



# 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

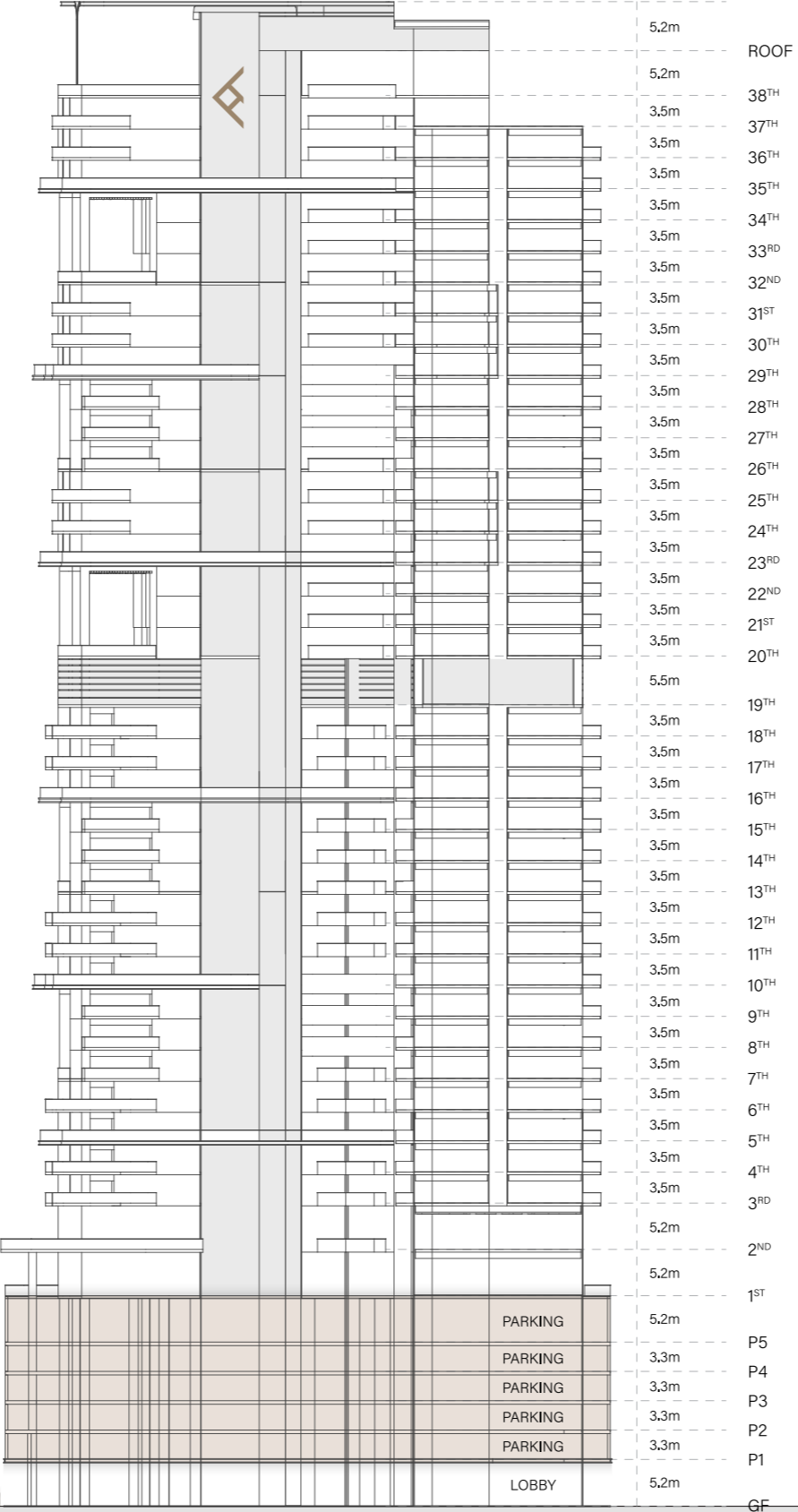
Crystal Lagoon  
View

N





# ARCHITECTURAL SECTIONS



1.5m  
Crystal Lagoon  
2km

Lagoon Access  
Community Promenade

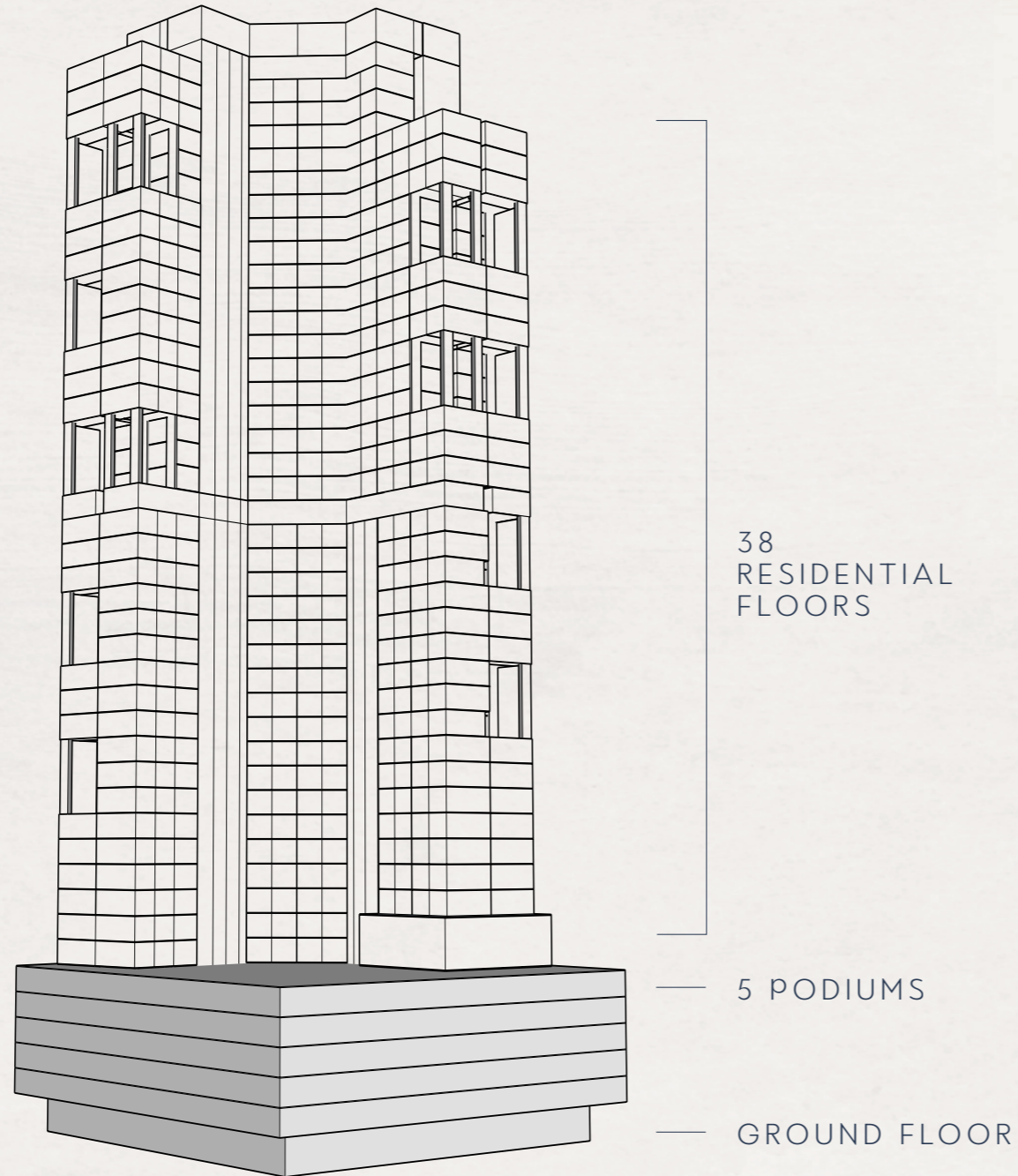
Retail Promenade

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

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

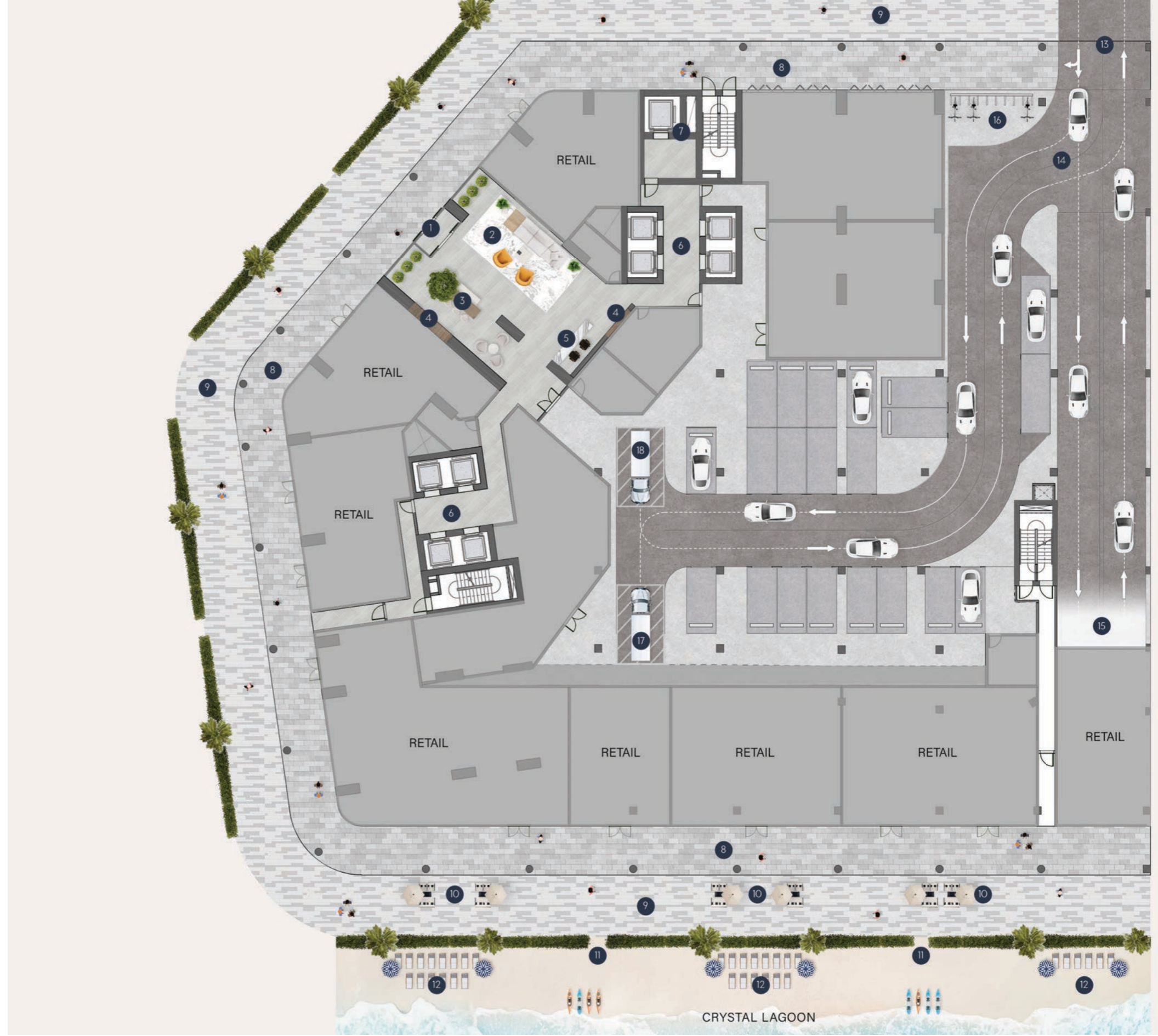
## NUMBER OF UNITS PER TYPE

<b>1 Bedroom</b>	235 Units
<b>2 Bedrooms</b>	85 Units
<b>2 Bedrooms + Study</b>	47 Units
<b>3 Bedrooms + Study</b>	26 Units
<b>4 Bedrooms + Study</b>	11 Units



# 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 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



CRYSTAL LAGOON

1<sup>st</sup> Floor



# 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





**Call / Whatsapp**

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