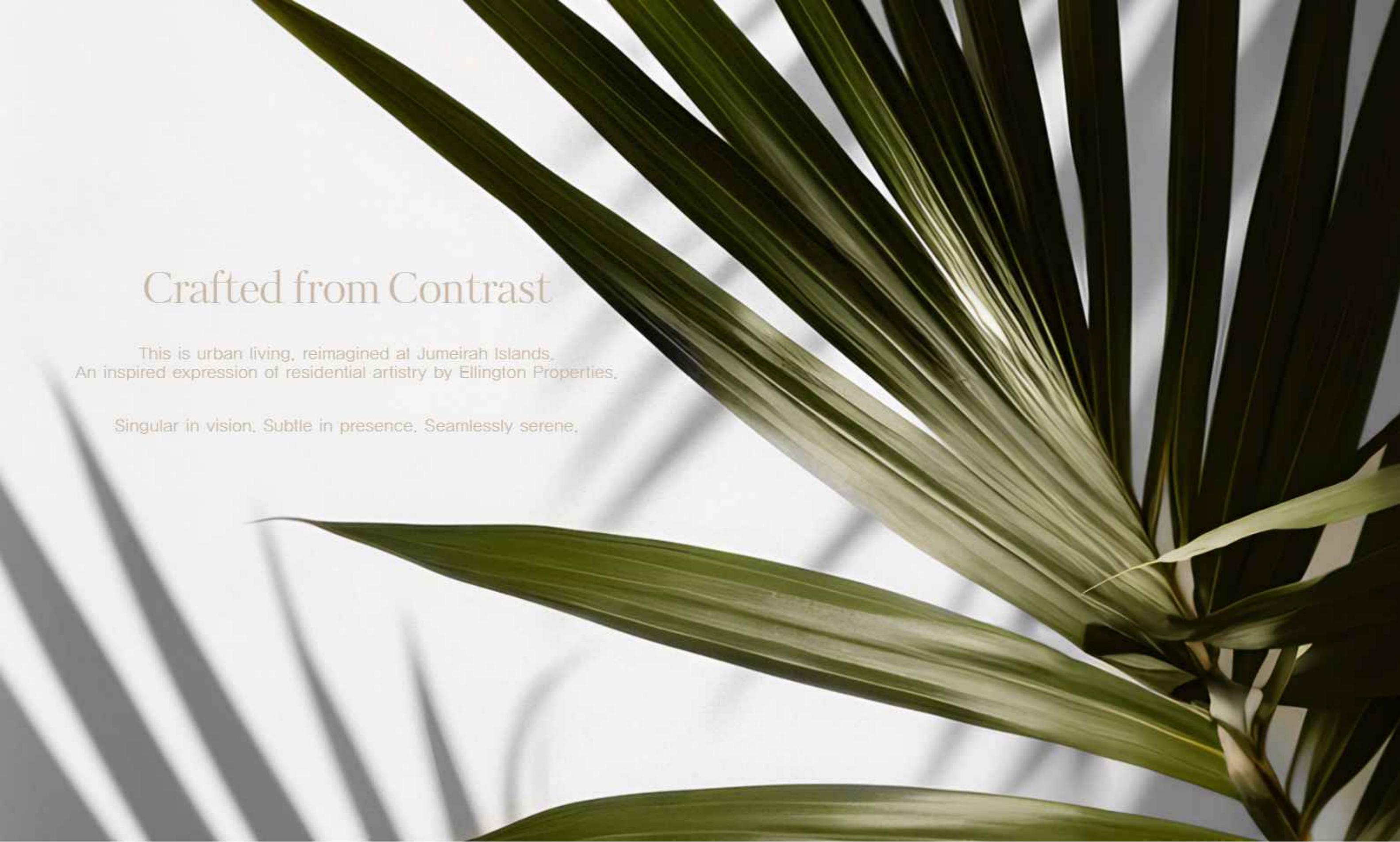




# ALTIERA

## HEIGHTS

PROJECT BRIEF



# Crafted from Contrast

This is urban living, reimagined at Jumeirah Islands.  
An inspired expression of residential artistry by Ellington Properties.

Singular in vision. Subtle in presence. Seamlessly serene.

# A dialogue of rhythm and form

A curated architectural statement nestled within the storied beauty of Jumeirah Islands. Known for its tranquil waterways, sculpted greenery, and discreet prestige, this enclave becomes the new canvas for Ellington's evolving design language.

Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Alliera Heights is not just a place to live; it is a place to observe, breathe, and belong.

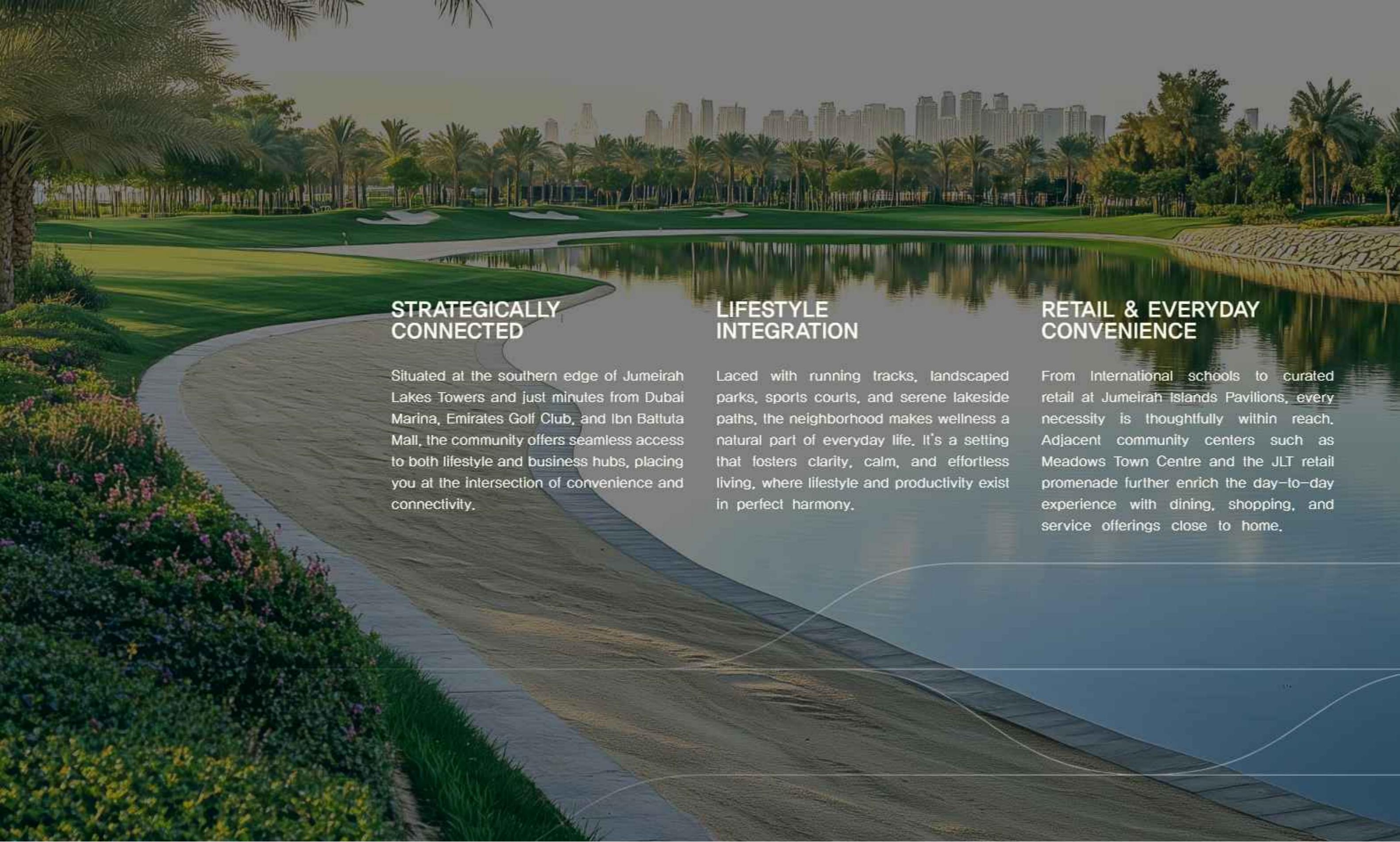
Every residence is attuned to its setting, with spatial choreography that embraces dual aspects, soft light, and curated perspectives, making each view not just a sightline, but a moment of clarity.



# Jumeirah Islands

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land-to-water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land-to-water ratio, making it one of the most tranquil, exclusive residential settings in Dubai.

Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.



## STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

## LIFESTYLE INTEGRATION

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

## RETAIL & EVERYDAY CONVENIENCE

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day-to-day experience with dining, shopping, and service offerings close to home.

# Location



# Driving distances



Jumeirah  
Islands Pavilion



Jumeirah  
Lakes Towers



Uptown  
Dubai



Jumeirah  
Islands clubhouse



Montgomerie  
Golf Club



Dubai Marina  
Yacht Club



Emirates  
Golf Club



Ain  
Dubai



Mall of  
the Emirates



Palm  
Jumeirah



Burj  
Al Arab



Burj Khalifa/  
Dubai Mall



Al Maktoum  
International Airport



Dubai International  
Financial Centre



Dubai International  
Airport

# Sun and views analysis

WINTER  
SUNSET

W

SUMMER  
SUNSET

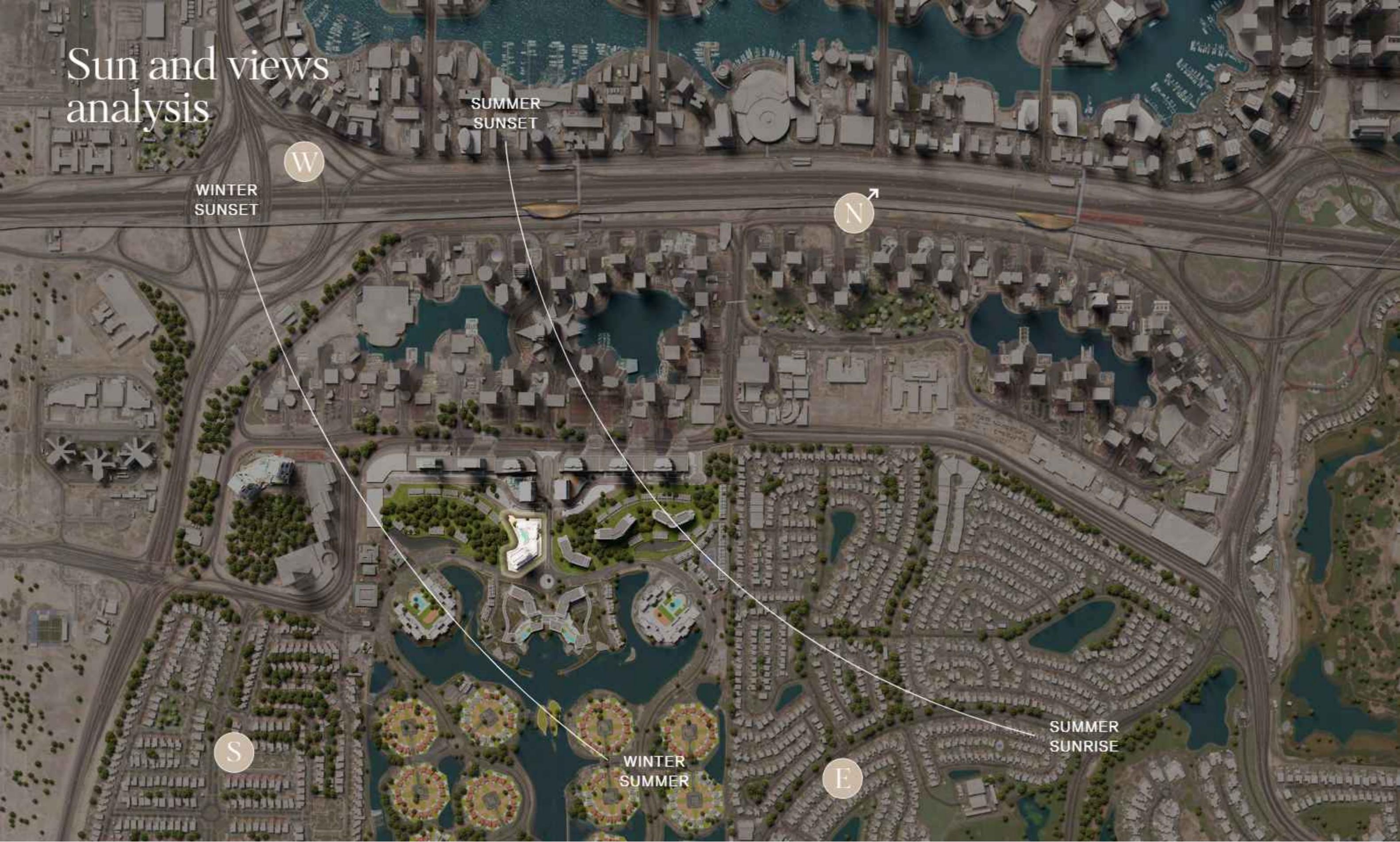
N

SUMMER  
SUNRISE

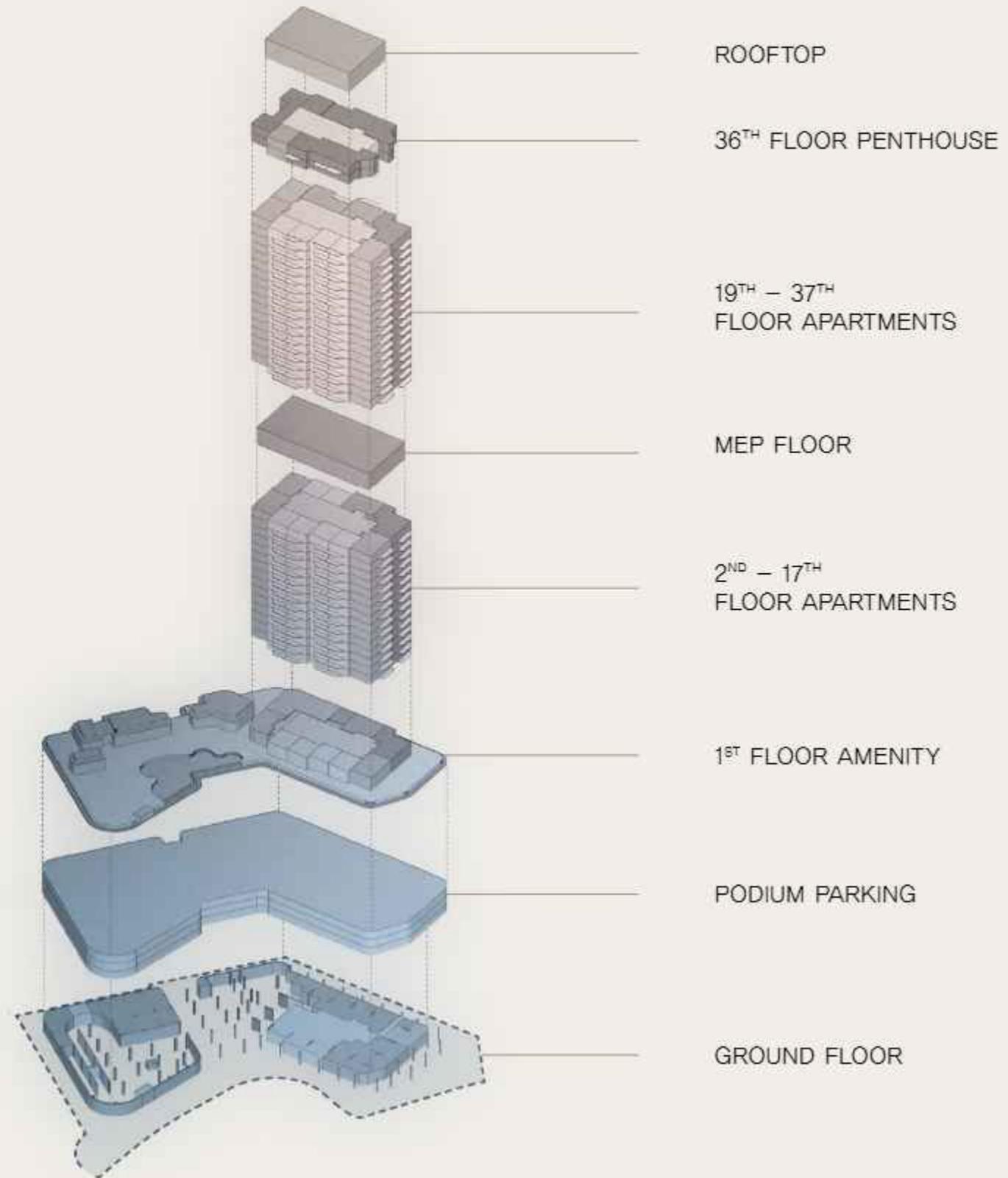
E

WINTER  
SUMMER

S



# Architectural sections



# Building configurations



## ELEVATORS

6 passenger elevators  
1 service elevator

## ANTICIPATED COMPLETION DATE

Q4 2028

## ANTICIPATED SERVICE CHARGE

AED 21 per sq.ft.

## PARKING

1 and 2 bedroom : 1 parking space  
3 and 4 bedroom : 2 parking spaces

## OWNERSHIP

Freehold

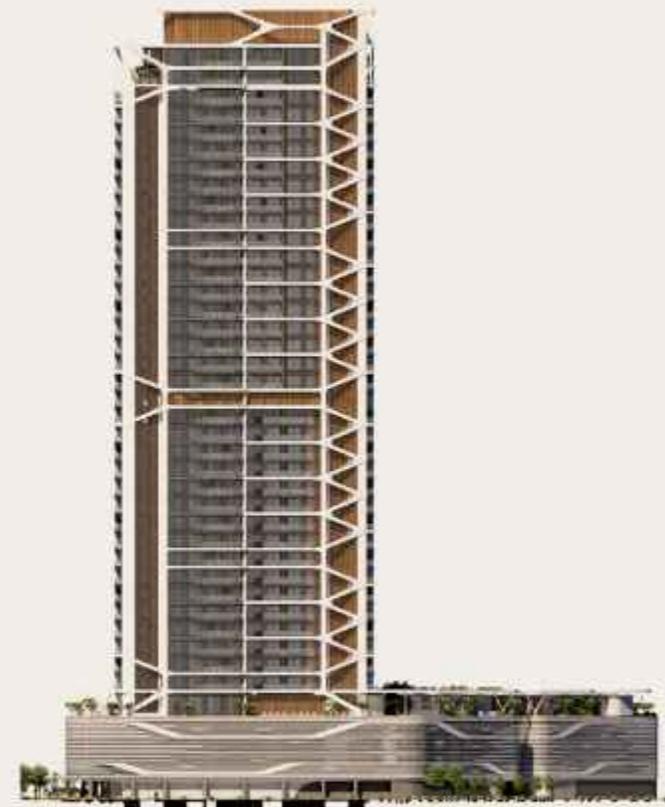
# Elevations



West  
ELEVATION



South  
ELEVATION



East  
ELEVATION



North  
ELEVATION





## Size range & Unit type

---

1 Bedroom Apartment	168 units	From 820 sq.ft. to 895 sq.ft.
2 Bedroom Apartment	100 units	From 1,237 sq.ft. to 1,393 sq.ft.
2 Bedroom Apartment + S	51 units	From 1,369 sq.ft. to 1,501 sq.ft.
3 Bedroom Apartment	34 units	From 1,640 sq.ft. to 1,950 sq.ft.
4 Bedroom Penthouse	2 units	From 5,810 sq.ft. to 6,085 sq.ft.
<hr/>		
Total Units	355 units	





Amenities



Drop-off and arrival plaza



Lobby reception



Lobby lounge



UH WEST  
BY ELLINGTON

TO  
JUMEIRAH LAKES  
TOWERS

JUMEIRAH ISLAND  
STREET

## GROUND FLOOR AMENITIES PLAN

- 01 MAIN ROAD ENTRANCE
- 02 DROP-OFF PLAZA
- 03 LANDSCAPE FEATURE
- 04 TAXI WAITING AREA
- 05 LOBBY ENTRANCE
- 06 LOBBY RECEPTION
- 07 COMMUNAL TABLE
- 08 SERVICE COUNTER
- 09 LIFT LOBBY
- 10 SERVICE LIFT

- 11 BICYCLE PARKING & REPAIR STATION
- 12 MOVE-IN TRUCK ZONE
- 13 VISITOR PARKING
- 14 RESIDENTS VEHICLE ACCESS
- 15 EV CHARGING STATION
- 16 INDEPENDENT CAR WASH BAY
- 17 ACCESS TO UPPER LEVEL PARKING
- 18 ACCESS TO GROUND FLOOR
- 19 F&B TERRACE
- 20 GREEN SOCIAL SPACE

URBAN  
PLAZA

TO  
JUMEIRAH ISLANDS  
PAVILION





First floor amenities



Pool



Outdoor seating



Clubhouse



START

Fitness studio



Kids club

## 1st FLOOR AMENITIES PLAN

- |                          |                                |
|--------------------------|--------------------------------|
| 01 INFINITY-EDGE POOL    | 18 OUTDOOR KIDS PLAY           |
| 02 BAJA SHELF            | 19 OUTDOOR GREENHOUSE PAVILION |
| 03 SOAK & SOCIAL BENCH   | 20 GAMES STATION               |
| 04 SUN LOUNGERS AREA     | 21 OUTDOOR GAMES AREA          |
| 05 OUTDOOR SHOWER        | 22 KARAOKE/CINEMA ROOM         |
| 06 POOL PAVILION         | 23 PODCAST ROOM                |
| 07 POOL ENTRANCE         | 24 KITCHENETTE                 |
| 08 WATER GARDEN          | 25 BAR AREA                    |
| 09 OUTDOOR SEATING AREAS | 26 CLUB LOUNGE                 |
| 10 FITNESS STUDIO        | 27 CLUB TERRACE                |
| 11 BOXING AREA           | 28 VITALITY POOLS              |
| 12 YOGA STUDIO           | 29 JAPANESE-ONSEN BATHS        |
| 13 OUTDOOR YOGA AREA     | 30 STEAM & SAUNA ROOMS         |
| 14 FEMALE CHANGE ROOM    | 31 CHANGE ROOMS                |
| 15 MALE CHANGE ROOM      | 32 GROOMING & BEAUTY LOUNGE    |
| 16 OUTDOOR FITNESS AREA  | 33 SPA TERRACE                 |
| 17 KIDS CLUB             | 34 LIFT LOBBY                  |





Residences



Living and dining



Kitchen



Bedroom



Bathroom

Powder room





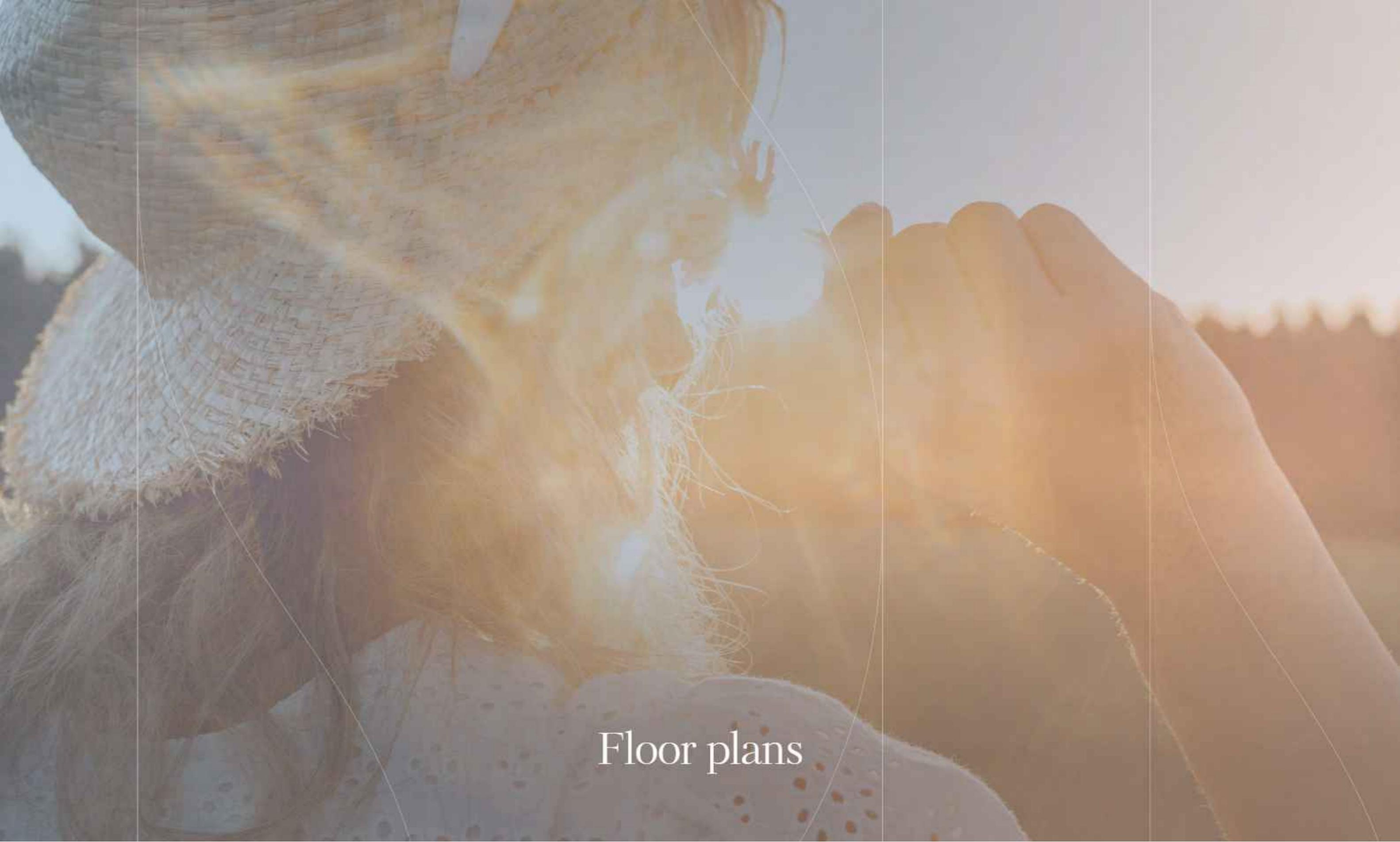
Penthouse



Penthouse living area

Penthouse bathroom





Floor plans

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

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



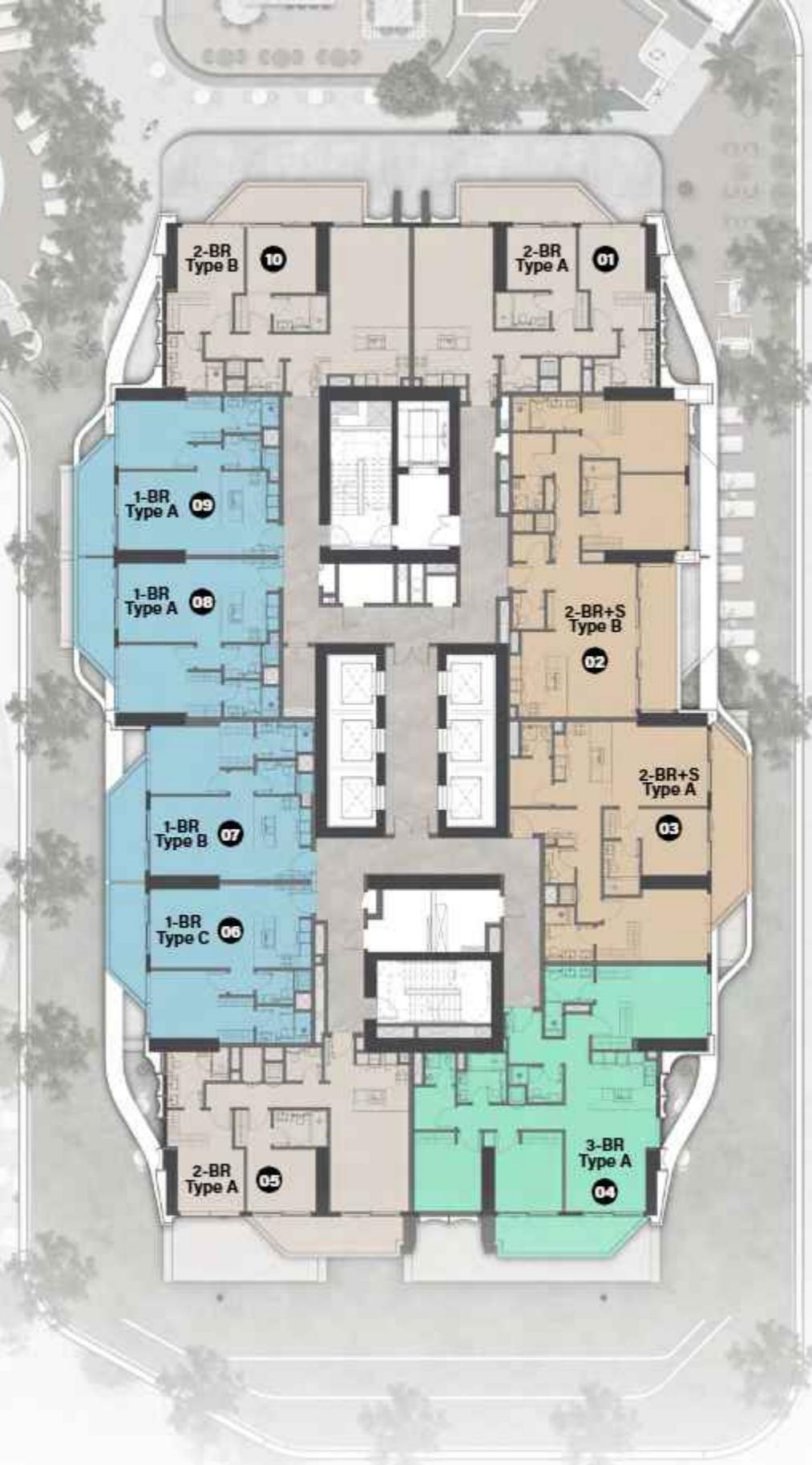
## 2<sup>nd</sup> - 17<sup>th</sup> Floor Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



# 19<sup>th</sup>-35<sup>th</sup> Floor Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



# 36<sup>th</sup> Floor Typical Plan

 4 Bedroom Penthouse  
Lower Level



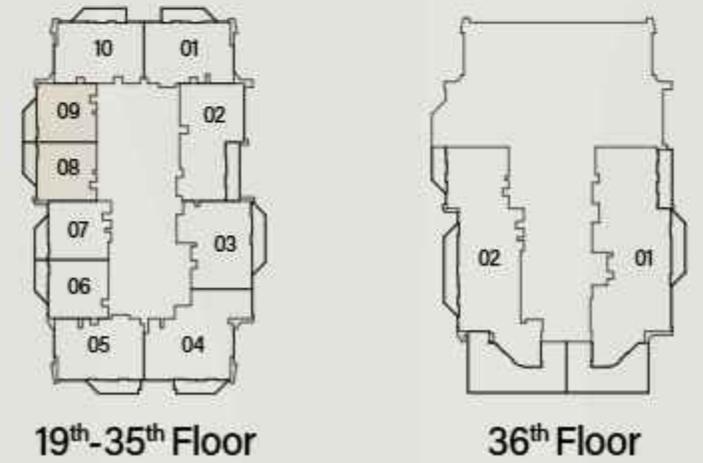
# 37<sup>th</sup> Floor Typical Plan

■ 4 Bedroom Penthouse  
Upper Level



# 1 - BEDROOM

## TYPE A



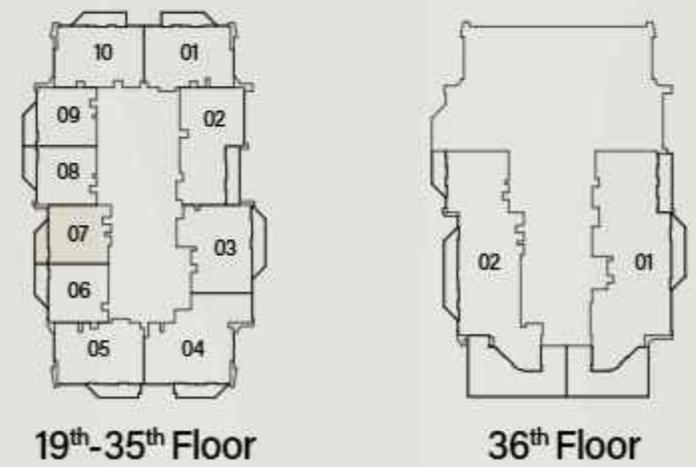
Internal Living Area : 713.86 sq. ft.

Outdoor Living Area : 106.02 sq. ft.

Total Living Area : 819.89 sq. ft.

# 1 - BEDROOM

TYPE B



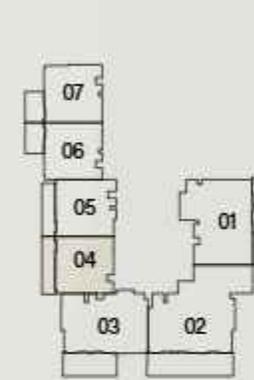
Internal Living Area : 737.76 sq. ft.

Outdoor Living Area : 106.02 sq. ft.

Total Living Area : 843.78 sq. ft.

# 1 - BEDROOM

## TYPE C



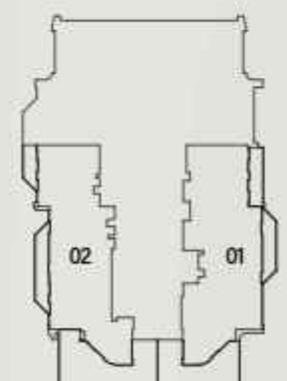
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

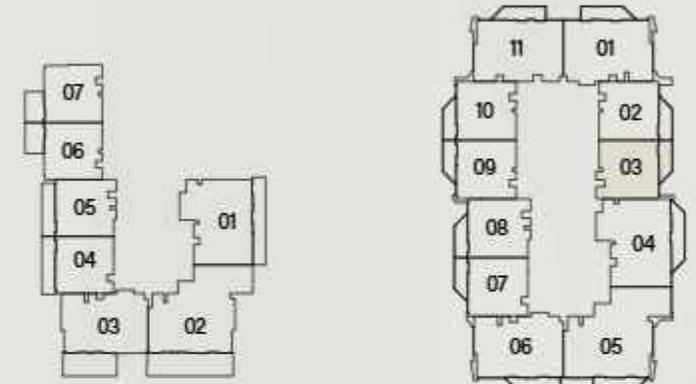
Internal Living Area : 720.64 sq. ft.

Outdoor Living Area : 105.49 sq. ft.

Total Living Area : 826.13 sq. ft.

# 1 - BEDROOM

## TYPE D

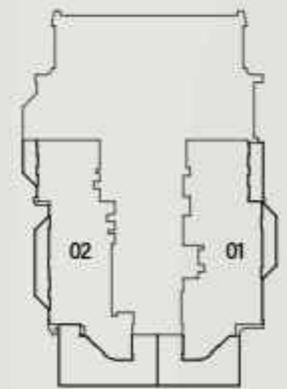


1<sup>st</sup> Floor

2<sup>nd</sup>-17<sup>th</sup> Floor



19<sup>th</sup>-35<sup>th</sup> Floor



36<sup>th</sup> Floor

Internal Living Area : 729.15 sq. ft.

Outdoor Living Area : 106.02 sq. ft.

Total Living Area : 835.17 sq. ft.

# 2 - BEDROOM

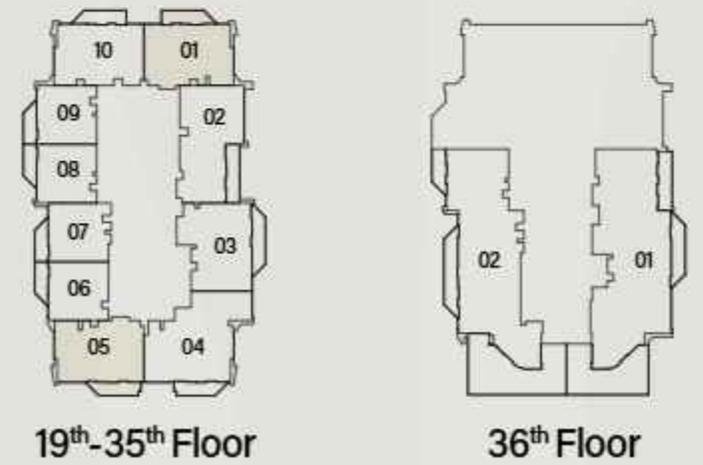
## TYPE A



Internal Living Area : 1115.79 sq. ft.

Outdoor Living Area : 138.32 sq. ft.

Total Living Area : 1254.10 sq. ft.



# 2 - BEDROOM

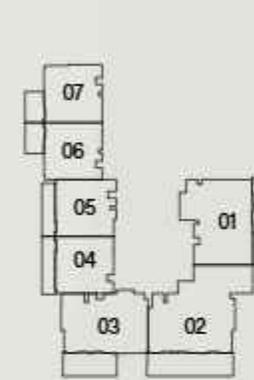
## TYPE B



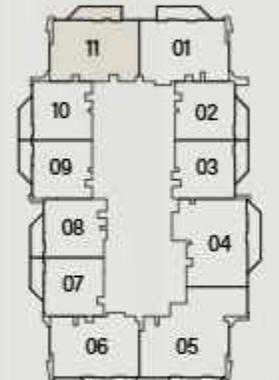
Internal Living Area : 1098.67 sq. ft.

Outdoor Living Area : 138.32 sq. ft.

Total Living Area : 1236.99 sq. ft.



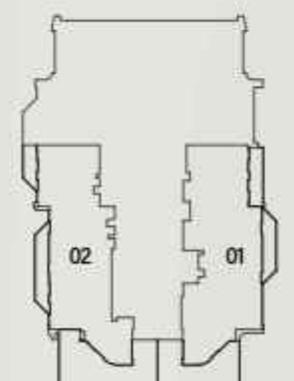
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

# 2 - BEDROOM + S

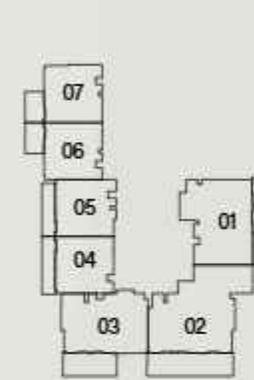
TYPE A



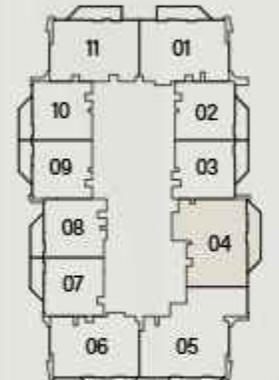
Internal Living Area : 1198.88 sq. ft.

Outdoor Living Area : 170.29 sq. ft.

Total Living Area : 1369.17 sq. ft.



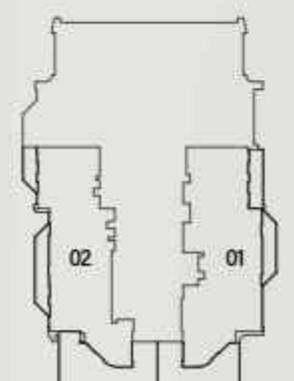
1st Floor



2nd-17th Floor



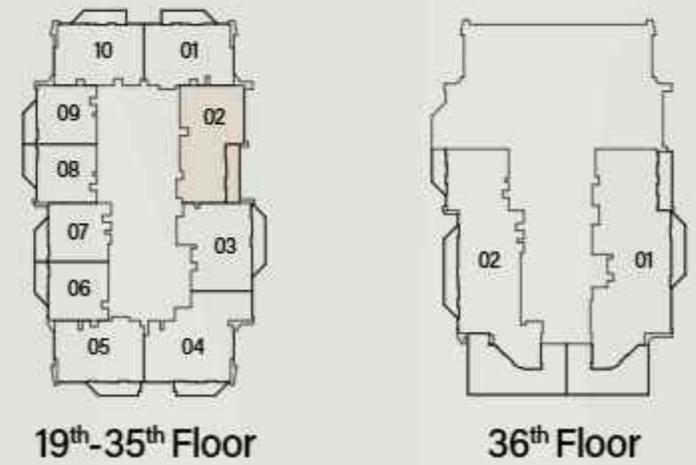
19th-35th Floor



36th Floor

# 2 - BEDROOM + S

## TYPE B



Internal Living Area : 1334.40 sq. ft.

Outdoor Living Area : 166.73 sq. ft.

Total Living Area : 1501.13 sq. ft.

# 3 - BEDROOM

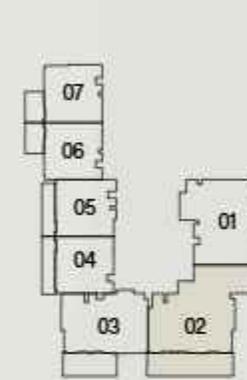
## TYPE A



Internal Living Area : 1505.76 sq. ft.

Outdoor Living Area : 134.66 sq. ft.

Total Living Area : 1640.42 sq. ft.



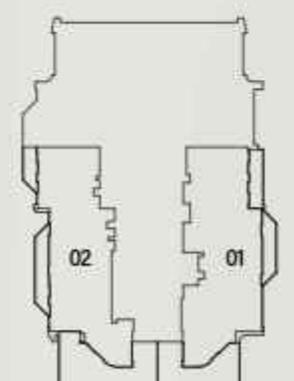
1<sup>st</sup> Floor



2<sup>nd</sup>-17<sup>th</sup> Floor



19<sup>th</sup>-35<sup>th</sup> Floor



36<sup>th</sup> Floor

# 4 - BEDROOM PENTHOUSE

TYPE A



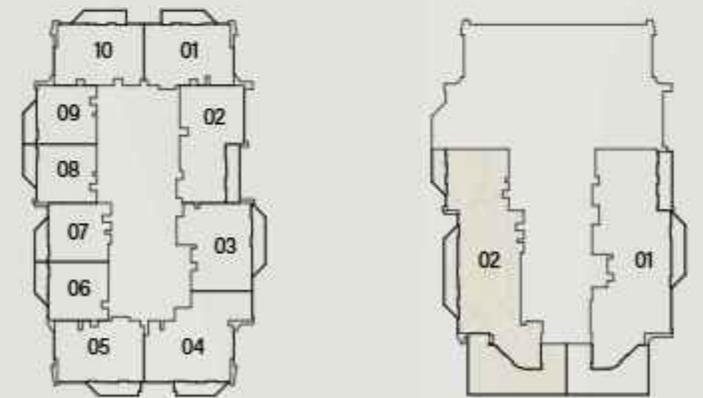
Lower Level

Upper Level



1st Floor

2nd-17th Floor



19th-35th Floor

36th Floor

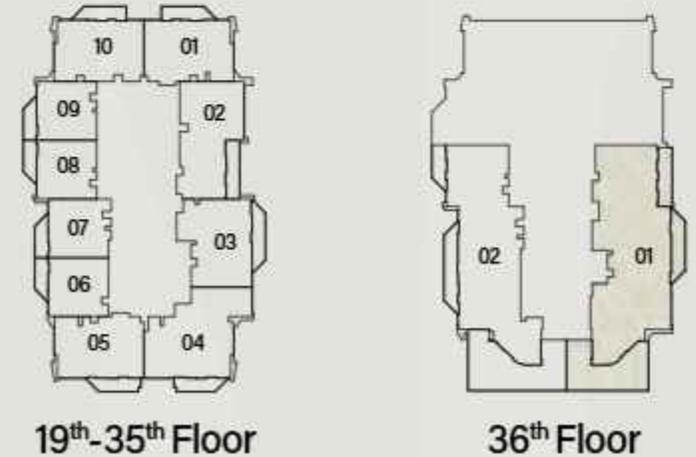
Internal Living Area : 4412.23 sq. ft.

Outdoor Living Area : 1397.91 sq. ft.

Total Living Area : 5810.14 sq. ft.

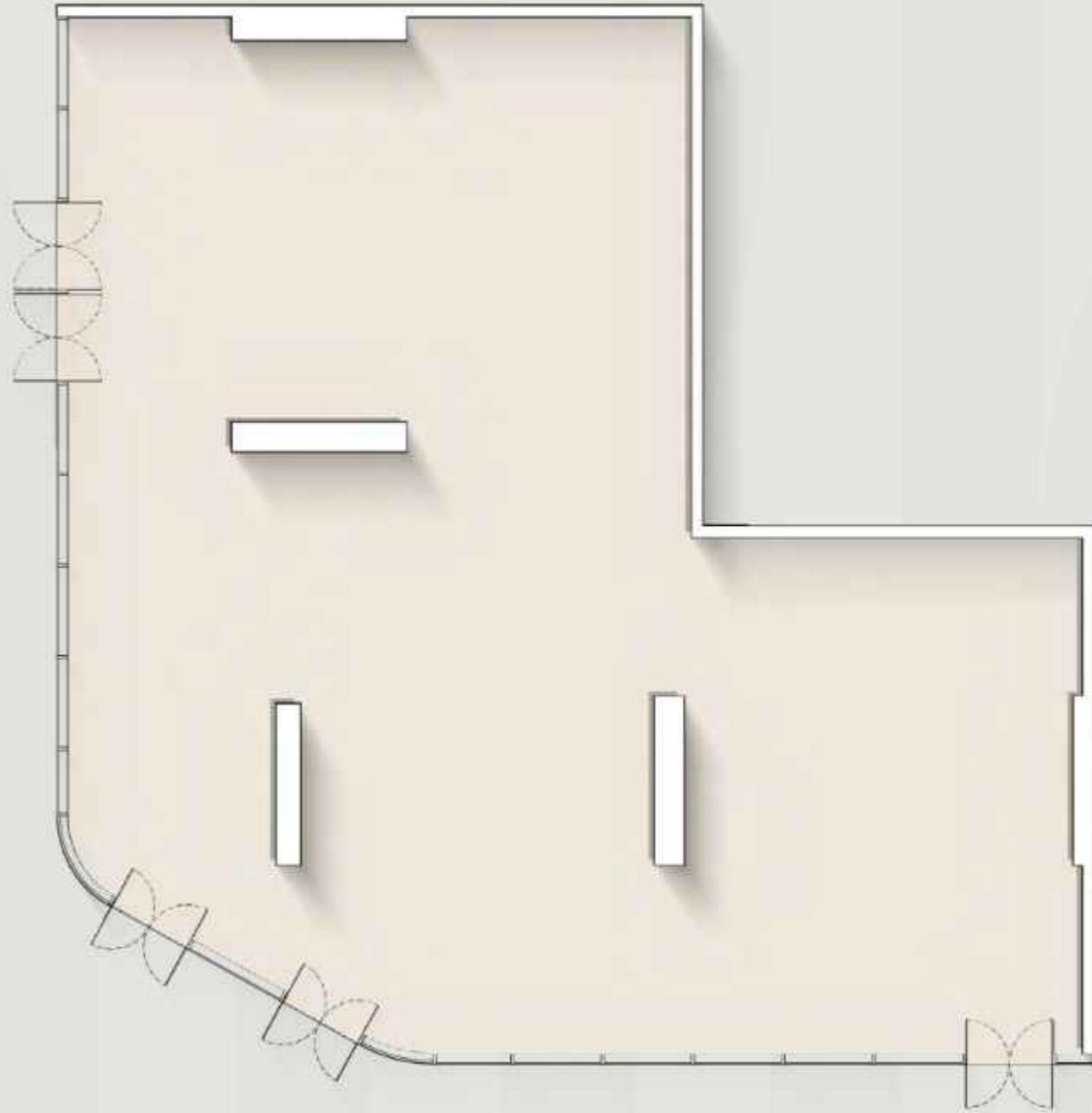
# 4 - BEDROOM PENTHOUSE

TYPE B



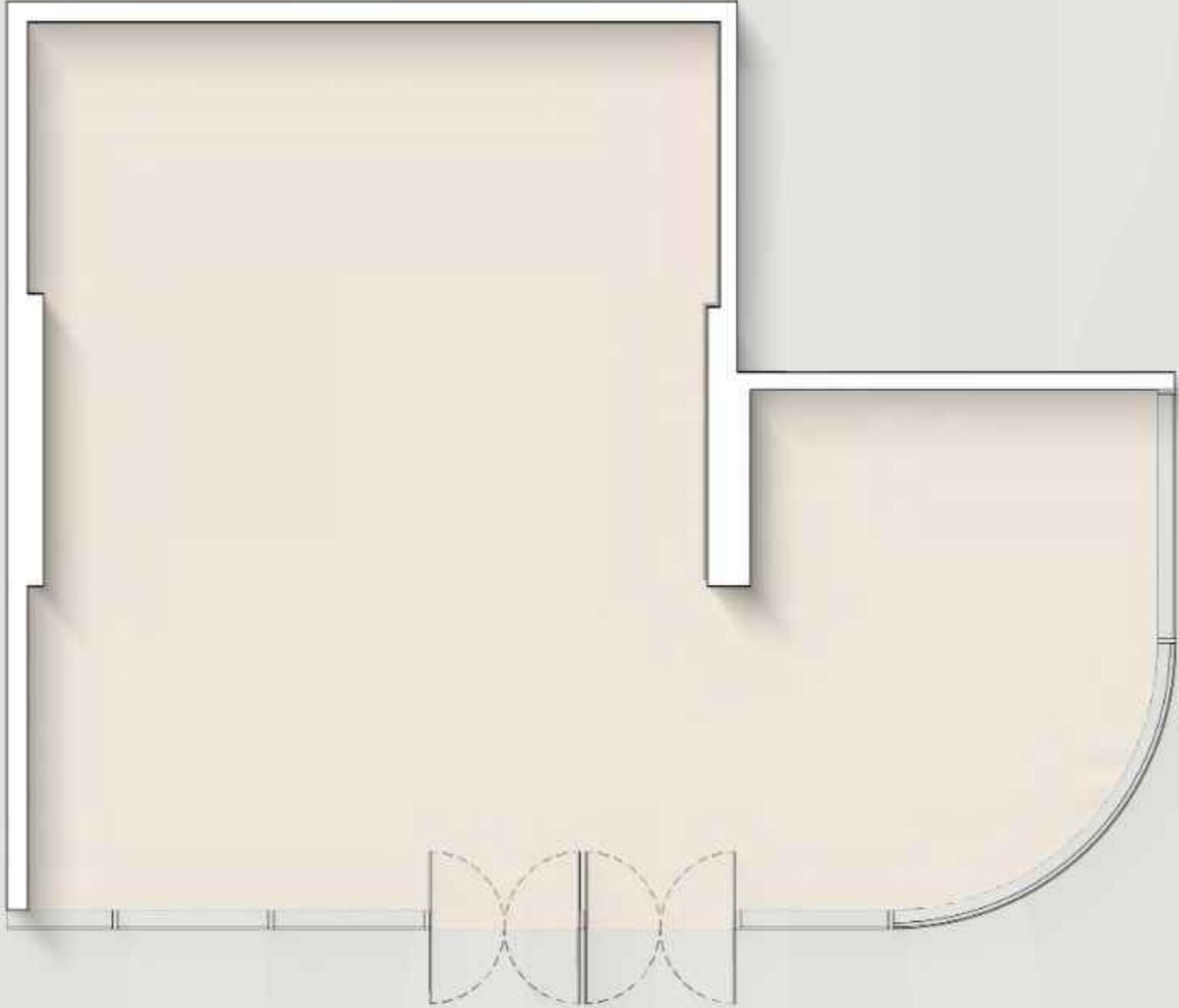
Internal Living Area : 4806.30 sq. ft.    Outdoor Living Area : 1279.08 sq. ft.    Total Living Area : 6085.38 sq. ft.

# F & B



Internal Retail Area : 3571.68 sq. ft.

# RETAIL



Internal Retail Area : 1251.63 sq. ft.

# Payment plan

20%

at the time  
of booking

10%

60 days after the  
reservation date

5%

120 days after the  
reservation date

5%

180 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

# Project interactive app

To navigate the project interactive web page of Altiera Heights, click [HERE](#) or scan the QR code:



SCAN THE QR CODE



