

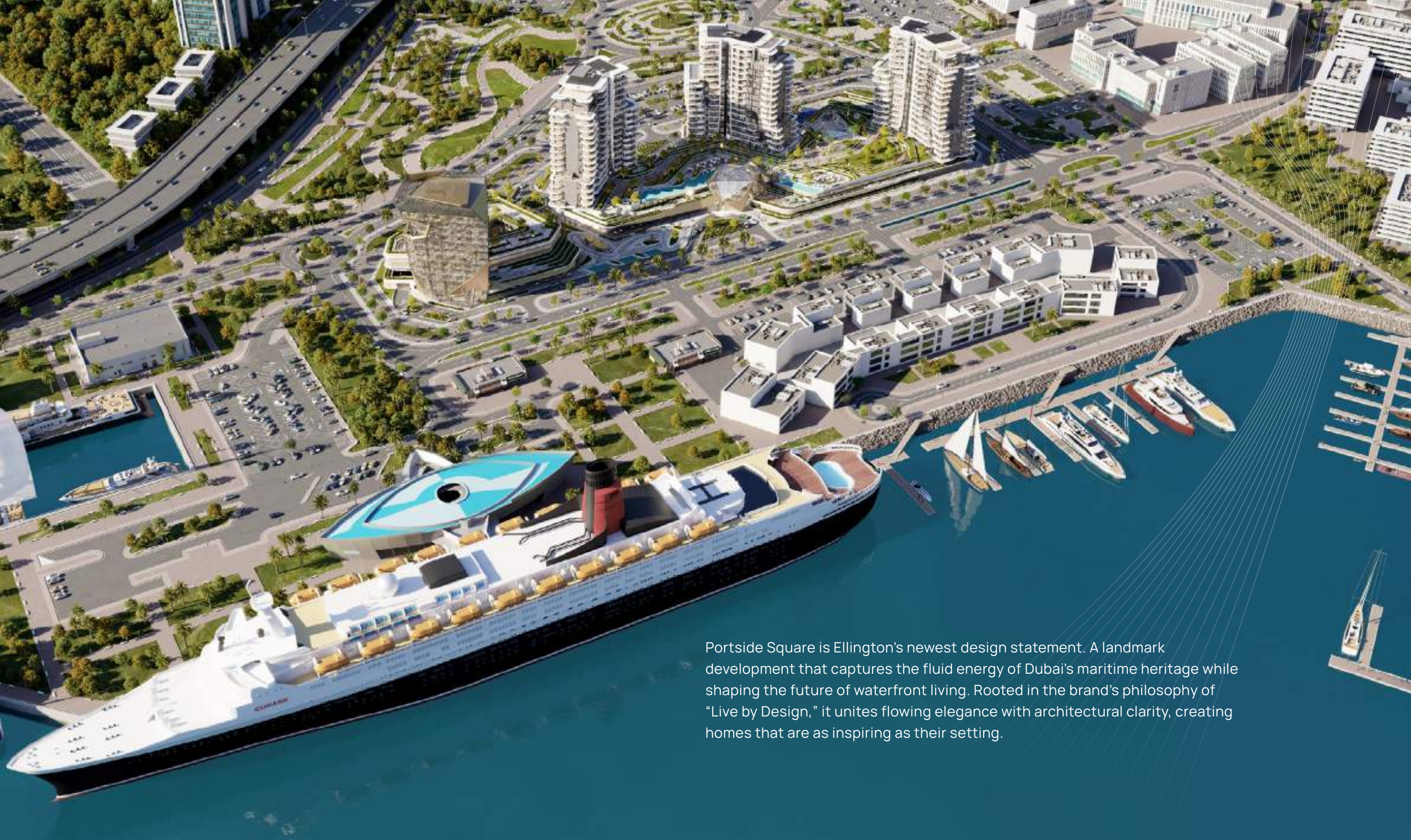
PROJECT BRIEF



A full-page background image of a sailboat on a calm sea under a hazy sky. On the left side, there are several thin, white, concentric curved lines that sweep across the frame, adding a modern, graphic design element. The text is positioned on the right side of the image.

# A Sea Change in Waterfront Living





Portside Square is Ellington's newest design statement. A landmark development that captures the fluid energy of Dubai's maritime heritage while shaping the future of waterfront living. Rooted in the brand's philosophy of "Live by Design," it unites flowing elegance with architectural clarity, creating homes that are as inspiring as their setting.



# Architecture in motion

The development is defined by three sculptural residential towers: Portside Residences I, II, and III, whose façades draw inspiration from the natural rhythm of wind and water. Gentle curves ripple across the skyline, softening the architectural presence and evoking a sense of serenity in motion. Together, the towers establish a harmonious dialogue between form and environment, capturing light, sea, and sky while expressing Ellington's vision of design that elevates everyday living.





# Designed for life in flow

Every element of Portside Square has been conceived to enrich the rhythm of daily life. The interiors take inspiration from the dialogue between sea and shore, where textures, materials, and finishes reflect both movement and timelessness. Landscaped spaces extend this sense of flow, weaving together calm retreats and active communal zones that invite connection. From wellness and fitness to curated lounges and retail, the development becomes more than a place to live - it is a sanctuary where design, community, and the waterfront converge in harmony.





# At the Heart of Mina Rashid

Located in Dubai's historic Mina Rashid, the development stands within one of the city's most culturally significant and strategically evolving districts. Originally opened in 1972 as Dubai's first commercial port, Mina Rashid has transformed into a world-class marina, cruise terminal, and lifestyle destination.

## Anchored in Heritage, Designed for Tomorrow

Mina Rashid is both a symbol of Dubai's seafaring legacy and a beacon of its modern global outlook. Landmarks like the Queen Elizabeth 2, yacht marinas, and waterfront attractions frame the site with heritage and prestige. Portside Square adds a new chapter: residences with panoramic views of the Arabian Gulf, Downtown Dubai, and the marina promenade.





# Location



Dubai Festival City

Dubai Creek Harbour

Ras Al Khor Wildlife Sanctuary

Downtown Dubai

Dubai International Financial Centre (DIFC)

Dubai World Trade Centre

Sheikh Zayed Road

Al Wasl Road

Jumeirah Beach Road

Etihad Museum

Maritime City

Mina Rashid/Port Rashid

Dubai Islands

ELLINGTON COVE

Dubai International Airport (DXB)

Deira

Oud Metha

Dubai Frame

Al Karama

Al Fahidi Historical Neighbourhood

Dubai Gold Souq

Queen Elizabeth 2 Hotel



PORTSIDE SQUARE



# Driving distance

1 minute



Queen Elizabeth 2

2 minutes



Mina Rashid Marina

6 minutes



Sheikh Zayed Road

10 minutes



World Trade Centre

10 minutes



Downtown Dubai  
Dubai Mall/Burj Khalifa

10 minutes



Dubai International Airport (DXB)

14 minutes



Dubai International Financial Centre (DIFC)

18 minutes



Mall of the Emirates

20 minutes



Dubai Islands

20 minutes



Palm Jumeirah

25 minutes



Dubai Marina

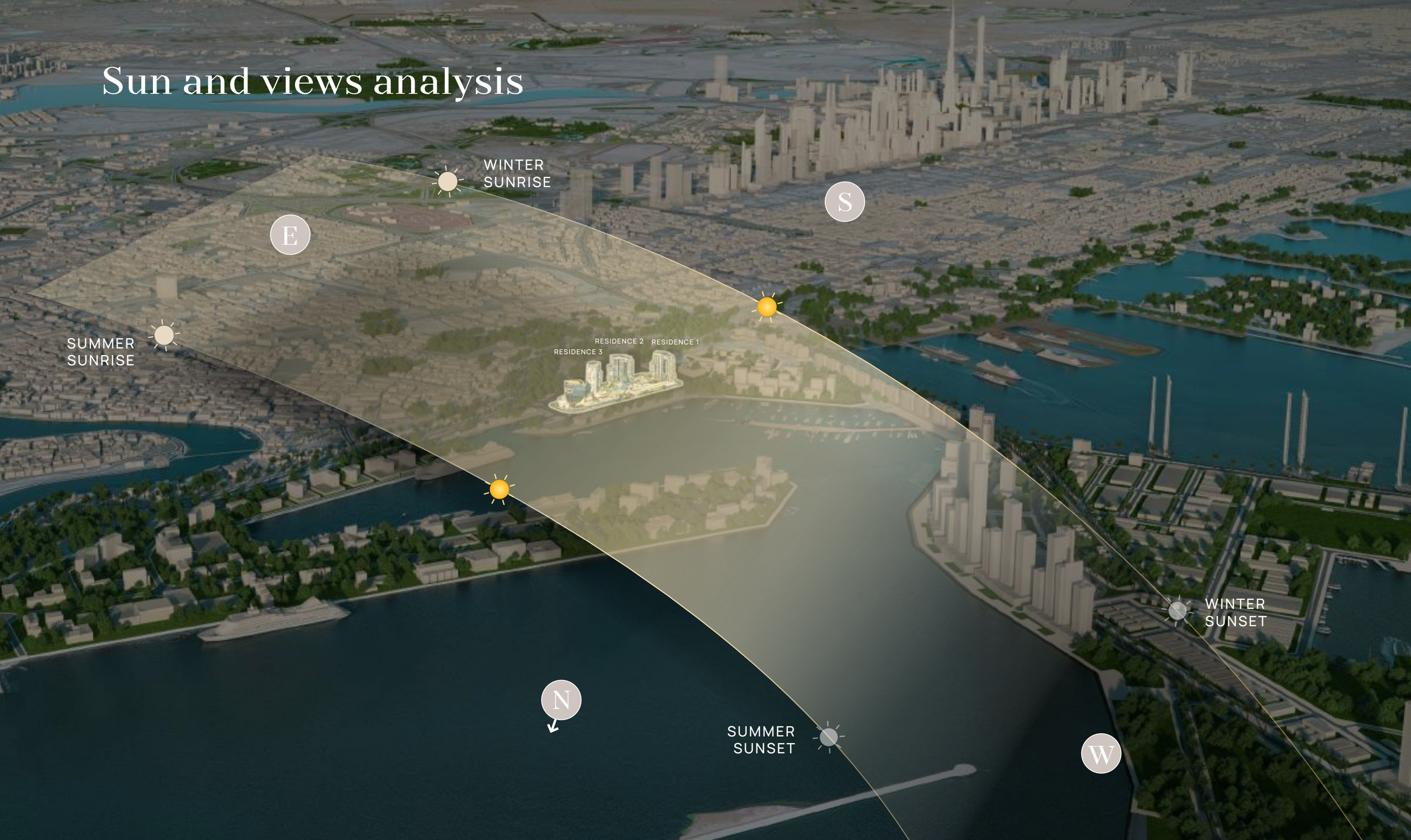
40 minutes



Al Maktoum International Airport (DWC)



# Sun and views analysis



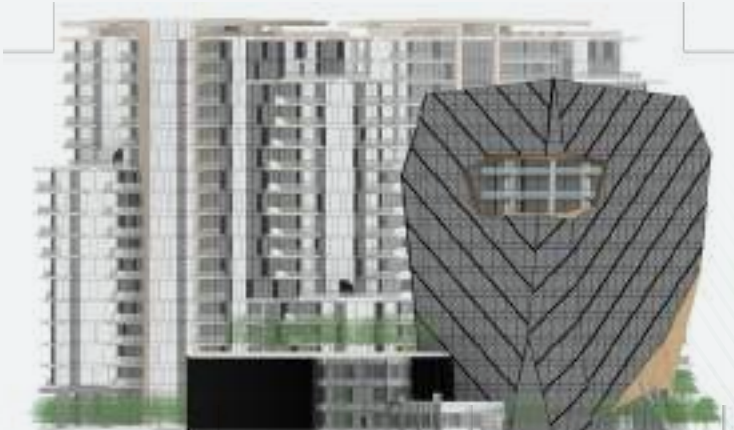


# Elevations

LEFT  
ELEVATION



RIGHT  
ELEVATION



REAR  
ELEVATION



RESIDENCE 3



RESIDENCE 2



RESIDENCE 1



FRONT  
ELEVATION

RESIDENCE 1



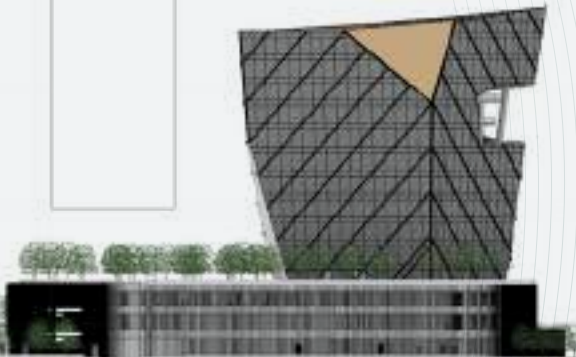
RESIDENCE 2



RESIDENCE 3



OFFICE  
TOWER





# Building configuration



## PARKING

Studios, 1 and 2 bedrooms: 1 car parking space  
3 and 4 bedrooms: 2 car parking spaces

## ELEVATORS

Residence 1: 3 passenger lifts + 1 service lift  
Residence 2: 3 passenger lifts + 1 service lift  
Residence 3: 3 passenger lifts + 1 service lift  
Amenities pavilion: 1 passenger lift

ANTICIPATED  
COMPLETION DATE  
Q4 2029

ANTICIPATED  
SERVICE CHARGE  
AED 17 per sq.ft

OWNERSHIP  
Freehold









# A Waterfront Landmark





The legacy continues  
in Mina Rashid





# Size range & unit type



## STUDIOS

Size: 395.9 sq.ft - 453.81 sq.ft  
Units per tower: 18 units  
Total units (3 towers): 54 units

## 1-BEDROOM

Size: 767.9 sq.ft - 914.5 sq.ft  
Units per tower: 57 units  
Total units (3 towers): 171 units

## 2-BEDROOM

Size: 1,172.94 sq.ft - 1,377.46 sq.ft  
Units per tower: 32 units  
Total units (3 towers): 96 units

## 2-BEDROOM + STUDY

Size: 1,370.03 sq.ft - 1,533.21 sq.ft  
Units per tower: 18 units  
Total units (3 towers): 54 units

## 3-BEDROOM

Size: 1,723.62 sq.ft - 1,874.53 sq.ft  
Units per tower: 10 units  
Total units (3 towers): 30 units

## 4-BEDROOM PENTHOUSE

Size: 3,440.79 sq.ft  
Units per tower: 1 unit  
Total units (3 towers): 3 units

**TOTAL UNITS  
PER TOWER**  
136

**TOTAL UNITS  
(3 TOWERS)**  
408





# Amenities



MARINA VIEW



MARINA CUBES STREET

## GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 LOBBY ENTRANCE
- 04 LOBBY LOUNGE

- 05 COMMUNAL TABLE
- 06 LOBBY RECEPTION
- 07 LIFT LOBBY
- 08 BICYCLE PARKING

- 09 EV CHARGING
- 10 PARKING FOR PEOPLE OF DETERMINATION
- 11 ACCESS TO UPPER LEVEL PARKING
- 12 PAVILION AND RETAIL DROP-OFF

- 13 PAVILION ENTRANCE
- 14 PAVILION GROUND FLOOR
- 15 OUTDOOR SEATING AREA







Arrival and drop-off area

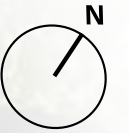




Lobby



MARINA VIEW



MARINA CUBES STREET

## PODIUM FLOOR AMENITIES PLAN

01 PAVILION 1ST FLOOR

02 ACCESS TO GARDEN AREA

03 OUTDOOR YOGA

04 GARDEN AREA

05 OUTDOOR SEATING AREA

06 ACCESS TO POOL AREA

07 LIFT LOBBY

08 PARKING FOR PEOPLE OF DETERMINATION

09 ACCESS TO LOWER LEVEL PARKING

TOWER 01

TOWER 02

TOWER 03



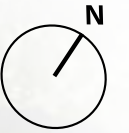


Running track

This architectural rendering depicts a modern urban development at dusk. On the right, a tall building with a glass facade and cantilevered balconies stands prominently. In the foreground, a winding running track with red and grey lanes is bordered by lush landscaping, including trees and low walls. A few figures are visible on the track, and a bench is placed nearby. The background shows a body of water with boats under a colorful sky.



MARINA VIEW



MARINA CUBES STREET

## 1<sup>st</sup> FLOOR AMENITIES PLAN

- 01 LEISURE POOL
- 02 BAJA SHELF
- 03 KIDS POOL
- 04 SUN LOUNGERS

- 05 CABANAS
- 06 OUTDOOR SEATING AREA
- 07 RUNNING TRACK
- 08 OUTDOOR FITNESS AREA

- 09 OUTDOOR KIDS PLAY AREA
- 10 FLEXIBLE LAWN SPACE
- 11 AMPHITHEATRE SEATING AREA
- 12 GARDEN AREA

- 13 LIFT LOBBY
- 14 ACCESS TO POOL AREA
- 15 ACCESS TO PAVILION 1ST FLOOR
- 16 PAVILION 2ND FLOOR

- 17 ACCESS TO PAVILION 3RD FLOOR







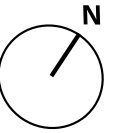
Amenities view





Pool view





# PAVLLION GROUND FLOOR AMENITIES PLAN

- 01 PAVILION DROP-OFF
- 02 ENTRANCE LOBBY
- 03 LOUNGE AREA
- 04 LOBBY RECEPTION
- 05 LIFT LOBBY
- 06 ACCESS TO UPPER FLOOR
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 DARTS AREA
- 09 BILLIARDS TABLE
- 10 FOOSBALL TABLE
- 11 AIR HOCKEY TABLE
- 12 CINEMA AND GAMES LOUNGE
- 13 SEATING AREA
- 14 ARCADE MACHINES







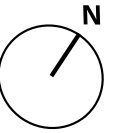
Pavilion and retail drop-off area





Arcade room





# PAVILION 1<sup>st</sup> FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER FLOOR
- 03 LOUNGE SEATING AREA
- 04 CO-WORKING PODS
- 05 MALE CHANGING ROOM
- 06 FEMALE CHANGING ROOM
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE AROMATHERAPY ROOM
- 09 FEMALE STEAM SHOWER ROOM
- 10 FEMALE SAUNA ROOM
- 11 MALE SAUNA ROOM
- 12 MALE STEAM SHOWER ROOM
- 13 MALE AROMATHERAPY ROOM
- 14 AQUA CYCLING
- 15 HOT PLUNGE
- 16 SHOWER AREA
- 17 COLD PLUNGE
- 18 YOGA AREA
- 19 PILATES AREA
- 20 KIDS PLAY AREA
- 21 NURSING AND CHANGING ROOM
- 22 KIDS WASHROOM
- 23 ACCESS TO GARDEN AREA





Co-working space





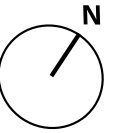
Spa





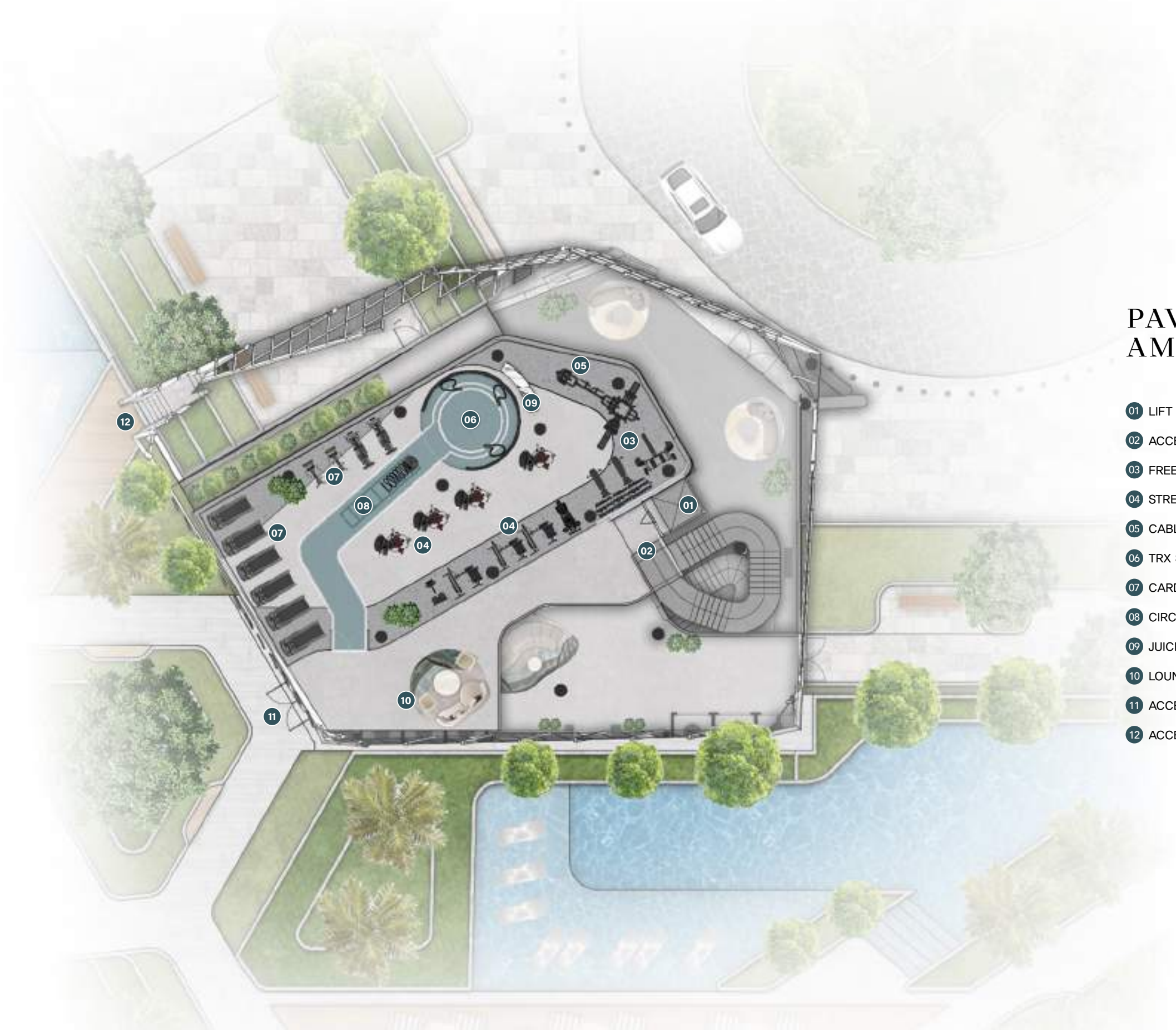
Kids play area





# PAVILION 2<sup>nd</sup> FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER LEVEL
- 03 FREE WEIGHTS ZONE
- 04 STRENGTH TRAINING ZONE
- 05 CABLE STATION
- 06 TRX SUSPENSION TRAINING
- 07 CARDIO STATION
- 08 CIRCUIT STATION
- 09 JUICE BAR
- 10 LOUNGE AREA
- 11 ACCESS TO POOL AREA
- 12 ACCESS TO PAVILION 3RD FLOOR

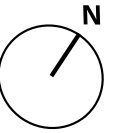






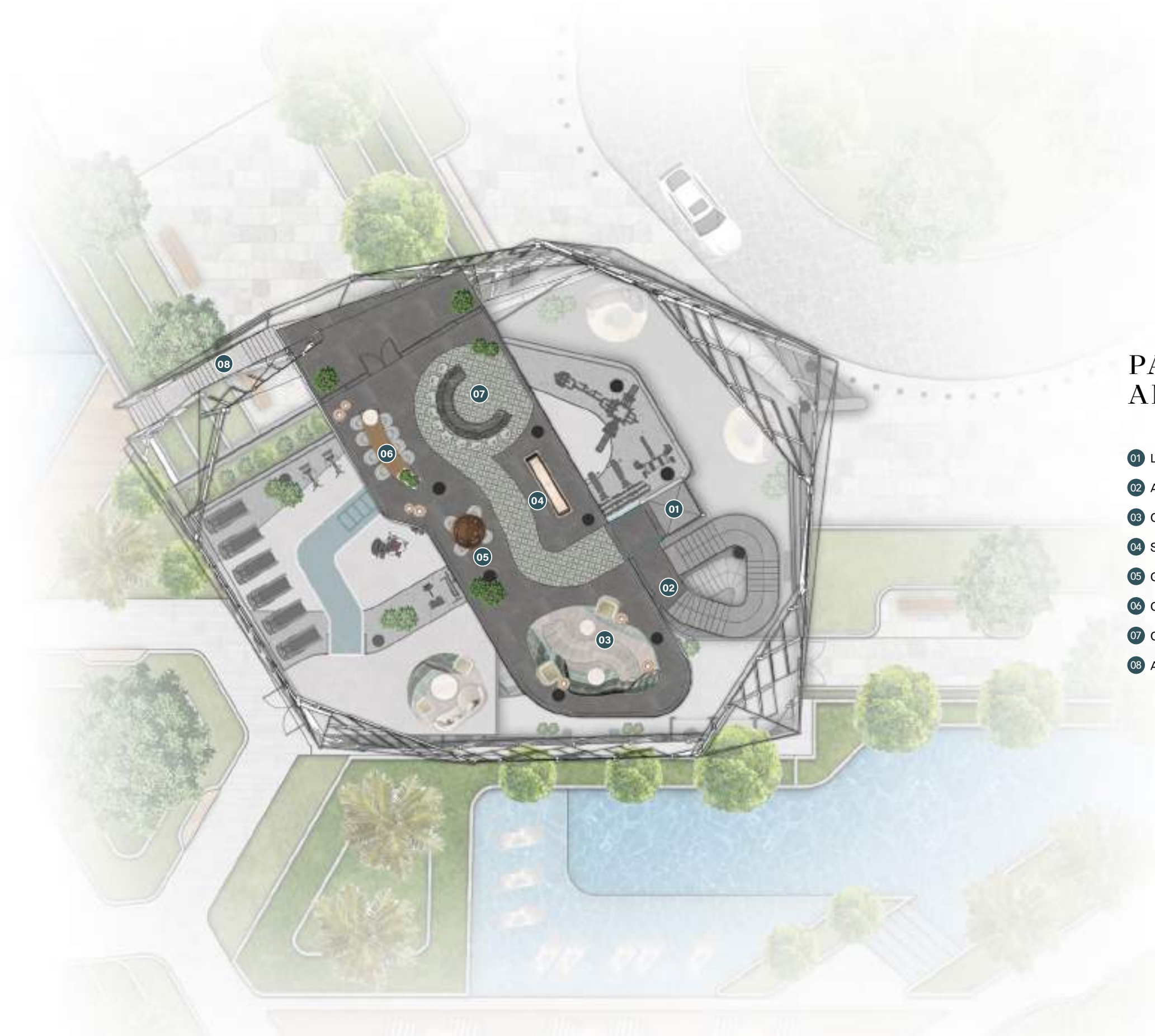
Fitness studio





# PAVILION 3<sup>rd</sup> FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER LEVELS
- 03 CLUBHOUSE LOUNGE AREA
- 04 SHUFFLE BOARD
- 05 GAMES TABLE
- 06 CLUBHOUSE DINING TABLE
- 07 CLUBHOUSE SHOW BAR
- 08 ACCESS TO POOL AREA







Clubhouse



A person is sitting on a set of wooden stairs, with only their legs and feet visible. They are wearing light-colored trousers with a small dark pattern and white sneakers. The entire image is overlaid with a semi-transparent teal color. On the right side, there are several thin, white, wavy lines that curve upwards and outwards, creating a sense of movement or a stylized background element.

# Residences





Living and dining





Kitchen





Master bedroom





Master bedroom and wardrobes





Wardrobes





Bathroom



A black and white photograph of a wooden floor. Strong, diagonal shadows from an unseen light source stretch across the floorboards from the upper left towards the lower right. A dark, vertical leg of a chair or table is visible in the upper left corner. The floor has a natural wood grain texture. The overall mood is minimalist and architectural.

# Floor plans

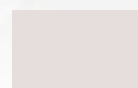




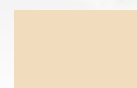
## 1<sup>ST</sup> FLOOR PLAN



Studio



1 - Bedroom



2 - Bedroom

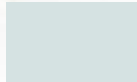
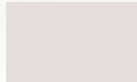
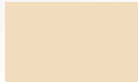



2 - Bedroom+S





2<sup>ND</sup> - 4<sup>TH</sup> FLOOR TYPICAL PLAN

	Studio		1 - Bedroom		2 - Bedroom		2 - Bedroom+S
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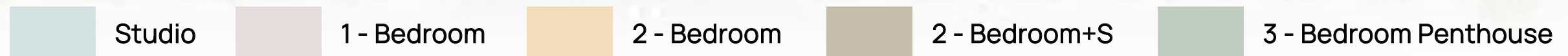
5<sup>TH</sup> - 10<sup>TH</sup> FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom+S
- 3 - Bedroom Penthouse





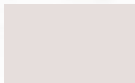
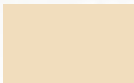

11<sup>TH</sup> - 14<sup>TH</sup> FLOOR TYPICAL PLAN







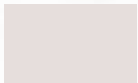
15<sup>TH</sup> FLOOR TYPICAL PLAN

- |   |             |   |             |   |                       |
|---|-------------|---|-------------|---|-----------------------|
|  | 1 - Bedroom |  | 2 - Bedroom |  | 4 - Bedroom Penthouse |
|---|-------------|---|-------------|---|-----------------------|

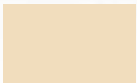




16<sup>TH</sup> FLOOR TYPICAL PLAN



1 - Bedroom



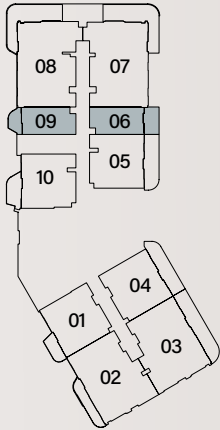
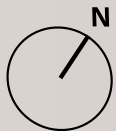
2 - Bedroom



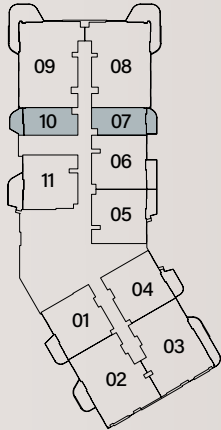
4 - Bedroom Penthouse



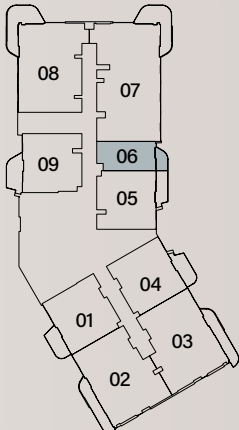
# STUDIO TYPE A



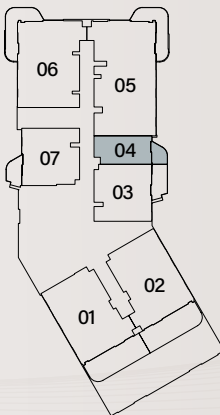
1<sup>st</sup> Floor



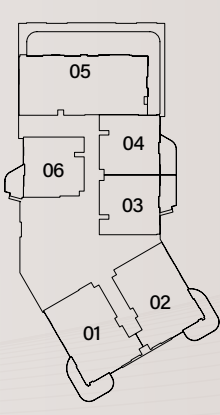
2<sup>nd</sup>-4<sup>th</sup> Floor



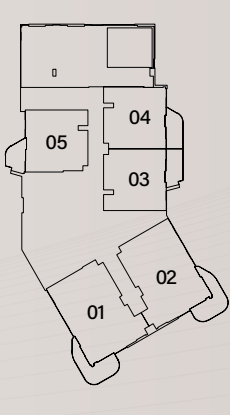
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

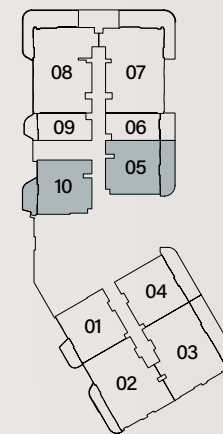
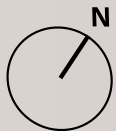
Internal Living Area : **345.41 sq.ft**

Outdoor Living Area : **50.48 sq.ft**

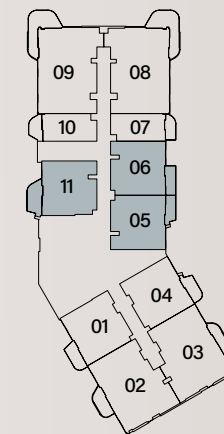
Total Living Area : **395.90 sq.ft**



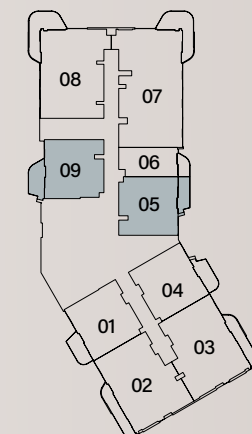
# 1 - BEDROOM TYPE A



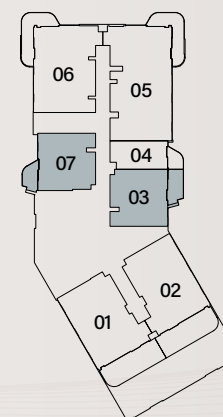
1<sup>st</sup> Floor



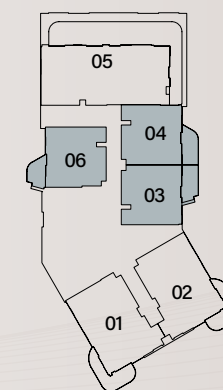
2<sup>nd</sup>-4<sup>th</sup> Floor



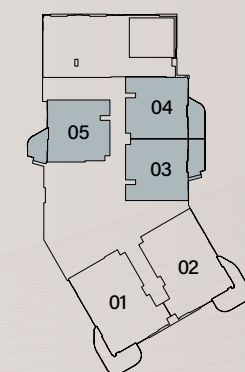
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

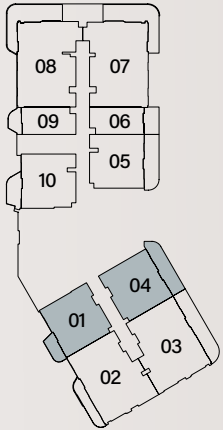
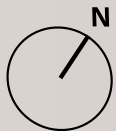
Internal Living Area : **699.55 sq.ft**

Outdoor Living Area : **68.35 sq.ft**

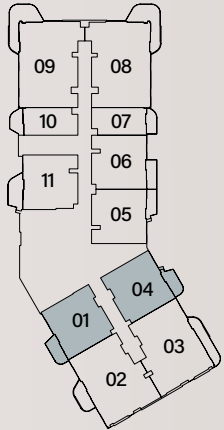
Total Living Area : **767.90 sq.ft**



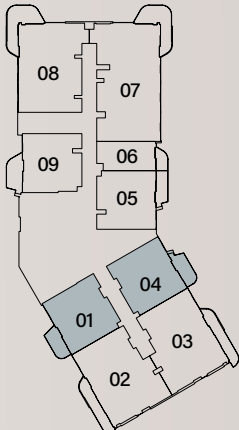
# 1 - BEDROOM TYPE B



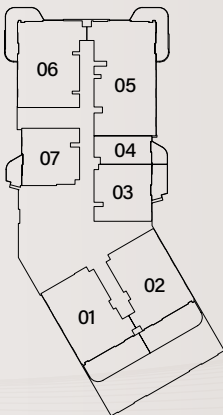
1<sup>st</sup> Floor



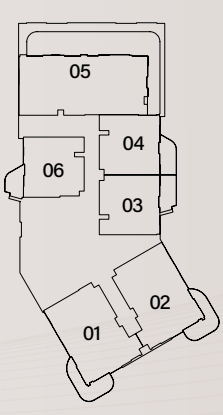
2<sup>nd</sup>-4<sup>th</sup> Floor



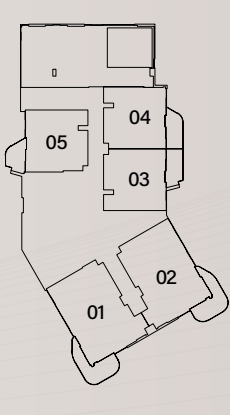
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

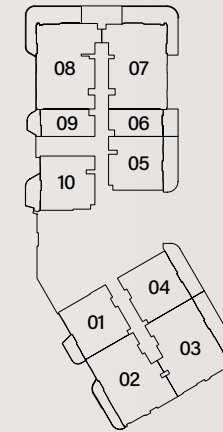
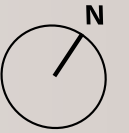
Internal Living Area : **711.06 sq.ft**

Outdoor Living Area : **80.62 sq.ft**

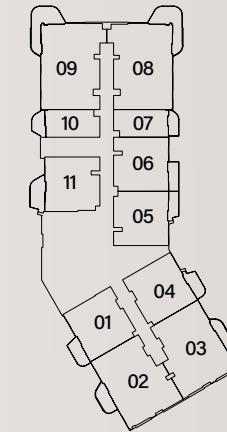
Total Living Area : **791.69 sq.ft**



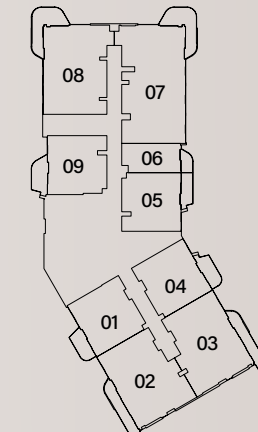
# 2 - BEDROOM TYPE A



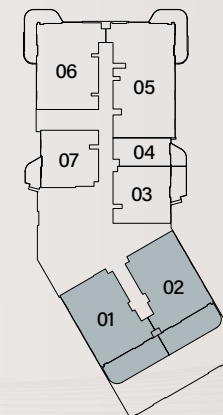
1<sup>st</sup> Floor



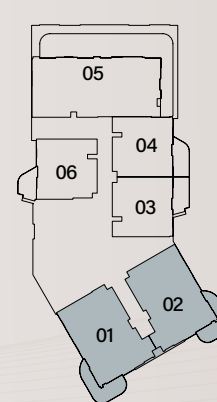
2<sup>nd</sup>-4<sup>th</sup> Floor



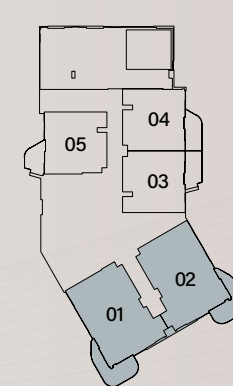
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

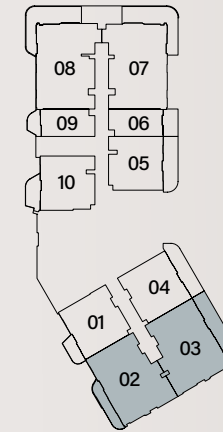
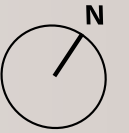
Internal Living Area : **1,054.86 sq.ft**

Outdoor Living Area : **148.22 sq.ft**

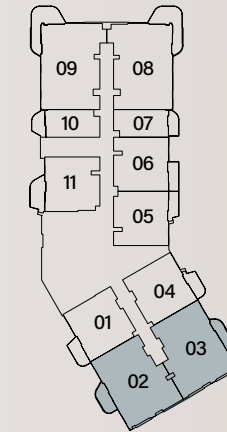
Total Living Area : **1,203.08 sq.ft**



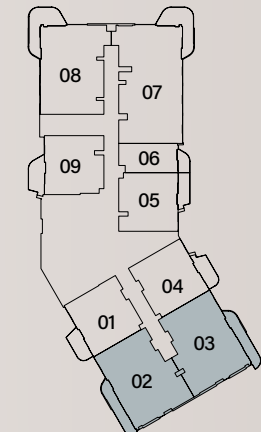
# 2 - BEDROOM TYPE B



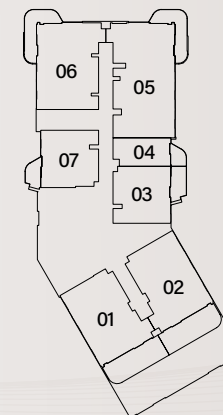
1<sup>st</sup> Floor



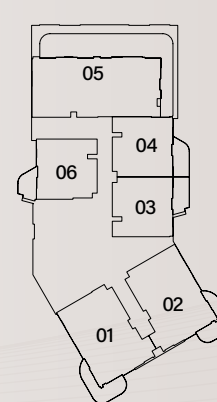
2<sup>nd</sup>-4<sup>th</sup> Floor



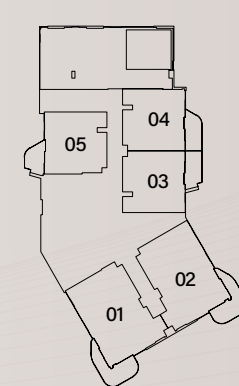
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

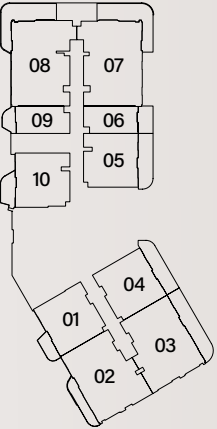
Internal Living Area : **1,087.59 sq.ft**

Outdoor Living Area : **85.36 sq.ft**

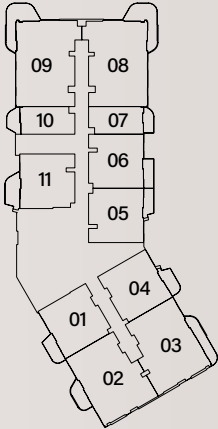
Total Living Area : **1,172.94 sq.ft**



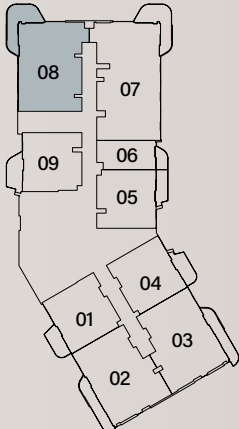
# 2 - BEDROOM + S TYPE A



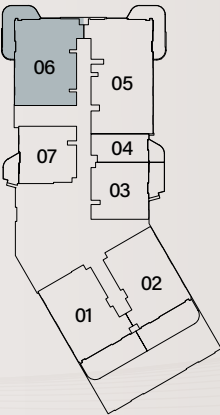
1<sup>st</sup> Floor



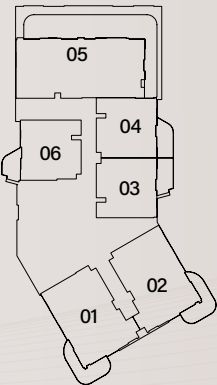
2<sup>nd</sup>-4<sup>th</sup> Floor



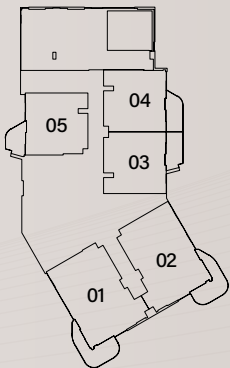
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

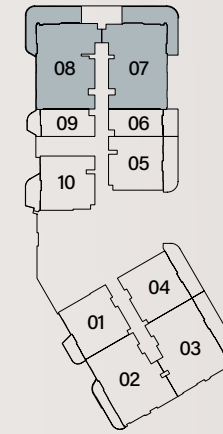
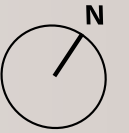
Internal Living Area : **1,177.57 sq.ft**

Outdoor Living Area : **218.62 sq.ft**

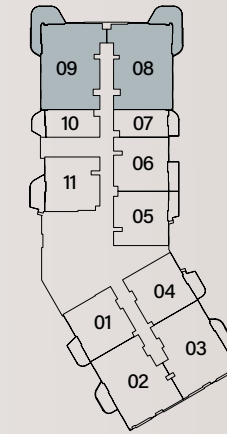
Total Living Area : **1,396.19 sq.ft**



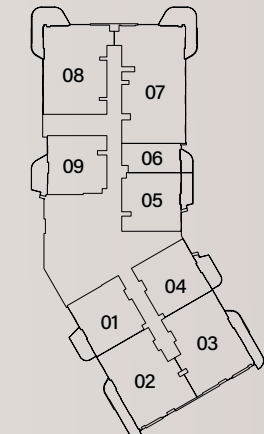
# 2 - BEDROOM + S TYPE B



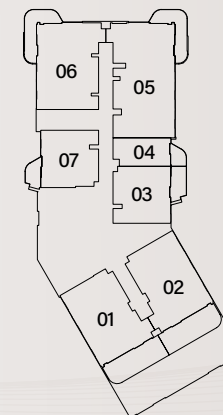
1<sup>st</sup> Floor



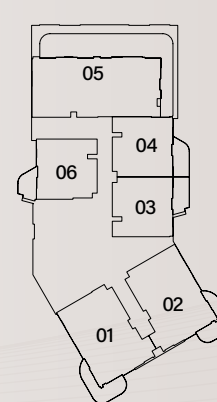
2<sup>nd</sup>-4<sup>th</sup> Floor



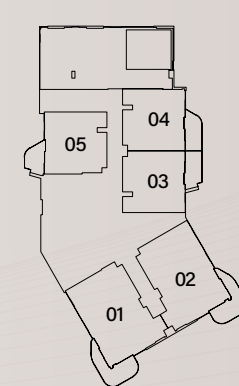
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

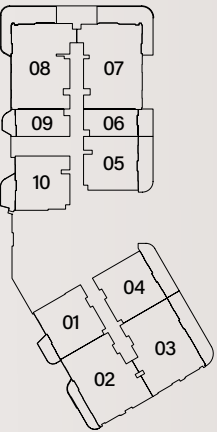
Internal Living Area : **1,217.94 sq.ft**

Outdoor Living Area : **191.60 sq.ft**

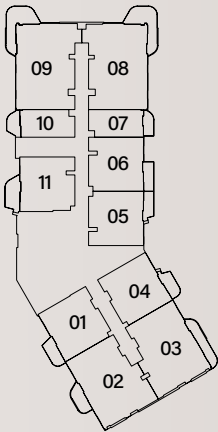
Total Living Area : **1,409.53 sq.ft**



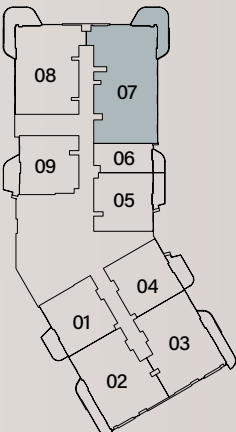
# 3 - BEDROOM PENTHOUSE TYPE A



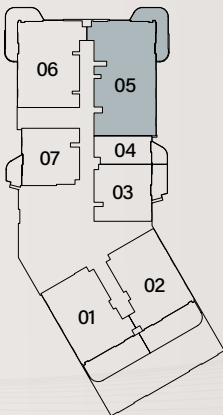
1<sup>st</sup> Floor



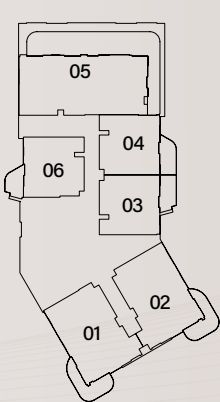
2<sup>nd</sup>-4<sup>th</sup> Floor



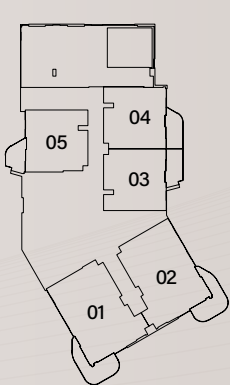
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,531.27 sq.ft**

Outdoor Living Area : **192.35 sq.ft**

Total Living Area : **1,723.62 sq.ft**



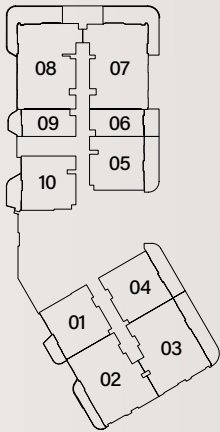
# 4 - BEDROOM PENTHOUSE TYPE A



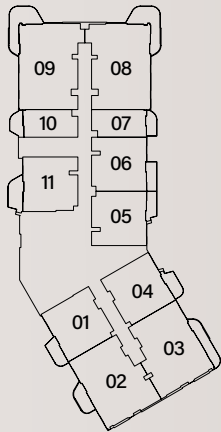
LOWER LEVEL



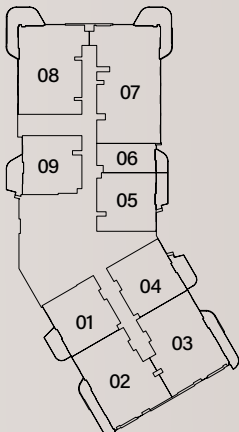
UPPER LEVEL



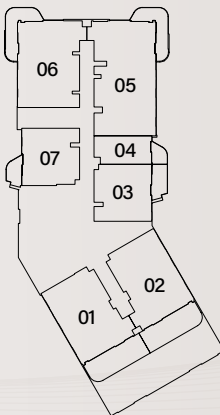
1<sup>st</sup> Floor



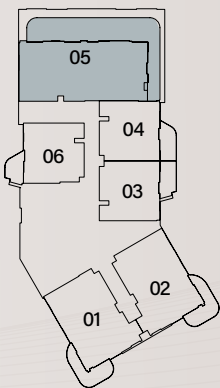
2<sup>nd</sup>-4<sup>th</sup> Floor



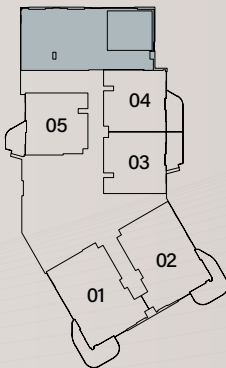
5<sup>th</sup>-10<sup>th</sup> Floor



11<sup>th</sup>-14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

Balcony shape shown is indicative and may vary per floor

*\*Note: The key plan orientation shown is indicative only*

Internal Living Area : **2,677.95 sq.ft**

Outdoor Living Area : **762.84 sq.ft**

Total Living Area : **3,440.79 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  
Portside Square, click [HERE](#)  
or scan the QR code below:







800 8288  
info@ellingtongroup.com

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