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Prop971 is a curated data platform for UAE off plan properties.



WELLINGTON OCEAN

ANK MOTIWALA
DEVELOPMENTS



30th Floor, Bay Gate Tower,
Al Mustaqbal Street, Business Bay, Dubai, UAE.

www.wellingtondevelopments.ae

Disclaimer:

All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up the final 'as built' status as per final designs of the project regulatory approvals and planning permissions.



WELLINGTON OCEAN

ANK MOTIWALA
DEVELOPMENTS

U R B A N H E I G H T S W I T H
O C E A N I C S I G H T S



B R E A T H E
O C E A N
B L I S S



THE ISLAND'S HEART

Ideally located in Dubai Islands, the Wellington Ocean places you at the centre of convenience and coastal charm. Reach Dubai Islands Beach in 4 minutes, Deira Mall in 5 minutes, and Waterfront Market in 6 minutes. Downtown, Dubai Airport and Jumeirah Beach are effortlessly accessible. Making the entire Dubai within your reach.



DUBAI ISLANDS BEACH
4 MINS.

DEIRA MALL
5 MINS.

CENTARA BEACH RESORT
7 MINS.

HAYAT REGENCY
9 MINS.

WATERFRONT MARKET
6 MINS.

DUBAI HOSPITAL
8 MINS.

AL MAMZAR BEACH PARK
17 MINS.

DUBAI INTERNATIONAL AIRPORT
19 MINS.

AL MAKTOUM BRIDGE
18 MINS.

PARK REGIS HOTEL
15 MINS.

DOWNTOWN
30 MINS.

CITY WALK
20 MINS.

SHAIKH ZAYED ROAD
16 MINS.

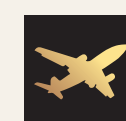
JUMEIRAH BEACH
29 MINS.

GOLD SOUK
14 MINS.

WALKING ACCESS TO
DUBAI ISLANDS BEACH
IN 4 MINUTES

WALKING ACCESS TO
MARINA
IN 5 MINUTES

WALKING ACCESS TO
DEIRA MALL
IN 5 MINUTES



17 MINS.
Dubai International Airport

50 MINS.
Al Maktoum International Airport

A SEASIDE ASCENT

Wellington Ocean, a distinctive ground-plus-six-floors oceanfront project, offers an unmatched coastal lifestyle. The ground floor features a welcoming reception, a stylish lift lobby, and two exclusive duplexes. The first floor is dedicated to convenient parking, ensuring accessibility for all residents. The second to sixth floors house thoughtfully designed one and two-bedroom apartments, available with private pool / Study room, offering versatility for various preferences. It's a vision of modern seaside elegance.

The project also offers exceptional world-class amenities on two levels "the podium and the rooftop".



WELLINGTON OCEAN

ANK MOTIWALA DEVELOPMENTS



www.wellingtondevelopments.ae



ELEVATING CONTEMPORARY LIVING



Wellington Ocean's reception, waiting foyer, and lift lobby together create a cohesive experience of urban elegance and modernity. From marbled surfaces and tranquil lighting to the effortless functionality of high-speed lifts, each space reflects the coastal-inspired charm and contemporary ethos that define the building's architectural vision and elevated lifestyle.

A H O M E F O R
E V E R Y D R E A M

*Forty-nine abodes, a collection rare
With pools to embrace the coastal air
Twelve one-bed gems, pools to share
Eleven without, yet comfort is still there
Two-bed havens, twenty-four with ease
Two duplex marvels, where elegance meets seas*

THIS IS
WELLINGTON OCEAN

1 B E D
A P A R T M E N T S
W I T H P O O L

1 B E D
A P A R T M E N T S
W I T H S T U D Y

2 B E D
A P A R T M E N T S
W I T H P O O L

3 B E D
D U P L E X E S
W I T H J A C U Z Z I



U N W I N D
E L E G A N T L Y

The lounge offers an inviting retreat, featuring sleek finishings, superb lighting, and a contemporary design ethos. It provides a perfect space for residents to relax, socialise, or enjoy quiet moments in their secluded family room.

A FEAST OF STYLE



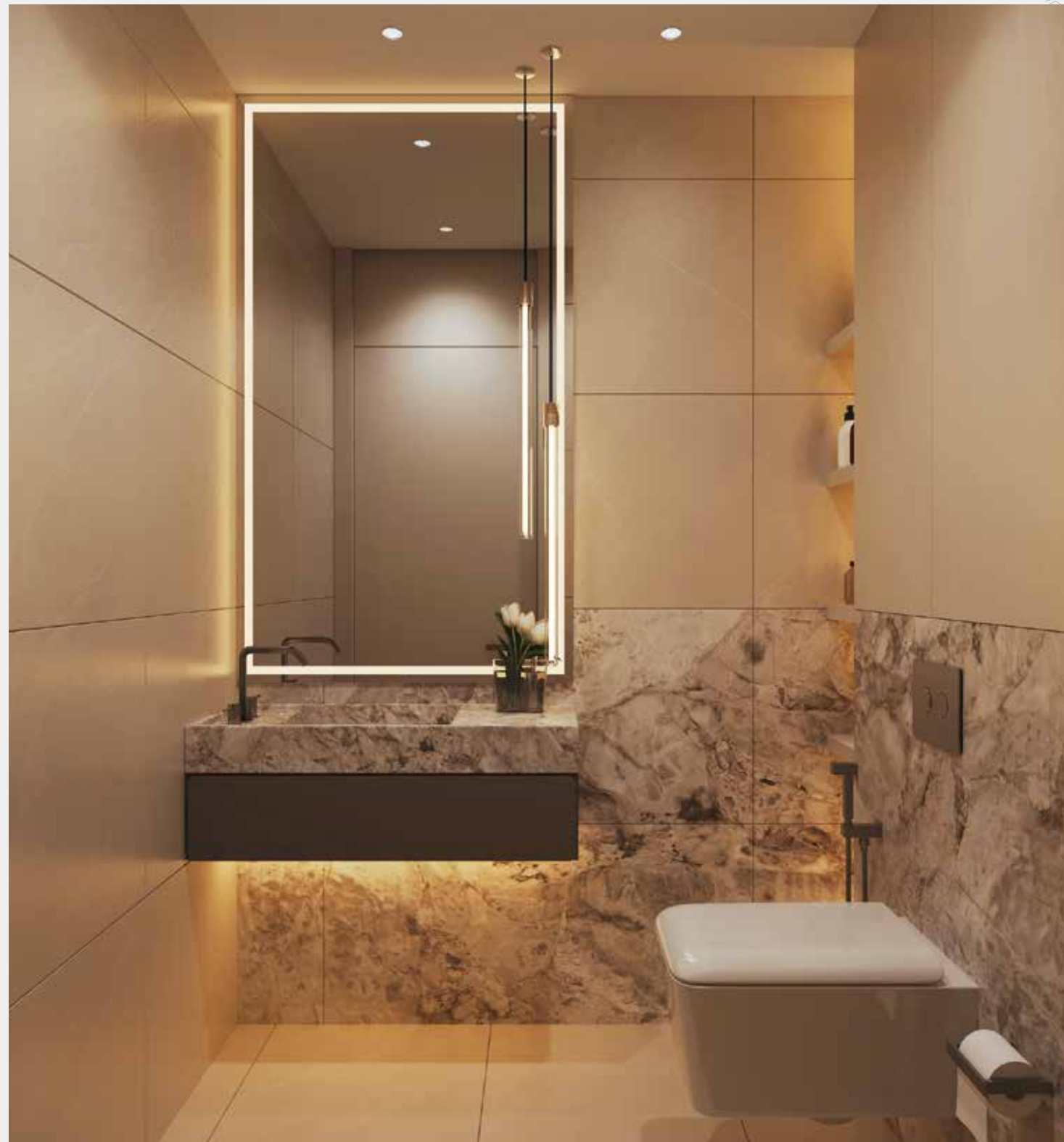
The open dining space in your apartment offers a modern and inviting setting and an open layout. It serves as the ideal backdrop for shared meals, creating memorable moments in an elegant yet comfortable environment.

A KITCHEN BEYOND ORDINARY



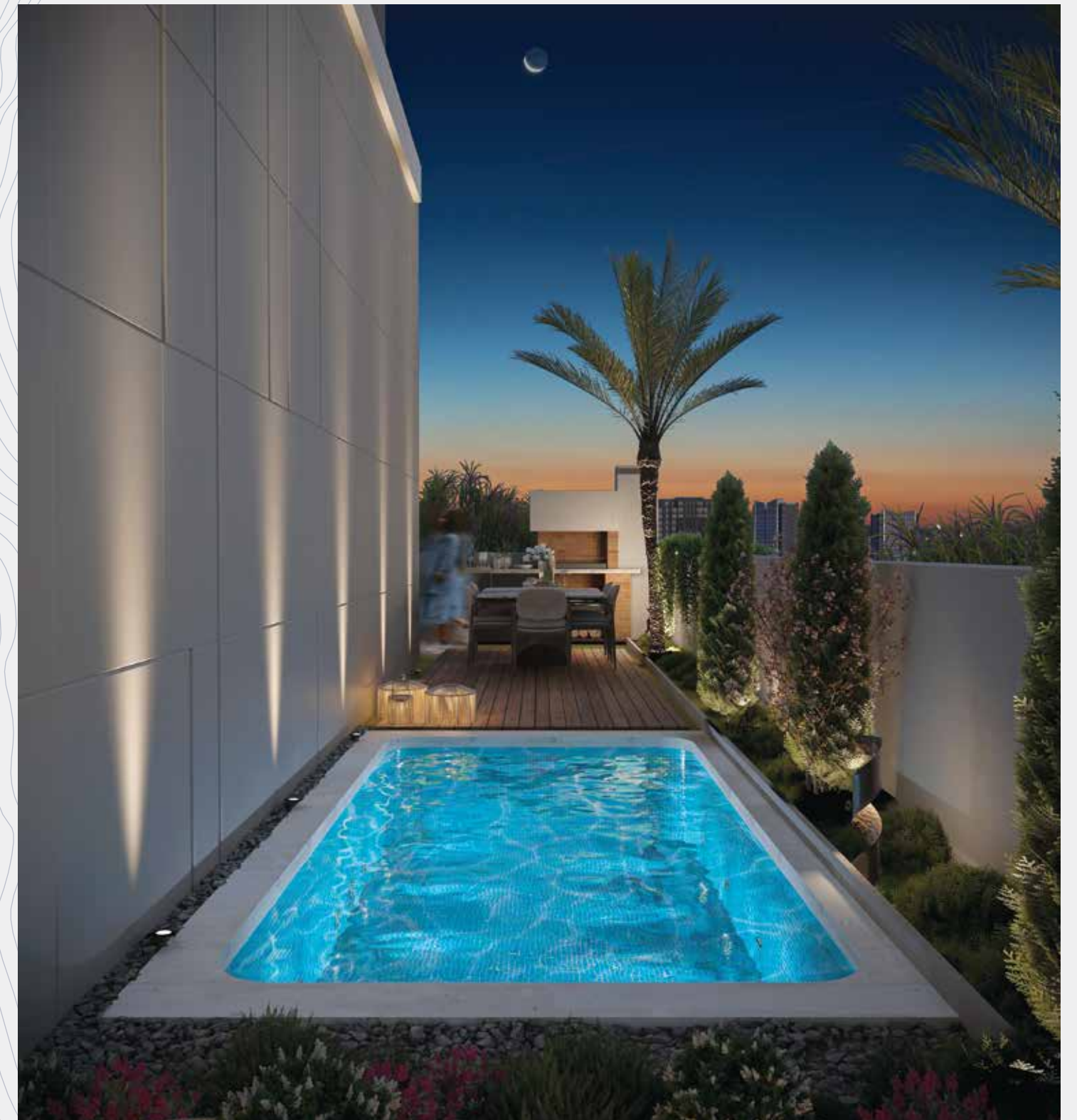
The open kitchen space in your apartment is designed for practicality and style, featuring modern fixtures and fittings and an intuitive setup. It provides a welcoming environment for culinary exploration, turning every cooking experience into an enjoyable and functional affair.

GET REFRESHED
IN STYLE



The stylish bathroom invites you to indulge in its contemporary charm. With clean lines, contemporary fixtures, and a calming palette, it offers a space for relaxation.

A BREATH OF
VASTNESS



The large terrace offers an expansive outdoor escape, framed by sweeping views of the ocean. This terrace invites you to experience open skies, refreshing breezes, and moments of quiet connection with the horizon.



L I V E E L E G A N T L Y ,
D I N E B E A U T I F U L L Y .

A stylish living room designed for comfort and elegance, featuring modern finishes and a welcoming atmosphere for relaxation and socializing.



TIDES OF ARCHITECTURAL GRACE

Standing tall against the splendid backdrop of the ocean, Wellington Ocean embodies modern coastal living. Its contemporary design echoes the waves with clean lines and shimmering glass, creating an architectural silhouette that redefines class while embracing the beauty of its surroundings.



WORLD CLASS AMENITIES

*Beneath open skies, where dreams align
Pools that shimmer, paths that entwine
Spaces to play, to rest, to breathe
A life of comfort, beautifully weaved*

RESIDENTIAL UNITS

1 BED
APARTMENTS
WITH POOL

1 BED
APARTMENTS
WITH STUDY

2 BED
APARTMENTS
WITH POOL

3 BED
DUPLEXES
WITH JACUZZI

INTERIOR AMENITIES

RECEPTION



LIFT LOBBY



PARKING



GYM



YOGA



SAUNA



STEAM



MEETING ROOM



PODIUM AMENITIES

CABANAS



CHILDREN'S WATER RIDES



SWIMMING POOL



MINI GOLF



KIDS' PLAY AREA



SITTING LOUNGE



ROOFTOP AMENITIES

PADEL TENNIS COURT



JOGGING TRACK



CINEMA



BBQ ZONE



ZEN GARDEN



YOGA



SITTING LOUNGE



PODS



FITNESS
WITH A VIEW

The gym on the first floor offers a dynamic space to energise your body while enjoying outdoor views. Equipped with modern facilities and bathed in natural light, it inspires focus, movement, and a refreshing connection to the world beyond.

STILLNESS AMIDST VIEWS

The yoga space on the first floor offers a peaceful setting for reflection and movement. With a calming atmosphere, it encourages a deep connection to your practice, framed by the beauty of the surrounding environment.

LET YOUR SOUL
SPEAK



CLOUDS OF REPRIEVE



The steam bath offers a serene retreat, enveloping you in soothing warmth and gentle vapours. Designed to revitalise and calm, this space promotes relaxation while cleansing the senses, inviting a quiet pause in the flow of your day.

SWEAT AWAY STRESS



The sauna is a calm and cosy space with soft heat and natural wood design. It's a perfect place to relax, refresh your body, and clear your mind, helping you feel at peace and recharged.

S U P E R B
C O N V E N I E N C E
O N A R R I V A L

The podium floor is dedicated to resident parking, providing a convenient and secure space for vehicles. Thoughtfully arranged and easily accessible, it ensures effortless movement, offering peace of mind and practicality right at the heart of the community.

GATEWAY
TO
REFINED
LIVING



WELLINGTON
OCEAN

ANK MOTIWALA DEVELOPMENTS





FROM
PODIUM TO ROOFTOP
A HAVEN OF AMENITIES

Wellington Ocean redefines coastal living with its lively podium and poised rooftop amenities. The podium features cabanas, a swimming pool, children's water rides, a kids' play area, mini golf, and a sitting lounge. The rooftop offers a padel tennis court, jogging track, cinema, BBQ zone, community garden, zen garden, yoga pods, and a rooftop lounge, elevating life to new heights of elegance for you to enjoy life at the fullest.

PODIUM AMENITIES

CABANAS



SWIMMING POOL



CHILDREN'S WATER RIDES



MINI GOLF



KIDS' PLAY AREA



SITTING LOUNGE

ROOFTOP AMENITIES

JOGGING TRACK



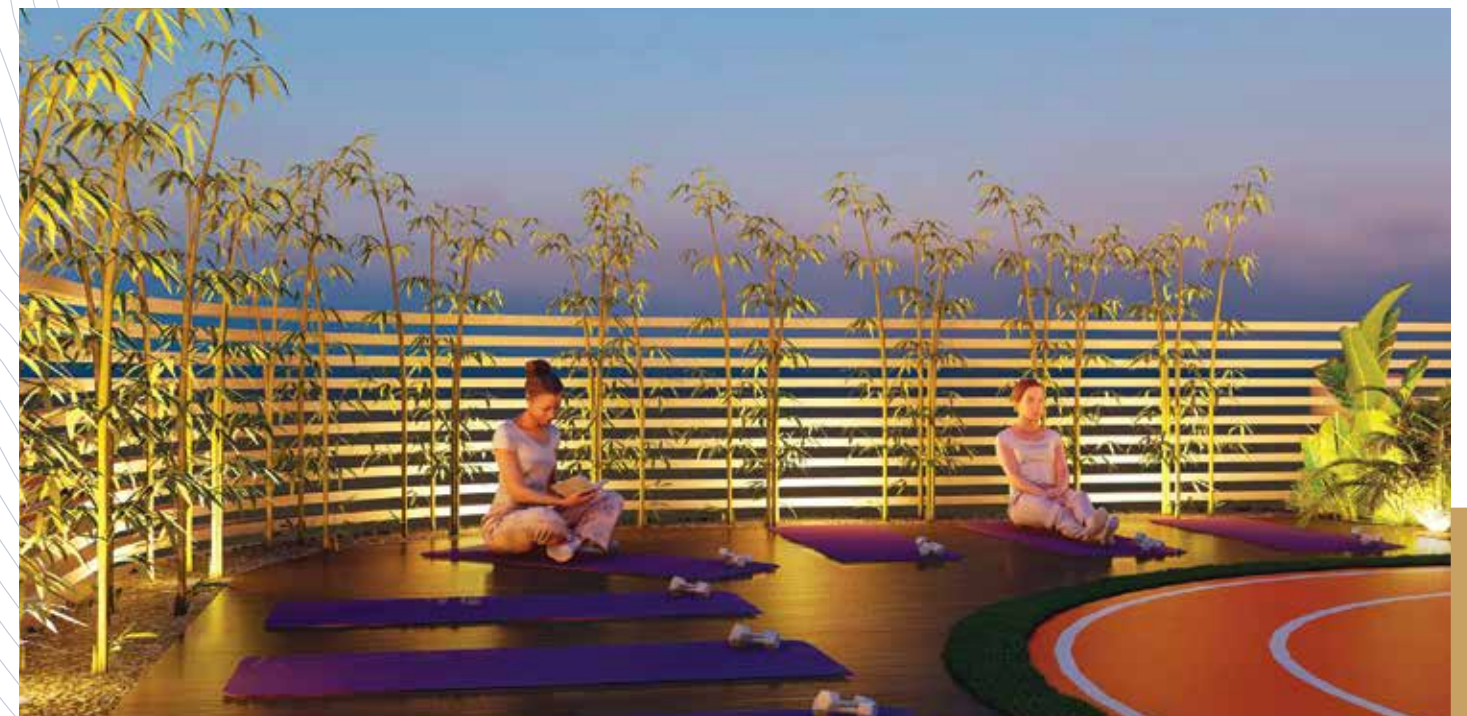
BBQ ZONE

CINEMA



ZEN GARDEN

PADEL TENNIS COURT



YOGA

INDIVIDUAL
FLOOR PLANS

3 BEDROOM DUPLEX APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 238.92 SQM(2560.94 SQFT)

LOWER LEVEL



UPPER LEVEL



3 Bedrooms



Lounge



Kitchen



Jacuzzi



Balcony



Maid Room

UPPER LEVEL

Park Facing



LOWER LEVEL

Park Facing



2 BEDROOM APARTMENT
MAIN ROAD + POOL VIEW
TOTAL AREA: 133.47 SQM (1,436.68 SQFT)
UNIT NO: 101



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Terrace
-  Landscape

FIRST FLOOR



Pool View

2 BEDROOM APARTMENT
MAIN ROAD + OPEN SPACE/PARK VIEW
TOTAL AREA: 252.20 SQM (2,714.76 SQFT)
UNIT NO: 102



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Maid Room
-  Terrace
-  Landscape

FIRST FLOOR



Main Road

1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA:
103.96 SQM (1,119.45 SQFT)
UNIT NO: 103



TOTAL AREA:
103.96 SQM (1,119.02 SQFT)
UNIT NO: 104



ENTR.

ENTR.

- 1 Bedroom
- Living
- Kitchen
- Swimming Pool
- Study Room
- Terrace



2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW (TWO SIDES)

TOTAL AREA: 253.13 SQM (2,724.67 SQFT)
UNIT NO: 105



- 2 Bedrooms
- Living
- Kitchen
- Swimming Pool
- Maid Room
- Landscape
- Terrace



2 BEDROOM APARTMENT

OPEN SPACE/PARK + POOL VIEW

TOTAL AREA: 148.31 SQM (1,596.38 SQFT)

UNIT NO: 106



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Terrace
-  Landscape



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

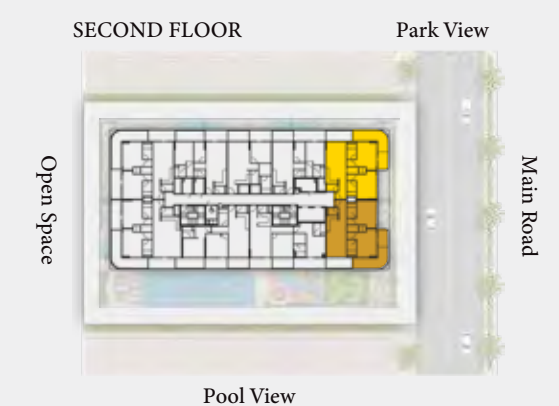
TOTAL AREA:
116.75 SQM (1,255.39 SQFT)
UNIT NO: 201



TOTAL AREA:
118.75 SQ M (1,278.21 SQFT)
UNIT NO: 202



-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 85.45 SQM (919.78 SQFT)

UNIT NO:203



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony
-  Study Room



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 78.03 SQM (839.91 SQFT)

UNIT NO: 204



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 82.30 SQM (885.87 SQFT)

UNIT NO:205



- 1 Bedroom
- Study Room
- Living
- Kitchen
- Balcony + Pool



2 BEDROOM APARTMENT

POOL VIEW + OPEN SPACE /PARK VIEW

TOTAL AREA:
116.86 SQM (1,257.86 SQFT)
UNIT NO: 206



TOTAL AREA:
127.05 SQM (1,365.83 SQFT)
UNIT NO: 207



- 2 Bedrooms
- Living
- Kitchen
- Balcony + Pool



2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

TOTAL AREA: 98.52 SQM (1060.46 SQFT)

UNIT NO: 208



-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony

SECOND FLOOR



Neighbour Plot View

2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

TOTAL AREA: 116.99 SQM (1,259.27 SQFT)

UNIT NO: 209



-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool

SECOND FLOOR



Neighbour Plot View

2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 154.02 SQM (1,642.36 SQFT)

UNIT NO: 301/501



TOTAL AREA: 155.02 SQM (1,668.62 SQFT)

UNIT NO: 302/502



2 Bedrooms



Maid Room



Living



Kitchen



Balcony + Pool

THIRD & FIFTH FLOOR

Park View



Pool View

1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.36 SQM (864.99 SQFT)

UNIT NO:303/503



1 Bedroom



Study Room



Living



Kitchen



Balcony + Pool

THIRD & FIFTH FLOOR

Park Facing



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.49 SQM (866.39 SQFT)

UNIT NO: 304/504



-  1 Bedroom
-  Study Room
-  Living
-  Kitchen
-  Balcony

THIRD & FIFTH FLOOR Park Facing



Open Space

2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 170.15 SQM (1,831.48 SQFT)

UNIT NO: 305/505



TOTAL AREA: 166.47 SQM (1,790.47 SQFT)

UNIT NO: 306/506



-  2 Bedrooms
-  Main Room
-  Living
-  Kitchen
-  Balcony + Pool

THIRD & FIFTH FLOOR Park View



Open Space

Pool View

1 BEDROOM APARTMENT

POOL VIEW

TOTAL AREA: 74.14 SQM (797.05 SQFT)

UNIT NO:307/507



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony + Pool
-  Store Room

THIRD & FIFTH FLOOR



Pool View

1 BEDROOM APARTMENT

NEIGHBOUR PLOT

TOTAL AREA: 68.5 SQM (737.76 SQFT)

UNIT NO:308/508



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony

THIRD & FIFTH FLOOR



Neighbour Plot

2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 166.17 SQM (1,786.38 SQFT)

UNIT NO: 401/601



TOTAL AREA: 168.5 SQM (1,812.43 SQFT)

UNIT NO: 402/602



2 Bedroom



Maid Room



Living

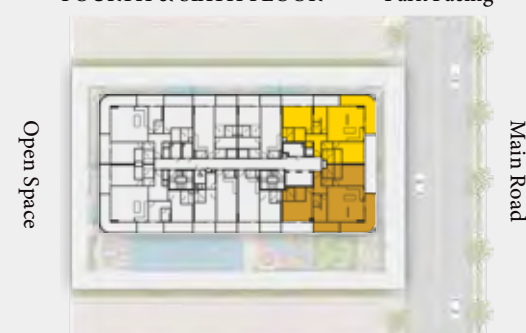


Kitchen



Balcony + Pool

FOURTH & SIXTH FLOOR Park Facing



Pool View

1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.5 SQM (865.85 SQFT)

UNIT NO: 403/603



1 Bedrooms



Study Room



Living



Kitchen



Balcony

FOURTH & SIXTH FLOOR Park View



Open Space

1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 252.21 SQM (867.25 SQFT)

UNIT NO: 404/604



-  1 Bedrooms
-  Study Room
-  Living
-  Kitchen
-  Balcony + Pool

FOURTH & SIXTH FLOOR Park View



Open Space

2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 156.3 SQM (1,680.35 SQFT)

UNIT NO: 405/605



TOTAL AREA: 152.46 SQM (1,639.02 SQFT)

UNIT NO: 406/606



-  2 Bedroom
-  Maid Room
-  Living
-  Kitchen
-  Balcony + Pool

FOURTH & SIXTH FLOOR Park View



Open Space

Pool View

1 BEDROOM APARTMENT

OPEN GREEN AREA

TOTAL AREA: 74.20 SQM (797.97 SQFT)

UNIT NO: 407/607



- 1 Bedrooms
- Living
- Kitchen
- Store Room

FOURTH & SIXTH FLOOR



Open Green Area

1 BEDROOM APARTMENT

OPEN GREEN AREA

TOTAL AREA: 68.7 SQM (738.62 SQFT)

UNIT NO: 408/608



- 2 Bedroom
- Living
- Kitchen
- Balcony + Pool

FOURTH & SIXTH FLOOR



Open Green Area



SCULPTED
BY
COASTAL ELEGANCE



WELLINGTON OCEAN

ANK MOTIWALA DEVELOPMENTS



ON GOING P R O J E C T S





Front



Rear

(B-28) Lamer Jumeirah



(23 Townhouses) South Park Residences By Wellington - Dubai South



15 Townhouses - Dubai South



G+8 Building - Dubai Island

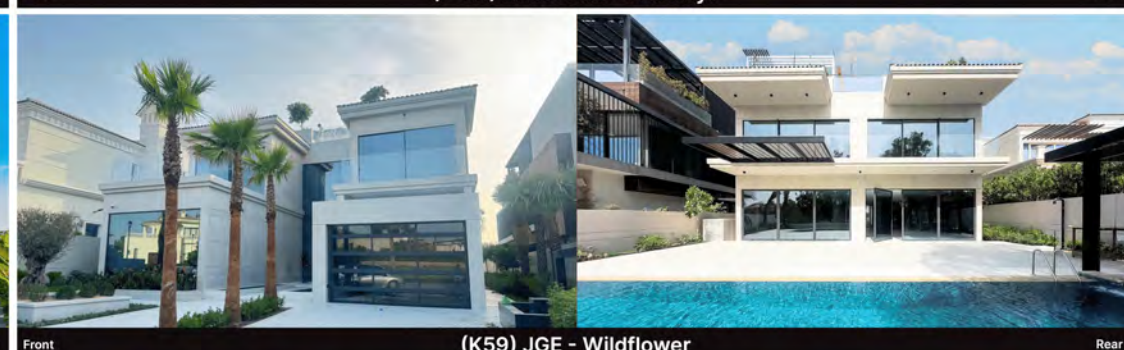
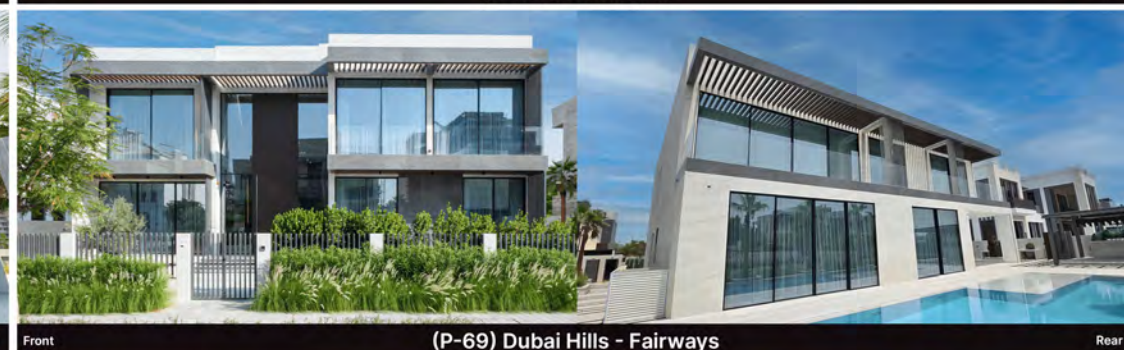


G+6 Wellington Ocean By ANK Motiwala Developments - Dubai Island



Wellington Developments crafts timeless luxury, where elegance meets modern sophistication, delivering unmatched living experiences

OUR COMPLETED PROJECTS





Front



Rear

148 Townhouses - Al Furjan



Front



Rear

27 Townhouses - Jumeirah Village Triangle

Creating Exceptional Living Spaces

Where contemporary design blends seamlessly with classic charm, we bring to life homes that epitomize luxury, comfort, and exclusivity. Our Projects are more than residences they are a testament to refined living, tailored to your aspirations.