



ART BAY

PROJERCT 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.

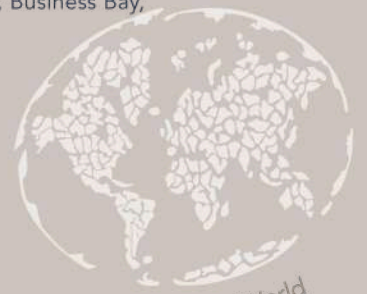




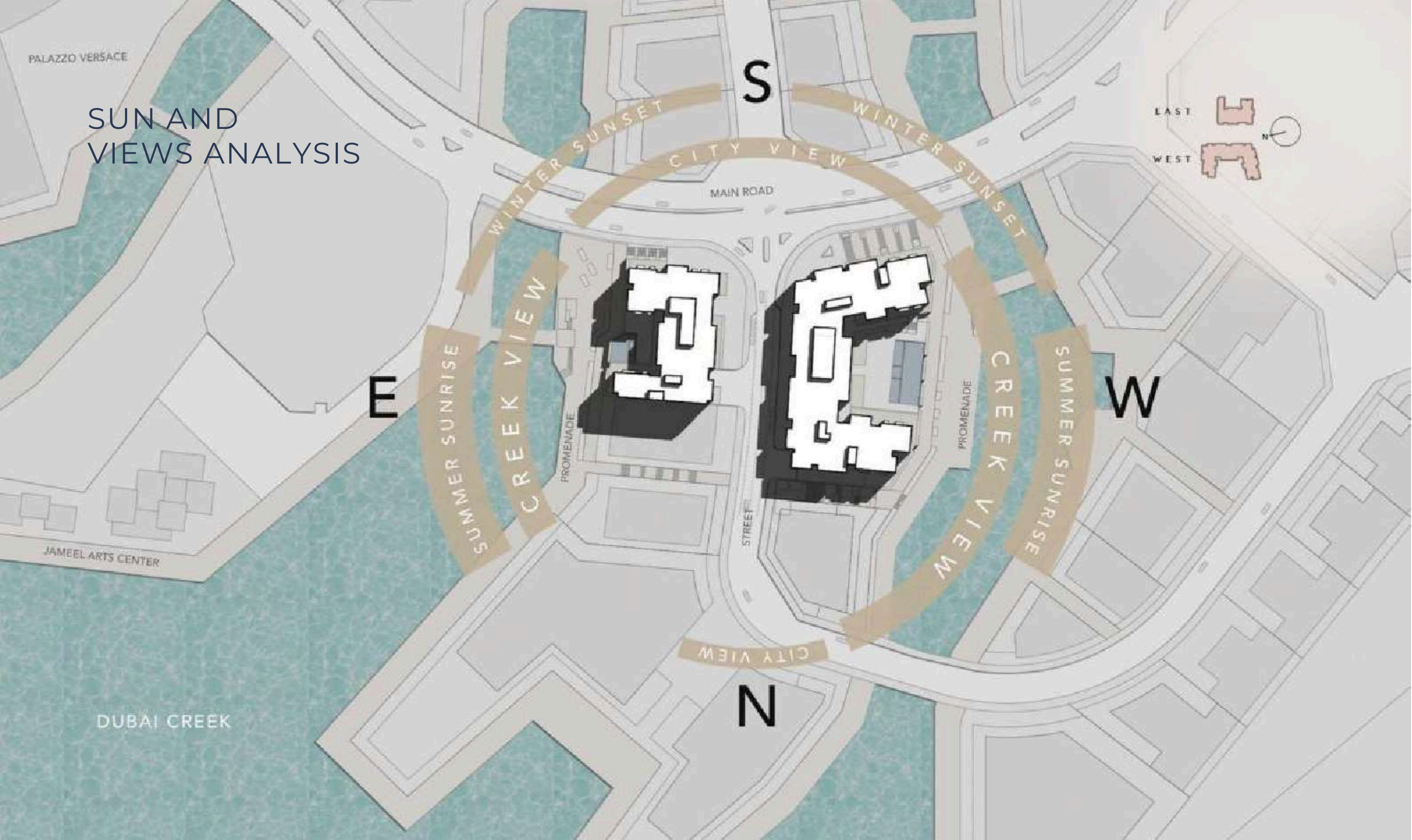
SET ALONG THE BANKS OF
DUBAI CREEK IN AL JADDAF

DRIVING DISTANCES

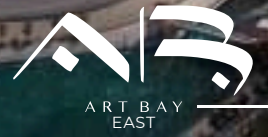
- 1 Minute: Al Jaddaf Waterfront Park
- 2 Minutes: Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Al Jaddaf Metro Station, Palazzo Versace Dubai
- 4 Minutes: Mohammed Bin Rashid Library
- 6 Minutes: Dubai Festival City Mall, Dubai International Airport
- 8 Minutes: Zabeel Stadium, Latifa Women 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



SUN AND VIEWS ANALYSIS



ACTUAL PROJECT VIEW



View of Jameel Arts Centre and Palazzo Versace

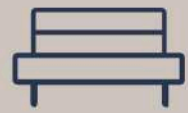


Dubai Culture Village Promenade



View of Dubai Creek

DESIGN ATTRIBUTES



Outdoor comfort



Indoor comfort



Views



Environment



Healthy lifestyle



Unique experience



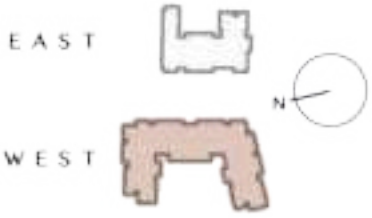
Retail experience



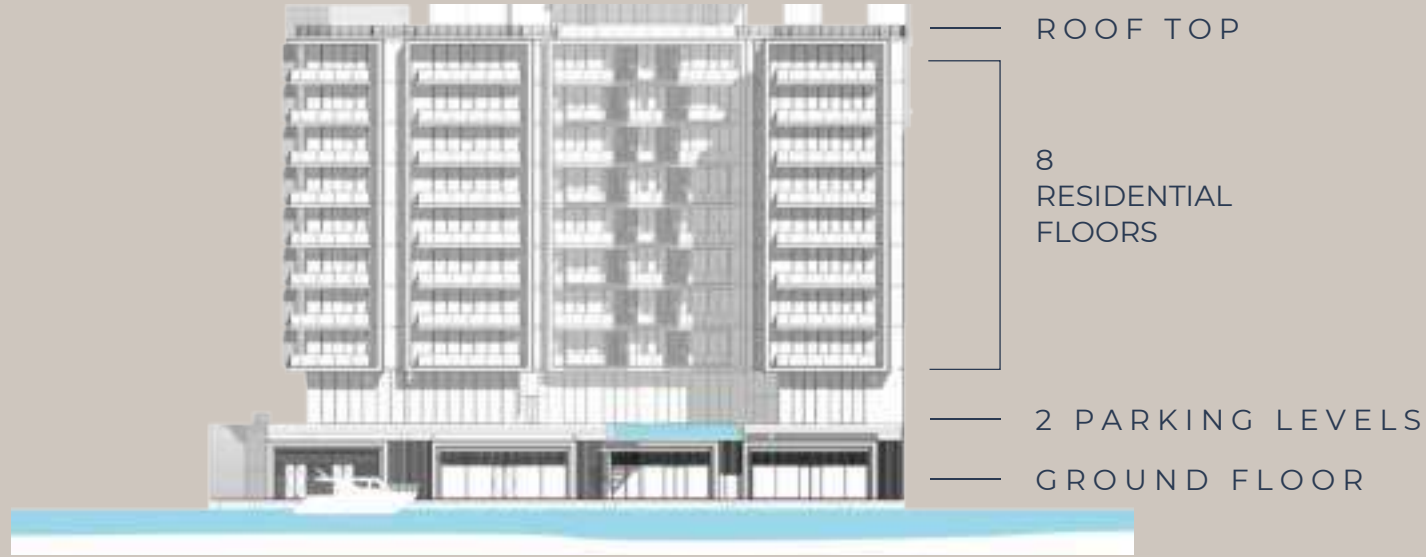
Entertainment



ARCHITECTURAL DESIGN SECTIONS



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

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

WEST TOWER

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

NUMBER OF UNITS PER TYPE

EAST TOWER

Studio	1	8 units
Bedroom	2	50 units
Bedrooms	3	32 units
Bedrooms		9 units

WEST TOWER

Studio	1	8 units
Bedroom	2	34 units
Bedrooms	3	90 units
Bedrooms		35 units



GROUND &
FIRST FLOOR
AMENITIES



RETAIL



DUBAI CULTURE VILLAGE PROMENADE

Actual View

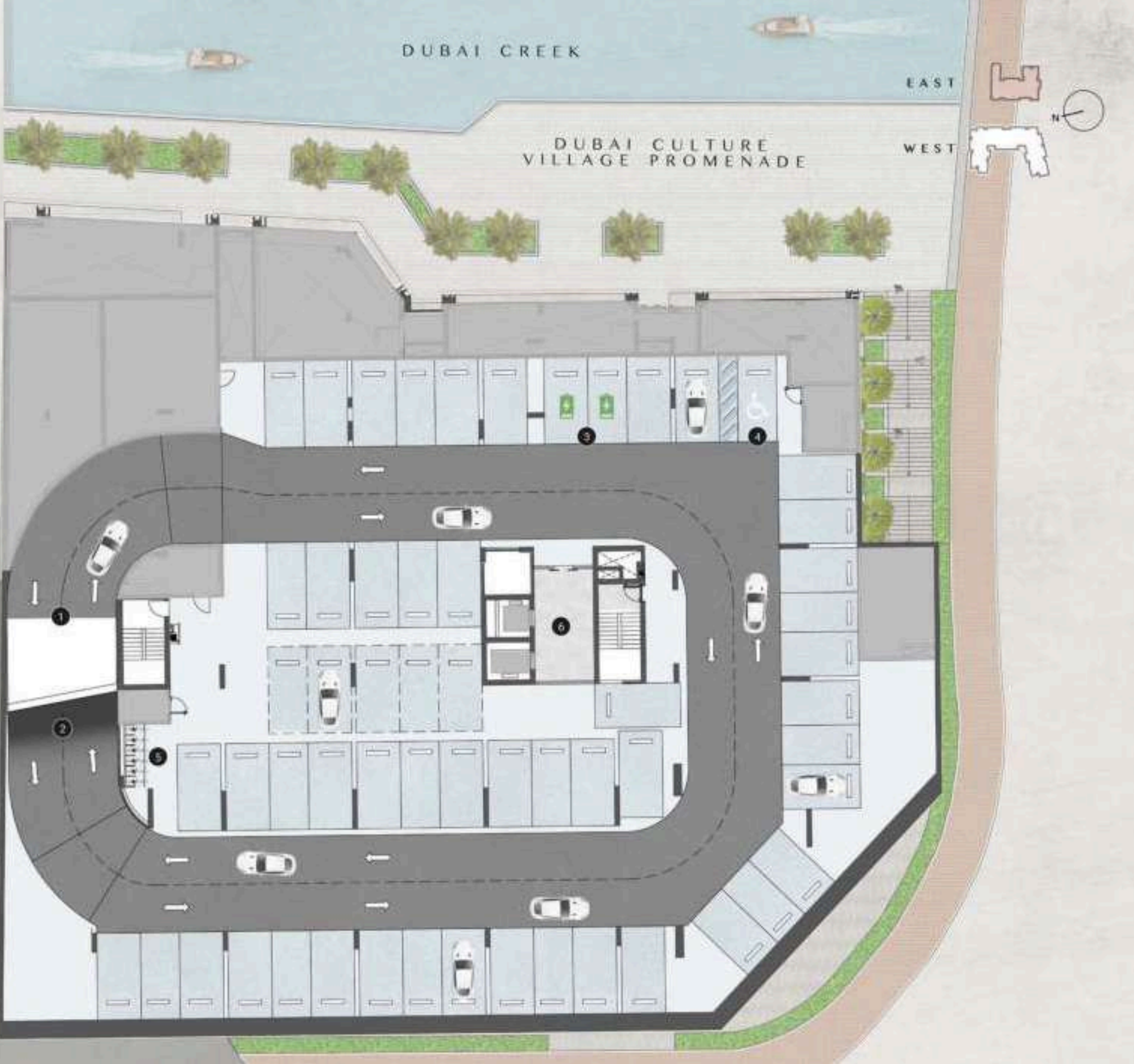
EAST GROUND FLOOR AMENITIES PLAN

- 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
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- ⑦ ACCESS TO PROMENADE





SECOND FLOOR
AMENITIES



LOBBY
ENTRANCE



LOBBY
RECEPTION



LOBBY
LIBRARY

LIFT
LOBBY





CLUB
LOUNGE



THE
THEATRE



FITNESS
STUDIO

HOT YOGA
STUDIO



CHANGE
ROOM





ELMINGTON VILLAGE ←
WORK STATION ↓
PLAY AREA →

YOUTH
HUB



POOL
L
DEC



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 |



WEST SECOND FLOOR AMENITIES PLAN

- | | |
|---------------------------|---------------------------------------|
| ① LEISURE AND LOUNGE POOL | ② LOBBY ENTRANCE |
| ② BAJA SHELF | ① MAIN ENTRANCE |
| ③ SUN LOUNGERS AREA | ②① FITNESS STUDIO |
| ④ CABANAS | ②③ HOT YOGA STUDIO |
| ⑤ OUTDOOR SHOWER | ②④ OUTDOOR FITNESS AREA |
| ⑥ COURTYARD | ② MALE WELLNESS CORNER |
| ⑦ KIDS POOL | ⑤ FEMALE WELLNESS CORNER |
| ⑧ BARBEQUE DECK | ② PARKING FOR PEOPLE OF DETERMINATION |
| ⑨ OUTDOOR KIDS PLAY AREA | ② SERVICE LIFT |
| ⑩ OUTDOOR TERRACE | ②⑧ MOVE-IN TRUCK ZONE |
| ⑪ ACCESS TO COURTYARD | ②⑨ VEHICLE ENTRANCE/EXIT |
| ⑫ LIFT LOBBY | ⑦③ ACCESS TO PARKING LEVELS |
| ⑬ CULTURE LOUNGE | ① |
| ⑭ THE THEATRE | |
| ⑮ GAMES CORNER | |
| ⑯ YOUTH HUB | |
| ⑰ MULTIPURPOSE TABLE | |
| ⑱ LOBBY LOUNGE | |
| ⑲ LOBBY RECEPTION | |

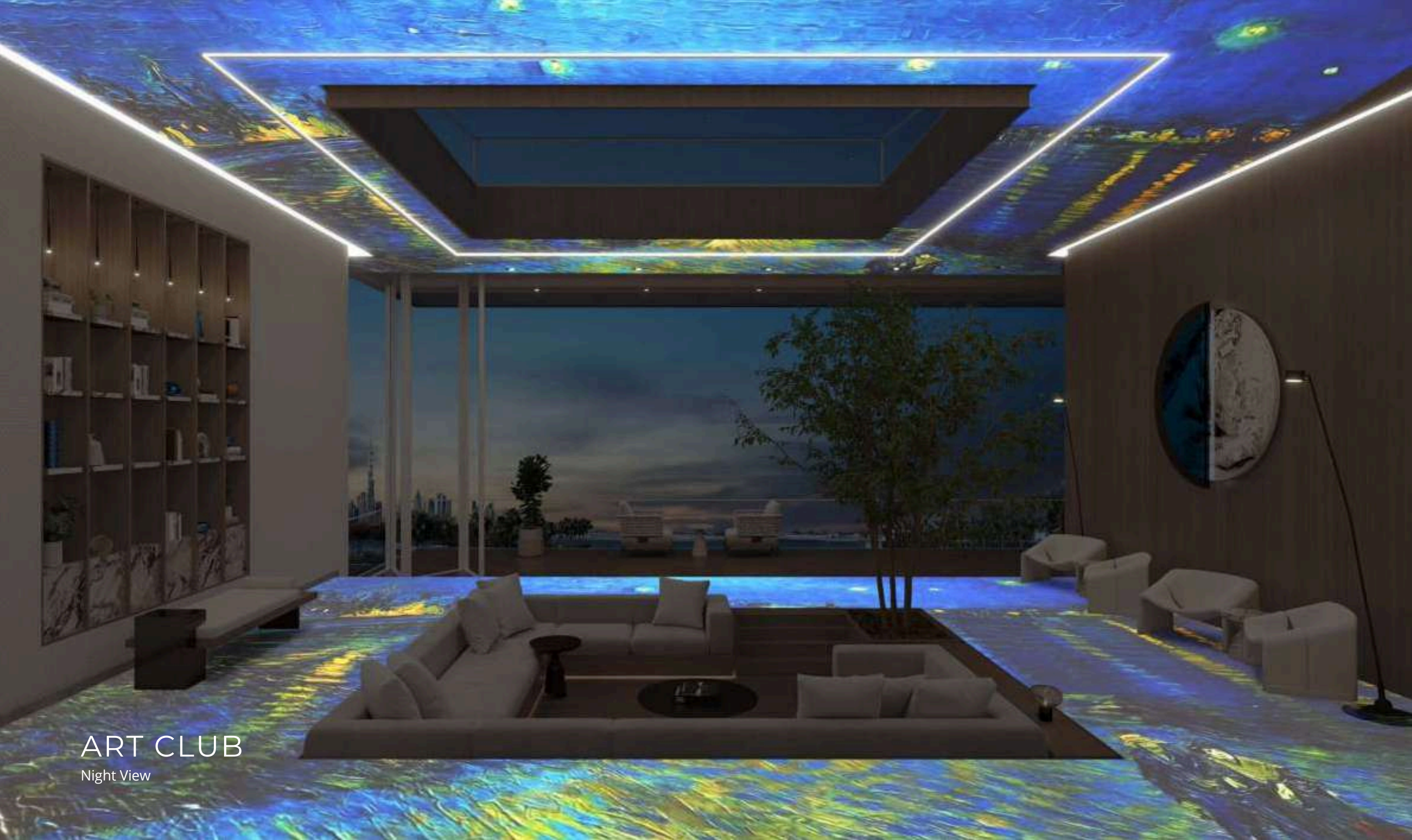




ART CLUB
AMENITIES



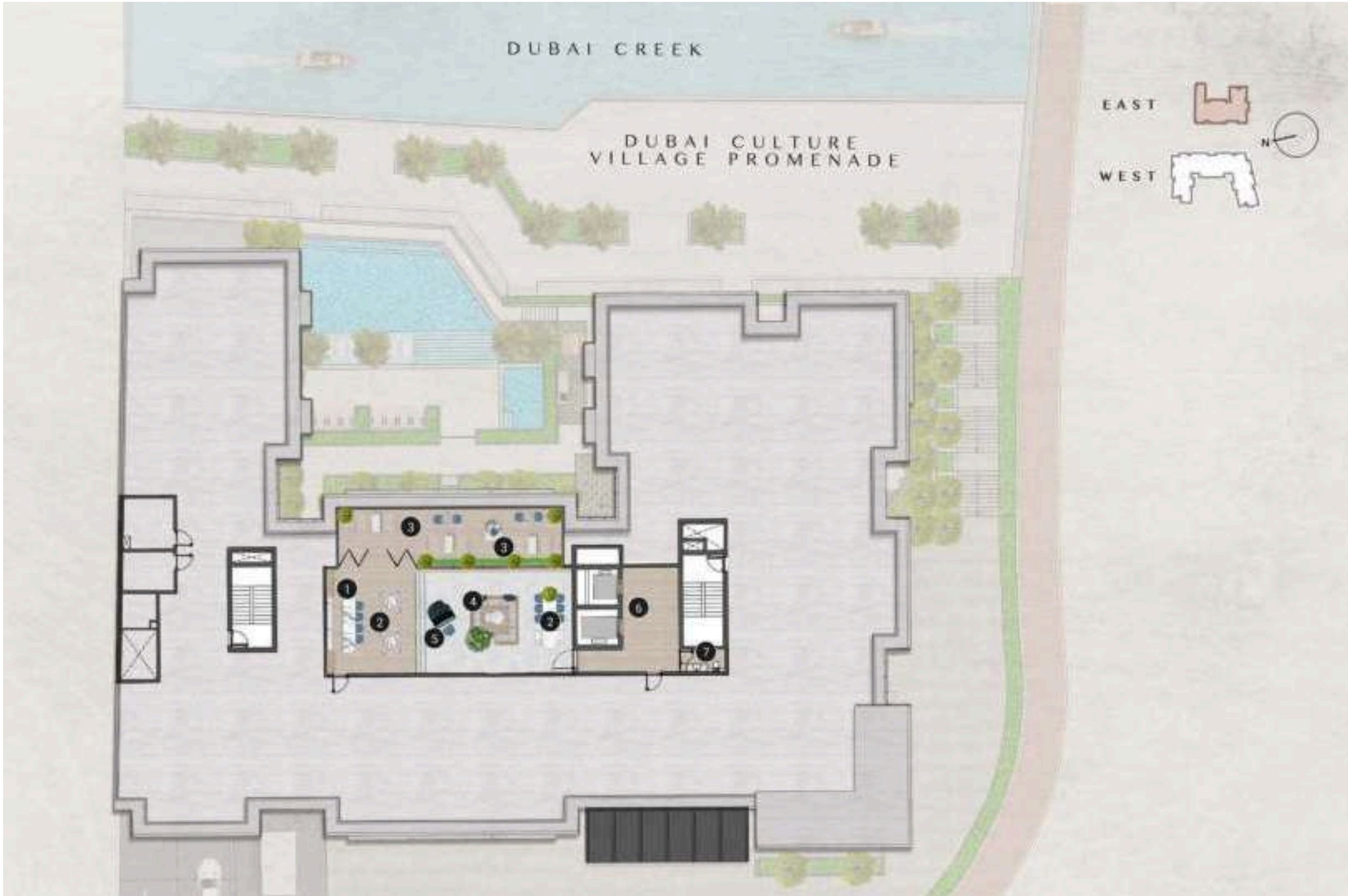
ART CLUB
Day View



ART CLUB
Night View

EAST
ART CLUB
AMENITIES PLAN

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

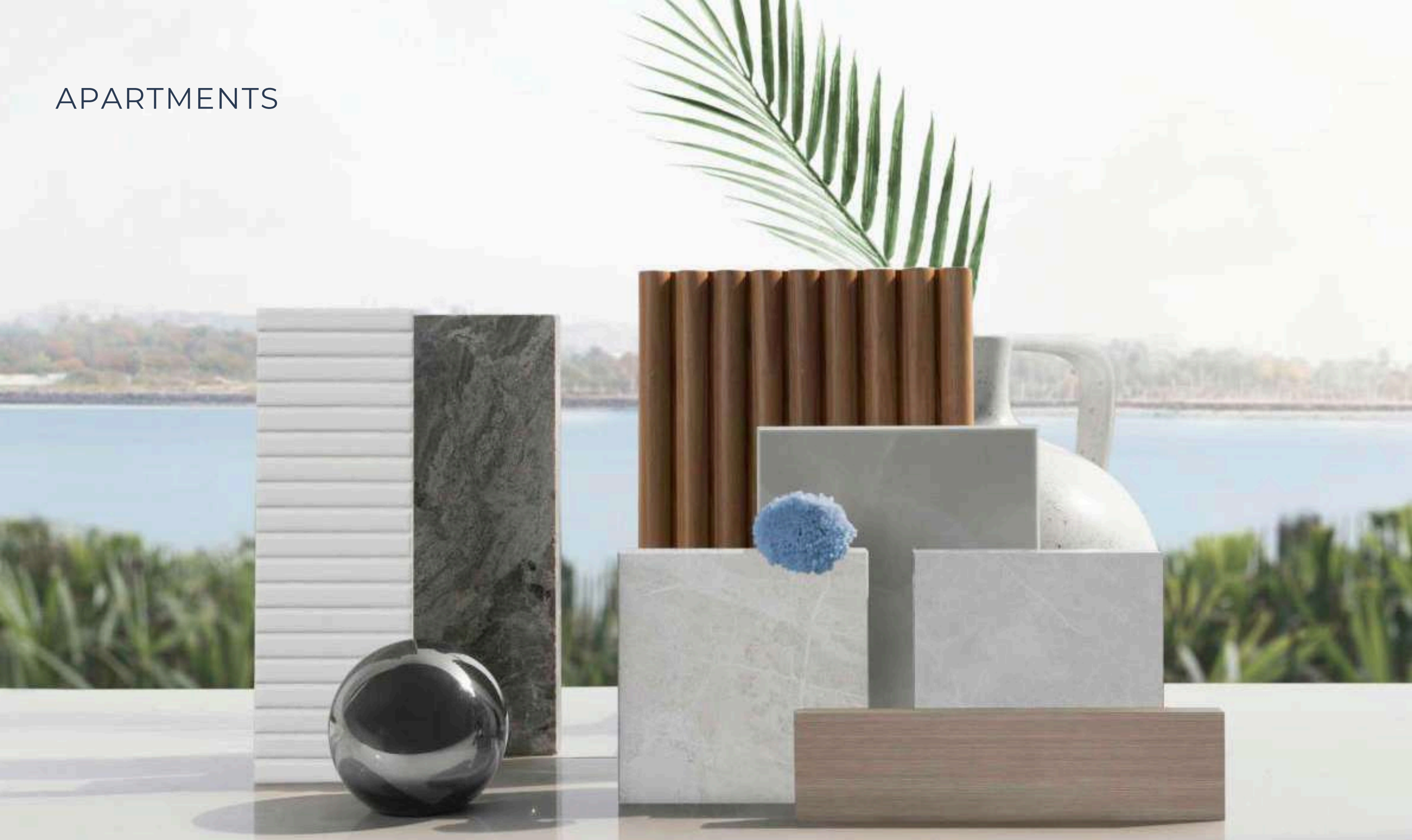


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APARTMENTS





DUTCO | ELLINGTON

LIVING
& DINING



TYPICAL
KITCHEN



3 BEDROOM
KITCHEN





BEDROOMS



GLASS BOX

Applicable to 2 and 3-bedroom corner units



BATHROOMS

GUEST
WASHROOM

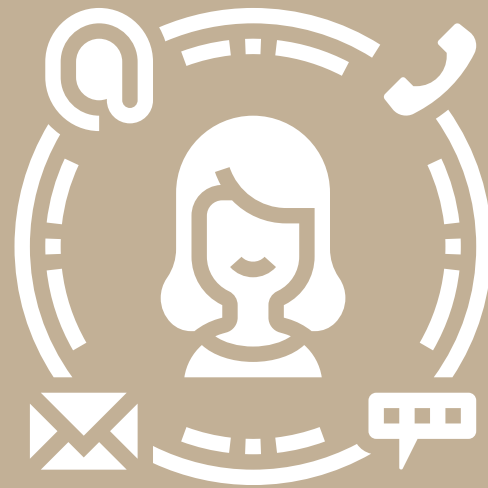


POWDER
ROOM



TOTALLY HOME

REAL ESTATE LLC



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