



ART BAY

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



PALAZZO VERSACE

SUN AND VIEWS ANALYSIS

EAST

WEST



S

W

N

E

WINTER SUNSET

WINTER SUNSET

CITY VIEW

SUMMER SUNRISE

CREEK VIEW

CREEK VIEW

SUMMER SUNRISE

CITY VIEW

MAIN ROAD

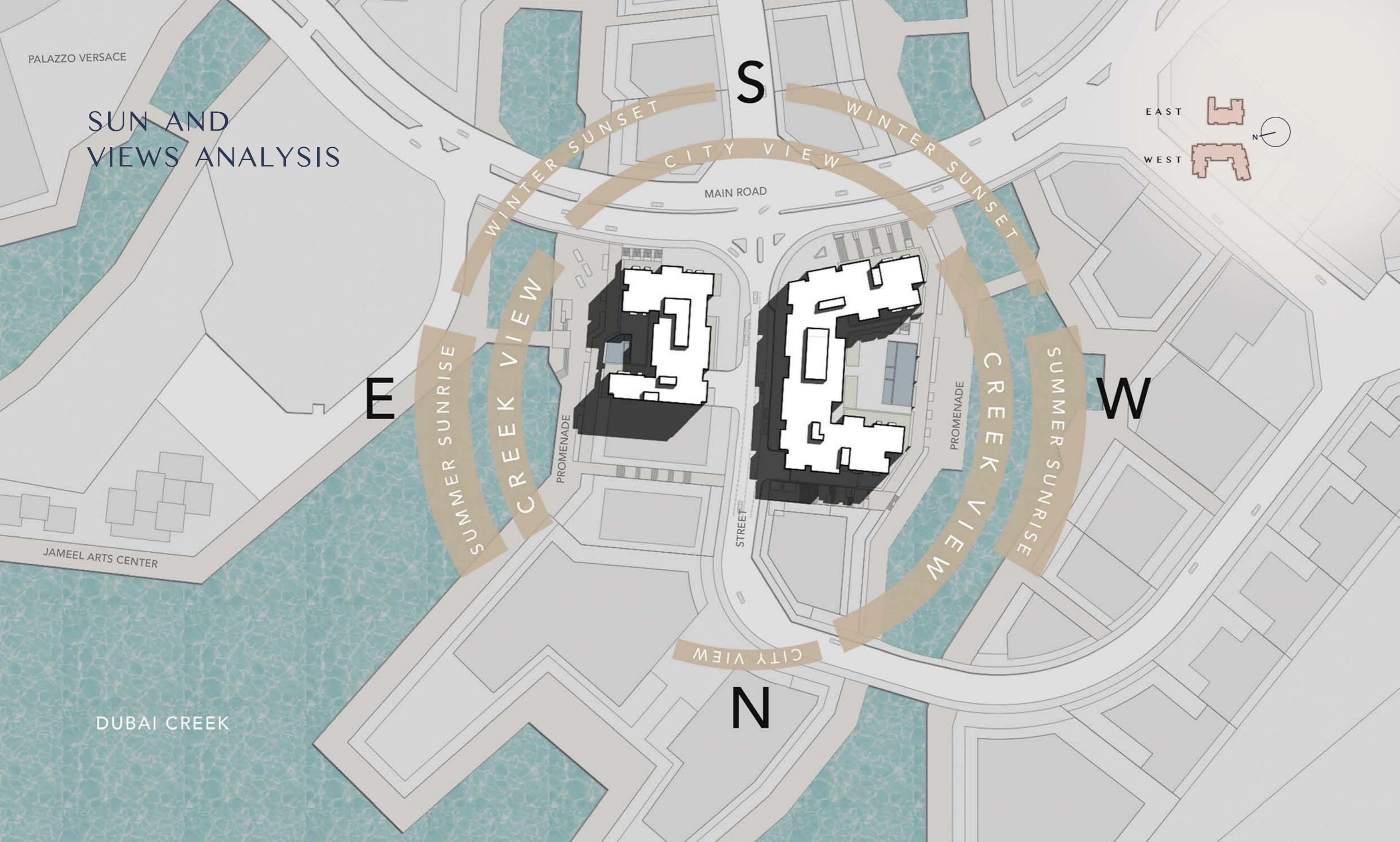
PROMENADE

PROMENADE

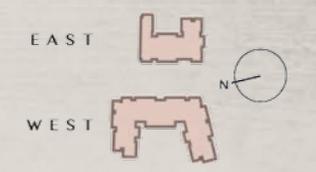
STREET

JAMEEL ARTS CENTER

DUBAI CREEK



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



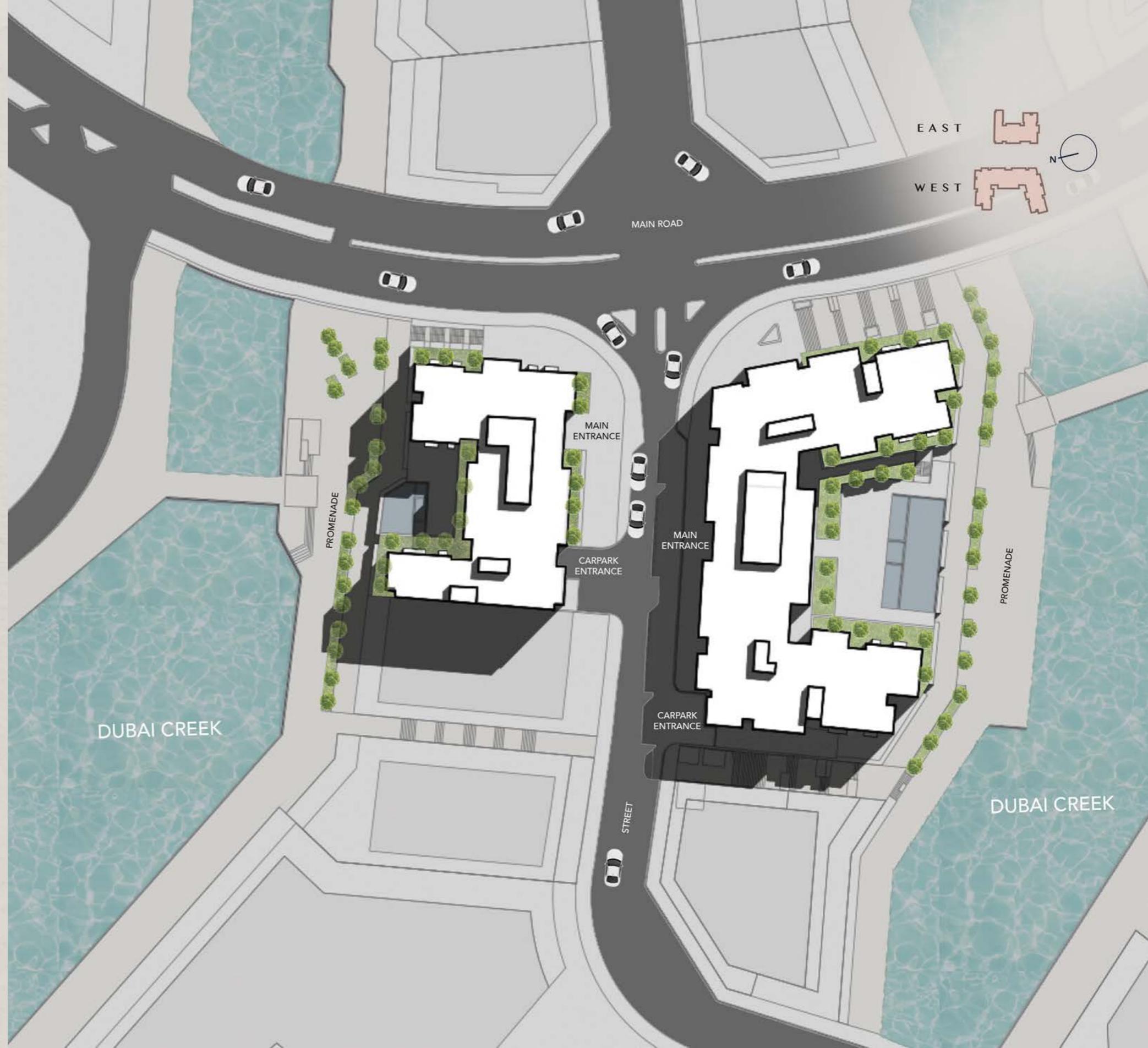
Unique experience



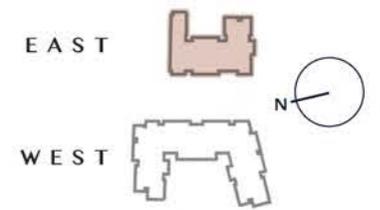
Retail experience



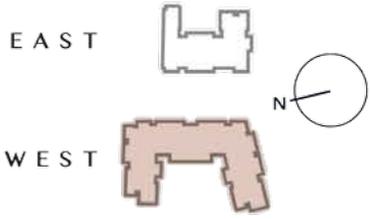
Entertainment



ARCHITECTURAL DESIGN SECTIONS



ARCHITECTURAL DESIGN SECTIONS



Retail

Car Park

Car Park

Lobby



ART BAY
EAST



ELEVATORS

East Tower

1 passenger elevator

1 service elevator

West Tower

2 passenger elevators

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 units
2 Bedrooms	32 units
3 Bedrooms	9 units

WEST TOWER

Studio	8 units
1 Bedroom	34 units
2 Bedrooms	90 units
3 Bedrooms	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
- ④ PARKING FOR PEOPLE OF DETERMINATION
- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY



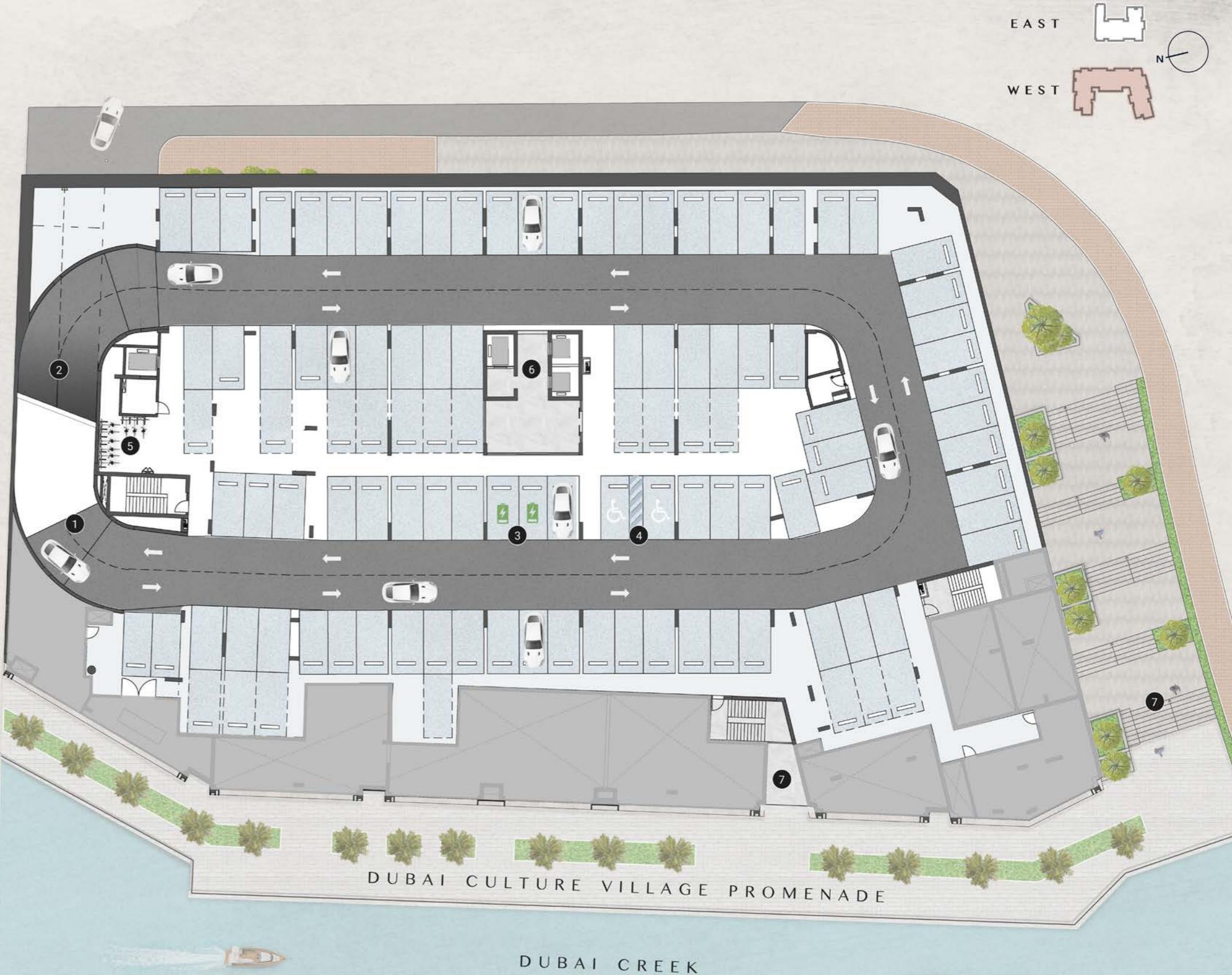
WEST
GROUND FLOOR
AMENITIES PLAN

- 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



**WEST
FIRST FLOOR
AMENITIES PLAN**

- ① ACCESS TO PARKING LEVELS
- ② ACCESS TO GROUND FLOOR PARKING
- ③ EV CHARGING STATION
- ④ PARKING FOR PEOPLE OF DETERMINATION
- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY
- ⑦ ACCESS TO PROMENADE





SECOND FLOOR
AMENITIES



LOBBY
ENTRANCE

LOBBY
RECEPTION



ELLINGTON



LOBBY
LIBRARY



LIFT
LOBBY





DUTCO | ELLINGTON



CLUB
LOUNGE



THE
THEATRE



FITNESS
STUDIO

HOT YOGA
STUDIO



CHANGE
ROOM





ELLINGTON VILLAS WORK STATION PLAY AREA
← ↓ →

YOUTH HUB



POOL
DECK



THE
COURTYARD

**EAST
SECOND FLOOR
AMENITIES PLAN**

- | | |
|--|----------------------------|
| ① LEISURE AND LOUNGE POOL | ⑫ FEMALE WELLNESS CORNER |
| ② BAJA SHELF | ⑬ MALE WELLNESS CORNER |
| ③ SUN LOUNGERS AREA | ⑭ YOUTH HUB |
| ④ KIDS POOL | ⑮ LIFT LOBBY |
| ⑤ BARBEQUE DECK | ⑯ LOBBY LOUNGE |
| ⑥ CULTURE LOUNGE | ⑰ LOBBY RECEPTION |
| ⑦ PANTRY/DINING | ⑱ LOBBY ENTRANCE |
| ⑧ THE THEATRE | ⑲ MAIN ENTRANCE |
| ⑨ FITNESS STUDIO | ⑳ MOVE-IN TRUCK ZONE |
| ⑩ HOT YOGA STUDIO | ㉑ VEHICLE ENTRANCE/EXIT |
| ⑪ BATHROOM FOR PEOPLE OF DETERMINATION | ㉒ ACCESS TO PARKING LEVELS |

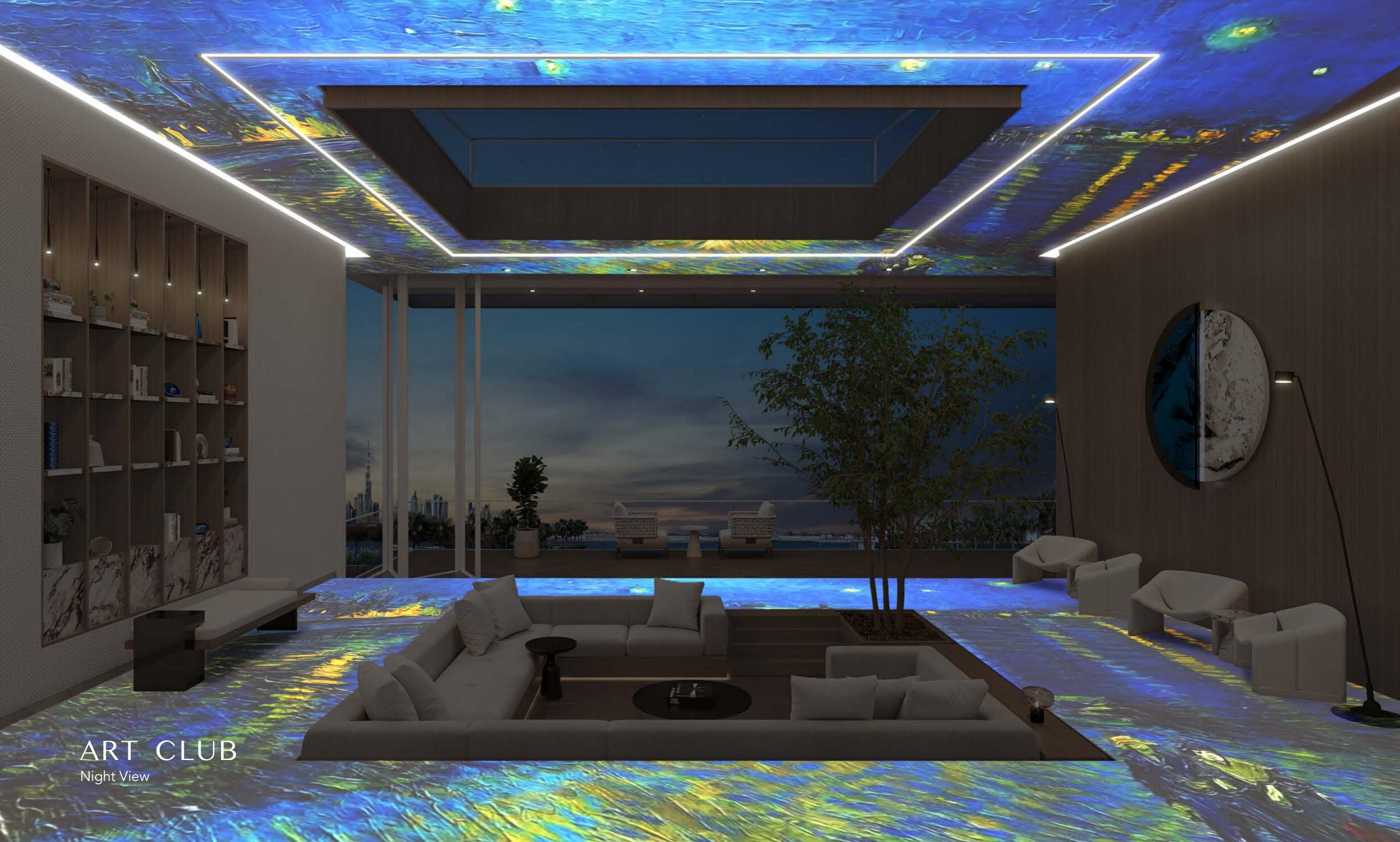




ART CLUB
AMENITIES



ART CLUB
Day View



ART CLUB
Night View

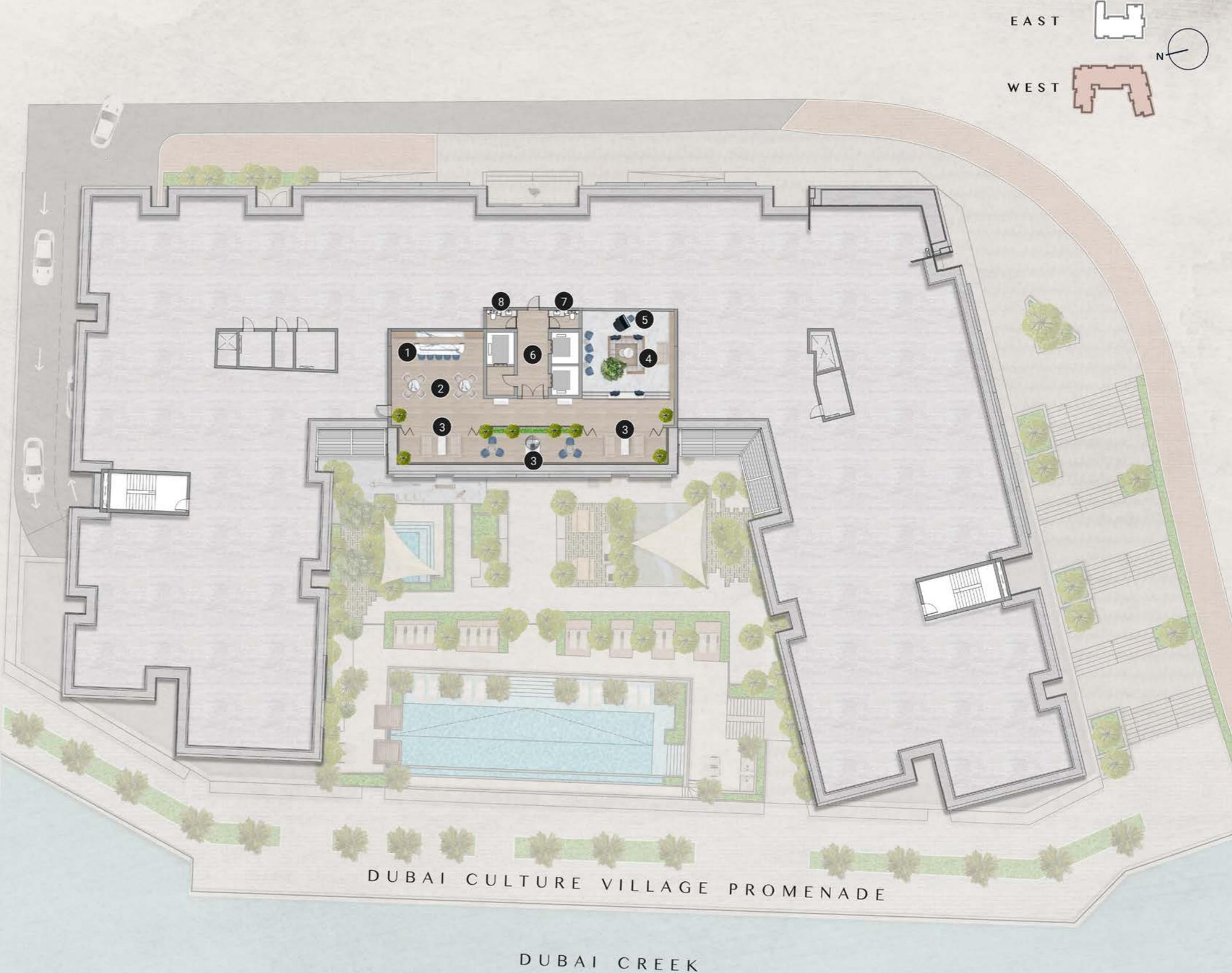
**EAST
ART CLUB
AMENITIES PLAN**

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

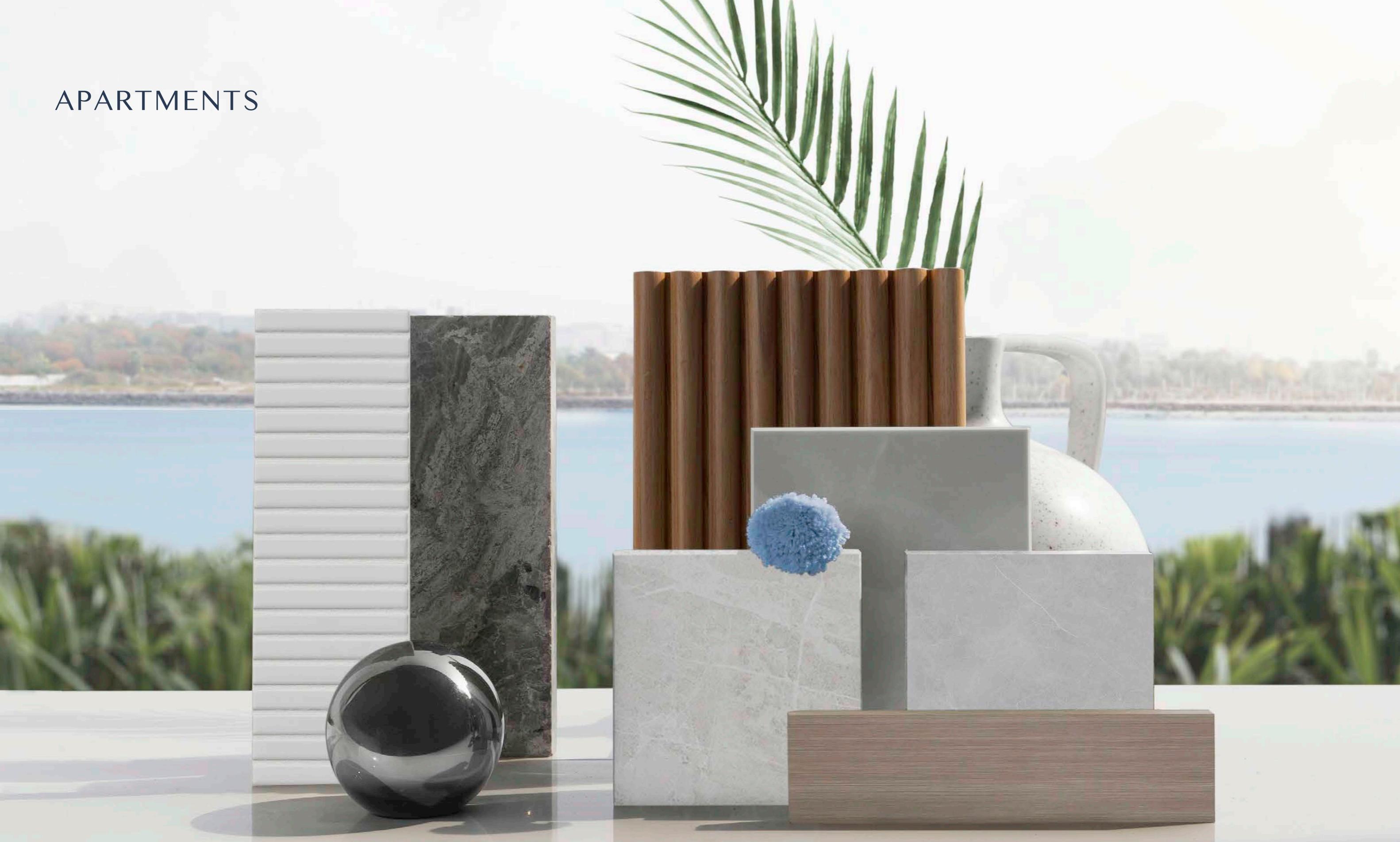


WEST
ART CLUB
AMENITIES PLAN

- ① ROOFTOP BAR
- ② WORKSHOP CORNER
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- ⑤ ARTS & PERFORMANCES STAGE
- ⑥ LIFT LOBBY
- ⑦ WASHROOM



APARTMENTS





LIVING
& DINING



TYPICAL
KITCHEN



3 BEDROOM
KITCHEN





BEDROOMS



GLASS
BOX

Applicable to 2 and 3-bedroom corner units



BATHROOMS



GUEST
WASHROOM

POWDER
ROOM



CONSTRUCTION CONTRACTOR



As well as being the project developer, Dutco's top-tier contracting division will be the main contractors for the construction and delivery of the development. With over 70 years of presence in the UAE, Dutco is renowned for high quality and on-time delivery.

Dutco has been involved in many iconic projects, including the world's largest mall, Dubai Mall, Museum of the Future and Dubai International Airport, in addition to many residential and commercial projects.



ART BAY

EAST
FLOOR PLANS



DUBAI CREEK

EAST

DUBAI CULTURE VILLAGE PROMENADE

WEST

03
3-BR
TYPE A

02
1-BR
TYPE A

01
1-BR
TYPE A

2ND FLOOR PLAN

 1 BEDROOM

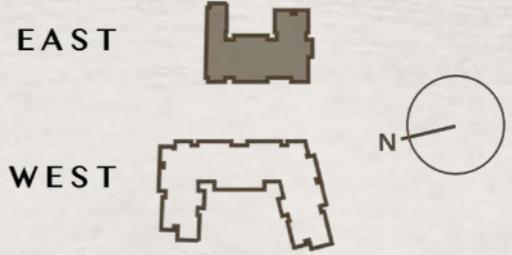
 3 BEDROOM



3RD - 10TH
FLOOR PLAN

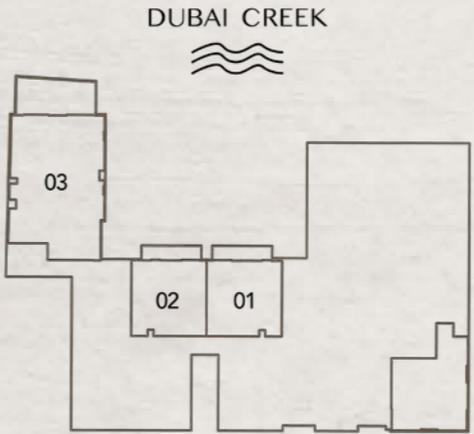
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

STUDIO
TYPE A

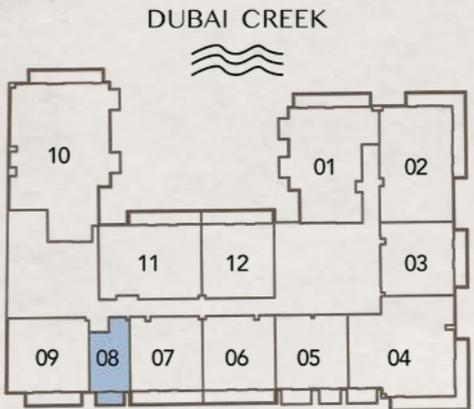


Internal Living Area : 379.54 Sq. Ft
 Outdoor Living Area : 50.48 Sq. Ft
 Total Living Area : 430.02 Sq. Ft

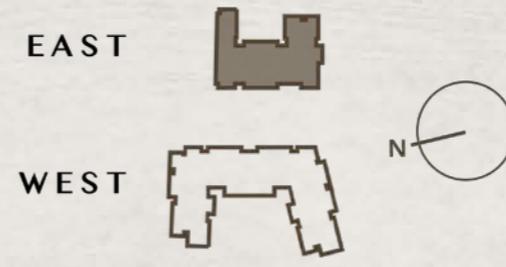
2nd Floor:



3rd - 10th Floor:

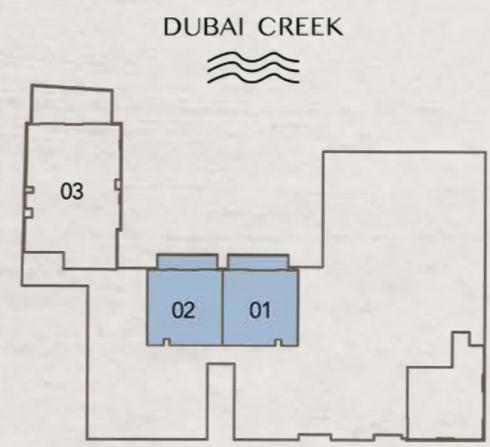


1 BEDROOM TYPE A

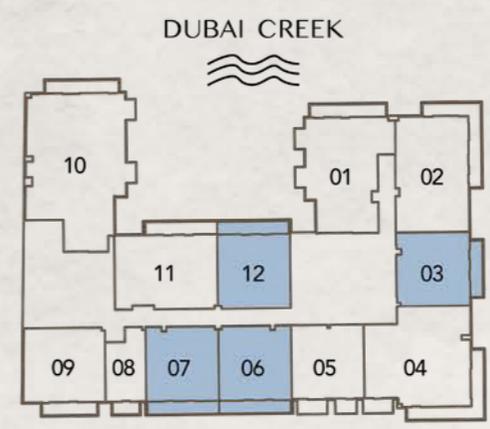


Internal Living Area : 758.64 Sq. Ft
 Outdoor Living Area : 130.67 Sq. Ft
 Total Living Area : 889.31 Sq. Ft

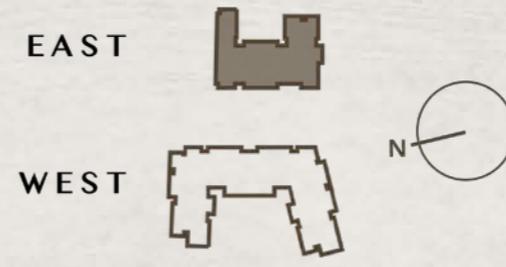
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3rd - 10th Floor:

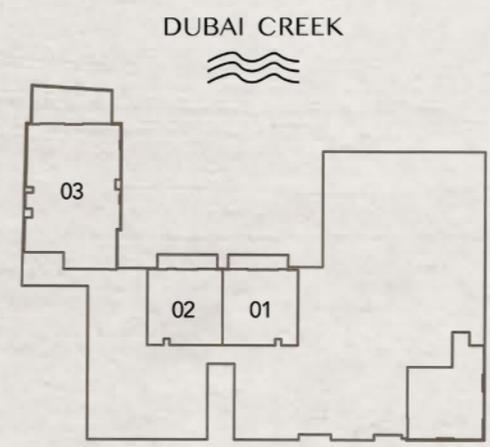


**1 BEDROOM
TYPE B**

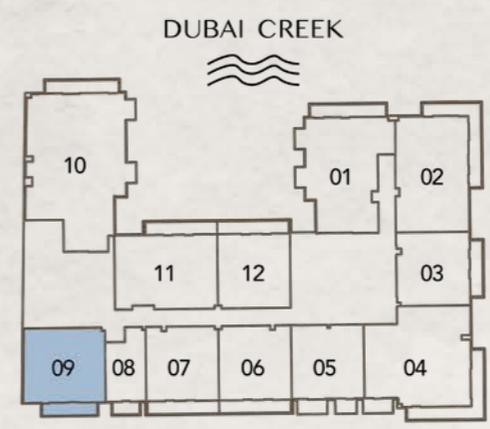


Internal Living Area : 857.24 Sq. Ft
 Outdoor Living Area : 102.58 Sq. Ft
 Total Living Area : 959.82 Sq. Ft

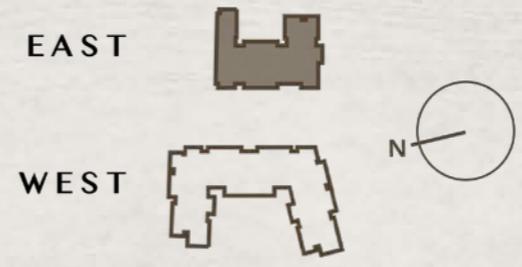
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3rd - 10th Floor:

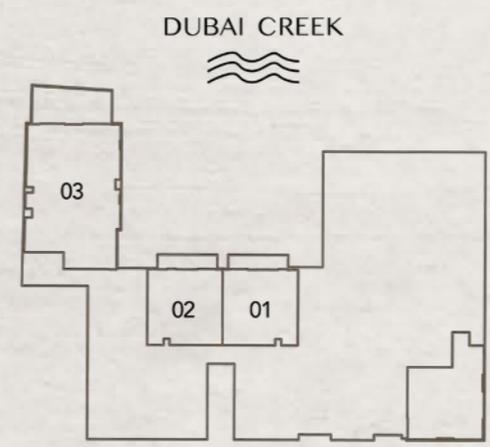


**1 BEDROOM
TYPE C**

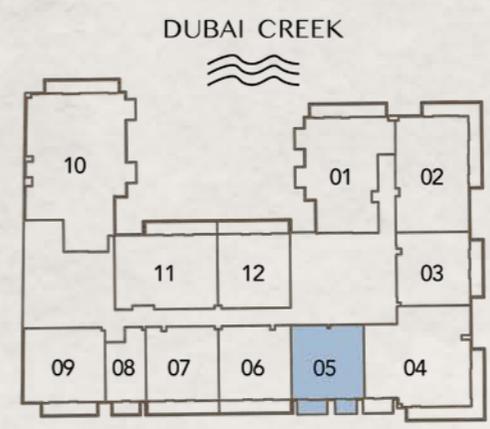


Internal Living Area : 762.73 Sq. Ft
 Outdoor Living Area : 105.81 Sq. Ft
 Total Living Area : 868.54 Sq. Ft

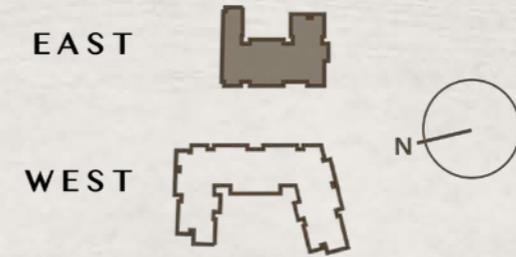
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3rd - 10th Floor:

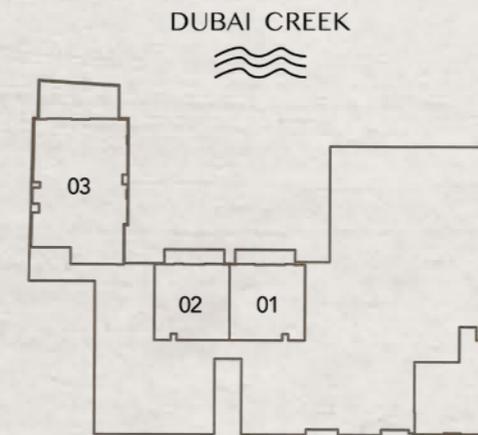


2 BEDROOM
TYPE A

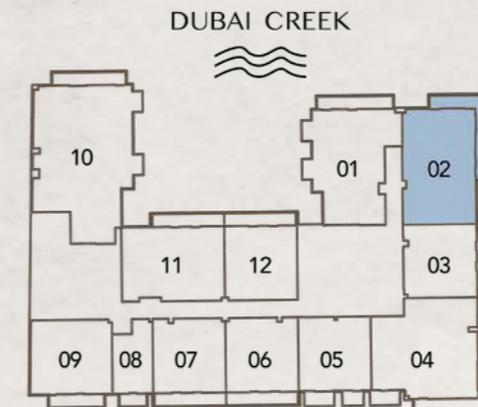


Internal Living Area : 1210.19 Sq. Ft
 Outdoor Living Area : 240.36 Sq. Ft
 Total Living Area : 1450.54 Sq. Ft

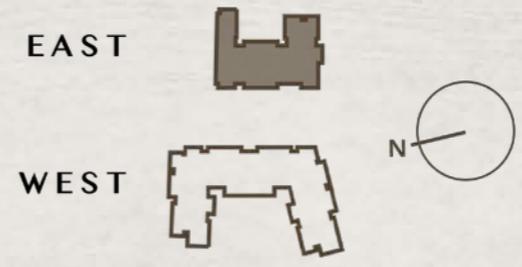
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3rd - 10th Floor:

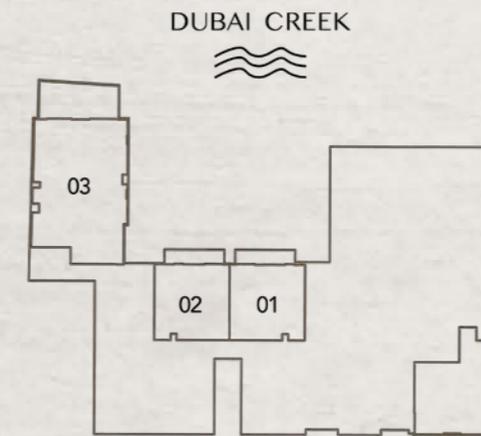


**2 BEDROOM
TYPE B**

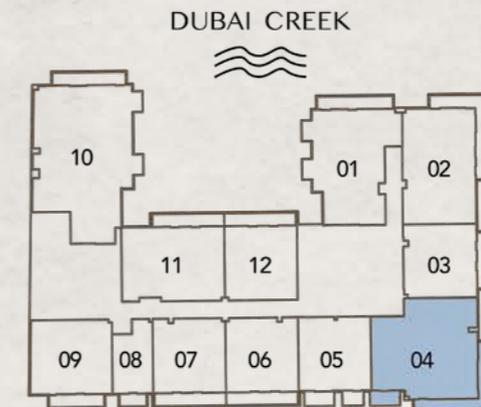


Internal Living Area : 1396.83 Sq. Ft
 Outdoor Living Area : 295.58 Sq. Ft
 Total Living Area : 1692.41 Sq. Ft

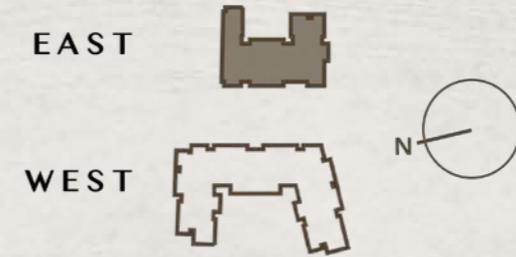
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3rd - 10th Floor:

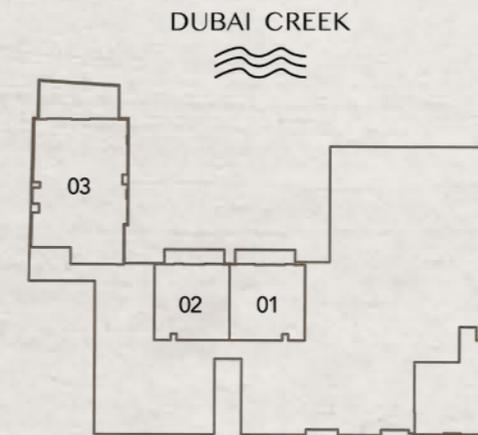


**2 BEDROOM
TYPE C**

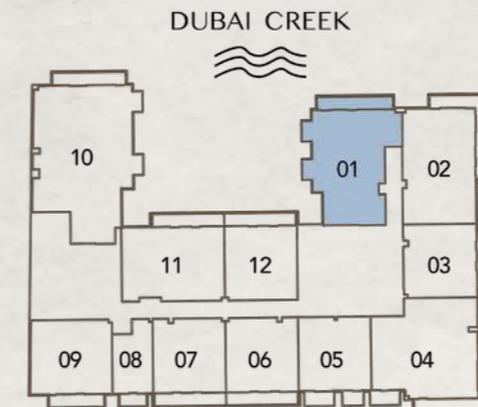


Internal Living Area : 1292.53 Sq. Ft
 Outdoor Living Area : 141.01 Sq. Ft
 Total Living Area : 1433.54 Sq. Ft

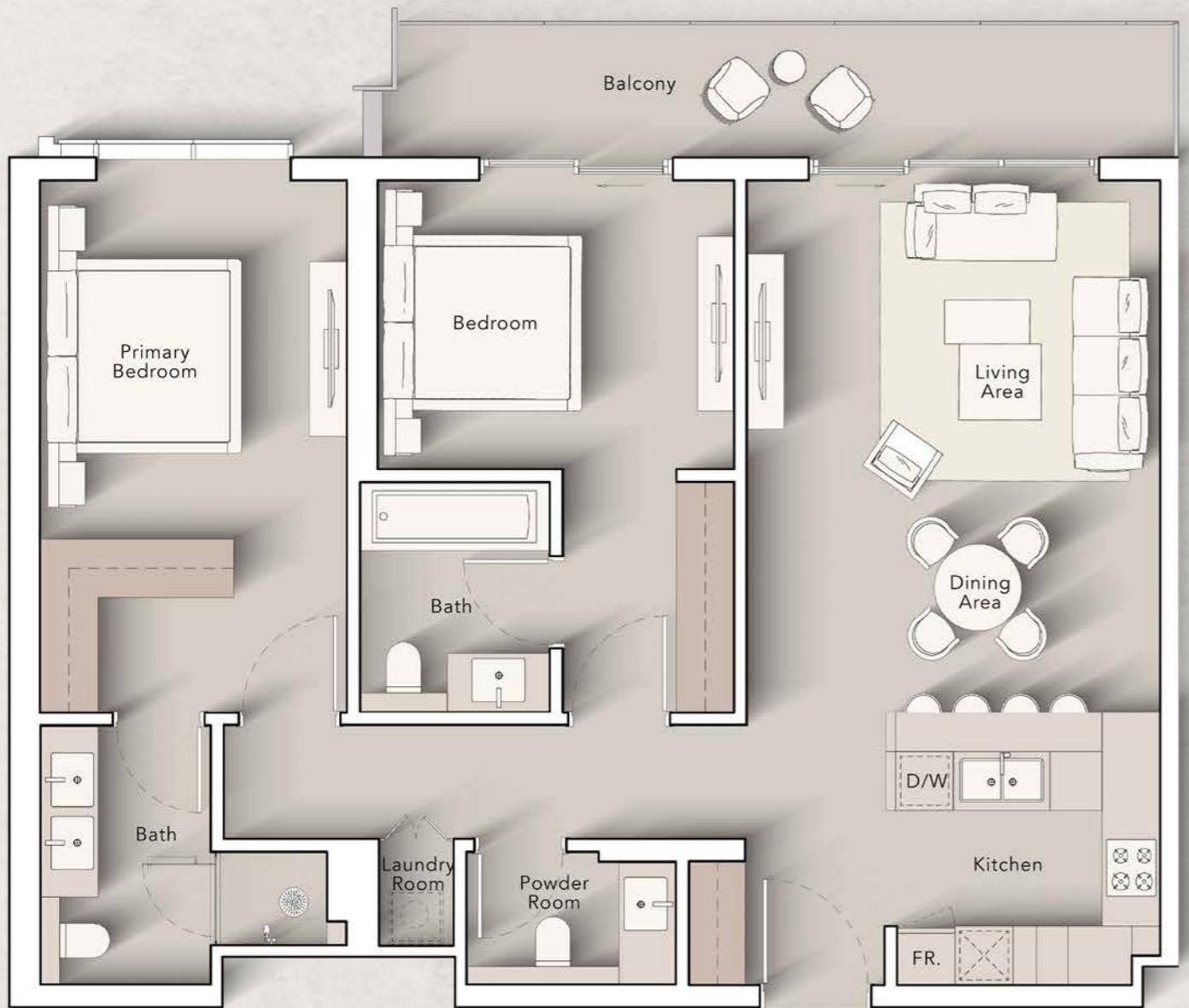
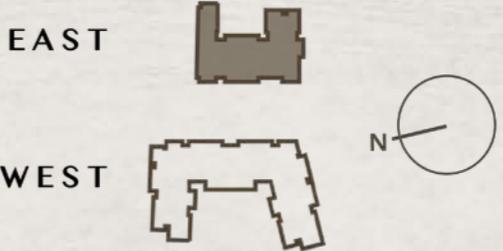
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3rd - 10th Floor:

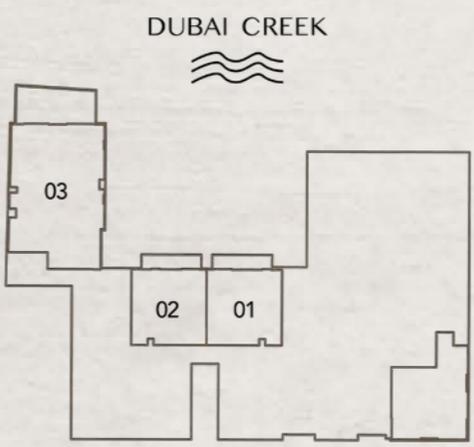


**2 BEDROOM
TYPE D**

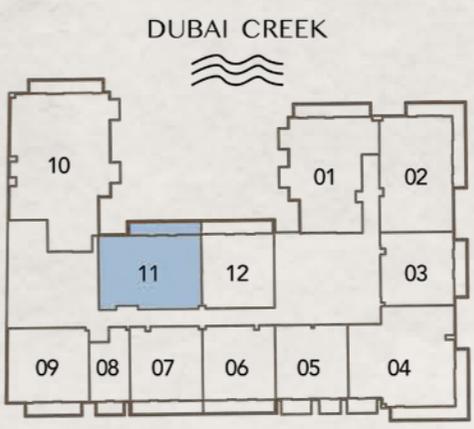


Internal Living Area : 1080.48 Sq. Ft
 Outdoor Living Area : 130.67 Sq. Ft
 Total Living Area : 1211.16 Sq. Ft

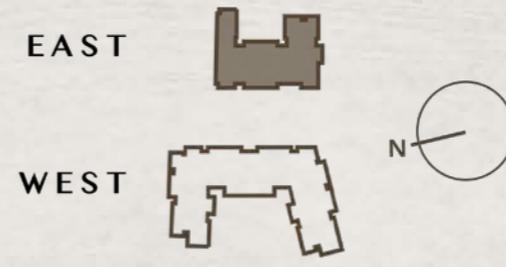
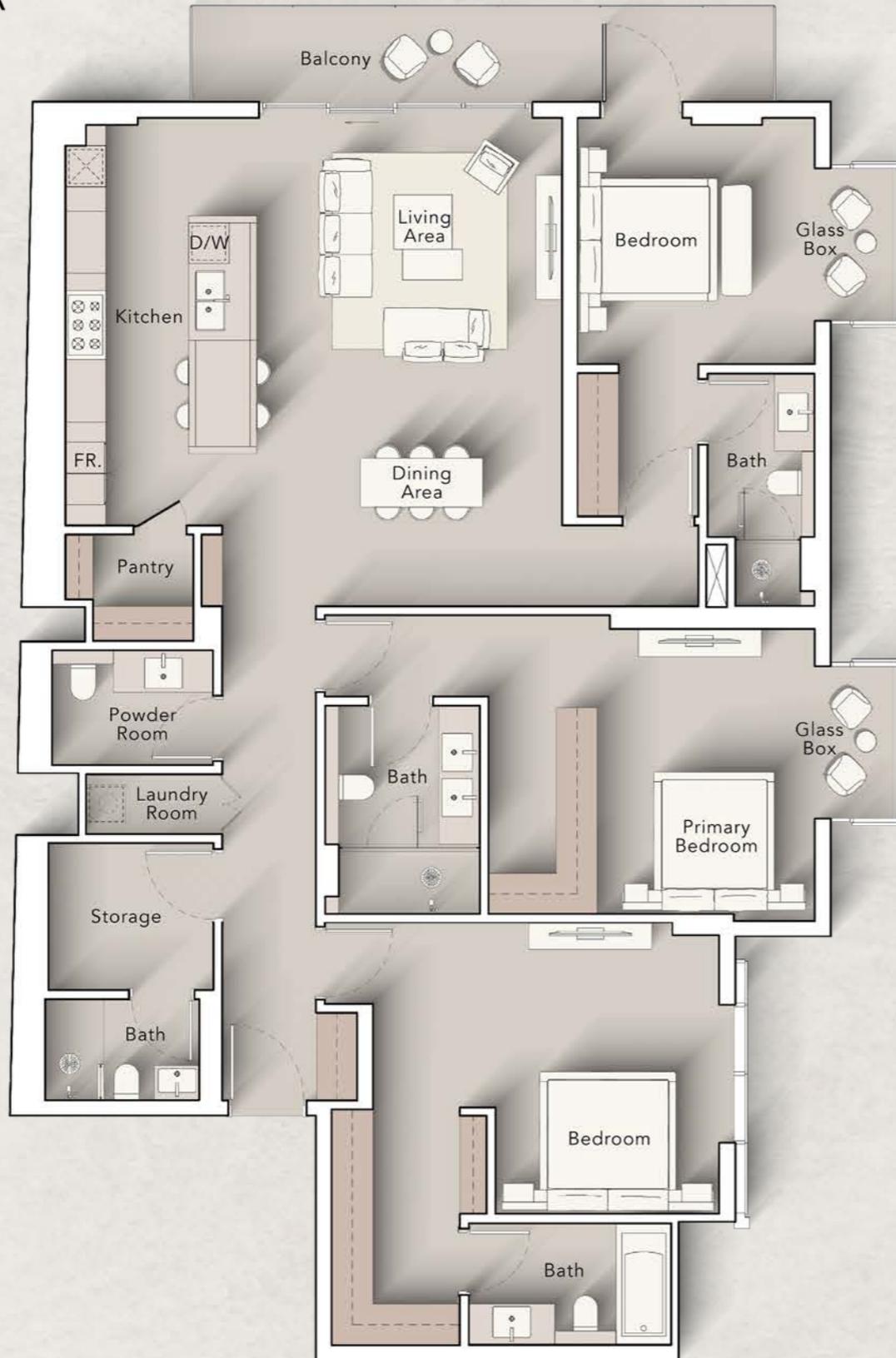
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3rd - 10th Floor:

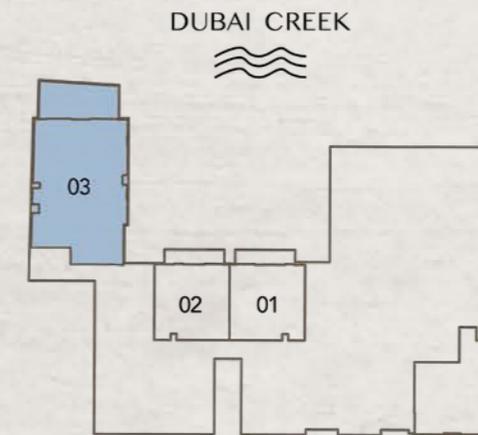


3 BEDROOM TYPE A

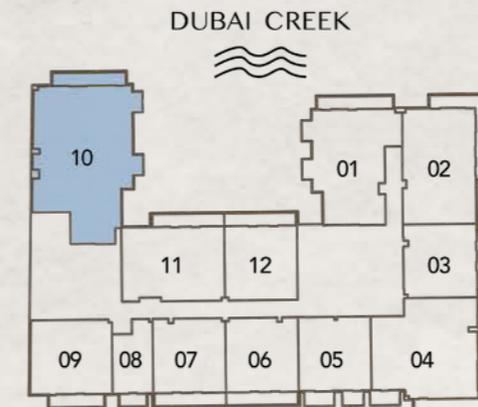


Internal Living Area : 2011.99 Sq. Ft
 Outdoor Living Area : 135.84 Sq. Ft
 Total Living Area : 2147.83 Sq. Ft

2nd Floor:



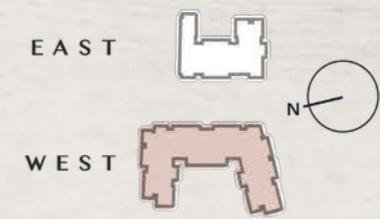
3rd - 10th Floor:





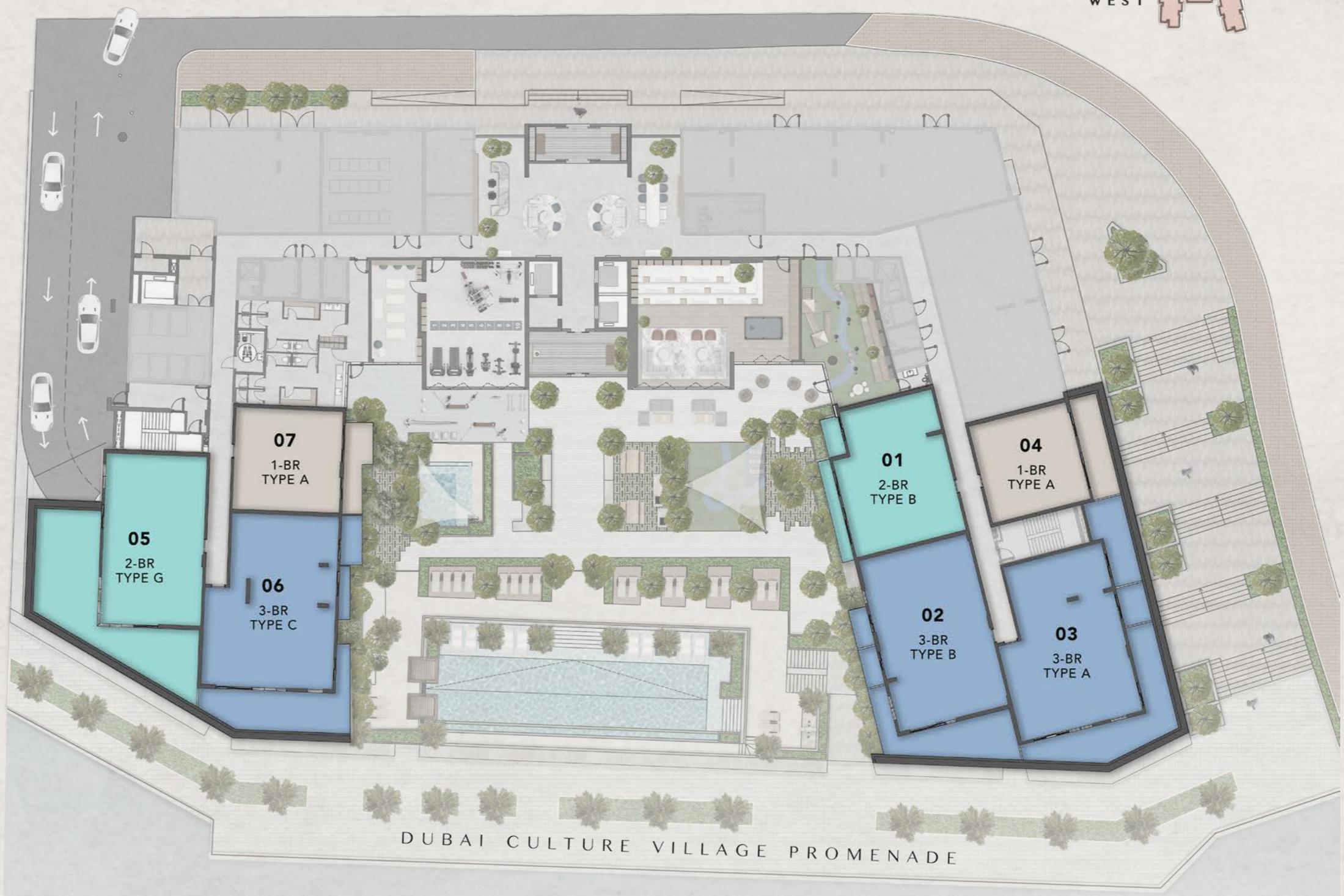
ART BAY

WEST
FLOOR PLANS



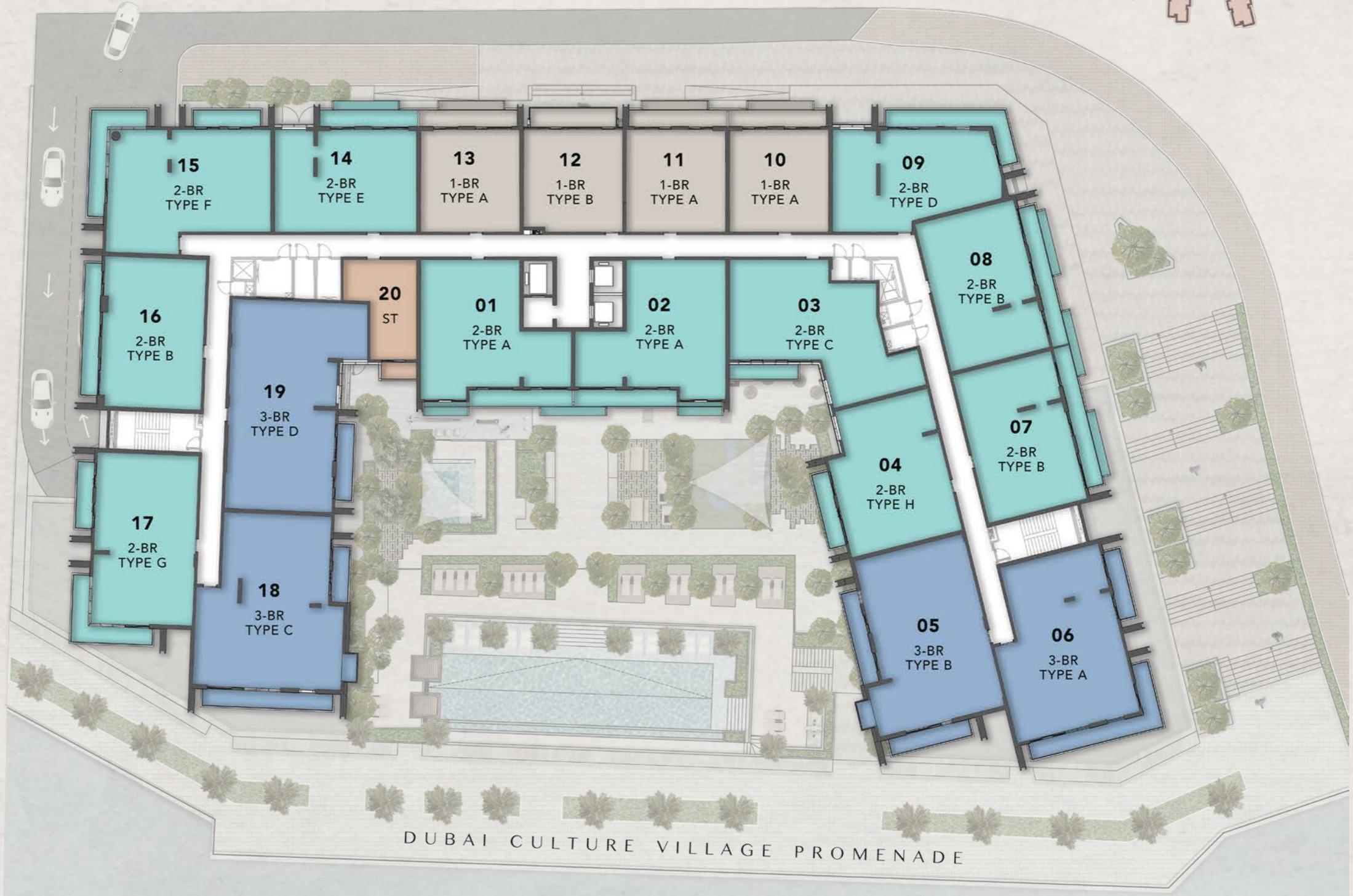
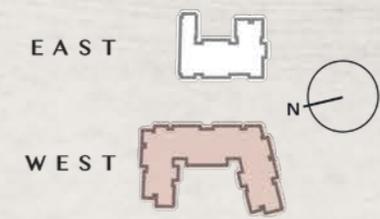
2ND FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



DUBAI CULTURE VILLAGE PROMENADE

DUBAI CREEK



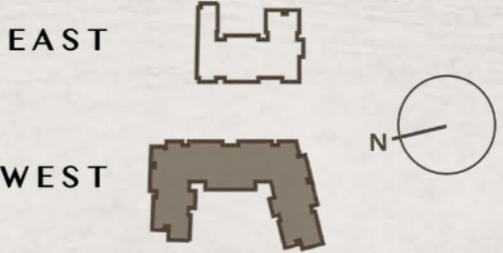
3RD - 10TH
FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

DUBAI CULTURE VILLAGE PROMENADE

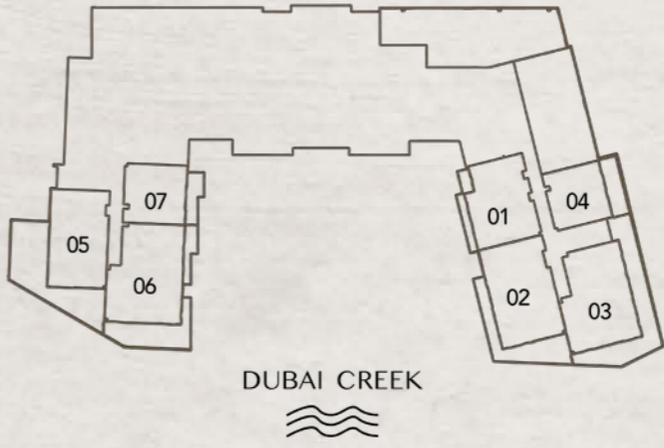
DUBAI CREEK

STUDIO
TYPE A

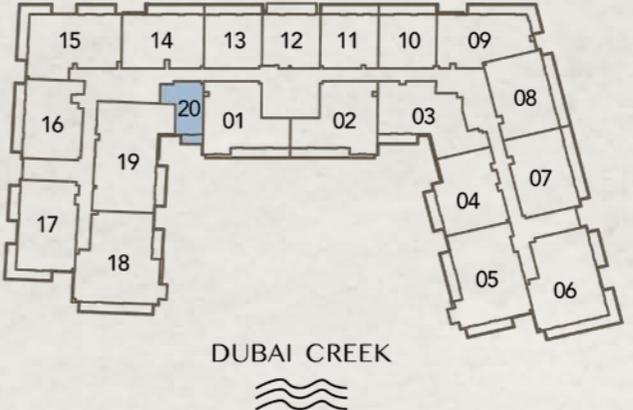


Internal Living Area : 440.67 Sq. Ft
 Outdoor Living Area : 44.78 Sq. Ft
 Total Living Area : 485.45 Sq. Ft

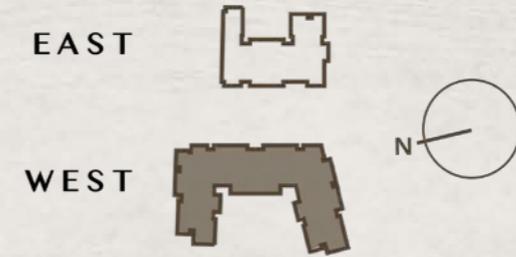
2nd Floor:



3rd - 10th Floor:

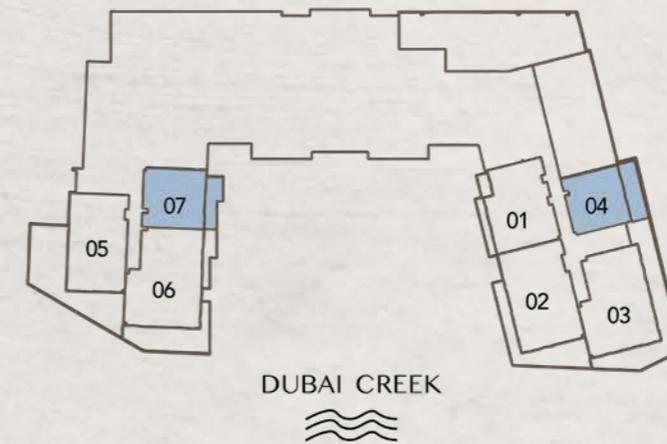


**1 BEDROOM
TYPE A**

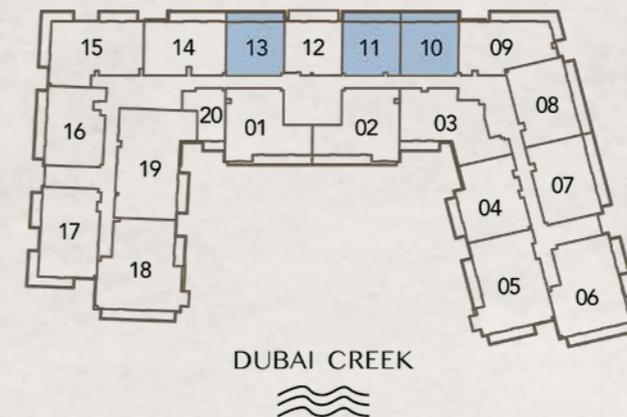


Internal Living Area : 763.27 Sq. Ft
 Outdoor Living Area : 131.32 Sq. Ft
 Total Living Area : 894.59 Sq. Ft

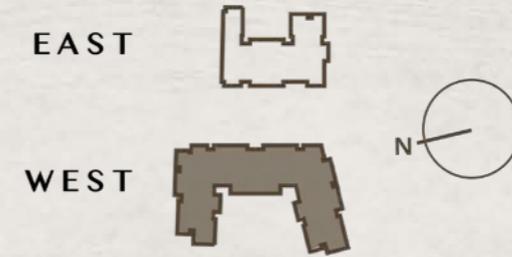
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3rd - 10th Floor:

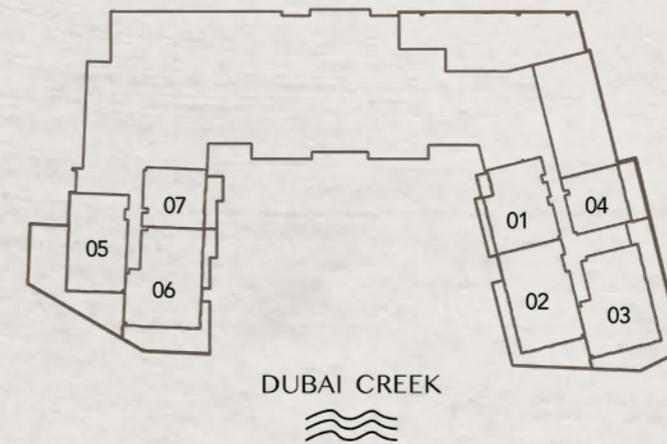


**1 BEDROOM
TYPE B**



Internal Living Area : 753.80 Sq. Ft
 Outdoor Living Area : 93.54 Sq. Ft
 Total Living Area : 847.34 Sq. Ft

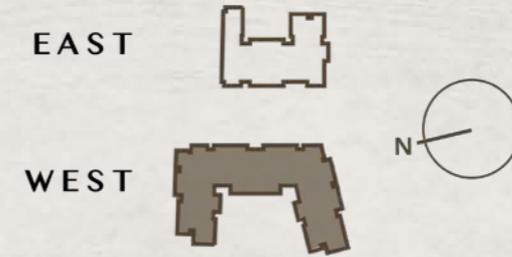
2nd Floor:



3rd - 10th Floor:

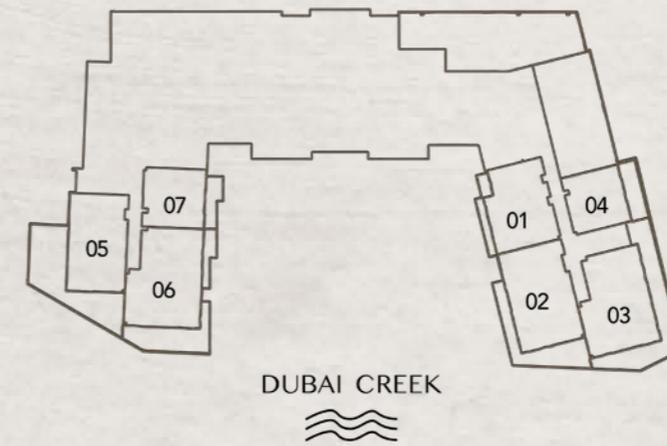


**2 BEDROOM
TYPE A**



Internal Living Area : 1202.76 Sq. Ft
 Outdoor Living Area : 154.79 Sq. Ft
 Total Living Area : 1357.54 Sq. Ft

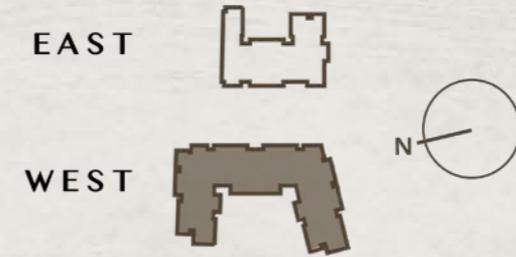
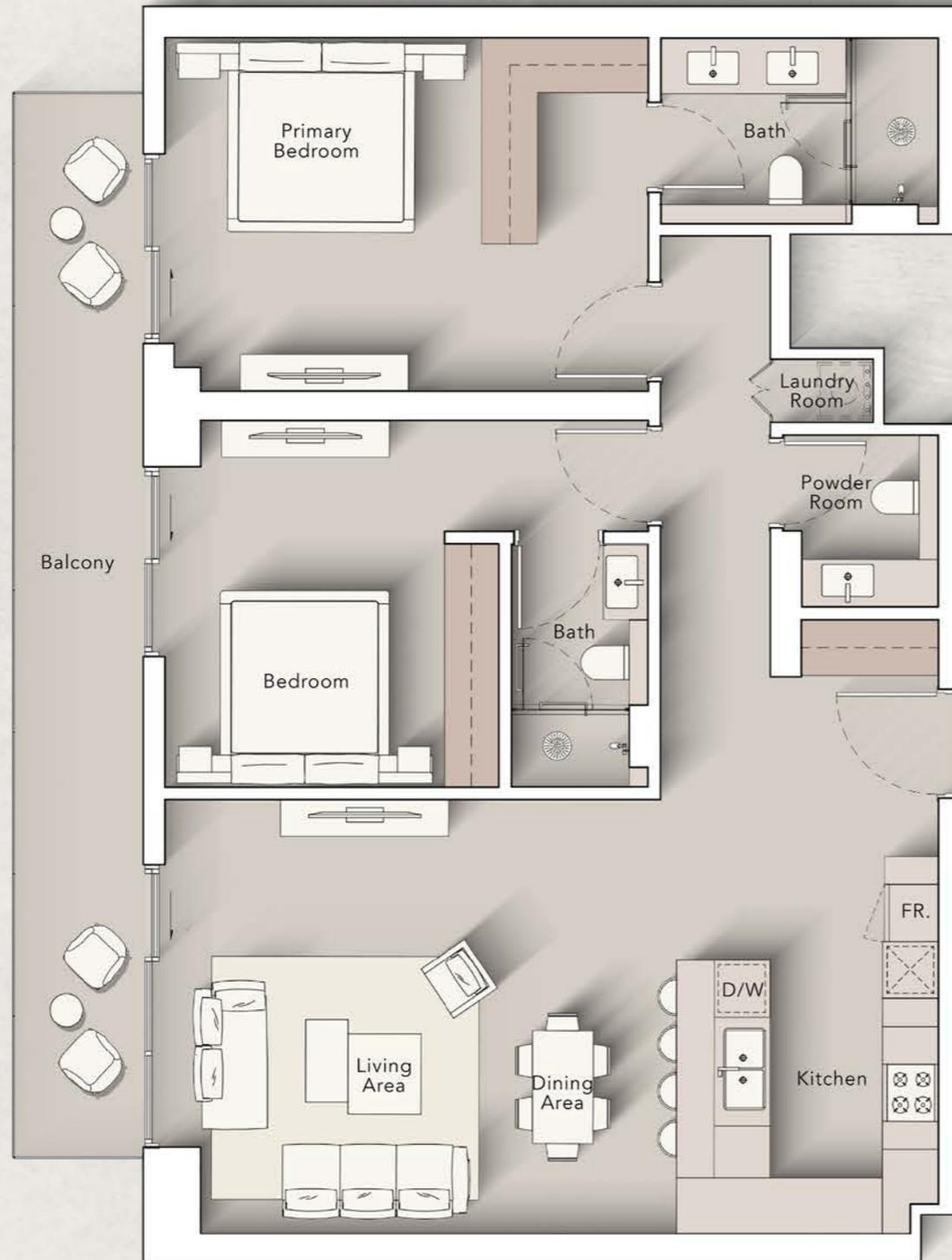
2nd Floor:



3rd - 10th Floor:

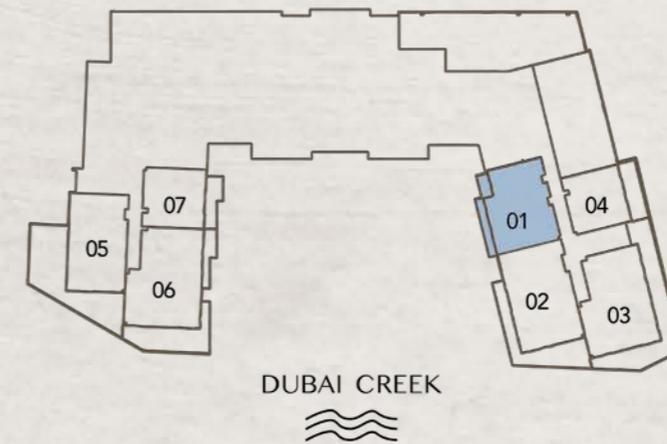


**2 BEDROOM
TYPE B**



Internal Living Area : 1152.71 Sq. Ft
 Outdoor Living Area : 180.08 Sq. Ft
 Total Living Area : 1332.79 Sq. Ft

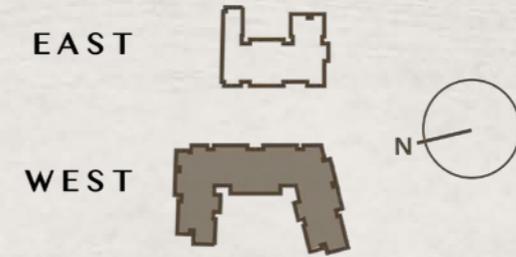
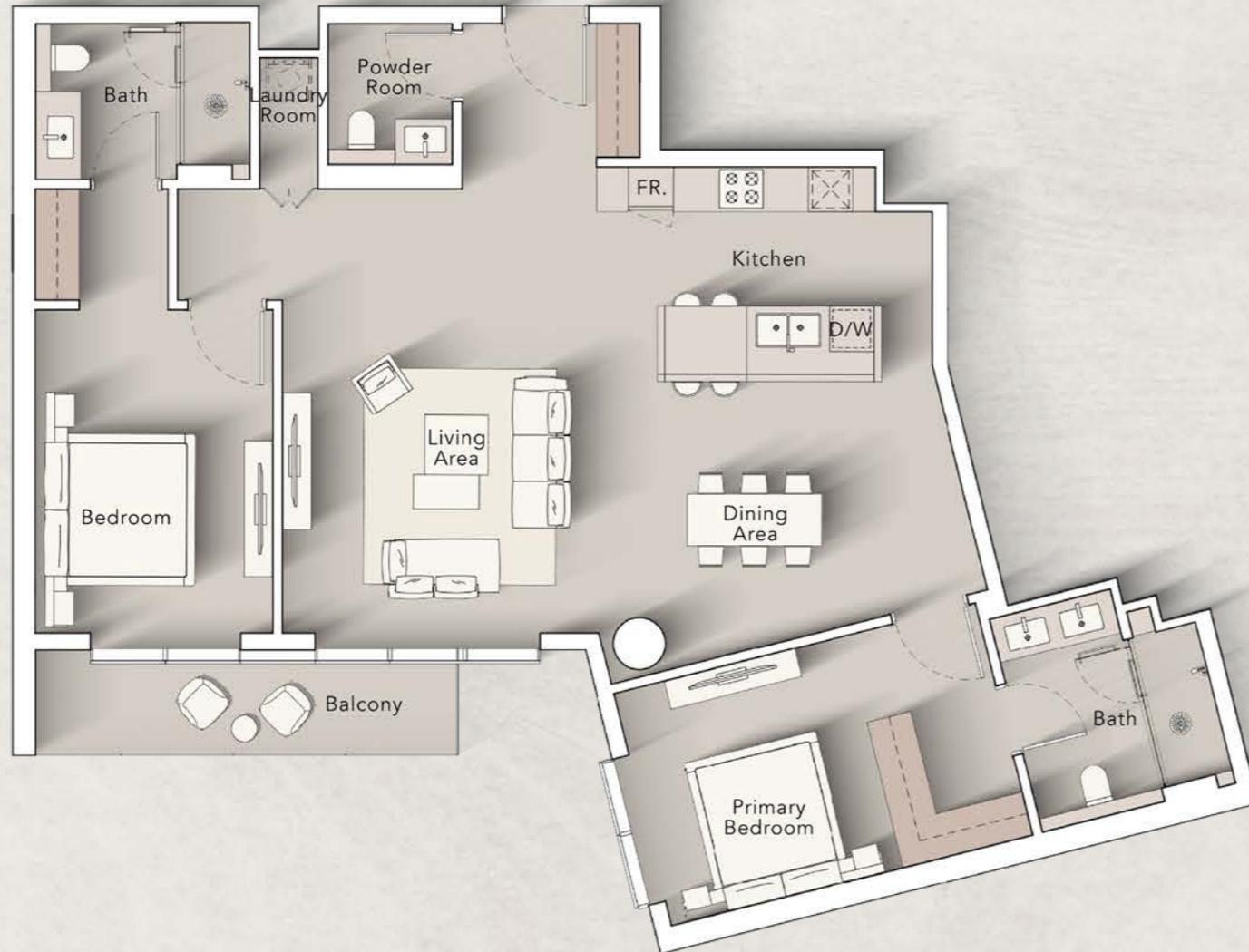
2nd Floor:



3rd - 10th Floor:

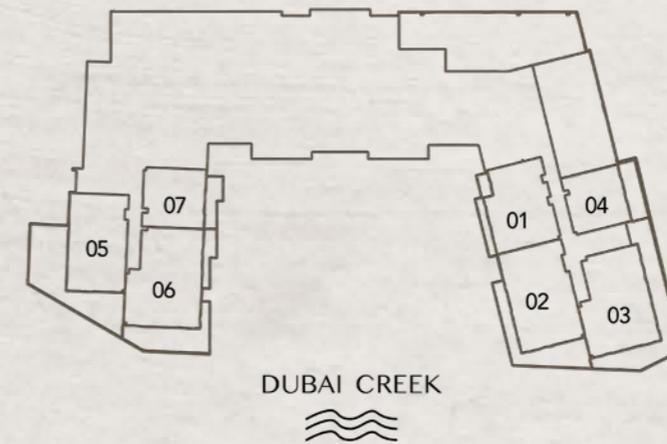


**2 BEDROOM
TYPE C**



Internal Living Area : 1324.07 Sq. Ft
 Outdoor Living Area : 81.91 Sq. Ft
 Total Living Area : 1405.98 Sq. Ft

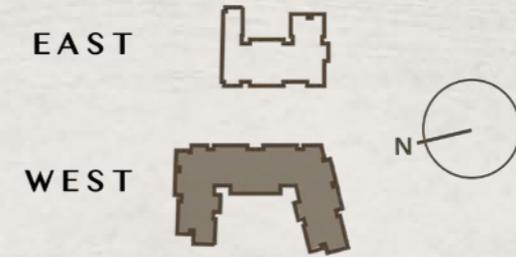
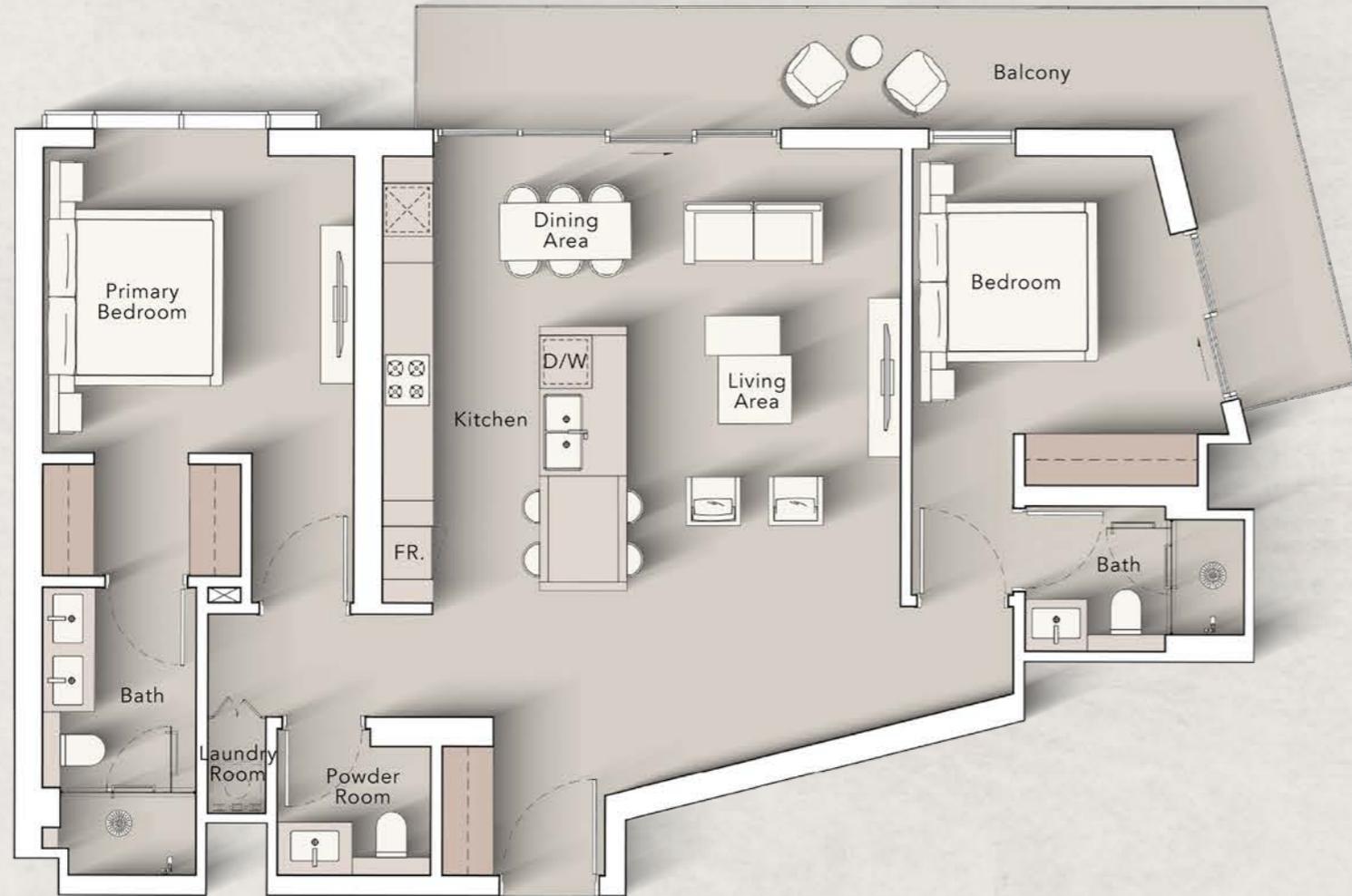
2nd Floor:



3rd - 10th Floor:

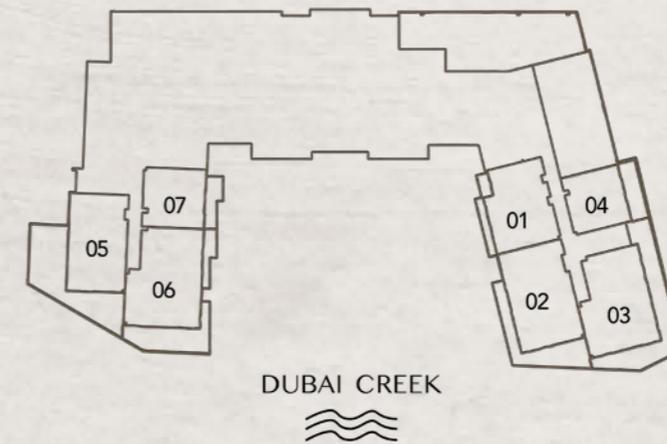


**2 BEDROOM
TYPE D**



Internal Living Area : 1121.06 Sq. Ft
 Outdoor Living Area : 208.82 Sq. Ft
 Total Living Area : 1329.88 Sq. Ft

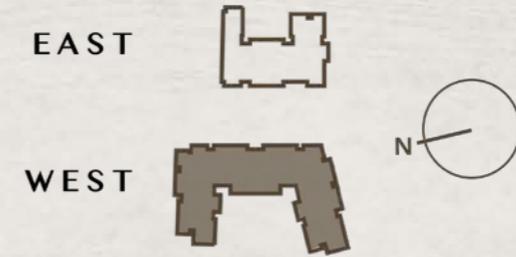
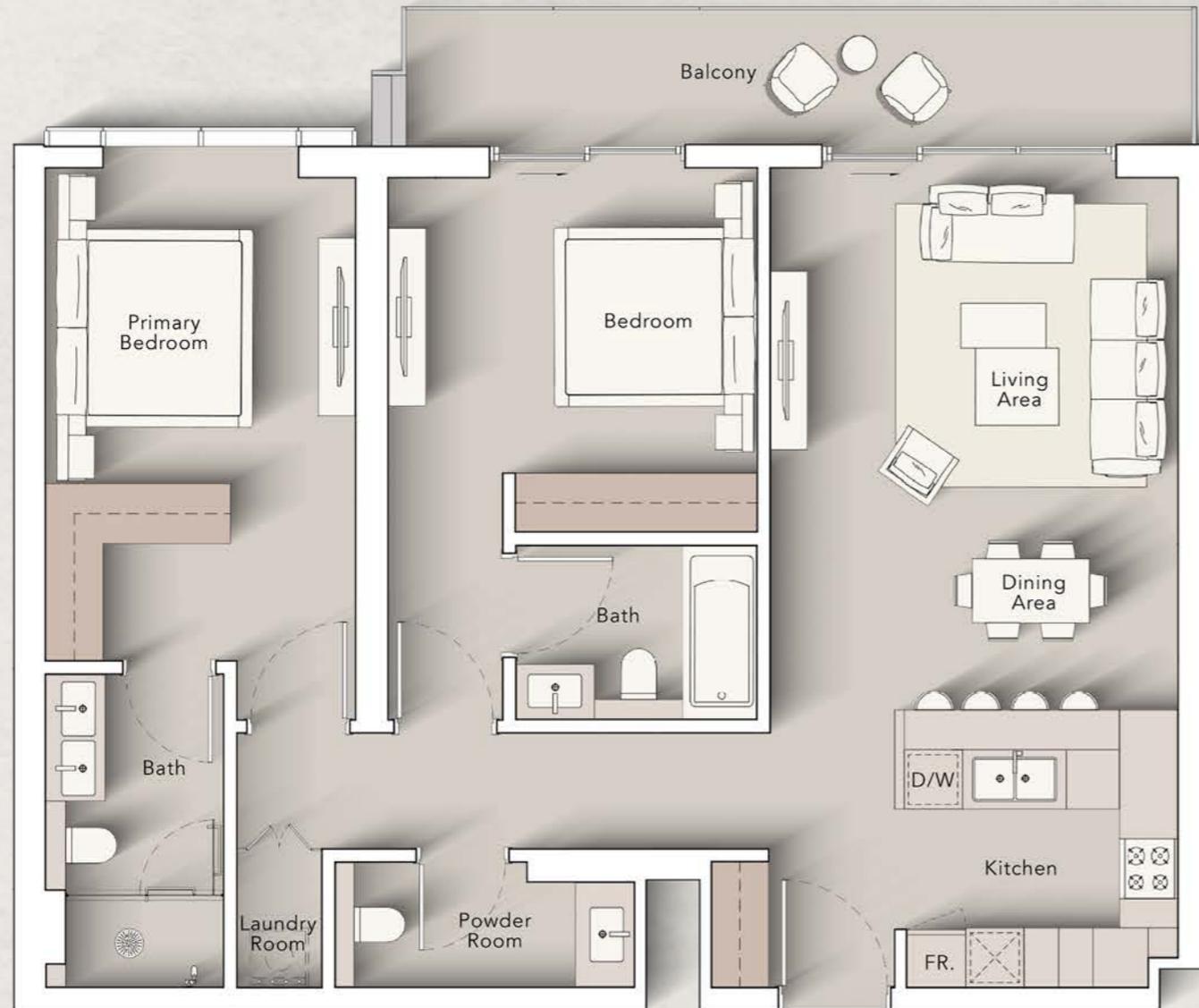
2nd Floor:



3rd - 10th Floor:

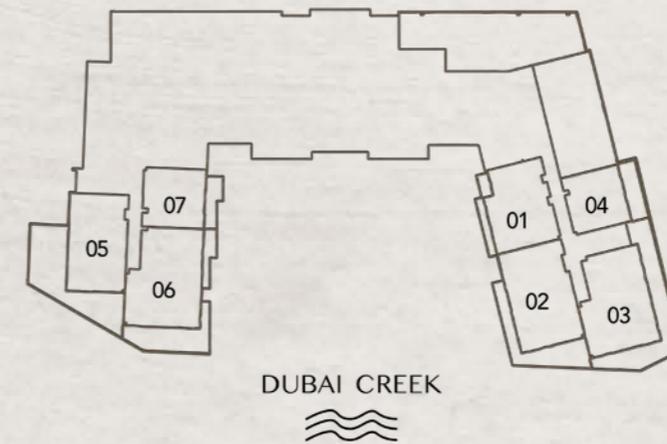


**2 BEDROOM
TYPE E**

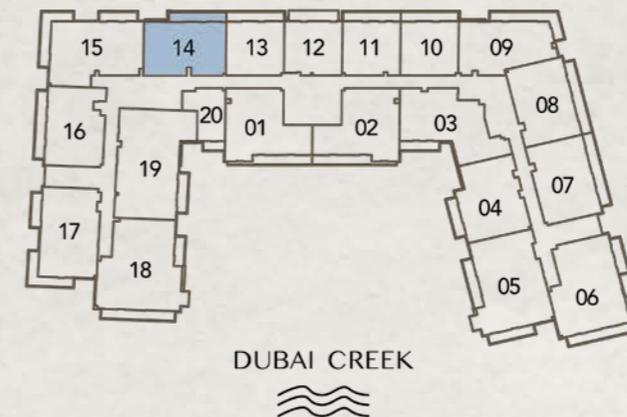


Internal Living Area : 1084.25 Sq. Ft
 Outdoor Living Area : 131.75 Sq. Ft
 Total Living Area : 1216.00 Sq. Ft

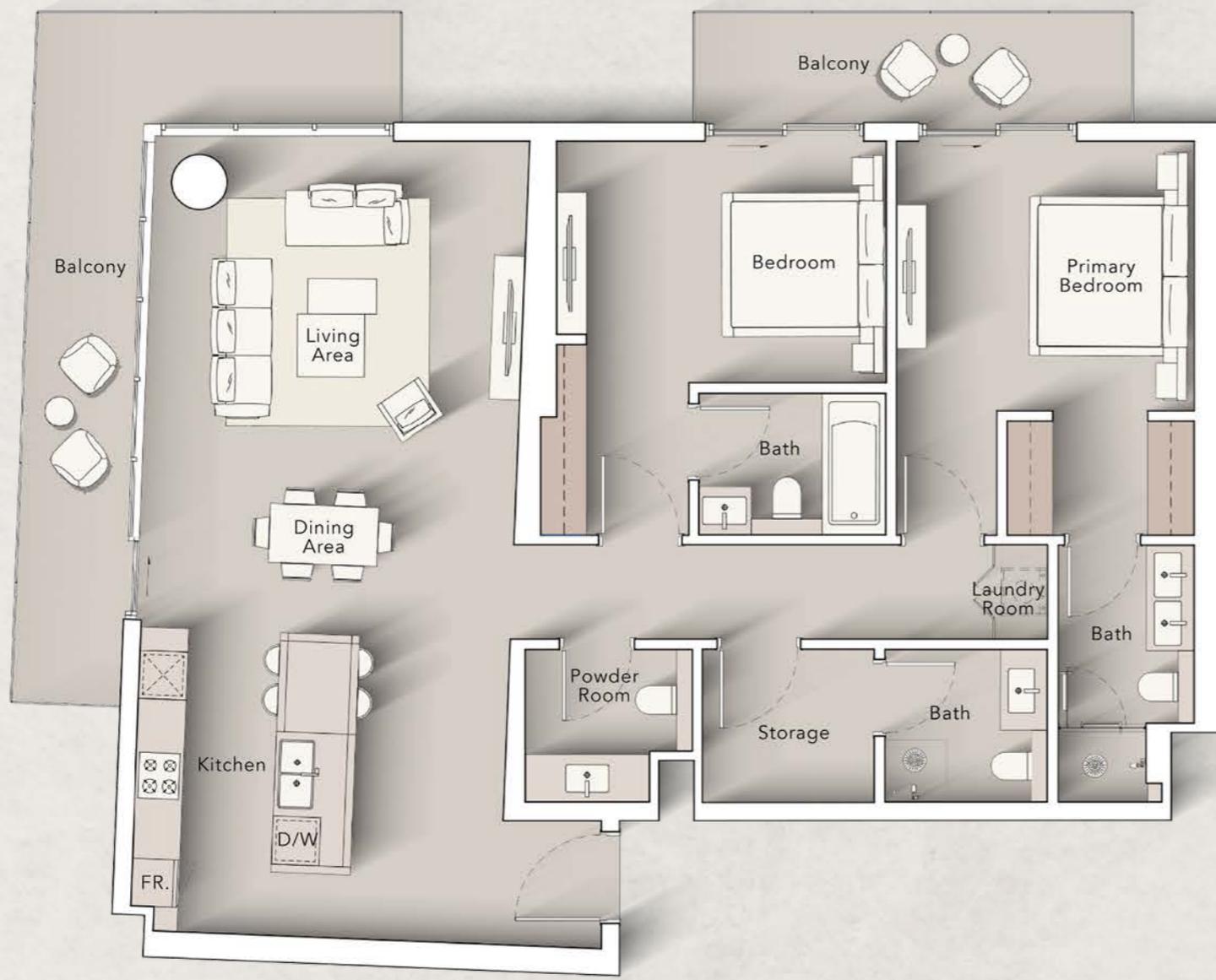
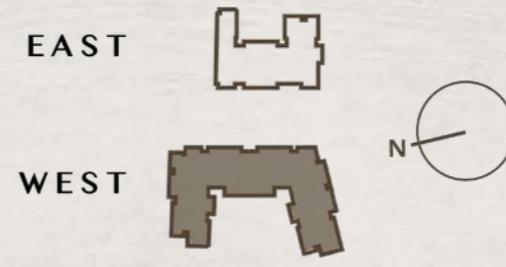
2nd Floor:



3rd - 10th Floor:

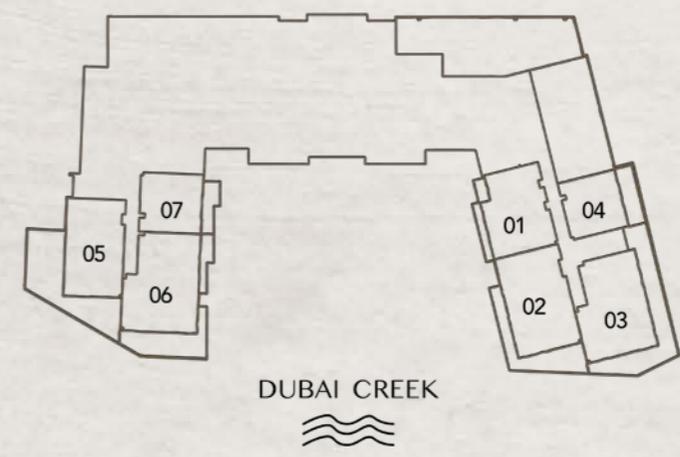


**2 BEDROOM
TYPE F**

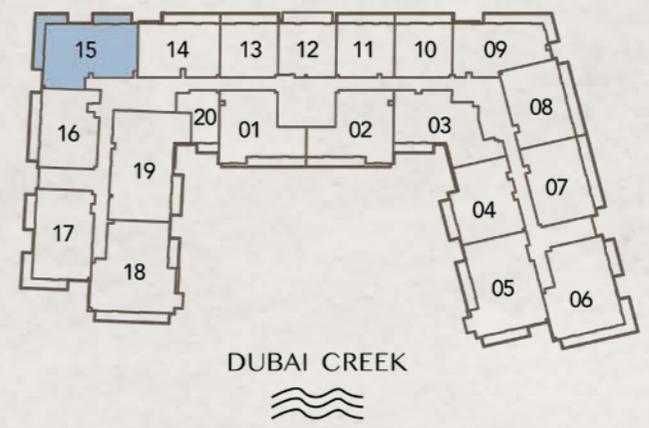


Internal Living Area : 1349.47 Sq. Ft
 Outdoor Living Area : 273.83 Sq. Ft
 Total Living Area : 1623.31 Sq. Ft

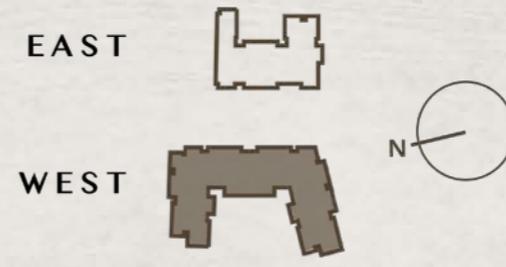
2nd Floor:



3rd - 10th Floor:

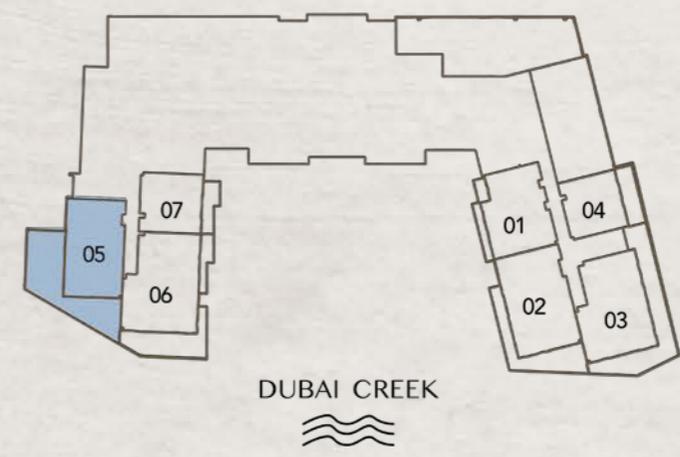


**2 BEDROOM
TYPE G**

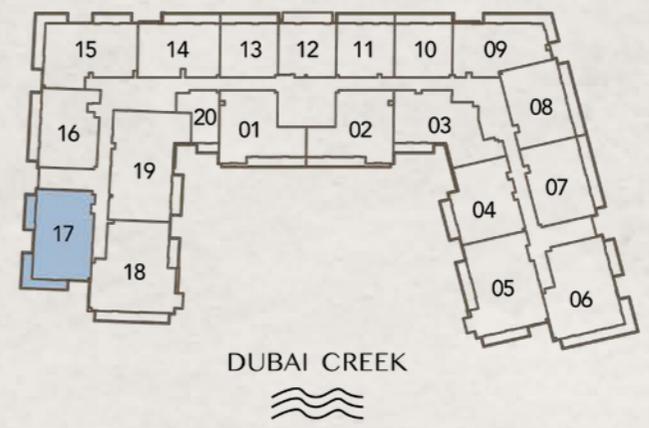


Internal Living Area : 1279.51 Sq. Ft
 Outdoor Living Area : 254.78 Sq. Ft
 Total Living Area : 1534.29 Sq. Ft

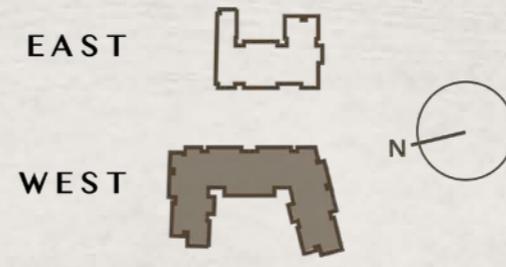
2nd Floor:



3rd - 10th Floor:

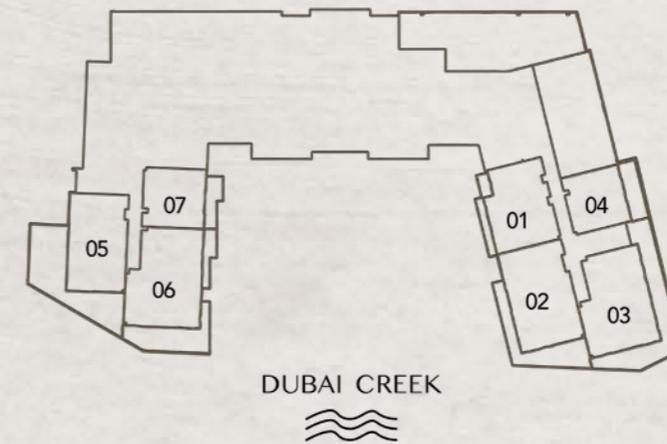


**2 BEDROOM
TYPE H**

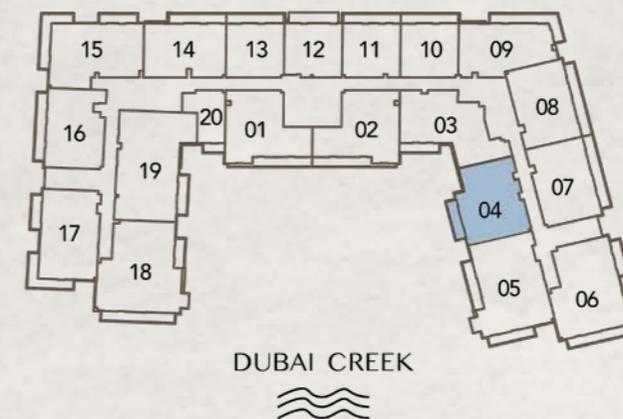


Internal Living Area : 1171.33 Sq. Ft
 Outdoor Living Area : 98.38 Sq. Ft
 Total Living Area : 1269.71 Sq. Ft

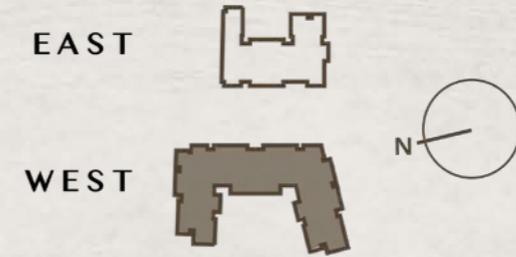
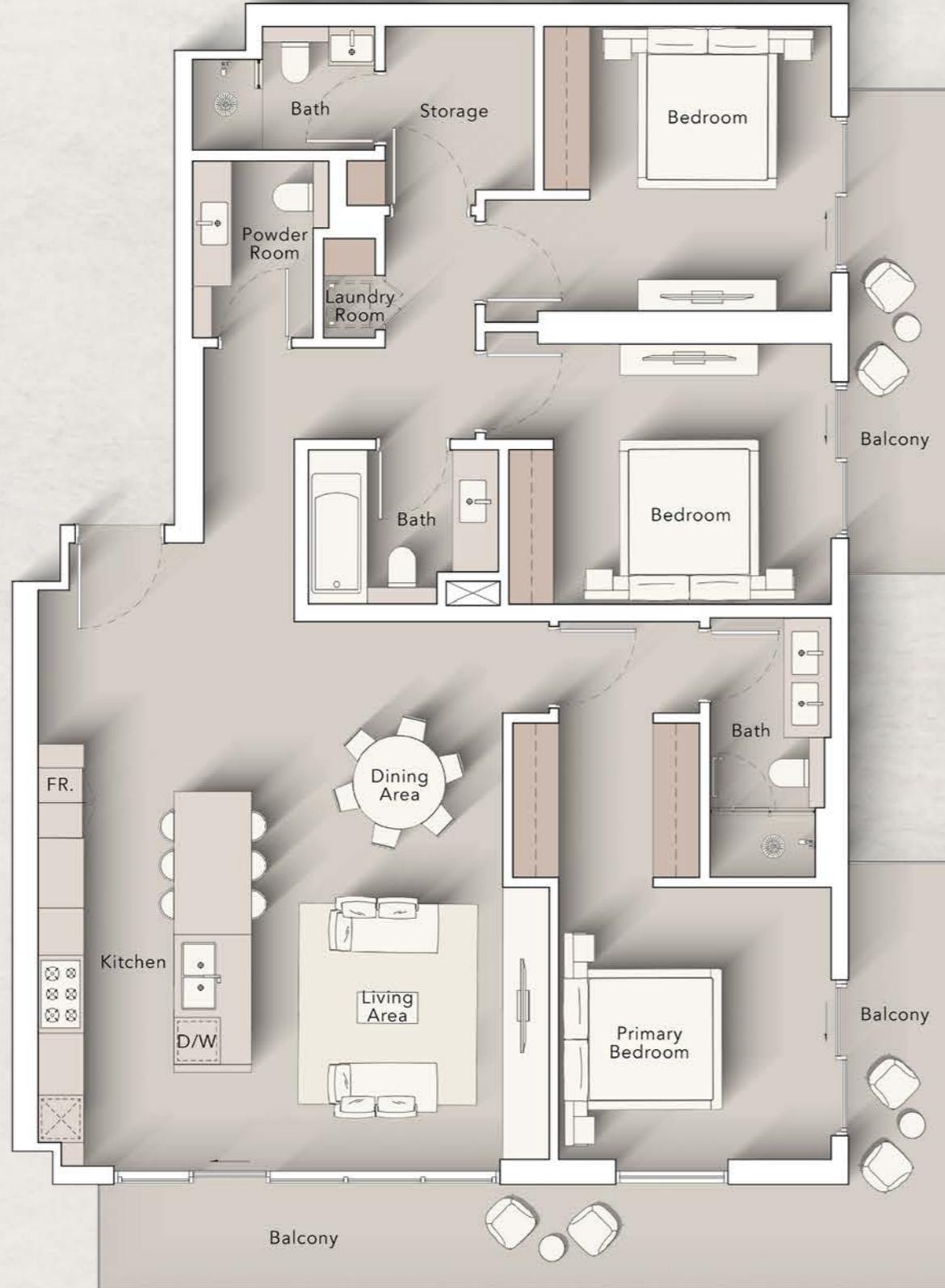
2nd Floor:



3rd - 10th Floor:

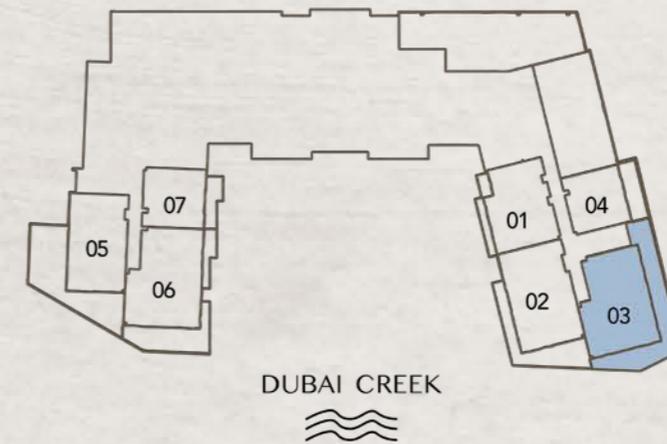


3 BEDROOM TYPE A



Internal Living Area : 1525.78 Sq. Ft
 Outdoor Living Area : 341.22 Sq. Ft
 Total Living Area : 1867.00 Sq. Ft

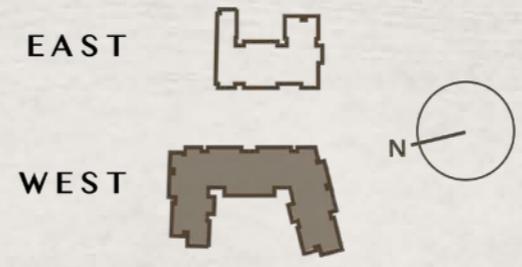
2nd Floor:



3rd - 10th Floor:

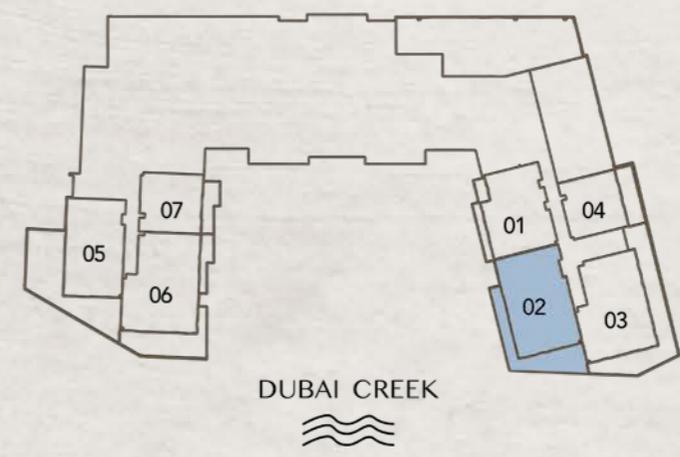


3 BEDROOM TYPE B

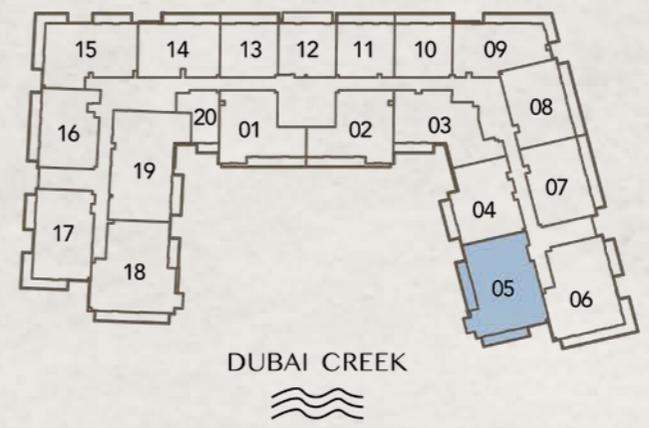


Internal Living Area : 1563.14 Sq. Ft
 Outdoor Living Area : 235.41 Sq. Ft
 Total Living Area : 1798.54 Sq. Ft

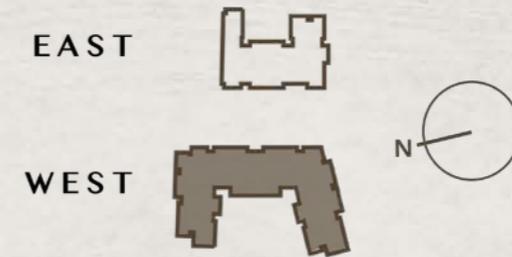
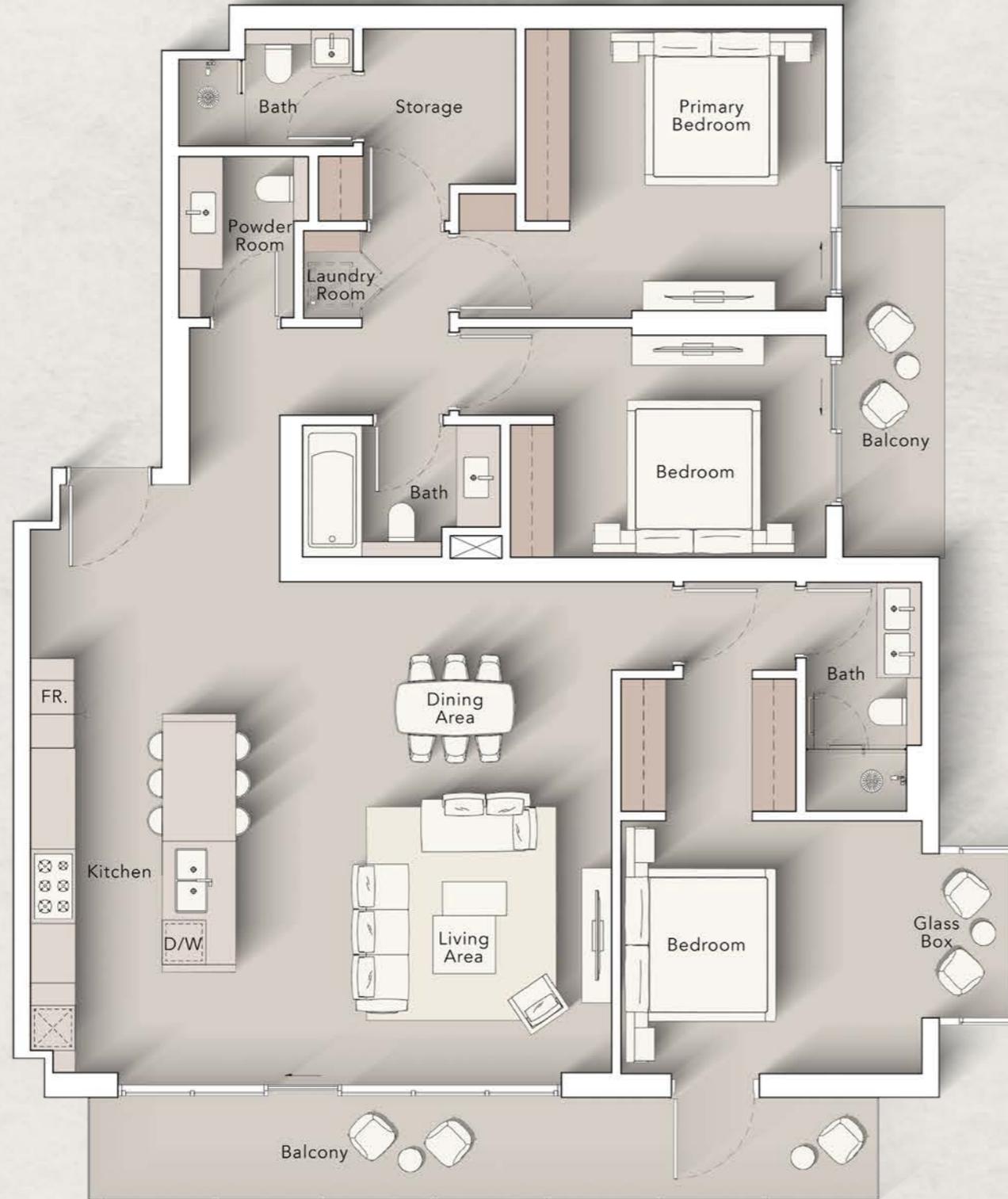
2nd Floor:



3rd - 10th Floor:

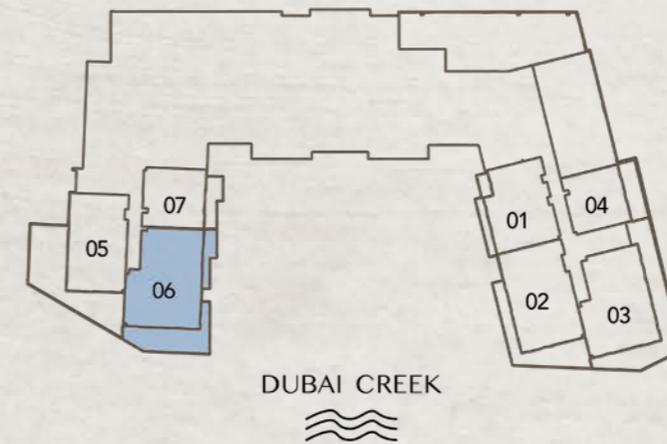


3 BEDROOM TYPE C

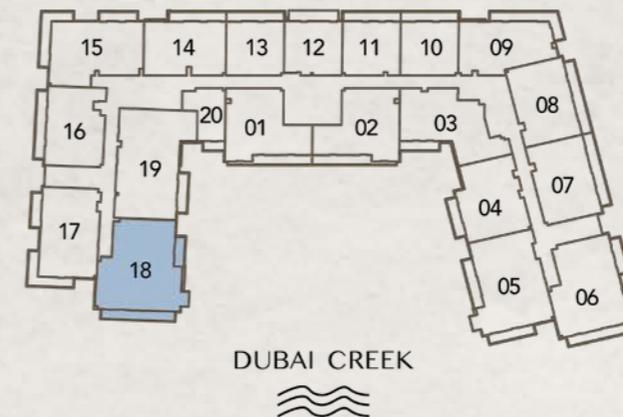


Internal Living Area : 1682.61 Sq. Ft
 Outdoor Living Area : 248.75 Sq. Ft
 Total Living Area : 1931.37 Sq. Ft

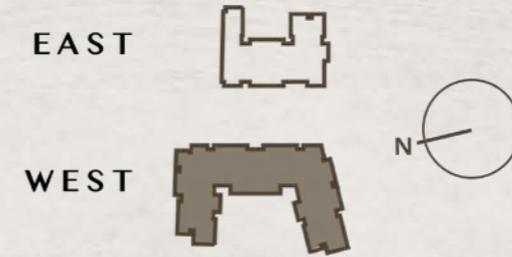
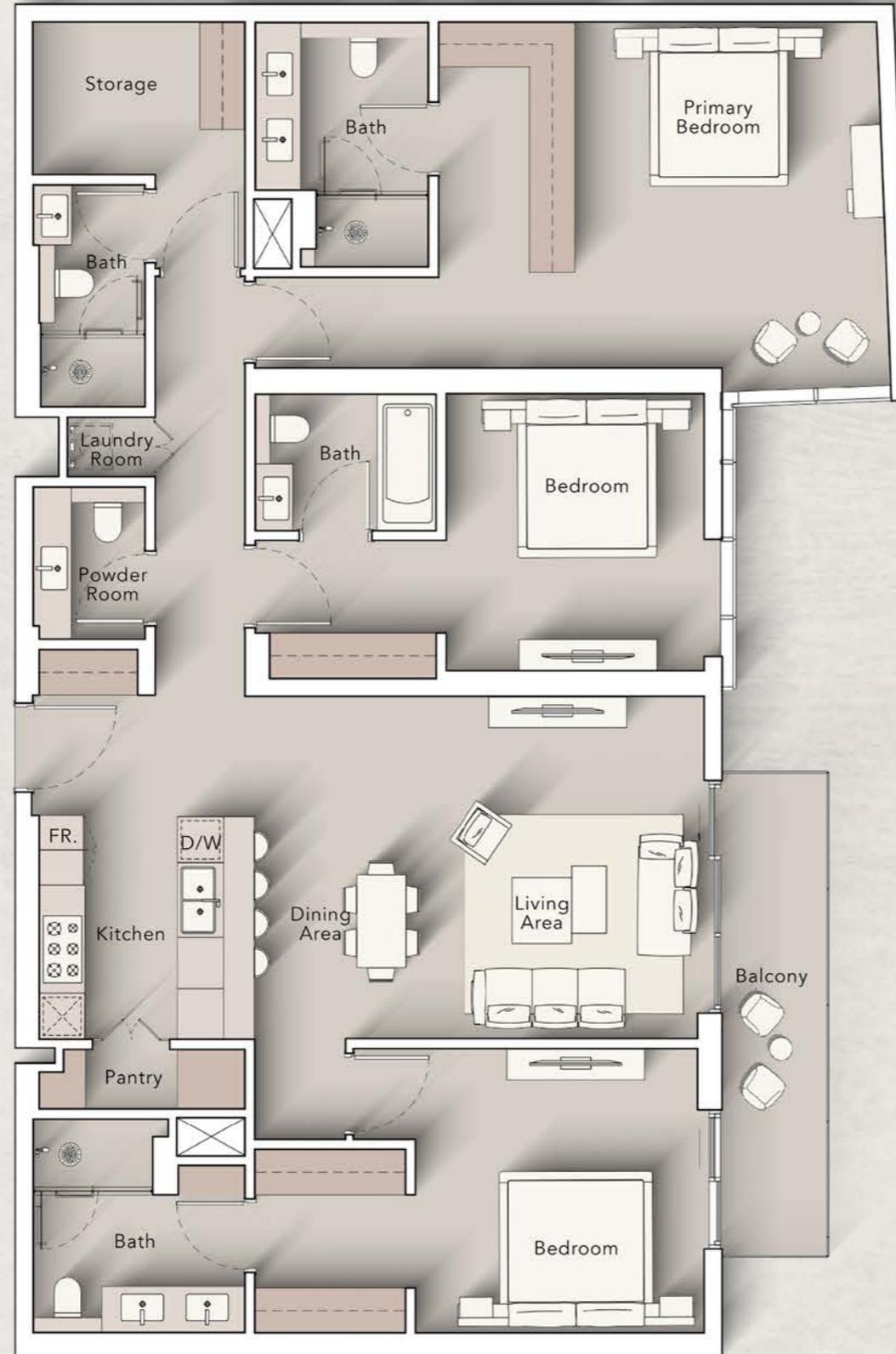
2nd Floor:



3rd - 10th Floor:

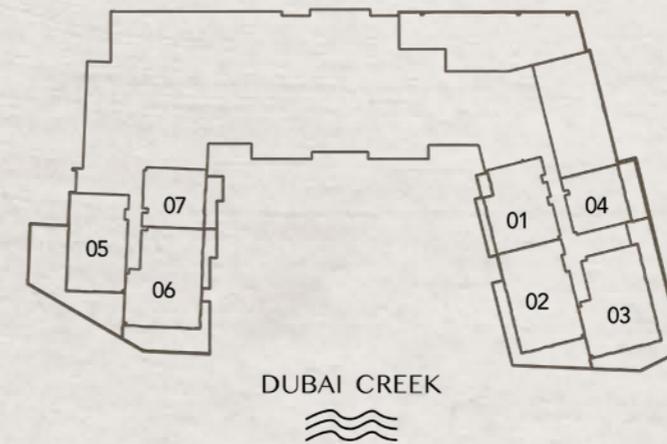


3 BEDROOM TYPE D



Internal Living Area : 1778.84 Sq. Ft
 Outdoor Living Area : 99.89 Sq. Ft
 Total Living Area : 1878.73 Sq. Ft

2nd Floor:



3rd - 10th Floor:



PAYMENT PLAN

20%

at the time of booking

10%

30 days after the reservation date

10%

90 days after the reservation date

5%

150 days after the reservation date

5%

240 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

