



UPPER HOUSE

BY ELLINGTON



UPPER HOUSE

BY ELLINGTON

Upper House puts residents at its very heart in its centrally located apartments and its holistic design philosophy. It is a place that broadens horizons by maximizing access to a wealth of facilities and offering expansive views of Jumeirah Islands and Marina Skyline.





Move up to an Ellington icon

Upper House brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly growing – location.



Elements of nature intertwined with urban lifestyles

Elements of nature intertwined with urban lifestyles With an easy-going community vibe and a range of amenities, Jumeirah Lakes Towers is situated across the world-class Dubai Marina and has become an ideal residential community for families as well as individuals who want to live in an area surrounded by a panoramic waterfront promenade and breathtaking landscapes. Jumeirah Lakes Towers is also home to retail outlets and offices while it also offers a vast array of dining and shopping options as well as recreation and entertainment opportunities.



Jumeirah Lakes Park

DMCC Metro Station

Montgomerie Golf
Club

Emirates Golf Club

Ain Dubai

Mall of the Emirates

Palm Jumeirah

Burj Al Arab

Museum of the Future

Dubai Mall & Burj Khalifa

Dubai International Financial Centre

Dubai International Airport

Al Maktoum International Airport

Building Configuration

Ground Floor
5 Podiums
31 Residential Floors

Parking

Studio, 1 and 2 bedroom: 1 parking space
3 bedroom: 2 parking spaces

Elevators

6 passenger elevators
1 service elevator

Anticipated Completion Date

Q1 2026

Anticipated Service Charge

AED 16 per sq. ft



Size range per unit type

Studio

From 401 sq. ft to 486 sq. ft

1 Bedroom

From 814 sq. ft to 1,099 sq. ft

2 Bedrooms

From 1,203 sq. ft to 1,640 sq. ft

2 Bedrooms + Maids

From 1,379 sq. ft to 1,722 sq. ft

3 Bedrooms

From 1,803 sq. ft to 2,194 sq. ft

Number of units per type

Studio = 34 units

1 Bedroom = 215 units

2 Bedrooms = 85 units

2 Bedrooms + Maids = 29 units

3 Bedrooms = 14 units

Price range per unit type

Studio

From 750,828

1 Bedroom

From 1,370,828

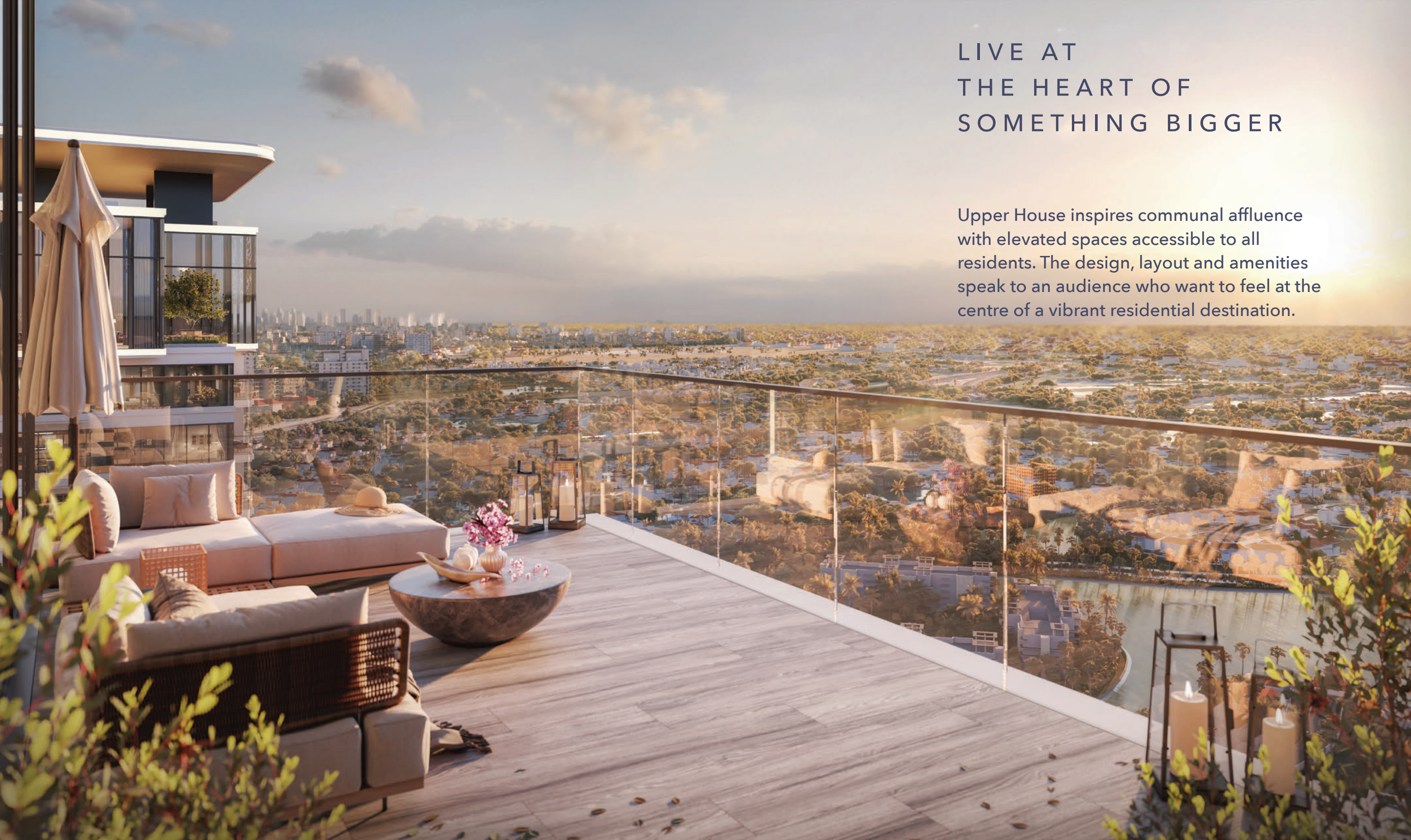
2 Bedrooms

From 2,100,828

3 Bedrooms

From 3,300,828



A high-rise apartment balcony with a city view. The balcony features a wooden deck, a glass railing, and a large outdoor sofa with cushions. A round coffee table with a vase of pink flowers sits in the center. A closed patio umbrella is on the left, and two lit candles in lanterns are on the right. The background shows a sprawling cityscape with a river and a bridge under a sunset sky.

LIVE AT THE HEART OF SOMETHING BIGGER

Upper House inspires communal affluence with elevated spaces accessible to all residents. The design, layout and amenities speak to an audience who want to feel at the centre of a vibrant residential destination.

AMENITIES





DROP-OFF AREA

Dedicated arrival space for residents and their guests



HORIZON POOL

37-metre leisure and lap pool gardens with kid's splash pad and barbeque zone



PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top



Immersive fitness studio with a climbing wall



INTERACTIVE FITNESS

A mix of virtual-reality, social connection and personalization to deliver a unique workout experience



SKY SPA

An exquisite journey of wellness overlooking skyline views

A person wearing dark blue jeans and red sneakers with white laces is standing on a wooden ledge in a skate park. A skateboard is balanced on the ledge next to their feet. In the background, another person wearing maroon pants and dark sneakers is standing on a higher ledge. The skate park is made of light-colored wood with curved ramps and railings.

SKATE PARK

A cool and fashionable space for young at hearts



PLAY COURTS

Engaging outdoor activities that keeps you going



CINEMA ROOM

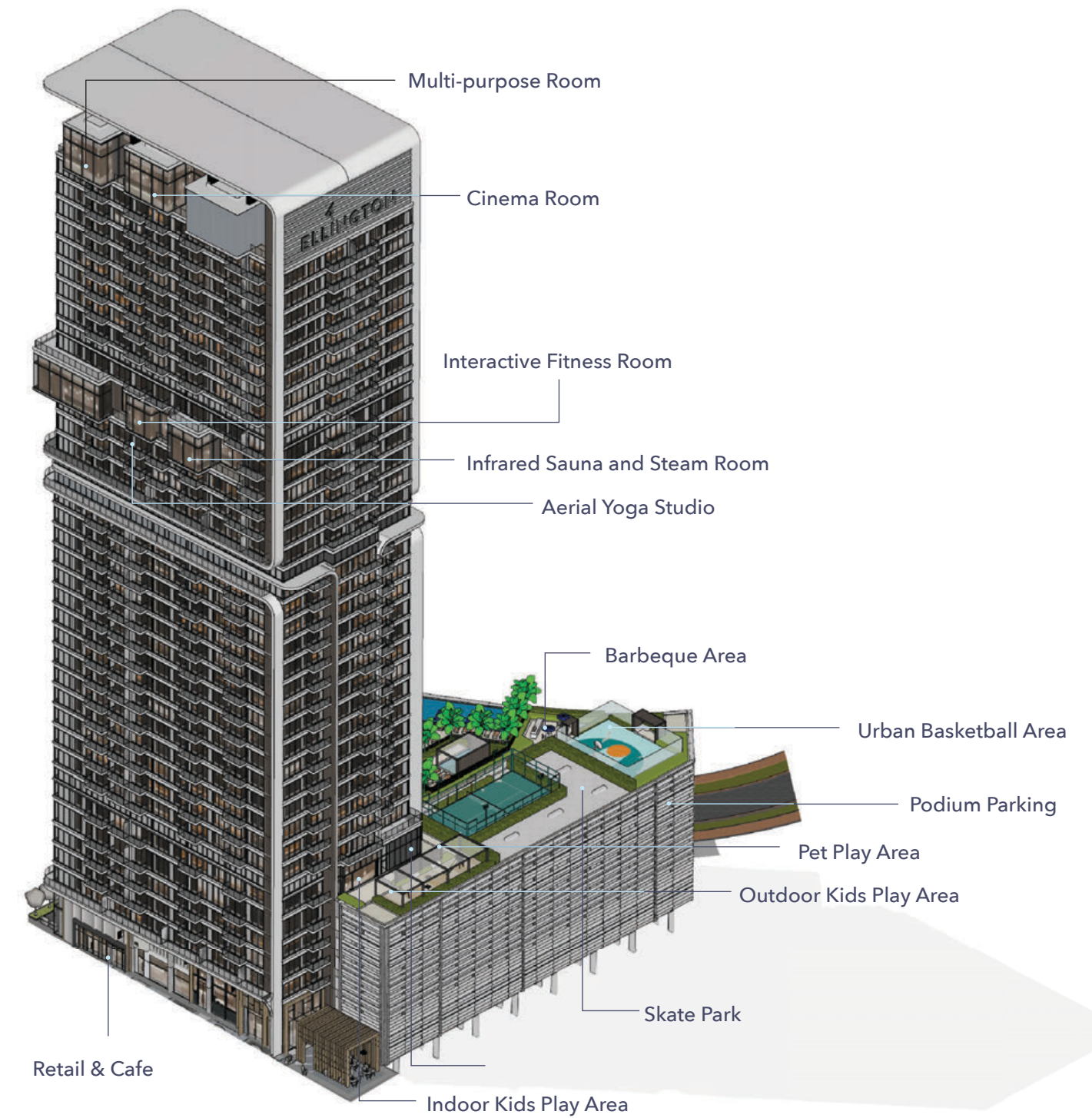
A cinematic experience with a 17-seater movie theatre and a dedicated popcorn corner



PODCAST ROOM

Reach the world and inspire people with your own broadcast

BUILDING CONFIGURATION



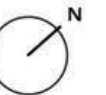
GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Residents Parking
- 13 Seating Area



FIRST FLOOR AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Skate Park
- 17 Urban Basketball Area
- 18 Lift Lobby



20TH FLOOR AMENITIES PLAN

- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 05 Lift Lobby
- 05 Aerial Yoga Studio



20th Floor



Mezzanine Floor



ROOF FLOOR AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby



A PLACE THAT ENCOURAGES UNIQUENESS

Upper House by Ellington brings a holistic design philosophy to merge elements of nature with clean modernist design. It is a place that broadens horizons with a wealth of facilities, sociable interiors, and expansive views.





UPPER HOUSE KITCHENS

Apartment units with work from home spaces, pantries and dedicated laundry cupboards provided to cater to the different needs and desires of every family.



HOME AUTOMATION SYSTEM

Mobile and keypad controlled door, AC and light system via bluetooth

FLOOR PLANS

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



PODIUM 2 FLOOR PLAN



- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



PODIUM 3 - 5 TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS



LEVEL 1 FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

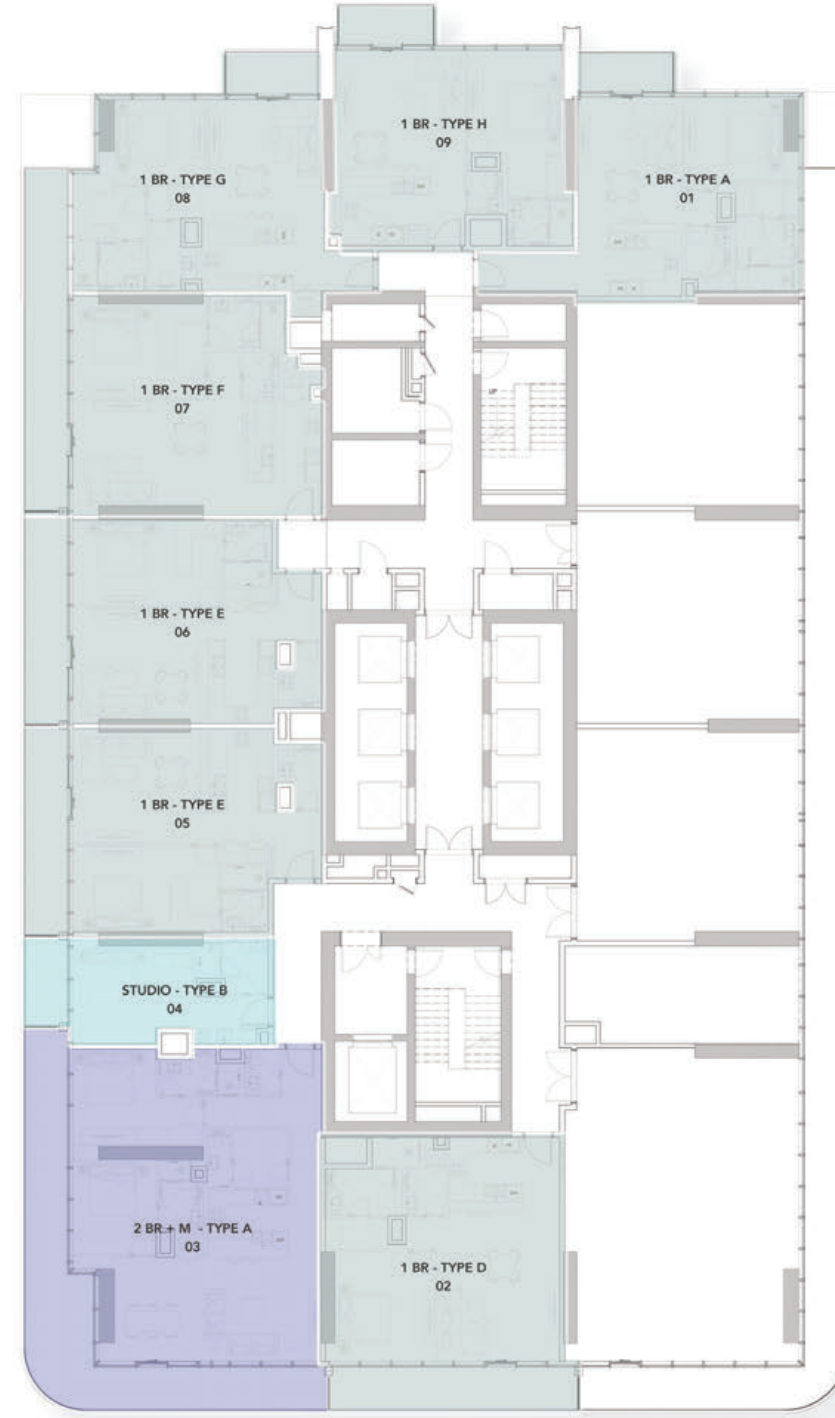


LEVEL 2 FLOOR PLAN

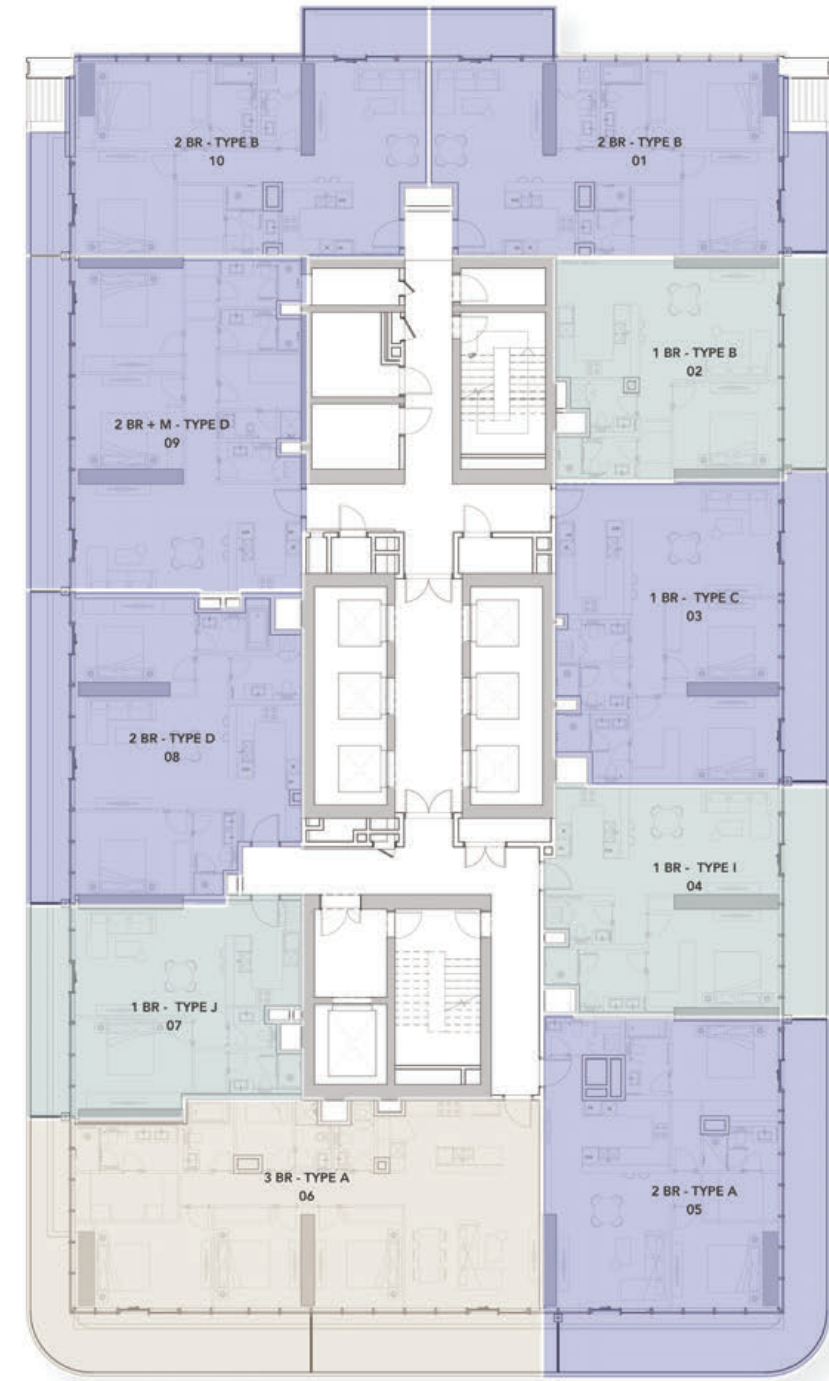


LEVEL 03-15 TYPICAL FLOOR PLAN

- STUDIO
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

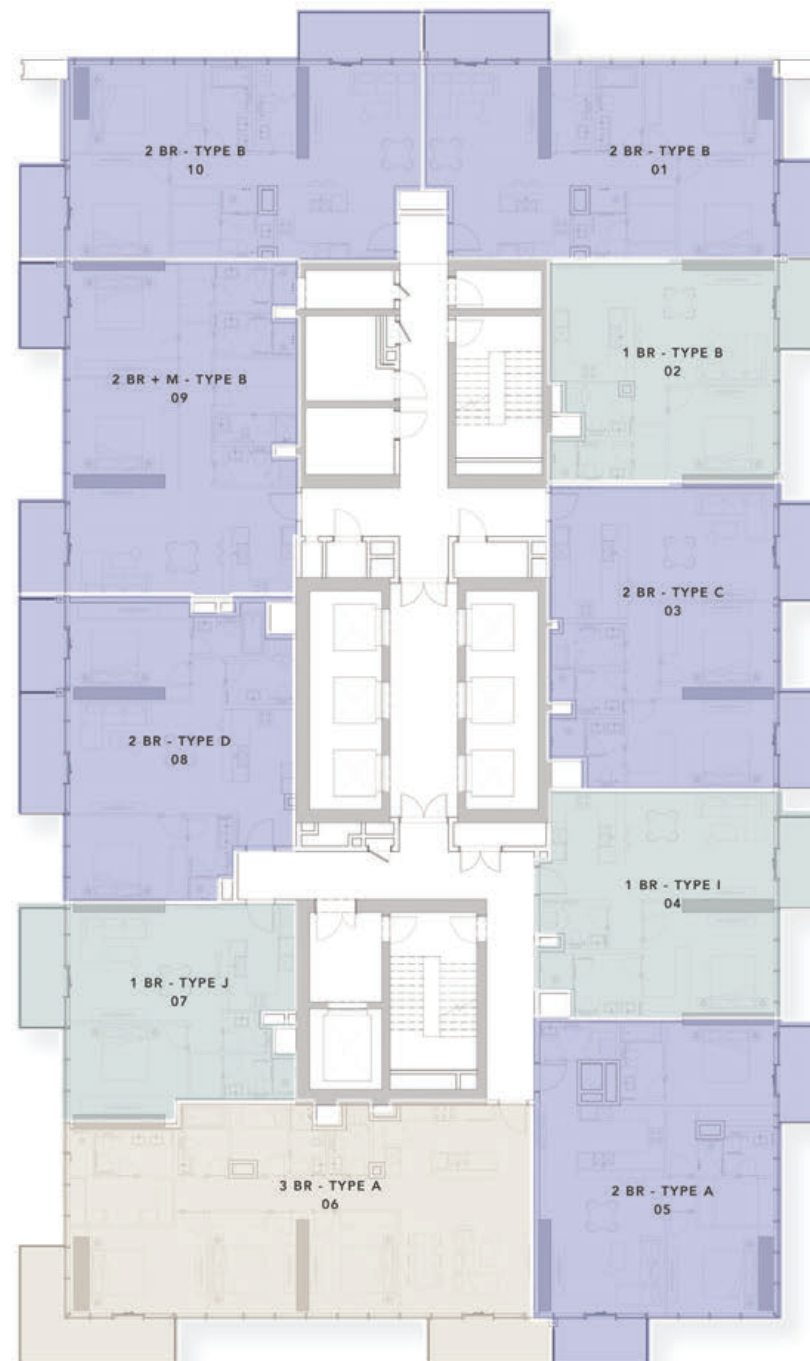


LEVEL 16 FLOOR PLAN



LEVEL 17 FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

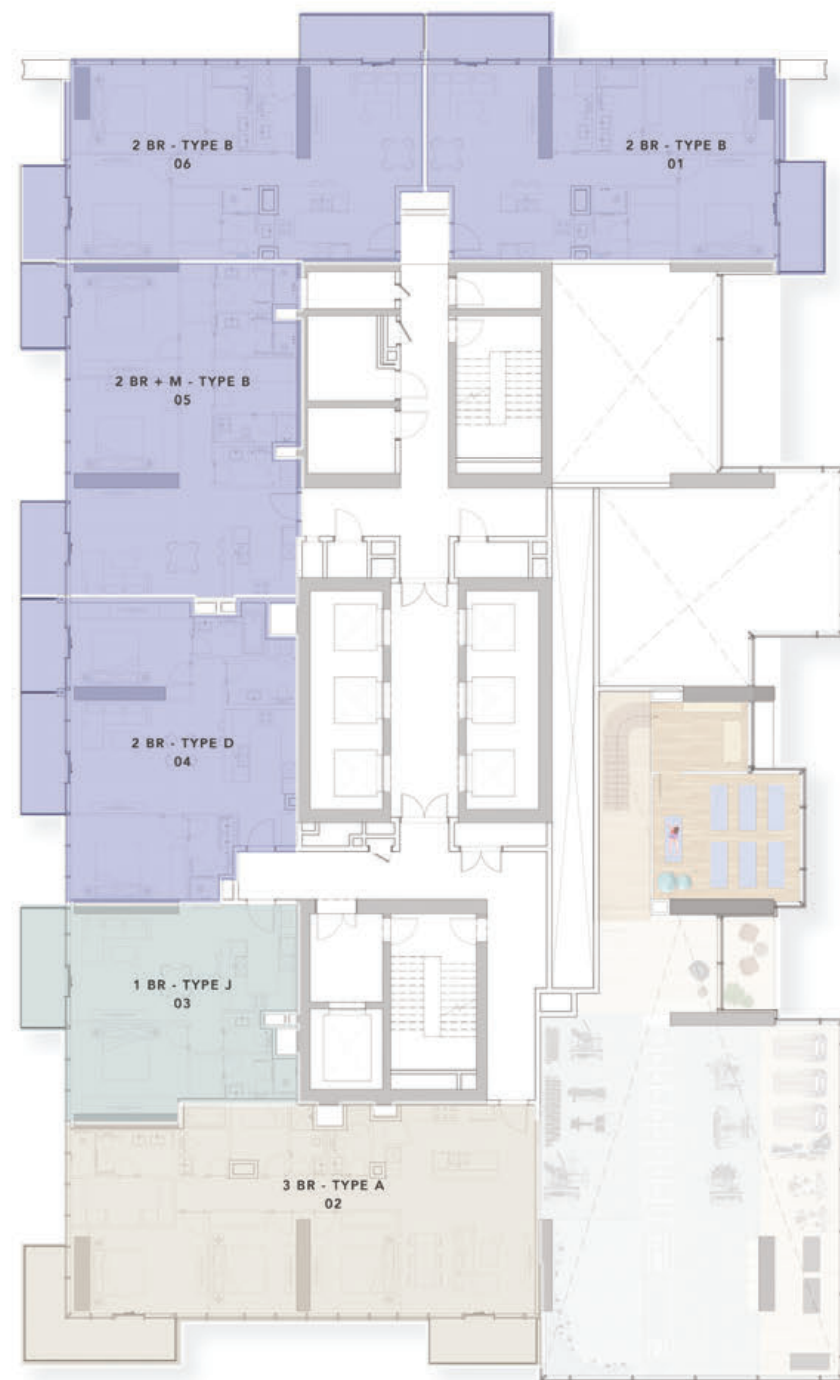


LEVEL 18-19 & 23-30 TYPICAL FLOOR PLAN

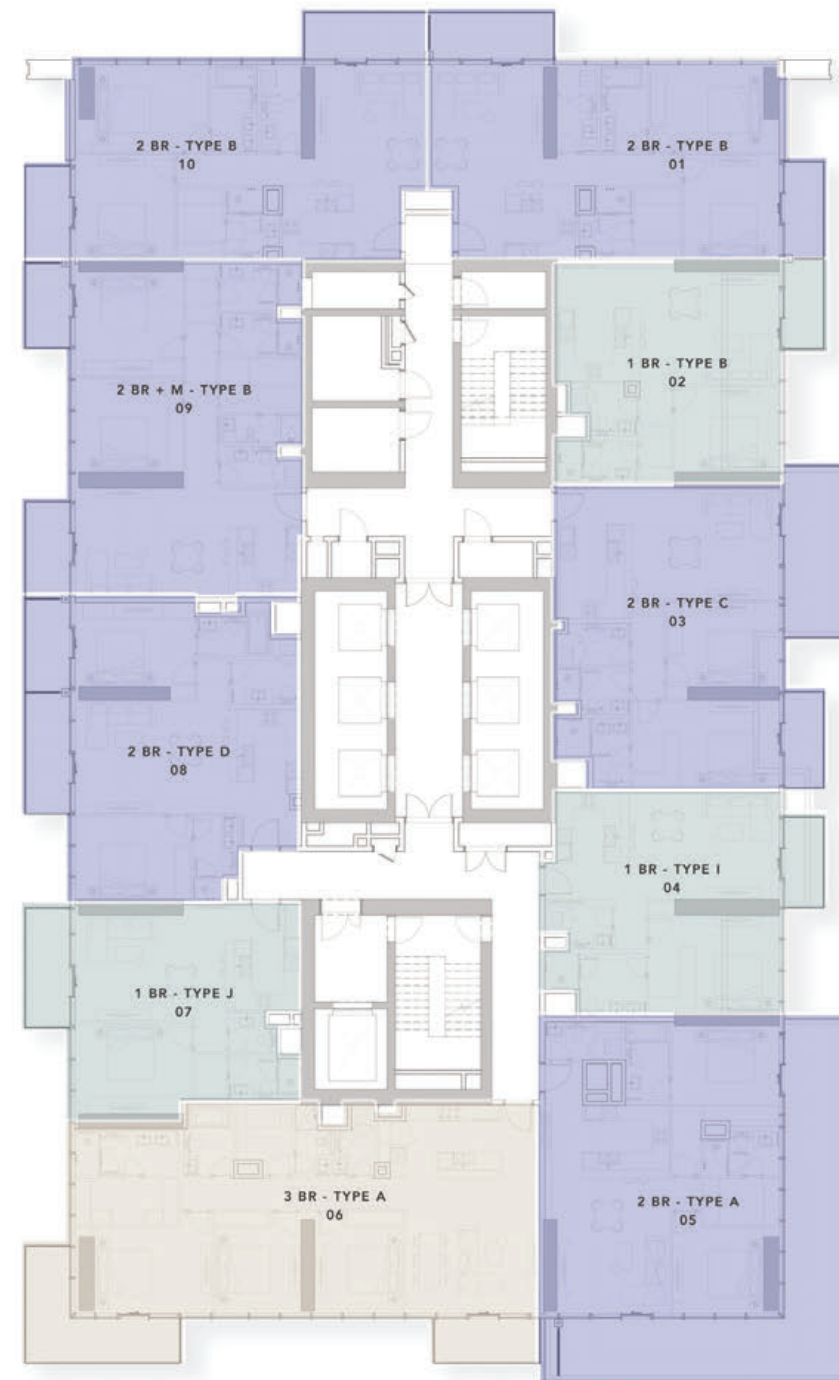


LEVEL 20 FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

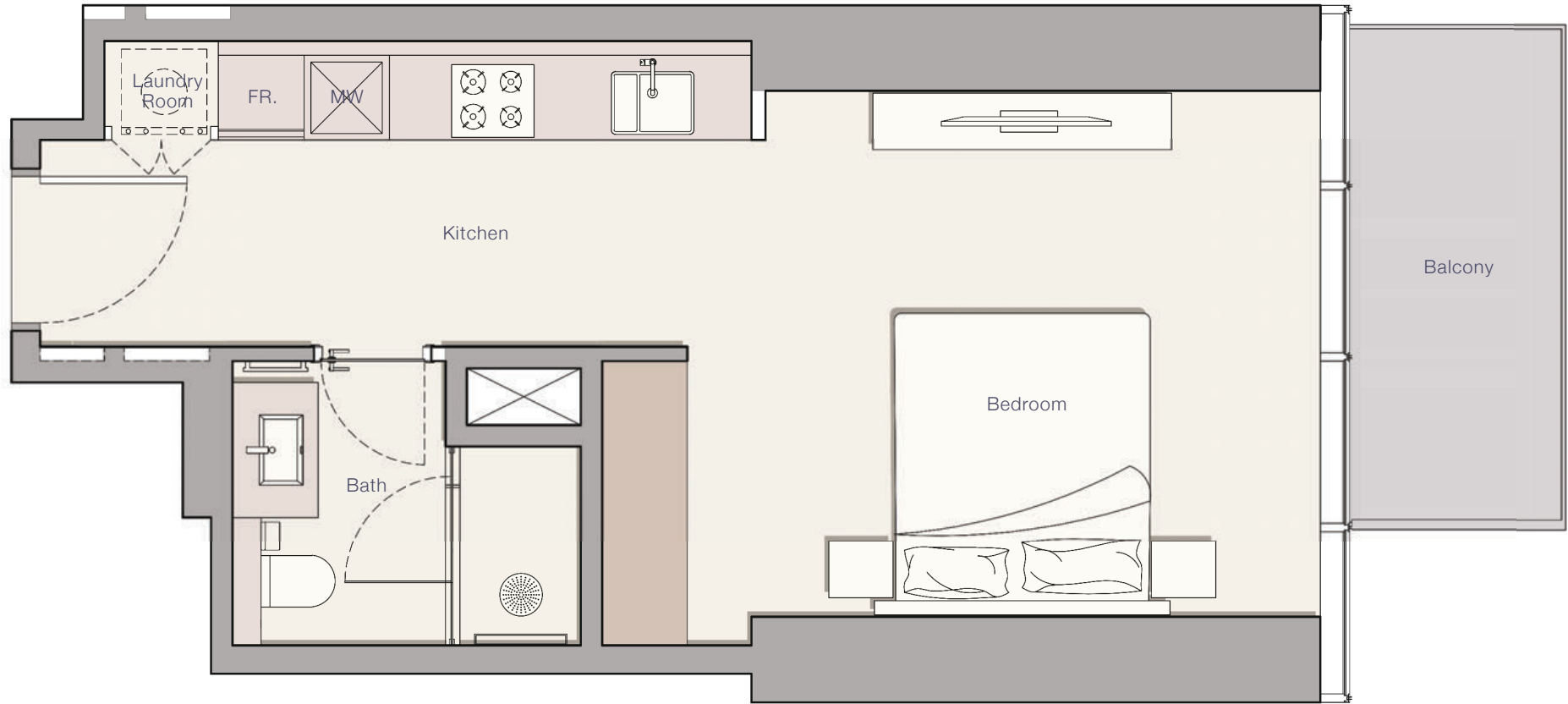


LEVEL 21 FLOOR PLAN



LEVEL 22 FLOOR PLAN

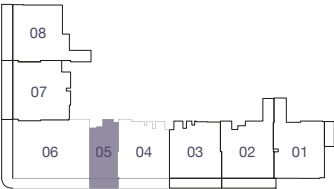
STUDIO - TYPE A



Podium Level 2



Podium Level 3-5



Level 1



Level 2



Level 3-15



Internal Living Area

Outdoor Living Area

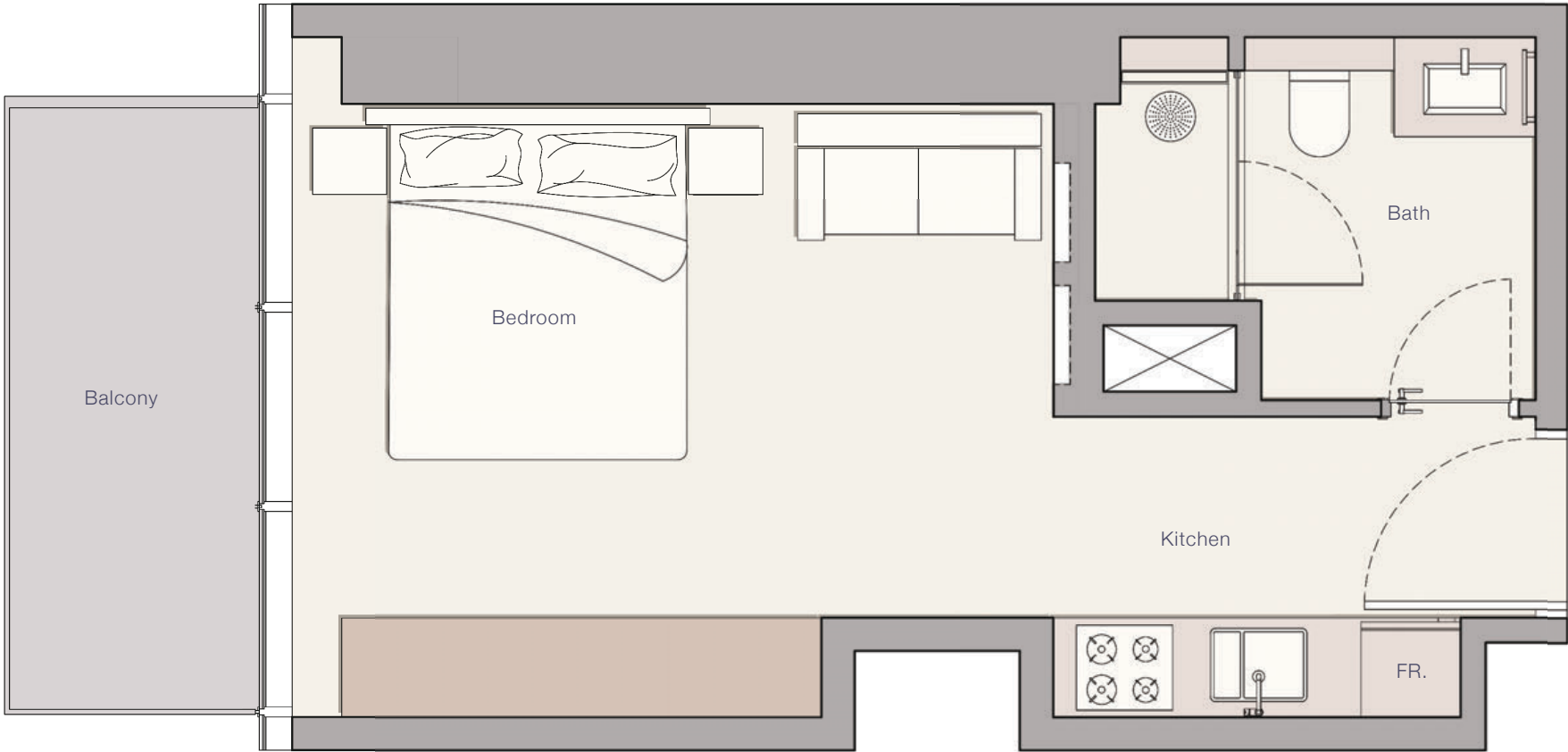
Total Living Area

402.68 sq.ft.

58.66 sq.ft.

461.34 sq.ft.

STUDIO - TYPE B



Internal Living Area

Outdoor Living Area

Total Living Area

340.35 sq.ft.

61.25 sq.ft.

401.60 sq.ft.

1 BEDROOM - TYPE A



Internal Living Area

Outdoor Living Area

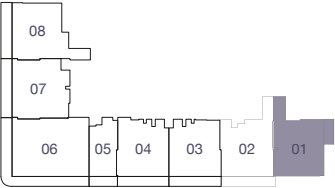
Total Living Area

830.11 sq.ft.

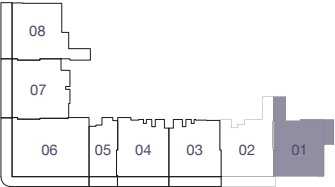
66.09 sq.ft.

896.20 sq.ft.

Podium Level 2



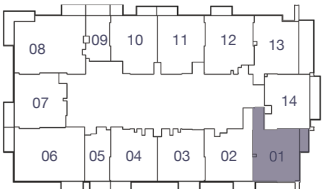
Podium Level 3-5



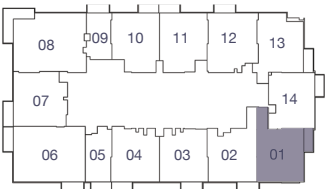
Level 1



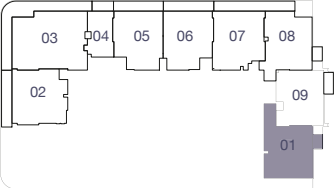
Level 2



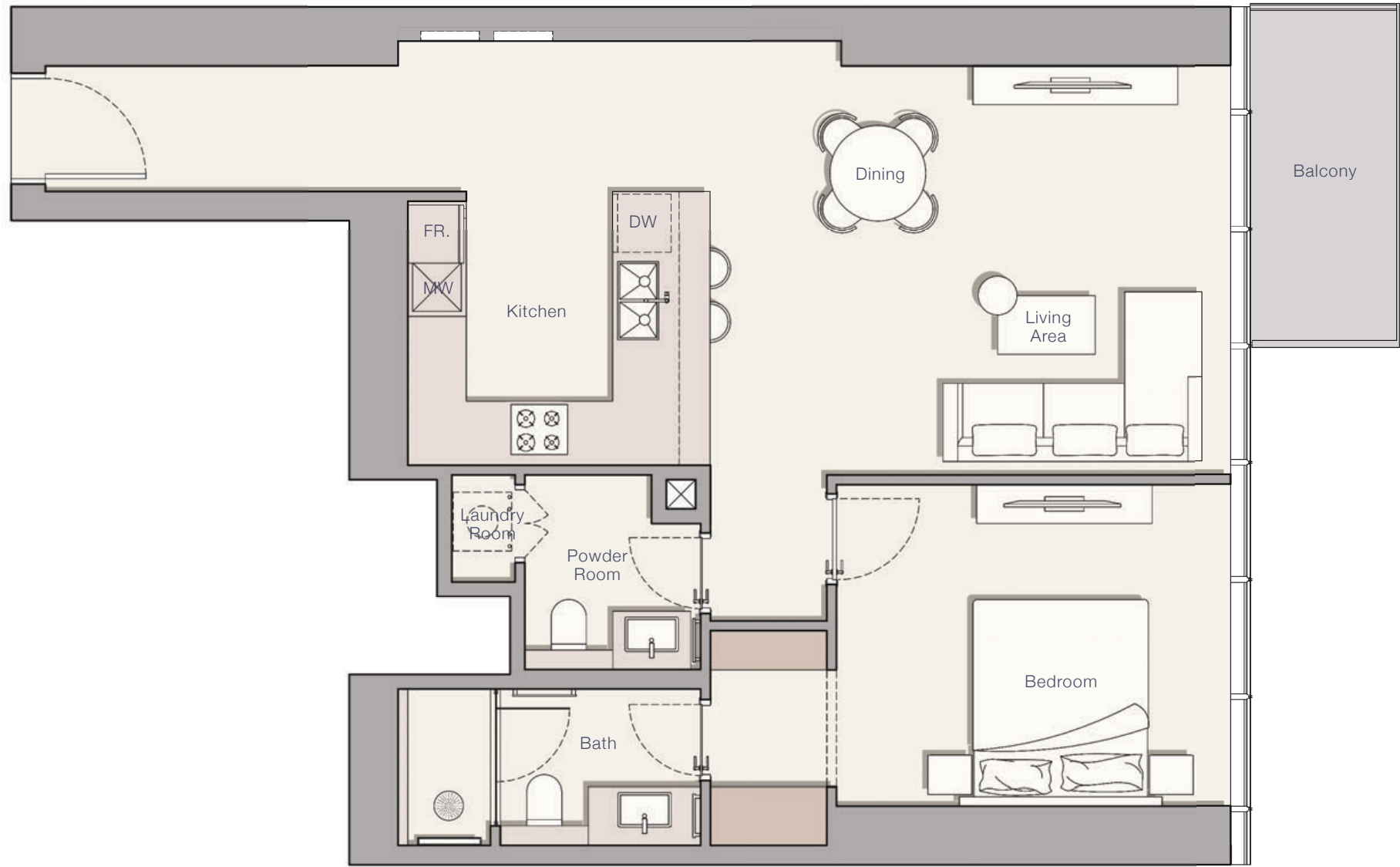
Level 3-15



Level 16



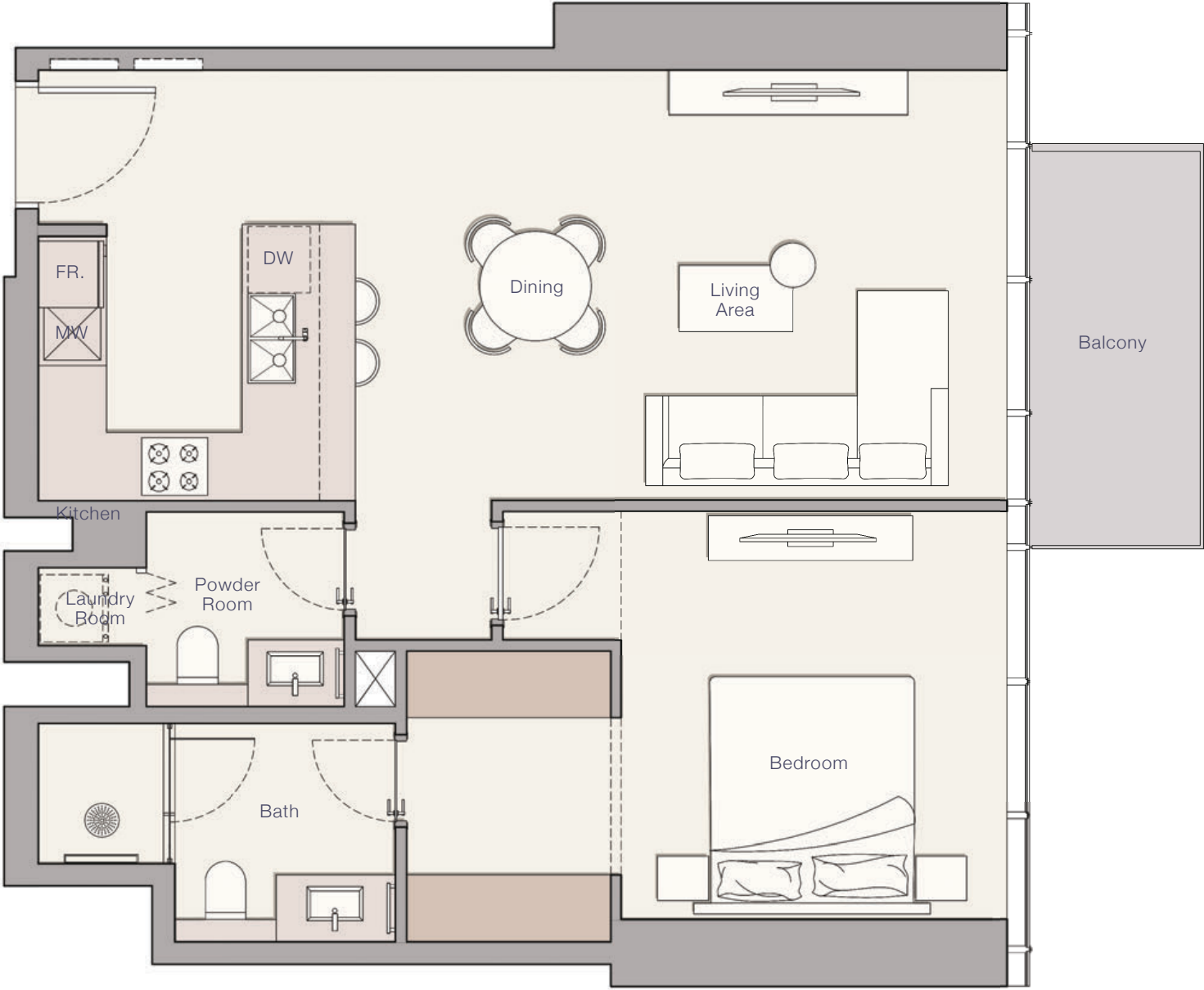
1 BEDROOM - TYPE B



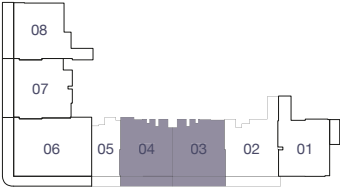
Internal Living Area	Outdoor Living Area	Total Living Area
852.29 sq.ft.	57.59 sq.ft.	909.87 sq.ft.



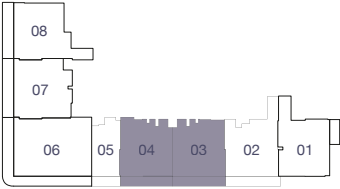
1 BEDROOM - TYPE C



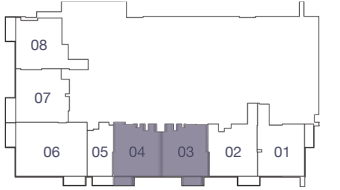
Podium Level 2



Podium Level 3-5



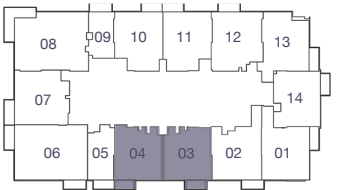
Level 1



Level 2



Level 3-15



Internal Living Area

Outdoor Living Area

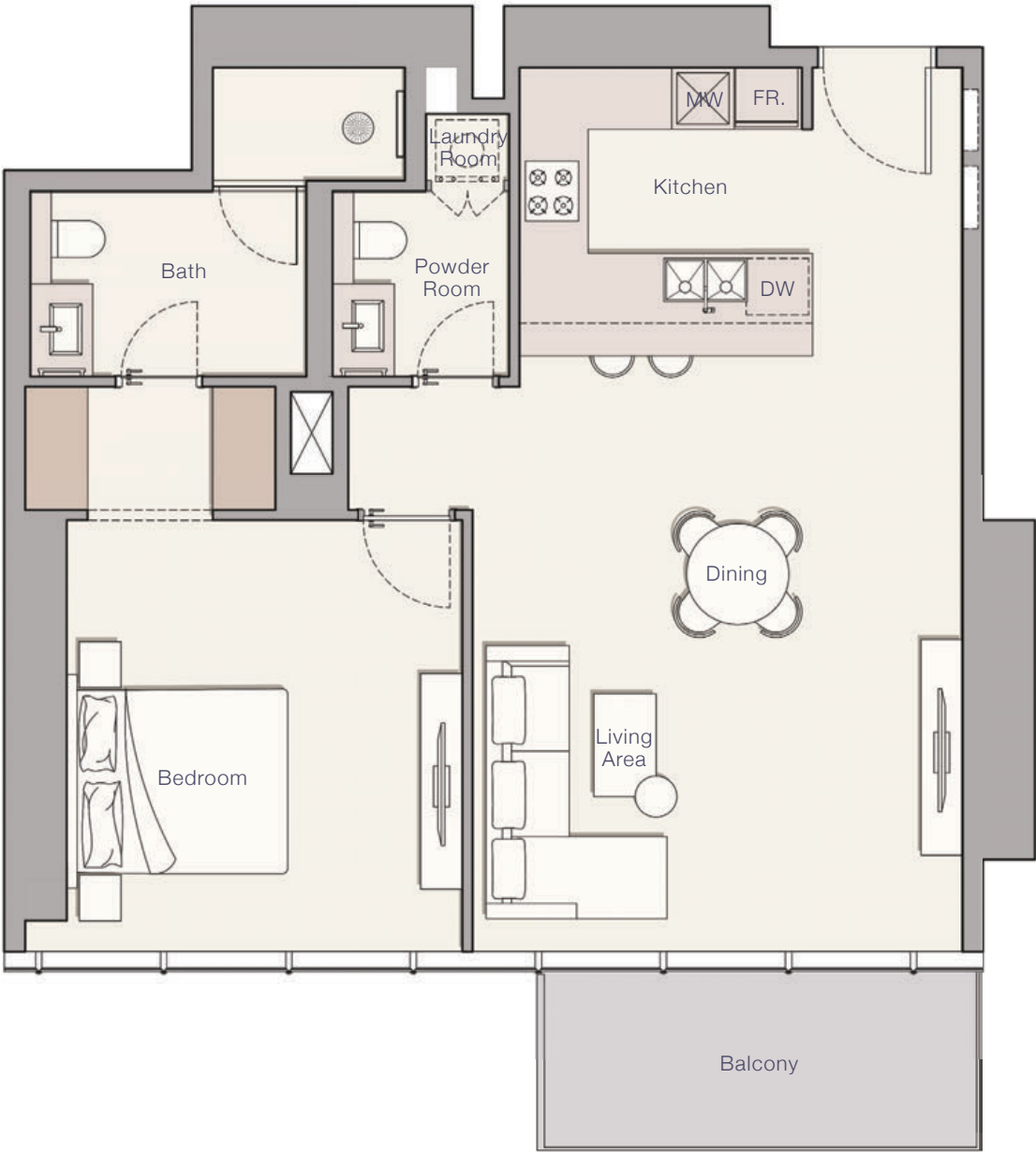
Total Living Area

766.28 sq.ft.

57.91 sq.ft.

824.19 sq.ft.

1 BEDROOM - TYPE D



Internal Living Area

Outdoor Living Area

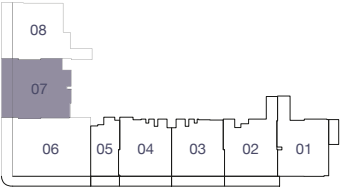
Total Living Area

865.53 sq.ft.

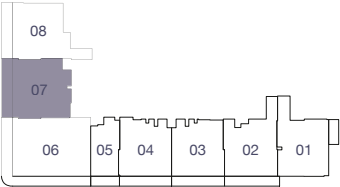
79.33 sq.ft.

944.86 sq.ft.

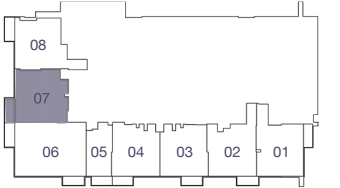
Podium Level 2



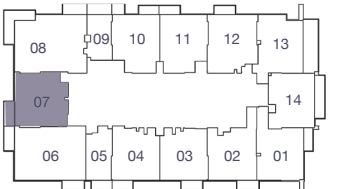
Podium Level 3-5



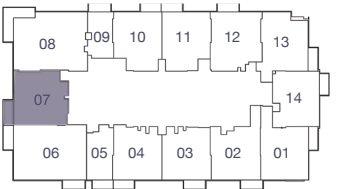
Level 1



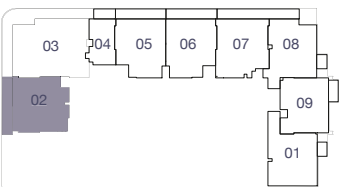
Level 2



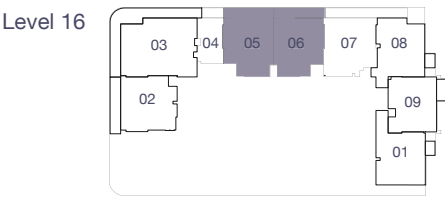
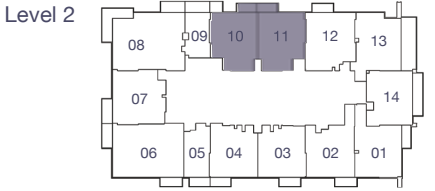
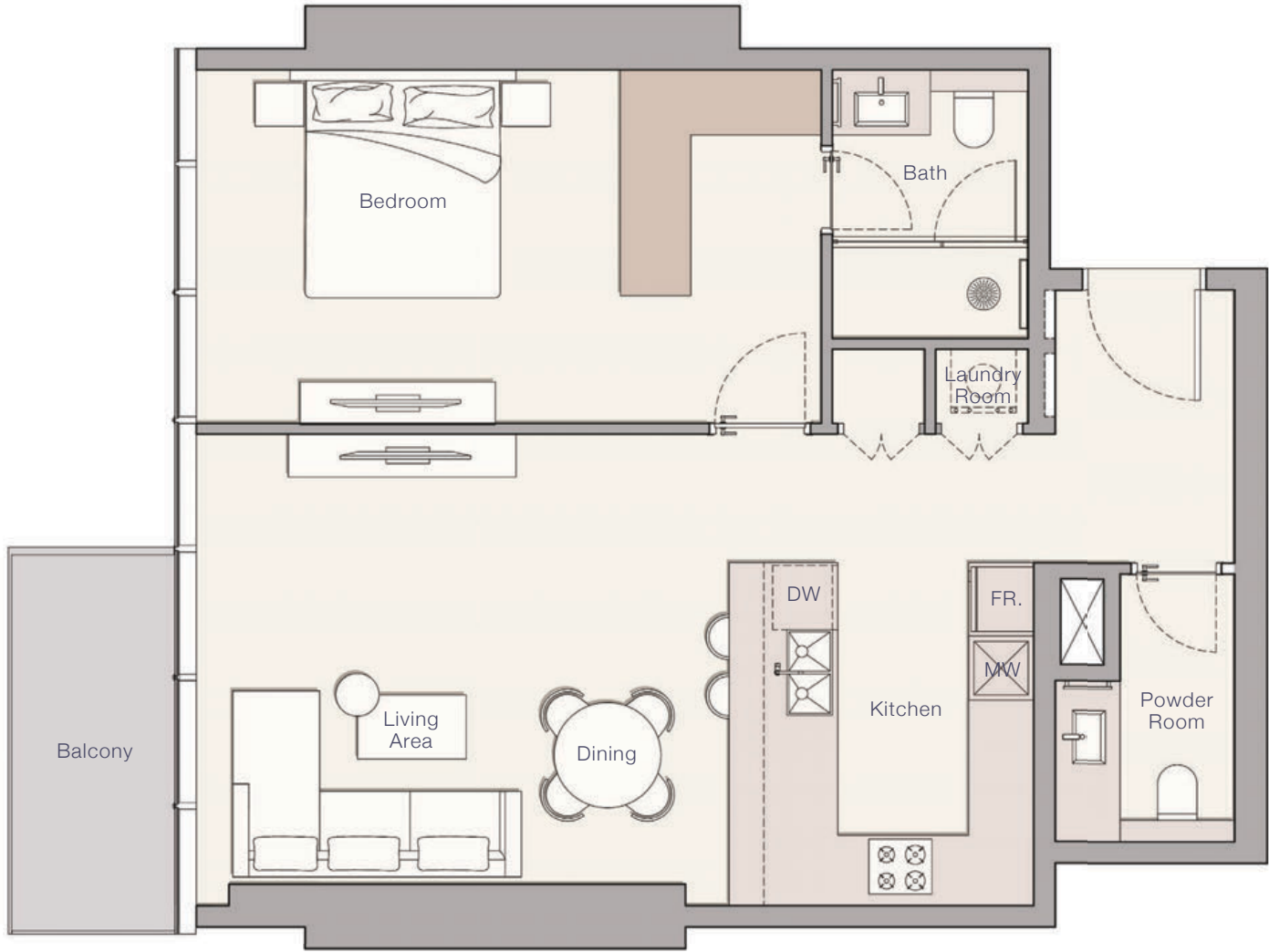
Level 3-15



Level 16

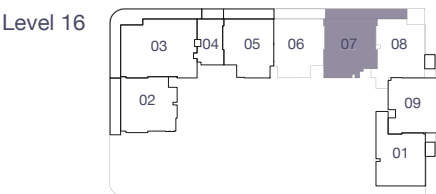
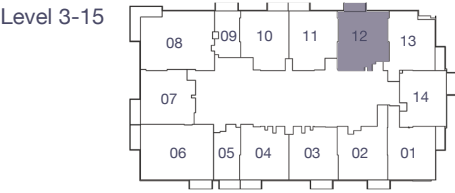
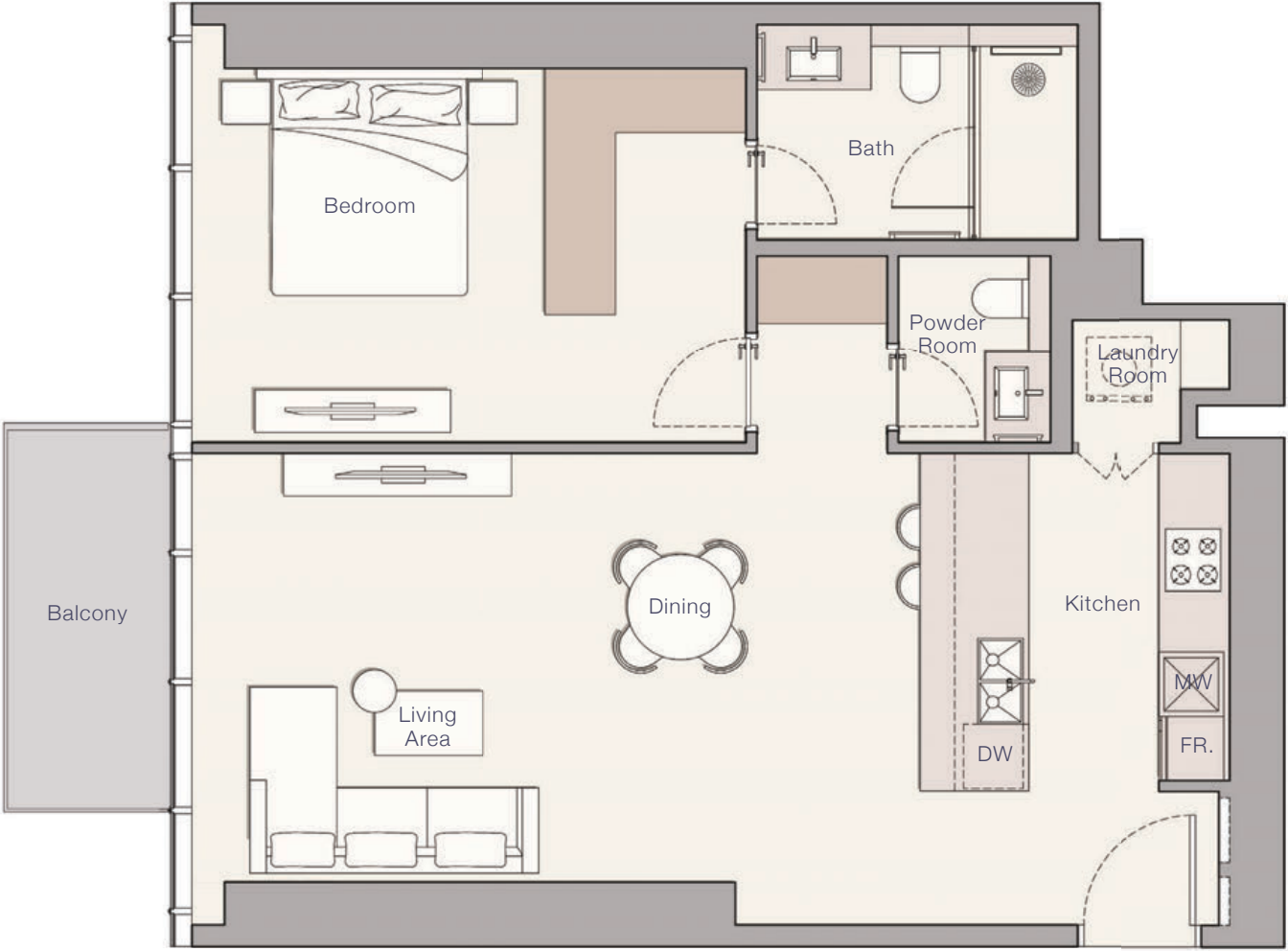


1 BEDROOM - TYPE E



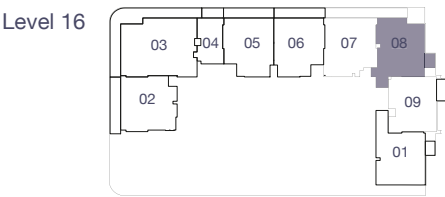
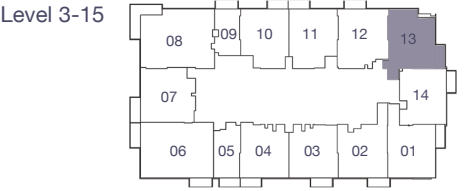
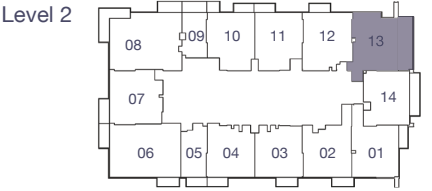
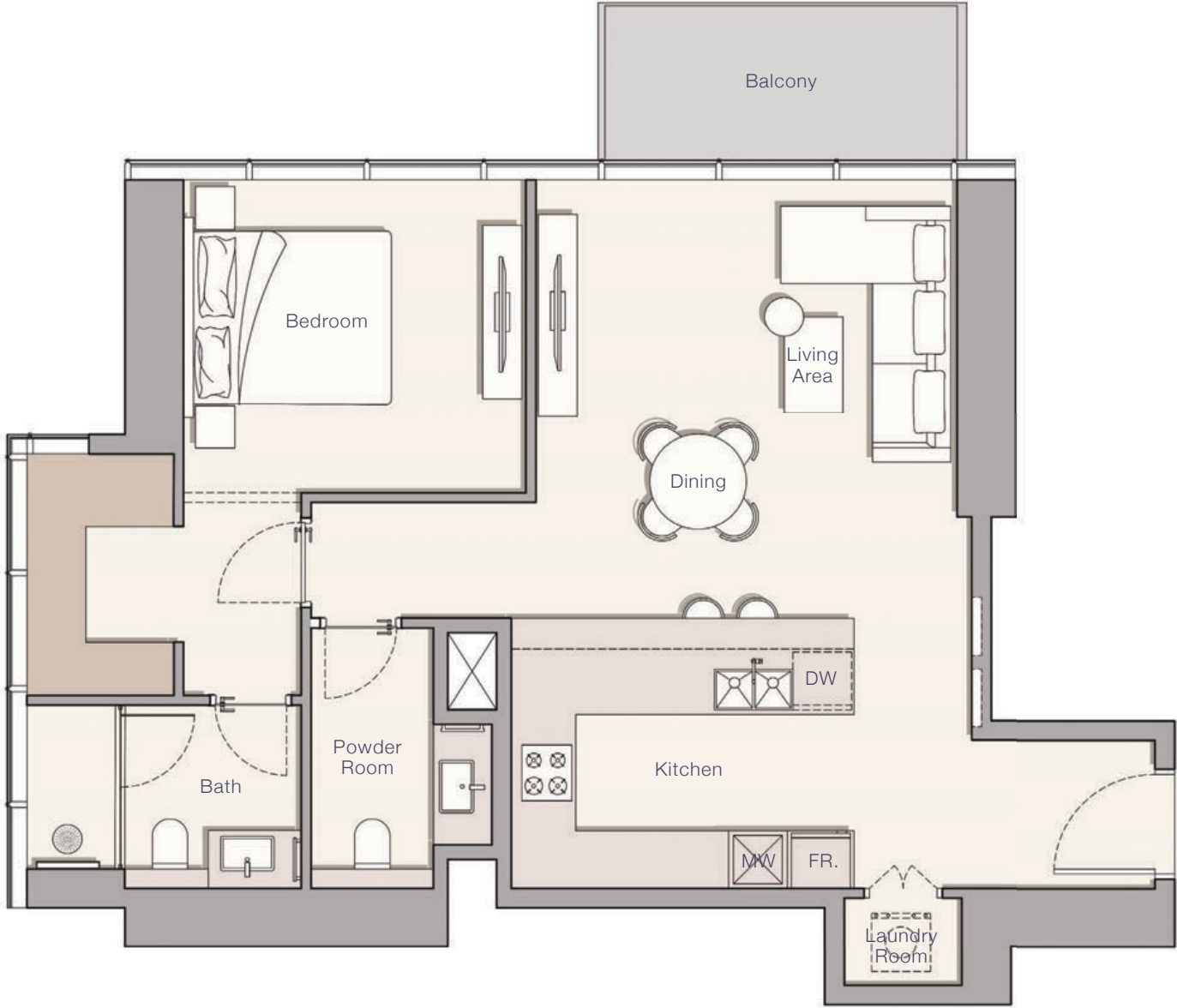
Internal Living Area	Outdoor Living Area	Total Living Area
798.47 sq.ft.	56.62 sq.ft.	855.09 sq.ft.

1 BEDROOM - TYPE F



Internal Living Area	Outdoor Living Area	Total Living Area
858.74 sq.ft.	59.63 sq.ft.	918.38 sq.ft.

1 BEDROOM - TYPE G



Internal Living Area

Outdoor Living Area

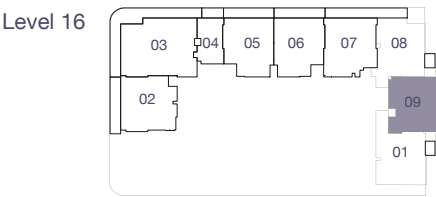
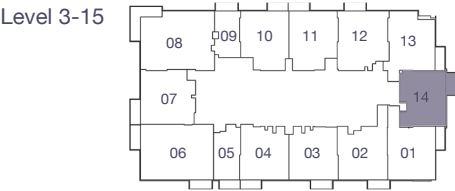
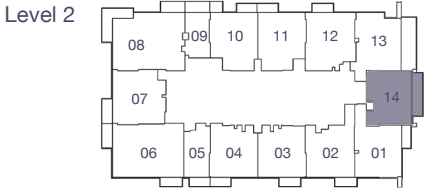
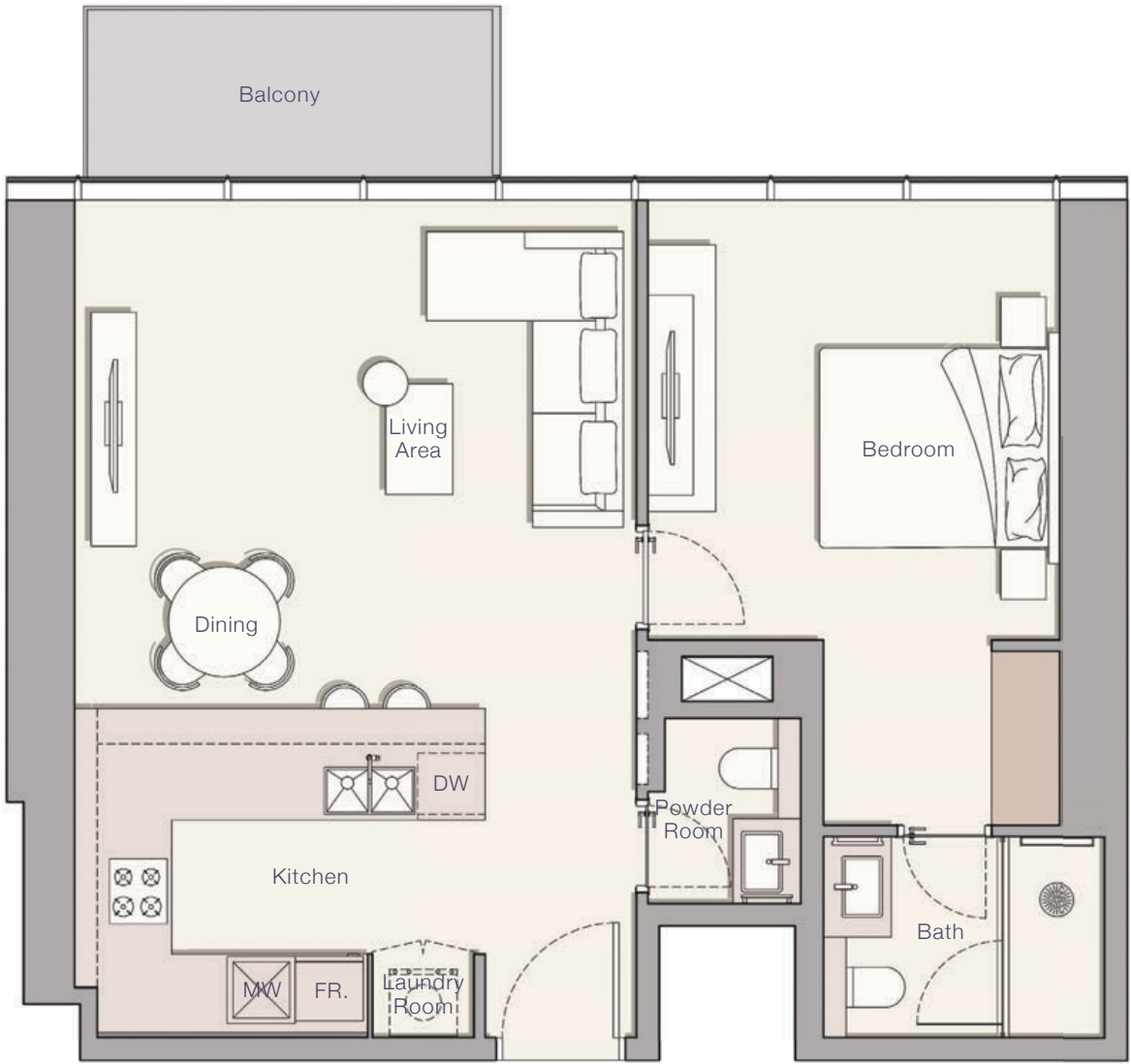
Total Living Area

836.79 sq.ft.

69.64 sq.ft.

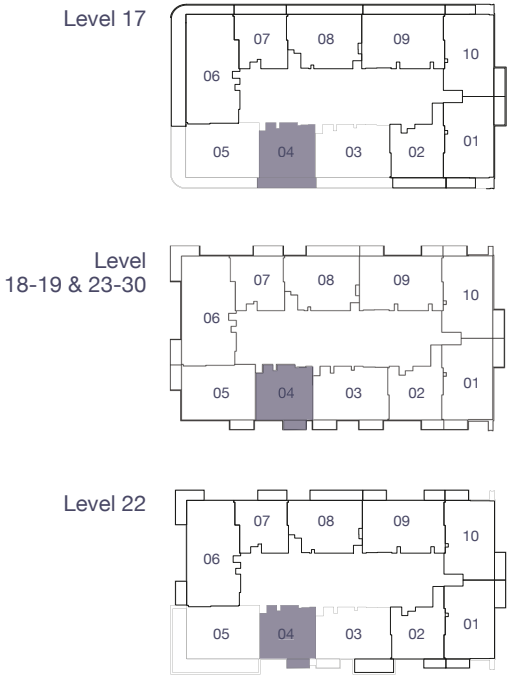
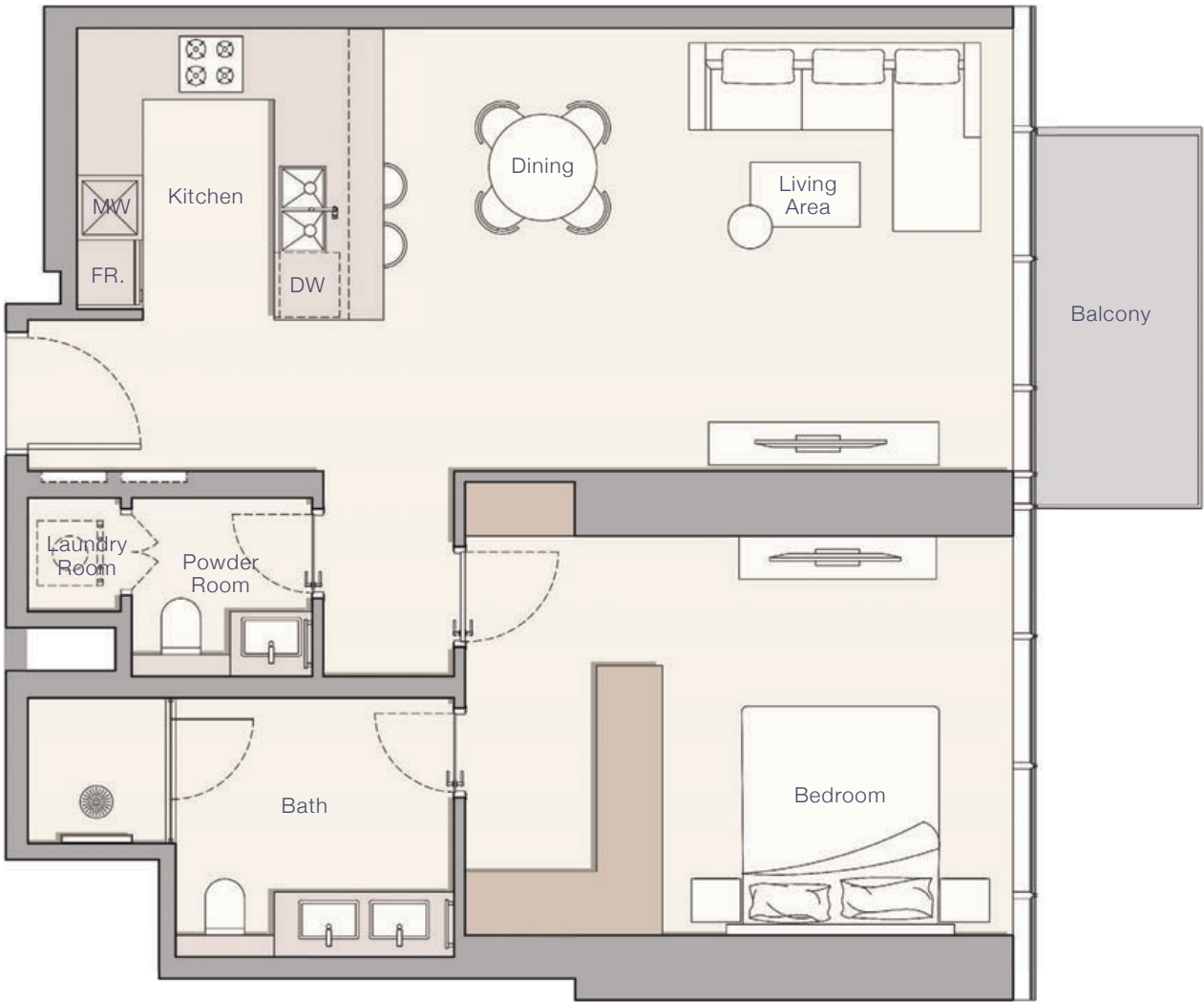
906.43 sq.ft.

1 BEDROOM - TYPE H



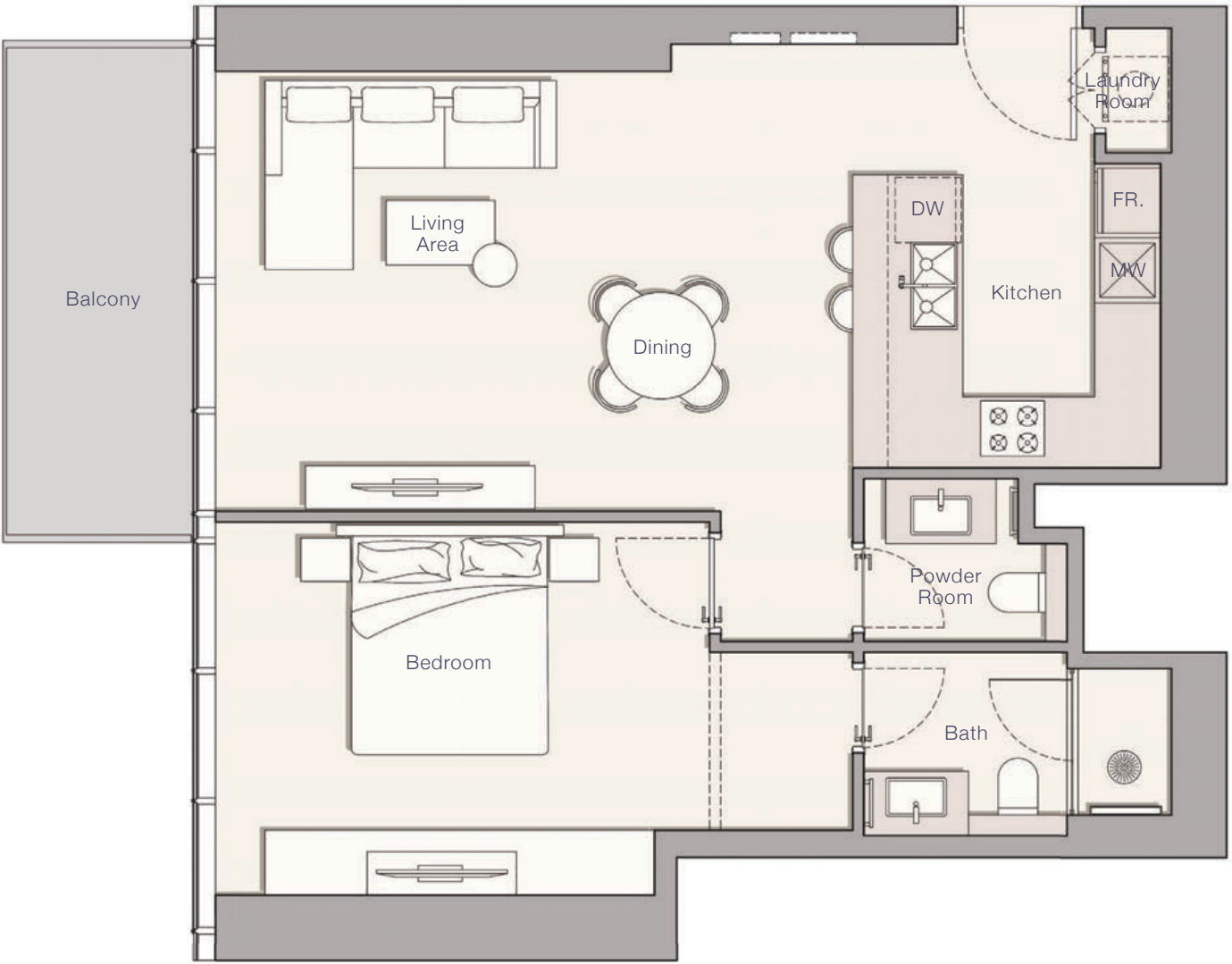
Internal Living Area	Outdoor Living Area	Total Living Area
758.32 sq.ft.	60.71 sq.ft.	819.03 sq.ft.

1 BEDROOM - TYPE I

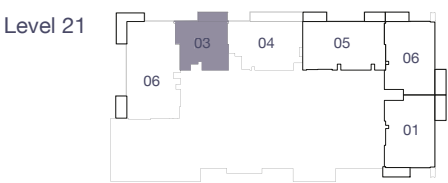


Internal Living Area	Outdoor Living Area	Total Living Area
845.07 sq.ft.	57.91 sq.ft.	902.98 sq.ft.

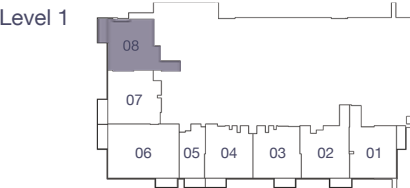
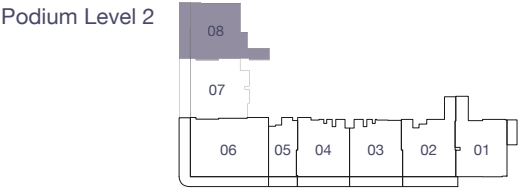
1 BEDROOM - TYPE J



Internal Living Area	Outdoor Living Area	Total Living Area
754.01 sq.ft.	85.79 sq.ft.	839.80 sq.ft.

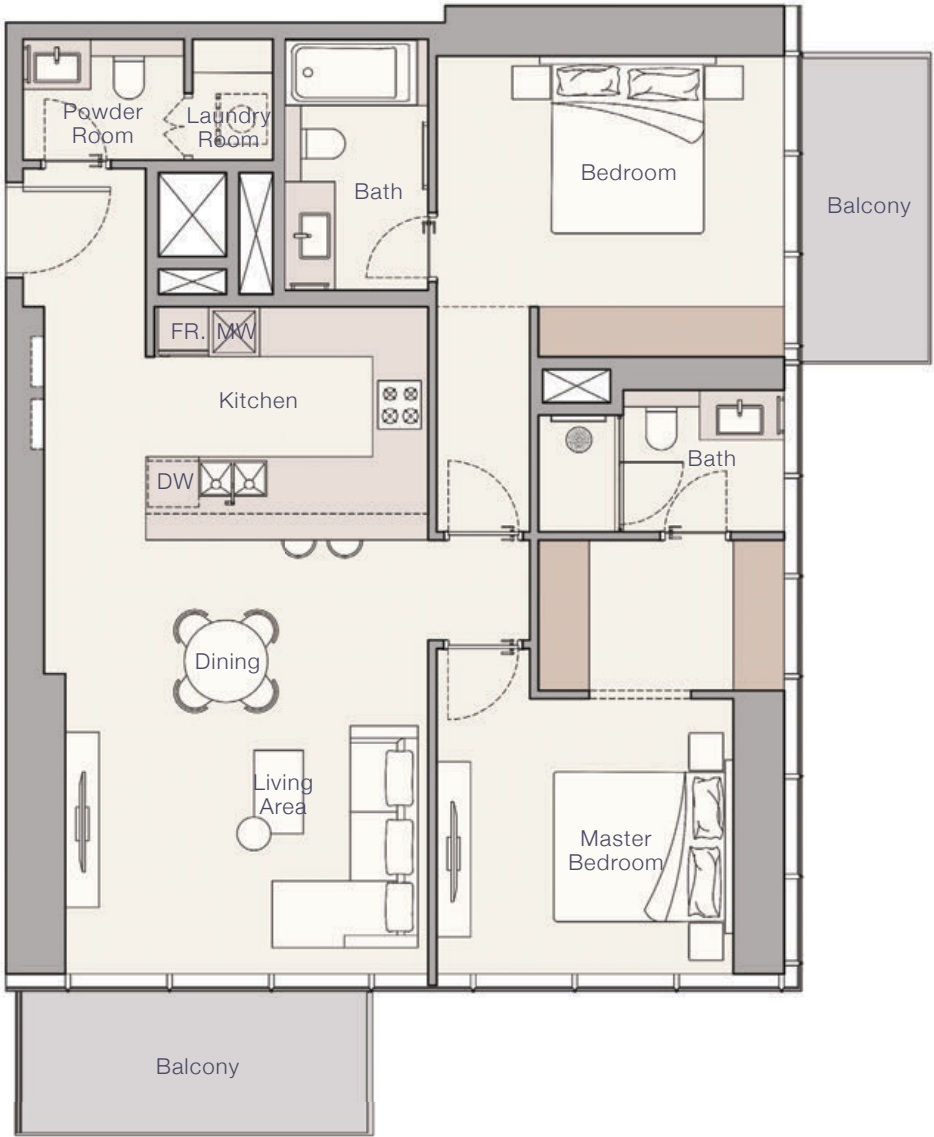


1 BEDROOM - TYPE K

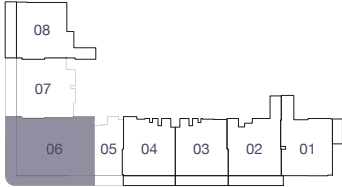


Internal Living Area	Outdoor Living Area	Total Living Area
844.86 sq.ft.	76.75 sq.ft.	921.61 sq.ft.

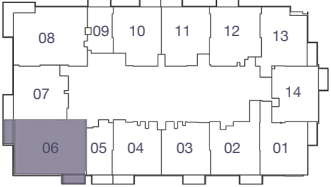
2 BEDROOM - TYPE A



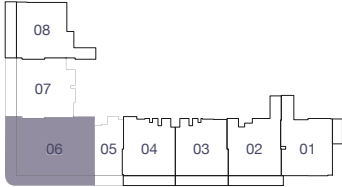
Podium Level 2



Level 3-15



Podium Level 3-5



Level 17



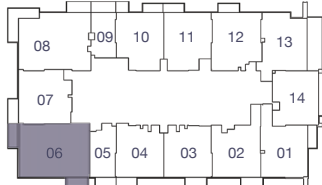
Level 1



Level 18-19 & 23-30



Level 2



Level 22



Internal Living Area

Outdoor Living Area

Total Living Area

1,097.06 sq.ft.

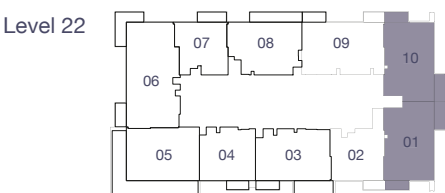
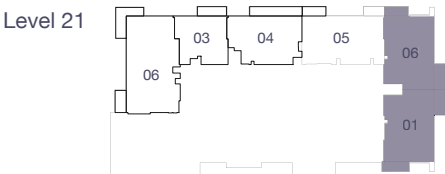
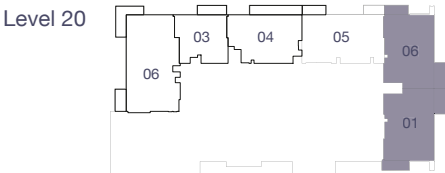
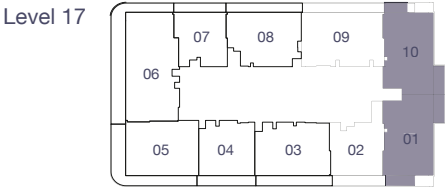
139.50 sq.ft.

1,236.56 sq.ft.

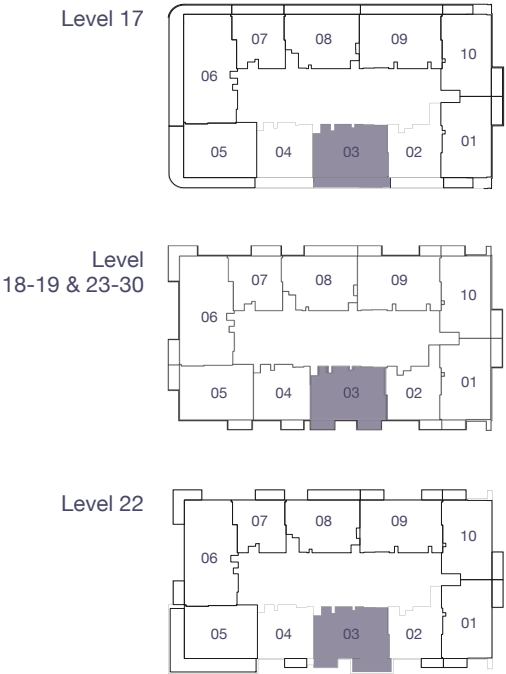
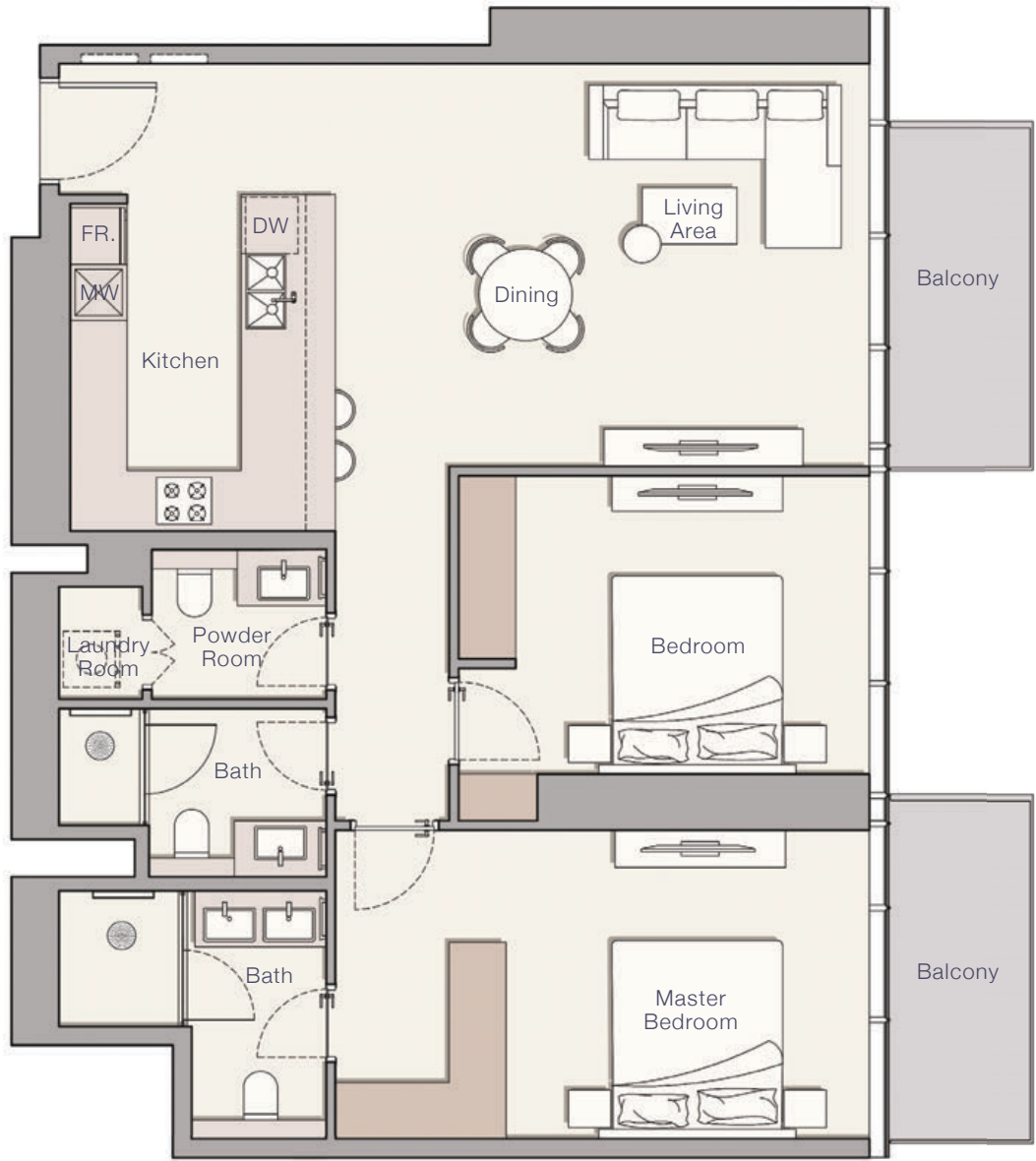
2 BEDROOM - TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
1,107.82 sq.ft.	151.56 sq.ft.	1,259.38 sq.ft.

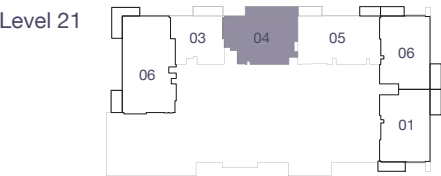
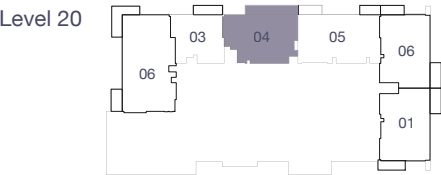
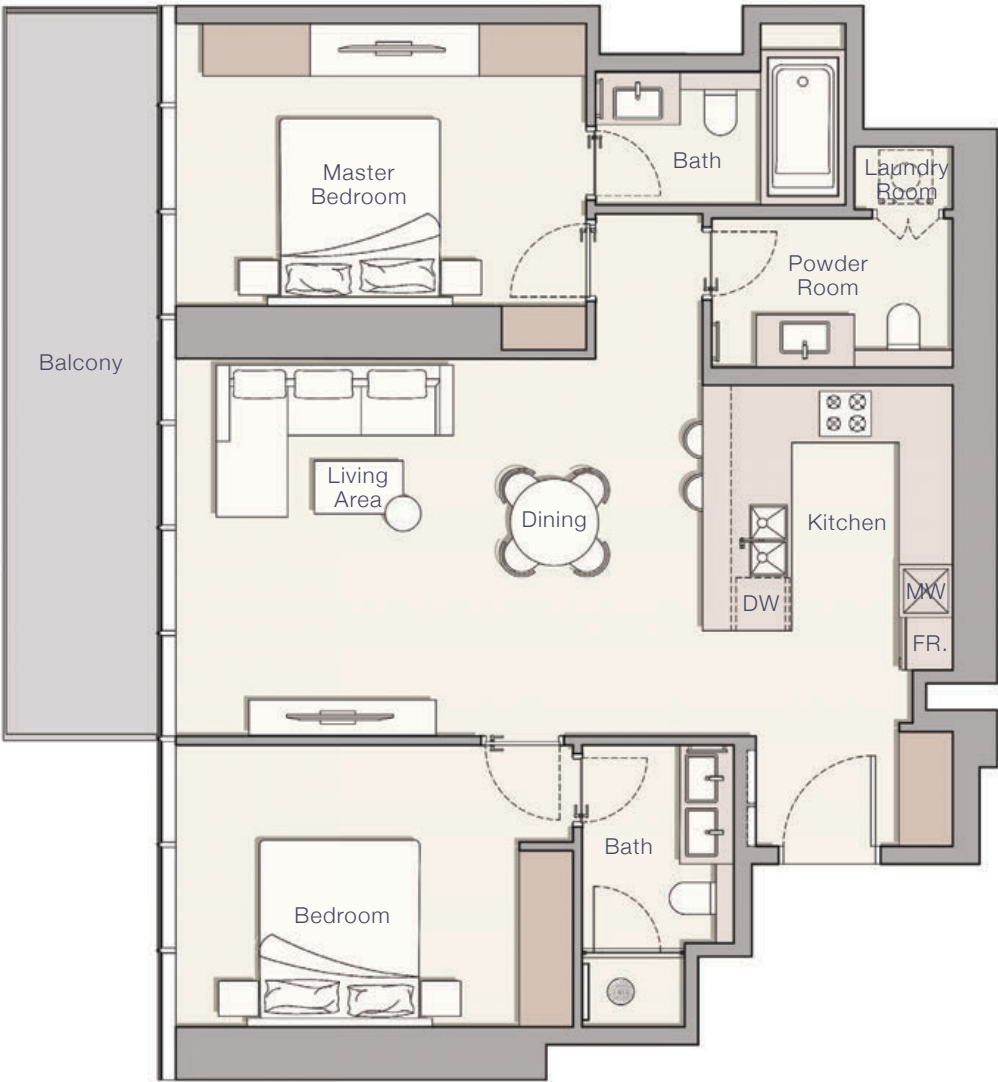


2 BEDROOM - TYPE C



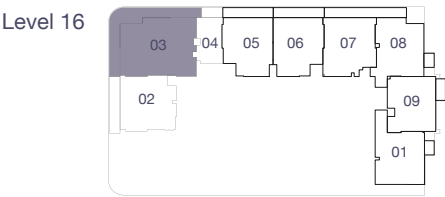
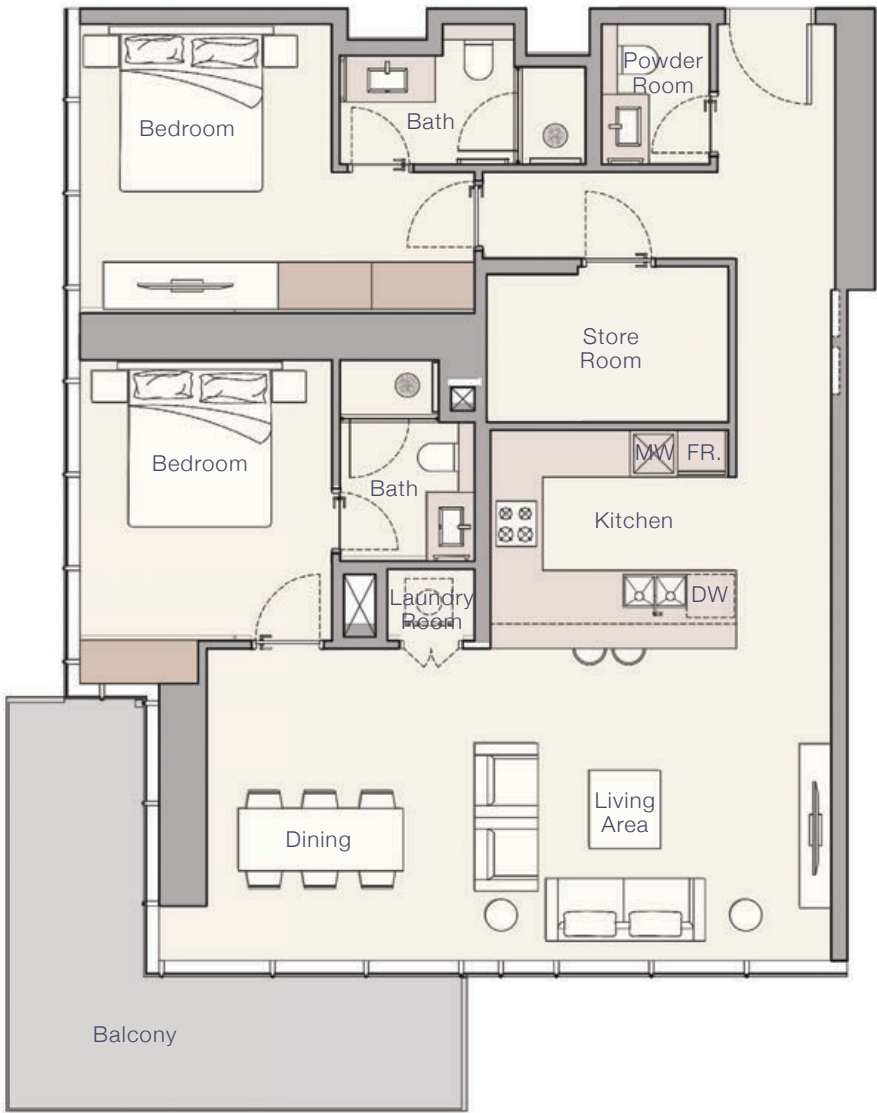
Internal Living Area	Outdoor Living Area	Total Living Area
1,103.09 sq.ft.	122.60 sq.ft.	1,225.69 sq.ft.

2 BEDROOM - TYPE D



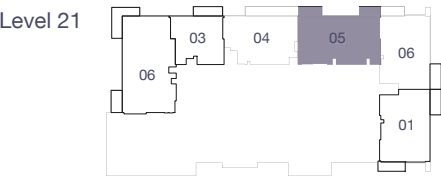
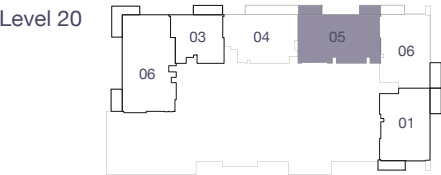
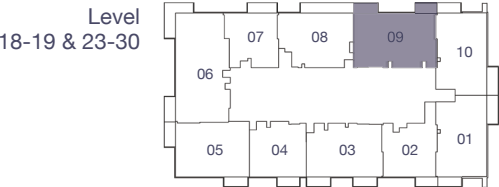
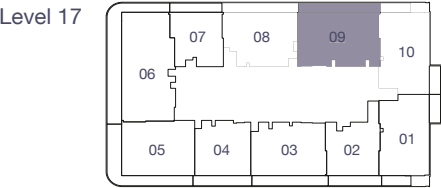
Internal Living Area	Outdoor Living Area	Total Living Area
1,048.08 sq.ft.	155.32 sq.ft.	1,204.41 sq.ft.

2 BEDROOM + MAIDS - TYPE A



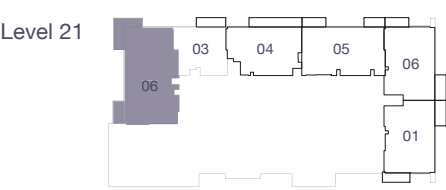
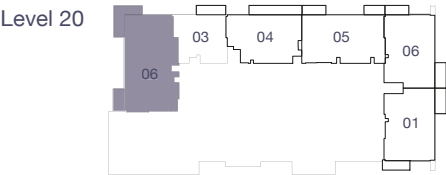
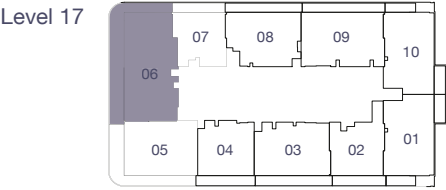
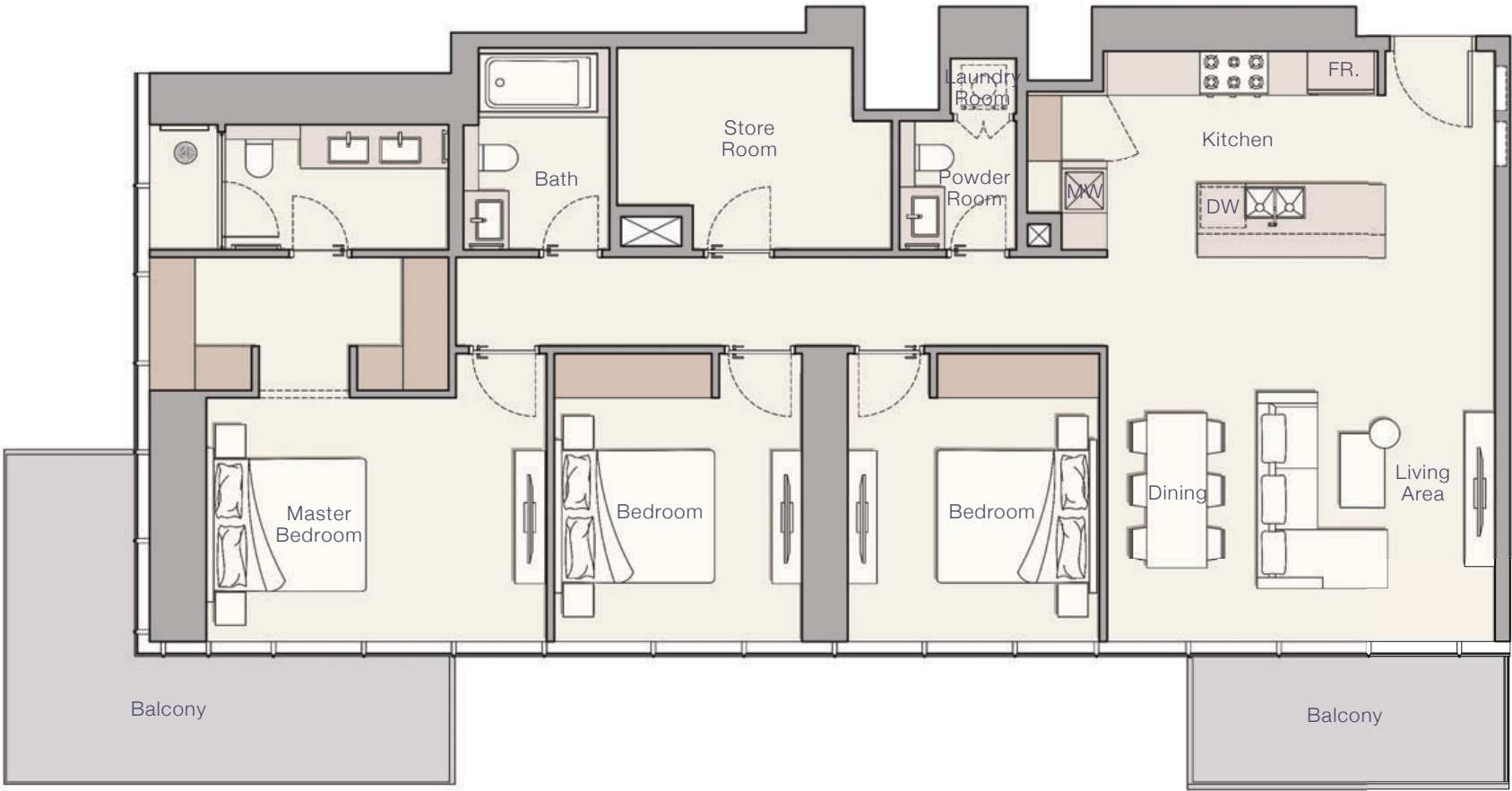
Internal Living Area	Outdoor Living Area	Total Living Area
1,247.11 sq.ft.	175.24 sq.ft.	1,422.34 sq.ft.

2 BEDROOM + MAID - TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
1,248.29 sq.ft.	130.89 sq.ft.	1,379.18 sq.ft.

3 BEDROOM - TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

1,581.33 sq.ft.

242.08 sq.ft.

1,823.41 sq.ft.



UPPER HOUSE
BY ELLINGTON

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.