

ELLINGTON | DUTCO

ONE  
RIVER POINT

PROJECT BRIEF

A HIGH-END URBAN ESCAPE THAT CAPTURES THE  
MOOD AND RHYTHM OF BUSINESS BAY



# ONE RIVER POINT

ELLINGTON | DUTCO

One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.

One River Point presents an array of world-class amenities that cater to the wellness-oriented and sophisticated lifestyle of its residents. The amenities are celebrated as an exclusive zone combining various spaces through a striking formal expression that adds a touch of architectural distinction and visual appeal.

Ellington Properties and Dutco are bringing together a wealth of experience and expertise in the development of One River Point.

Combining Ellington's resident-first philosophy with the attention to detail and efficiency for which Dutco is renowned, we can achieve perfection with speed. Our partnership marks a new era of growth for Ellington, and the rapid expansion of Dubai.



City Walk

Burj Khalifa

Dubai International  
Financial Centre

Sheikh Zayed Road

Business Bay  
Metro Station

Dubai Opera

The Dubai Mall

Dubai Fountain

Dubai Water Footbridge

ONE  
RIVER POINT

Al Aamal St.

Dubai Water  
Canal Boardwalk

Dubai Water Canal

Al Asayel St.

Dubai Water Canal

# DRIVING DISTANCES

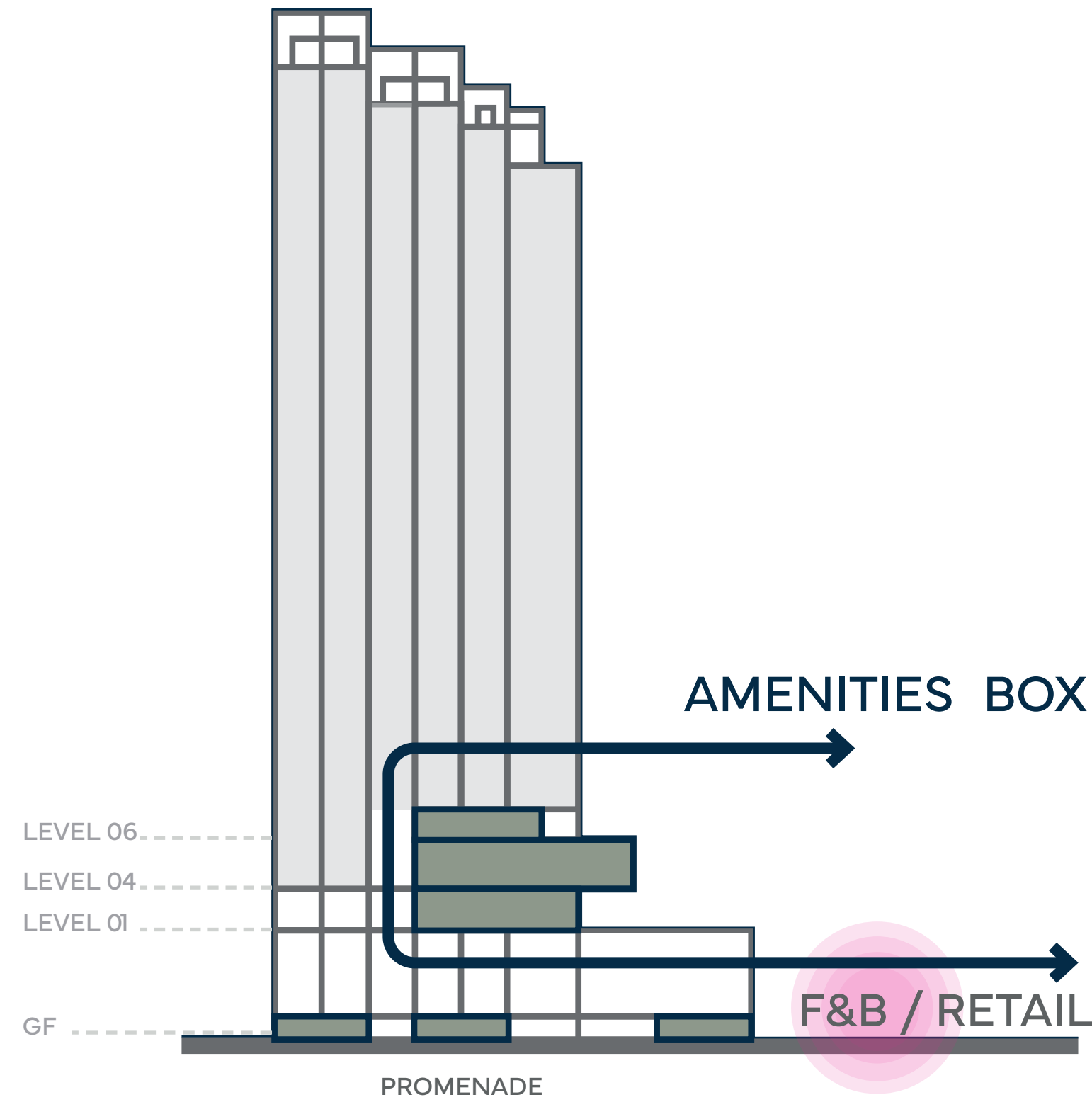
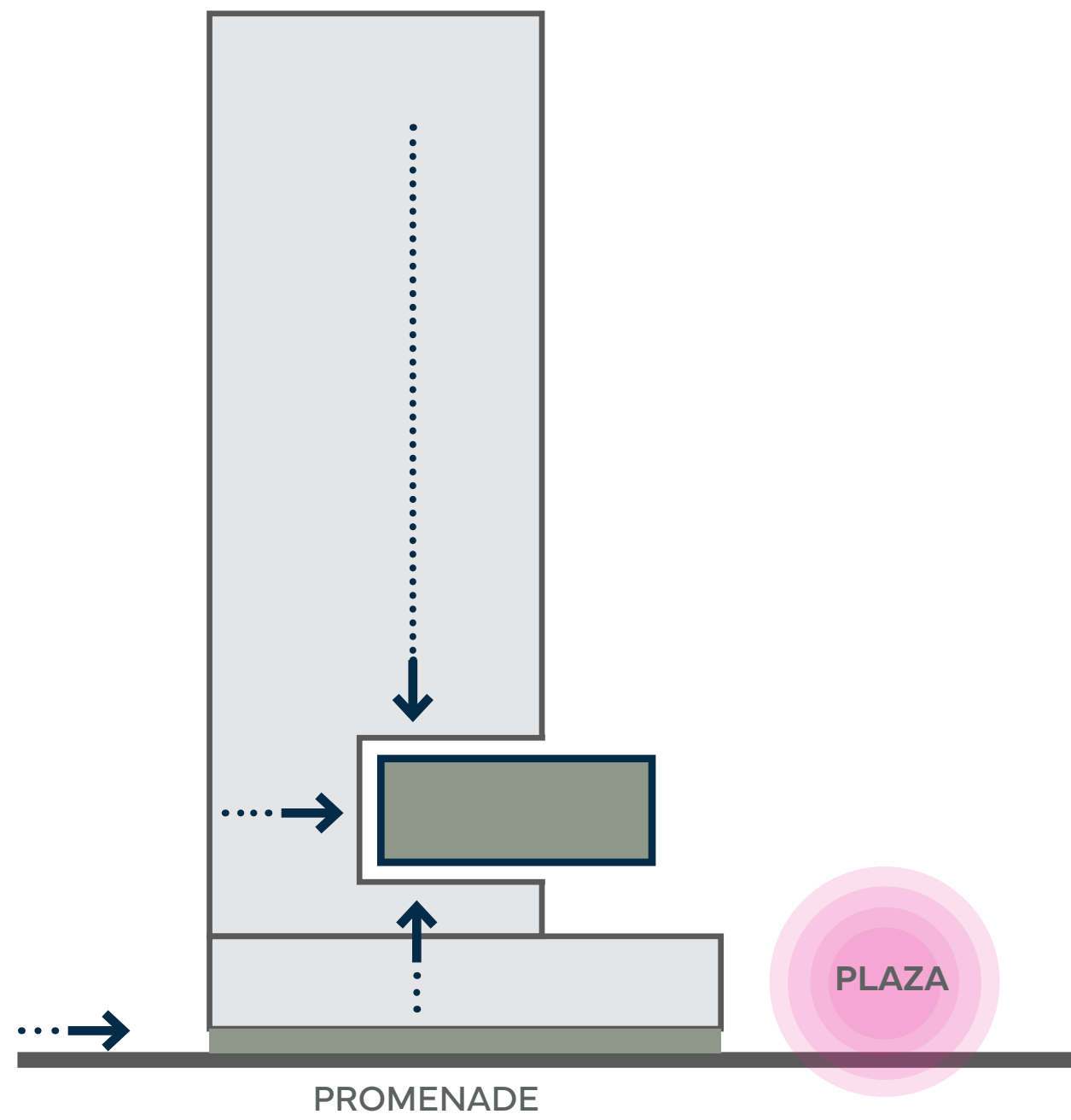


DUBAI WATER CANAL BOARDWALK	1 minute
DUBAI WATERFALL	2 minutes
BUSINESS BAY METRO STATION BUSINESS BAY MARINA AL QUOZ POND PARK	5 minutes
BURJ KHALIFA AND DUBAI MALL	7 minutes
MUSEUM OF THE FUTURE	8 minutes
DUBAI INTERNATIONAL FINANCIAL CENTRE CITY WALK MEYDAN RACECOURSE	10 minutes
MALL OF THE EMIRATES	13 minutes
DUBAI DESIGN DISTRICT DUBAI FESTIVAL CITY KITE BEACH	15 minutes
BURJ AL ARAB	17 minutes
PALM JUMEIRAH	19 minutes
EMIRATES GOLF CLUB DUBAI INTERNATIONAL AIRPORT	20 minutes
AL MAKTOUM INTERNATIONAL AIRPORT	39 minutes

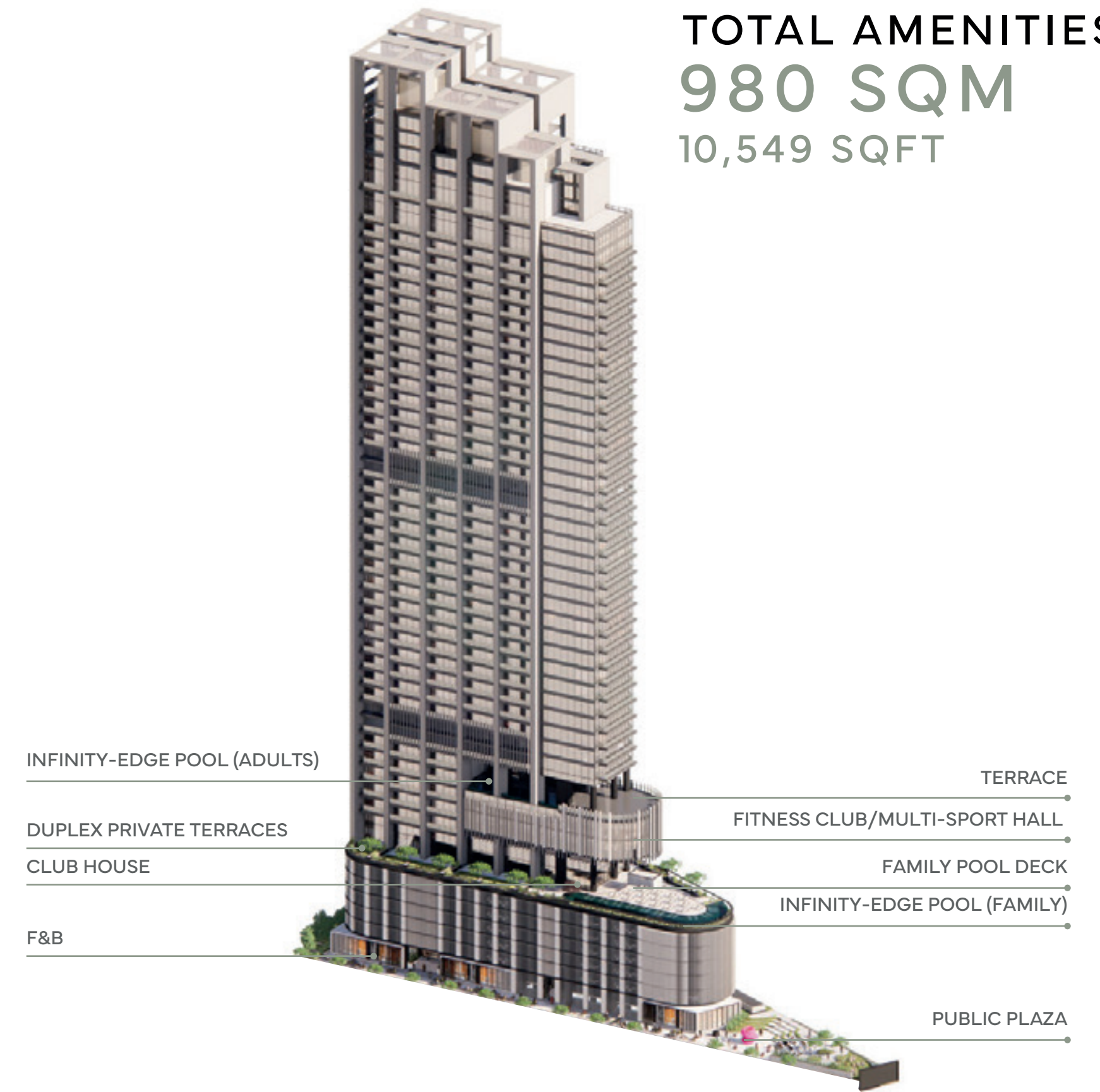


ACTUAL AERIAL  
VIEW

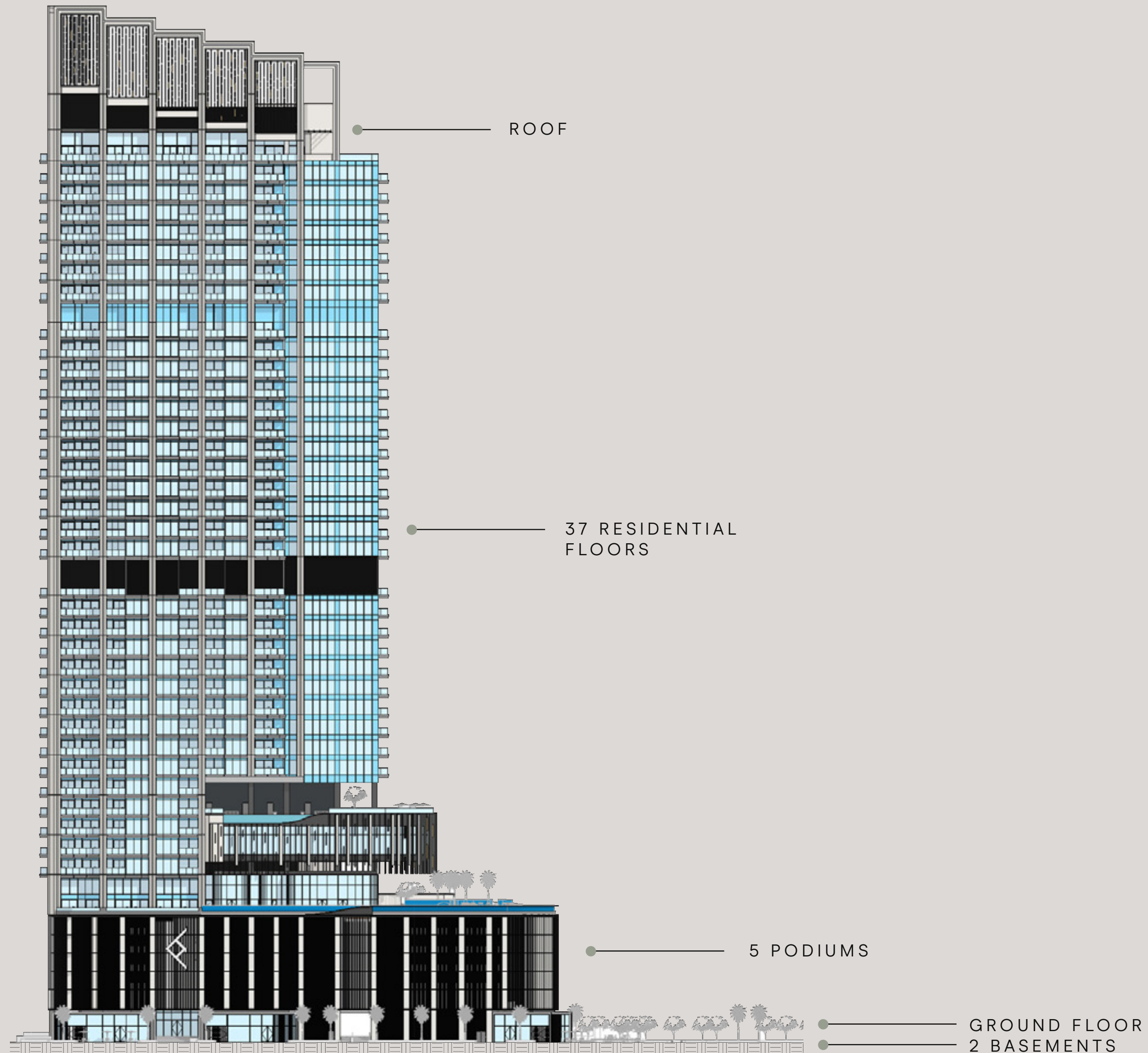
# DESIGN STRATEGY



TOTAL AMENITIES  
**980 SQM**  
 10,549 SQFT



Exclusive amenities are combined in one zone and celebrated in a protruding structural expression. While featured public and F&b spaces are located at the ground floor.



# BUILDING CONFIGURATION

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<b>ELEVATORS</b>	7 passenger elevators 1 service elevator
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<b>ANTICIPATED SERVICE CHARGE</b>	AED 20 per sq.ft
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<b>ANTICIPATED COMPLETION DATE</b>	Q2 2027
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<b>PARKING</b>	<b>Studio, 1 and 2-bedroom:</b> 1 car parking space <b>3 and 4-bedroom:</b> 2 car parking spaces
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<b>OWNERSHIP</b>	Freehold
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## SIZE RANGE PER UNIT TYPE

<b>STUDIO</b>	From 487 sq. ft
<b>1 BEDROOM</b>	From 958 sq. ft to 1,199 sq. ft
<b>2 BEDROOM</b>	From 1,447 sq. ft to 1,795 sq. ft
<b>3 BEDROOM</b>	From 2,397 sq. ft to 3,968 sq. ft
<b>4 BEDROOM DUPLEX</b>	From 4,971 sq. ft to 5,576 sq. ft
<b>3 BEDROOM PENTHOUSE</b>	From 3,502 sq. ft to 3,734 sq. ft
<b>4 BEDROOM PENTHOUSE</b>	From 5,847 sq. ft

## NUMBER OF UNITS PER TYPE

<b>STUDIO</b>	19 units
<b>1 BEDROOM</b>	94 units
<b>2 BEDROOM</b>	146 units
<b>3 BEDROOM</b>	31 units
<b>4 BEDROOM DUPLEX</b>	2 units
<b>3 BEDROOM PENTHOUSE</b>	2 units
<b>4 BEDROOM PENTHOUSE</b>	1 unit



**GROUND FLOOR  
AMENITIES**



ARRIVAL  
AREA



**CONCIERGE  
SERVICE**



LOBBY  
RECEPTION



LOBBY  
AREA



LIFT  
LOBBY



DUBAI WATER CANAL  
BOARDWALK

[CLICK HERE TO VIEW  
THE 360° EXPERIENCE](#)





DUBAI WATER CANAL

DUBAI WATER CANAL BOARDWALK

## GROUND FLOOR AMENITIES PLAN

- ① VEHICLE ENTRANCE & EXIT
- ② DROP-OFF AREA
- ③ LOBBY ENTRANCE
- ④ LOBBY LOUNGE
- ⑤ LOBBY RECEPTION
- ⑥ LIFT LOBBY
- ⑦ ACCESS TO BOARDWALK
- ⑧ OUTDOOR SEATING AREAS



**FIRST FLOOR  
AMENITIES**



POOL  
DECK

CLICK HERE TO VIEW  
THE 360° EXPERIENCE



# ELEGANT ENERGETIC

## CLUBHOUSE

The Clubhouse sits on the upper floor of The Podium, overlooking the swimming pool through large glass doors.





**KIDS  
PLAY**



IMMERSIVE  
ROOM



## 1<sup>ST</sup> FLOOR AMENITIES PLAN

- |    |                        |    |                                      |
|----|------------------------|----|--------------------------------------|
| 1  | BEACH CLUB POOL        | 11 | FEMALE CHANGE ROOM                   |
| 2  | KIDS POOL              | 12 | MALE CHANGE ROOM                     |
| 3  | POOL SUN LOUNGERS AREA | 13 | BATHROOM FOR PEOPLE OF DETERMINATION |
| 4  | CABANAS                | 14 | LIFT LOBBY                           |
| 5  | OUTDOOR SEATING AREA   |    |                                      |
| 6  | KIDS PLAY AREA         |    |                                      |
| 7  | CLUB LOUNGE            |    |                                      |
| 8  | CO-WORKING AREA        |    |                                      |
| 9  | KITCHENETTE            |    |                                      |
| 10 | IMMERSIVE ROOM         |    |                                      |



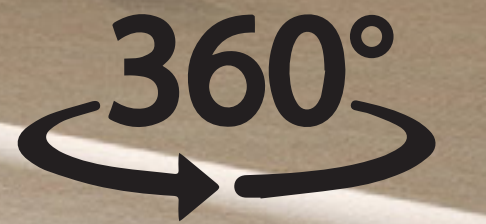
**FOURTH & SIXTH FLOOR  
AMENITIES**





FITNESS  
STUDIO

CLICK HERE TO VIEW  
THE 360° EXPERIENCE



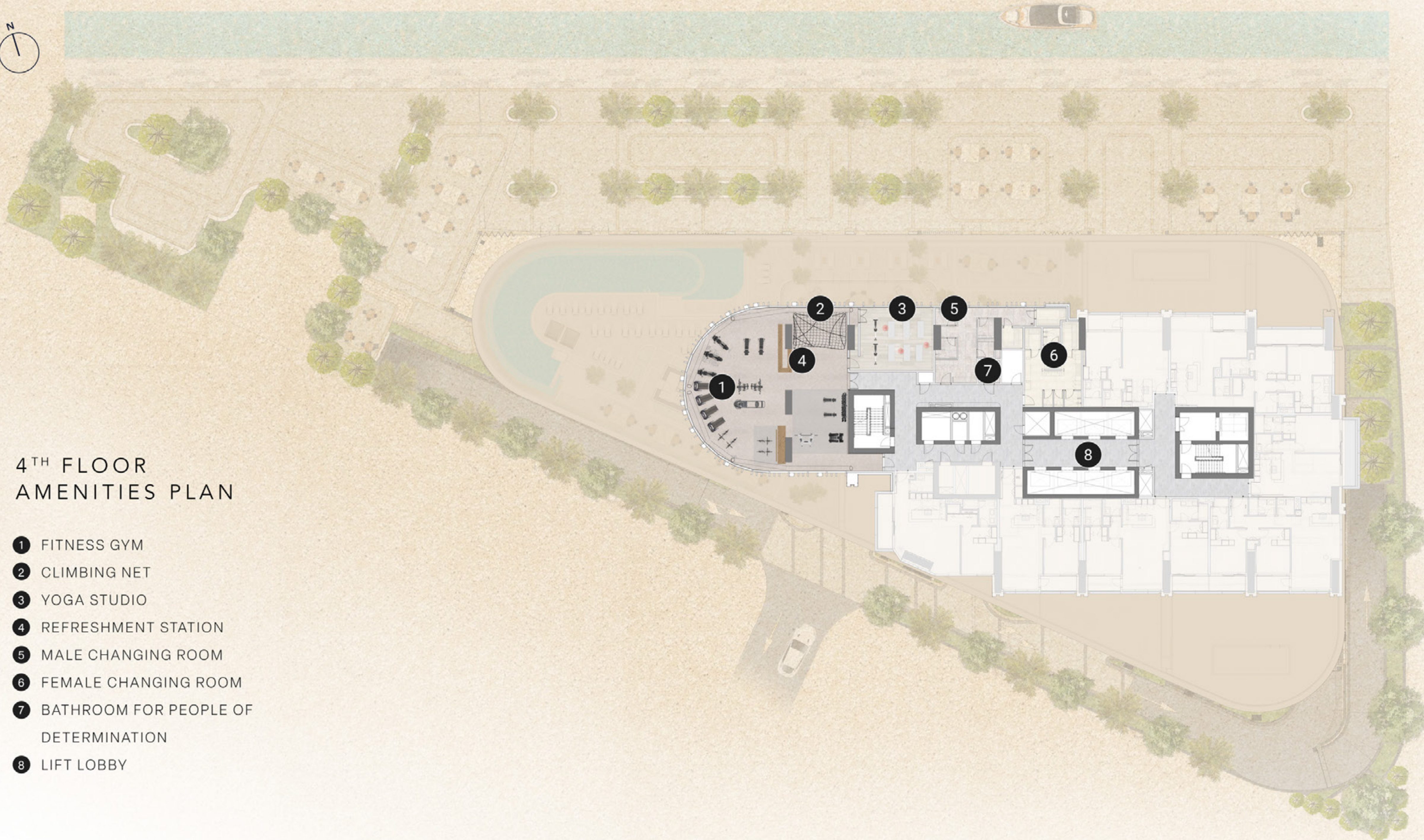


YOGA  
STUDIO



## 4<sup>TH</sup> FLOOR AMENITIES PLAN

- ① FITNESS GYM
- ② CLIMBING NET
- ③ YOGA STUDIO
- ④ REFRESHMENT STATION
- ⑤ MALE CHANGING ROOM
- ⑥ FEMALE CHANGING ROOM
- ⑦ BATHROOM FOR PEOPLE OF DETERMINATION
- ⑧ LIFT LOBBY





## 6<sup>TH</sup> FLOOR AMENITIES PLAN

- 1 ADULT POOL AREA
- 2 POOL SUN LOUNGERS
- 3 CABANAS
- 4 OUTDOOR SEATING AREA
- 5 CHANGING ROOMS
- 6 LIFT LOBBY



# APARTMENTS





# COOL, CALM CONTENT

## LIVING & DINING

High-end detailing with a contemporary edge retains the effortlessness of the building's striking facade.

## ADDITIONAL KITCHEN FEATURES



Integrated kitchen drop-in sink with vegetable and glass rinser



Integrated pop-up Downdraft Hood Slider with touch control and charcoal filter

\* The additional kitchen feature is exclusively available for 3-bedroom apartments, duplexes, and penthouses.



**TYPICAL  
KITCHEN**



# FRESH & FUNCTIONAL

## TYPICAL BATHROOM

Warm finishes and intricately applied detailing set the scene for self-care and relaxing cleansing rituals.



HOME  
AUTOMATION





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.

**CONSTRUCTION  
CONTRACTOR**

# FLOOR PLANS



**TYPICAL  
FLOOR PLANS**



### 1<sup>ST</sup> FLOOR TYPICAL PLAN

 3 BEDROOM DUPLEX  
LOWER LEVEL

 4 BEDROOM DUPLEX  
LOWER LEVEL



4-BR  
DUPLEX  
TYPE A  
01

3-BR  
DUPLEX  
TYPE C  
02

3-BR  
DUPLEX  
TYPE A  
05

3-BR  
DUPLEX  
TYPE B  
04

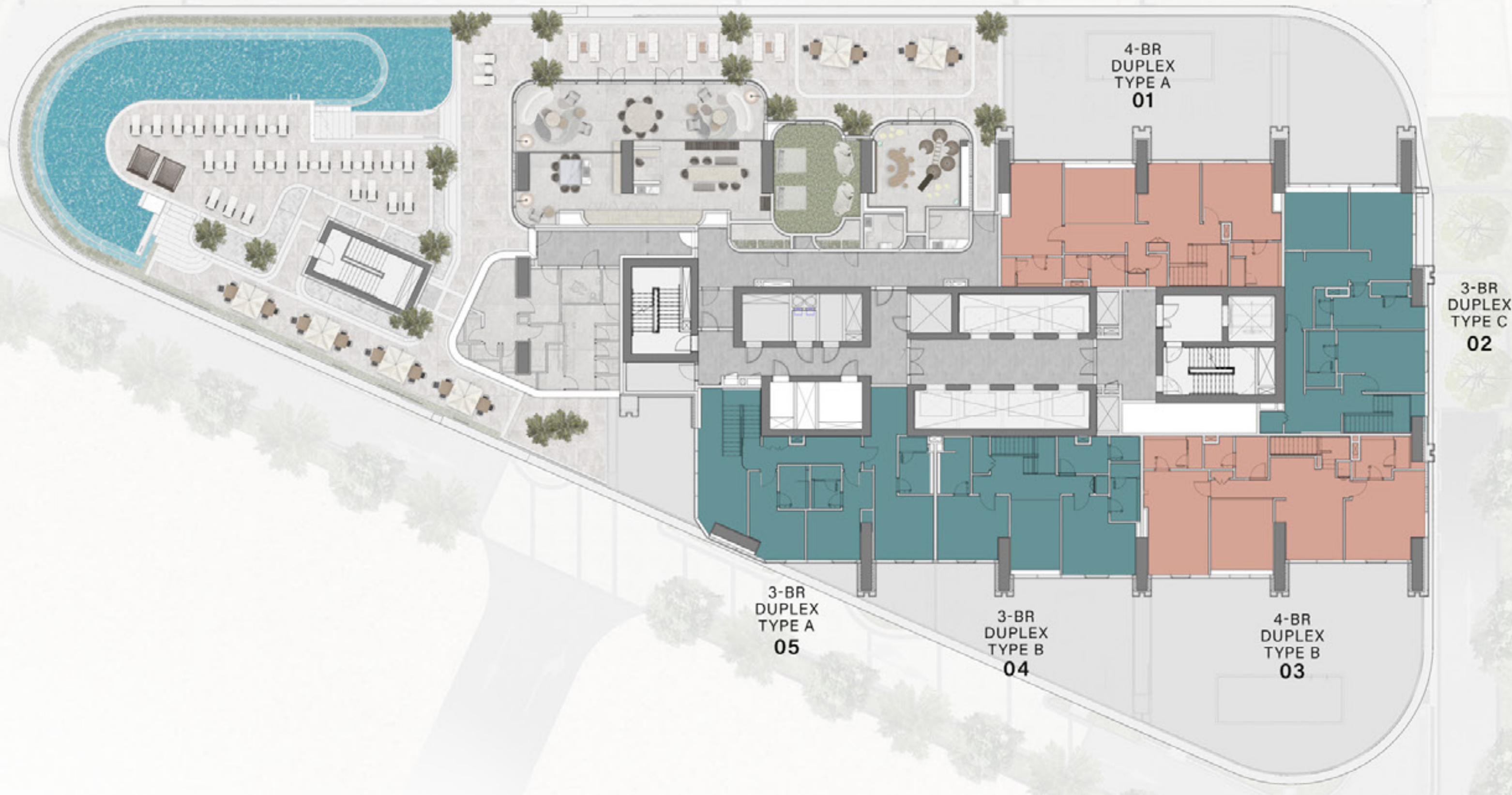
4-BR  
DUPLEX  
TYPE B  
03



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

 3 BEDROOM DUPLEX  
UPPER LEVEL

 4 BEDROOM DUPLEX  
UPPER LEVEL



3-BR  
DUPLEX  
TYPE A  
05

3-BR  
DUPLEX  
TYPE B  
04

4-BR  
DUPLEX  
TYPE B  
03

4-BR  
DUPLEX  
TYPE A  
01

3-BR  
DUPLEX  
TYPE C  
02



### 3<sup>RD</sup> FLOOR TYPICAL PLAN

 1 BEDROOM

 2 BEDROOM

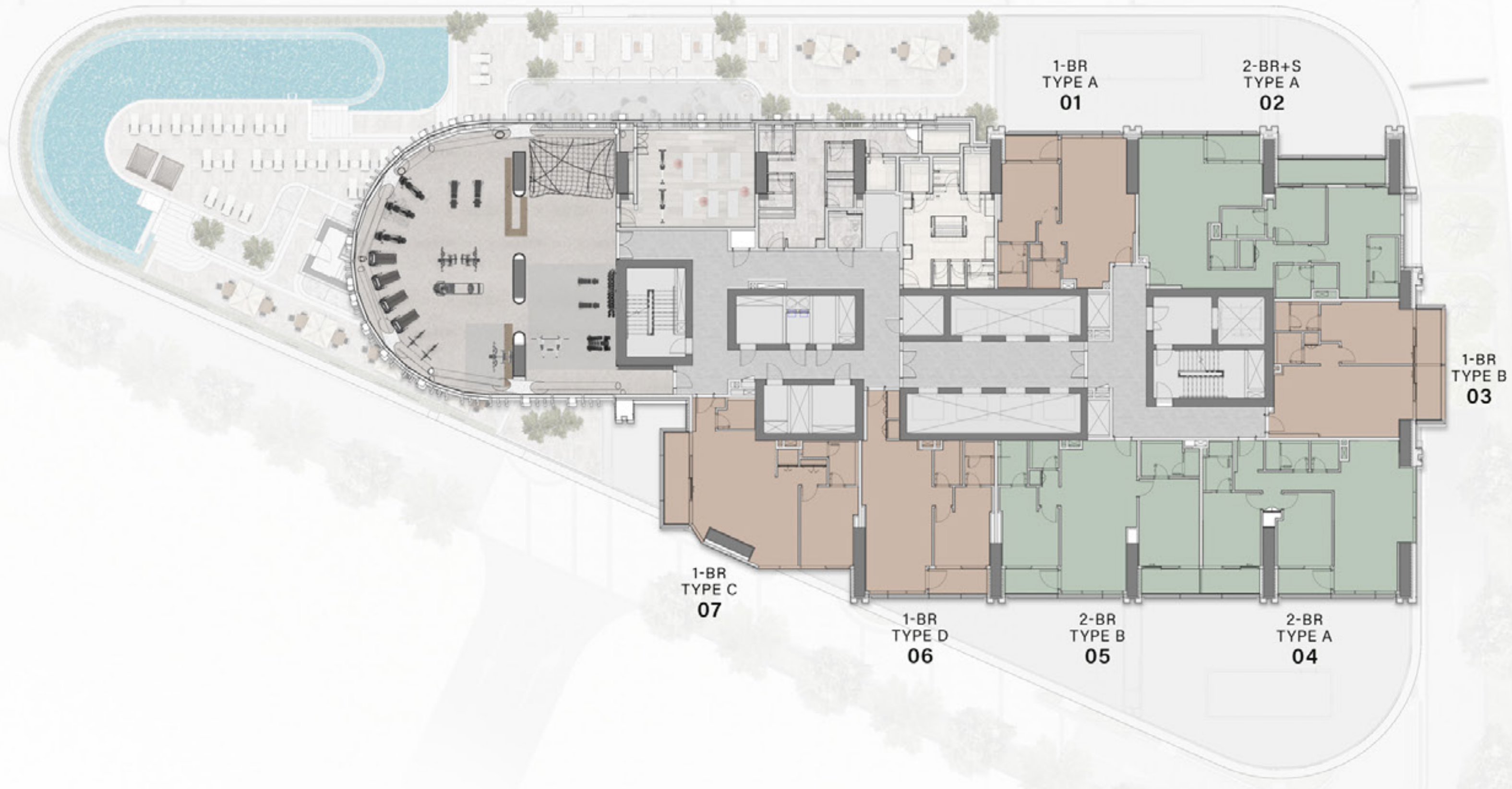


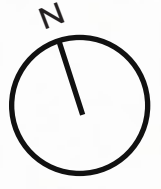




### 4<sup>TH</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM





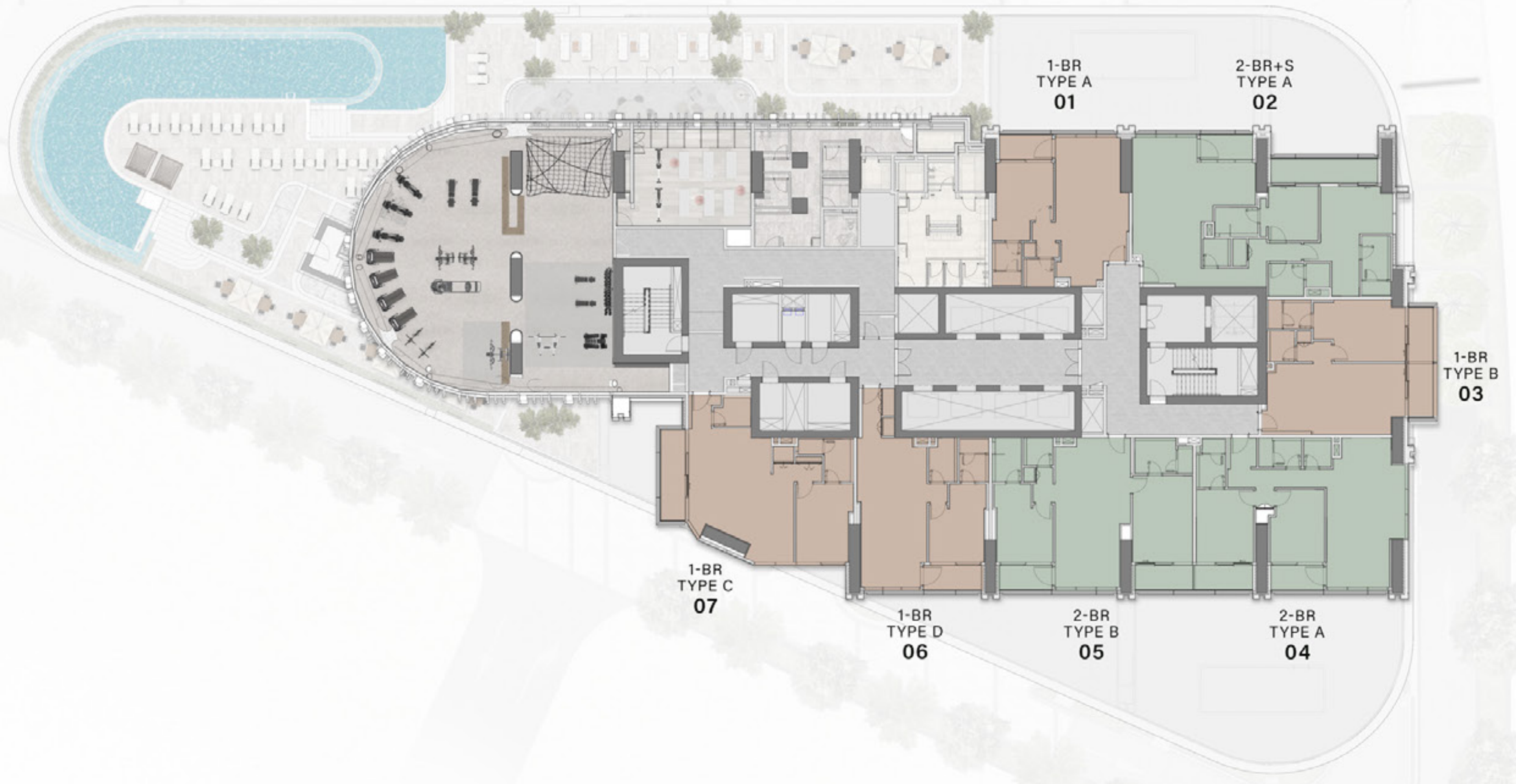
5<sup>TH</sup> FLOOR  
TYPICAL PLAN

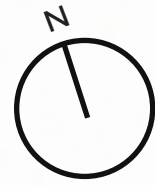


1 BEDROOM



2 BEDROOM

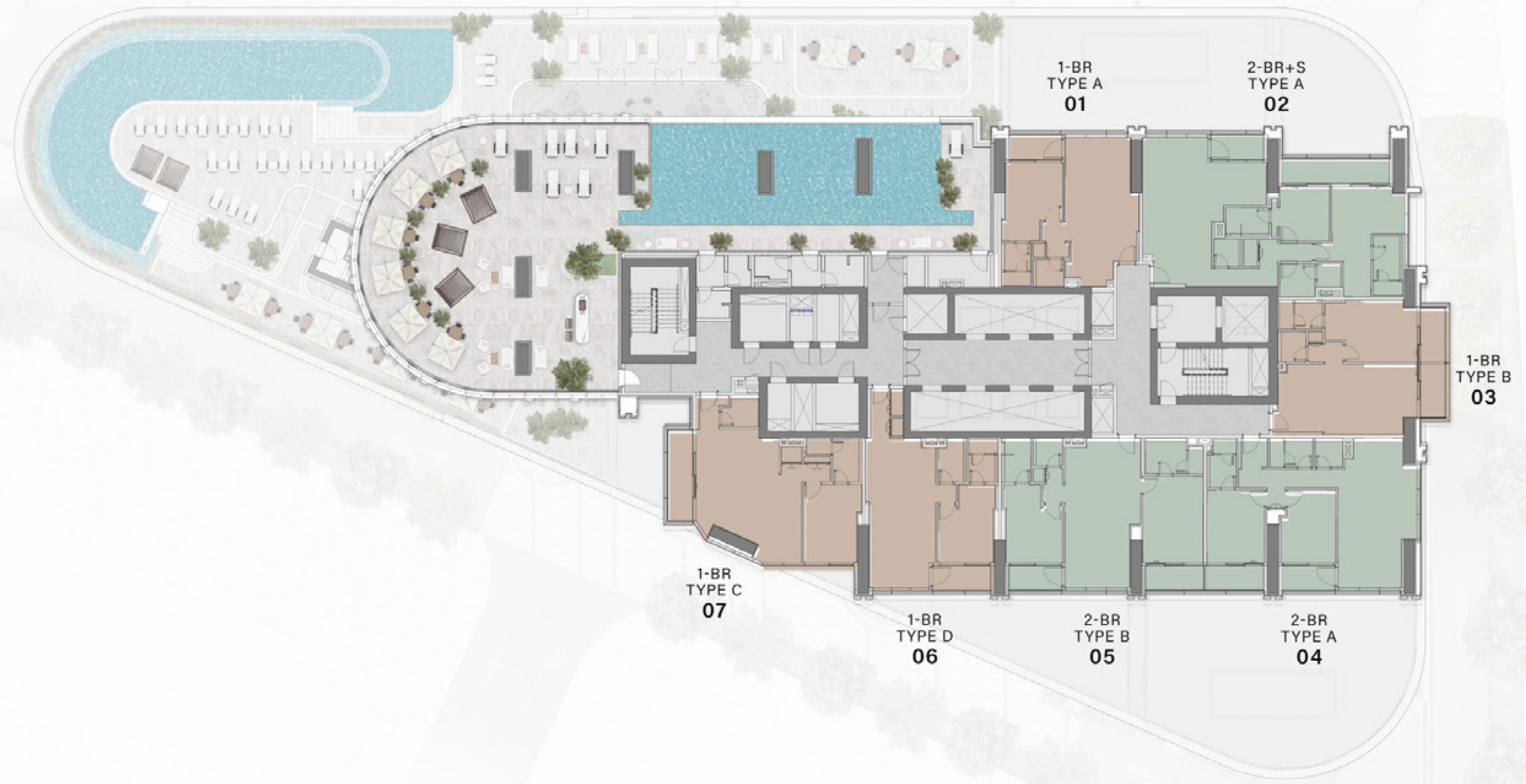


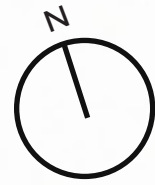


### 6<sup>TH</sup> FLOOR TYPICAL PLAN

 1 BEDROOM

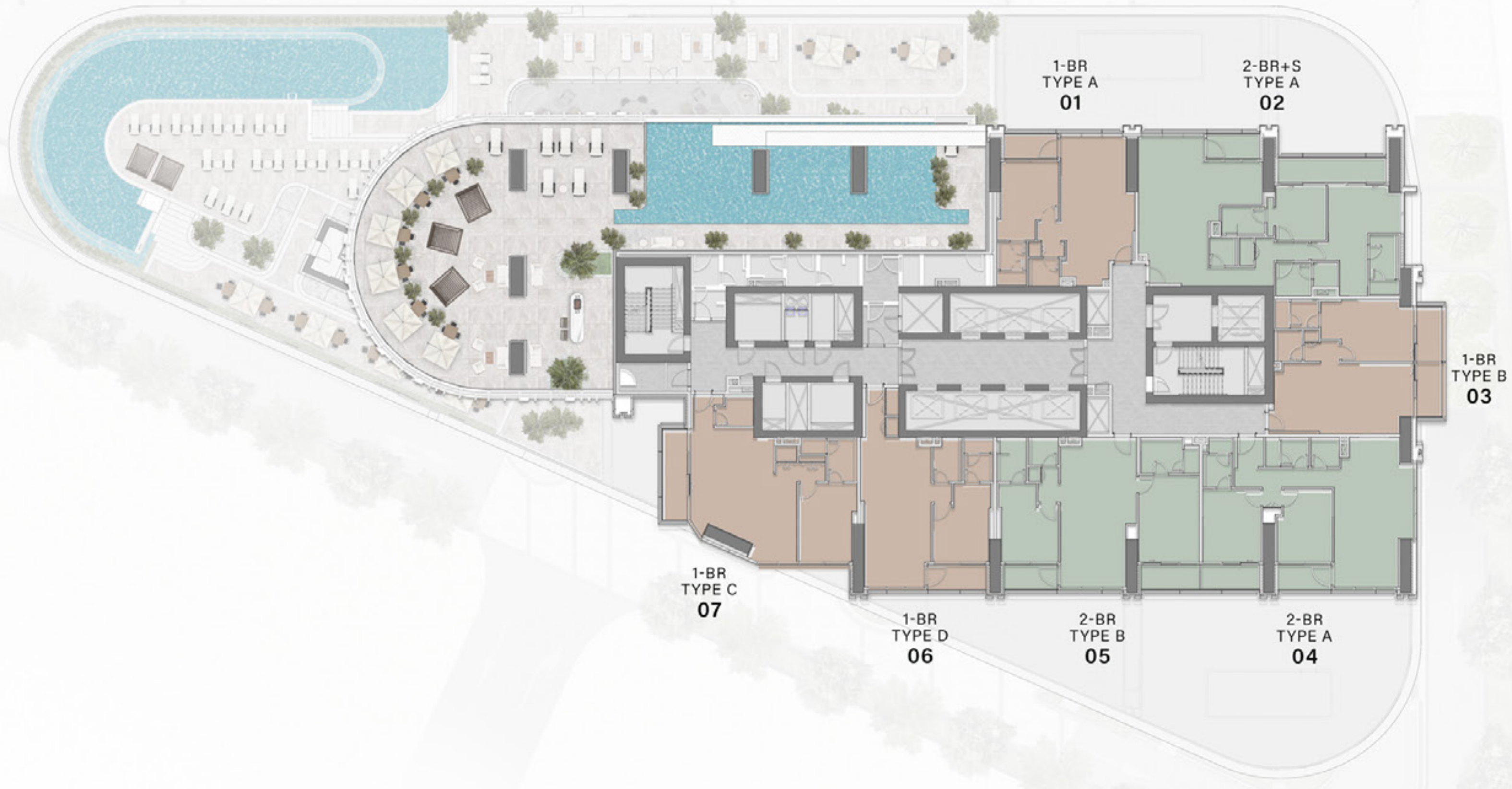
 2 BEDROOM

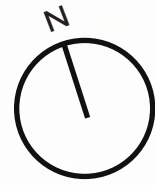




### 7<sup>TH</sup> FLOOR TYPICAL PLAN

-  1 BEDROOM
-  2 BEDROOM

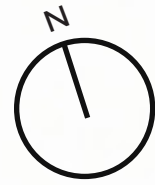




### 8<sup>TH</sup> - 16<sup>TH</sup> FLOOR TYPICAL PLAN

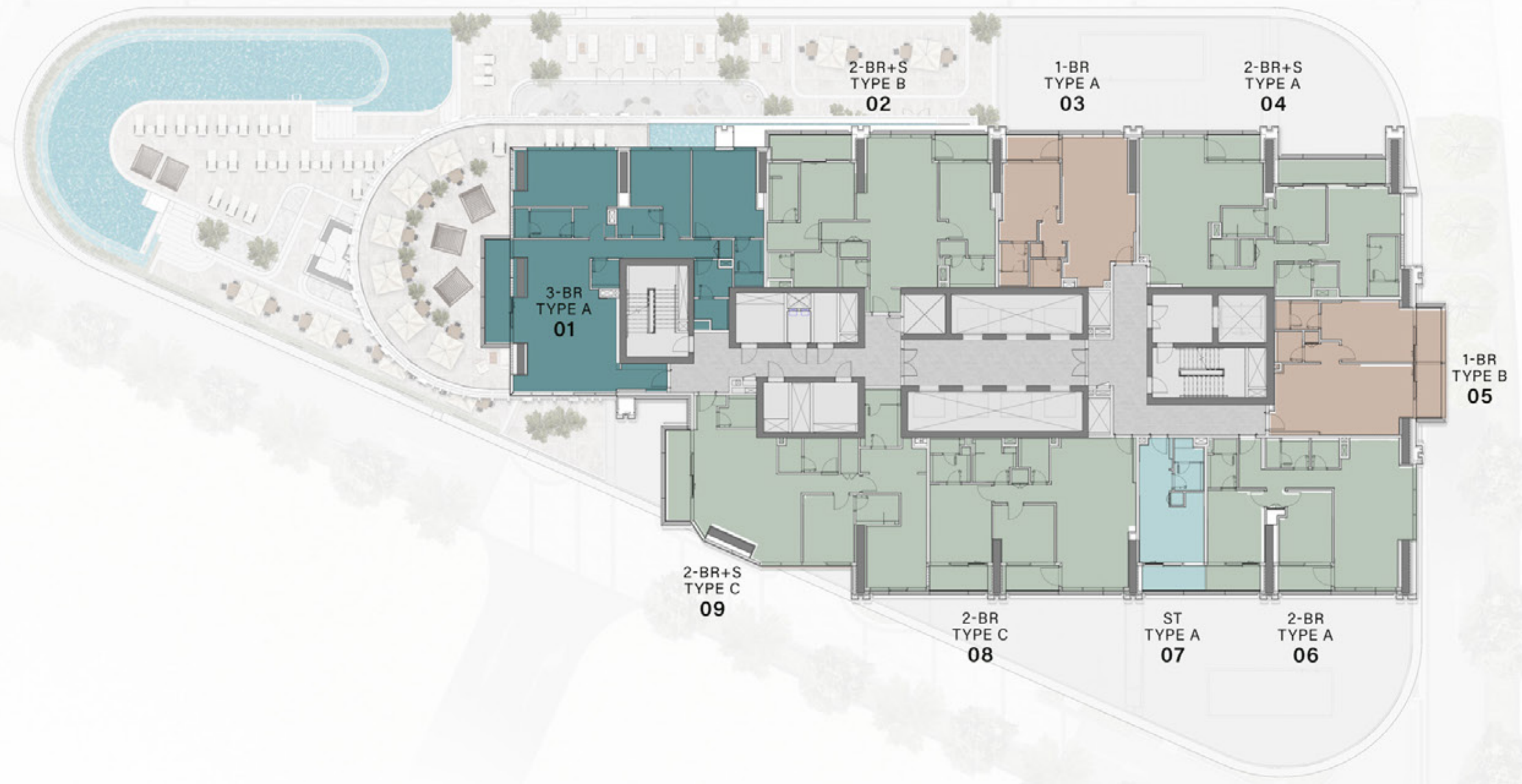
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

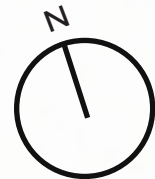




### 18<sup>TH</sup> - 36<sup>TH</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

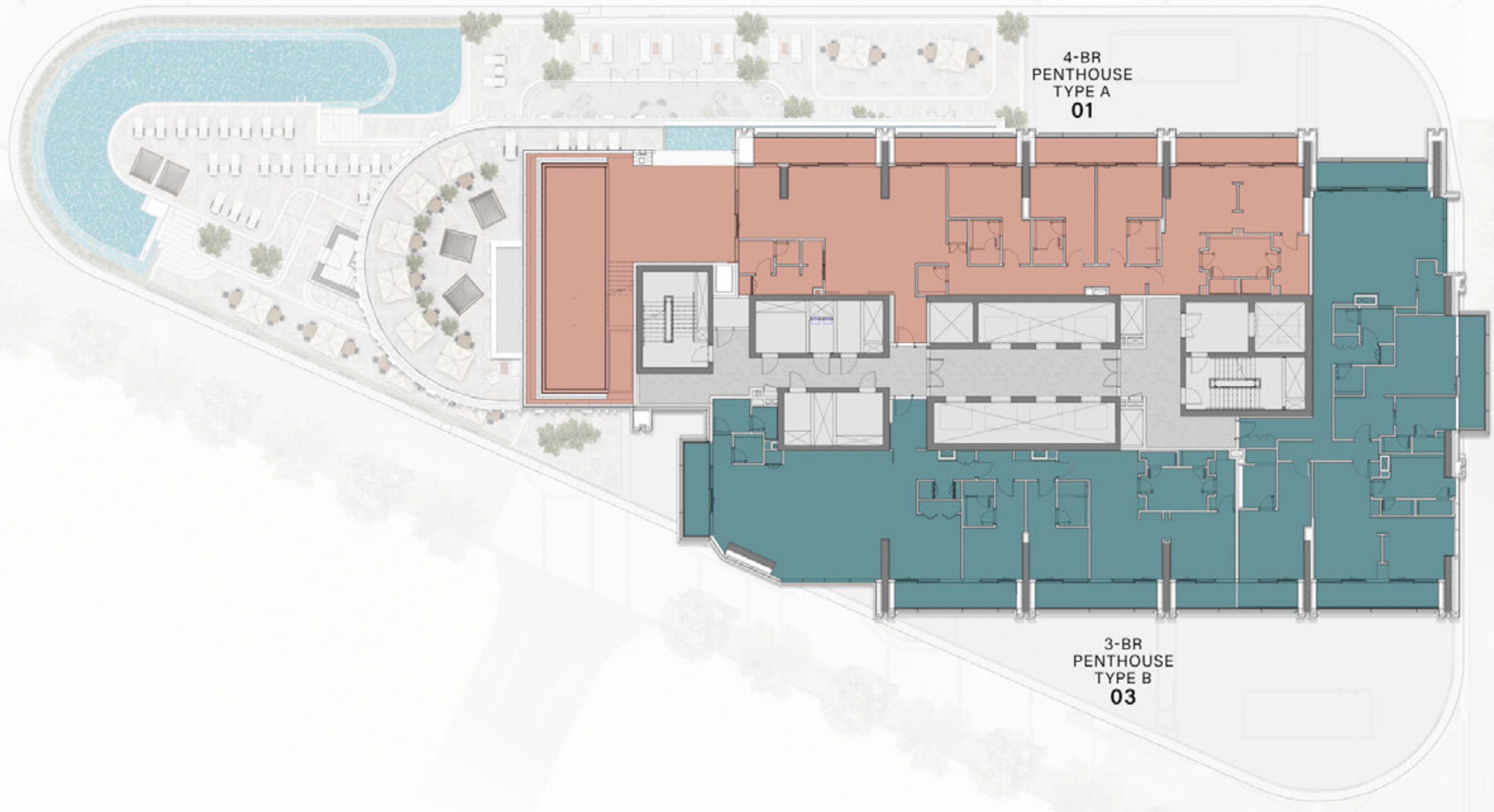




### 37<sup>TH</sup> FLOOR TYPICAL PLAN

 3 BEDROOM  
PENTHOUSE

 4 BEDROOM  
PENTHOUSE



4-BR  
PENTHOUSE  
TYPE A  
01

3-BR  
PENTHOUSE  
TYPE C  
02

3-BR  
PENTHOUSE  
TYPE B  
03

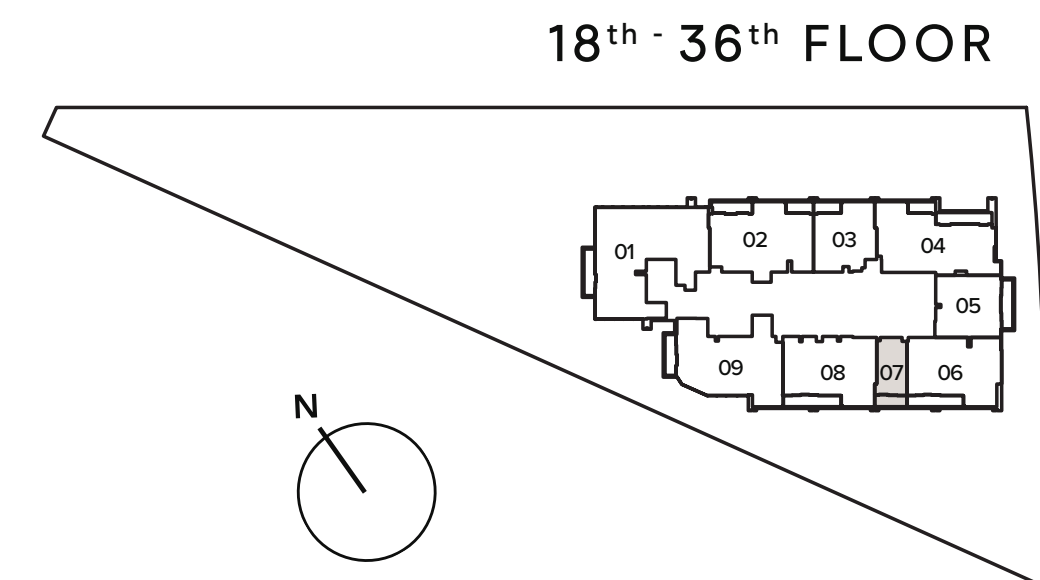
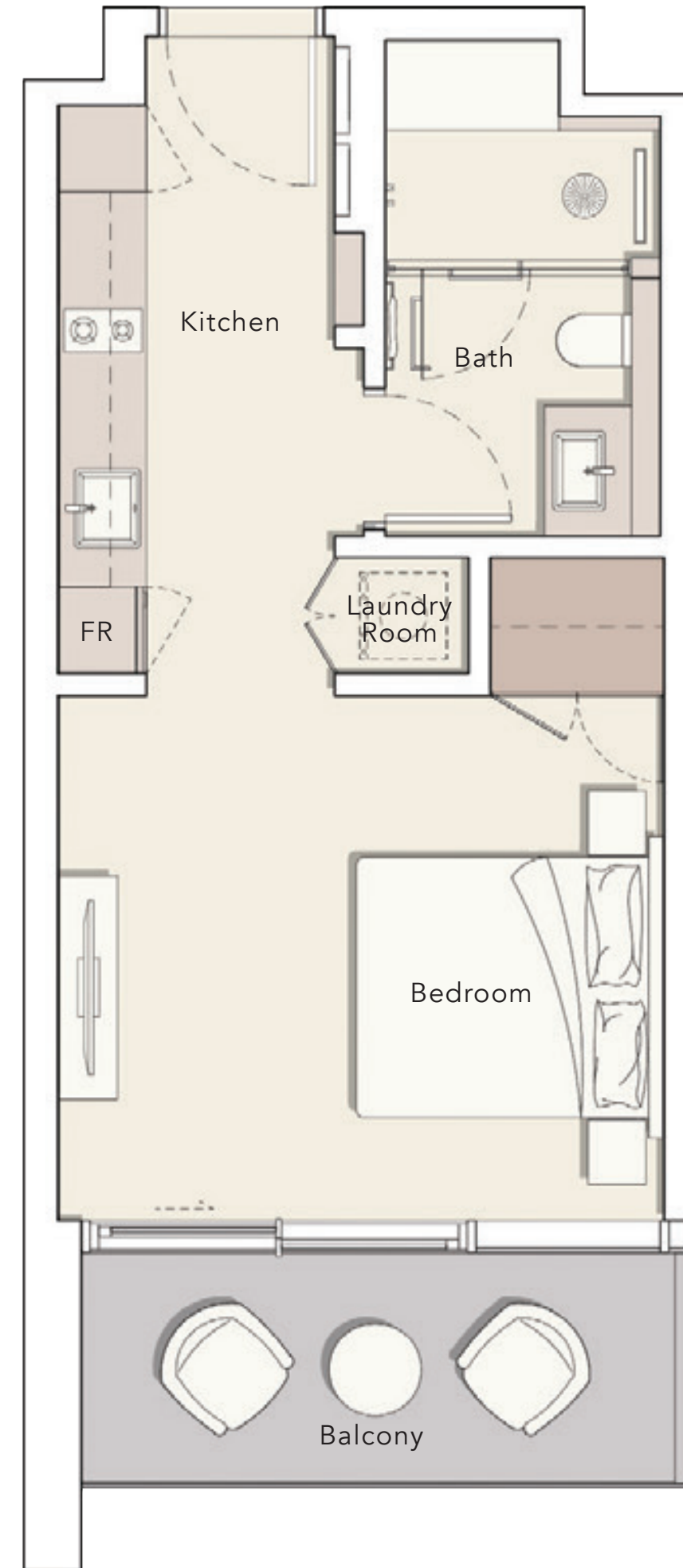
# APARTMENT PLANS



**STUDIO**  
TYPE A

Internal Living Area : **401.06 Sq. Ft**  
Outdoor Living Area : **86.43 Sq. Ft**  
Total Living Area : **487.50 Sq. Ft**

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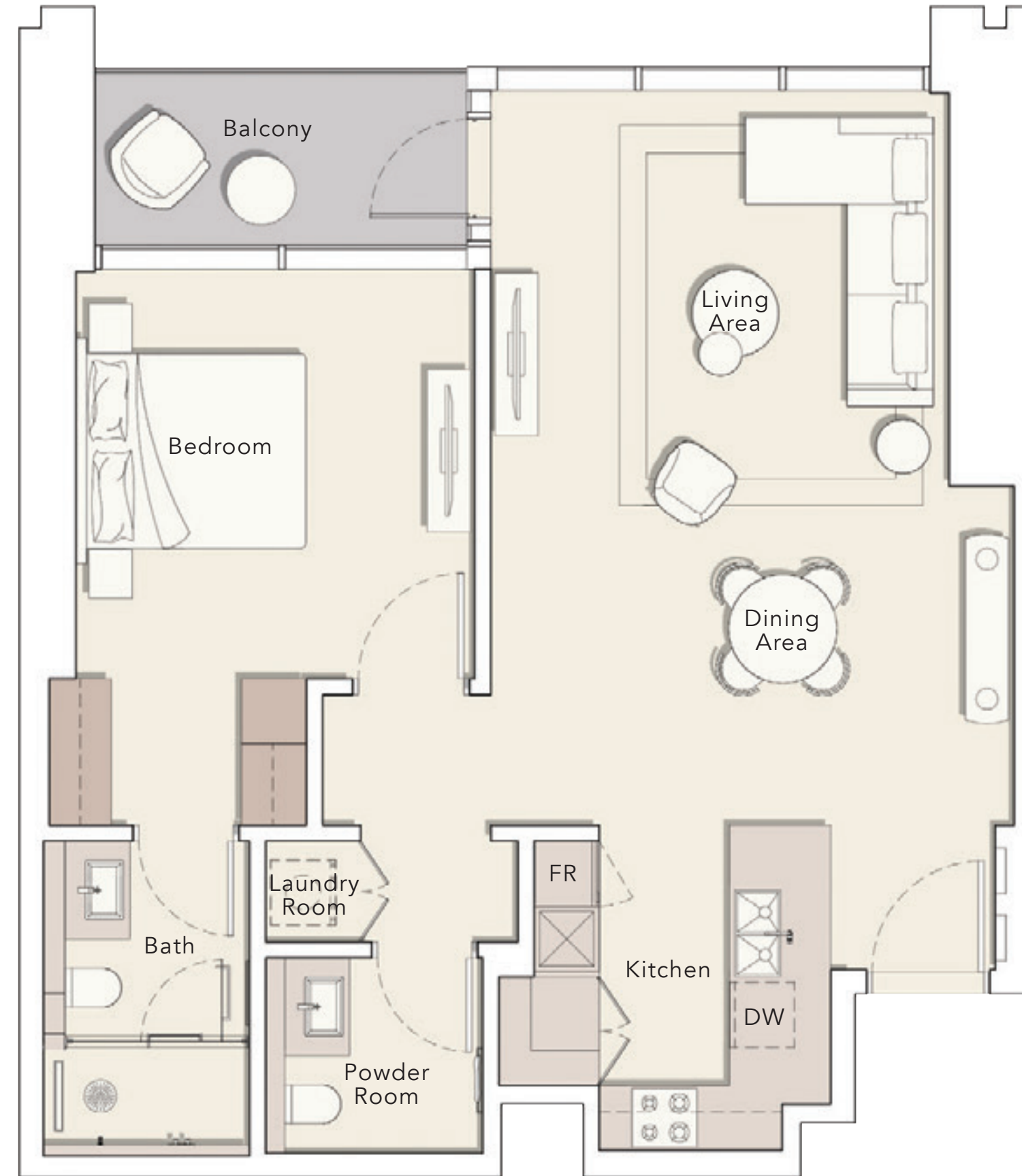
# 1 BEDROOM

TYPE A

Internal Living Area : 886.41 Sq. Ft

Outdoor Living Area : 71.69 Sq. Ft

Total Living Area : 958.10 Sq. Ft



### 3<sup>rd</sup> FLOOR

301

### 7<sup>th</sup> FLOOR

701

### 4<sup>th</sup> FLOOR

401

### 8<sup>th</sup> - 16<sup>th</sup> FLOOR

803

### 5<sup>th</sup> FLOOR

501

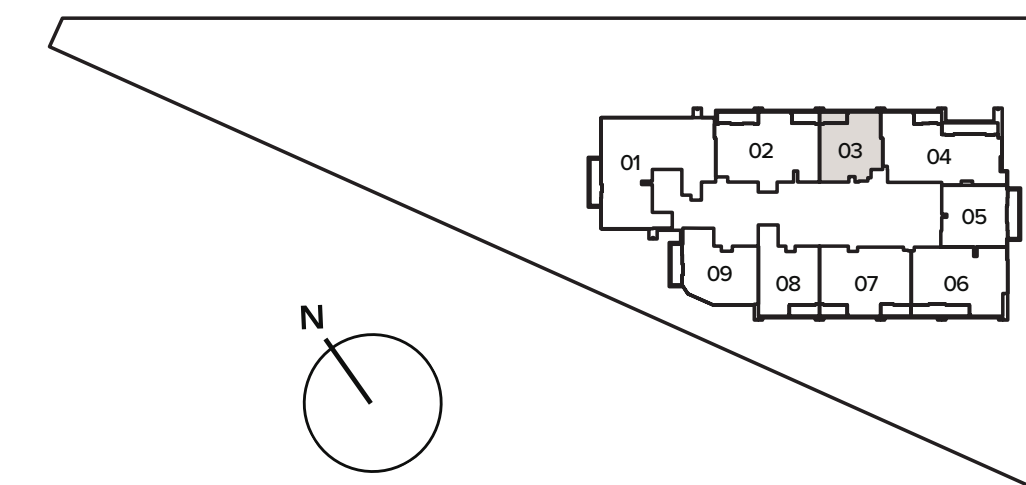
### 18<sup>th</sup> - 36<sup>th</sup> FLOOR

1803

### 6<sup>th</sup> FLOOR

601

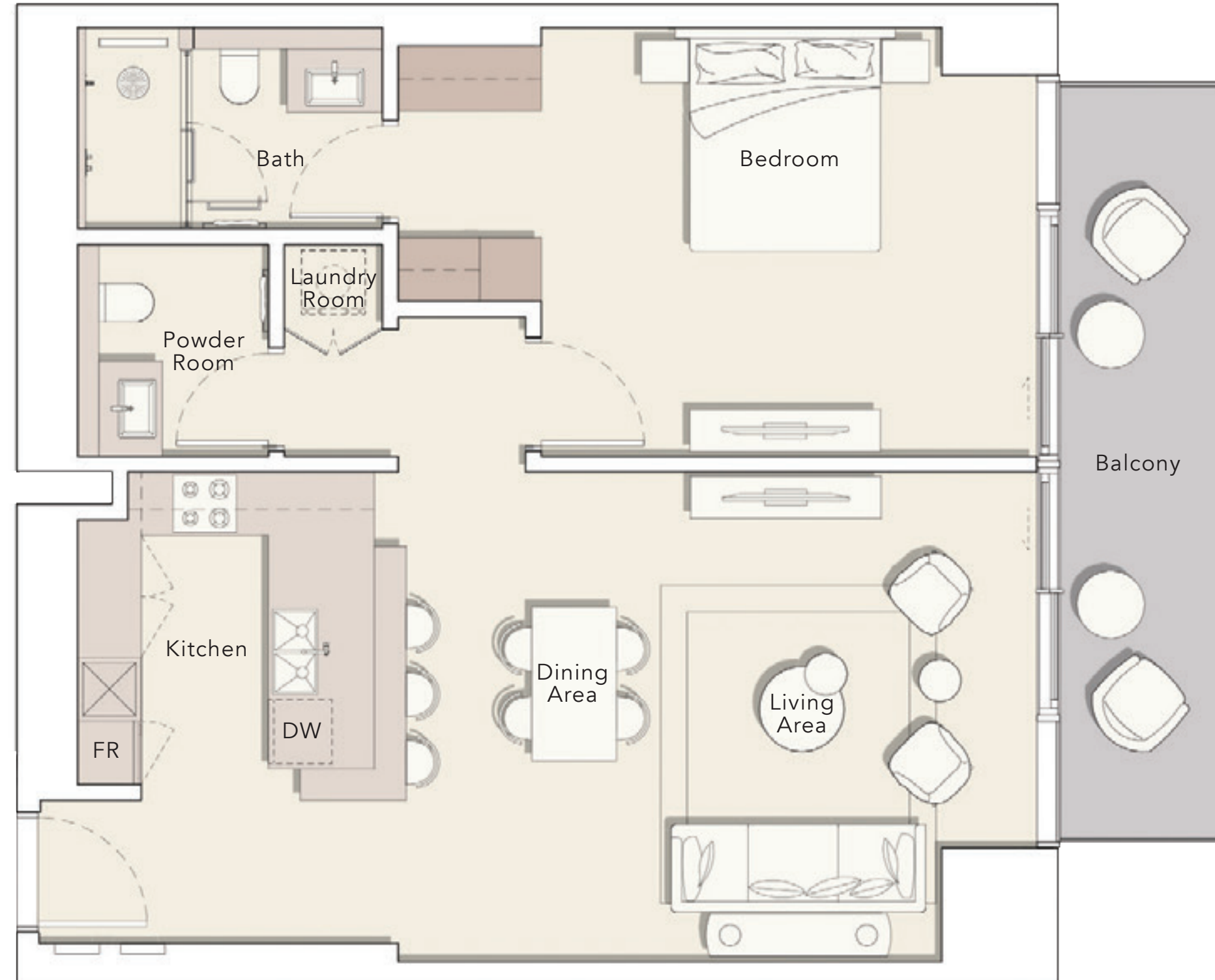
### 8<sup>th</sup> - 16<sup>th</sup> FLOOR



# 1 BEDROOM

TYPE B

Internal Living Area : 930.43 Sq. Ft  
Outdoor Living Area : 129.81 Sq. Ft  
Total Living Area : 1060.25 Sq. Ft



**3<sup>rd</sup> FLOOR**

303

**7<sup>th</sup> FLOOR**

703

**4<sup>th</sup> FLOOR**

403

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**

805

**5<sup>th</sup> FLOOR**

503

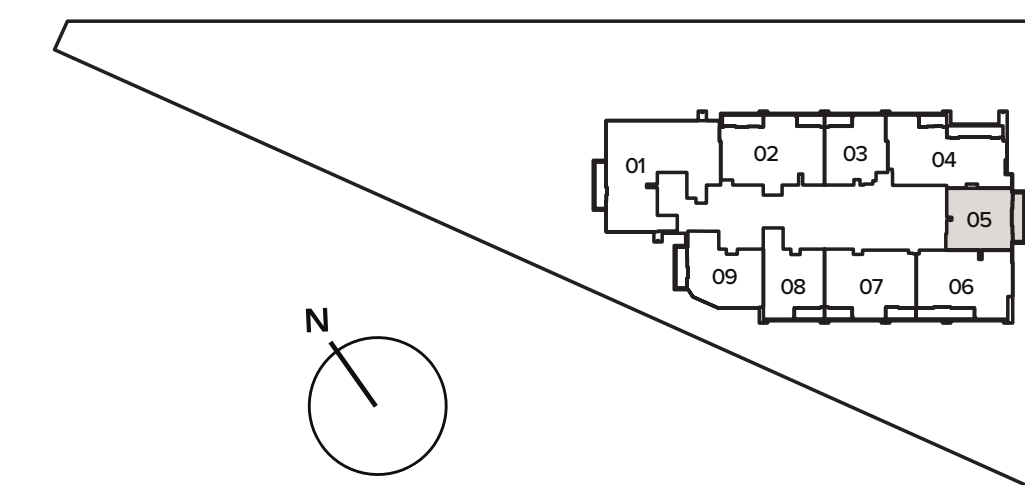
**18<sup>th</sup> - 36<sup>th</sup> FLOOR**

1805

**6<sup>th</sup> FLOOR**

603

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**



# 1 BEDROOM

TYPE C

Internal Living Area : 1090.49 Sq. Ft

Outdoor Living Area : 107.10 Sq. Ft

Total Living Area : 1197.59 Sq. Ft



**3<sup>rd</sup> FLOOR**

307

**7<sup>th</sup> FLOOR**

707

**4<sup>th</sup> FLOOR**

407

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**

809

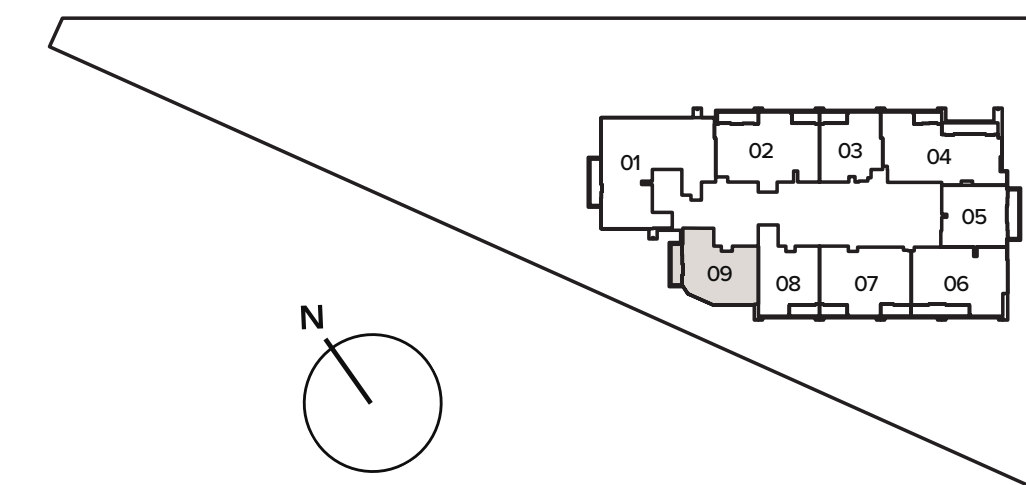
**5<sup>th</sup> FLOOR**

507

**6<sup>th</sup> FLOOR**

607

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**



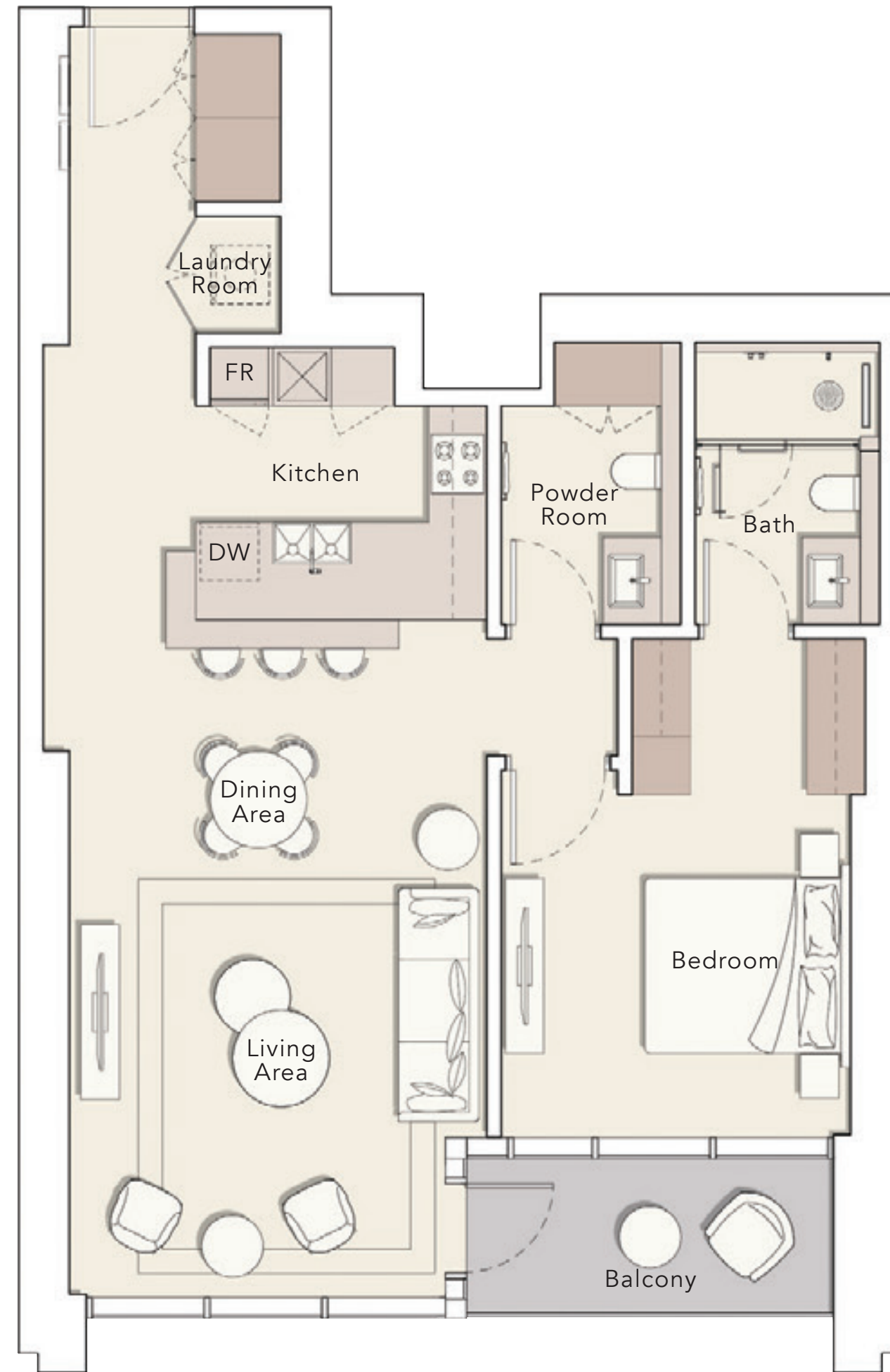
# 1 BEDROOM

TYPE D

Internal Living Area : 991.03 Sq. Ft

Outdoor Living Area : 77.82 Sq. Ft

Total Living Area : 1068.86 Sq. Ft



**3<sup>rd</sup> FLOOR**

306

**7<sup>th</sup> FLOOR**

706

**4<sup>th</sup> FLOOR**

406

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**

808

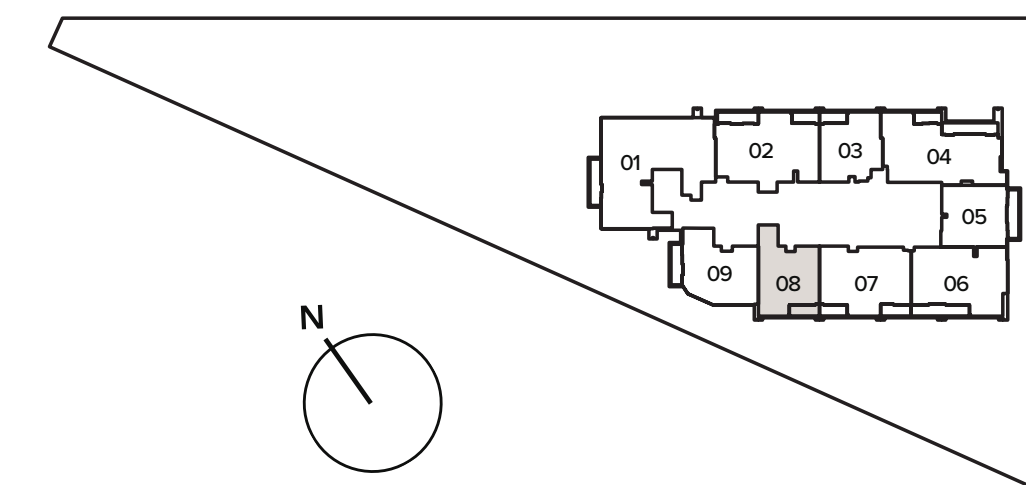
**5<sup>th</sup> FLOOR**

506

**6<sup>th</sup> FLOOR**

606

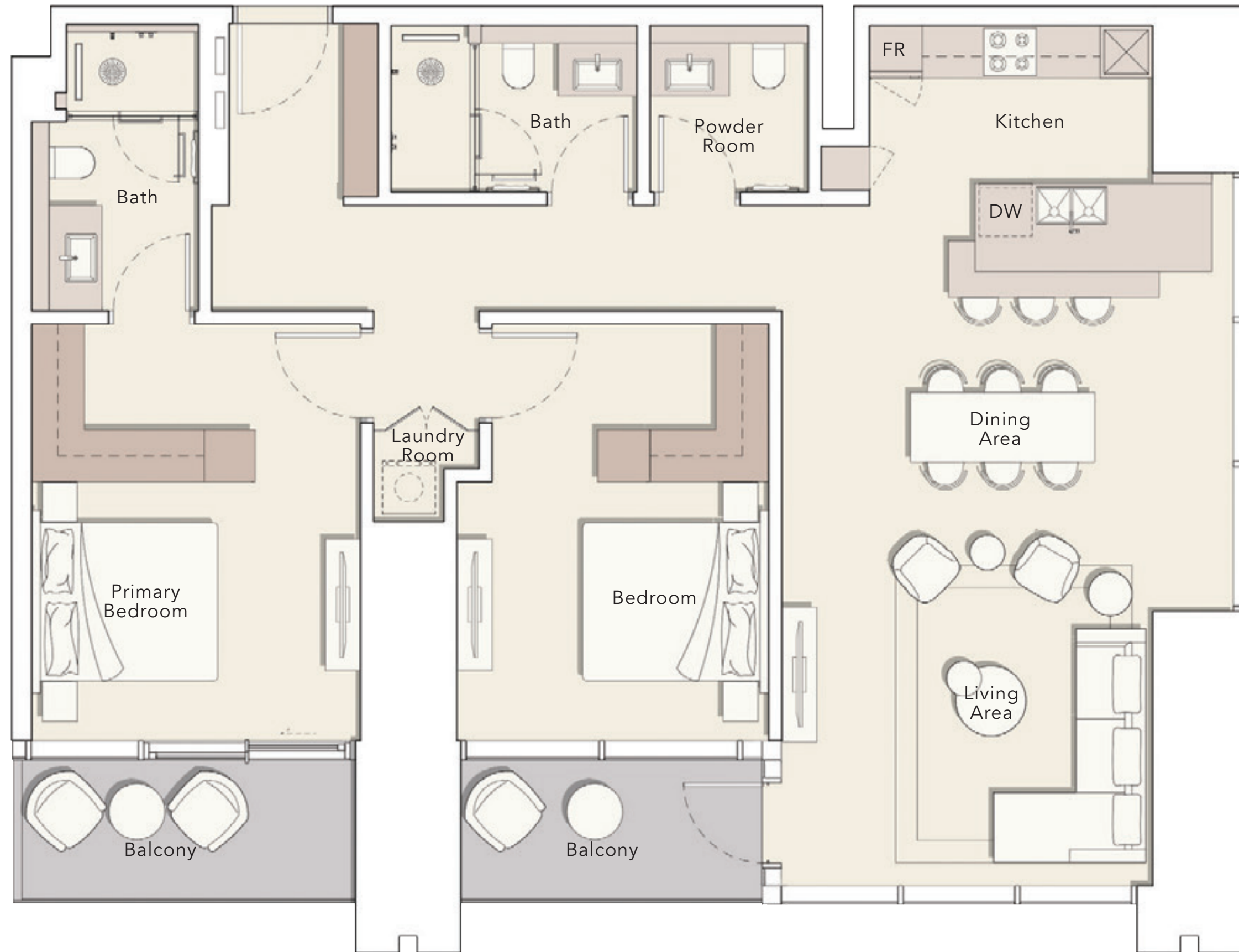
**8<sup>th</sup> - 16<sup>th</sup> FLOOR**



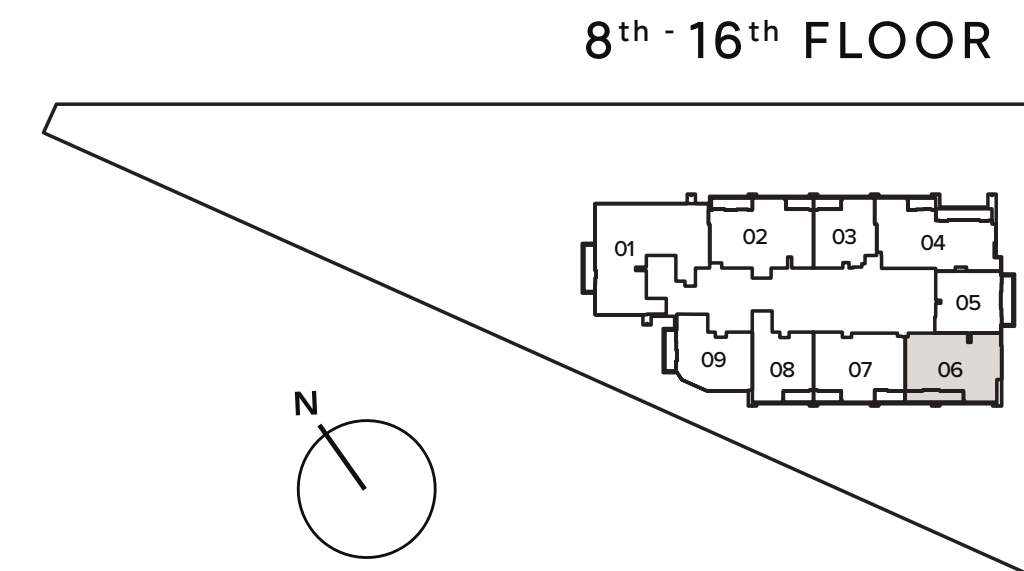
# 2 BEDROOM

TYPE A

Internal Living Area : 1337.31 Sq. Ft  
 Outdoor Living Area : 152.63 Sq. Ft  
 Total Living Area : 1489.94 Sq. Ft



<b>3<sup>rd</sup> FLOOR</b>	<b>7<sup>th</sup> FLOOR</b>
304	704
<b>4<sup>th</sup> FLOOR</b>	<b>8<sup>th</sup> - 16<sup>th</sup> FLOOR</b>
404	806
<b>5<sup>th</sup> FLOOR</b>	<b>18<sup>th</sup> - 36<sup>th</sup> FLOOR</b>
504	1806
<b>6<sup>th</sup> FLOOR</b>	
604	



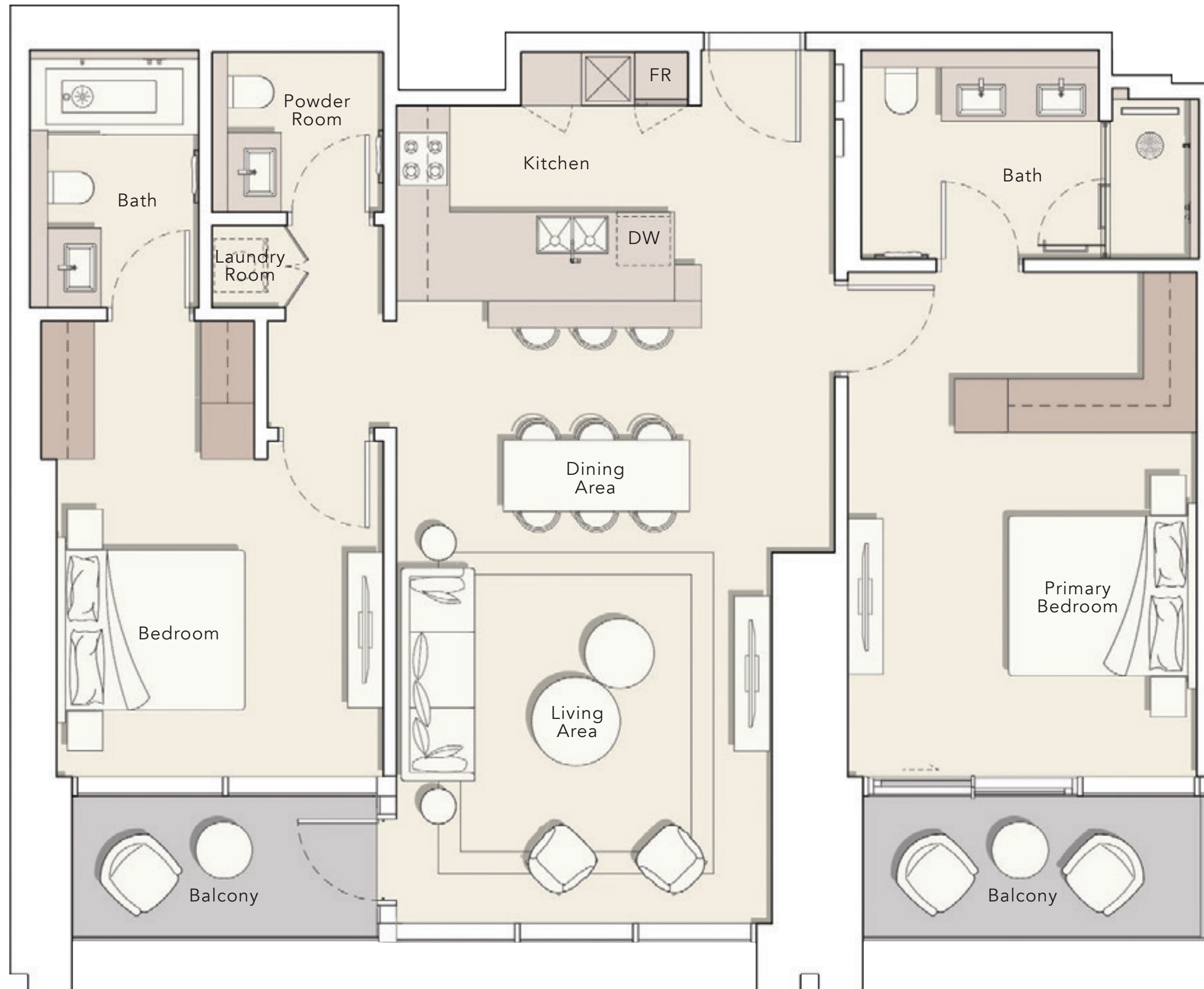
# 2 BEDROOM

TYPE B

Internal Living Area : 1295.22 Sq. Ft

Outdoor Living Area : 152.63 Sq. Ft

Total Living Area : 1447.85 Sq. Ft



**3<sup>rd</sup> FLOOR**

305

**7<sup>th</sup> FLOOR**

705

**4<sup>th</sup> FLOOR**

405

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**

807

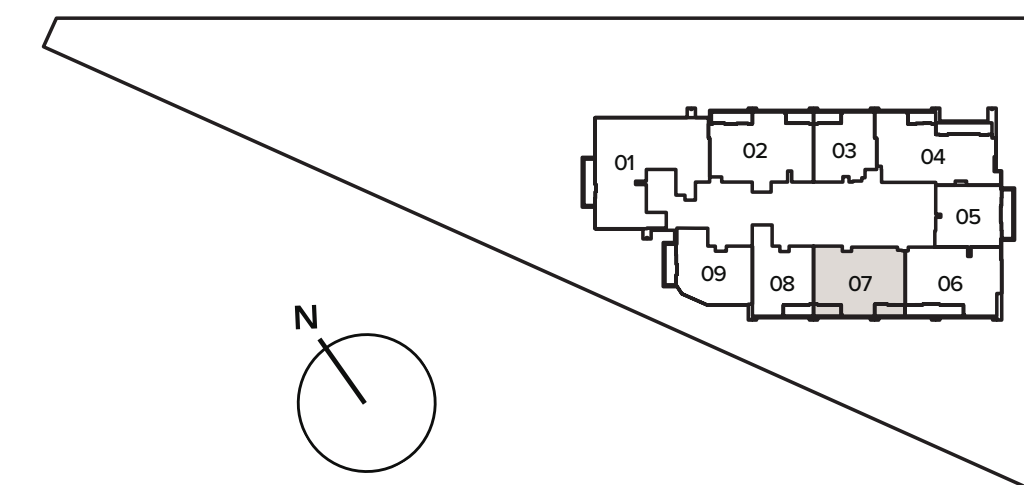
**5<sup>th</sup> FLOOR**

505

**6<sup>th</sup> FLOOR**

605

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**



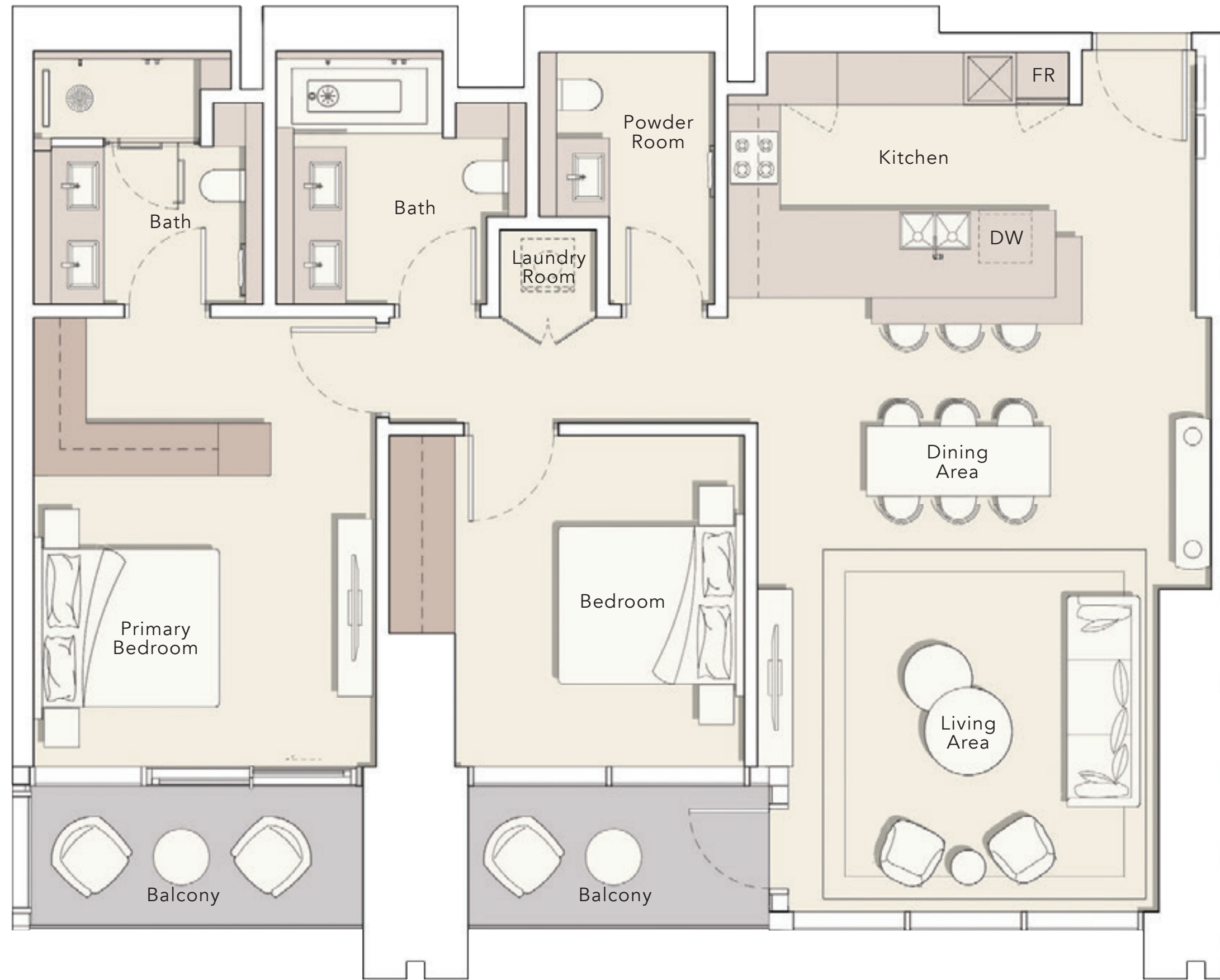
# 2 BED ROOM

TYPE C

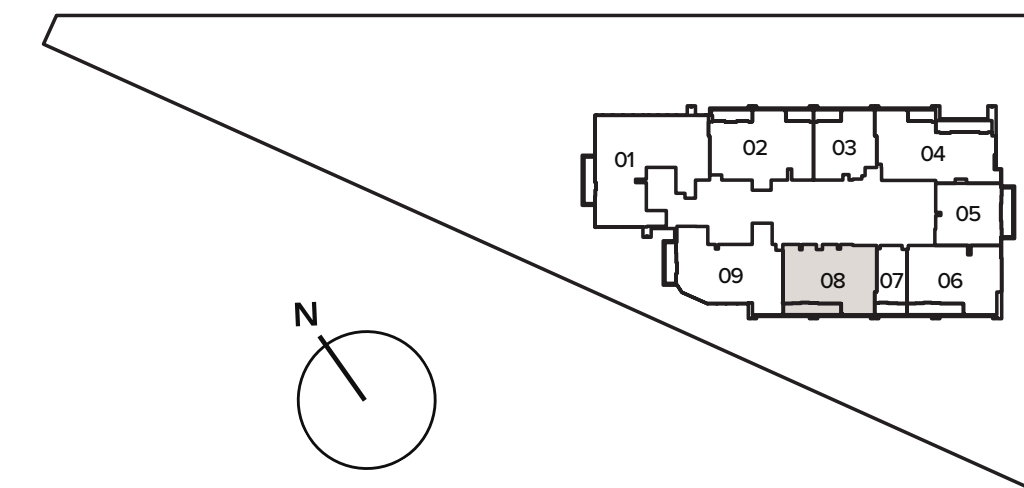
Internal Living Area : 1328.48 Sq. Ft

Outdoor Living Area : 151.77 Sq. Ft

Total Living Area : 1480.25 Sq. Ft



18<sup>th</sup> - 36<sup>th</sup> FLOOR





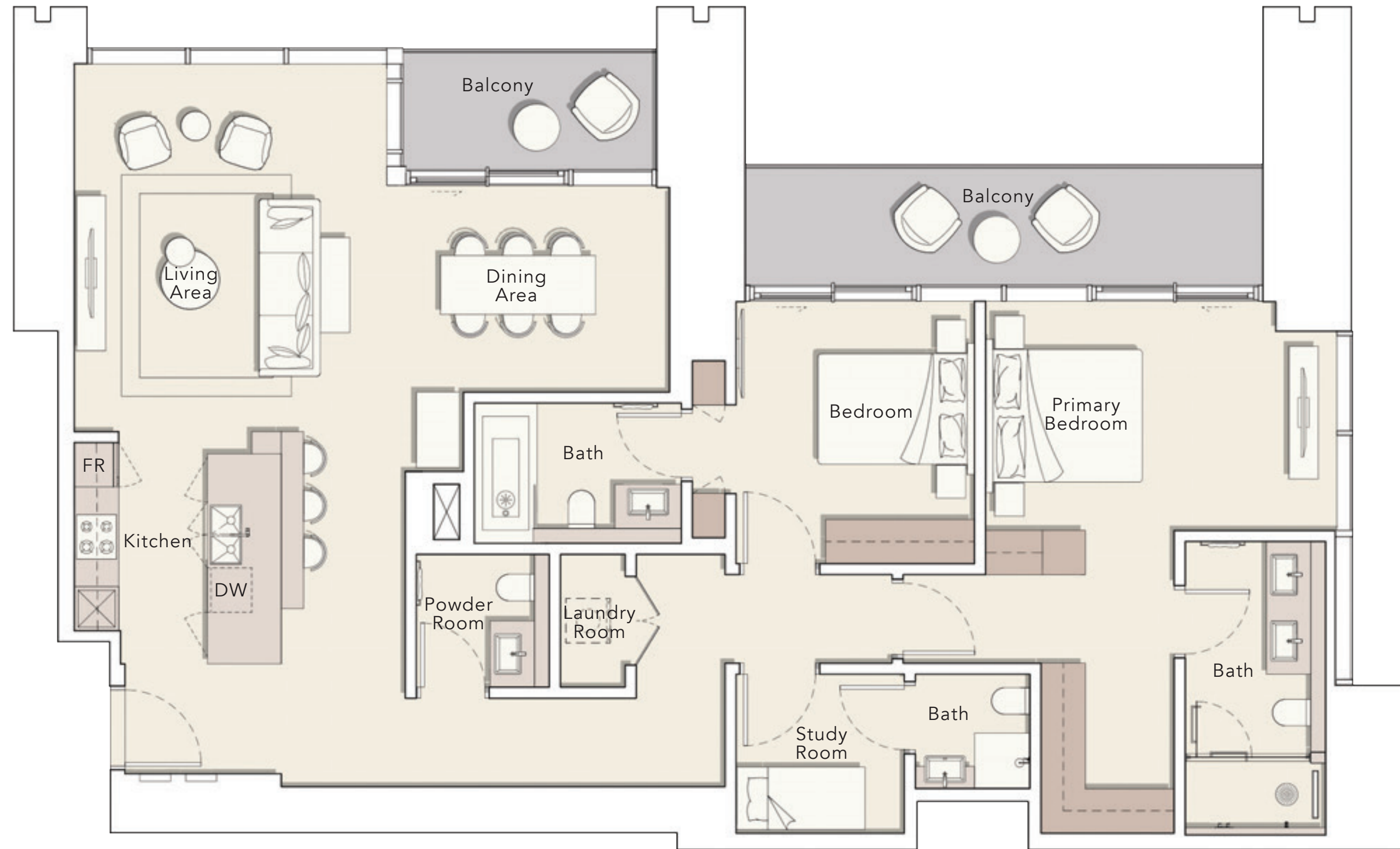
# 2 BEDROOM + S

TYPE A

Internal Living Area : 1573.04 Sq. Ft

Outdoor Living Area : 222.92 Sq. Ft

Total Living Area : 1795.96 Sq. Ft



**3<sup>rd</sup> FLOOR**

302

**4<sup>th</sup> FLOOR**

402

**5<sup>th</sup> FLOOR**

502

**6<sup>th</sup> FLOOR**

602

**7<sup>th</sup> FLOOR**

702

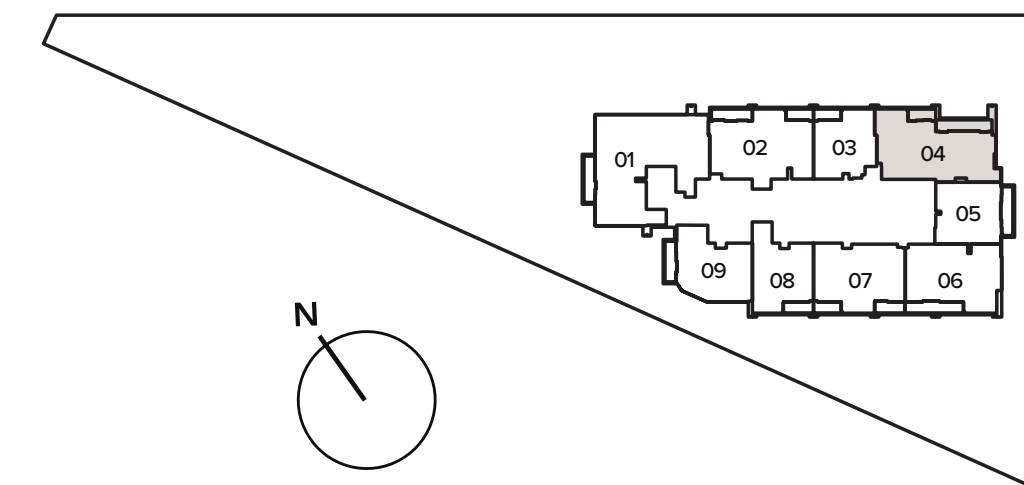
**8<sup>th</sup> - 16<sup>th</sup> FLOOR**

804

**18<sup>th</sup> - 36<sup>th</sup> FLOOR**

1804

**8<sup>th</sup> - 16<sup>th</sup> FLOOR**



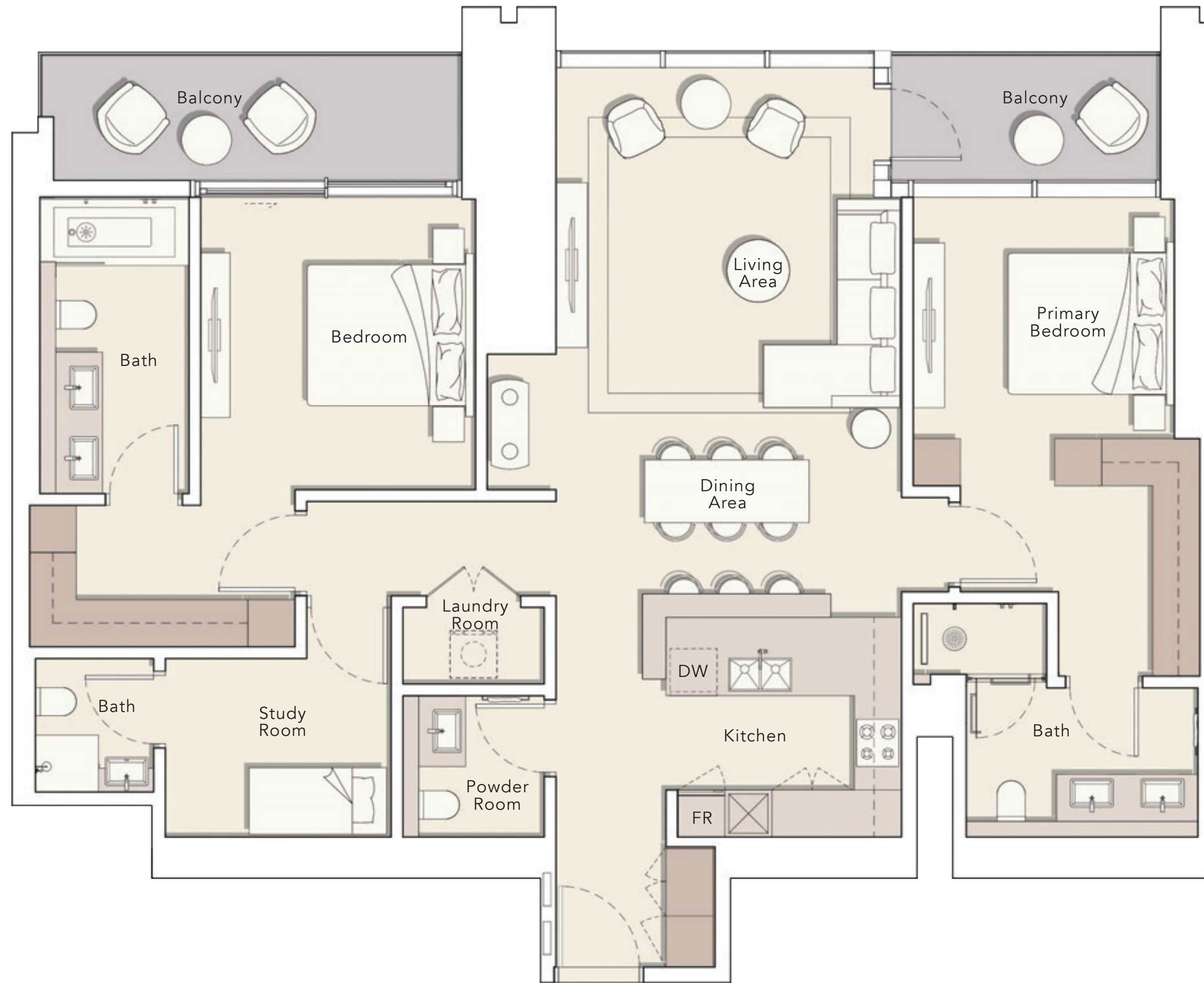
# 2 BEDROOM + S

TYPE B

Internal Living Area : 1509.53 Sq. Ft

Outdoor Living Area : 178.79 Sq. Ft

Total Living Area : 1688.32 Sq. Ft



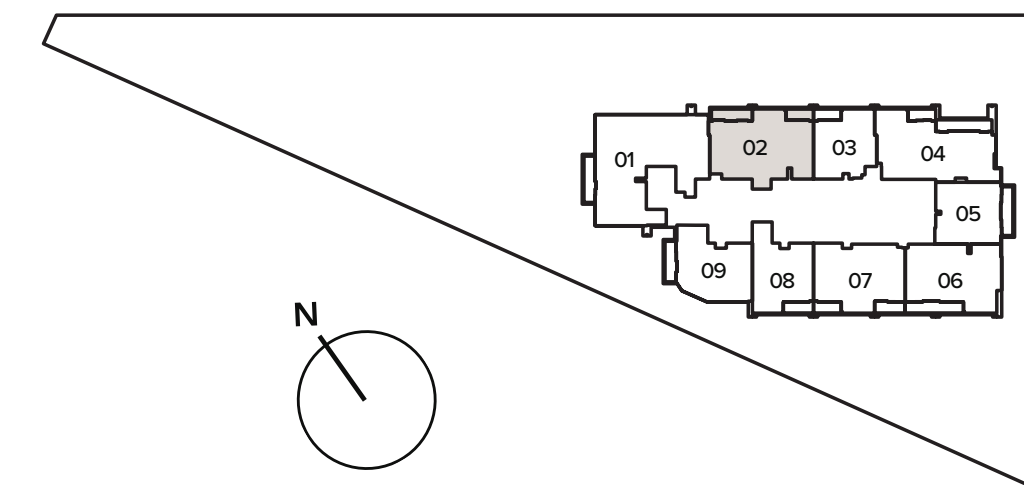
8<sup>th</sup> - 16<sup>th</sup> FLOOR

802

18<sup>th</sup> - 36<sup>th</sup> FLOOR

1802

8<sup>th</sup> - 16<sup>th</sup> FLOOR



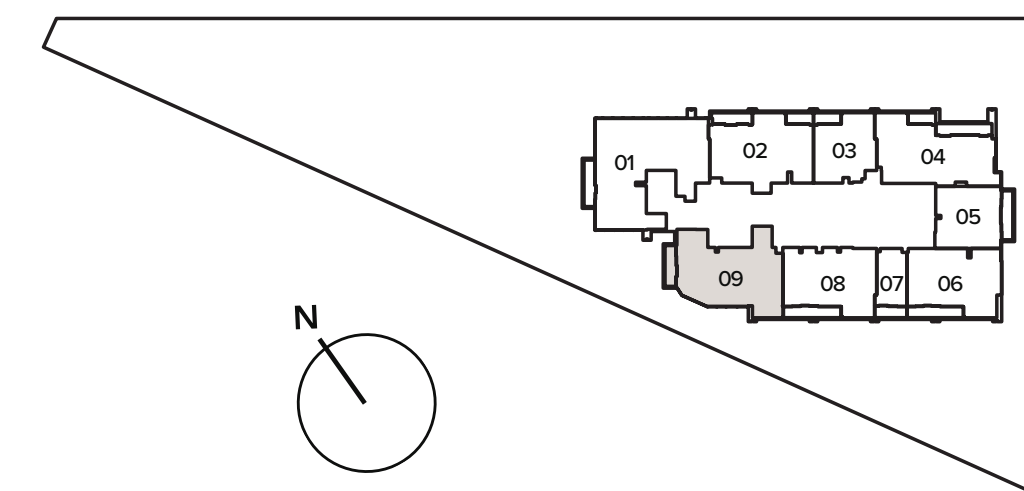
# 2 BEDROOM + S

TYPE C

Internal Living Area : 1678.20 Sq. Ft  
Outdoor Living Area : 107.10 Sq. Ft  
Total Living Area : 1785.30 Sq. Ft



18<sup>th</sup> - 36<sup>th</sup> FLOOR



# 3 B E D R O O M

T Y P E A

Internal Living Area : 2276.24 Sq. Ft

Outdoor Living Area : 121.09 Sq. Ft

Total Living Area : 2397.34 Sq. Ft



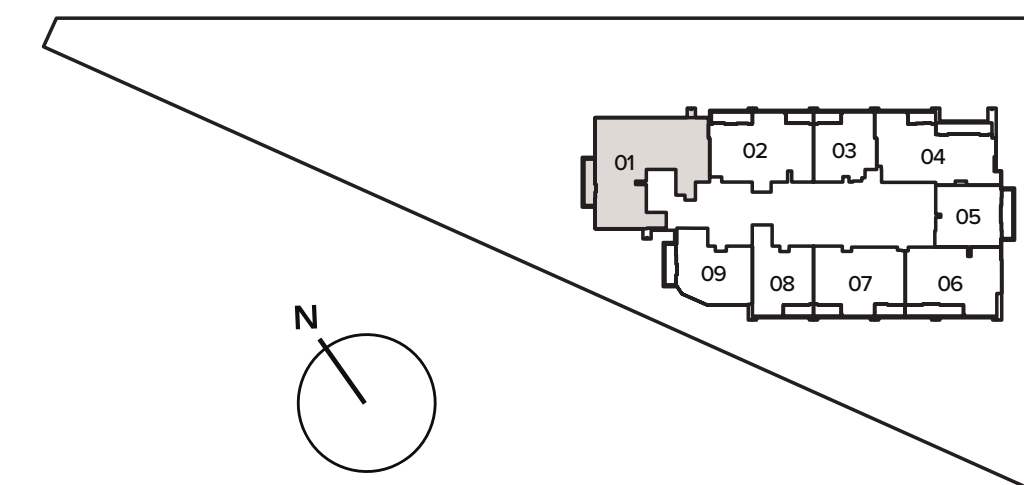
8<sup>th</sup> - 16<sup>th</sup> FLOOR

801

18<sup>th</sup> - 36<sup>th</sup> FLOOR

1801

8<sup>th</sup> - 16<sup>th</sup> FLOOR

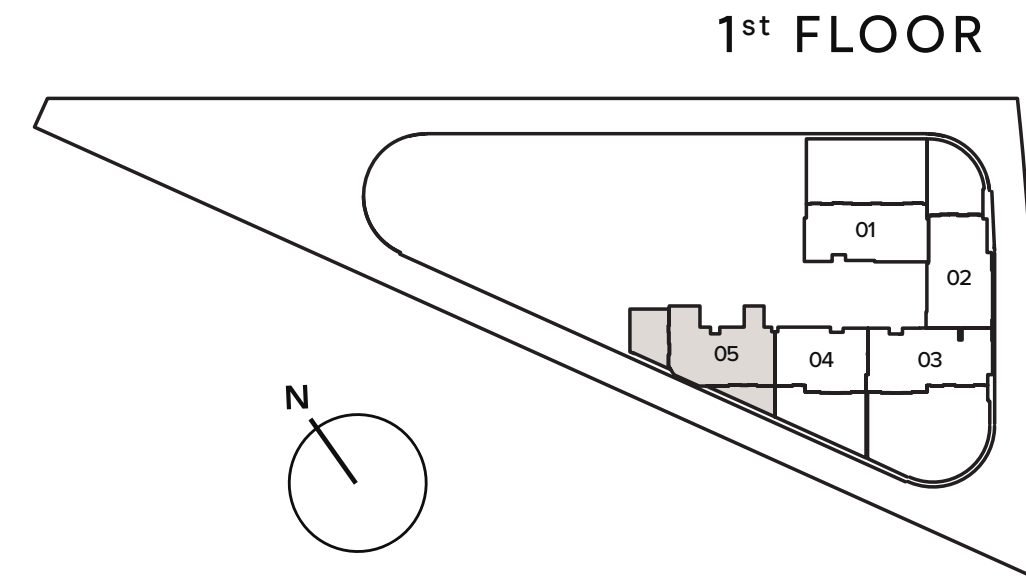
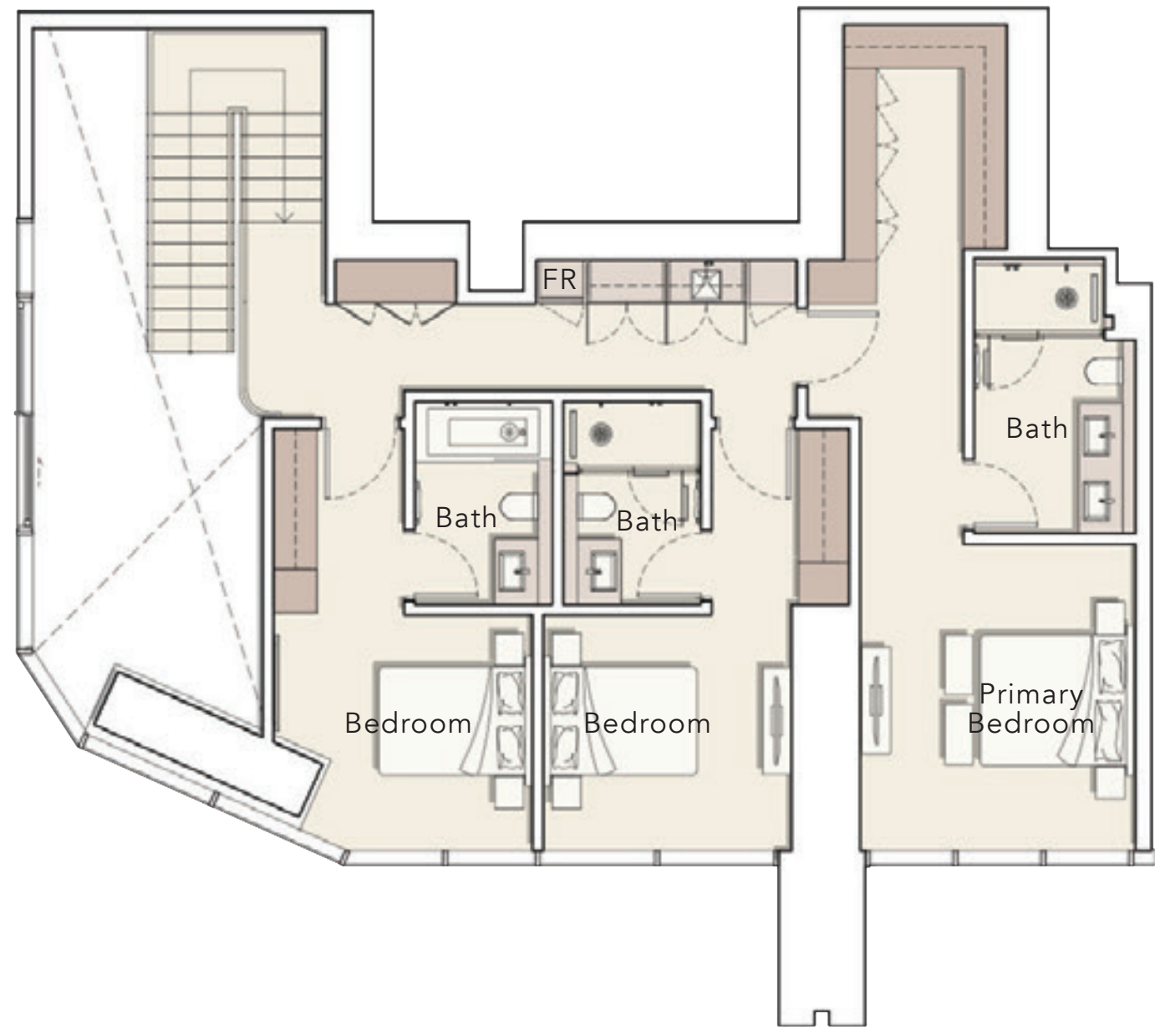
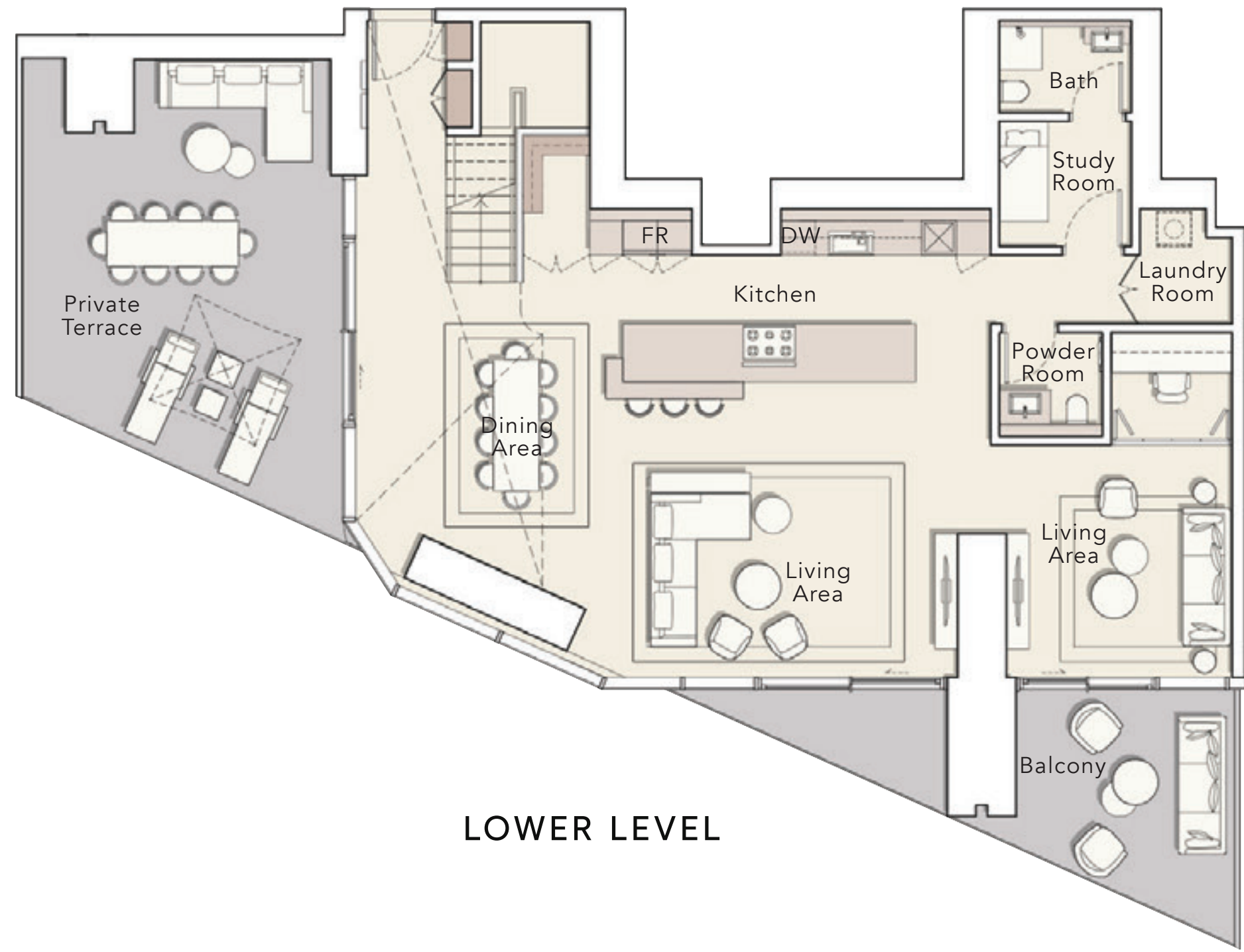


**PREMIUM**  
APARTMENTS

# 3 BEDROOM DUPLEX

TYPE A

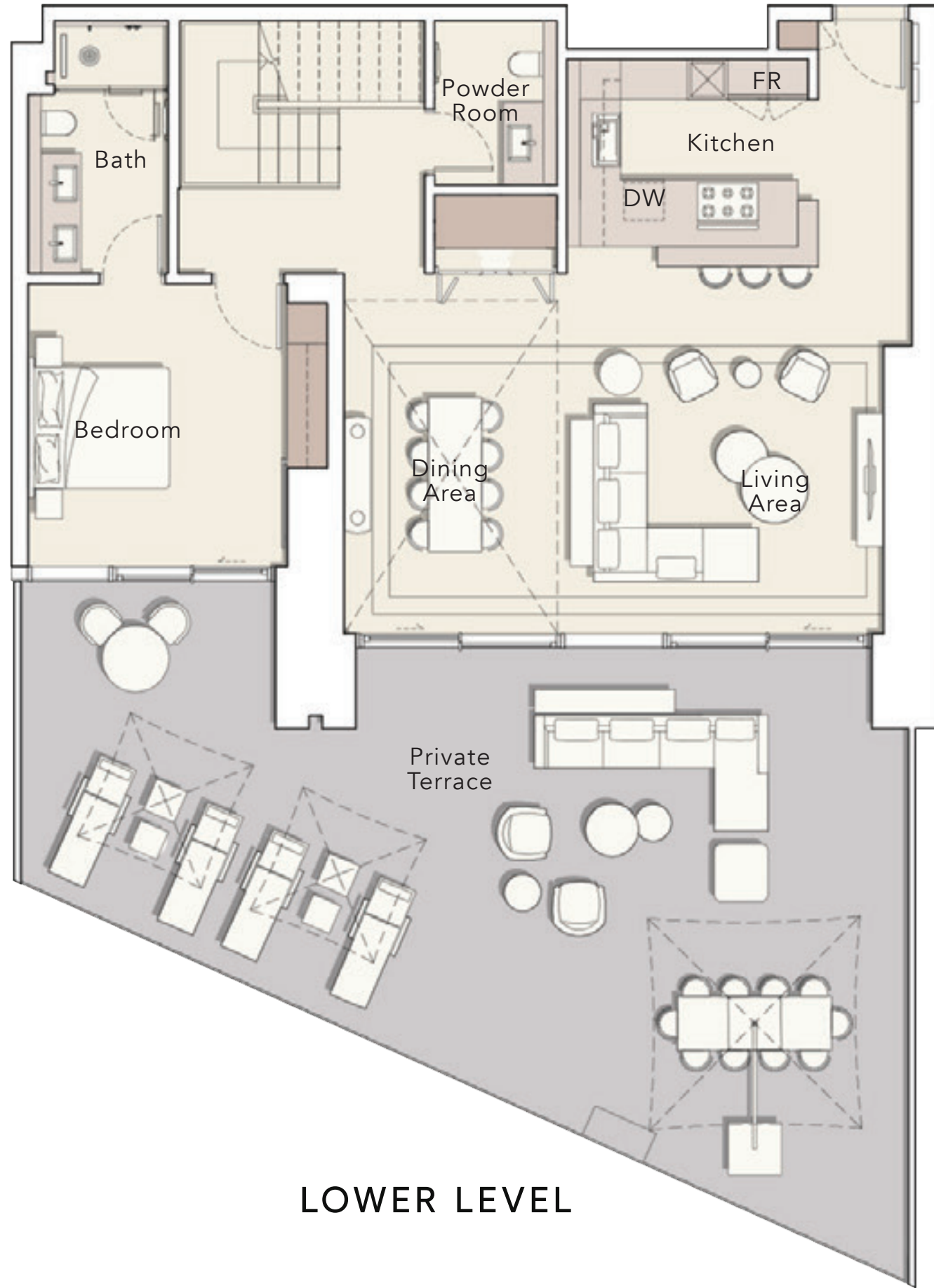
Internal Living Area : 3007.22 Sq. Ft  
Outdoor Living Area : 707.30 Sq. Ft  
Total Living Area : 3714.52 Sq. Ft



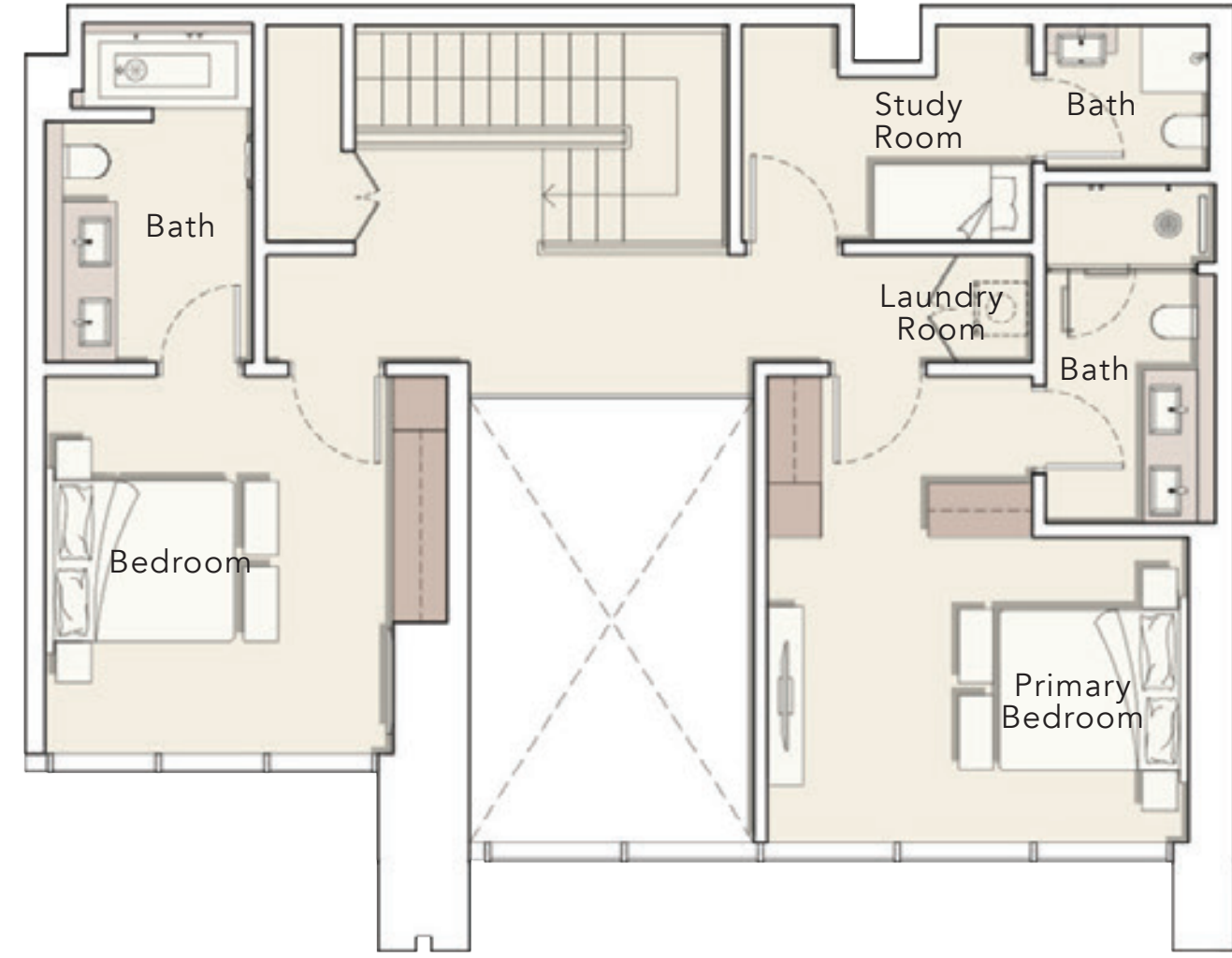
# 3 BEDROOM DUPLEX

TYPE B

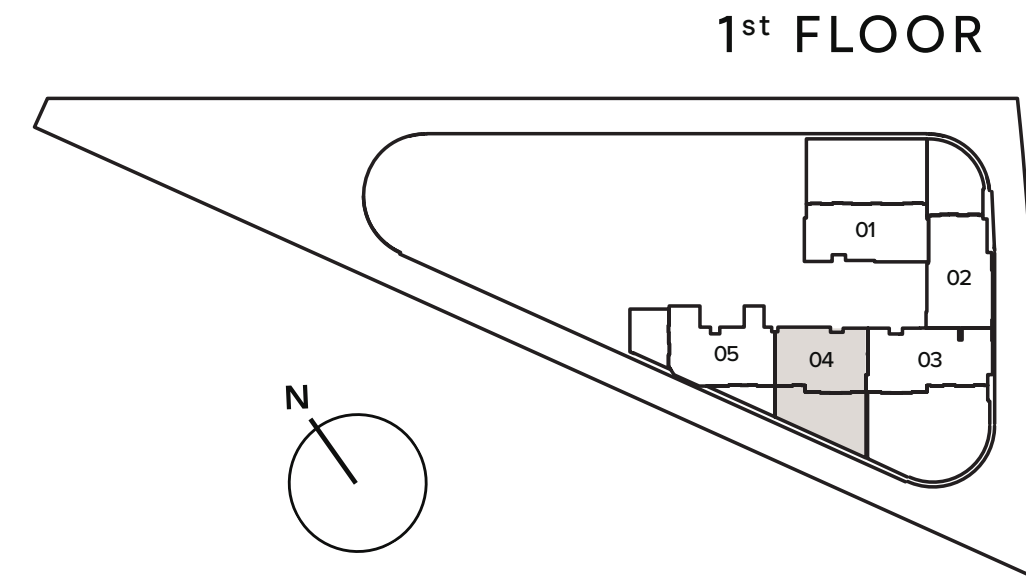
Internal Living Area : 2468.49 Sq. Ft  
Outdoor Living Area : 993.62 Sq. Ft  
Total Living Area : 3462.10 Sq. Ft



LOWER LEVEL



UPPER LEVEL



1st FLOOR

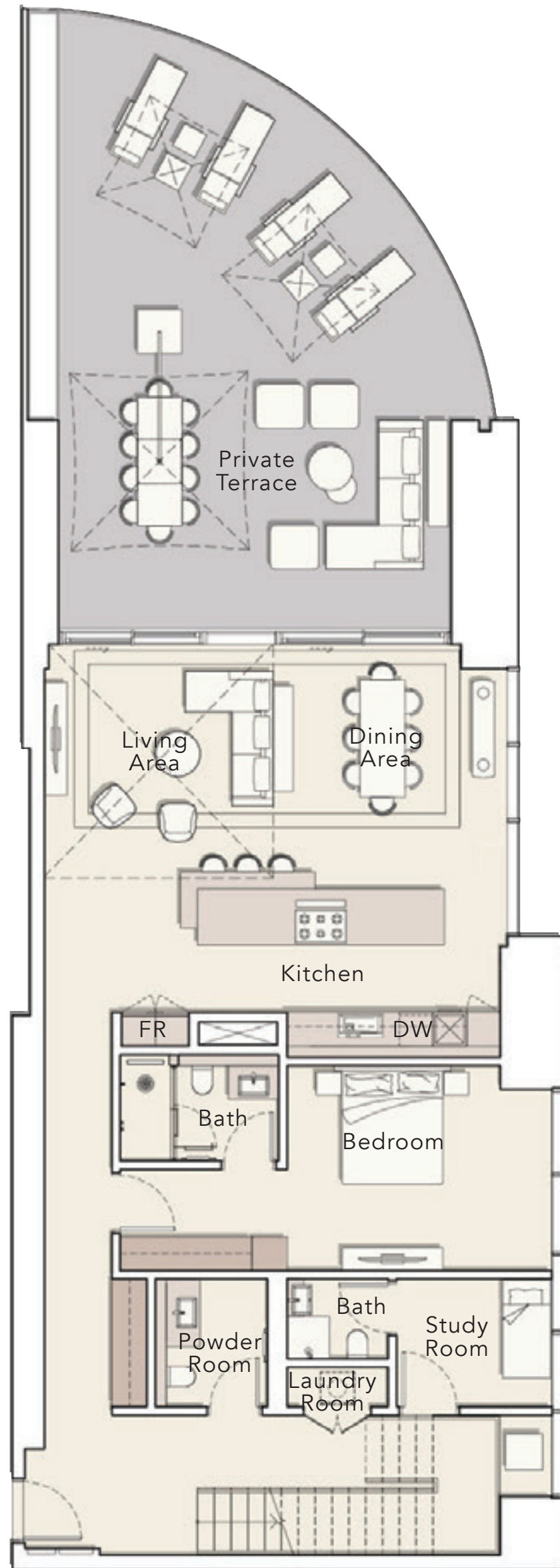
# 3 BEDROOM DUPLEX

TYPE C

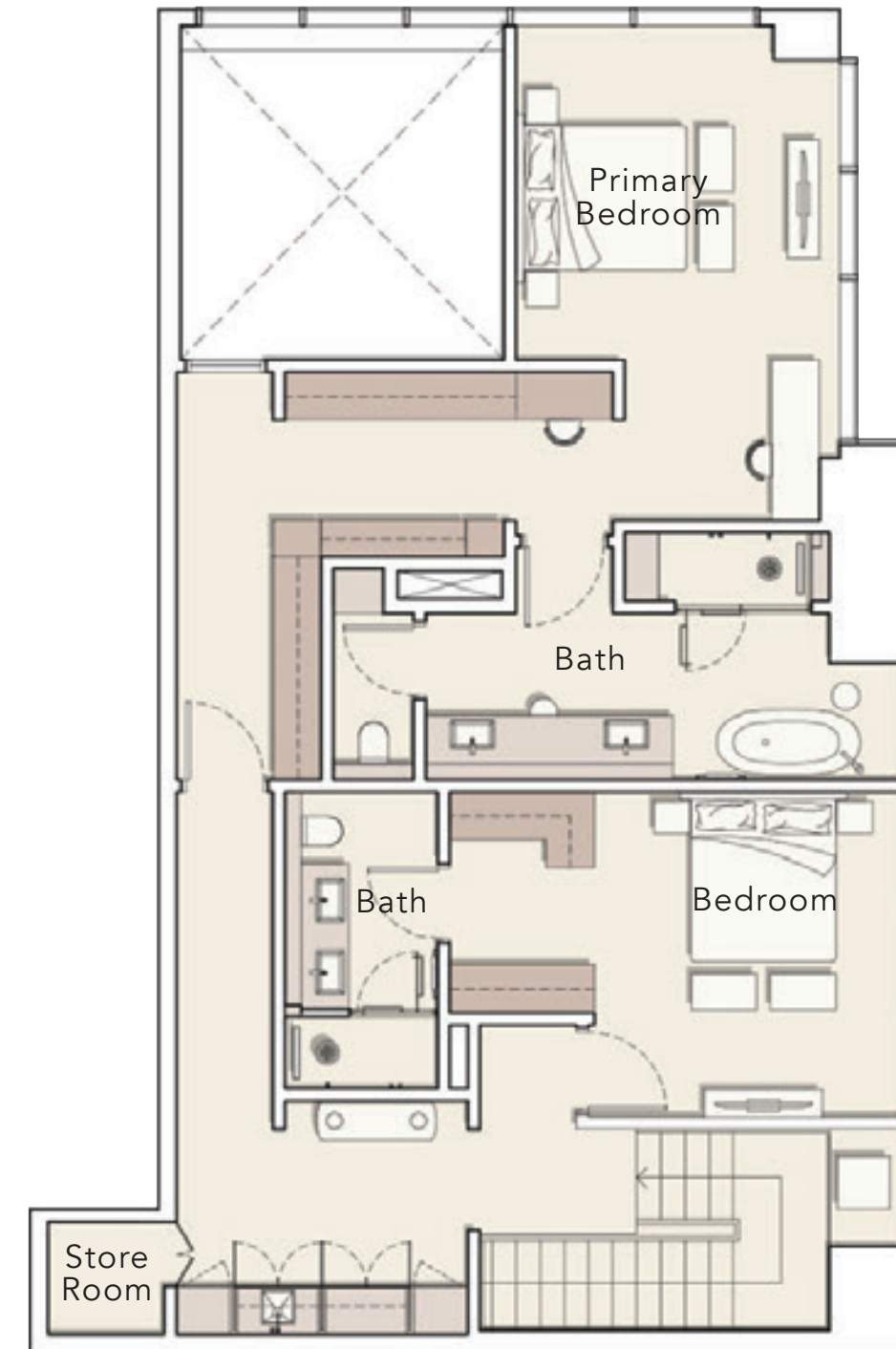
Internal Living Area : 3125.73 Sq. Ft

Outdoor Living Area : 842.92 Sq. Ft

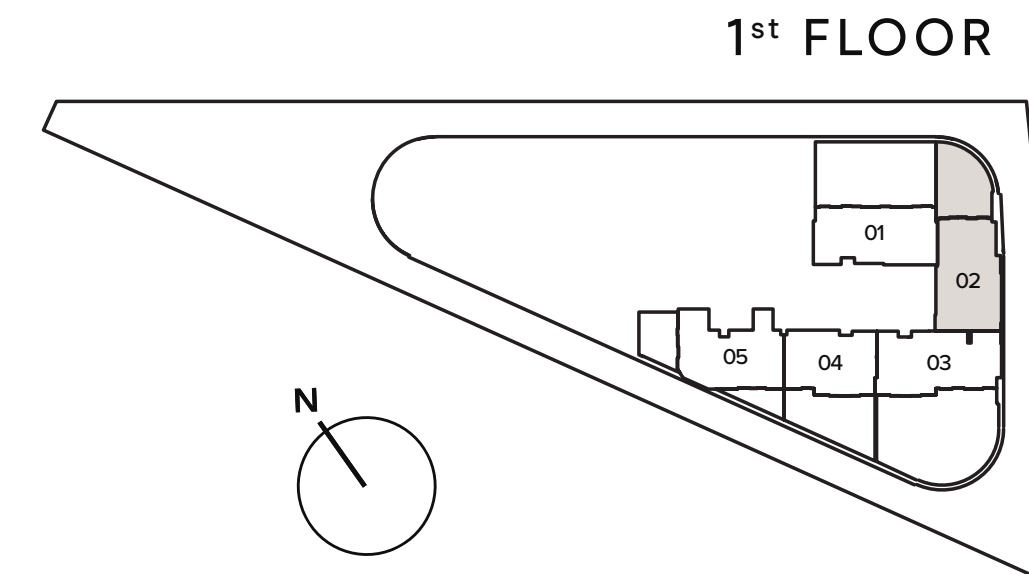
Total Living Area : 3968.65 Sq. Ft



LOWER LEVEL



UPPER LEVEL



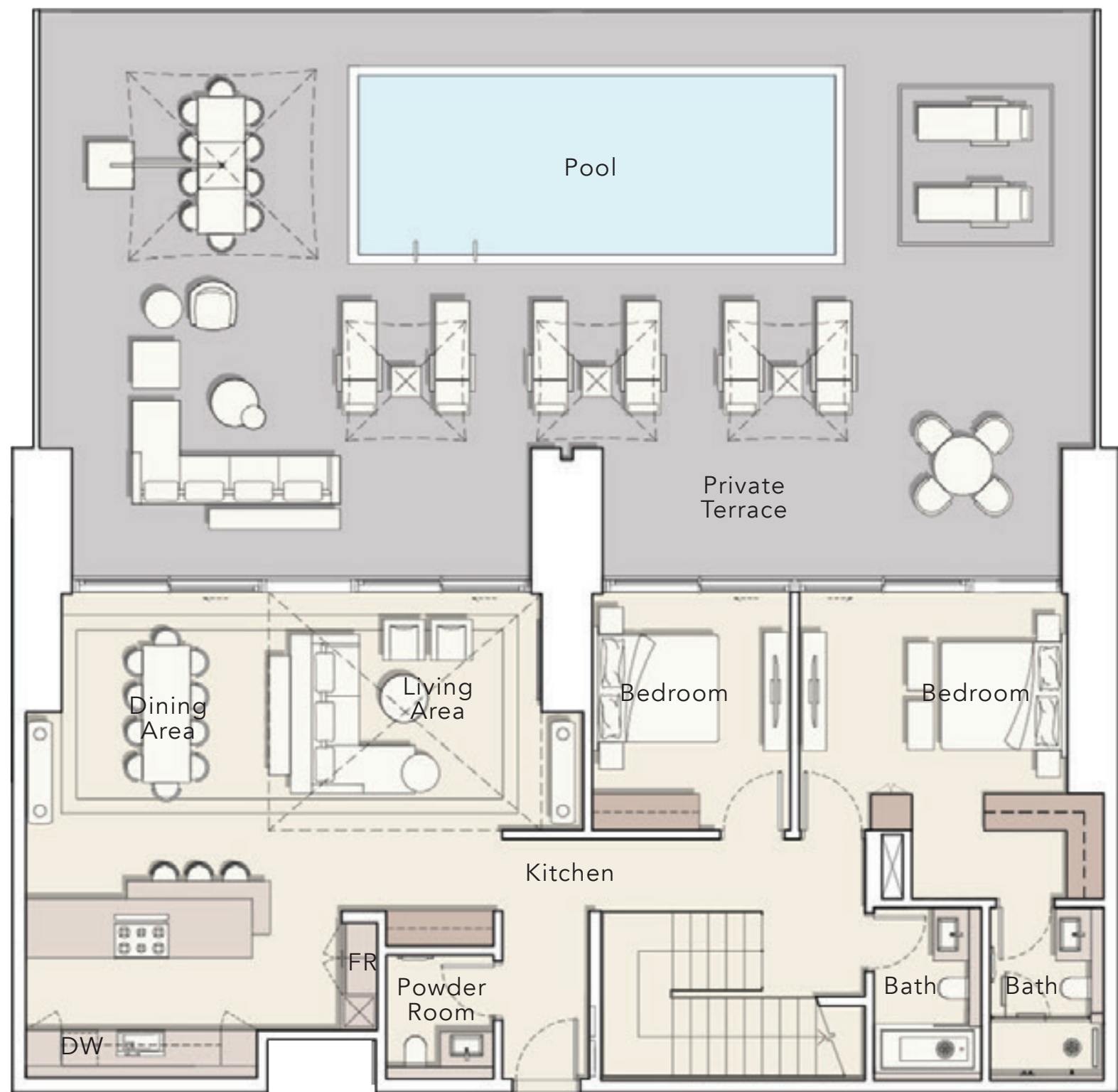
1st FLOOR



# 4 BEDROOM DUPLEX

TYPE A

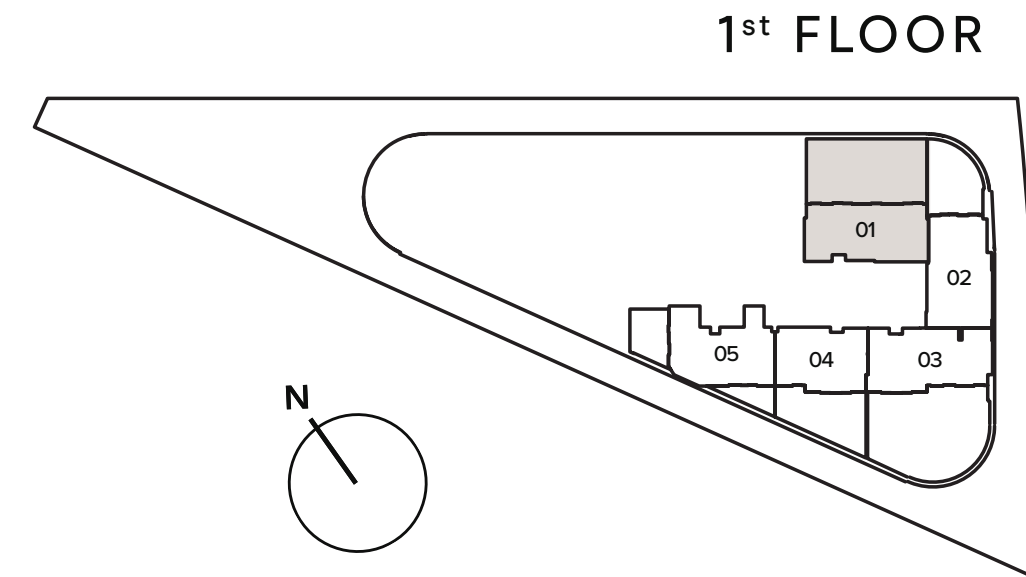
Internal Living Area : 3128.96 Sq. Ft  
Outdoor Living Area : 1842.89 Sq. Ft  
Total Living Area : 4971.85 Sq. Ft



LOWER LEVEL



UPPER LEVEL



1st FLOOR

# 4 BEDROOM DUPLEX

TYPE B

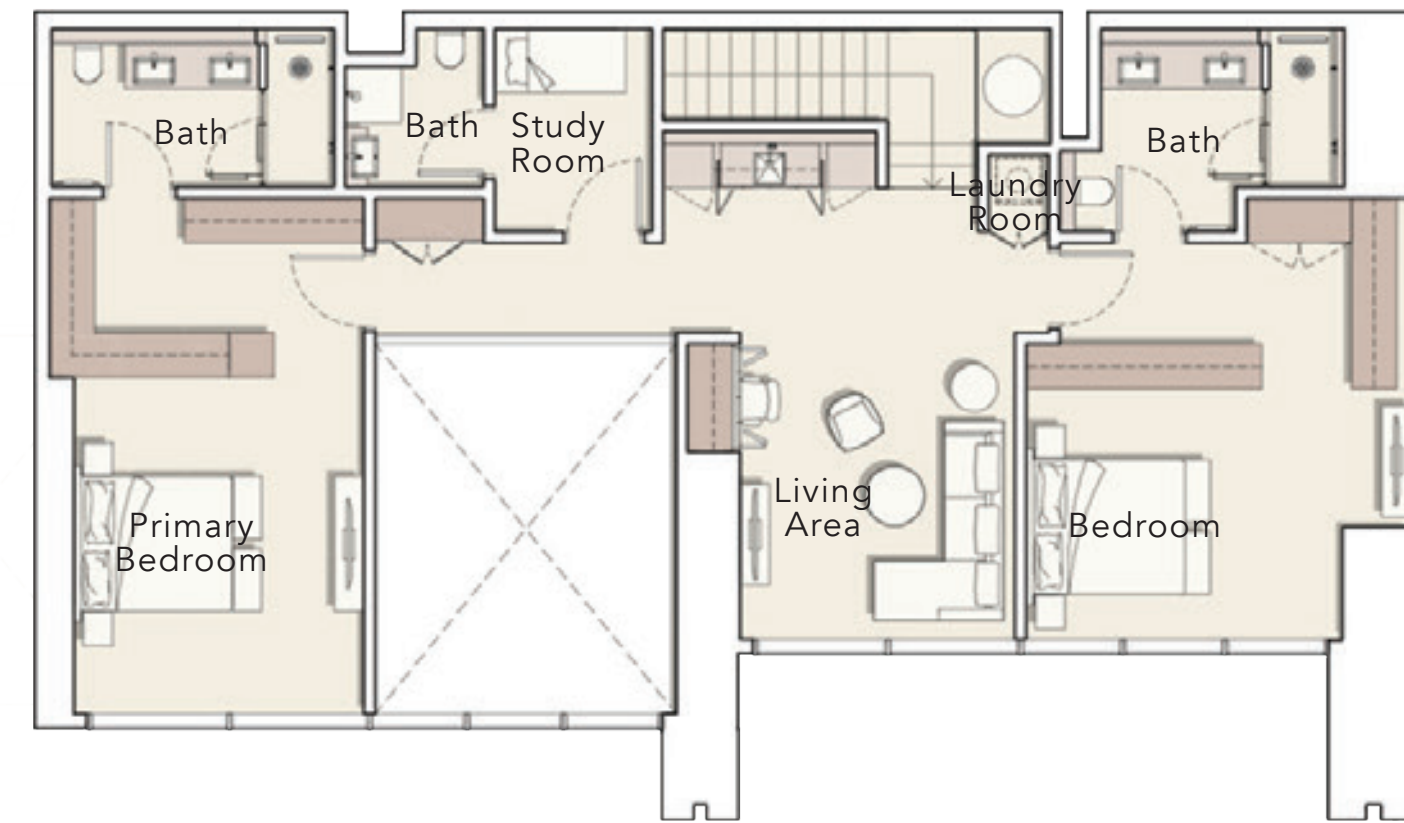
Internal Living Area : 3246.50 Sq. Ft

Outdoor Living Area : 2329.74 Sq. Ft

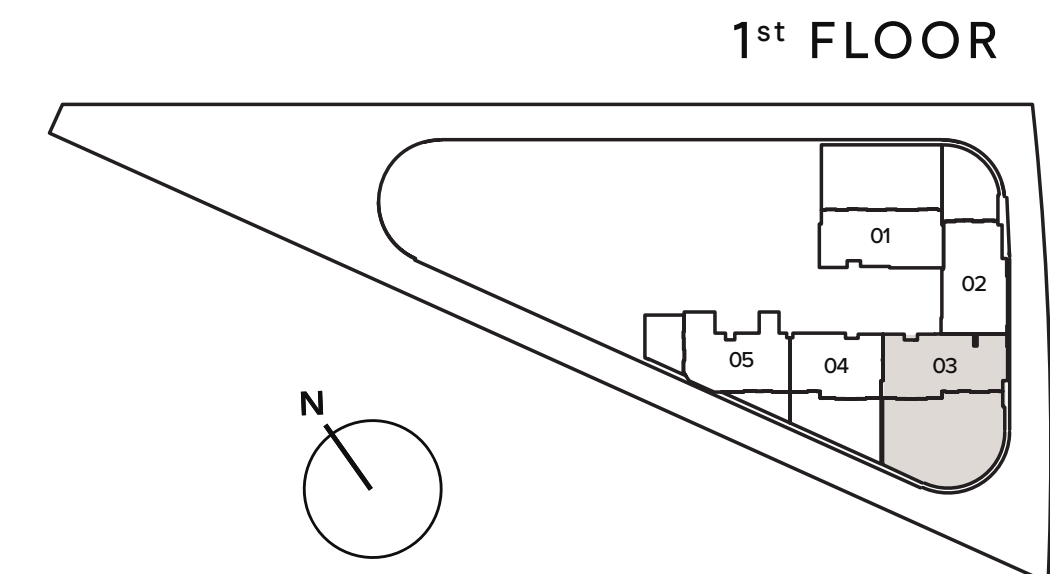
Total Living Area : 5576.24 Sq. Ft



LOWER LEVEL



UPPER LEVEL



1<sup>st</sup> FLOOR

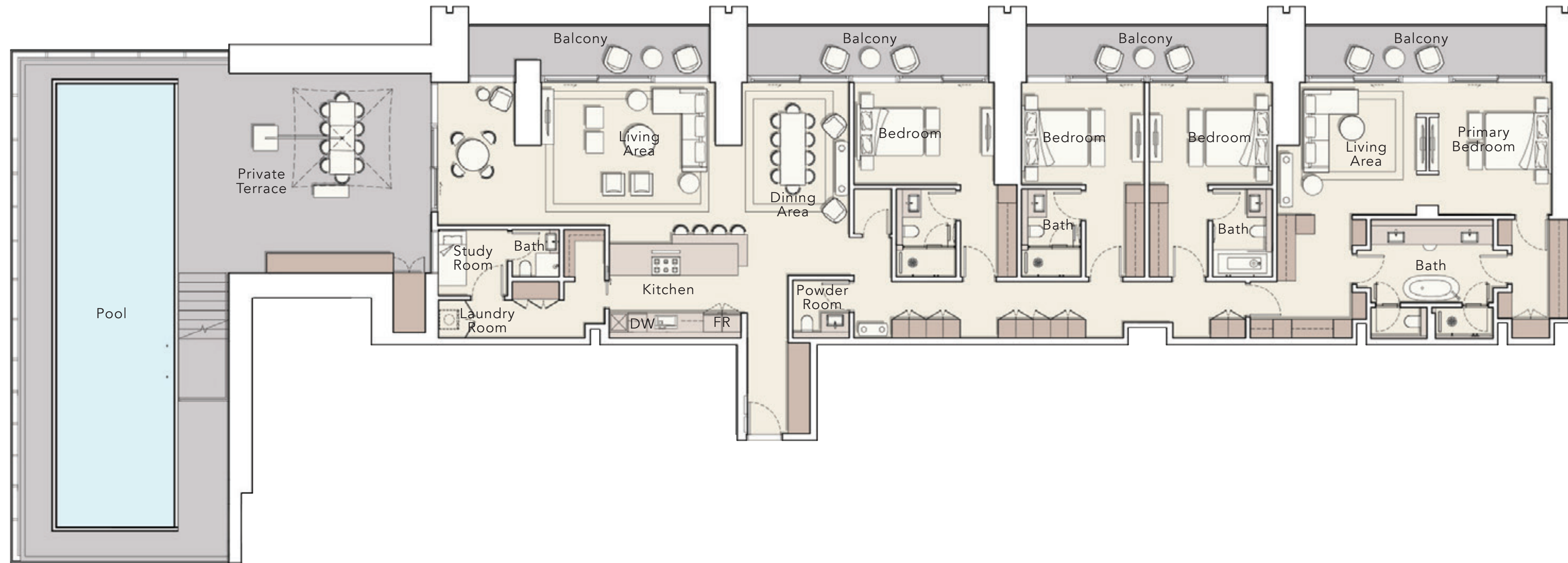
# PENTHOUSE

TYPE A

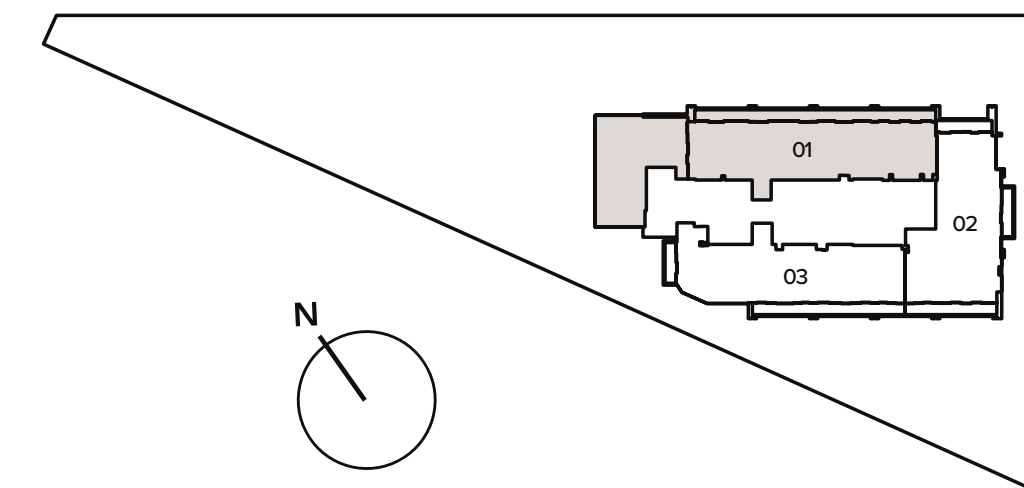
Internal Living Area : 3398.92 Sq. Ft

Outdoor Living Area : 2448.57 Sq. Ft

Total Living Area : 5847.49 Sq. Ft



37<sup>th</sup> FLOOR



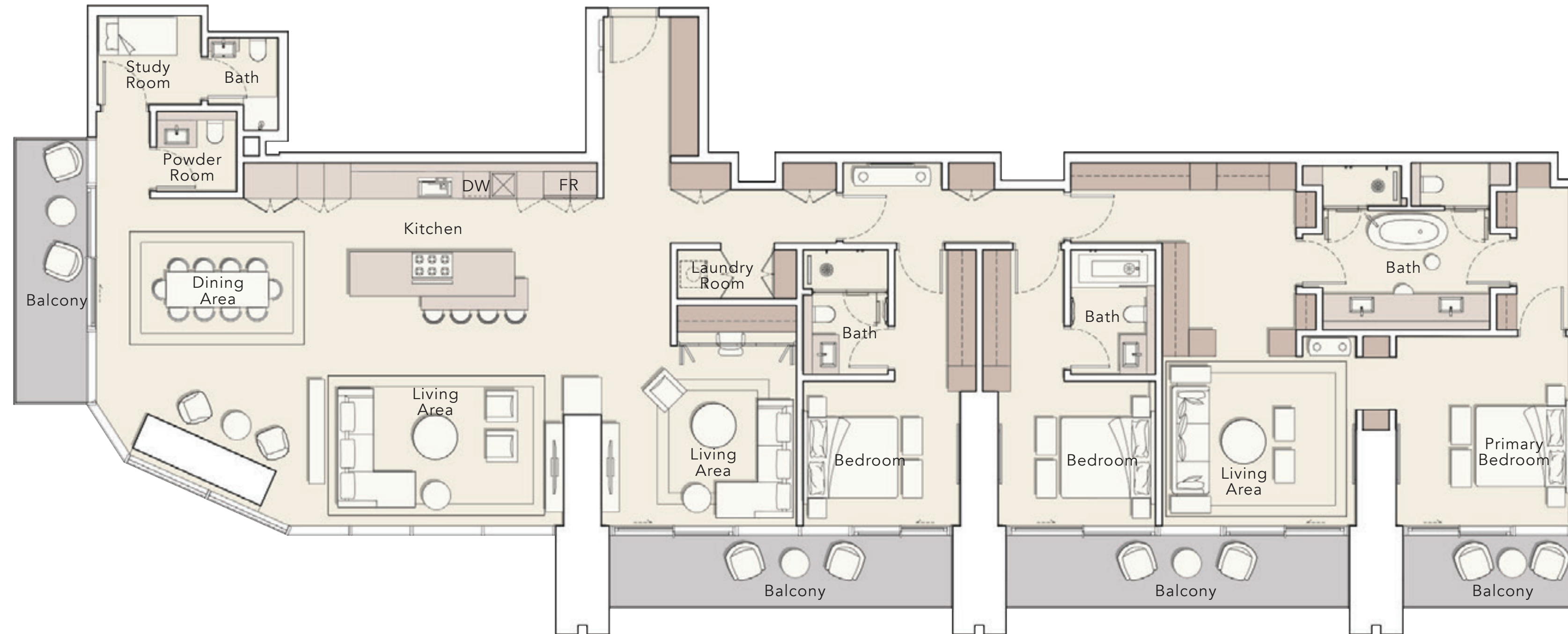
# PENTHOUSE

TYPE B

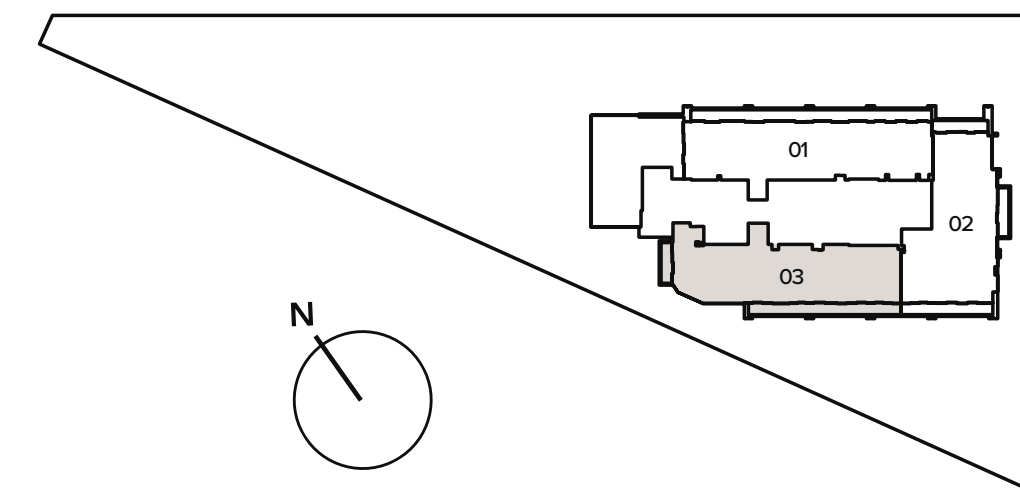
Internal Living Area : 3221.42 Sq. Ft

Outdoor Living Area : 513.22 Sq. Ft

Total Living Area : 3734.65 Sq. Ft



37<sup>th</sup> FLOOR



# PENTHOUSE

TYPE C

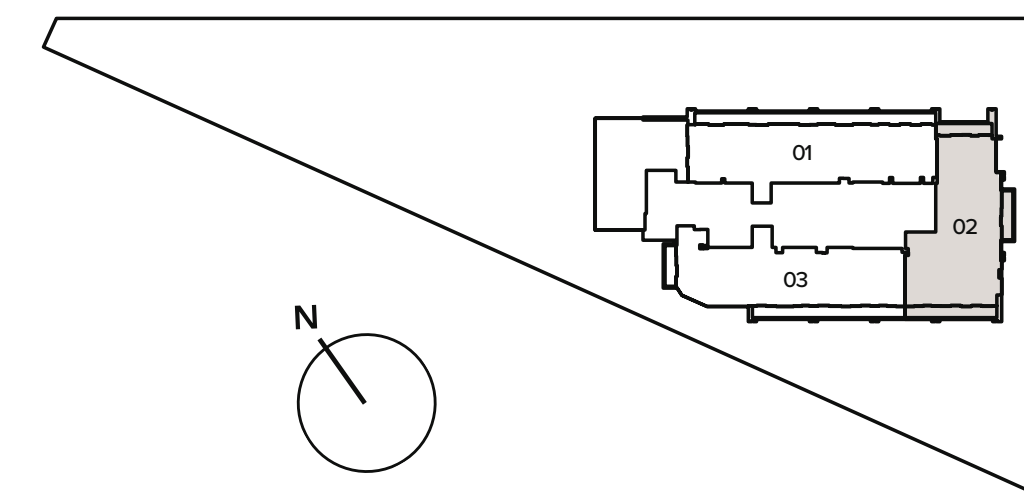
Internal Living Area : 2980.96 Sq. Ft

Outdoor Living Area : 521.83 Sq. Ft

Total Living Area : 3502.79 Sq. Ft



37<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

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**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

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**5%**

On completion of 60% construction of the project

**30%**

On completion



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