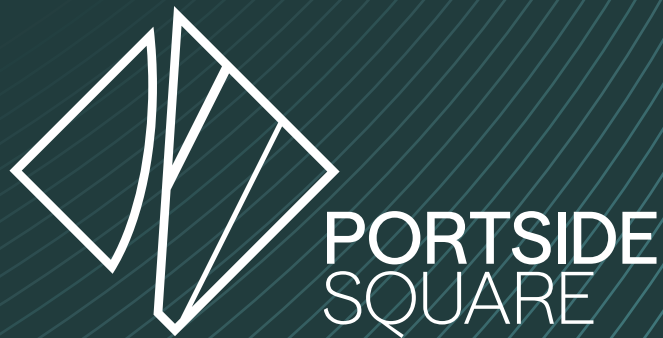




INVESTMENT
GUIDE

FLOWING LINES, LIVING ELEGANCE

Portside Square rises at Mina Rashid as an architectural statement where fluid curves meet bold geometry. Inspired by the legacy of Dubai's historic port, the towers reflect movement, flow, and light. Capturing the rhythm of the sea and the energy of the harbor. Every line and detail is shaped to create a timeless landmark on Dubai's evolving waterfront.



PROJECT CONFIGURATION



ELEVATORS

Residence 1:
3 passenger lifts + 1 service lift

Residence 2:
3 passenger lifts + 1 service lift

Residence 3:
3 passenger lifts + 1 service lift

ANTICIPATED
SERVICE CHARGE

AED 17 sq. ft

PARKING

Studio, 1 and 2 bedroom:
1 car parking spaces

3 and 4 bedroom:
2 car parking spaces

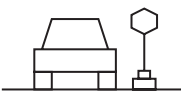
OWNERSHIP

Freehold

ANTICIPATED
COMPLETION DATE

Q4 2029

AMENITIES WITHIN THE PROJECT



Drop-off
area



Lobby lounge
and reception



Communal
table



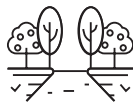
EV charging
station



Bicycle parking



Shaded Outdoor
Kids Play Area



Green Terraces



Leisure Pool



Kids pool



Outdoor
Fitness Area



Arcade Room



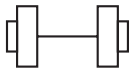
Cinema Lounge



Indoor Kids Club



Yoga and Pilates
Studio



Indoor Gym



Sauna & Steam
Room



Aroma therapy
Rooms



Aqua Cycling



A STORY CARRIED BY THE TIDE

Set within one of Dubai's most storied destinations, Portside Square offers residents a lifestyle anchored in both heritage and modernity. With the marina, dining, and retail promenades at its doorstep, this is a community where the sea frames everyday life.

Landscaped green corridors and open piazzas bring people together, offering a balance of waterfront calm and urban vibrancy.



UNIT TYPES AND SIZES

TOWER 1

Apartments	No. of Units	Size Range
Studios	18 units	from 395.9 sq.ft. to 453.81 sq.ft.
1 Bedroom Apartment	57 units	from 767.9 sq.ft. to 914.5 sq.ft.
2 Bedroom Apartment	32 units	from 1,172.94 sq.ft. to 1,377.46 sq.ft.
2 Bedroom Apartment + S	18 units	from 1,370.03 sq.ft. to 1,533.21 sq.ft.
3 Bedroom Apartment	10 units	from 1,723.62 sq.ft. to 1,874.53 sq.ft.
4 Bedroom Penthouse	1 unit	3,440.79 sq.ft.
Total Units	136 units	

TOWER 2

Apartments	No. of Units	Size Range
Studios	18 units	from 395.9 sq.ft. to 453.81 sq.ft.
1 Bedroom Apartment	57 units	from 767.9 sq.ft. to 914.5 sq.ft.
2 Bedroom Apartment	32 units	from 1,172.94 sq.ft. to 1,377.46 sq.ft.
2 Bedroom Apartment + S	18 units	from 1,370.03 sq.ft. to 1,533.21 sq.ft.
3 Bedroom Apartment	10 units	from 1,723.62 sq.ft. to 1,874.53 sq.ft.
4 Bedroom Penthouse	1 unit	3,440.79 sq.ft.
Total Units	136 units	

UNIT TYPES AND SIZES

TOWER 3

Apartments	No. of Units	Size Range
Studios	18 units	from 395.9 sq.ft. to 453.81 sq.ft.
1 Bedroom Apartment	57 units	from 767.9 sq.ft. to 914.5 sq.ft.
2 Bedroom Apartment	32 units	from 1,172.94 sq.ft. to 1,377.46 sq.ft.
2 Bedroom Apartment + S	18 units	from 1,370.03 sq.ft. to 1,533.21 sq.ft.
3 Bedroom Apartment	10 units	from 1,723.62 sq.ft. to 1,874.53 sq.ft.
4 Bedroom Penthouse	1 unit	3,440.79 sq.ft.
Total Units	136 units	



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 20% construction of the project
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
30%	On completion

BOOKING STEPS

- 01** Customer will pay the booking amount and submit therequired documents to initiate the unit reservation
- 02** Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03** Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
- 04** Customer will send back the signed SPAs for execution to Ellington Properties
- 05** Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

- 01** Buyer's Passport Copy
- 02** Home address, email address, including the contact number (should be the same as the home address)
- 03** AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>

MARINA VIEW



MARINA CUBES STREET

GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 LOBBY ENTRANCE
- 04 LOBBY LOUNGE

- 05 COMMUNAL TABLE
- 06 LOBBY RECEPTION
- 07 LIFT LOBBY
- 08 BICYCLE PARKING

- 09 EV CHARGING
- 10 PARKING FOR PEOPLE OF DETERMINATION
- 11 ACCESS TO UPPER LEVEL PARKING
- 12 PAVILION AND RETAIL DROP-OFF

- 13 PAVILION ENTRANCE
- 14 PAVILION GROUND FLOOR
- 15 OUTDOOR SEATING AREA



MARINA VIEW



MARINA CUBES STREET

PODIUM FLOOR AMENITIES PLAN

- 01 PAVILION 1ST FLOOR
- 02 ACCESS TO GARDEN AREA
- 03 OUTDOOR YOGA

- 04 GARDEN AREA
- 05 OUTDOOR SEATING AREA
- 06 ACCESS TO POOL AREA

- 07 LIFT LOBBY
- 08 PARKING FOR PEOPLE OF DETERMINATION
- 09 ACCESS TO LOWER LEVEL PARKING



MARINA VIEW



MARINA CUBES STREET

1st FLOOR AMENITIES PLAN

- 01 LEISURE POOL
- 02 BAJA SHELF
- 03 KIDS POOL
- 04 SUN LOUNGERS

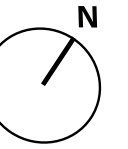
- 05 CABANAS
- 06 OUTDOOR SEATING AREA
- 07 RUNNING TRACK
- 08 OUTDOOR FITNESS AREA

- 09 OUTDOOR KIDS PLAY AREA
- 10 FLEXIBLE LAWN SPACE
- 11 AMPHITHEATRE SEATING AREA
- 12 GARDEN AREA

- 13 LIFT LOBBY
- 14 ACCESS TO POOL AREA
- 15 ACCESS TO PAVILION 1ST FLOOR
- 16 PAVILION 2ND FLOOR

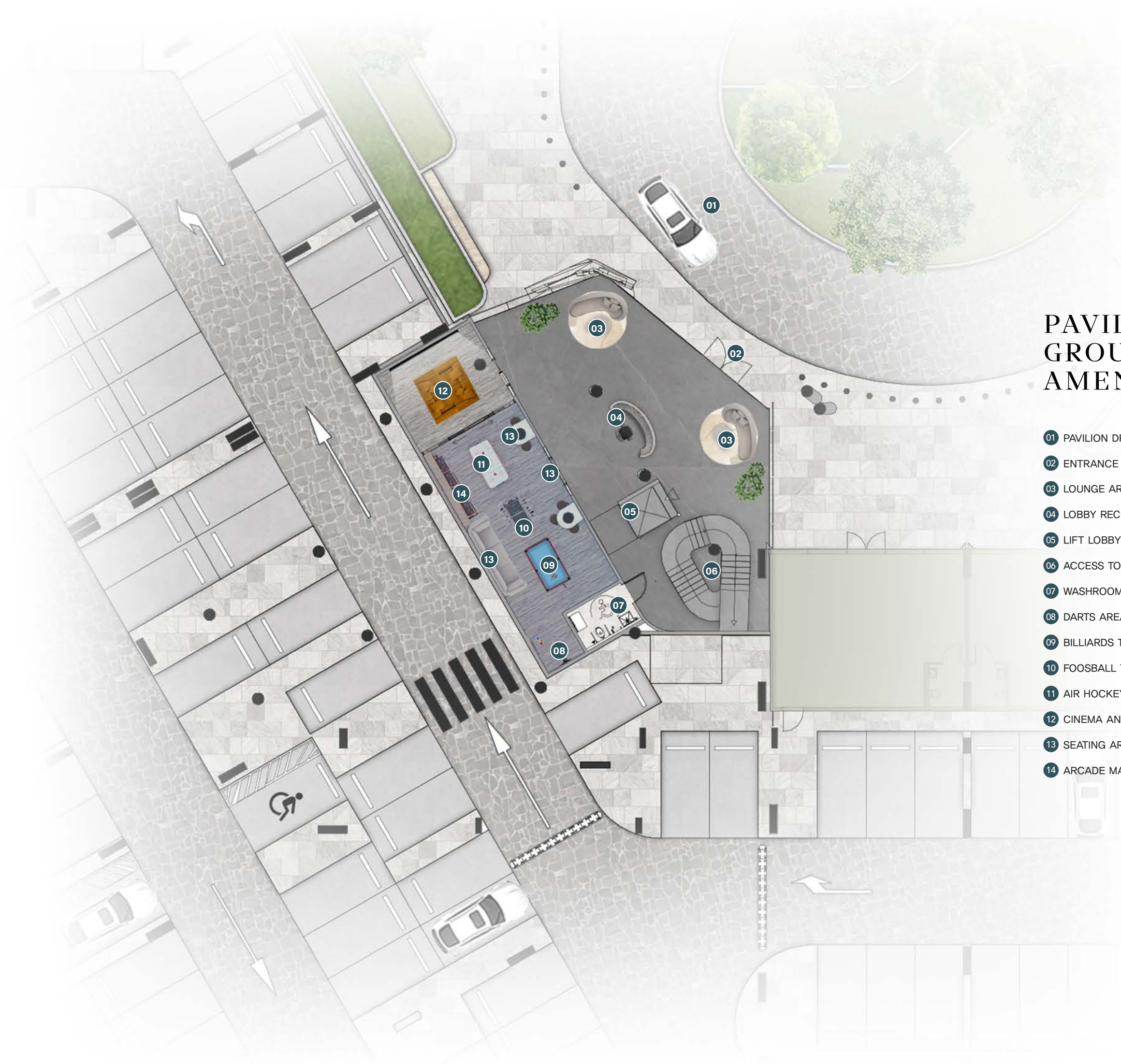
- 17 ACCESS TO PAVILION 3RD FLOOR

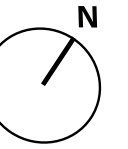




PAVILION GROUND FLOOR AMENITIES PLAN

- 01 PAVILION DROP-OFF
- 02 ENTRANCE LOBBY
- 03 LOUNGE AREA
- 04 LOBBY RECEPTION
- 05 LIFT LOBBY
- 06 ACCESS TO UPPER FLOOR
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 DARTS AREA
- 09 BILLIARDS TABLE
- 10 FOOSBALL TABLE
- 11 AIR HOCKEY TABLE
- 12 CINEMA AND GAMES LOUNGE
- 13 SEATING AREA
- 14 ARCADE MACHINES

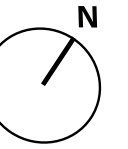




PAVILION 1st FLOOR AMENITIES PLAN

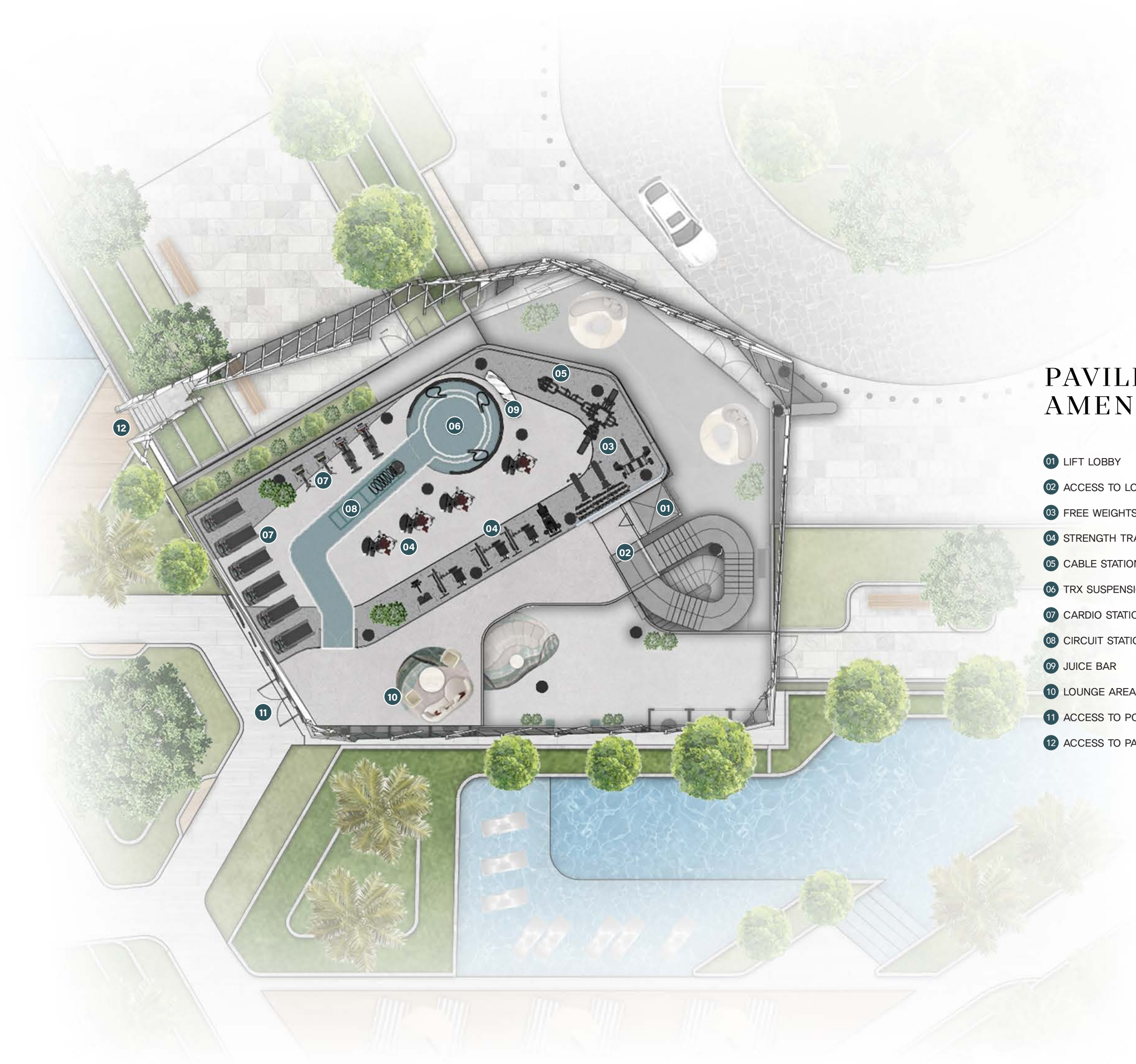
- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER FLOOR
- 03 LOUNGE SEATING AREA
- 04 CO-WORKING PODS
- 05 MALE CHANGING ROOM
- 06 FEMALE CHANGING ROOM
- 07 WASHROOM FOR PEOPLE OF DETERMINATION
- 08 FEMALE AROMATHERAPY ROOM
- 09 FEMALE STEAM SHOWER ROOM
- 10 FEMALE SAUNA ROOM
- 11 MALE SAUNA ROOM
- 12 MALE STEAM SHOWER ROOM
- 13 MALE AROMATHERAPY ROOM
- 14 AQUA CYCLING
- 15 HOT PLUNGE
- 16 SHOWER AREA
- 17 COLD PLUNGE
- 18 YOGA AREA
- 19 PILATES AREA
- 20 KIDS PLAY AREA
- 21 NURSING AND CHANGING ROOM
- 22 KIDS WASHROOM
- 23 ACCESS TO GARDEN AREA

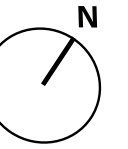




PAVILION 2nd FLOOR AMENITIES PLAN

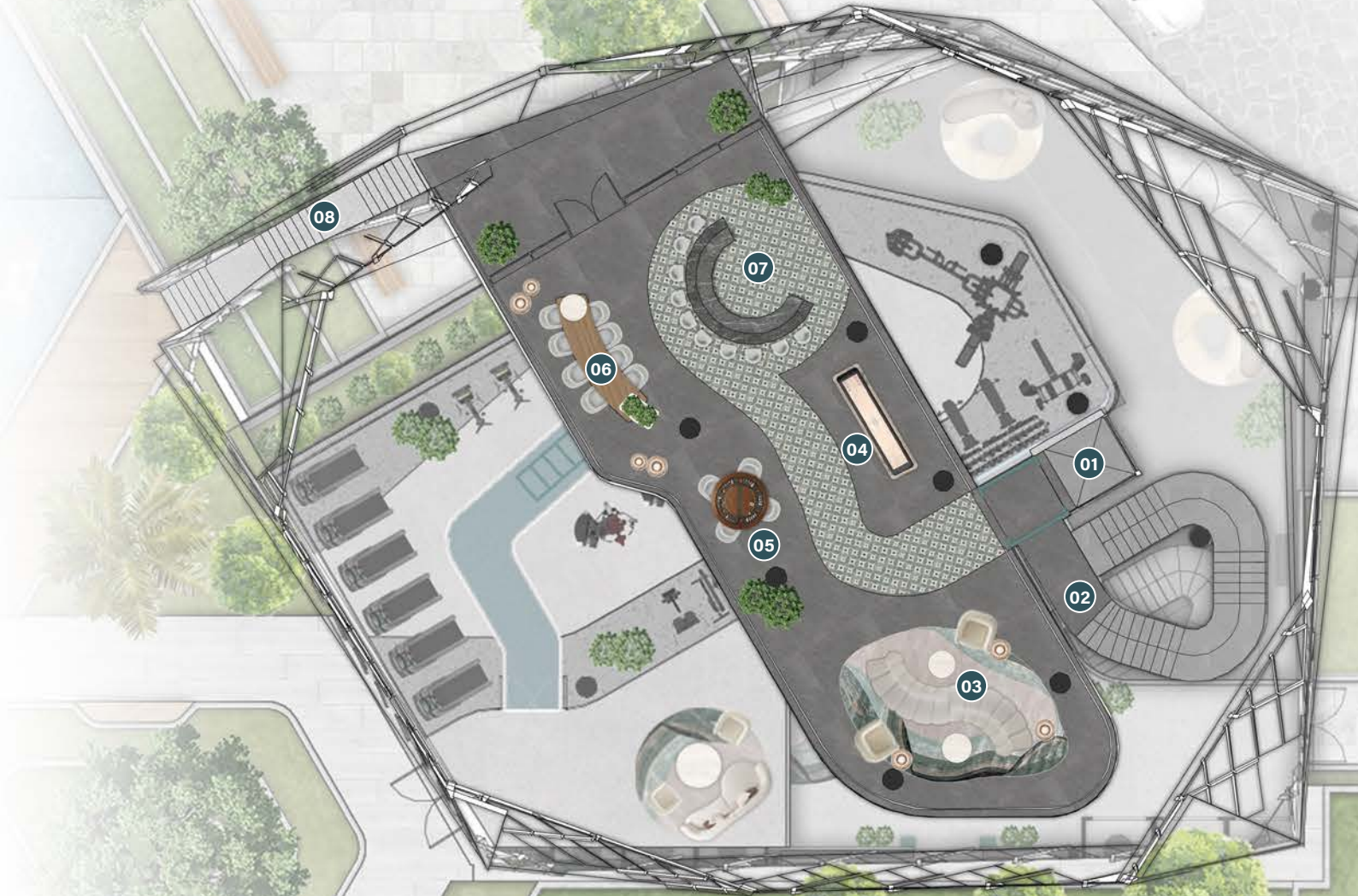
- 01 LIFT LOBBY
- 02 ACCESS TO LOWER/UPPER LEVEL
- 03 FREE WEIGHTS ZONE
- 04 STRENGTH TRAINING ZONE
- 05 CABLE STATION
- 06 TRX SUSPENSION TRAINING
- 07 CARDIO STATION
- 08 CIRCUIT STATION
- 09 JUICE BAR
- 10 LOUNGE AREA
- 11 ACCESS TO POOL AREA
- 12 ACCESS TO PAVILION 3RD FLOOR





PAVILION 3rd FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 ACCESS TO LOWER LEVELS
- 03 CLUBHOUSE LOUNGE AREA
- 04 SHUFFLE BOARD
- 05 GAMES TABLE
- 06 CLUBHOUSE DINING TABLE
- 07 CLUBHOUSE SHOW BAR
- 08 ACCESS TO POOL AREA





ANCHORED IN DESIGN

More than a collection of residences, Portside Square is a waterfront community crafted for connection. From sleek studios to expansive four-bedroom apartments, each home is designed with flowing layouts, abundant natural light, and understated elegance. The amenity pavilion, clubhouse, and wellness studios create spaces where leisure, play, and well-being intersect, all overlooking Dubai's skyline and marina views.



LOBBY LOUNGE



Step into a captivating arrival experience where sculpted arches and warm metallic finishes frame an atmosphere of elegance. The lobby, known as The Dock Arrival blends hospitality-inspired comfort with bold design gestures. A place where heritage meets refinement, welcoming residents with both grandeur and intimacy.

CLUBHOUSE



With panoramic glazing and remarkable contemporary forms, the clubhouse becomes the social anchor of Portside Square. By day, it is a bright lounge overlooking the marina; by night, it transforms into a refined space for dining, games, and gatherings. A true extension of home designed for connection.

FITNESS STUDIO



The fitness studio offers a dynamic environment where movement feels effortless. State-of-the-art equipment, flexible training zones, and views across the marina create an inspiring space to elevate performance and well-being.

SPA



Known as The Quiet Deck, the wellness studio is crafted as a sanctuary of renewal. The spa is crafted with natural stone, flowing forms, and warm tones that echo the calm of the sea. With aqua cycling, contrast therapy, meditation, and aromatherapy, it creates a restorative journey where body and mind find balance.

KIDS PLAY AREA



CO-WORKING



Bright, playful, and inspired by Mina Rashid's maritime spirit, the children's area reimagines lighthouses, sails, and ships into spaces for imagination and adventure. Safe, engaging, and thoughtfully designed, it turns every visit into a voyage of discovery.

Designed as The Port of Ideas, the co-working space merges productivity with style. Intimate niches, collaborative tables, and generous natural light create an environment that adapts to focus, creativity, and connection. A workspace seamlessly integrated into everyday living.

ARCADE ROOM



Echoing the industrial legacy of Mina Rashid, the arcade room transforms play into an immersive experience. Concrete textures, metal accents, and bold graphics reference the mechanics of the port, reimagined with a contemporary edge. Here, foosball, billiards, air hockey, and classic arcade games coexist in a dynamic space that pulses with energy and nostalgia. It's more than a room for recreation - it's a social hub where design, play, and connection converge, celebrating the joy of movement and the spirit of community.

POOL DECK



Suspended above the waterfront, the pool deck is designed as a tranquil expanse where the sea and sky seem to merge. The space unfolds through fluid lines and soft landscaping, creating areas for both leisure and movement. With dedicated lap and leisure pools, the experience shifts between quiet relaxation and vibrant social energy. Cabanas, shaded lounges, and panoramic views complete the setting - a seamless dialogue between water, light, and design.



BEDROOM



The bedrooms are designed as retreats of light and texture, where expansive windows open to the sea and city beyond. Bespoke headboards, layered finishes, and a refined palette create spaces that feel both intimate and elevated.

WARDROBE



Function meets refinement in the custom-designed wardrobes. Thoughtfully illuminated shelving, integrated vanity spaces, and generous storage solutions transform everyday organization into an graceful experience, reflecting both extravagance and practicality.

KITCHEN



Crafted with precision, the kitchens combine natural stone surfaces, warm wood finishes, and integrated appliances. Designed as both a culinary and social hub, the open layouts encourage connection, emerging impeccably into the dining and living spaces.

LIVING AREA



Expansive glazing floods the interiors with natural light, creating living spaces that feel both open and intimate. The modern layouts balance relaxation and sophistication, with curated finishes and textures enriching every moment, from entertaining guests to quiet evenings at home.



WHERE HERITAGE FLOWS INTO MODERN LIVING

Portside Square is not only a new landmark on Dubai's waterfront, but also an extension of a community shaped by heritage, design, and modern living. It signals a new chapter where residents can experience connection, well-being, and marina vibrancy in every detail. More than residences, it is a destination that continues the story of Mina Rashid while opening the door to a timeless lifestyle by the sea.



WHY INVEST IN DUBAI?

- | | | | |
|---|--|---|--|
|  High rental returns compared to major world cities |  Residence visa |  World-class COVID-19 management |  Ease of doing business – 1st in MENA* |
| 0% Tax on residential real estate |  Safe and reliable investment environment |  World-class education |  Consistently growing population |
|  Fixed exchange rate (US Dollar and UAE Dirham) |  Sustained economic growth |  Readily available financing options |  DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center ** |
|  Stable economy and currency | | | <p>*Ease Of Doing Business Report – 2021
** The Global Financial Centres Index - 2019</p> |

WHY INVEST WITH
ELLINGTON PROPERTIES



Award-winning
boutique developer



Hotel and private club inspired
amenities



Prime locations across
the Emirates

ROI

High return on investment*

30%

Premium on average
rental returns*



High tenant retention

96%

Occupancy rate on
delivered projects*



High capital appreciation
upon handover



Quicker return of capital
compared to market average*



Multiple payment options
available including
cryptocurrency



Transparent and reliable
customer care



Sustainability compliance
with Dubai Green Building
Regulations

*ReidIn Market Data





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