



Prop971

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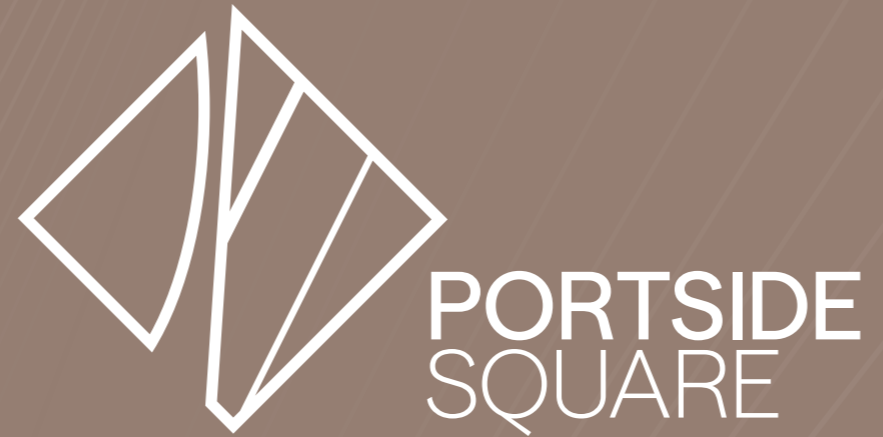


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Prop971 is a curated data platform for UAE off plan properties.



PROJECT BRIEF

A teal-toned photograph of a sailboat on the ocean. The sailboat is positioned in the upper left quadrant of the frame. The water is a deep teal color with visible ripples. The sky is a lighter, hazy teal. On the left side of the image, there are several thin, white, curved lines that sweep across the frame from the top left towards the bottom right, creating a sense of movement and design.

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

Dubai International Financial Centre (DIFC)

Downtown Dubai

Dubai International Airport (DXB)

Oud Metha

Dubai World Trade Centre

Sheikh Zayed Road

Deira

Dubai Creek

Dubai Frame

Al Wasl Road

Al Karama

Jumeirah Beach Road

Al Fahidi Historical Neighbourhood



PORTSIDE SQUARE

Etihad Museum

Dubai Gold Souq

Queen Elizabeth 2 Hotel

ELLINGTON COVE

Maritime City

Mina Rashid/Port Rashid

Dubai Islands

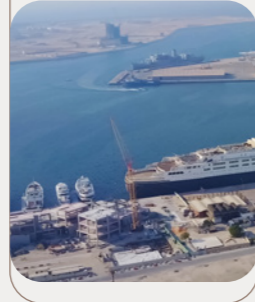
Driving distance

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



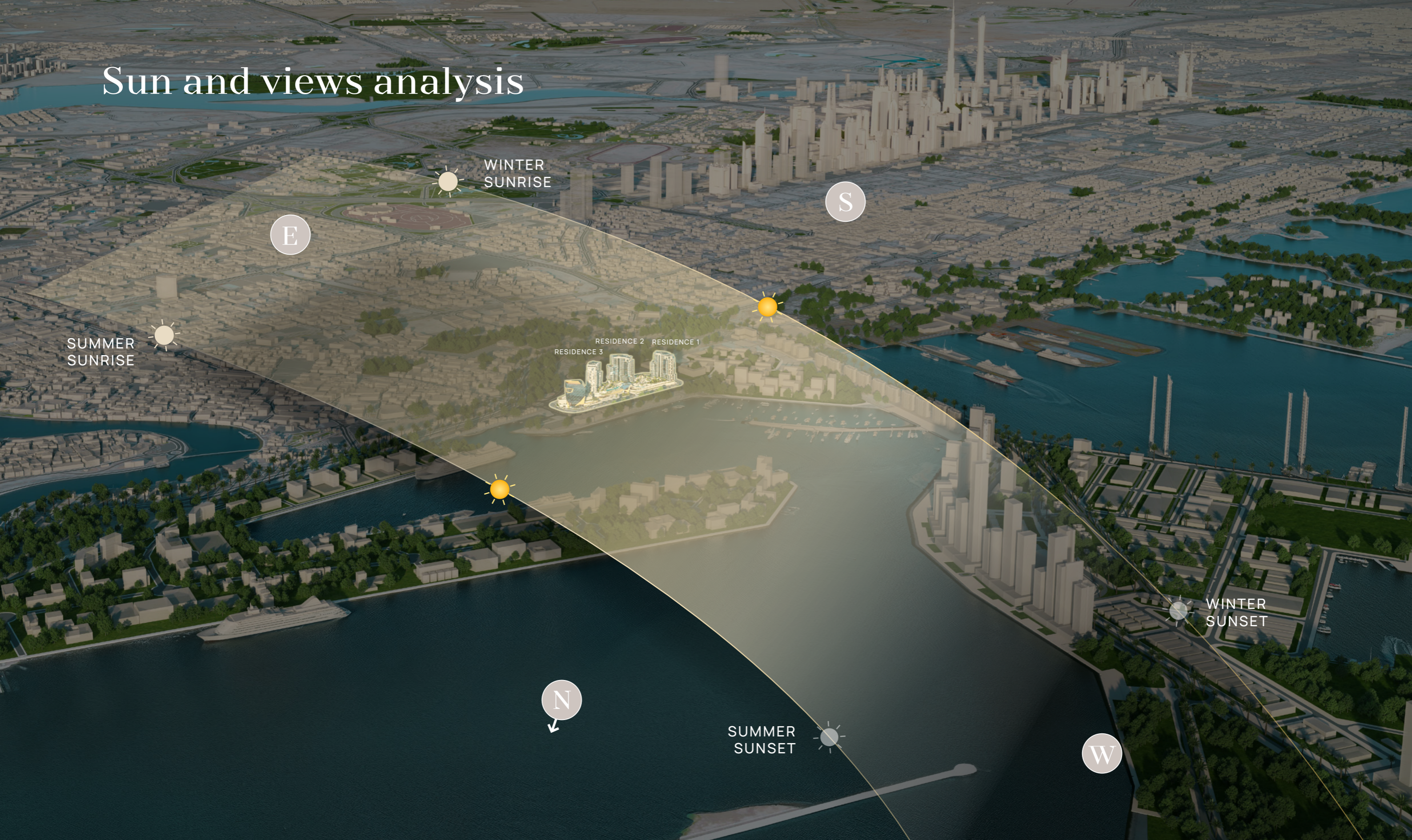
Dubai
Marina

40 minutes



Al Maktoum
International Airport
(DWC)

Sun and views analysis



WINTER
SUNRISE

E

S

SUMMER
SUNRISE

RESIDENCE 2 RESIDENCE 1
RESIDENCE 3

WINTER
SUNSET

N

SUMMER
SUNSET

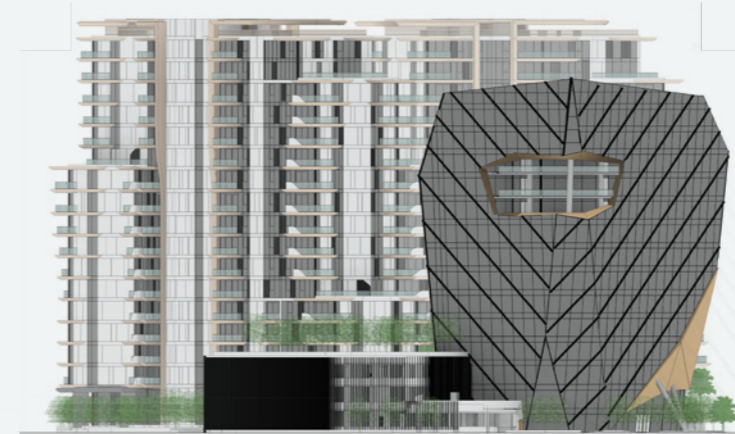
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Elevations

LEFT
ELEVATION



RIGHT
ELEVATION



REAR
ELEVATION



FRONT
ELEVATION



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

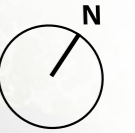
07 LIFT LOBBY

08 PARKING FOR PEOPLE OF DETERMINATION

09 ACCESS TO LOWER LEVEL PARKING



Running track



MARINA CUBES STREET



1st 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

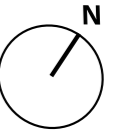
- 17 ACCESS TO PAVILION 3RD FLOOR



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

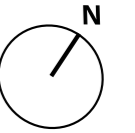




Pavilion and retail drop-off area



Arcade room



PAVILION 1st 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



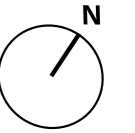
HOT PLUNGE

COLD PLUNGE

Spa



Kids play area



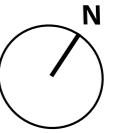
PAVILION 2nd FLOOR AMENITIES PLAN

- 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



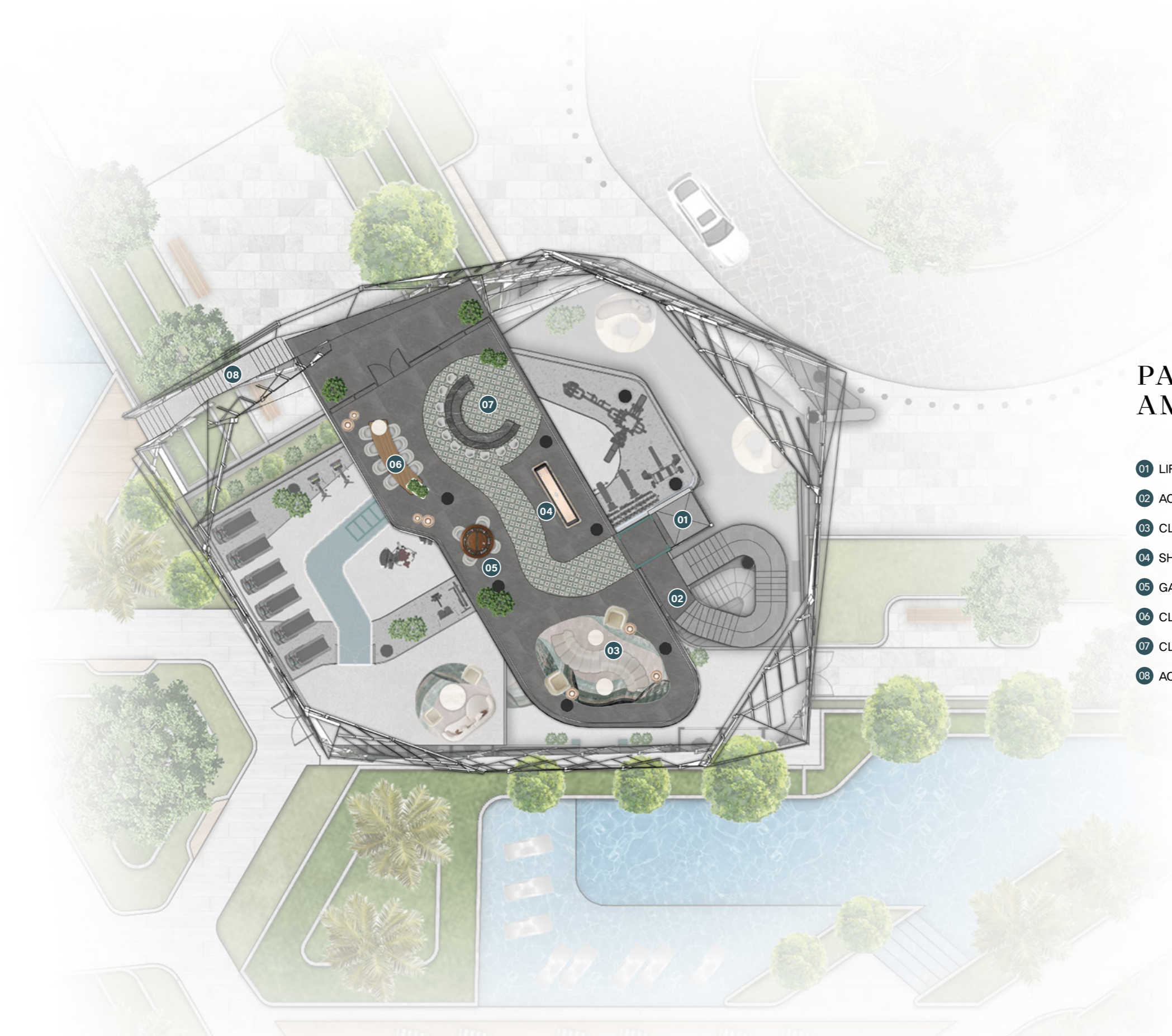


Fitness studio



PAVILION 3rd 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



Residences



Living and dining



Kitchen



Master bedroom



Master bedroom and wardrobes



Wardrobes



Bathroom