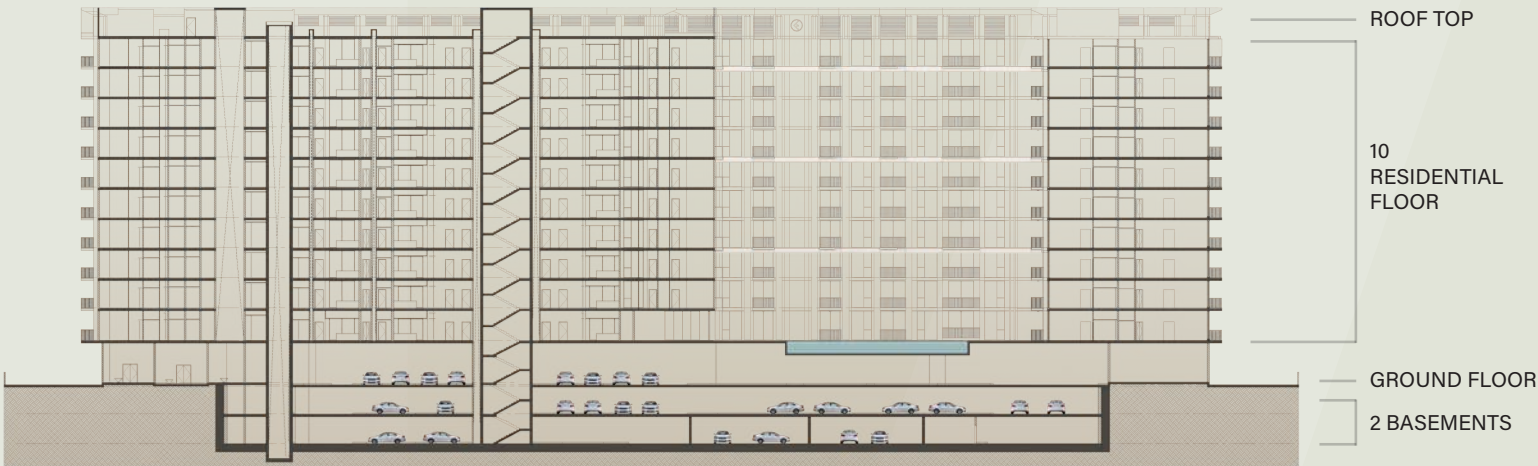




INVESTMENT
GUIDE



PROJECT CONFIGURATION



ELEVATORS

Tower A:
2 passenger elevators
1 service elevator

Tower B:
2 passenger elevators
1 service elevator

ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft.

PARKING

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

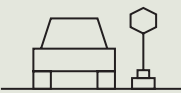
OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q3 2028

AMENITIES WITHIN THE PROJECT



Drop-off area



F & B and
retail shops



Lobby reception
and lounge



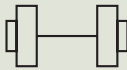
Adult pool



Kids pool



Sun loungers area
and cabanas



Indoor and outdoor
fitness area



Indoor and outdoor
kids play area



Pilates studio



Outdoor yoga area



Change room with steam
and sauna



Clubhouse with games
area



Clubhouse terrace and
seating area



Barbeque deck
and outdoor dining



Tree-lined central avenue



Outdoor
meditation pods



Outdoor family
area



Bocce ball court and
croquet game



Outdoor table tennis



Lawn with social
zones



Pet wash and
play area



Independent car
wash bay



Bicycle parking with
repair station



BUILT FOR TOMORROW'S DUBAI

Located in the heart of Dubai South's rapidly emerging Residential District, Windsor House is anchored in a location designed for the future. As Al Maktoum International Airport expands and Expo City Dubai continues to evolve into a global destination, this community is poised to become a nexus of business, innovation, and lifestyle. With infrastructure and vision converging, Windsor House is ideally positioned for those seeking long-term value and forward-thinking living.

Windsor House marks Ellington Properties' debut in Dubai South – a thoughtfully conceived development where form and function converge to elevate daily living. Comprising two elegant L-shaped buildings wrapped around a sun-filled central courtyard, Windsor House offers a serene, connected lifestyle. From curated amenities to beautifully appointed residences, this is not just a place to live – it's a setting to belong, grow, and thrive.





UNIT TYPES AND SIZES

TOWER A

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 779 sq. ft to 783 sq. ft
2 Bedroom Apartment	69 units	From 1,127 sq. ft to 1,142 sq. ft
2 Bedroom Apartment + S	20 units	From 1,256 sq. ft to 1,260 sq. ft
3 Bedroom Apartment	18 units	From 1,489 sq. ft to 1,507 sq. ft
Retail	5 units	From 799 sq. ft to 2,461 sq. ft
Total Units	212 units	

TOWER B

Apartments	No. of Units	Size Range
Studio	10 units	From 432 sq. ft to 434 sq. ft
1 Bedroom Apartment	90 units	From 780 sq. ft to 782 sq. ft
2 Bedroom Apartment	70 units	From 1,127 sq. ft to 1,142 sq. ft
2 Bedroom Apartment + S	19 units	From 1,256 sq. ft to 1,259 sq. ft
3 Bedroom Apartment	18 units	From 1,489 sq. ft to 1,507 sq. ft
Retail	5 units	From 759 sq. ft to 1,690 sq. ft
Total Units	212 units	



PAYMENT PLAN

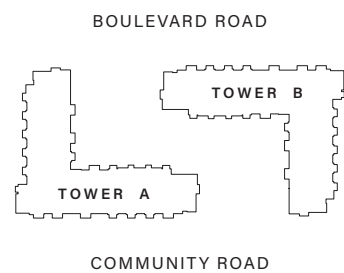
20%	At the time of booking
10%	60 days after the reservation date
5%	120 days after the reservation date
5%	180 days after the reservation date
5%	240 days after the reservation date
5%	360 days after the reservation date
5%	On completion of 20% construction of the project
5%	On completion of 30% construction of the project
5%	On completion of 40% construction of the project
5%	On completion of 50% construction of the project
30%	On completion

BOOKING STEPS

- 01** Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 02** Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03** Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase
- 04** Customer will send back the signed SPAs for execution to Ellington Properties
- 05** Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

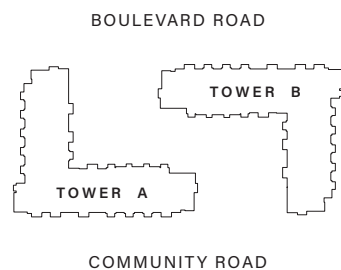
- 01** Buyer's Passport Copy
- 02** Home address, email address, including the contact number (should be the same as the home address)
- 03** AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>



GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE
- 02 DROP-OFF AREAS
- 03 LOBBY ENTRANCES
- 04 LOBBY RECEPTIONS
- 05 LOBBY LOUNGE AREAS
- 06 LIFT LOBBIES
- 07 PARKING FOR PEOPLE OF DETERMINATION
- 08 EV PARKING
- 09 ACCESS TO LOWER LEVEL PARKING
- 10 BICYCLE PARKING AND REPAIR STATION
- 11 INDEPENDENT CAR WASH BAY
- 12 PET PLAY AND WASH AREA
- 13 VEHICLE EXIT
- 14 VISITOR PARKING





FIRST FLOOR AMENITIES PLAN

- 01 ADULT POOL
- 02 BAJA SHELF
- 03 POOL SEATING LOUNGE
- 04 CABANAS
- 05 OUTDOOR SHOWER
- 06 SHADED KIDS POOL
- 07 OUTDOOR YOGA AREA
- 08 YOGA PLATFORM
- 09 PILATES STUDIO
- 10 CHANGING ROOM, STEAM AND SAUNA
- 11 FITNESS STUDIO
- 12 OUTDOOR FITNESS AREA
- 13 OUTDOOR KIDS PLAY
- 14 KIDS CLUB
- 15 DINING AND PANTRY AREA
- 16 GAMES TABLE ZONE
- 17 CLUB LOUNGE
- 18 BARBEQUE AREA
- 19 OUTDOOR DINING
- 20 OUTDOOR SEATING
- 21 TABLE TENNIS AREA
- 22 TREE-LINED GENERAL AVENUE
- 23 BOCCE BALL COURT
- 24 FAMILY AREA WITH OUTDOOR GAMES
- 25 LAWN
- 26 LIFT LOBBIES





**ELEVATED IN DESIGN.
GROUNDED IN PURPOSE.**

CRAFTED FOR LIVING WELL

Windsor House embodies a refined lifestyle defined by calm, connection, and considered design. With spaces tailored for movement and mindfulness such as wellness decks, outdoor fitness areas, serene green courtyards, and inviting family zones, every element supports the art of intentional living.

From quiet mornings in the meditation pod to lively evenings at the BBQ pavilion, every space is crafted to inspire meaningful moments. Co-working lounges, children's play areas, and tranquil reading corners further enrich the experience, blending functionality with a sense of harmony. This is where elegance and everyday ease come together effortlessly.



THE LOBBY

A grand yet welcoming space, the lobby at Windsor House sets the tone with a minimalist, hotel-style ambiance. Featuring natural materials, curated lighting, and soft, earthy palettes, it provides a sense of calm from the moment of arrival. The layout is functional yet elegant, reflecting Ellington's dedication to detail, hospitality, and design that inspires comfort.



W

THE CLUB HOUSE

A destination within the community, the clubhouse is where leisure meets elegance. With defined spaces for relaxation, games, and social connection, it acts as a communal living room, infused with light, texture, and warmth. Whether lounging with friends or enjoying a quiet evening, this is a space where design encourages togetherness.



W

PILATES STUDIO

Bathed in natural light and framed with warm timber accents, the Pilates studio at Windsor House promotes movement, balance, and restoration. Outfitted with cutting-edge reformer equipment and a tranquil aesthetic, it's a place for residents to center themselves physically and mentally.



W

FITNESS STUDIO

Open, energized, and visually connected to the outdoors, the fitness studio is a space that fuels strength and wellbeing. Featuring state-of-the-art equipment and dynamic zoning, it supports a range of training needs while maintaining the aesthetic harmony that defines Windsor House.



W



**DESIGNED WITH INTENTION.
DEFINED BY POSSIBILITY.**

THE LIVING ROOM

Thoughtfully proportioned and filled with natural light, the living spaces at Windsor House offer a canvas for daily life. With large windows, subtle textures, and open layouts that transition seamlessly from one function to the next, these living rooms invite relaxation, creativity, and connection.



W

THE BEDROOM

A private retreat designed for peace and presence. Bedrooms are finished in calming tones, equipped with well-considered wardrobes, and feature expansive glazing that brings in soft daylight. It's a sanctuary where rest meets refined simplicity.



W

THE KITCHEN

Windsor House kitchens are designed to be both beautiful and functional, where clean lines, clever storage, and premium finishes create an inviting environment for cooking, gathering, and daily rituals. Whether it's a quick breakfast or weekend entertaining, these spaces are designed to adapt to your rhythm.



W

THE BATHROOM

Quietly opulent, the bathrooms offer a harmonious blend of form and utility. Featuring integrated vanities, rain showers, and elegant textures, they provide a restorative space where wellness and beauty meet in perfect balance.



W



WHERE EVERY ELEMENT HAS A MEANING

From the first step into Windsor House, every design detail reflects Ellington's belief that homes should elevate the human experience. It's not merely about finishes or features, it's about creating harmony between architecture, interior space, and everyday life. Windsor House is a statement of enduring quality, crafted for those who value intentional living.

The residence offers a curated selection of studios to three-bedroom apartments, including thoughtfully planned two- and three-bedroom homes with study rooms, designed to adapt to the rhythms of modern life. Interiors celebrate warmth and flow, with open layouts, expansive windows, and refined finishes that strike the perfect balance between comfort and style.





**ROOTED IN PURPOSE,
DESIGNED FOR CONNECTION.**



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