

BELGROVE

RESIDENCES

Project Brief

AFS REAL ESTATE
STAY AHEAD, INVEST SMART

DUBRICKS
POSSIBILITIES ARE LIMITLESS

BELGROVE

RESIDENCES



Ellington Properties' latest masterpiece in Mohammed Bin Rashid City (MBR City) exemplifies our commitment to creating living spaces that are both beautiful and harmonious. Belgrove Residences, overlooking the Ras Al Khor Wildlife Sanctuary and seamlessly connected to the urban vitality of Dubai, offers a collection of family homes immersed in stunning natural surroundings. These residences are designed to balance modern convenience with the tranquility of nature, providing an ideal sanctuary for families.

A Home of Divine Proportions

Belgrove Residences stands as an epitome of architectural excellence. The development offers a selection of meticulously designed 1, 2, and 3-bedroom apartments, each crafted to provide an exceptional living experience. The building's elegant design, inspired by the gracefulness of flamingos, reflects a commitment to beauty, balance, and innovation.




Burj Khalifa
TO
ABU DHABI
TO DUBAI
INTERNATIONAL
AIRPORT
Dubai International
Financial Centre
Business Bay
Dubai Downtown
Dubail Mall
Dubai
Water Canal
Dubai
Design District
Claydon House
Ellington Properties
BELGROVE
RESIDENCES
Ras Al Khor
Wildlife Sanctuary
Mangrove Hide
Ras Al Khor
E44 Ras Al Khor Rd

Driving Distances





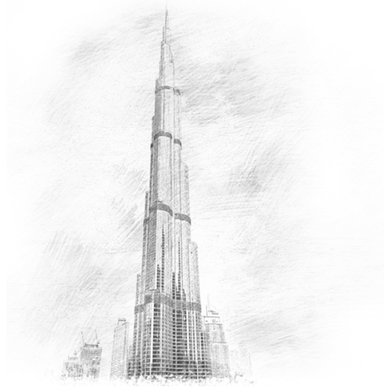






02	06	09	10	12	15	18	22	28
MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES
PROPOSED METRO LINE	RAS AL KHOR WILDLIFE SANCTUARY	DUBAI INTERNATIONAL AIRPORT	BURJ KHALIFA/ DUBAI MALL	MEYDAN RACECOURSE	MUSEUM OF THE FUTURE	DUBAI INTERNATIONAL FINANCIAL CENTRE	BURJ AL ARAB / JUMEIRAH BEACH	PALM JUMEIRAH










Ras Al Khor Wildlife Sanctuary
Mangrove Hide Ras Al Khor
BELGROVE
RESIDENCES
E44 Ras Al Khor Road
E44 Ras Al Khor Road
CLAYDON HOUSE
Crystal Lagoon
Crystal Lagoon
Proposed Metro Line

Belgrove Residences is conveniently located near the proposed metro line, ensuring easy access to key destinations in Dubai. The development provides access to a stunning crystal lagoon and is adjacent to the Ras Al Khor Wildlife Sanctuary, offering residents a unique blend of urban convenience and natural beauty. With proximity to top schools and retail shops, this self-sustained community provides everything a family needs within reach.









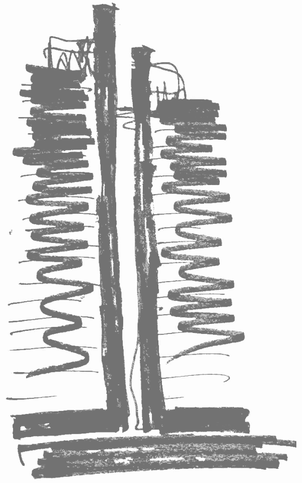
Air-conditioned Walkway

The air-conditioned walkways in the community provide a convenient and comfortable way for residents to enjoy the outdoors, even on hot days. These shaded paths are kept cool, making it easy for people to take leisurely strolls, run errands, or commute between different parts of the neighborhood without worrying about the heat.

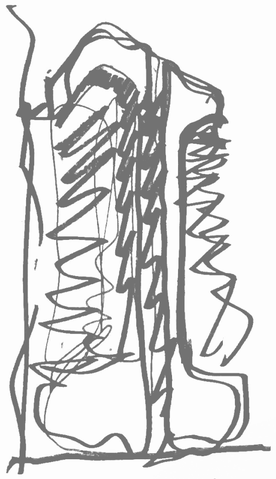

A Sanctuary
of Nature, Nurture, and
Belonging

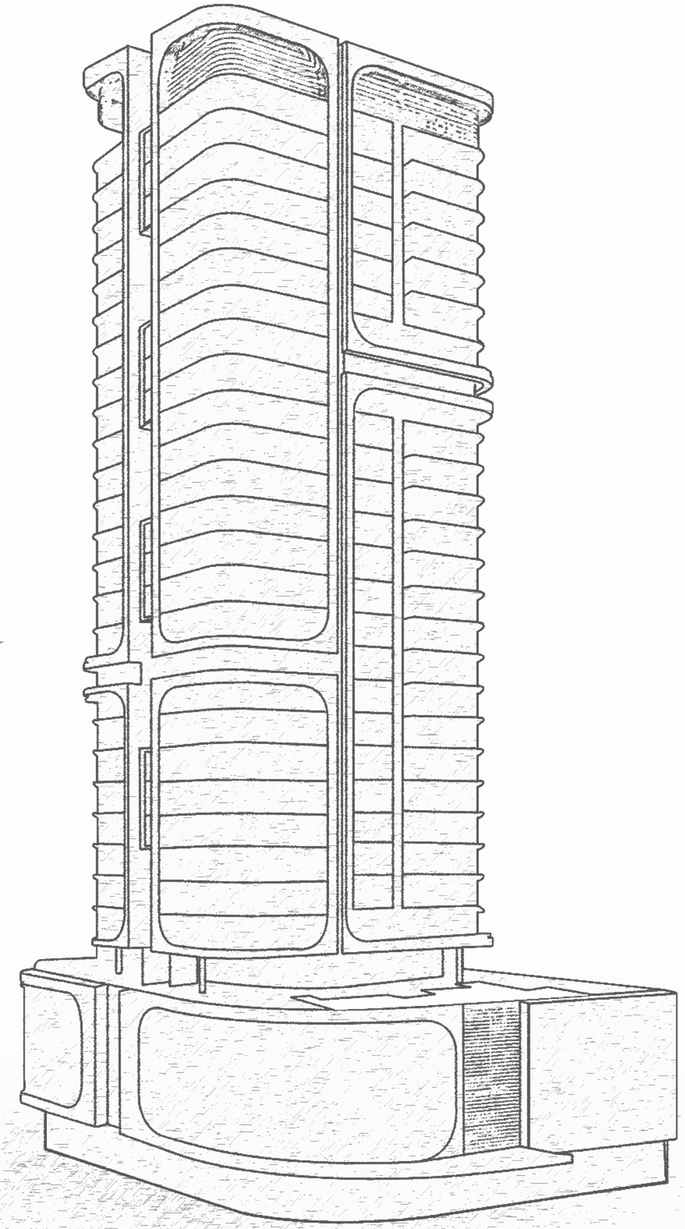
Design Story

Belgrove Residences features an architectural design blending softened edges and elongated forms, culminating in an elegant spire that enhances the building's verticality. Inspired by the flamingos of the Ras Al Khor Wildlife Sanctuary, the design embodies beauty, balance, grace, and elegance. Continuous frames on the east and west sides mirror the delicate form of flamingos, creating a slender and poised demeanor. The core is centrally placed, defining prime living areas on the north and south sides. Balconies punctuate the facade, offering intimate, private views tailored to the apartment types and sizes. The minimalist and modern design stands as a recognizable landmark, with the striking spire serving as both a powerful architectural statement and a functional element.



Inspiration





Building Configuration

ELEVATORS
04 passenger elevators
01 service elevator

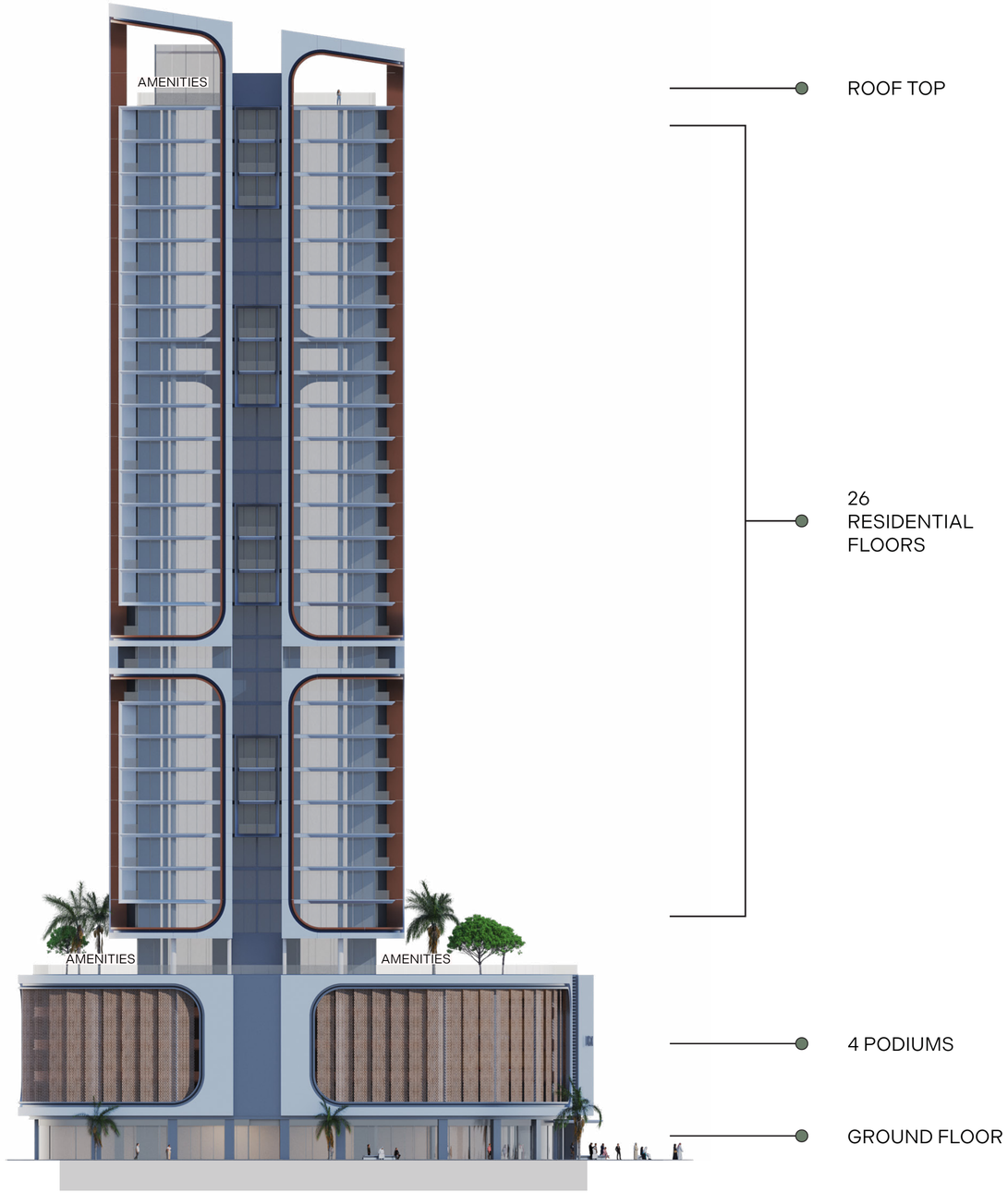
OWNERSHIP
Freehold

ANTICIPATED SERVICE CHARGE
AED 18 per sq.ft

360 VIEWS
Ras Al Khor Wildlife Sanctuary, Dubai Creek, Downtown Dubai, Community Views

ANTICIPATED COMPLETION DATE
Q3 2027

PARKING
1 and 2-bedroom: 1 car parking space
3-bedroom: 2 car parking spaces





Size Range Per Unit Type

1 Bedroom	754 sq. ft to 849 sq. ft
2 Bedrooms	1,210 sq. ft to 1,263 sq. ft
2 Bedrooms + Study	1,256 sq. ft to 1,334 sq. ft
3 Bedrooms	1,526 sq. ft to 1,527 sq. ft

Number of Unit Per Type

1 Bedroom	137 Units
2 Bedrooms	33 Units
2 Bedrooms + Study	33 Units
3 Bedrooms	7 Units

Building Elevation



Sun and Views Analysis




The Art of
Balance
ELLINGTON
ELLINGTON

A Retail Arcade

The Ground Floor offers the convenience of on-site retail stores, providing residents with easy access to a variety of services. These retail outlets are connected via an air-conditioned arcade, enhancing the overall living experience and allowing residents to enjoy a vibrant and convenient lifestyle without leaving the comfort of their homes.







The Lobby

A Grand Entrance

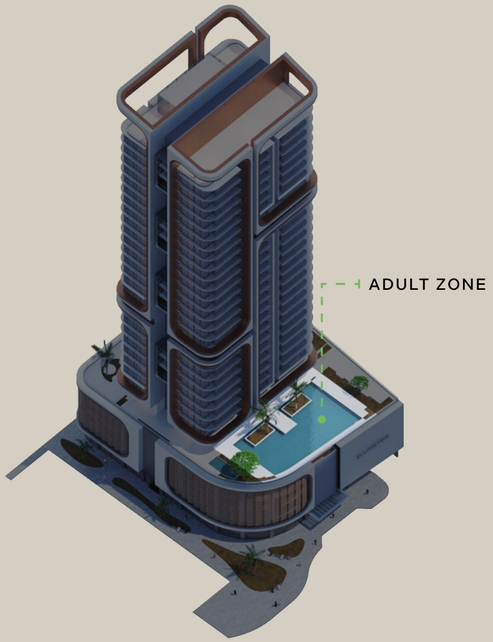
The entrance to the development features a welcoming ambiance, from the drop-off area to the lobby arcade, and extending to the lobby, which includes lounges, a reception area, a communal table, swings, and a library wall, creating a warm and inviting atmosphere.



GROUND FLOOR AMENITIES PLAN



5TH Floor Amenities
Zoning Concept



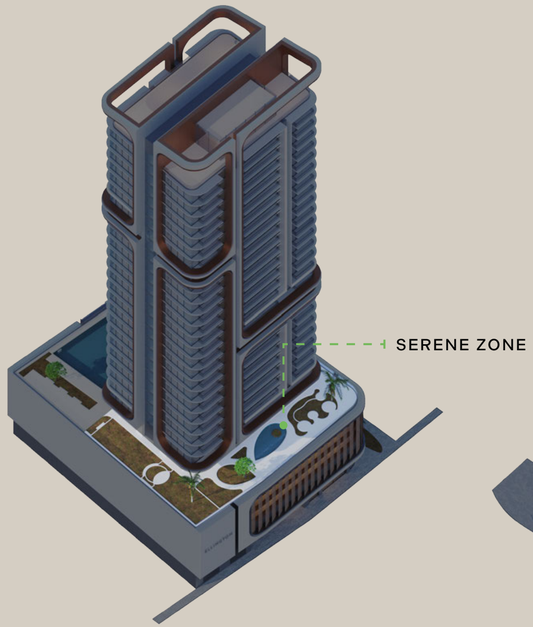
ADULT ZONE

Consisting of a leisure pool, sundeck areas, sunken seating, cabanas, a fitness studio, and changing rooms



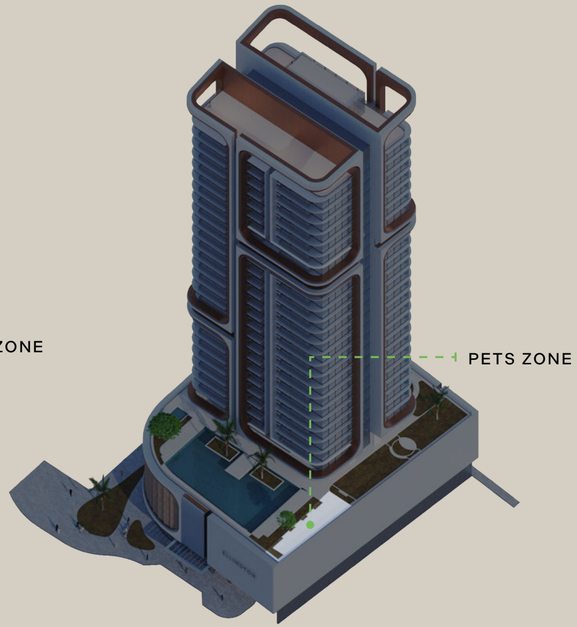
KIDS ZONE

Featuring a kids' pool and both indoor and outdoor play areas, this zone is designed to be more active and lively



SERENE ZONE

Including family activities such as outdoor dining, picnic pods, seating lounges, an outdoor fitness and games area, and a yoga area



PETS ZONE

The development is pet-friendly, featuring a dedicated pet play and wash zone

The Pool Deck



Fitness Studio




Yoga Studio

Serene Zone

The serene zone caters to family social gatherings, featuring the unique flamingo lounge, picnic pods, an outdoor dining area, and a barbecue space.



Kids Zone

The kids' zone is designed for younger residents, providing a dedicated space to play, learn, stay active, and engage. It includes a kids' pool and both indoor and outdoor play areas.



Pets Zone

The pet zone features a play and wash area for furry friends, ensuring that pets are well-cared for and have their own space to enjoy.





5TH FLOOR AMENITIES PLAN



01 LEISURE& LOUNGE POOL
02 CABANAS
03 BAJA SHELF
04 SUNKEN SEATING
05 SUN LOUNGERS AREA
06 OUTDOOR SHOWER
07 PET PLAY & WASH AREA
08 OUTDOOR SEATING
09 YOGA STUDIO
10 FITNESS STUDIO
11 RELAXATION AREA
12 LIFEGUARD AREA
13 FEMALE CHANGE ROOM
14 MALE CHANGE ROOM
15 STEAM & SAUNA
16 KIDS POOL
17 OUTDOOR KIDS PLAY AREA
18 KIDS PLAY
19 OUTDOOR FITNESS & GAMES ZONE
20 LIFTLOBBY
21 OUTDOOR YOGA AREA
22 FLAMINGO LOUNGE
23 PICNIC PODS
24 OUTDOOR DINING & BBQ AREA



The Roof top

Outdoor Silent Cinema

Enjoy an outdoor silent cinema equipped with a state-of-the-art projection system and comfortable seating arrangements. Located on the rooftop, it offers amazing skyline views for an unforgettable experience.



The Observatory

The observatory boasts a viewing deck equipped with fixed binoculars for observing the flamingo sanctuary. It also includes a club lounge for residents and guests. This spot provides an ideal setting for relaxation and socializing while enjoying the natural beauty of the surroundings.





Club Lounge

The club lounge offers inviting views and a place for social gatherings, where you can relax and share memorable moments with friends and family. Whether you're enjoying a casual conversation or celebrating special occasions, the lounge provides the perfect setting to unwind, savor the ambiance, and create lasting connections.



ROOF FLOOR AMENITIES PLAN



01 JUICE BAR

02 CLUB LOUNGE

04 VIEWING DECK

05 OUTDOOR SILENT CINEMA

07 LIFT LOBBY



The Residences

Inside Belgrove Residences

Beautifully crafted one, two, and three-bedroom apartments set the premise for a lifestyle led by design and inspired by the natural environment. Morning and evening sunlight beams through expansive windows, illuminating natural textured tones and materials with an ethereal warmth. The golden light reflects through the space, accentuating the angular, intuitive details within.





Living Area



The Kitchen

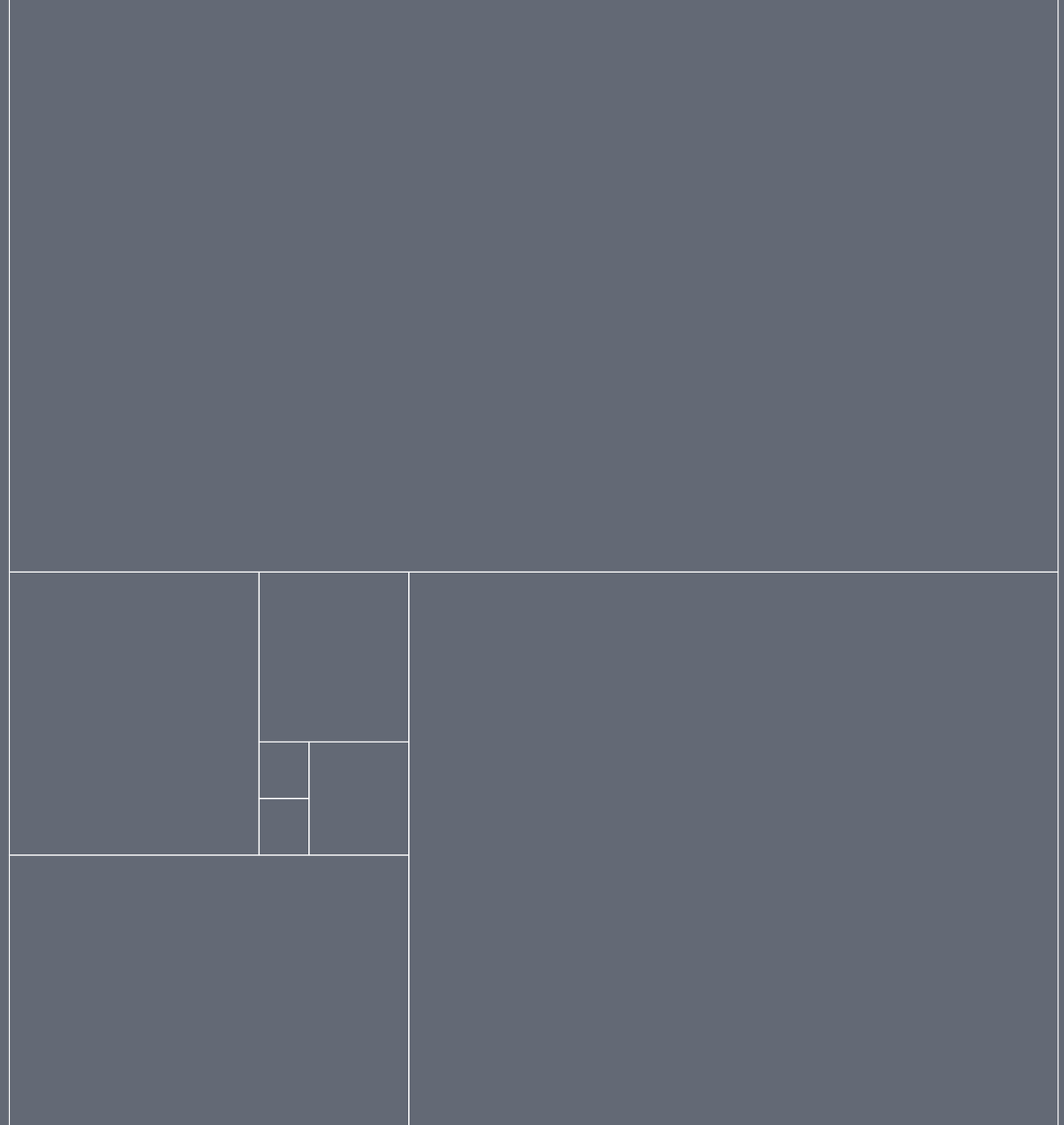




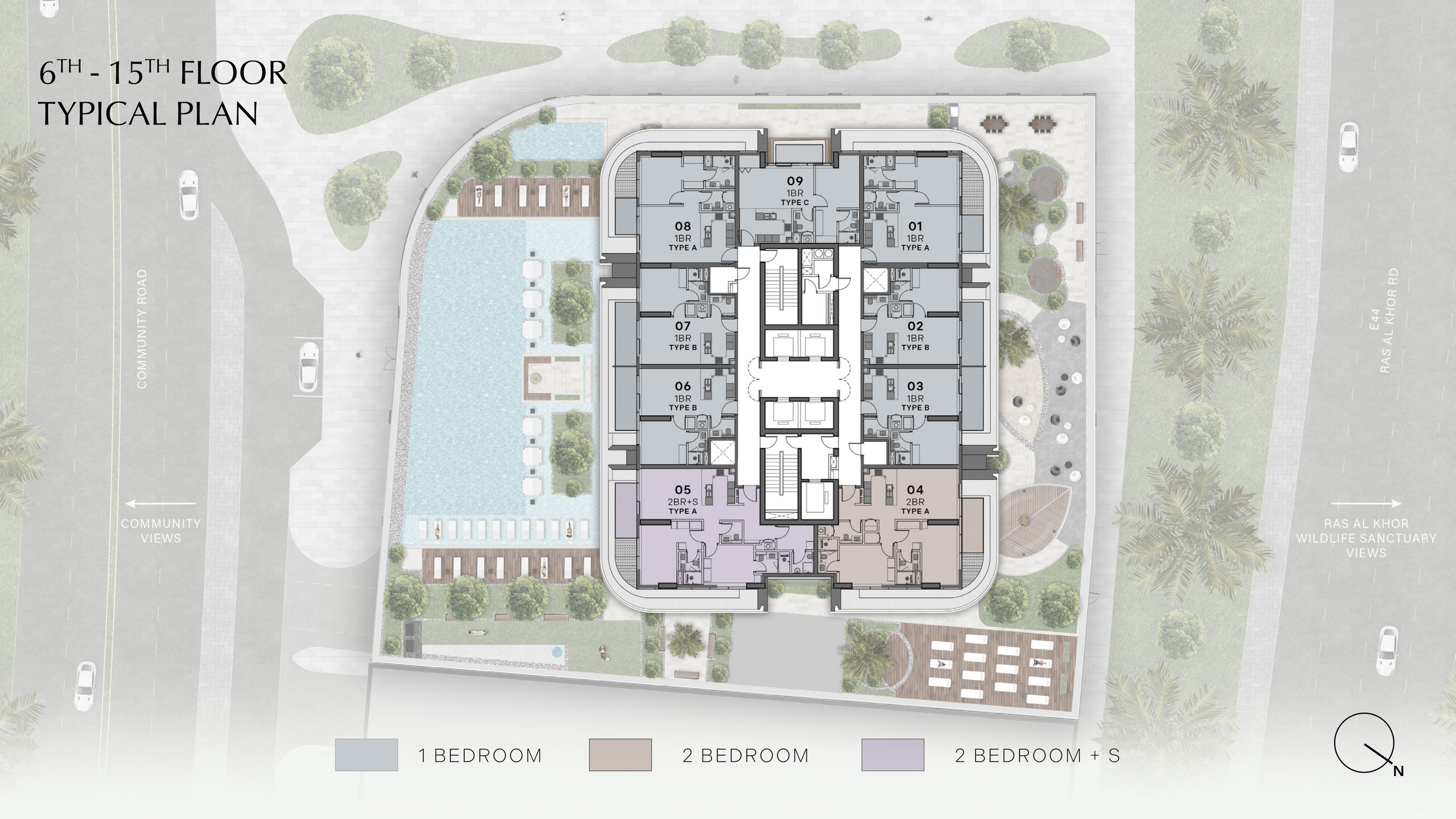
The Bedroom


The Bathroom

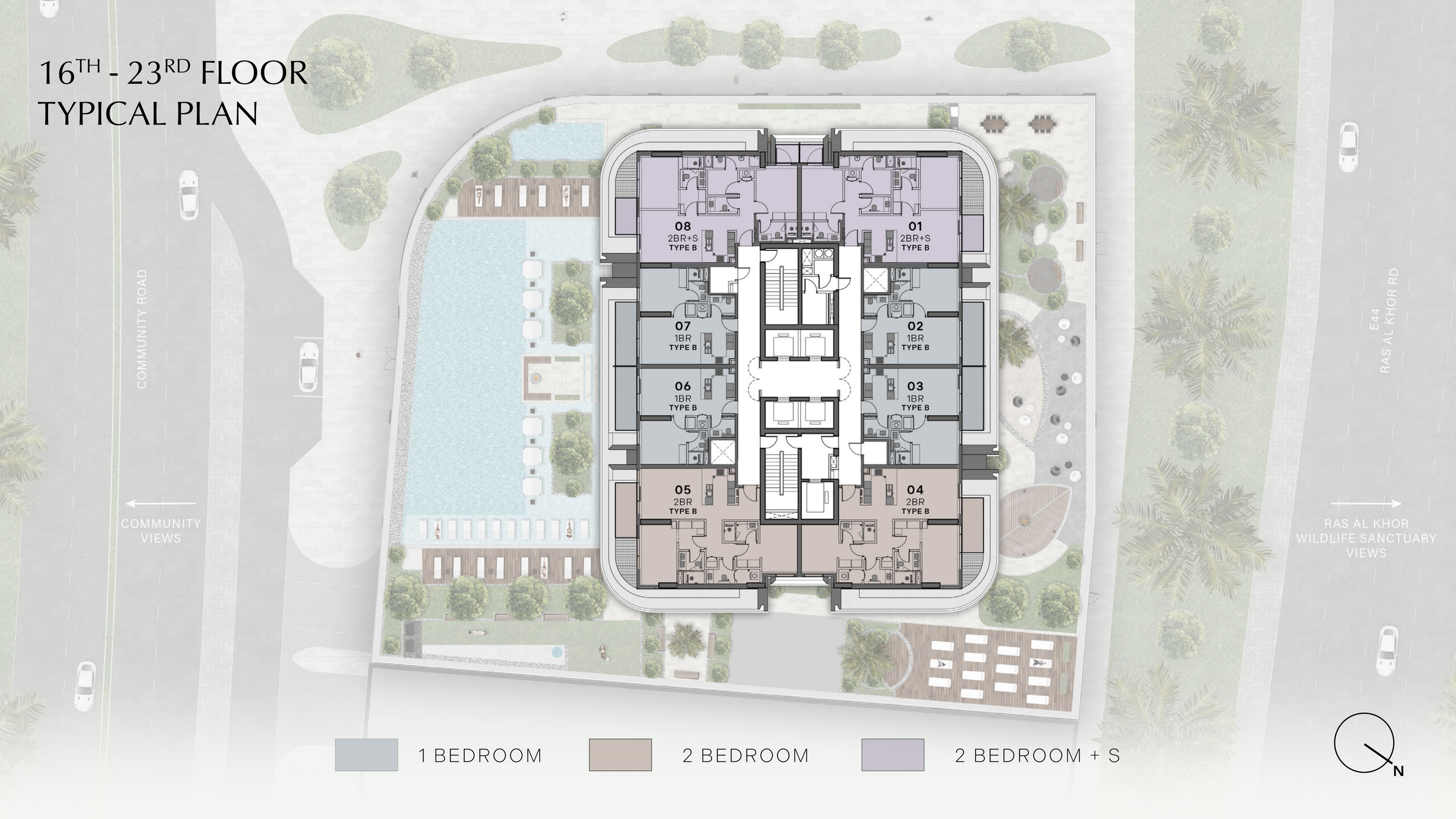
TYPICAL PLAN



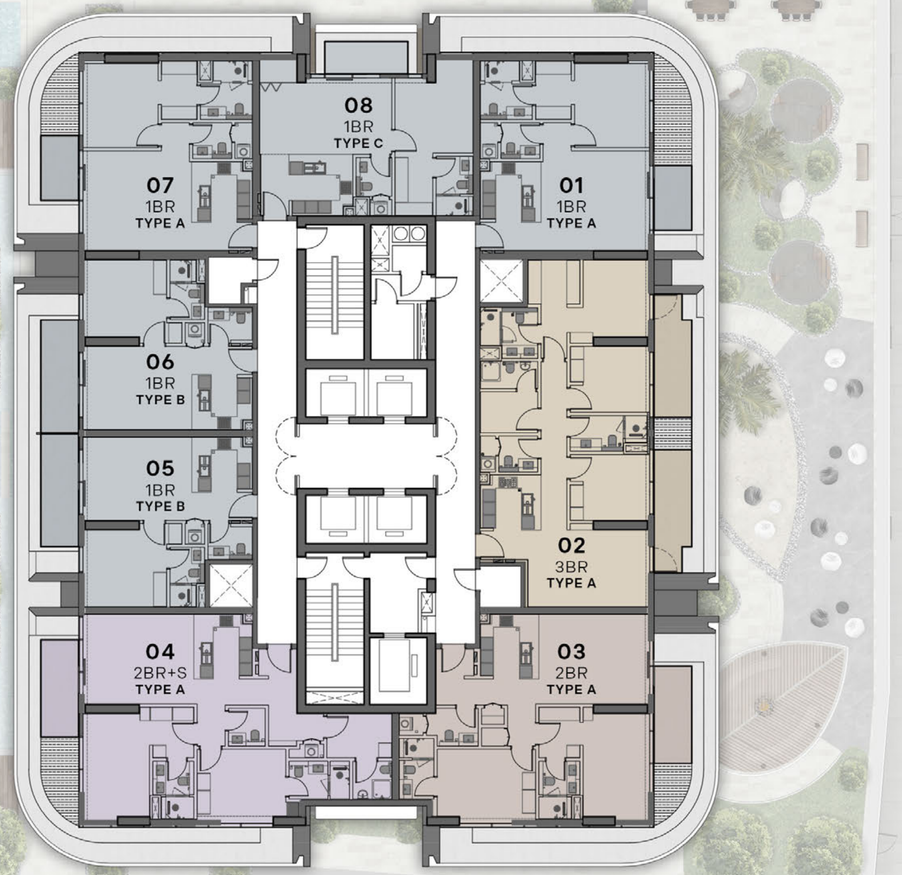
6TH - 15TH FLOOR
TYPICAL PLAN



16TH - 23RD FLOOR
TYPICAL PLAN



24TH - 30TH FLOOR
TYPICAL PLAN



COMMUNITY ROAD

COMMUNITY VIEWS

E44
RAS AL KHOR RD

RAS AL KHOR WILDLIFE SANCTUARY VIEWS

1 BEDROOM

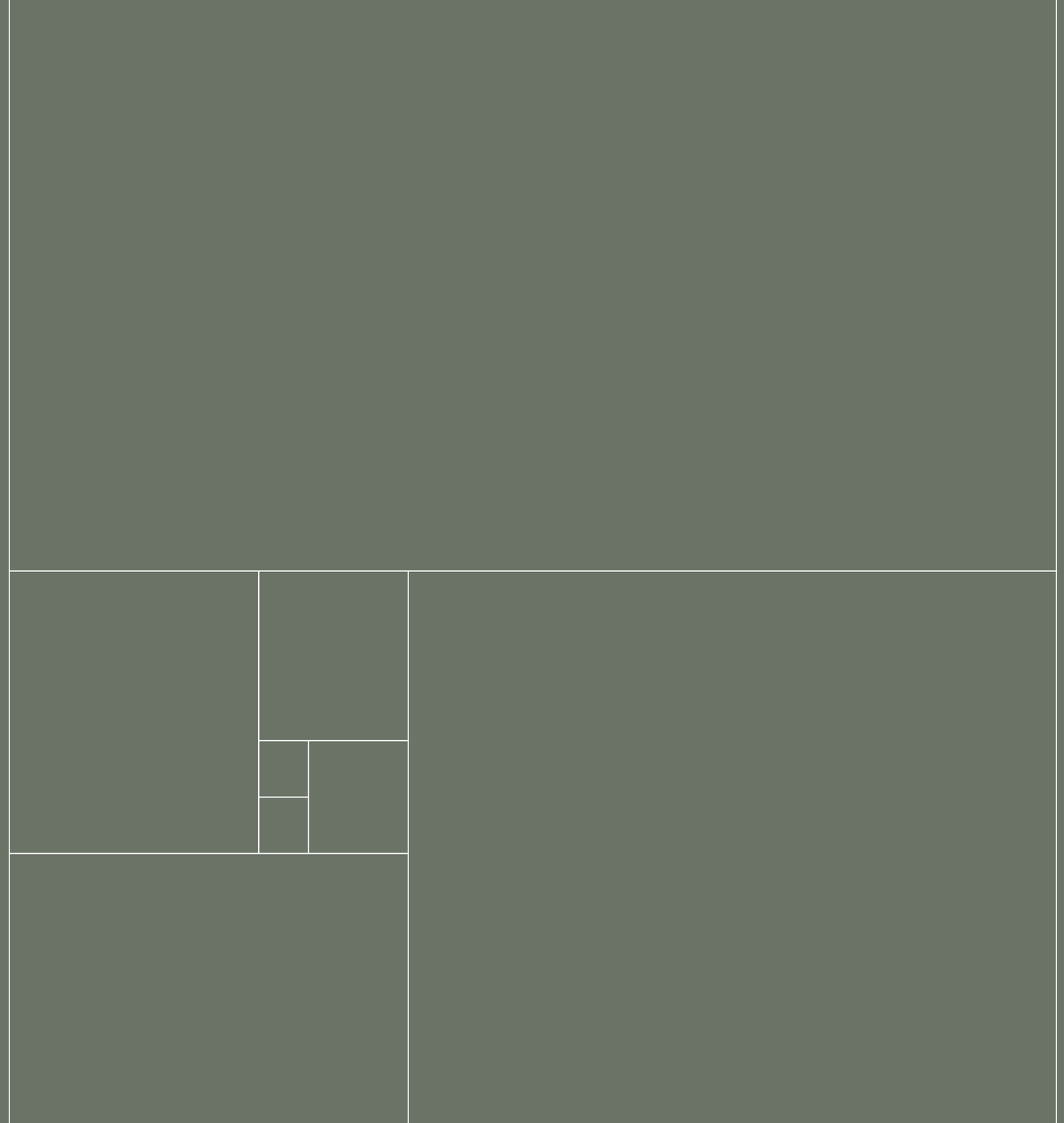
2 BEDROOM

2 BEDROOM + S

3 BEDROOM

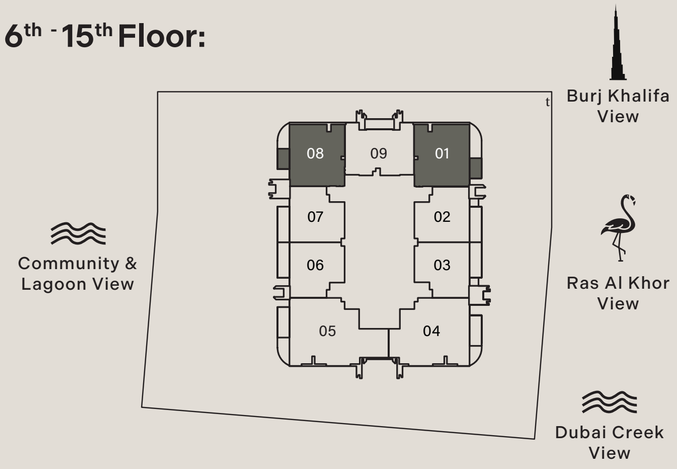
N

FLOOR PLAN



1 BEDROOM
TYPE A

6th - 15th Floor:



16th - 23rd Floor:

01 08

24th - 30th Floor:

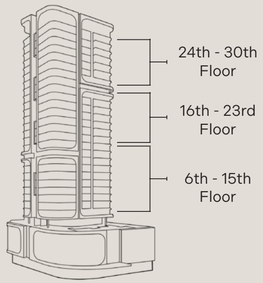
01 07



Internal Living Area:
789.53 Sq. Ft

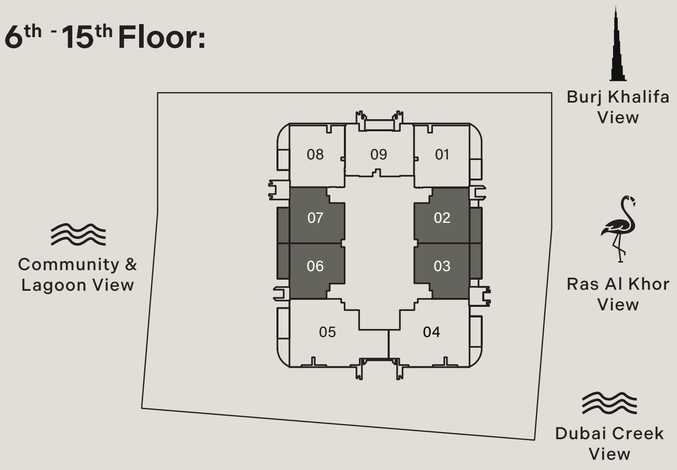
Outdoor Living Area:
57.16 Sq. Ft

Total Living Area:
846.69 Sq. Ft



1 BEDROOM
TYPE B

6th - 15th Floor:



16th - 23rd Floor:

02 06
03 07

24th - 30th Floor:

05 06

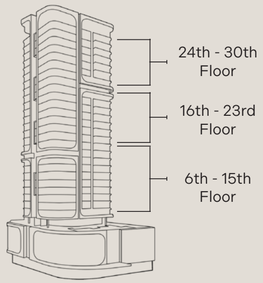


Internal Living Area:
656.06 Sq. Ft

Outdoor Living Area:
100.00 Sq. Ft

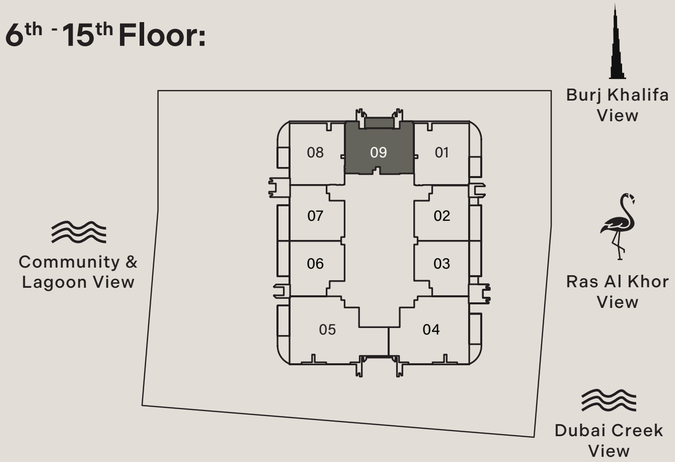
Total Living Area:
756.06 Sq. Ft

N



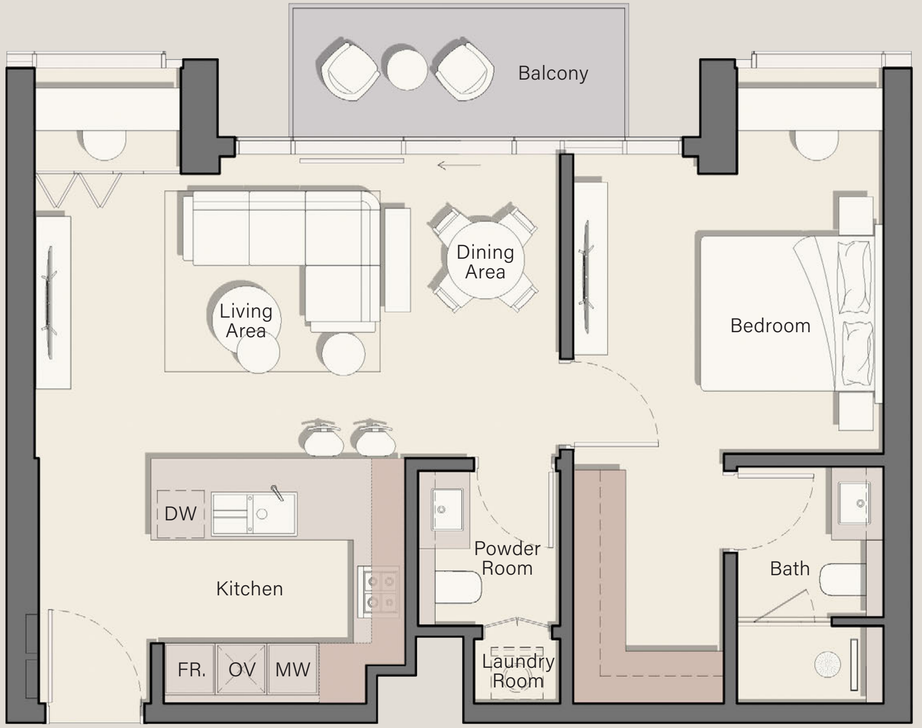
1 BEDROOM
TYPE C

6th - 15th Floor:



24th - 30th Floor:

08

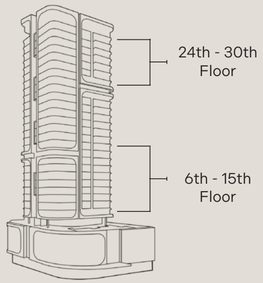


Internal Living Area:
773.06 Sq. Ft

Outdoor Living Area:
62.97 Sq. Ft

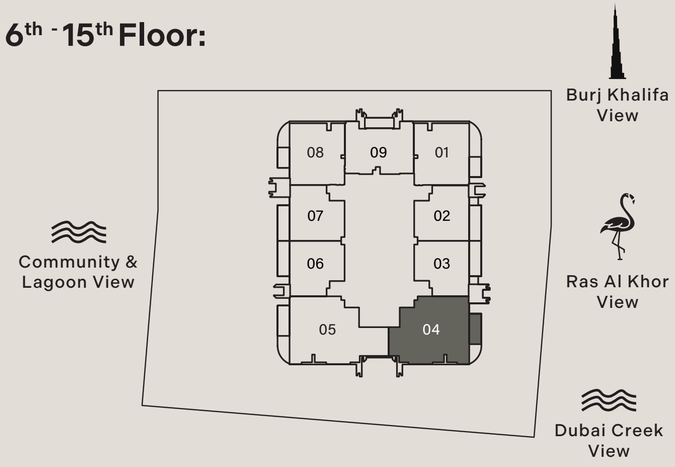
Total Living Area:
836.03 Sq. Ft

N



2 BEDROOM
TYPE A

6th - 15th Floor:



24th - 30th Floor:

03

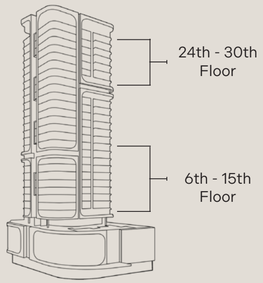


Internal Living Area:
1124.40 Sq. Ft

Outdoor Living Area:
85.79 Sq. Ft

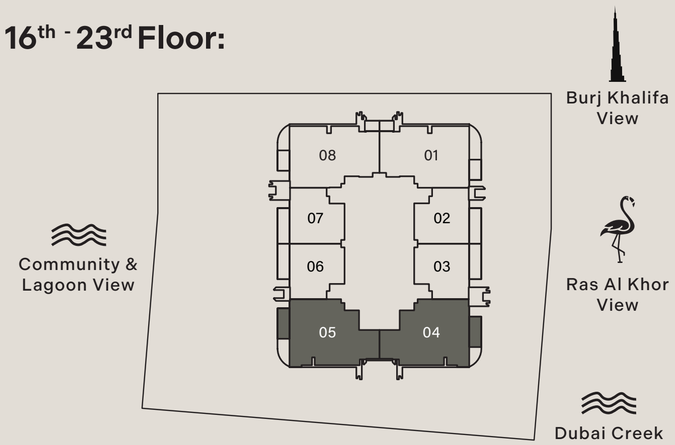
Total Living Area:
1210.19 Sq. Ft

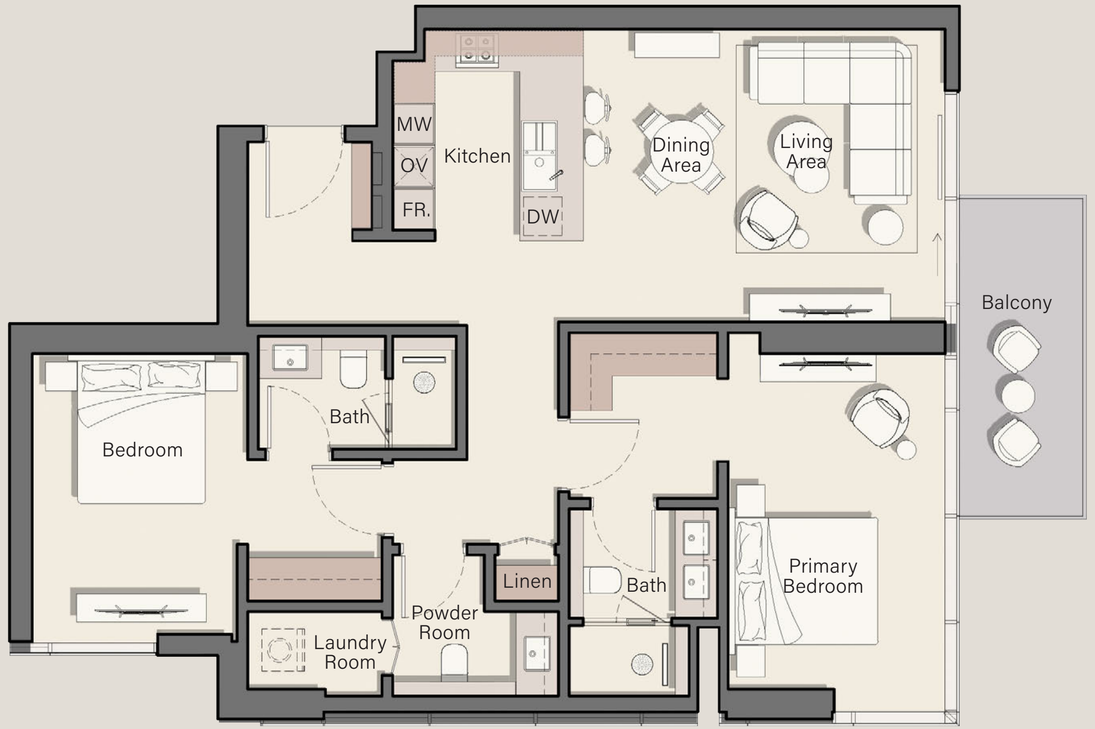
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2 BEDROOM
TYPE B

16th - 23rd Floor:



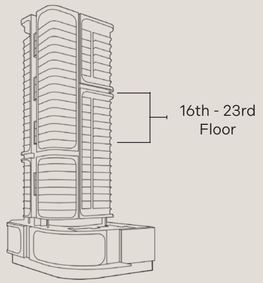


Internal Living Area:
1176.50 Sq. Ft

Outdoor Living Area:
85.79 Sq. Ft

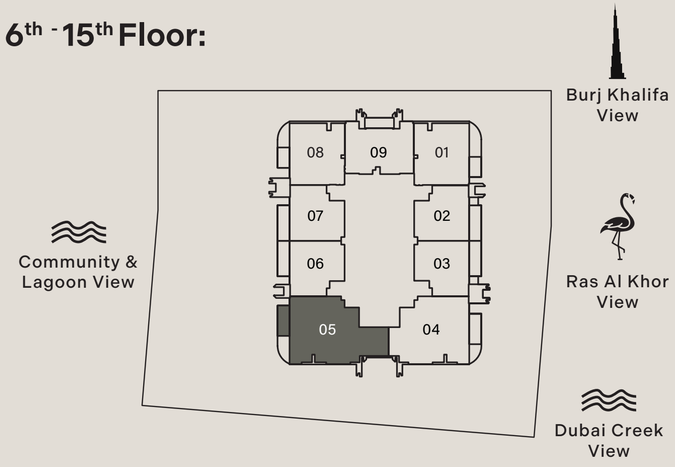
Total Living Area:
1262.28 Sq. Ft

N



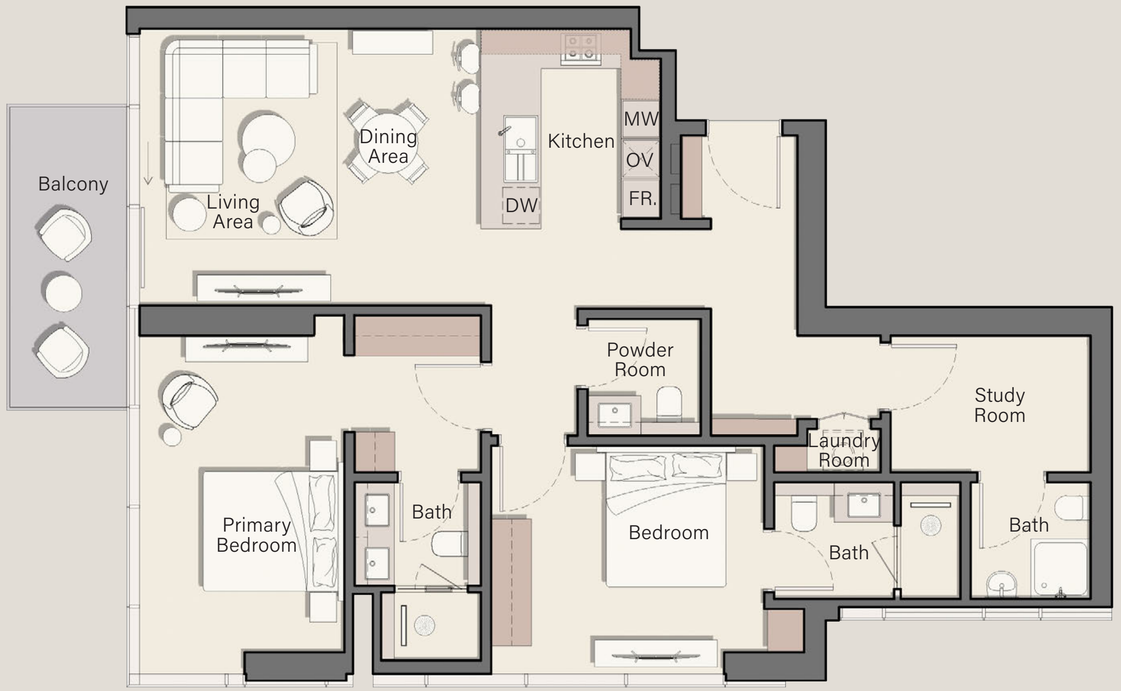
2 BEDROOM + S
TYPE A

6th - 15th Floor:



24th - 30th Floor:

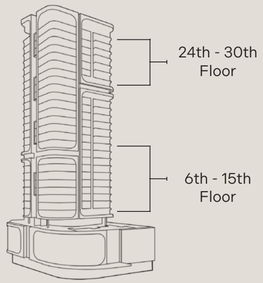
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Internal Living Area:
1248.61 Sq. Ft

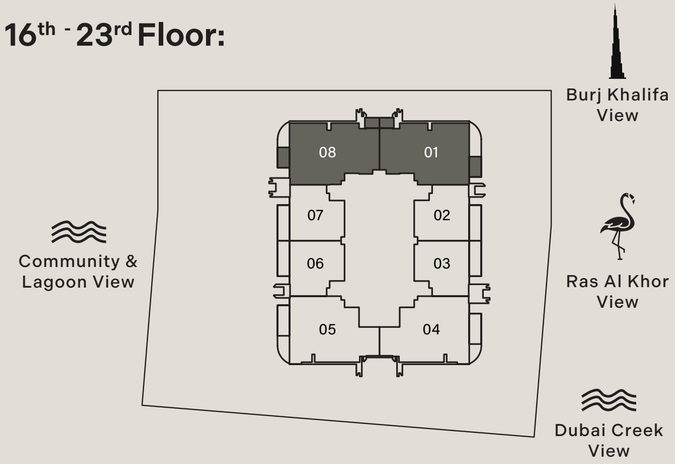
Outdoor Living Area:
85.79 Sq. Ft

Total Living Area:
1334.40 Sq. Ft



2 BEDROOM + S
TYPE B

16th - 23rd Floor:

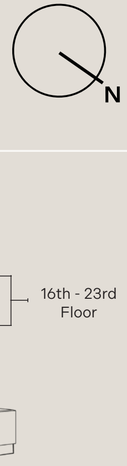




Internal Living Area:
1167.35 Sq. Ft

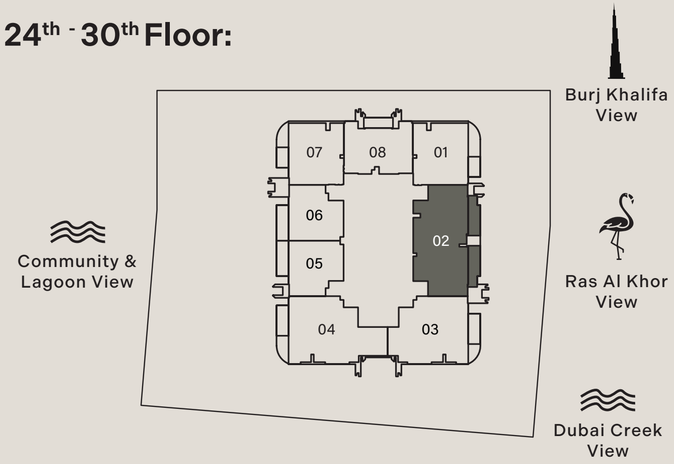
Outdoor Living Area:
92.46 Sq. Ft

Total Living Area:
1259.81 Sq. Ft



3 BEDROOM
TYPE A

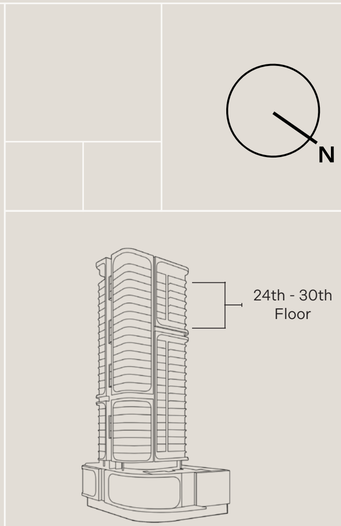
24th - 30th Floor:

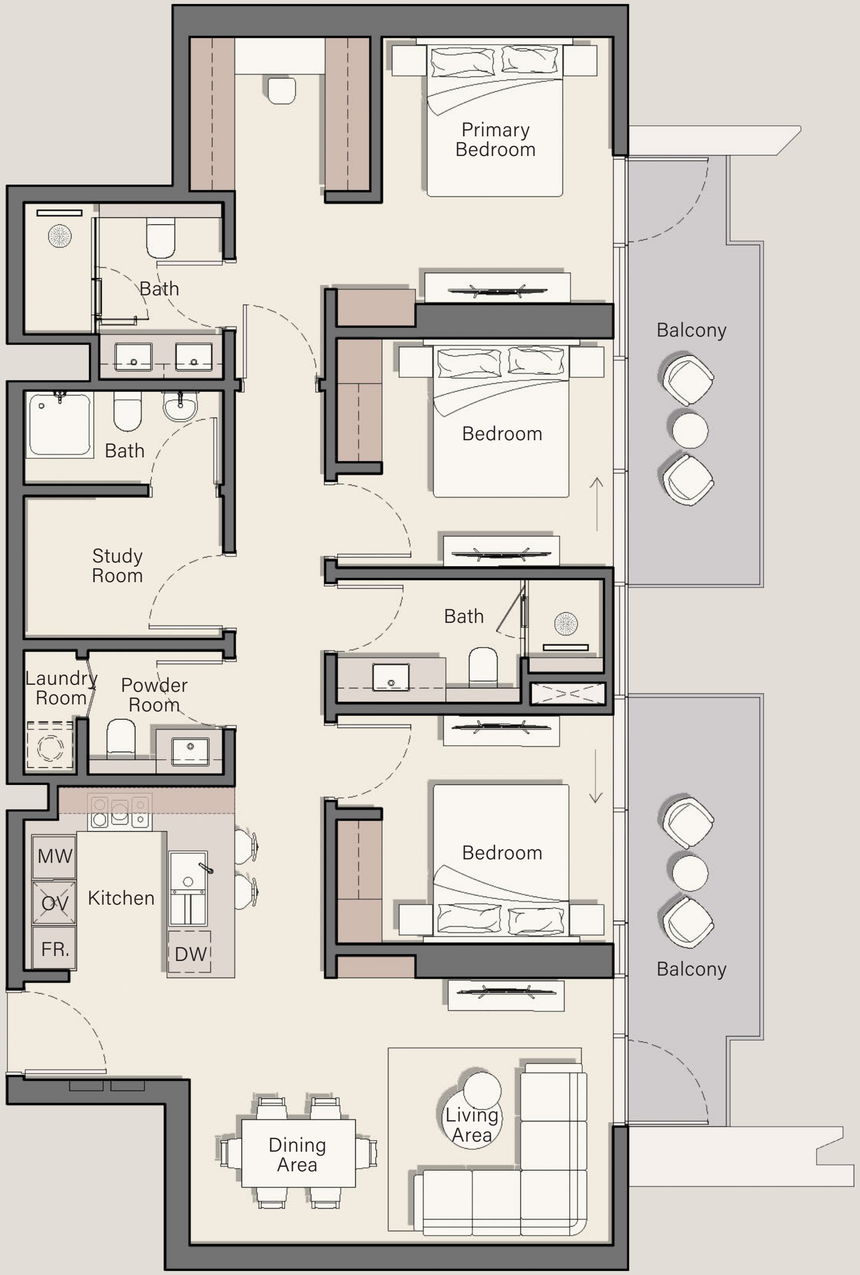


Internal Living Area:
1311.37 Sq. Ft

Outdoor Living Area:
215.71 Sq. Ft

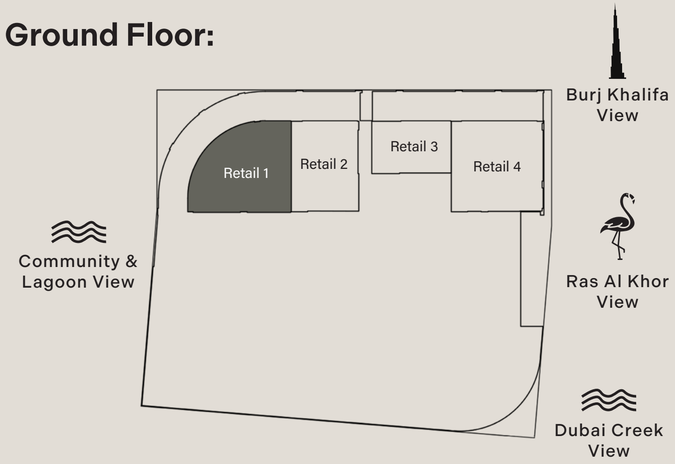
Total Living Area:
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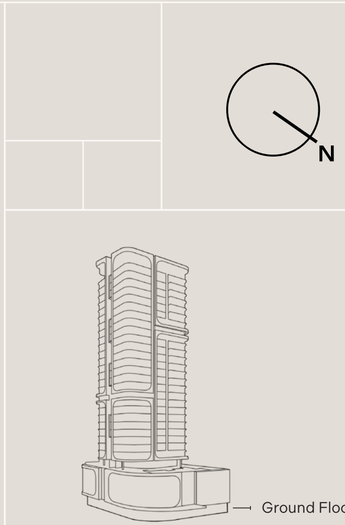


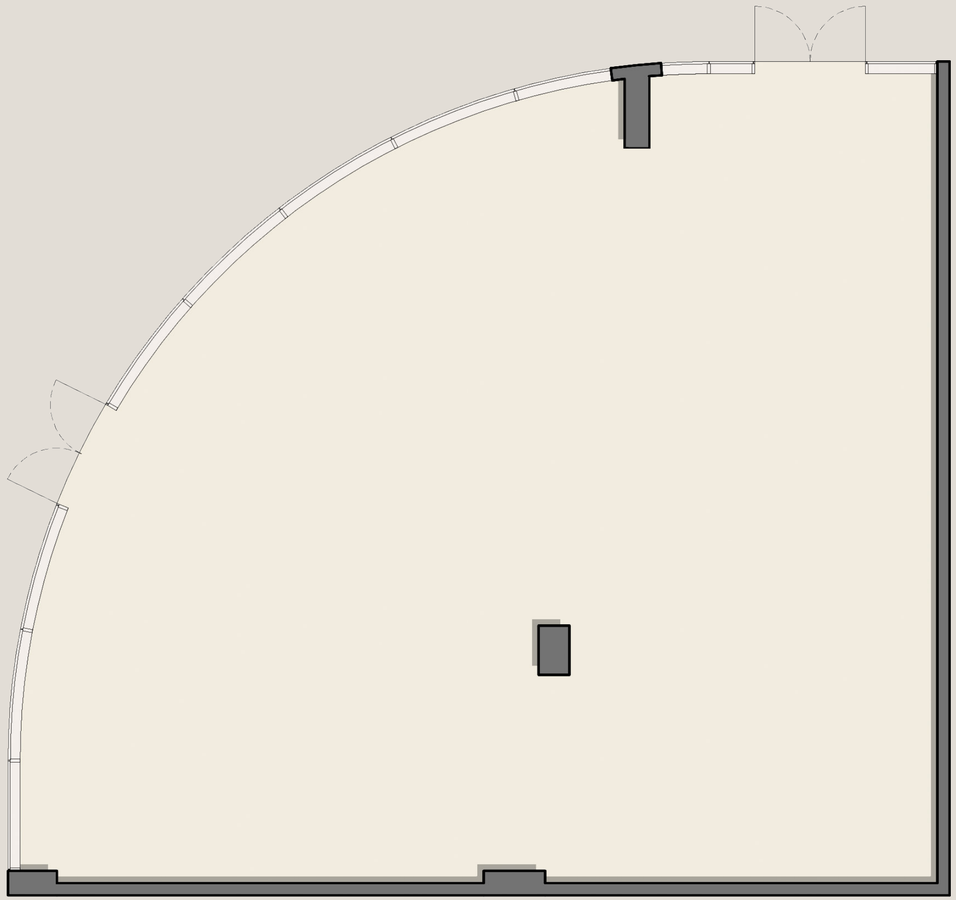
RETAIL 1

Ground Floor:



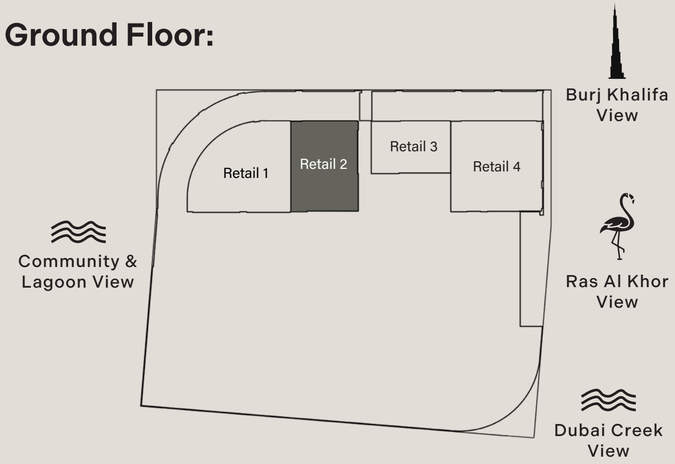
Internal Living Area:
1907.36 Sq. Ft

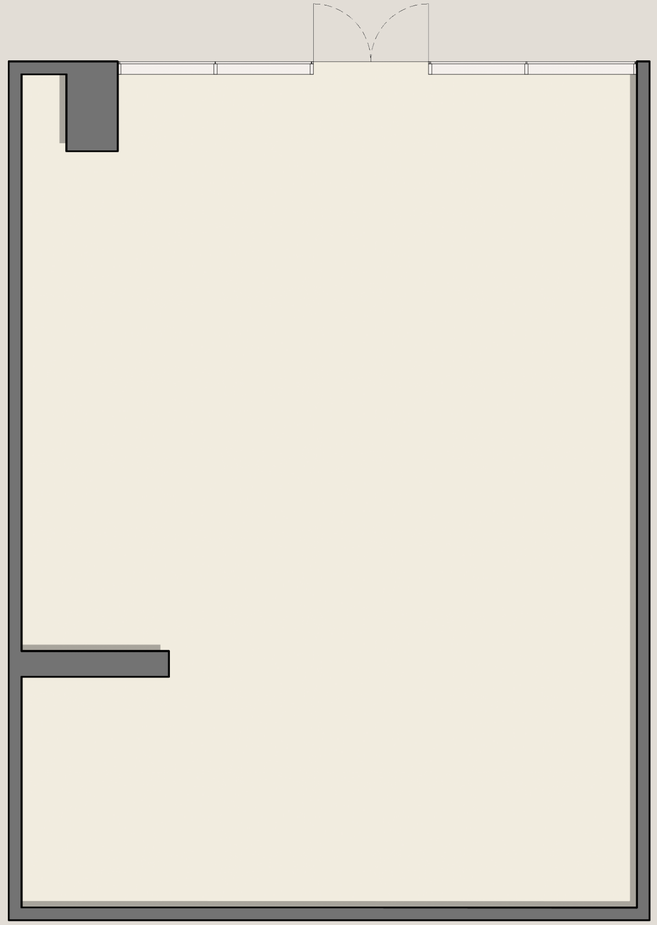




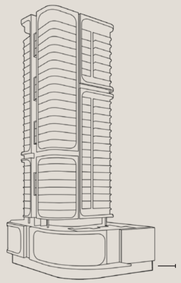
RETAIL 2

Ground Floor:





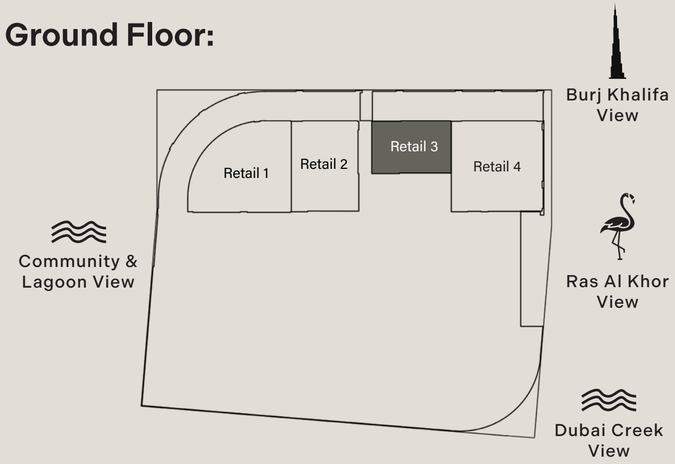
Internal Living Area:
1409.32 Sq. Ft

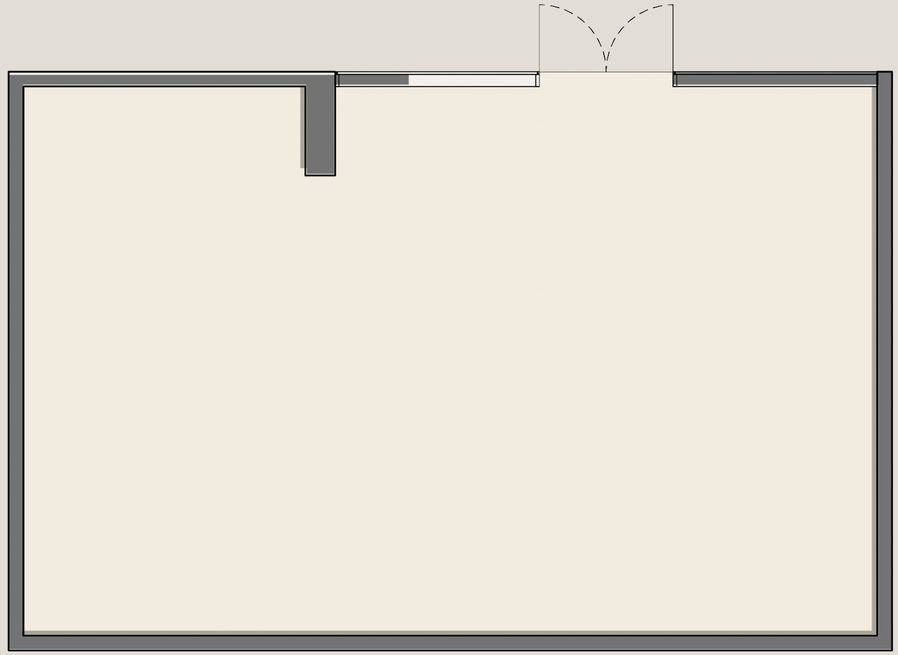


Ground Floor

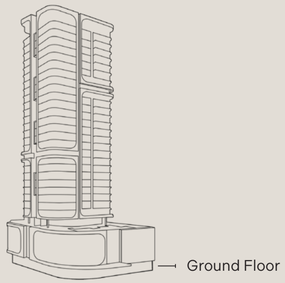
RETAIL 3

Ground Floor:



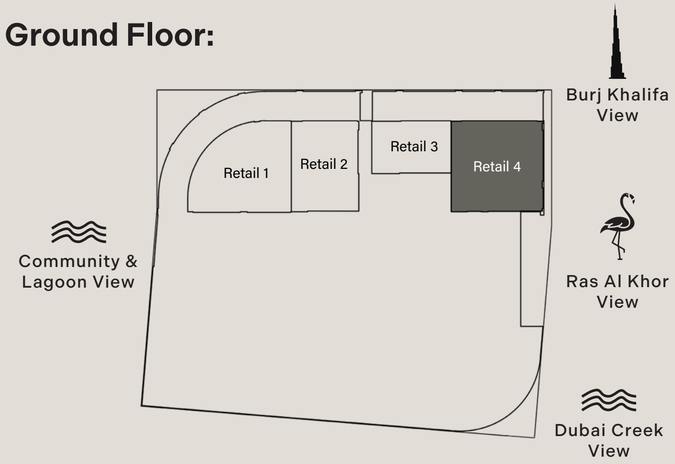


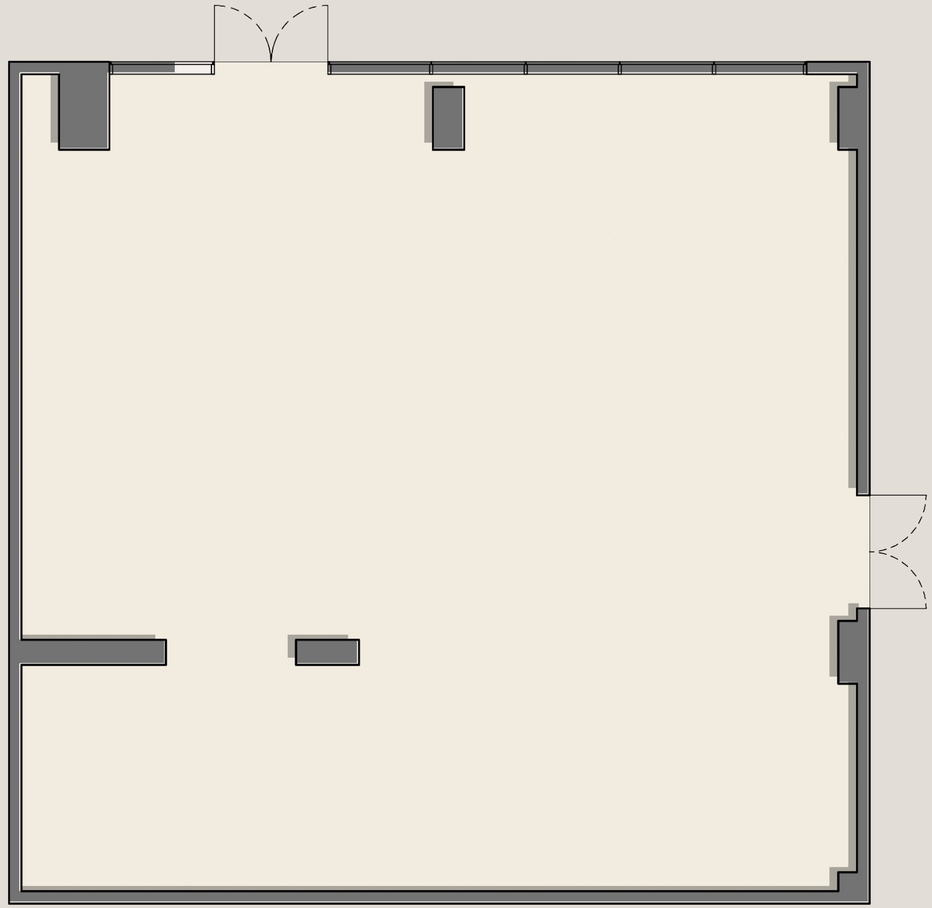
Internal Living Area:
967.78 Sq. Ft



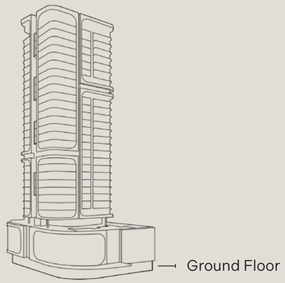
RETAIL 4

Ground Floor:





Internal Living Area:
1931.05 Sq. Ft



Payment Plan

20%

At the time
of booking

10%

60 days after the
reservation date

10%

120 days after the
reservation date

5%

240 days after the
reservation date

5%

360 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

5%

On completion of 60%
construction of the project

30%

On completion

We invite you to explore Belgrove Residences

Click **HERE** or scan the QR code below
to navigate the project's interactive page.:

SCAN THE QR CODE



ELLINGTON
PROPERTIES

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AFS
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+971 55 476 7630
+971 4 368 7878
info@afsrealestate.com
www.afsrealestate.com

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+971 50 674 2020
+971 4 368 7878
info@dubricks.com
www.dubricks.com