



# CLAYDON HOUSE

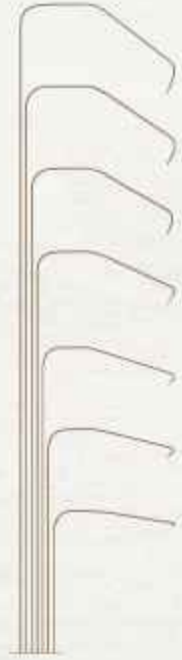
PROJECT BRIEF

# AN ADDRESS OF NATURAL GRACE, BY THE WATER'S EDGE

Waterside decadence meets the rhythm of nature at Claydon House, Ellington Properties' latest residential offering in Mohammed Bin Rashid City







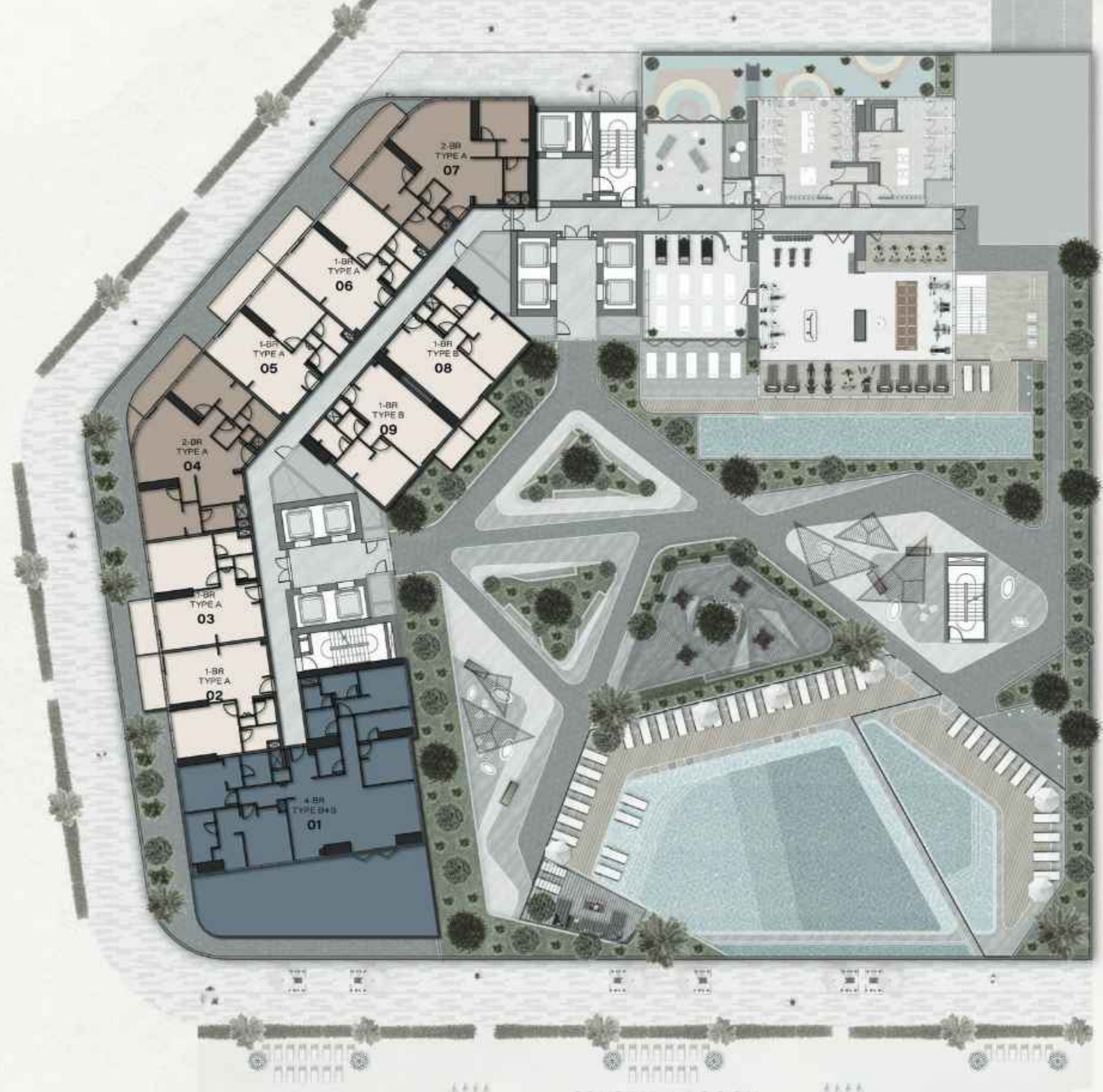
# CLAYDON HOUSE

TYPICAL PLANS



1<sup>st</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





2<sup>nd</sup> FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON







3<sup>rd</sup> - 6<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





### 7<sup>th</sup> & 13<sup>th</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON







8<sup>th</sup> - 9<sup>th</sup> & 14<sup>th</sup> - 15<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





10<sup>th</sup> & 16<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON







11<sup>th</sup> - 12<sup>th</sup> & 17<sup>th</sup> - 18<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



11<sup>th</sup> - 12<sup>th</sup> Floor  
17<sup>th</sup> - 18<sup>th</sup> Floor





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

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





21<sup>st</sup> - 22<sup>nd</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



21st - 22nd Floor





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

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





24<sup>th</sup> - 25<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





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

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON







27<sup>th</sup> - 28<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





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

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM







30<sup>th</sup> - 31<sup>st</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





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

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





33<sup>rd</sup> - 34<sup>th</sup> FLOOR  
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON







35<sup>th</sup> - 37<sup>th</sup> FLOOR  
TYPICAL PLAN

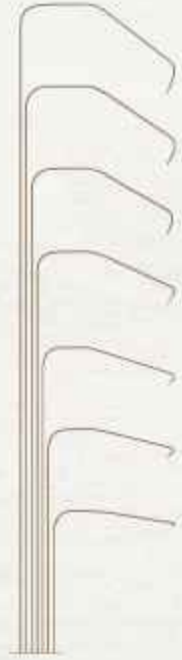
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON







CLAYDON  
HOUSE

FLOOR PLANS

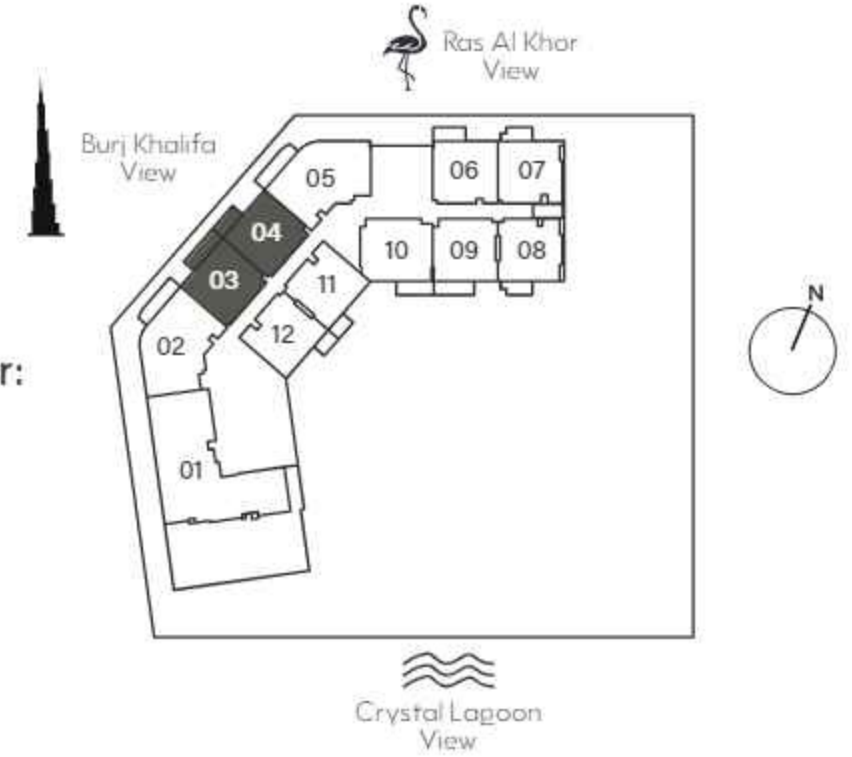


# 1 BEDROOM TYPE A



Internal Living Area : 730.76 Sq. Ft  
 Outdoor Living Area : 110.01 Sq. Ft  
 Total Living Area : 840.77 Sq. Ft

20<sup>th</sup> Floor:



1<sup>st</sup> Floor:

102 105  
103 106

2<sup>nd</sup> Floor:

202 205  
203 206

3<sup>rd</sup> - 6<sup>th</sup> Floor:

305  
306

7<sup>th</sup> & 13<sup>th</sup> Floor:

704  
705

8<sup>th</sup> - 9<sup>th</sup> &  
 14<sup>th</sup> - 15<sup>th</sup> Floor:

804  
805

10<sup>th</sup> & 16<sup>th</sup> Floor:

1005  
1006

11<sup>th</sup> - 12<sup>th</sup> &  
 17<sup>th</sup> - 18<sup>th</sup> Floor:

1105  
1106

20<sup>th</sup> Floor:

2003  
2004

21<sup>st</sup> - 22<sup>nd</sup> Floor:

2103  
2104

23<sup>rd</sup> Floor:

2305  
2306

24<sup>th</sup> - 25<sup>th</sup> Floor:

2405  
2406

35<sup>th</sup> - 37<sup>th</sup> Floor:

3502  
3503

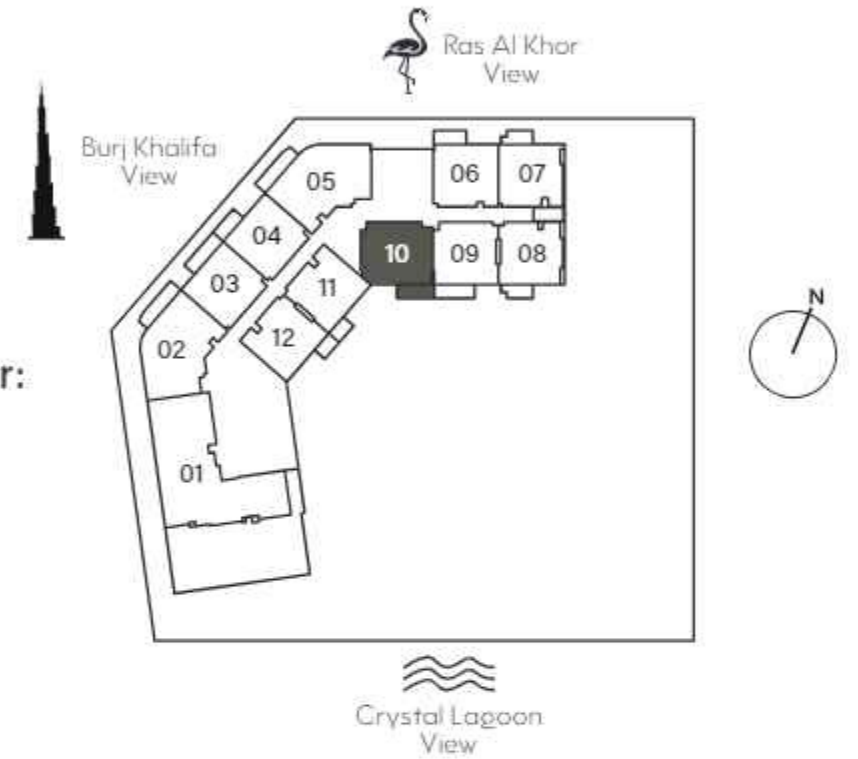


# 1 BEDROOM TYPE A1



Internal Living Area : 784.37 Sq. Ft  
 Outdoor Living Area : 95.05 Sq. Ft  
 Total Living Area : 879.41 Sq. Ft

20<sup>th</sup> Floor:



20<sup>th</sup> Floor:  
**2010**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2110**

26<sup>th</sup> Floor:  
**2610**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2710**

32<sup>nd</sup> Floor:  
**3208**

33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3308**

35<sup>th</sup> - 37<sup>th</sup> Floor:  
**3507**

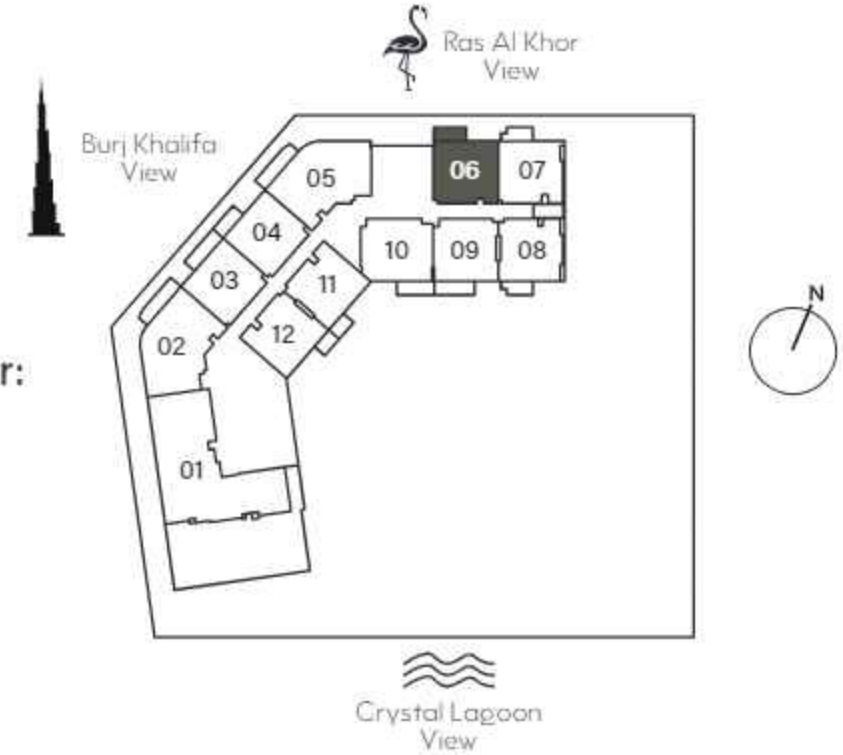


# 1 BEDROOM TYPE A2



Internal Living Area : 742.93 Sq. Ft  
 Outdoor Living Area : 82.34 Sq. Ft  
 Total Living Area : 825.27 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**308**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**707**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**807**

10<sup>th</sup> & 16<sup>th</sup> Floor:  
**1008**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1108**

20<sup>th</sup> Floor:  
**2006**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2106**

26<sup>th</sup> Floor:  
**2606**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2706**

32<sup>nd</sup> Floor:  
**3205**

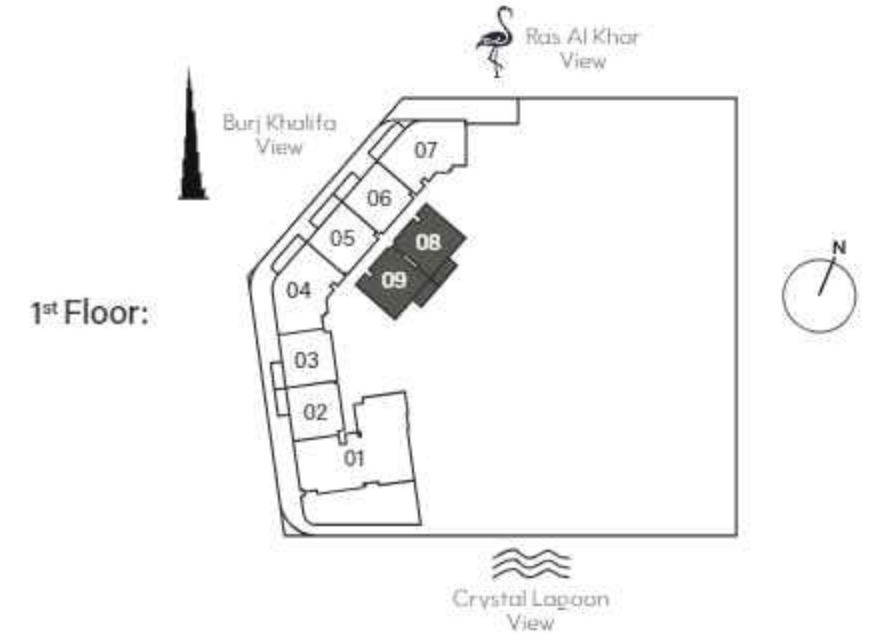
33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3305**



# 1 BEDROOM TYPE B



Internal Living Area : 716.02 Sq. Ft  
 Outdoor Living Area 82.88 Sq. Ft  
 Total Living Area 798.90 Sq. Ft



1 <sup>st</sup> Floor: <b>108</b> <b>109</b>	2 <sup>nd</sup> Floor: <b>208</b> <b>209</b>	3 <sup>rd</sup> - 6 <sup>th</sup> Floor: <b>312</b> <b>313</b>
7 <sup>th</sup> & 13 <sup>th</sup> Floor: <b>711</b> <b>712</b>	8 <sup>th</sup> - 9 <sup>th</sup> & 14 <sup>th</sup> - 15 <sup>th</sup> Floor: <b>811</b> <b>812</b>	10 <sup>th</sup> & 16 <sup>th</sup> Floor: <b>1010</b> <b>1011</b>
11 <sup>th</sup> - 12 <sup>th</sup> & 17 <sup>th</sup> - 18 <sup>th</sup> Floor: <b>1111</b> <b>1112</b>	20 <sup>th</sup> Floor: <b>2011</b> <b>2012</b>	21 <sup>st</sup> - 22 <sup>nd</sup> Floor: <b>2111</b> <b>2112</b>
23 <sup>rd</sup> Floor: <b>2310</b> <b>2311</b>	24 <sup>th</sup> - 25 <sup>th</sup> Floor: <b>2410</b> <b>2411</b>	26 <sup>th</sup> Floor: <b>2611</b> <b>2612</b>
27 <sup>th</sup> - 28 <sup>th</sup> Floor: <b>2711</b> <b>2712</b>	29 <sup>th</sup> Floor: <b>2909</b> <b>2910</b>	30 <sup>th</sup> - 31 <sup>st</sup> Floor: <b>3009</b> <b>3010</b>
32 <sup>nd</sup> Floor: <b>3209</b> <b>3210</b>	33 <sup>rd</sup> - 34 <sup>th</sup> Floor: <b>3309</b> <b>3310</b>	35 <sup>th</sup> - 37 <sup>th</sup> Floor: <b>3508</b> <b>3509</b>

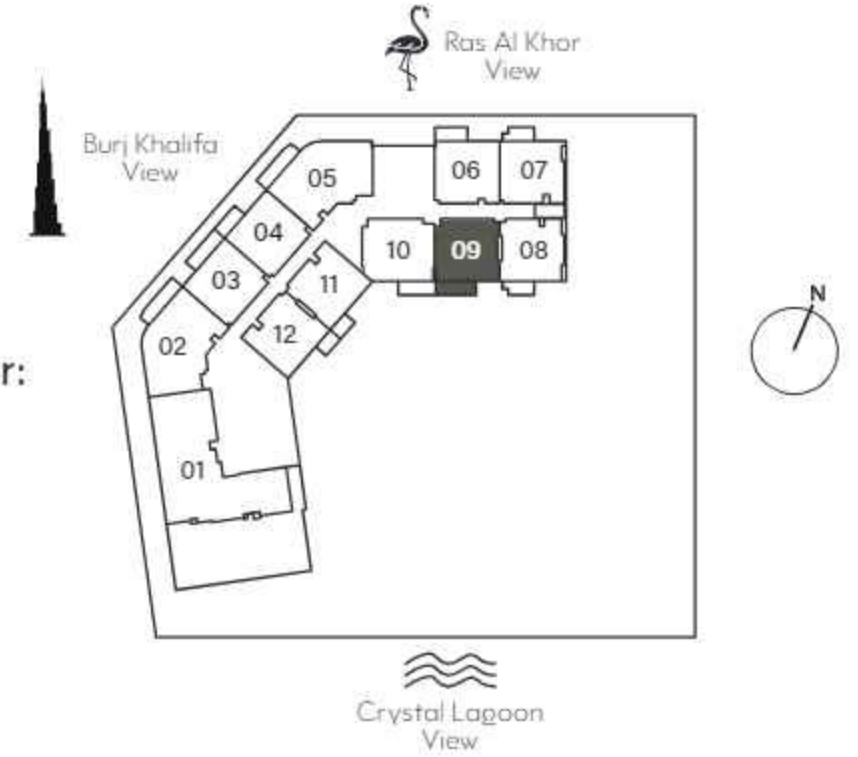


# 1 BEDROOM TYPE B1



Internal Living Area : 727.21 Sq. Ft  
 Outdoor Living Area : 102.26 Sq. Ft  
 Total Living Area : 829.47 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**311**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**710**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**810**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1110**

20<sup>th</sup> Floor:  
**2009**

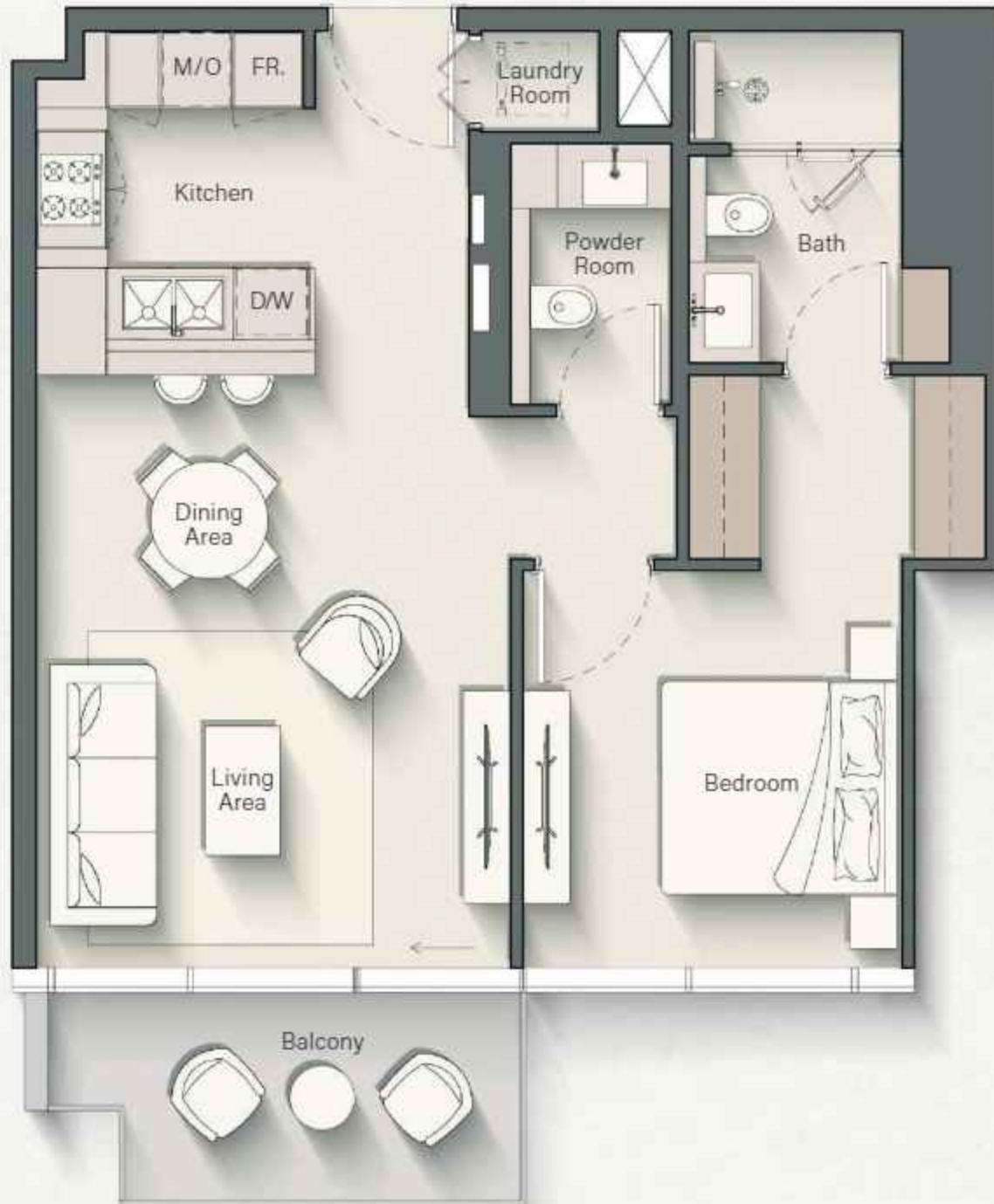
21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2109**

26<sup>th</sup> Floor:  
**2609**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2709**

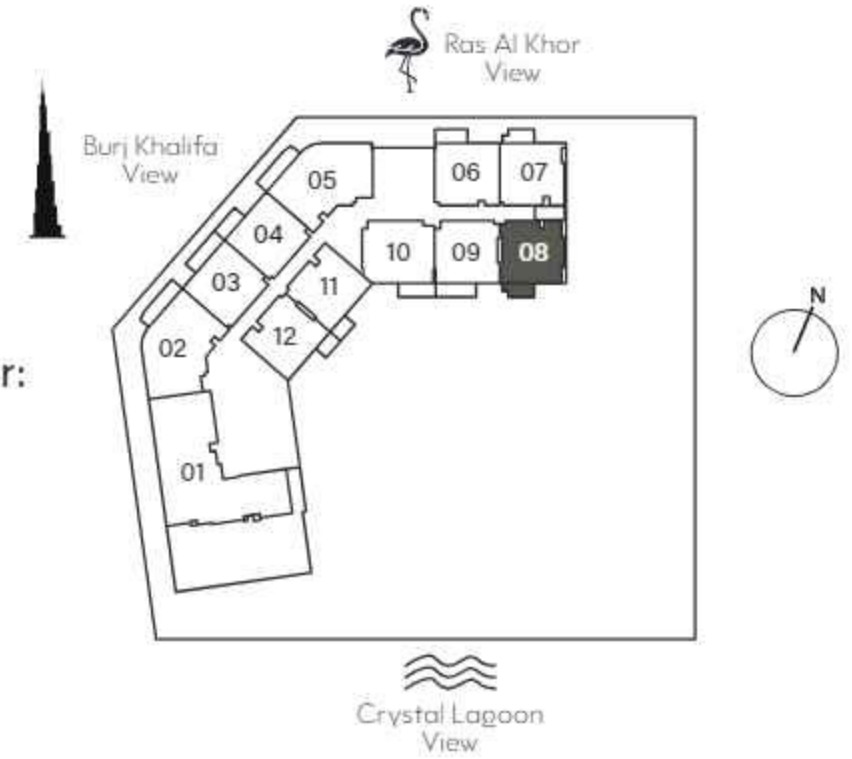


# 1 BEDROOM TYPE B2



Internal Living Area : 694.38 Sq. Ft  
 Outdoor Living Area : 73.30 Sq. Ft  
 Total Living Area : 767.68 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**310**

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**709**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**809**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1109**

20<sup>th</sup> Floor:  
**2008**

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
**2108**

26<sup>th</sup> Floor:  
**2608**

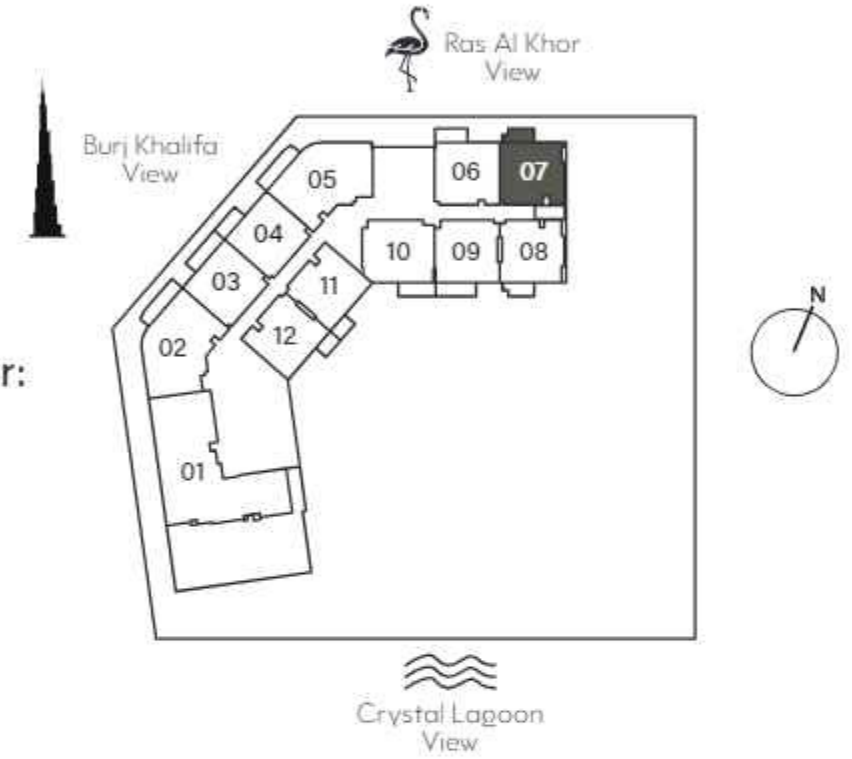
27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2708**

# 1 BEDROOM TYPE B3



Internal Living Area : 714.94 Sq. Ft  
 Outdoor Living Area : 73.30 Sq. Ft  
 Total Living Area : 788.24 Sq. Ft

20<sup>th</sup> Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
309

7<sup>th</sup> & 13<sup>th</sup> Floor:  
708

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
808

20<sup>th</sup> Floor:  
2007

21<sup>st</sup> - 22<sup>nd</sup> Floor:  
2107

26<sup>th</sup> Floor:  
2607

27<sup>th</sup> - 28<sup>th</sup> Floor:  
2707

32<sup>nd</sup> Floor:  
3206

33<sup>rd</sup> - 34<sup>th</sup> Floor:  
3306

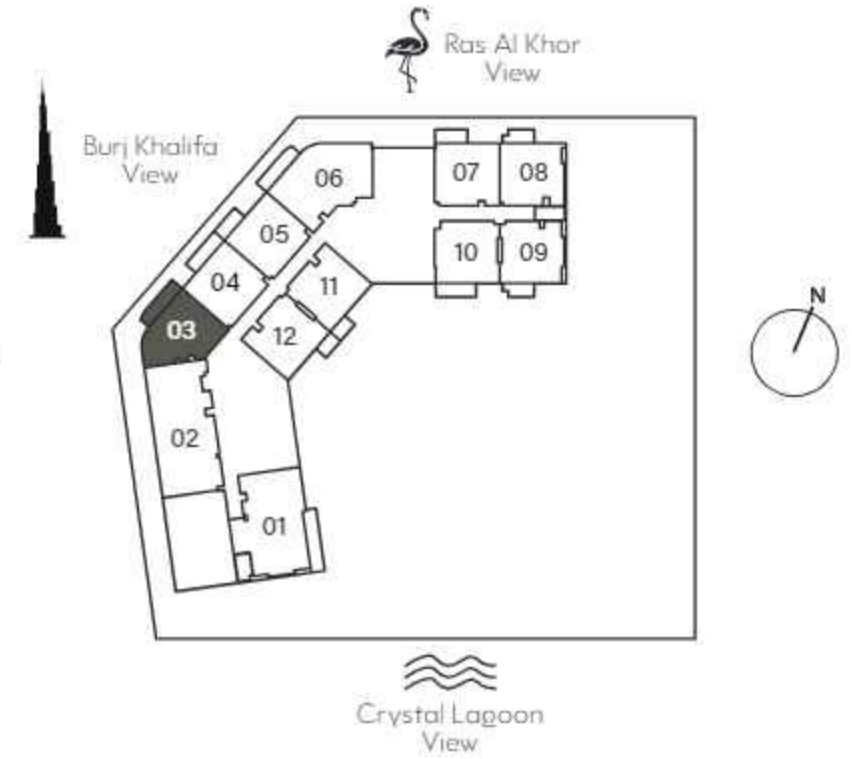


# 1 BEDROOM TYPE C



Internal Living Area : 753.69 Sq. Ft  
 Outdoor Living Area : 127.44 Sq. Ft  
 Total Living Area : 881.13 Sq. Ft

7<sup>th</sup> & 13<sup>th</sup>  
Floor:



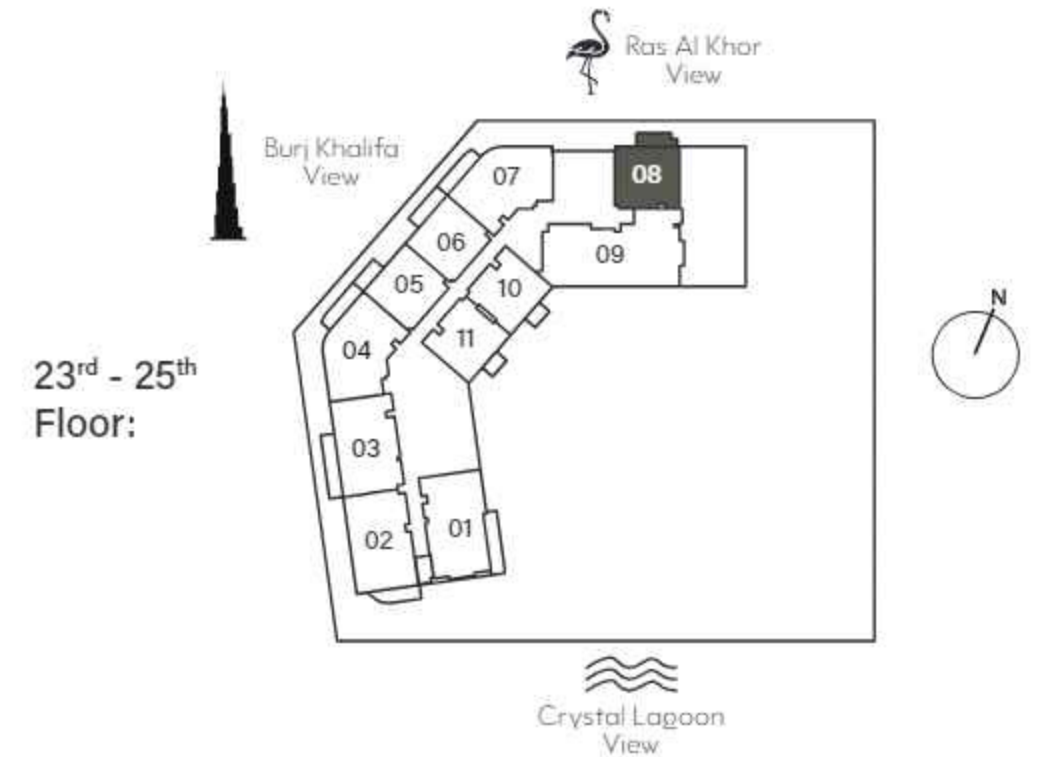
7<sup>th</sup> & 13<sup>th</sup> Floor:  
**703**

26<sup>th</sup> Floor:  
**2603**

# 1 BEDROOM TYPE D



Internal Living Area : 743.25 Sq. Ft  
 Outdoor Living Area : 96.12 Sq. Ft  
 Total Living Area : 839.37 Sq. Ft



23<sup>rd</sup> - 25<sup>th</sup>  
Floor:

23<sup>rd</sup> Floor:  
2308

24<sup>th</sup> - 25<sup>th</sup> Floor:  
2408

29<sup>th</sup> Floor:  
2907

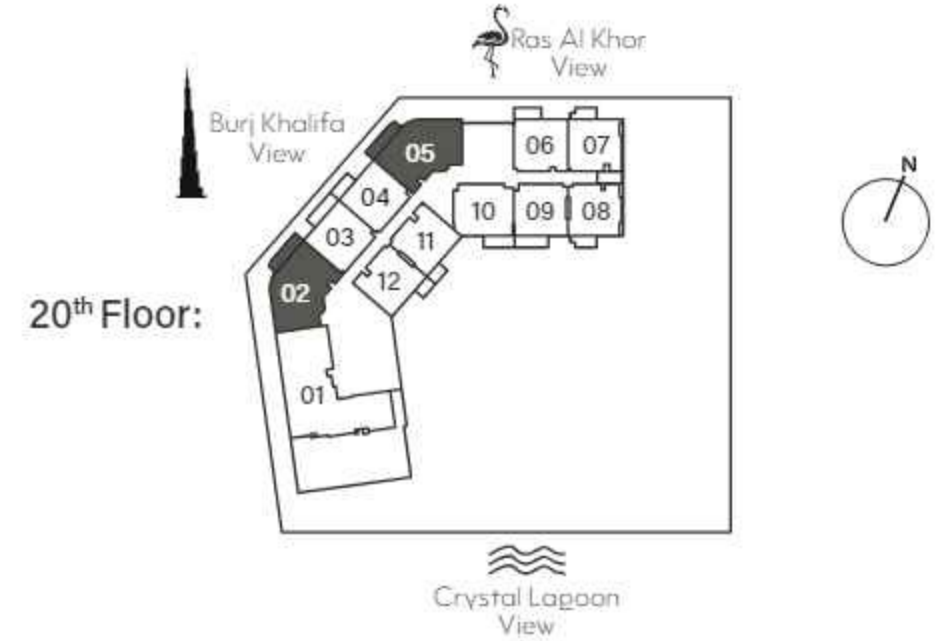
30<sup>th</sup> - 31<sup>st</sup> Floor:  
3007



# 2 BEDROOM TYPE A

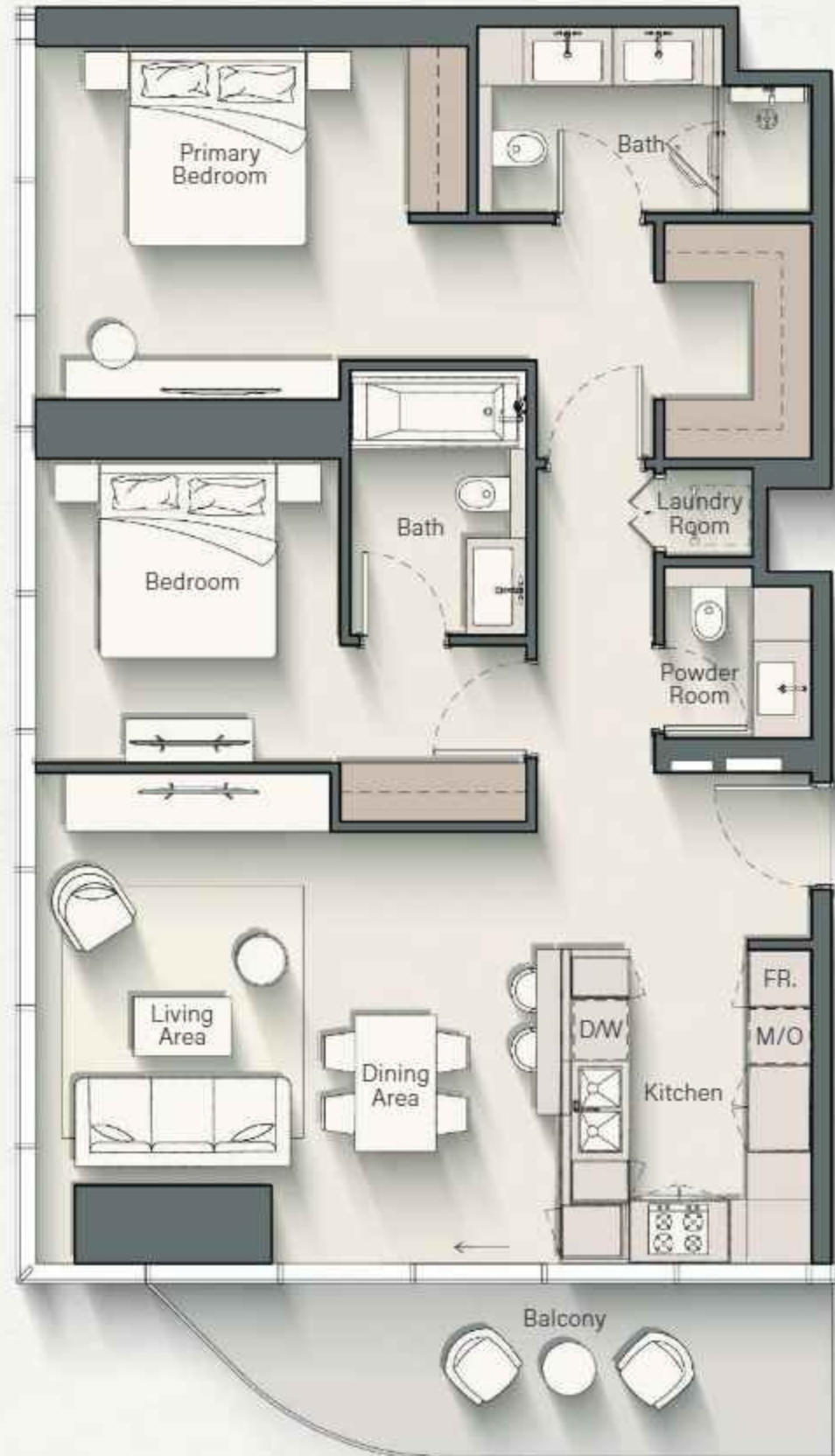


Internal Living Area : 1114.06 Sq. Ft  
 Outdoor Living Area : 127.44 Sq. Ft  
 Total Living Area : 1241.51 Sq. Ft



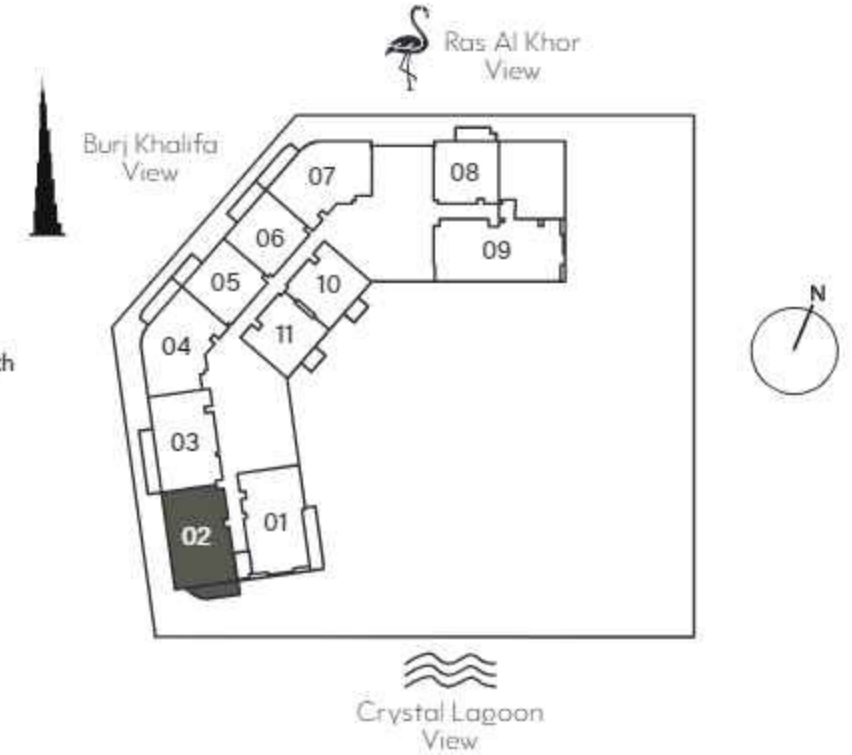
1 <sup>st</sup> Floor: <b><u>104</u></b> <b><u>107</u></b>	2 <sup>nd</sup> Floor: <b><u>204</u></b> <b><u>207</u></b>	3 <sup>rd</sup> - 6 <sup>th</sup> Floor: <b><u>304</u></b> <b><u>307</u></b>
7 <sup>th</sup> & 13 <sup>th</sup> Floor: <b><u>706</u></b>	8 <sup>th</sup> - 9 <sup>th</sup> & 14 <sup>th</sup> - 15 <sup>th</sup> Floor: <b><u>803</u></b> <b><u>806</u></b>	10 <sup>th</sup> & 16 <sup>th</sup> Floor: <b><u>1004</u></b> <b><u>1007</u></b>
11 <sup>th</sup> - 12 <sup>th</sup> & 17 <sup>th</sup> - 18 <sup>th</sup> Floor: <b><u>1104</u></b> <b><u>1107</u></b>	20 <sup>th</sup> Floor: <b><u>2002</u></b> <b><u>2005</u></b>	21 <sup>st</sup> - 22 <sup>nd</sup> Floor: <b><u>2102</u></b> <b><u>2105</u></b>
23 <sup>rd</sup> Floor: <b><u>2304</u></b> <b><u>2307</u></b>	24 <sup>th</sup> - 25 <sup>th</sup> Floor: <b><u>2404</u></b> <b><u>2407</u></b>	26 <sup>th</sup> Floor: <b><u>2605</u></b>
27 <sup>th</sup> - 28 <sup>th</sup> Floor: <b><u>2703</u></b> <b><u>2705</u></b>	29 <sup>th</sup> Floor: <b><u>2904</u></b> <b><u>2906</u></b>	30 <sup>th</sup> - 31 <sup>st</sup> Floor: <b><u>3004</u></b> <b><u>3006</u></b>
32 <sup>nd</sup> Floor: <b><u>3202</u></b> <b><u>3204</u></b>	33 <sup>rd</sup> - 34 <sup>th</sup> Floor: <b><u>3302</u></b> <b><u>3304</u></b>	35 <sup>th</sup> - 37 <sup>th</sup> Floor: <b><u>3504</u></b> <b><u>3506</u></b>

# 2 BEDROOM TYPE B



Internal Living Area : 1119.55 Sq. Ft  
 Outdoor Living Area : 116.14 Sq. Ft  
 Total Living Area : 1235.70 Sq. Ft

10<sup>th</sup> & 16<sup>th</sup>  
Floor:



3<sup>rd</sup> - 6<sup>th</sup> Floor:  
**302**

10<sup>th</sup> & 16<sup>th</sup> Floor:  
**1002**

11<sup>th</sup> - 12<sup>th</sup> &  
17<sup>th</sup> - 18<sup>th</sup> Floor:  
**1102**

23<sup>rd</sup> Floor:  
**2302**

24<sup>th</sup> - 25<sup>th</sup> Floor:  
**2402**

29<sup>th</sup> Floor:  
**2902**

30<sup>th</sup> - 31<sup>st</sup> Floor:  
**3002**

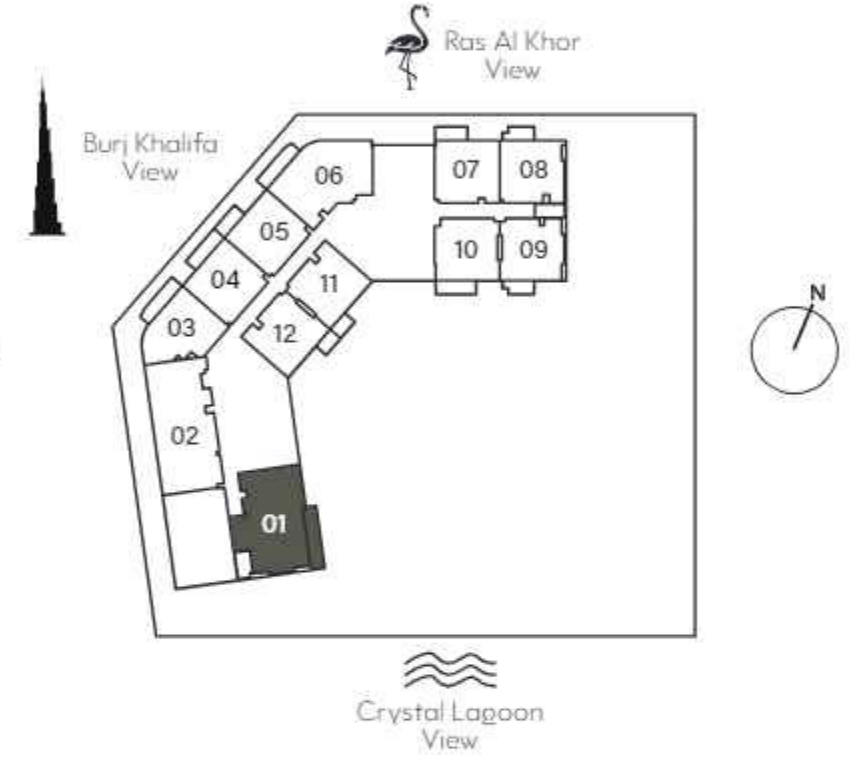


# 2 BEDROOM + S TYPE C



Internal Living Area : 1234.62 Sq. Ft  
 Outdoor Living Area : 159.31 Sq. Ft  
 Total Living Area : 1393.93 Sq. Ft

7<sup>th</sup> & 13<sup>th</sup>  
Floor:



7<sup>th</sup> & 13<sup>th</sup> Floor:  
**701**

8<sup>th</sup> - 9<sup>th</sup> &  
14<sup>th</sup> - 15<sup>th</sup> Floor:  
**801**

26<sup>th</sup> Floor:  
**2601**

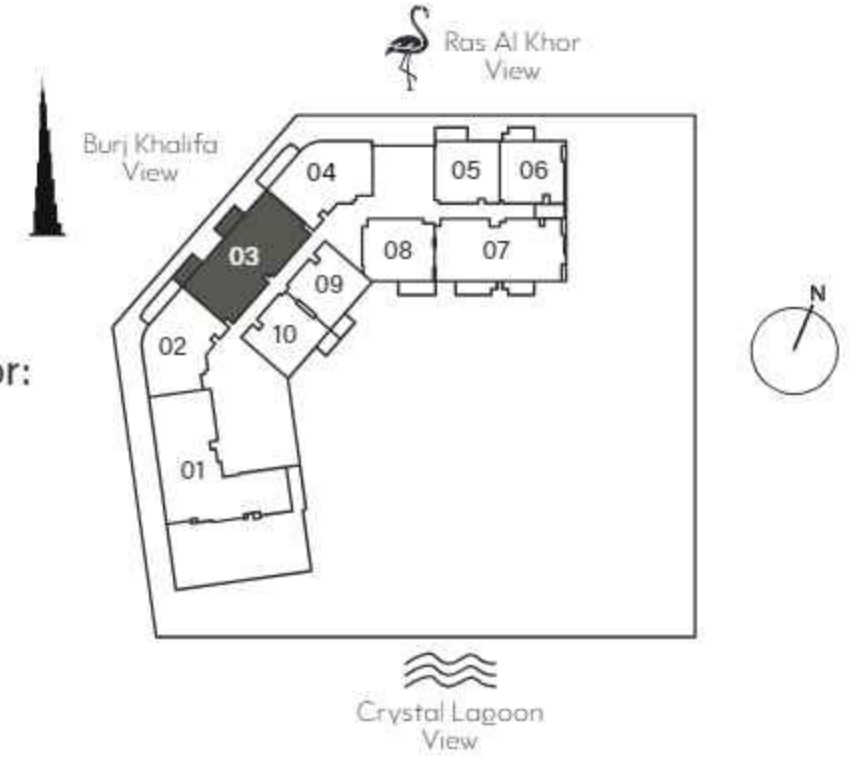
27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2701**

# 3 BEDROOM + S TYPE A



Internal Living Area : 1451.62 Sq. Ft  
 Outdoor Living Area : 157.69 Sq. Ft  
 Total Living Area : 1609.31 Sq. Ft

32<sup>nd</sup> Floor:



26<sup>th</sup> Floor:  
**2604**

27<sup>th</sup> - 28<sup>th</sup> Floor:  
**2704**

29<sup>th</sup> Floor:  
**2905**

30<sup>th</sup> - 31<sup>st</sup> Floor:  
**3005**

32<sup>nd</sup> Floor:  
**3203**

33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3303**

35<sup>th</sup> - 37<sup>th</sup> Floor:  
**3505**

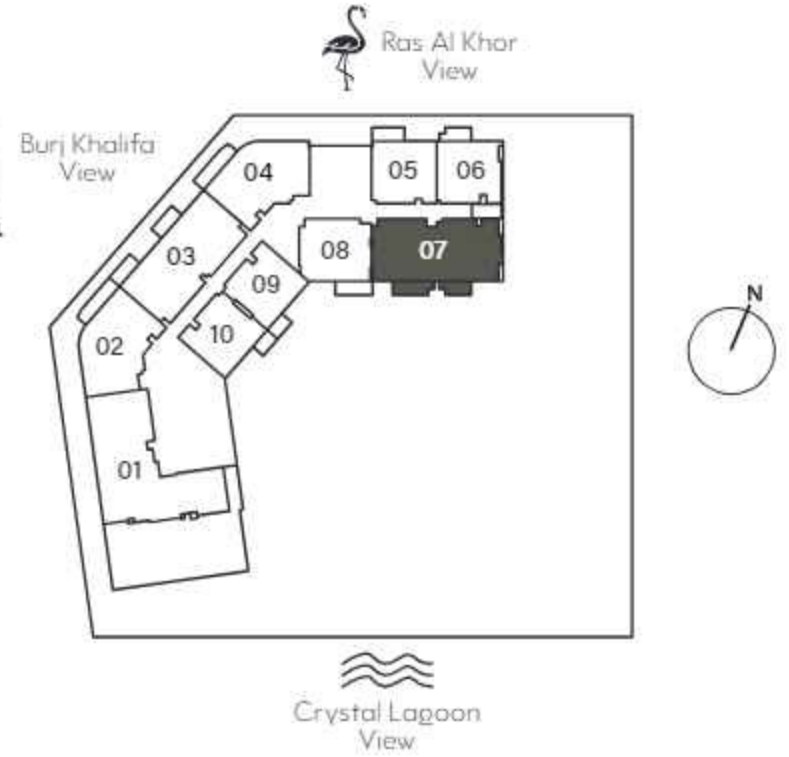


# 3 BEDROOM + S TYPE B



Internal Living Area : 1441.29 Sq. Ft  
 Outdoor Living Area : 171.36 Sq. Ft  
 Total Living Area : 1612.65 Sq. Ft

32<sup>nd</sup> Floor:



32<sup>nd</sup> Floor:  
**3207**

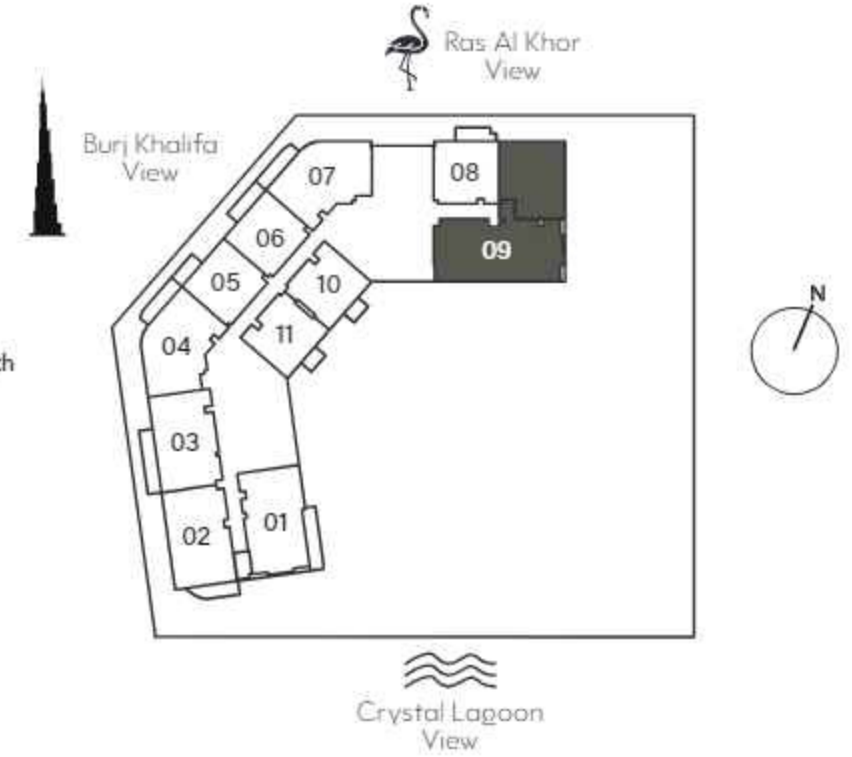
33<sup>rd</sup> - 34<sup>th</sup> Floor:  
**3307**

# 3 BEDROOM + S TYPE C



Internal Living Area : 1498.55 Sq. Ft  
 Outdoor Living Area : 616.45 Sq. Ft  
 Total Living Area : 2115.00 Sq. Ft

10<sup>th</sup> & 16<sup>th</sup>  
Floor:



10<sup>th</sup> & 16<sup>th</sup> Floor:  
**1009**

Crystal Lagoon  
View

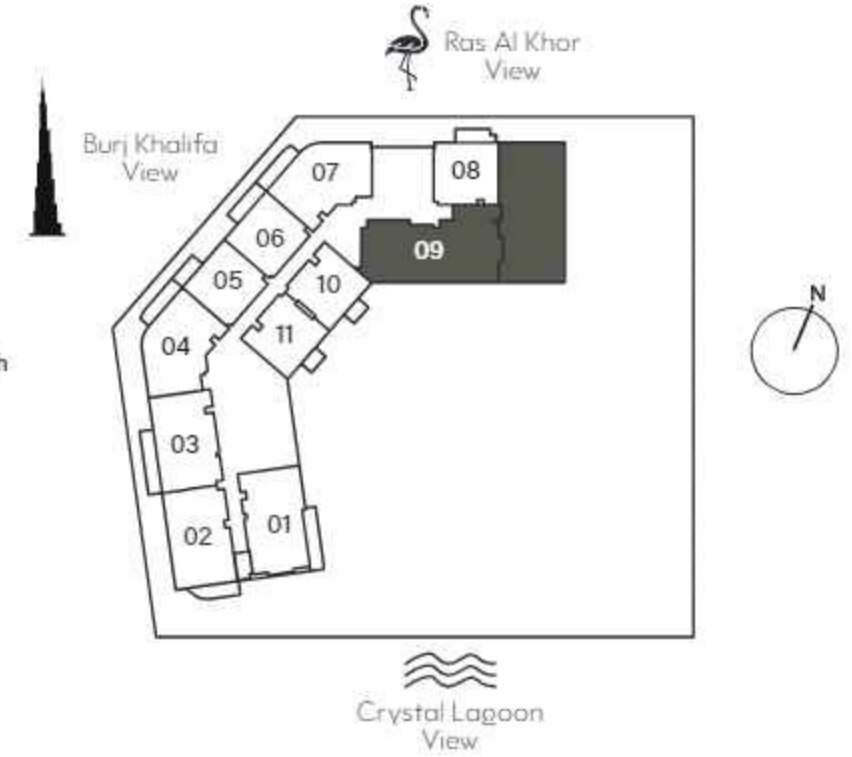


# 3 BEDROOM + S TYPE D



Internal Living Area : 1681.54 Sq. Ft  
 Outdoor Living Area : 1132.58 Sq. Ft  
 Total Living Area : 2814.12 Sq. Ft

23<sup>rd</sup> - 25<sup>th</sup>  
Floor:



23<sup>rd</sup> Floor:  
2309

24<sup>th</sup> - 25<sup>th</sup> Floor:  
2409

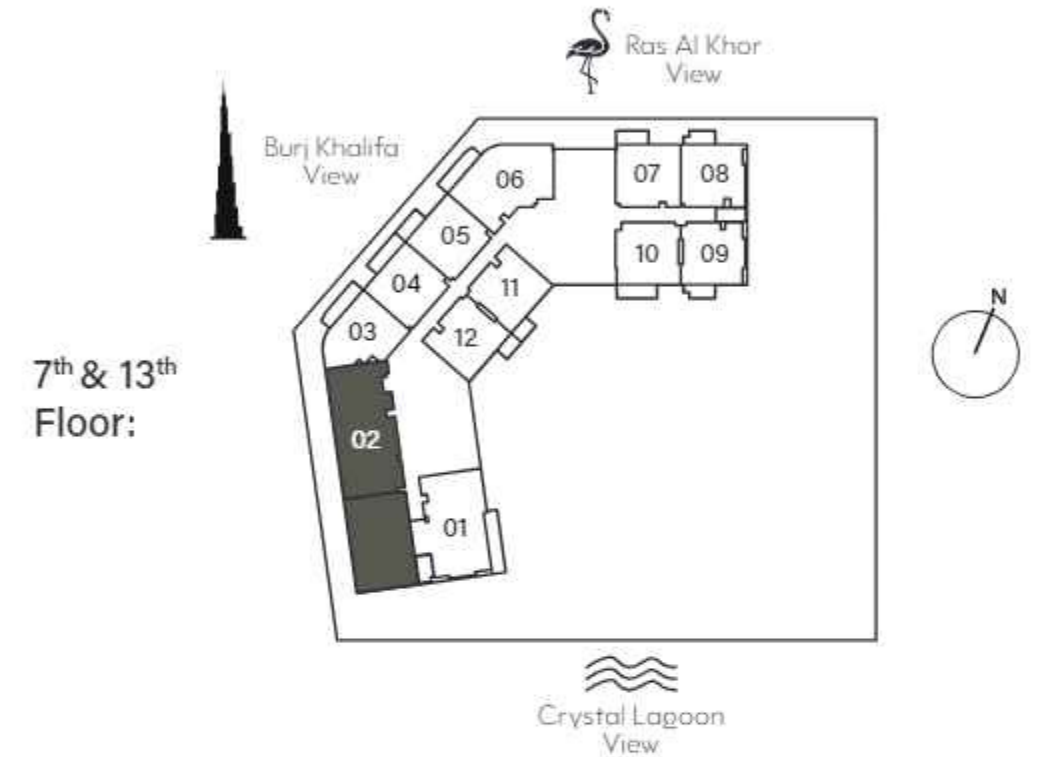
29<sup>th</sup> Floor:  
2908

30<sup>th</sup> - 31<sup>st</sup> Floor:  
3008

# 3 BEDROOM + S TYPE E



Internal Living Area : 1479.93 Sq. Ft  
 Outdoor Living Area : 786.63 Sq. Ft  
 Total Living Area : 2266.56 Sq. Ft



7<sup>th</sup> & 13<sup>th</sup>  
Floor:

7<sup>th</sup> & 13<sup>th</sup> Floor:  
**702**

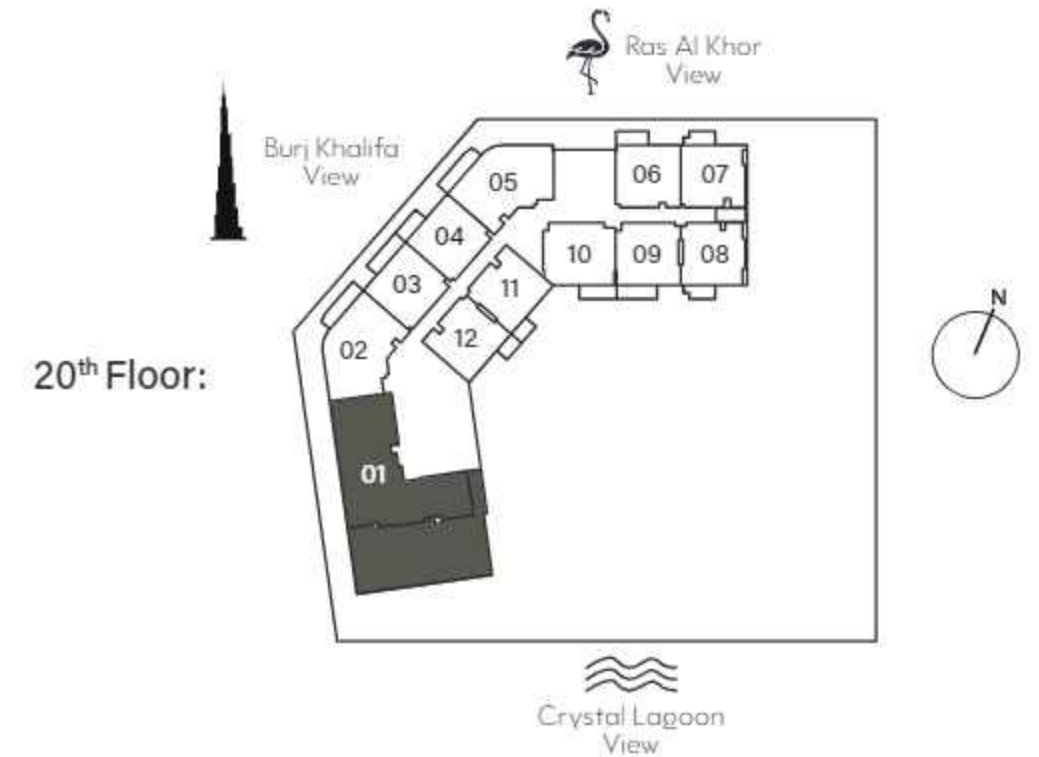
26<sup>th</sup> Floor:  
**2602**



# 4 BEDROOM + S TYPE A



Internal Living Area : 1988.74 Sq. Ft  
 Outdoor Living Area : 1106.42 Sq. Ft  
 Total Living Area : 3095.16 Sq. Ft



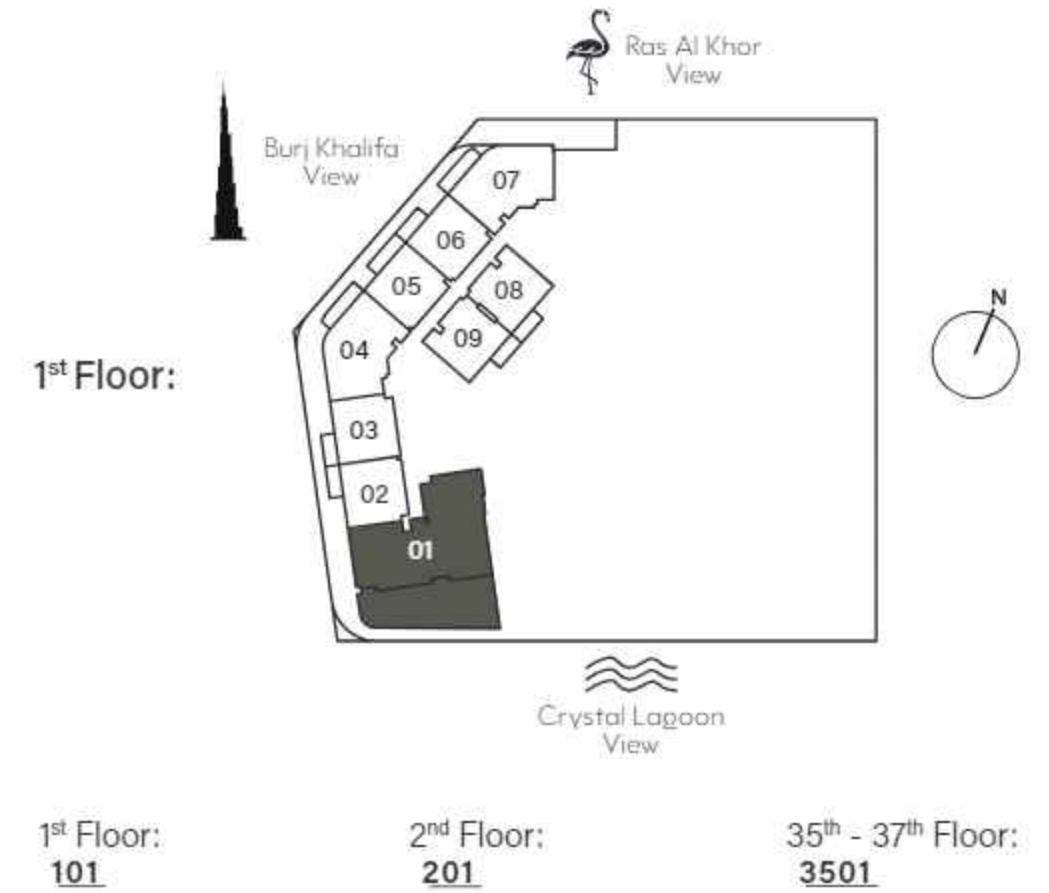
20<sup>th</sup> Floor:

20<sup>th</sup> Floor: 2001      21<sup>st</sup> - 22<sup>nd</sup> Floor: 2101      32<sup>nd</sup> Floor: 3201  
 33<sup>rd</sup> - 34<sup>th</sup> Floor: 3301

# 4 BEDROOM + S TYPE B



Internal Living Area : 2048.80 Sq. Ft  
 Outdoor Living Area : 1150.12 Sq. Ft  
 Total Living Area : 3198.93 Sq. Ft







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