ELLINGTON
PROPERTIES

ELTIERA
VIEWS 2

PROJECT BRIEF

A CANVAS FOR LIVING

Eltiera Views is the natural evolution of Eltiera Heights, a refined continuation that deepens the connection between design, lifestyle, and the serenity of its setting. Conceived as a residence for every version of you, it offers spaces that adapt to your rhythm, whether you seek stillness, movement, connection, or retreat. From vibrant social moments to quiet rituals, every detail is thoughtfully attuned to the many sides of modern living. The residential development is shaped by its surroundings, drawing its form and feeling from the tranquil lake, the sculpted greens, and the distant waters of Jumeirah Islands. Here, the architecture doesn't just frame the view, it flows from it.

JUMEIRAH ISLANDS, DUBAI-UAE

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land–to–water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land–to–water ratio, making it one of the most tranquil, exclusive residential settings in Dubai. Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.

STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

Lifestyle integration

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

Retail & everyday convenience

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day–to–day experience with dining, shopping, and service offerings close to home.

LOCATION


To Northern Emirates
Downtown Dubai
Burj Al Arab
Palm Jumeirah
Dubai Media City
Ain Dubai
Emirates Hills 2
Dubai Marina
Jumeirah Lake Towers
UH
BY ELLINGTON
Meadows
ELTIERA
HEIGHTS
E11 Sheikh Zayed Road
To Abu Dhabi
Jumeirah Islands Pavilion
MERCER
HOUSE
ELTIERA
VIEWS
Jumeirah Islands
Uptown Dubai
First Al Khail St
Jumeirah Park


Dubai Marina
Dubai Media City
E11 Sheikh Zayed Road
To Abu Dhabi
Metro Line
Metro Line
E11 Sheikh Zayed Road
To Northern Emirates
Al Sarayat St
Jumeirah Lakes Towers
Emirates
Golf Club
MERCER
HOUSE
UH
BY ELLINGTON
Uptown
Dubai
ELTIERA
HEIGHTS
ELTIERA
VIEWS
First Al Khail St
Meadows
First Al Khail St
Emirates
Hills 2
Al Jamayel St
Jumeirah Islands
Emirates Hills
Jumeirah Park

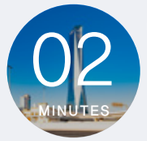
DRIVING DISTANCES



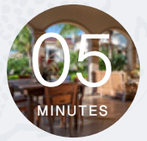
Jumeirah Islands
Pavillion



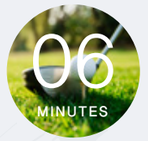
Jumeirah
Lakes Towers



Uptown
Dubai



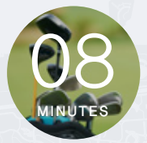
Jumeirah Islands
Clubhouse



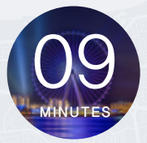
Montgomerie
Golf Club



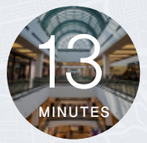
Dubai Marina
Yacht Club



Emirates
Golf Club



Ain
Dubai



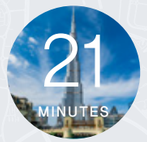
Mall of the
Emirates



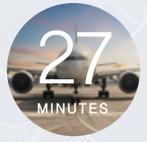
Palm
Jumeirah



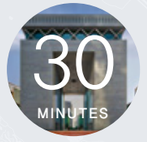
Burj
Al Arab



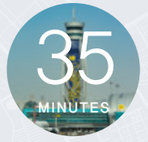
Burj Khalifa/
Dubai Mall



Al Maktoum
International
Airport



Dubai
International
Financial Centre



Dubai
International
Airport

SUN PATH ANALYSIS

SUMMER
SUNSET

W

N

WINTER
SUNSET

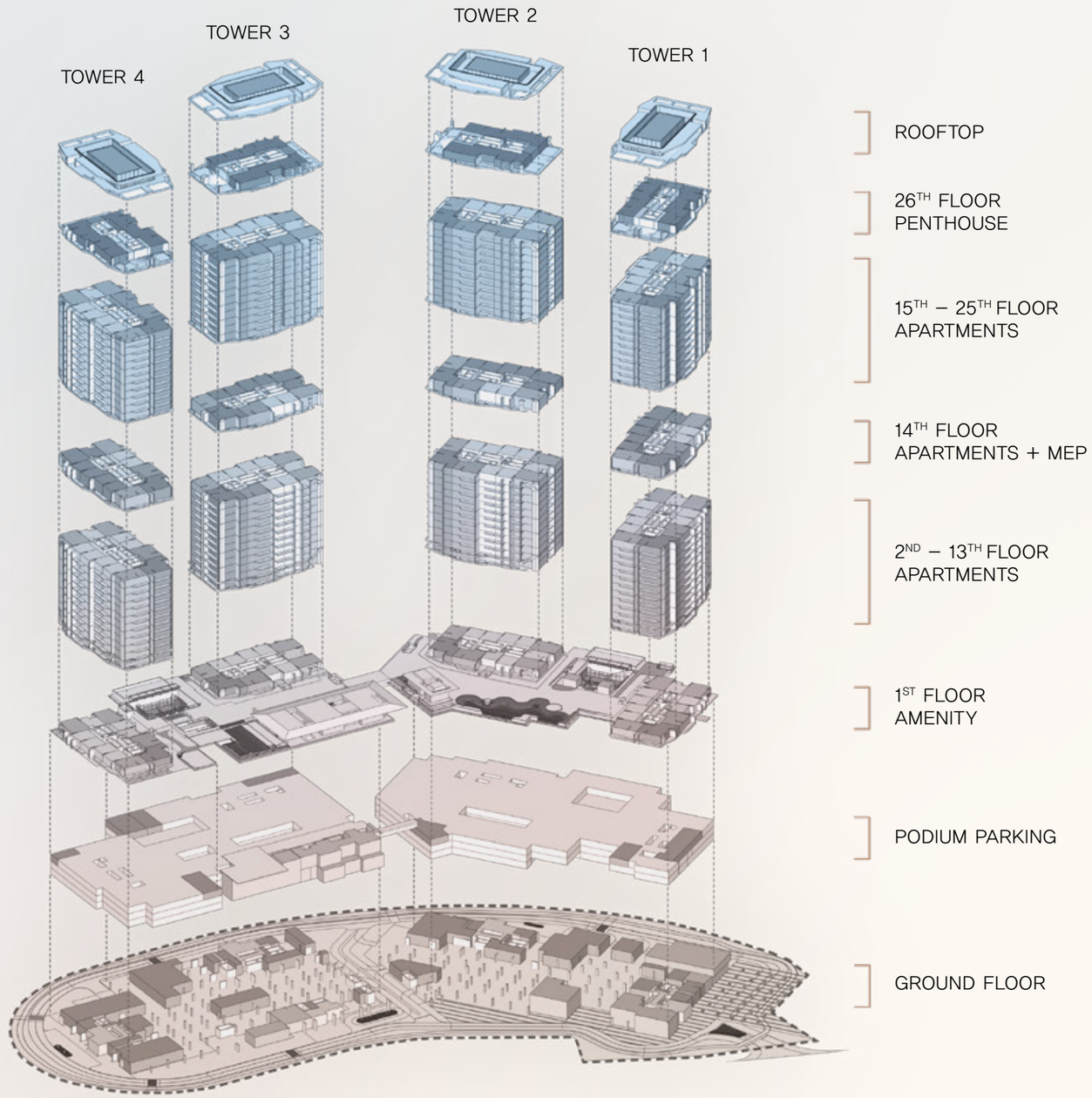
WINTER
SUNRISE

S

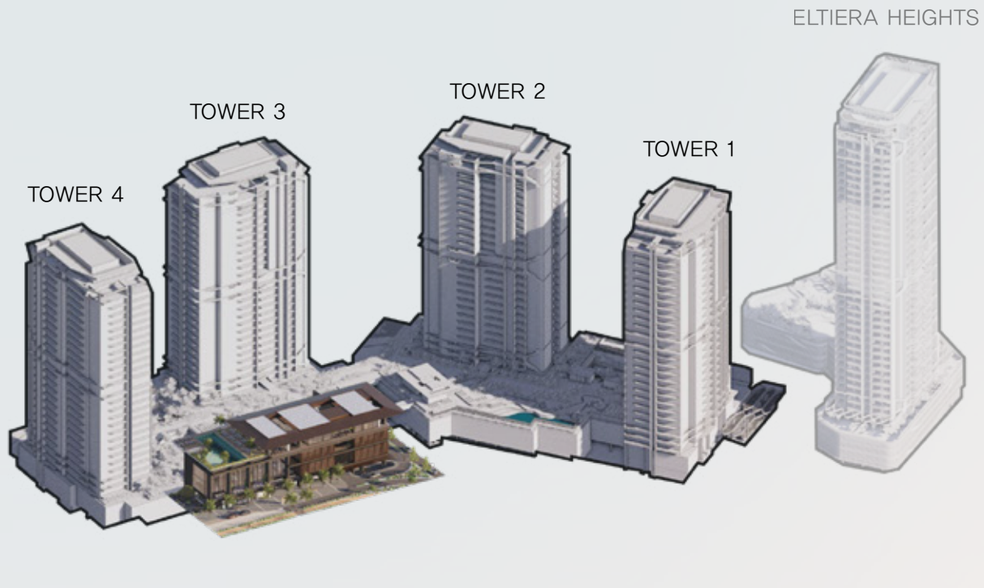
E

SUMMER
SUNRISE

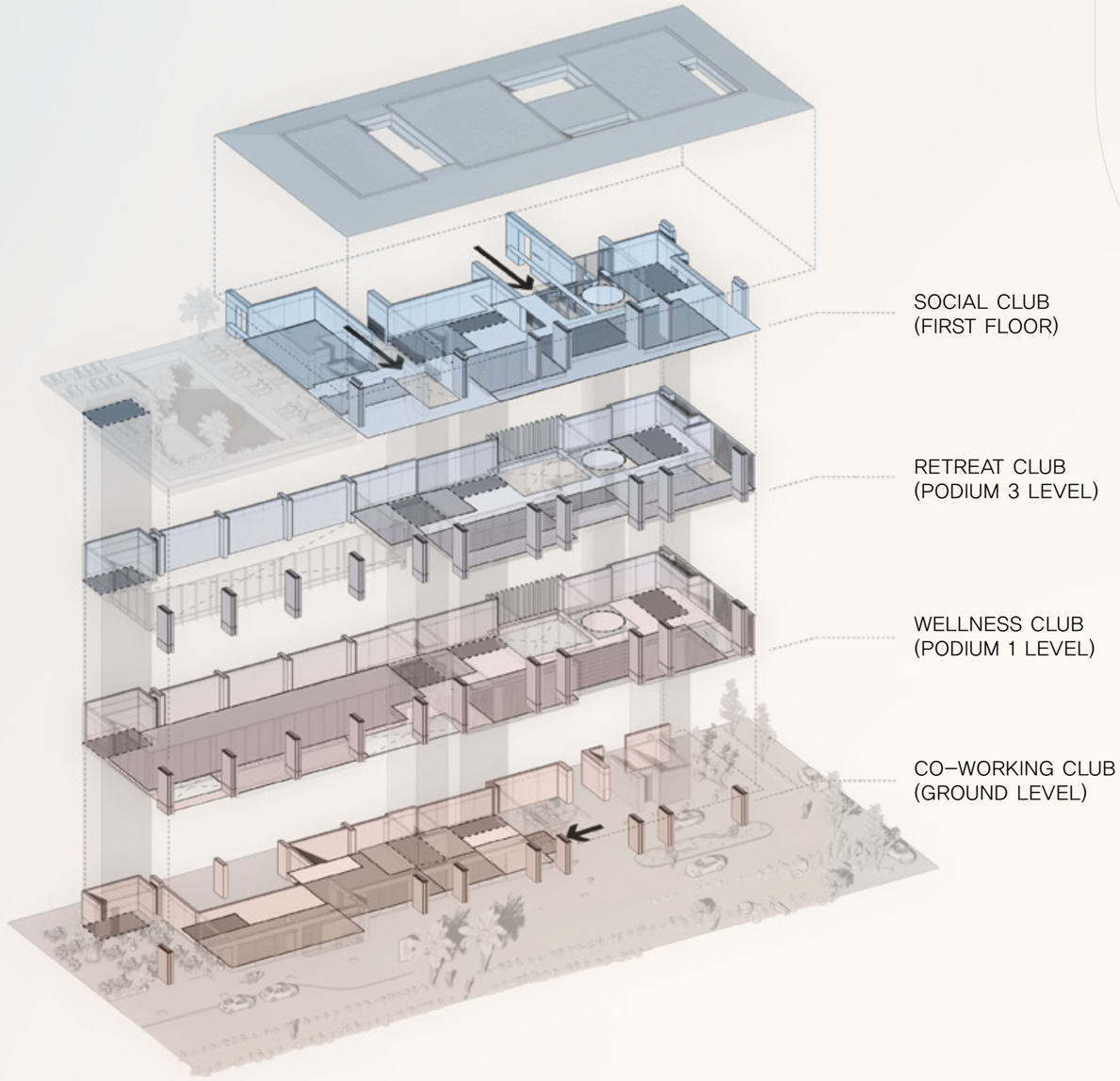
ARCHITECTURAL COMPONENTS



CLUBHOUSE


ELTIERA HEIGHTS
TOWER 4
TOWER 3
TOWER 2
TOWER 1


CLUBHOUSE


SOCIAL CLUB
(FIRST FLOOR)
RETREAT CLUB
(PODIUM 3 LEVEL)
WELLNESS CLUB
(PODIUM 1 LEVEL)
CO–WORKING CLUB
(GROUND LEVEL)

BUILDING CONFIGURATIONS - TOWER 2

PARKING
1 and 2 bedroom: 1 parking space
3 and 4 bedroom: 2 parking spaces

ELEVATORS
6 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE
Q4 2029

ANTICIPATED SERVICE CHARGE
AED 21 per sq.ft.

OWNERSHIP
Freehold



Note: Floor to ceiling height is 3600mm on all residential floors

ELEVATIONS - TOWER 2



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (BACK)



EAST ELEVATION (RIGHT)

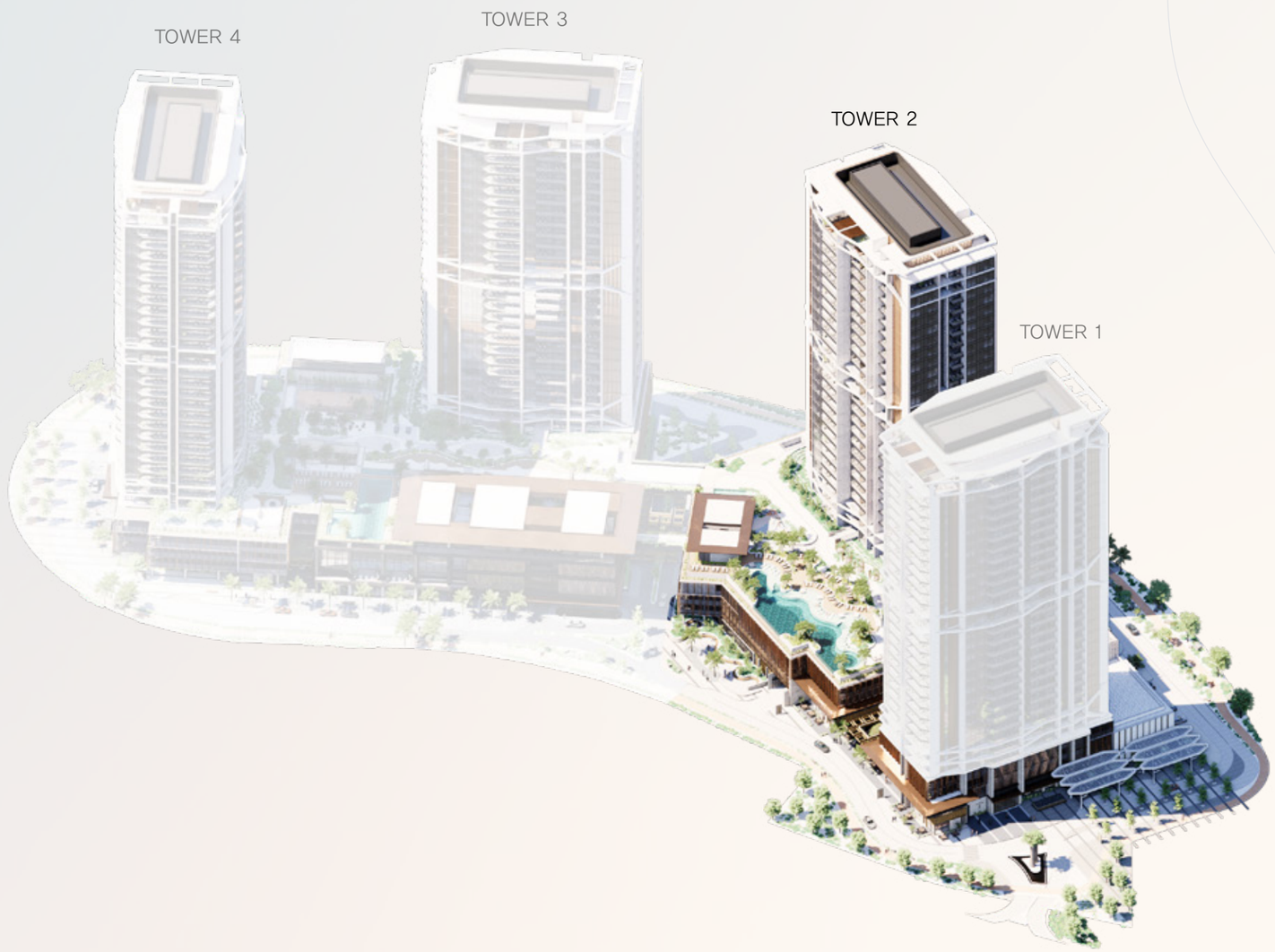


WEST ELEVATION (LEFT)



SIZE RANGE & UNIT TYPE - TOWER 2

1 BEDROOM APARTMENT	169 units 796 sq.ft to 834 sq.ft
2 BEDROOM APARTMENT	74 units 1,221 sq.ft to 1,284 sq.ft
2 BEDROOM APARTMENT + S	25 units 1,405 sq.ft
3 BEDROOM APARTMENT	25 units 1,672 sq.ft
4 BEDROOM PENTHOUSE	2 units 5,930 sq.ft to 5,985 sq.ft
TOTAL UNITS	295 units

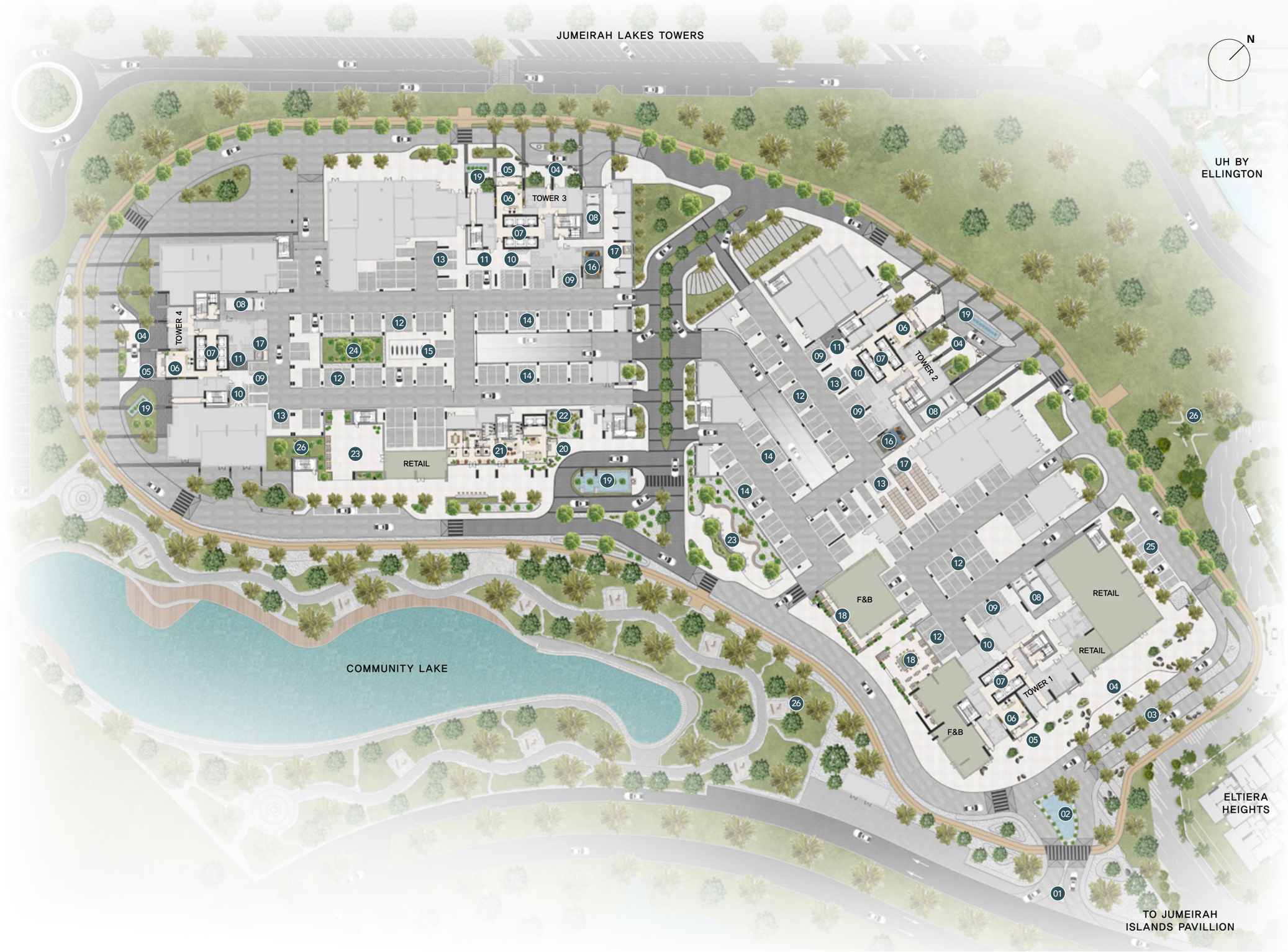




AMENITIES

GROUND FLOOR AMENITIES PLAN

01 VEHICLE ENTRANCE/EXIT
02 ENTRANCE WATER FEATURE
03 TREE PLAZA
04 DROP–OFF AREAS
05 TOWER ENTRANCES
06 LOBBY RECEPTIONS
07 LIFT LOBBY
08 MOVE–IN TRUCK ZONES
09 PARKING FOR PEOPLE OF DETERMINATION
10 BICYCLE PARKING
11 BICYCLE WASH AREAS
12 PREFFERED PARKING
13 EV PARKING
14 VISITOR PARKING
15 MOTORCYCLE PARKING
16 INDEPENDENT CAR WASH BAYS
17 DOG WASH AREAS
18 F&B TERRACES
19 WATER FEATURES
20 CLUBHOUSE ENTRANCE
21 CO–WORKING CLUB
22 XERISCAPED COURTYARD
23 OUTDOOR SEATING AREA
24 GARDEN COURTYARD
25 RETAIL PARKING
26 PET PLAY AREAS



Drop-off and arrival plaza

Retail and F&B

F&B terrace

Community lake



Lobby reception

1st FLOOR AMENITIES PLAN

01 LIFT LOBBY
02 BUBBLE THERAPY POOL
03 SUN LOUNGERS AREA
04 CABANA
05 BAJA SHELF
06 BARBEQUE AREA
07 GARDEN PLAZA
08 GAMES TABLE ZONE
09 STEPPED SEATING
10 PADEL COURTS
11 SOCIAL CLUB
12 FAMILY POOL
13 MALE & FEMALE CHANGING ROOMS
14 KIDS PLAY AREA
15 KIDS POOL
16 OUTDOOR KIDS PLAY AREA
17 SUNKEN SEATING AREA
18 ACCESS TO RESIDENCES AREA
19 ADULT LAP POOL



Pool deck

Family pool

Sun loungers area

Padel courts

Kids play area

CO-WORKING CLUB (GROUND FLOOR) AMENITIES PLAN

01 CLUBHOUSE ENTRANCE
02 COMMUNAL TABLE
03 RECEPTION LOUNGE
04 CLUBHOUSE LIFT LOBBY
05 CO–WORKING LOUNGE
06 WORKING PODS
07 MEETING ROOM
08 PODCAST ROOM
09 BATHROOM FOR PEOPLE OF DETERMINATION
10 MALE WASHROOM
11 FEMALE WASHROOM



Clubhouse

Co-working space

Podcast room

WELLNESS CLUB (PODIUM 1 FLOOR) AMENITIES PLAN

01 CLUBHOUSE LIFT LOBBY
02 BATHROOM FOR PEOPLE OF DETERMINATION
03 CALISTHENICS
04 STRENGTH ZONE
05 PILATES ZONE
06 CLIMBING WALL
07 YOGA AREA
08 SPIN & CARDIO ZONE
09 OUTDOOR YOGA AREA
10 MALE CHANGING ROOM, SHOWER, STEAM & SAUNA
11 VITALITY POOL
12 HEATED RELAXATION BEDS
13 FEMALE CHANGE ROOM, SHOWER, STEAM & SAUNA
14 ACCESS TO UPPER LEVEL





Lift lobby

Fitness studio



Spa

RETREAT CLUB (PODIUM 3 FLOOR) AMENITIES PLAN

01 CINEMA ROOM
02 BATHROOM FOR PEOPLE OF DETERMINATION
03 DANCE STUDIO
04 DANCE TERRACE
05 CLUBHOUSE LIFT LOBBY
06 LOUNGE & PANTRY
07 OUTDOOR LOUNGE
08 WASHROOMS
09 ACCESS TO UPPER/LOWER LEVEL
10 BEAUTY / BARBER ROOM
11 MASSAGE ROOM
12 OUTDOOR SPA RELAXATION AREA



Cinema room

Dance studio

SOCIAL CLUB (1st FLOOR) AMENITIES PLAN

01 MALE CHANGING ROOM
02 FEMALE CHANGING ROOM
03 BATHROOM FOR PEOPLE OF DETERMINATION
04 ARCADE ROOM
05 CLUB LOUNGE
06 DINING AREA
07 SNUG LOUNGE
08 LOUNGE BAR & KITCHEN
09 OUTDOOR DINING
10 GAMES TABLE AREA
11 ACCESS TO LOWER LEVEL
12 CLUBHOUSE LIFT LOBBY
13 KIDS PLAY AREA
14 KITCHENETTE PANTRY
15 KIDS BATHROOM
16 PARENTS LOUNGE AREA
17 OUTDOOR KIDS PLAY AREA
18 OUTDOOR SEATING AREA
19 KIDS POOL
20 KIDS POOL DECK



Clubhouse lounge

Clubhouse bar

Games room

RESIDENCES

Balcony view



Living and dining



Kitchen

Penthouse master bedroom



Master bedroom

Bathroom



Powder room

Penthouse living & dining

Penthouse kitchen

Penthouse bathroom

FLOOR PLANS



1st FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom



2nd – 13th FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom

N

05
3 BR
Type A

06
2 BR
Type A

07
1 BR
Type B

08
1 BR
Type B

09
1 BR
Type A

10
1 BR
Type A

11
2 BR
Type C

12
1 BR
Type C

04
2 BR+S
Type A

03
1 BR
Type A

02
1 BR
Type A

01
2 BR
Type B



14th FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom

N

06
2 BR
Type A

05
3 BR
Type A

04
2 BR+S
Type A

03
1 BR
Type A

02
1 BR
Type A

01
2 BR
Type B



15th - 25th FLOOR TYPICAL PLAN

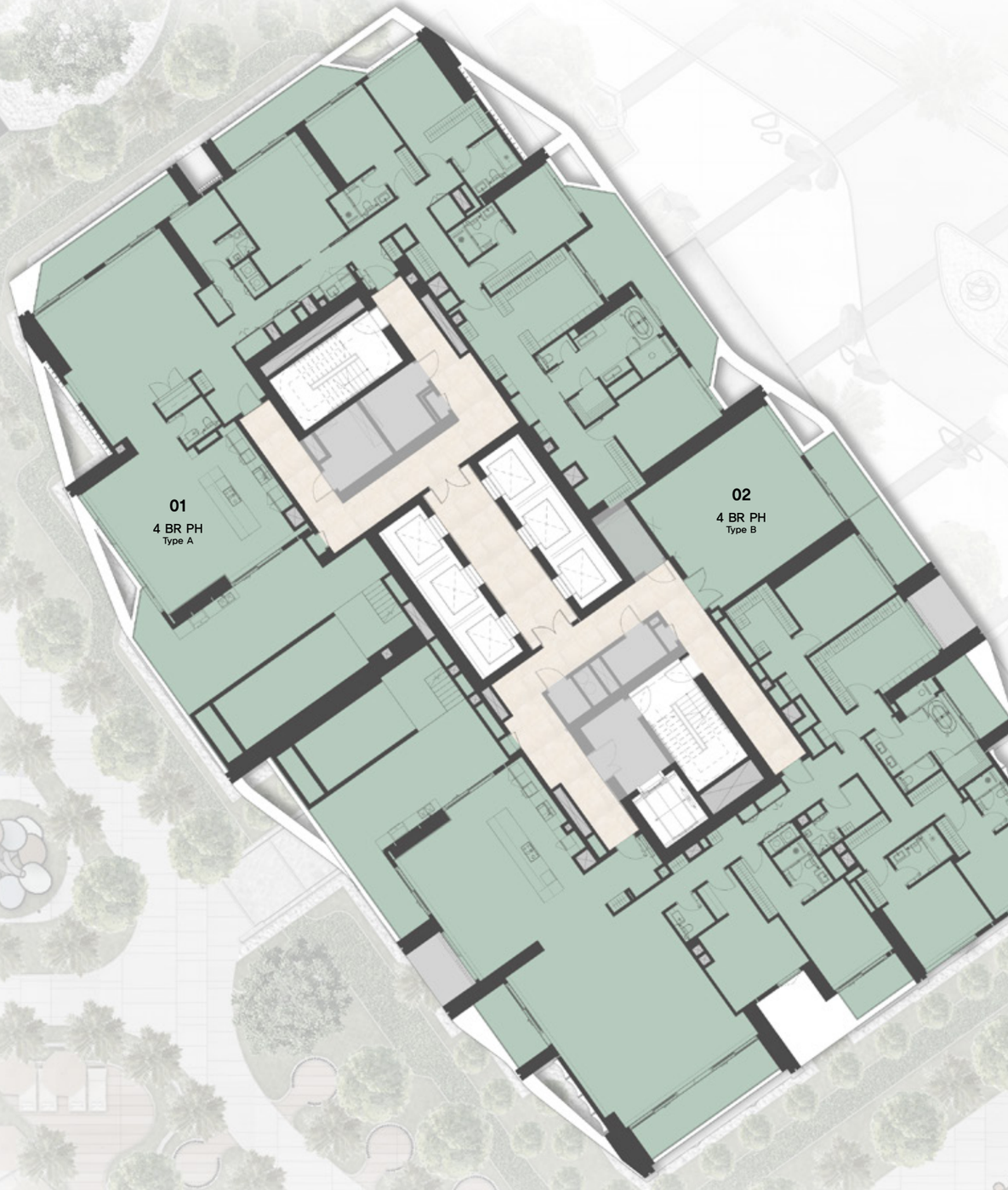
- 1 – Bedroom
- 2 – Bedroom+S
- 2 – Bedroom
- 3 – Bedroom





26th FLOOR PLAN

4 – Bedroom Penthouse



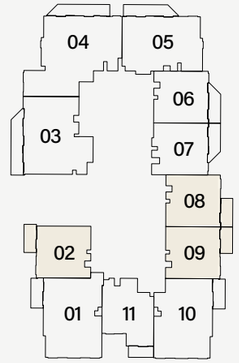


1 - BEDROOM

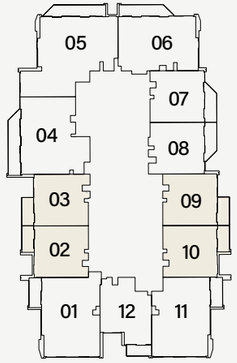
TYPE A



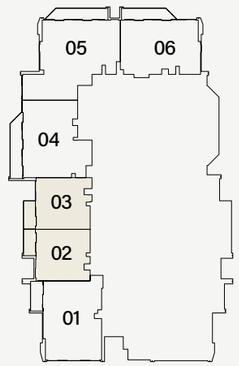




1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

Internal Living Area : **711.71 sq. ft.**

Outdoor Living Area : **89.88 sq. ft.**

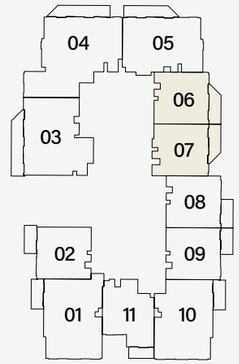
Total Living Area : **801.59 sq. ft.**

1 - BEDROOM

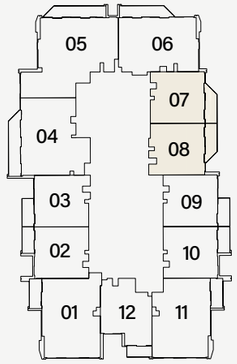
TYPE B







1st Floor



2nd-13th Floor &
15th-25th Floor

Internal Living Area : **724.20 sq. ft.**

Outdoor Living Area : **109.79 sq. ft.**

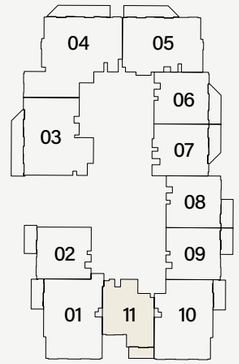
Total Living Area : **833.99 sq. ft.**

1 - BEDROOM

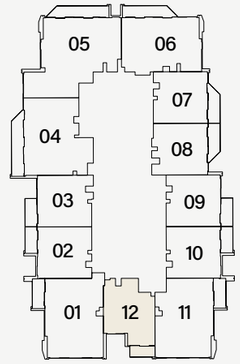
TYPE C







1st Floor



2nd-13th Floor &
15th-25th Floor

Internal Living Area : **745.19 sq. ft.**

Outdoor Living Area : **72.33 sq. ft.**

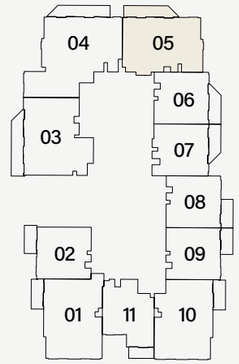
Total Living Area : **817.52 sq. ft.**

2 - BEDROOM

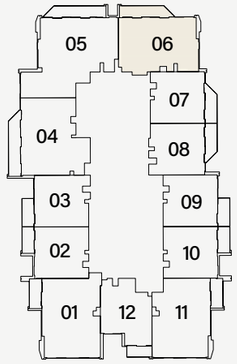
TYPE A



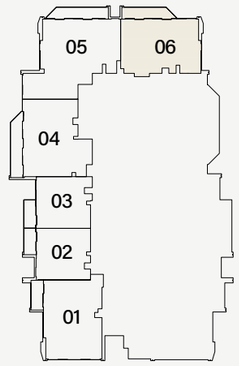




1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

Internal Living Area : **1109.54 sq. ft.**

Outdoor Living Area : **149.94 sq. ft.**

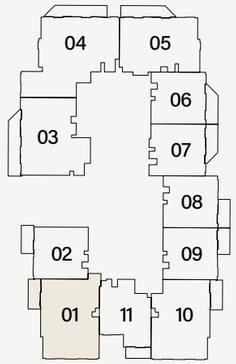
Total Living Area : **1259.49 sq. ft.**

2 - BEDROOM

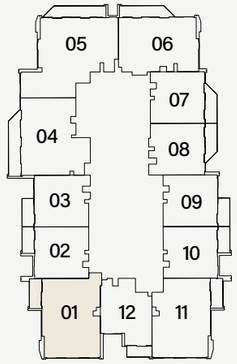
TYPE B



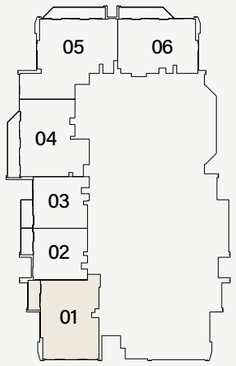




1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

Internal Living Area : **1188.98 sq. ft.**

Outdoor Living Area : **95.37 sq. ft.**

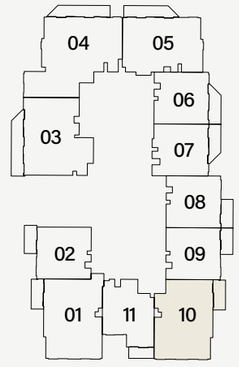
Total Living Area : **1284.35 sq. ft.**

2 - BEDROOM

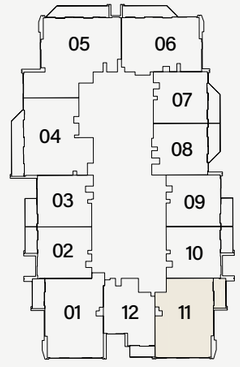
TYPE C







1st Floor



2nd-13th Floor &
15th-25th Floor

Internal Living Area : **1126.23 sq. ft.**

Outdoor Living Area : **95.26 sq. ft.**

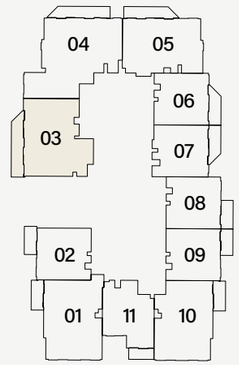
Total Living Area : **1221.49 sq. ft.**

2 - BEDROOM + S

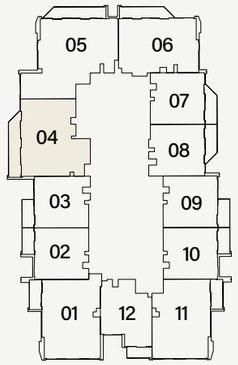
TYPE A



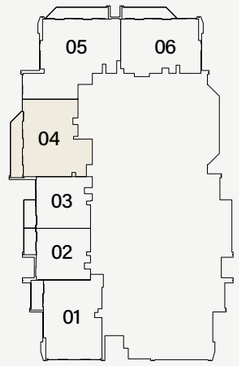




1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

Internal Living Area : **1209.43 sq. ft.**

Outdoor Living Area : **195.36 sq. ft.**

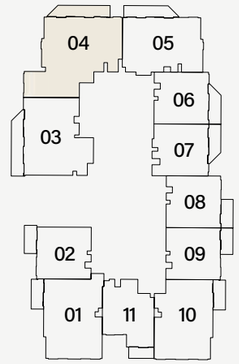
Total Living Area : **1404.80 sq. ft.**

3 - BEDROOM

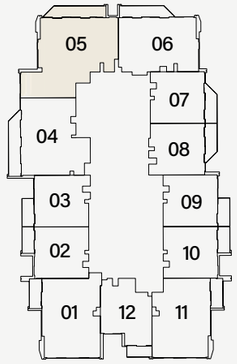
TYPE A



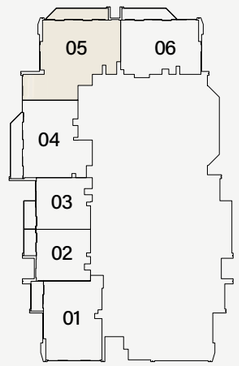




1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

Internal Living Area : **1498.87 sq. ft.**

Outdoor Living Area : **173.08 sq. ft.**

Total Living Area : **1671.96 sq. ft.**

4 - BEDROOM PENTHOUSE

TYPE A



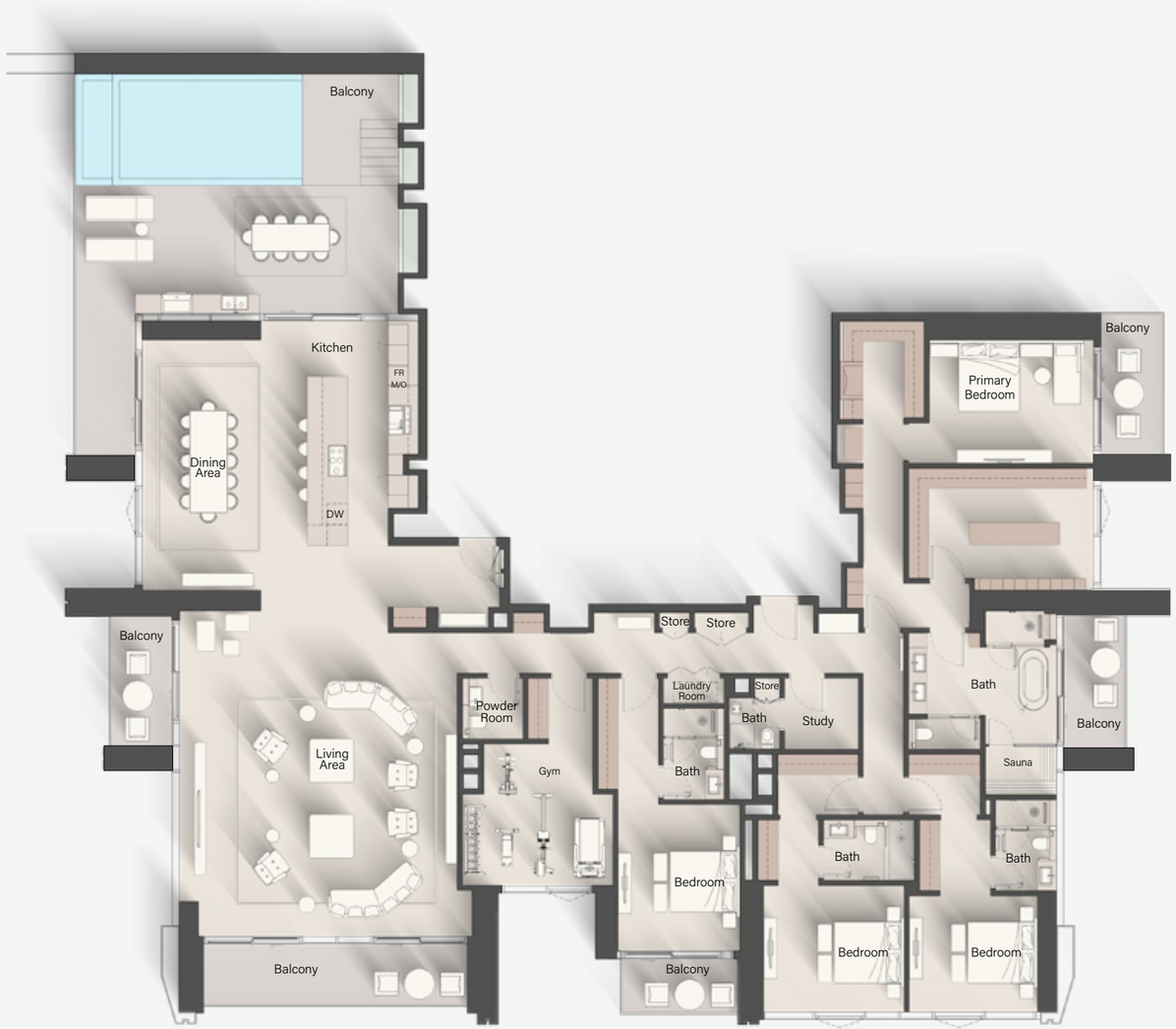


26th Floor

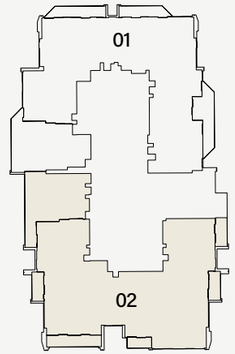
Internal Living Area : **4388.98 sq. ft.** Outdoor Living Area : **1595.64 sq. ft.** Total Living Area : **5984.63 sq. ft.**

4 - BEDROOM PENTHOUSE

TYPE B







26th Floor

Internal Living Area : **4483.71 sq. ft.** Outdoor Living Area : **1445.81 sq. ft.** Total Living Area : **5929.52 sq. ft.**

PAYMENT PLAN

20%

at the time
of booking

10%

60 days after the
reservation date

5%

120 days after the
reservation date

5%

180 days after the
reservation date

5%

240 days after the
reservation date

5%

360 days after the
reservation date

5%

On completion of 20%
construction of the project

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

30%

On
completion

PROJECT INTERACTIVE APP



To navigate the project interactive web page of Eltiera Views, click HERE or scan the QR code below:

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PROPERTIES

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info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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