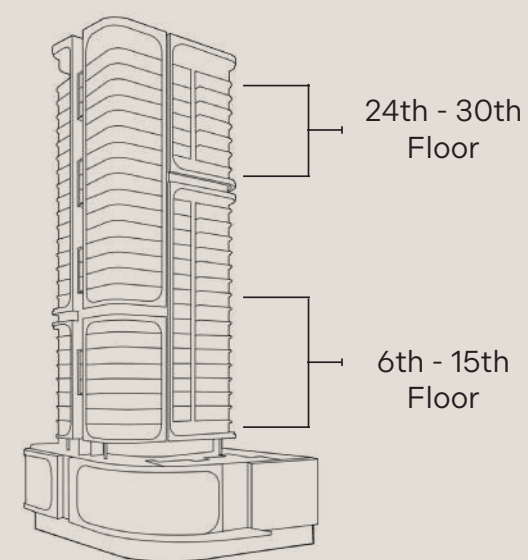
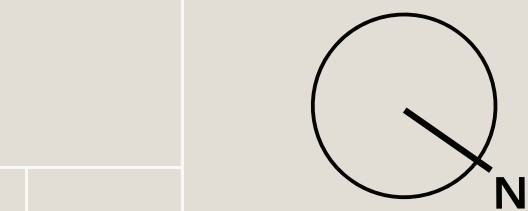
04



Internal Living Area:  
**1248.61 Sq. Ft**

Outdoor Living Area:  
**85.79 Sq. Ft**

Total Living Area:  
**1334.40 Sq. Ft**

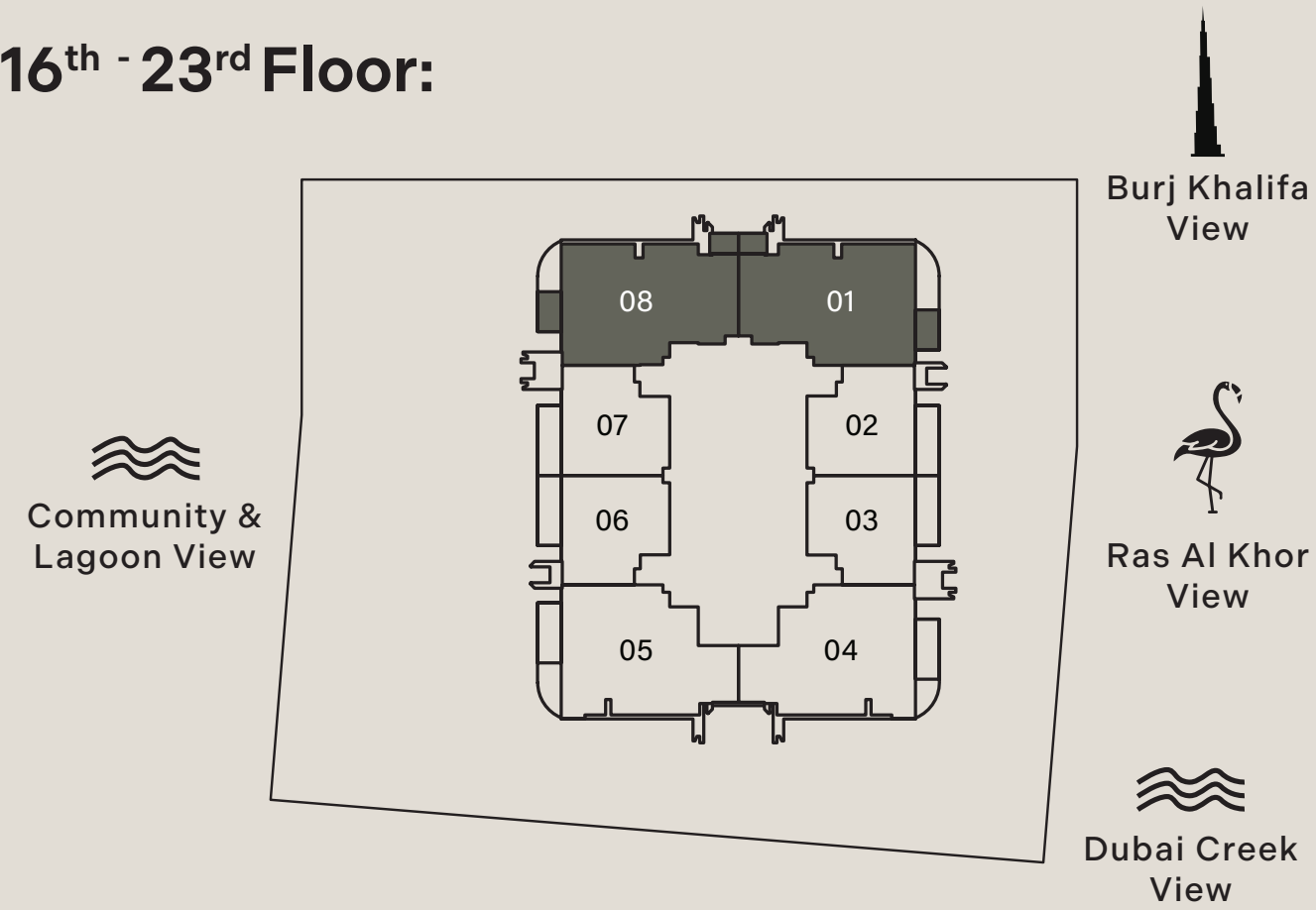




# 2 BEDROOM + S

## TYPE B

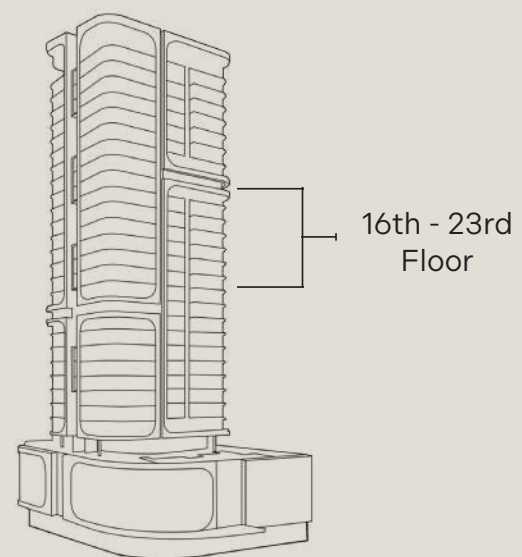
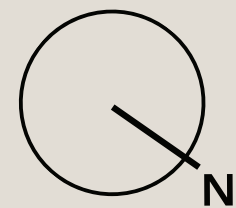
16<sup>th</sup> - 23<sup>rd</sup> Floor:



Internal Living Area:  
**1167.35 Sq. Ft**

Outdoor Living Area:  
**92.46 Sq. Ft**

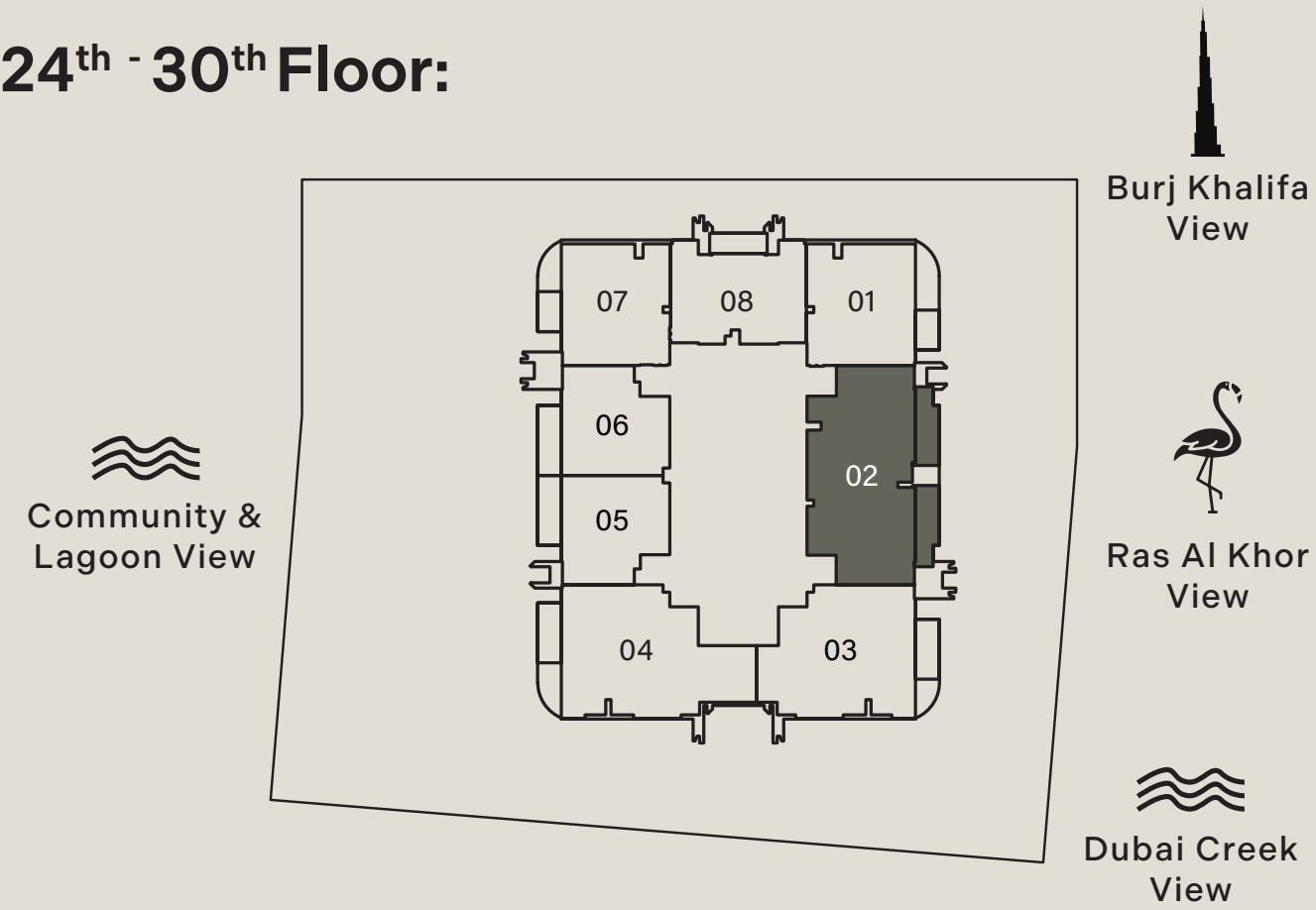
Total Living Area:  
**1259.81 Sq. Ft**





# 3 BEDROOM TYPE A

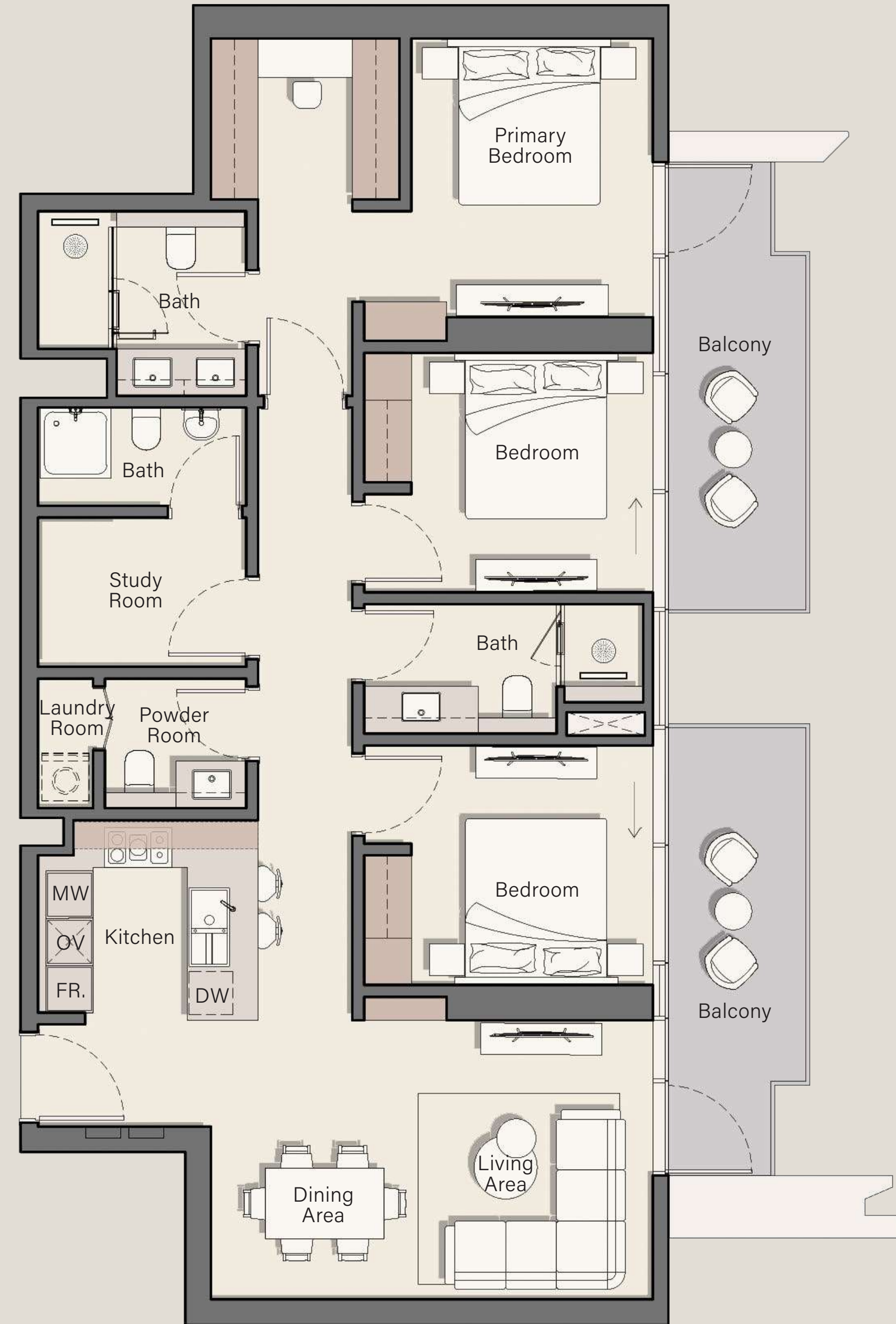
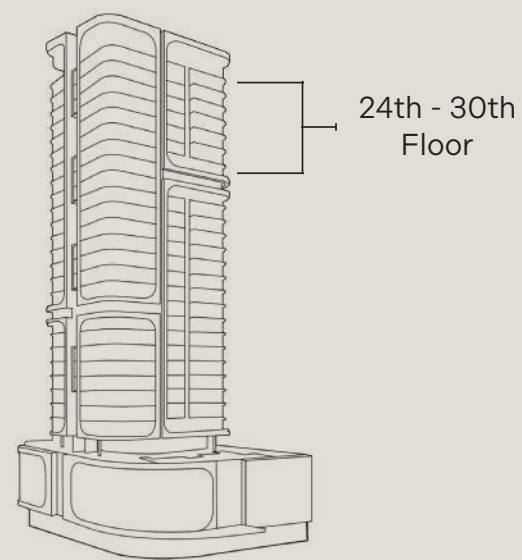
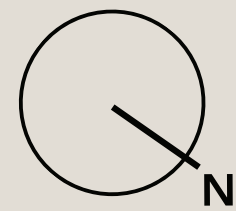
24<sup>th</sup> - 30<sup>th</sup> Floor:



Internal Living Area:  
**1311.37 Sq. Ft**

Outdoor Living Area:  
**215.71 Sq. Ft**

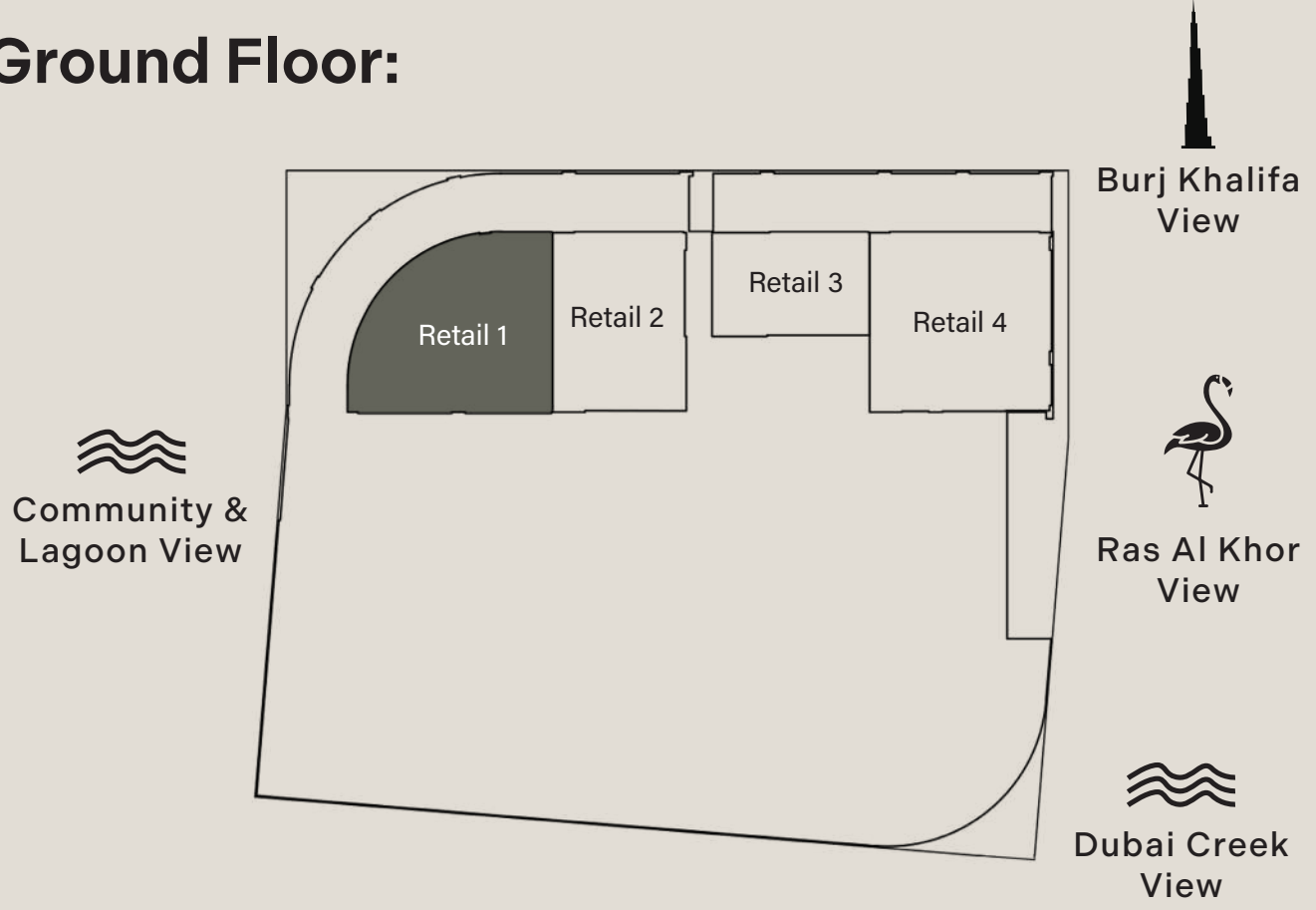
Total Living Area:  
**1527.08 Sq. Ft**



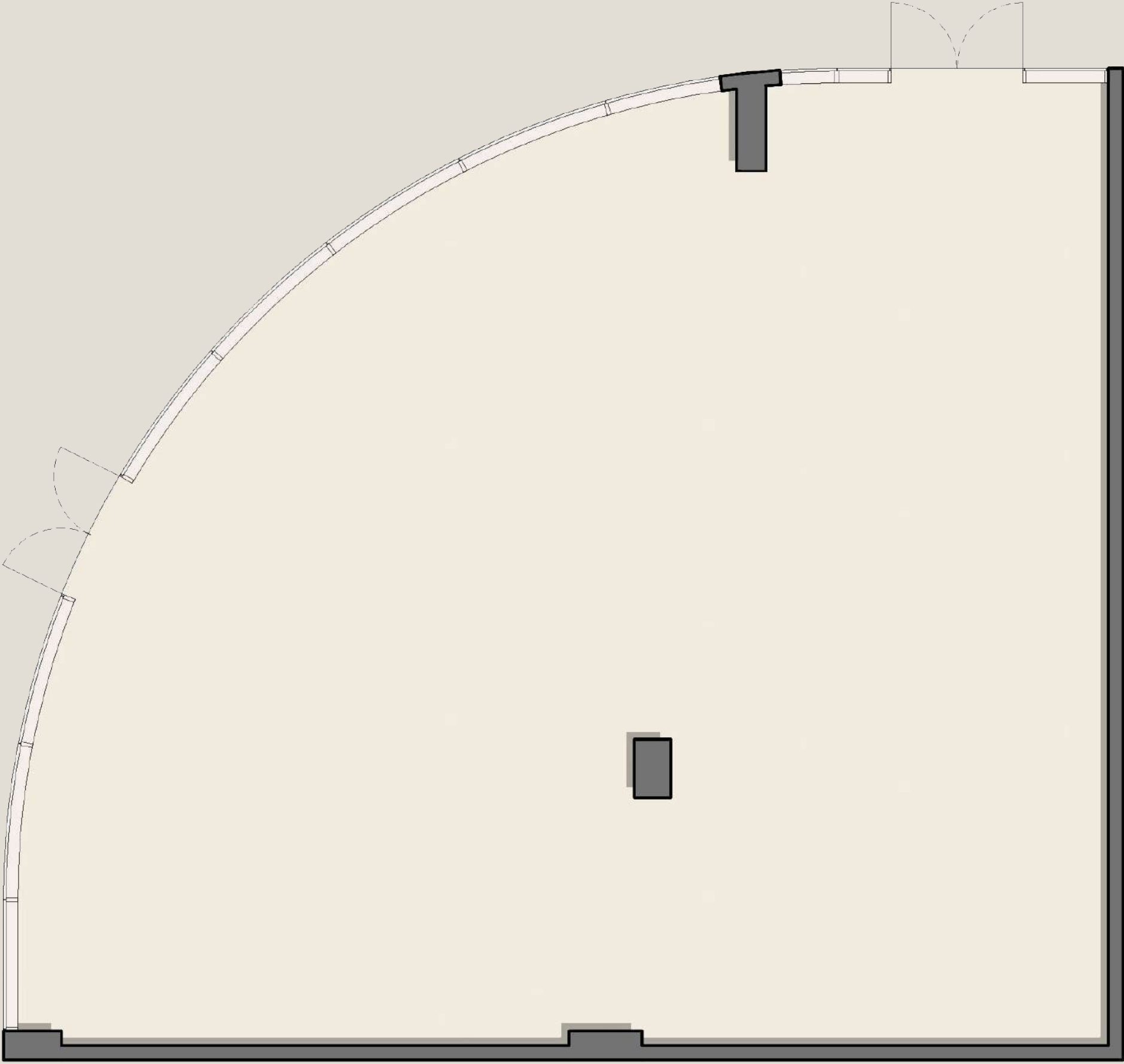
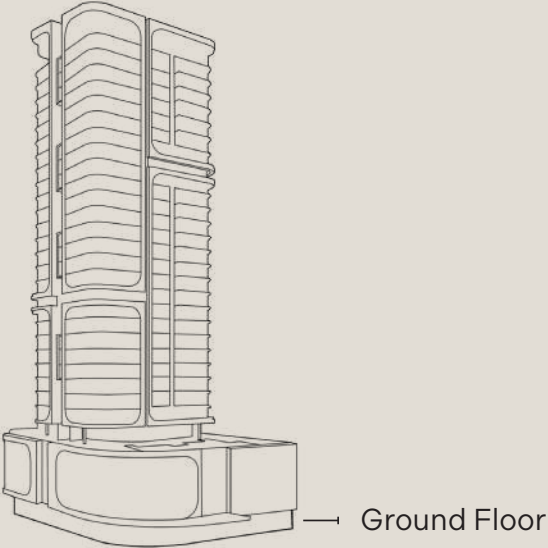
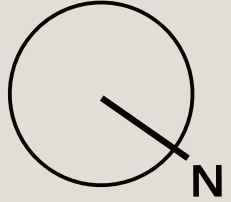


# RETAIL 1

Ground Floor:



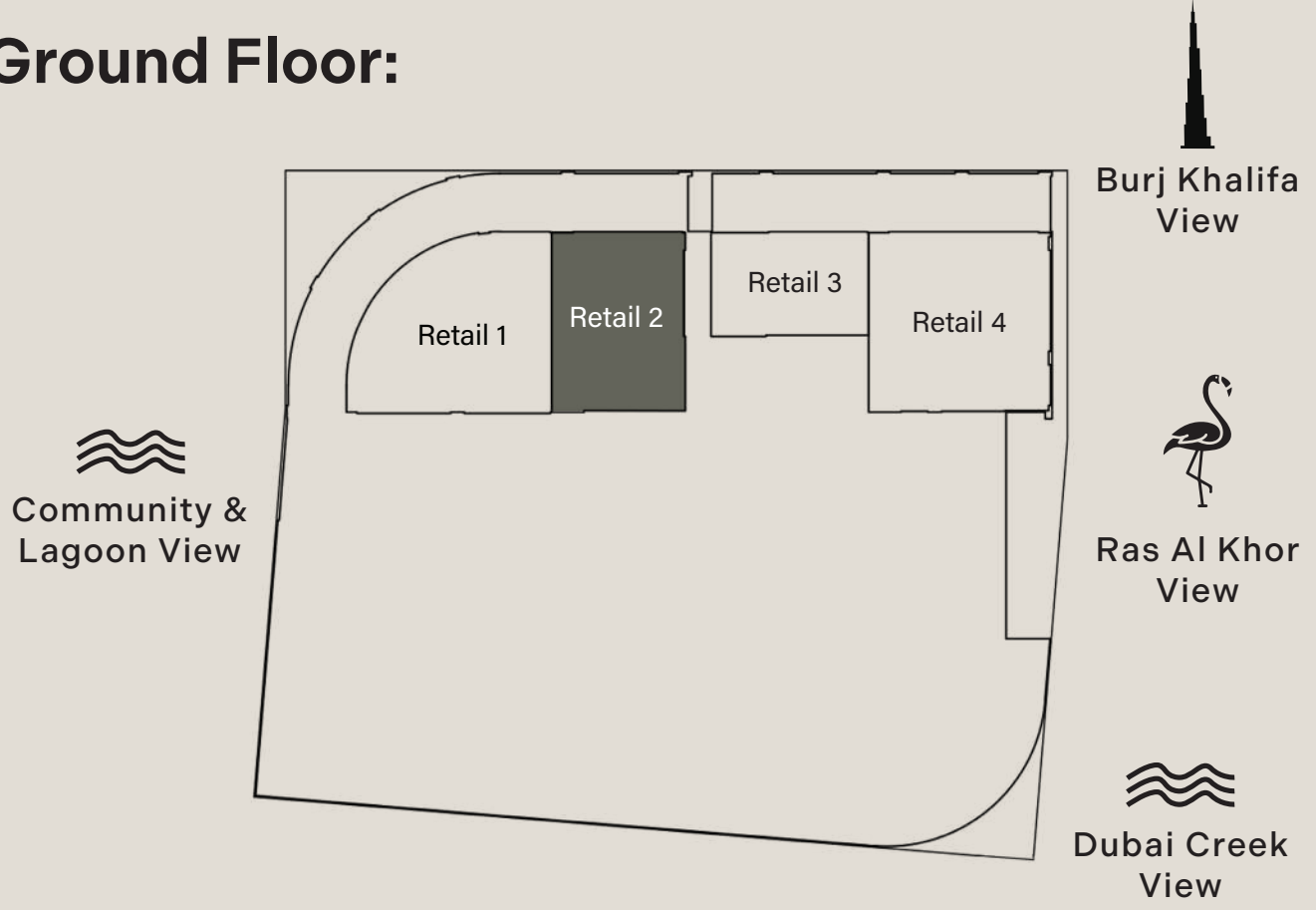
Internal Living Area:  
**1907.36 Sq. Ft**



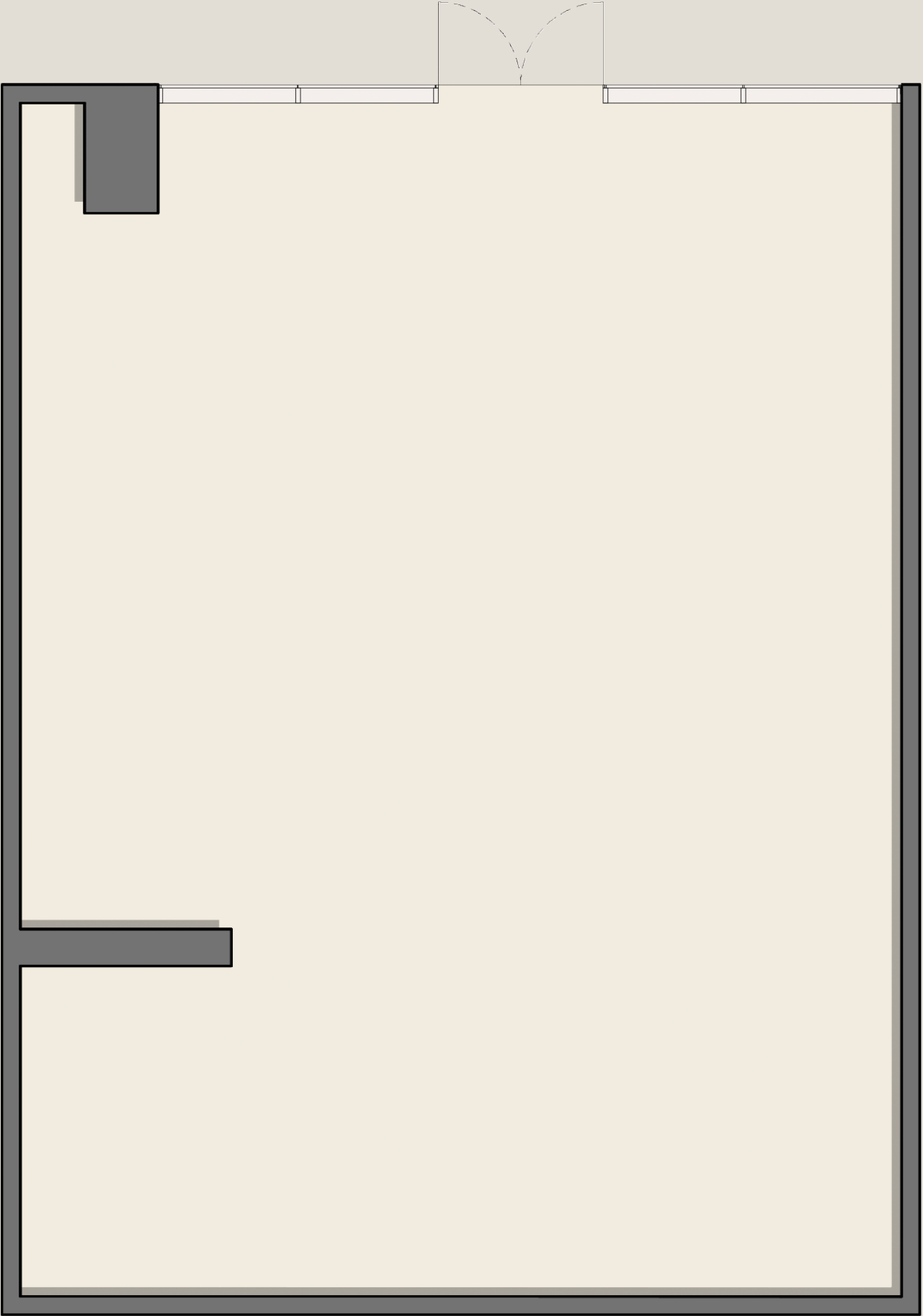
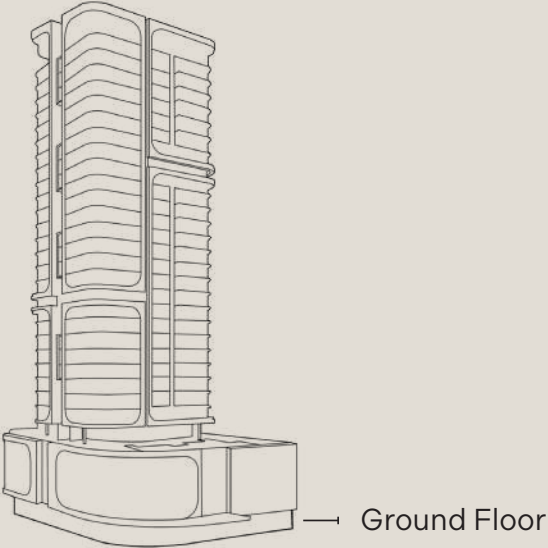
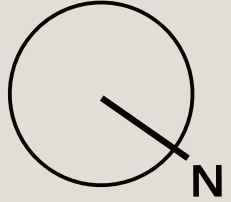


# RETAIL 2

## Ground Floor:



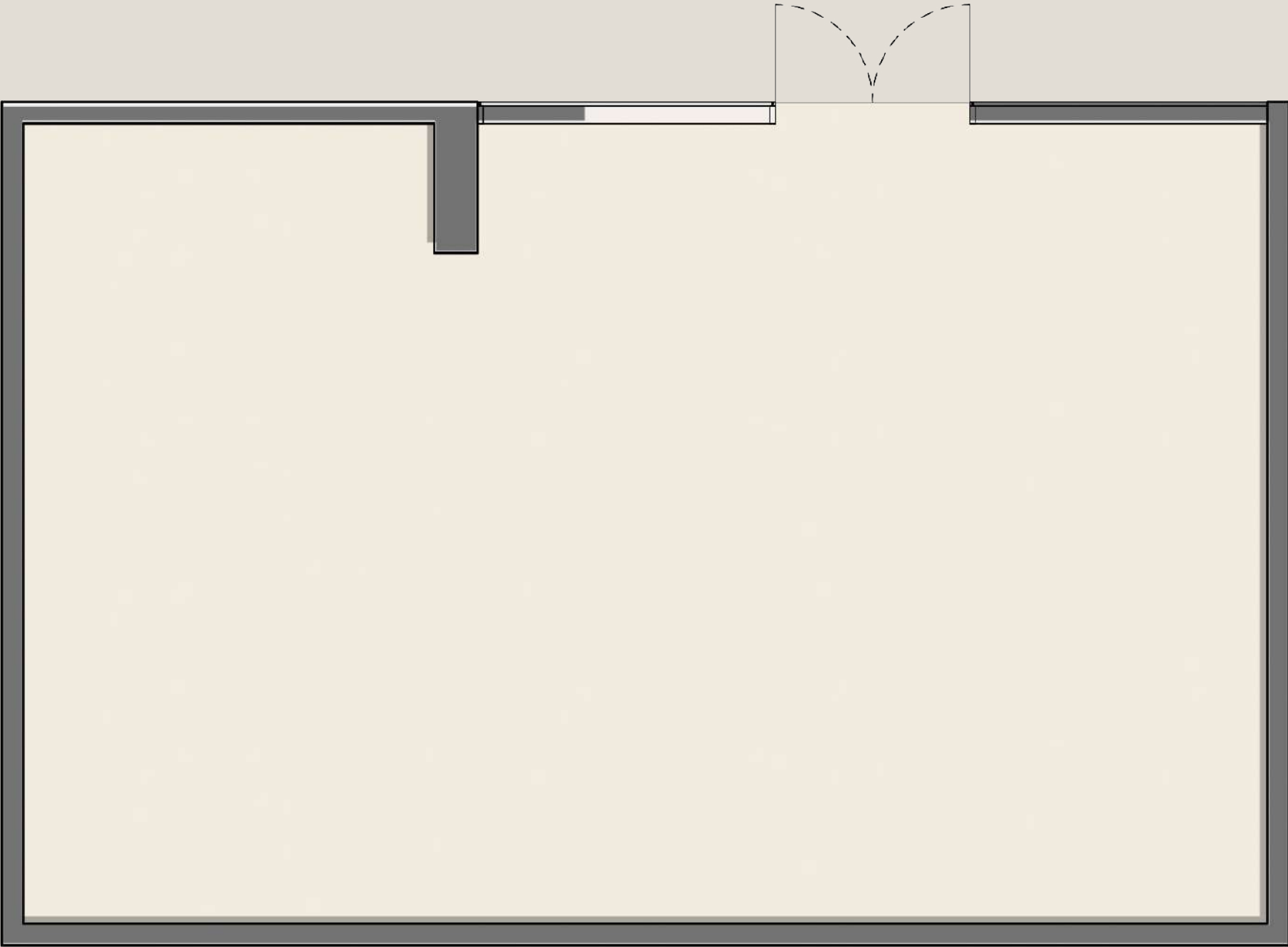
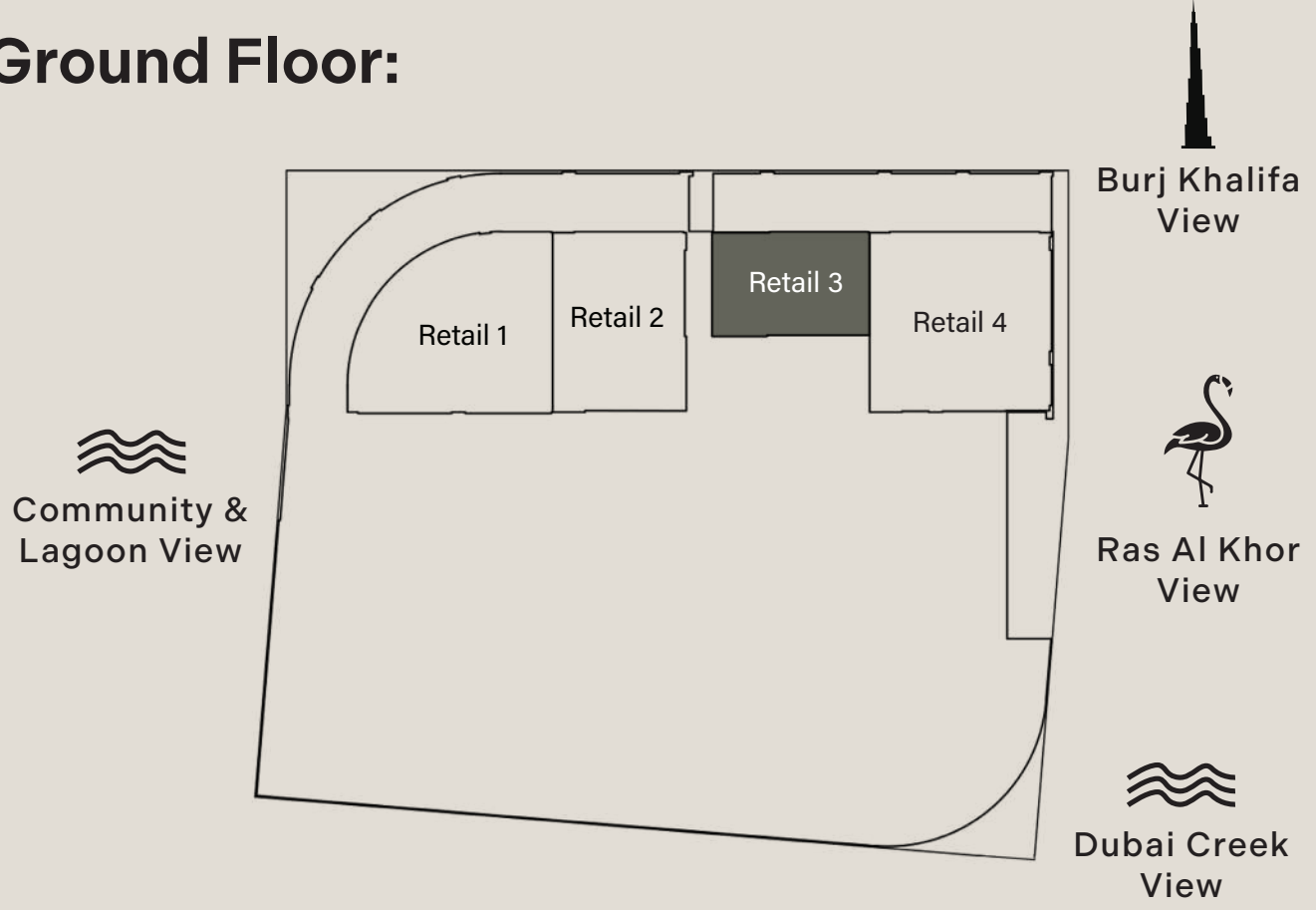
Internal Living Area:  
**1409.32 Sq. Ft**



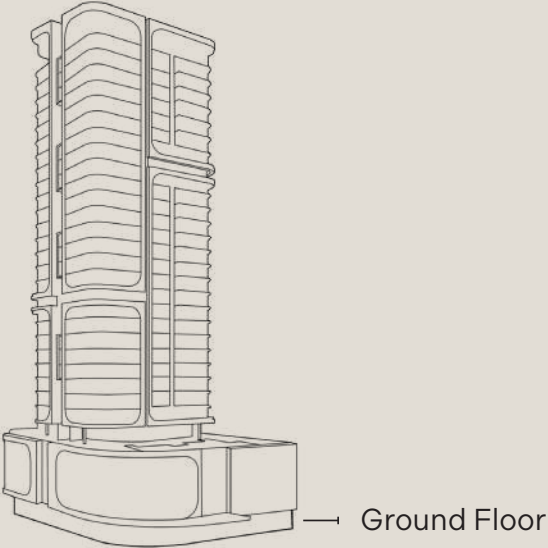
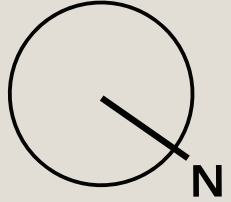


# RETAIL 3

Ground Floor:



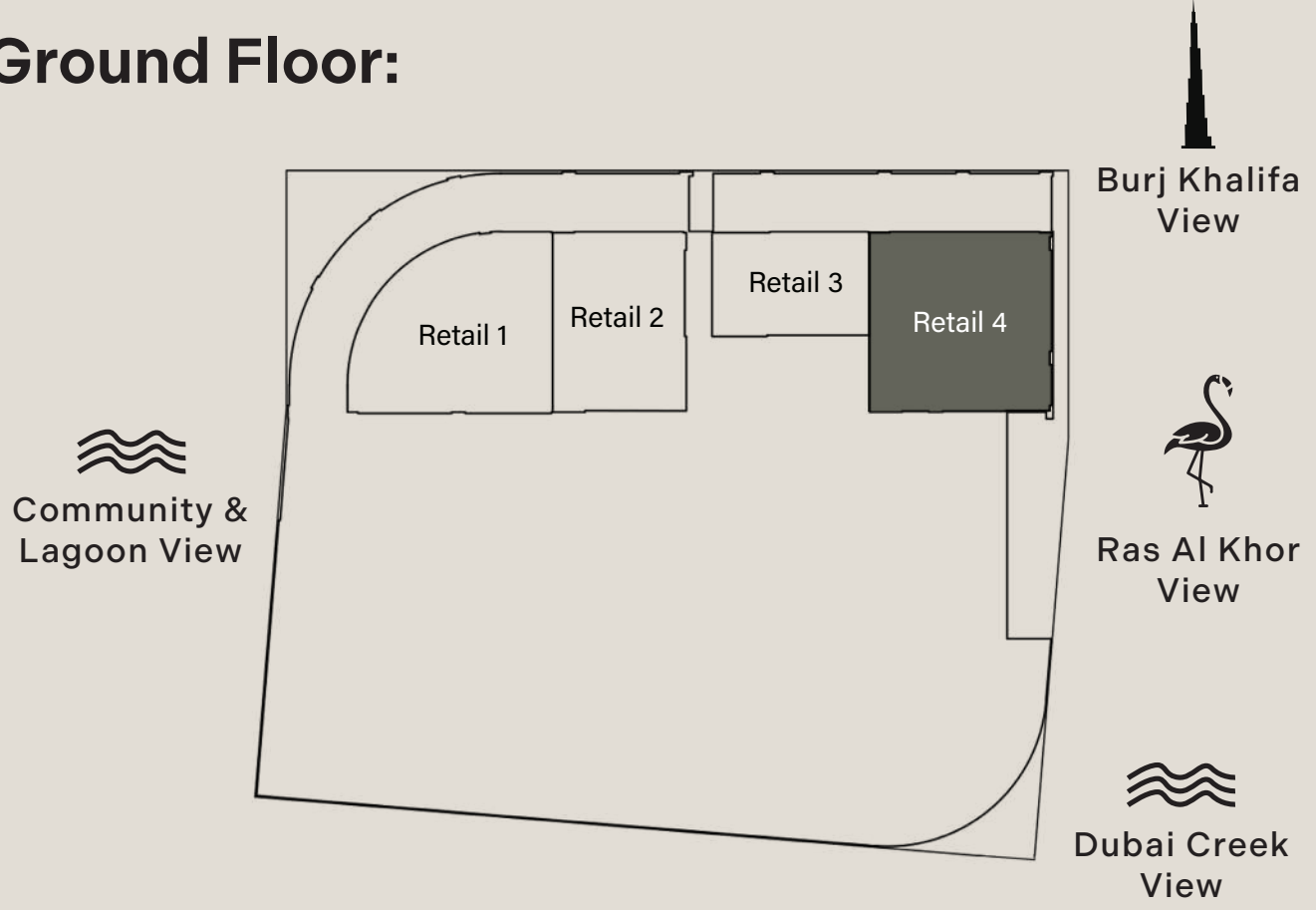
Internal Living Area:  
**967.78 Sq. Ft**



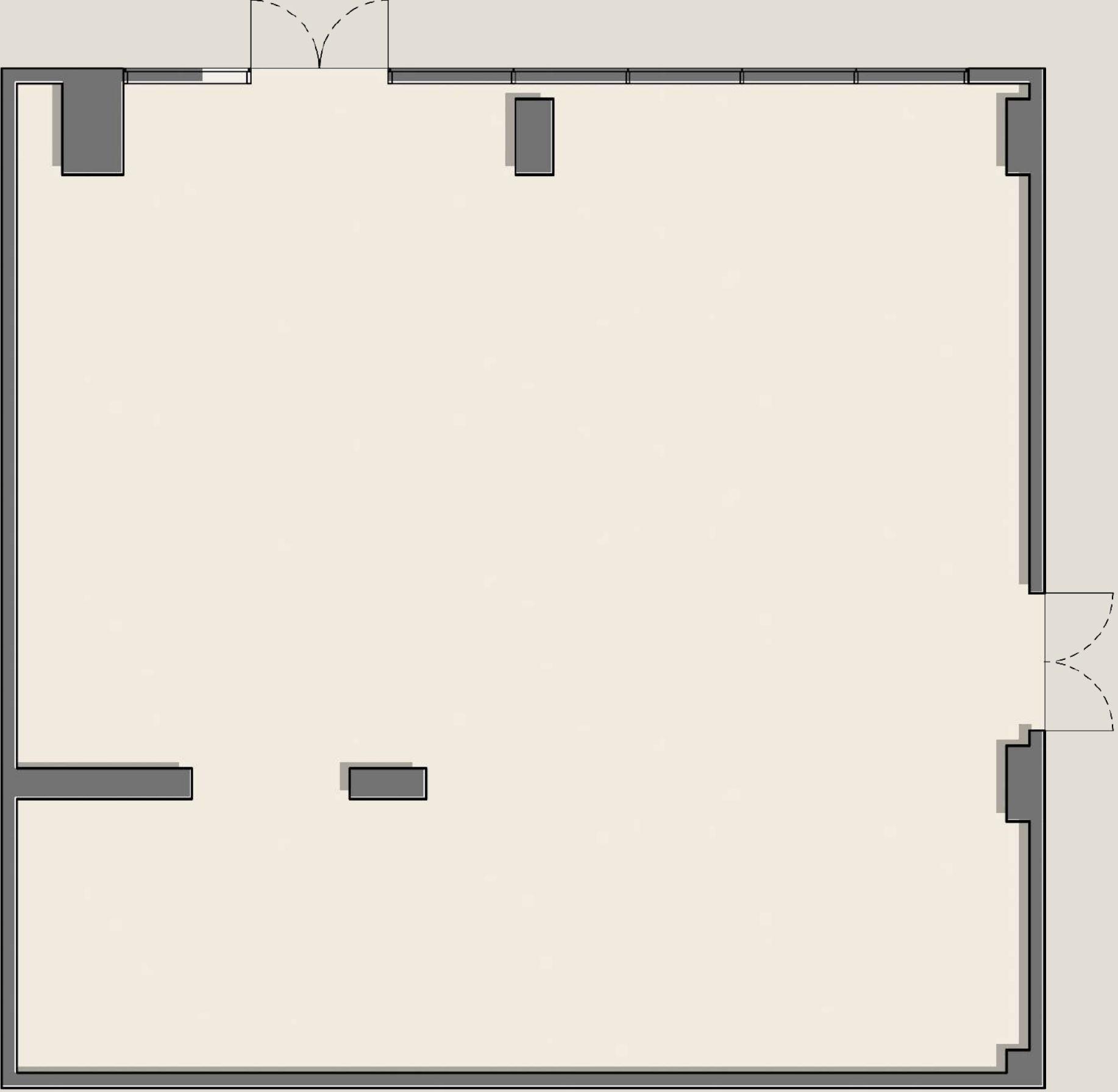
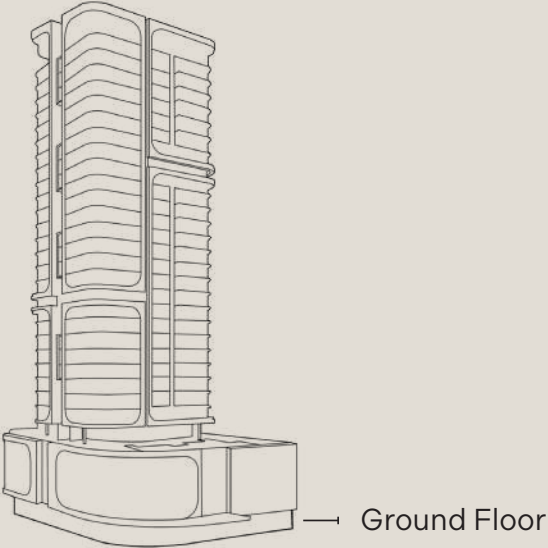
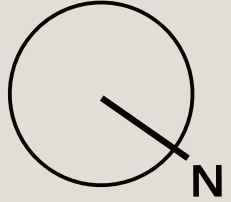


# RETAIL 4

Ground Floor:



Internal Living Area:  
**1931.05 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 30%  
construction of the project

**5%**  
On completion of 40%  
construction of the project

**5%**  
On completion of 50%  
construction of the project

**5%**  
On completion of 60%  
construction of the project

**30%**  
On completion



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Belgrove Residences

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to navigate the project's interactive page.:



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