



  
ELLINGTON  
PROPERTIES



# THE HIGHGROVE

PROJECT BRIEF







# THE HIGHGROVE

## A Verdant Expression of *Waterfront Living*

Set against the backdrop of a picturesque lagoon in Mohammed Bin Rashid City, The Highgrove creates a modern link between the Ras Al Khor Wildlife Sanctuary and the dynamic Downtown Dubai skyline, blending elevated contemporary architecture with biophilic design.





# Embracing *Urban* Living

The Highgrove offers breathtaking views of the community lagoon and its natural surroundings from its one, two, and three-bedroom apartments.







Redefining horizons with  
*lagoon-inspired living*

Click [HERE](#) to view the  
walkthrough animation





TO  
ABU DHABI

TO DUBAI  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
DUBAI

DUBAI INTERNATIONAL  
FINANCIAL CENTRE

THE WORLD ISLANDS

DUBAI DESIGN DISTRICT

Sheikh Zayed Rd

Financial  
Center Rd

ZABEEL PALACE

DUBAI WATER CANAL

DUBAI CREEK

CLAYDON  
HOUSE

THE HIGHGROVE

BELGROVE

RAS AL KHOR WILDLIFE  
SANCTUARY

Al Ain - Dubai Road

Ras Al Khor Road





# Driving Distances



05  
MINUTES

RAS AL KHOR  
WILDLIFE  
SANCTUARY

15  
MINUTES

BURJ KHALIFA/  
DUBAI MALL

17  
MINUTES

DUBAI  
INTERNATIONAL  
AIRPORT

22  
MINUTES

DUBAI HILLS  
GOLF CLUB

30  
MINUTES

BURJ AL ARAB

01  
MINUTES

PROPOSED  
METRO LINE

10  
MINUTES

MEYDAN  
RACECOURSE

15  
MINUTES

MUSEUM OF  
THE FUTURE

20  
MINUTES

DUBAI  
INTERNATIONAL  
FINANCIAL CENTRE

22  
MINUTES

DUBAI CREEK  
GOLF AND  
YACHT CLUB

35  
MINUTES

PALM  
JUMEIRAH





Ras Al Khor Wildlife  
Sanctuary

# BELGROVE

RESIDENCES

E44 Ras Al Khor Road

E44 Ras Al Khor Road



THE HIGHGROVE

CLAYDON  
HOUSE

Crystal Lagoon

Crystal Lagoon

Proposed  
Metro Line



# Community Amenities





# Architectural Concept

1



## Mass Orientation

Minimize direct visual connections between units, maximize the full lagoon view, and create a striking contrast with the surrounding environment

2



## Volume Sculpting

By merging the urban fabric with box forms, indoor and outdoor spaces are seamlessly created

3



## Indoor/Outdoor Bio Spaces

Create unforgettable experiences through seamlessly designed indoor and outdoor spaces

4

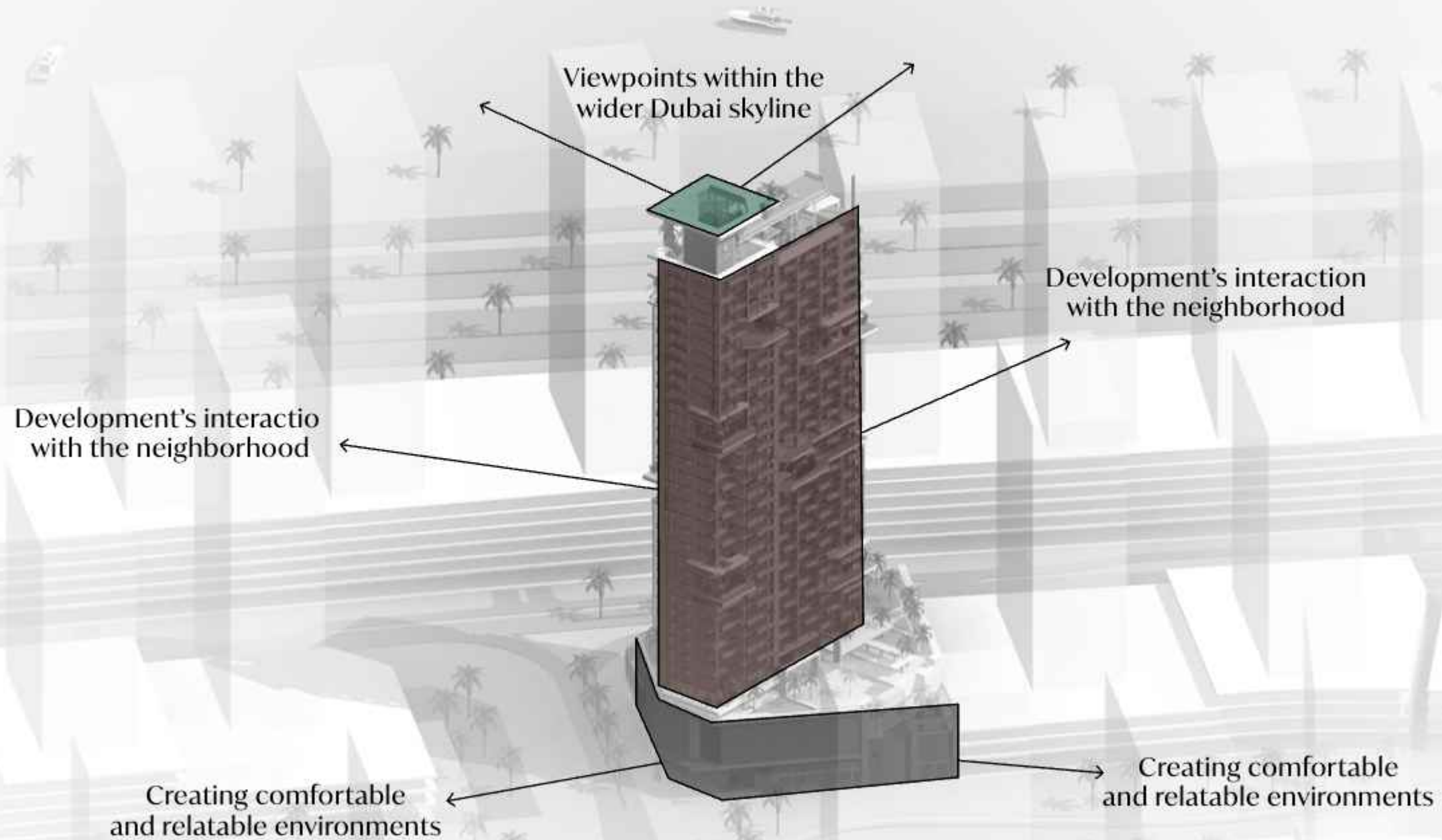


## Biophilic Integration

Lush greenery, natural spaces, and abundant light are seamlessly integrated into the design



# Architectural Design Scale and Context





# Sun & Views Analysis





Unrivaled vistas of  
Dubai's iconic skyline  
and pristine waterfront

Crystal Lagoon  
& Community Views

Downtown  
Dubai Views

Ras Al Khor Wildlife  
Sanctuary Views





# Building Elevations



ELEVATION  
SOUTH



ELEVATION  
EAST



ELEVATION  
NORTH



ELEVATION  
WEST



# Building Configuration



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## Anticipated Service Charge

---

AED 18 per sq.ft.

---

## Ownership

---

Freehold

---

## Anticipated Completion Date

---

Q4 2027

---

## Parking

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1 and 2 bedrooms: 1 parking space  
3 bedrooms: 2 parking spaces

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## Elevators

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6 passenger elevators  
1 service elevator

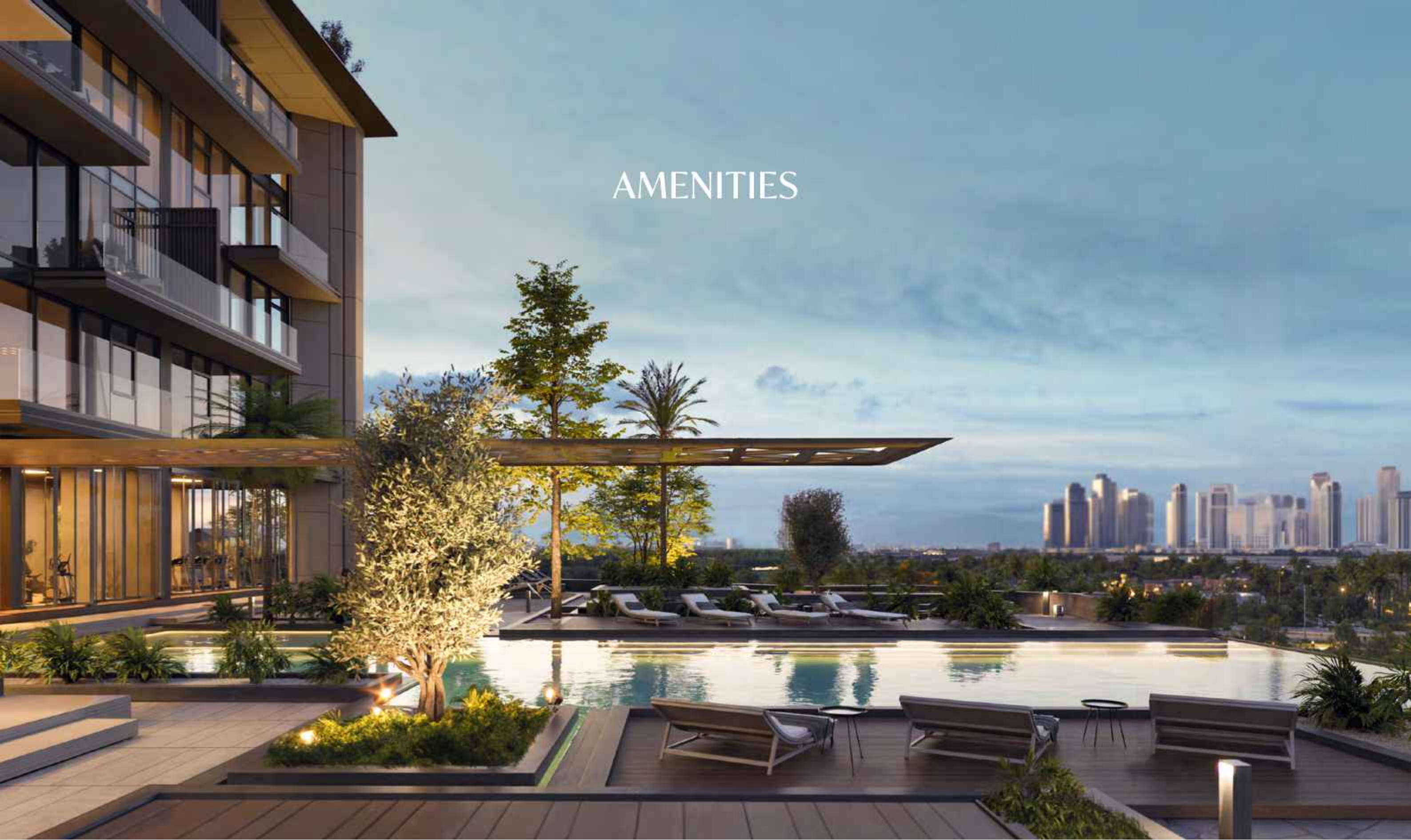


## Size Range & Unit Type

1 Bedroom Apartment	194 units	From 778 sq.ft. to 1,156 sq.ft.
2 Bedroom Apartment	45 units	From 1,185 sq.ft. to 1,407 sq.ft.
2 Bedroom Apartment + S	39 units	From 1,275 sq.ft. to 1,477 sq.ft.
2 Bedroom Duplex	2 units	From 1,646 sq.ft.
3 Bedroom Apartment	9 units	From 1,712 sq.ft. to 1,807 sq.ft.
3 Bedroom Sky Villa	1 units	From 2,262 sq.ft.
3 Bedroom Penthouse	1 units	From 2,787 sq.ft.
<b>Total Units</b>	<b>291 units</b>	



# AMENITIES











ELLINGTON  
PROPERTIES

▶ Entrance





THE HIGHGROVE

ELLINGTON

Lobby





► Community Promenade





Community Lagoon



## 4<sup>th</sup> Floor Amenities Plan

- 1 CINEMA ROOM
- 2 MEDIA ROOM
- 3 ACCESS TO CLUBHOUSE
- 4 LIFT LOBBY
- 5 ACCESS TO LOWER LEVEL PARKING
- 6 LANDSCAPE GARDEN
- 7 3RD FLOOR DOG WASH
- 8 3RD FLOOR DOG PARK
- 9 ACCESS TO POOL DECK







▶ Cinema Room







## 5<sup>th</sup> Floor Amenities Plan

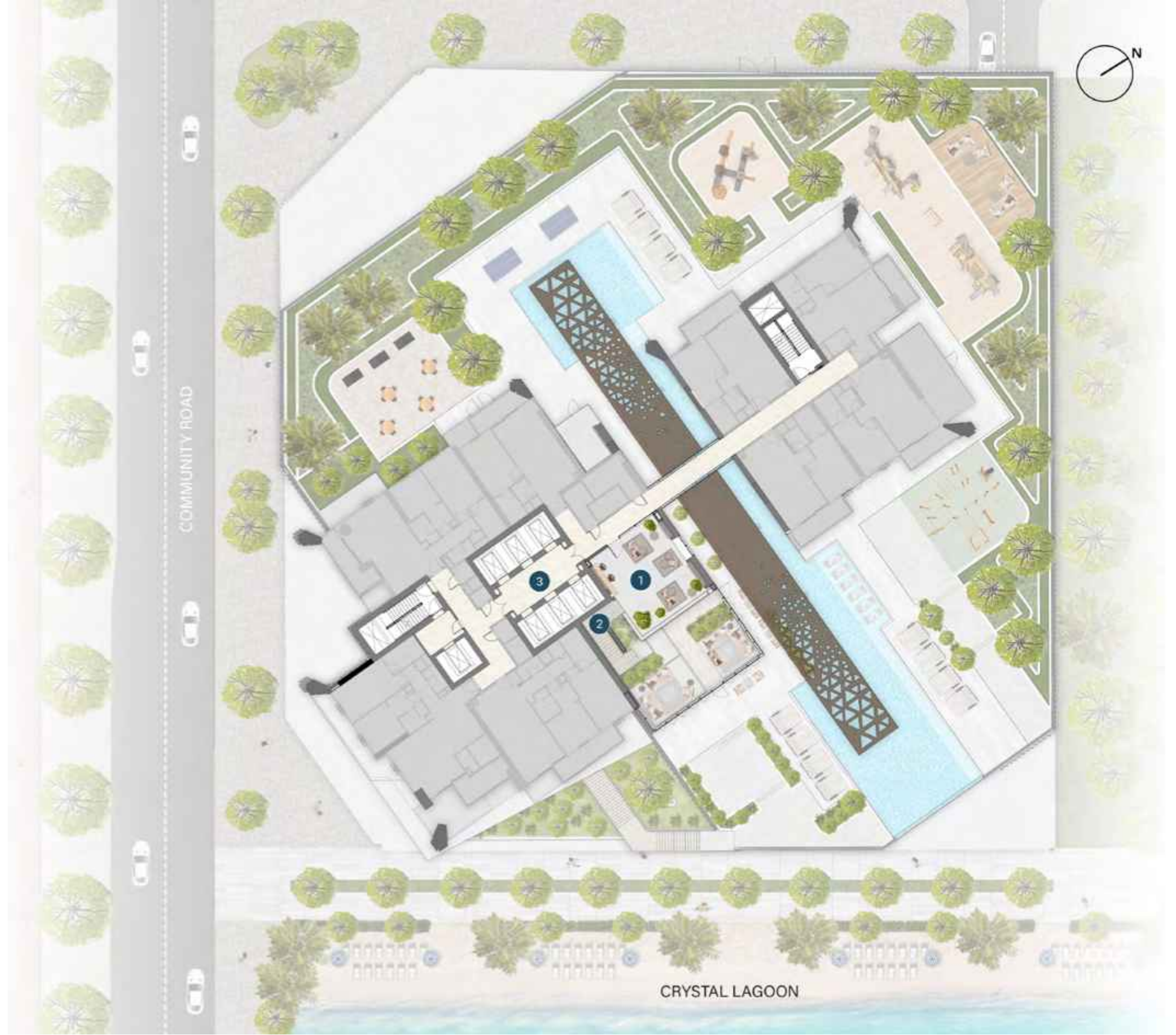
- 1 INFINITY-EDGE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL PAVILION
- 5 KIDS POOL
- 6 CLUB LOUNGE
- 7 ACCESS TO CINEMA ROOM
- 8 CLUB TERRACE
- 9 LIFT LOBBY
- 10 MALE CHANGE ROOM
- 11 FEMALE CHANGE ROOM
- 12 BATHROOM FOR PEOPLE OF DETERMINATION
- 13 BARBEQUE DECK
- 14 GAMES TABLE ZONE
- 15 FITNESS STUDIO
- 16 OUTDOOR FITNESS AREA
- 17 YOGA STUDIO
- 18 KIDS PLAY AREA
- 19 MAIN PLAYGROUND
- 20 OUTDOOR SEATING AREA
- 21 ACCESS TO GARDEN BELOW





## 6<sup>th</sup> Floor Amenities Plan

- 1 MEZANINE LEVEL BIOPHILIC LIBRARY
- 2 ACCESS TO LOWER LEVEL CLUBHOUSE
- 3 LIFT LOBBY





# 5<sup>th</sup> & 6<sup>th</sup> Floor Amenities



Playground

Canopy

Infinity-Edge Pool

Fitness Studio

BBQ Deck

Clubhouse

Access to Lower Garden





Pool Deck ◀





► Pool Pavilion





Clubhouse





▶ Yoga & Fitness Studio





Kids Play Area



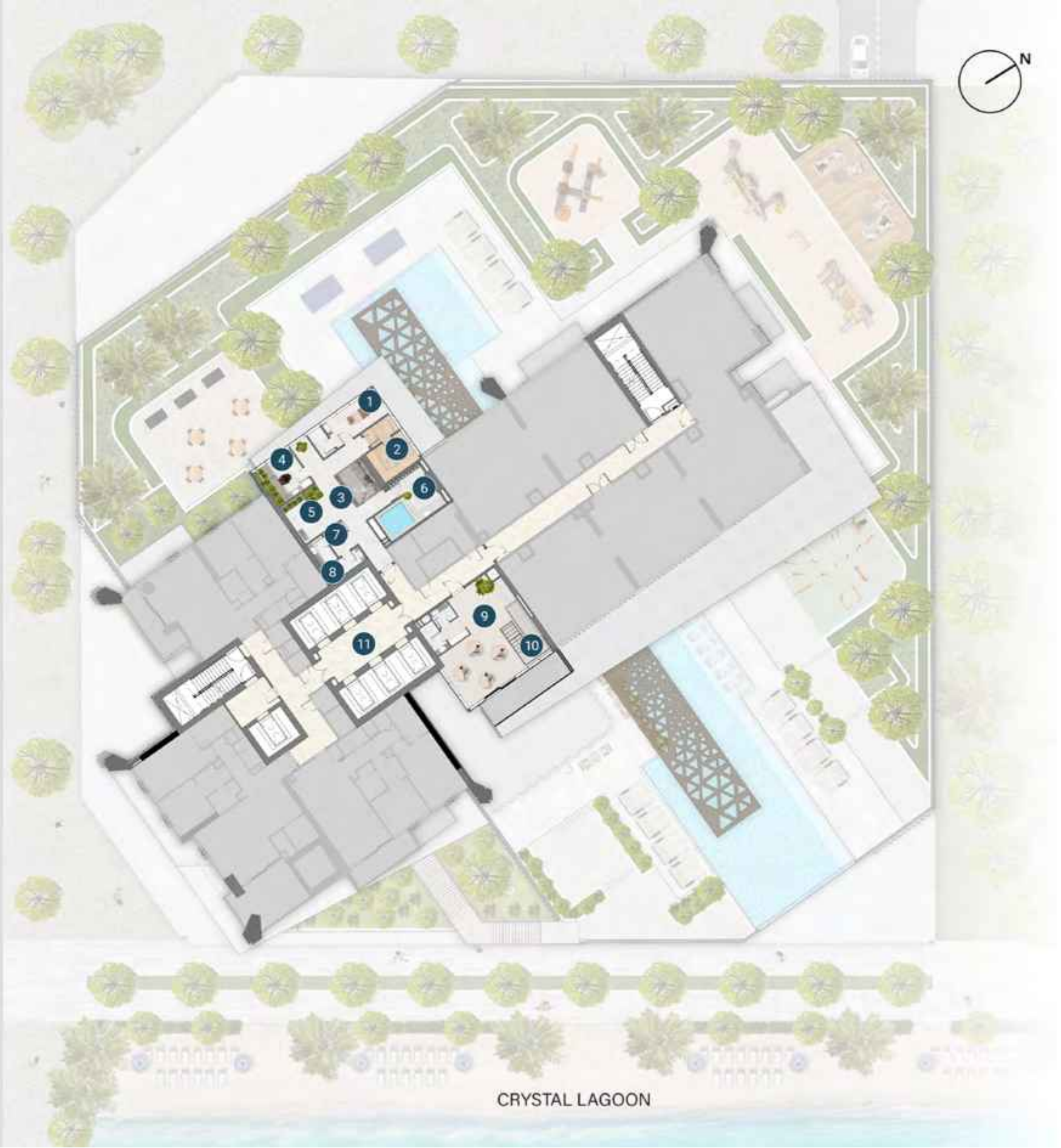
## 19<sup>th</sup> Floor Amenities Plan

- 1 SPA TREATMENT ROOM
- 2 SAUNA
- 3 LOUNGE AREA
- 4 BARBER/HAIRDRESSER ROOM
- 5 EXPERIENCE SHOWER
- 6 FLOATATION THERAPY
- 7 CHANGE ROOM
- 8 POWDER ROOM
- 9 RELAXATION PODS
- 10 ACCESS TO RELAXATION LOUNGE
- 11 LIFT LOBBY



COMMUNITY ROAD

CRYSTAL LAGOON





# 20<sup>th</sup> Floor Amenities Plan

- 1 RELAXATION LOUNGE
- 2 ACCESS TO RELAXATION PODS
- 3 LIFT LOBBY





# 19<sup>th</sup> & 20<sup>th</sup> Floor Amenities



Meditation Nest  
Spa





▶ Spa Room







Meditation Nest ◀



# 34<sup>th</sup> Floor Amenities Plan

- 1 SKY DINING
- 2 KITCHENETTE
- 3 POWDER ROOM
- 4 SKY DINING GARDEN LOUNGE
- 5 FIRE PIT
- 6 SKY GARDEN
- 7 ACCESS TO OBSERVATION DECK
- 8 LIFT LOBBY



CRYSTAL LAGOON



# 35<sup>th</sup> Floor Amenities Plan

- 1 OBSERVATION DECK
- 2 ACCESS TO SKY GARDEN
- 3 LIFT LOBBY



CRYSTAL LAGOON



# 34<sup>th</sup> & 35<sup>th</sup> Floor Amenities



Sky Garden  
Observation Deck  
Sky Dining







Sky Garden ◀





► Sky Dining





Viewing Deck ◀



A collection of material samples including wood, metal mesh, paper, stone, and a leaf. The samples are arranged in a collage-like fashion. A vertical strip of light-colored wood is at the top left. Below it is a rectangular piece of gold-colored metal mesh. To the right of the mesh is a large, textured, light-colored stone or paper surface. A dark, curved object, possibly a pen or pencil, lies diagonally across the stone. A single, vibrant green leaf is positioned in the center-right. Below the leaf is a dark, textured rectangular sample. To the right of the dark sample is a light-colored rectangular sample. In the bottom right corner, a dark, circular object, possibly a knob or a decorative element, is set against a light-colored rectangular background. The word "RESIDENCES" is printed in a serif font in the upper right quadrant of the image.

RESIDENCES





► Balcony View





Duplex Apartments ◀





► Living and Dining Area





Kitchen





► Bathroom



# FLOOR PLANS





# 5<sup>th</sup> FLOOR PLAN

■ 2 BEDROOM





# 6<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM





# 7th & 9th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM





# 8<sup>th</sup> & 18<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x13

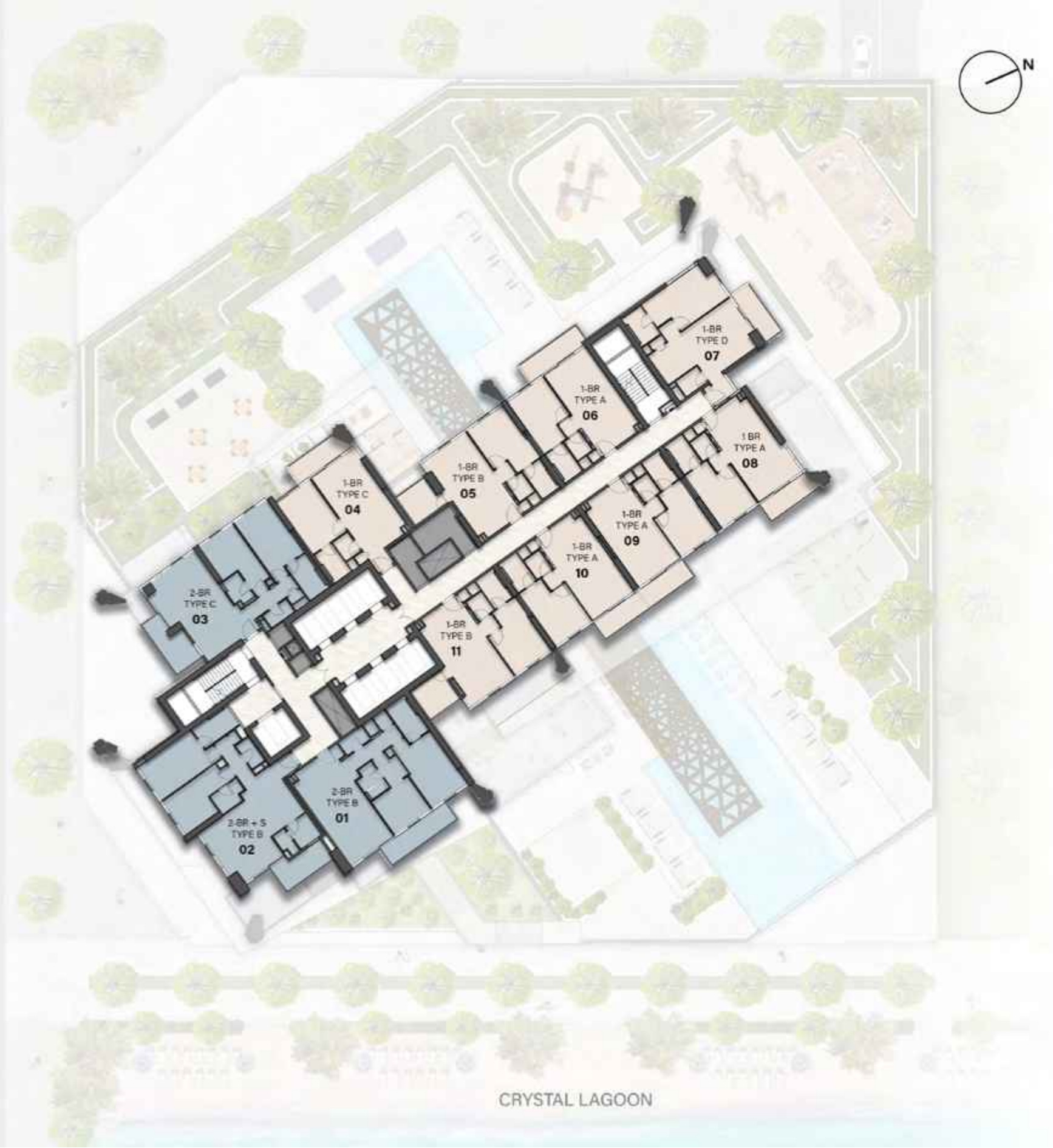
0x13

COMMUNITY ROAD

0x13

0x13

0x13





# 10<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM





# 11<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM





# 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup> & 22<sup>nd</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM





13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 21<sup>st</sup> & 23<sup>rd</sup>  
FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

0x19

0x19

COMMUNITY ROAD

0x19

0x19

0x19



CRYSTAL LAGOON



# 19<sup>th</sup> FLOOR PLAN

■ 2 BEDROOM





# 20<sup>th</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM



CRYSTAL LAGOON



# 24<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

0x12

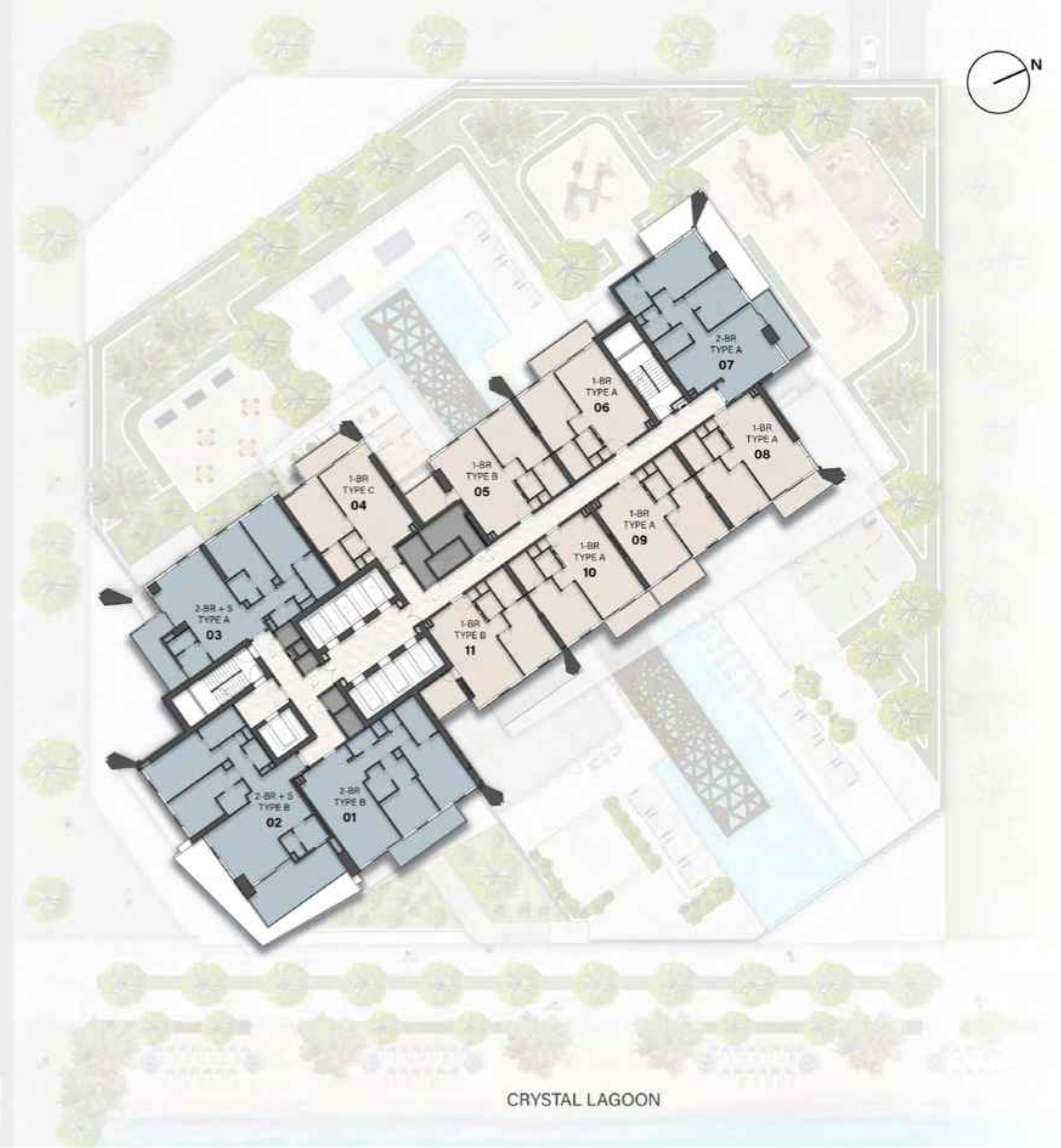
0x12

COMMUNITY ROAD

0x12

0x12

0x12



CRYSTAL LAGOON



# 25<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM

COMMUNITY ROAD



CRYSTAL LAGOON



## 26<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x12

0x12

COMMUNITY ROAD

0x12

0x12

0x12



CRYSTAL LAGOON



# 27<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x13

0x13

COMMUNITY ROAD

0x13

0x13

0x13



CRYSTAL LAGOON



## 28<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x13

0x13

COMMUNITY ROAD

0x13

0x13

0x13



CRYSTAL LAGOON



# 29<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x12

0x12

COMMUNITY ROAD

0x12

0x12

0x12



CRYSTAL LAGOON



# 30<sup>th</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



CRYSTAL LAGOON



### 31<sup>ST</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x19

0x19

COMMUNITY ROAD

0x19

0x19

0x19



CRYSTAL LAGOON



### 32<sup>nd</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





### 33<sup>rd</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

0x19

0x19

COMMUNITY ROAD

0x19

0x19

0x19



CRYSTAL LAGOON



# 34<sup>th</sup> FLOOR PLAN

- 2 BEDROOM
- 3 BEDROOM

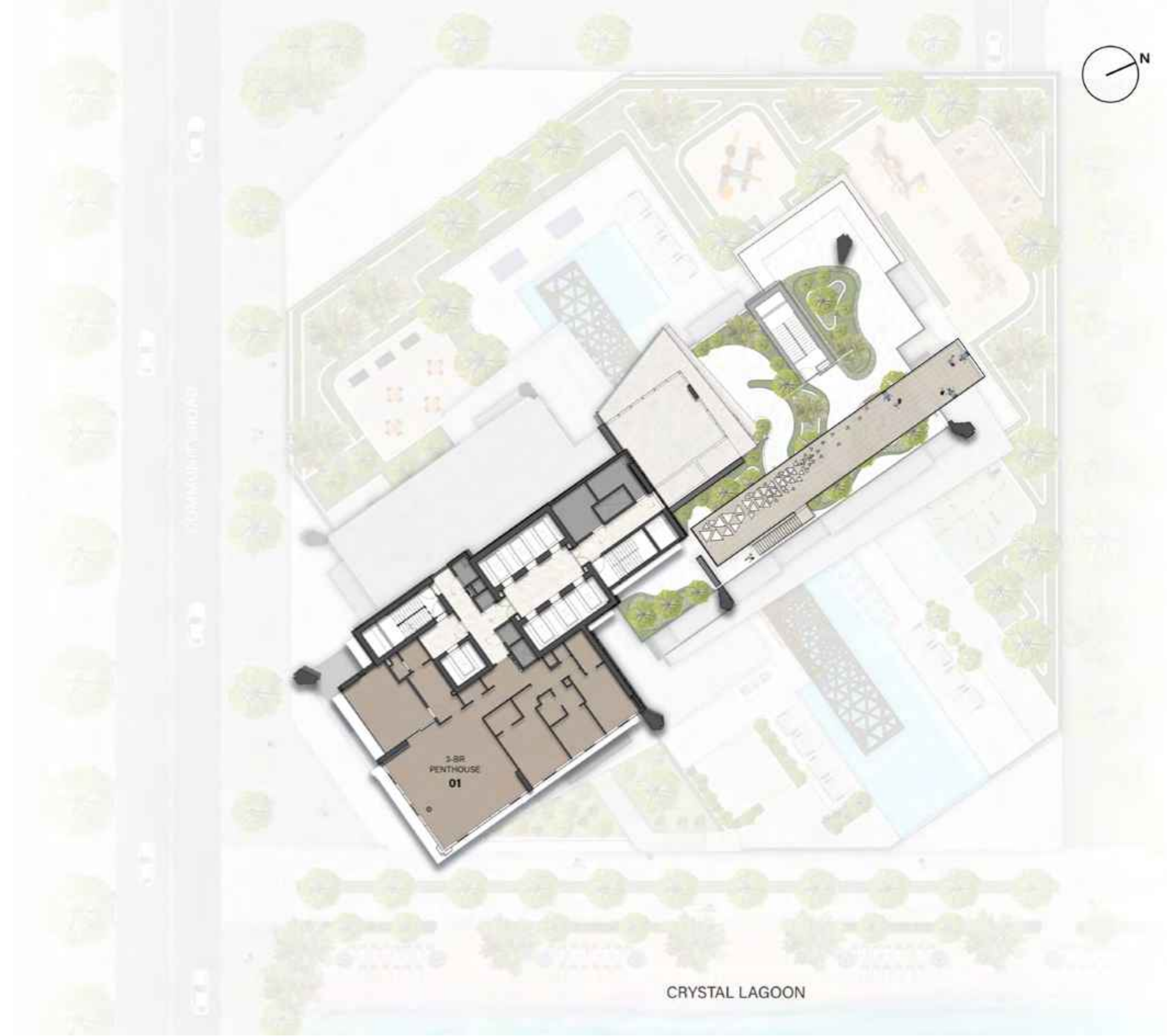


CRYSTAL LAGOON



# 35<sup>th</sup> FLOOR PLAN

3 BEDROOM



CRYSTAL LAGOON



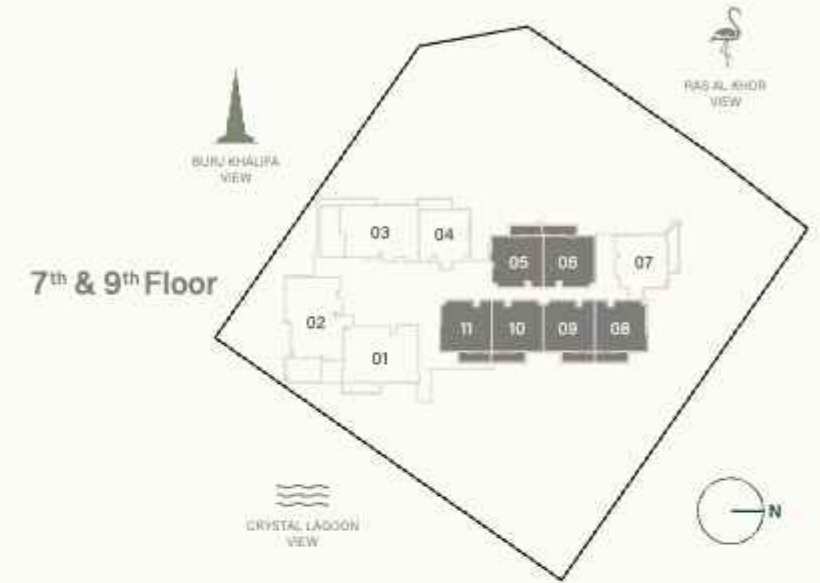
# 1 BEDROOM TYPE A



Internal Living Area : 706.33 sq. ft

Outdoor Living Area : 94.18 sq. ft

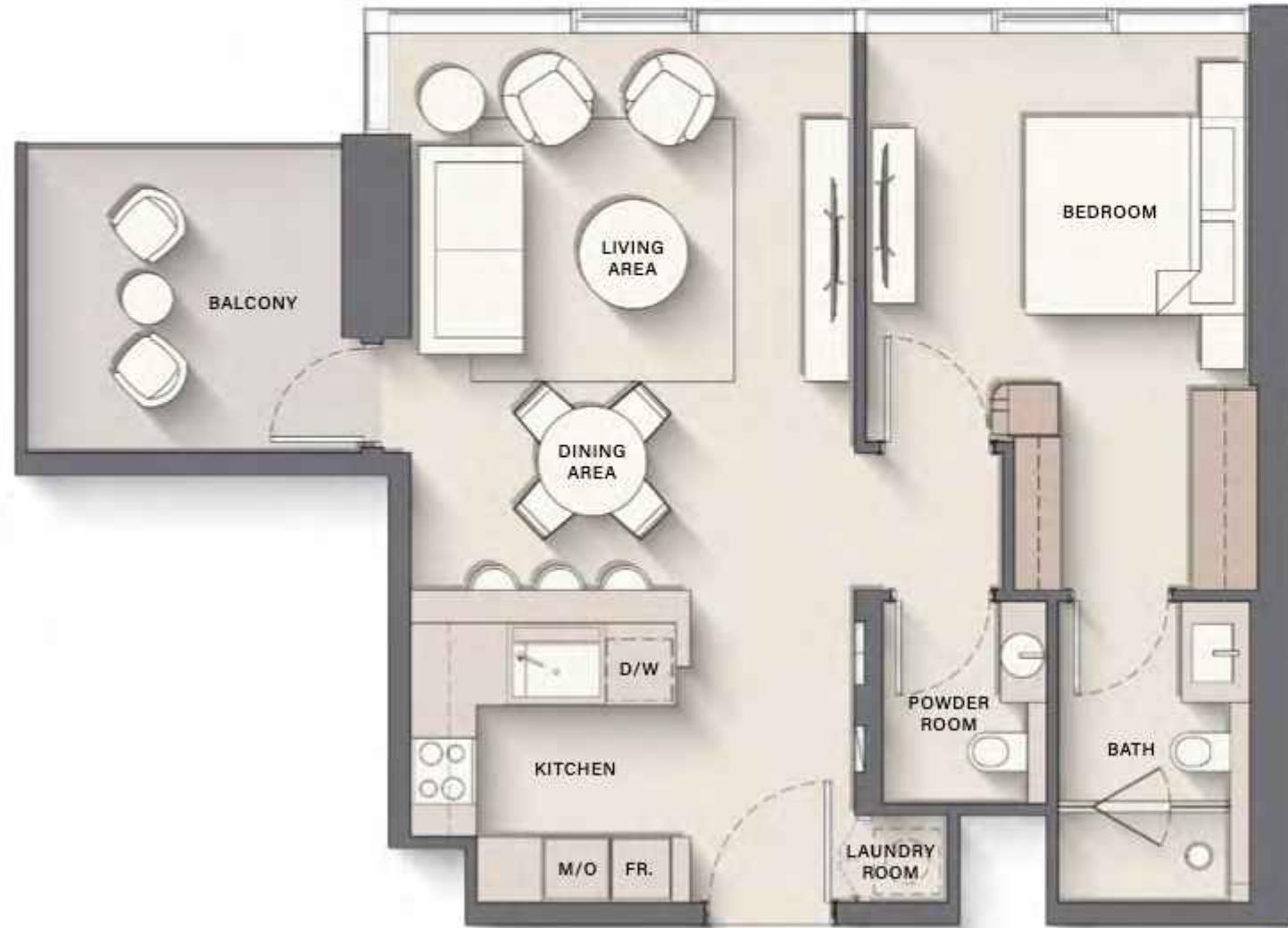
Total Living Area : 800.51 sq. ft



6 <sup>th</sup> Floor 05 07 08	7 <sup>th</sup> & 9 <sup>th</sup> Floor 05 06 08 09 10 11	8 <sup>th</sup> & 18 <sup>th</sup> Floor 06 08 09 10
10 <sup>th</sup> Floor 06 09 10	11 <sup>th</sup> Floor 05 06 08 09 10	12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> & 22 <sup>th</sup> Floor 06 08 09 10
13 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup> , 21 <sup>st</sup> & 23 <sup>rd</sup> Floor 05 06 08 09 10 11	20 <sup>th</sup> Floor 06 08 09 10	24 <sup>th</sup> Floor 06 08 09 10
25 <sup>th</sup> Floor 05 06 08 09 10 11	26 <sup>th</sup> Floor 06 09 10	27 <sup>th</sup> Floor 05 06 08 09 10
28 <sup>th</sup> Floor 06 08 09 10	29 <sup>th</sup> Floor 05 06 08 09 10 11	30 <sup>th</sup> Floor 04 06 07 08
31 <sup>st</sup> Floor 02 03 05 06 07 08	32 <sup>nd</sup> Floor 04 06 07 08	33 <sup>rd</sup> Floor 03 04 06 07 08 09



# 1 BEDROOM TYPE B



Internal Living Area : 705.57 sq. ft

Outdoor Living Area : 104.63 sq. ft

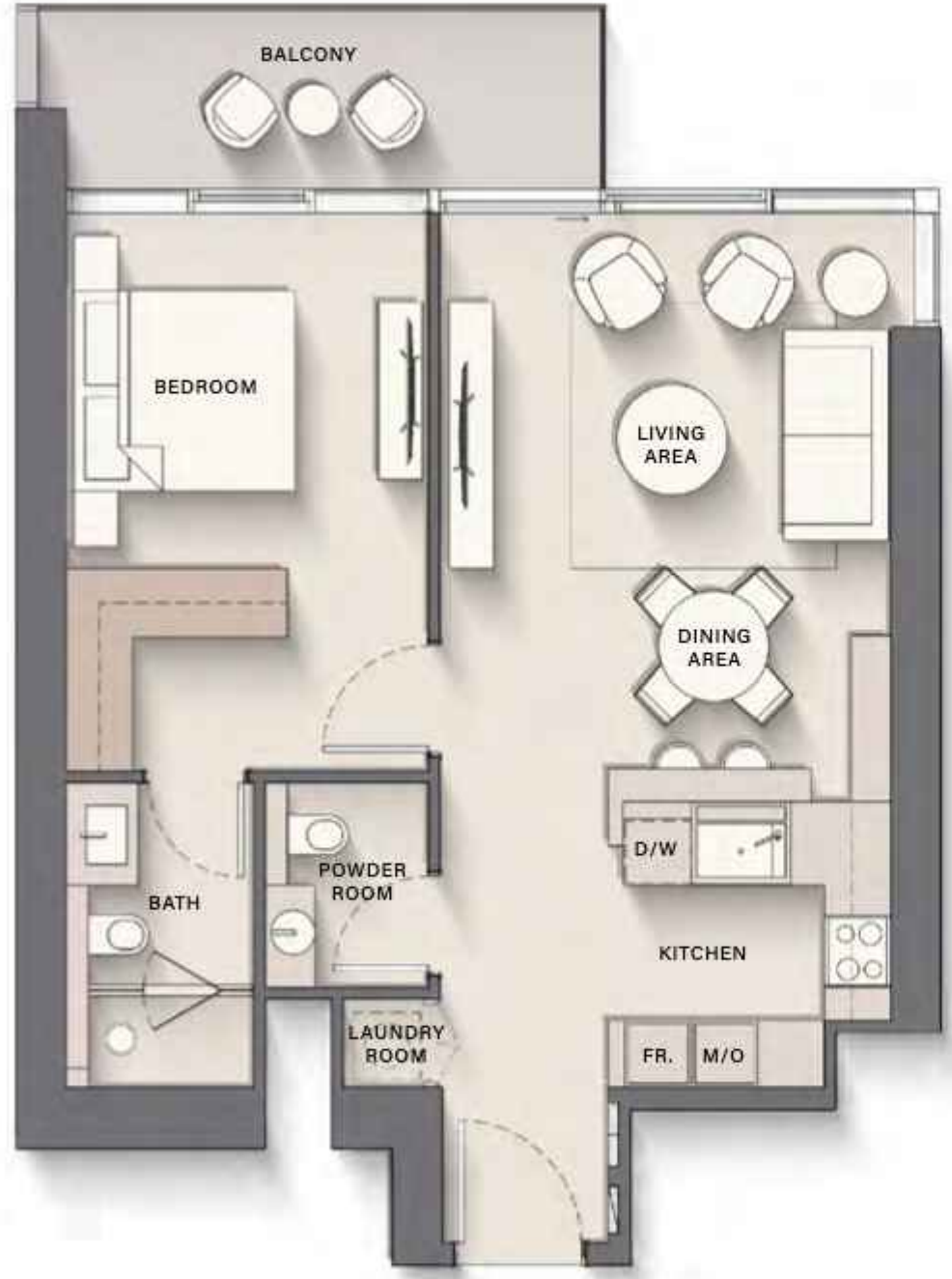
Total Living Area : 810.20 sq. ft



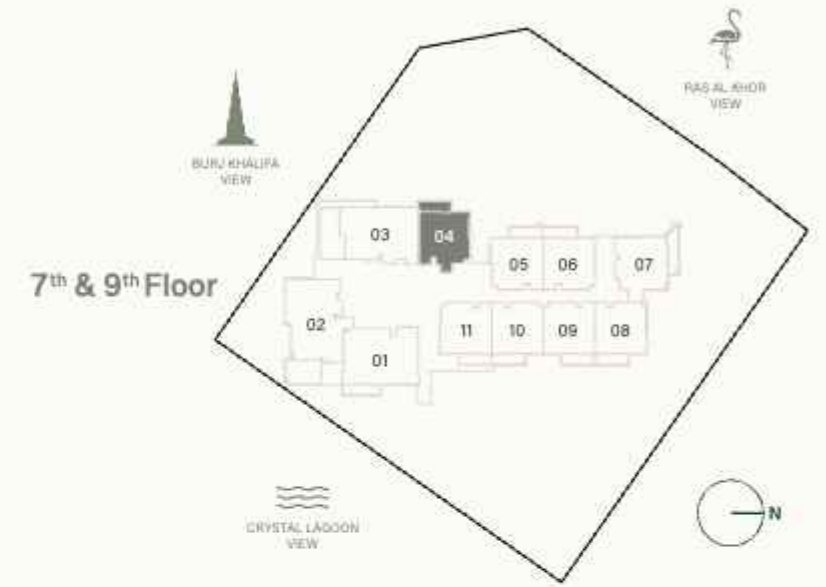
8 <sup>th</sup> & 18 <sup>th</sup> Floor	10 <sup>th</sup> Floor	12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> & 22 <sup>th</sup> Floor
05	05	05
11	11	11
20 <sup>th</sup> Floor	24 <sup>th</sup> Floor	26 <sup>th</sup> Floor
05	05	05
	11	11
28 <sup>th</sup> Floor	30 <sup>th</sup> Floor	32 <sup>th</sup> Floor
05	03	03
11	09	09



# 1 BEDROOM TYPE C



Internal Living Area	:	718.81 sq. ft
Outdoor Living Area	:	94.51 sq. ft
Total Living Area	:	813.32 sq. ft



6 <sup>th</sup> Floor 04	7 <sup>th</sup> & 9 <sup>th</sup> Floor 04	8 <sup>th</sup> & 18 <sup>th</sup> Floor 04
10 <sup>th</sup> Floor 04	11 <sup>th</sup> Floor 04	12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> & 22 <sup>th</sup> Floor 04
13 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup> , 21 <sup>st</sup> & 23 <sup>rd</sup> Floor 04	20 <sup>th</sup> Floor 04	24 <sup>th</sup> Floor 04
25 <sup>th</sup> Floor 04	26 <sup>th</sup> Floor 04	27 <sup>th</sup> Floor 04
28 <sup>th</sup> Floor 04	29 <sup>th</sup> Floor 04	



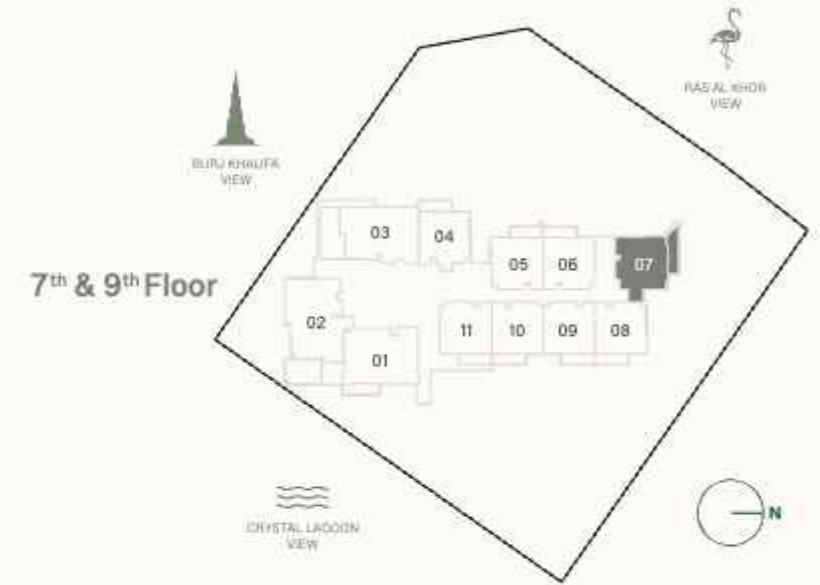
# 1 BEDROOM TYPE D



Internal Living Area : 773.06 sq. ft

Outdoor Living Area : 132.72 sq. ft

Total Living Area : 905.78 sq. ft



6<sup>th</sup> Floor  
06

7<sup>th</sup> & 9<sup>th</sup> Floor  
07

8<sup>th</sup> & 18<sup>th</sup> Floor  
07

10<sup>th</sup> Floor  
07

11<sup>th</sup> Floor  
07

12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>  
& 22<sup>th</sup> Floor  
04

13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>,  
21<sup>st</sup> & 23<sup>rd</sup> Floor  
07

20<sup>th</sup> Floor  
07



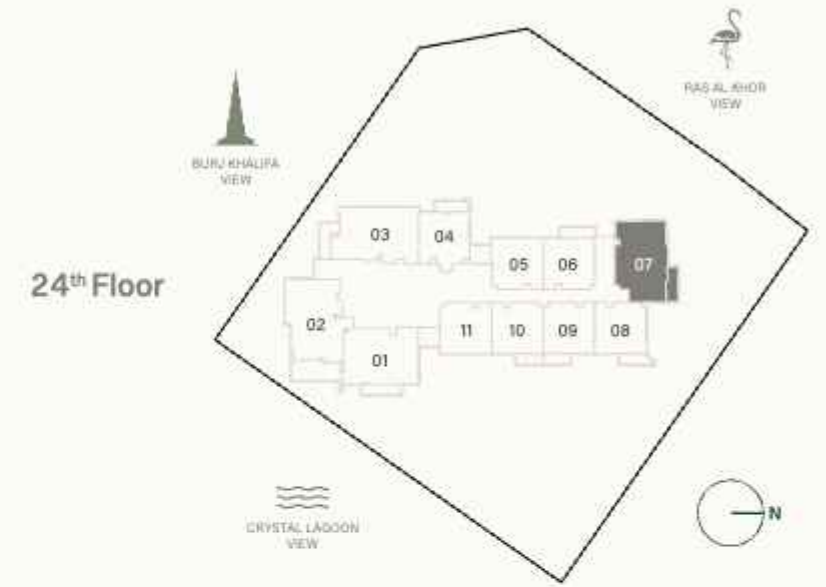
# 2 BEDROOM TYPE A



Internal Living Area : 1073.70 sq. ft

Outdoor Living Area : 112.05 sq. ft

Total Living Area : 1185.75 sq. ft



24 <sup>th</sup> Floor 07	25 <sup>th</sup> Floor 07	26 <sup>th</sup> Floor 07
27 <sup>th</sup> Floor 07	28 <sup>th</sup> Floor 07	29 <sup>th</sup> Floor 07
30 <sup>th</sup> Floor 05	31 <sup>th</sup> Floor 04	32 <sup>th</sup> Floor 05
33 <sup>th</sup> Floor 05		



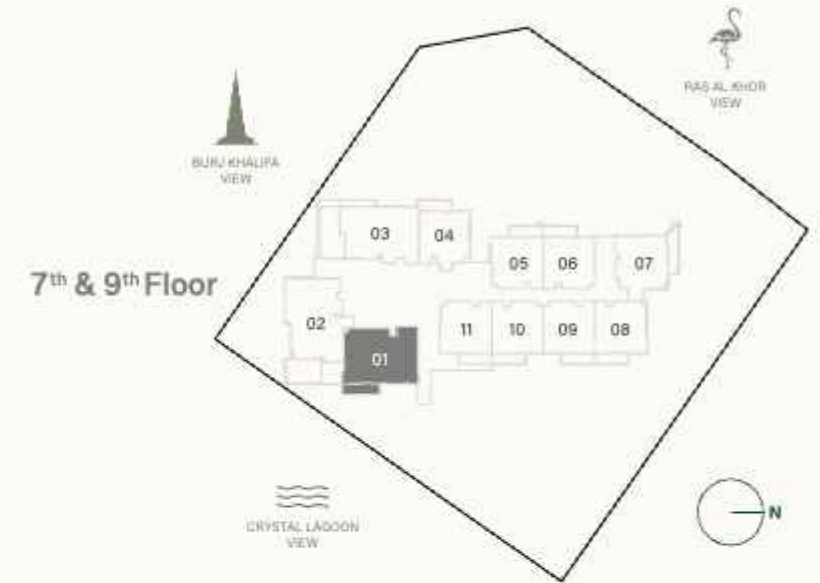
# 2 BEDROOM TYPE B



Internal Living Area : 1110.84 sq. ft

Outdoor Living Area : 107.53 sq. ft

Total Living Area : 1218.37 sq. ft



5 <sup>th</sup> Floor 01	6 <sup>th</sup> Floor 01	7 <sup>th</sup> & 9 <sup>th</sup> Floor 01
8 <sup>th</sup> & 18 <sup>th</sup> Floor 01	10 <sup>th</sup> Floor 01	11 <sup>th</sup> Floor 01
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20 <sup>th</sup> Floor 01	24 <sup>th</sup> Floor 01	25 <sup>th</sup> Floor 01
26 <sup>th</sup> Floor 01	27 <sup>th</sup> Floor 01	28 <sup>th</sup> Floor 01
29 <sup>th</sup> Floor 01	32 <sup>nd</sup> Floor 01	33 <sup>rd</sup> Floor 01
34 <sup>th</sup> Floor 01		



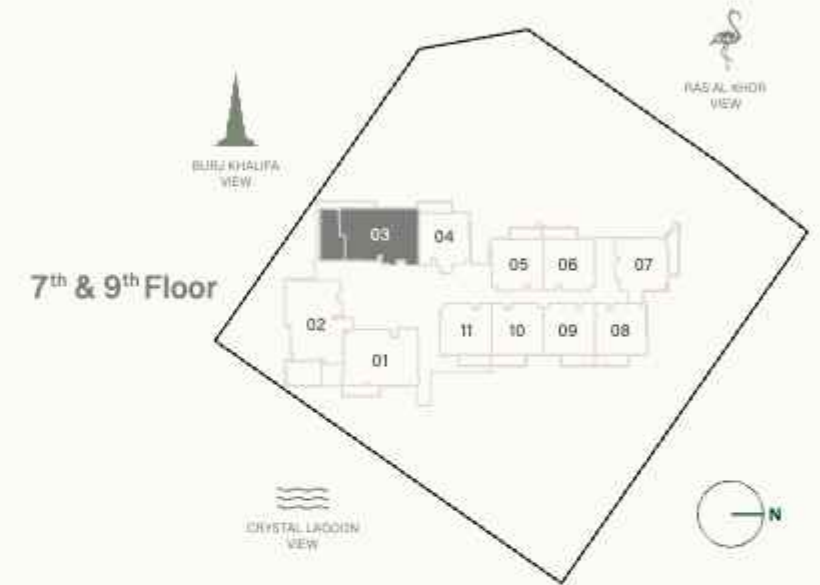
# 2 BEDROOM TYPE C



Internal Living Area : 1103.95 sq. ft

Outdoor Living Area : 303.54 sq. ft

Total Living Area : 1407.49 sq. ft



5<sup>th</sup> Floor  
03

6<sup>th</sup> Floor  
03

7<sup>th</sup> & 9<sup>th</sup> Floor  
03

8<sup>th</sup> & 18<sup>th</sup> Floor  
03

19<sup>th</sup> Floor  
03



# 2 BEDROOM DUPLEX



UPPER LEVEL

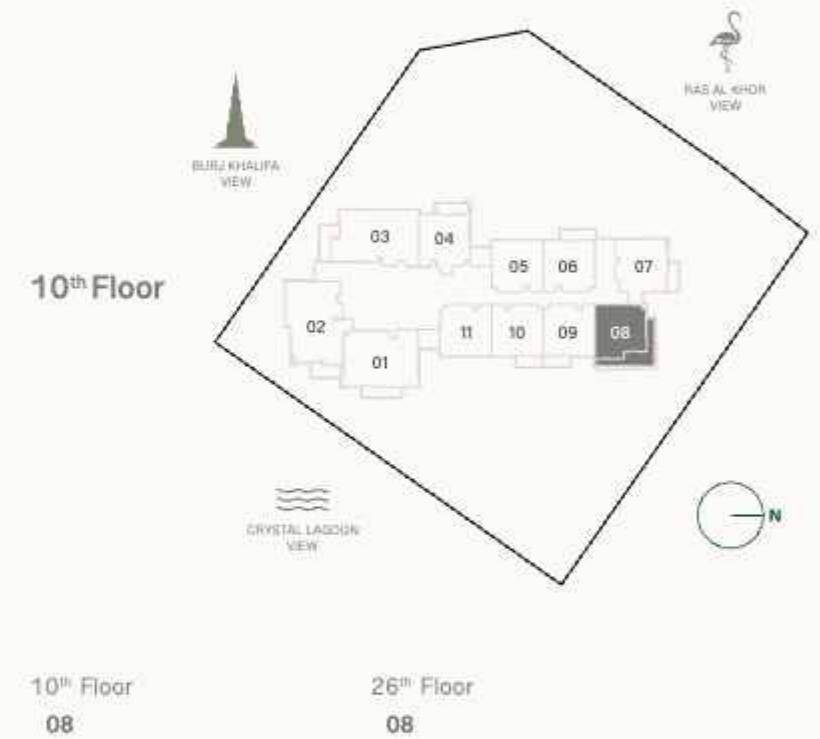


LOWER LEVEL

Internal Living Area : 1398.55 sq. ft

Outdoor Living Area : 246.92 sq. ft

Total Living Area : 1645.48 sq. ft





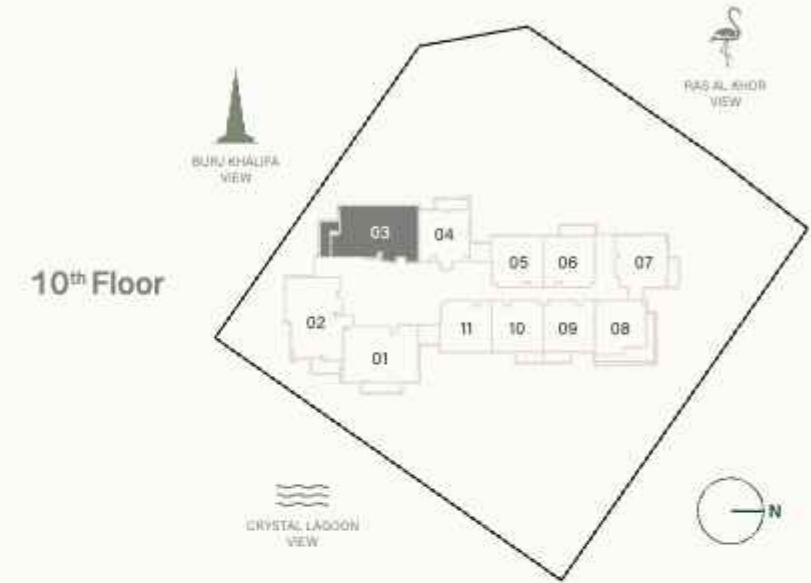
# 2 BEDROOM + S TYPE A



Internal Living Area : 1194.26 sq. ft

Outdoor Living Area : 137.02 sq. ft

Total Living Area : 1331.28 sq. ft



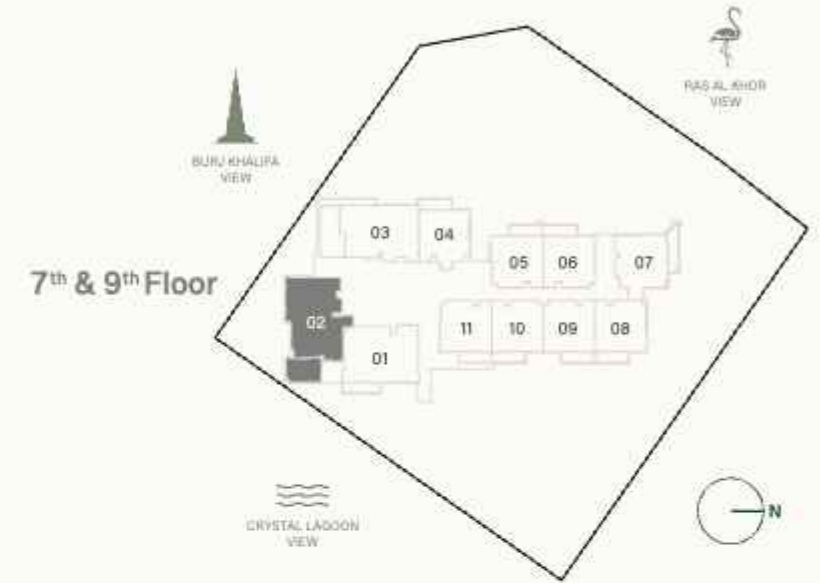
10 <sup>th</sup> Floor	11 <sup>th</sup> Floor	12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> & 22 <sup>th</sup> Floor
03	03	03
13 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup> , 21 <sup>st</sup> & 23 <sup>rd</sup> Floor	20 <sup>th</sup> Floor	24 <sup>th</sup> Floor
03	03	03
25 <sup>th</sup> Floor	26 <sup>th</sup> Floor	27 <sup>th</sup> Floor
03	03	03
28 <sup>th</sup> Floor	29 <sup>th</sup> Floor	
03	03	



# 2 BEDROOM + S TYPE B



Internal Living Area	:	1212.02 sq. ft
Outdoor Living Area	:	230.02 sq. ft
Total Living Area	:	1442.04 sq. ft



5 <sup>th</sup> Floor 02	6 <sup>th</sup> Floor 02	7 <sup>th</sup> & 9 <sup>th</sup> Floor 02
8 <sup>th</sup> & 18 <sup>th</sup> Floor 02	10 <sup>th</sup> Floor 02	11 <sup>th</sup> Floor 02
12 <sup>th</sup> , 14 <sup>th</sup> , 16 <sup>th</sup> & 22 <sup>th</sup> Floor 02	13 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup> , 21 <sup>st</sup> & 23 <sup>rd</sup> Floor 02	19 <sup>th</sup> Floor 02
20 <sup>th</sup> Floor 02	24 <sup>th</sup> Floor 02	25 <sup>th</sup> Floor 02



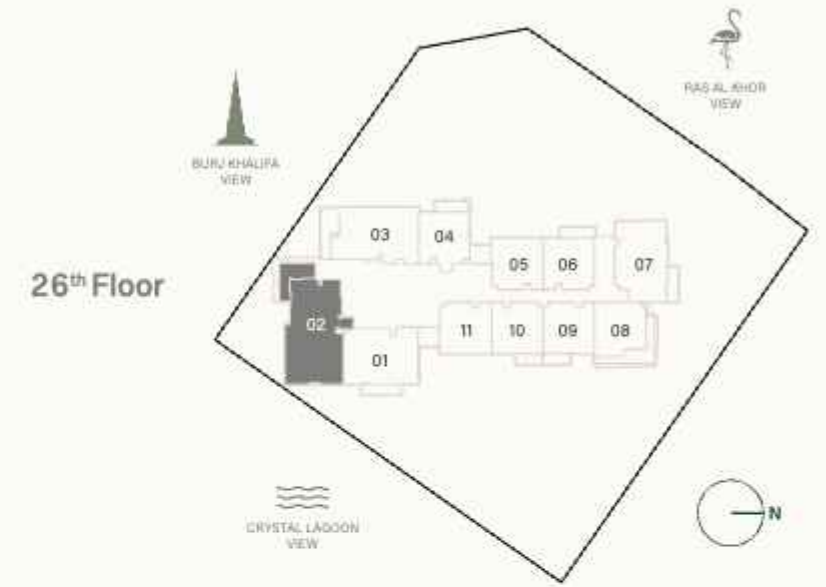
# 3 BEDROOM TYPE A



Internal Living Area : 1579.17 sq. ft

Outdoor Living Area : 225.61 sq. ft

Total Living Area : 1804.78 sq. ft



26 <sup>th</sup> Floor 02	27 <sup>th</sup> Floor 02	28 <sup>th</sup> Floor 02
29 <sup>th</sup> Floor 02	30 <sup>th</sup> Floor 02	31 <sup>st</sup> Floor 01
32 <sup>nd</sup> Floor 02	33 <sup>rd</sup> Floor 02	34 <sup>th</sup> Floor 02



# 3 BEDROOM SKY VILLA

Internal Living Area : 2001.55 sq. ft

Outdoor Living Area : 260.16 sq. ft

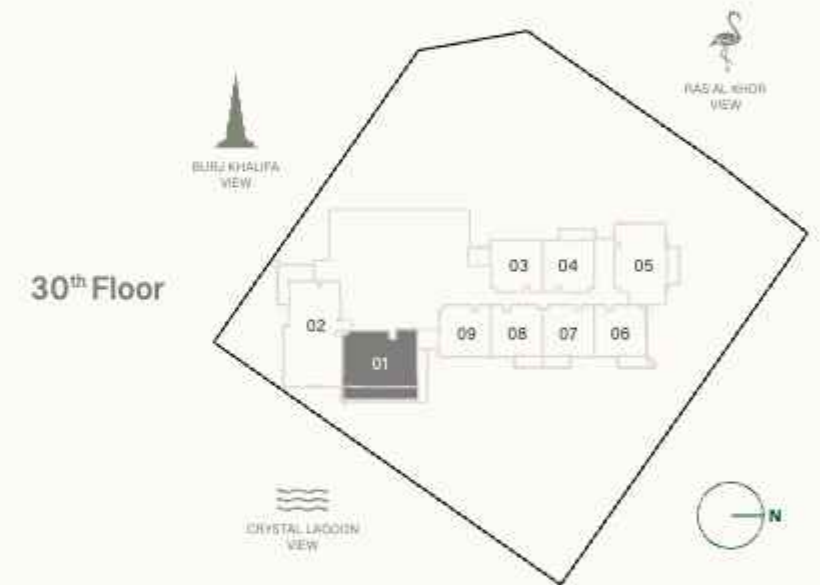
Total Living Area : 2261.71 sq. ft



UPPER LEVEL



LOWER LEVEL



30<sup>th</sup> Floor



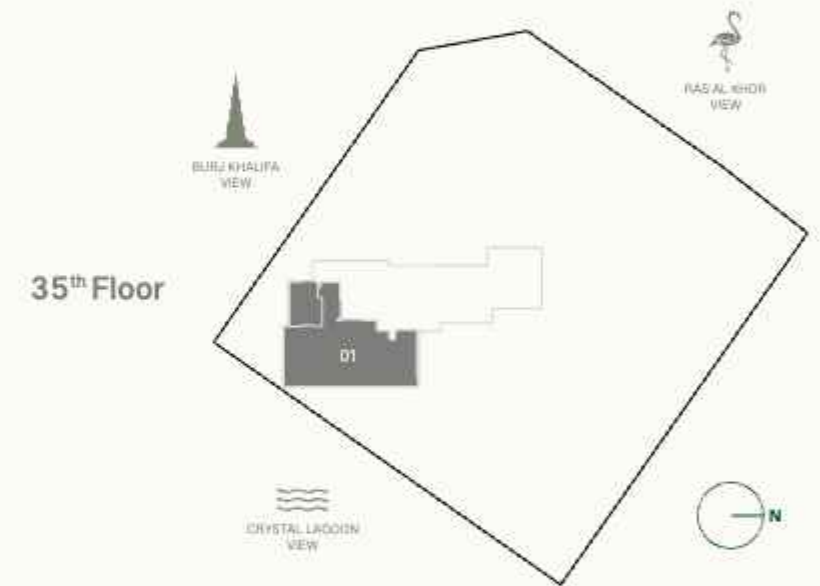
# 3 BEDROOM PENTHOUSE



Internal Living Area : 2409.39 sq. ft

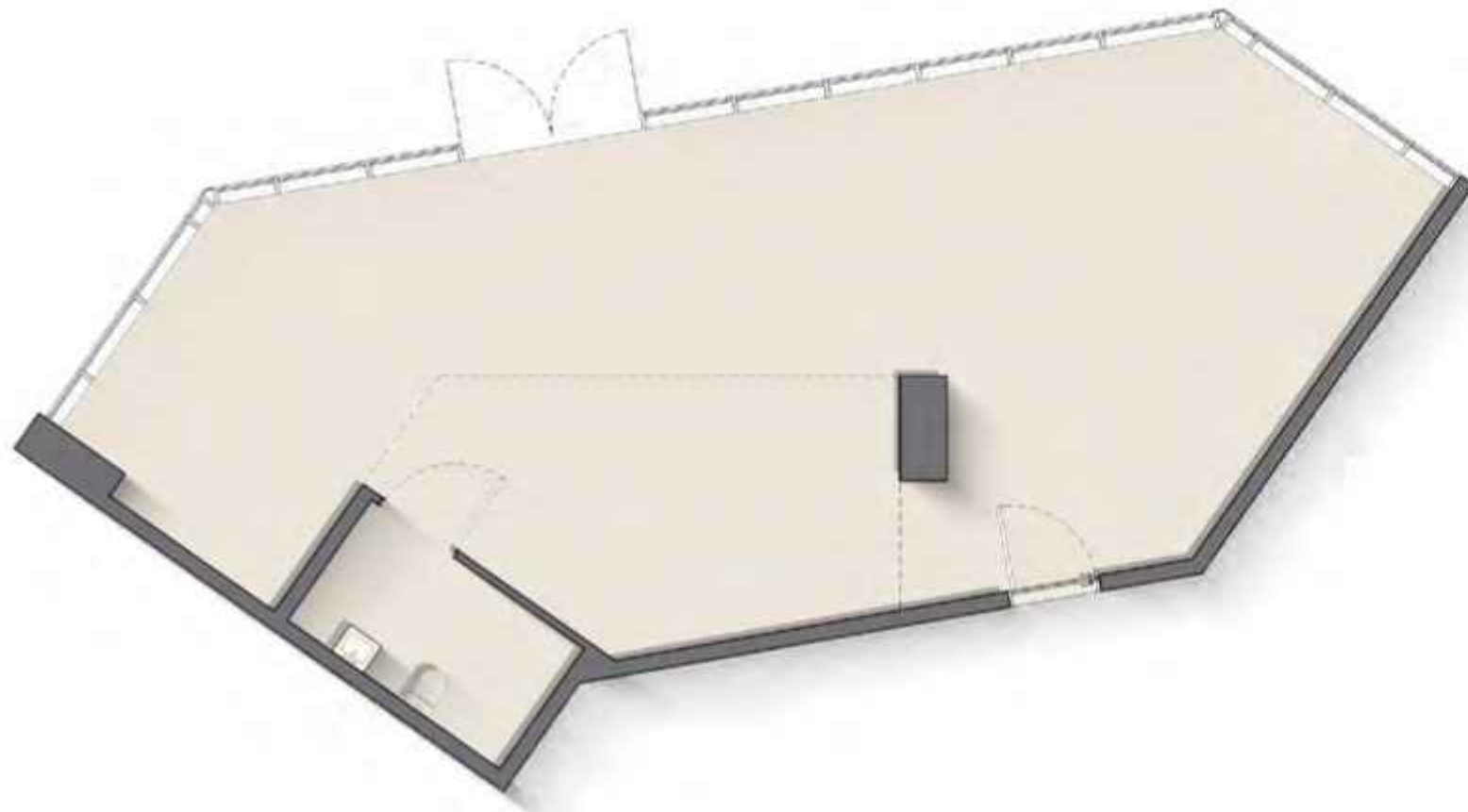
Outdoor Living Area : 377.60 sq. ft

Total Living Area : 2786.99 sq. ft

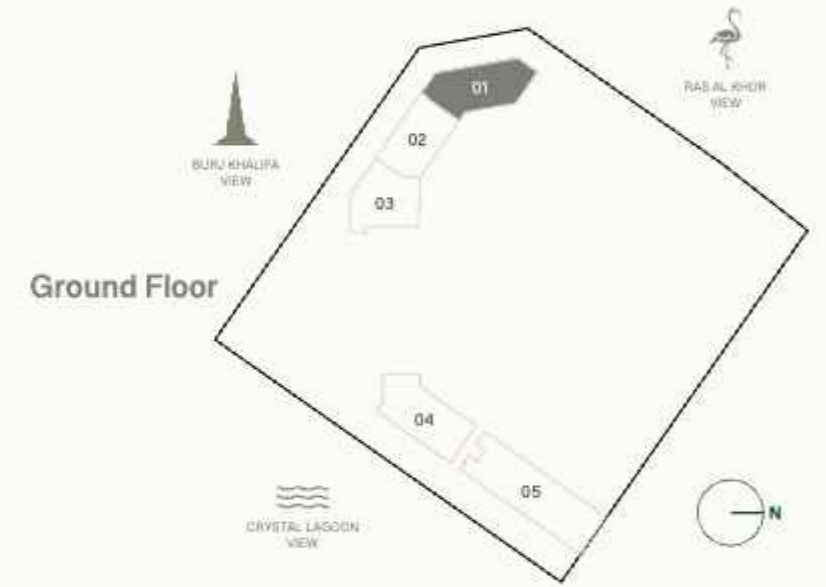




# RETAIL 1



Internal Living Area : 1151.95 sq. ft

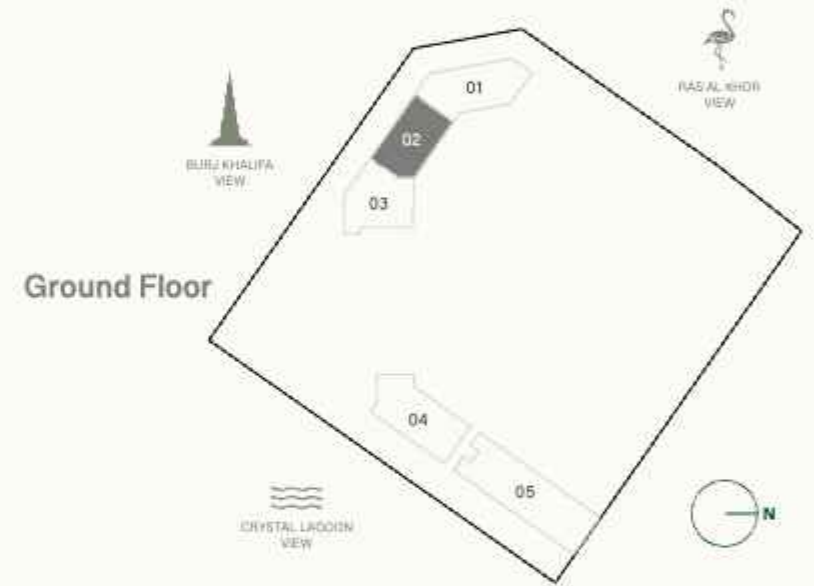




# RETAIL 2

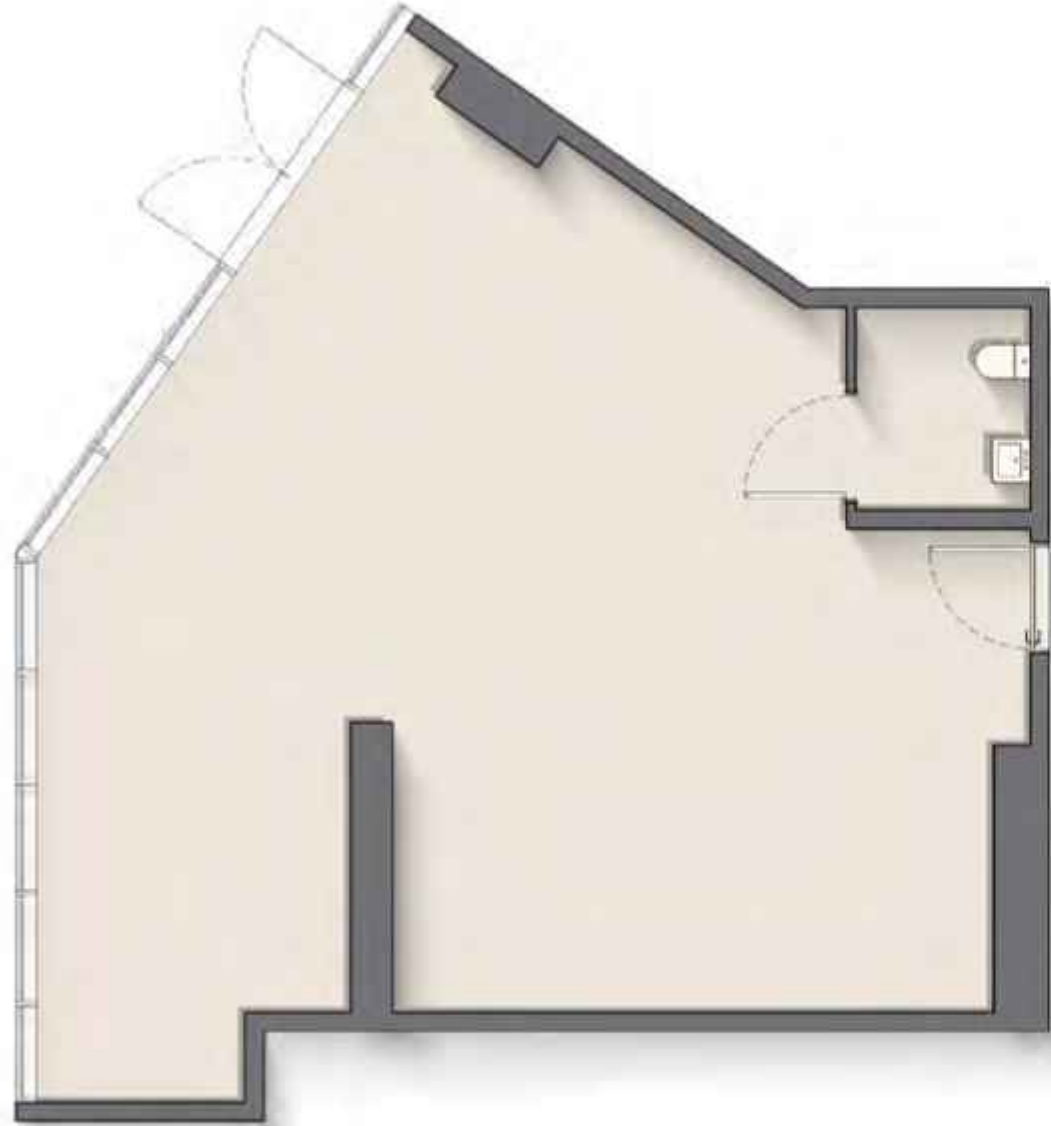


Internal Living Area : 971.77 sq. ft





# RETAIL 3

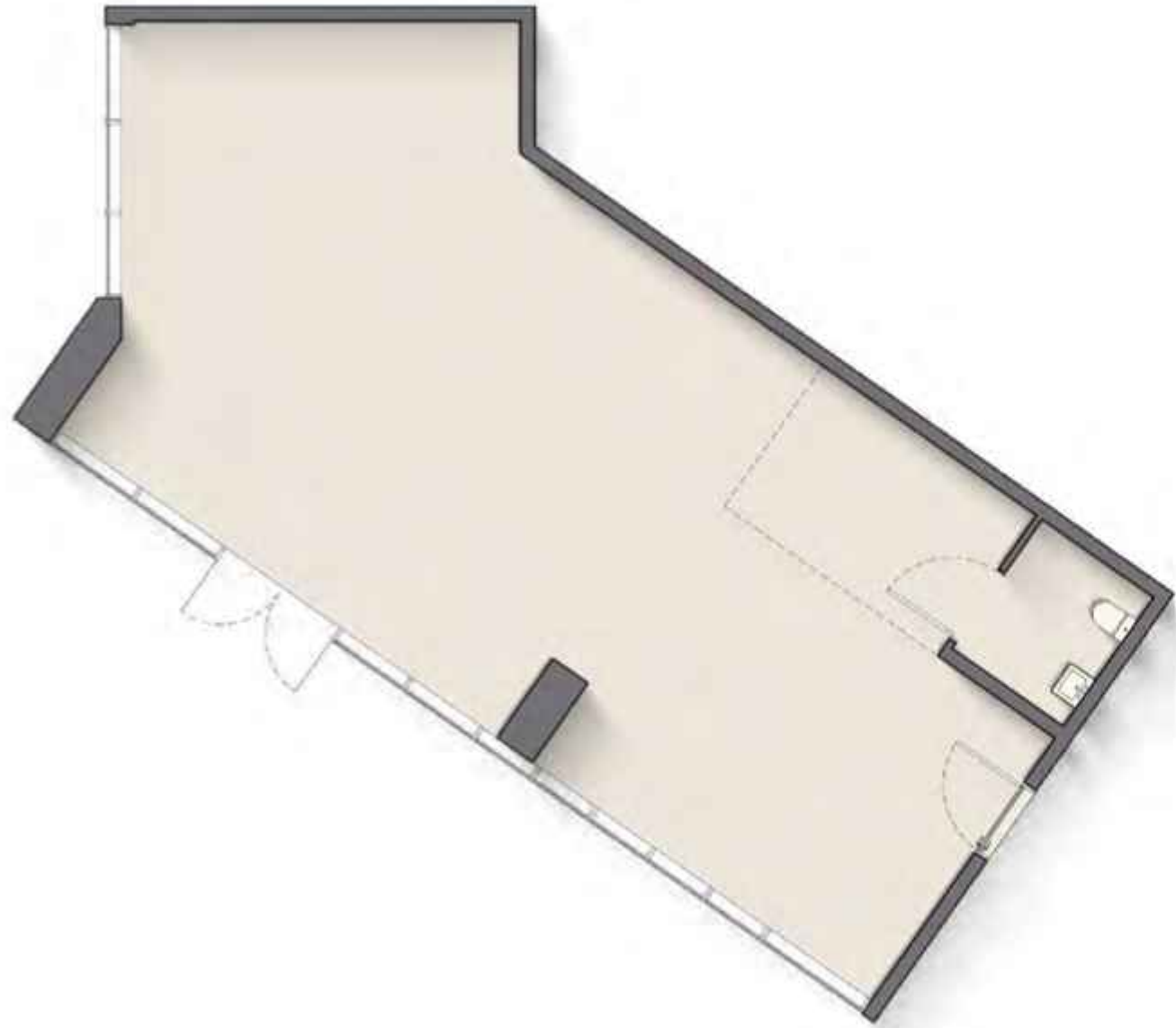


Internal Living Area : 1032.47 sq. ft

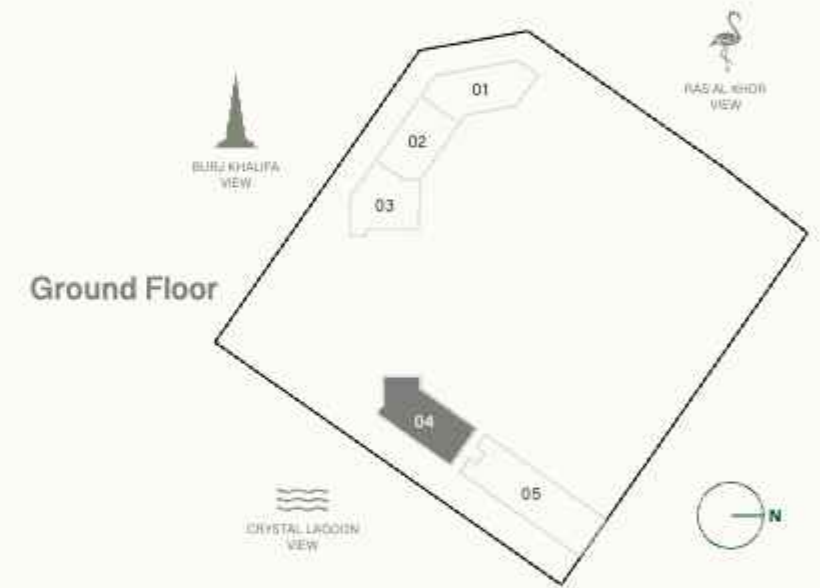




# RETAIL 4

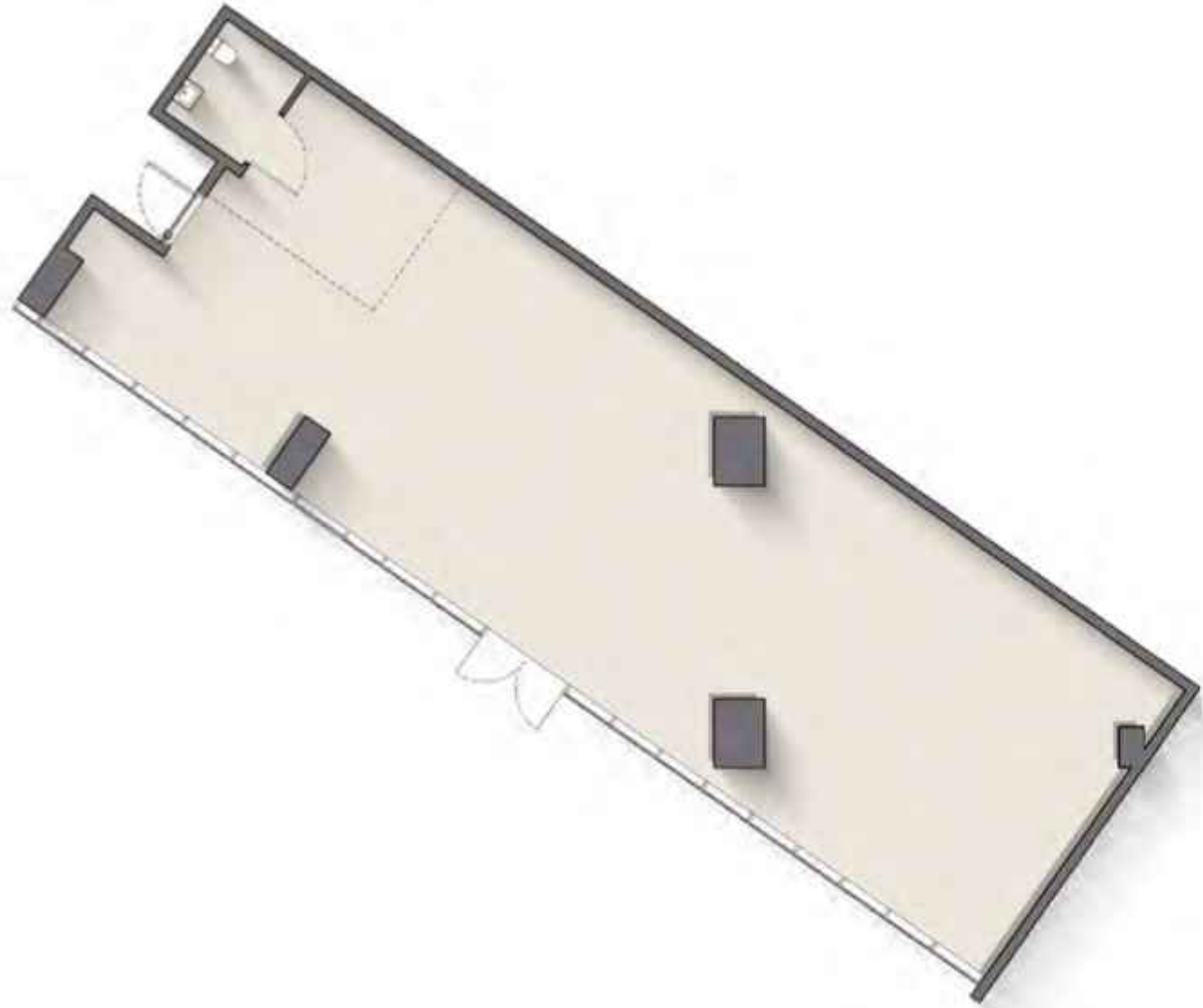


Internal Living Area : 1197.05 sq. ft

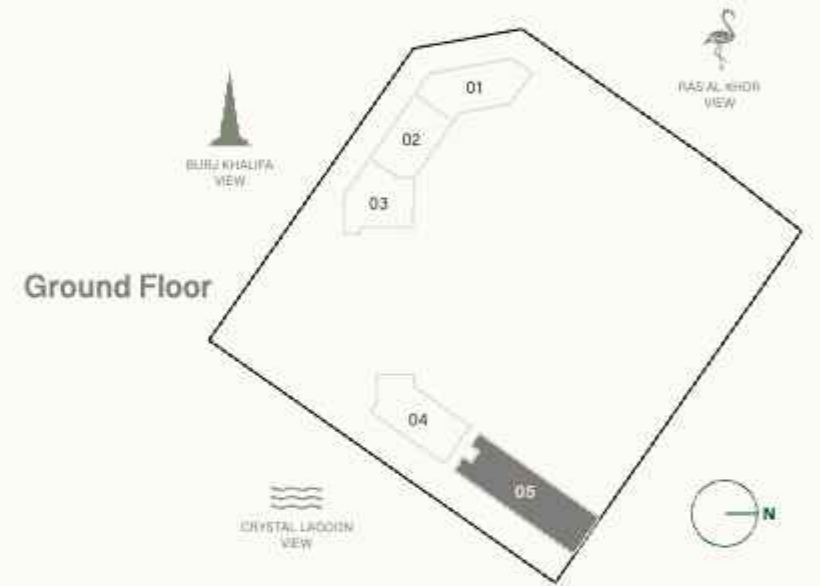




# RETAIL 5



Internal Living Area : 1748.92 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  
20% CONSTRUCTION  
OF THE PROJECT

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

30%

ON COMPLETION

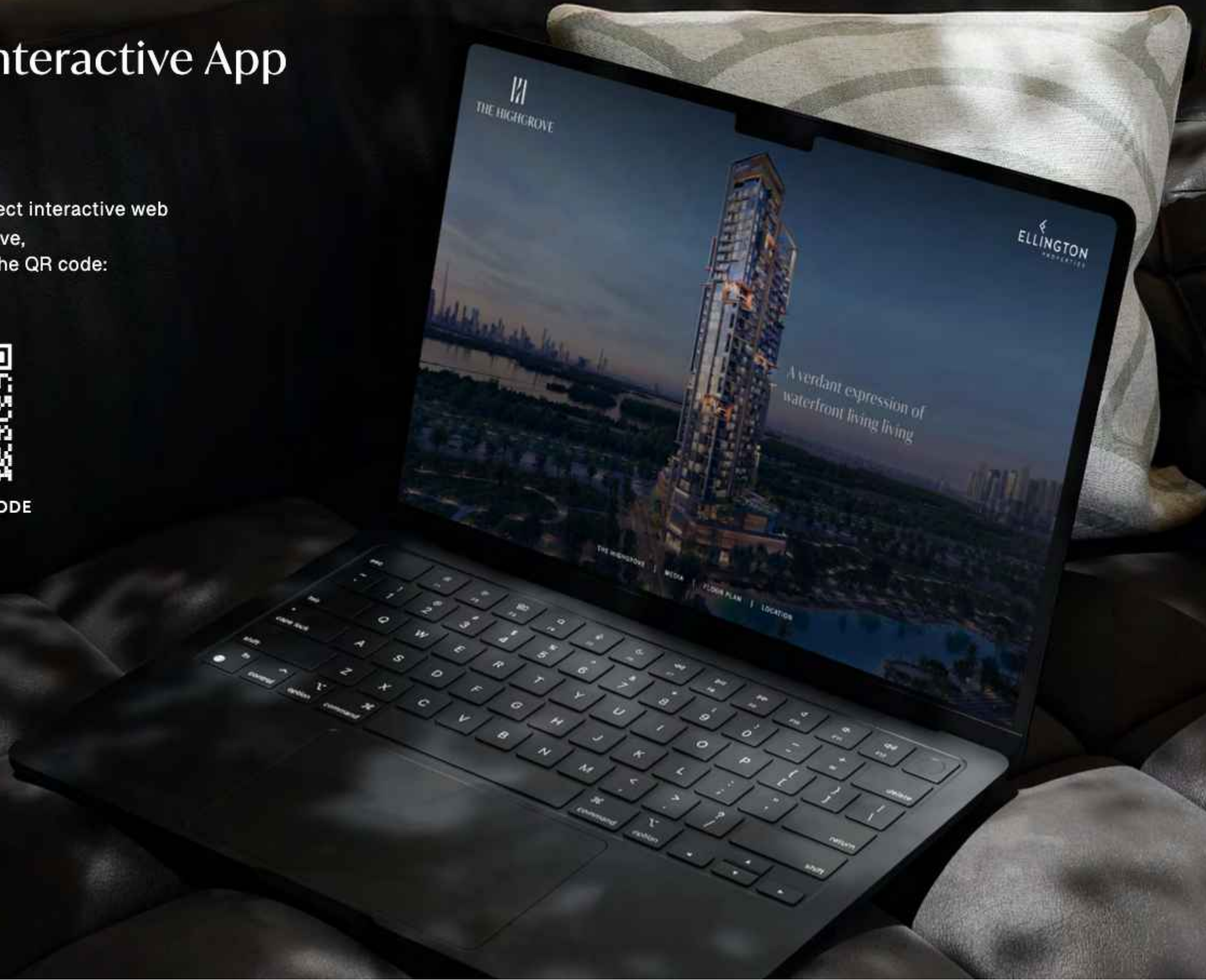


# Project Interactive App

To navigate the project interactive web page of The Highgrove, click [HERE](#) or scan the QR code:



SCAN THE QR CODE







800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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