



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

N

E

W

S

N

JAMEEL ARTS CENTER

DUBAI CREEK

PROMENADE

PROMENADE

MAIN ROAD

STREET

WINTER SUNSET

CITY VIEW

WINTER SUNSET

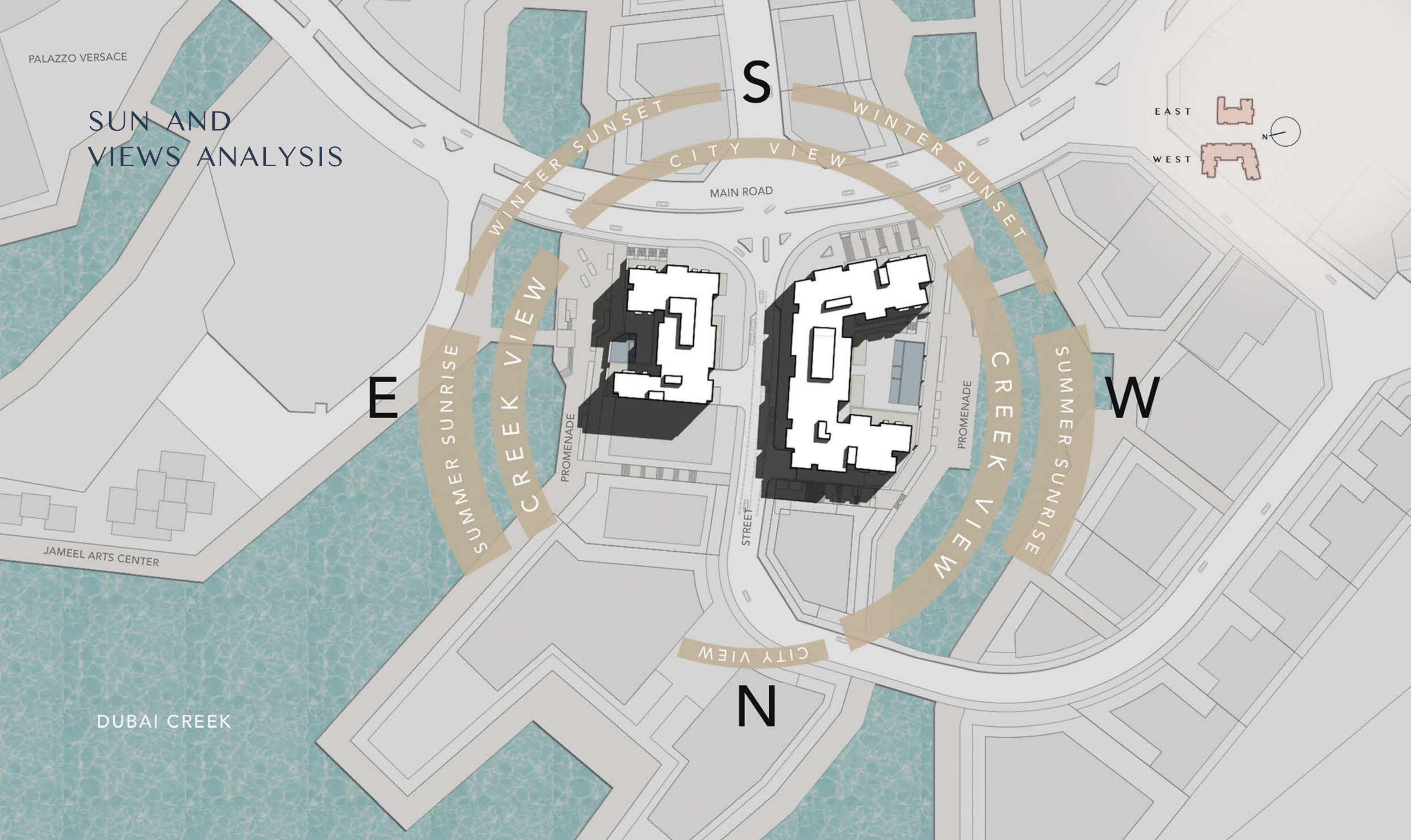
SUMMER SUNRISE

CREEK VIEW

CREEK VIEW

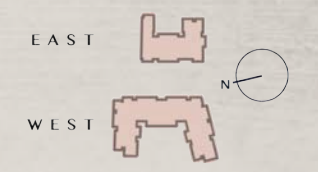
SUMMER SUNRISE

CITY VIEW





# 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



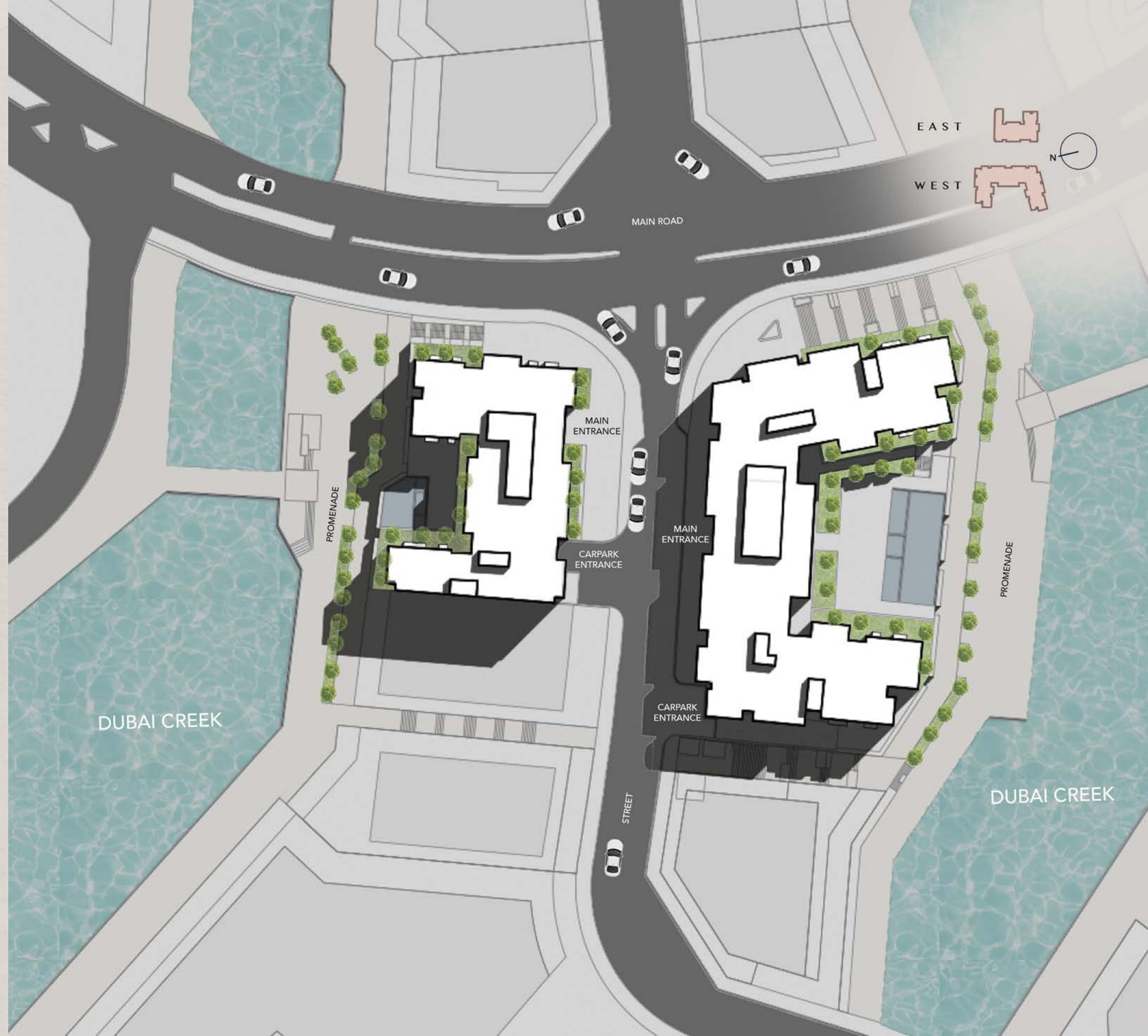
Unique experience



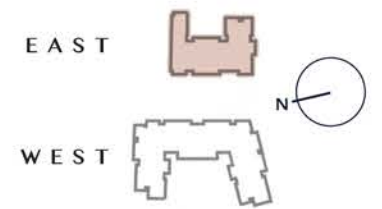
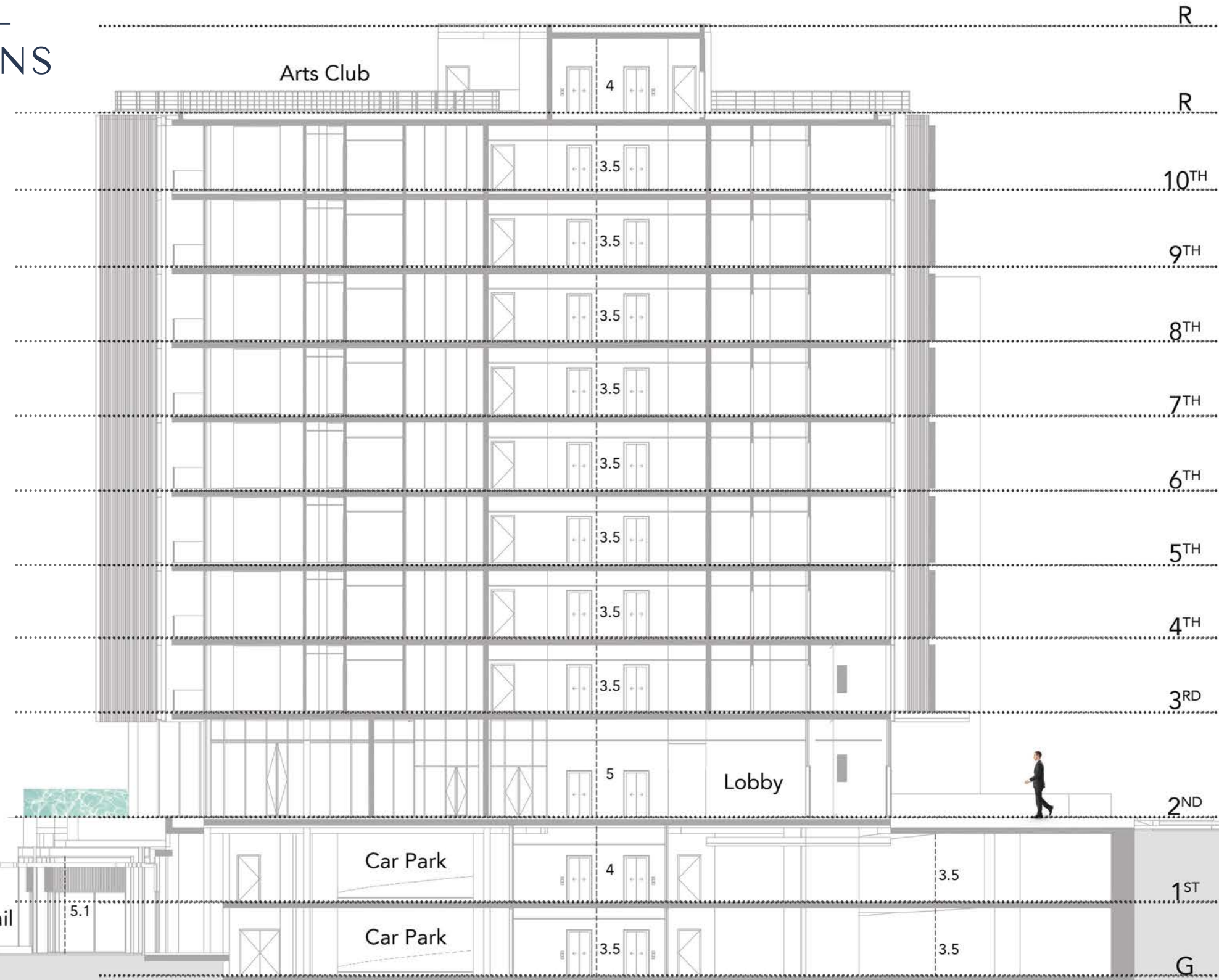
Retail experience



Entertainment

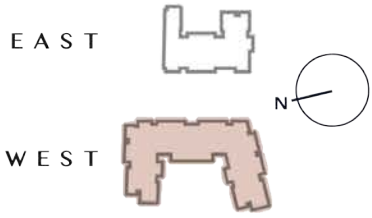


# ARCHITECTURAL DESIGN SECTIONS



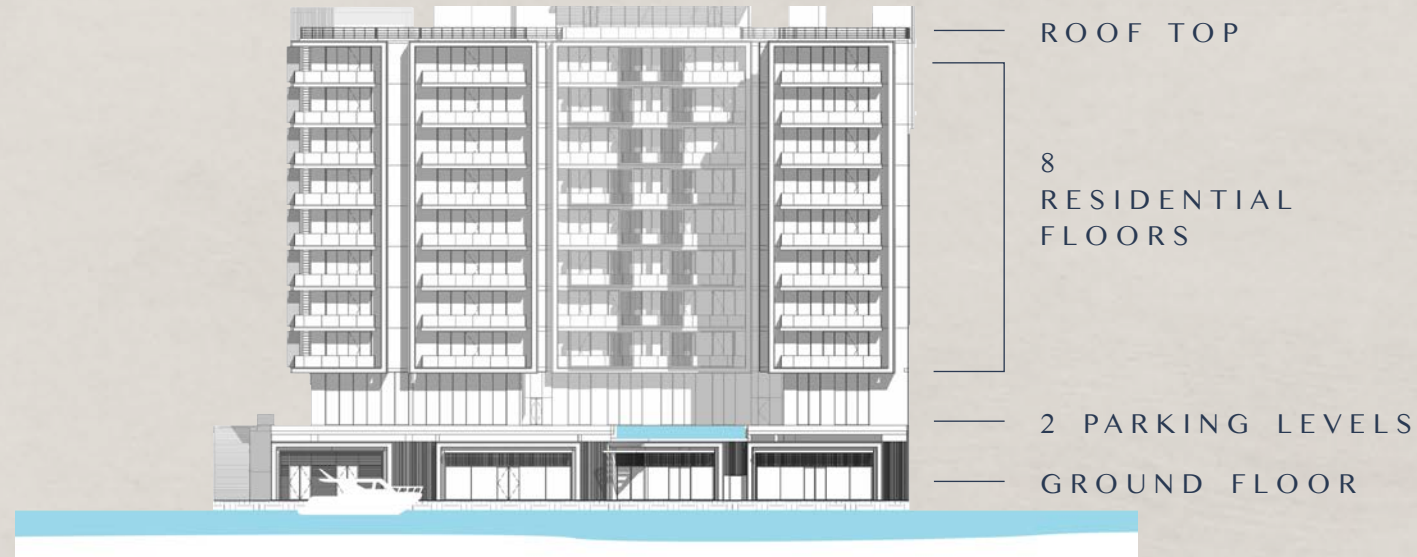


# ARCHITECTURAL DESIGN SECTIONS





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

<b>Studio</b>	From 430 sq. ft
<b>1 Bedroom</b>	From 862 sq. ft to 959 sq. ft
<b>2 Bedrooms</b>	From 1,211 sq. ft to 1,692 sq. ft
<b>3 Bedrooms</b>	From 2,135 sq. ft to 2,147 sq. ft

### WEST TOWER

<b>Studio</b>	From 485 sq. ft
<b>1 Bedroom</b>	From 847 sq. ft to 1,010 sq. ft
<b>2 Bedrooms</b>	From 1,216 sq. ft to 2,426 sq. ft
<b>3 Bedrooms</b>	From 1,798 sq. ft to 2,459 sq. ft

## NUMBER OF UNITS PER TYPE

### EAST TOWER

<b>Studio</b>	8 units
<b>1 Bedroom</b>	50 units
<b>2 Bedrooms</b>	32 units
<b>3 Bedrooms</b>	9 units

### WEST TOWER

<b>Studio</b>	8 units
<b>1 Bedroom</b>	34 units
<b>2 Bedrooms</b>	90 units
<b>3 Bedrooms</b>	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

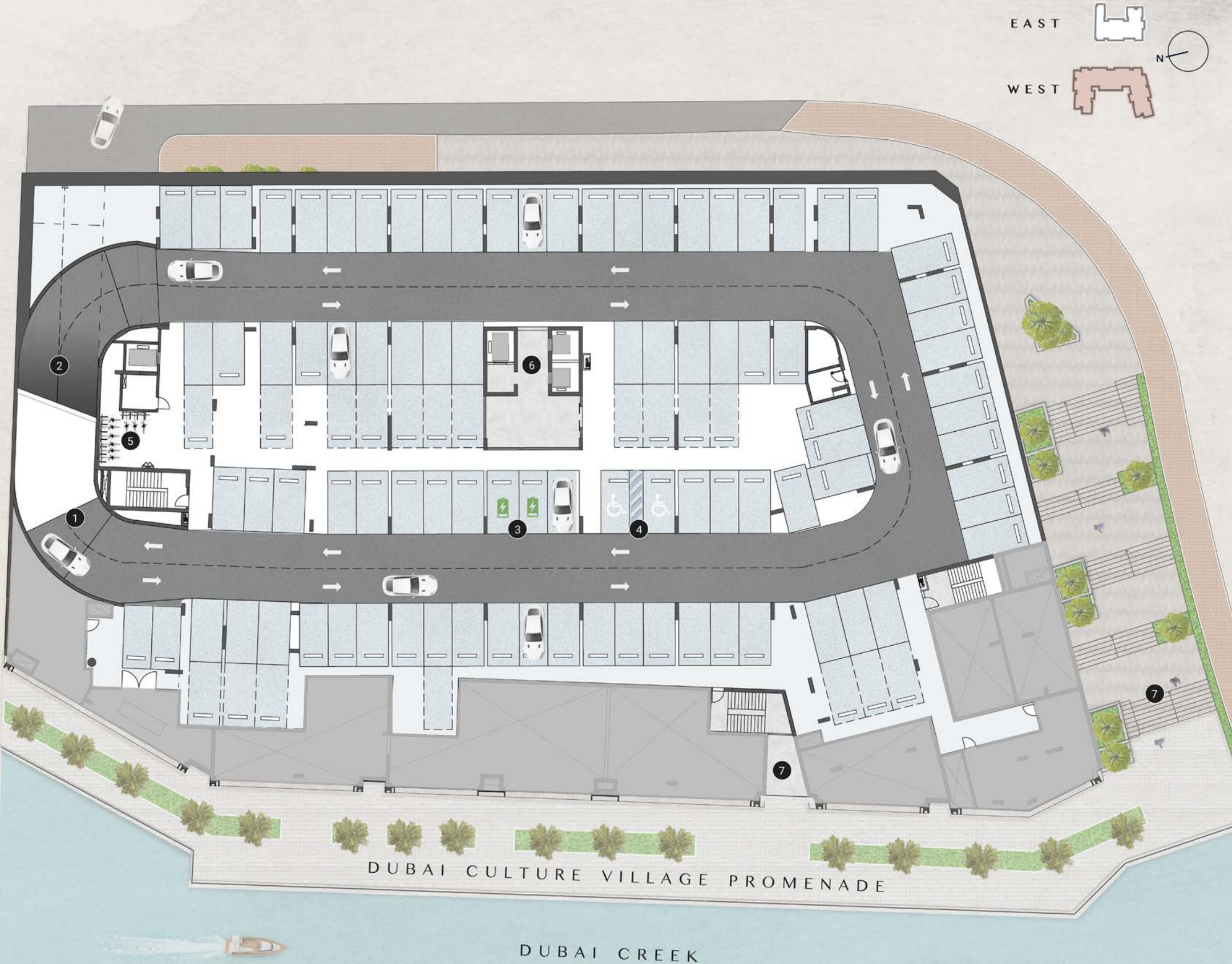
- ① ACCESS TO PARKING LEVELS
- ② EV CHARGING STATION
- ③ PARKING FOR PEOPLE OF DETERMINATION
- ④ BICYCLE PARKING
- ⑤ LIFT LOBBY
- ⑥ ACCESS TO PROMENADE





**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







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 |











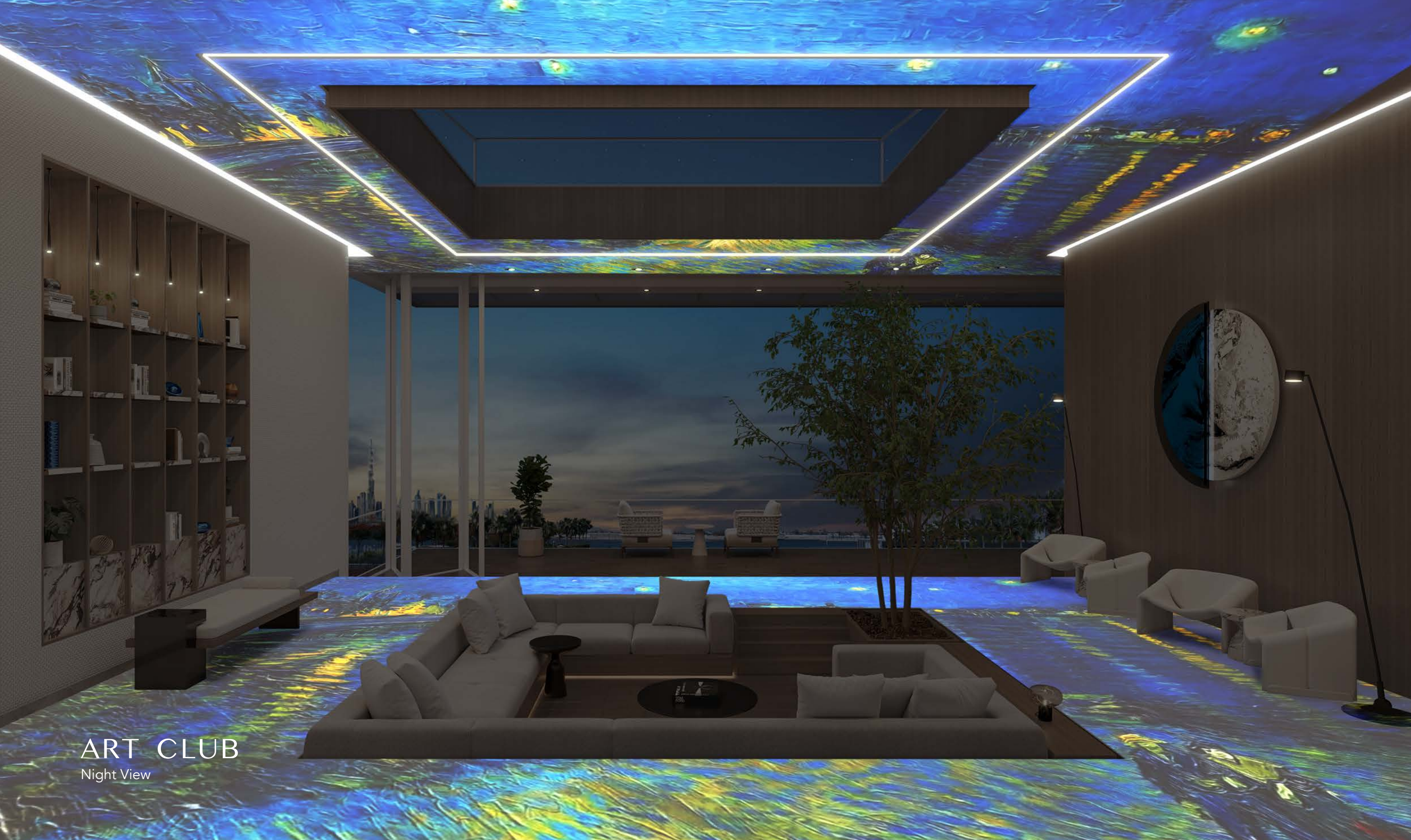
ART CLUB  
AMENITIES





ART CLUB  
Day View



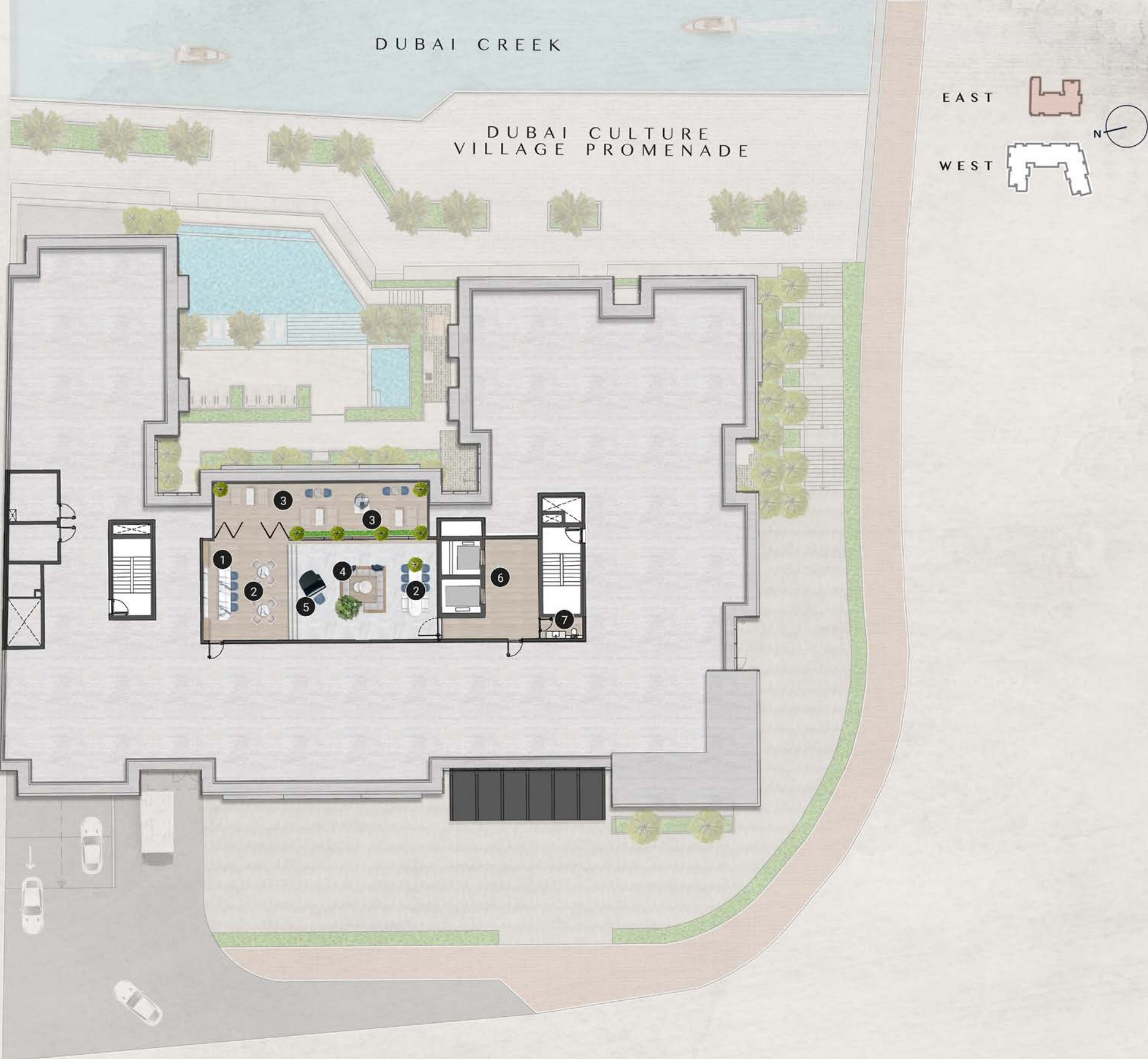


ART CLUB  
Night View



**EAST  
ART CLUB  
AMENITIES PLAN**

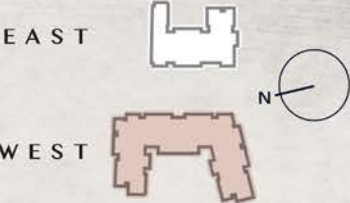
- ① ROOFTOP BAR
- ② WORKSHOP CORNER
- ③ OUTDOOR LOUNGE & VIEWING DECK
- ④ SUNKEN SEATING
- ⑤ ARTS & PERFORMANCES STAGE
- ⑥ LIFT LOBBY
- ⑦ WASHROOM





**WEST**  
**ART CLUB**  
AMENITIES PLAN

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



DUBAI CULTURE VILLAGE PROMENADE

DUBAI CREEK



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.





EAST  
FLOOR PLANS





2<sup>ND</sup> FLOOR PLAN

- 1 BEDROOM
- 3 BEDROOM



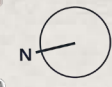


DUBAI CREEK

EAST

DUBAI CULTURE VILLAGE PROMENADE

WEST



3<sup>RD</sup> - 10<sup>TH</sup>  
FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

**10**  
3-BR  
TYPE A

**01**  
2-BR  
TYPE C

**02**  
2-BR  
TYPE A

**11**  
2-BR  
TYPE D

**12**  
1-BR  
TYPE A

**03**  
1-BR  
TYPE A

**09**  
1-BR  
TYPE B

**08**  
ST

**07**  
1-BR  
TYPE A

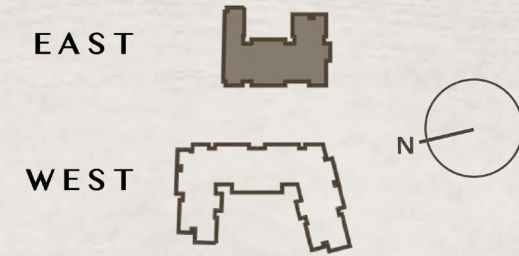
**06**  
1-BR  
TYPE A

**05**  
1-BR  
TYPE C

**04**  
2-BR  
TYPE B

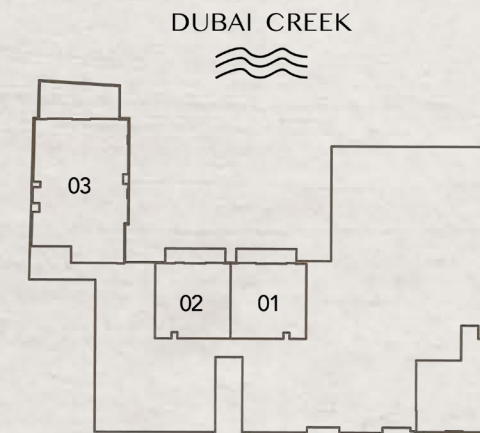


**STUDIO**  
TYPE A

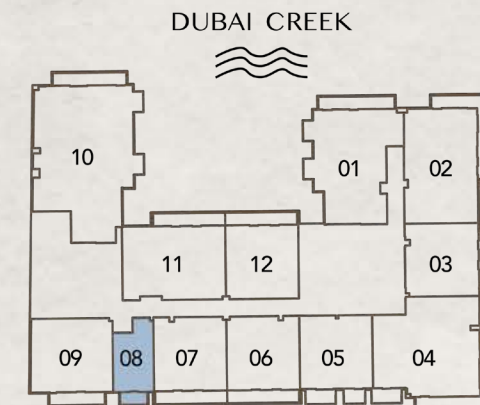


Internal Living Area : 379.54 Sq. Ft  
 Outdoor Living Area : 50.48 Sq. Ft  
 Total Living Area : 430.02 Sq. Ft

**2<sup>nd</sup> Floor:**

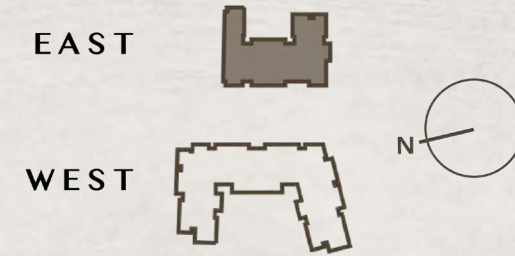


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



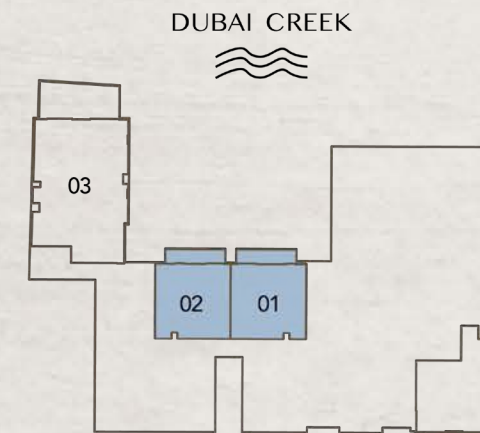


**1 BEDROOM  
TYPE A**

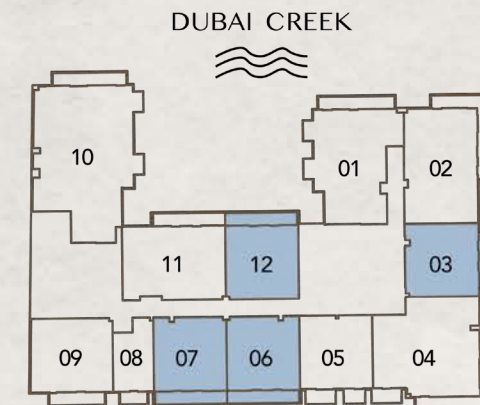


Internal Living Area : 758.64 Sq. Ft  
 Outdoor Living Area : 130.67 Sq. Ft  
 Total Living Area : 889.31 Sq. Ft

**2<sup>nd</sup> Floor:**

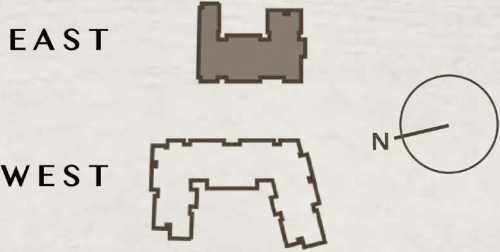


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



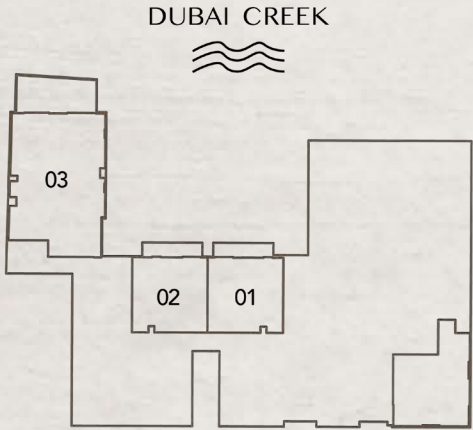


**1 BEDROOM  
TYPE B**

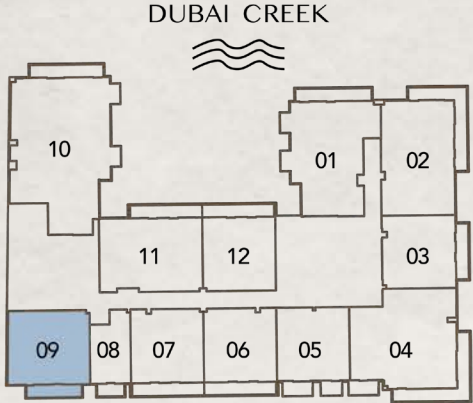


Internal Living Area : 857.24 Sq. Ft  
 Outdoor Living Area : 102.58 Sq. Ft  
 Total Living Area : 959.82 Sq. Ft

**2<sup>nd</sup> Floor:**

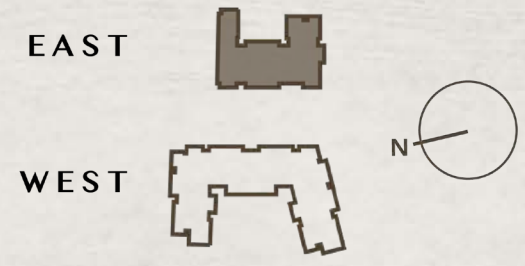


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



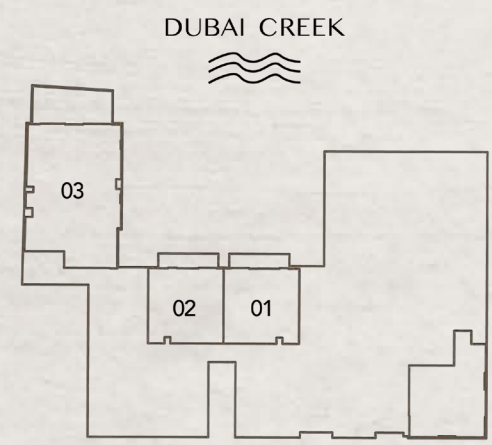


**1 BEDROOM  
TYPE C**

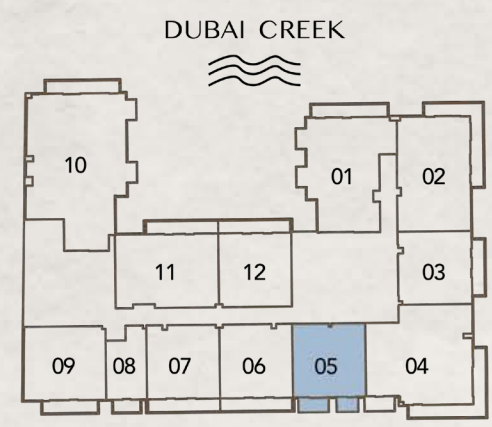


Internal Living Area : 762.73 Sq. Ft  
 Outdoor Living Area : 105.81 Sq. Ft  
 Total Living Area : 868.54 Sq. Ft

**2<sup>nd</sup> Floor:**

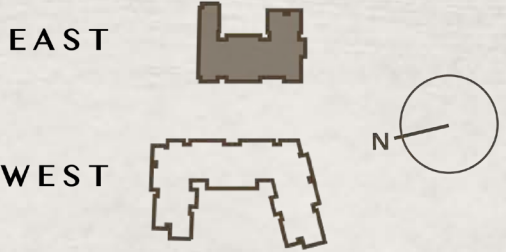


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



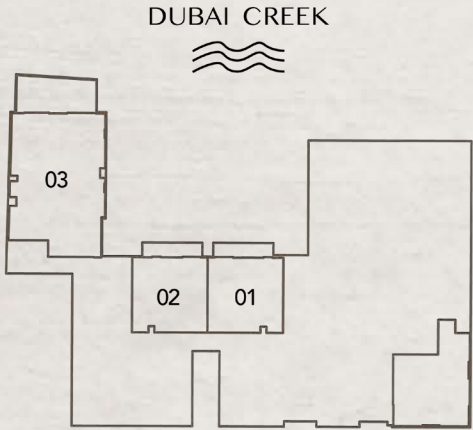


**2 BEDROOM**  
**TYPE A**

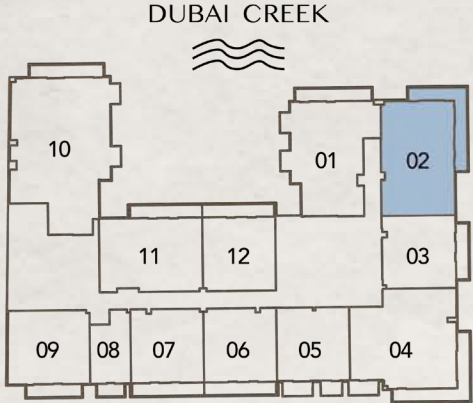


Internal Living Area : 1210.19 Sq. Ft  
 Outdoor Living Area : 240.36 Sq. Ft  
 Total Living Area : 1450.54 Sq. Ft

**2<sup>nd</sup> Floor:**

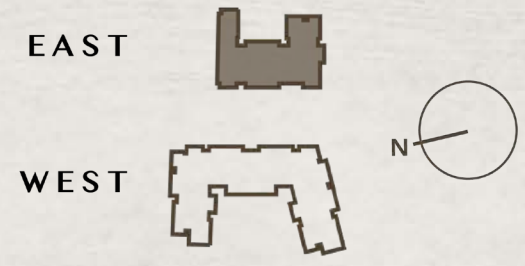


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



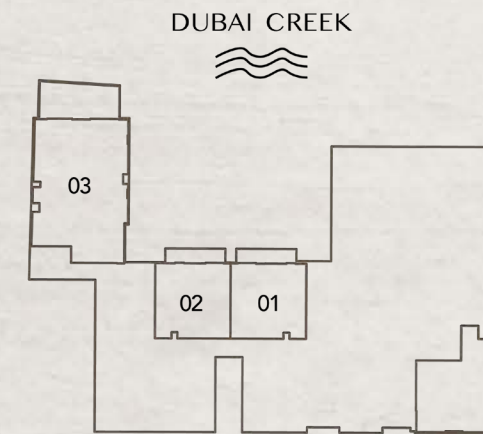


**2 BEDROOM  
TYPE B**

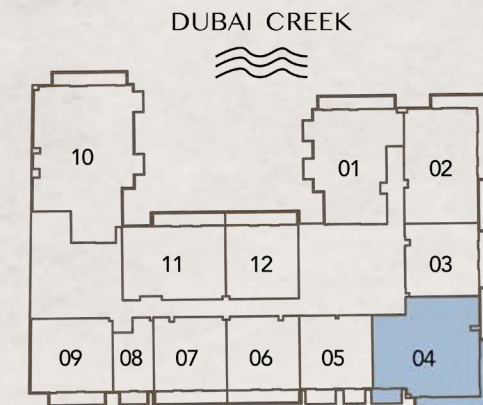


Internal Living Area : 1396.83 Sq. Ft  
 Outdoor Living Area : 295.58 Sq. Ft  
 Total Living Area : 1692.41 Sq. Ft

**2<sup>nd</sup> Floor:**

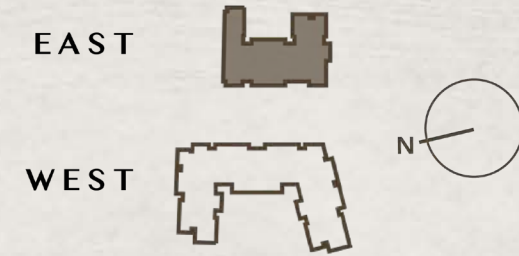


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



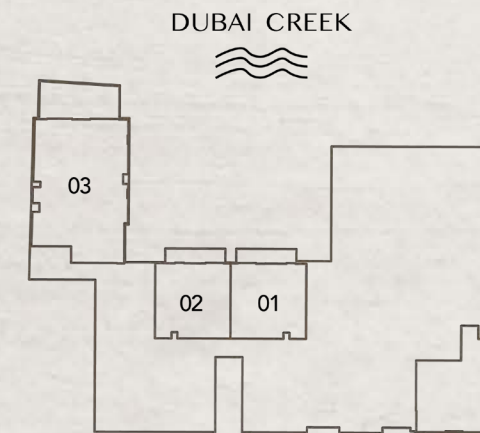


**2 BEDROOM  
TYPE C**

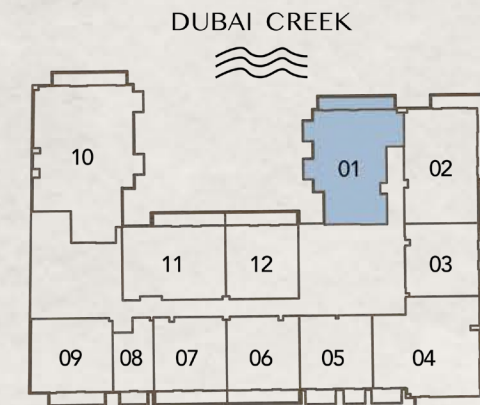


Internal Living Area : 1292.53 Sq. Ft  
 Outdoor Living Area : 141.01 Sq. Ft  
 Total Living Area : 1433.54 Sq. Ft

**2<sup>nd</sup> Floor:**

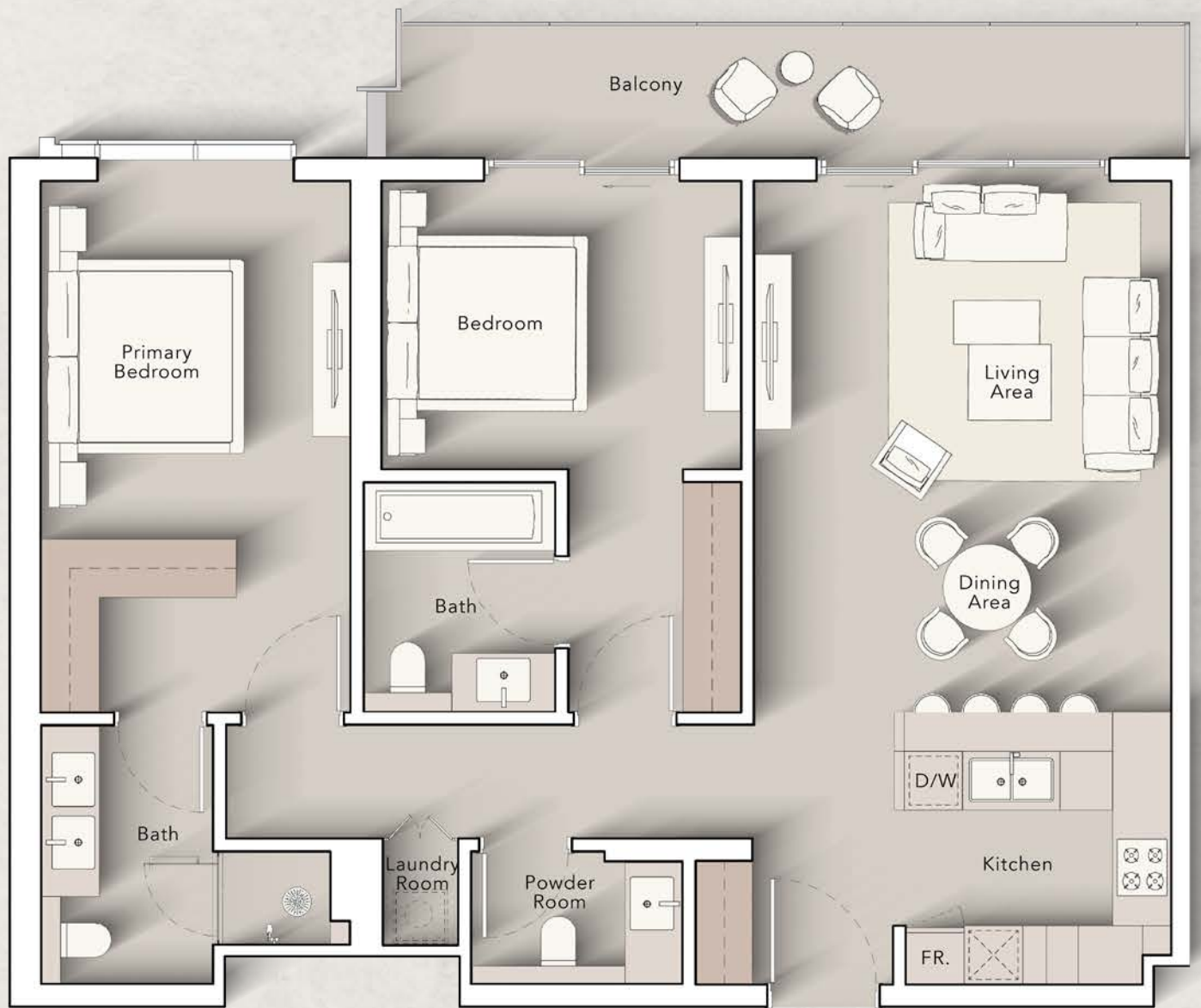
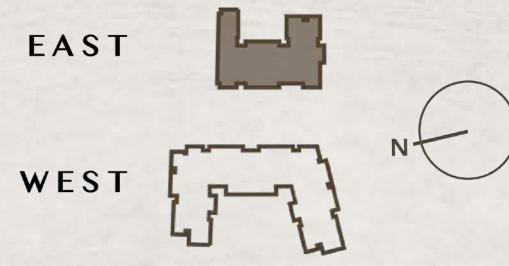


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



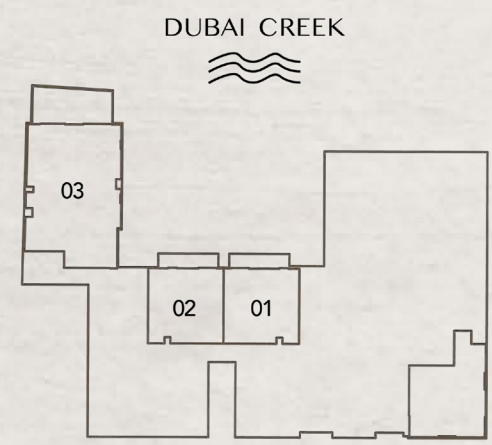


**2 BEDROOM  
TYPE D**

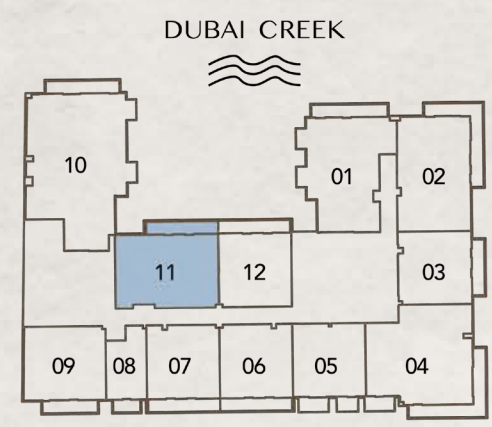


Internal Living Area : **1080.48 Sq. Ft**  
 Outdoor Living Area : **130.67 Sq. Ft**  
 Total Living Area : **1211.16 Sq. Ft**

**2<sup>nd</sup> Floor:**

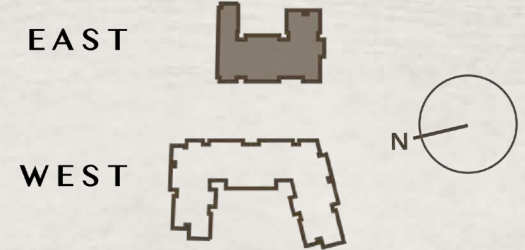
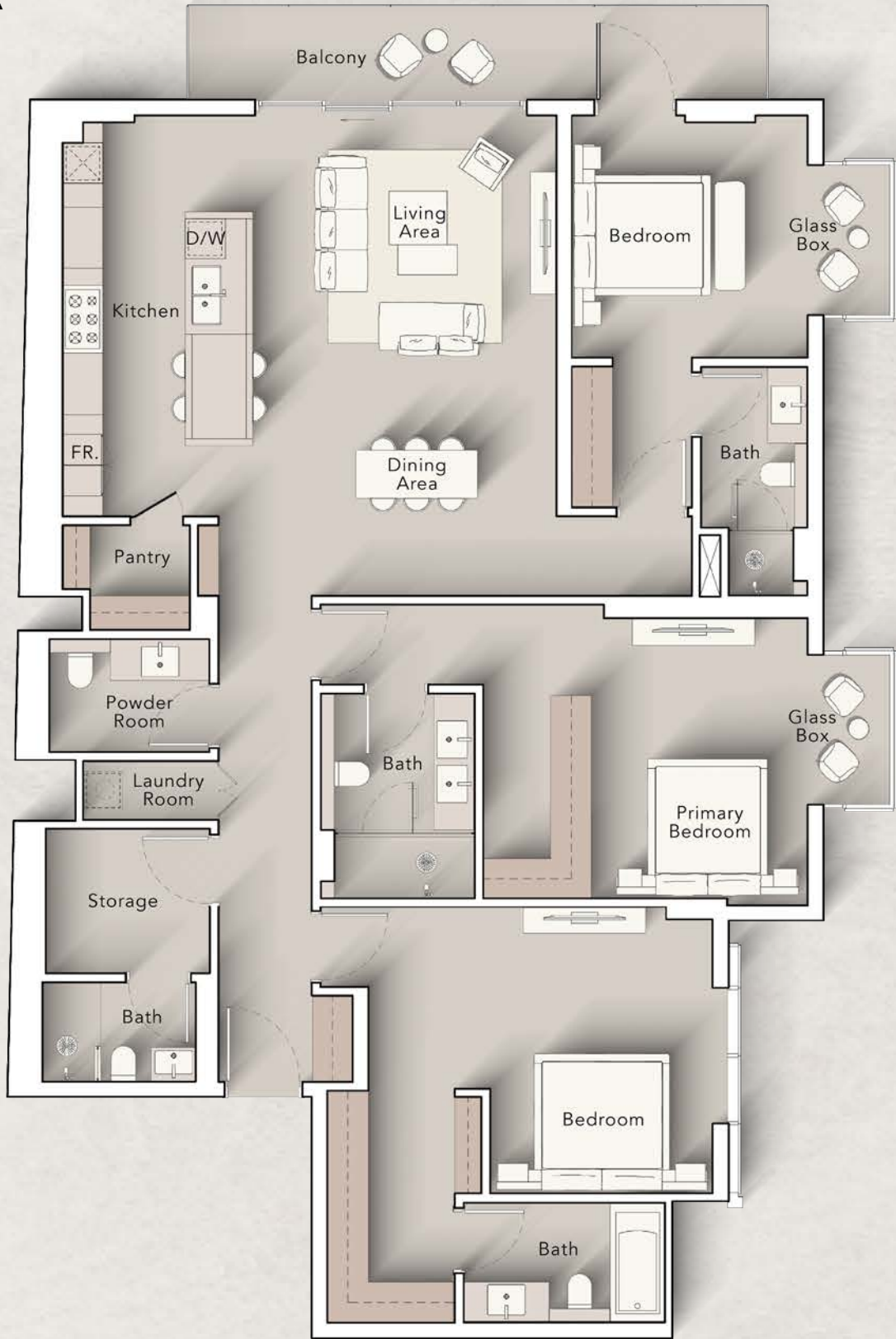


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



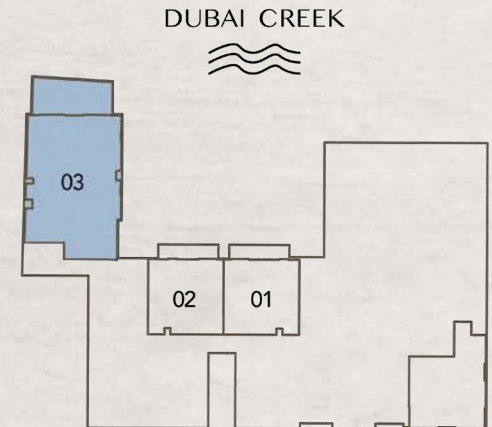


**3 BEDROOM  
TYPE A**

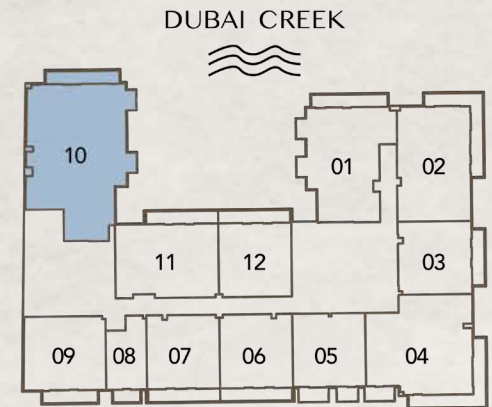


Internal Living Area : 2011.99 Sq. Ft  
 Outdoor Living Area : 135.84 Sq. Ft  
 Total Living Area : 2147.83 Sq. Ft

**2<sup>nd</sup> Floor:**



**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



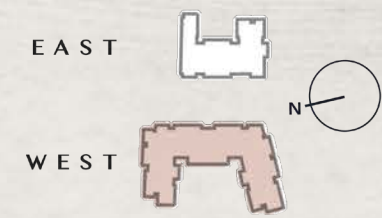





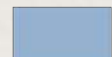
ART BAY

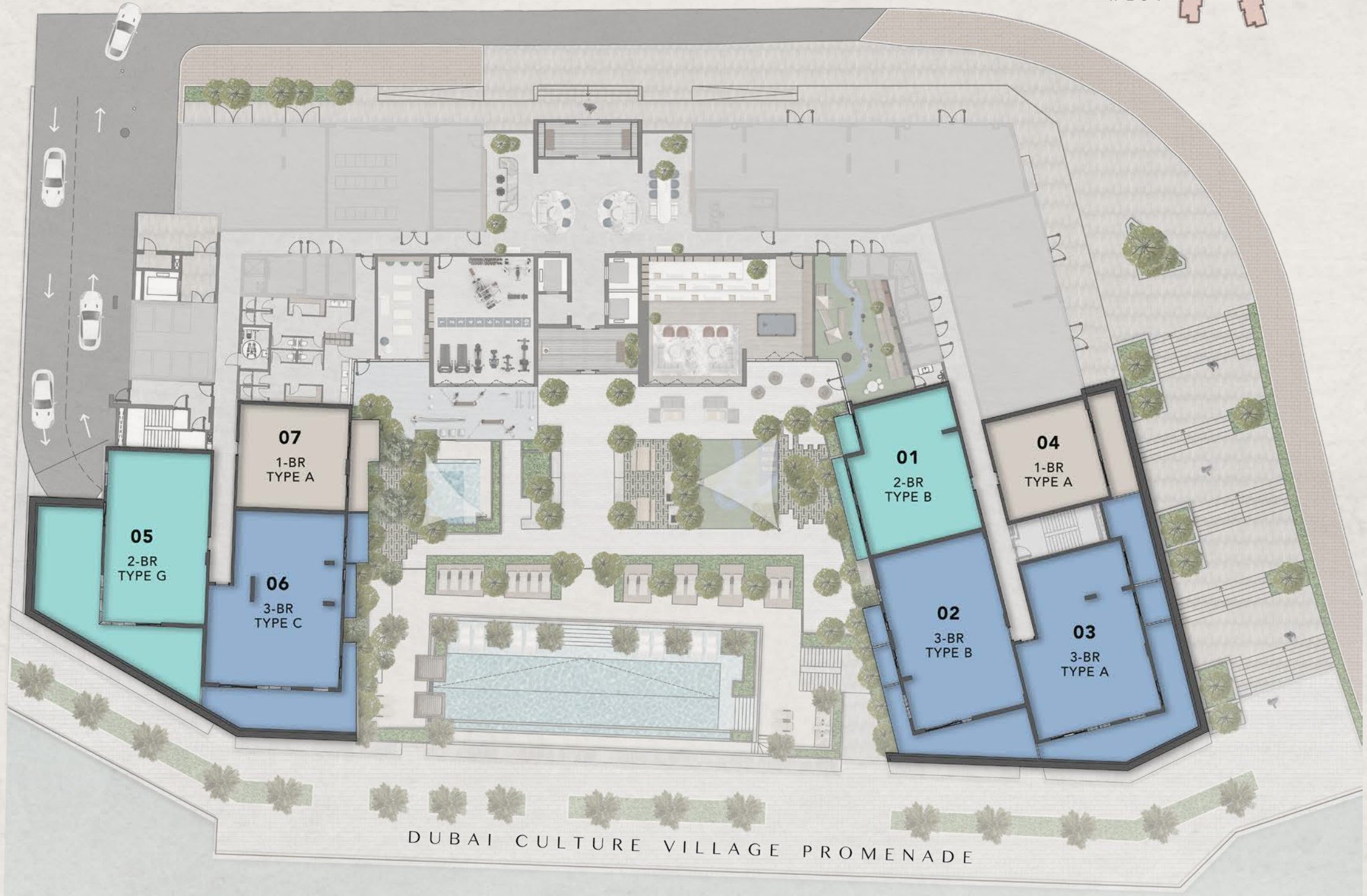
WEST  
FLOOR PLANS





### 2<sup>ND</sup> FLOOR PLAN

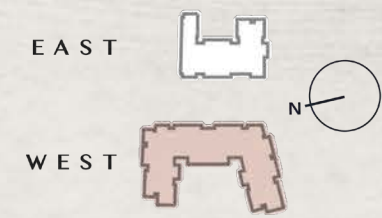
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



DUBAI CULTURE VILLAGE PROMENADE

DUBAI CREEK





3<sup>RD</sup> - 10<sup>TH</sup>  
FLOOR PLAN

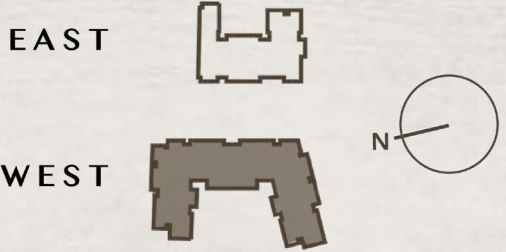
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

DUBAI CULTURE VILLAGE PROMENADE

DUBAI CREEK

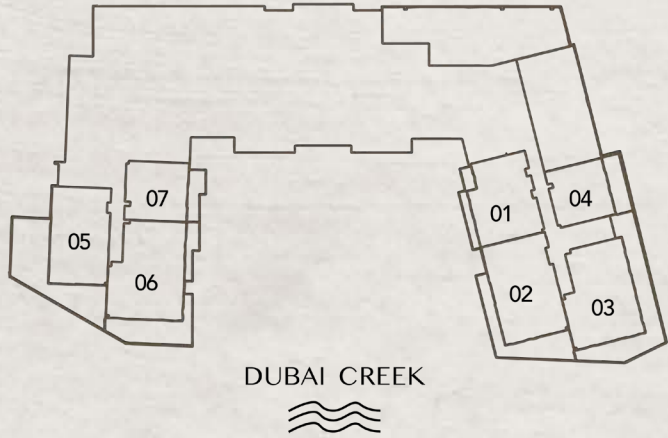


**STUDIO**  
TYPE A

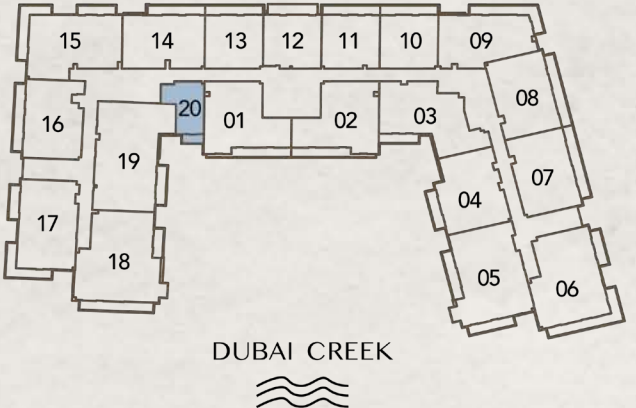


Internal Living Area : **440.67 Sq. Ft**  
 Outdoor Living Area : **44.78 Sq. Ft**  
 Total Living Area : **485.45 Sq. Ft**

**2<sup>nd</sup> Floor:**

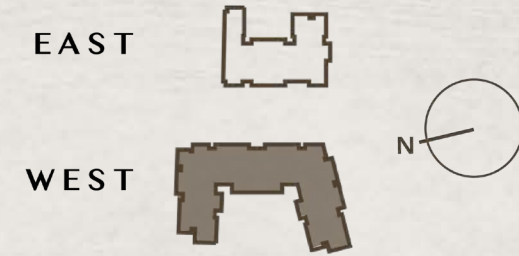


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



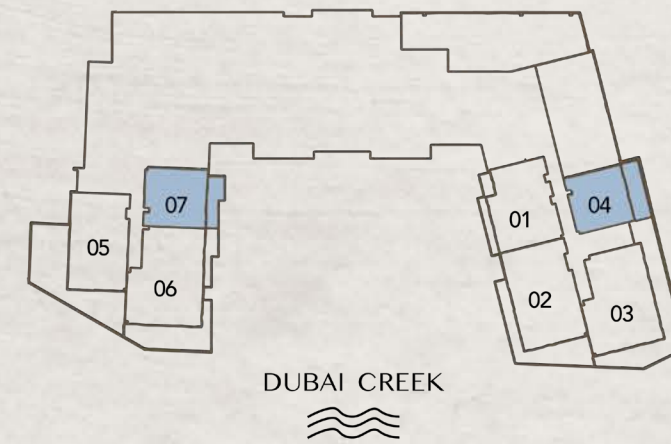


**1 BEDROOM  
TYPE A**

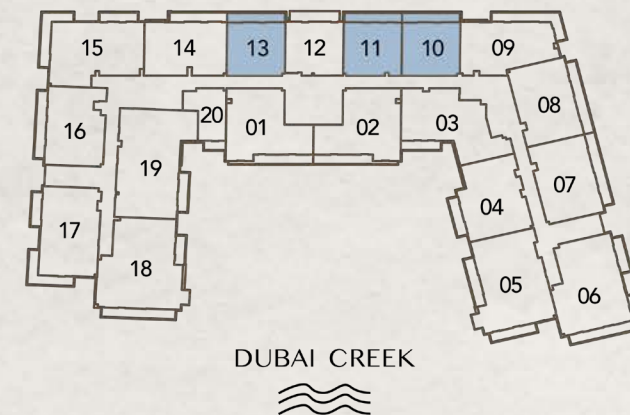


Internal Living Area : 763.27 Sq. Ft  
 Outdoor Living Area : 131.32 Sq. Ft  
 Total Living Area : 894.59 Sq. Ft

**2<sup>nd</sup> Floor:**



**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



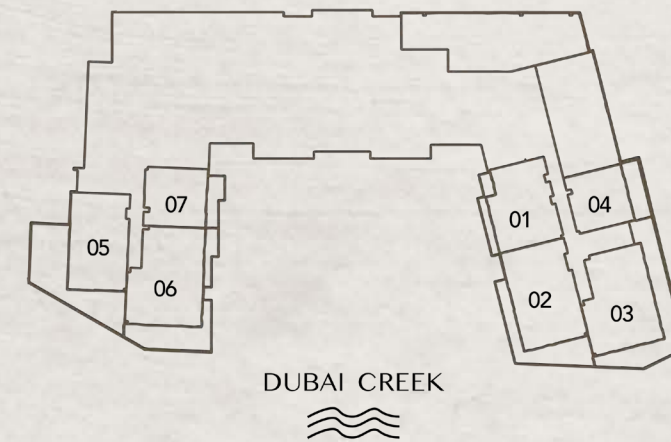


**1 BEDROOM  
TYPE B**



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

**2<sup>nd</sup> Floor:**

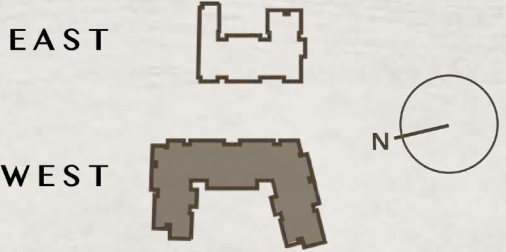


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



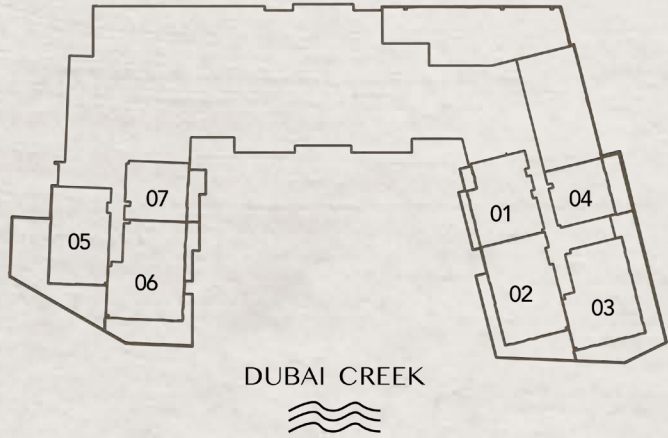


**2 BEDROOM  
TYPE A**

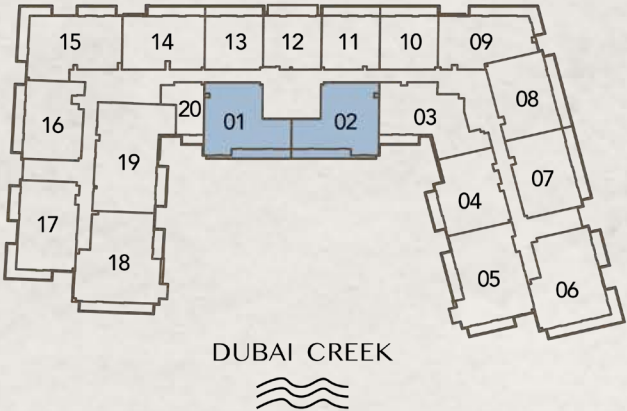


Internal Living Area : 1202.76 Sq. Ft  
 Outdoor Living Area : 154.79 Sq. Ft  
 Total Living Area : 1357.54 Sq. Ft

**2<sup>nd</sup> Floor:**

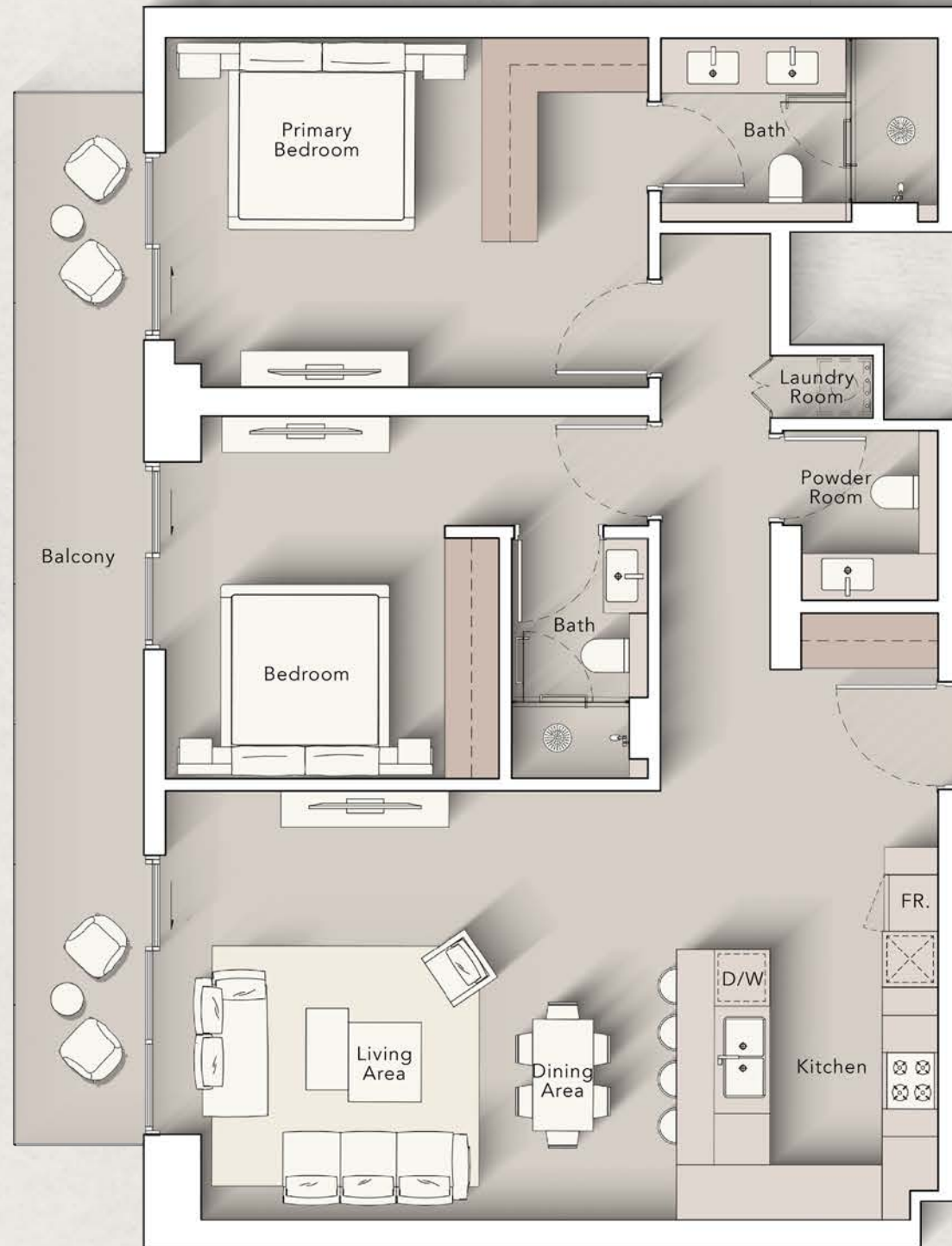


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



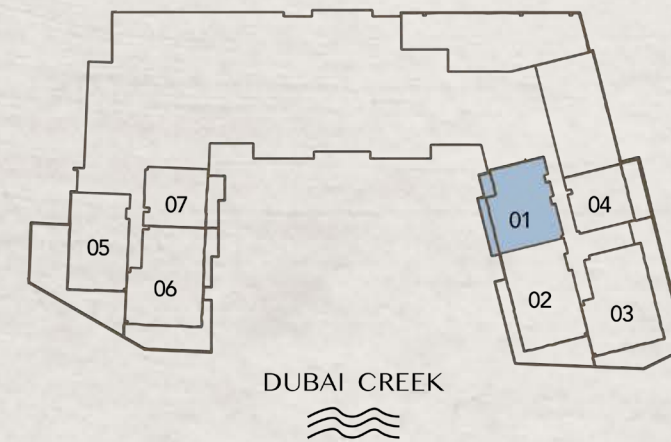


# 2 BEDROOM TYPE B



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

## 2<sup>nd</sup> Floor:

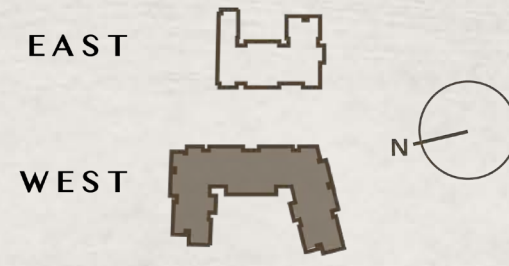
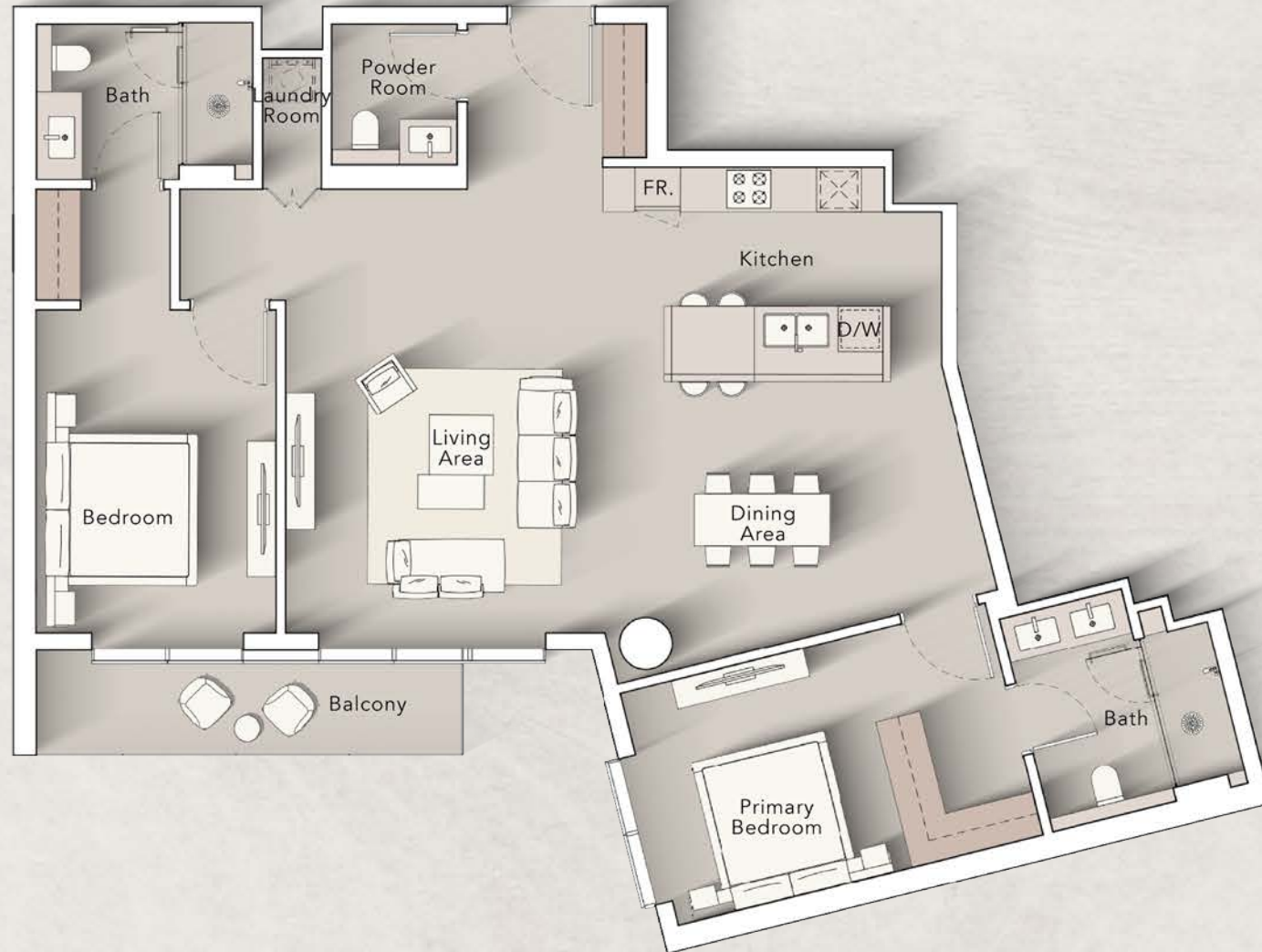


## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



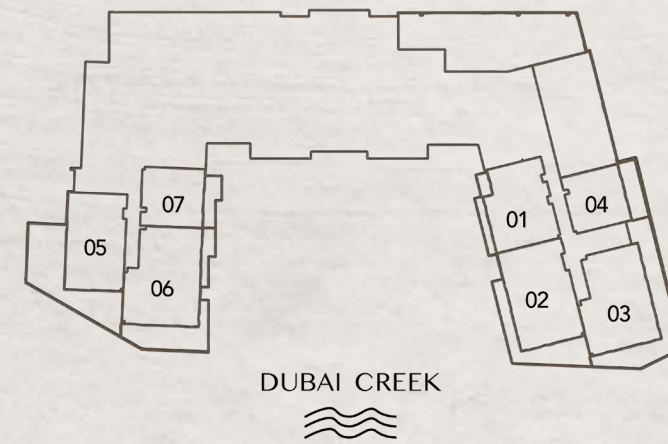


**2 BEDROOM  
TYPE C**



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

**2<sup>nd</sup> Floor:**

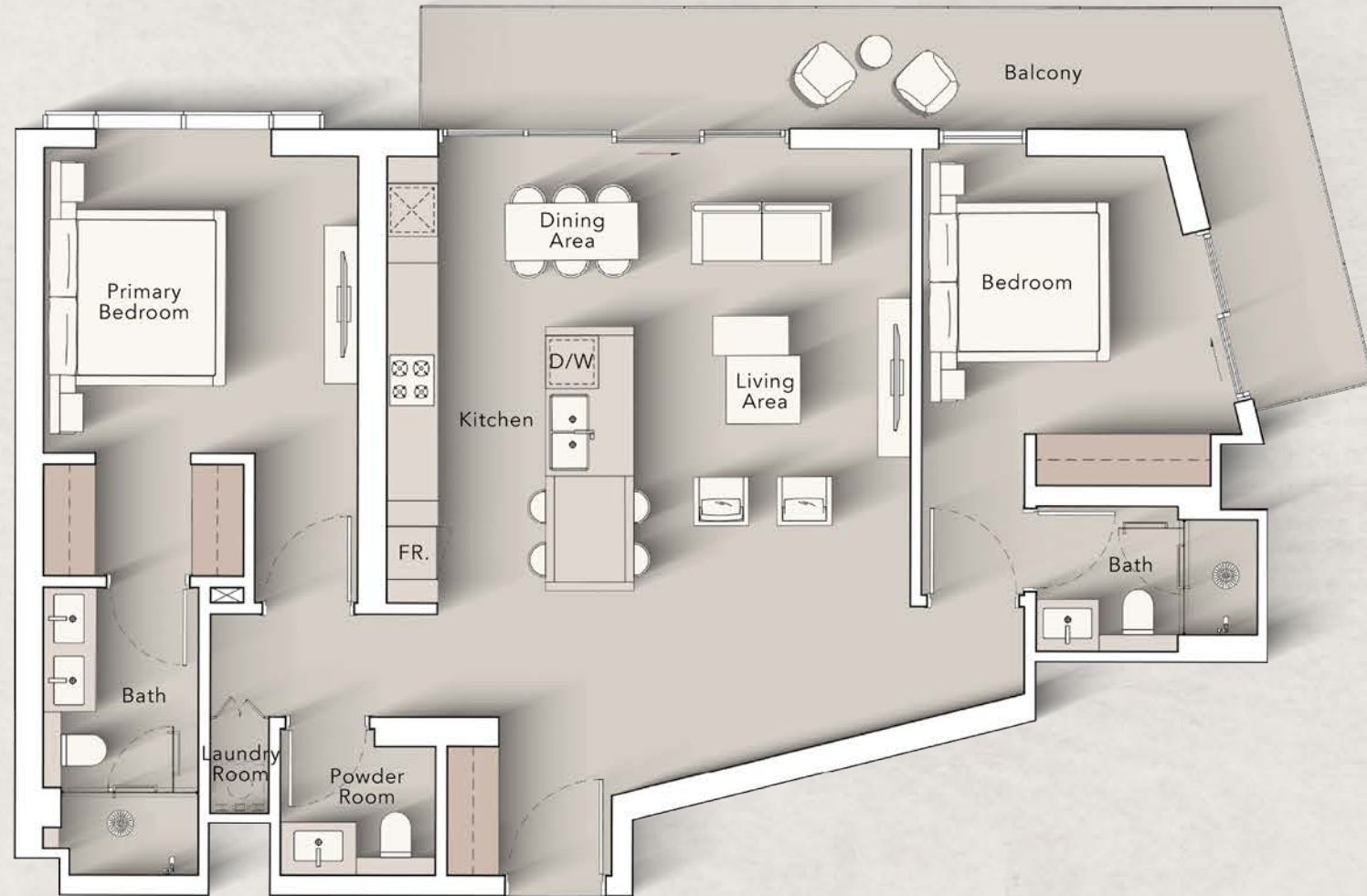


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



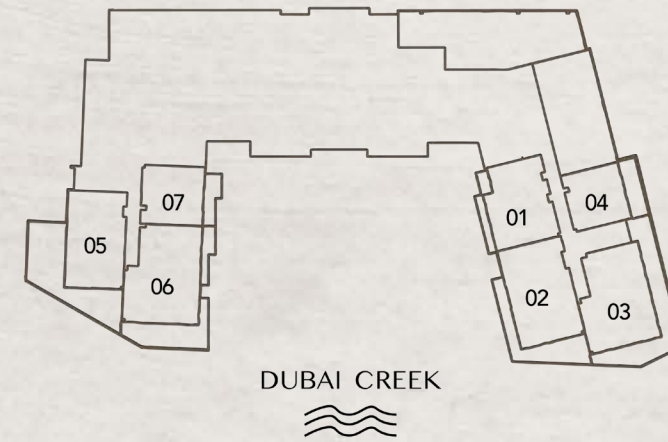


**2 BEDROOM  
TYPE D**

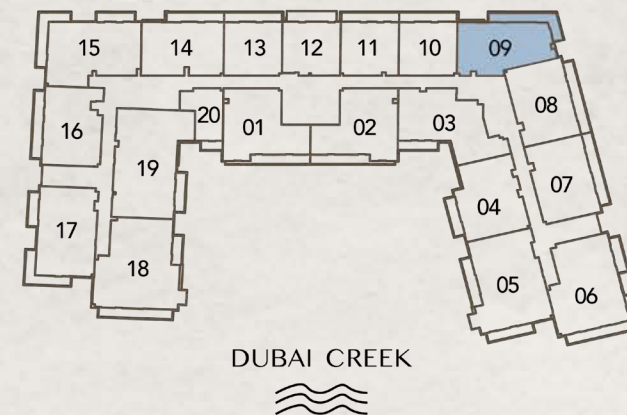


Internal Living Area : 1121.06 Sq. Ft  
 Outdoor Living Area : 208.82 Sq. Ft  
 Total Living Area : 1329.88 Sq. Ft

**2<sup>nd</sup> Floor:**

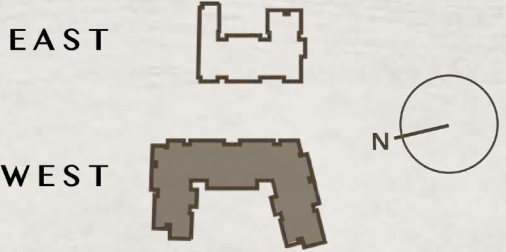
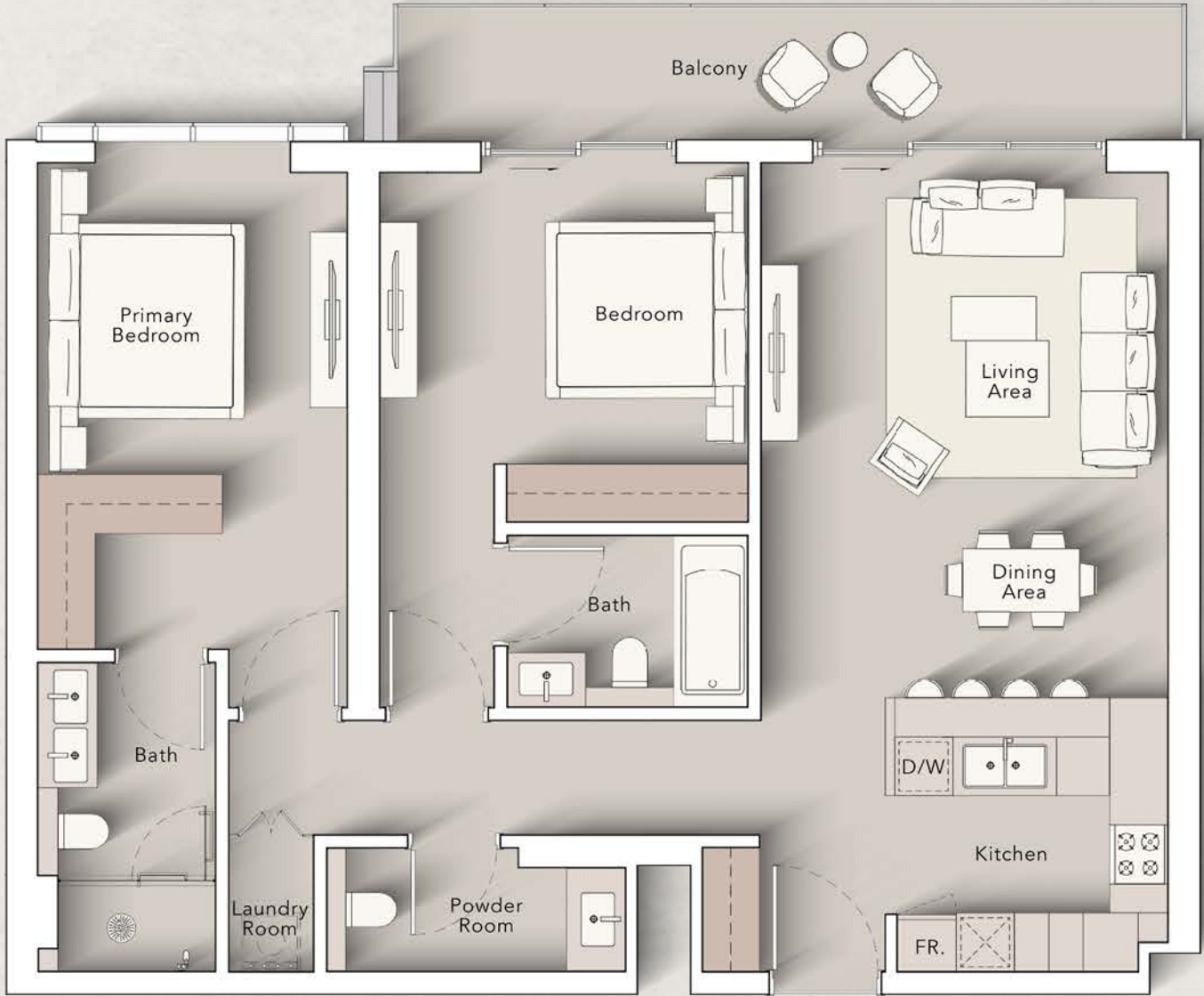


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



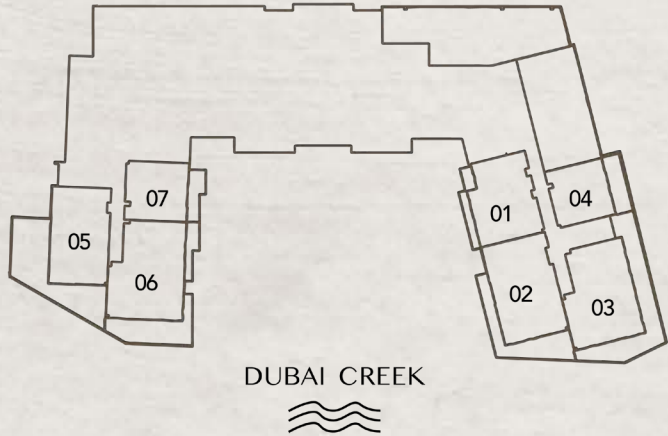


**2 BEDROOM  
TYPE E**

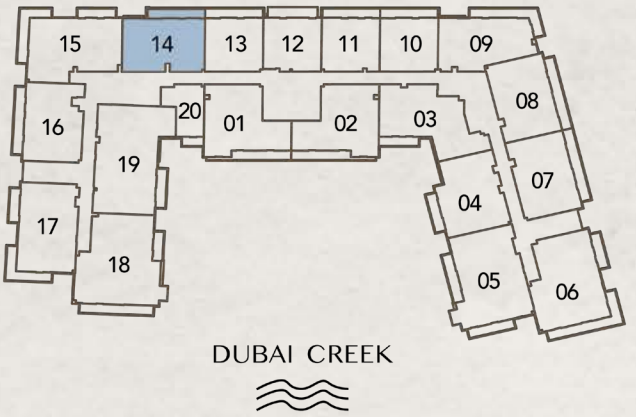


Internal Living Area : 1084.25 Sq. Ft  
 Outdoor Living Area : 131.75 Sq. Ft  
 Total Living Area : 1216.00 Sq. Ft

**2<sup>nd</sup> Floor:**

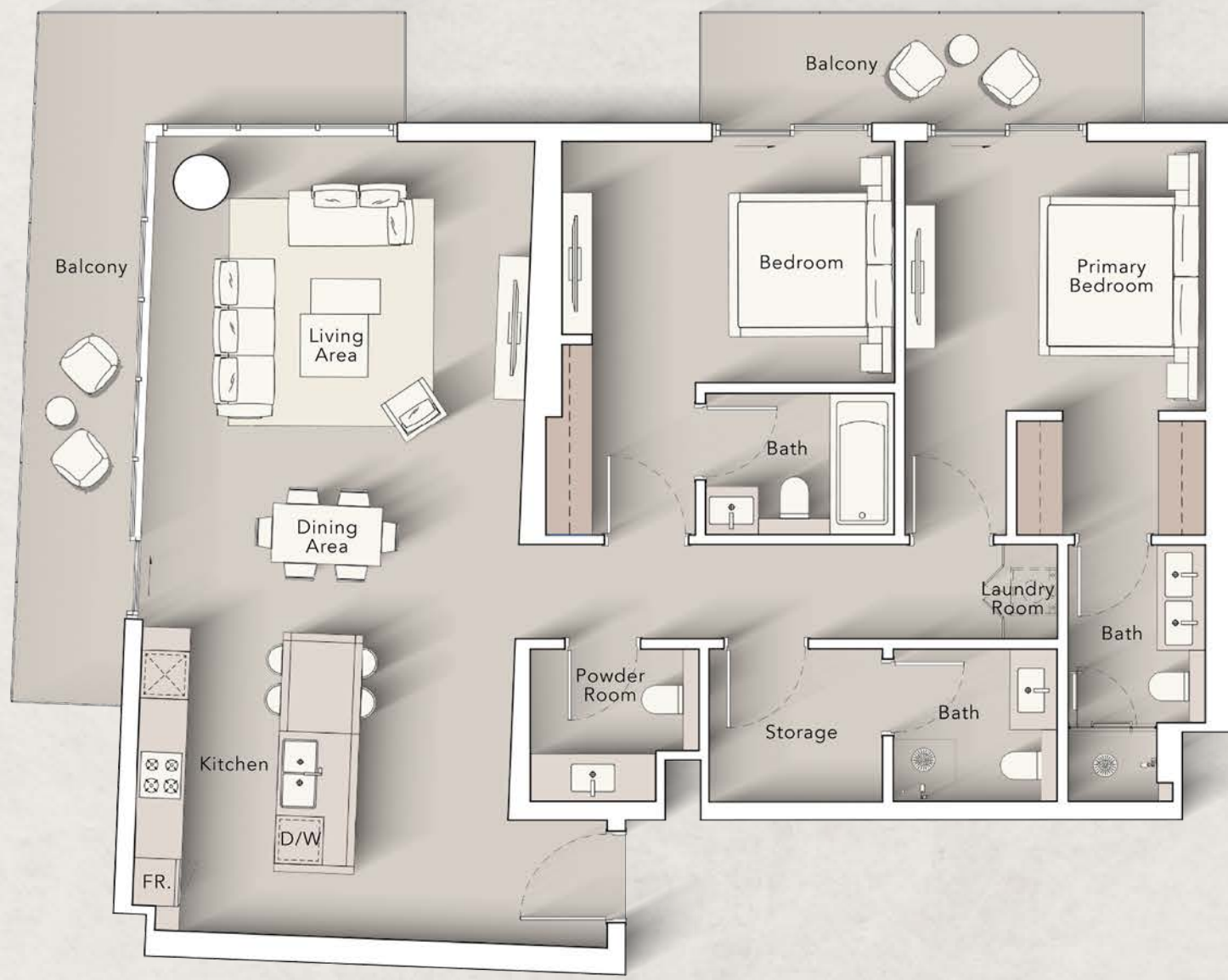


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



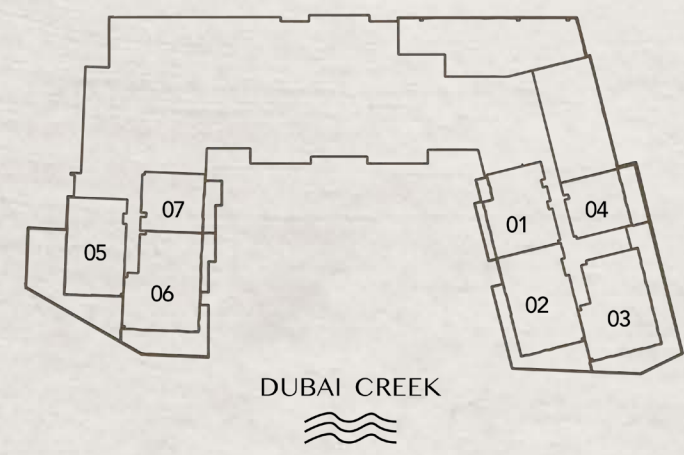


**2 BEDROOM  
TYPE F**

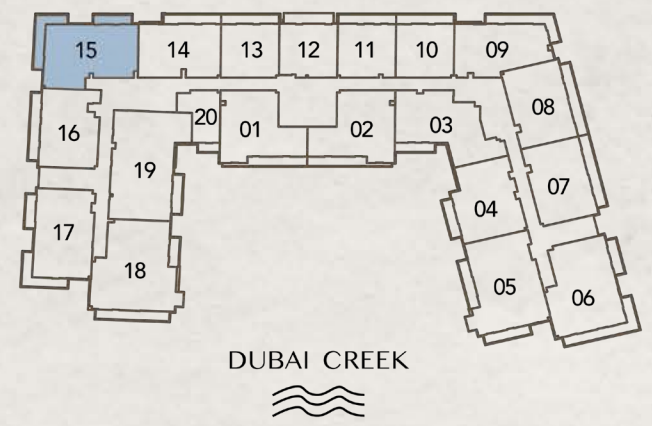


Internal Living Area : 1349.47 Sq. Ft  
 Outdoor Living Area : 273.83 Sq. Ft  
 Total Living Area : 1623.31 Sq. Ft

**2<sup>nd</sup> Floor:**

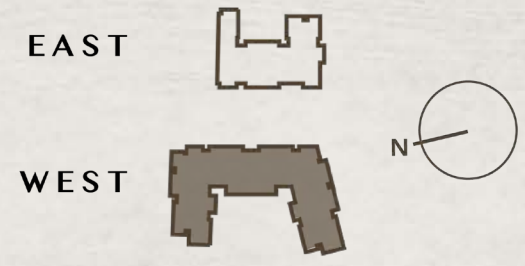


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



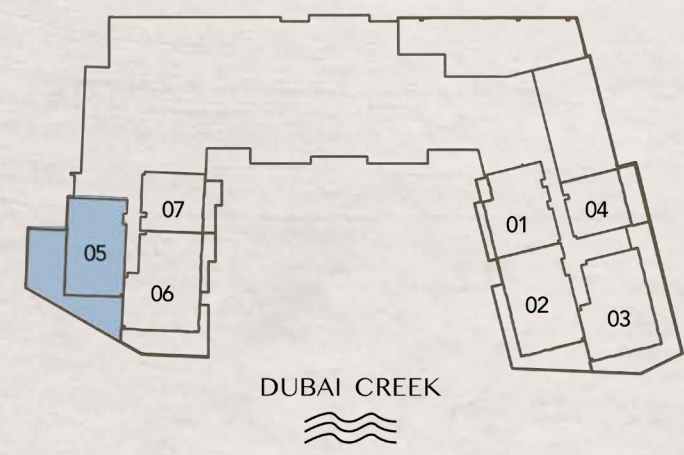


**2 BEDROOM  
TYPE G**

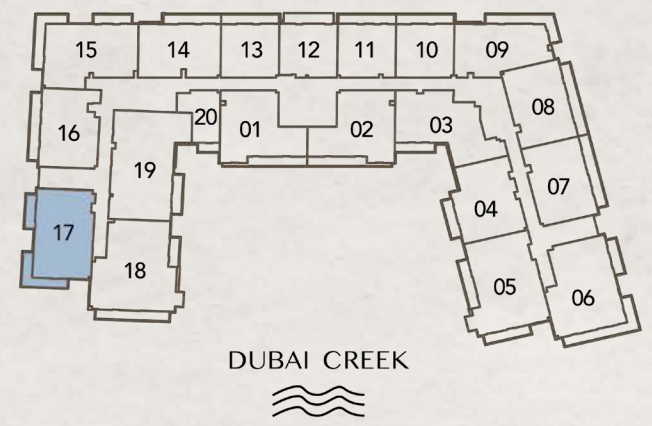


Internal Living Area : 1279.51 Sq. Ft  
 Outdoor Living Area : 254.78 Sq. Ft  
 Total Living Area : 1534.29 Sq. Ft

**2<sup>nd</sup> Floor:**

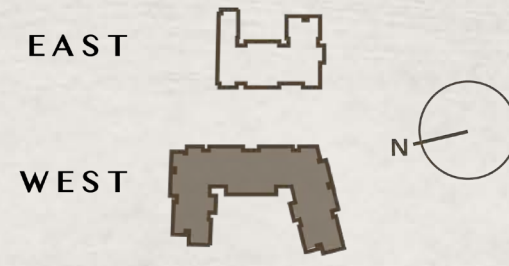


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



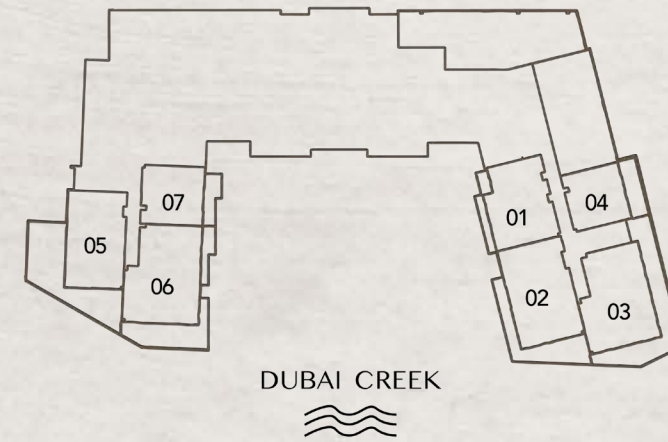


**2 BEDROOM  
TYPE H**

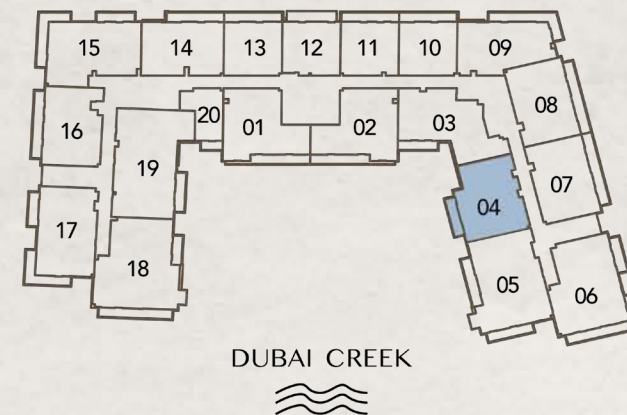


Internal Living Area : 1171.33 Sq. Ft  
 Outdoor Living Area : 98.38 Sq. Ft  
 Total Living Area : 1269.71 Sq. Ft

**2<sup>nd</sup> Floor:**

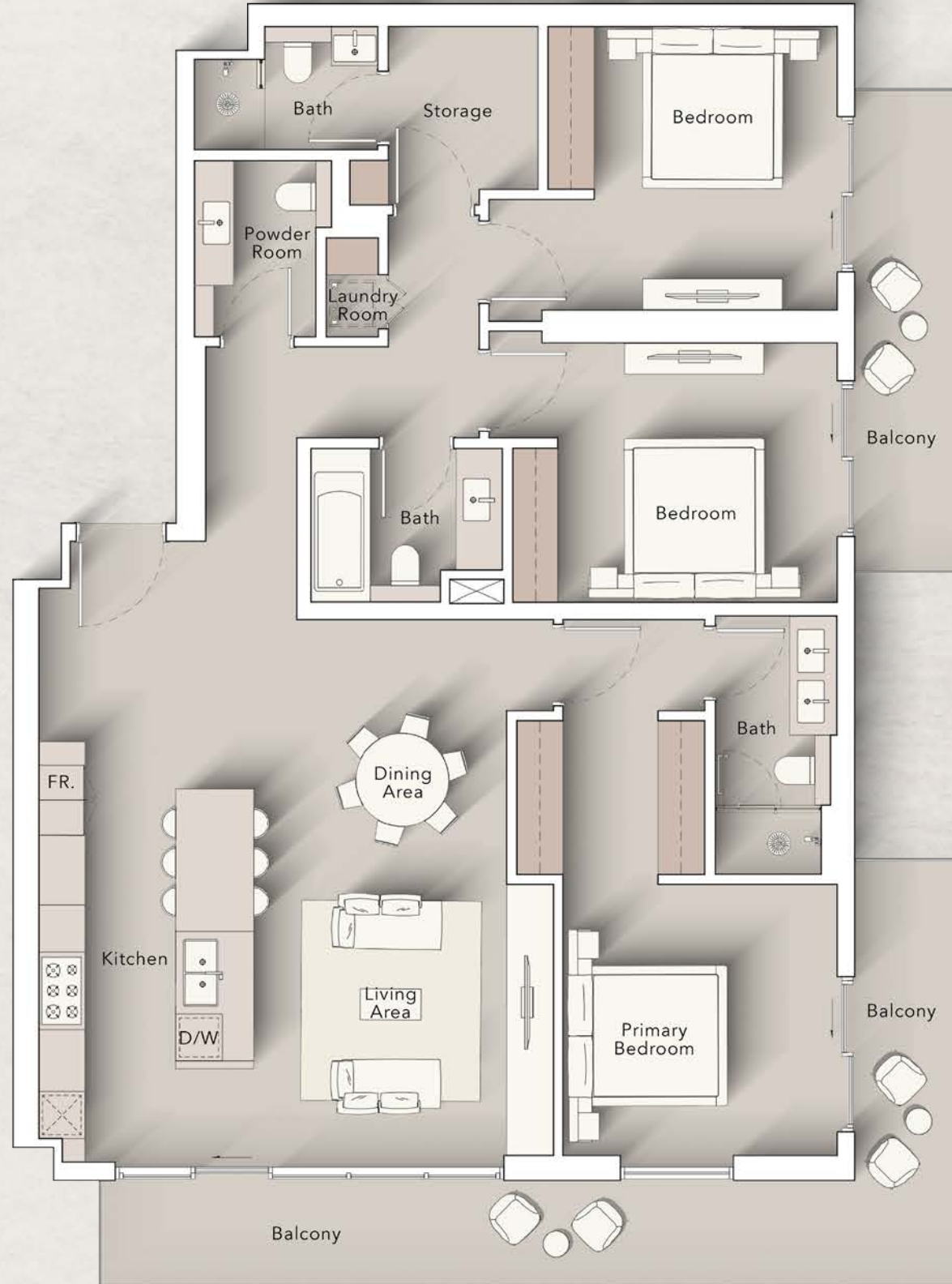


**3<sup>rd</sup> - 10<sup>th</sup> Floor:**



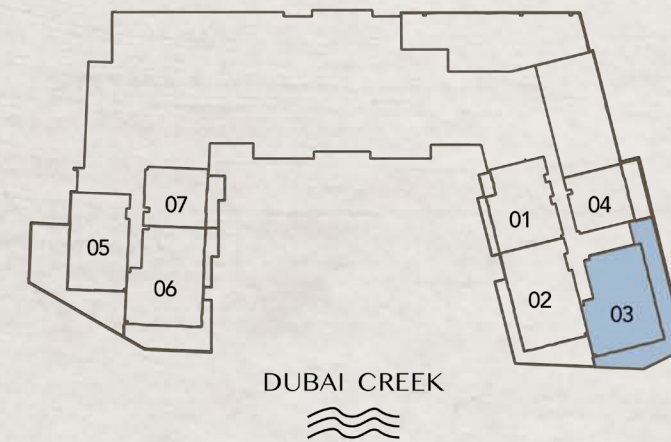


# 3 BEDROOM TYPE A



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

## 2<sup>nd</sup> Floor:

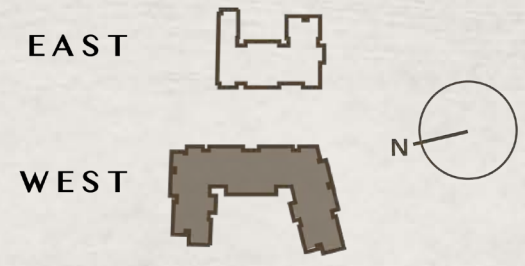


## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



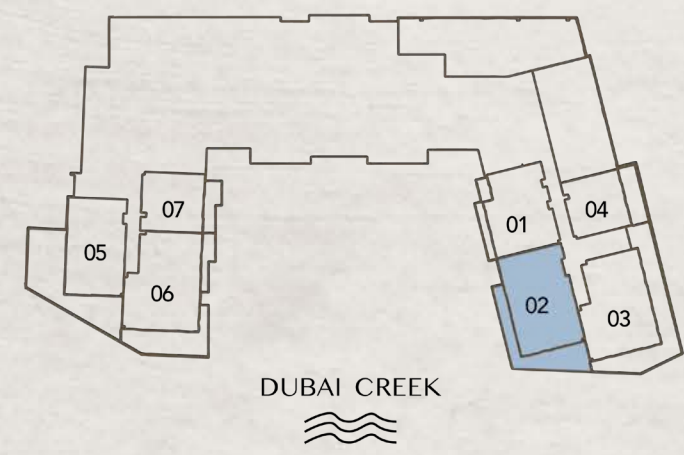


# 3 BEDROOM TYPE B

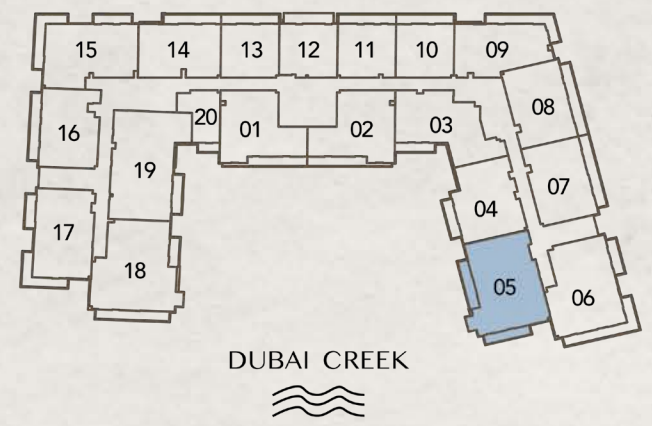


Internal Living Area : 1563.14 Sq. Ft  
 Outdoor Living Area : 235.41 Sq. Ft  
 Total Living Area : 1798.54 Sq. Ft

## 2<sup>nd</sup> Floor:

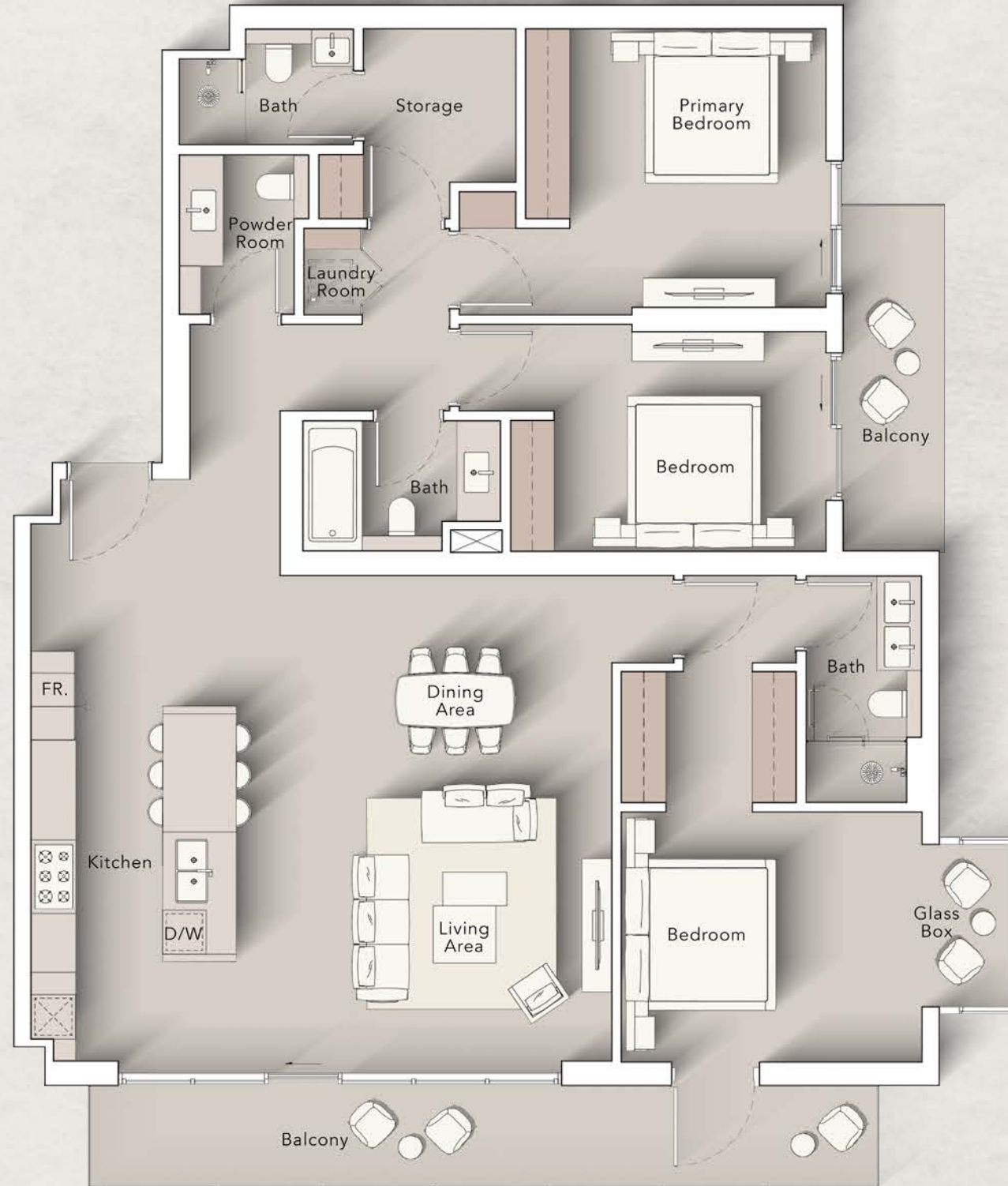


## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



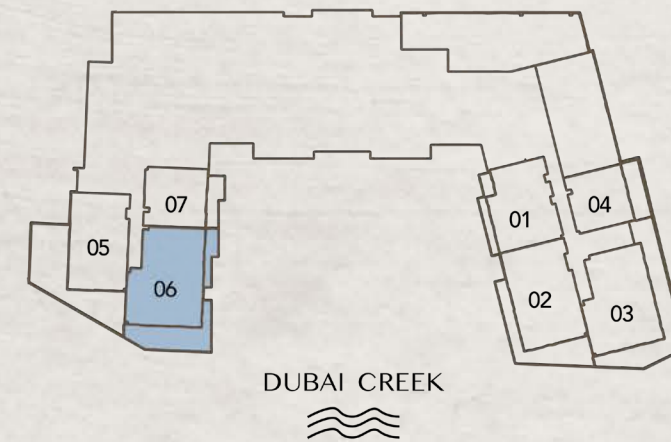


# 3 BEDROOM TYPE C

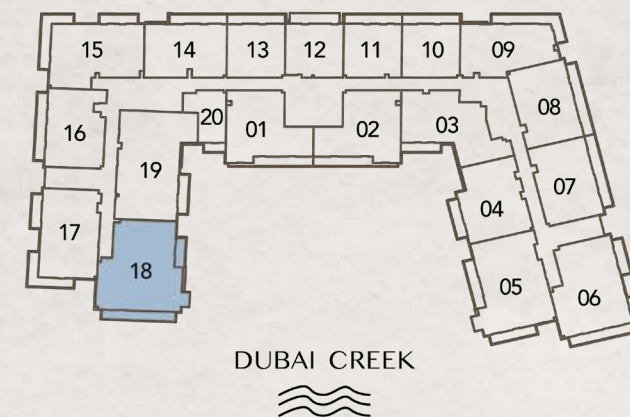


Internal Living Area : 1682.61 Sq. Ft  
 Outdoor Living Area : 248.75 Sq. Ft  
 Total Living Area : 1931.37 Sq. Ft

## 2<sup>nd</sup> Floor:

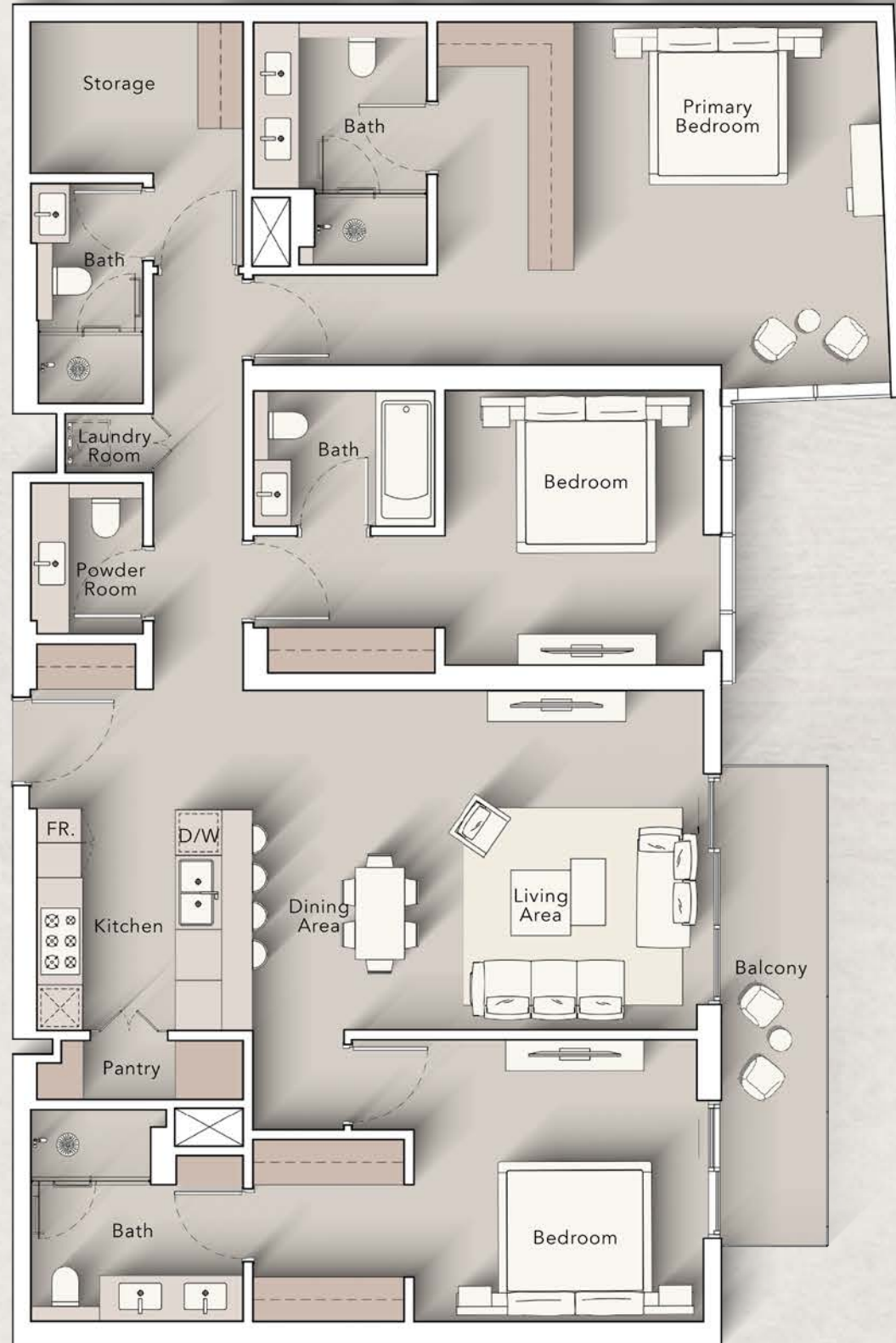


## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



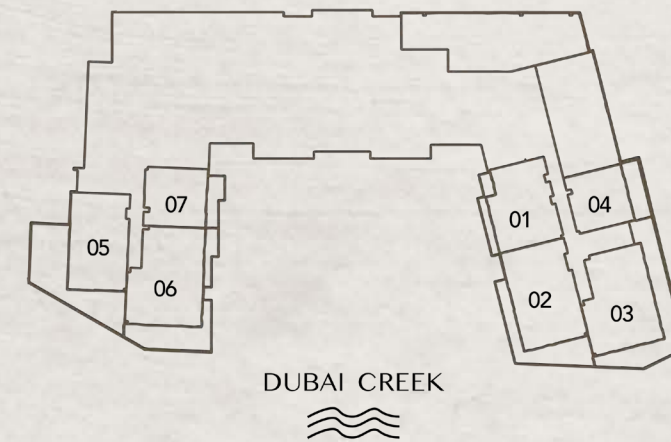


# 3 BEDROOM TYPE D

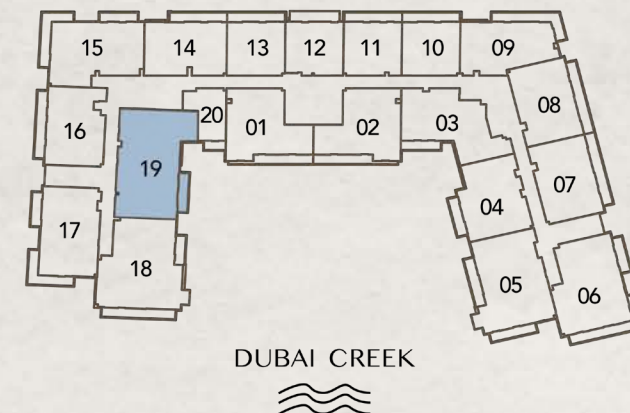


Internal Living Area : 1778.84 Sq. Ft  
 Outdoor Living Area : 99.89 Sq. Ft  
 Total Living Area : 1878.73 Sq. Ft

## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> 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



