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KW

**K E N S I N G T O N
W A T E R S**

DISCOVER A NEW WAVE OF LIVING



INVEST IN A BRILLIANT FUTURE

Dubai is the vibrant heart of a country that pulsates with positivity, growth and innovative progress. Setting an example of peace and dedication, the UAE is a model of harmony and tolerance in the Middle East, committed to the happiness and health of its residents while proactively contributing to the sustainable development of humankind.

Dubai's cosmopolitan buzz is at the essence of its personality. The city is infused with the cultures and colours of its spectrum of residents, where over 200 nationalities live and work in productive harmony, and where new world innovations are introduced on a daily basis, making living as progressive as it is convenient.

SUSTAINABILITY, GROWTH AND URBANISM

Dubai recently announced its 2040 Urban Master Plan, a comprehensive strategy for a sustainable urban development in which it aims to shift the focus towards health, wellbeing, and an enhanced quality of life. The plan aims to double the size of green and recreational spaces; facilitate the movement of pedestrians, bicycles, and sustainable mobility means across the city; provide sustainable and flexible modes of transportation to develop integrated sustainable housing by 2040; and develop comprehensive legislation and a governance model to support sustainable development and growth.





BUILDING HOMES THAT INSPIRE

As a design-led boutique property developer, Ellington Properties values functionality as much as aesthetic. We believe in creating spaces that are in sync with residents' lifestyles, enabling them to lead better lives, and as such, craft homes with utmost attention to every last detail.

With the 2040 Urban Masterplan, Ellington Properties is engaging in offering higher quality properties and amenities with a focus on sustainability.

SETTING NEW STANDARDS ACROSS DUBAI

Downtown Dubai



DT1 is a trendsetter for the new market standard, incorporating art and amenities in the heart of Dubai. The project reflects the unique and luxurious expression of residences, wrapped in an understated yet elegant facade, and offering a truly distinct setting inside out. It includes 131 units and penthouses, ranging from 534 sq. ft to 5642 sq. ft. With amenities including a lap and leisure pool, club lounge, gym, children's play area, landscaped areas and a retail strip, DT1 offers the most impressive lifestyle opportunities.

Jumeirah Village Circle

BELGRAVIA

Belgravia is a building enveloped by a new 'Residential Rhythm', using precisely balanced proportions and bespoke details in its design. The project includes 181 units, ranging from 1 to 3-bedroom apartments. Home to a resort-style swimming pool, gym, elegant lobbies, and kids' indoor and outdoor playing areas, along with an expansive courtyard and elegant landscaping, Belgravia provides well-equipped amenities for all its residents.

BELGRAVIA II

Belgravia II offers its residents a quality of life with a colour scheme that is intentionally neutral, with a calm but strong monochromatic and contemporary palette, accentuated by Armani Grey marble inside and out. The project includes two elegant lobbies decked with signature art pieces made by local artists and commissioned by the Ellington Art Foundation. Alongside the 188 units, ranging from studios, 1, 2 and 3-bedroom apartments to townhouses, the project offers amenities designed to enhance residents' living experience, such as a pool, gym, indoor playing area and landscaped central court.

BELGRAVIA III

Belgravia III comes with fresh, cool palette with penny-round tiles, white joinery and light wood accents, creating an enjoyable and relaxing retreat. The project is home to our largest courtyard yet, alongside two spacious, double-heighted lobbies. As a uniquely designed community, it offers 260 modern studios, 1 and 2-bedroom apartments, and townhouses, with a host of excellent amenities such as a swimming pool, gym, indoor and outdoor children's playing areas, and landscaped greenery.

BELGRAVIA HEIGHTS I

With a Scandinavian design approach, timeless grey palette and beautiful accents of white and warm beige tones, the look and feel invites minimalism, simplicity and functionality, creating a more holistic living experience for our residents. It features 156 bespoke studios, 1 and 2-bedroom apartments, a resort-style pool, a pool terrace, a roof deck, a BBQ deck, a cosy lobby, outdoor kitchen and picnic tables, a yoga retreat, an outdoor children's play area, and a fully-equipped fitness centre.

EATON PLACE

Designed to cater to the needs of families looking for a practical living option without compromising on the space or the aesthetics, Eaton Place offers a collection of 110 units, including studios, and 1, 2 and 3-bedroom residences, in a warm taupe colour palettes with white accents and timber porcelain. The project offers on-site opportunities for fitness and recreation, through amenities such as a cosy fitness centre, an outdoor pool surrounded by lush greenery and pool loungers, and play areas, among others.

BELGRAVIA *Square*

An icon of contemporary architecture designed for optimum community living, Belgravia Square encompasses 225 beautifully crafted studios, 1 and 2-bedroom apartments. With amenities such as two double-heighted lobbies, dramatic staircases and bespoke art installations, adult and kids pool areas, a well-equipped fitness centre, changing rooms, a children's play area with a treehouse and a slide, and a clubhouse with a theatre and lounging and dining areas, it's the perfect home to lead a happy life.

SOMERSET MEWS

Somerset Mews features refined and contemporary townhouses with a striking facade of earth tones, boasting ample private balconies and allowing for plenty of natural light. The clean lines, expansive windows and open-concept layout of the townhouses reimagine the residents' lifestyles, accented by floor-to-ceiling picturesque windows and innovative designs. Explore 17 spacious, 4-bedroom townhouses, designed in true contemporary fashion.

THE SLOANE

by BELGRAVIA HEIGHTS

Home to a mix of studios, 1 and 2-bedroom apartments, as well as resort-like amenities, The Sloane by Belgravia Heights is a Miami-inspired residential tower that echoes coastal vibes and a beachside lifestyle. The project encompasses an active and dramatic indoor and outdoor fitness centre, an outdoor cinema, an outdoor BBQ, kitchen and picnic areas, a lounge and lap pool, a dramatic and bright lobby, and a rooftop pet park.

Harrington HOUSE

Harrington House exemplifies a comprehensive and balanced approach to urban living, inspired by the breathtaking Arabian Desert and its natural richness, via a plethora of interwoven features that cater to a happy and healthy existence. Through 92 spacious units, it contains studios, one and two bedroom apartments with a central courtyard, swimming pool, kids play area, and fitness center. Harrington House is transformed into a development that embodies wellbeing, pleasure, and health thanks to neutral tones and a warm color palette. Earthy tones and warm colors blend with charcoal greys and starry skies to offer a touch of refinement and luxury.

Mohammed Bin Rashid City

W I L T O N — TERRACES —

Wilton Terraces creates an atmosphere where young families can connect, share and grow. With art influenced by the rich textures and prominent patterns of the Silk Road era, the twin 12-storeyed towers comprise of 283 bespoke 1 and 2-bedroom residences. The project includes a fitness centre and yoga room, a children's pool and a family pool with a full lap, indoor and outdoor children's play areas, and BBQ areas.

WILTON PARK RESIDENCES

The project is designed to allow its residents to experience a balanced indoor and outdoor lifestyle, where the apartments and residences flow uninterrupted into outdoor spaces and parks, seamlessly extending the interiors. Featuring 320 studios and 1 and 2-bedroom apartments, the development is complete with a lobby designed for lounging and working. The community is also outfitted with a well-equipped fitness centre, indoor and outdoor yoga retreats, garden areas for sitting and lounging, indoor and outdoor children's play areas, a clubhouse, a London-inspired interior aesthetic with panelling, elegant door and joinery detailing, art lights and herringbone flooring, and an infinity edge swimming pool overlooking the park.



LIVE IN *DESIGN*

Ellington homes are designed to inspire. Our vision is to create living spaces that add value and pleasure to your everyday life, supporting residents as they journey towards their dreams and aspirations. Built in thoughtfully selected locations to ensure superb long-term return on investment, Ellington properties are famed for their resort-style pools, astounding landscaping, comprehensive fitness and children's facilities, hotel-like lobbies, and tailored interiors.

Along with luxurious communities in prestigious districts such as Downtown Dubai and Palm Jumeirah, Ellington's Dubai properties include elegant and serene residences similar to Kensington Waters, located in the young neighbourhood of Mohammad Bin Rashid City, located in Meydan.

With every new project, the "Live in Design" philosophy challenges us to add a special touch and purpose to our developments, allowing us to expand beyond the norm and propose new concepts of living.

OUR AWARDS

2016 - 2017

Arabian Property Awards

- Best Residential High-Rise Architecture – DT1
- Best Architecture Single Residence – The Ellington Collection at The Palm Island

2018 - 2019

Arabian Business Awards

- Innovative Company of the Year
- Best Luxury Project – DT1

International Property Awards

- Best Interior Design Show Home – Belgravia Heights 1
- Best Bathroom Design – DT1
- Best Regional Residential Property – Emirates Hills 181
- Best Global Residential Property – Emirates Hills 181
- Best Office Interior – Ellington Office

2019 - 2020

Customer Happiness Summit & Awards

- Customer Happiness Award – Real Estate Developer of The Year

Build Magazine

- Best Boutique Property Development Company Middle East
- Award for Excellence in Design-Led Solutions 2019

2020 - 2021

International Property Awards

- Best Residential Development – Wilton Park Residences
- Best Bathroom Design – Wilton Park Residences
- Award-winner in Development Marketing – Live In Design Campaign
- Award-winner for Residential Interior – Apartment – Eaton Place
- Award-winner for Residential Interior – Show Home – Belgravia Square

Luxury Lifestyle Award 2021

- Best Luxury Real Estate Developer in Dubai

2021 - 2022

International Property Awards

- Best Residential Interior - Showhome - Wilton Park Residences
- Award Winner in Residential Development – DT1
- Award Winner in Bathroom Design – Wilton Terraces
- Award Winner in Kitchen Design – Wilton Park Residences





OUR DELIVERED PROJECTS

BELGRAVIA

Delivered in 2017
Jumeirah Village Circle

ELLINGTON'S FIRST ICONIC BUILDING

Cool, clean, and classic, Belgravia offers residents serenity and style in the heart of a thriving emirate. Bordered by Al Khail Road and Emirates Highway, and a quick trip from Downtown Dubai, the Marina, and JLT, it is perfectly located to offer ease of access and a convenient living experience.

181 modern 1, 2, and 3-bedroom units sit on a 100,000 sq.ft of beautiful landscapes, complete with a swimming pool, large and bright lobbies, a courtyard, and indoor and outdoor children's play areas. Each beautiful home is crafted with individual care to strike a tasteful balance between classic elegance and cutting-edge design.

OUR DELIVERED PROJECTS

BELGRAVIA II

Delivered in 2018
Jumeirah Village Circle

A QUALITY OF LIFE THAT’S UNSURPASSED

A unique development that stands in the heart of Jumeirah Village Circle, Belgravia II was created with community living in mind, offering residents ample space to connect, share and grow.

Behind the bold, contemporary façade lies a mix of 188 spacious townhouses, studios, and 1, 2 and 3-bedroom apartments. Blending a mix of timeless elegance and innovative design, each home is designed to offer residents the most convenient and memorable living experience.





OUR DELIVERED PROJECTS

EATON PLACE

Delivered in 2019
Jumeirah Village Circle

A PLACE FOR THE FAMILY

Eaton Place interiors are soft and serene. The concept is a play on pastel and neutral hues pulled from the tonalities of a desert rose, with a colour scheme that is as avant-garde as it is effortless. The project includes a swimming pool, a fitness centre, an elegant lobby and a landscaped central courtyard.

Wooden-effect, beige porcelain tiles provide texture and warmth to the floors, while the light-toned joinery comes to life against white, marble-effect, sintered stone counter tops and mirrored splashbacks. Taupe porcelain in the bathrooms completes the picture, creating a warm backdrop to the white ceramics and subway tiles.

OUR DELIVERED PROJECTS

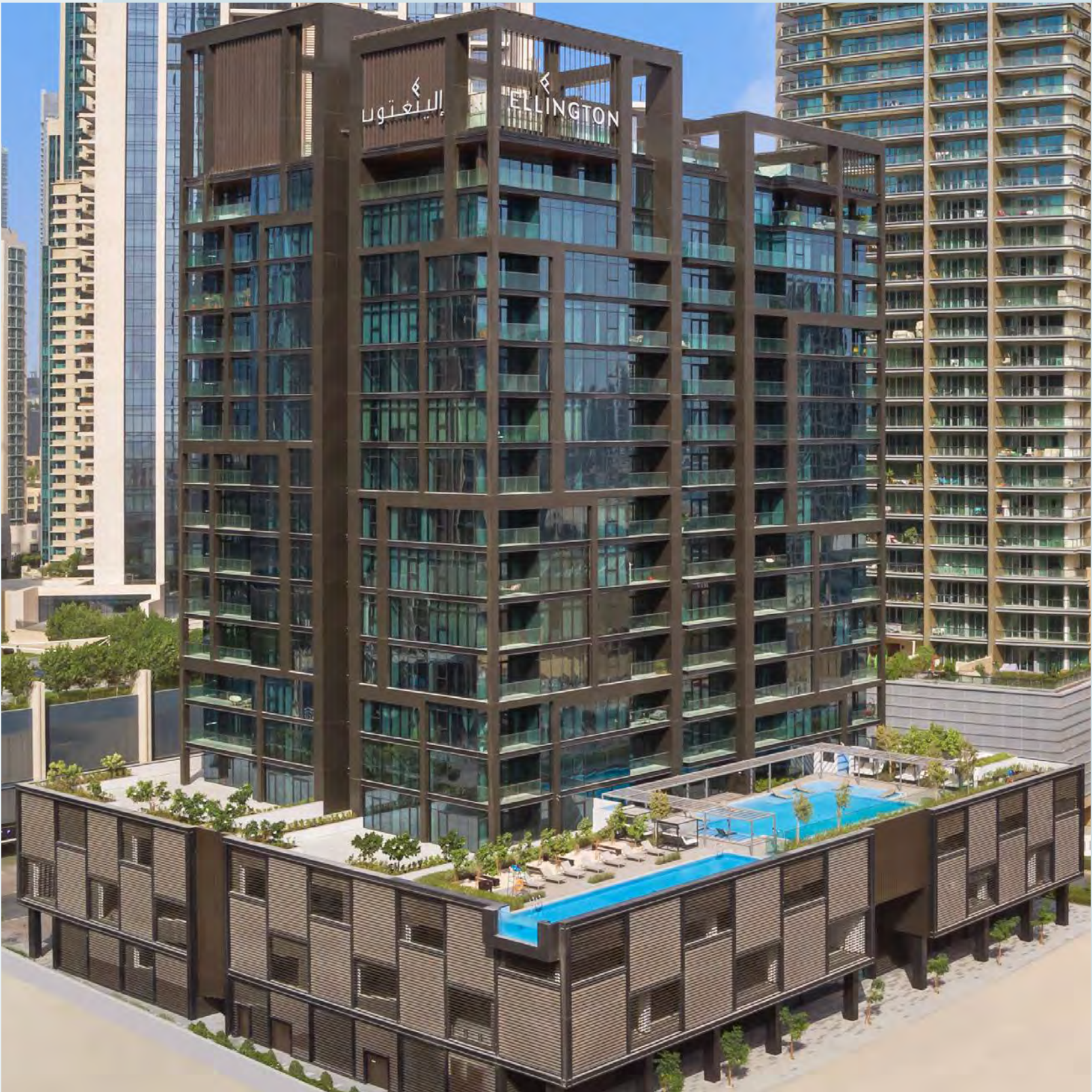
DT1

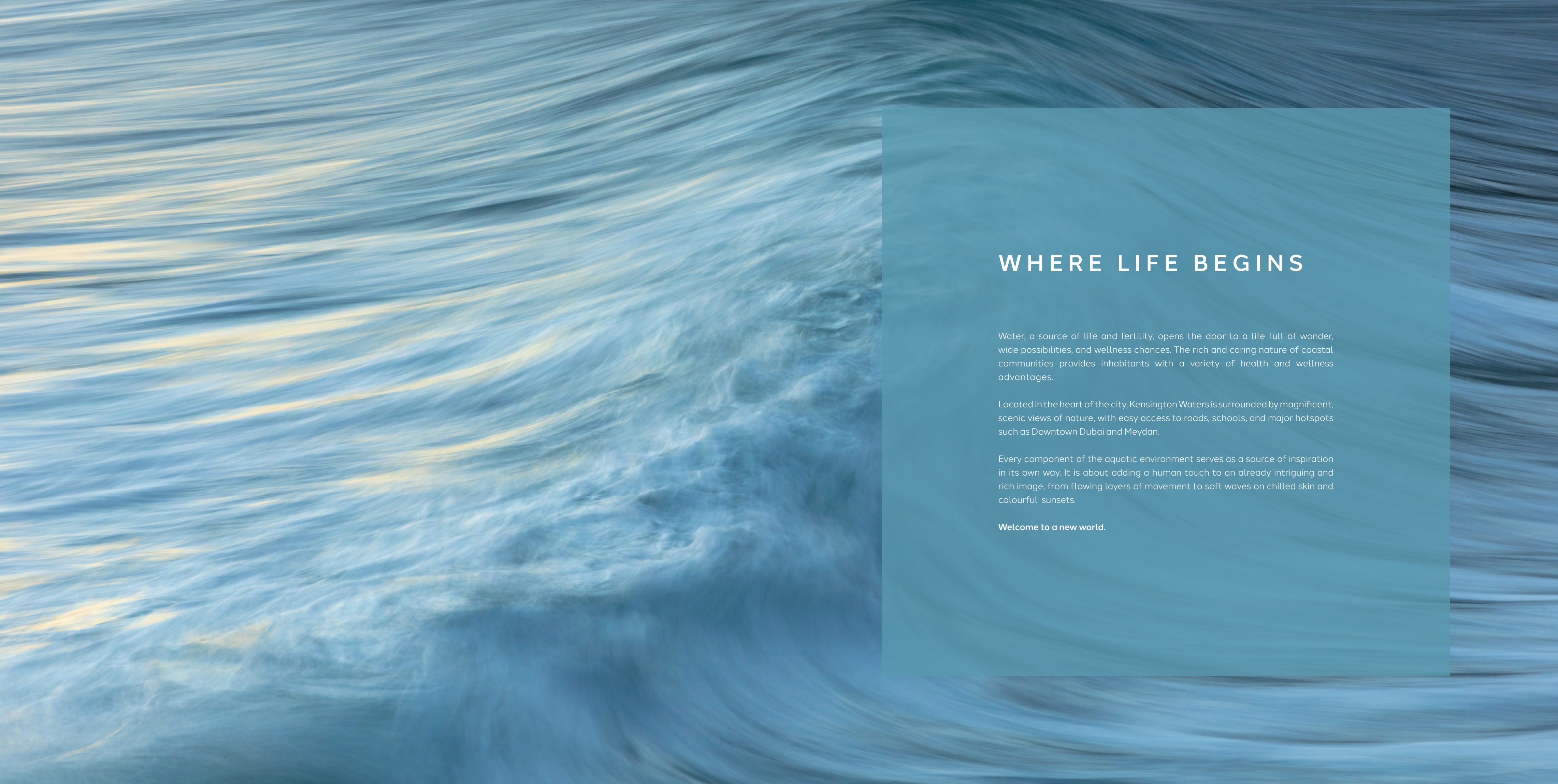
Delivered in 2020
Downtown Dubai

ELEVATING THE ART OF LIVING WELL

Located in one of Dubai's most attractive neighbourhoods, Downtown Dubai, DT1 recently received awards by Arabian Business for Best Luxury Project, Best Residential High-Rise Architecture and Highly Commended Architecture for Multiple Residences, and was designed by award-winning international firm Perkins+Will.

Ellington Properties created an outstanding and unique project within an exceptional environment, where luxury is only matched by outstanding design and art pieces scattered throughout the project. The project includes a clubhouse, children's play area, gym, lobby, lap pool with an acrylic end, and a family pool with an infinity edge, in-pool loungers and bubble jets.





WHERE LIFE BEGINS

Water, a source of life and fertility, opens the door to a life full of wonder, wide possibilities, and wellness chances. The rich and caring nature of coastal communities provides inhabitants with a variety of health and wellness advantages.

Located in the heart of the city, Kensington Waters is surrounded by magnificent, scenic views of nature, with easy access to roads, schools, and major hotspots such as Downtown Dubai and Meydan.

Every component of the aquatic environment serves as a source of inspiration in its own way. It is about adding a human touch to an already intriguing and rich image, from flowing layers of movement to soft waves on chilled skin and colourful sunsets.

Welcome to a new world.

THE BEATING HEART OF A CITY

Known for its opulent neighbourhoods and wealth of exciting destinations, MBR City has emerged as a calm and sophisticated retreat within the heart of the city. Designed as a self-sufficient community, it's surrounded by a lush, green landscape, and home to a mixture of schools, restaurants, and retail stores. Standing at the heart of the community, Kensington Waters is a stone's throw from some of the city's most beloved landmarks such as The Dubai Mall, Downtown Dubai, and Dubai Design District.

DRIVING DISTANCES



4 Minutes
North London
Collegiate School



4 Minutes
Hartland
International School



10 Minutes
Meydan One Mall



10 Minutes
Meydan Racecourse



12 Minutes
Downtown Dubai



12 Minutes
Dubai Mall &
Burj Khalifa



15 Minutes
Dubai International
Financial Centre



15 Minutes
Dubai World Trade
Centre



17 Minutes
Dubai International
Airport



20 Minutes
Marina Mall &
Dubai Marina





WELCOME TO
KENSINGTON
WATERS

KW
KENSINGTON
WATERS

LOBBY &
ENTRANCE

LOBBY &
ENTRANCE

A NEW WAVE OF LIVING

In a fast-paced world where each new day brings about new adventures, Kensington Waters serves as the perfect backdrop to lead a contented, modern, and fulfilling life. The development is inspired by the natural elements of water, echoing wellness, health, and happiness, and offering a haven of beauty in the heart of a thriving city. The building's lighting accents the vertical facade features, and provides a wash of warm light to the building's crown, standing out with elegance and poise.





IMPRESSIONS THAT LAST A LIFETIME

Kensington Waters leaves an unforgettable impression, greeting its residents and guests with a hotel-like drop off area, offering a warm welcome and setting the tone for experiences yet to come.

STEP INTO YOUR OWN WORLD

Kensington Waters is home to two elegant and sophisticated lobbies designed with high ceilings and a distinct lounge style, complete with a reception with ample work and lounging areas. Surrounded by glass blocks, the trickling light gives the illusion of water cascading over the lobby, while the natural blue marble lined reception counter, together with the river rock porcelain covering the floor, allow the space to emulate the vitality of water.

Key elements of the lobby are highlighted through natural lighting, shedding a spotlight on the details that elevate it. Complemented by Ellington's Signature Scent, the space stands out beautifully. Curated works of art from the Ellington Art Foundation give dimension to the area, establishing the tone for an environment where residents can create, grow, and thrive from the moment they walk through that door.



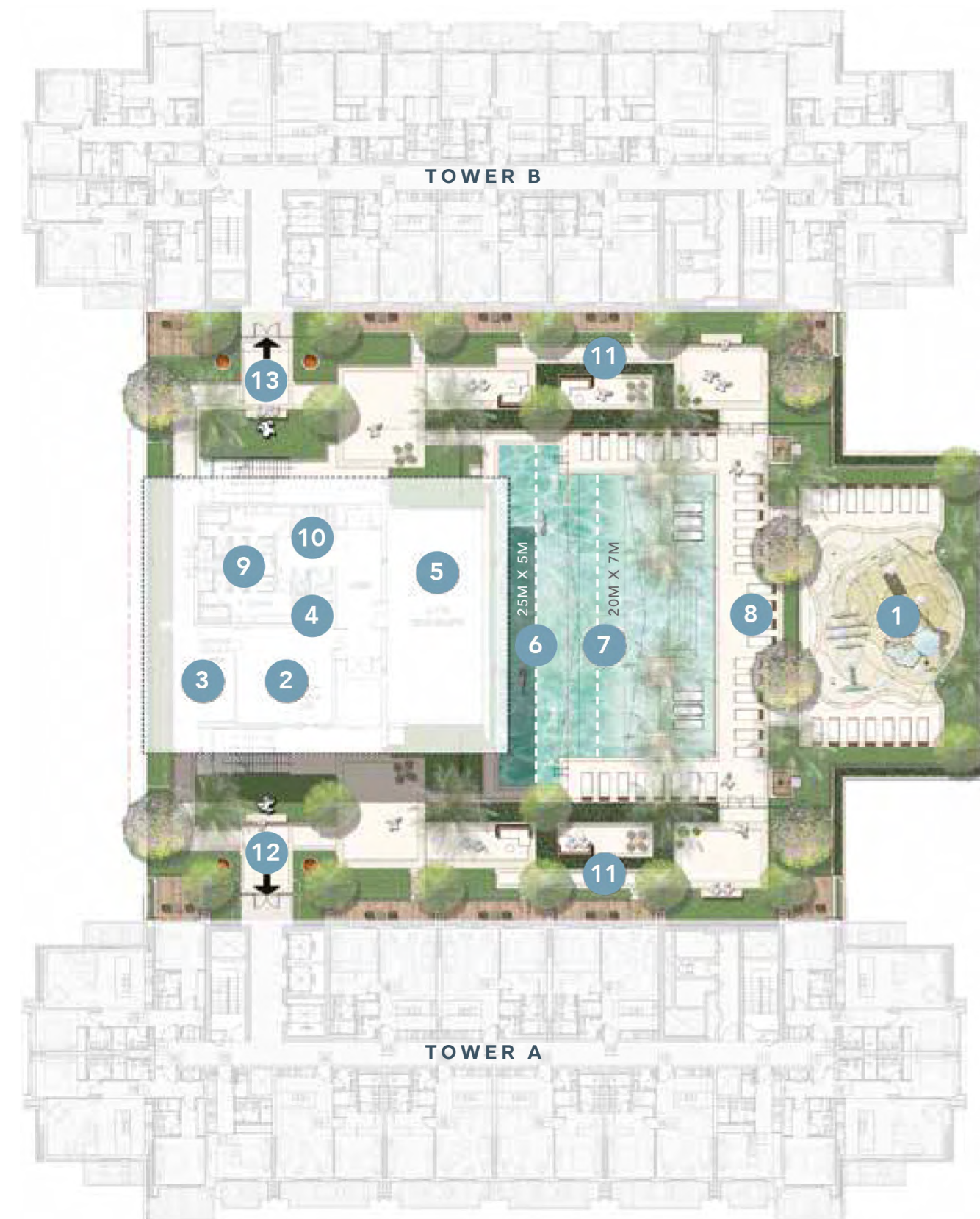
GROUND FLOOR AMENITIES PLAN

- 1 Drop-Off & Pick-Up Area
- 2 Lobby Reception
- 3 Lobby Seating & Working Space
- 4 Guest Parking
- 5 Residents Parking Entrance
- 6 Lifts
- 7 Service Lifts
- 8 Move-In Truck Parking
- 9 Retail Outlets
- 10 Access To Leisure Outdoor Park



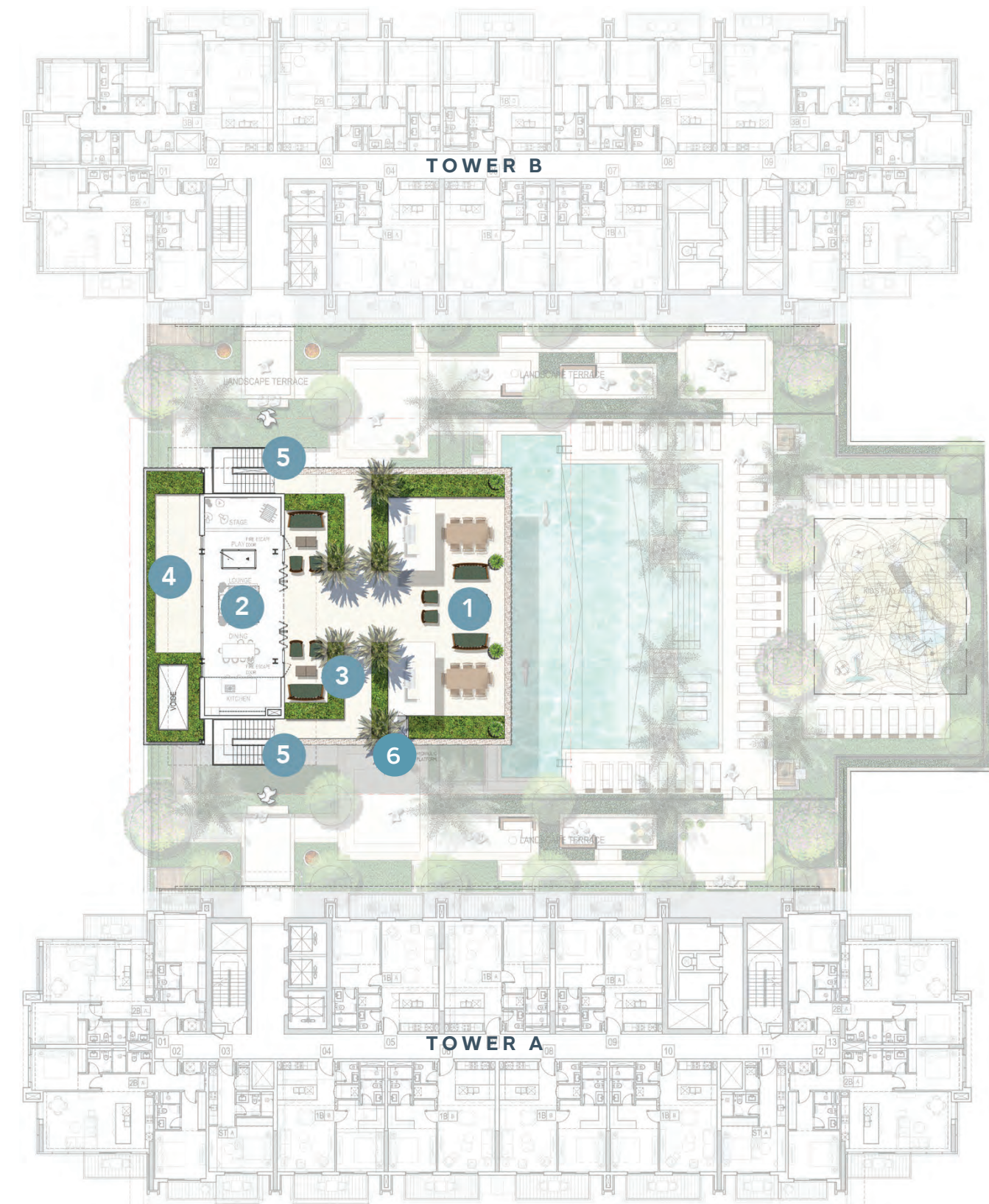
PAVILION LOWER DECK AMENITIES PLAN

- 1 Kids Splash Pad
- 2 Indoor Kids Play Area
- 3 Outdoor Kids Play Area
- 4 Kids Dedicated Bathroom
- 5 Panoramic Fitness Center
- 6 Semi-Olympic Lap Pool (25m X 5m)
- 7 Leisure Lounge Pool (20m X 7m)
- 8 Pool Sun-Loungers Area
- 9 Changing Room, Steam Shower & Sauna
- 10 Bathroom For People Of Determination
- 11 Seating Areas
- 12 Entrance To Tower A
- 13 Entrance To Tower B



PAVILION UPPER DECK AMENITIES PLAN

- 1 Outdoor Seating Area With Barbeque Spaces
- 2 Indoor Lounge With Seating & Gaming Spaces
- 3 Seating Areas/Pathway
- 4 Viewing Deck
- 5 Access To The Club Terrace
- 6 External Lift



PUSHING THE BOUNDARIES OF EVERYDAY LIFE

A project that places sustainable living at the forefront of its design, Kensington Waters sets to do its part in making a difference in this world. The project offers Electrical Vehicle Charging Stations, bicycle parking and bicycle workshops outfitted with an air pump, a water hose, tools, and a maintenance stand, with the aim of providing a wellness-driven lifestyle, connecting you to a more sustainable future.





DISCOVER A PAVILION AT THE CENTRE OF LIVING

A real hub of activity and life, the pavilion is a space designed to provide entertainment, fitness, and leisure for residents of all ages. The multifaceted, dynamic level includes amenities such as a semi-Olympic swimming pool, a children's play area and wet deck, a pavilion lounge and terrace with a BBQ area, and a large panoramic fitness centre with a steam and sauna room. The pavilion also provides beautiful landscaping, shade and privacy.

A SOCIAL HUB

Located on the roof deck and divided into two sections, a clubhouse and a terrace, the pavilion takes cues from multisensory elements such as jazz music and the colour blue. The clubhouse is designed as a space for entertainment, socialisation, and relaxation, and is fully equipped with an open kitchen, dining space and a lounge area. The multifunctional space features games, music system and a big-screen television to help in hosting gatherings. Alongside the screen is a stage which allows for group activities such as movie nights, presentations and children's entertainment shows.

Bi-parting glazed doors at the front of the pavilion open wide to the upper deck terrace. The large terrace caters to residents who prefer lounging, relaxing, socialising under the clear blue skies, hosting gatherings, and BBQ with friends and family.





AN AQUATIC ADVENTURE

Revitalising and refreshing with every dip, the swimming pool at Kensington Waters is designed to cater to the needs of every resident. Whether you enjoy competitive swimming or simply relaxing by the sparkling waters, the swimming pool provides a unique space, with semi-Olympic features designed to the highest of standards, complete with in-pool loungers.

DRIFT INTO A WORLD OF IMAGINATION

Located next to the swimming pool, the wet deck and splash pad are designed to allow kids to enjoy sensory play with water, providing them with an outdoor playing space under their parents' supervision.

Taking into consideration the latest trends and studies about child development, the children's playground at the pavilion is fully outfitted to keep little ones active and comfortable, while providing maximum opportunities for learning, with built-in joinery for toys and books that focus on STEM learning and Montessori education, eco-friendly materials and furnishings, and access to outdoor areas. The area also includes a size-appropriate children's bathroom.





STRENGTHEN YOUR BODY AND MIND

The amenities at Kensington Waters were made to provide a comprehensive experience, and the fitness centre is no exception. Overlooking the pool and surrounded by glass, the fitness centre comes with beautiful views that motivate, refresh and energise. With woven vinyl flooring made from recycled plastic, world-renowned branded workout equipment, dedicated workout zones, and changing rooms with steam and sauna, the fitness centre is designed to provide residents with curated options for all their needs.

HARMONIOUSLY DESIGNED TO ECHO THE GENTLE WAVES

In a world where water equals life, Kensington Waters reflects just that, with every detail and measure taken to provide a holistic community that thrives on health and wellness. With textures, finishes and colours inspired by the water, the development provides a palette filled with warm greys and refreshing whites, adding key elements of liquid blue throughout. Additionally, we continue to leave a more sustainable footprint through the use of high-quality durable materials and ethically-sourced materials and finishes.







KITCHEN, DINING & LIVING SPACE

A SPACE TO CREATE AND EXPERIMENT

Fully outfitted for the most convenient experience, the apartments are home to kitchen areas with a custom design that is at once modern, highly functional, and aesthetically appealing. Decked with floor-to-ceiling cabinets that serve as a pantry or storage for crockery, appliances, tip-out trays, durable quartz countertops, LED lighting, and porcelain tile flooring, every element echoes practicality, aesthetic and health. The durable quartz countertops are constructed from repurposed raw materials, while the kitchen includes an elegantly designed breakfast bar, allowing for ample room to grab a quick snack in the morning or a relaxed dinner with your loved ones.

A RELAXING SPACE THAT URGES YOU TO UNWIND

With large windows that allow for plenty of natural light, high ceilings, a fresh colour palettes and tailored flooring, every element in the bedroom is designed to relax and disconnect from daily work life. Additionally, the walk-through wardrobes are designed to allow for maximum storage, decked with a full-height mirror and warm grey wood laminate.



BEDROOM



BATHROOM

REJUVENATE YOUR SENSES

The bathrooms at Kensington Waters are equipped with quality sanitary ware, from high-quality ceramics, faucets, and accessories in powder rooms, to hidden storage options and high quality finishes in the main bathrooms. Beneath the drawers is a nightlight that can easily be dimmed at night in order to avoid the overwhelming bright lights. The bathroom is fitted with river-rock effect, light grey porcelain floors, mosaic wall tiles, and shelving units that extend into the shower.

SUSTAINABLE LIVING

Ellington's commitment towards sustainable living is the driving force behind our developments. Our projects comply with Dubai Green Building requirements, focusing on wellness and following sustainable initiatives and practices.

We use low-flow sanitary ware, LED lighting, energy efficient appliances and sustainable materials whenever possible, and source locally-made products to reduce our carbon footprint. We also continue to add sustainably-driven amenities to our developments, such as electrical vehicles charging stations and dedicated bike workshops and parking. Additionally, when scouting locations for our projects, we select locations with easy access to mass transit, cycling paths and walking paths, in environments that provide ample park space and minimum noise pollution.





LIVE IN *DESIGN*

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