



ART BAY

PROJECT 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.





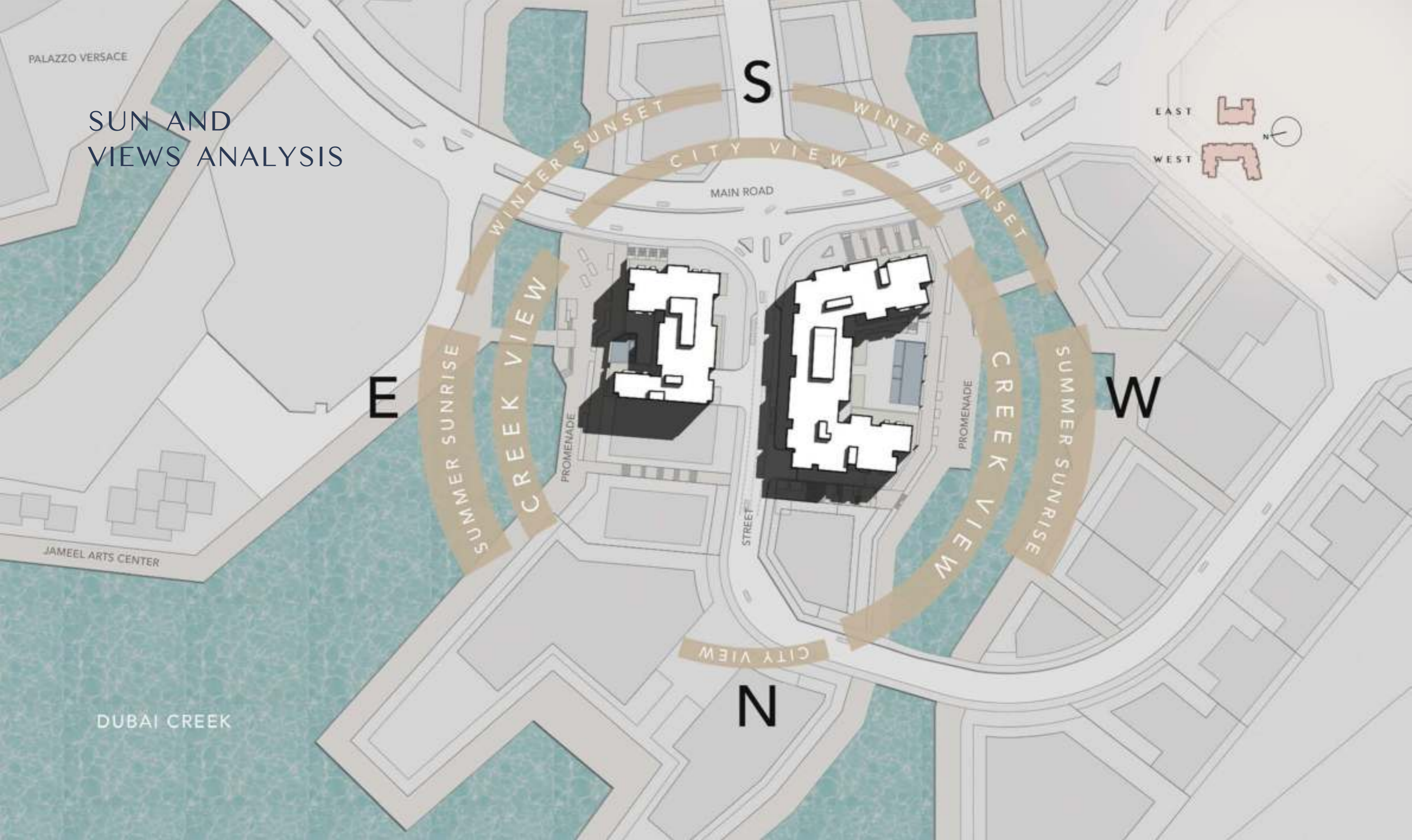
SET ALONG THE BANKS OF  
DUBAI CREEK IN AL JADDAF

# DRIVING DISTANCES

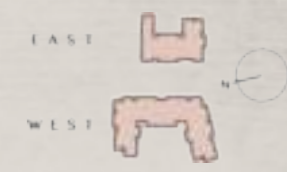
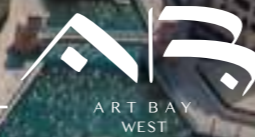
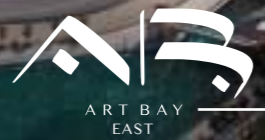
- 1 Minute Al Jaddaf Waterfront Park
- 2 Minutes Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Al Jaddaf Metro Station, Palazzo Versace Dubai
- 4 Minutes Mohammed Bin Rashid Library
- 6 Minutes Dubai Festival City Mall, Dubai International Airport
- 8 Minutes Zabeel Stadium, Latifa Women and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



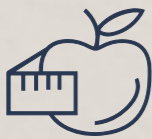
Indoor comfort



Views



Environment



Healthy lifestyle



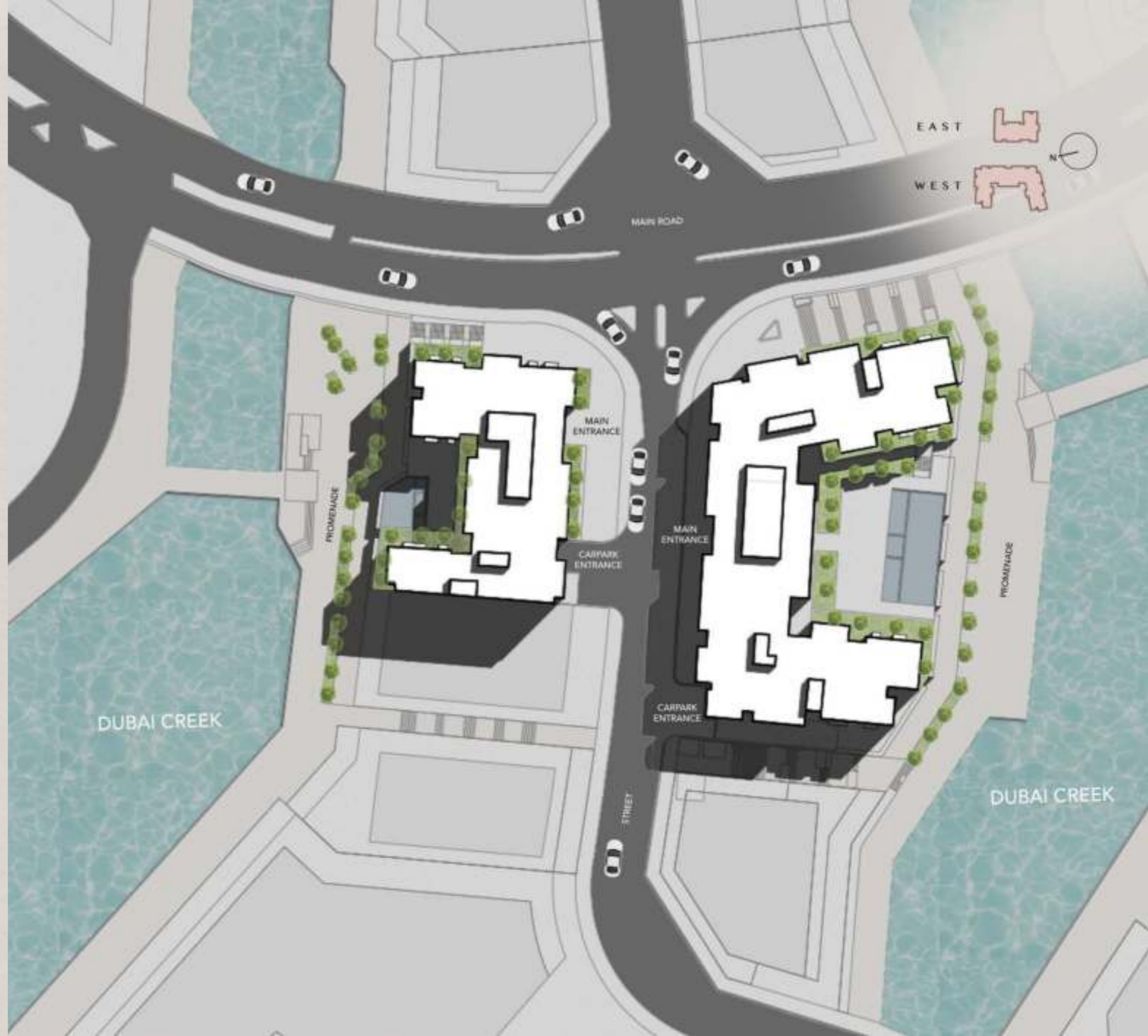
Unique experience



Retail experience



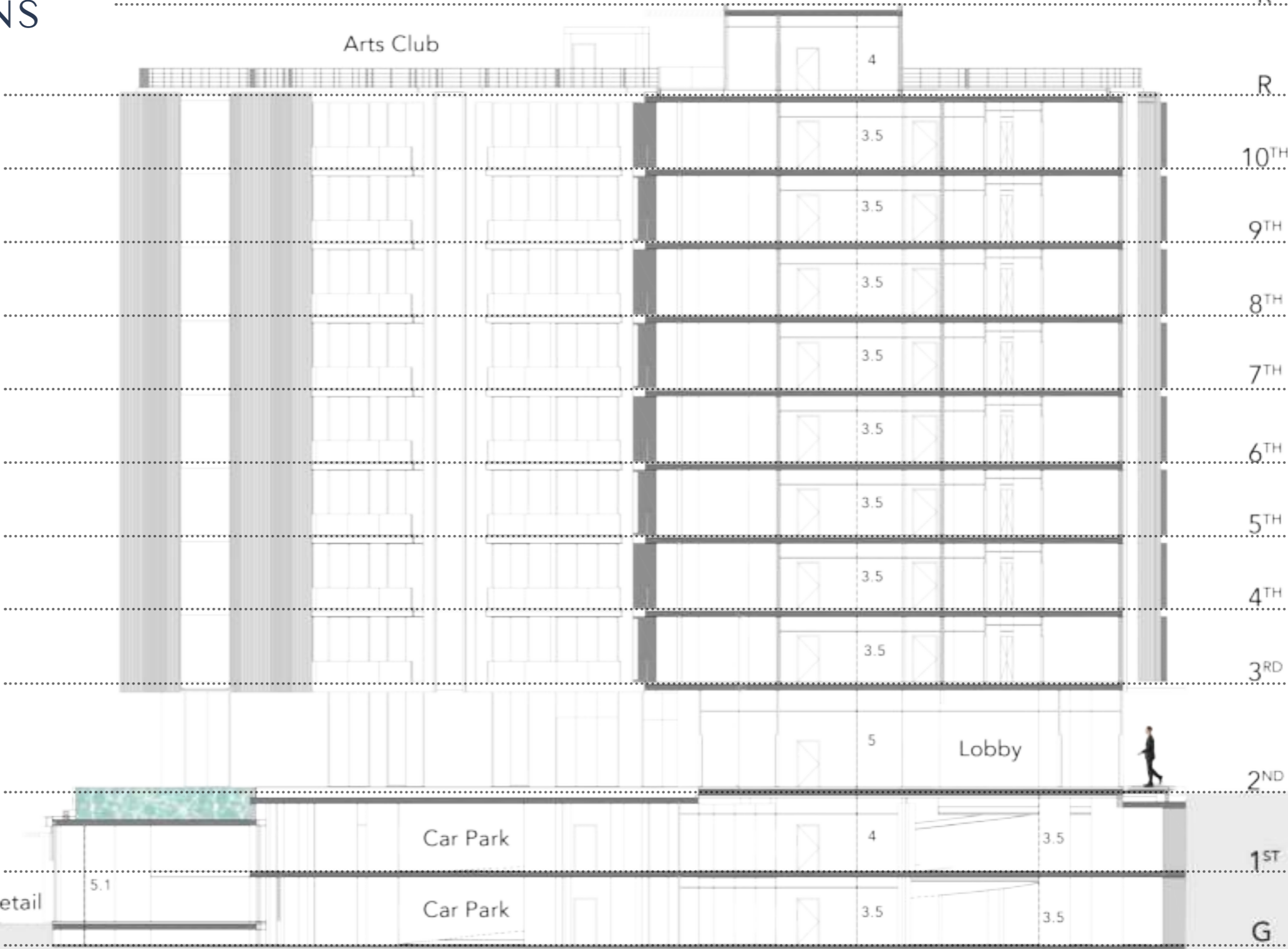
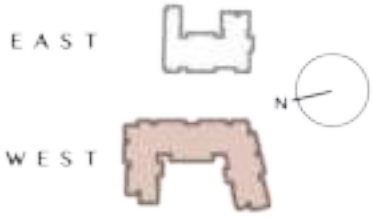
Entertainment



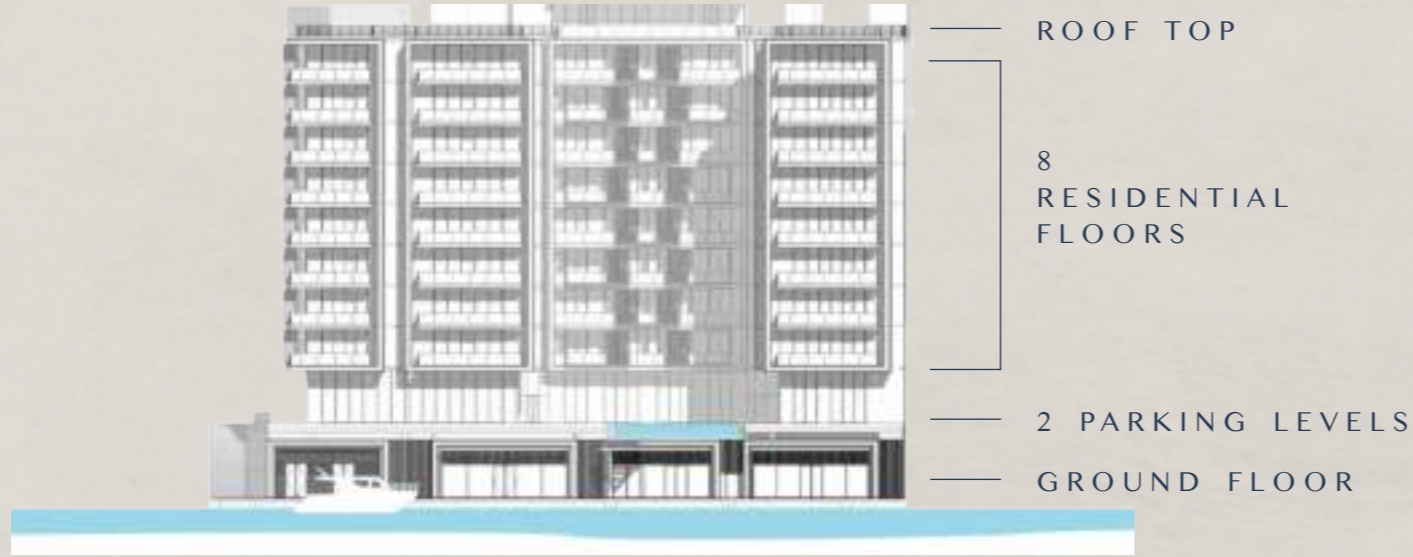
# ARCHITECTURAL DESIGN SECTIONS



# 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

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

### WEST TOWER

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

## NUMBER OF UNITS PER TYPE

### EAST TOWER

<b>Studio</b>	8 units
<b>1 Bedroom</b>	50 units
<b>2 Bedrooms</b>	32 units
<b>3 Bedrooms</b>	9 units

### WEST TOWER

<b>Studio</b>	8 units
<b>1 Bedroom</b>	34 units
<b>2 Bedrooms</b>	90 units
<b>3 Bedrooms</b>	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
- ④ PARKING FOR PEOPLE OF DETERMINATION
- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY



WEST  
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



**WEST  
FIRST FLOOR  
AMENITIES PLAN**

- ① ACCESS TO PARKING LEVELS
- ② ACCESS TO GROUND FLOOR PARKING
- ③ EV CHARGING STATION
- ④ PARKING FOR PEOPLE OF DETERMINATION
- ⑤ BICYCLE PARKING
- ⑥ LIFT LOBBY
- 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





ELLINGTON VILLAGE ←  
WORK STATION ↓  
PLAY AREA →

YOUTH  
HUB



POOL  
DECK





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 | ②① LOBBY ENTRANCE                      |
| ② BAJA SHELF              | ②② MAIN ENTRANCE                       |
| ③ SUN LOUNGERS AREA       | ②③ FITNESS STUDIO                      |
| ④ CABANAS                 | ②④ HOT YOGA STUDIO                     |
| ⑤ OUTDOOR SHOWER          | ②⑤ OUTDOOR FITNESS AREA                |
| ⑥ COURTYARD               | ②⑥ MALE WELLNESS CORNER                |
| ⑦ KIDS POOL               | ②⑦ FEMALE WELLNESS CORNER              |
| ⑧ BARBEQUE DECK           | ②⑧ PARKING FOR PEOPLE OF DETERMINATION |
| ⑨ OUTDOOR KIDS PLAY AREA  | ②⑨ SERVICE LIFT                        |
| ⑩ OUTDOOR TERRACE         | ②⑩ MOVE-IN TRUCK ZONE                  |
| ⑪ ACCESS TO COURTYARD     | ③① VEHICLE ENTRANCE/EXIT               |
| ⑫ LIFT LOBBY              | ③② ACCESS TO PARKING LEVELS            |
| ⑬ CULTURE LOUNGE          |  |
| ⑭ THE THEATRE             |  |
| ⑮ GAMES CORNER            |  |
| ⑯ YOUTH HUB               |  |
| ⑰ MULTIPURPOSE TABLE      |  |
| ⑱ LOBBY LOUNGE            |  |
| ⑲ LOBBY RECEPTION         |  |

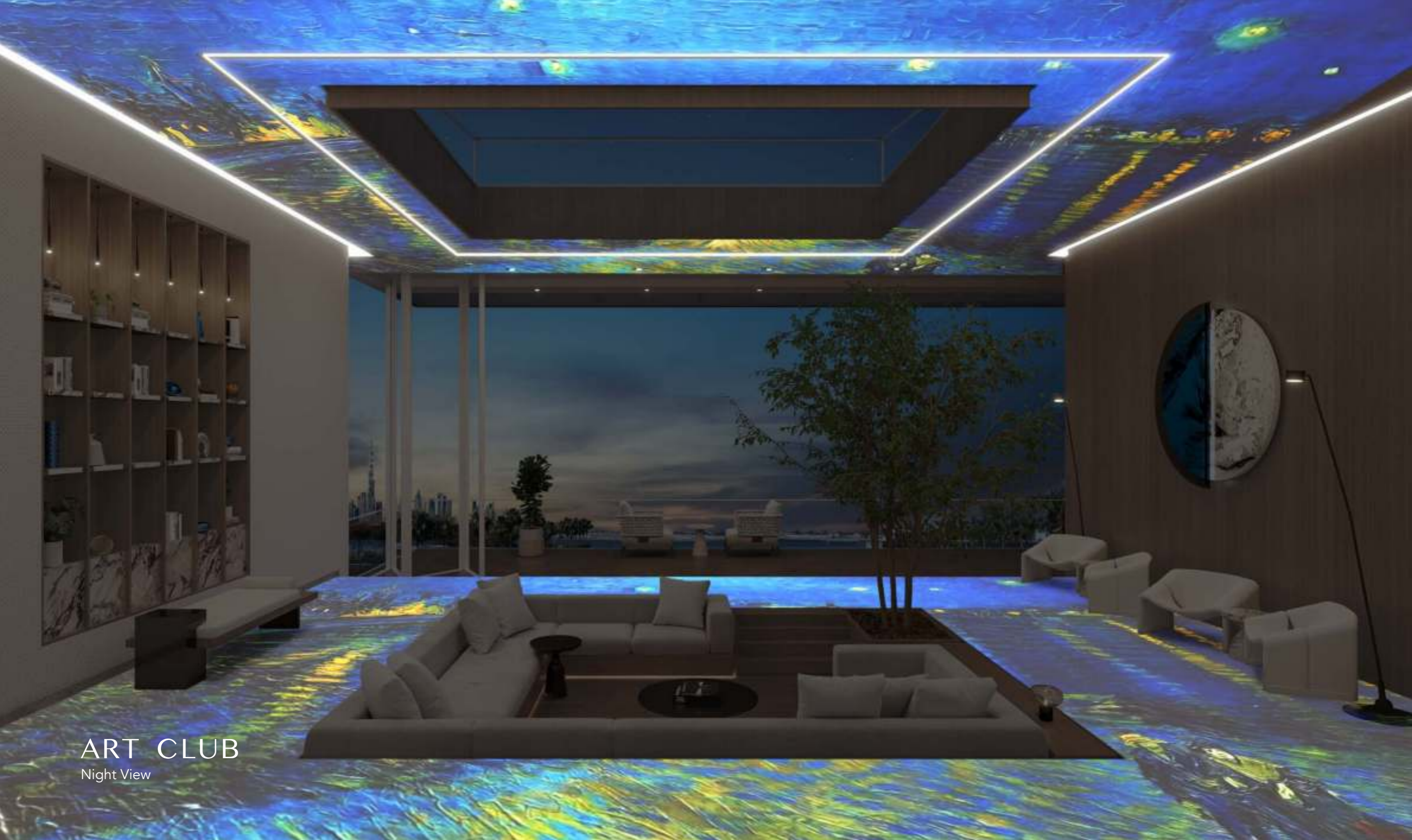




ART CLUB  
AMENITIES



ART CLUB  
Day View



ART CLUB  
Night View

**EAST  
ART CLUB  
AMENITIES PLAN**

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



WEST  
ART CLUB  
AMENITIES PLAN

- ① ROOFTOP BAR
- ② WORKSHOP CORNER
- ③ OUTDOOR LOUNGE & VIEWING DECK
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- ⑦ WASHROOM





APARTMENTS





LIVING  
& DINING



TYPICAL  
KITCHEN



3 BEDROOM  
KITCHEN





BEDROOMS



GLASS  
BOX

Applicable to 2 and 3-bedroom corner units



BATHROOMS



GUEST  
WASHROOM



POWDER  
ROOM

