

P R O J E C T B R I E F



**WINDSOR  
HOUSE II**



## CONTINUING THE VISION OF CONNECTED LIVING IN DUBAI SOUTH

Following the sell-out success of Windsor House, Windsor House II carries forward a legacy of refined architecture, enduring craftsmanship, and an exceptional address. Each residence reflects Ellington's commitment to creating spaces that are both sophisticated and deeply personal, where thoughtful design fosters connection and modern living is reimagined with elegance and intent.

With a limited collection of residences in Dubai South, Windsor House II presents a rare opportunity to be part of the next chapter in one of the city's most dynamic and fast-growing communities. Designed for those who value both beauty and purpose, it is a home where every detail has been considered to enrich daily life with comfort, style, and a true sense of belonging.



WHEN THE FIRST ADDRESS SETS A STANDARD,  
THE STORY CONTINUES



**W** WINDSOR  
HOUSE II

# DUBAI SOUTH A BLUEPRINT OF THE FUTURE

Dubai South is the UAE's largest single urban master development, purpose-built as a fully integrated ecosystem combining logistics, aviation, residential, commercial, and retail districts. Anchored by Al Maktoum International Airport DWC, it's strategically positioned for optimized global connectivity via road, air, and soon, autonomous vehicles and air taxis.

Dubai South is centered on the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai,

To build a smart and sustainable city.

To create an inclusive and cohesive society.

To become a pivotal hub in the global economy.

To become the preferred place to live, work and invest.

To become a city of happy, creative and empowered people.





PALM JEBEL ALI

THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

DUBAI MARINA

(E11) SHEIKH ZAYED ROAD

JEBEL ALI FREE ZONE

JUMEIRAH ISLANDS

AL BARSHA

DUBAI PARKS AND RESORTS

(E11) SHEIKH ZAYED ROAD

ETIHAD RAIL DUBAI STATION

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

(E311) SHEIKH MOHAMMED BIN ZAYED ROAD

EXPO CITY

JUMEIRAH GOLF ESTATES

(E311) SHEIKH MOHAMMED BIN ZAYED ROAD

BUSINESS PARK

DUBAI INVESTMENT PARK

COMMERCIAL DISTRICT

LOGISTICS DISTRICT

AL MAKTOUM INTERNATIONAL AIRPORT

RESIDENTIAL DISTRICT

THE SUSTAINABLE CITY

GLOBAL VILLAGE



WINDSOR HOUSE II

(E611) EMIRATES ROAD

GOLF DISTRICT

AVIATION DISTRICT

(E611) EMIRATES ROAD

AL QUDRA

## AVIATION DISTRICT AND AL MAKTOUM INTERNATIONAL AIRPORT

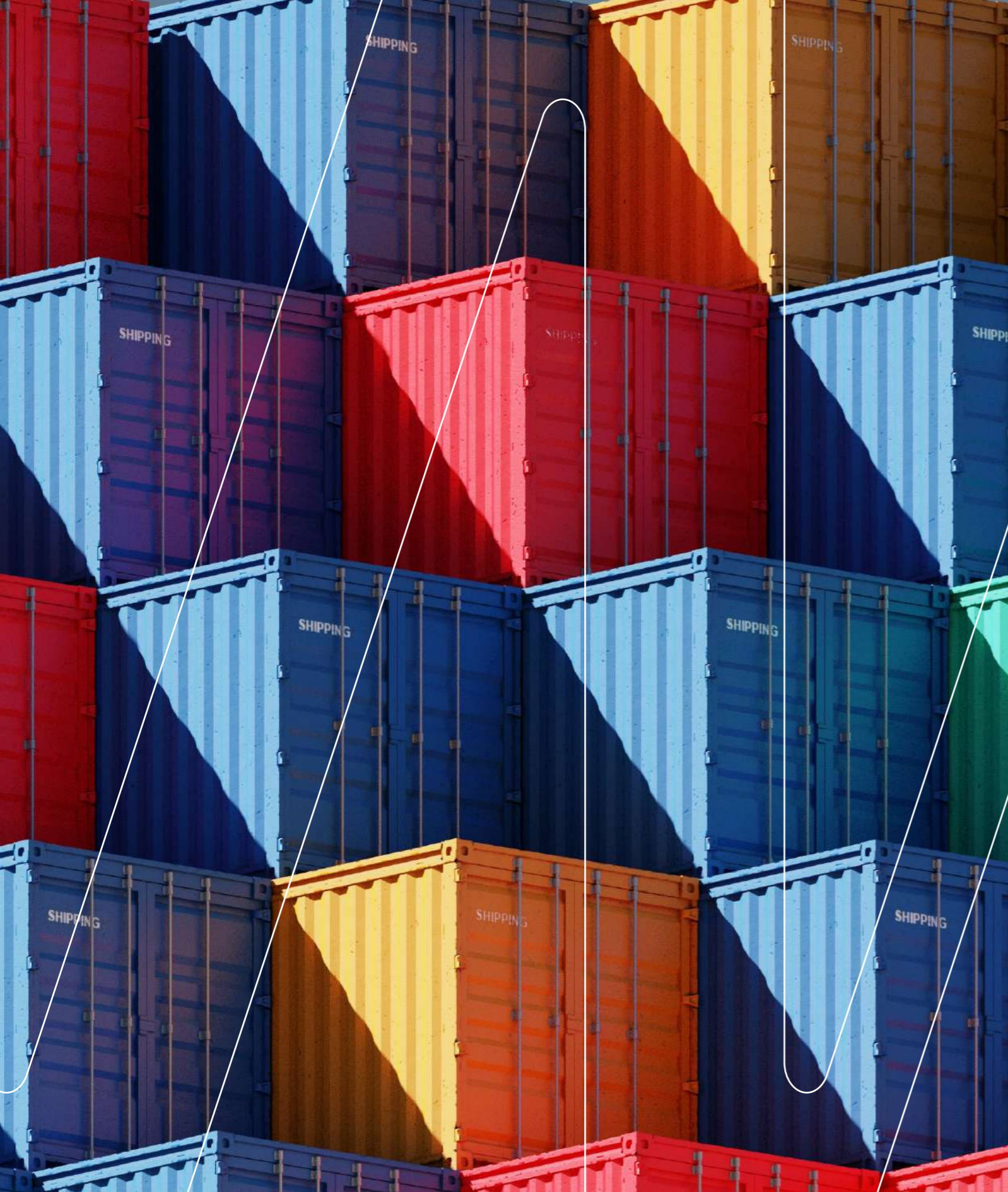
The Aviation District is set to become a global hub for the aviation and aerospace industry, featuring maintenance, repair and overhaul (MRO) facilities, aviation training centers, fixed-base operators, and a dedicated VIP terminal. It will also be the permanent home of the Dubai Airshow and the Middle East Business Aviation Show.

At its core, Al Maktoum International Airport is undergoing a **US\$35 billion expansion** to become the world's largest airport, **with five parallel runways, over 400 aircraft gates**, and a planned capacity of up to **260 million passengers annually**.

### Future Developments

- ▶—**MBR Aerospace Hub:**  
An integrated aerospace ecosystem featuring both airside and landside facilities for MRO, R&D, and hangars.
- ▶—**DWC Expansion:**  
DXB operations will be gradually transferred to DWC, with DXB set for closure around 2032–2034 .





## LOGISTICS DISTRICT

Planned as a world-class multimodal logistics hub, the Logistics District will serve as a key enabler for global supply chain operations. It will offer a mix of build-to-suit and ready-to-use facilities tailored for contract logistics providers, freight forwarders, integrators, and agents.

With direct airside access to Al Maktoum International Airport, the district is designed to streamline air cargo movement and support high-efficiency logistics operations on a global scale.

### Future Developments

▶ **Dubai Global Connect:**

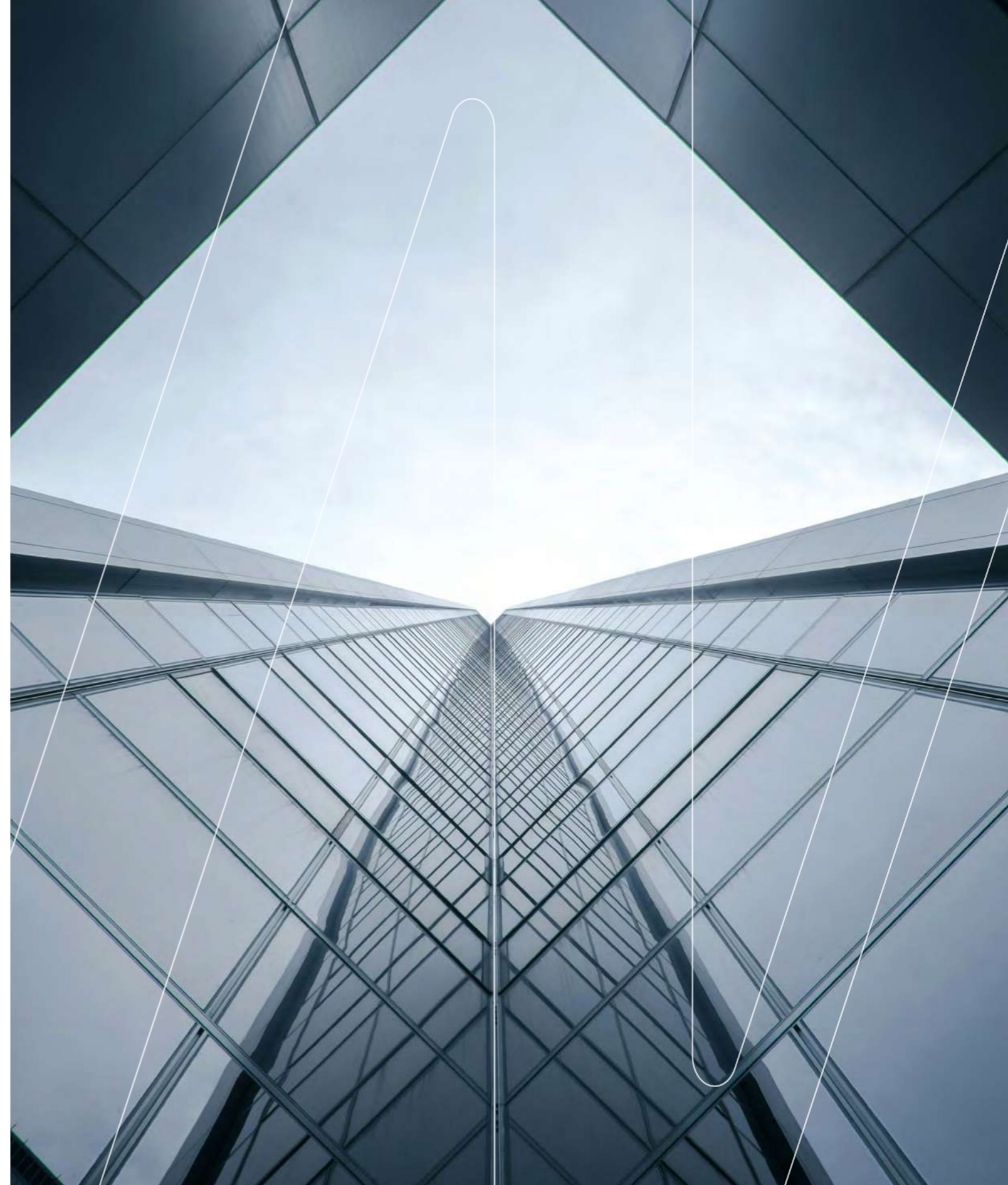
Serves as a permanent, origin-neutral marketplace and exhibition platform for global buyers and sellers in industries such as food, fashion, and home furnishings.

▶ **Multi-User Logistics Hub:**

A new facility spanning approximately 215,278 sq. ft., featuring combinable, air-conditioned units in flexible layouts. Designed for SMEs, e-commerce firms, and freight forwarders.

## **BUSINESSS PARK AND COMMERCIAL DISTRICT**

The Business Park will evolve into a dynamic center for commerce, offering scalable office spaces for start-ups, small and medium-sized enterprises, and international corporations. It will be complemented by the upcoming Commercial District, envisioned as a vibrant urban hub featuring retail, hospitality, dining, and entertainment options. Together, they will create a thriving environment for business and lifestyle at the heart of Dubai South.





## EXHIBITION DISTRICT (EXPO CITY)

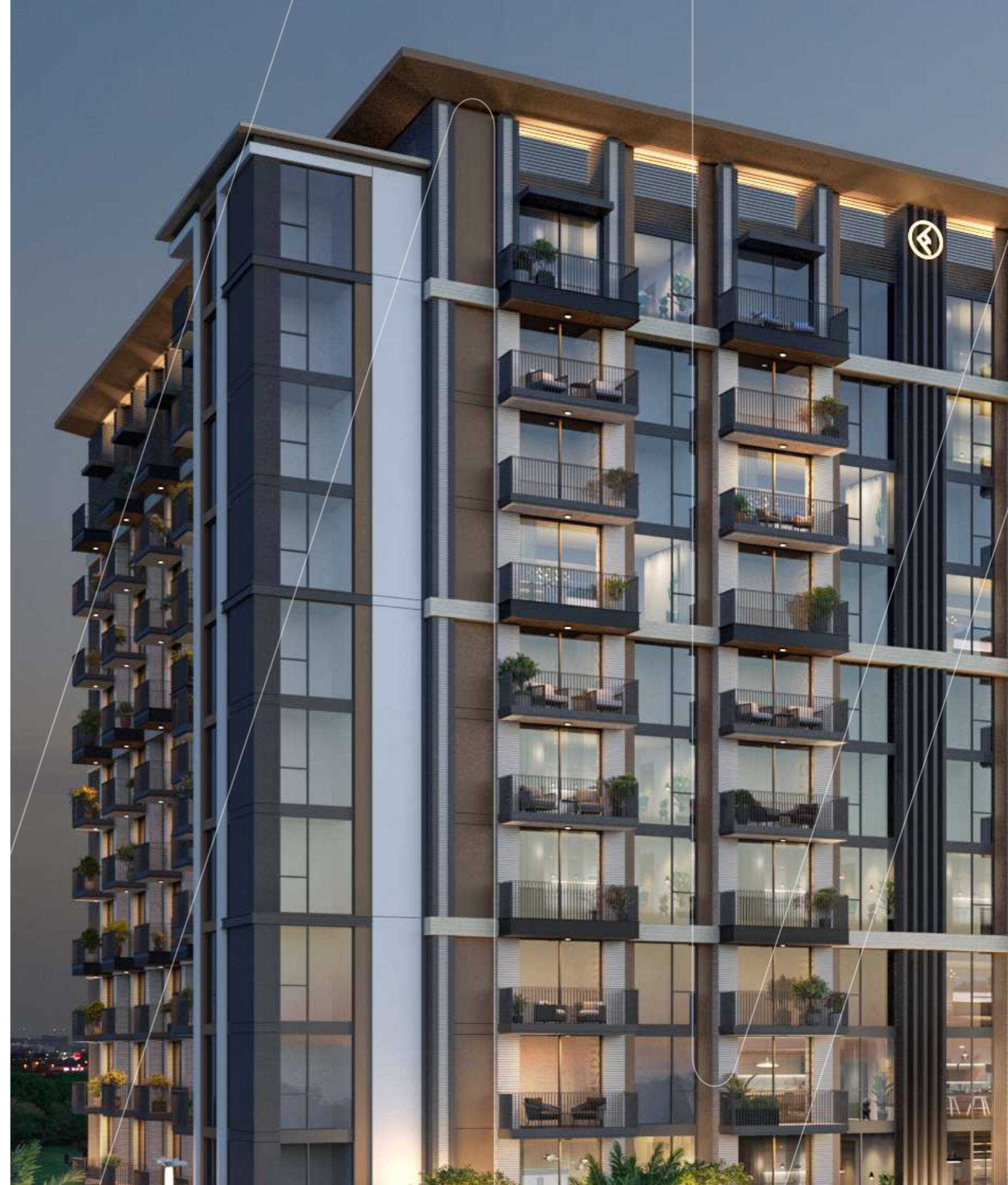
Building on the legacy of Expo 2020, Expo City Dubai is being developed into a smart and sustainable urban innovation hub. It will feature state-of-the-art office spaces, research and development zones, cultural institutions, and integrated residential and leisure components. Designed to attract future-focused businesses and global talent, Expo City will become a model for collaborative, clean, and connected city living.

### Future Developments

- ▶ **Dubai Exhibition Centre:**  
An AED 10 billion expansion by Dubai World Trade Centre, aiming to become the region's largest indoor events venue.
- ▶ **Route 2020 Metro Line:**  
Enhanced connectivity through smart transport networks, public spaces, and direct links to Al Maktoum International Airport and Jebel Ali Port.

## **GOLF AND RESIDENTIAL DISTRICT**

The Residential District is planned as a walkable, family-centric community offering a variety of homes from apartments to townhouses and villas, set within landscaped neighborhoods. It will include schools, parks, retail spaces, and community amenities that promote a balanced and connected lifestyle. The Golf District will be anchored by an 18-hole championship course, surrounded by upscale homes, wellness facilities, and leisure offerings. Together, the two districts will offer distinct yet complementary living environments within a green and active setting.



# LOCATION



DUBAI MARINA SKYLINE

DOWNTOWN DUBAI

DUBAI INVESTMENTS PARK

**W**  
WINDSOR  
HOUSE

E77 EXPO ROAD

**W**  
WINDSOR  
HOUSE II

VILLA COMMUNITY

TOWER A

TOWER B

BOULEVARD ROAD

COMMUNITY ROAD

 [CLICK HERE FOR THE LOCATION MAP](#)

# DRIVING DISTANCES

10  
MINUTES



AL MAKTOUM  
INTERNATIONAL  
AIRPORT

20  
MINUTES



IBN BATTUTA  
MALL

16  
MINUTES



ETIHAD RAIL  
STATION DUBAI

23  
MINUTES



MINA  
JEBEL ALI

16  
MINUTES



EXPO  
CITY

23  
MINUTES



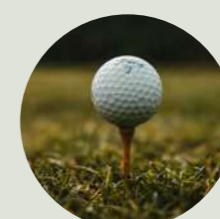
DUBAI PARKS  
AND RESORTS

17  
MINUTES



MBR  
AEROSPACE HUB

27  
MINUTES



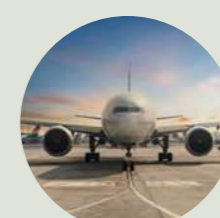
JUMEIRAH GOLF  
ESTATE

19  
MINUTES



JAFZA  
GATE

31  
MINUTES



PALM  
JEBEL ALI

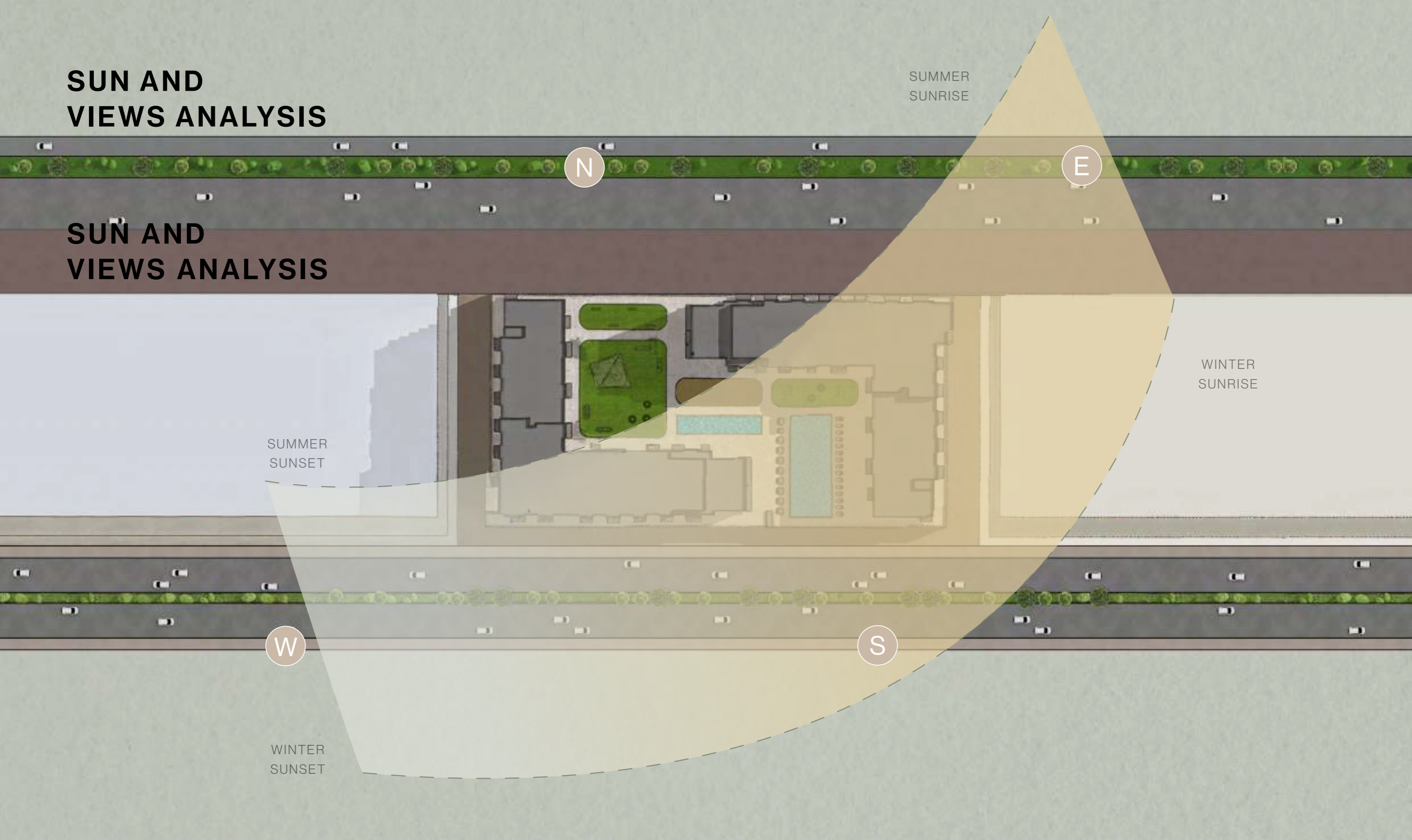
20  
MINUTES



DP WORLD  
TERMINAL

# SUN AND VIEWS ANALYSIS

# SUN AND VIEWS ANALYSIS



SUMMER  
SUNRISE

N

E

SUMMER  
SUNSET

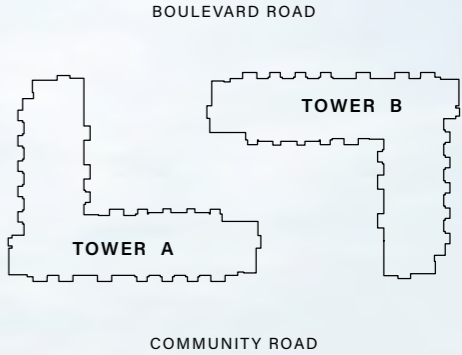
WINTER  
SUNRISE

W

S

WINTER  
SUNSET

# ARCHITECTURAL SECTIONS



C O M M U N I T Y R O A D

# BUILDING CONFIGURATION

## ELEVATORS

Tower A:  
2 passenger elevators  
1 service elevator

Tower B:  
2 passenger elevators  
1 service elevator

## ANTICIPATED COMPLETION DATE

Q3 2028

## PARKING

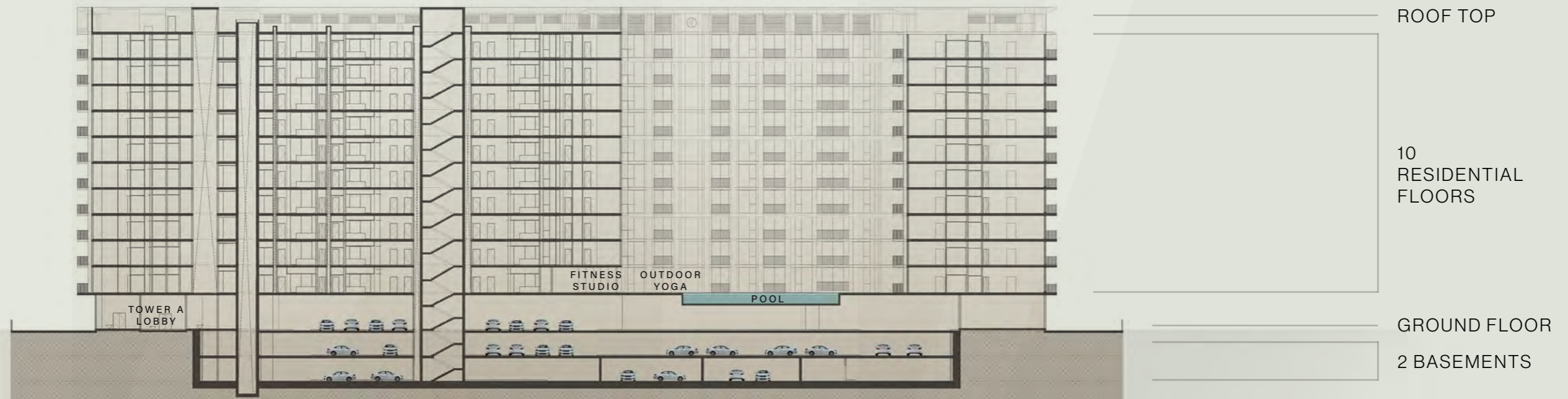
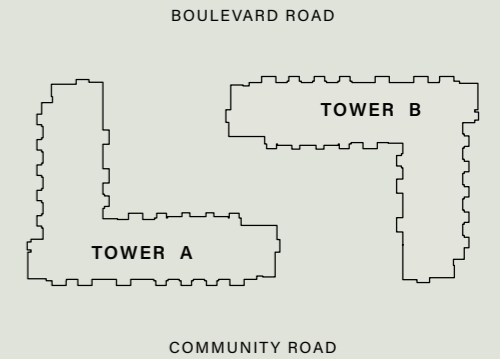
Studios, 1 and 2 bedrooms : 1 parking space  
3 bedrooms : 2 parking spaces

## OWNERSHIP

Freehold

## ANTICIPATED SERVICE CHARGE

AED 17 per sq.ft.





# 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 1,141 sq. ft
2 Bedroom Apartment + S	20 units	From 1,256 sq. ft to 1,260 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 801 sq. ft to 2,461 sq. ft
<b>Total Units</b>	<b>212 units</b>	

## 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 1,141 sq. ft
2 Bedroom Apartment + S	19 units	From 1,256 sq. ft to 1,259 sq. ft
3 Bedroom Apartment	18 units	From 1,491 sq. ft to 1,508 sq. ft
Retail	5 units	From 759 sq. ft to 1,690 sq. ft
<b>Total Units</b>	<b>212 units</b>	



An aerial photograph of a modern building's ground floor amenities. The central feature is a large, white, textured wall with a grid-like pattern. A person in a white top and black skirt is walking across the white surface. Several large, leafy green trees are planted in rectangular planters along the wall. A large, dark, angular architectural element is visible in the top right corner. The text "GROUND FLOOR AMENITIES" is overlaid in the center-right.

**GROUND FLOOR  
AMENITIES**



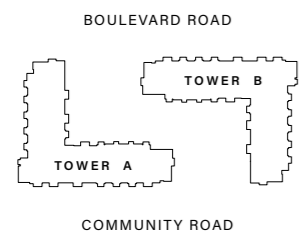
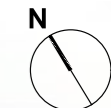
**RETAIL AREAS**



**LOBBY RECEPTION**



**LOBBY LOUNGE**



### 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**



**POOL DECK**



**CLUB LOUNGE**



**GAMES AREA**



# FITNESS STUDIO



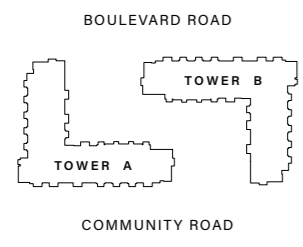
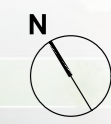
**PILATES STUDIO**



LAWN AREA



**OUTDOOR SEATING**



### 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 FITNESS STUDIO
- 11 OUTDOOR FITNESS AREA
- 12 OUTDOOR KIDS PLAY
- 13 KIDS CLUB
- 14 DINING AND PANTRY AREA
- 15 GAMES TABLE ZONE
- 16 CLUB LOUNGE
- 17 BARBEQUE AREA
- 18 OUTDOOR DINING
- 19 OUTDOOR SEATING
- 20 TABLE TENNIS AREA
- 21 TREE-LINED GENERAL AVENUE
- 22 BOCCE BALL COURT
- 23 FAMILY AREA WITH OUTDOOR GAMES
- 24 LAWN





**THE  
RESIDENCES**



# LIVING AND DINING

**KITCHEN**





**BEDROOM**

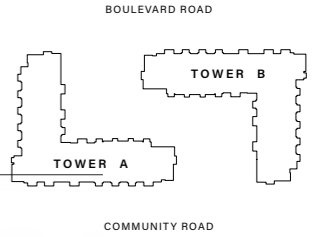


**BATHROOM**

# POWDER ROOM

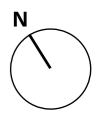


BOULEVARD ROAD



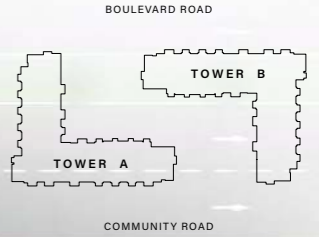
# GROUND FLOOR TYPICAL PLAN

 F&B / Retail



# 1<sup>ST</sup> FLOOR TYPICAL PLAN

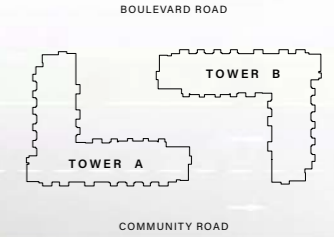
- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom+S
- 3 - Bedroom





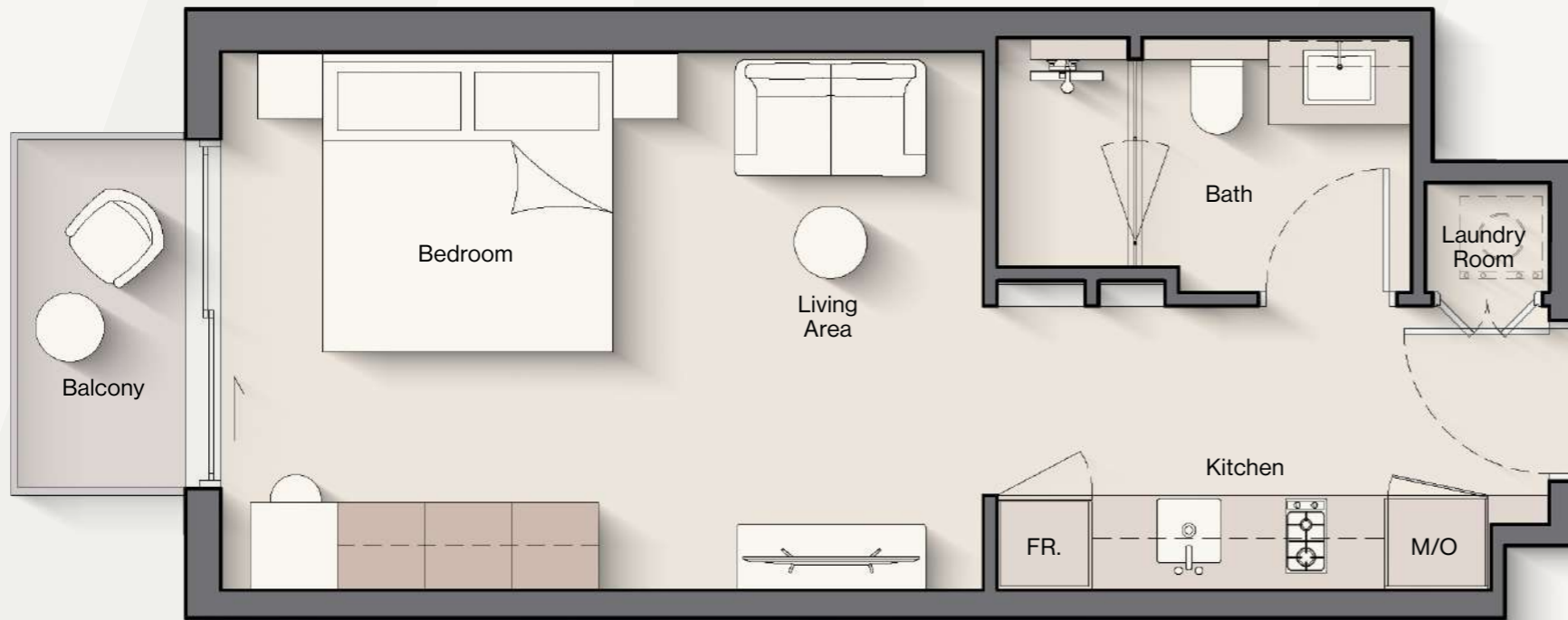
# 10<sup>TH</sup> FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom+S
- 3 - Bedroom



# STUDIO

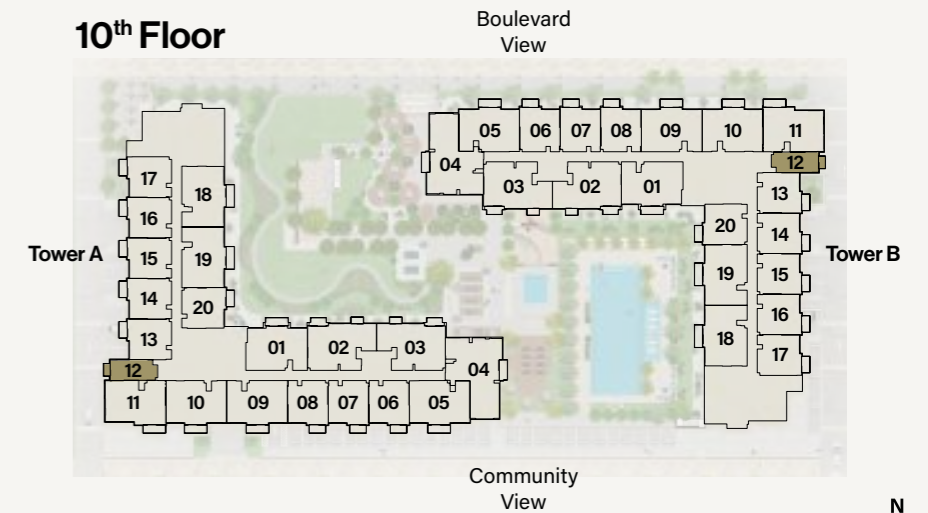
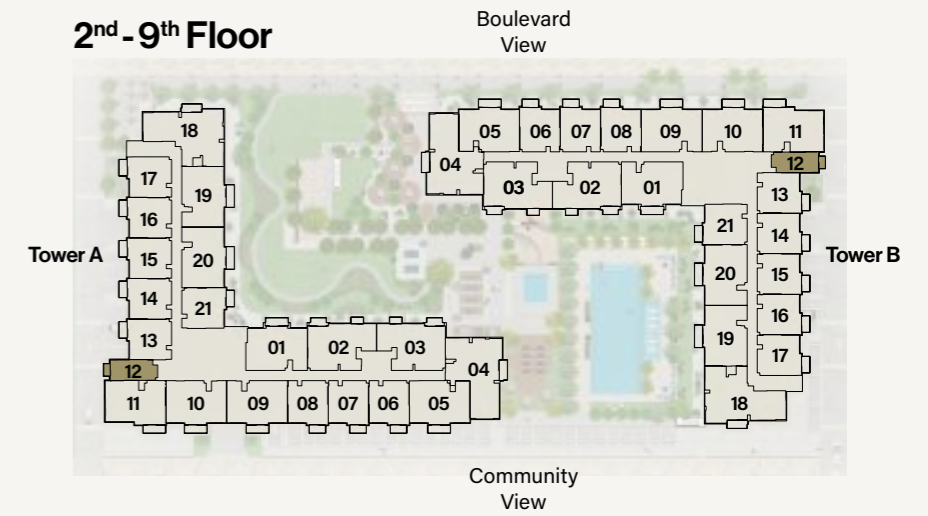
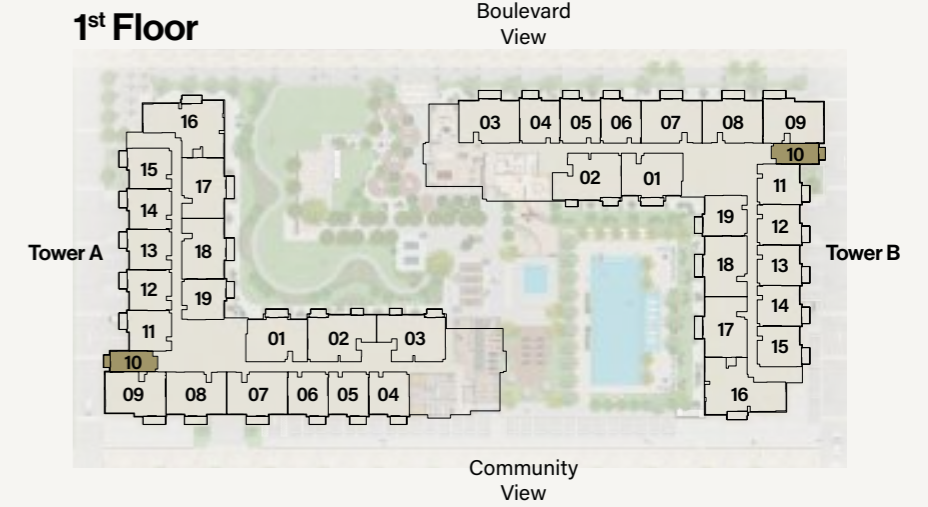
## TYPE A



Internal Living Area : **396.43 sq. ft.**

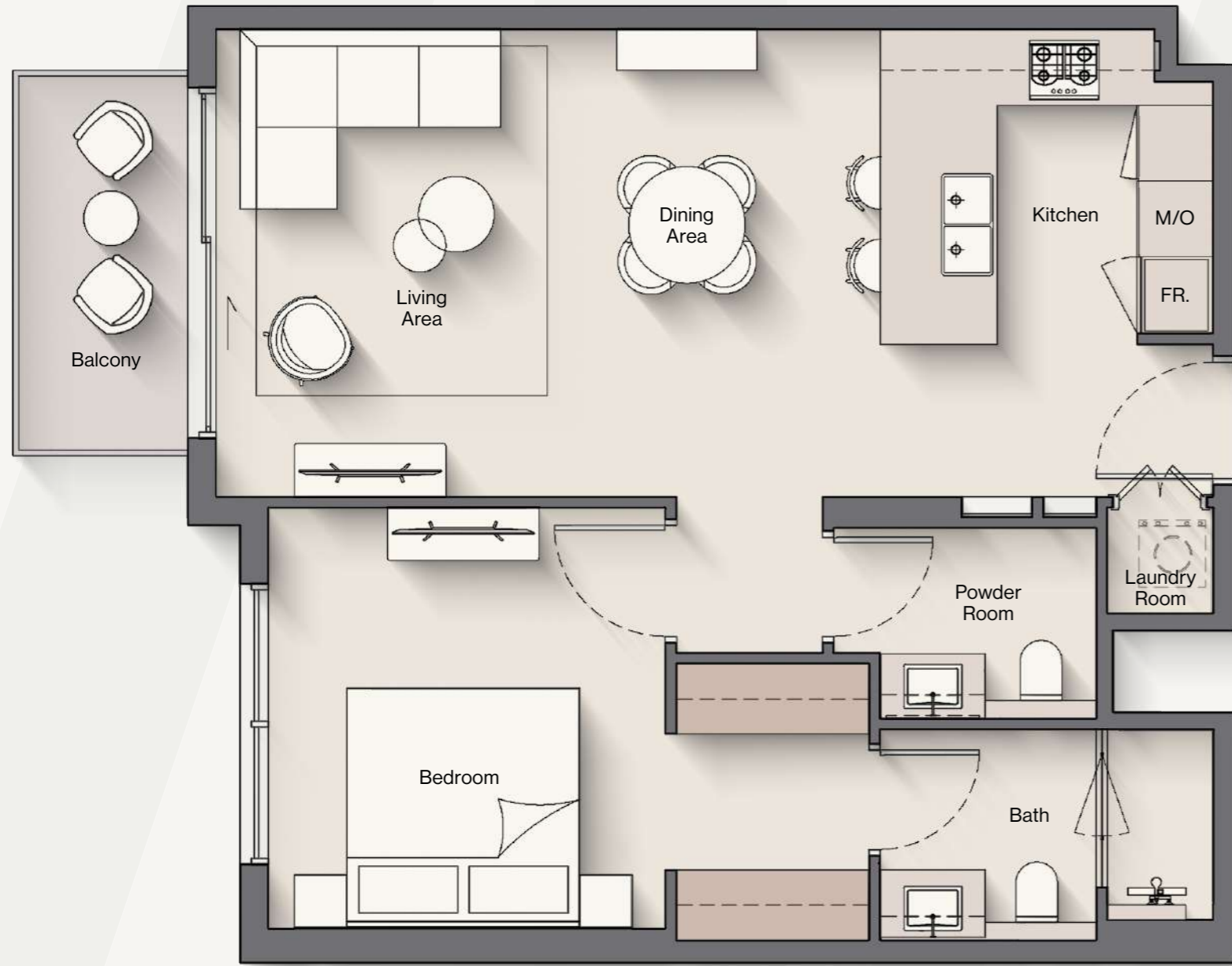
Outdoor Living Area : **35.31 sq. ft.**

Total Living Area : **431.74 sq. ft.**



# 1 - BEDROOM

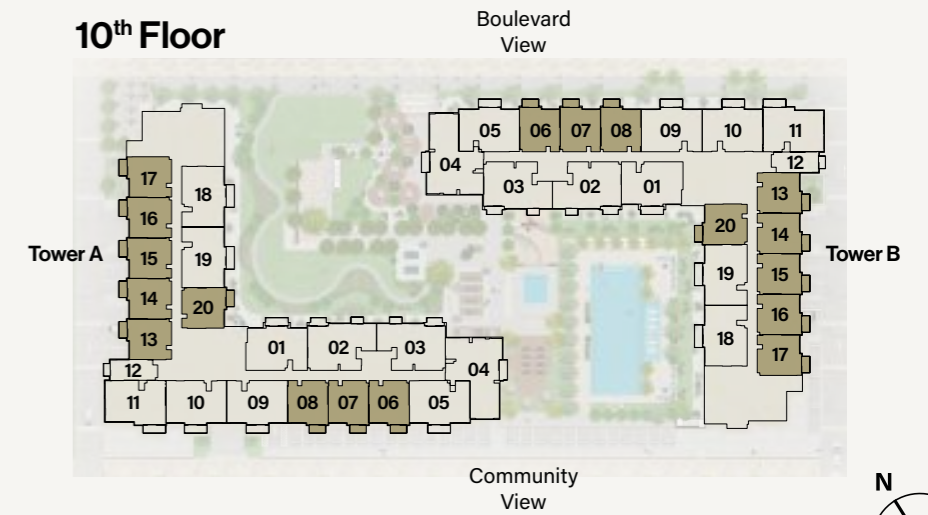
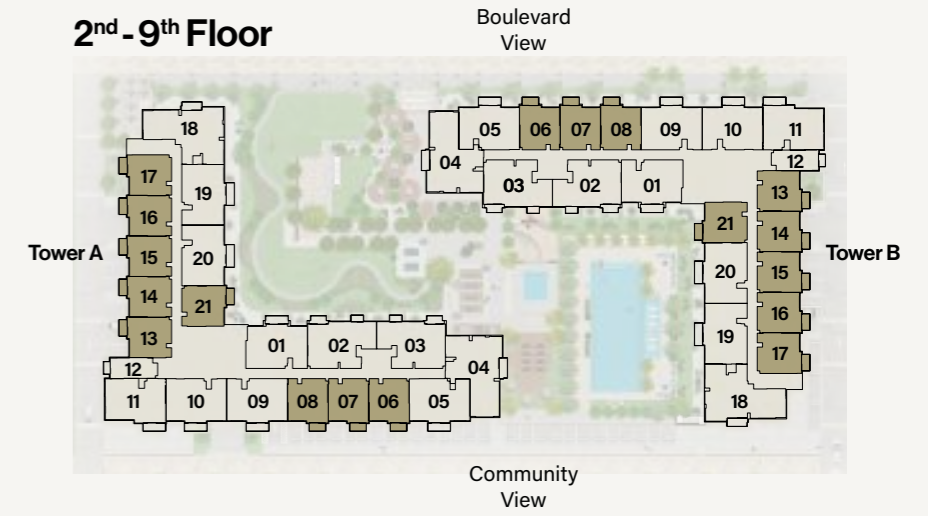
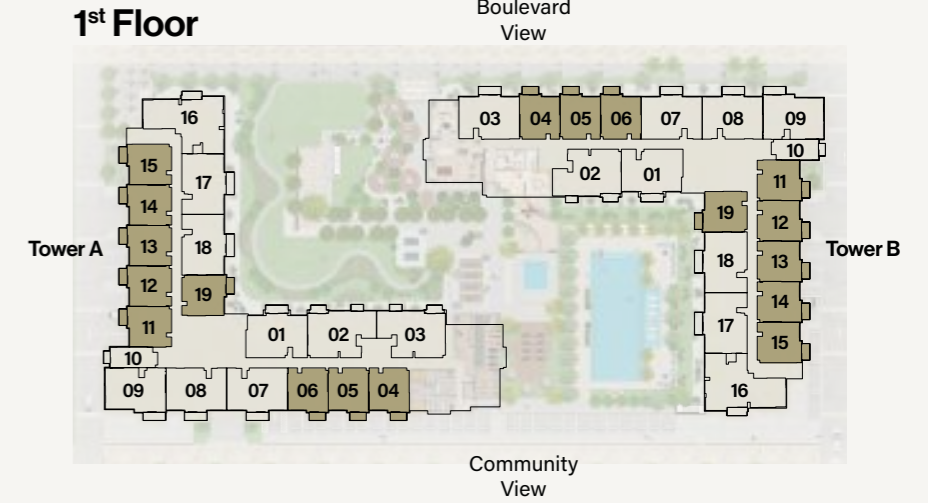
## TYPE A



Internal Living Area : **723.33 sq. ft.**

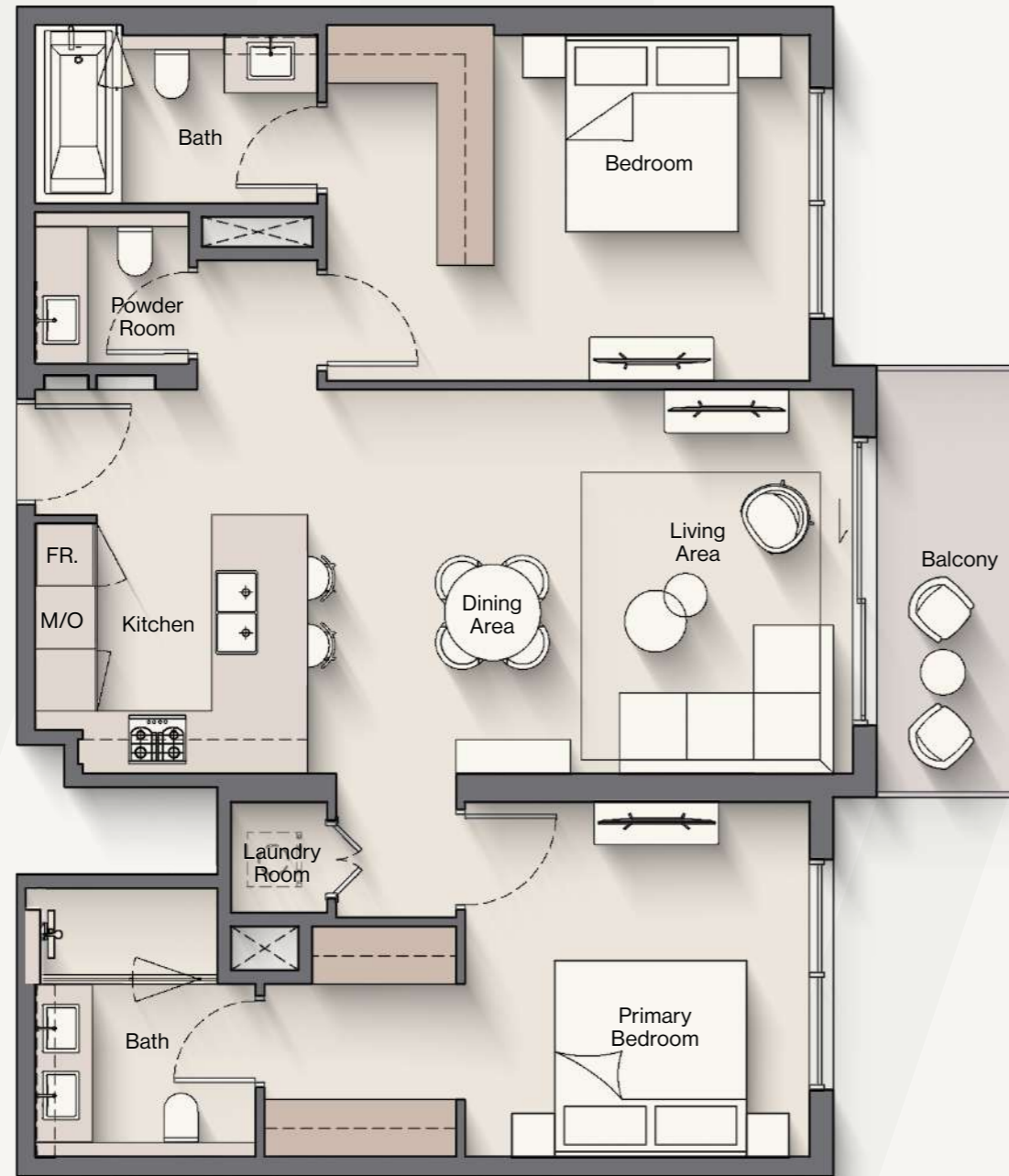
Outdoor Living Area : **57.26 sq. ft.**

Total Living Area : **780.60 sq. ft.**



# 2 - BEDROOM

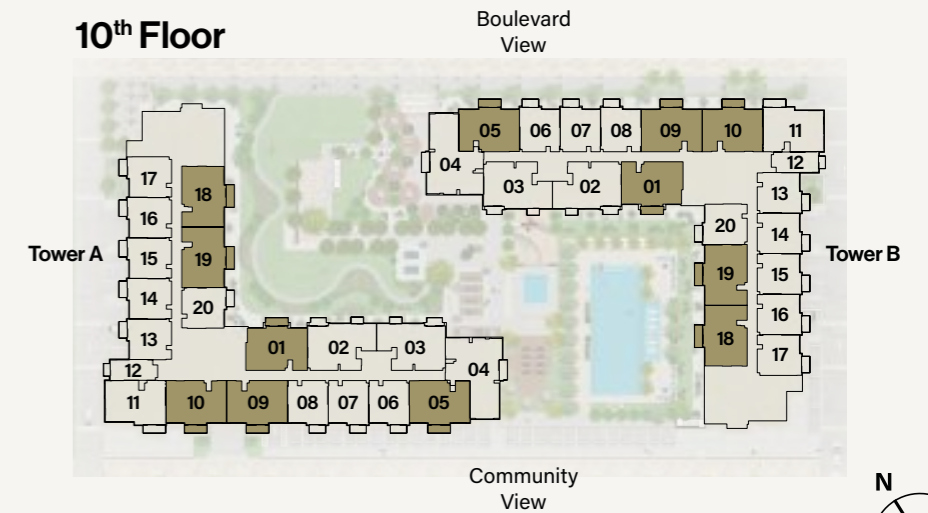
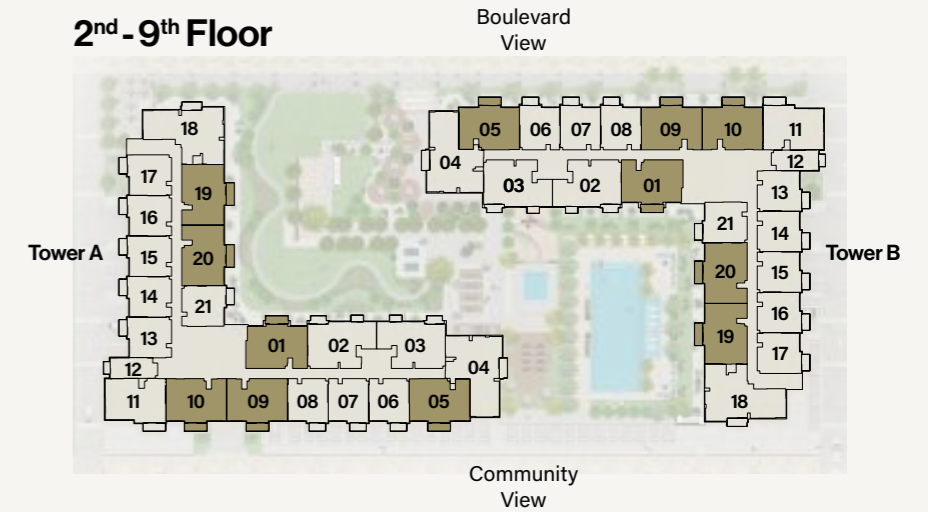
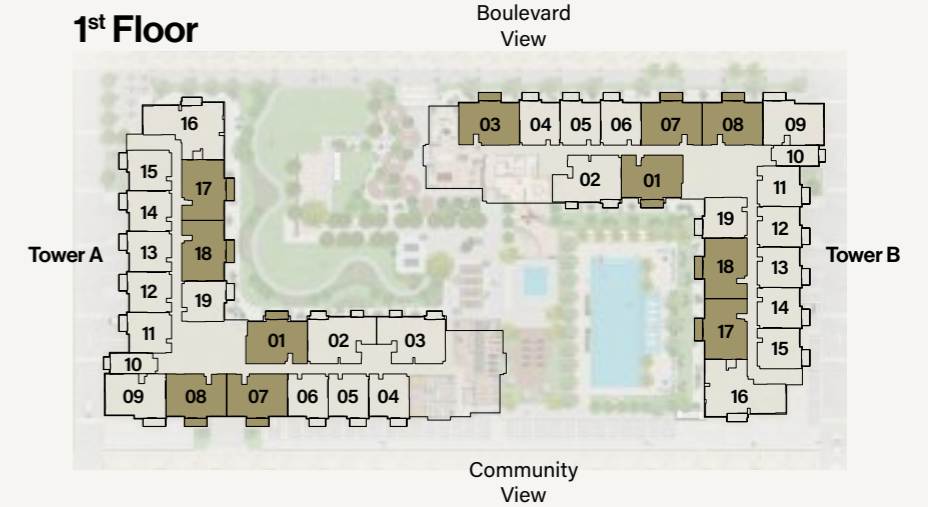
## TYPE A



Internal Living Area : 1053.79 sq. ft.

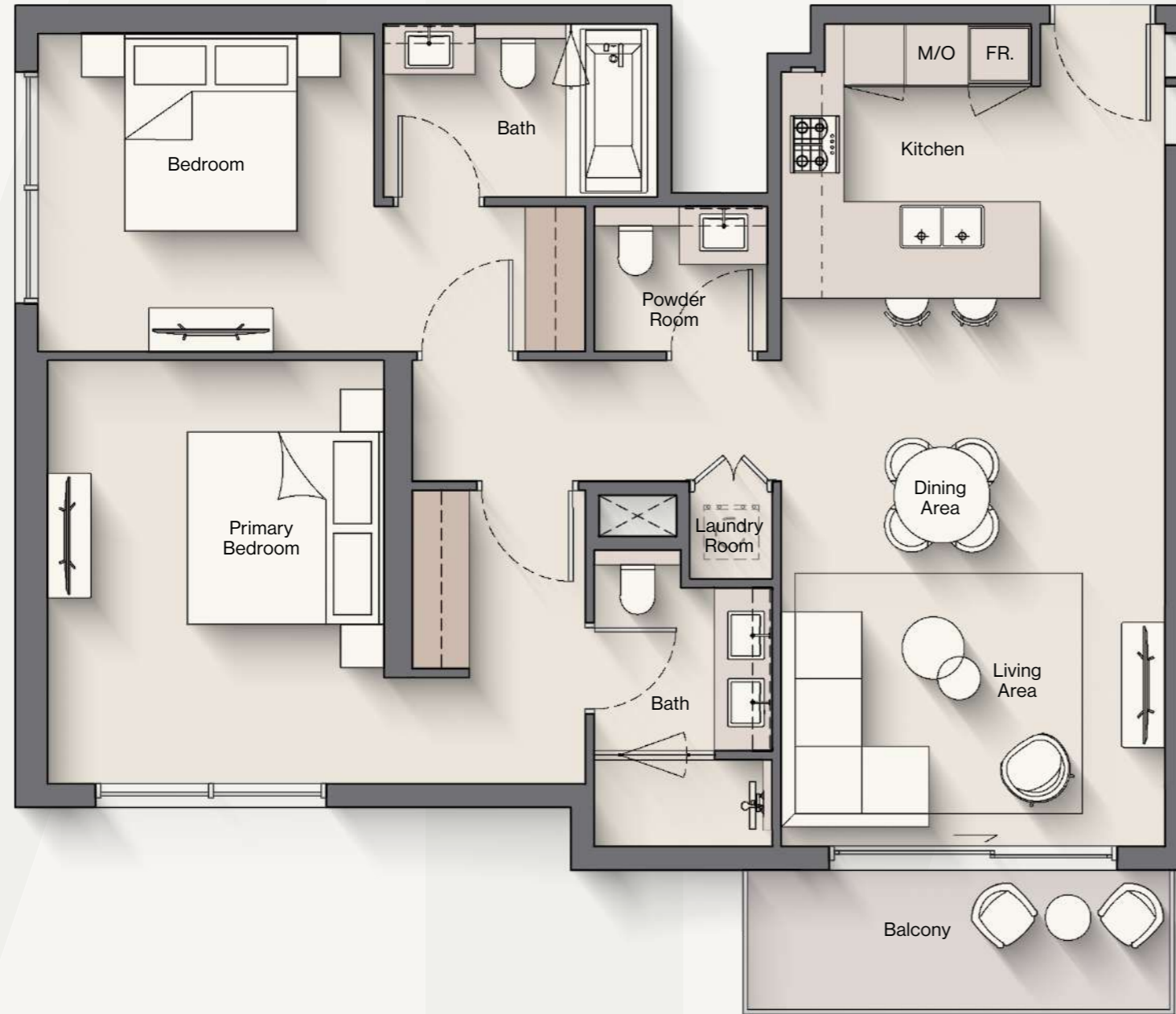
Outdoor Living Area : 77.93 sq. ft.

Total Living Area : 1131.72 sq. ft.



# 2 - BEDROOM

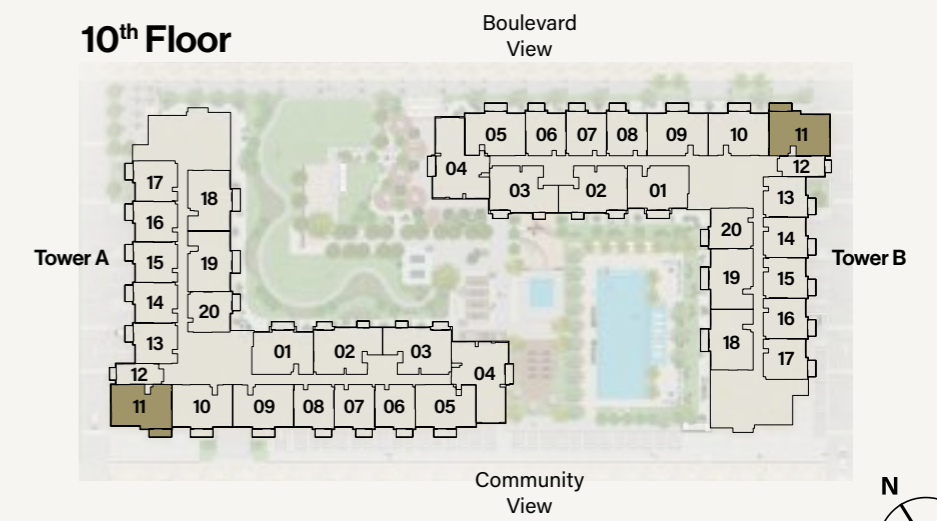
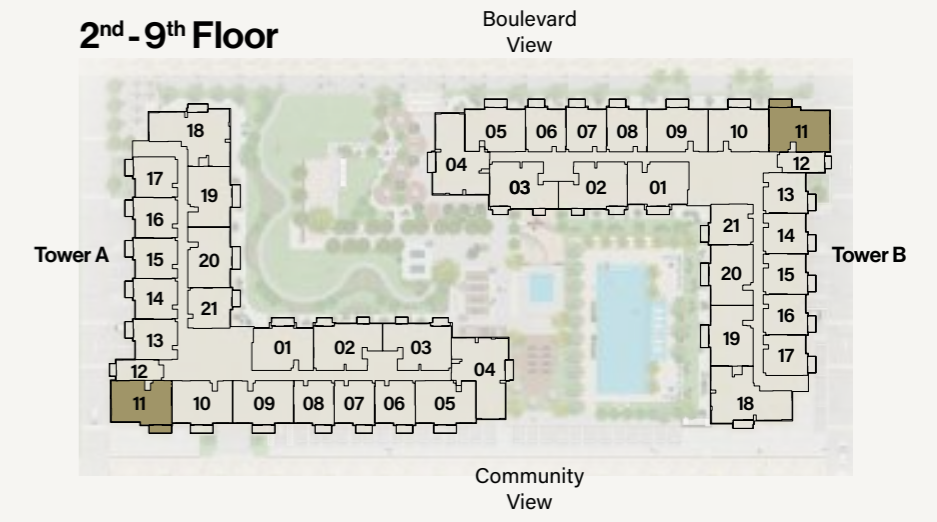
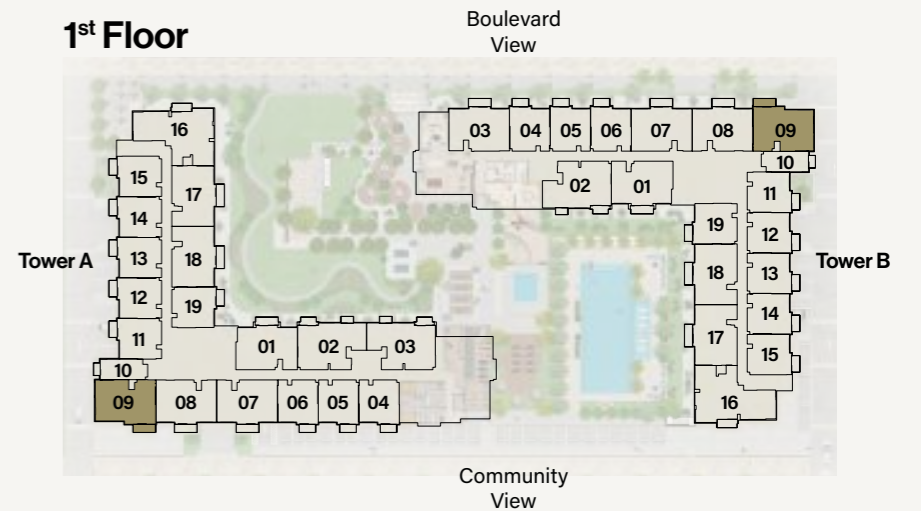
## TYPE B



Internal Living Area : **1058.20 sq. ft.**

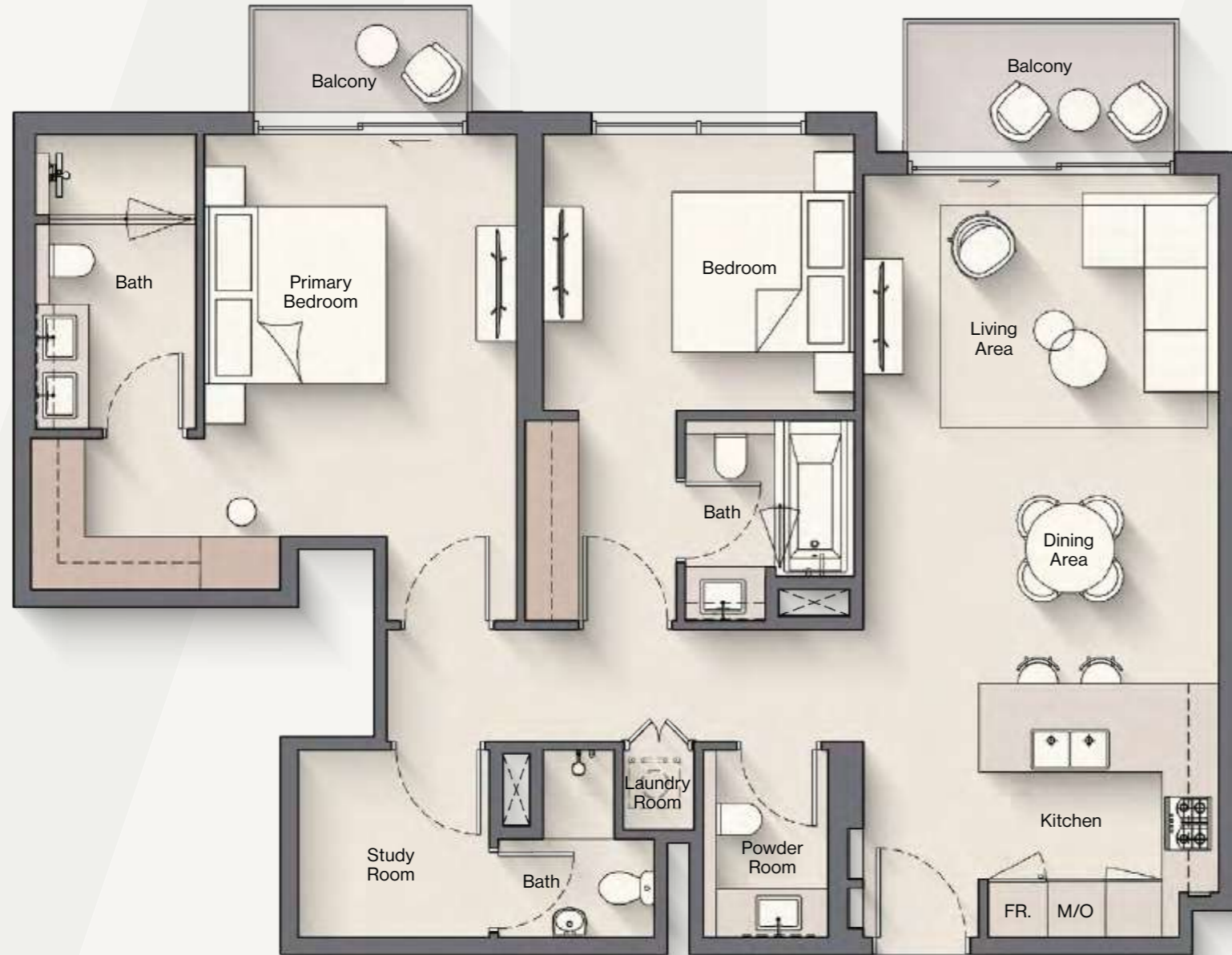
Outdoor Living Area : **77.93 sq. ft.**

Total Living Area : **1136.13 sq. ft.**



# 2 - BEDROOM + S

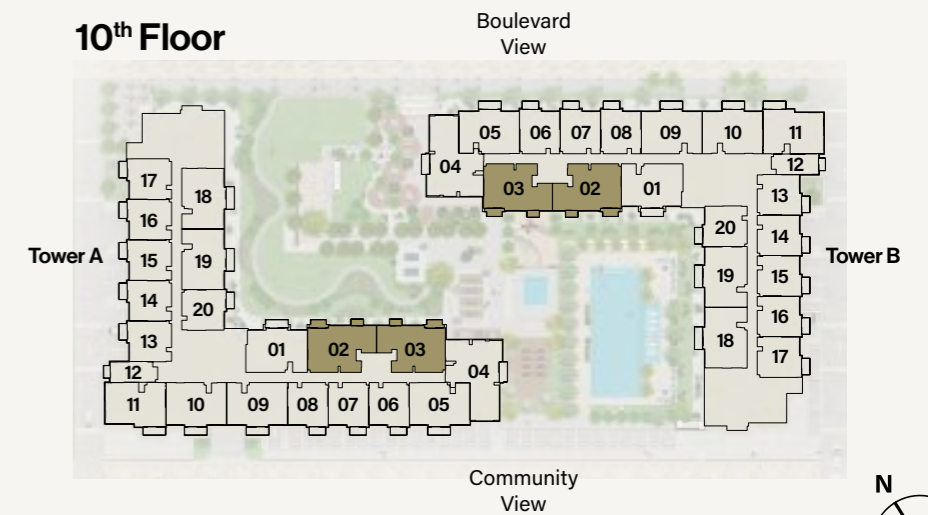
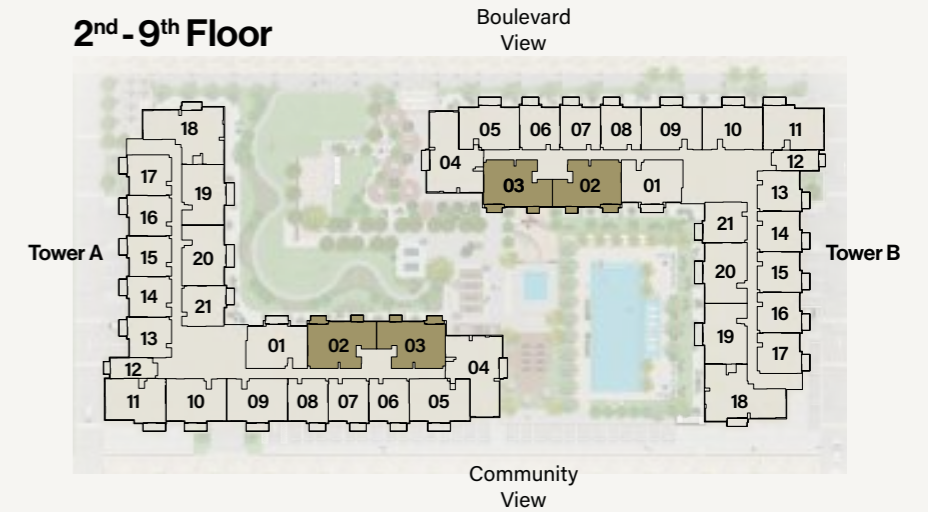
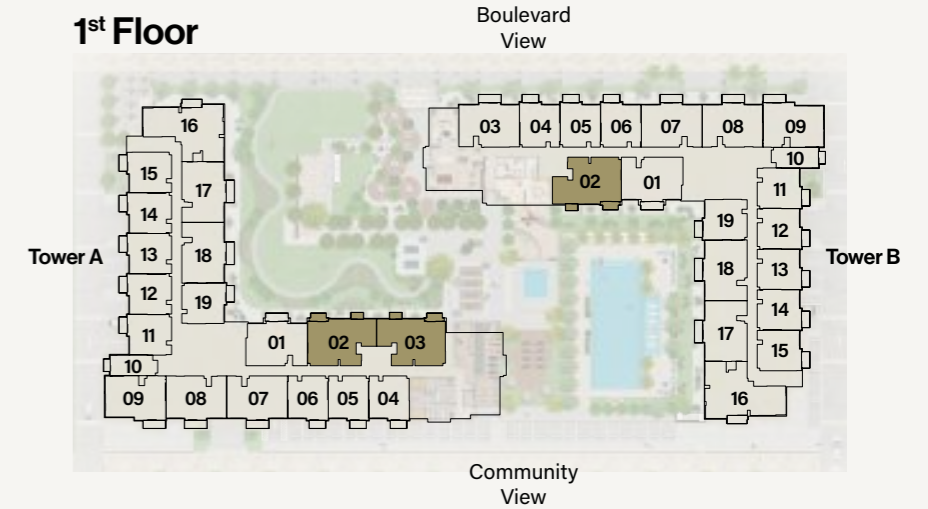
TYPE A



Internal Living Area : **1161.64 sq. ft.**

Outdoor Living Area : **95.26 sq. ft.**

Total Living Area : **1256.90 sq. ft.**



# 3 - BEDROOM

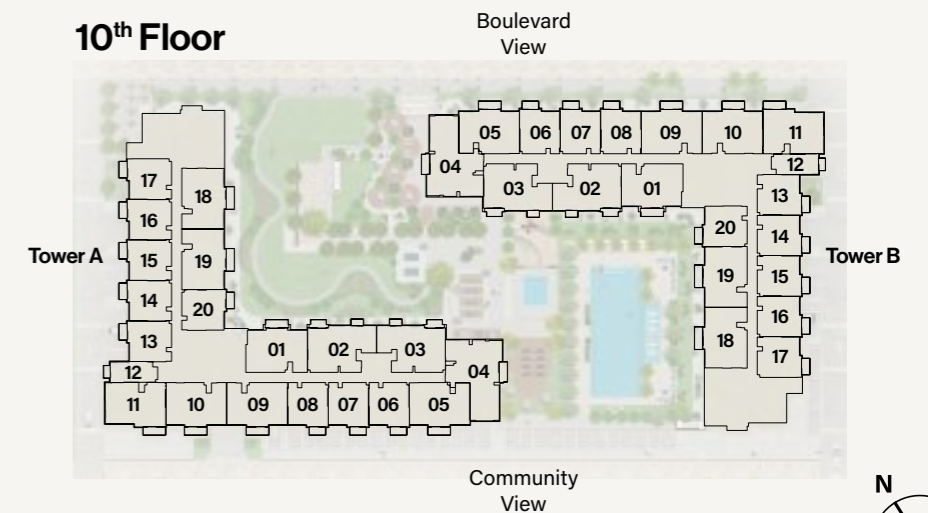
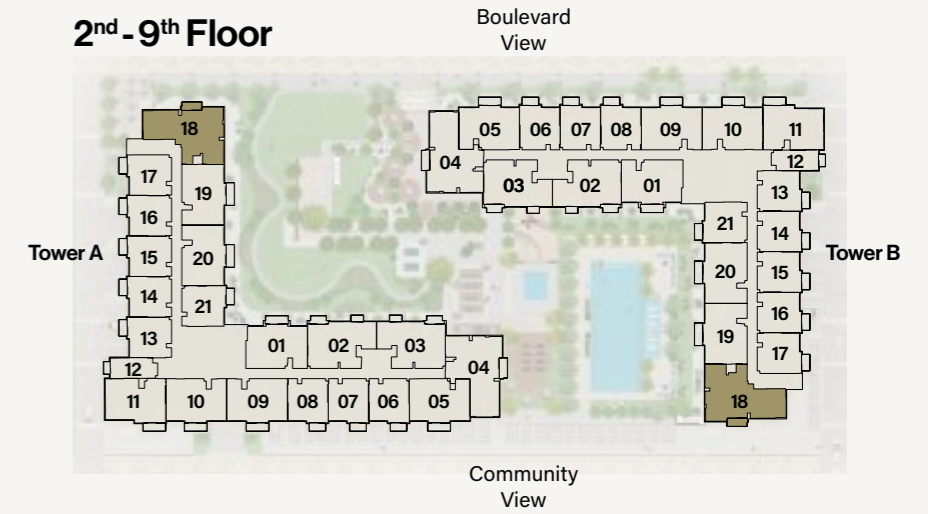
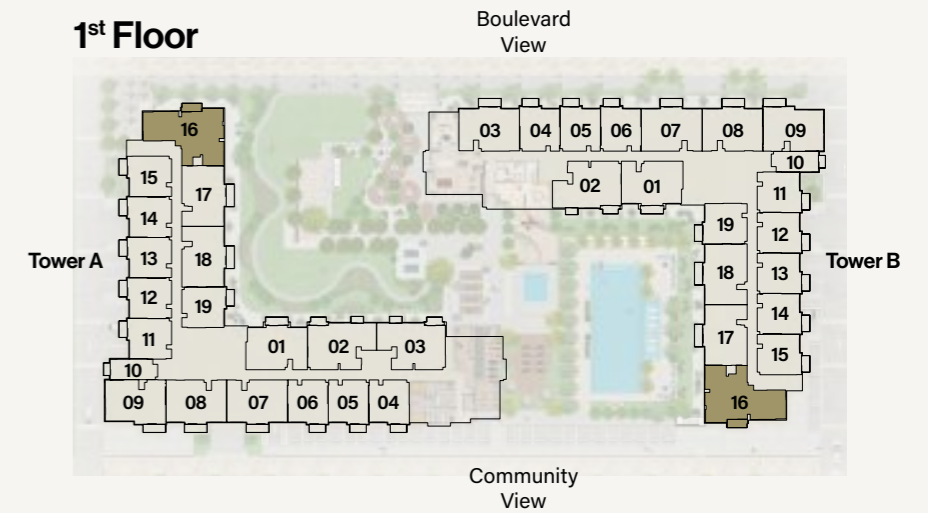
## TYPE A



Internal Living Area : **1420.19 sq. ft.**

Outdoor Living Area : **70.40 sq. ft.**

Total Living Area : **1490.59 sq. ft.**



# 3 - BEDROOM

## TYPE B

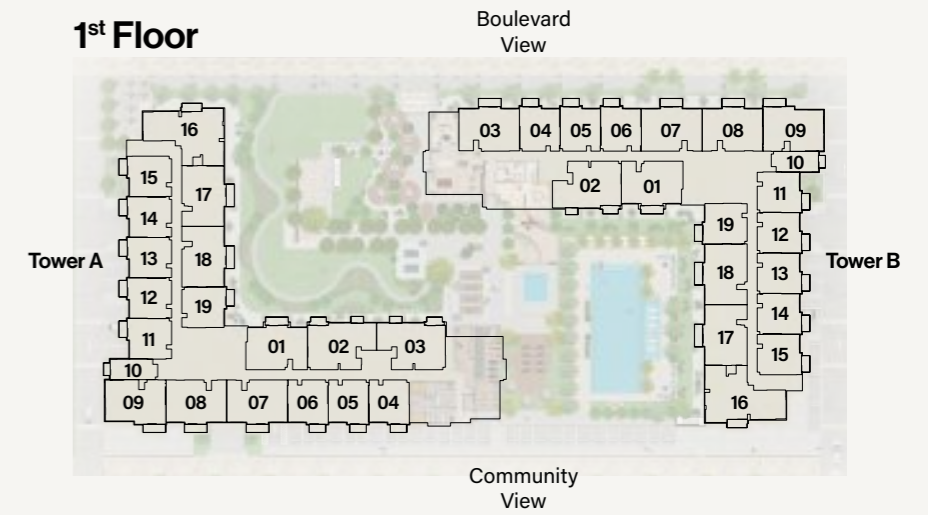


Internal Living Area : **1437.30 sq. ft.**

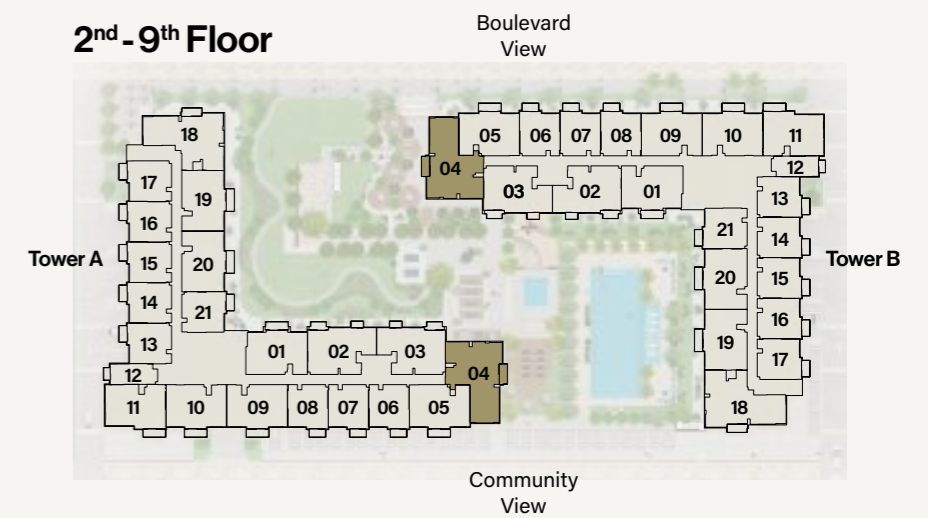
Outdoor Living Area : **70.40 sq. ft.**

Total Living Area : **1507.70 sq. ft.**

### 1<sup>st</sup> Floor



### 2<sup>nd</sup> - 9<sup>th</sup> Floor



### 10<sup>th</sup> Floor

