



CLAYDON HOUSE

PROJECT BRIEF

AN ADDRESS OF NATURAL GRACE, BY THE WATER'S EDGE

Waterside decadence meets the rhythm of nature at Claydon House, Ellington Properties' latest residential offering in Mohammed Bin Rashid City





INTRODUCING

CLAYDON HOUSE

Claydon House stands as a beacon of urban sophistication in the heart of Mohammed Bin Rashid City

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities



A PANORAMA OF NATURE

Sweeping vistas of the Ras Al Khor Wildlife Sanctuary, the iconic Downtown Dubai skyline, and direct access to the crystal-clear lagoon

Ras Al Khor
Wildlife Sanctuary

ELLINGTON

ELLINGTON

2km Crystal Lagoon

4km Community Promenade

DRIVING DISTANCES

1 Minute | Meydan Underground Metro Line

5 Minutes | Ras Al Khor Wildlife Sanctuary

10 Minutes | Dubai Design District

10 Minutes | Meydan Grandstand and Racecourse

12 Minutes | Dubai Festival City Mall

15 Minutes | Burj Khalifa/Dubai Mall

15 Minutes | Business Bay

17 Minutes | Dubai International Airport

20 Minutes | Dubai International Financial Centre

20 Minutes | City Walk

22 Minutes | Dubai Hills Golf Club

22 Minutes | Dubai Creek Golf and Yacht Club

25 Minutes | Mall of the Emirates

25 Minutes | Jumeirah Beach

30 Minutes | Burj Al Arab

35 Minutes | Palm Jumeirah

38 Minutes | Dubai World Central Airport



CLOSEST LANDMARKS



Downtown Dubai



Dubai International Financial Centre



Dubai World Trade Centre



Business Bay



Dubai Design District



Dubai Water Canal



Ras Al Khor Wildlife Sanctuary

CLAYDON HOUSE



Ras Al Khor Rd

Al Ain - Dubai Rd

Ras Al Khor Rd

Crystal Lagoon
2km

SUN & VIEWS ANALYSIS

S

W

Summer
Sunset

Winter
Sunset

E

Burj Khalifa
View

Ras Al Khor
Wildlife Sanctuary View

Summer
Sunrise

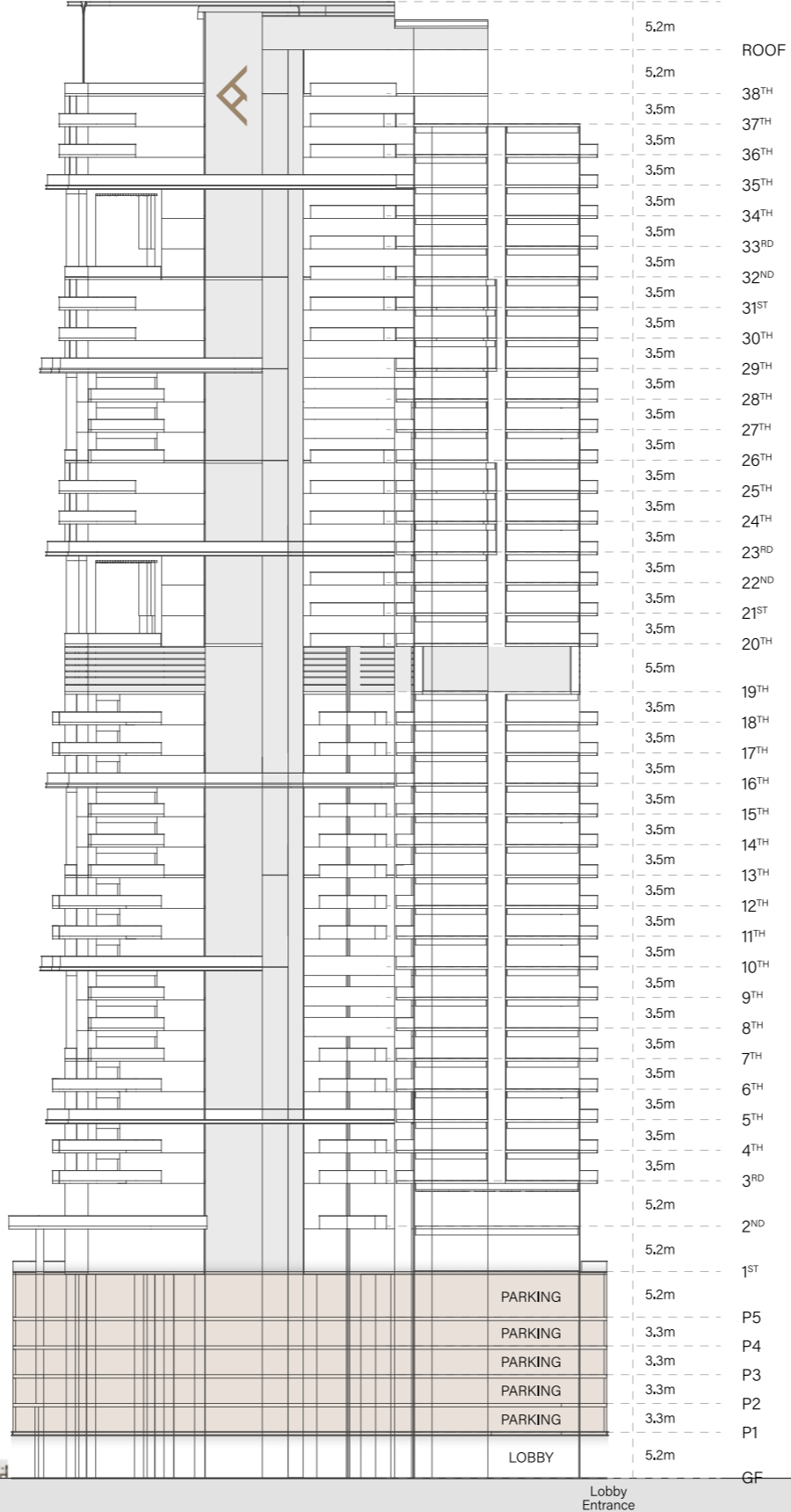
Winter
Sunrise

Crystal Lagoon
View

N



ARCHITECTURAL SECTIONS



1.5m
Crystal Lagoon
2km

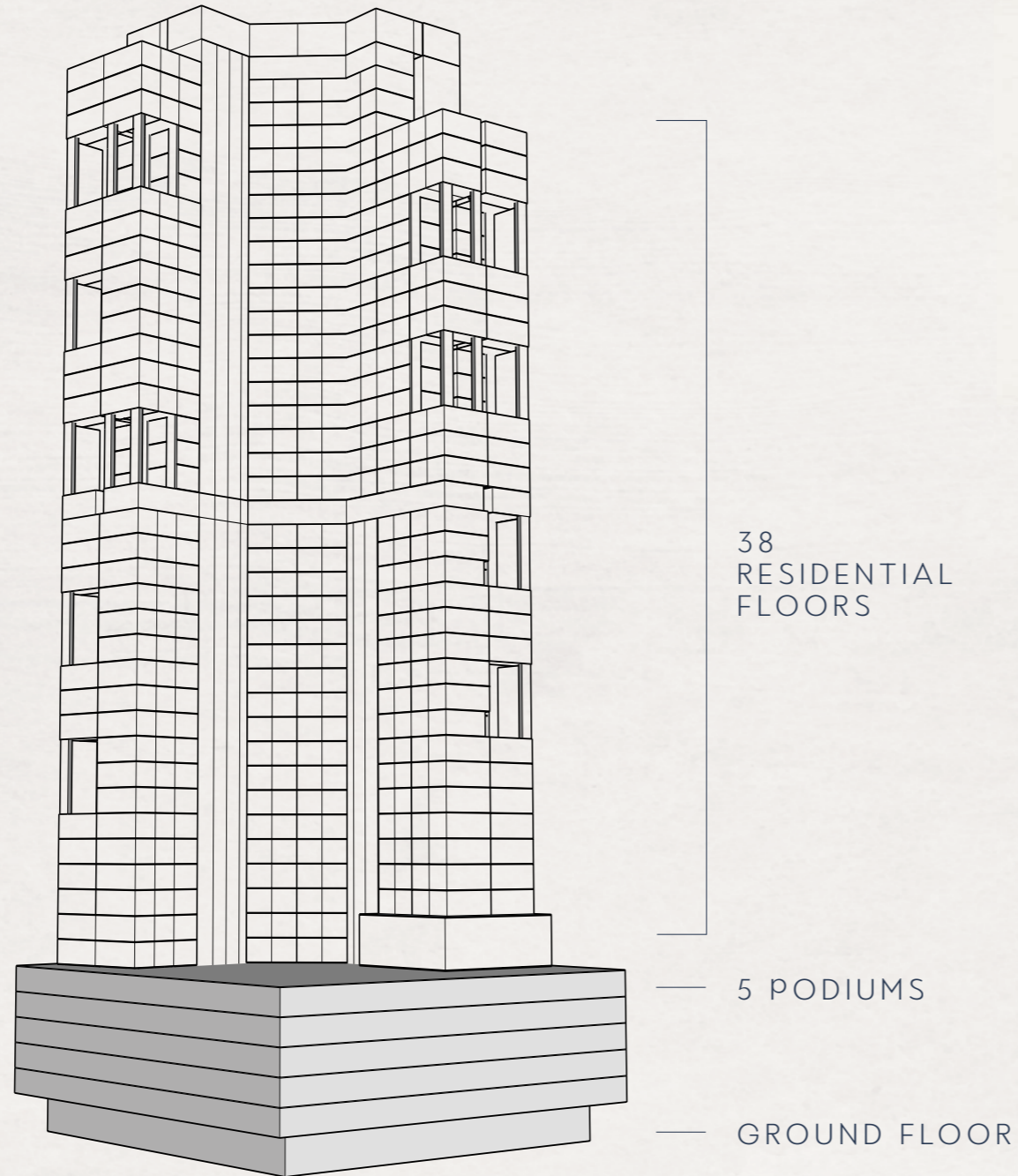
Lagoon Access
Community Promenade

Retail Promenade

Lobby Entrance

Ras Al Khor
Wildlife Sanctuary

BUILDING CONFIGURATION



Elevators

8 passenger elevators
1 service elevator

Anticipated Completion Date

Q2 2027

Anticipated Service Charge

AED 22 per sq.ft.

Parking

1 and 2 beds: 1 parking space
3 beds and 4 beds: 2 parking spaces

Ownership

Freehold

Key Views

Crystal Lagoon, Ras Al Khor
Wildlife Sanctuary, Burj Khalifa and
Downtown Dubai skyline



SIZE RANGE PER UNIT TYPE

1 Bedroom	From 767 sq. ft to 899 sq. ft
2 Bedrooms	From 1,231 sq. ft to 1,245 sq. ft
2 Bedrooms + Study	From 1,237 sq. ft to 1,394 sq. ft
3 Bedrooms + Study	From 1,609 sq. ft to 2,814 sq. ft
4 Bedrooms + Study	From 2,088 sq. ft to 3,198 sq. ft

NUMBER OF UNITS PER TYPE

1 Bedroom	235 Units
2 Bedrooms	85 Units
2 Bedrooms + Study	47 Units
3 Bedrooms + Study	26 Units
4 Bedrooms + Study	11 Units

GROUND FLOOR
AMENITIES



RETAIL PROMENADE

8 retail shops located at the Ground Floor with outdoor F & B seating areas



ELLINGTON

COMMUNITY LAGOON

2km crystal lagoon beach with sun loungers and cabanas



COMMUNITY PROMENADE
4km landscaped walkway along the crystal lagoon beach



LOBBY

Elegant entrance space welcoming residents and guests

GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY WORKSTATION
- 4 LOBBY LIBRARY
- 5 LOBBY RECEPTION
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 RETAIL PROMENADE
- 9 COMMUNITY PROMENADE
- 10 F&B SEATING AREAS
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 VEHICLE ENTRANCE/EXIT
- 14 ACCESS TO GROUND FLOOR
PARKING
- 15 ACCESS TO PODIUM PARKING
- 16 BICYCLE PARKING
- 17 RETAIL/F&B SERVICE
YARD/DELIVERIES
- 18 RESIDENTS MOVE-IN TRUCK ZONE



FIRST FLOOR
AMENITIES



POOL DECK

3 separate residents pool - infinity-edge leisure pool, kids pool and adult lap pool



SUN LOUNGERS AREA

Tranquil space for sunbathing and relaxation



OUTDOOR DECK

Versatile outdoor space for socializing and leisure activities



FITNESS STUDIO

State-of-the-art facility for health and wellness pursuits



KIDS PLAY AREA

Engaging space designed for children's recreation and enjoyment

FIRST FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE LEISURE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL LOUNGE
- 5 KIDS POOL
- 6 SHOWER DECK
- 7 OUTDOOR SEATING AREAS
- 8 BARBEQUE DECK
- 9 ADULT LAP POOL
- 10 OUTDOOR GAMES TABLE AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM AND SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT
- 19 LIFT LOBBY



SECOND FLOOR
AMENITIES

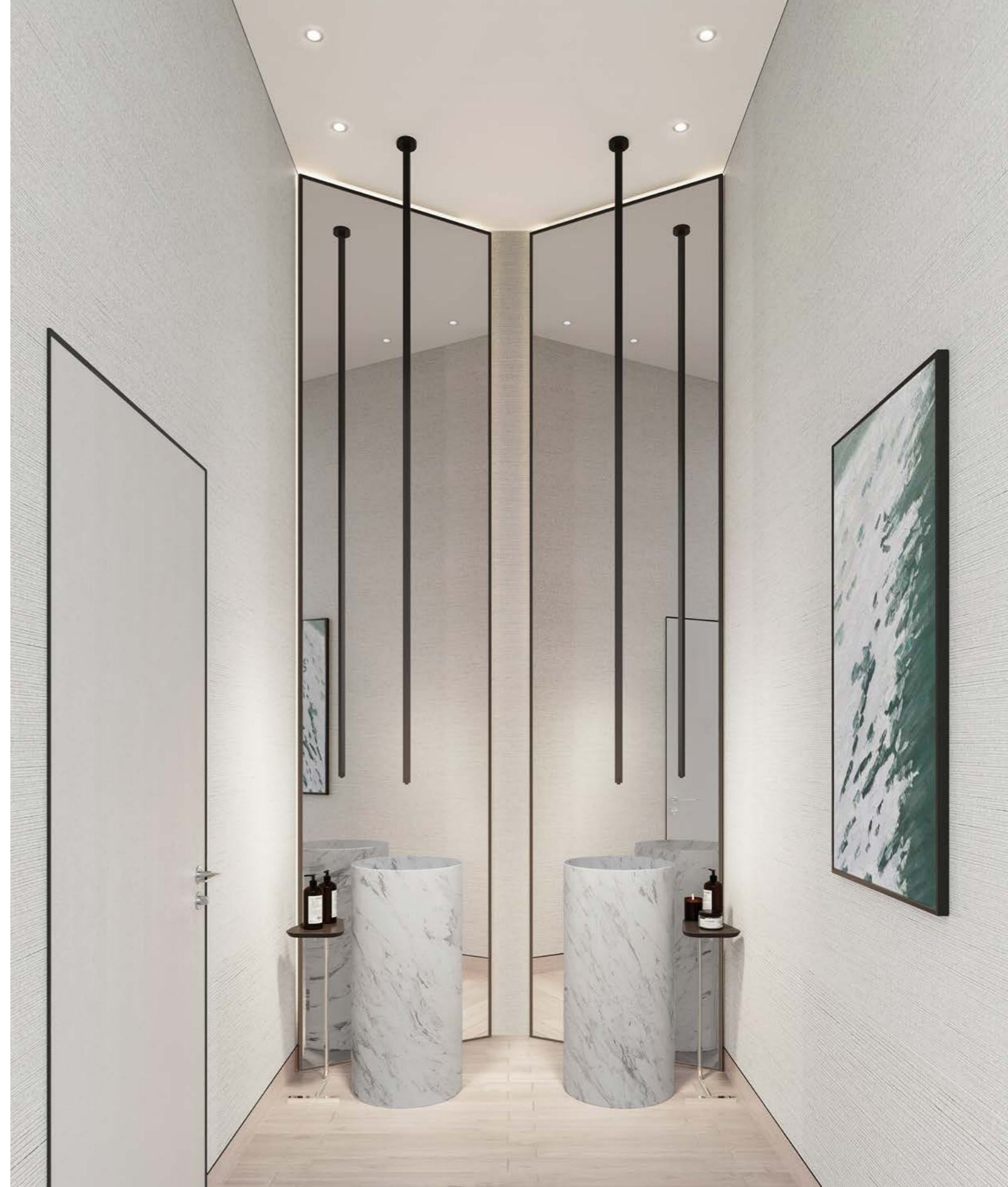


CLUB LOUNGE

Exclusive retreat for residents to unwind and socialize

CLUB HOUSE WASHROOM

Well-appointed washroom facilities within the club lounge area





ARCADE ROOM

Entertaining space for arcade games



KARAOKE ROOM

Fun-filled venue for singing enthusiasts

SECOND FLOOR AMENITIES PLAN

- 1 CINEMA ROOM
- 2 CLUBHOUSE WASHROOM
- 3 KITCHENETTE
- 4 DINING AREA
- 5 CLUB LOUNGE
- 6 CO-WORKING SPACE
- 7 CLUB TERRACE
- 8 ARCADE ROOM
- 9 KARAOKE ROOM
- 10 LIFT LOBBY
- 11 SERVICE LIFT



CRYSTAL LAGOON

THE RESIDENCES



808

809

CORRIDOR

2.7 metre ceiling height apartment corridors



LIVING & DINING

A sanctuary for relaxation and social gatherings



KITCHEN

1-bedroom apartments



KITCHEN

2-bedroom apartments



KITCHEN

1 and 2-bedroom selective apartments



KITCHEN

4-bedroom apartments



BEDROOMS

An oasis of tranquility, offering restful nights and rejuvenating mornings



BATHROOMS

A spa-like retreat, designed for indulgent self-care and revitalization

POWDER ROOM

A chic and convenient space, perfect for quick refreshments and guest comfort





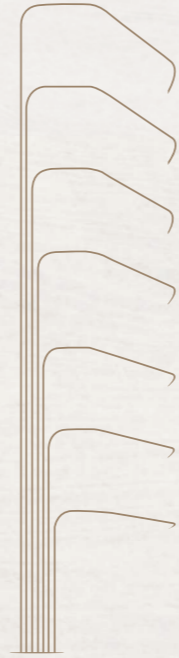
SKY TERRACE

Select 3 and 4-bedroom type units



HOME AUTOMATION

Smart door lock with mobile app control



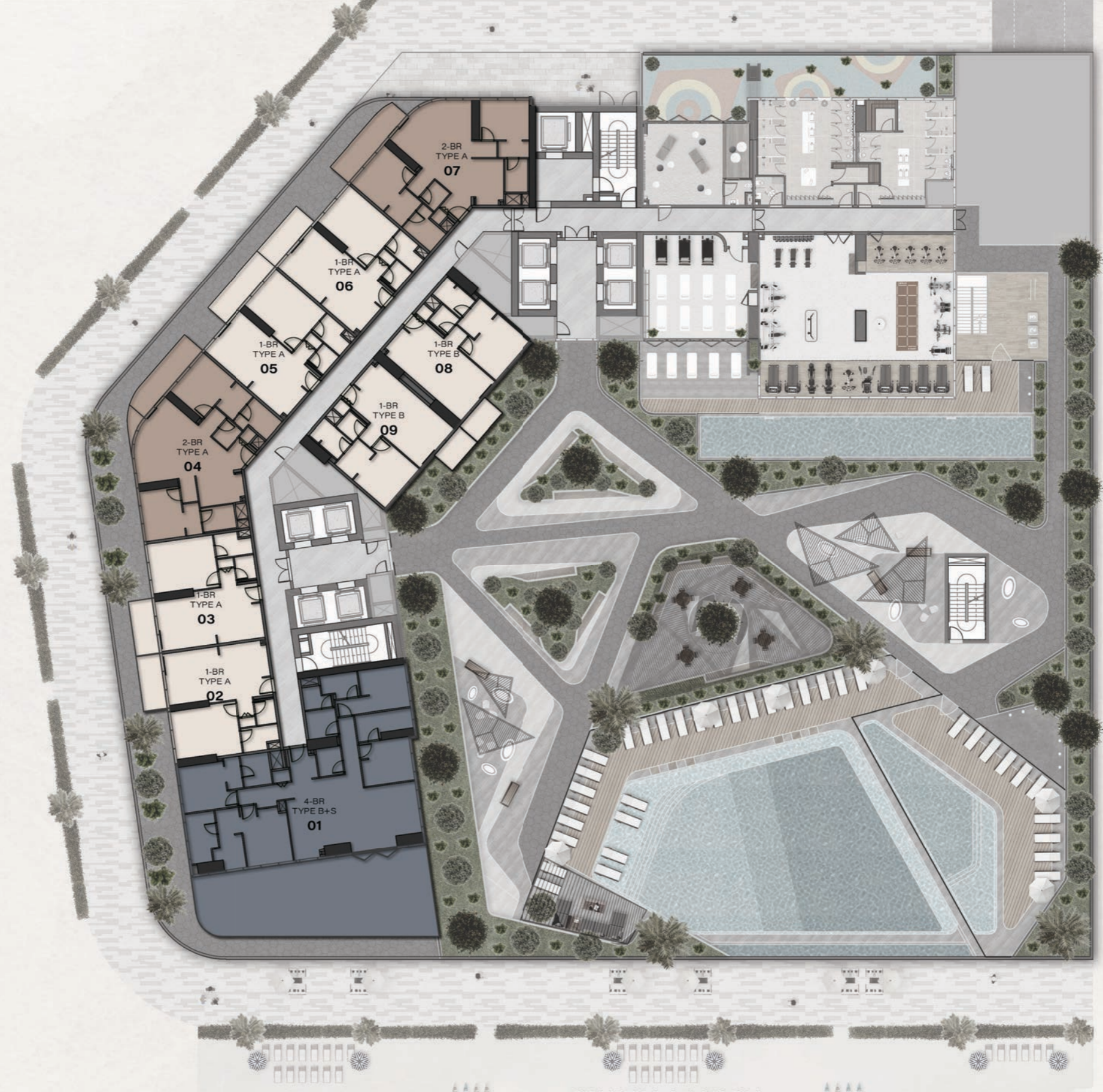
CLAYDON
HOUSE

TYPICAL PLANS



1st FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON





2nd FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



3rd - 6th FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



7th & 13th FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



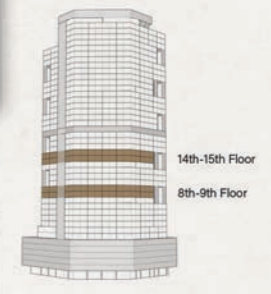


8th - 9th & 14th - 15th FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

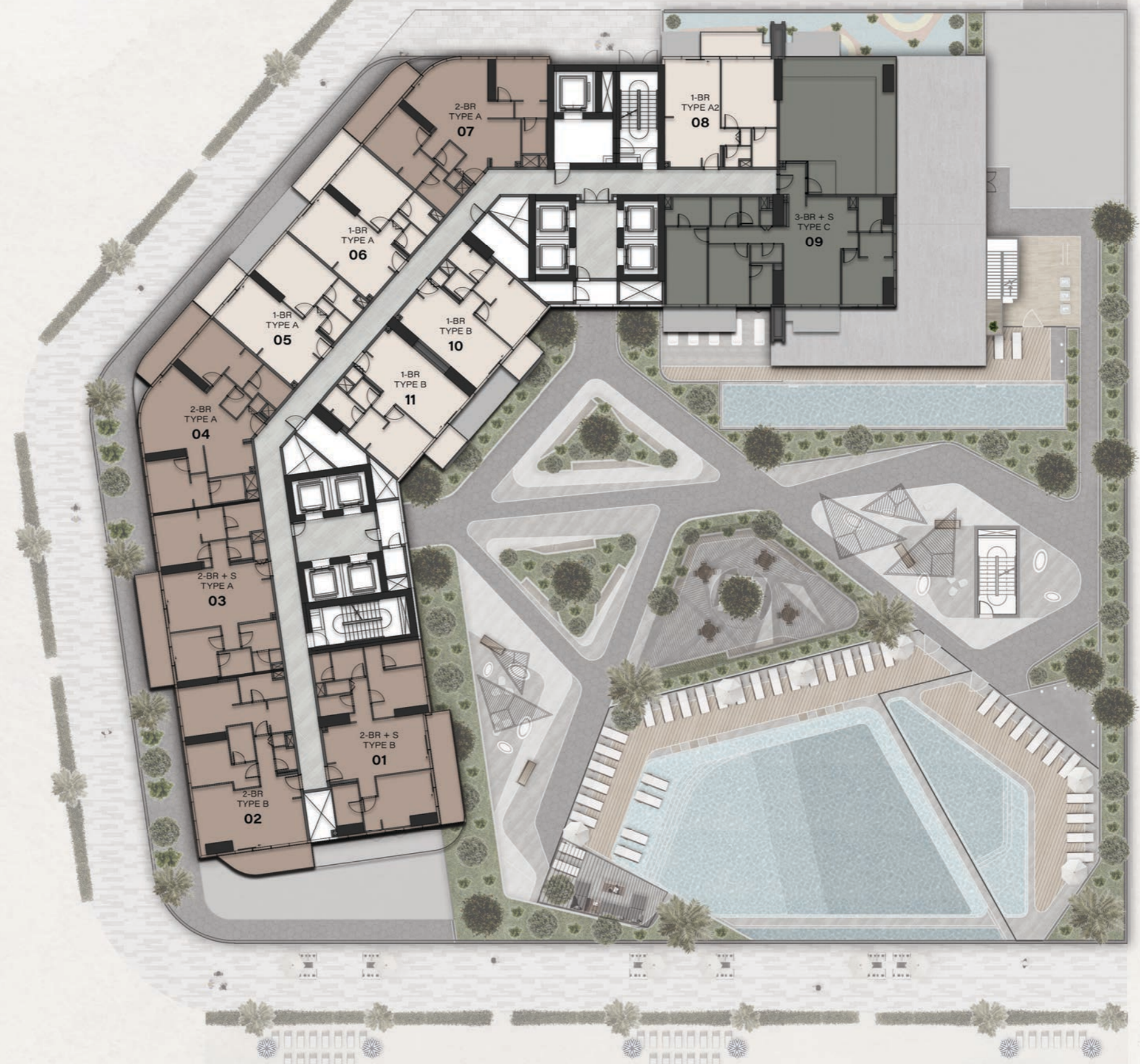


14th-15th Floor
8th-9th Floor



10th & 16th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



CRYSTAL LAGOON



11th - 12th & 17th - 18th FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON



20th FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

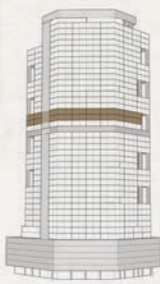


CRYSTAL LAGOON



21st - 22nd FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



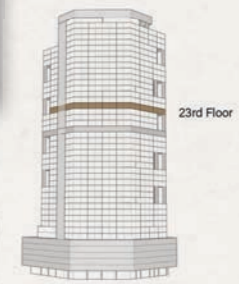
21st - 22nd Floor

CRYSTAL LAGOON



23rd FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

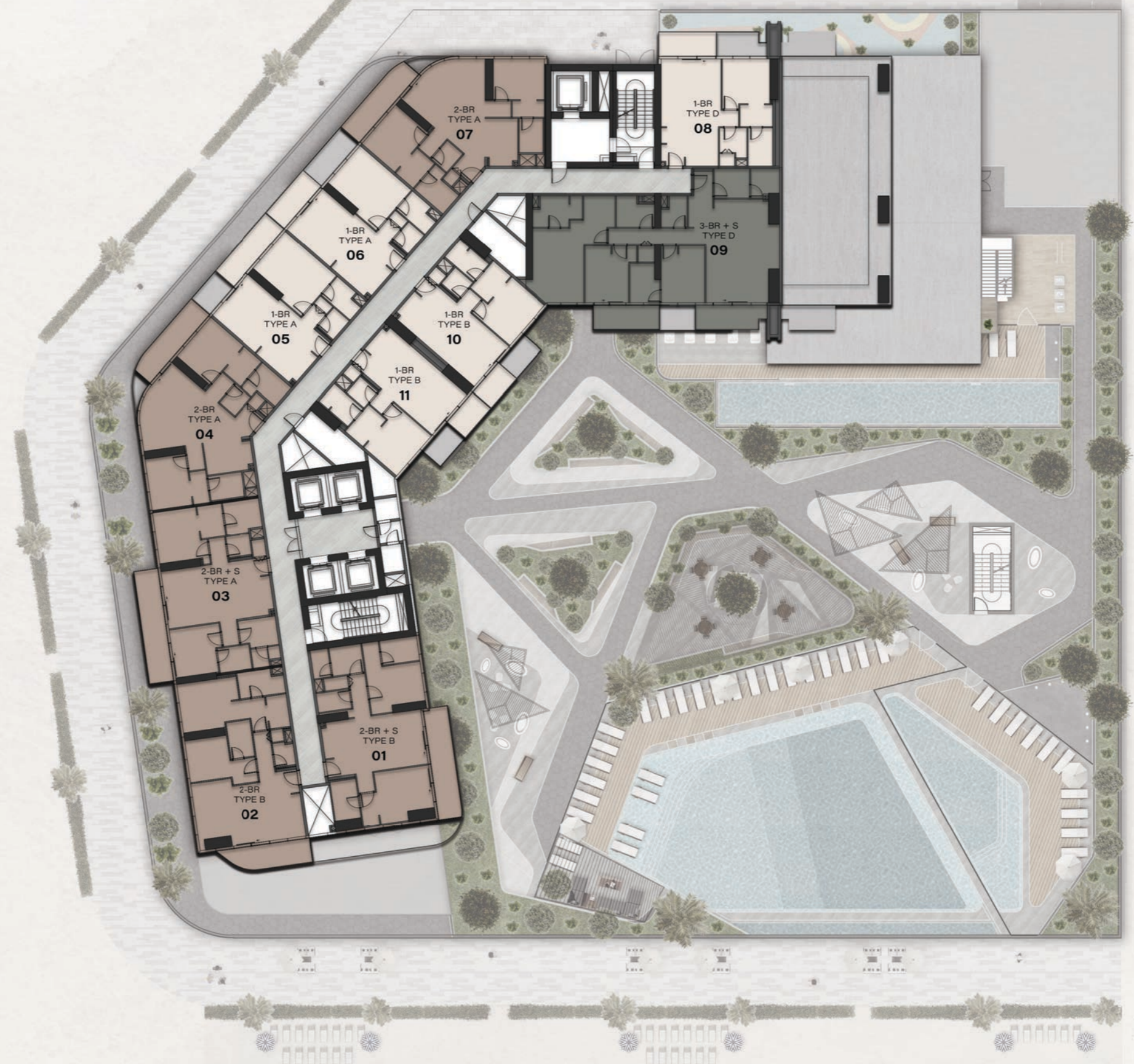


CRYSTAL LAGOON



24th - 25th FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

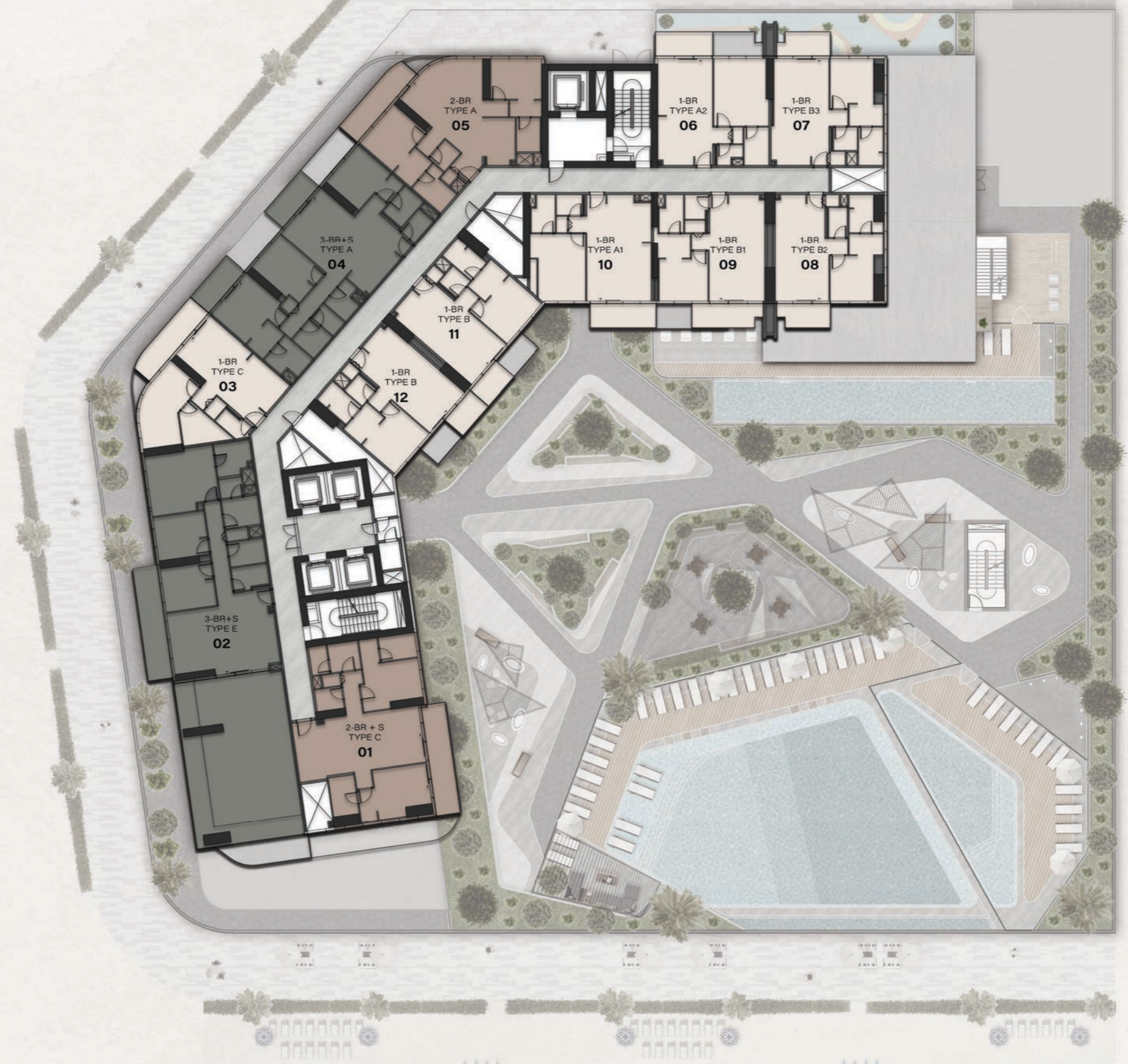


CRYSTAL LAGOON



26th FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

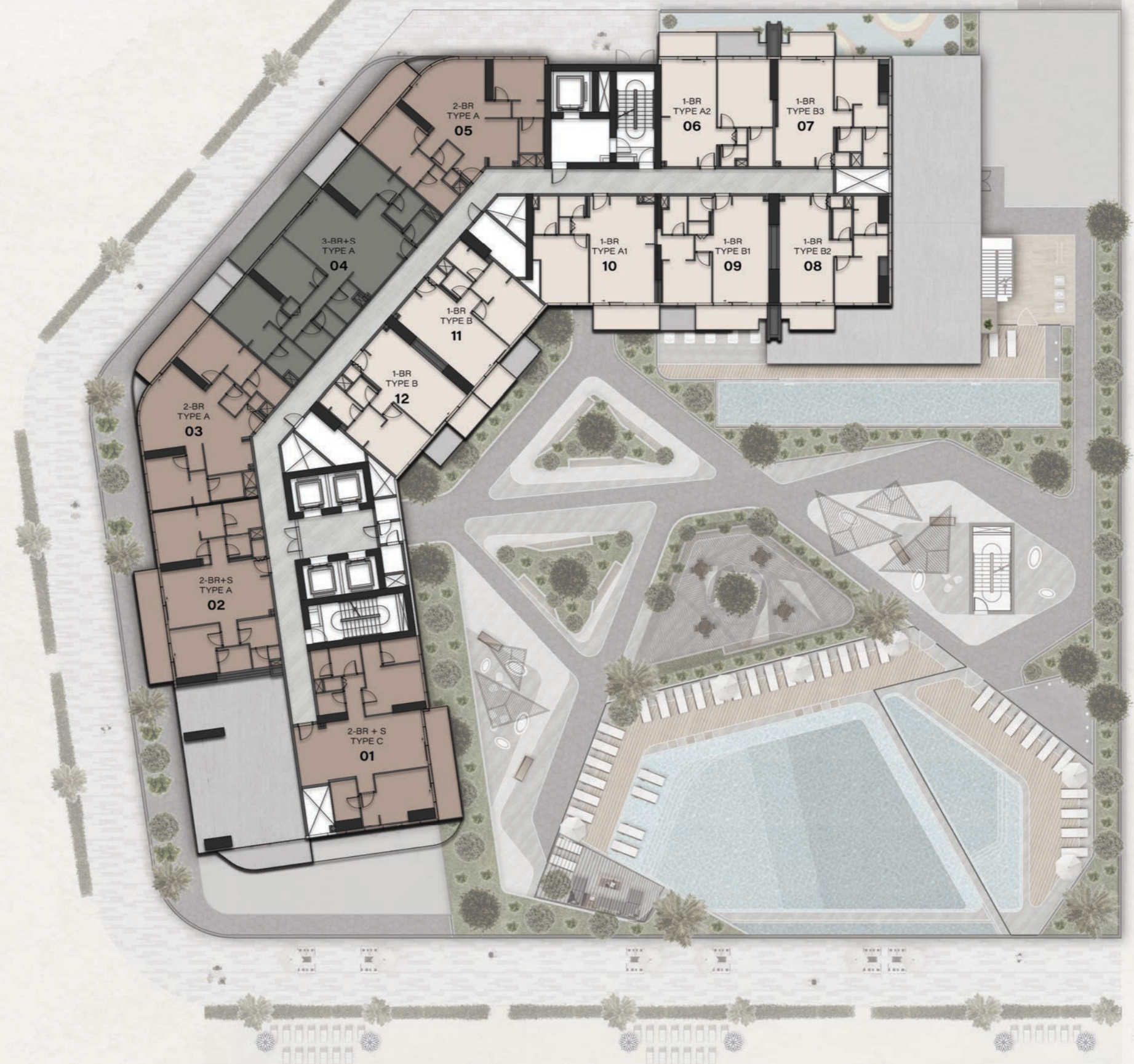


CRYSTAL LAGOON



27th - 28th FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

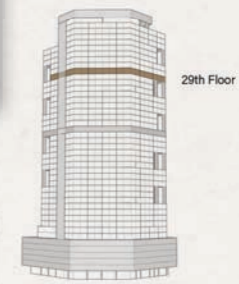
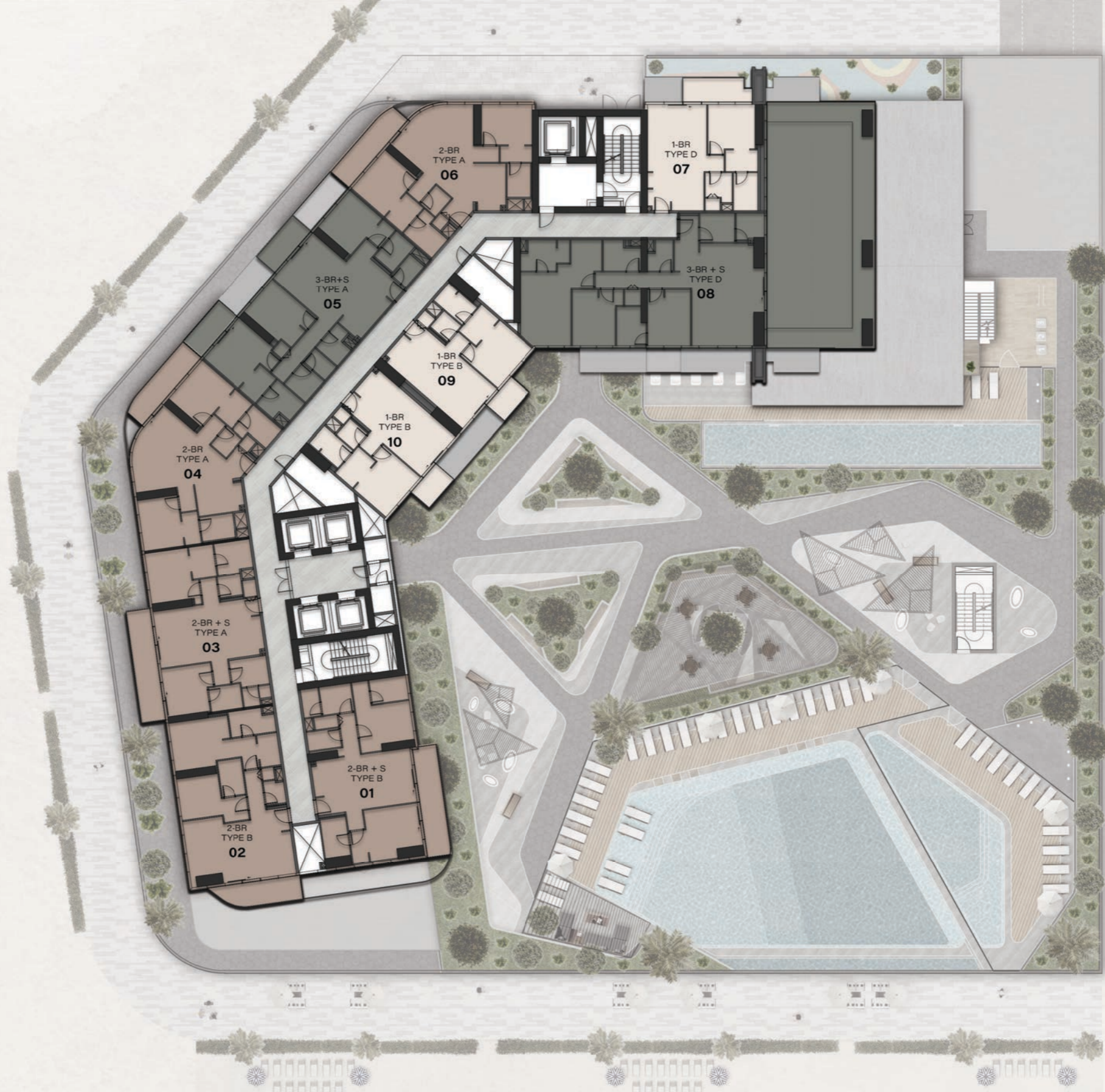


27th - 28th Floor



29th FLOOR PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

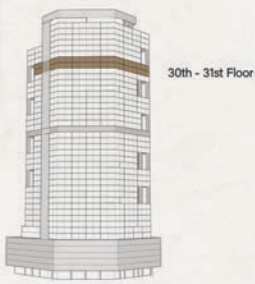
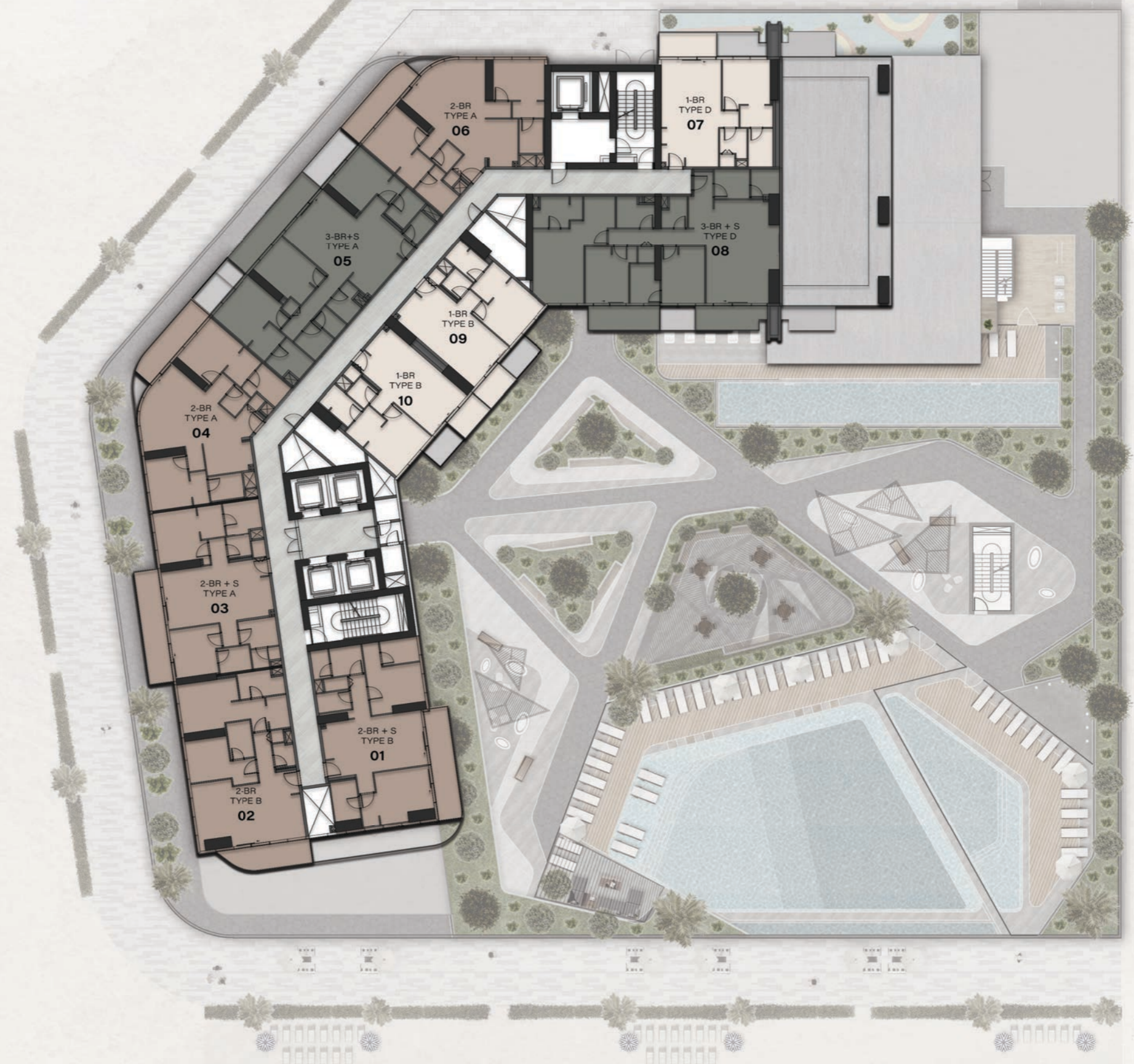


CRYSTAL LAGOON



30th - 31st FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM

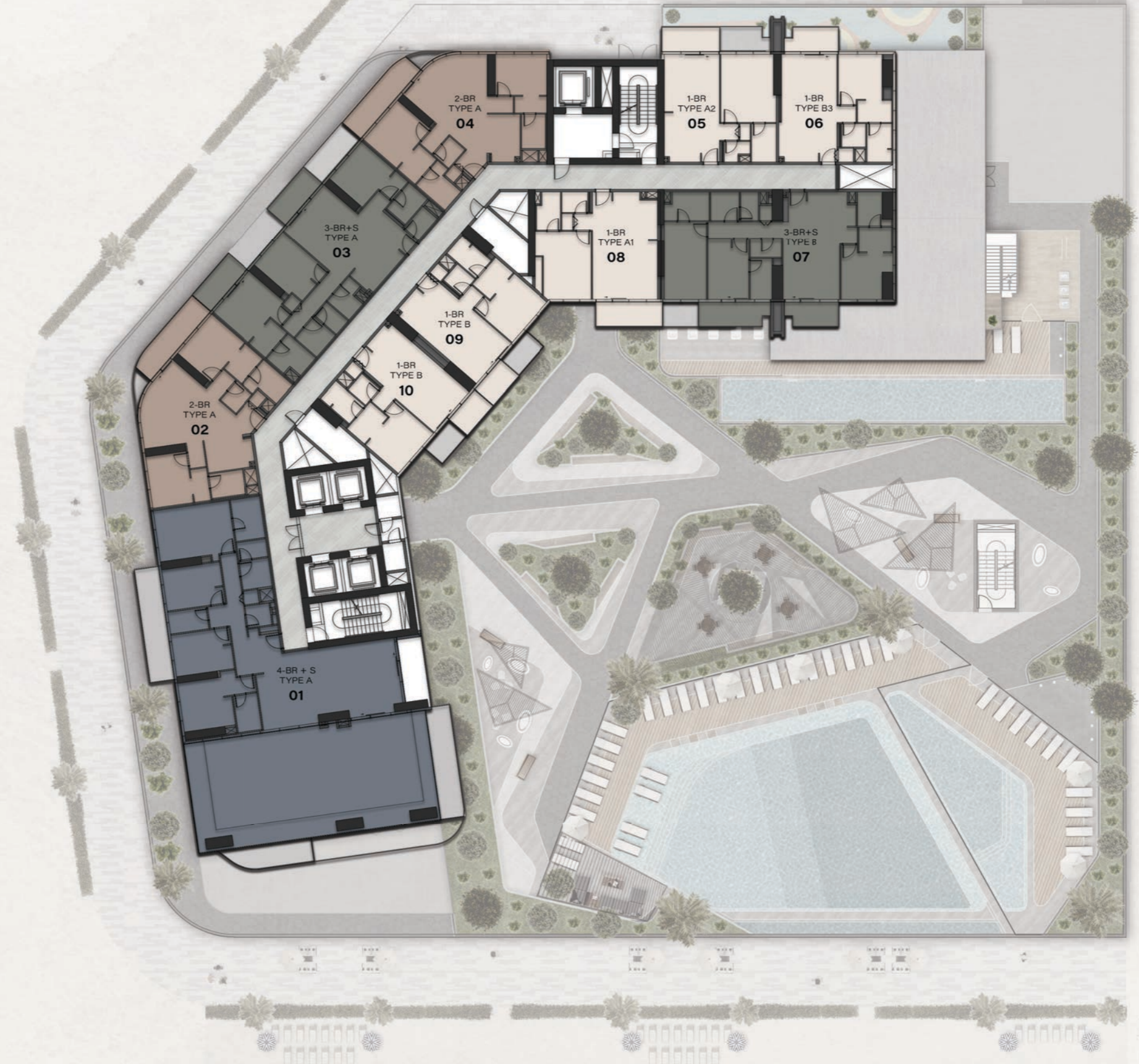


CRYSTAL LAGOON



32nd FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



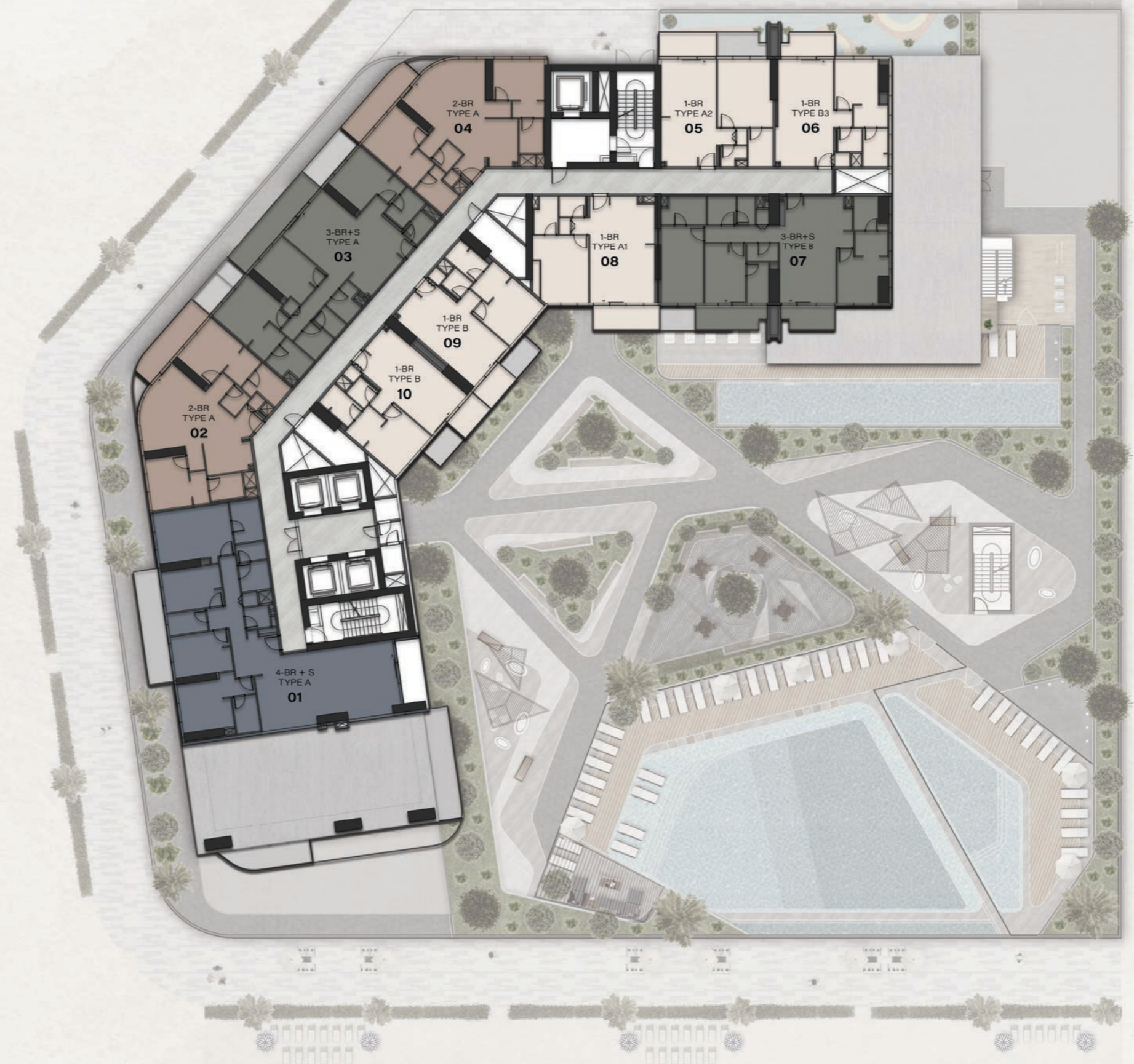
CRYSTAL LAGOON





33rd - 34th FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



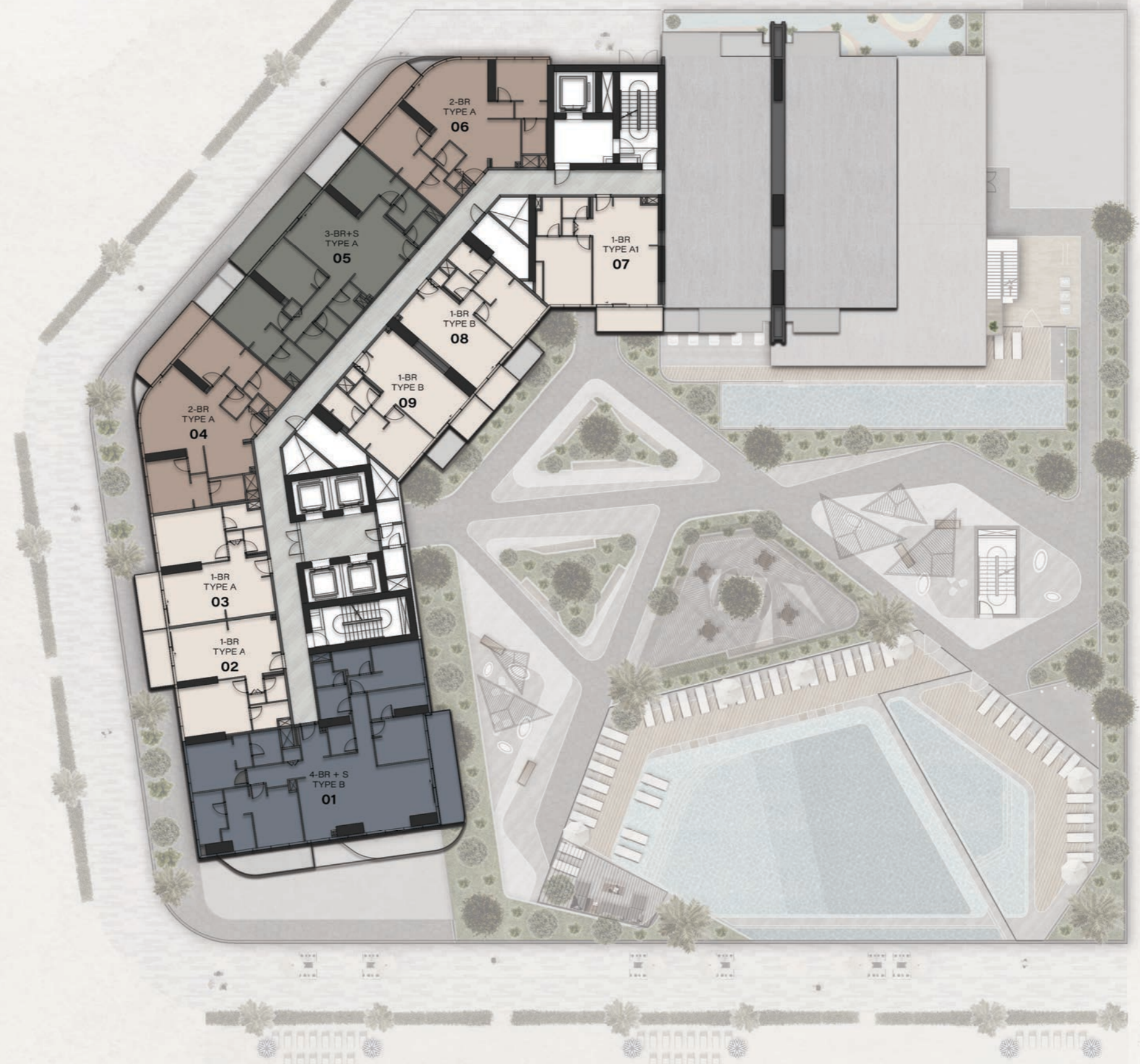
CRYSTAL LAGOON





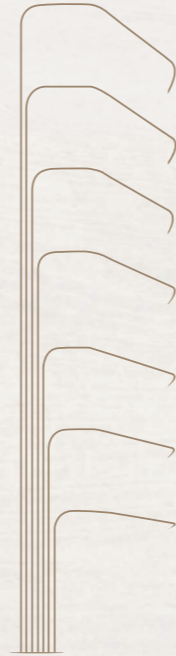
35th - 37th FLOOR
TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  4 BEDROOM



CRYSTAL LAGOON

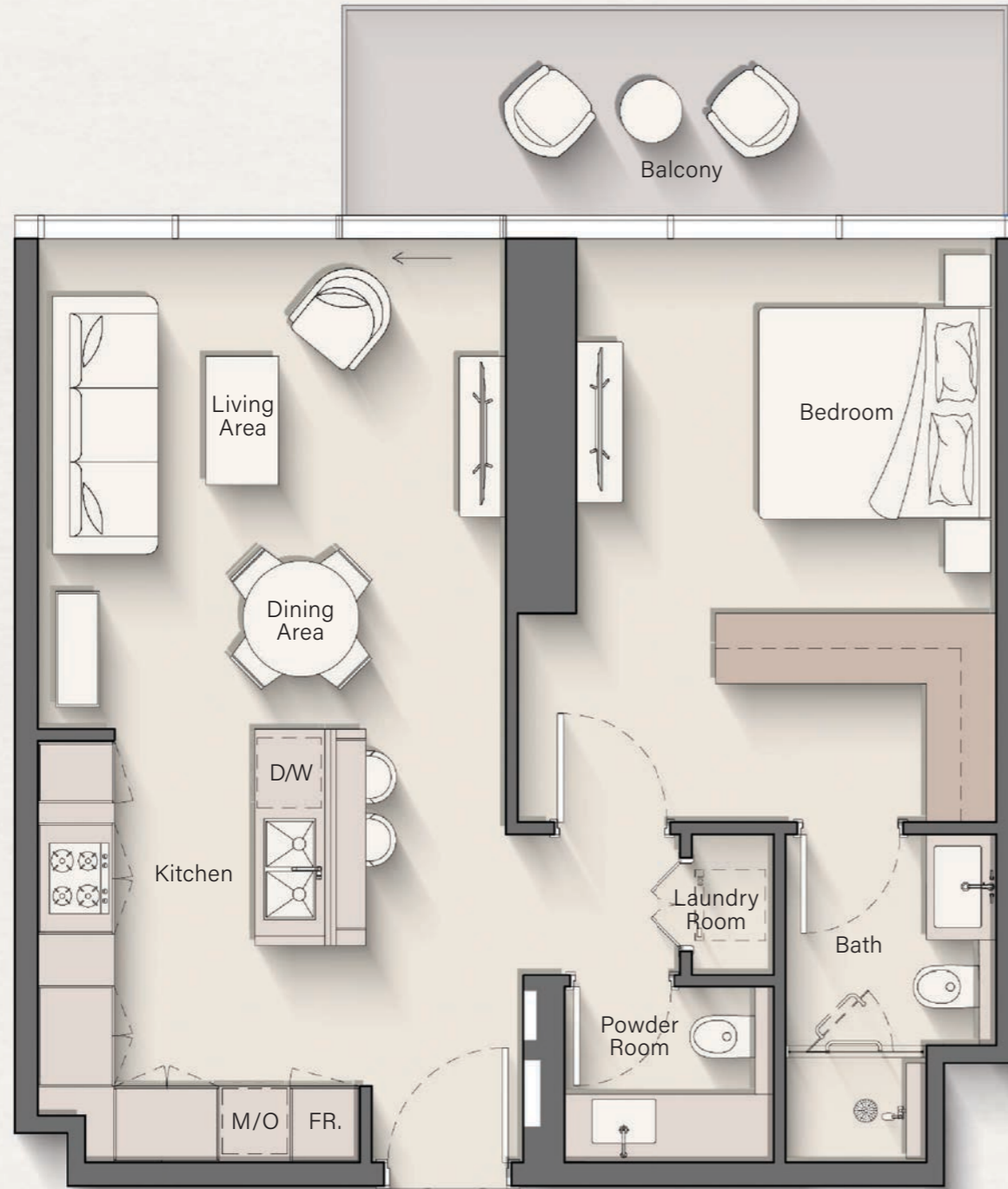




CLAYDON
HOUSE

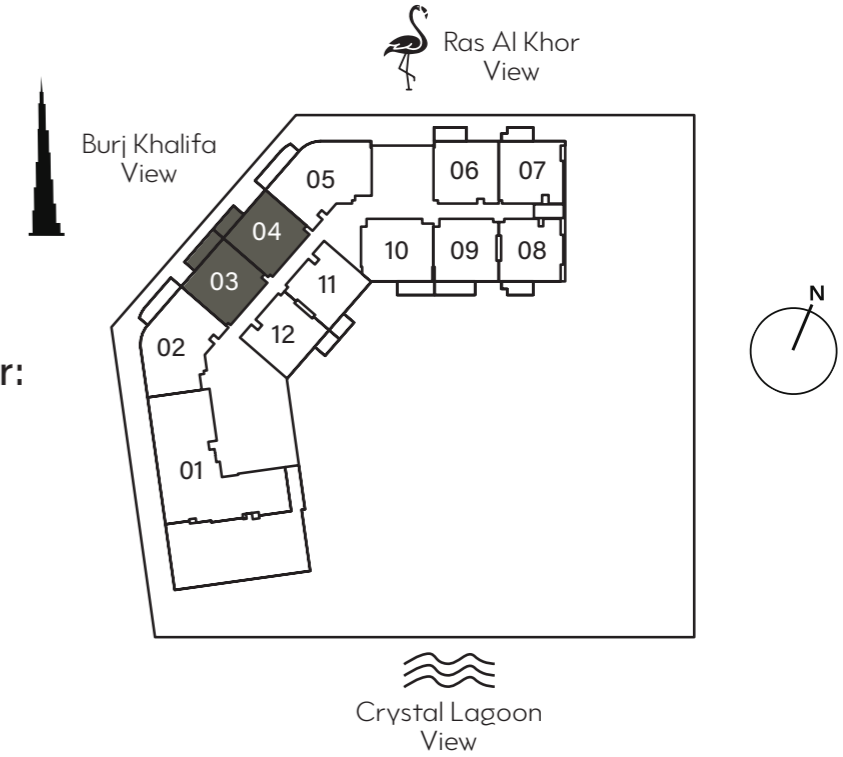
FLOOR PLANS

1 BEDROOM TYPE A



Internal Living Area : 730.76 Sq. Ft
 Outdoor Living Area : 110.01 Sq. Ft
 Total Living Area : 840.77 Sq. Ft

20th Floor:



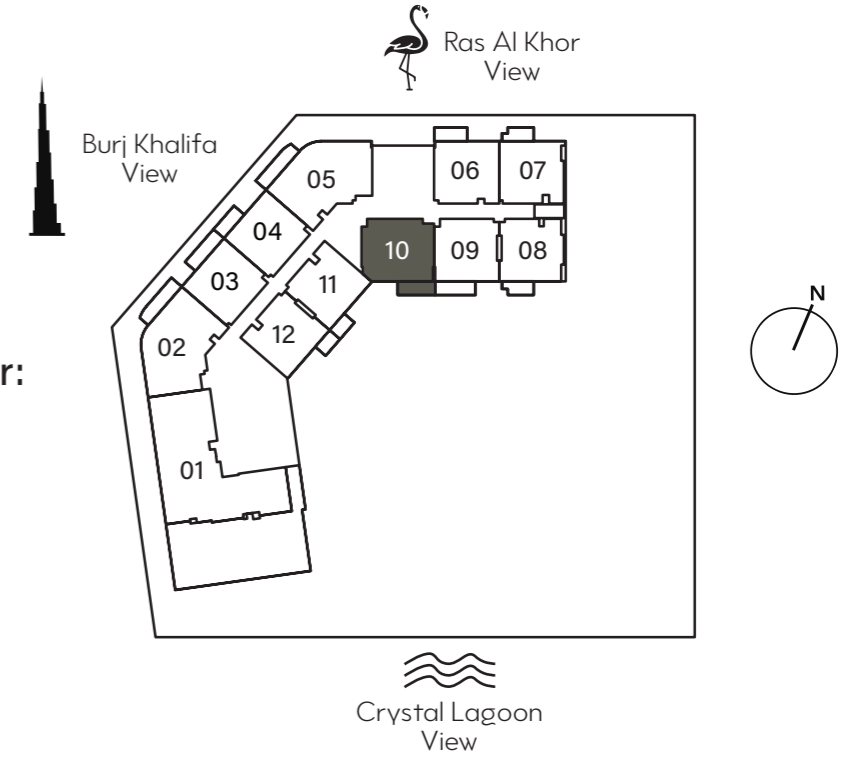
1 st Floor: <u>102</u> <u>105</u> <u>103</u> <u>106</u>	2 nd Floor: <u>202</u> <u>205</u> <u>203</u> <u>206</u>	3 rd - 6 th Floor: <u>305</u> <u>306</u>
7 th & 13 th Floor: <u>704</u> <u>705</u>	8 th - 9 th & 14 th - 15 th Floor: <u>804</u> <u>805</u>	10 th & 16 th Floor: <u>1005</u> <u>1006</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1105</u> <u>1106</u>	20 th Floor: <u>2003</u> <u>2004</u>	21 st - 22 nd Floor: <u>2103</u> <u>2104</u>
23 rd Floor: <u>2305</u> <u>2306</u>	24 th - 25 th Floor: <u>2405</u> <u>2406</u>	35 th - 37 th Floor: <u>3502</u> <u>3503</u>

1 BEDROOM TYPE A1



Internal Living Area : 784.37 Sq. Ft
 Outdoor Living Area : 95.05 Sq. Ft
 Total Living Area : 879.41 Sq. Ft

20th Floor:



20th Floor:
2010

21st - 22nd Floor:
2110

26th Floor:
2610

27th - 28th Floor:
2710

32nd Floor:
3208

33rd - 34th Floor:
3308

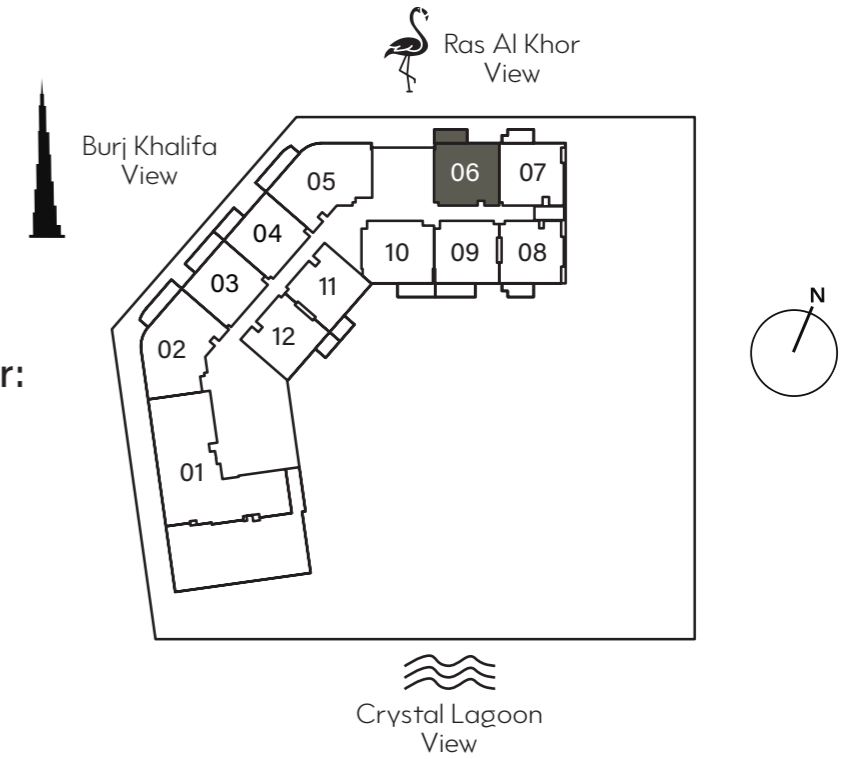
35th - 37th Floor:
3507

1 BEDROOM TYPE A2



Internal Living Area : 742.93 Sq. Ft
 Outdoor Living Area : 82.34 Sq. Ft
 Total Living Area : 825.27 Sq. Ft

20th Floor:



3rd - 6th Floor:
308

7th & 13th Floor:
707

8th - 9th &
14th - 15th Floor:
807

10th & 16th Floor:
1008

11th - 12th &
17th - 18th Floor:
1108

20th Floor:
2006

21st - 22nd Floor:
2106

26th Floor:
2606

27th - 28th Floor:
2706

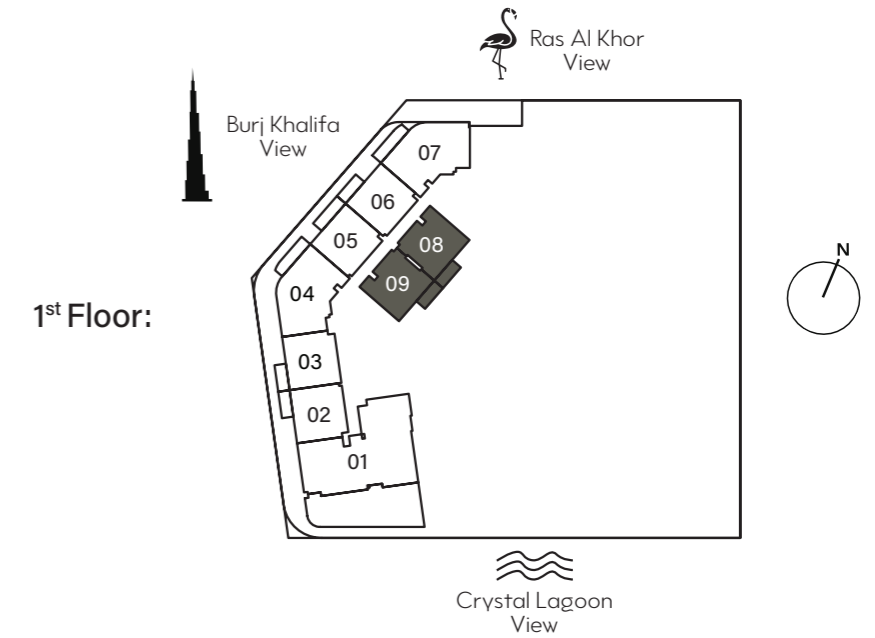
32nd Floor:
3205

33rd - 34th Floor:
3305

1 BEDROOM TYPE B



Internal Living Area : 716.02 Sq. Ft
 Outdoor Living Area 82.88 Sq. Ft
 Total Living Area 798.90 Sq. Ft



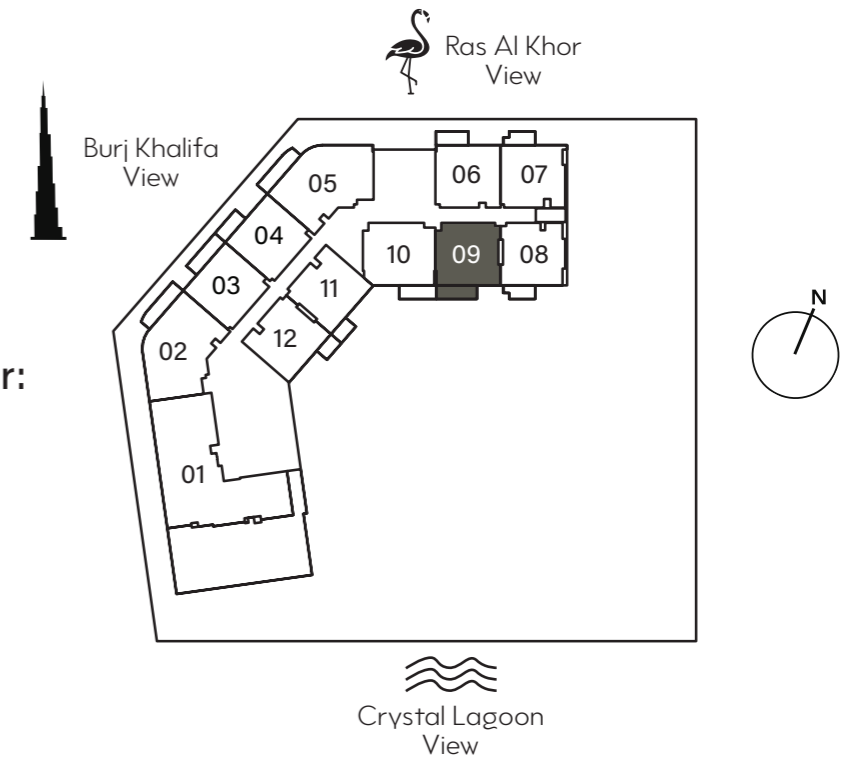
1 st Floor: <u>108</u> <u>109</u>	2 nd Floor: <u>208</u> <u>209</u>	3 rd - 6 th Floor: <u>312</u> <u>313</u>
7 th & 13 th Floor: <u>711</u> <u>712</u>	8 th - 9 th & 14 th - 15 th Floor: <u>811</u> <u>812</u>	10 th & 16 th Floor: <u>1010</u> <u>1011</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1111</u> <u>1112</u>	20 th Floor: <u>2011</u> <u>2012</u>	21 st - 22 nd Floor: <u>2111</u> <u>2112</u>
23 rd Floor: <u>2310</u> <u>2311</u>	24 th - 25 th Floor: <u>2410</u> <u>2411</u>	26 th Floor: <u>2611</u> <u>2612</u>
27 th - 28 th Floor: <u>2711</u> <u>2712</u>	29 th Floor: <u>2909</u> <u>2910</u>	30 th - 31 st Floor: <u>3009</u> <u>3010</u>
32 nd Floor: <u>3209</u> <u>3210</u>	33 rd - 34 th Floor: <u>3309</u> <u>3310</u>	35 th - 37 th Floor: <u>3508</u> <u>3509</u>

1 BEDROOM TYPE B1



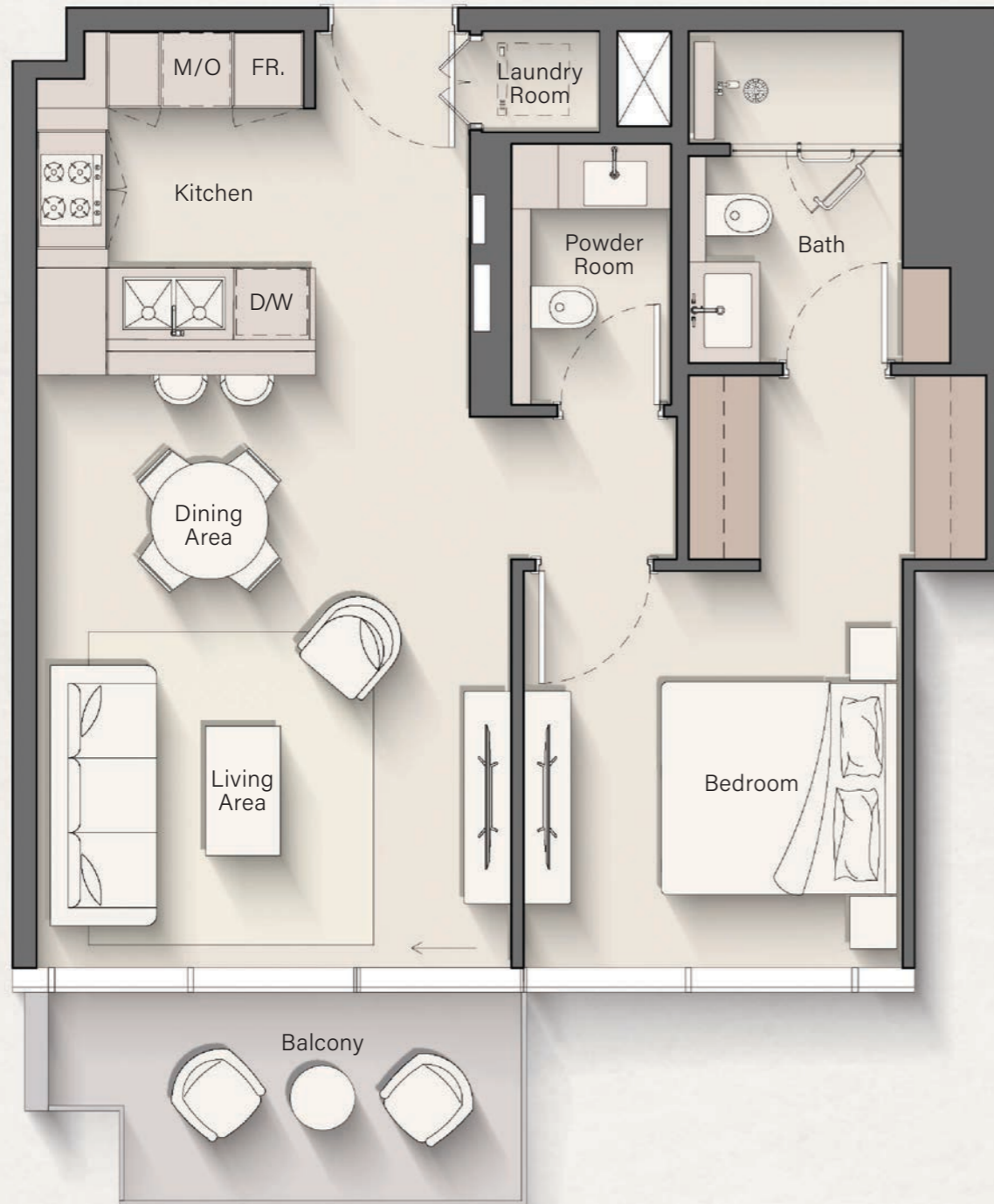
Internal Living Area : 727.21 Sq. Ft
 Outdoor Living Area : 102.26 Sq. Ft
 Total Living Area : 829.47 Sq. Ft

20th Floor:



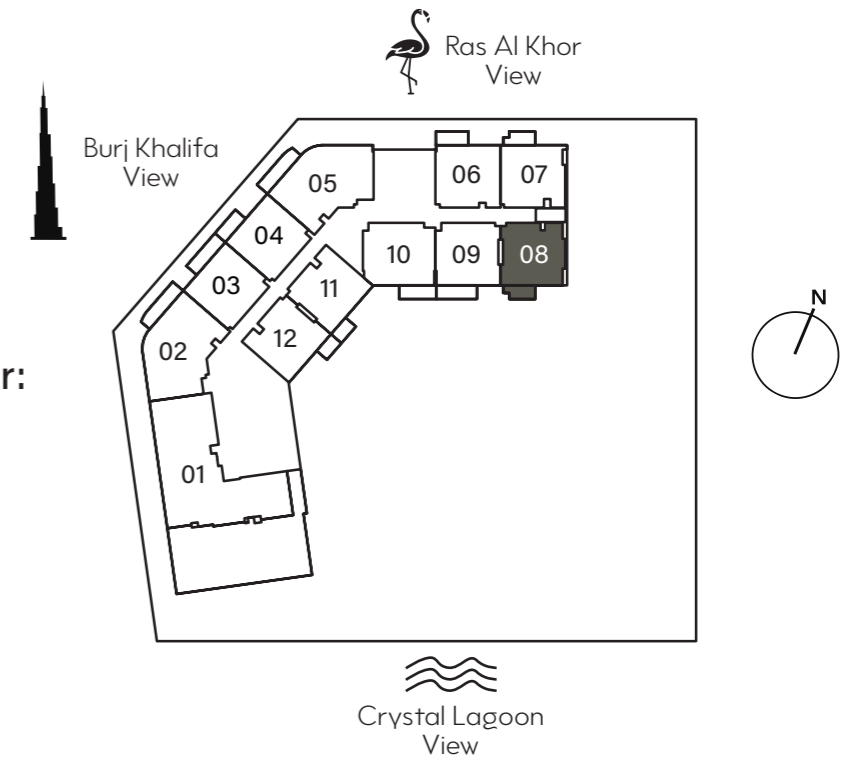
3 rd - 6 th Floor: <u>311</u>	7 th & 13 th Floor: <u>710</u>	8 th - 9 th & 14 th - 15 th Floor: <u>810</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1110</u>	20 th Floor: <u>2009</u>	21 st - 22 nd Floor: <u>2109</u>
26 th Floor: <u>2609</u>	27 th - 28 th Floor: <u>2709</u>	

1 BEDROOM TYPE B2



Internal Living Area : 694.38 Sq. Ft
 Outdoor Living Area : 73.30 Sq. Ft
 Total Living Area : 767.68 Sq. Ft

20th Floor:



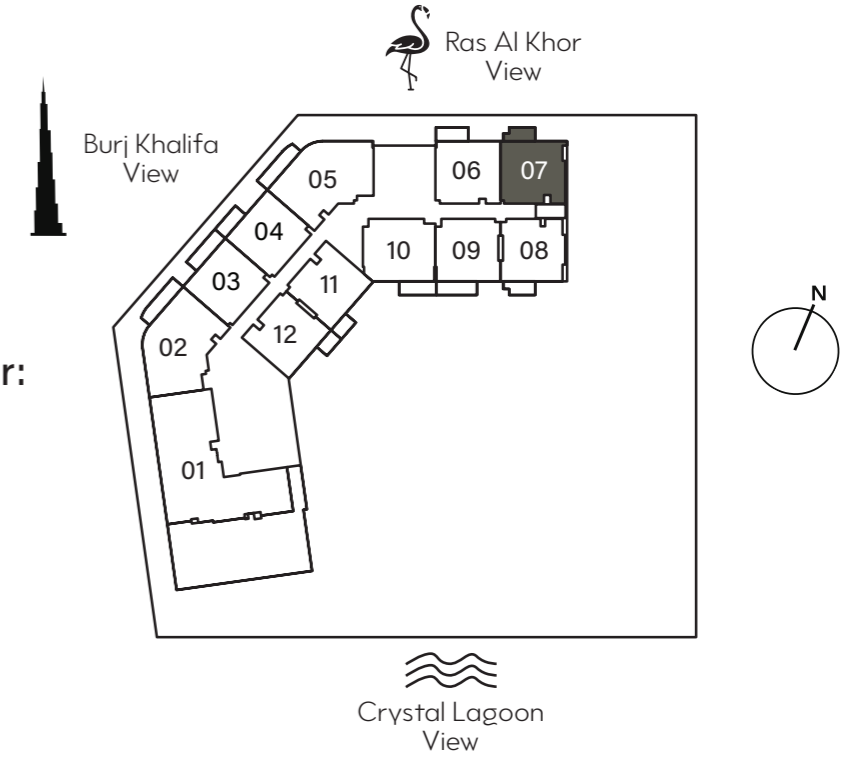
3 rd - 6 th Floor: <u>310</u>	7 th & 13 th Floor: <u>709</u>	8 th - 9 th & 14 th - 15 th Floor: <u>809</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1109</u>	20 th Floor: <u>2008</u>	21 st - 22 nd Floor: <u>2108</u>
26 th Floor: <u>2608</u>	27 th - 28 th Floor: <u>2708</u>	

1 BEDROOM TYPE B3



Internal Living Area : 714.94 Sq. Ft
 Outdoor Living Area : 73.30 Sq. Ft
 Total Living Area : 788.24 Sq. Ft

20th Floor:



3rd - 6th Floor:
309

7th & 13th Floor:
708

8th - 9th &
14th - 15th Floor:
808

20th Floor:
2007

21st - 22nd Floor:
2107

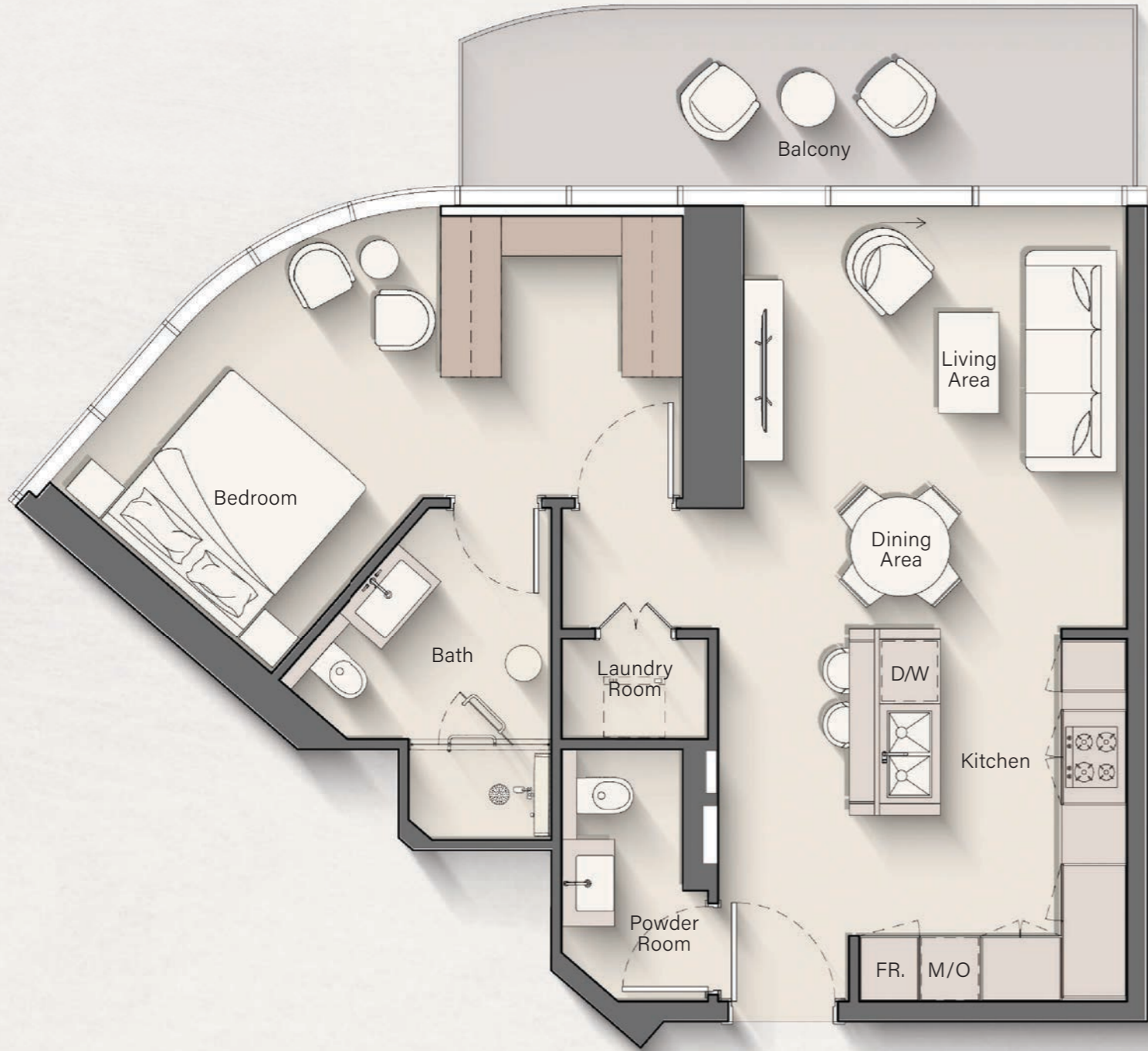
26th Floor:
2607

27th - 28th Floor:
2707

32nd Floor:
3206

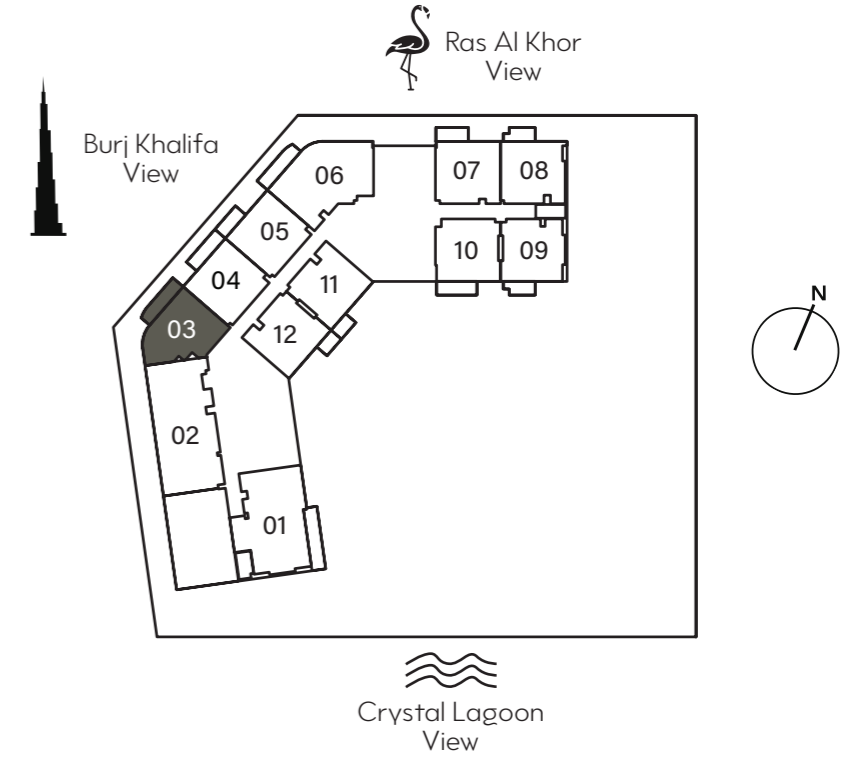
33rd - 34th Floor:
3306

1 BEDROOM TYPE C



Internal Living Area : 753.69 Sq. Ft
 Outdoor Living Area : 127.44 Sq. Ft
 Total Living Area : 881.13 Sq. Ft

7th & 13th
Floor:



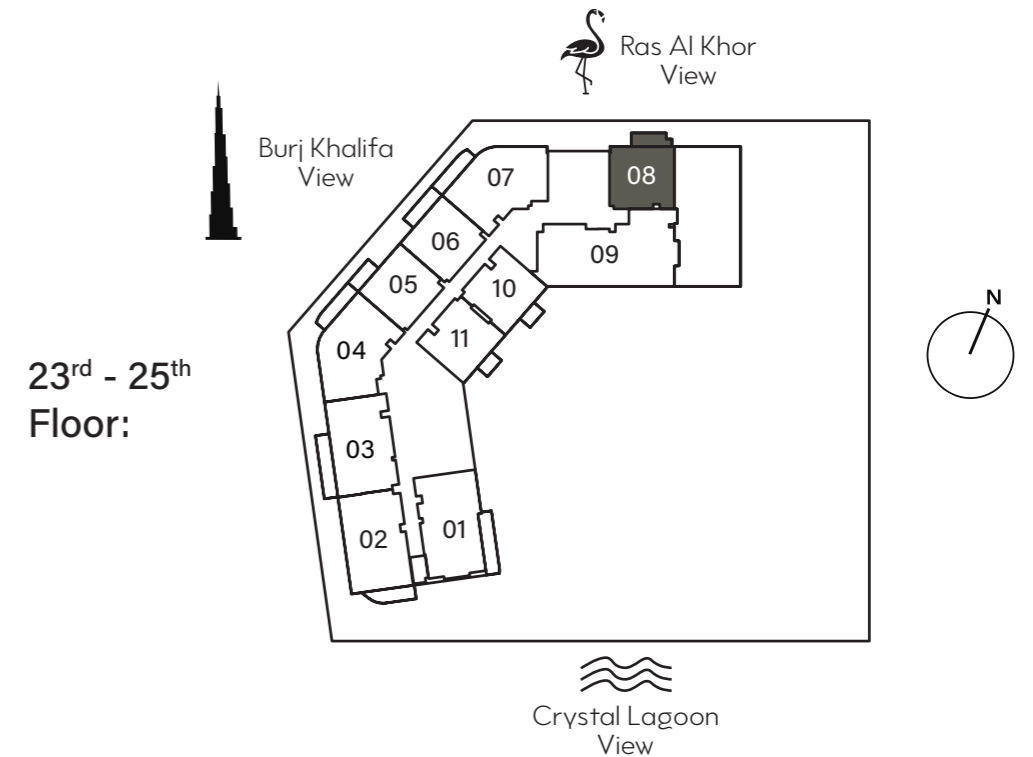
7th & 13th Floor:
703

26th Floor:
2603

1 BEDROOM TYPE D



Internal Living Area : 743.25 Sq. Ft
 Outdoor Living Area : 96.12 Sq. Ft
 Total Living Area : 839.37 Sq. Ft



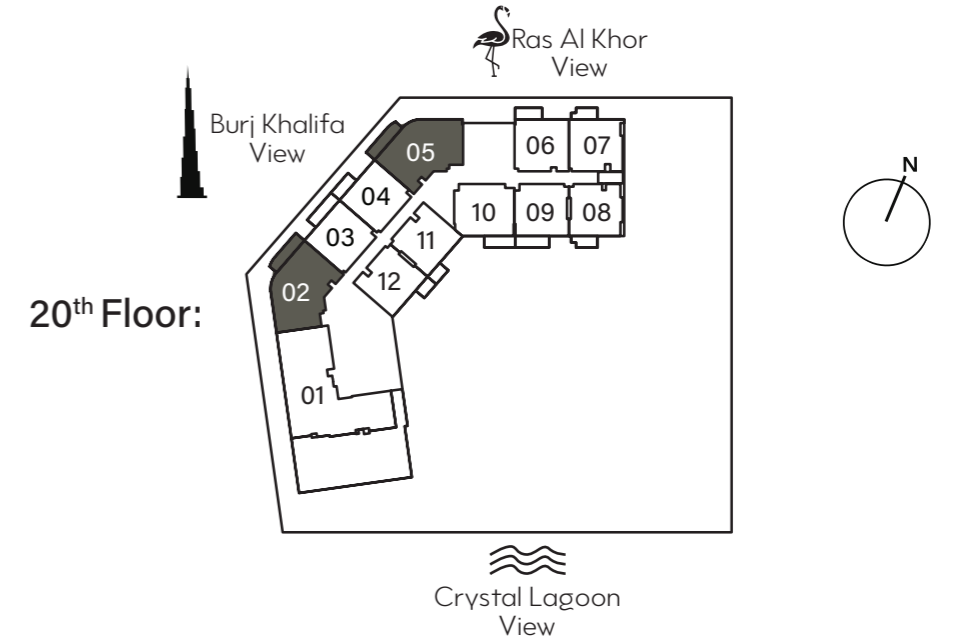
23rd - 25th
Floor:

23rd Floor: **2308** 24th - 25th Floor: **2408** 29th Floor: **2907**
 30th - 31st Floor: **3007**

2 BEDROOM TYPE A

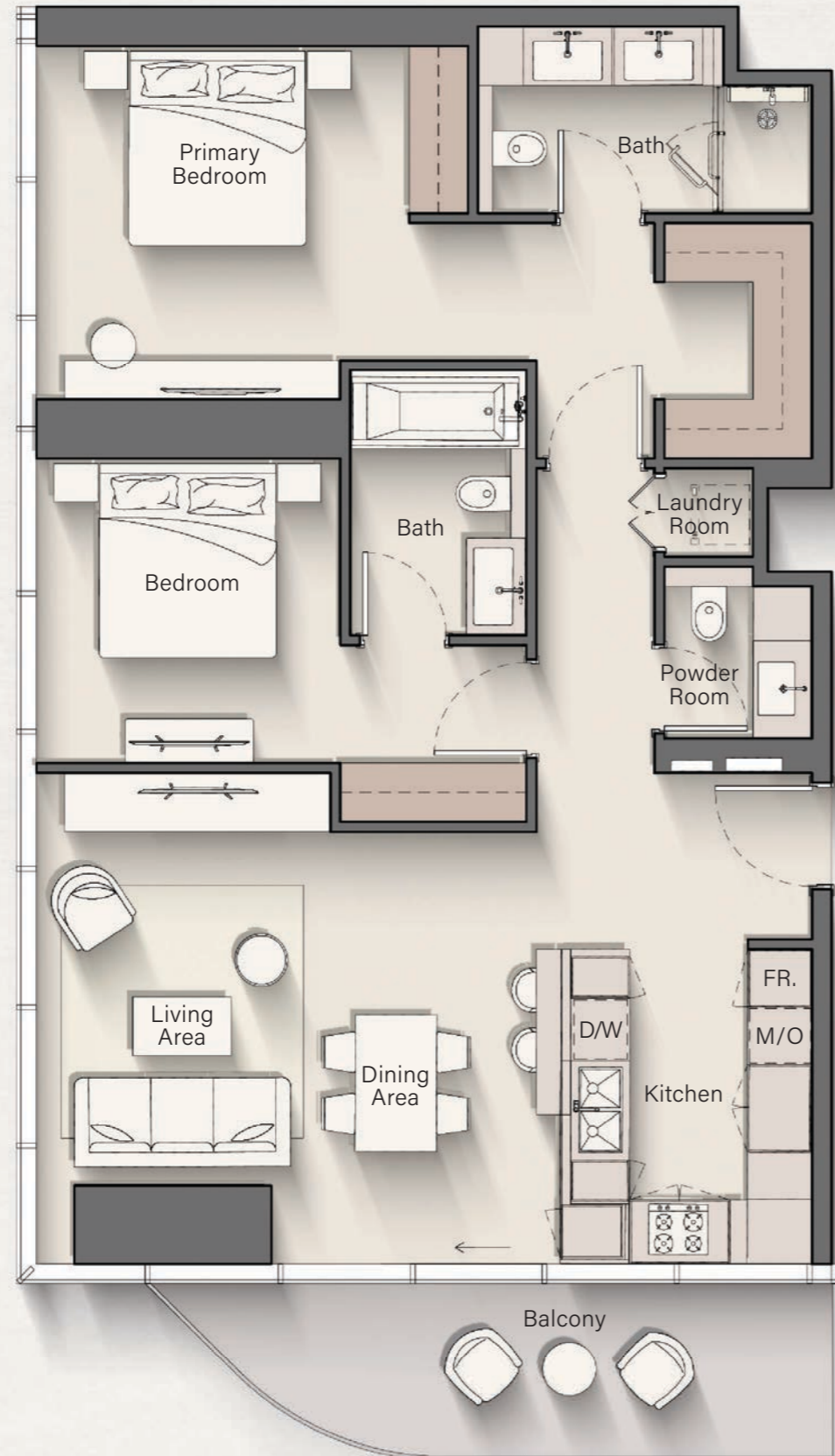


Internal Living Area : 1114.06 Sq. Ft
 Outdoor Living Area : 127.44 Sq. Ft
 Total Living Area : 1241.51 Sq. Ft

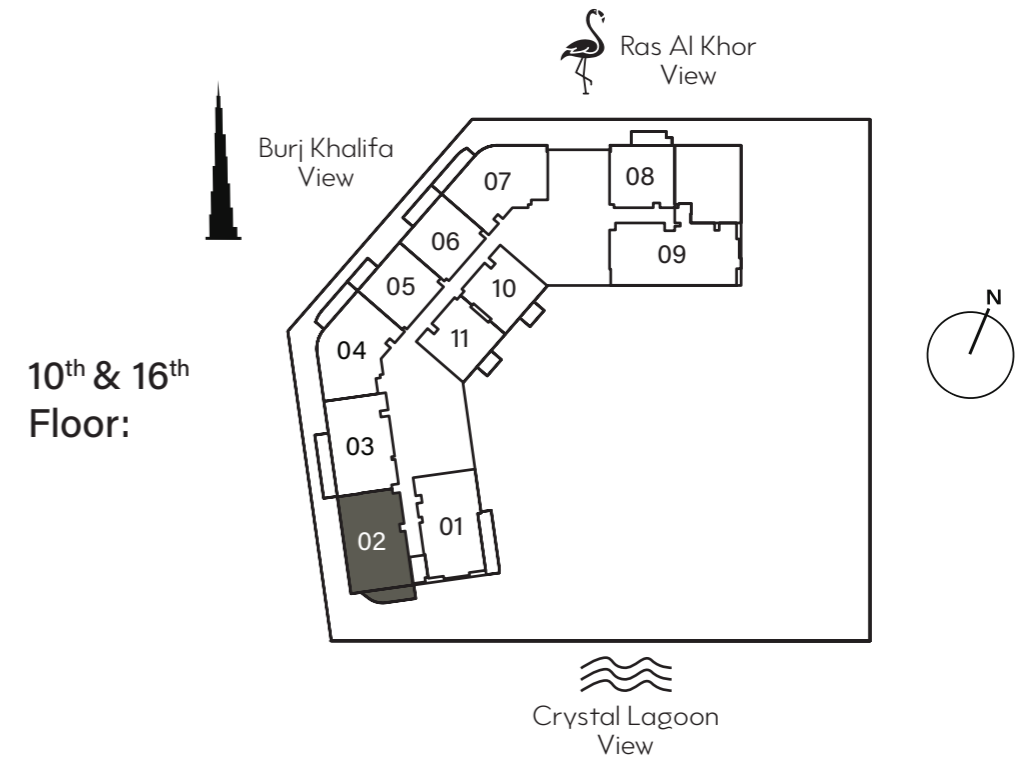


1 st Floor: <u>104</u> <u>107</u>	2 nd Floor: <u>204</u> <u>207</u>	3 rd - 6 th Floor: <u>304</u> <u>307</u>
7 th & 13 th Floor: <u>706</u>	8 th - 9 th & 14 th - 15 th Floor: <u>803</u> <u>806</u>	10 th & 16 th Floor: <u>1004</u> <u>1007</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1104</u> <u>1107</u>	20 th Floor: <u>2002</u> <u>2005</u>	21 st - 22 nd Floor: <u>2102</u> <u>2105</u>
23 rd Floor: <u>2304</u> <u>2307</u>	24 th - 25 th Floor: <u>2404</u> <u>2407</u>	26 th Floor: <u>2605</u>
27 th - 28 th Floor: <u>2703</u> <u>2705</u>	29 th Floor: <u>2904</u> <u>2906</u>	30 th - 31 st Floor: <u>3004</u> <u>3006</u>
32 nd Floor: <u>3202</u> <u>3204</u>	33 rd - 34 th Floor: <u>3302</u> <u>3304</u>	35 th - 37 th Floor: <u>3504</u> <u>3506</u>

2 BEDROOM TYPE B



Internal Living Area : 1119.55 Sq. Ft
 Outdoor Living Area : 116.14 Sq. Ft
 Total Living Area : 1235.70 Sq. Ft



10th & 16th
Floor:

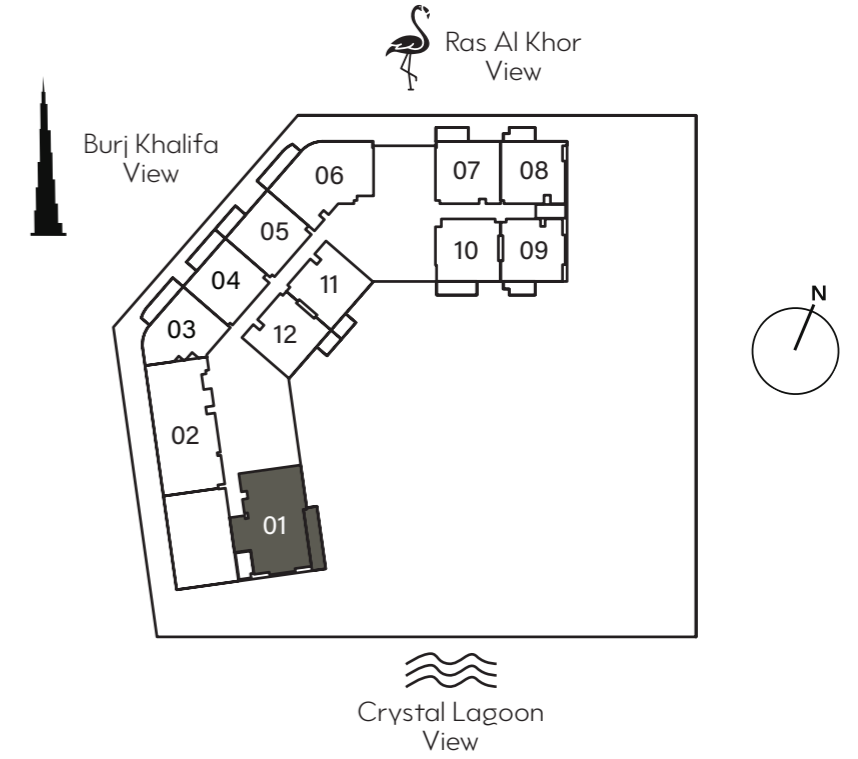
3 rd - 6 th Floor: <u>302</u>	10 th & 16 th Floor: <u>1002</u>	11 th - 12 th & 17 th - 18 th Floor: <u>1102</u>
23 rd Floor: <u>2302</u>	24 th - 25 th Floor: <u>2402</u>	29 th Floor: <u>2902</u>
30 th - 31 st Floor: <u>3002</u>		

2 BEDROOM + S TYPE C



Internal Living Area : 1234.62 Sq. Ft
 Outdoor Living Area : 159.31 Sq. Ft
 Total Living Area : 1393.93 Sq. Ft

7th & 13th
Floor:



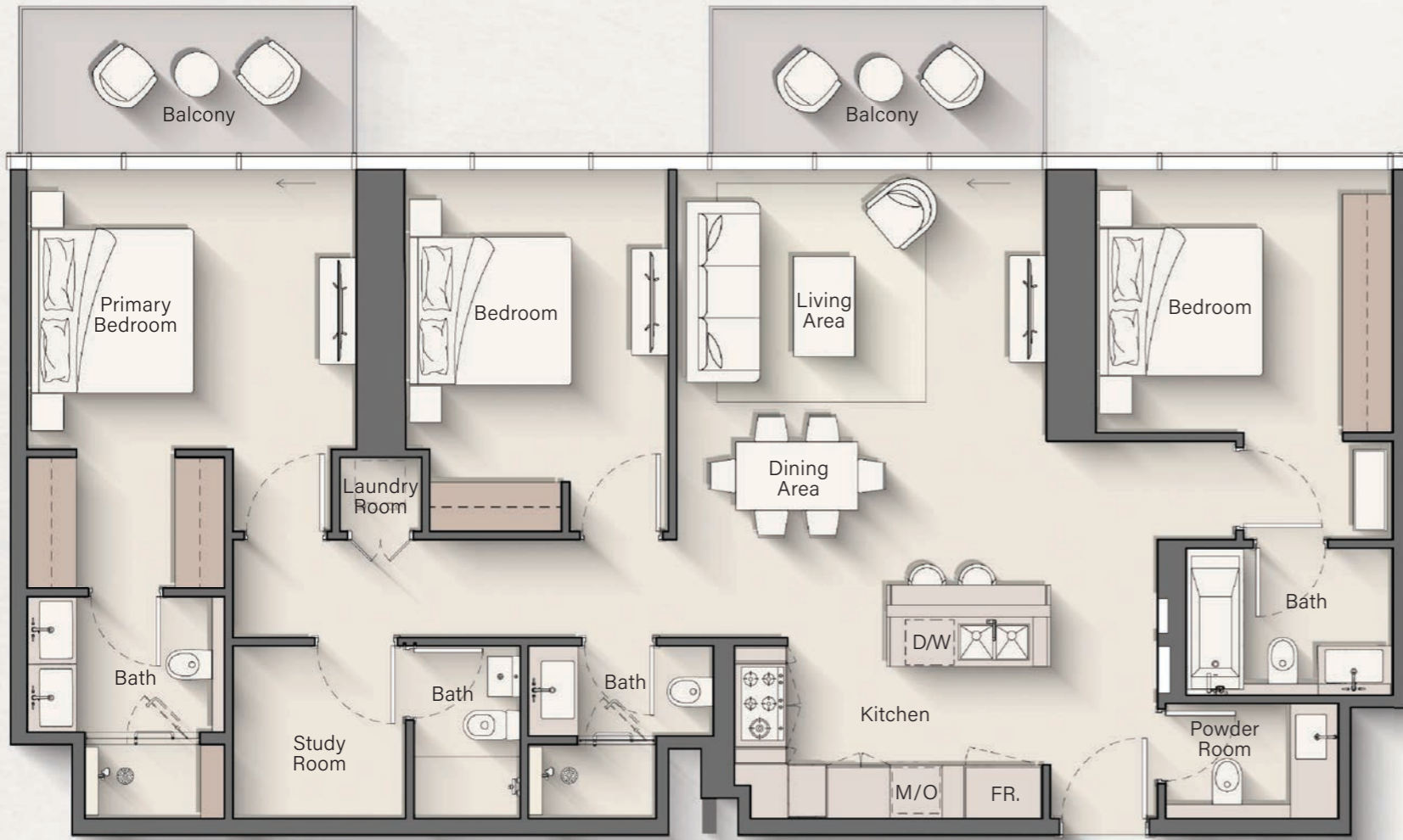
7th & 13th Floor:
701

8th - 9th &
14th - 15th Floor:
801

26th Floor:
2601

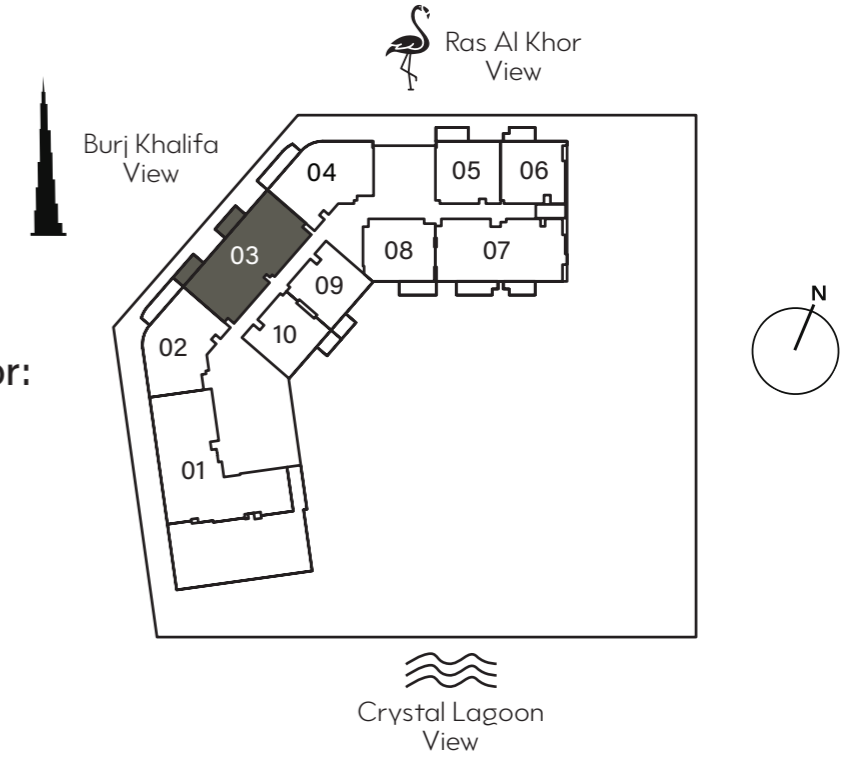
27th - 28th Floor:
2701

3 BEDROOM + S TYPE A



Internal Living Area : 1451.62 Sq. Ft
 Outdoor Living Area : 157.69 Sq. Ft
 Total Living Area : 1609.31 Sq. Ft

32nd Floor:



26th Floor:
2604

27th - 28th Floor:
2704

29th Floor:
2905

30th - 31st Floor:
3005

32nd Floor:
3203

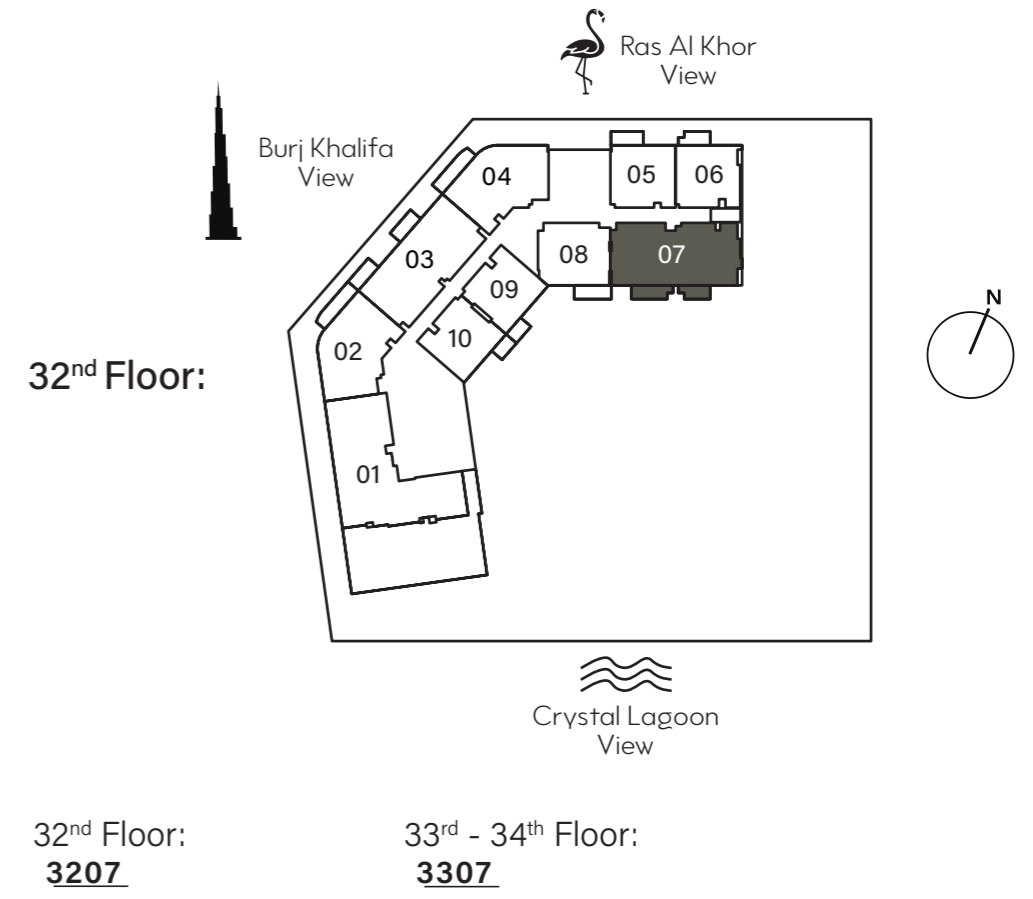
33rd - 34th Floor:
3303

35th - 37th Floor:
3505

3 BEDROOM + S TYPE B



Internal Living Area : 1441.29 Sq. Ft
 Outdoor Living Area : 171.36 Sq. Ft
 Total Living Area : 1612.65 Sq. Ft

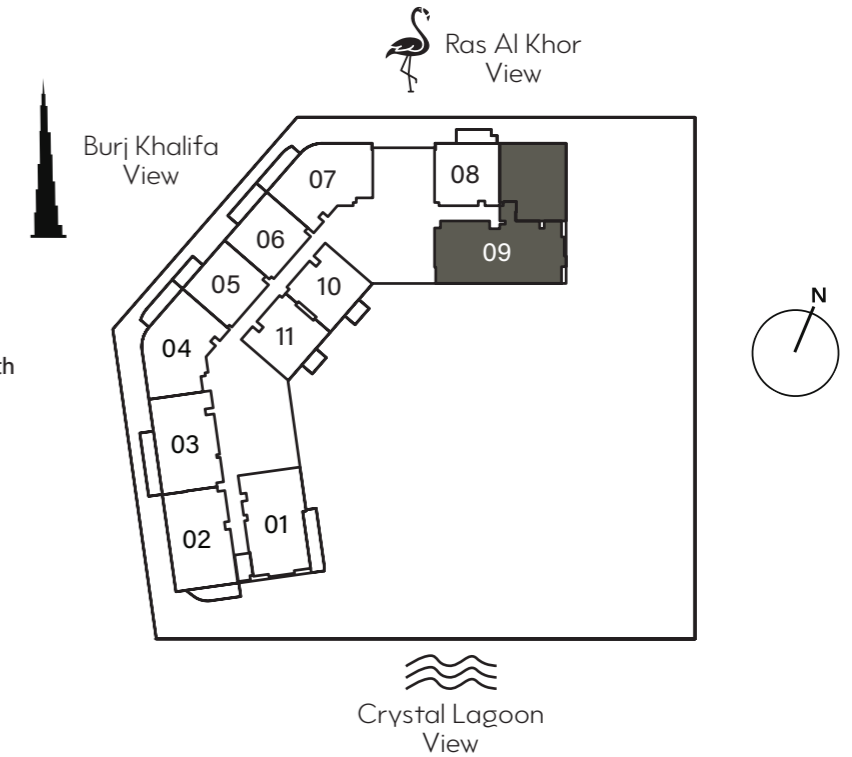


3 BEDROOM + S TYPE C



Internal Living Area : 1498.55 Sq. Ft
 Outdoor Living Area : 616.45 Sq. Ft
 Total Living Area : 2115.00 Sq. Ft

10th & 16th
Floor:



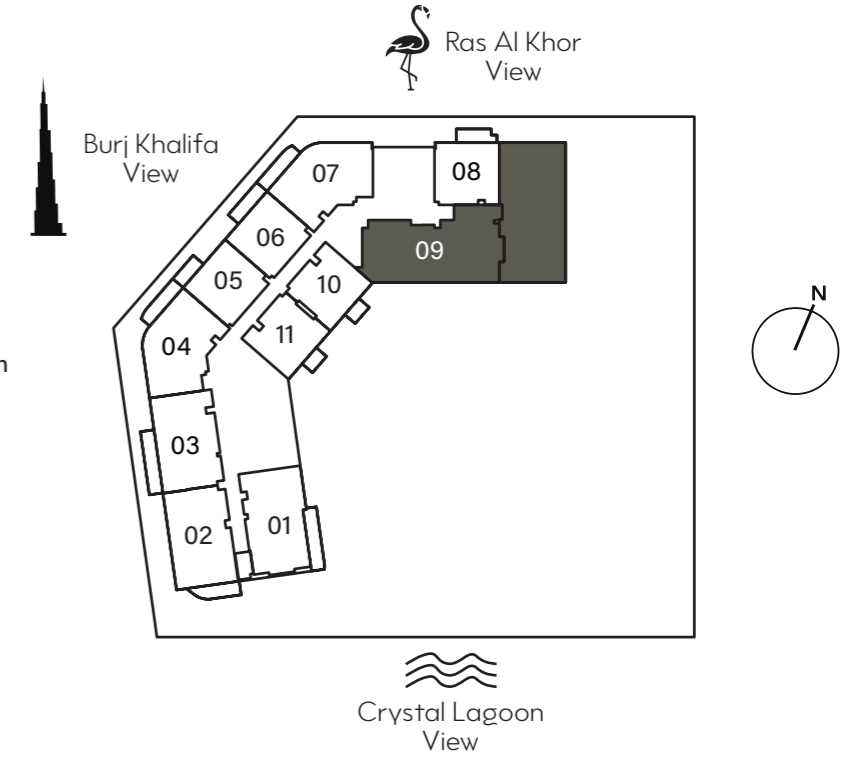
10th & 16th Floor:
1009

3 BEDROOM + S TYPE D



Internal Living Area : 1681.54 Sq. Ft
 Outdoor Living Area : 1132.58 Sq. Ft
 Total Living Area : 2814.12 Sq. Ft

23rd - 25th
 Floor:



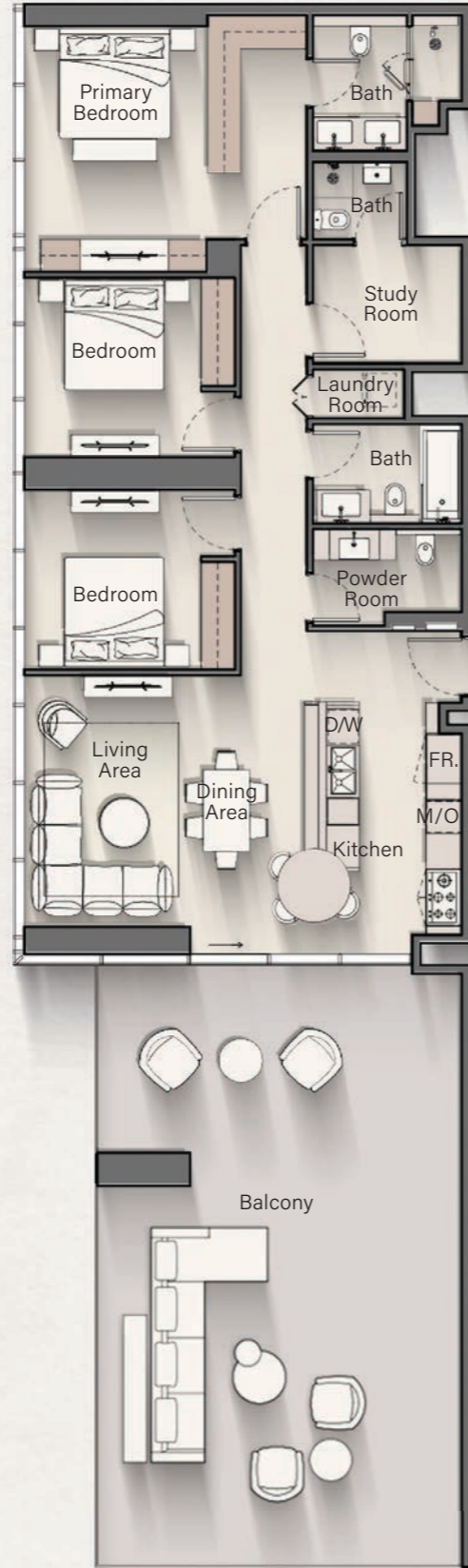
23rd Floor:
2309

24th - 25th Floor:
2409

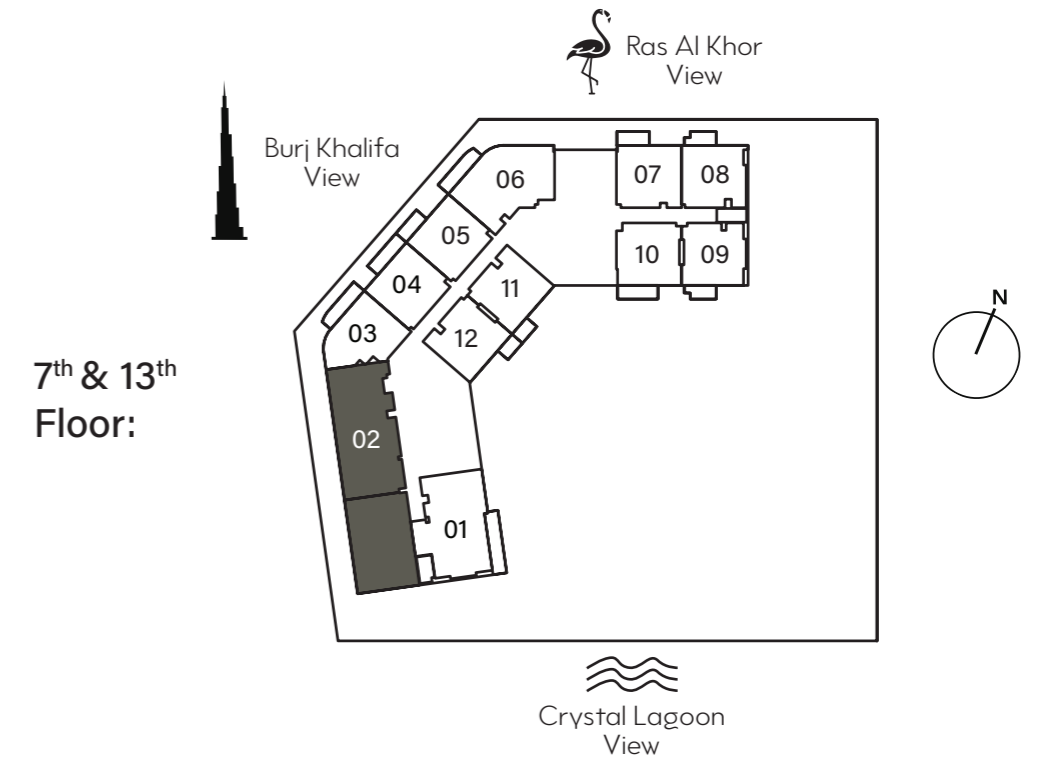
29th Floor:
2908

30th - 31st Floor:
3008

3 BEDROOM + S TYPE E



Internal Living Area : 1479.93 Sq. Ft
 Outdoor Living Area : 786.63 Sq. Ft
 Total Living Area : 2266.56 Sq. Ft



7th & 13th
Floor:

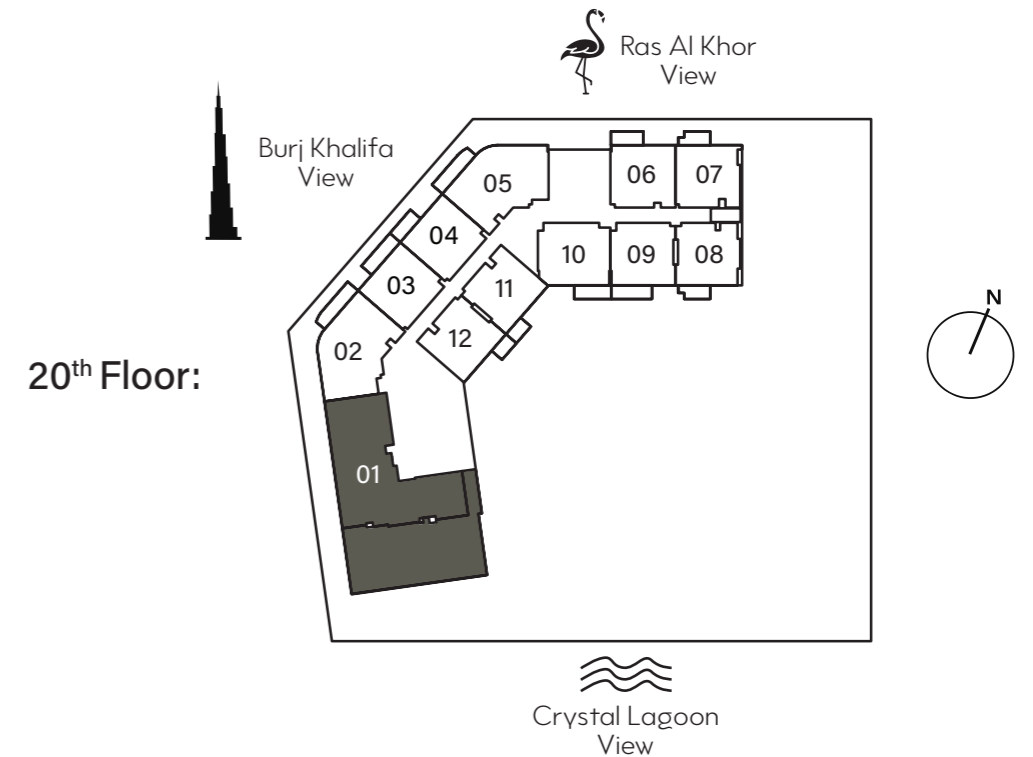
7th & 13th Floor:
702

26th Floor:
2602

4 BEDROOM + S TYPE A



Internal Living Area : 1988.74 Sq. Ft
 Outdoor Living Area : 1106.42 Sq. Ft
 Total Living Area : 3095.16 Sq. Ft



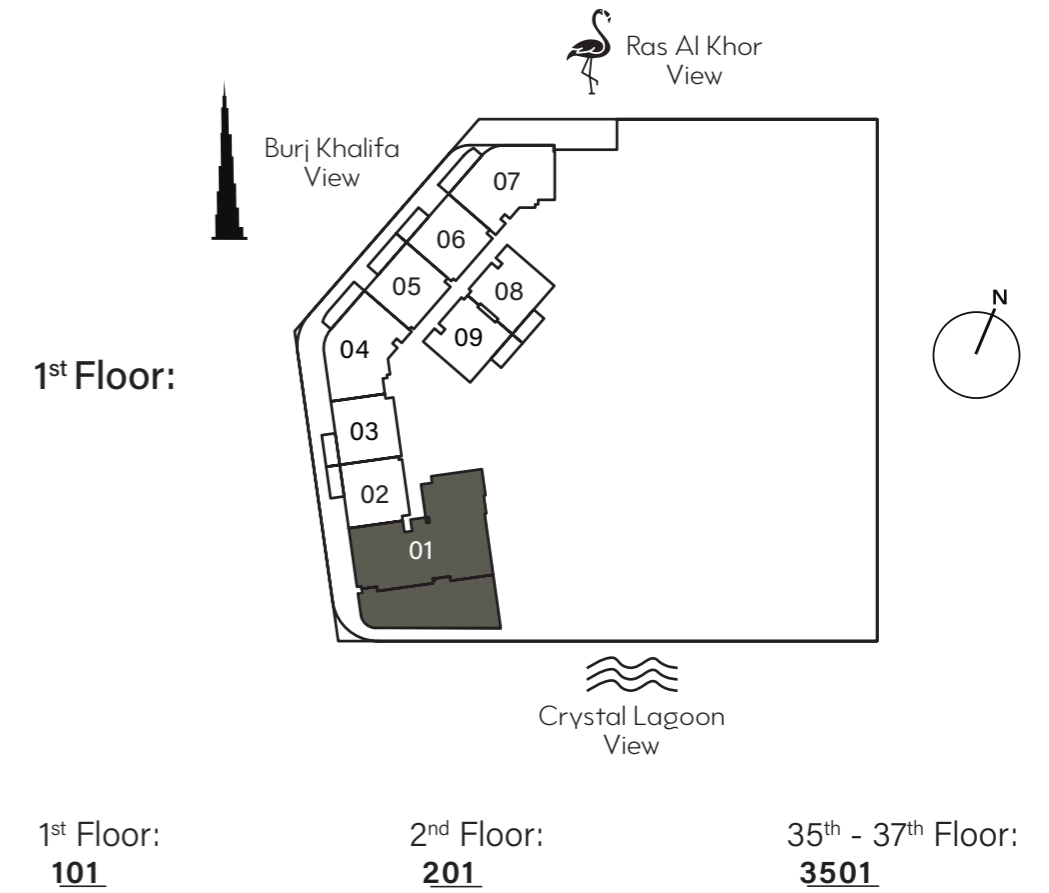
20th Floor:

20th Floor: **2001** 21st - 22nd Floor: **2101** 32nd Floor: **3201**
 33rd - 34th Floor: **3301**

4 BEDROOM + S TYPE B



Internal Living Area : 2048.80 Sq. Ft
 Outdoor Living Area : 1150.12 Sq. Ft
 Total Living Area : 3198.93 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 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



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