ELLINGTON | DUTCO

ONE RIVERPOINT

PROJECT BRIEF





A HIGH-END URBAN ESCAPE THAT CAPTURES THE
MOOD AND RHYTHM OF BUSINESS BAY

ONE
RIVERPOINT



ELLINGTON | DUTCO

One River Point is an architectural masterpiece that stands tall and proud, overlooking the mesmerizing Dubai Canal and the iconic Burj Khalifa. Its design seamlessly blends elegance, innovation, and a connection to the urban environment.

One River Point presents an array of world-class amenities that cater to the wellness-oriented and sophisticated lifestyle of its residents. The amenities are celebrated as an exclusive zone combining various spaces through a striking formal expression that adds a touch of architectural distinction and visual appeal.

Ellington Properties and Dutco are bringing together a wealth of experience and expertise in the development of One River Point.

Combining Ellington's resident-first philosophy with the attention to detail and efficiency for which Dutco is renowned, we can achieve perfection with speed. Our partnership marks a new era of growth for Ellington, and the rapid expansion of Dubai.


City Walk
Burj Khalifa
Dubai International Financial Centre
Sheikh Zayed Road
The Dubai Mall
Dubai Opera
Dubai Fountain
Business Bay Metro Station
Dubai Water Footbridge
ONE RIVER POINT
Al Aamal St.
Dubai Water Canal Boardwalk
Dubai Water Canal
Al Asayel St.
Dubai Water Canal



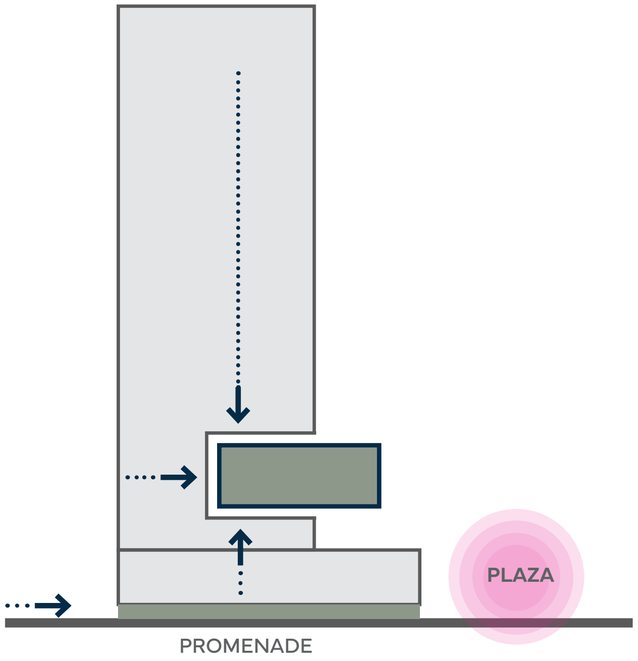
DRIVING DISTANCES

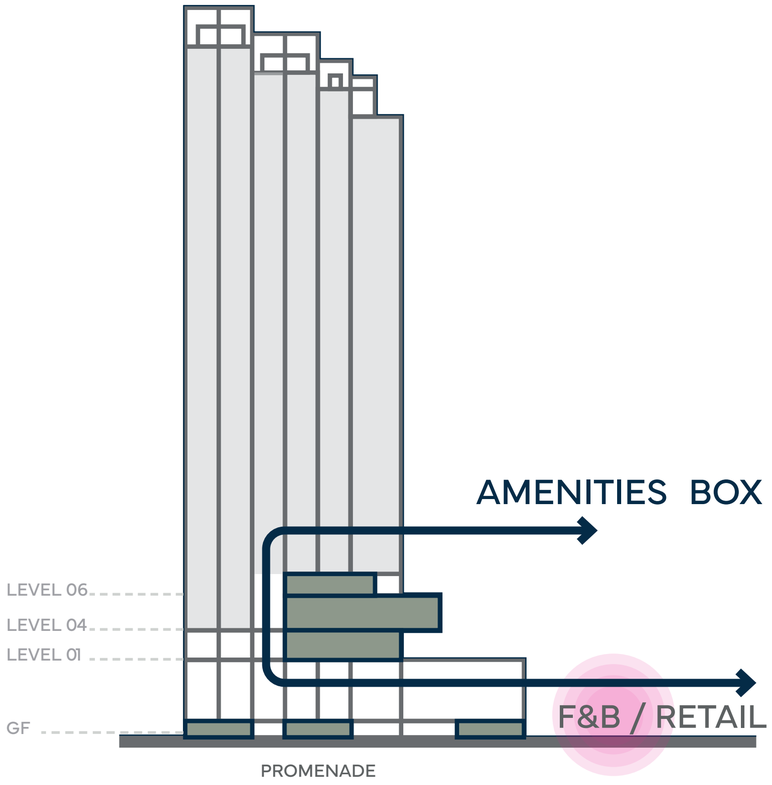
DUBAI WATER CANAL BOARDWALK	1 minute
DUBAI WATERFALL	2 minutes
BUSINESS BAY METRO STATION BUSINESS BAY MARINA AL QUOZ POND PARK	5 minutes
BURJ KHALIFA AND DUBAI MALL	7 minutes
MUSEUM OF THE FUTURE	8 minutes
DUBAI INTERNATIONAL FINANCIAL CENTRE CITY WALK MEYDAN RACECOURSE	10 minutes
MALL OF THE EMIRATES	13 minutes
DUBAI DESIGN DISTRICT DUBAI FESTIVAL CITY KITE BEACH	15 minutes
BURJ AL ARAB	17 minutes
PALM JUMEIRAH	19 minutes
EMIRATES GOLF CLUB DUBAI INTERNATIONAL AIRPORT	20 minutes
AL MAKTOUM INTERNATIONAL AIRPORT	39 minutes



ACTUAL AERIAL
VIEW

DESIGN
STRATEGY

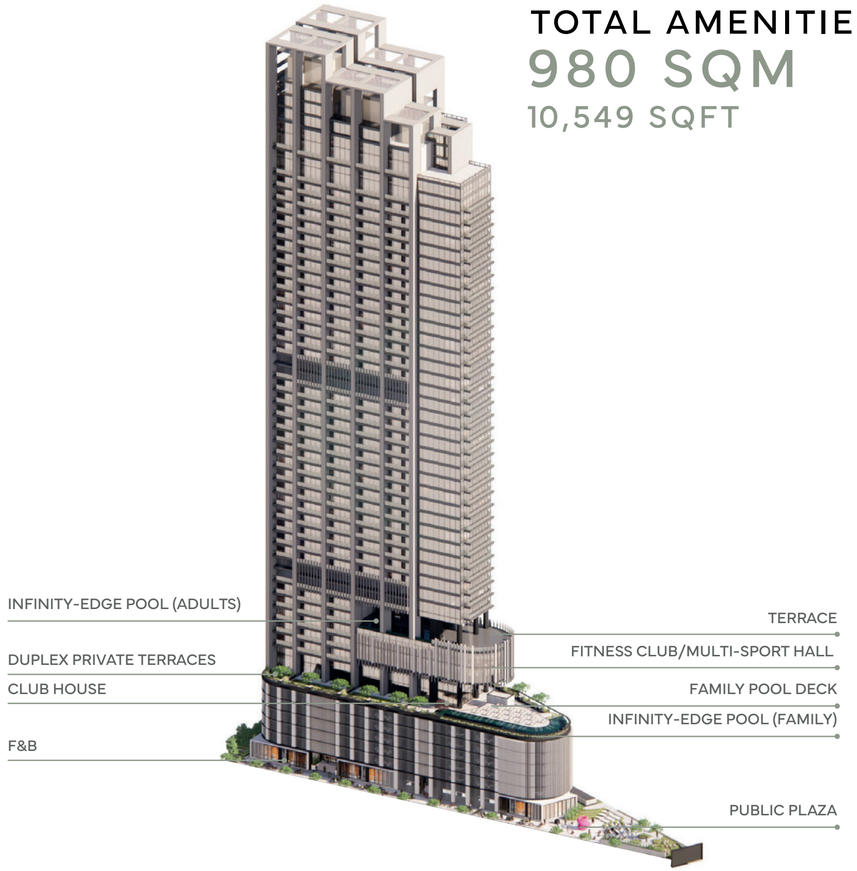




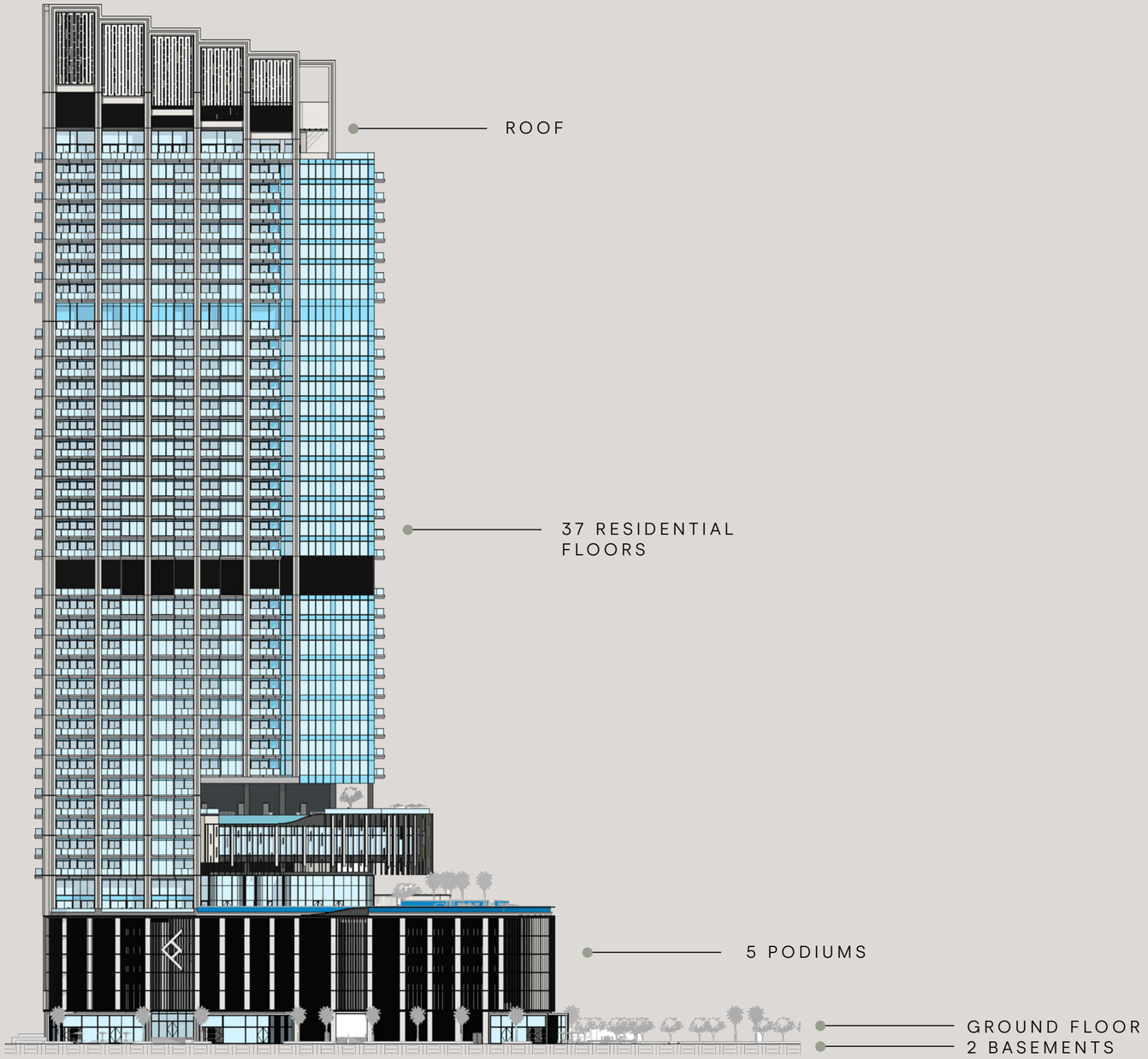
TOTAL AMENITIES

980 SQM

10,549 SQFT



Exclusive amenities are combined in one zone and celebrated in a protruding structural expression. While featured public and F&b spaces are located at the ground floor.



BUILDING CONFIGURATION

ELEVATORS	7 passenger elevators 1 service elevator
ANTICIPATED SERVICE CHARGE	AED 20 per sq.ft
ANTICIPATED COMPLETION DATE	Q2 2027
PARKING	**Studio, 1 and 2-bedroom:** 1 car parking space **3 and 4-bedroom:** 2 car parking spaces
OWNERSHIP	Freehold

SIZE RANGE PER UNIT TYPE

STUDIO	From 487 sq. ft
1 BEDROOM	From 958 sq. ft to 1,199 sq. ft
2 BEDROOM	From 1,447 sq. ft to 1,795 sq. ft
3 BEDROOM	From 2,397 sq. ft to 3,968 sq. ft
4 BEDROOM DUPLEX	From 4,971 sq. ft to 5,576 sq. ft
3 BEDROOM PENTHOUSE	From 3,502 sq. ft to 3,734 sq. ft
4 BEDROOM PENTHOUSE	From 5,847 sq. ft

NUMBER OF UNITS PER TYPE

STUDIO	19 units
1 BEDROOM	94 units
2 BEDROOM	146 units
3 BEDROOM	31 units
4 BEDROOM DUPLEX	2 units
3 BEDROOM PENTHOUSE	2 units
4 BEDROOM PENTHOUSE	1 unit



GROUND FLOOR
AMENITIES


ARRIVAL
AREA



CONCIERGE
SERVICE

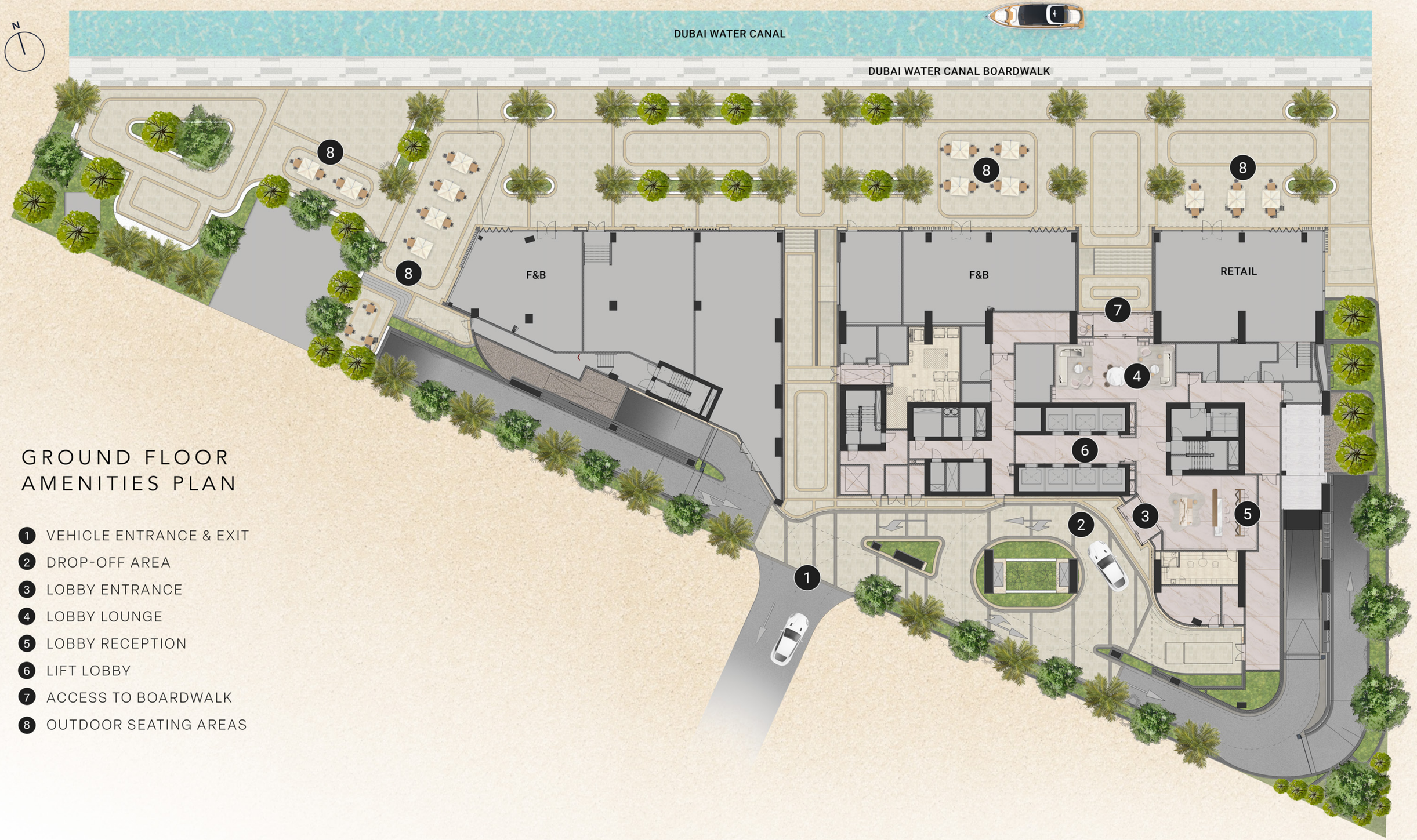


LOBBY
RECEPTION


LOBBY
AREA


LIFT
LOBBY


DUBAI WATER CANAL
BOARDWALK
CLICK HERE TO VIEW
THE 360 EXPERIENCE
360°



GROUND FLOOR AMENITIES PLAN

1. VEHICLE ENTRANCE & EXIT
2. DROP-OFF AREA
3. LOBBY ENTRANCE
4. LOBBY LOUNGE
5. LOBBY RECEPTION
6. LIFT LOBBY
7. ACCESS TO BOARDWALK
8. OUTDOOR SEATING AREAS

FIRST FLOOR
AMENITIES


POOL
DECK
CLICK HERE TO VIEW
THE 360 EXPERIENCE
360°

ELEGANT
ENERGETIC

CLUBHOUSE

The Cubhouse sits on the upper floor of The Podium, overlooking the swimming pool through large glass doors.




Winnie The Pooh
by A.A. Milne
KIDS
PLAY


IMMERSIVE
ROOM



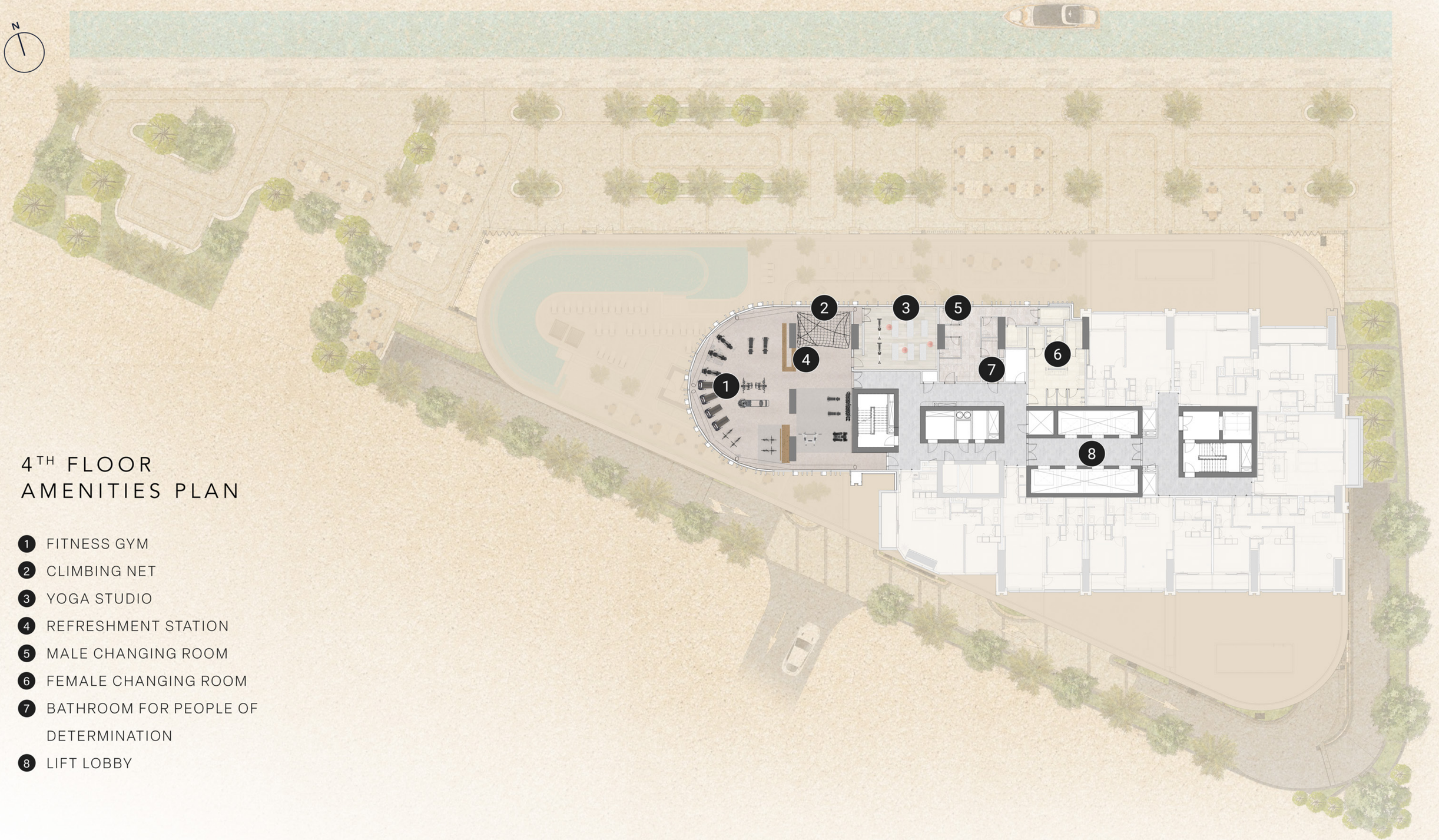
1ST FLOOR AMENITIES PLAN

1. BEACH CLUB POOL
2. KIDS POOL
3. POOL SUN LOUNGERS AREA
4. CABANAS
5. OUTDOOR SEATING AREA
6. KIDS PLAY AREA
7. CLUB LOUNGE
8. CO-WORKING AREA
9. KITCHENETTE
10. IMMERSIVE ROOM
11. FEMALE CHANGE ROOM
12. MALE CHANGE ROOM
13. BATHROOM FOR PEOPLE OF DETERMINATION
14. LIFT LOBBY

FOURTH & SIXTH FLOOR
AMENITIES


FITNESS
STUDIO
CLICK HERE TO VIEW
THE 360 EXPERIENCE
360°


YOGA
STUDIO



4TH FLOOR AMENITIES PLAN

1. FITNESS GYM
2. CLIMBING NET
3. YOGA STUDIO
4. REFRESHMENT STATION
5. MALE CHANGING ROOM
6. FEMALE CHANGING ROOM
7. BATHROOM FOR PEOPLE OF DETERMINATION
8. LIFT LOBBY



6TH FLOOR
AMENITIES PLAN

1. ADULT POOL AREA
2. POOL SUN LOUNGERS
3. CABANAS
4. OUTDOOR SEATING AREA
5. CHANGING ROOMS
6. LIFT LOBBY

APARTMENTS





COOL, CALM
CONTENT

LIVING & DINING

High-end detailing with a contemporary edge retains the effortlessness of the building's striking facade.

ADDITIONAL
KITCHEN FEATURES



Integrated kitchen drop-in sink with vegetable and glass rinser



Integrated pop-up Downdraft Hood Slider with touch control and charcoal filter

* The additional kitchen feature is exclusively available for 3-bedroom apartments, duplexes, and penthouses.



TYPICAL
KITCHEN

FRESH &
FUNCTIONAL

TYPICAL BATHROOM

Warm finishes and intricately applied detailing set the scene for self-care and relaxing cleansing rituals.





HOME
AUTOMATION

دتكو

DUTCO

As well as being the project developer, Dutco's top-tier contracting division will be the main contractors for the construction and delivery of the development. With over 70 years of presence in the UAE, Dutco is renowned for high quality and on-time delivery.

Dutco has been involved in many iconic projects, including the world's largest mall, Dubai Mall, Museum of the Future and Dubai International Airport, in addition to many residential and commercial projects.

CONSTRUCTION
CONTRACTOR

FLOOR PLANS



TYPICAL
FLOOR PLANS



1ST FLOOR
TYPICAL PLAN

3 BEDROOM DUPLEX
LOWER LEVEL

4 BEDROOM DUPLEX
LOWER LEVEL



2ND FLOOR
TYPICAL PLAN

3 BEDROOM DUPLEX
UPPER LEVEL

4 BEDROOM DUPLEX
UPPER LEVEL

3RD FLOOR
TYPICAL PLAN

1 BEDROOM

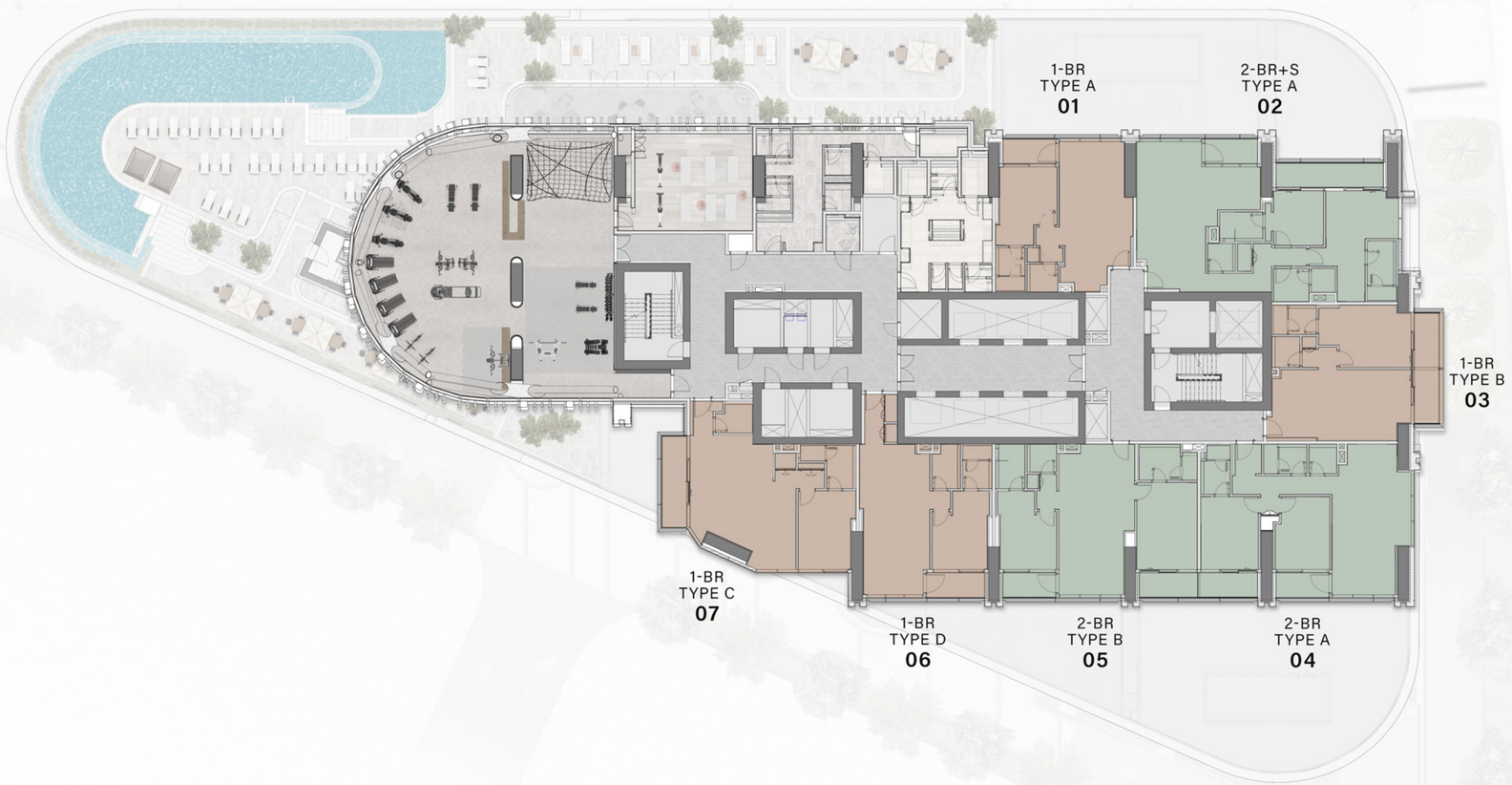
2 BEDROOM



4TH FLOOR
TYPICAL PLAN

1 BEDROOM

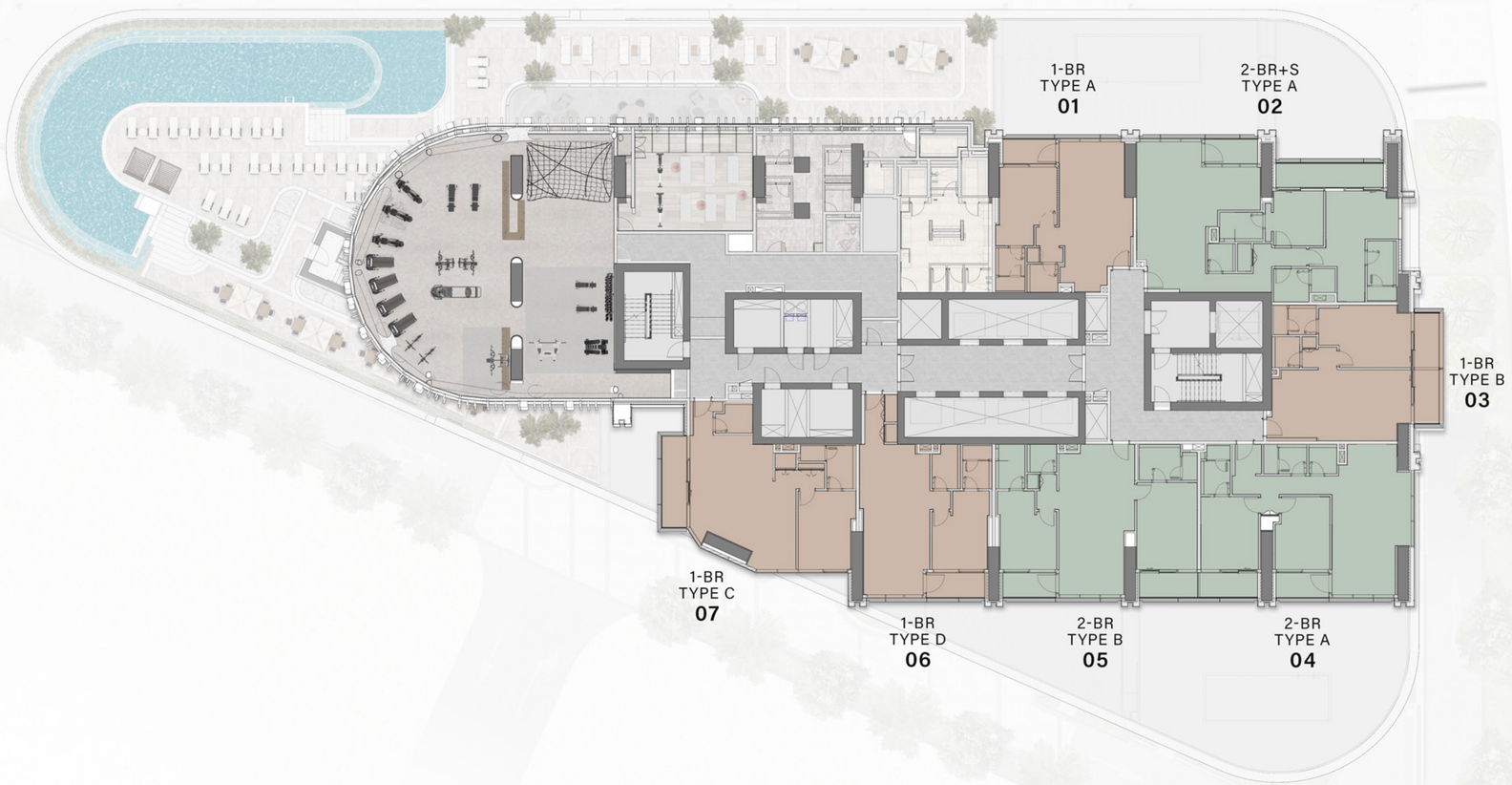
2 BEDROOM



5TH FLOOR
TYPICAL PLAN

1 BEDROOM

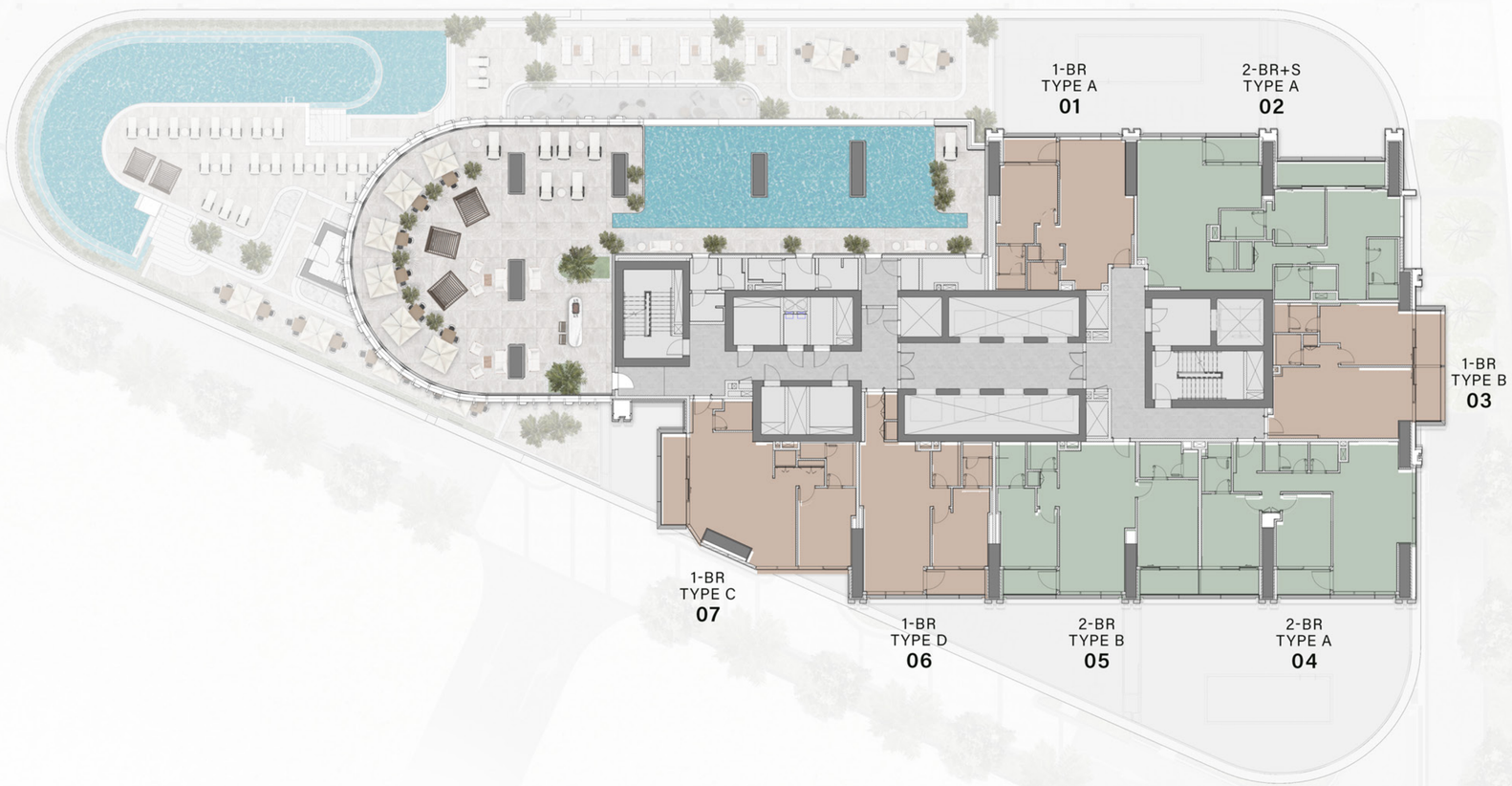
2 BEDROOM



6TH FLOOR
TYPICAL PLAN

1 BEDROOM

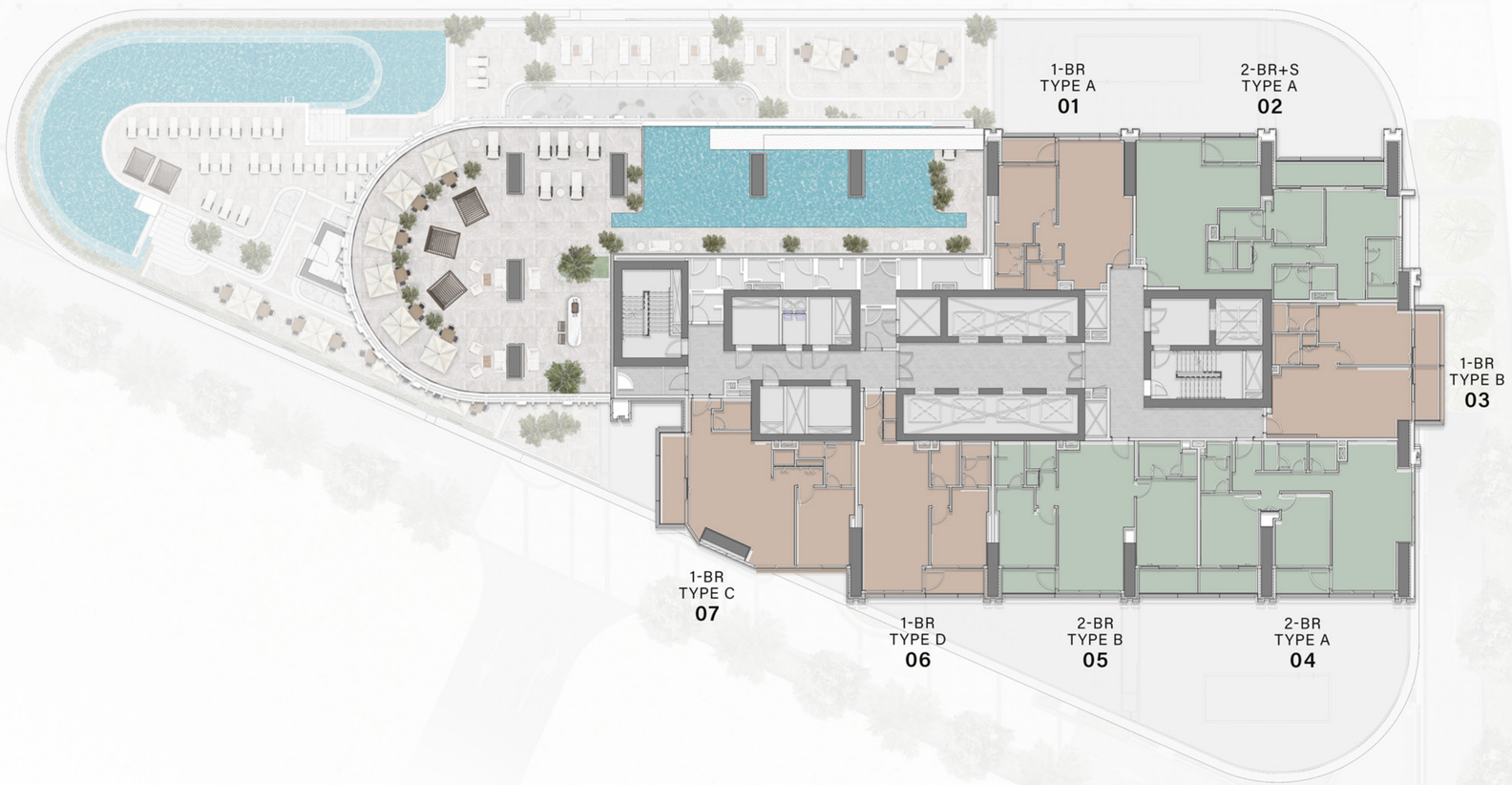
2 BEDROOM



7TH FLOOR
TYPICAL PLAN

1 BEDROOM

2 BEDROOM

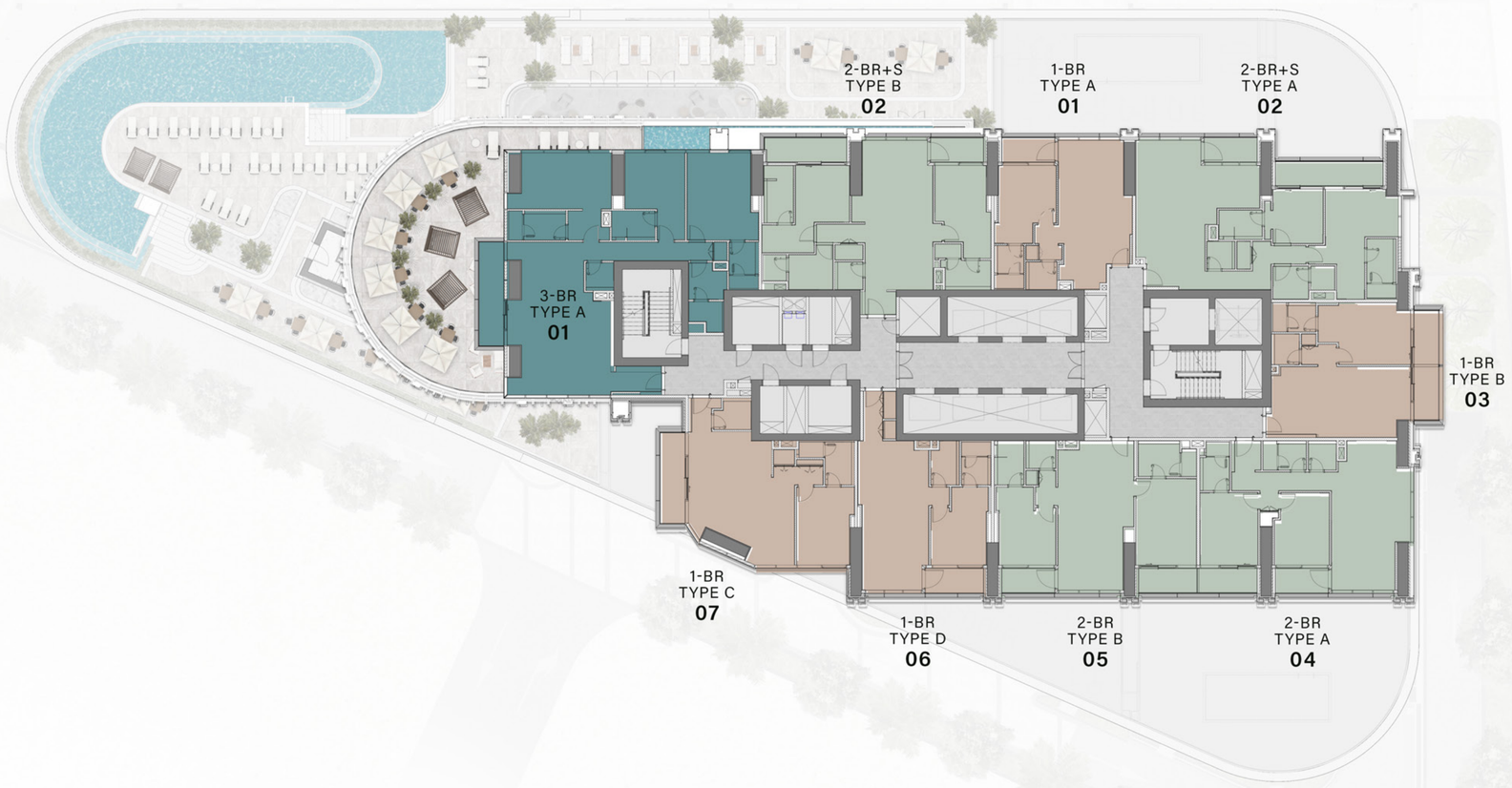


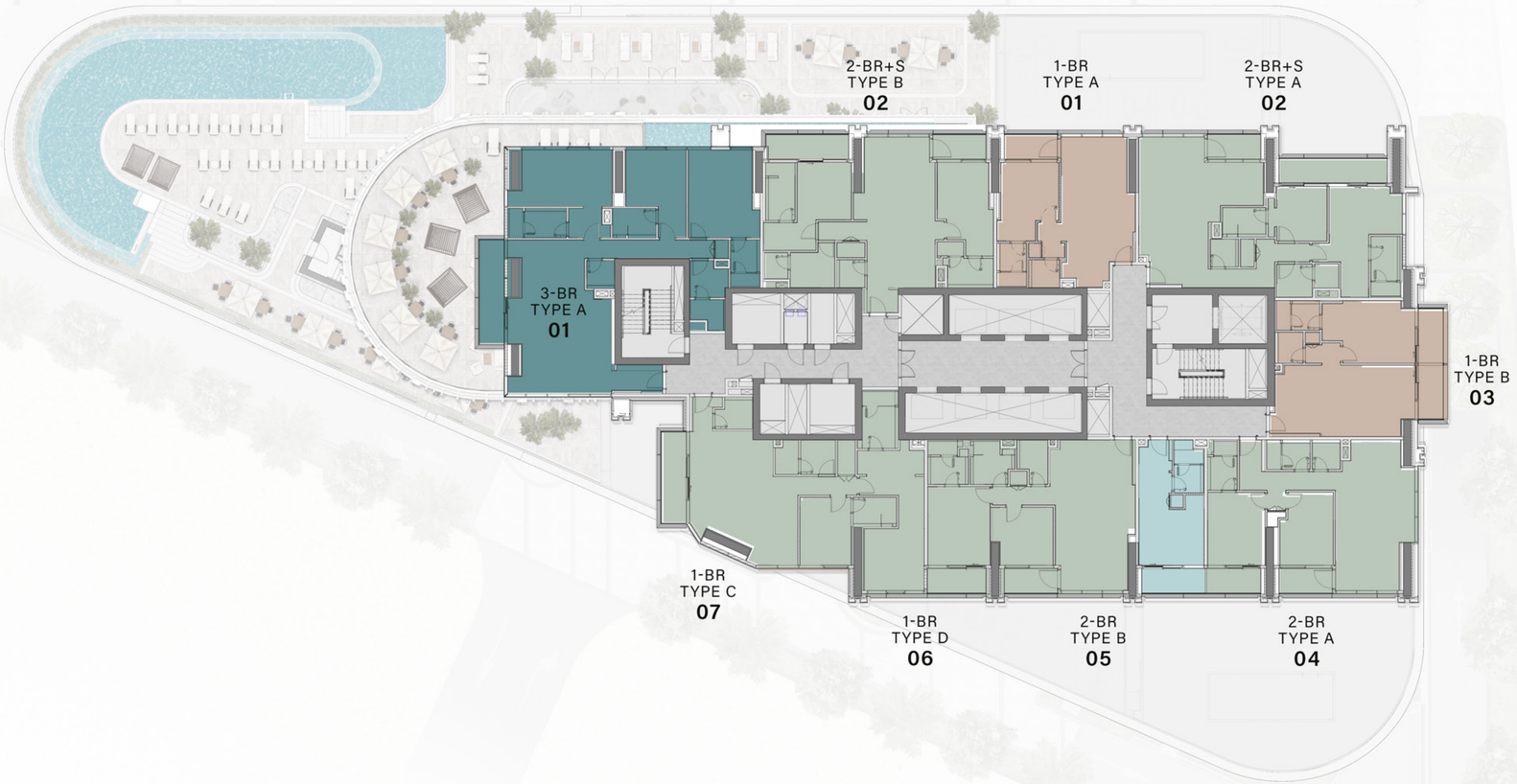
8TH - 16TH FLOOR TYPICAL PLAN

1 BEDROOM

2 BEDROOM

3 BEDROOM





18TH - 36TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

37TH FLOOR
TYPICAL PLAN

3 BEDROOM
PENTHOUSE

4 BEDROOM
PENTHOUSE

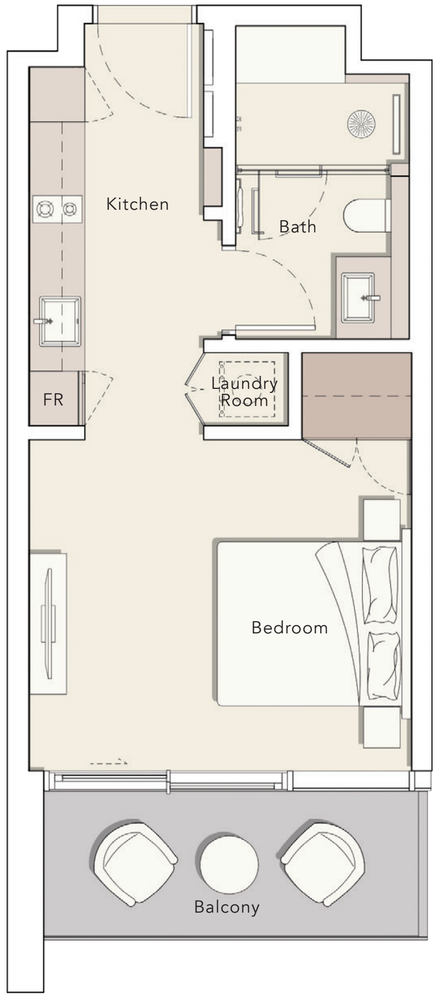


APARTMENT
PLANS

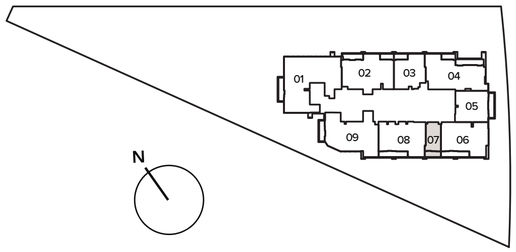
STUDIO

TYPE A

Internal Living Area	:	**401.06 Sq. Ft**
Outdoor Living Area	:	**86.43 Sq. Ft**
Total Living Area	:	**487.50 Sq. Ft**



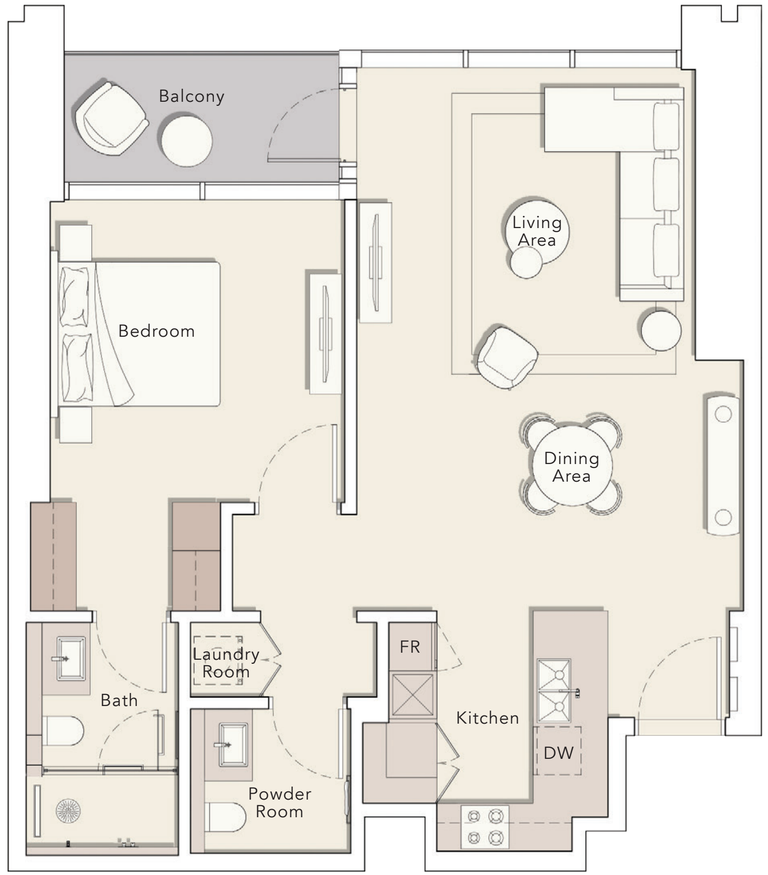
18th - 36th FLOOR



1 BEDROOM

TYPE A

Internal Living Area	:	**886.41 Sq. Ft**
Outdoor Living Area	:	**71.69 Sq. Ft**
Total Living Area	:	**958.10 Sq. Ft**



3rd FLOOR
301

4th FLOOR
401

5th FLOOR
501

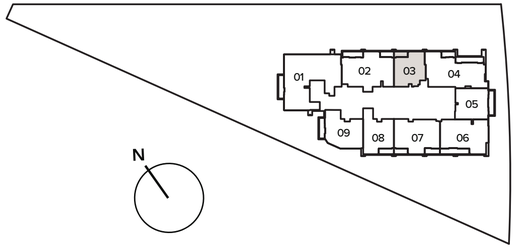
6th FLOOR
601

7th FLOOR
701

8th - 16th FLOOR
803

18th - 36th FLOOR
1803

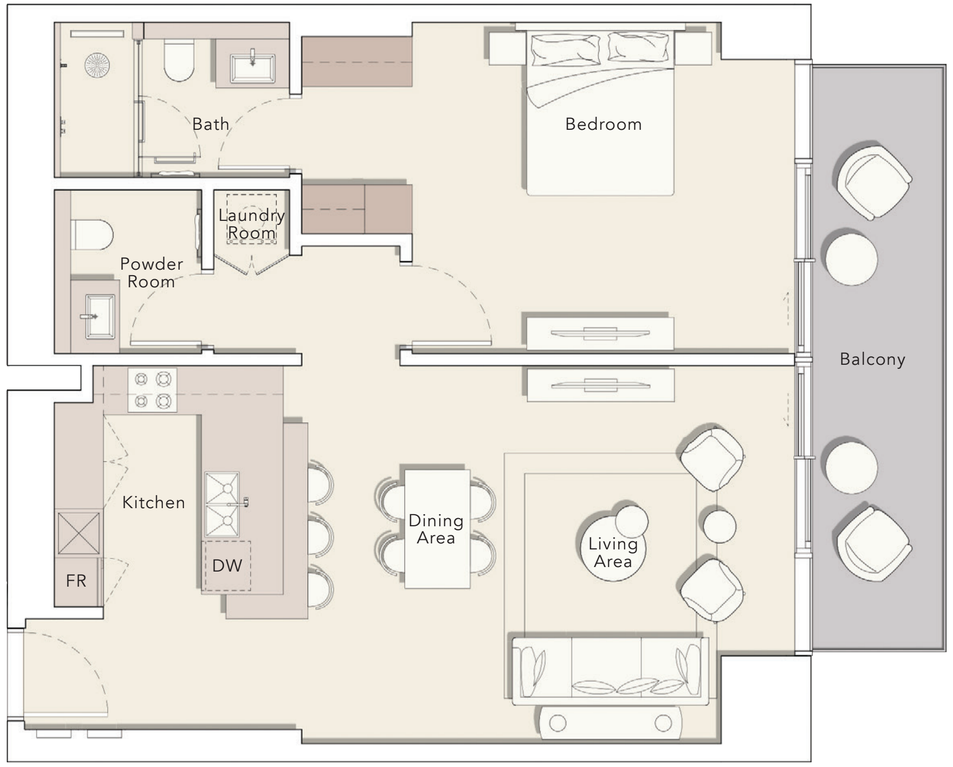
8th - 16th FLOOR



1 BEDROOM

TYPE B

Internal Living Area	:	**930.43 Sq. Ft**
Outdoor Living Area	:	**129.81 Sq. Ft**
Total Living Area	:	**1060.25 Sq. Ft**



3rd FLOOR
303

4th FLOOR
403

5th FLOOR
503

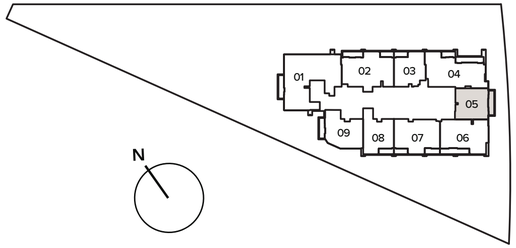
6th FLOOR
603

7th FLOOR
703

8th - 16th FLOOR
805

18th - 36th FLOOR
1805

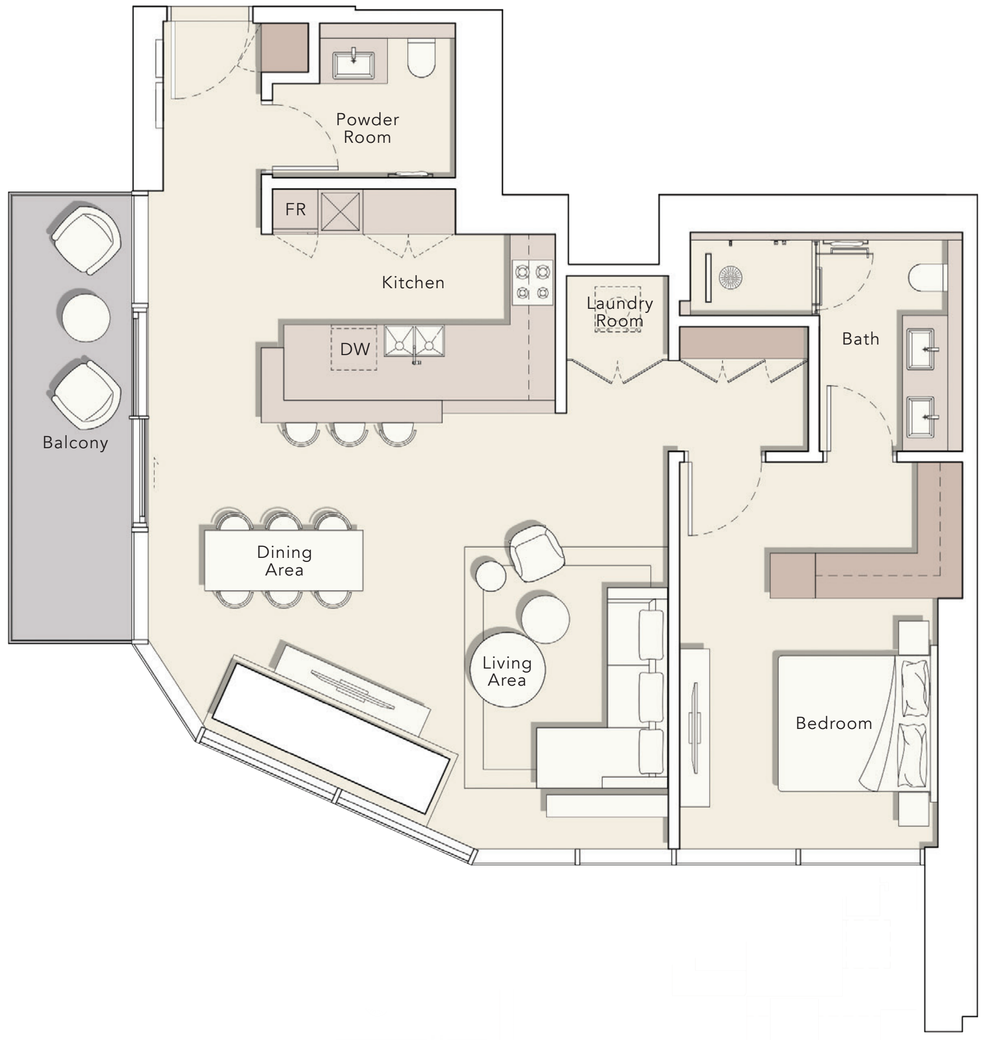
8th - 16th FLOOR



1 BEDROOM

TYPE C

Internal Living Area	:	**1090.49 Sq. Ft**
Outdoor Living Area	:	**107.10 Sq. Ft**
Total Living Area	:	**1197.59 Sq. Ft**



3rd FLOOR
307

4th FLOOR
407

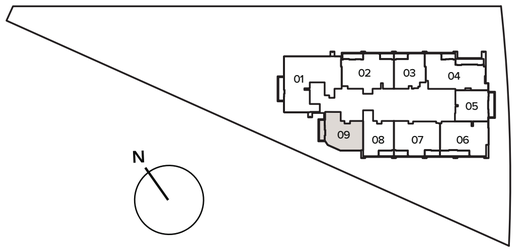
5th FLOOR
507

6th FLOOR
607

7th FLOOR
707

8th - 16th FLOOR
809

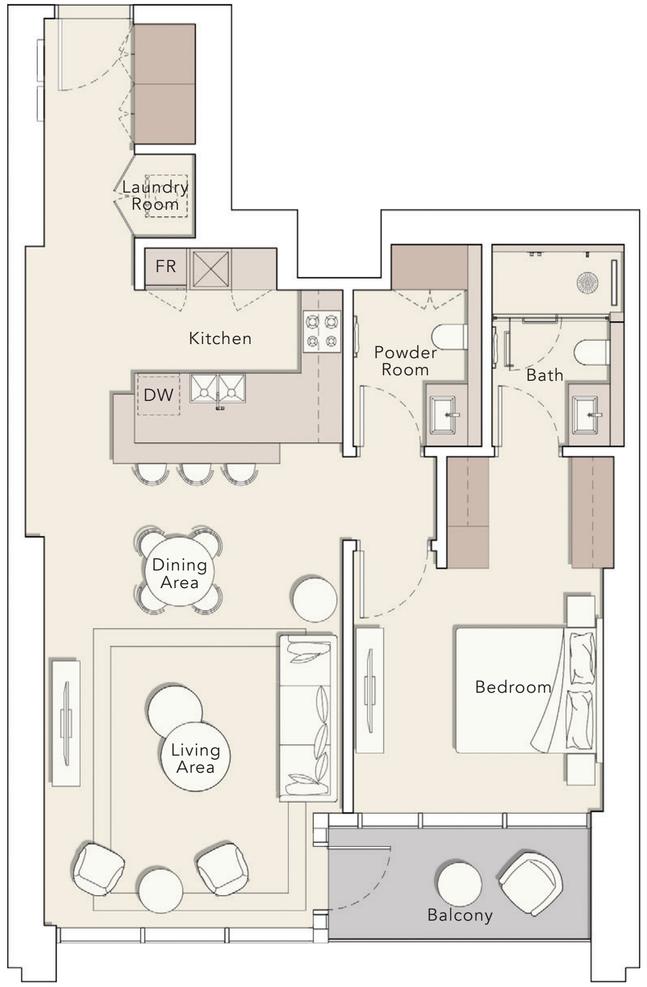
8th - 16th FLOOR



1 BEDROOM

TYPE D

Internal Living Area	:	**991.03 Sq. Ft**
Outdoor Living Area	:	**77.82 Sq. Ft**
Total Living Area	:	**1068.86 Sq. Ft**



3rd FLOOR
306

4th FLOOR
406

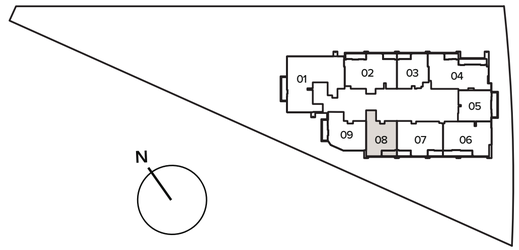
5th FLOOR
506

6th FLOOR
606

7th FLOOR
706

8th - 16th FLOOR
808

8th - 16th FLOOR



2 BEDROOM

TYPE A

Internal Living Area	:	**1337.31 Sq. Ft**
Outdoor Living Area	:	**152.63 Sq. Ft**
Total Living Area	:	**1489.94 Sq. Ft**



3rd FLOOR
304

4th FLOOR
404

5th FLOOR
504

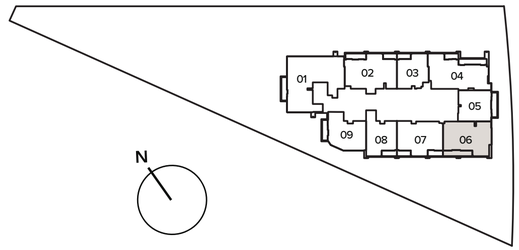
6th FLOOR
604

7th FLOOR
704

8th - 16th FLOOR
806

18th - 36th FLOOR
1806

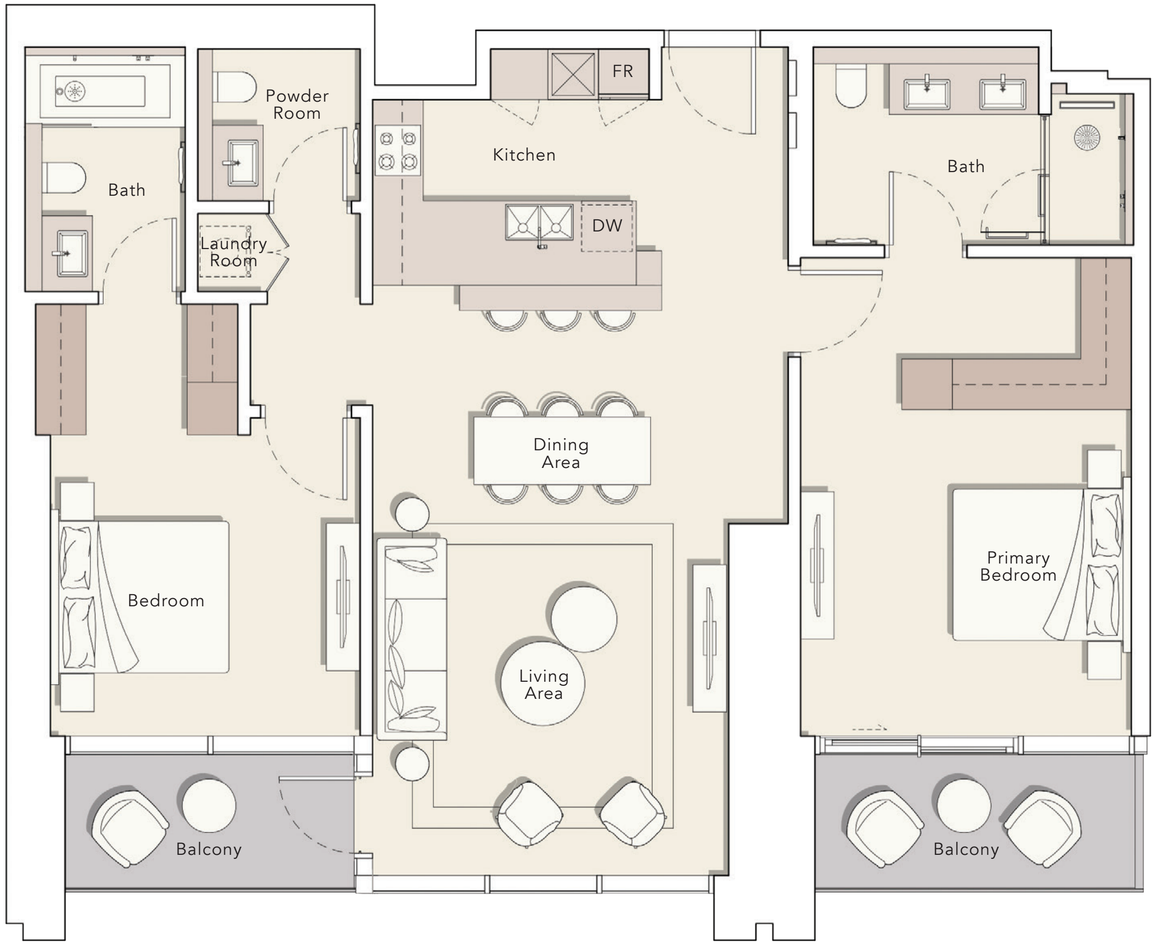
8th - 16th FLOOR



2 BEDROOM

TYPE B

Internal Living Area	:	**1295.22 Sq. Ft**
Outdoor Living Area	:	**152.63 Sq. Ft**
Total Living Area	:	**1447.85 Sq. Ft**



3rd FLOOR
305

4th FLOOR
405

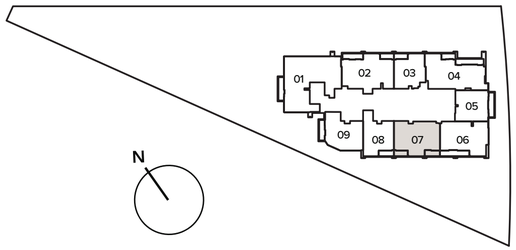
5th FLOOR
505

6th FLOOR
605

7th FLOOR
705

8th - 16th FLOOR
807

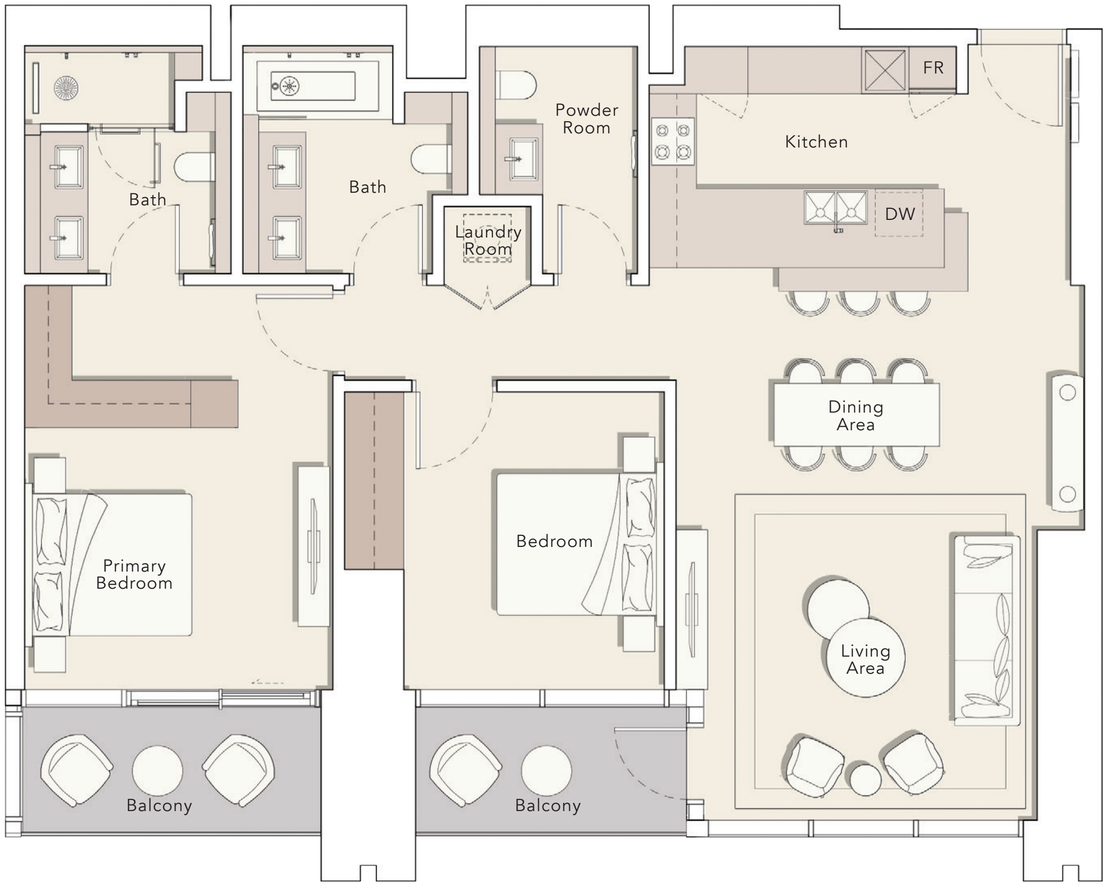
8th - 16th FLOOR



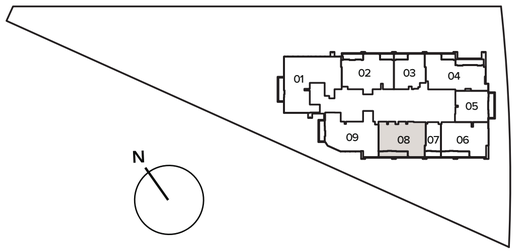
2 BEDROOM

TYPE C

Internal Living Area	:	**1328.48 Sq. Ft**
Outdoor Living Area	:	**151.77 Sq. Ft**
Total Living Area	:	**1480.25 Sq. Ft**



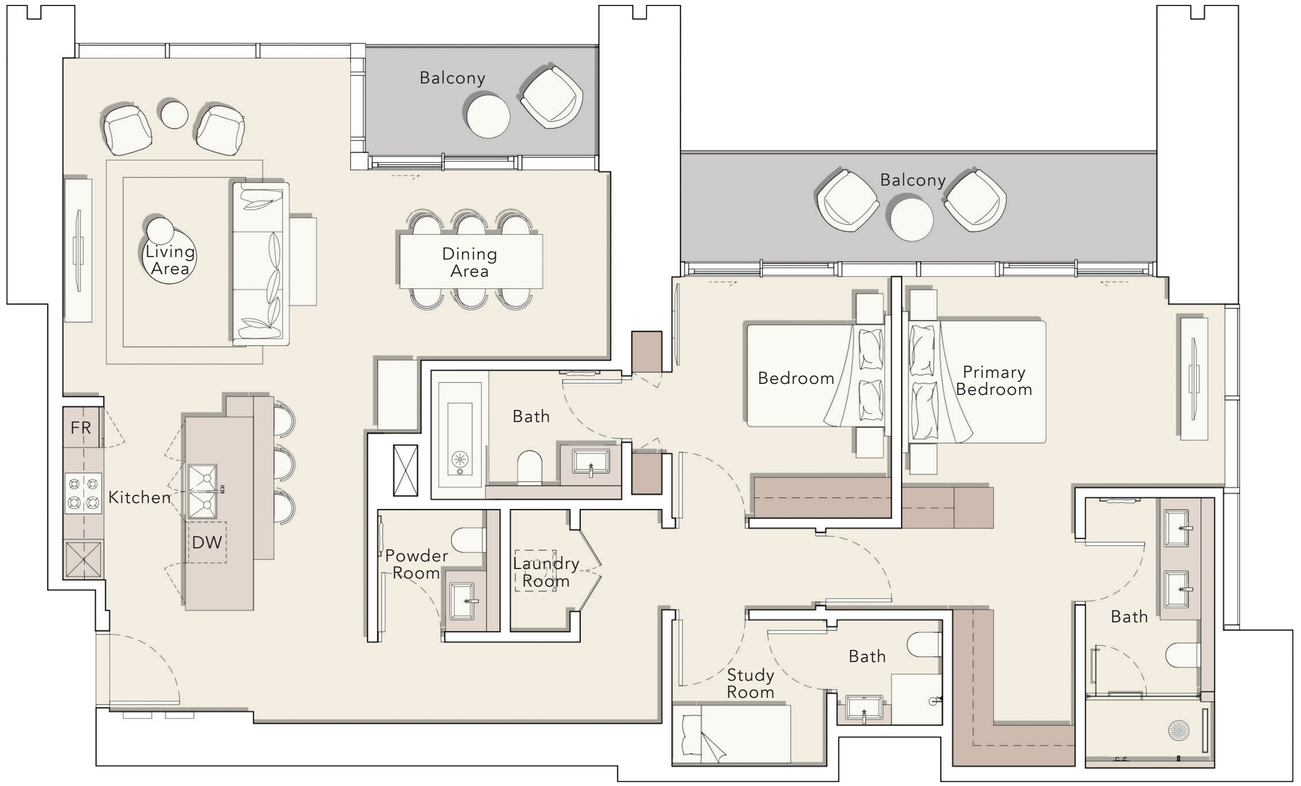
18th - 36th FLOOR



2 BEDROOM + S

TYPE A

Internal Living Area	:	**1573.04 Sq. Ft**
Outdoor Living Area	:	**222.92 Sq. Ft**
Total Living Area	:	**1795.96 Sq. Ft**



3rd FLOOR
302

4th FLOOR
402

5th FLOOR
502

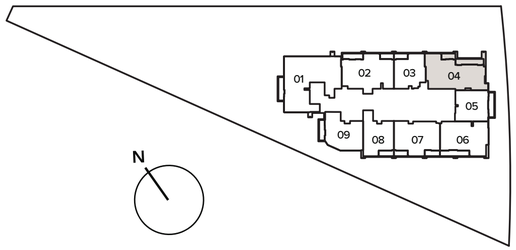
6th FLOOR
602

7th FLOOR
702

8th - 16th FLOOR
804

18th - 36th FLOOR
1804

8th - 16th FLOOR



2 BEDROOM + S

TYPE B

Internal Living Area	:	**1509.53 Sq. Ft**
Outdoor Living Area	:	**178.79 Sq. Ft**
Total Living Area	:	**1688.32 Sq. Ft**



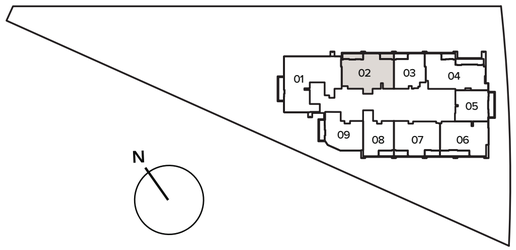
8th - 16th FLOOR

802

18th - 36th FLOOR

1802

8th - 16th FLOOR



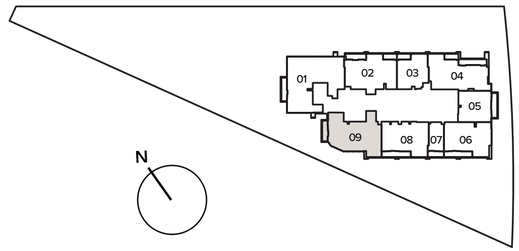
2 BEDROOM + S

TYPE C

Internal Living Area	:	**1678.20 Sq. Ft**
Outdoor Living Area	:	**107.10 Sq. Ft**
Total Living Area	:	**1785.30 Sq. Ft**



18th - 36th FLOOR



3 BEDROOM

TYPE A

Internal Living Area	:	**2276.24 Sq. Ft**
Outdoor Living Area	:	**121.09 Sq. Ft**
Total Living Area	:	**2397.34 Sq. Ft**



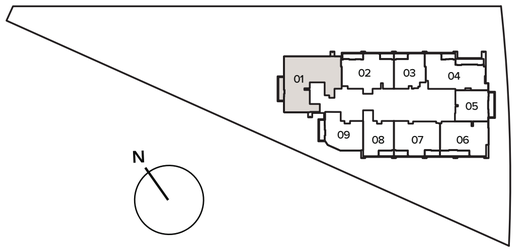
8th - 16th FLOOR

801

18th - 36th FLOOR

1801

8th - 16th FLOOR

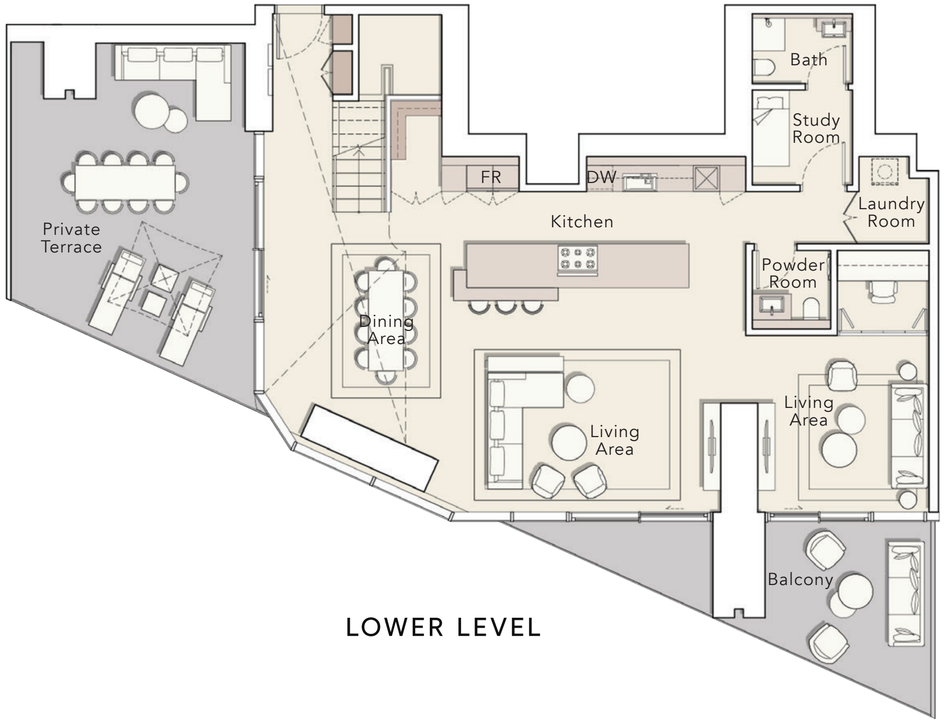


PREMIUM
APARTMENTS

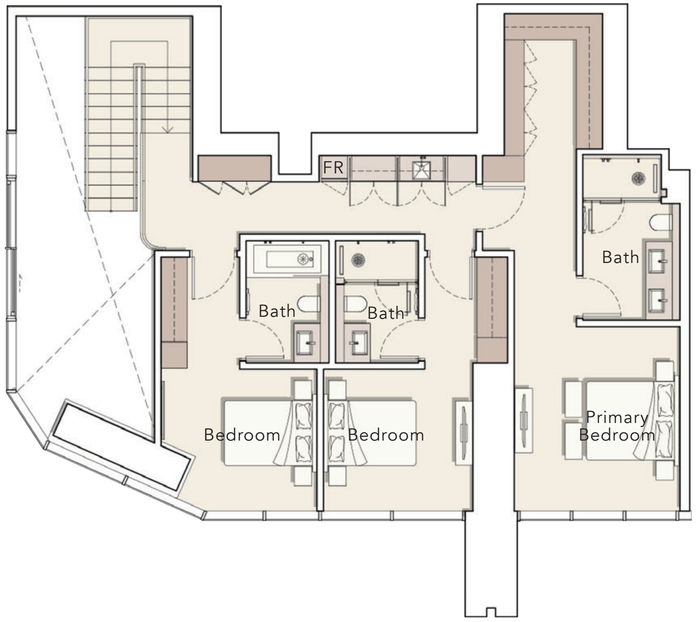
3 BEDROOM DUPLEX

TYPE A

Internal Living Area	:	**3007.22 Sq. Ft**
Outdoor Living Area	:	**707.30 Sq. Ft**
Total Living Area	:	**3714.52 Sq. Ft**

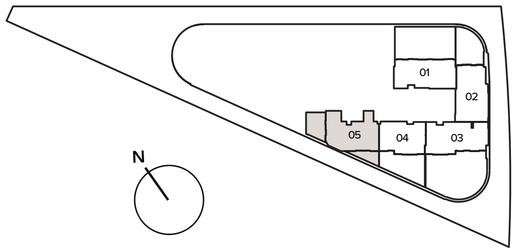


LOWER LEVEL



UPPER LEVEL

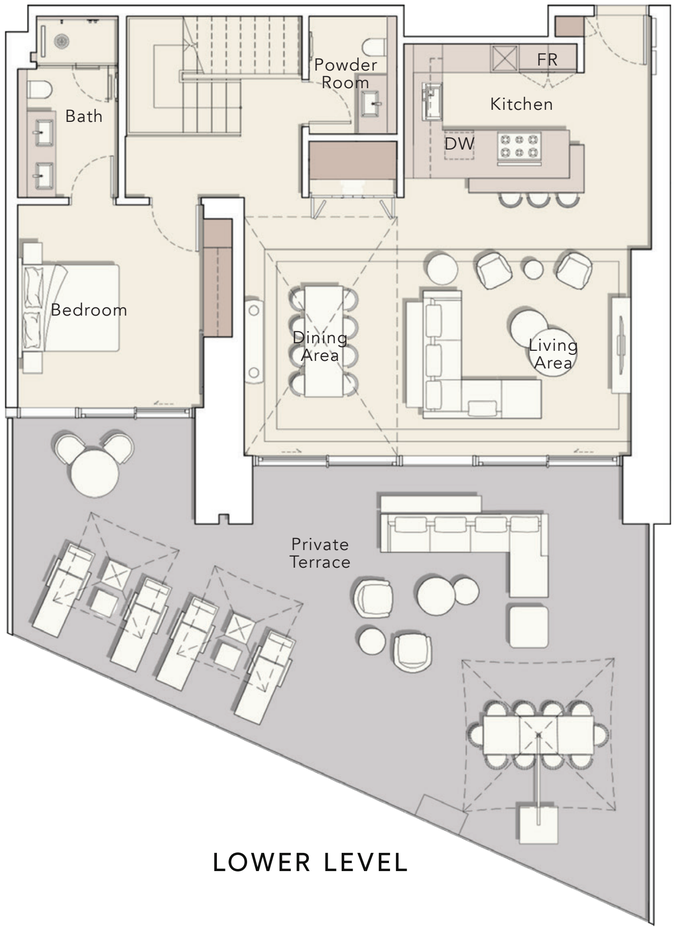
1st FLOOR



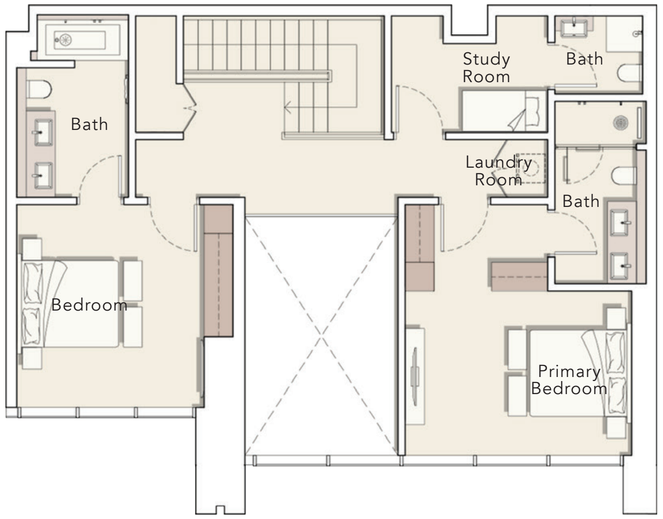
3 BEDROOM DUPLEX

TYPE B

Internal Living Area	:	**2468.49 Sq. Ft**
Outdoor Living Area	:	**993.62 Sq. Ft**
Total Living Area	:	**3462.10 Sq. Ft**

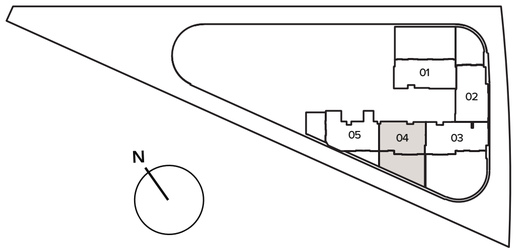


LOWER LEVEL



UPPER LEVEL

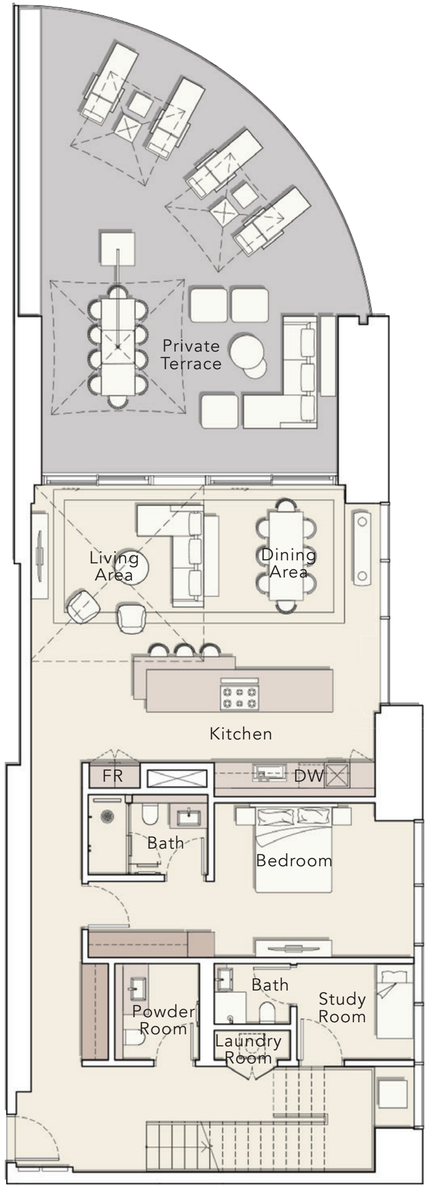
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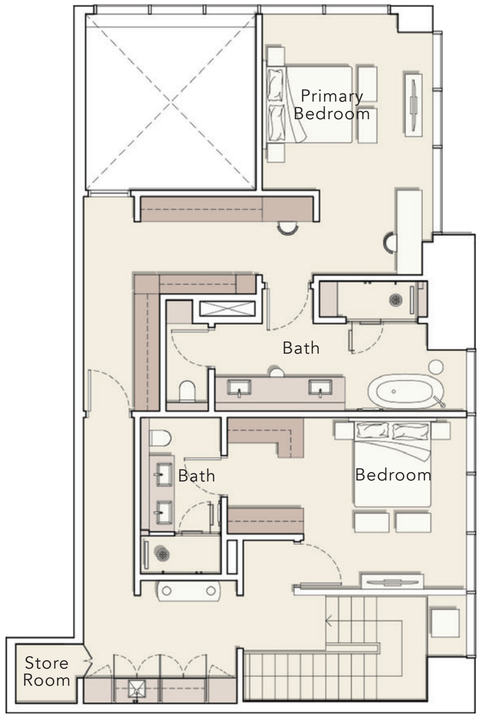
3 BEDROOM DUPLEX

TYPE C

Internal Living Area	:	**3125.73 Sq. Ft**
Outdoor Living Area	:	**842.92 Sq. Ft**
Total Living Area	:	**3968.65 Sq. Ft**

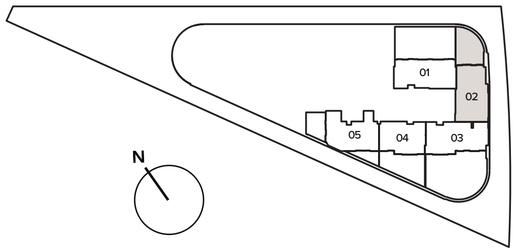


LOWER LEVEL



UPPER LEVEL

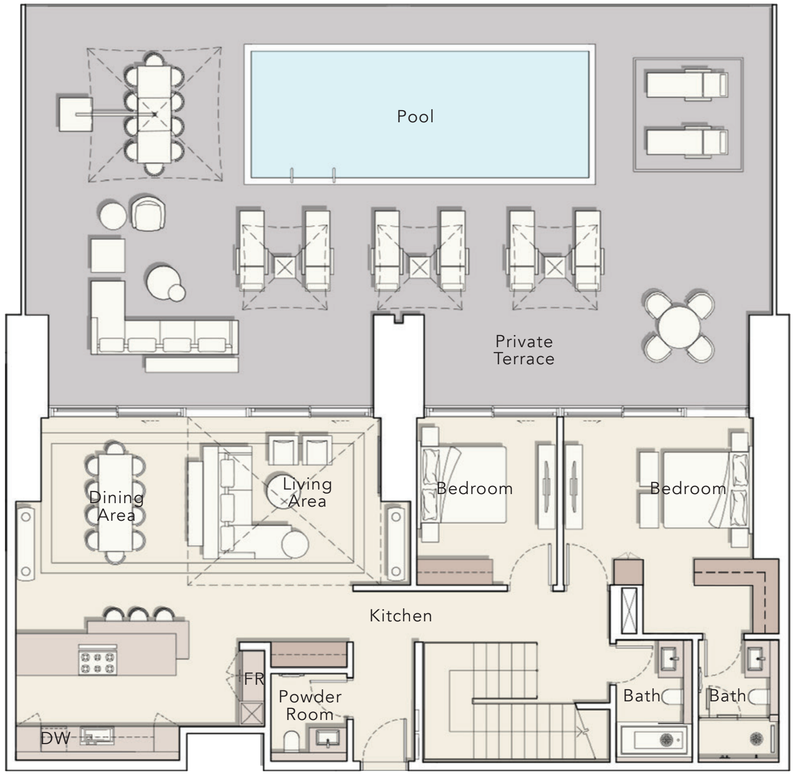
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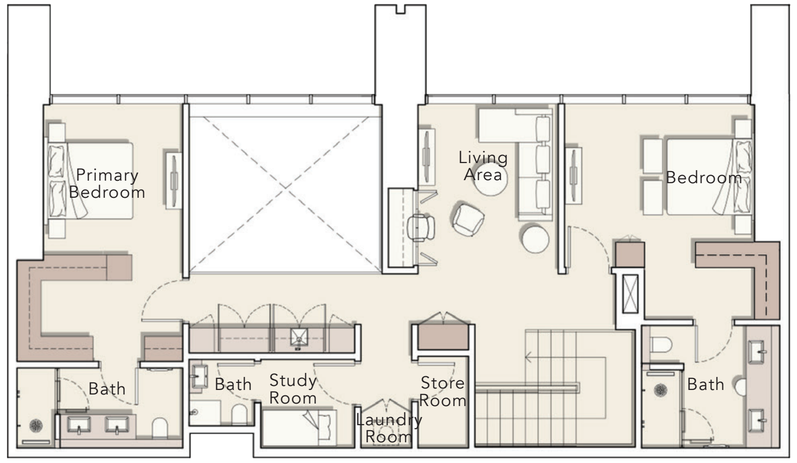
4 BEDROOM DUPLEX

TYPE A

Internal Living Area	:	**3128.96 Sq. Ft**
Outdoor Living Area	:	**1842.89 Sq. Ft**
Total Living Area	:	**4971.85 Sq. Ft**

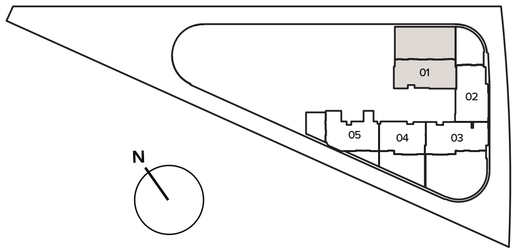


LOWER LEVEL



UPPER LEVEL

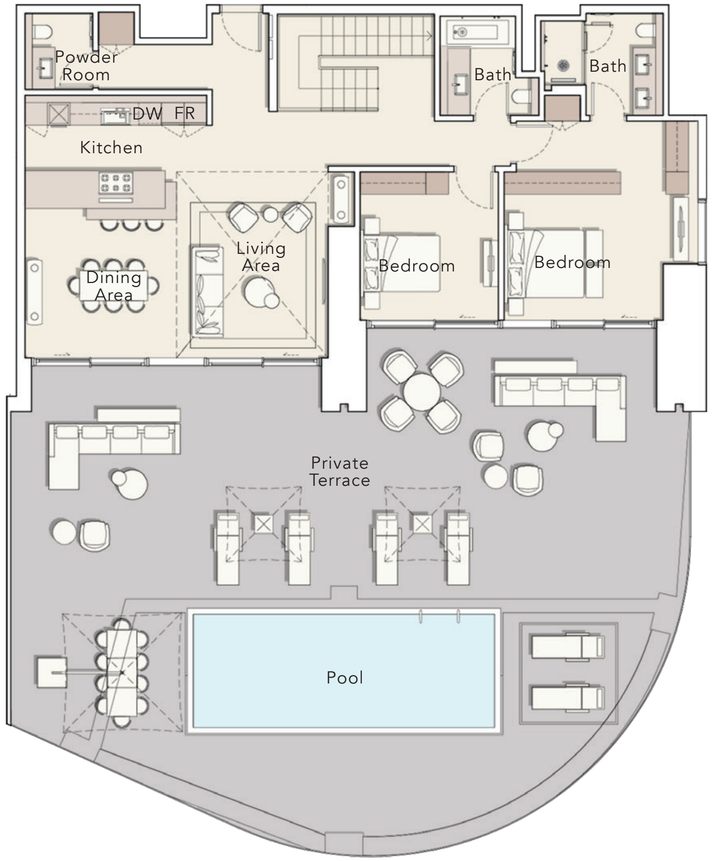
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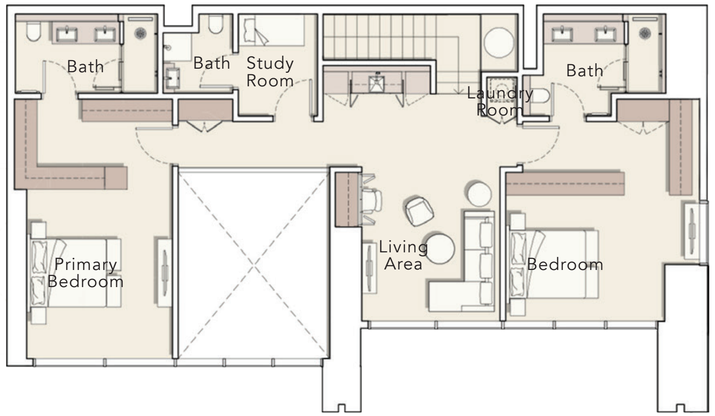
4 BEDROOM DUPLEX

TYPE B

Internal Living Area	:	**3246.50 Sq. Ft**
Outdoor Living Area	:	**2329.74 Sq. Ft**
Total Living Area	:	**5576.24 Sq. Ft**

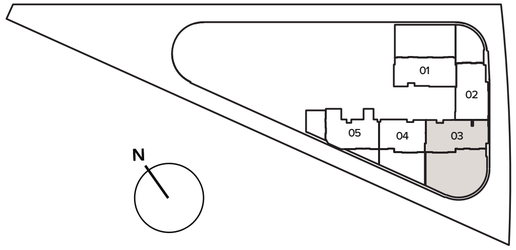


LOWER LEVEL



UPPER LEVEL

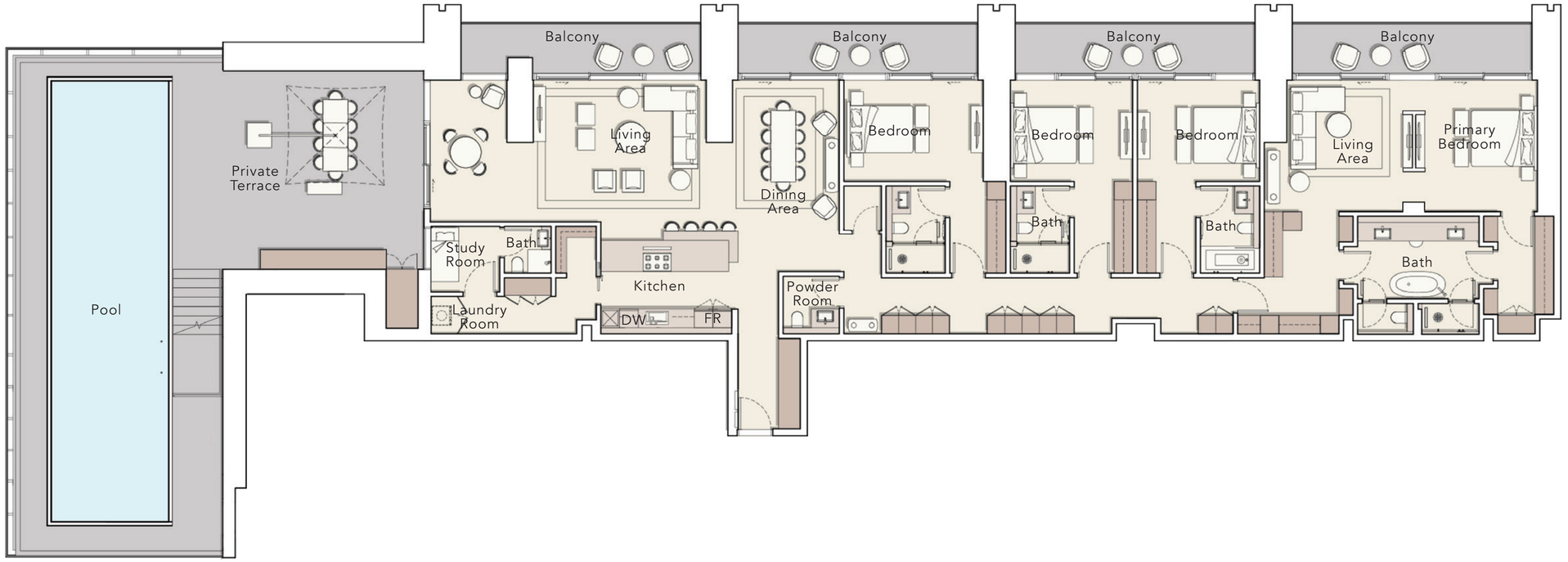
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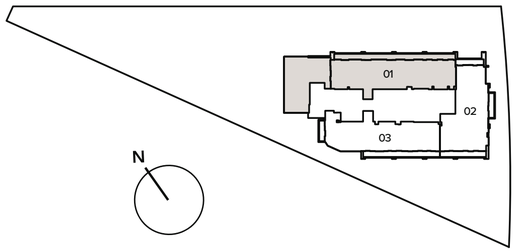
PENTHOUSE

TYPE A

Internal Living Area	:	**3398.92 Sq. Ft**
Outdoor Living Area	:	**2448.57 Sq. Ft**
Total Living Area	:	**5847.49 Sq. Ft**



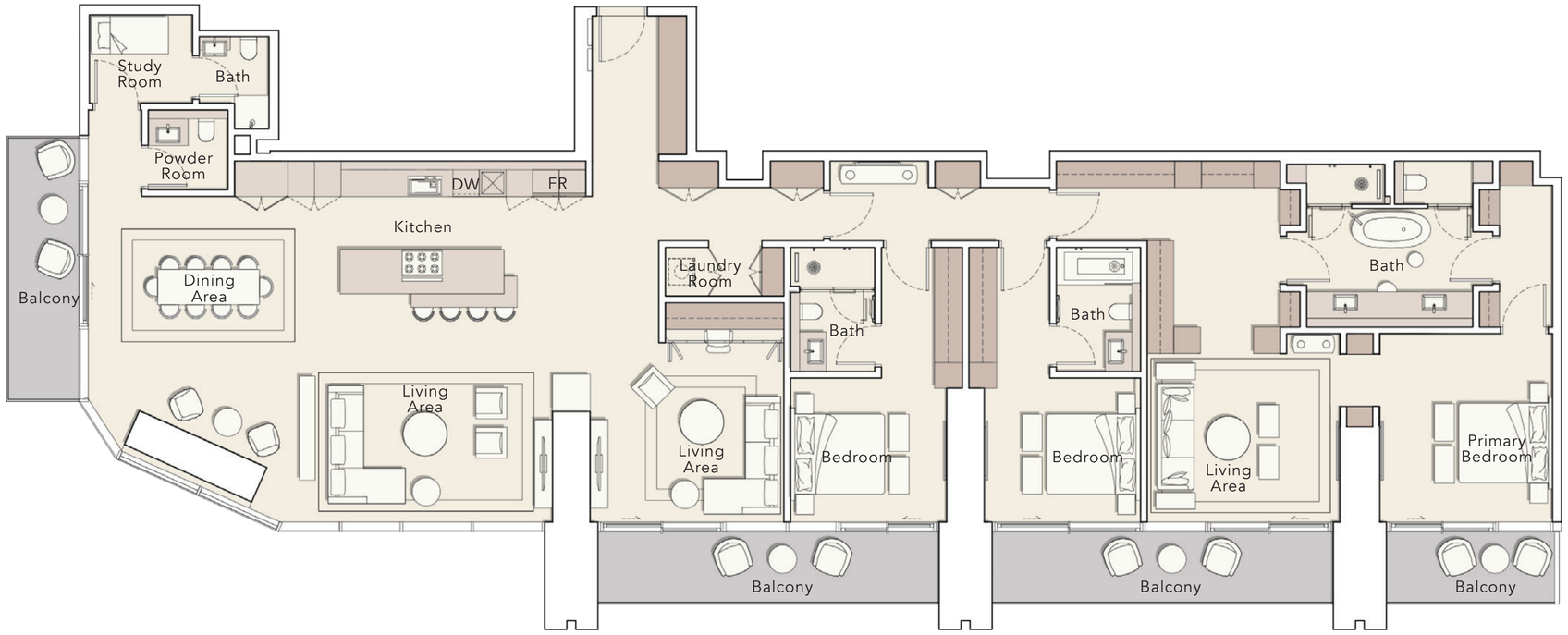
37th FLOOR



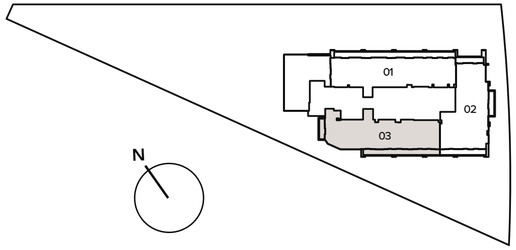
PENTHOUSE

TYPE B

Internal Living Area	:	**3221.42 Sq. Ft**
Outdoor Living Area	:	**513.22 Sq. Ft**
Total Living Area	:	**3734.65 Sq. Ft**



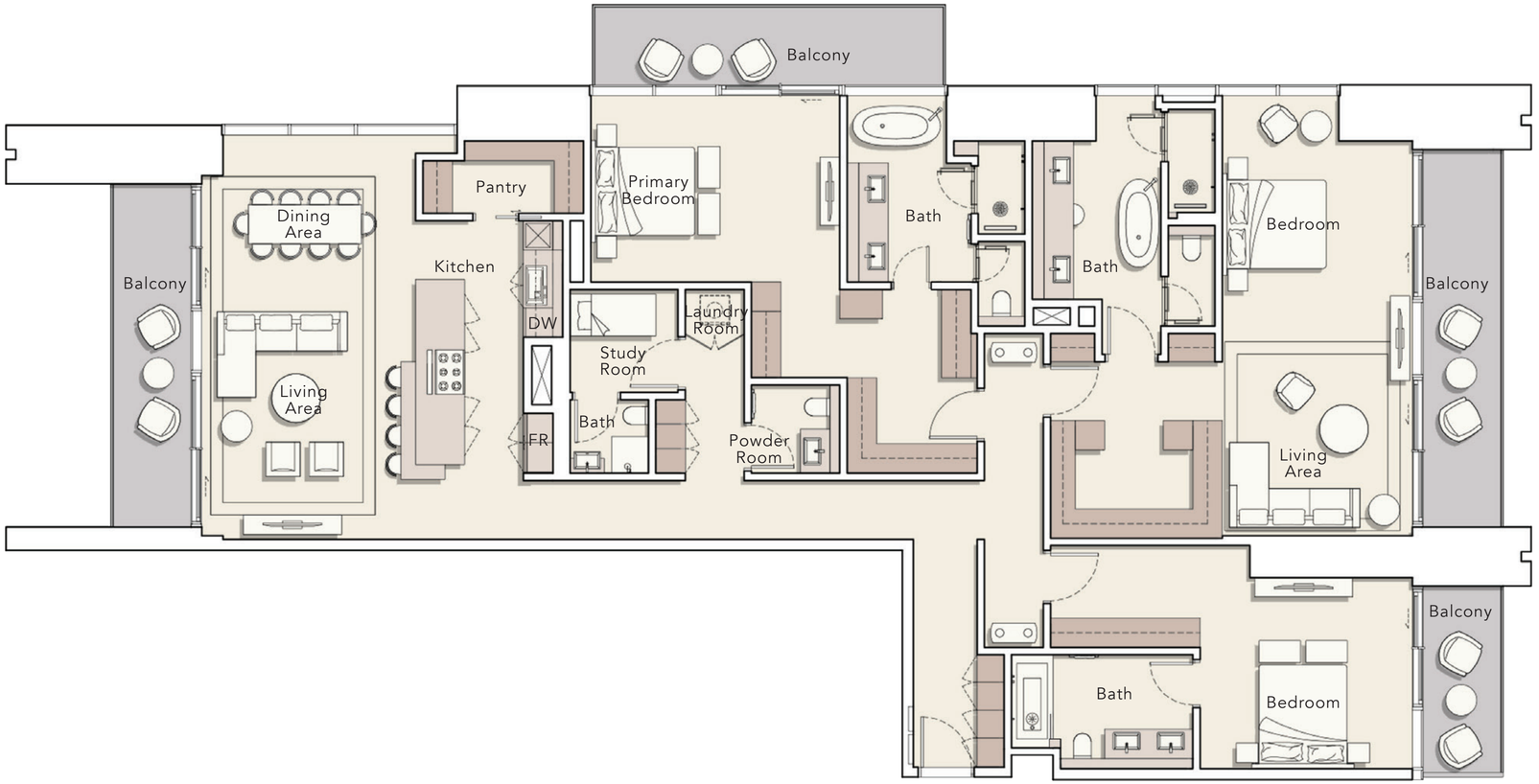
37th FLOOR



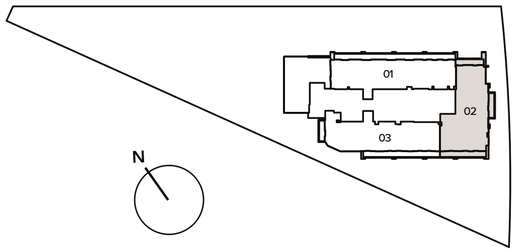
PENTHOUSE

TYPE C

Internal Living Area	:	**2980.96 Sq. Ft**
Outdoor Living Area	:	**521.83 Sq. Ft**
Total Living Area	:	**3502.79 Sq. Ft**



37th FLOOR



PAYMENT
PLAN

20% At the time of booking	**10%** 30 days after the reservation date	**10%** 90 days after the reservation date	**5%** 150 days after the reservation date
5% 240 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	


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