



ART BAY





# DUTCO | ELLINGTON

## A JOINT DEDICATION TO EXCELLENCE

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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.

CULTURE & NURTURE

IN PERFECT BALANCE



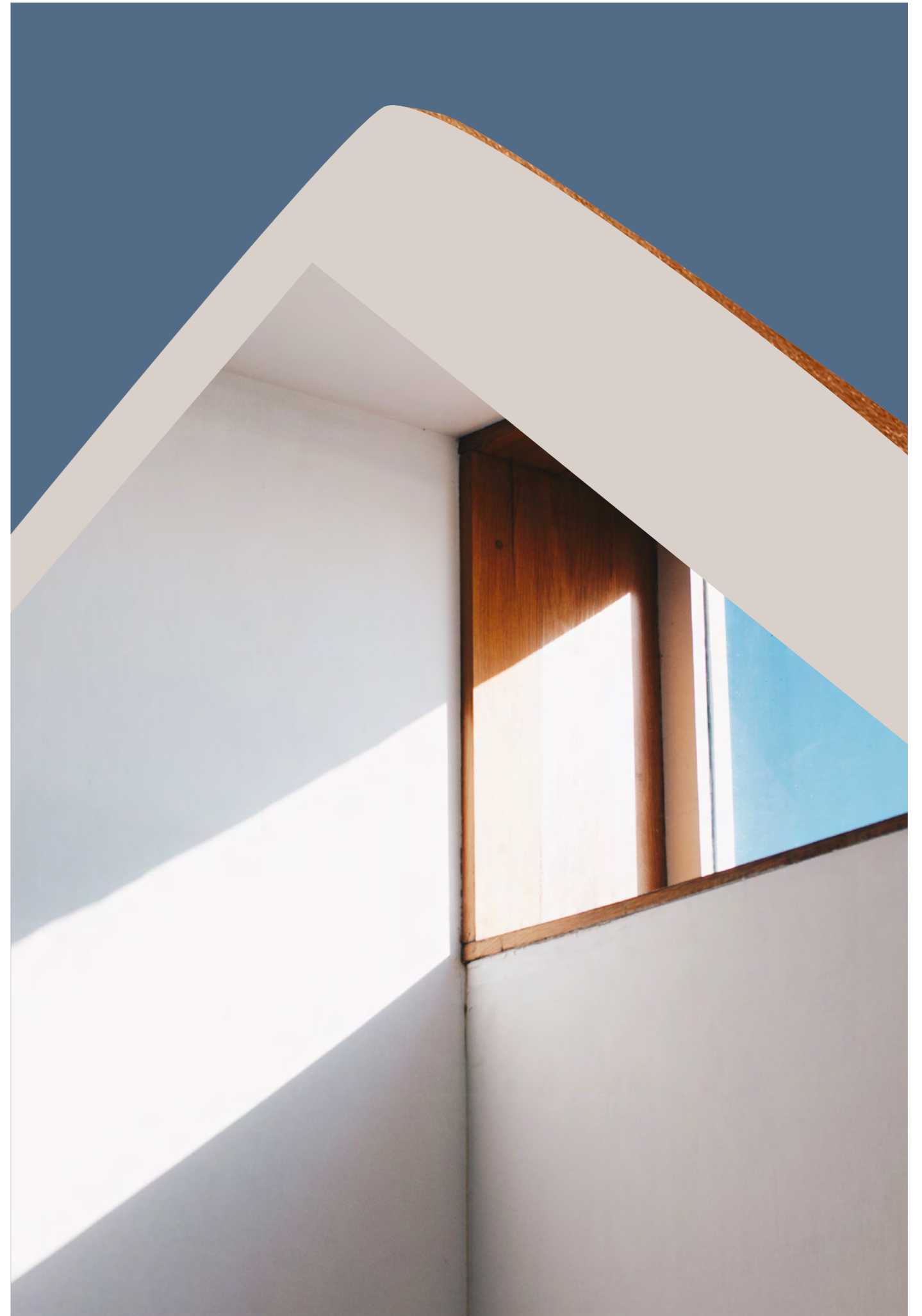


## HOME IS A WORK OF ART



The concept of home is an act of care and creativity that extends beyond physical features and amenities.

Art Bay is a property that's perfected by a blend of nurture and culture. Surrounded by a plethora of galleries and museums, and filled with family amenities and large living spaces, it's ideal for those who thrive on creativity.





## AL JADDAF WATERFRONT

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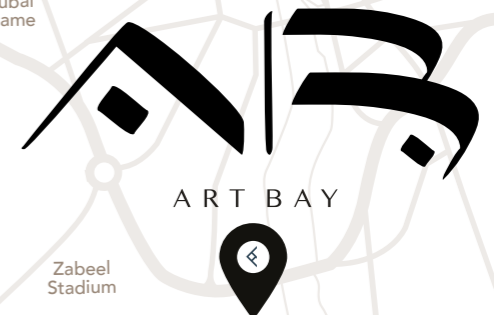
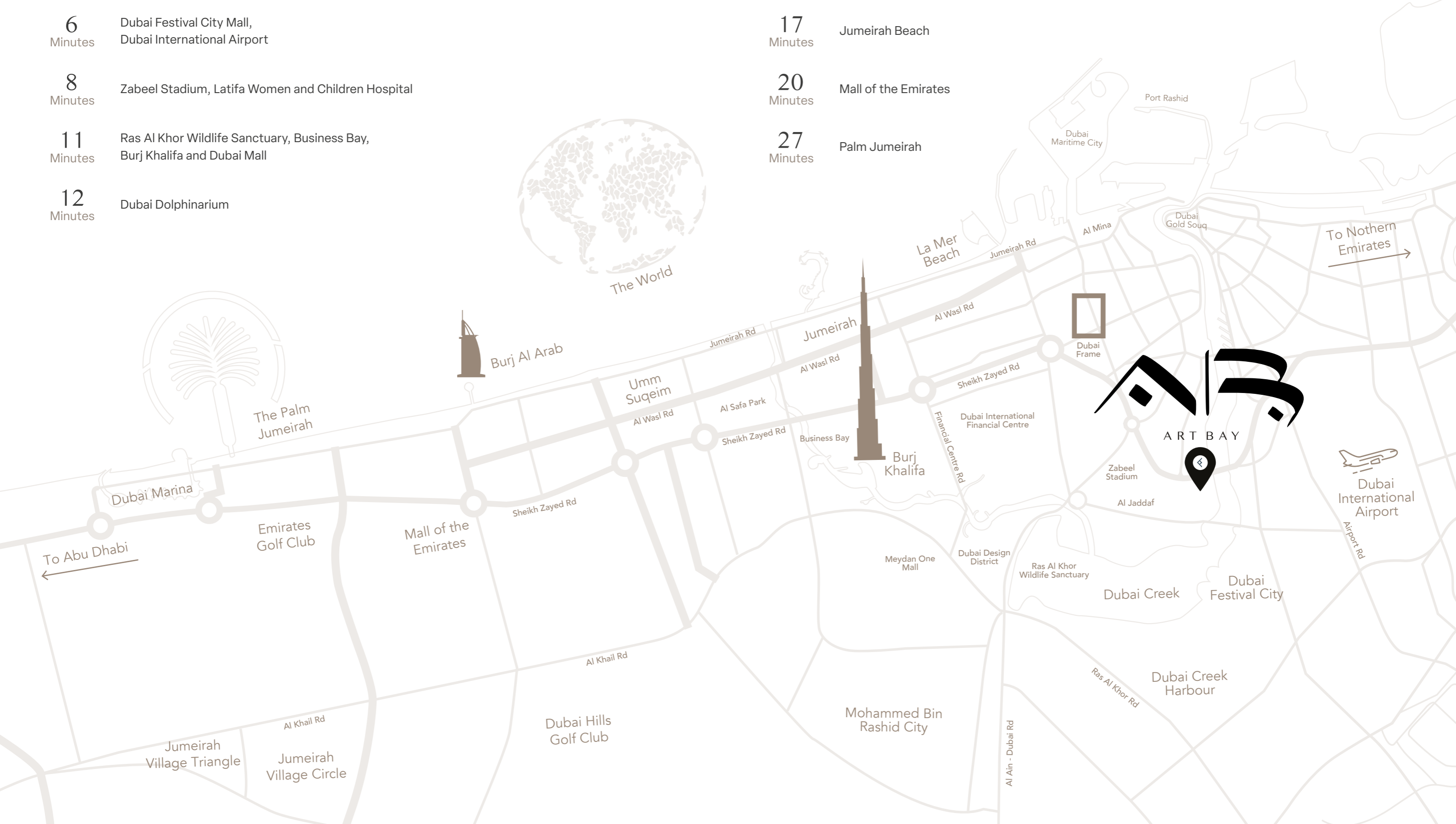
Art Bay puts its residents at the centre of arts and culture of one of Dubai's most exciting new locations. Outside is the epitome of clarity and minimalism, presenting itself with a sense of calm overlooking the waterside promenade away from the traffic and crowds of the city.



# 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





## OPEN FOR INSPIRATION

Set along the banks of Dubai Creek, alongside cultural institutions and boutique hotels, there is a wealth of restaurants, shopping destinations and sports amenities. Al Jaddaf Waterfront is set to be the ideal location for young families thanks to its abundance of inspiring places to visit as well as easy access to the city and renowned international schools within a short drive.



## INSPIRING FUTURE GENERATIONS

Art Bay' minimalist concept extends inside to an open lobby inspired by grand museums, elegant furnishings and gallery-like hallways leading to spacious and sophisticated apartments. This is a welcoming invitation for residents to nurture their own ideas of home, where creativity is free to wander.



# MORE EXPERIENCE AND SPACE

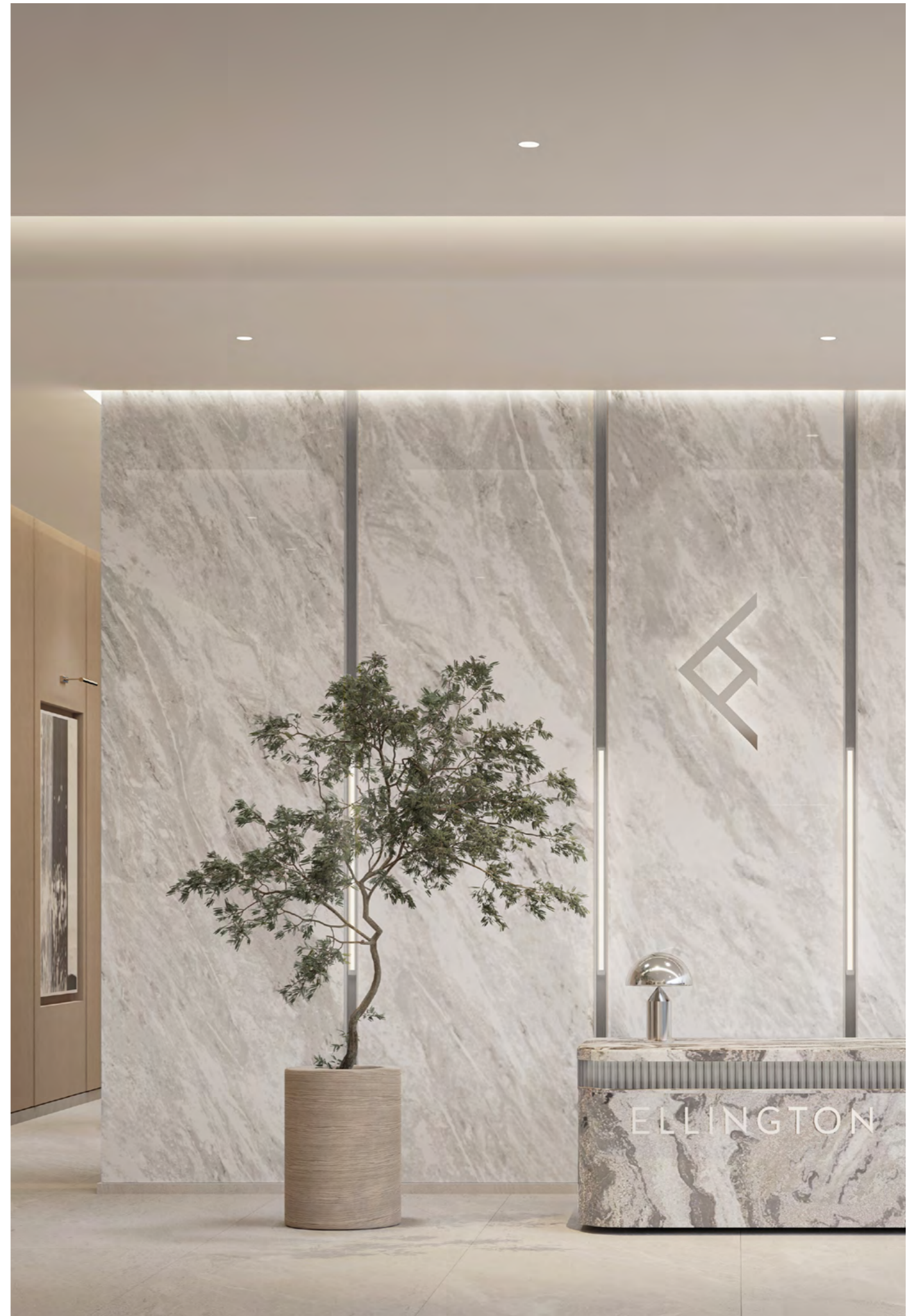


## MAIN LOBBY

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Art Bay fills with natural light through floor-to-ceiling windows, catching the subtly textured walls and furnishings as it bathes the space in a welcoming glow.

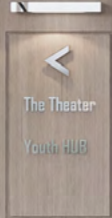
The material palette is modern and minimal, with the warmth of Arabian hospitality. Your eye-line is immediately led toward the serene outdoor pool terrace before you are invited to discover the artworks and interior design mastery on display throughout the building.



## STIR YOUR CREATIVITY

Every design element at Art Bay is designed to inspire and delight. For relaxing afternoon coffee to energetic full-body workouts, as well as space for our younger residents to explore, Art Bay's expansive amenities list merges seamlessly with your lifestyle.





## POOL TERRACE

Art Bay's resort-style swimming pool with a Baja shelf is the central attraction. With the atmosphere of a sophisticated hotel, residents can access single and double-cushioned sun-loungers, calming decking, and beautiful cabanas. Children are also welcome and entertained with a lifeguard-supervised children's pool.









## KIDS' CLUB

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The importance of play in a child's creative development has huge benefits in their ability to socialise, solve problems and think critically in later life. With this in mind, our design teams have intertwined the elegance and sophistication of Art Bay's interiors with indoor and outdoor children's areas dedicated to learning through play.

The high-end play equipment is sustainable and durable, with individually selected toys and games that meet the criteria of Montessori and leading educational standards. These include a textured miniature road leading from inside to outside, children's size furniture, a villa-themed seating area for reading, and children's bathrooms.



ELLINGTON VILLAS    WORK STATION    PLAY AREA  
←    ↓    →



# CULTURE LOUNGE

Inspired by the relationship between audience and stage, The Clubhouse hosts a performance of beauty and connection. A large tree in the centre of the space. It's surrounded by sunken seating, library shelves, and mesmerizing views of Dubai Creek, softened by sheer curtains over the full-height glazing.

## THE THEATRE

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In the seating areas and communal room, contemporary furniture and textured upholstery bring out warm, burnt orange tones. However, the staggered-level ceiling feature is more than aesthetic. Its design indicates The theatre's modern vitality brought to life by a concealed cinema screen and interactive digital art displays.







## FITNESS LEISURE

Art Bay's approach to well-being can be seen through the lens of holistic design. In addition to a state-of-the-art gym and professional-standard sports facilities, residents will find floor-to-ceiling views and beautifully carved wooden wall sculptures.



EAST

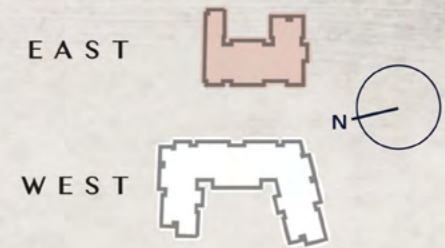
2<sup>ND</sup> FLOOR AMENITIES PLAN

- 1 LEISURE AND LOUNGE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 KIDS POOL
- 5 BARBEQUE DECK
- 6 CULTURE LOUNGE
- 7 PANTRY/DINING
- 8 THE THEATRE
- 9 FITNESS STUDIO
- 10 HOT YOGA STUDIO
- 11 BATHROOM FOR PEOPLE OF DETERMINATION
- 12 FEMALE WELLNESS CORNER
- 13 MALE WELLNESS CORNER
- 14 YOUTH HUB
- 15 LIFT LOBBY
- 16 LOBBY LOUNGE
- 17 LOBBY RECEPTION
- 18 LOBBY ENTRANCE
- 19 MAIN ENTRANCE
- 20 MOVE-IN TRUCK ZONE
- 21 VEHICLE ENTRANCE/EXIT
- 22 ACCESS TO PARKING LEVELS



DUBAI CREEK

DUBAI CULTURE VILLAGE PROMENADE



WEST

2<sup>ND</sup> FLOOR AMENITIES PLAN

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





## WELL-BEING AS A BIGGER PICTURE

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From dedicated yoga studios with infrared heating for Hot Yoga and glistening swimming pools to modern saunas and changing rooms, residents have access to well-rounded well-being facilities that invigorate, soothed and nurture.

The change rooms are equipped with spa-quality wet areas, including steam and sauna facilities, all designed with hospitality-inspired touchpoints. Steam showers and traditional wood saunas complete your exceptional experience of rejuvenation.







# ARTS CLUB

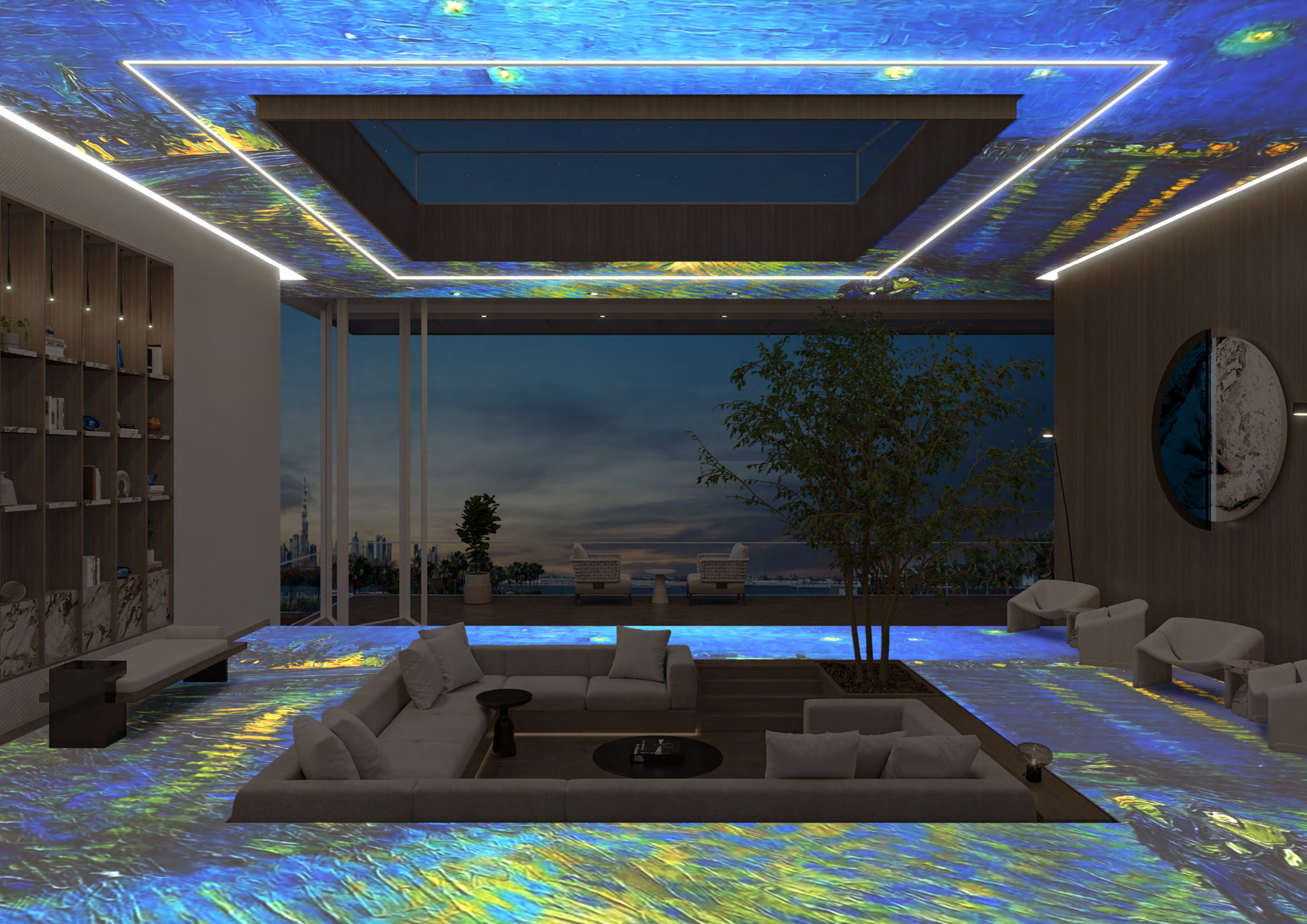
Designed to be a source of inspiration, in itself, the space features an immersive experience that transports you to new environments. There is also a sunken stage for talks and entertainment, as well as pieces from The Ellington Art Foundation lining the walls.



## AN IMMERSIVE EXPERIENCE

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Living in Art Bay is an immersive experience of living, where you feel part of something new and exciting. Arts Club is perhaps the most literal example of this concept. The club is open to residents and local artists, giving them a place to explore, practice, and host workshops on a variety of artistic skill sets.





ART BAY

EAST

### ARTS 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

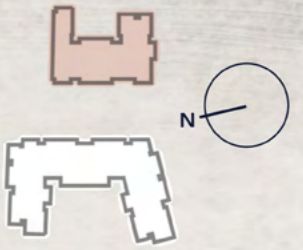


DUBAI CREEK

DUBAI CULTURE  
VILLAGE PROMENADE

EAST

WEST





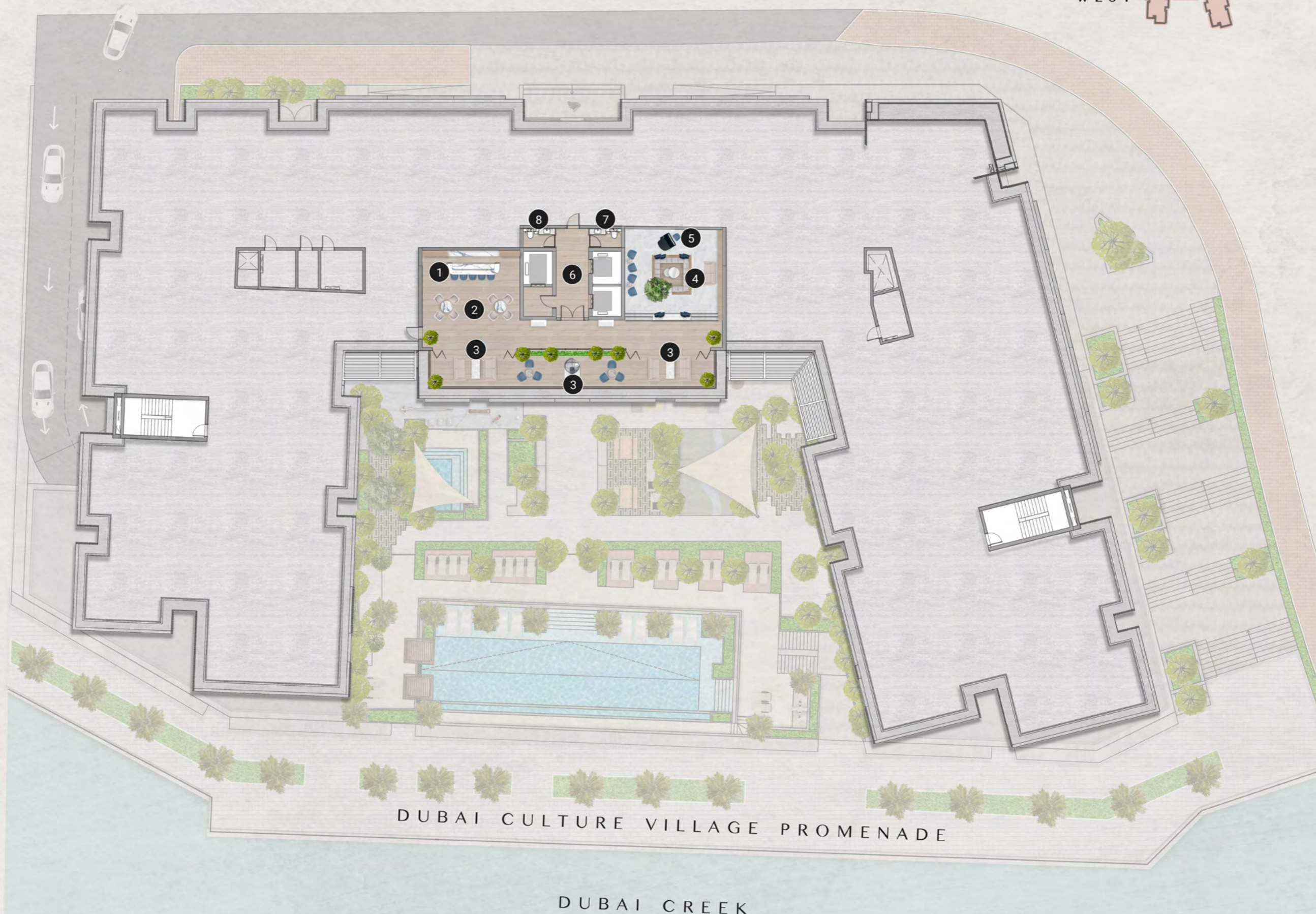
ART BAY

WEST



### ARTS 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 MALE WASHROOM
- 8 FEMALE WASHROOM



DUBAI CULTURE VILLAGE PROMENADE

DUBAI CREEK



ART BAY CELEBRATES A HARMONY BETWEEN DESIGN  
AND CULTURE TO CREATE A SYMPHONY OF WELLNESS



# APARTMENTS





## LIVING AND DINING ROOM

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Cool, porcelain tiled flooring leads through spacious living areas that extend outside to balconies overlooking the surrounding area and out across the Dubai Skyline, an endless source of inspiration.

The apartments' clean minimal tones give residents the sense that this is a place to make their own, an act of care inspired by an emotional connection to art.





## BEDROOMS

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Bedrooms at Art Bay are the most notable example of the apartments' elegant charm. Above the fine, minimalist detailing, generous wardrobes, and mirrors, the natural light from the floor-to-ceiling windows draws you into the relaxing ambiance of the room. And, with direct access to the balcony, residents experience the magnificence of the Dubai skyline from their bedrooms.

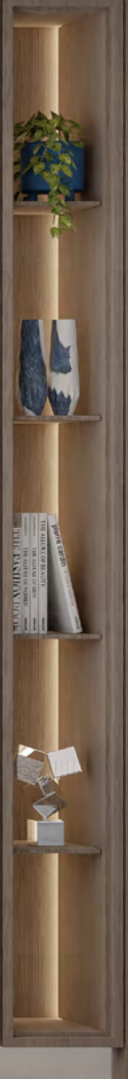




## KITCHENS

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The kitchens at any apartment are a central element of family life, where meals are lovingly prepared and conversation is almost constant. The minimalist design cues at Art Bay, make its kitchens spacious, convenient, and welcoming for a vibrant family life.





## BATHROOMS & POWDER ROOMS

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High-end showers, faucets, accessories, and quartz stone countertops evoke the feeling of premium residences. Convenience is built in, with bespoke mirrors and medicine cabinets, and concealed lighting for a feeling of exaggerated space.

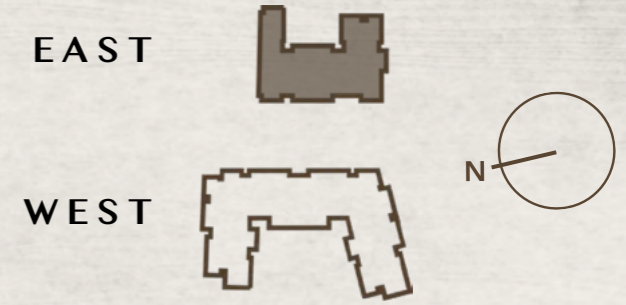
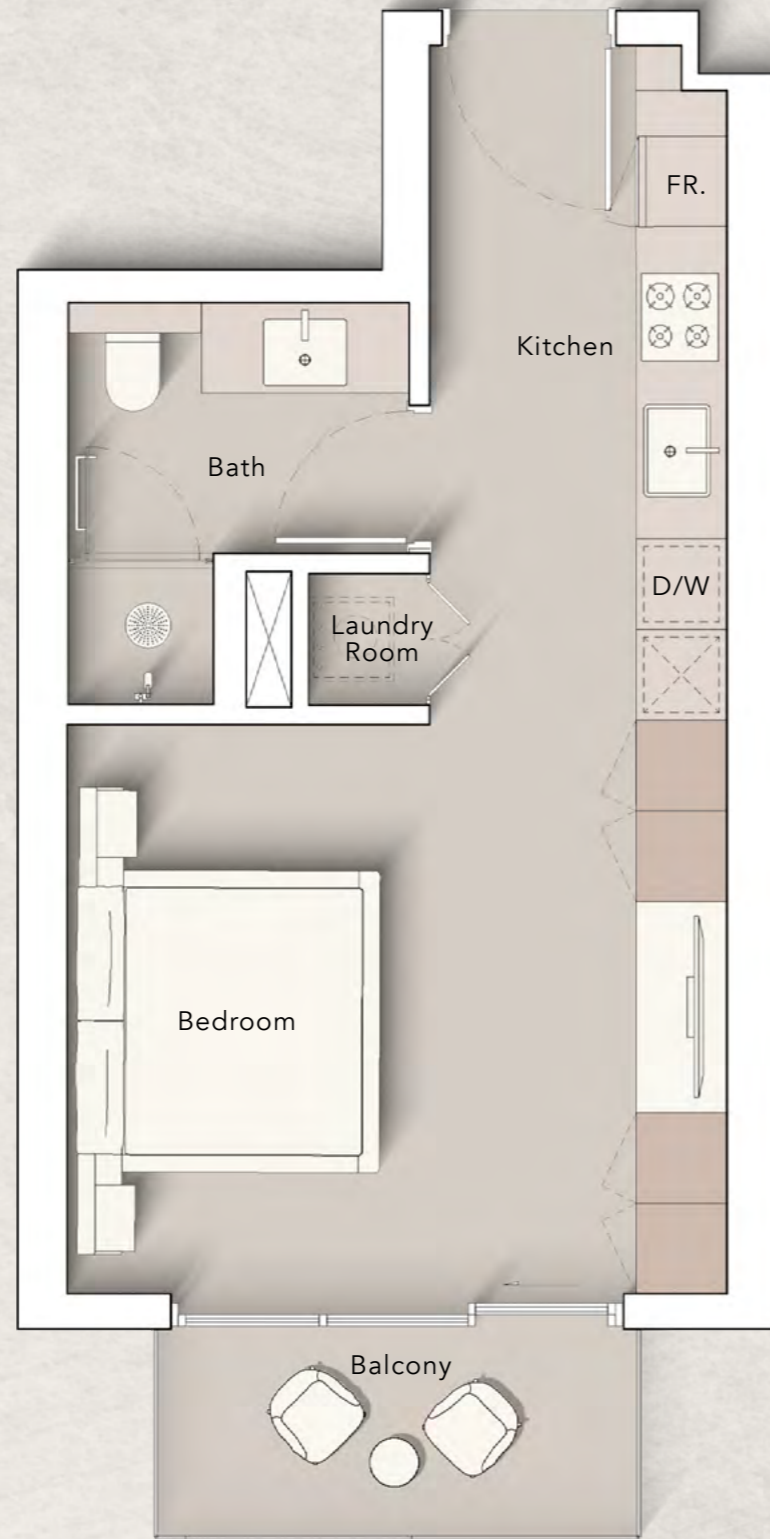




# FLOOR PLANS EAST

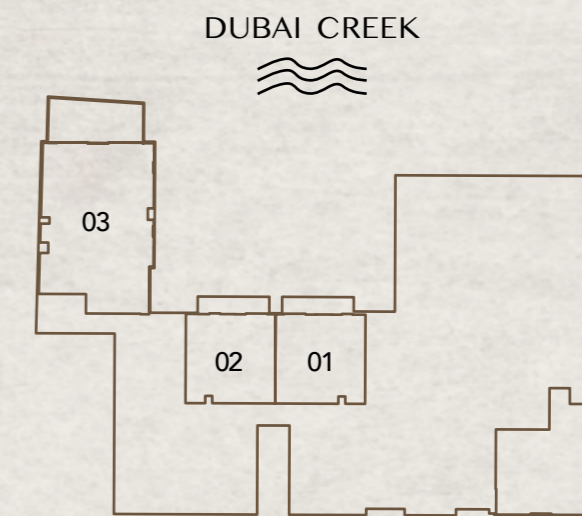


**STUDIO**  
TYPE A

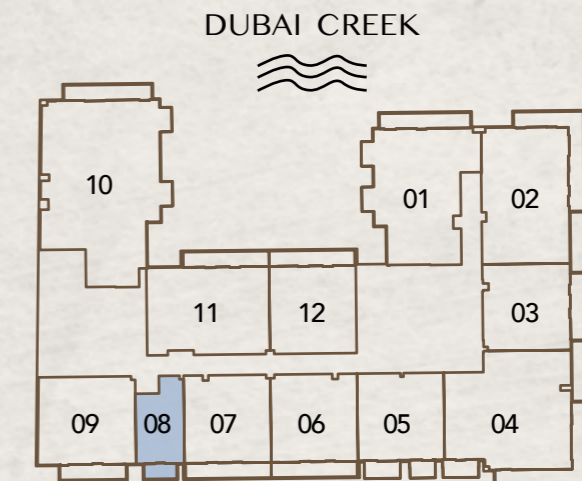


Internal Living Area	:	<b>379.54 Sq. Ft</b>
Outdoor Living Area	:	<b>50.48 Sq. Ft</b>
Total Living Area	:	<b>430.02 Sq. Ft</b>

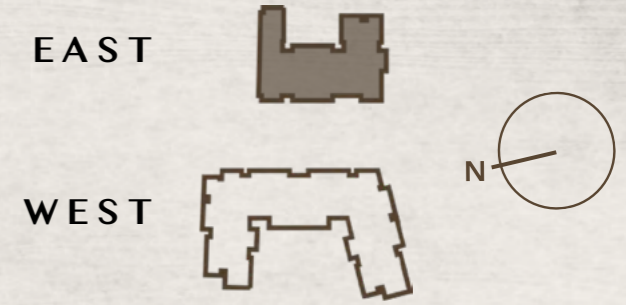
**2<sup>nd</sup> Floor:**



**3<sup>rd</sup> - 10<sup>th</sup> Floor:**

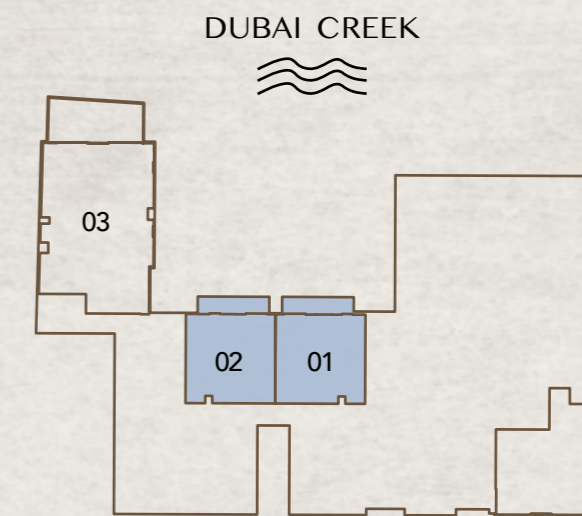


# 1 BEDROOM TYPE A

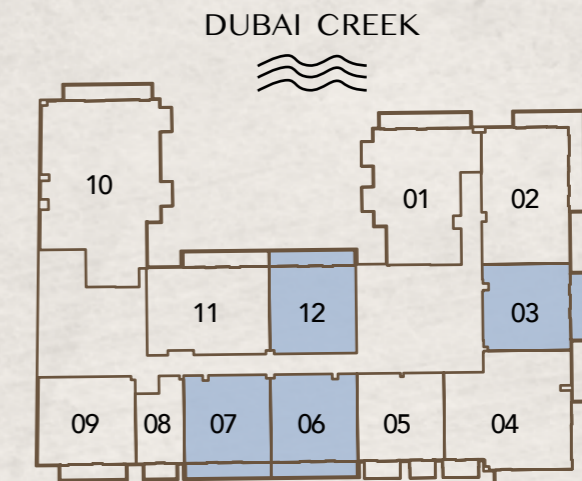


Internal Living Area	:	<b>758.64 Sq. Ft</b>
Outdoor Living Area	:	<b>130.67 Sq. Ft</b>
Total Living Area	:	<b>889.31 Sq. Ft</b>

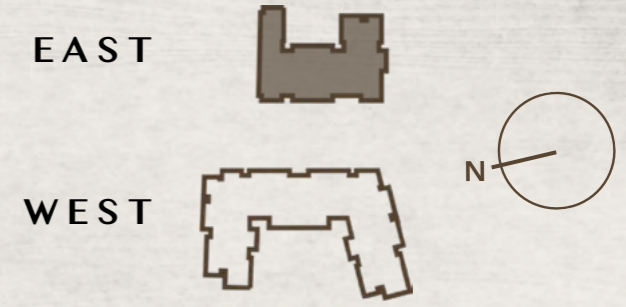
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

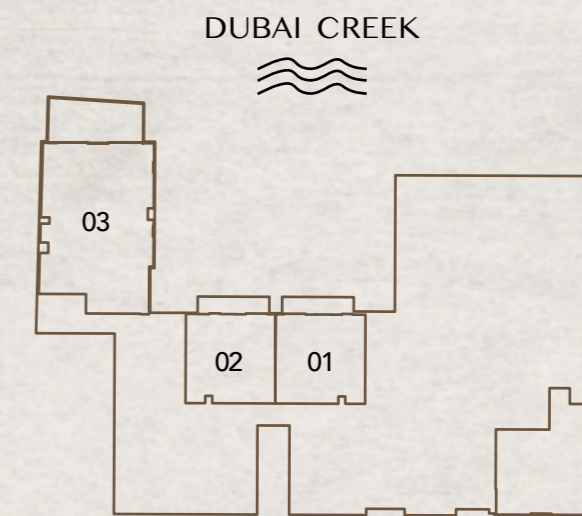


# 1 BEDROOM TYPE B

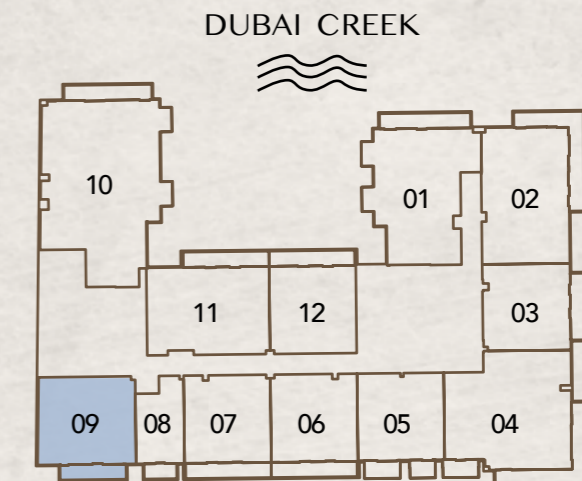


Internal Living Area : 857.24 Sq. Ft  
 Outdoor Living Area : 102.58 Sq. Ft  
 Total Living Area : 959.82 Sq. Ft

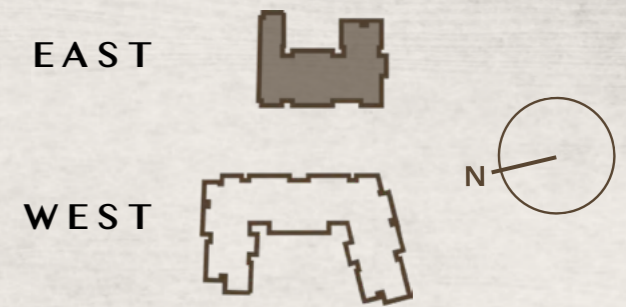
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

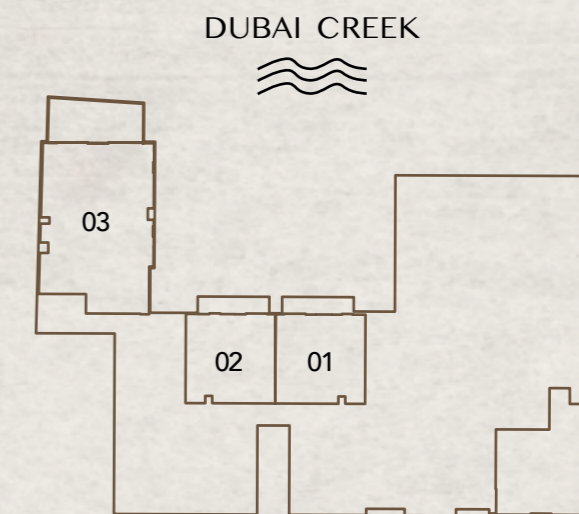


# 1 BEDROOM TYPE C

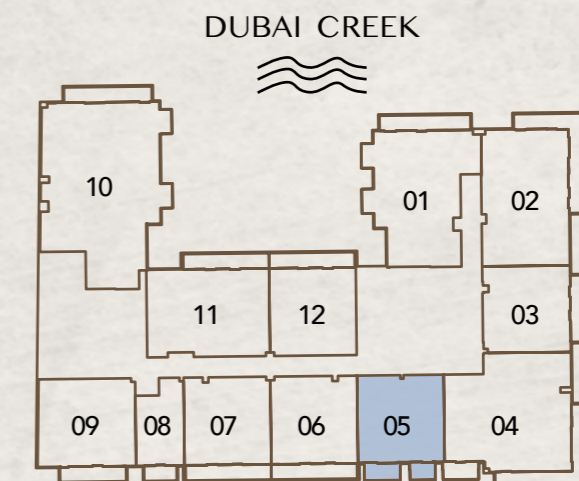


Internal Living Area : 762.73 Sq. Ft  
 Outdoor Living Area : 105.81 Sq. Ft  
 Total Living Area : 868.54 Sq. Ft

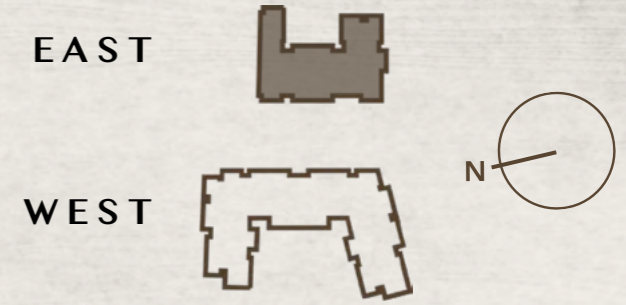
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

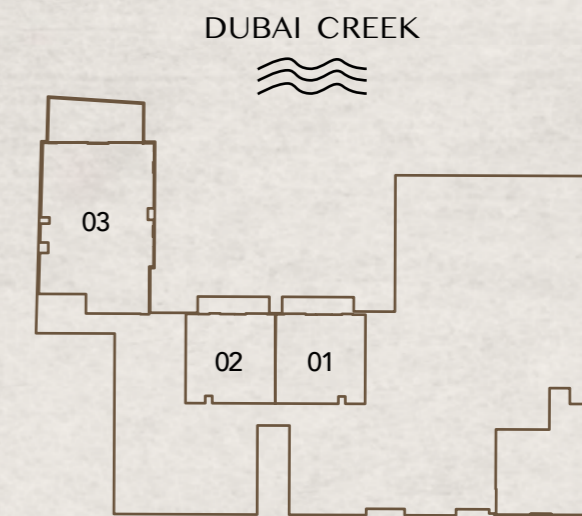


# 2 BEDROOM TYPE A

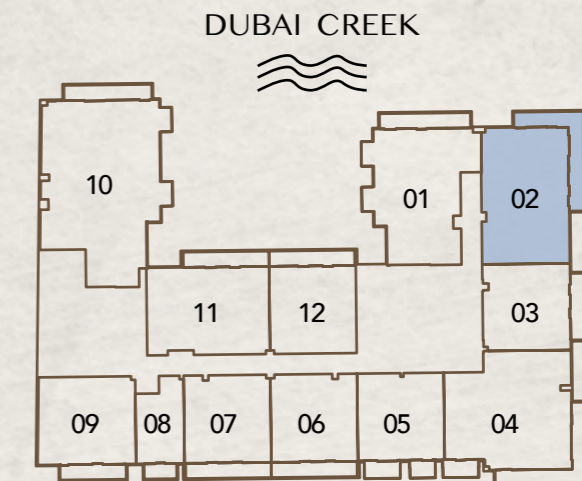


Internal Living Area : 1210.19 Sq. Ft  
 Outdoor Living Area : 240.36 Sq. Ft  
 Total Living Area : 1450.54 Sq. Ft

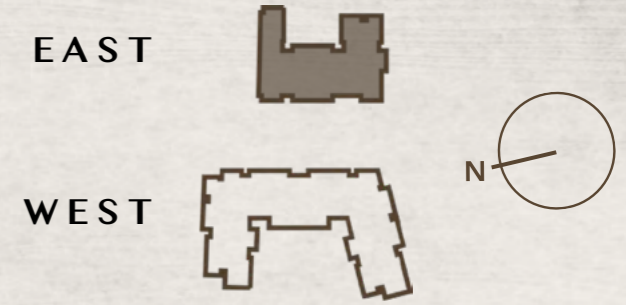
### 2<sup>nd</sup> Floor:



### 3<sup>rd</sup> - 10<sup>th</sup> Floor:

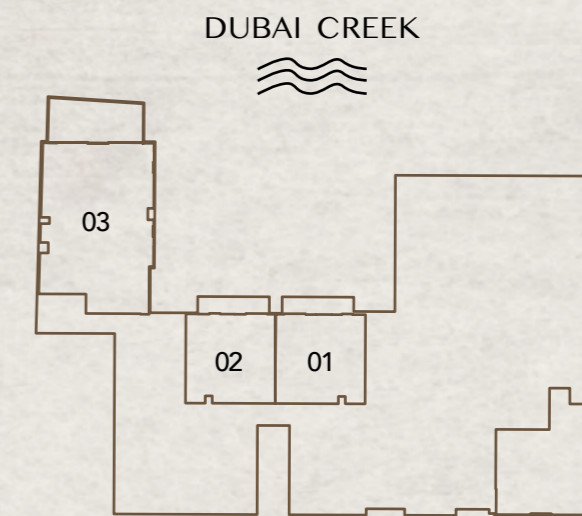


# 2 BEDROOM TYPE B

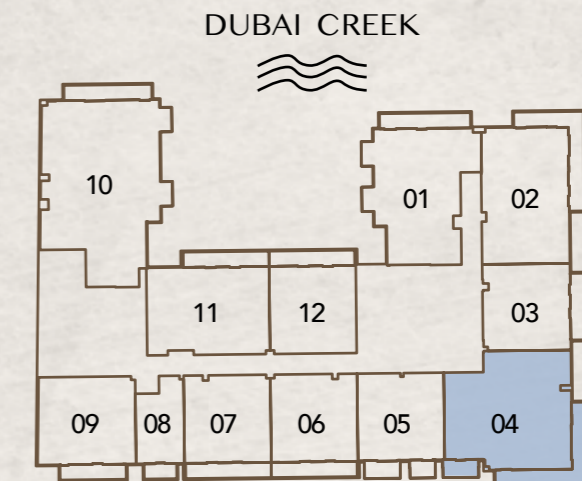


Internal Living Area : 1396.83 Sq. Ft  
 Outdoor Living Area : 295.58 Sq. Ft  
 Total Living Area : 1692.41 Sq. Ft

### 2<sup>nd</sup> Floor:

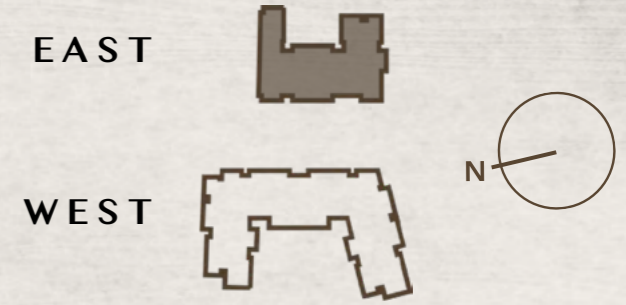


### 3<sup>rd</sup> - 10<sup>th</sup> Floor:



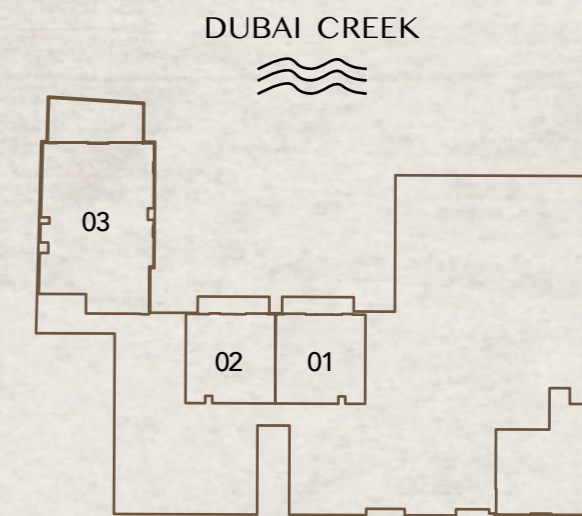


# 2 BEDROOM TYPE C

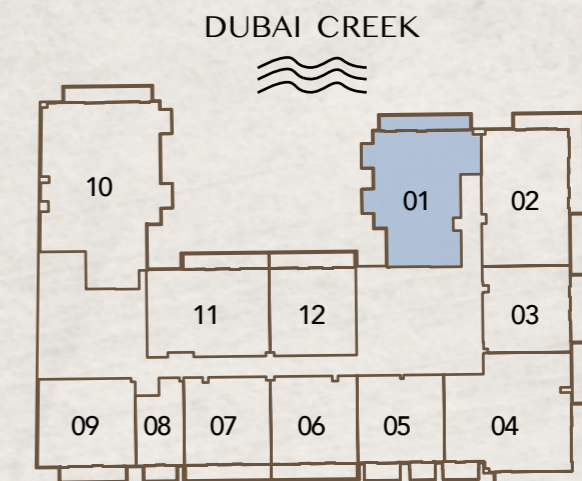


Internal Living Area : 1292.53 Sq. Ft  
 Outdoor Living Area : 141.01 Sq. Ft  
 Total Living Area : 1433.54 Sq. Ft

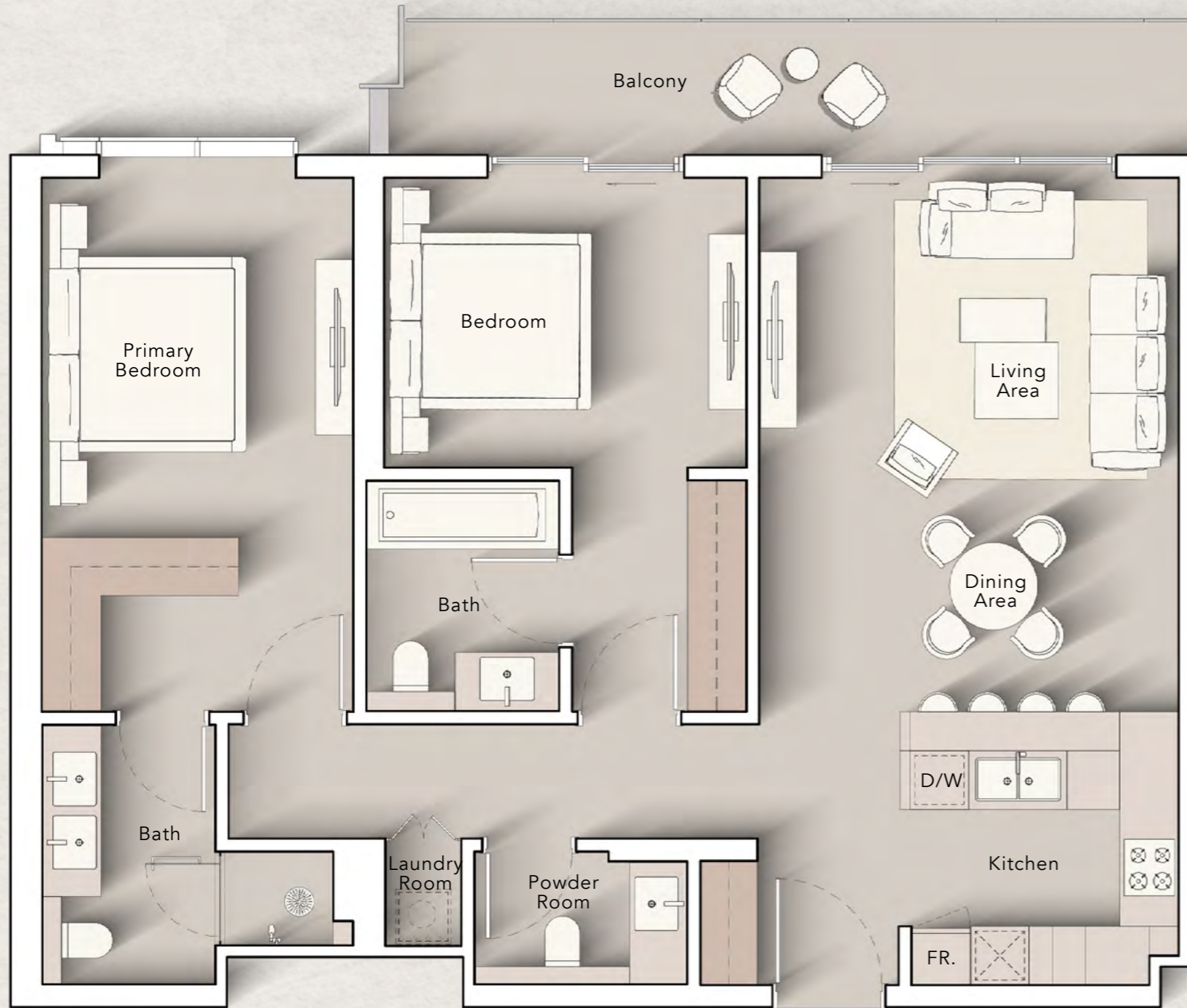
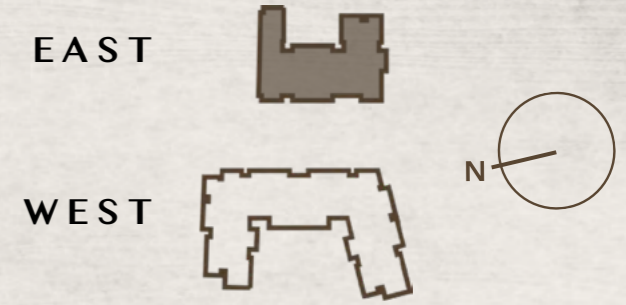
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

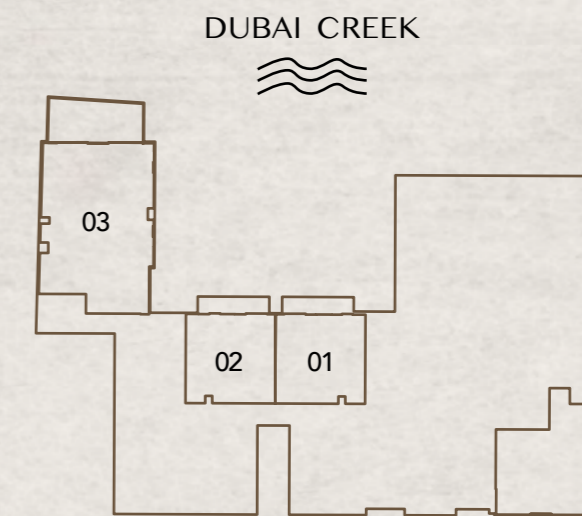


# 2 BEDROOM TYPE D

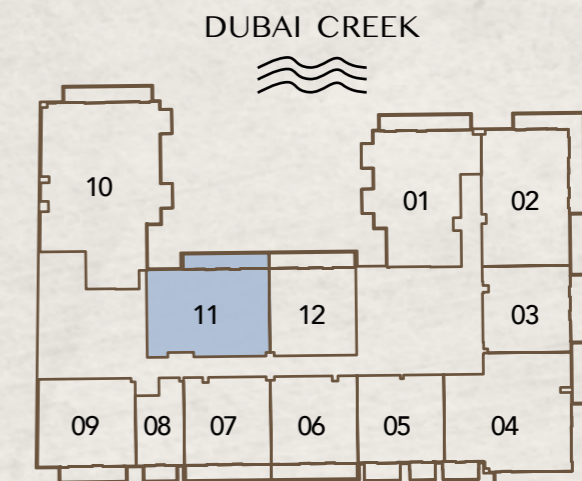


Internal Living Area : 1080.48 Sq. Ft  
 Outdoor Living Area : 130.67 Sq. Ft  
 Total Living Area : 1211.16 Sq. Ft

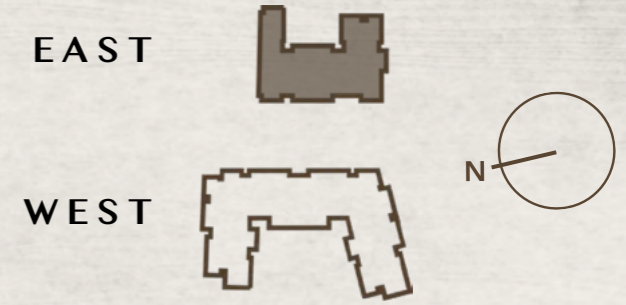
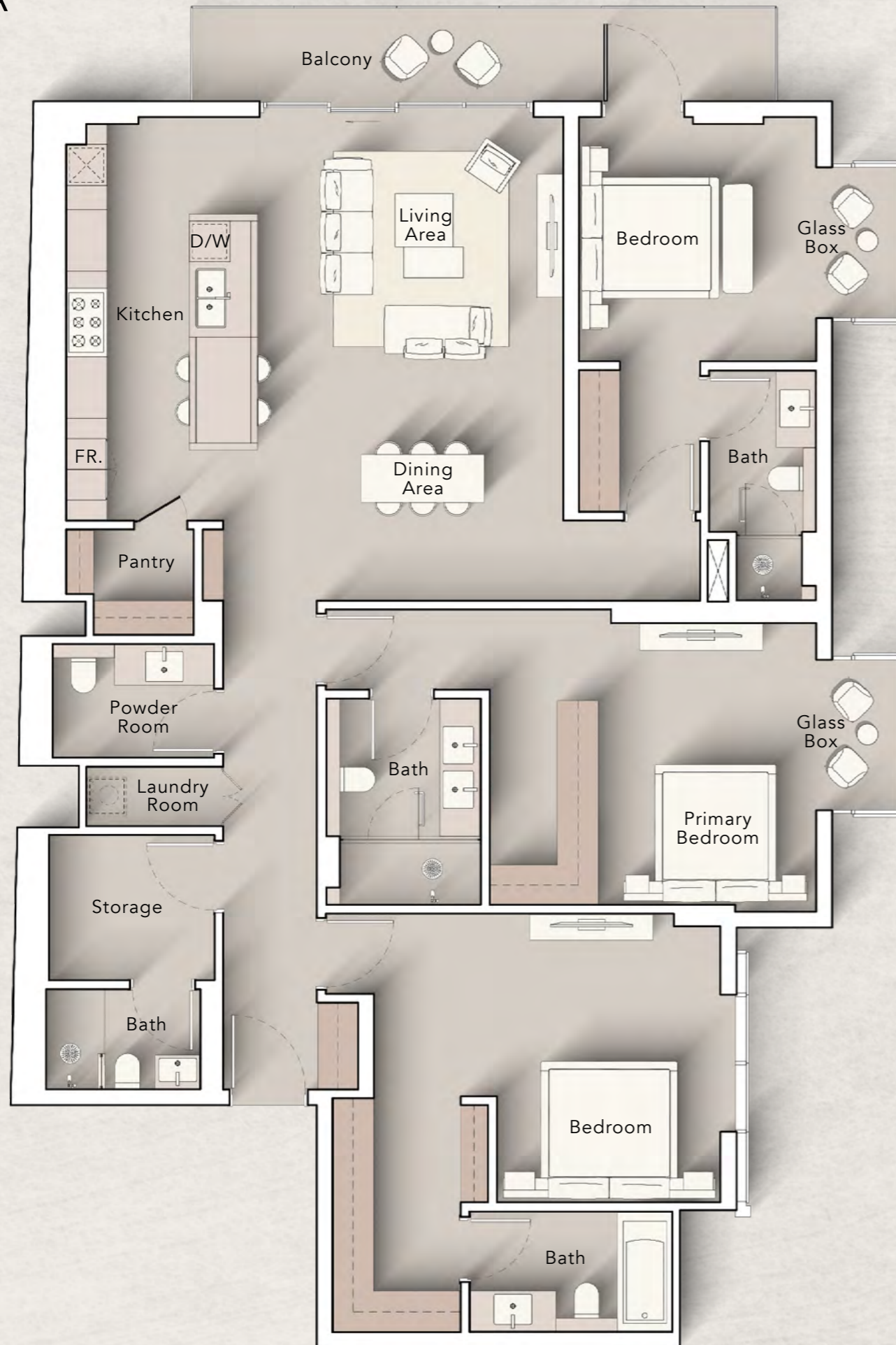
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

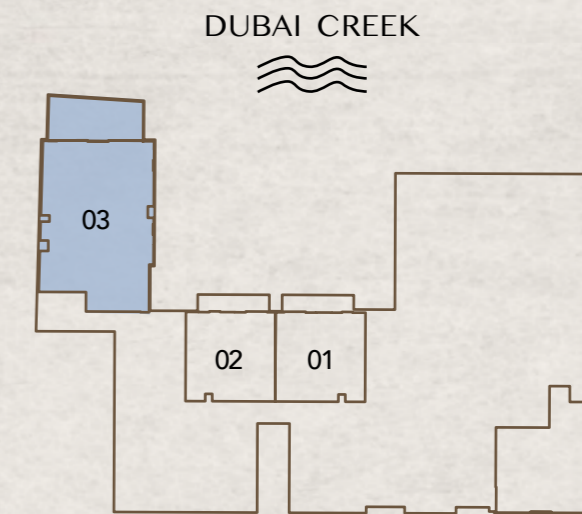


# 3 BEDROOM TYPE A

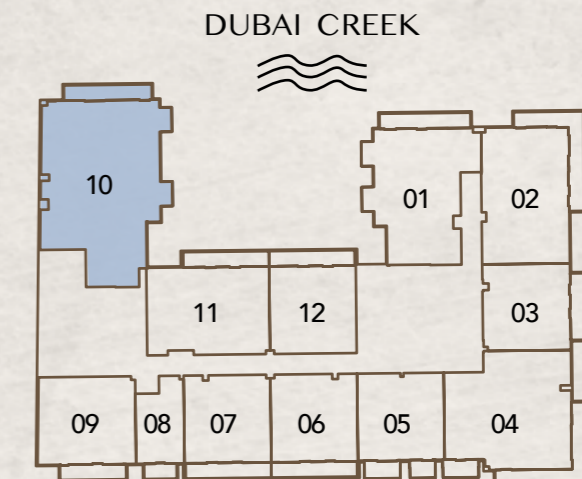


Internal Living Area : 2011.99 Sq. Ft  
 Outdoor Living Area : 135.84 Sq. Ft  
 Total Living Area : 2147.83 Sq. Ft

## 2<sup>nd</sup> Floor:



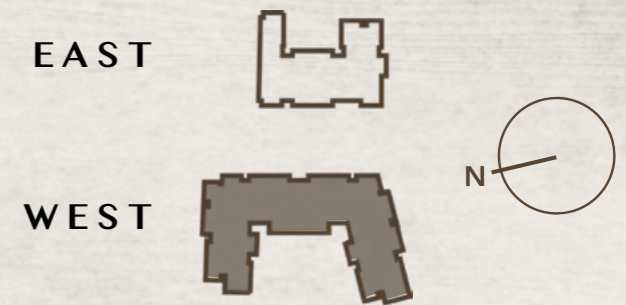
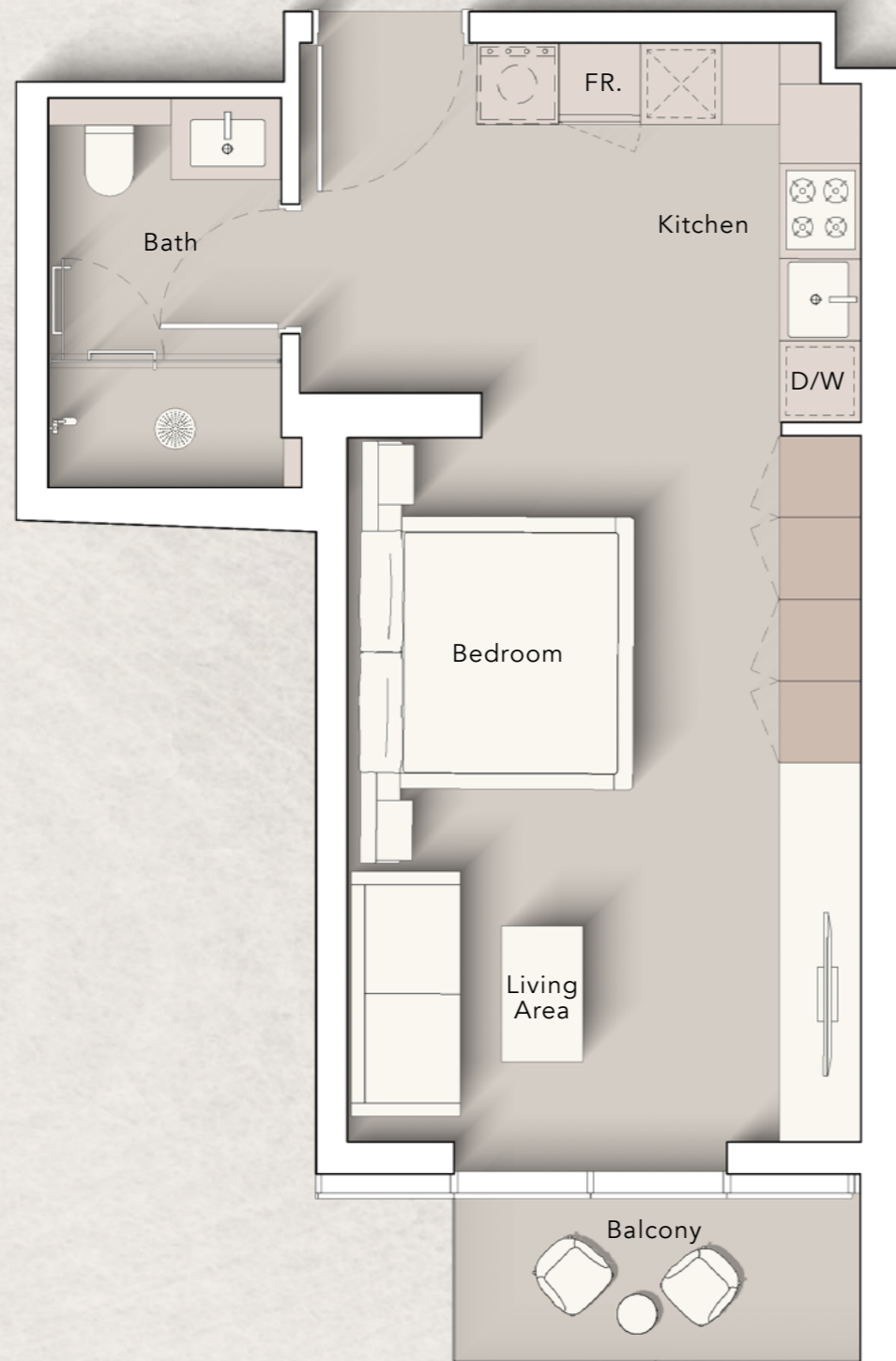
## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



# FLOOR PLANS WEST

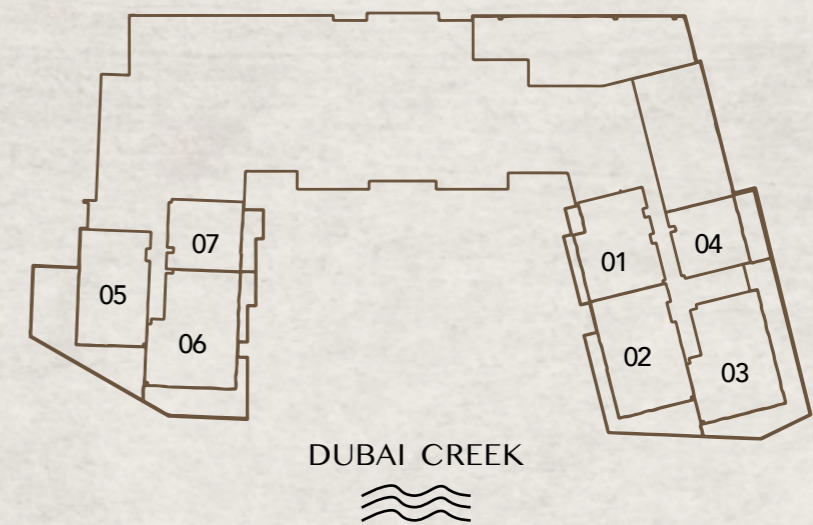


**STUDIO  
TYPE A**



Internal Living Area	:	<b>440.67 Sq. Ft</b>
Outdoor Living Area	:	<b>44.78 Sq. Ft</b>
Total Living Area	:	<b>485.45 Sq. Ft</b>

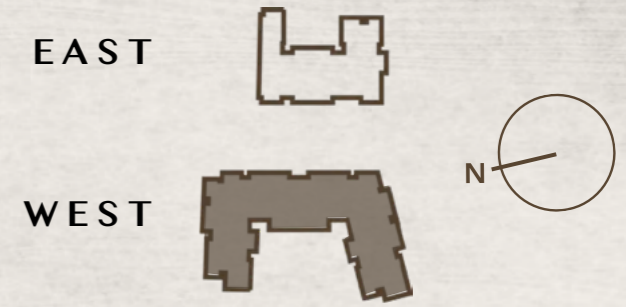
**2<sup>nd</sup> Floor:**



**3<sup>rd</sup> - 10<sup>th</sup> Floor:**

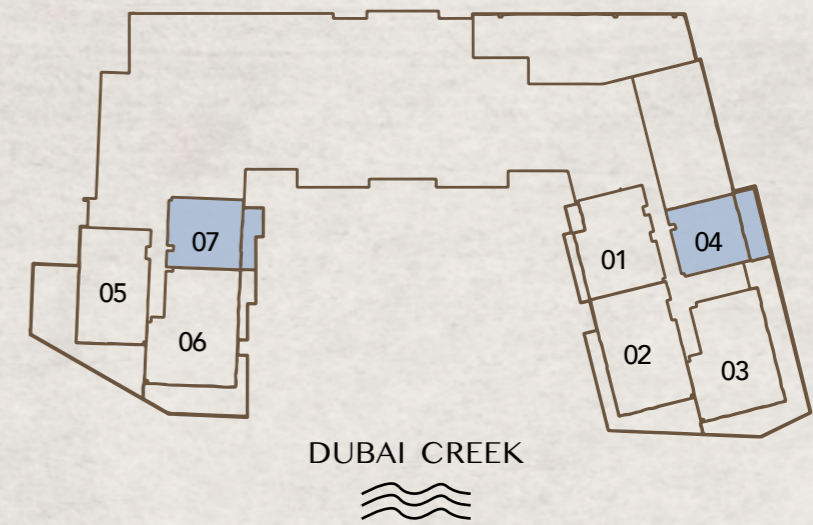


# 1 BEDROOM TYPE A

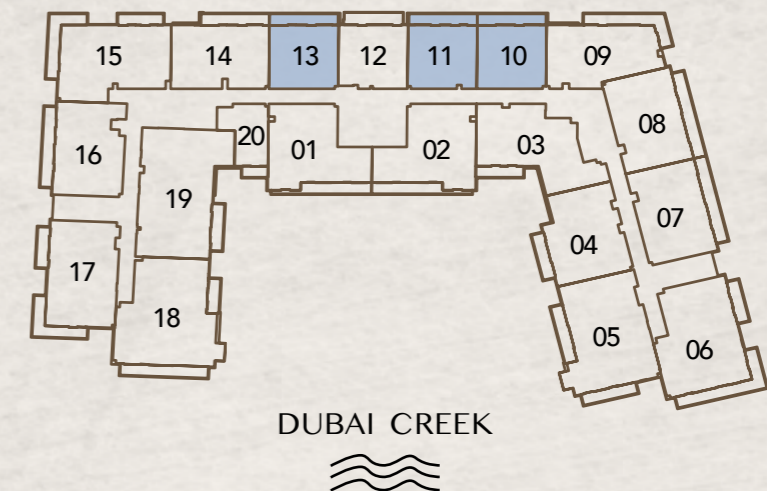


Internal Living Area : 763.27 Sq. Ft  
 Outdoor Living Area : 131.32 Sq. Ft  
 Total Living Area : 894.59 Sq. Ft

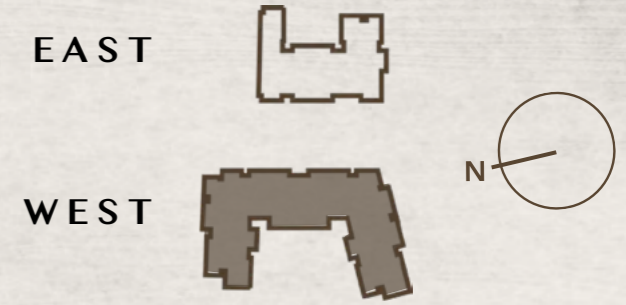
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

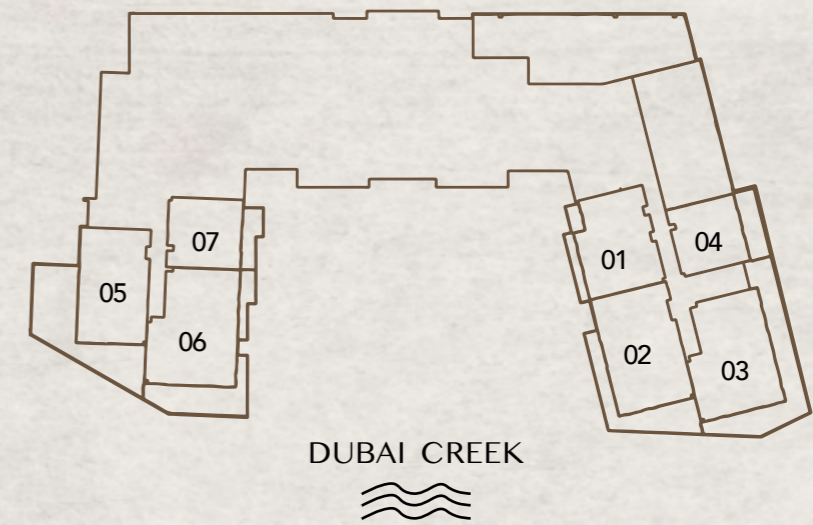


# 1 BEDROOM TYPE B

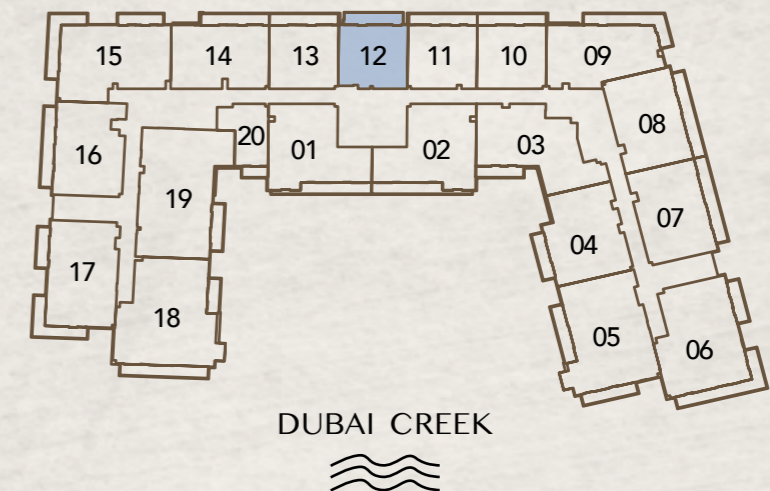


Internal Living Area : 753.80 Sq. Ft  
 Outdoor Living Area : 93.54 Sq. Ft  
 Total Living Area : 847.34 Sq. Ft

## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

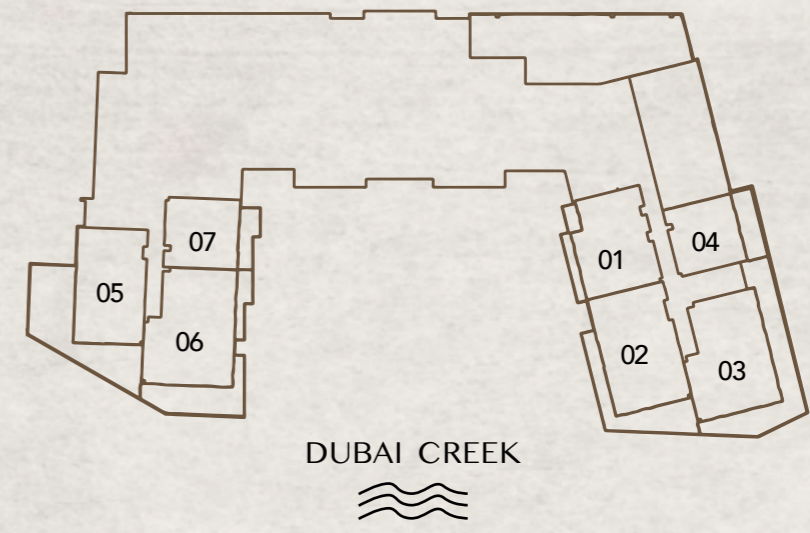


# 2 BEDROOM TYPE A

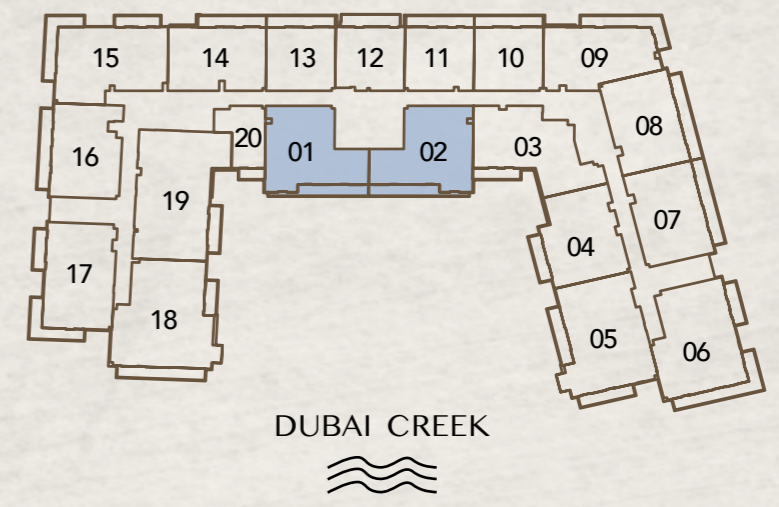


Internal Living Area : 1202.76 Sq. Ft  
 Outdoor Living Area : 154.79 Sq. Ft  
 Total Living Area : 1357.54 Sq. Ft

## 2<sup>nd</sup> Floor:

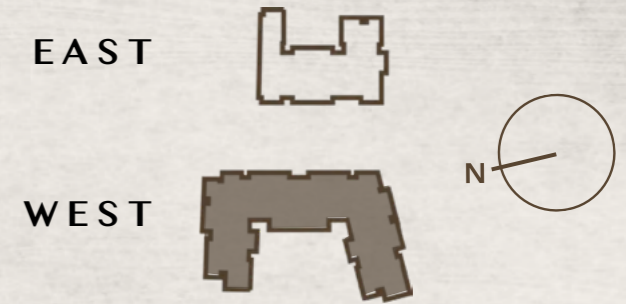
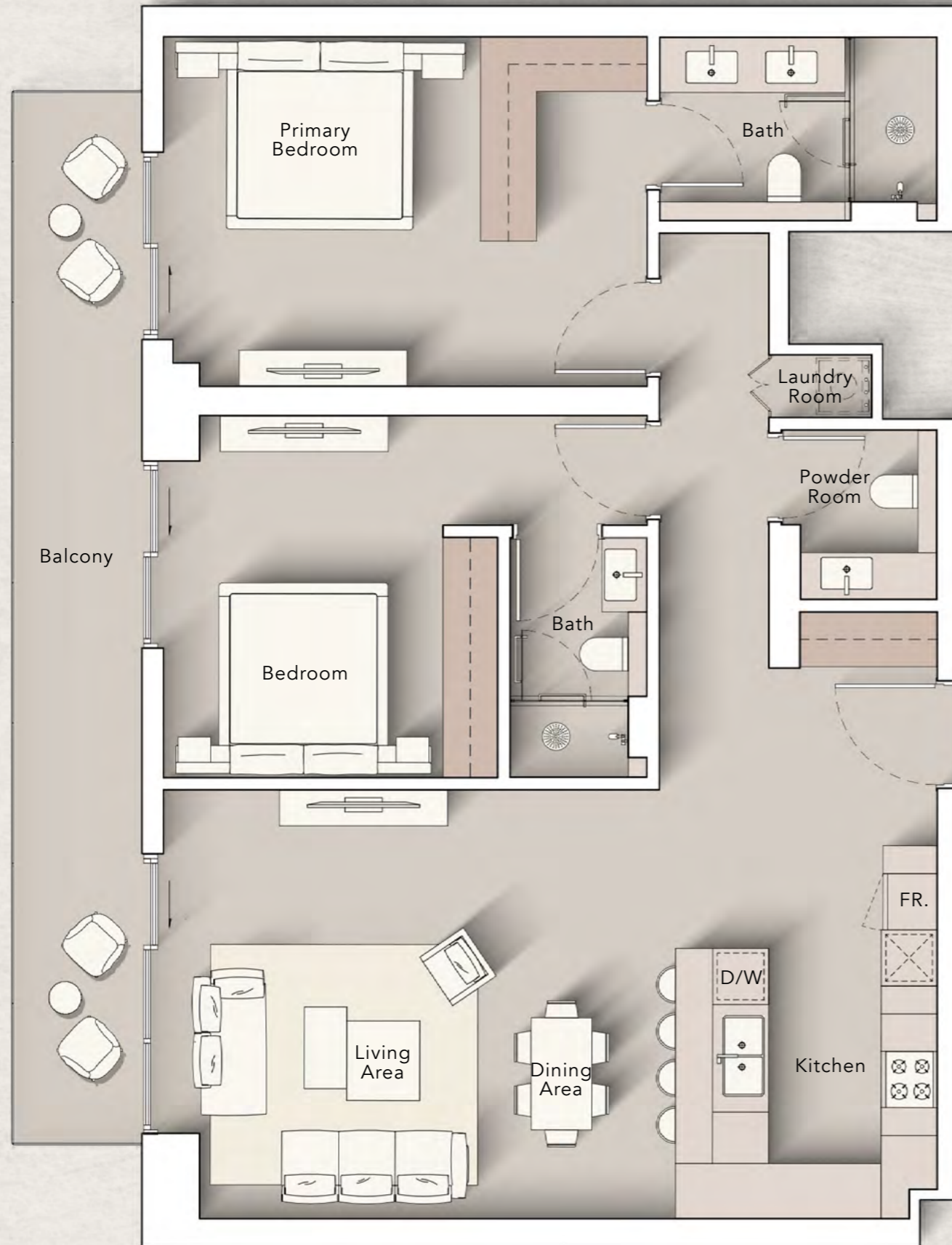


## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



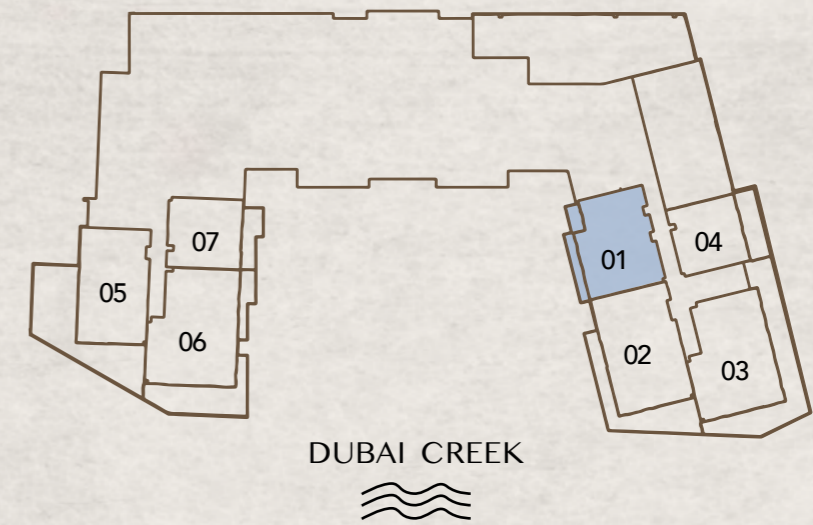


# 2 BEDROOM TYPE B



Internal Living Area : 1152.71 Sq. Ft  
 Outdoor Living Area : 180.08 Sq. Ft  
 Total Living Area : 1332.79 Sq. Ft

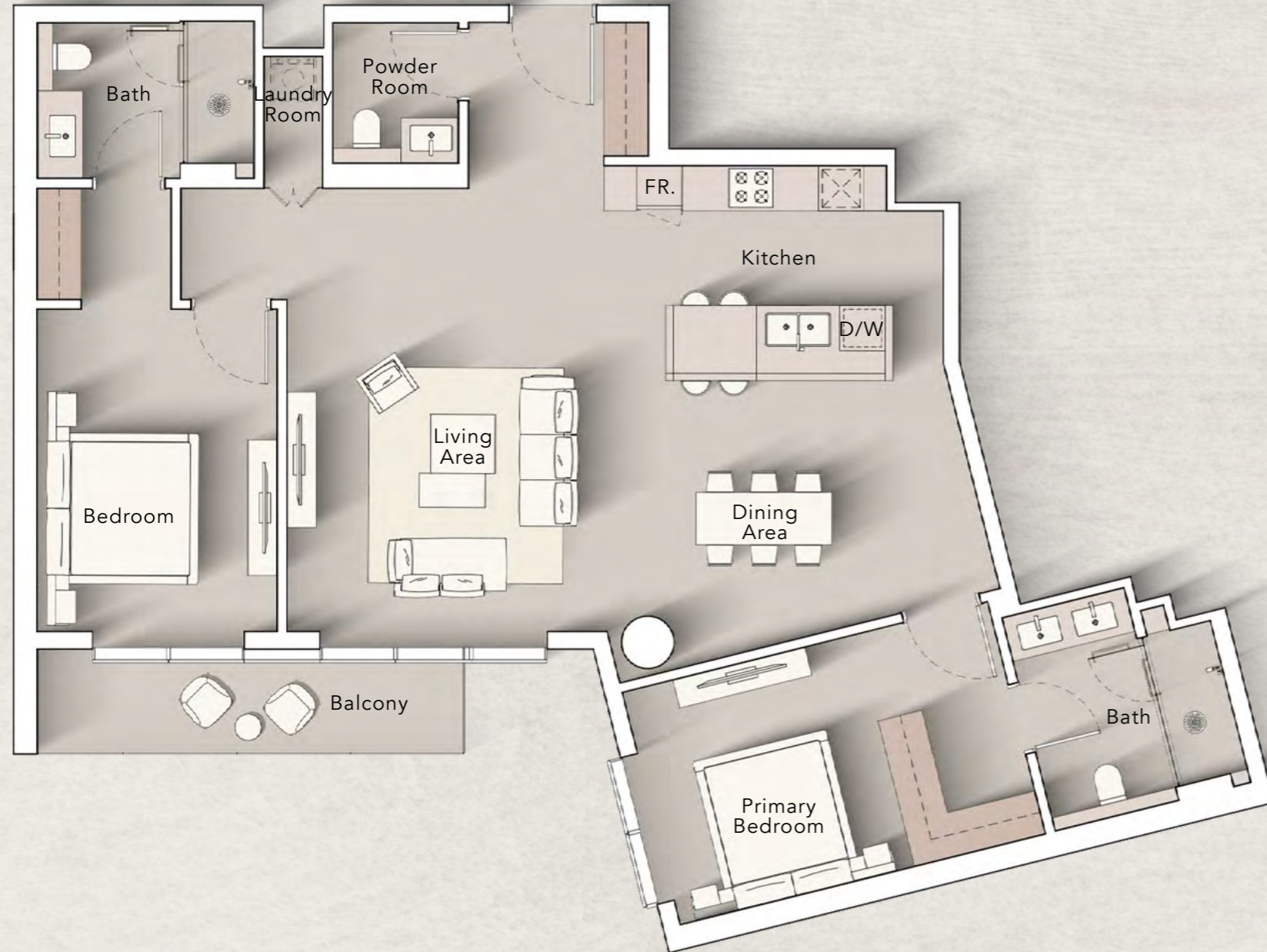
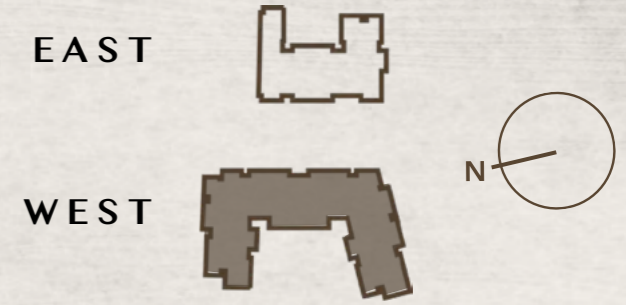
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

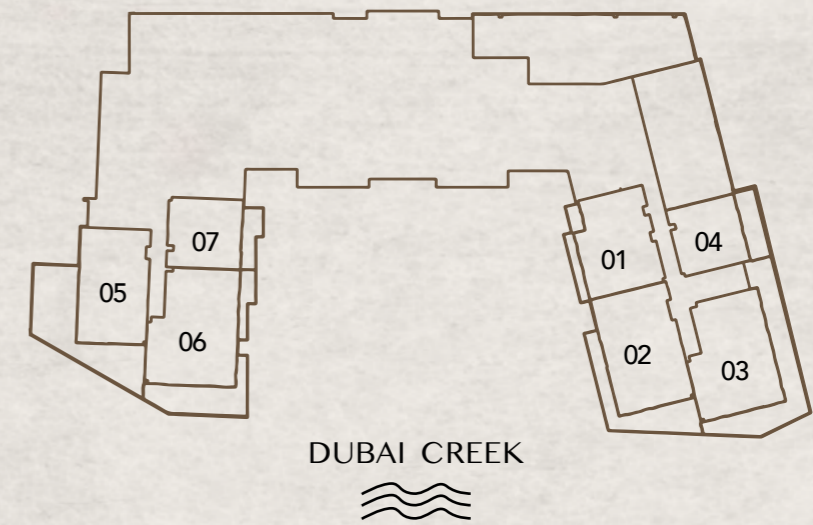


# 2 BEDROOM TYPE C



Internal Living Area : 1324.07 Sq. Ft  
 Outdoor Living Area : 81.91 Sq. Ft  
 Total Living Area : 1405.98 Sq. Ft

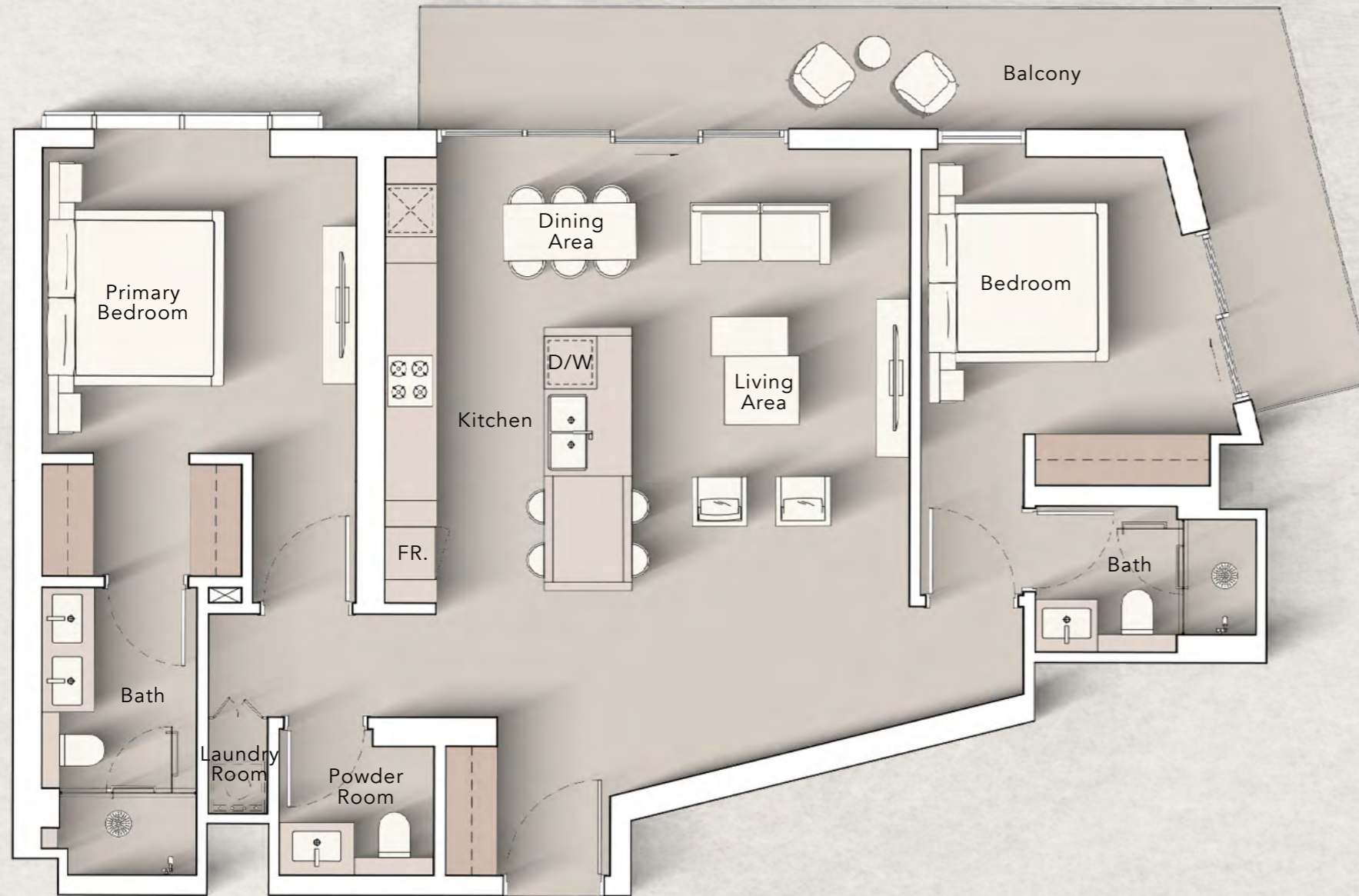
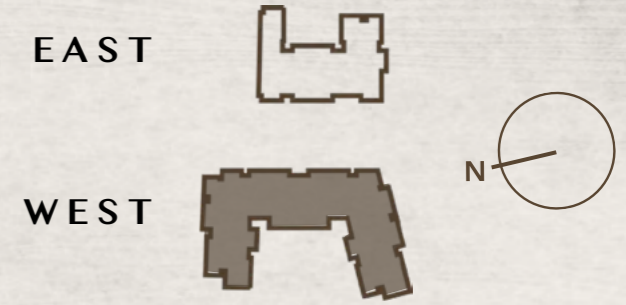
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

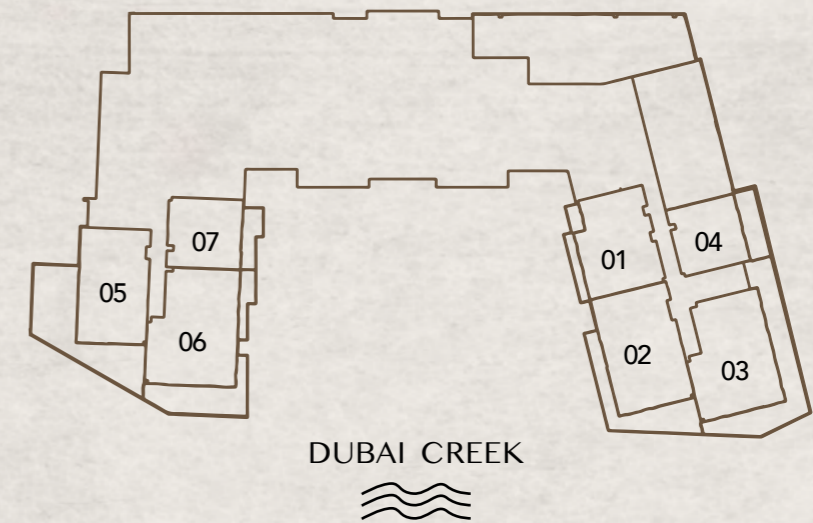


# 2 BEDROOM TYPE D

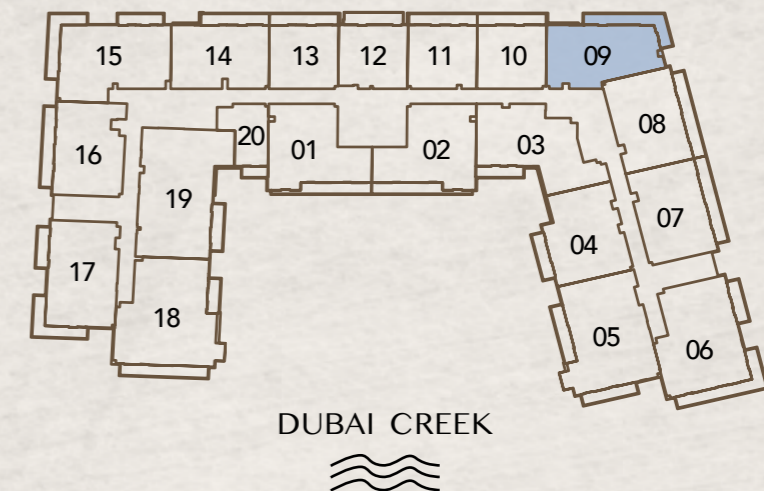


Internal Living Area : 1121.06 Sq. Ft  
 Outdoor Living Area : 208.82 Sq. Ft  
 Total Living Area : 1329.88 Sq. Ft

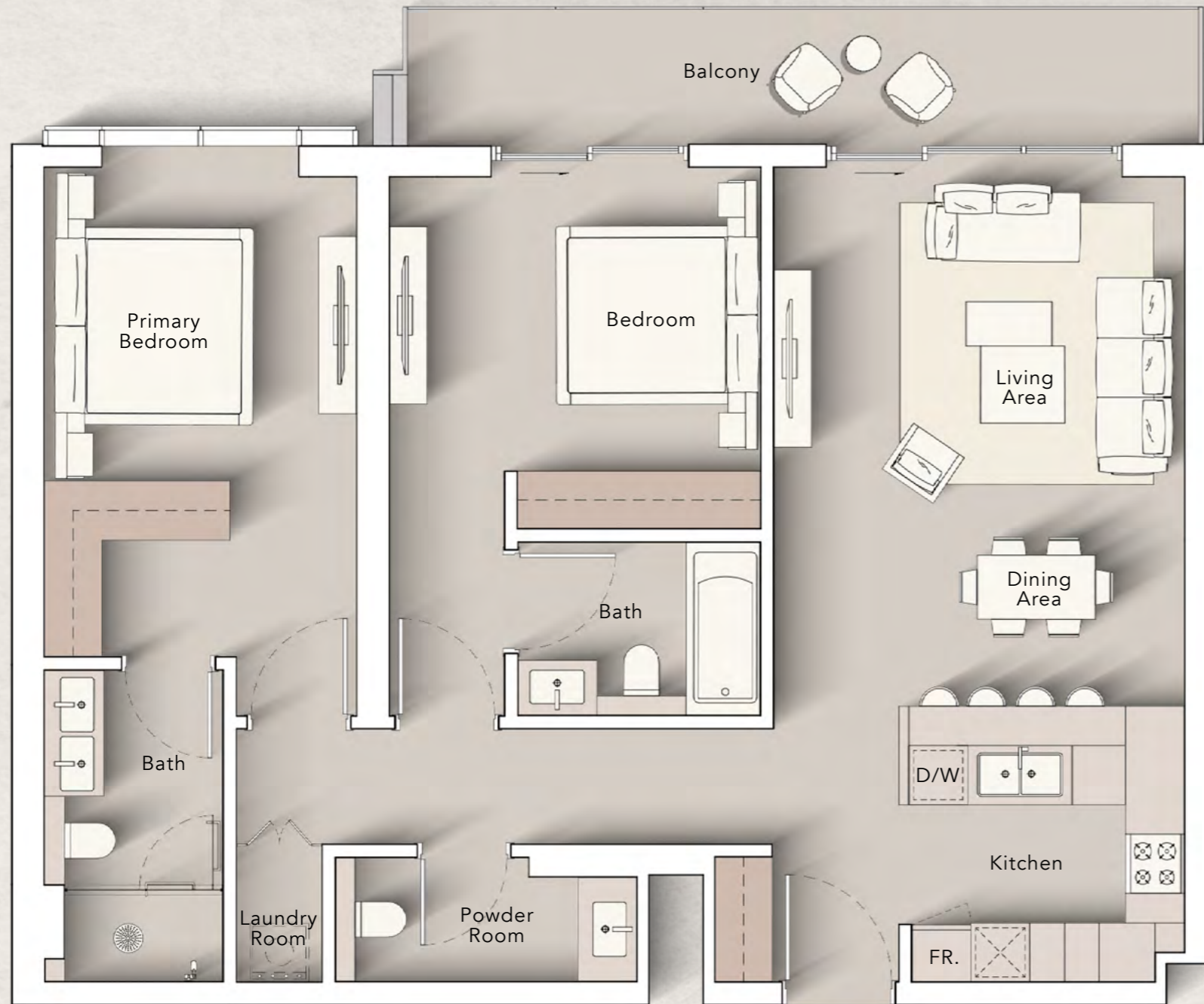
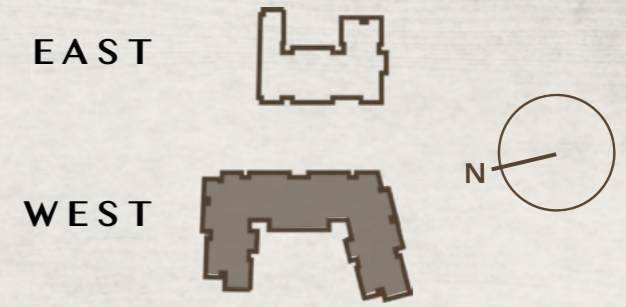
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

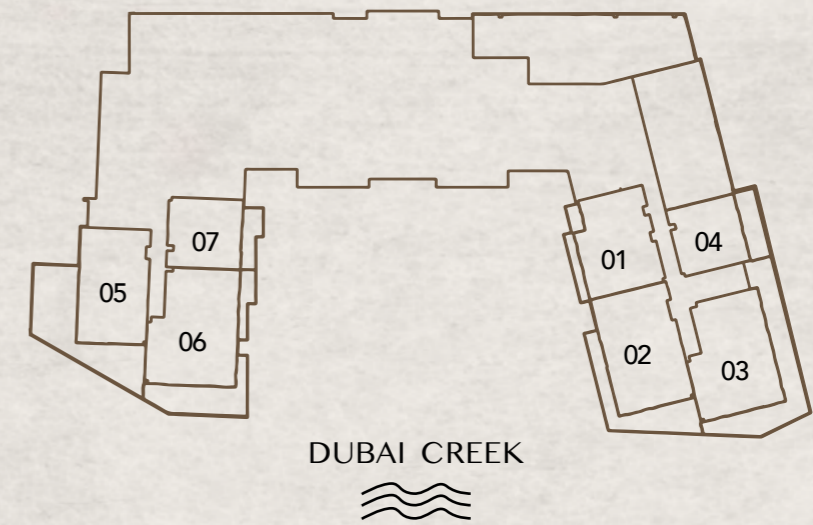


# 2 BEDROOM TYPE E

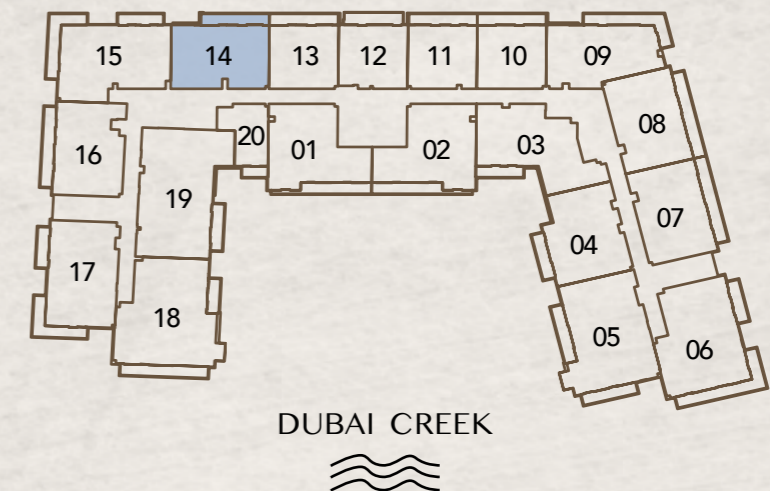


Internal Living Area : 1084.25 Sq. Ft  
 Outdoor Living Area : 131.75 Sq. Ft  
 Total Living Area : 1216.00 Sq. Ft

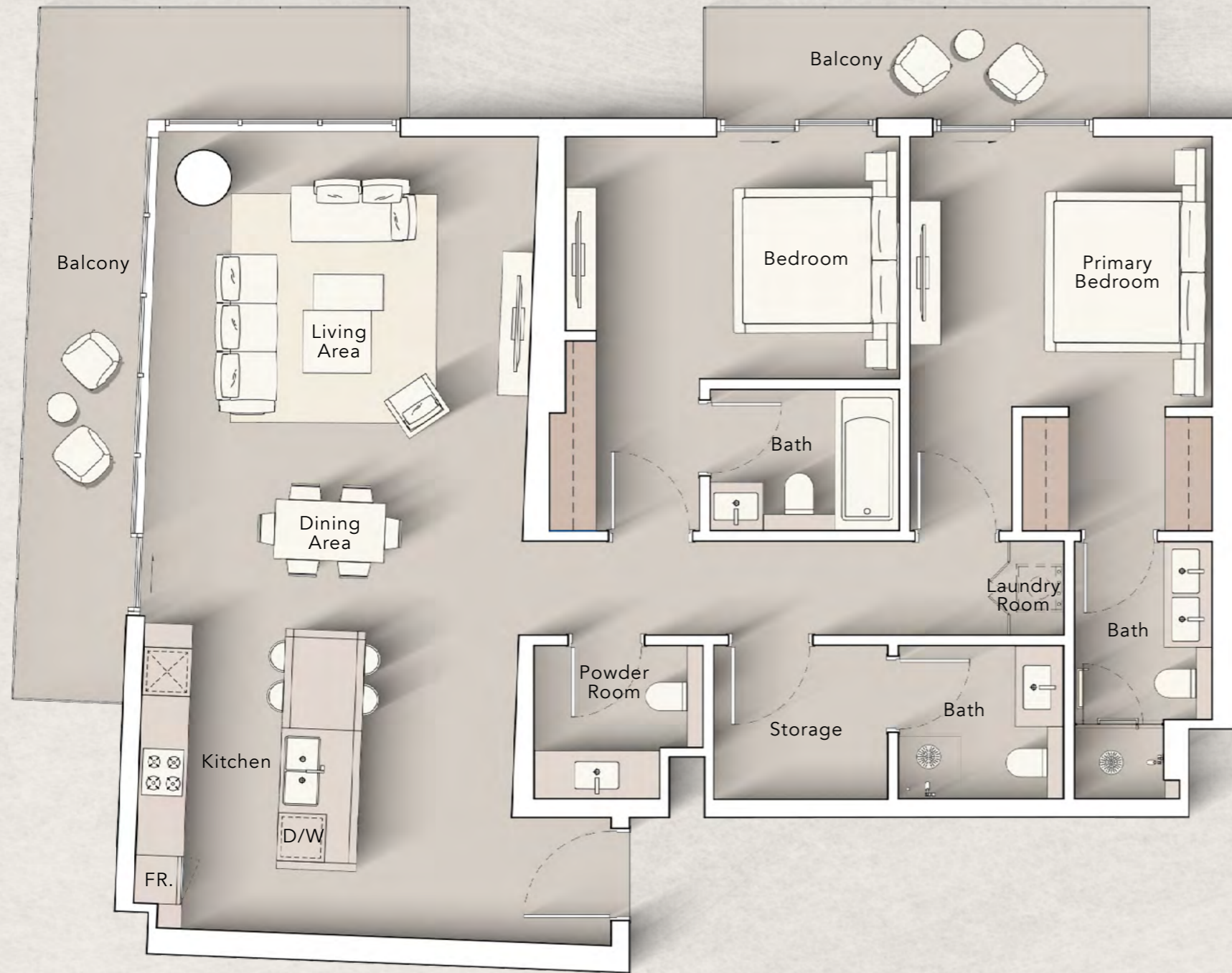
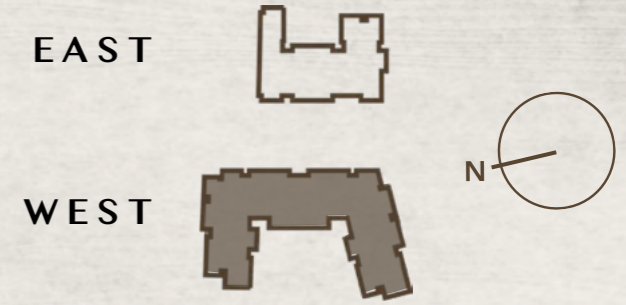
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

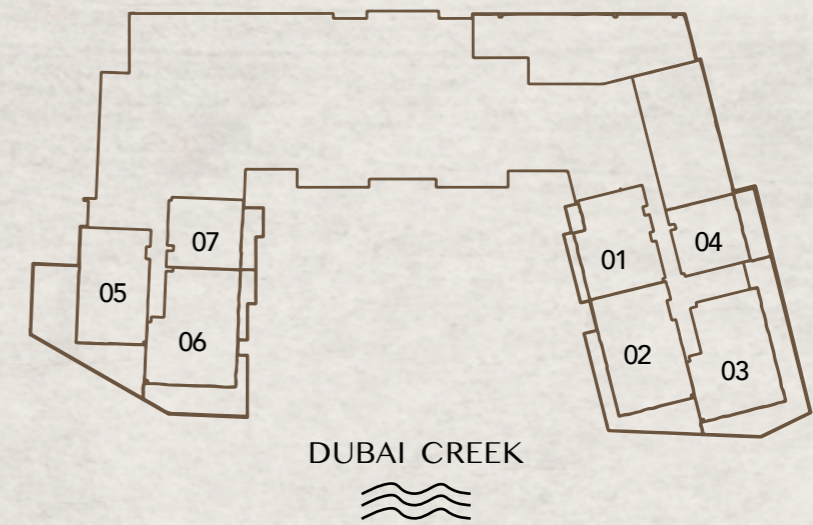


# 2 BEDROOM TYPE F



Internal Living Area : 1349.47 Sq. Ft  
 Outdoor Living Area : 273.83 Sq. Ft  
 Total Living Area : 1623.31 Sq. Ft

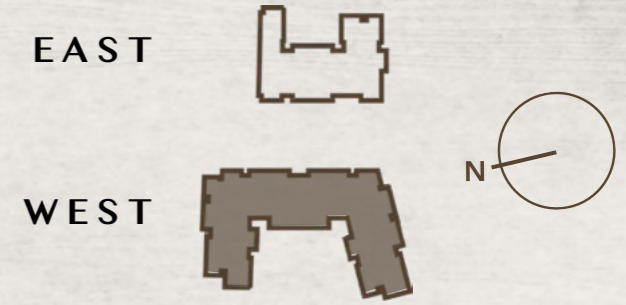
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

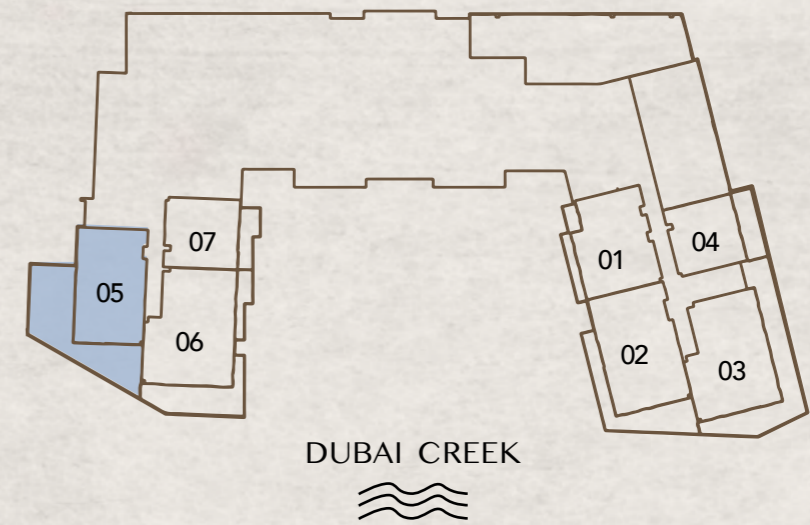


# 2 BEDROOM TYPE G

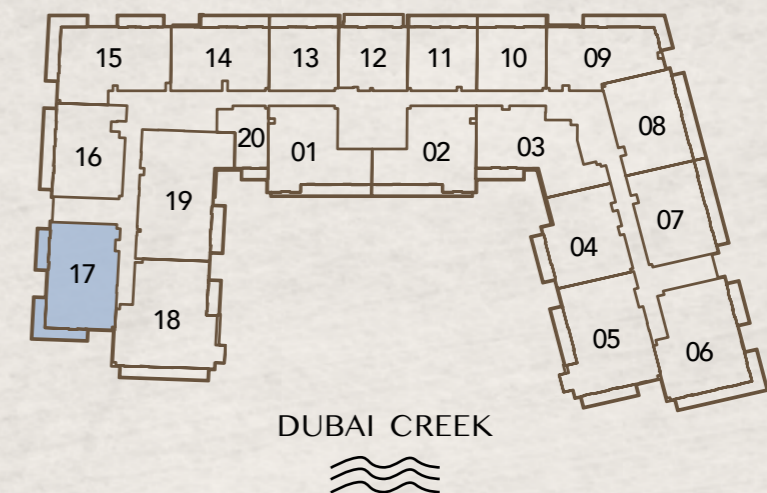


Internal Living Area : 1279.51 Sq. Ft  
 Outdoor Living Area : 254.78 Sq. Ft  
 Total Living Area : 1534.29 Sq. Ft

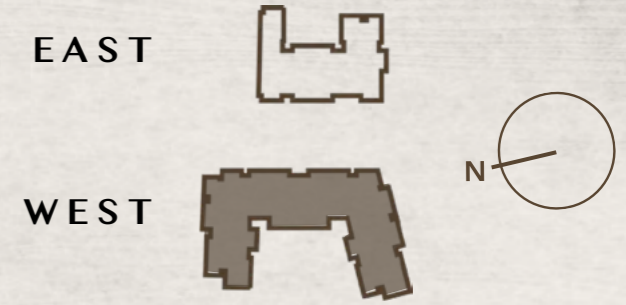
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

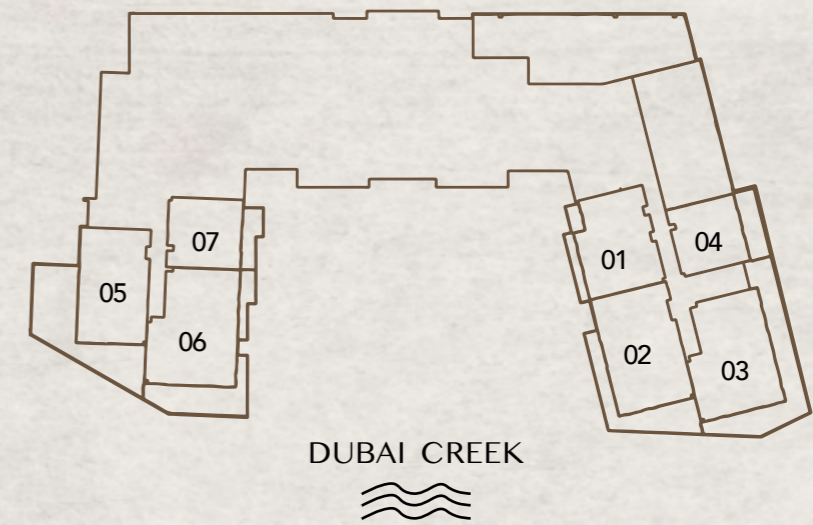


# 2 BEDROOM TYPE H

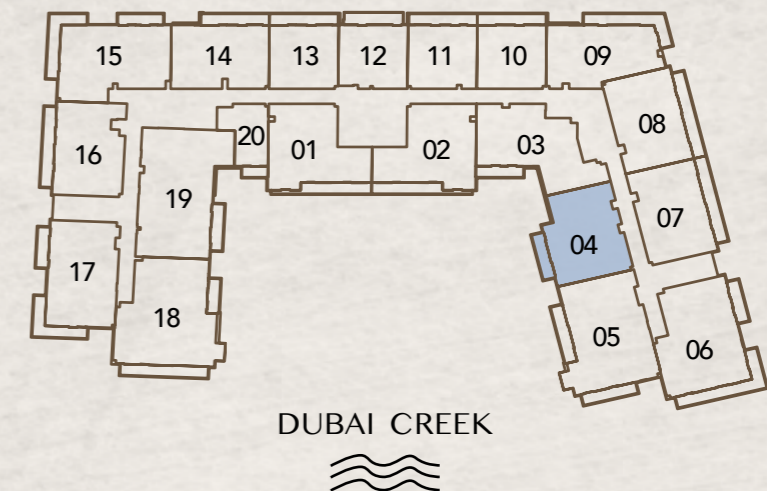


Internal Living Area : 1171.33 Sq. Ft  
 Outdoor Living Area : 98.38 Sq. Ft  
 Total Living Area : 1269.71 Sq. Ft

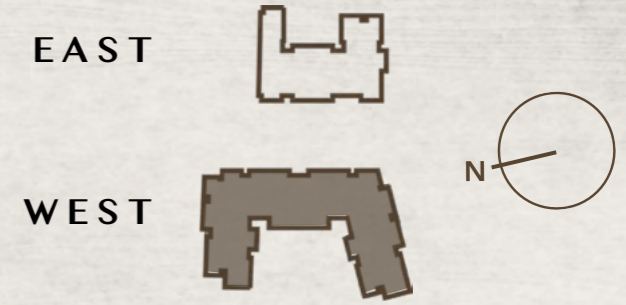
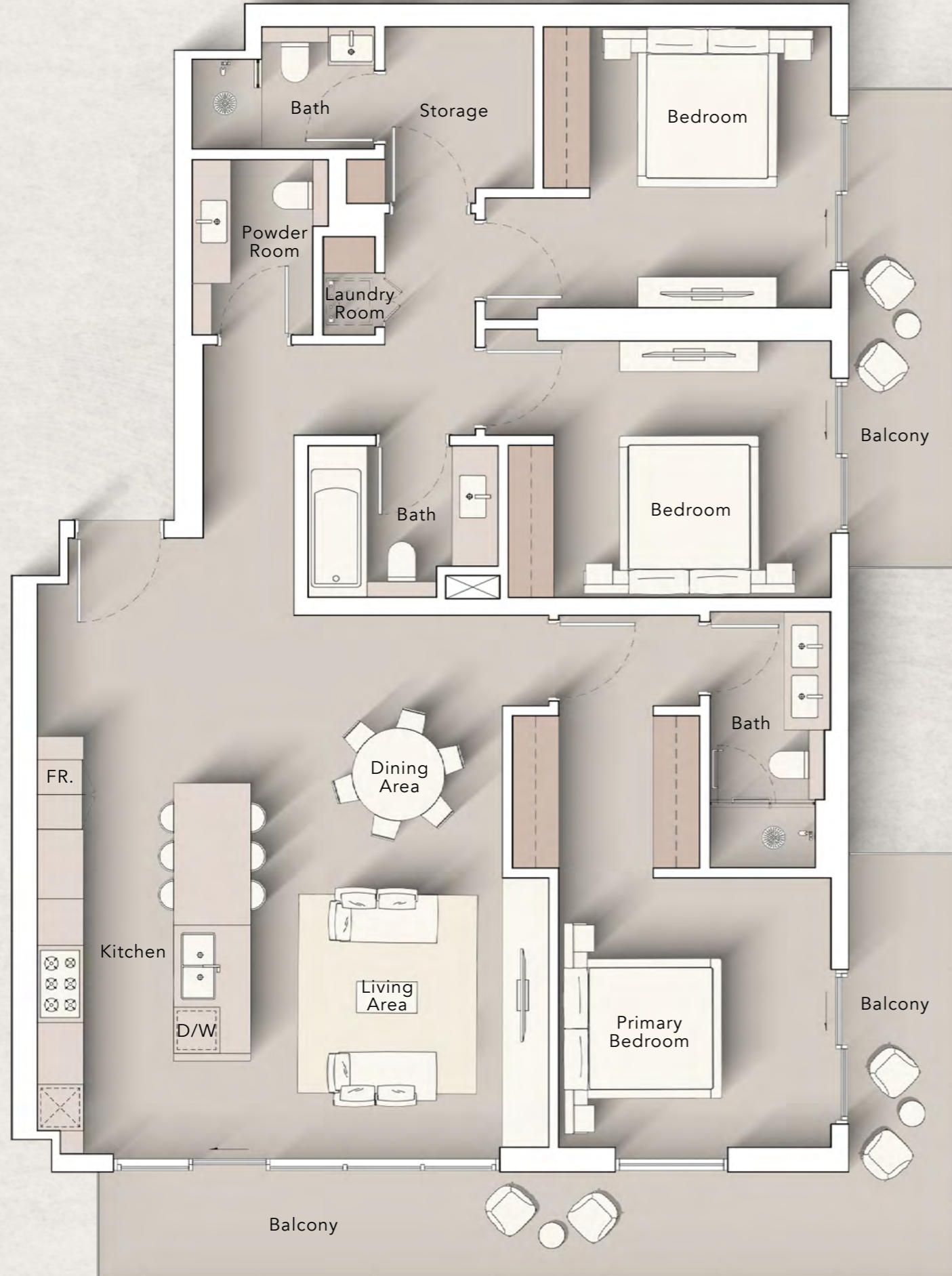
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

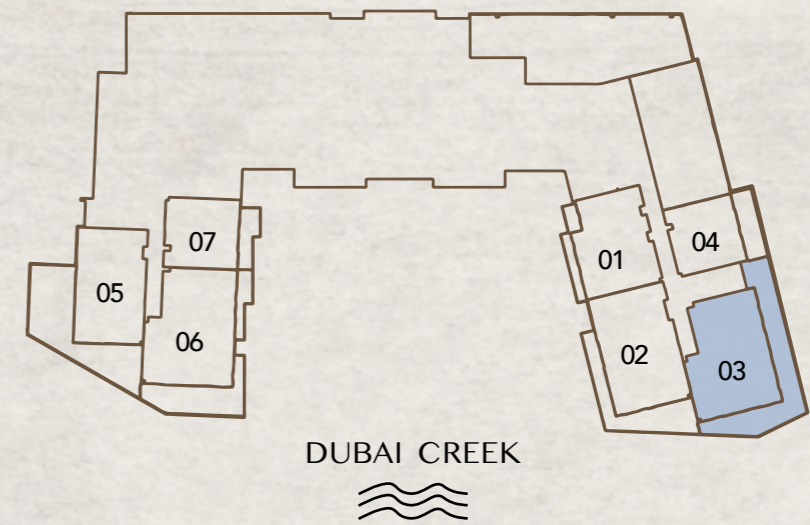


# 3 BEDROOM TYPE A

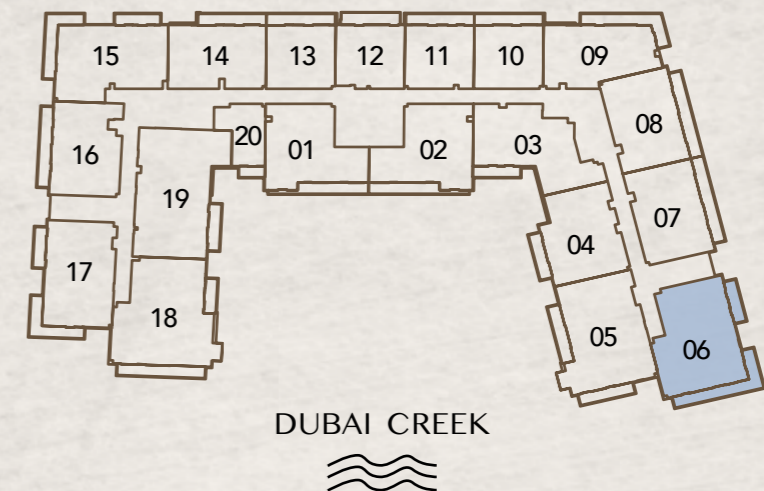


Internal Living Area : 1525.78 Sq. Ft  
 Outdoor Living Area : 341.22 Sq. Ft  
 Total Living Area : 1867.00 Sq. Ft

## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:



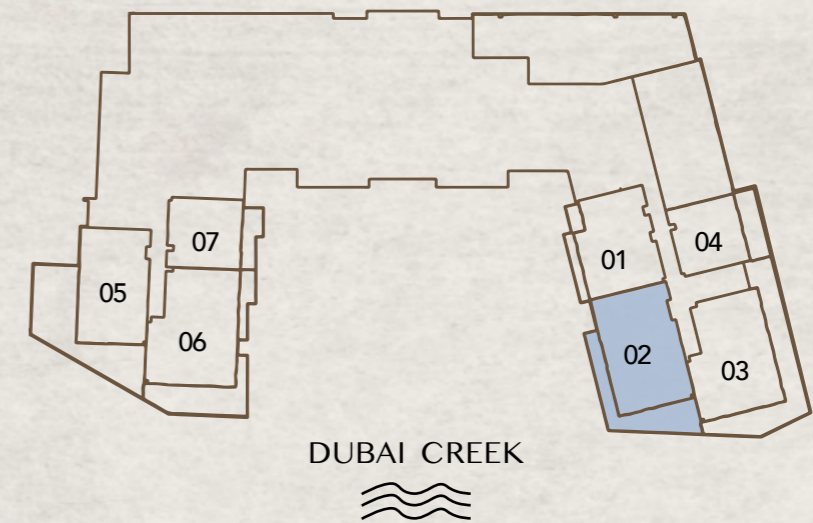


# 3 BEDROOM TYPE B

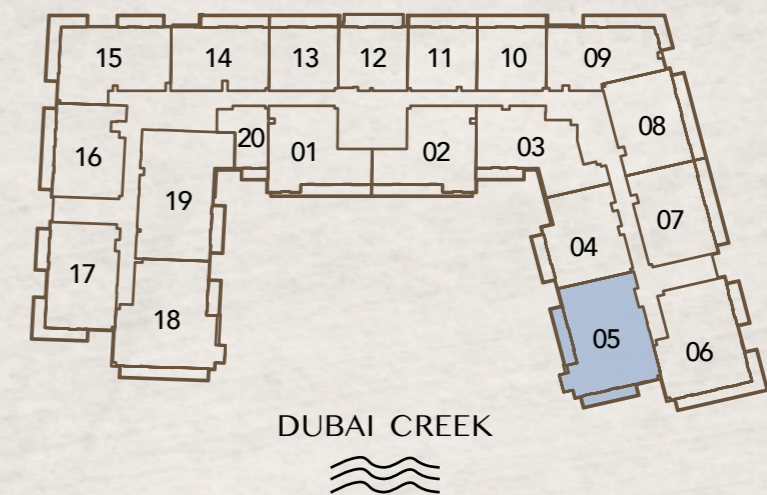


Internal Living Area : 1563.14 Sq. Ft  
 Outdoor Living Area : 235.41 Sq. Ft  
 Total Living Area : 1798.54 Sq. Ft

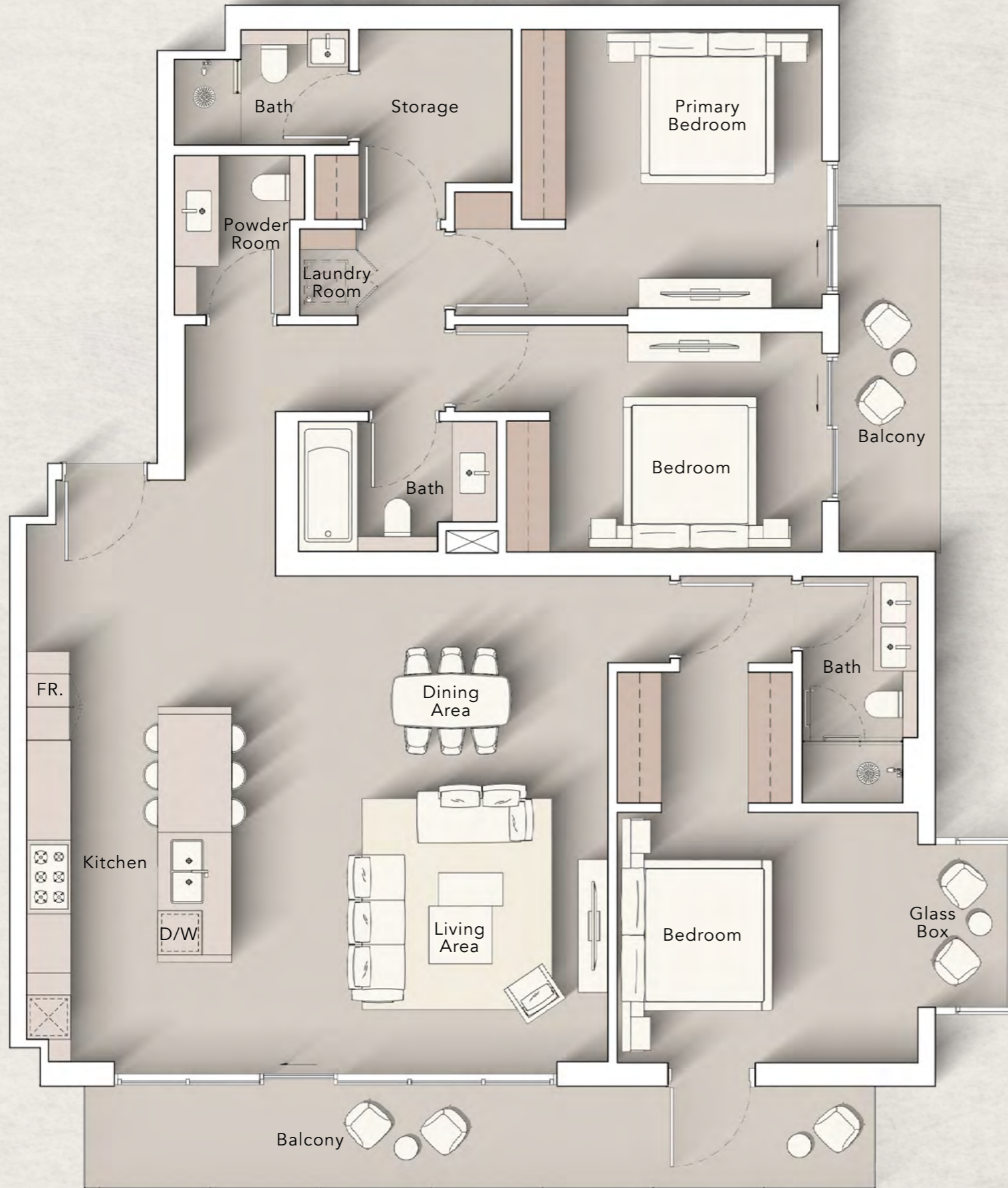
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

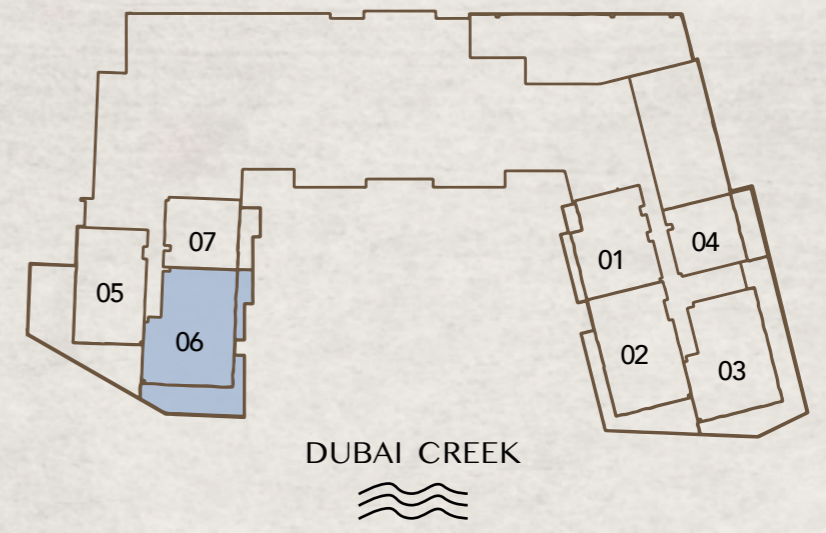


# 3 BEDROOM TYPE C

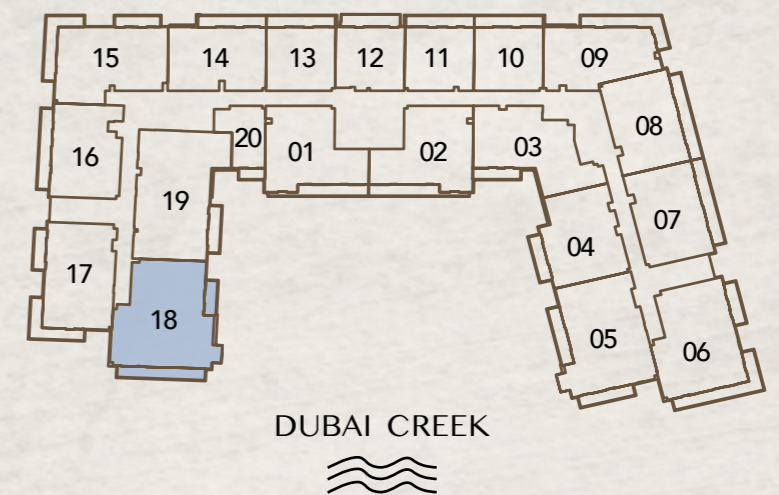


Internal Living Area : 1682.61 Sq. Ft  
 Outdoor Living Area : 248.75 Sq. Ft  
 Total Living Area : 1931.37 Sq. Ft

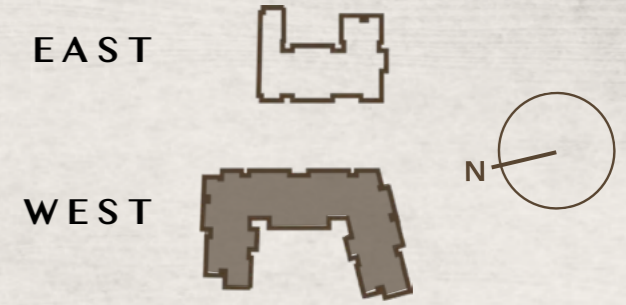
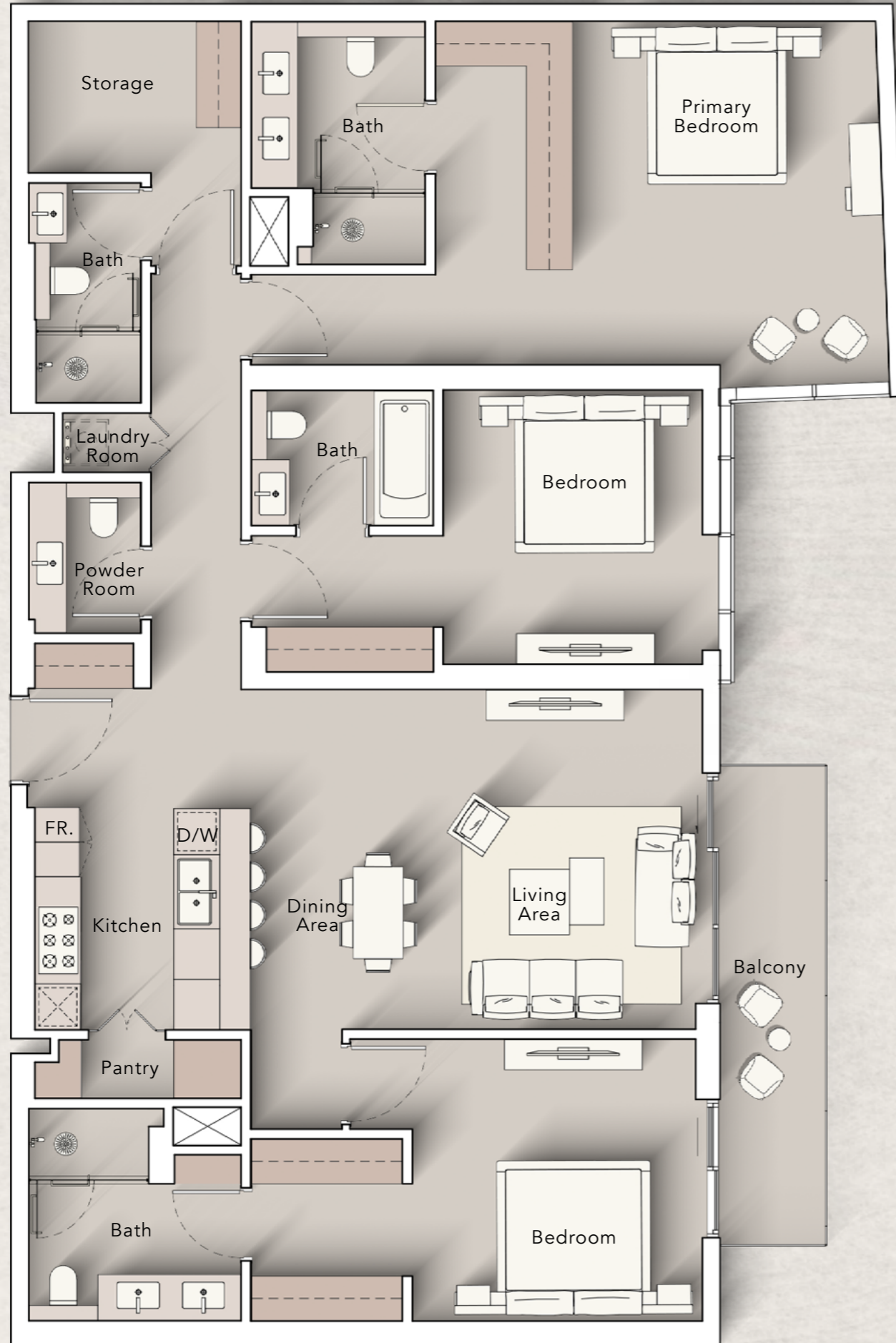
## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

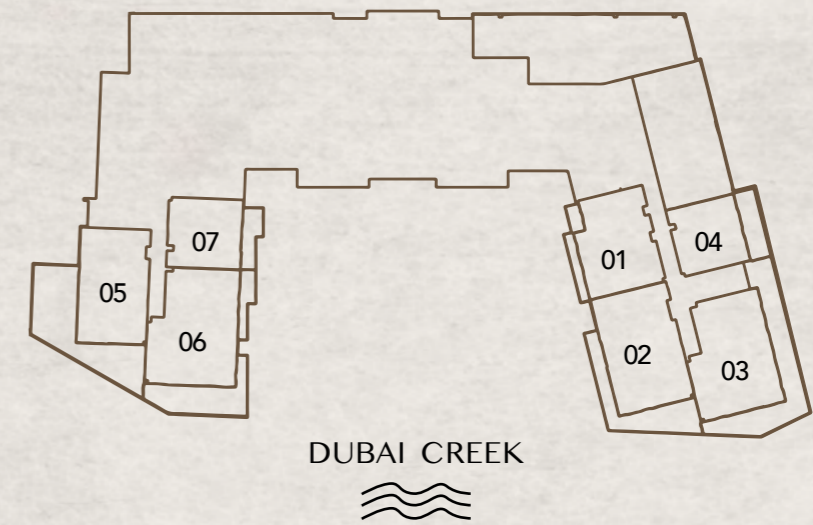


# 3 BEDROOM TYPE D



Internal Living Area : 1778.84 Sq. Ft  
 Outdoor Living Area : 99.89 Sq. Ft  
 Total Living Area : 1878.73 Sq. Ft

## 2<sup>nd</sup> Floor:



## 3<sup>rd</sup> - 10<sup>th</sup> Floor:

