

Thank you for considering DUTCO ELLINGTON CANAL FRONT REAL ESTATE L.L.C. for your new home.

We know that choosing the perfect home is a significant and personal journey. As Dubai's leading boutique developer, Ellington has meticulously designed and crafted over 6,000 homes across the Emirates, each tailored to meet the unique tastes and preferences of discerning individuals like yourself.

At Ellington, we don't just build homes; we curate lifestyles. Our commitment to quality, elegance, and sophistication is reflected in every residence we develop, ensuring that your new home is a true masterpiece of comfort and style.

*Disclaimer
The illustrations in this offer document are for illustrative purposes only. The information contained herein is valid upon receipt by the recipient. Availability of units is subject to change without prior notice. Only the sales and purchase agreement is legally binding. Ellington reserves the right to make modifications to prices, specifications, and availability without obligation or prior notification. Prospective buyers are advised to verify all details independently before making any purchasing decisions.





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PROPERTY DETAILS

Project	ONE RIVER POINT
Building	ONE RIVER POINT
City	Dubai
Community	Business Bay
Country	United Arab Emirates

UNIT INFORMATION

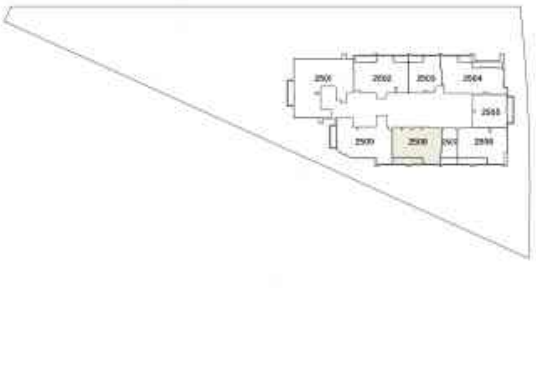
Bedroom Type	2 Bedroom
Type	Residential
Views	
Parking	1
Completion Date	August 14, 2027

Schedule 2

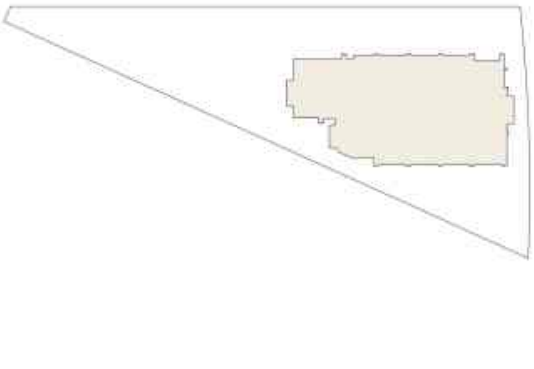
UNIT 2508



FLOOR PLAN



SITE PLAN



Purchaser's Initials: _____ **Seller's Initials:** _____

All drawings and dimensions are approximate. Drawings not to scale are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations

UNIT DETAILS

Unit No	Bedrooms	Internal Area Sq.Ft.	External Area Sq.Ft.	Total Area Sq.Ft.	Selling Price
2508	2	1328.48	151.77	1480.25	4,160,828.00

DOWN PAYMENT	20.00%	832,165.60
Admin Charges	100%	3,150.00
OQOOD		166,474.00

PAYMENT PLAN

Description	Percentage	Installment Amount (AED)
On	20.00%	832,165.600
After 30 Days	10.00%	416,082.800
After 90 Days	10.00%	416,082.800
After 150 Days	5.00%	208,041.400
After 240 Days	5.00%	208,041.400
On completion of thirty percent (30%) construction of the Project	5.00%	208,041.400
On completion of forty percent (40%) construction of the Project	5.00%	208,041.400
On completion of fifty percent (50%) construction of the Project	5.00%	208,041.400
On completion of sixty percent (60%) construction of the Project	5.00%	208,041.400
On Completion	30.00%	1,248,248.400