



ART BAY

FL PROJECT BRIEF



HOME IS A WORK OF ART

Set along the banks of the Al Jaddaf Waterfront, Dutco and Ellington Properties' latest residential offering bring a new level of curated lifestyle to the heart of the arts and culture scene in one of Dubai's most exciting new locations.

Art Bay, a lifestyle masterpiece, celebrates the harmony between design and culture, creating a symphony of wellness for its residents with a variety of amenities on offer. Featuring waterfront apartments, including studios, 2 ,1, and 3-bedroom units with views of Dubai Creek.

WELCOME TO A LIFESTYLE MASTERPIECE

A new vision of urban life emerges,
where art, culture, and wellness
seamlessly integrate into the daily
lives of all residents.



A JOINT DEDICATION TO EXCELLENCE

In their second collaboration, Dutco and Ellington are consolidating their wealth of experience and expertise to develop their first residential development in Al Jaddaf, Art Bay under the Dutco Ellington brand. By merging Ellington's resident-centric philosophy, meticulous attention to detail, and lifestyle curation with Dutco's renowned real estate proficiency, and top-tier quality. This partnership not only signifies a new chapter of expansion for Ellington but also serves as a testament to Dutco's enduring commitment to delivering the utmost standards in the industry.





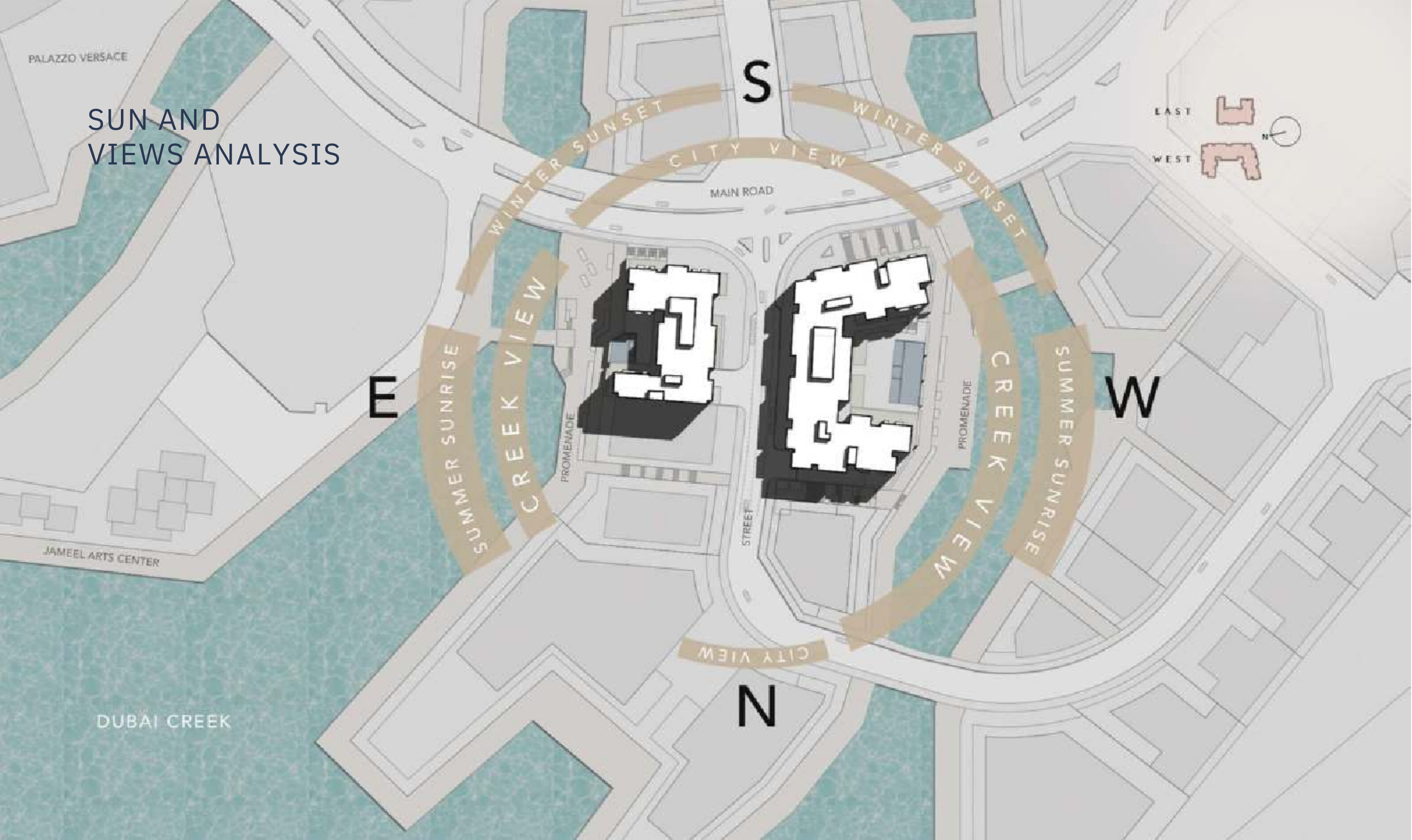
SET ALONG THE BANKS OF
DUBAI CREEK IN AL JADDAF

DRIVING DISTANCES

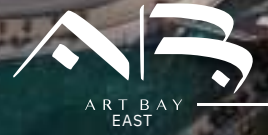
- 1 Minute: Al Jaddaf Waterfront Park
- 2 Minutes: Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Al Jaddaf Metro Station, Palazzo Versace Dubai
- 4 Minutes: Mohammed Bin Rashid Library
- 6 Minutes: Dubai Festival City Mall, Dubai International Airport
- 8 Minutes: Zabeel Stadium, Latifa Women and Children Hospital
- 11 Minutes: Ras Al Khor Wildlife Sanctuary, Business Bay, Burj Khalifa and Dubai Mall
- 12 Minutes: Dubai Dolphinarium
- 13 Minutes: Dubai Creek Golf and Yacht Club, Museum of the Future
- 15 Minutes: Dubai Creek Harbour
- 16 Minutes: Dubai International Financial Centre
- 17 Minutes: Jumeirah Beach
- 20 Minutes: Mall of the Emirates
- 27 Minutes: Palm Jumeirah



SUN AND VIEWS ANALYSIS



ACTUAL PROJECT VIEW



View of Jameel Arts Centre and Palazzo Versace

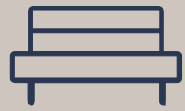


Dubai Culture Village Promenade



View of Dubai Creek

DESIGN ATTRIBUTES



Outdoor comfort



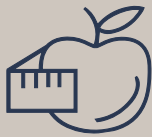
Indoor comfort



Views



Environment



Healthy lifestyle



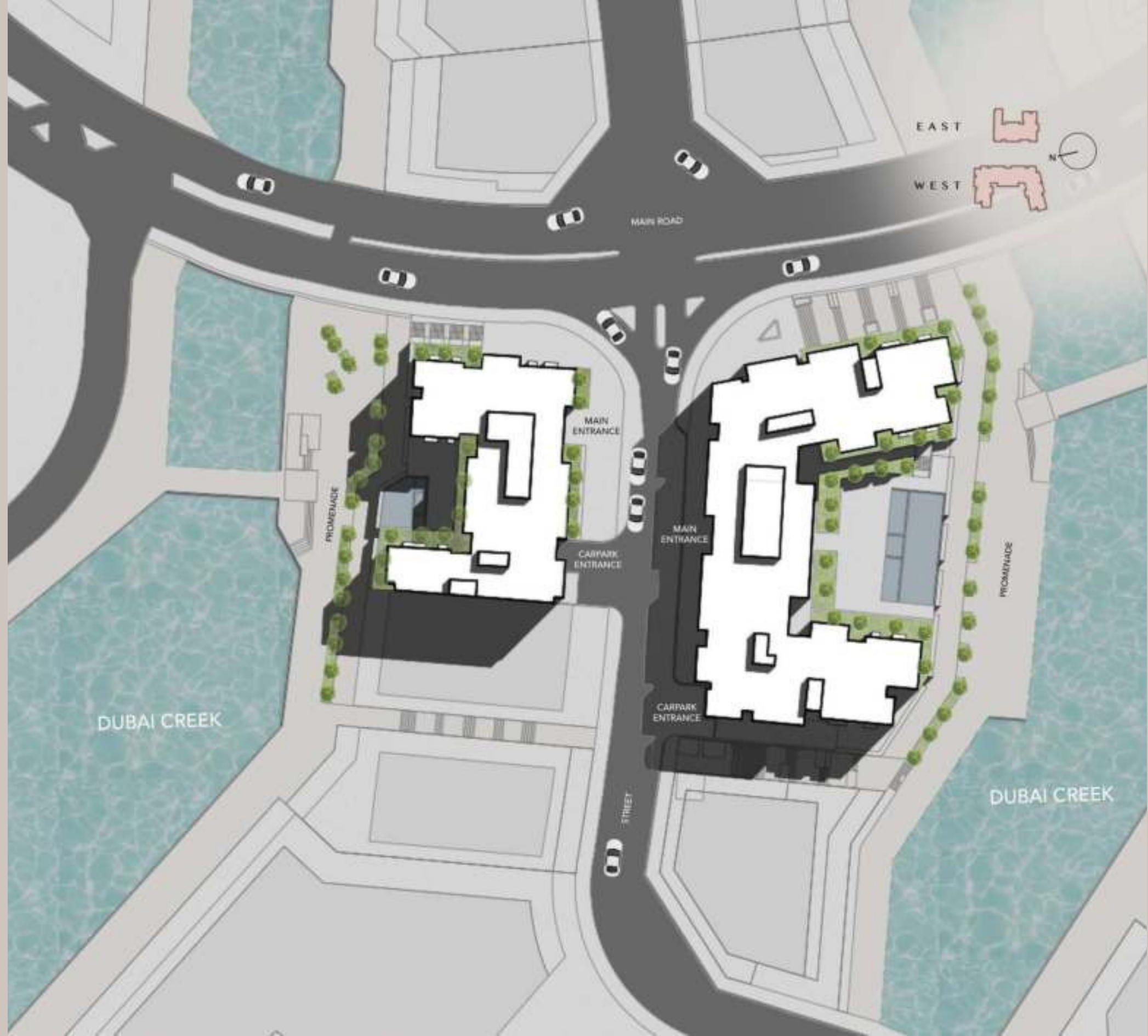
Unique experience



Retail experience



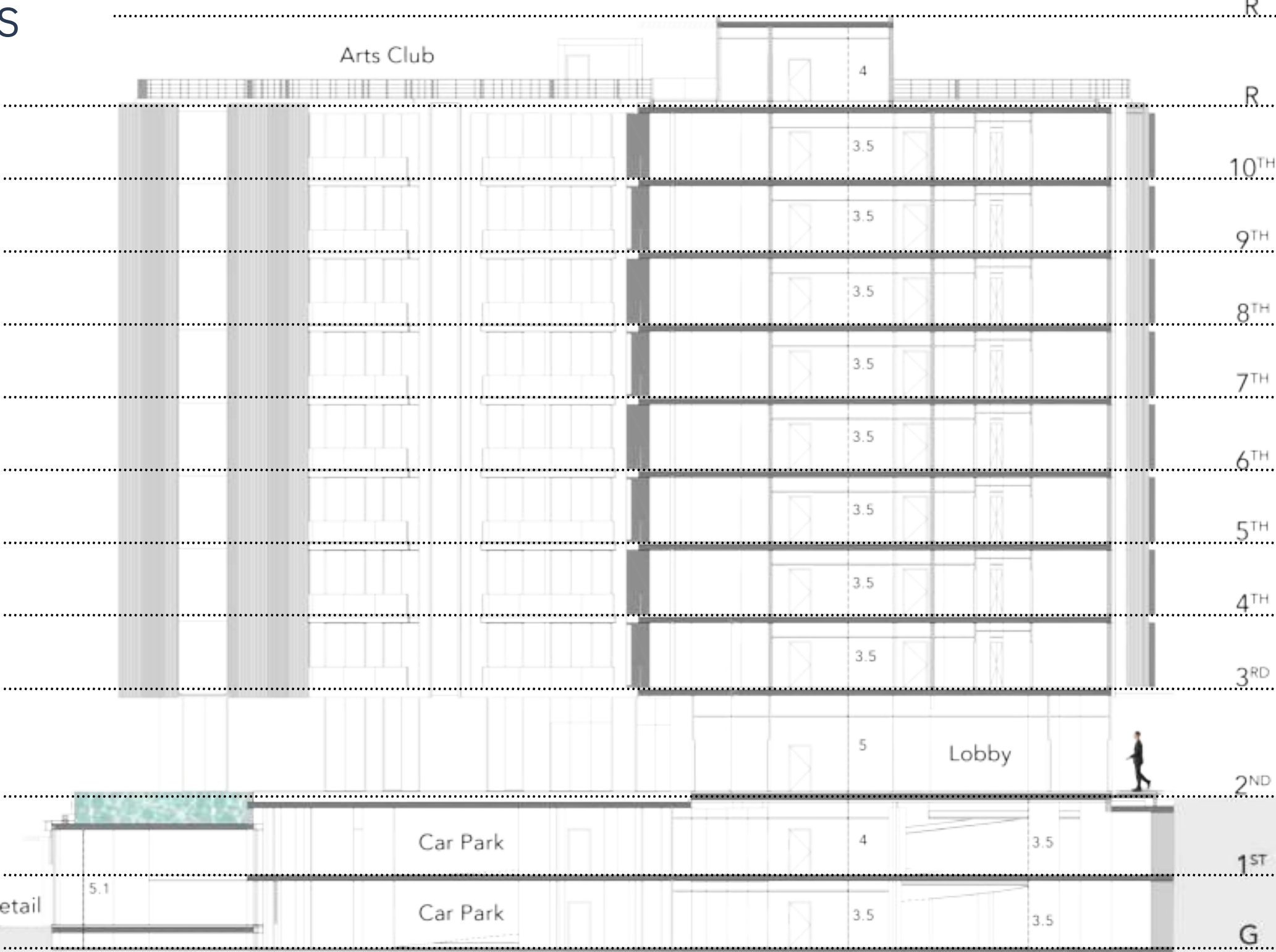
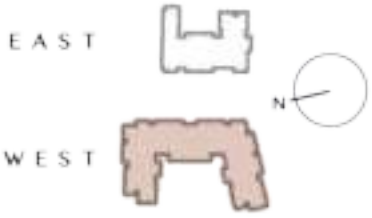
Entertainment



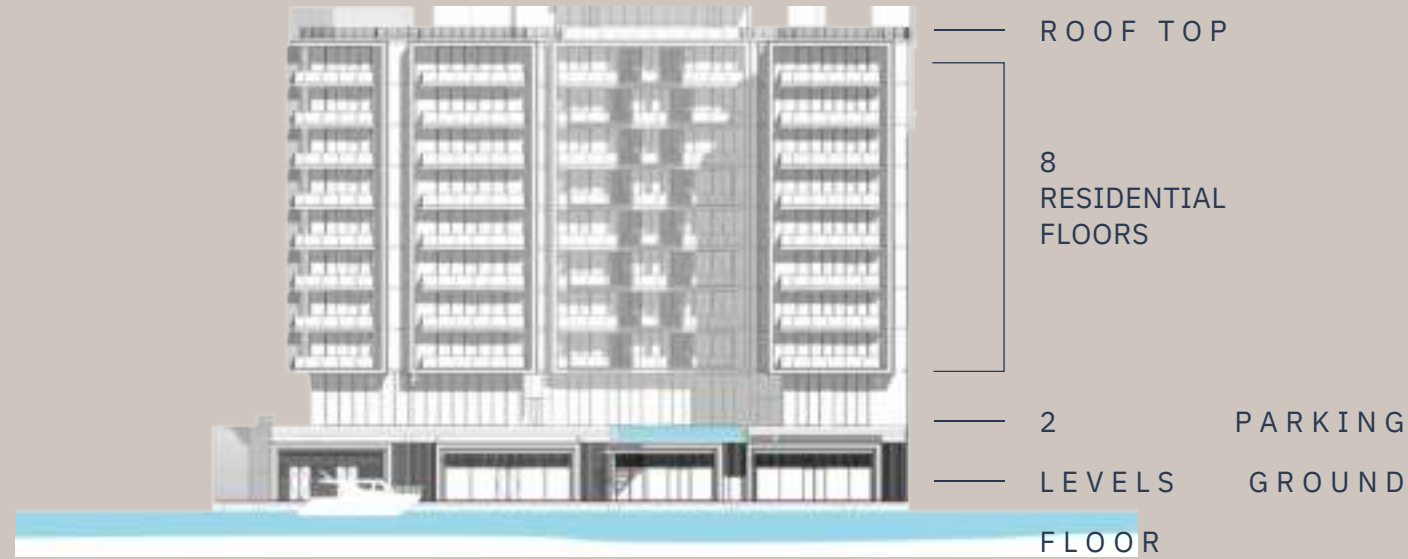
ARCHITECTURAL DESIGN SECTIONS



ARCHITECTURAL DESIGN SECTIONS



ART BAY
EAST



ELEVATORS

East Tower	West Tower
1 passenger elevator	2 passenger elevators
1 service elevator	2 service elevators

ANTICIPATED COMPLETION DATE

Q3 2026

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft.

ART BAY
WEST



PARKING

Studio, 1 and 2 beds: 1 parking space
3 beds: 2 parking spaces

OWNERSHIP

Freehold



SIZE RANGE PER UNIT TYPE

EAST TOWER

Studio	From 430 sq. ft
1 Bedroom	From 862 sq. ft to 959 sq. ft
2 Bedrooms	From 1,211 sq. ft to 1,692 sq. ft
3 Bedrooms	From 2,135 sq. ft to 2,147 sq. ft

WEST TOWER

Studio	From 485 sq. ft
1 Bedroom	From 847 sq. ft to 1,010 sq. ft
2 Bedrooms	From 1,216 sq. ft to 2,426 sq. ft
3 Bedrooms	From 1,798 sq. ft to 2,459 sq. ft

NUMBER OF UNITS PER TYPE

EAST TOWER

Studio	8 units
1 Bedroom	50
2 Bedrooms	units
3 Bedrooms	32

WEST TOWER

Studio	8 units
1 Bedroom	34
2 Bedrooms	units
3 Bedrooms	90
	units
	35
	units



GROUND &
FIRST FLOOR
AMENITIES



RETAIL



DUBAI CULTURE VILLAGE PROMENADE

Actual View

EAST GROUND FLOOR AMENITIES PLAN

- ① ACCESS TO PARKING LEVELS
- ② EV CHARGING STATION
- ③ PARKING FOR PEOPLE OF DETERMINATION
- ④ BICYCLE PARKING
- ⑤ LIFT LOBBY
- ⑥ ACCESS TO PROMENADE



EAST FIRST FLOOR AMENITIES PLAN

- ① ACCESS TO PARKING LEVELS
- ② ACCESS TO GROUND FLOOR PARKING
- ③ EV CHARGING STATION
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- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY



WEST
GROUND FLOOR
AMENITIES PLAN

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- ⑥ LIFT LOBBY
- ⑦ ACCESS TO PROMENADE



SECOND FLOOR
AMENITIES



LOBBY
ENTRANCE



LOBBY
RECEPTION

LOBBY
LIBRARY



LIFT
LOBBY





CLUB
LOUNGE



THE
THEATRE



FITNES
S
STUDIO

HOT YOGA
STUDIO



CHANGE
ROOM





ELLINGTON VILLAGE ←
WORK STATION ↓
PLAY AREA →

YOUTH
HUB



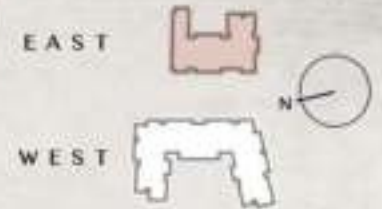
POOL
DECK



THE
COURTYARD

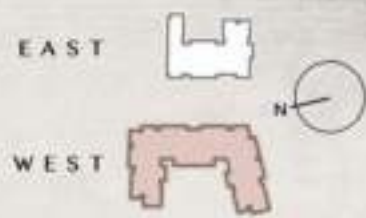
EAST
SECOND FLOOR
AMENITIES PLAN

- | | |
|--|----------------------------|
| ① LEISURE AND LOUNGE POOL | ① FEMALE WELLNESS CORNER |
| ② BAJA SHELF | ② MALE WELLNESS CORNER |
| ③ SUN LOUNGERS AREA | ① YOUTH HUB |
| ④ KIDS POOL | ③ LIFT LOBBY |
| ⑤ BARBEQUE DECK | ① LOBBY LOUNGE |
| ⑥ CULTURE LOUNGE | ④ LOBBY RECEPTION |
| ⑦ PANTRY/DINING | ① LOBBY ENTRANCE |
| ⑧ THE THEATRE | ⑤ MAIN ENTRANCE |
| ⑨ FITNESS STUDIO | ① MOVE-IN TRUCK ZONE |
| ① HOT YOGA STUDIO | ⑥ VEHICLE ENTRANCE/EXIT |
| ① BATHROOM FOR PEOPLE OF DETERMINATION | ① ACCESS TO PARKING LEVELS |
| 1 | 7 |
| 1 | 1 |
| | 8 |
| | 1 |
| | 9 |
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| | 0 |
| | 2 |
| | 1 |
| | 2 |



WEST
SECOND FLOOR
AMENITIES PLAN

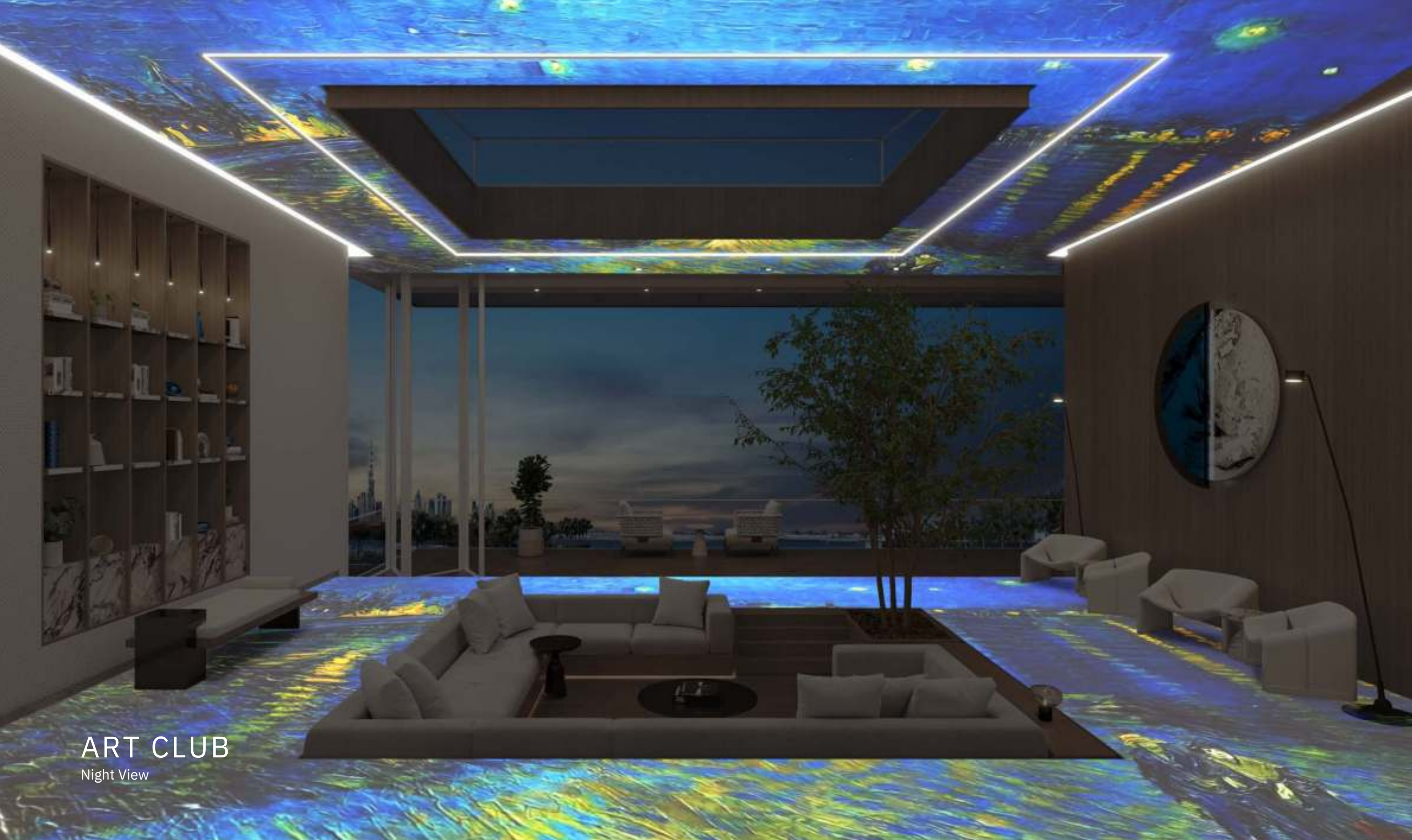
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|---------------------------|---------------------------------------|
| ① LEISURE AND LOUNGE POOL | ② LOBBY ENTRANCE |
| ② BAJA SHELF | ① MAIN ENTRANCE |
| ③ SUN LOUNGERS AREA | ② FITNESS STUDIO |
| ④ CABANAS | ① HOT YOGA STUDIO |
| ⑤ OUTDOOR SHOWER | ② OUTDOOR FITNESS AREA |
| ⑥ COURTYARD | ② MALE WELLNESS CORNER |
| ⑦ KIDS POOL | ② FEMALE WELLNESS CORNER |
| ⑧ BARBEQUE DECK | ③ PARKING FOR PEOPLE OF DETERMINATION |
| ⑨ OUTDOOR KIDS PLAY AREA | ② SERVICE LIFT |
| ① OUTDOOR TERRACE | ② MOVE-IN TRUCK ZONE |
| ① ACCESS TO COURTYARD | ④ VEHICLE ENTRANCE/EXIT |
| ① LIFT LOBBY | ② ACCESS TO PARKING LEVELS |
| ① CULTURE LOUNGE | ⑤ |
| ① THE THEATRE | ② |
| ① GAMES CORNER | ③ |
| ② YOUTH HUB | ⑥ |
| ① MULTIPURPOSE TABLE | ① |
| ③ LOBBY LOUNGE | ③ |
| ① LOBBY RECEPTION | ⑦ |
| ④ | ① |
| ① | |
| ⑤ | |
| ① | |



ART CLUB
AMENITIE
S



ART CLUB
Day View



ART CLUB
Night View

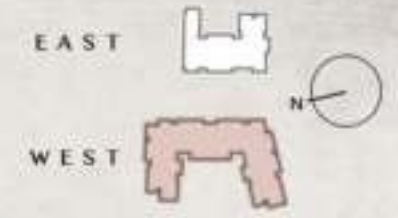
EAST
ART CLUB
AMENITIES PLAN

- ① ROOFTOP BAR
- ② WORKSHOP CORNER
- ③ OUTDOOR LOUNGE & VIEWING DECK
SUNKEN SEATING
- ④ ARTS & PERFORMANCES STAGE
- ⑤ LIFT LOBBY
- ⑥ WASHROOM
- ⑦ WASHROOM



WEST
ART CLUB
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- ① ROOFTOP BAR
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- ⑥ WASHROOM
- ⑦



APARTMENTS





LIVING
& DINING



TYPICAL
KITCHEN



3 BEDROOM
KITCHEN





BEDROOMS



GLAS
S BOX

Applicable to 2 and 3-bedroom corner units



BATHROOMS

GUEST
WASHROOM



POWDER
ROOM





TOTALLY HOME

REAL ESTATE



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