



UPPER HOUSE  
BY ELLINGTON





## UPPER HOUSE

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Upper House puts residents at its very heart in its centrally located apartments and its holistic design philosophy. It is a place that broadens horizons by maximizing access to a wealth of facilities and offering expansive views of Jumeirah Islands and Marina Skyline.







## Move up to an Ellington icon

Upper House brings new vibrancy to a burgeoning location. The development will accommodate residents' appetite for elevated design, socializing, and well-being.

The property is also a physical representation of an area with growing aspirations by putting residents at the heart of a newly rejuvenated – and constantly growing – location.





## Elements of nature intertwined with urban lifestyles

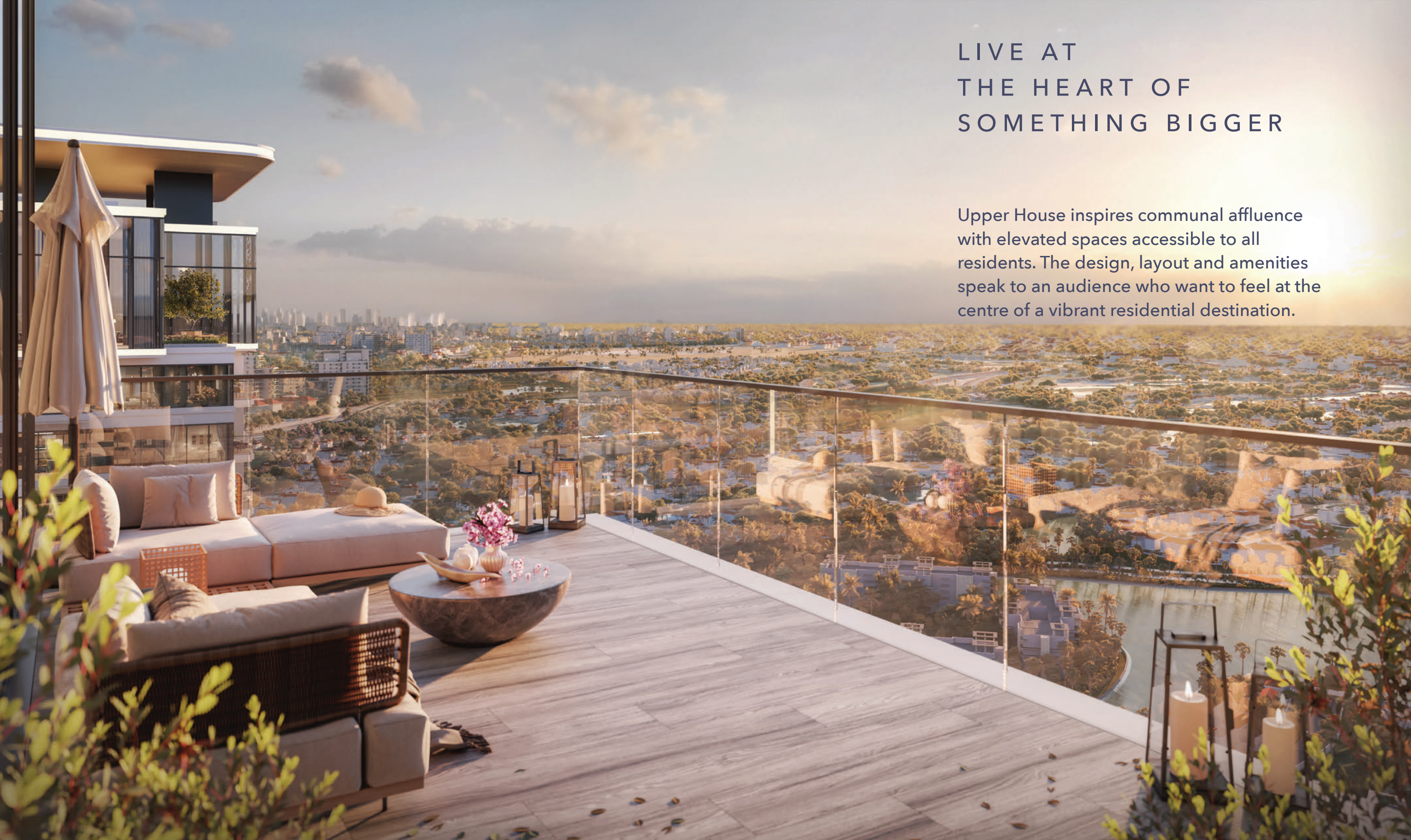
Elements of nature intertwined with urban lifestyles With an easy-going community vibe and a range of amenities, Jumeirah Lakes Towers is situated across the world-class Dubai Marina and has become an ideal residential community for families as well as individuals who want to live in an area surrounded by a panoramic waterfront promenade and breathtaking landscapes. Jumeirah Lakes Towers is also home to retail outlets and offices while it also offers a vast array of dining and shopping options as well as recreation and entertainment opportunities.





Al Maktoum International Airport



A high-rise apartment balcony with a city view. The balcony features a modern lounge area with a large sofa, a round coffee table, and a glass railing. The view extends over a cityscape with a river and a bridge. The sky is clear with some clouds. The text "LIVE AT THE HEART OF SOMETHING BIGGER" is overlaid on the right side of the image.

# LIVE AT THE HEART OF SOMETHING BIGGER

Upper House inspires communal affluence with elevated spaces accessible to all residents. The design, layout and amenities speak to an audience who want to feel at the centre of a vibrant residential destination.



# AMENITIES









DROP-OFF AREA

Dedicated arrival space for residents and their guests





# HORIZON POOL

37-metre leisure and lap pool gardens with kid's splash pad and barbeque zone





# PENTHOUSE FOR EVERYONE

Work, play, entertain and dine at the top





*Fitness*  
IS NOT A DESTINATION  
IT IS A WAY OF LIFE

## HEALTH CLUB

Immersive fitness studio with a climbing wall





## INTERACTIVE FITNESS

A mix of virtual-reality, social connection and personalization to deliver a unique workout experience



A modern wooden sauna with wavy slats and tiered seating. The interior features light-colored wood slats arranged in a wavy pattern on the walls and benches. There are three tiers of seating, with white towels placed on the top and bottom tiers. To the right, there is a wooden bucket with a metal handle, a metal rack filled with dark stones, and a small wooden bowl.

SKY SPA

An exquisite journey of wellness overlooking skyline views



A person wearing dark blue jeans and red sneakers with white laces is standing on a wooden ledge in a skate park. A skateboard is balanced on the ledge next to their feet. In the background, another person wearing maroon pants and dark sneakers is standing on a higher ledge. The skate park is made of light-colored wood with curved ramps and rails.

# SKATE PARK

A cool and fashionable space for young at hearts





## PLAY COURTS

Engaging outdoor activities that keeps you going





CINEMA ROOM

A cinematic experience with a 17-seater movie theatre and a dedicated popcorn corner



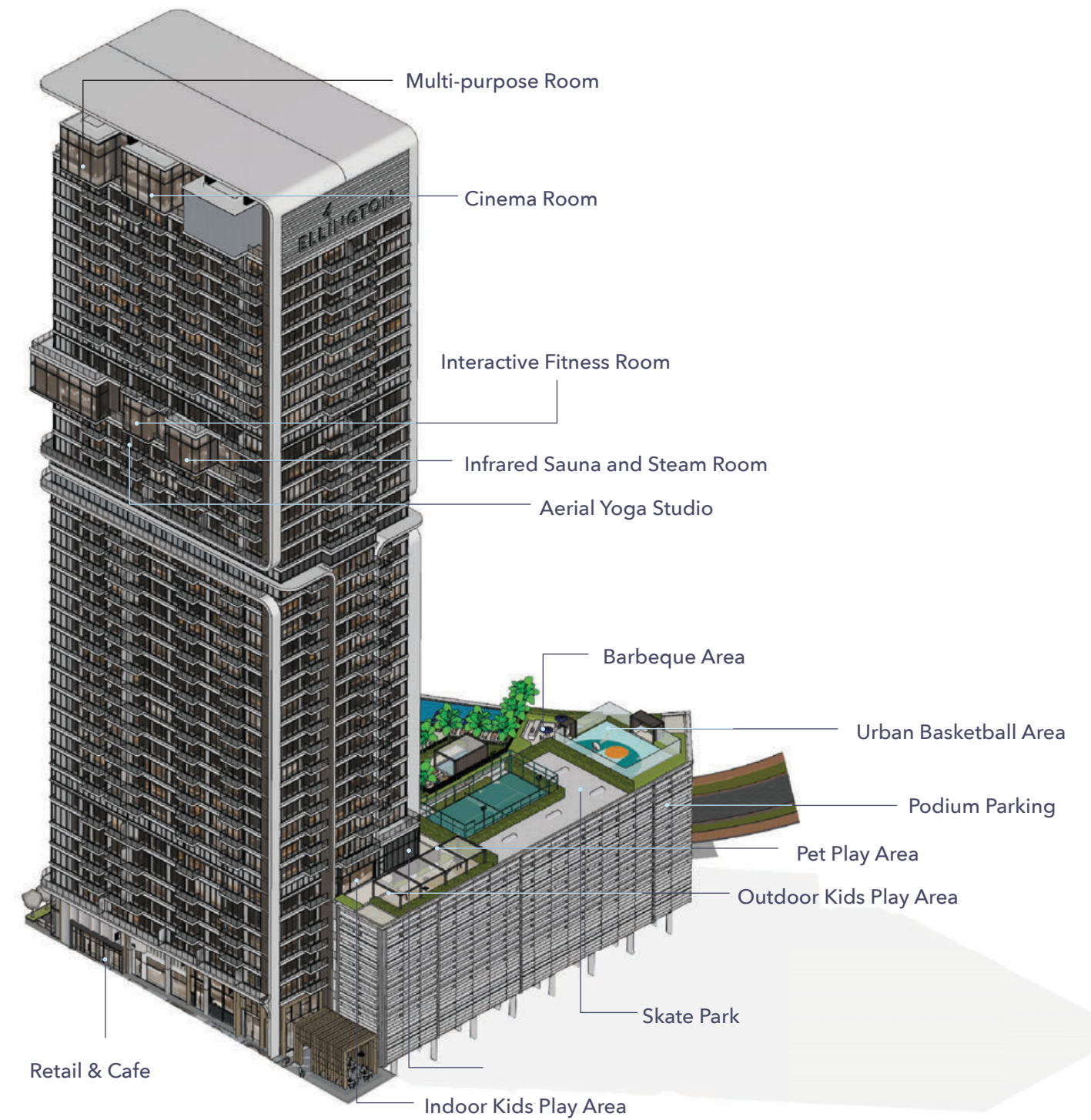


# PODCAST ROOM

Reach the world and inspire people with your own broadcast



# BUILDING CONFIGURATION





# GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Drop-off Area
- 03 Lobby Entrance
- 04 Lobby Reception
- 05 Communal Table
- 06 Lobby Lounge
- 07 Lift Lobby
- 08 Bicycle Parking with Wash Area
- 09 Move-in Truck Zone
- 10 EV Charging Station
- 11 Parking for People of Determination
- 12 Residents Parking
- 13 Seating Area





## FIRST FLOOR AMENITIES PLAN

- 01 Leisure and Lap Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Kids Splash Pad
- 05 Barbeque Area
- 06 Outdoor Lounge Terrace
- 07 Outdoor Yoga Area
- 08 Residents Lounge Area
- 09 Female Change Room
- 10 Male Change Room
- 11 Podcast Room
- 12 Indoor Kids Play Area
- 13 Outdoor Kids Play Area
- 14 Pet Play Area
- 15 Padel Tennis Court
- 16 Skate Park
- 17 Urban Basketball Area
- 18 Lift Lobby





# 20TH FLOOR AMENITIES PLAN

- 01 Fitness Studio
- 02 Climbing Wall
- 03 Interactive Fitness Room
- 04 Female Infrared Sauna and Steam Room
- 05 Male Infrared Sauna and Steam Room
- 05 Lift Lobby
- 05 Aerial Yoga Studio



20th Floor



Mezzanine Floor





## ROOF FLOOR AMENITIES PLAN

- 01 Record Lounge
- 02 Club Lounge Area
- 03 Library Wall
- 04 Communal Working Zone
- 05 Sunken Seating Work Zone
- 06 Acoustic Pods Meeting Zone
- 07 Kitchenette
- 08 Club Lounge Terrace
- 09 Multi-purpose Room
- 10 Popcorn Corner
- 11 Cinema Room
- 12 Clubhouse Reception
- 13 Artist in Residence
- 14 Gallery Wall
- 15 Games Room
- 16 Clubhouse Washroom
- 17 Lift Lobby





# A PLACE THAT ENCOURAGES UNIQUENESS

Upper House by Ellington brings a holistic design philosophy to merge elements of nature with clean modernist design. It is a place that broadens horizons with a wealth of facilities, sociable interiors, and expansive views.







## UPPER HOUSE KITCHENS

Apartment units with work from home spaces, pantries and dedicated laundry cupboards provided to cater to the different needs and desires of every family.



# HOME AUTOMATION SYSTEM

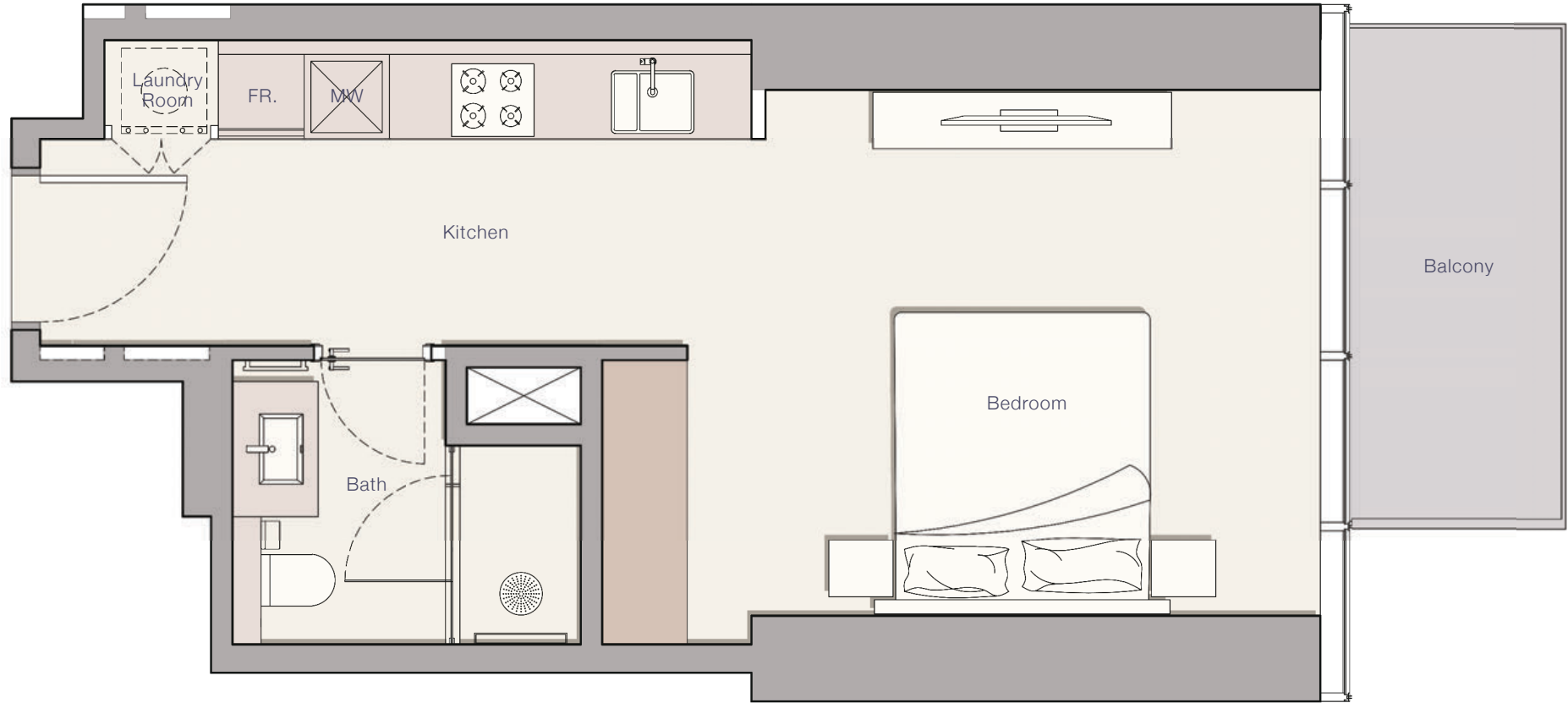
Mobile and keypad controlled door, AC and light system via bluetooth



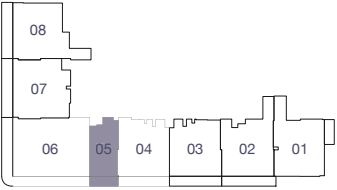
# FLOOR PLANS



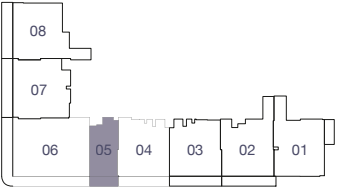
STUDIO - TYPE A



Podium Level 2



Podium Level 3-5



Level 1



Level 2



Level 3-15



Internal Living Area

Outdoor Living Area

Total Living Area

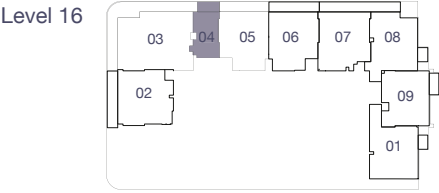
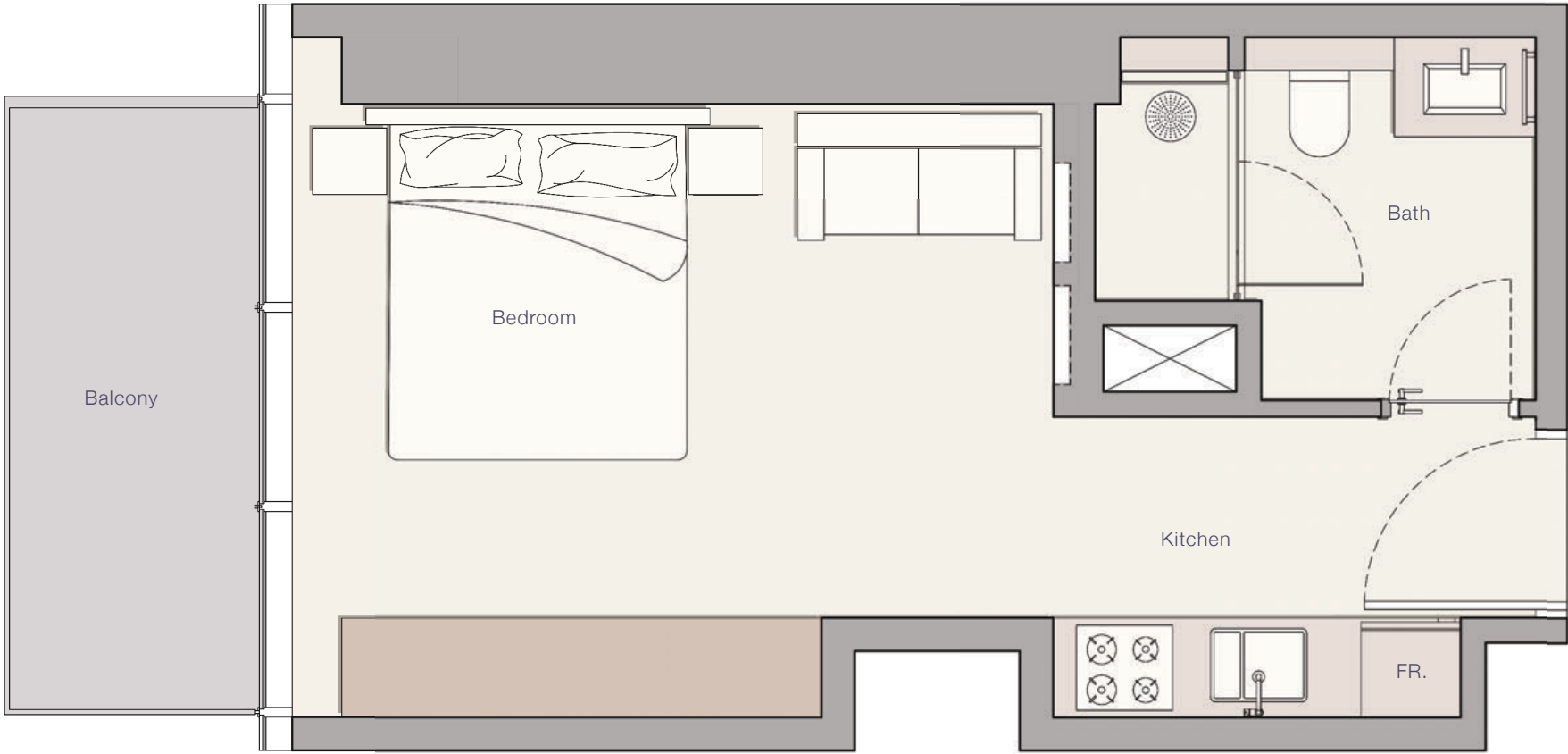
402.68 sq.ft.

58.66 sq.ft.

461.34 sq.ft.



STUDIO - TYPE B



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 340.35 sq.ft.        | 61.25 sq.ft.        | 401.60 sq.ft.     |



1 BEDROOM - TYPE A



Internal Living Area

Outdoor Living Area

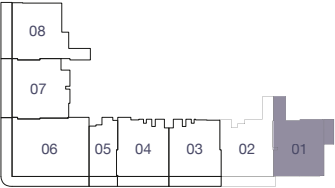
Total Living Area

830.11 sq.ft.

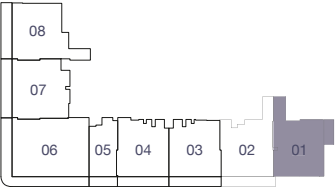
66.09 sq.ft.

896.20 sq.ft.

Podium Level 2



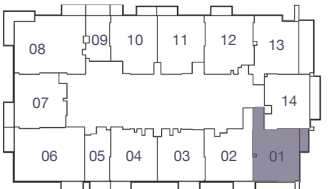
Podium Level 3-5



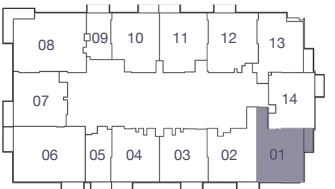
Level 1



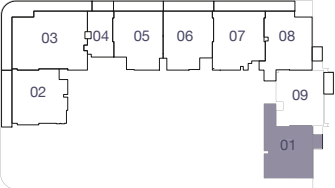
Level 2



Level 3-15

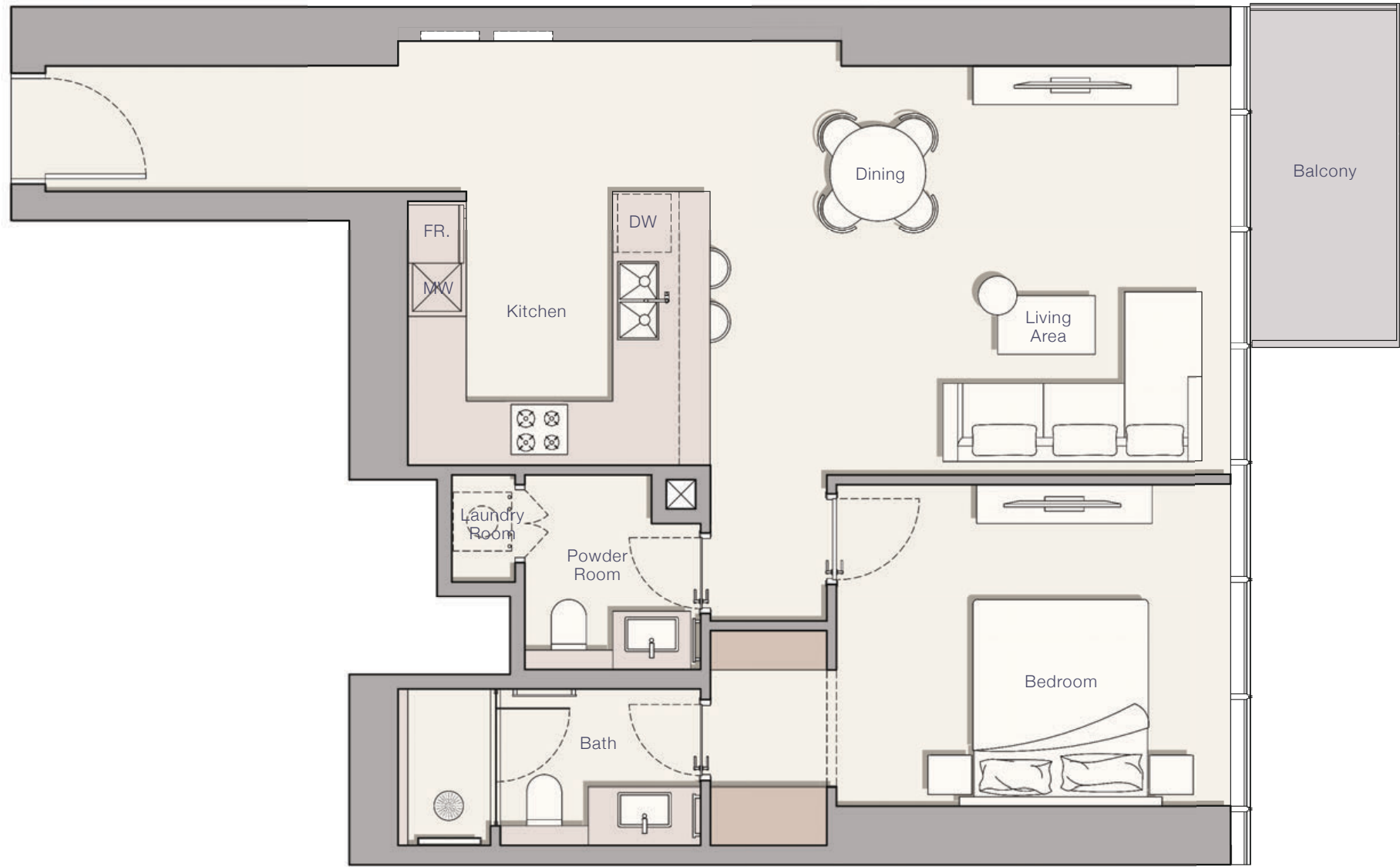


Level 16

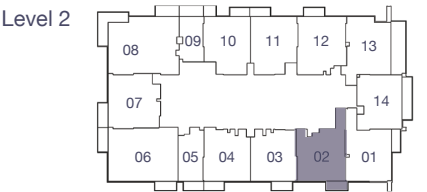
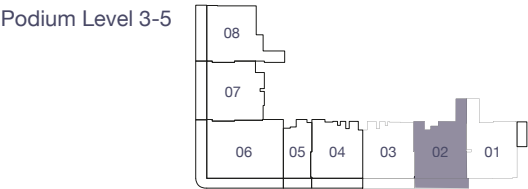
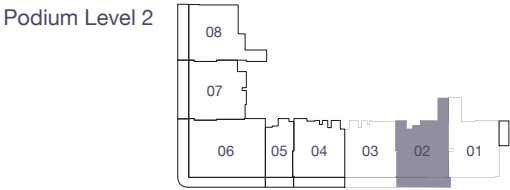




1 BEDROOM - TYPE B

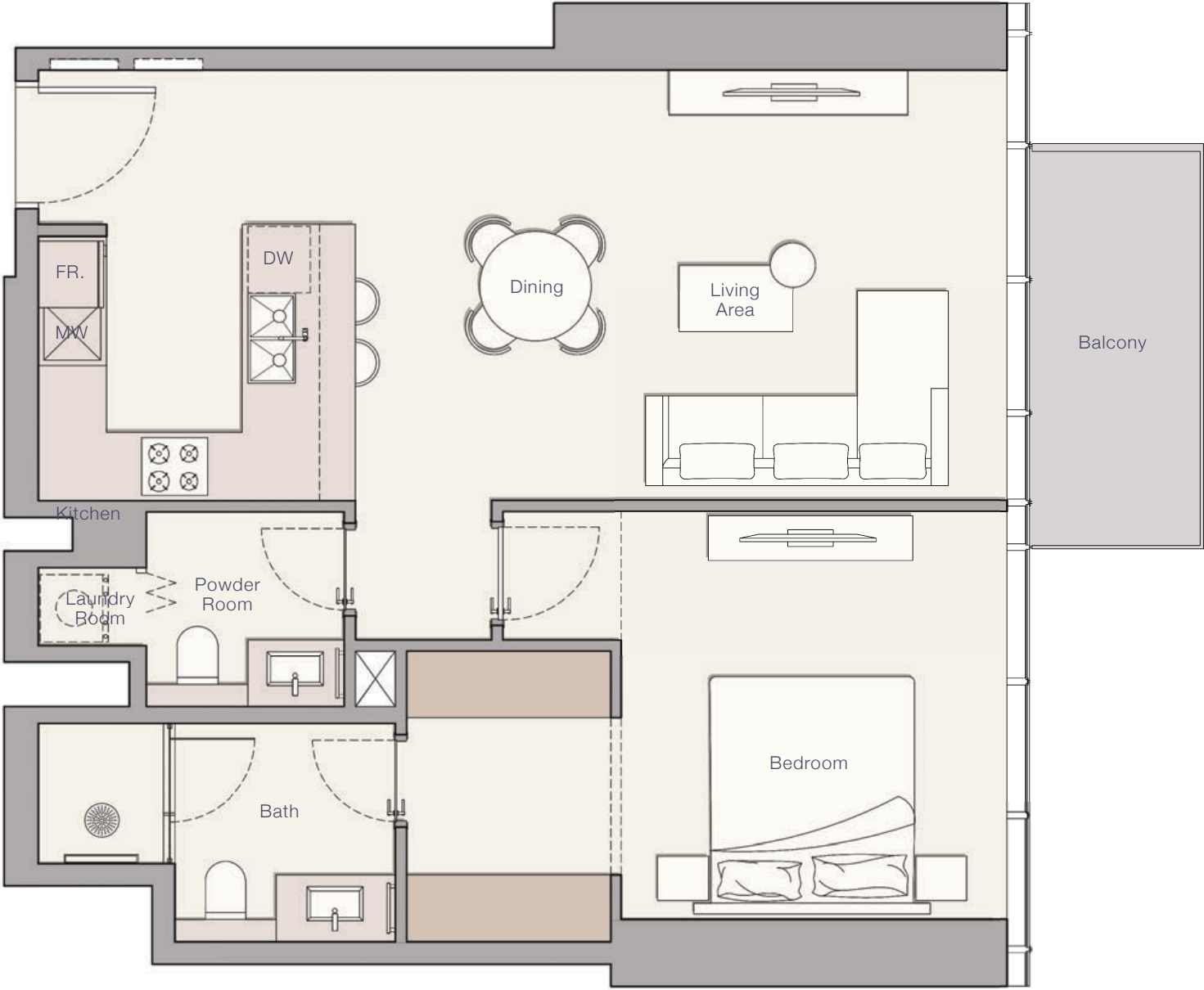


| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 852.29 sq.ft.        | 57.59 sq.ft.        | 909.87 sq.ft.     |





1 BEDROOM - TYPE C



Internal Living Area

Outdoor Living Area

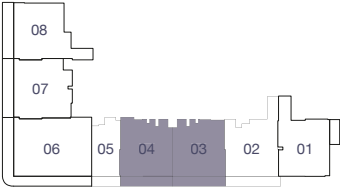
Total Living Area

766.28 sq.ft.

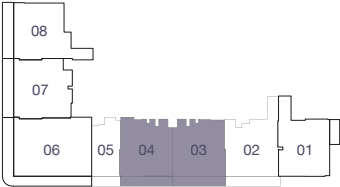
57.91 sq.ft.

824.19 sq.ft.

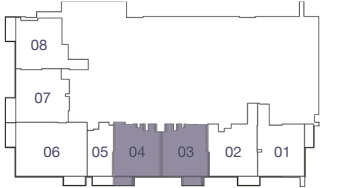
Podium Level 2



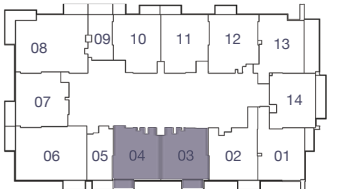
Podium Level 3-5



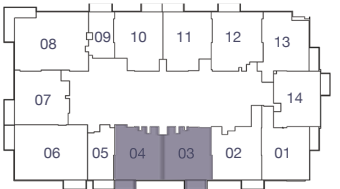
Level 1



Level 2

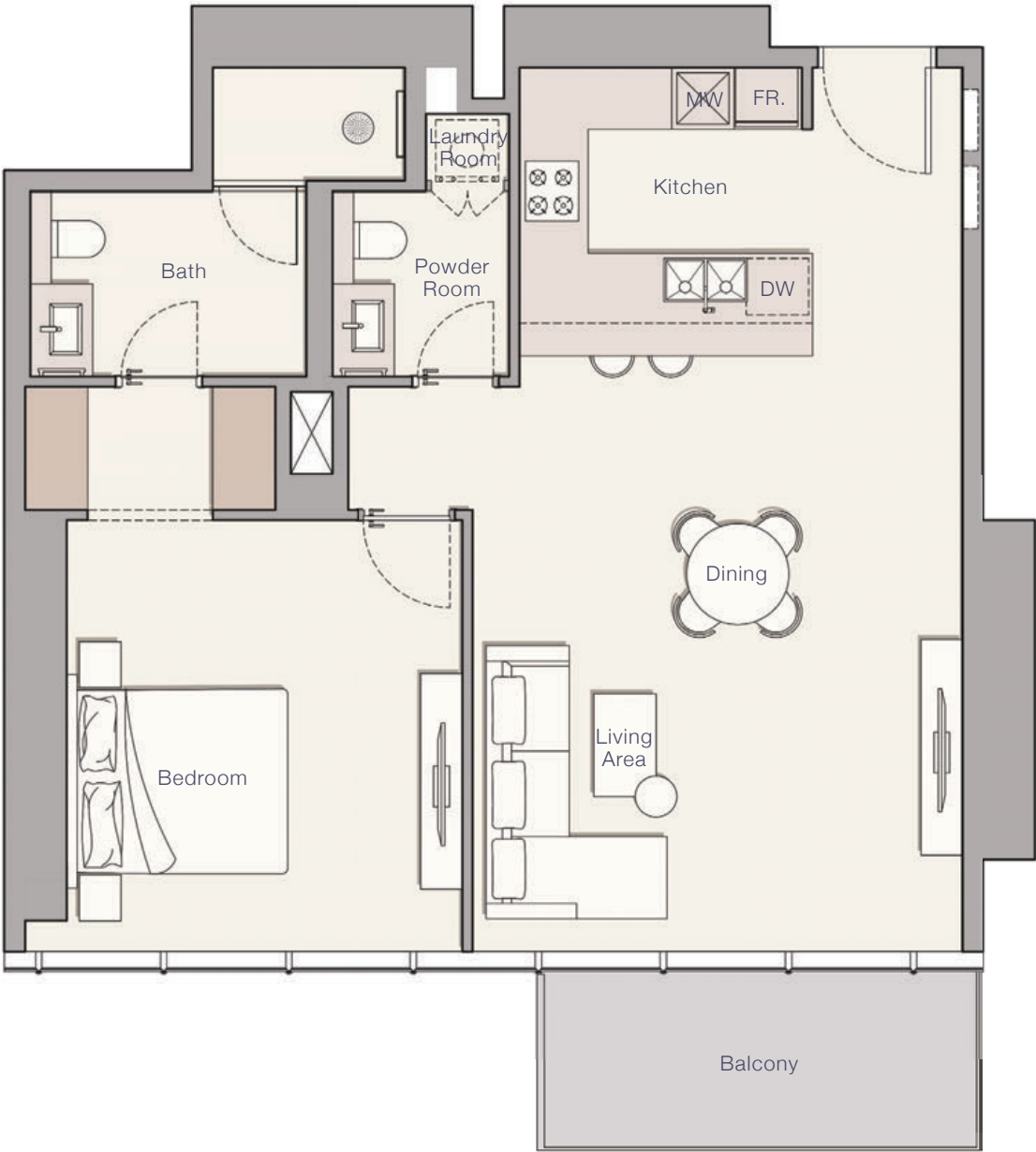


Level 3-15

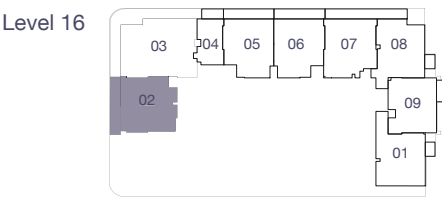
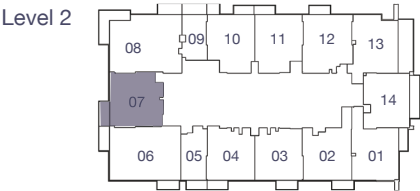




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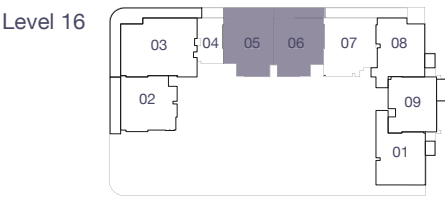
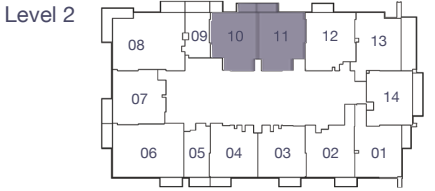
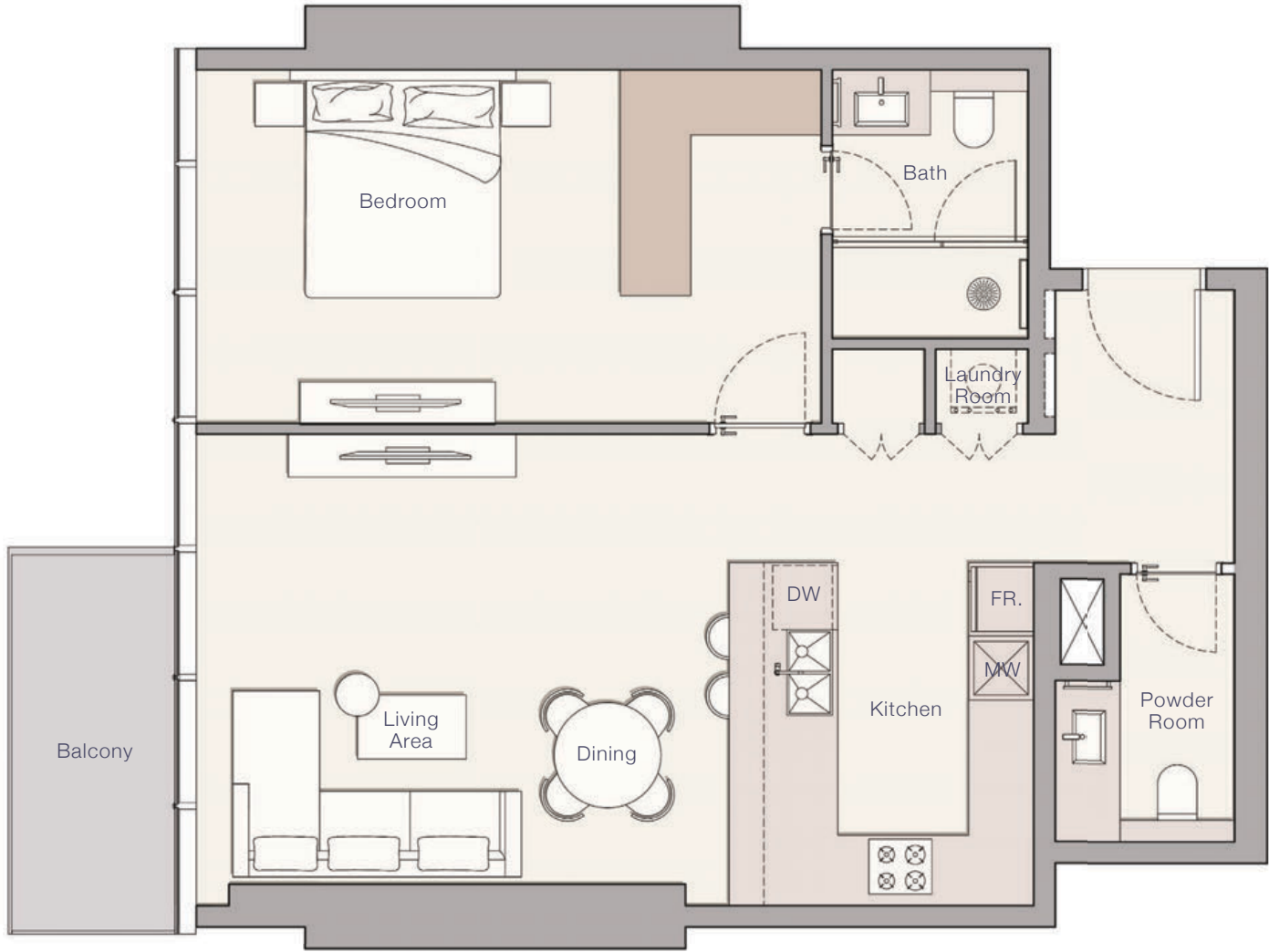


| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 865.53 sq.ft.        | 79.33 sq.ft.        | 944.86 sq.ft.     |





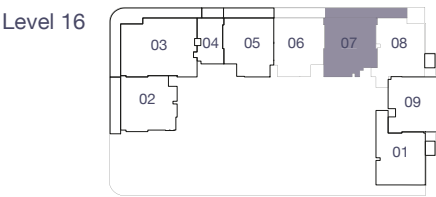
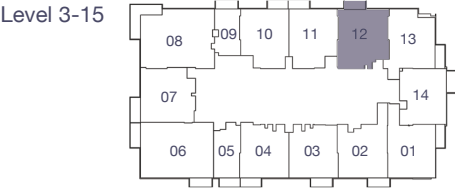
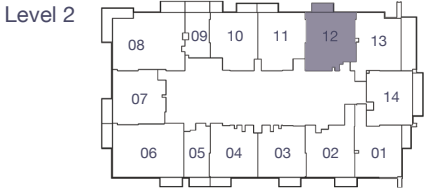
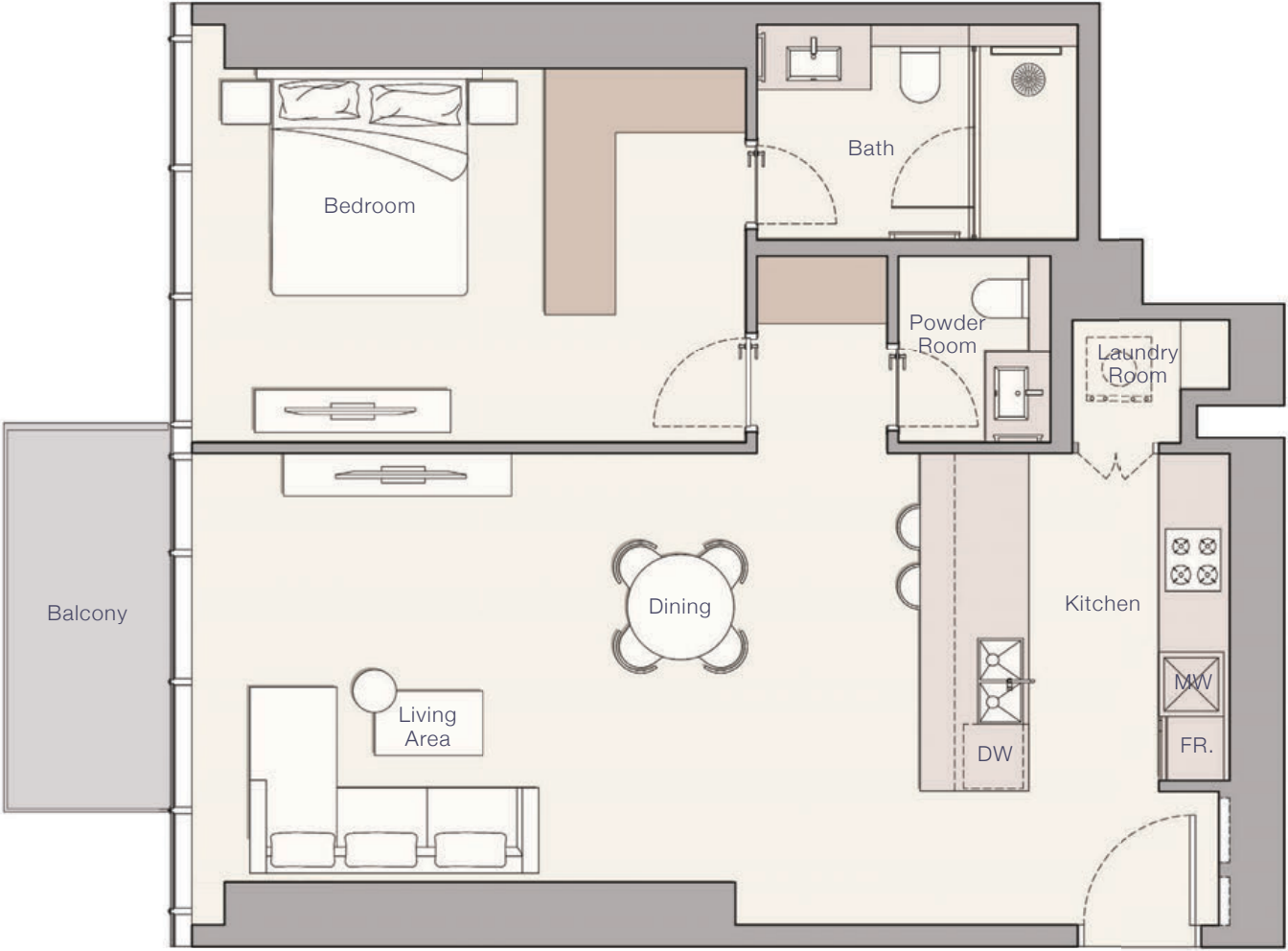
1 BEDROOM - TYPE E



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 798.47 sq.ft.        | 56.62 sq.ft.        | 855.09 sq.ft.     |



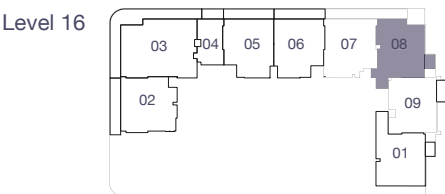
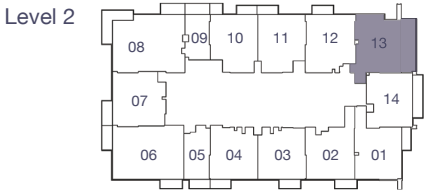
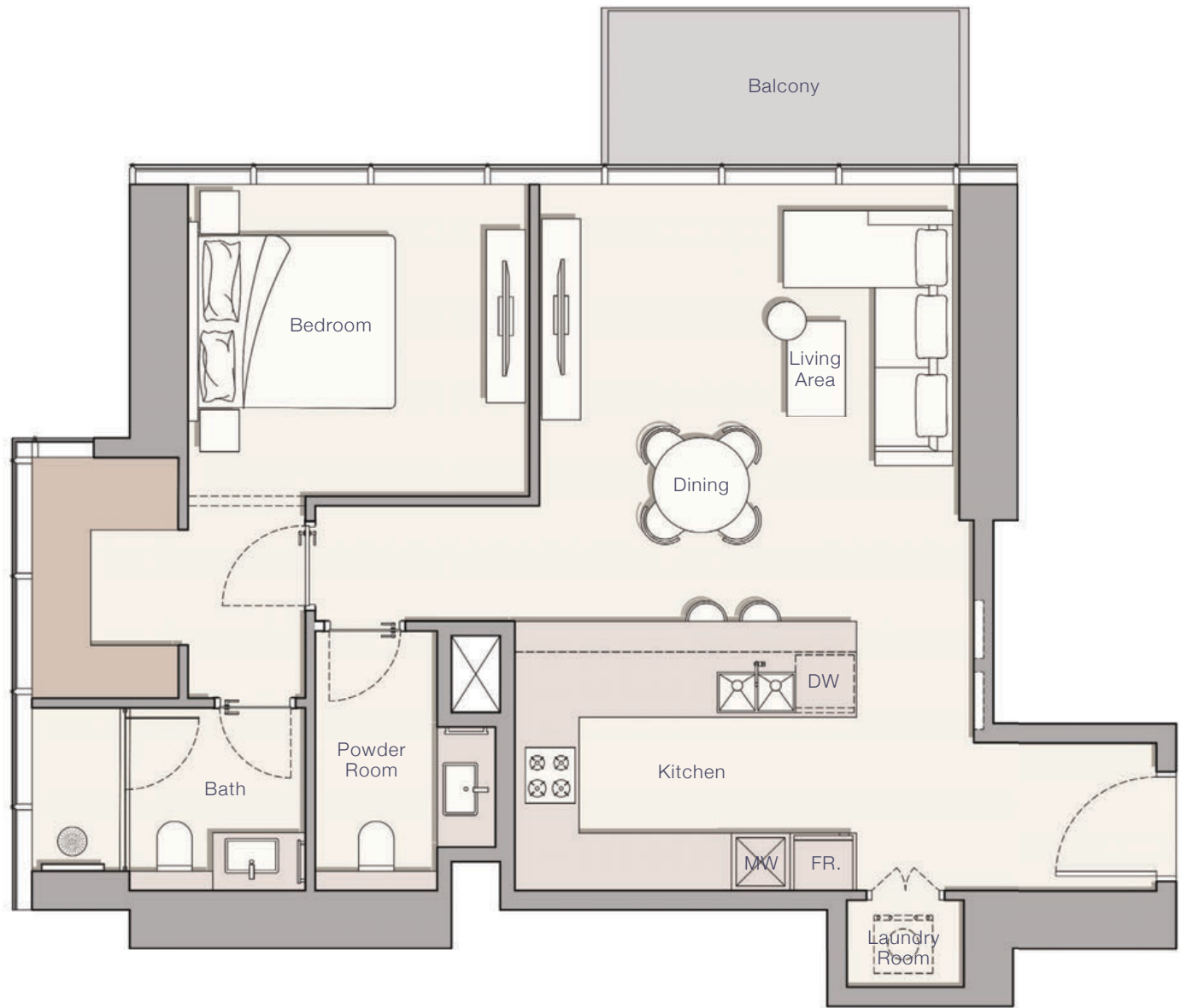
1 BEDROOM - TYPE F



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 858.74 sq.ft.        | 59.63 sq.ft.        | 918.38 sq.ft.     |



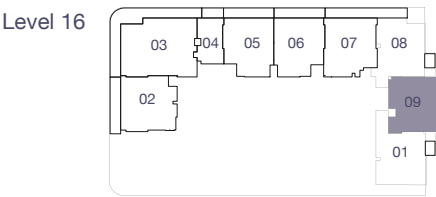
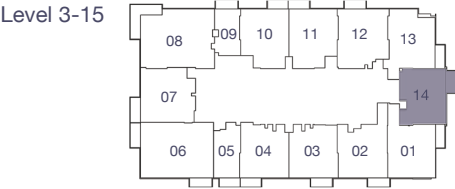
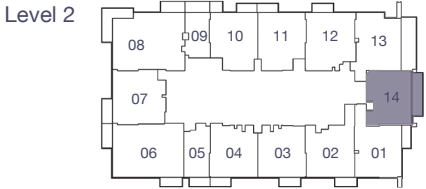
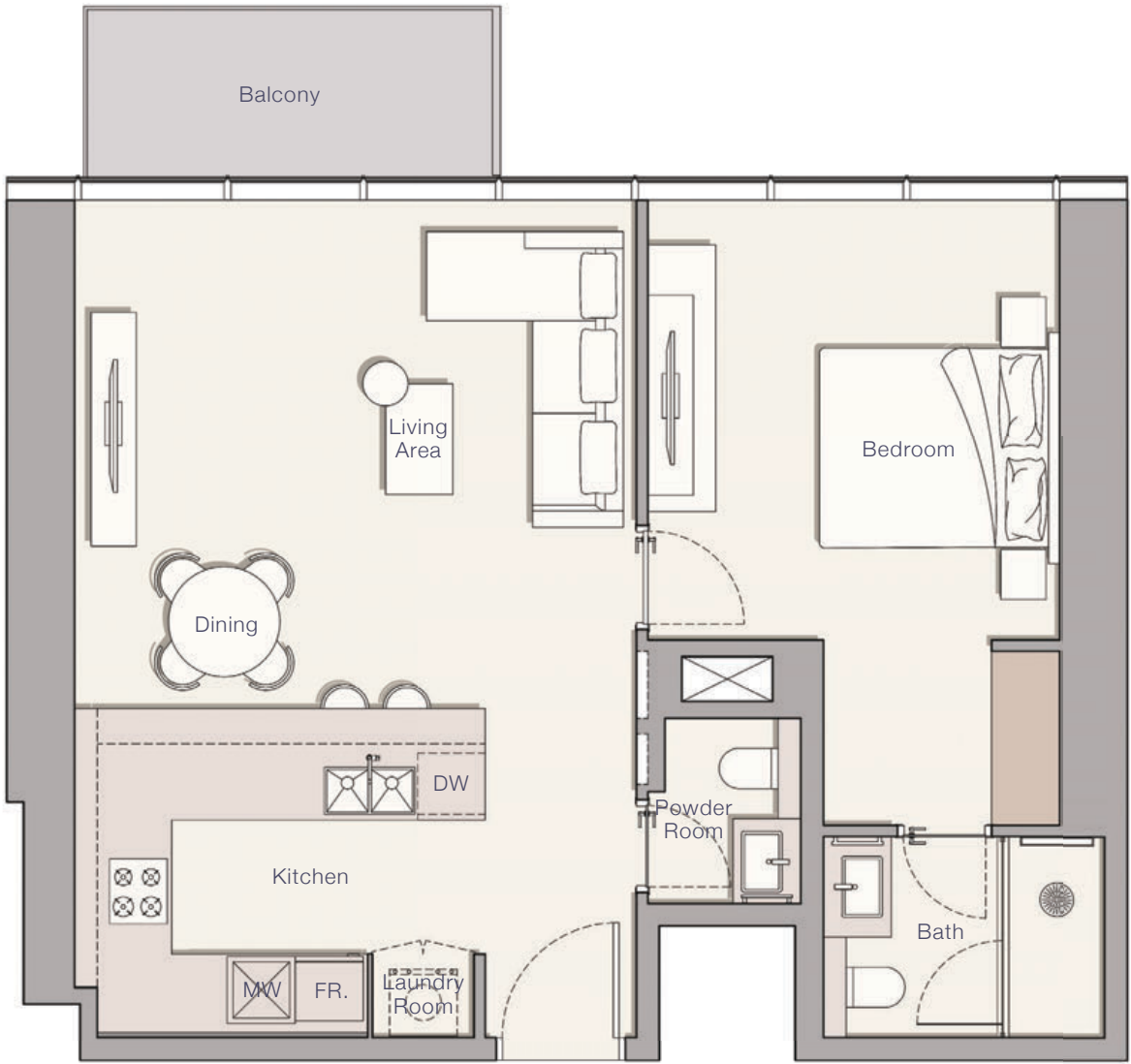
1 BEDROOM - TYPE G



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 836.79 sq.ft.        | 69.64 sq.ft.        | 906.43 sq.ft.     |



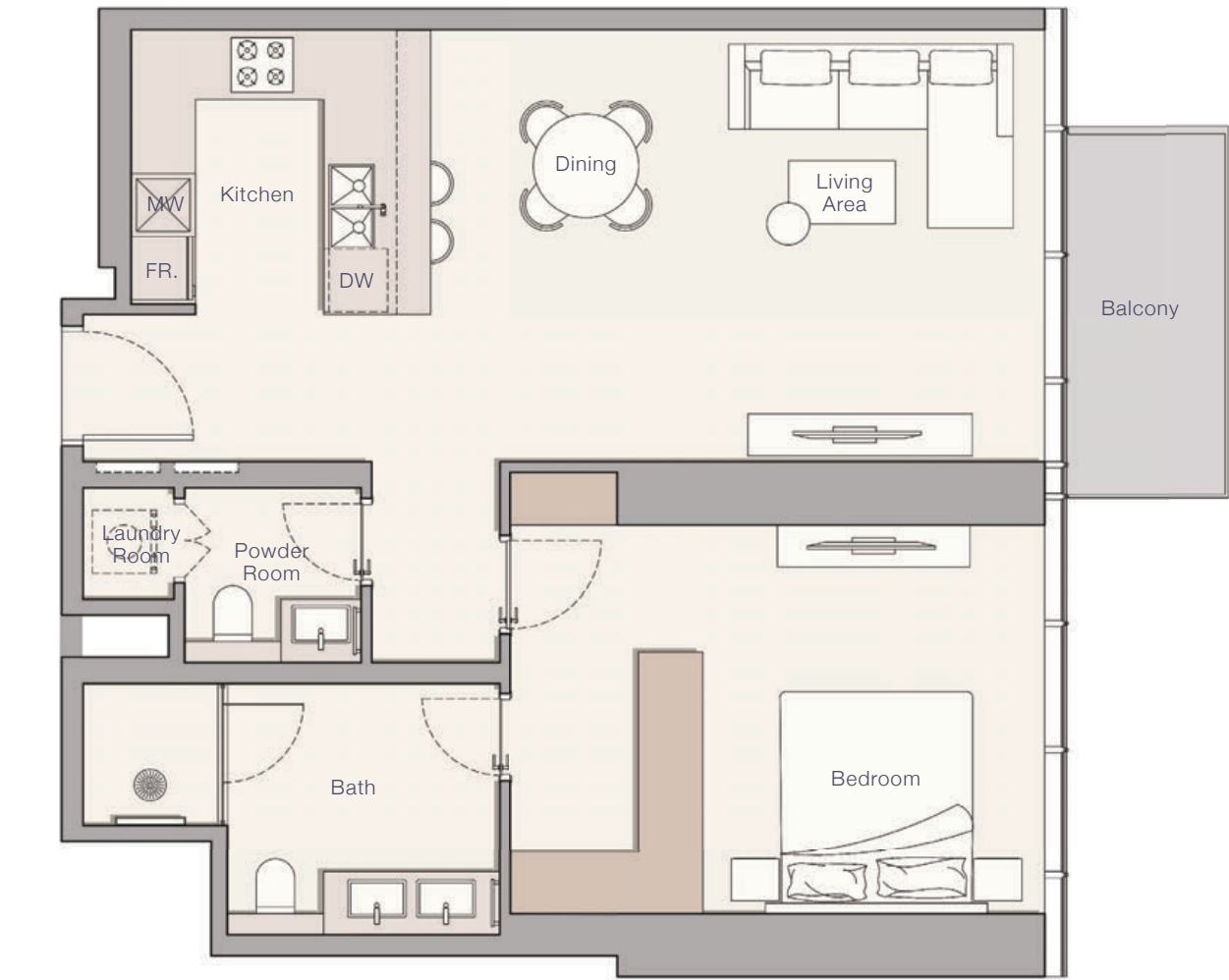
1 BEDROOM - TYPE H



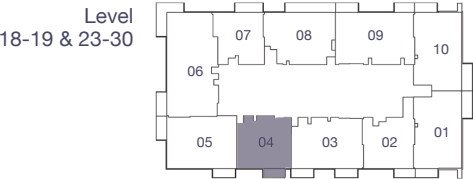
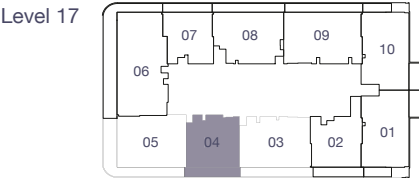
| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 758.32 sq.ft.        | 60.71 sq.ft.        | 819.03 sq.ft.     |



1 BEDROOM - TYPE I

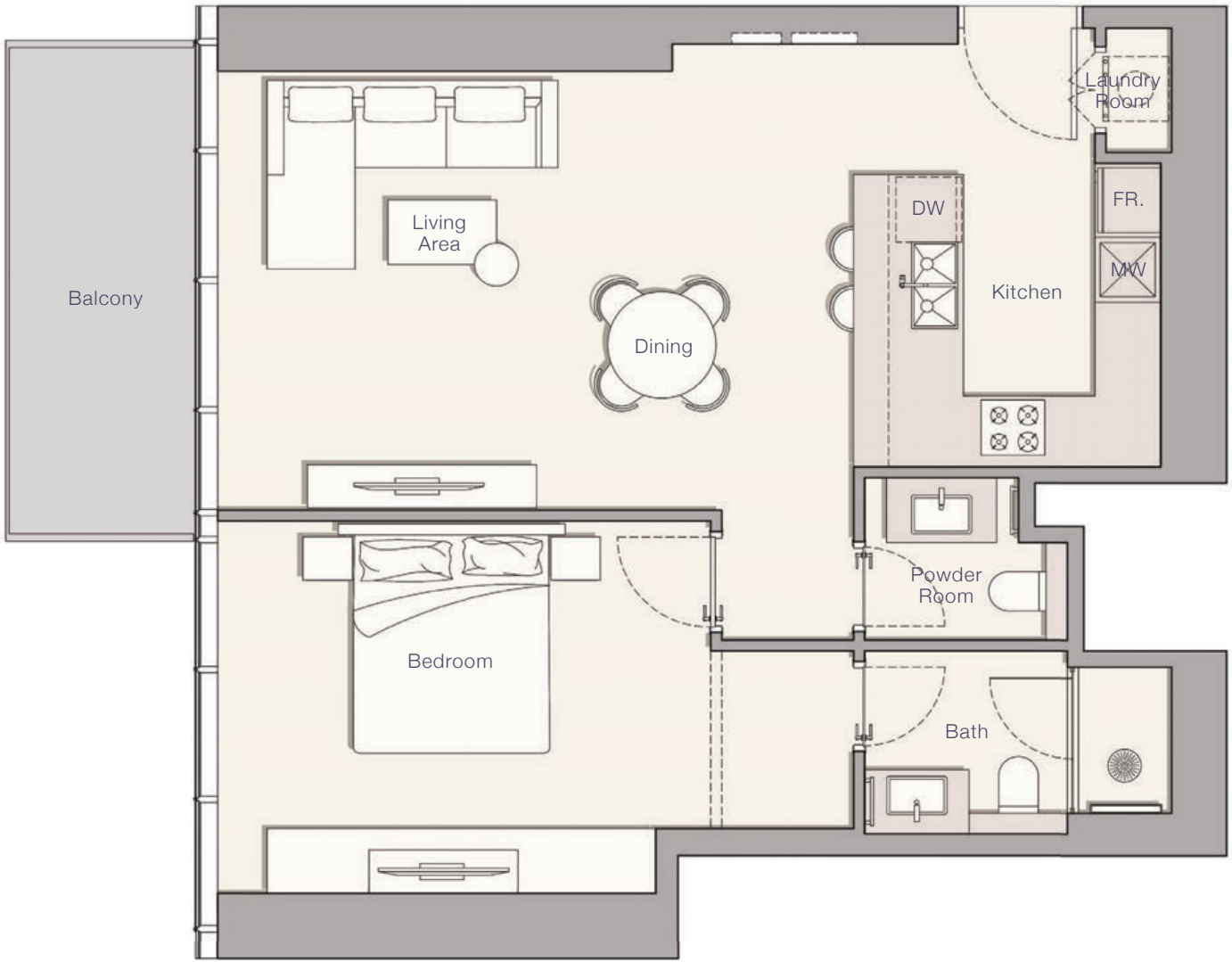


| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 845.07 sq.ft.        | 57.91 sq.ft.        | 902.98 sq.ft.     |





1 BEDROOM - TYPE J



Internal Living Area

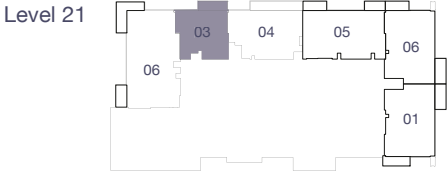
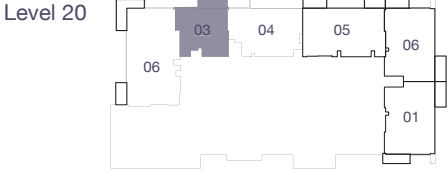
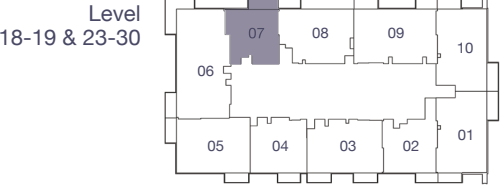
Outdoor Living Area

Total Living Area

754.01 sq.ft.

85.79 sq.ft.

839.80 sq.ft.





1 BEDROOM - TYPE K



Internal Living Area

Outdoor Living Area

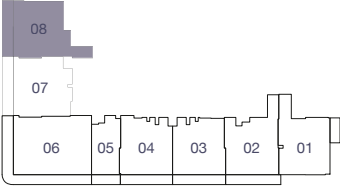
Total Living Area

844.86 sq.ft.

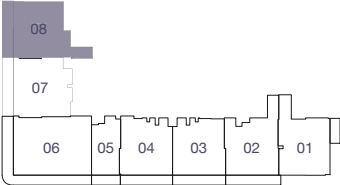
76.75 sq.ft.

921.61 sq.ft.

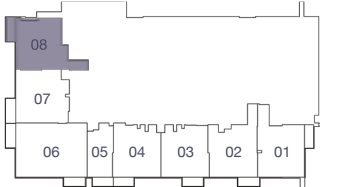
Podium Level 2



Podium Level 3-5

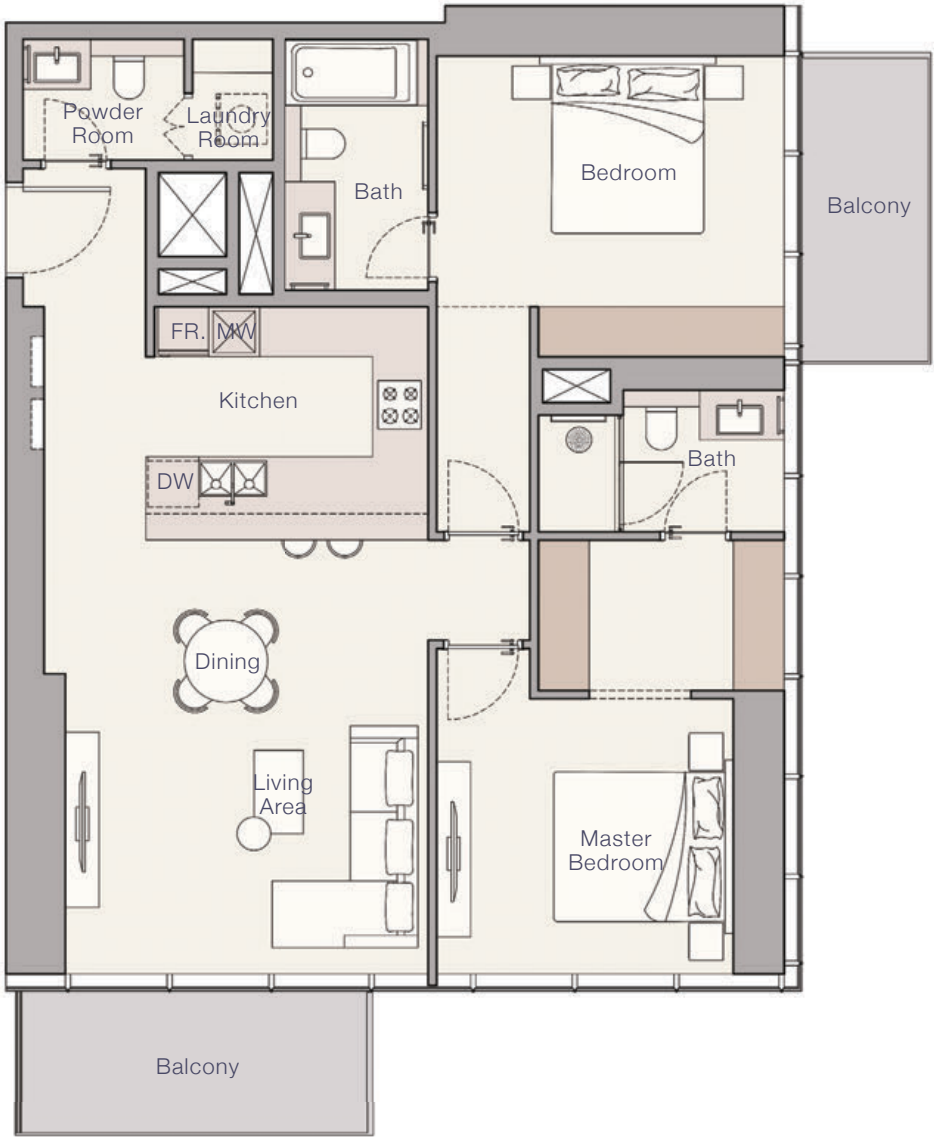


Level 1

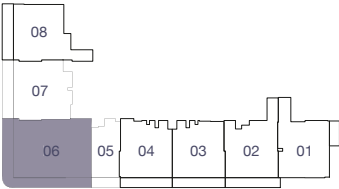




2 BEDROOM - TYPE A



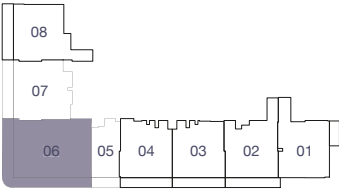
Podium Level 2



Level 3-15



Podium Level 3-5



Level 17



Level 1



Level 18-19 & 23-30



Level 2



Level 22



Internal Living Area

Outdoor Living Area

Total Living Area

1,097.06 sq.ft.

139.50 sq.ft.

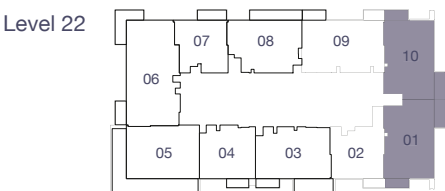
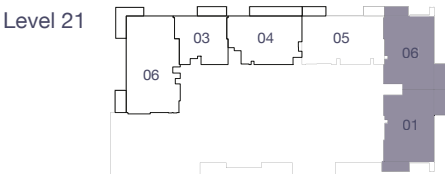
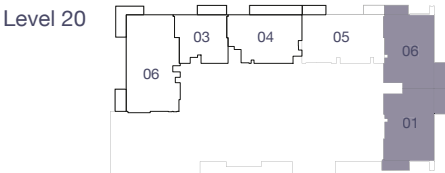
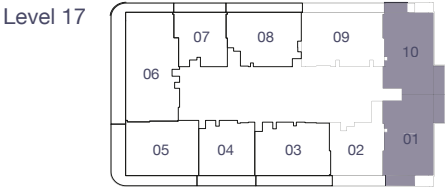
1,236.56 sq.ft.



2 BEDROOM - TYPE B

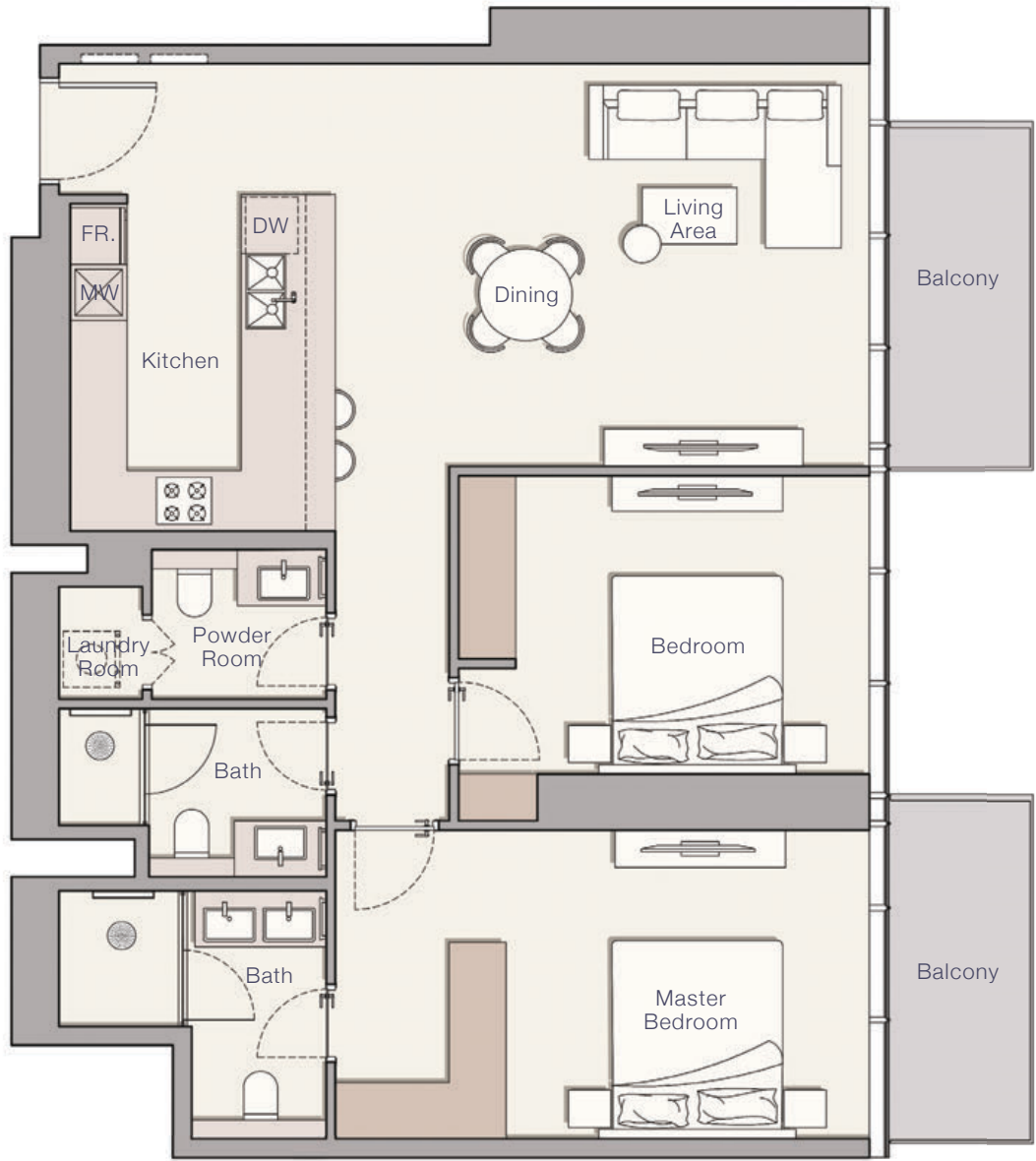


| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 1,107.82 sq.ft.      | 151.56 sq.ft.       | 1,259.38 sq.ft.   |





2 BEDROOM - TYPE C

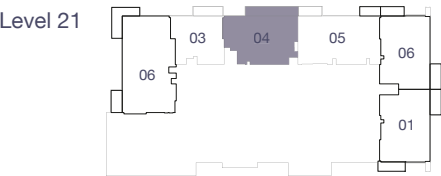
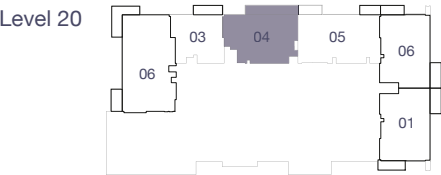
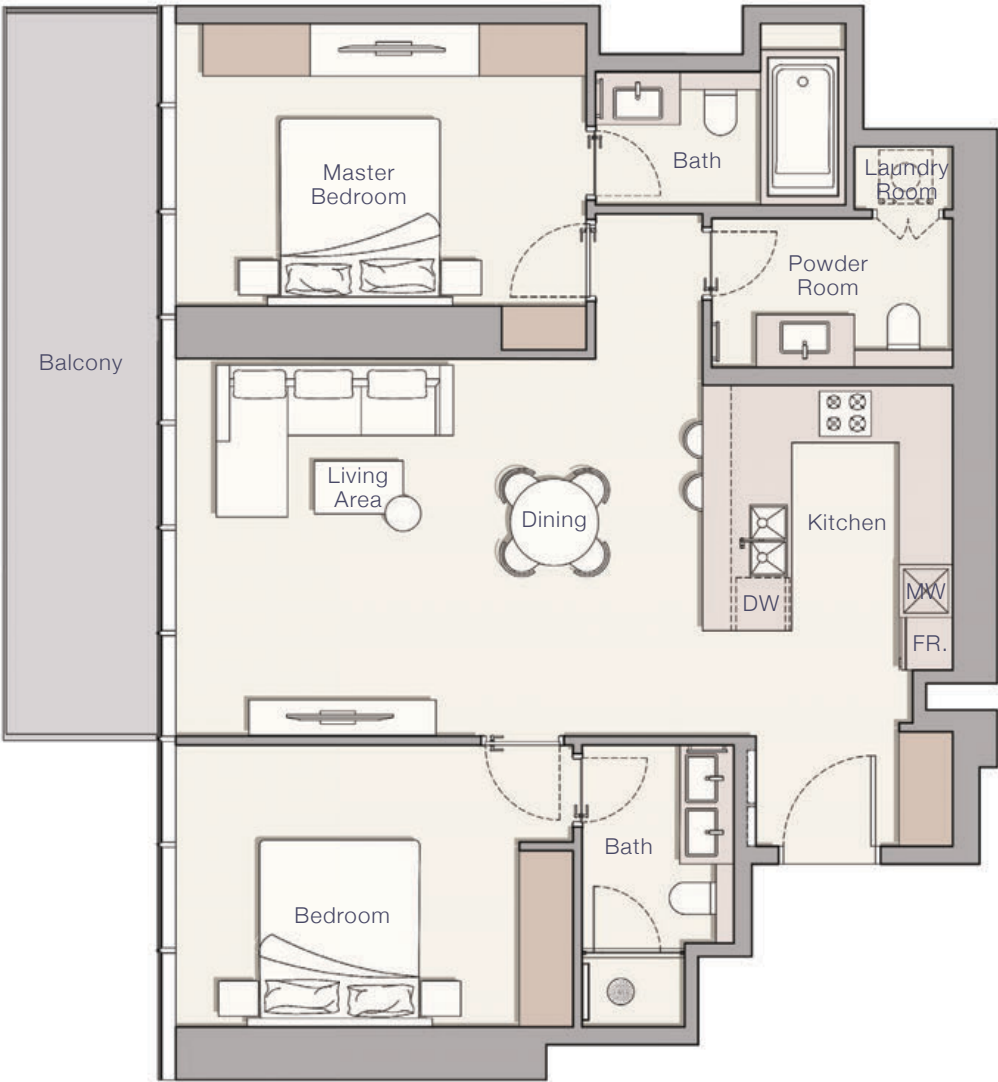


| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 1,103.09 sq.ft.      | 122.60 sq.ft.       | 1,225.69 sq.ft.   |





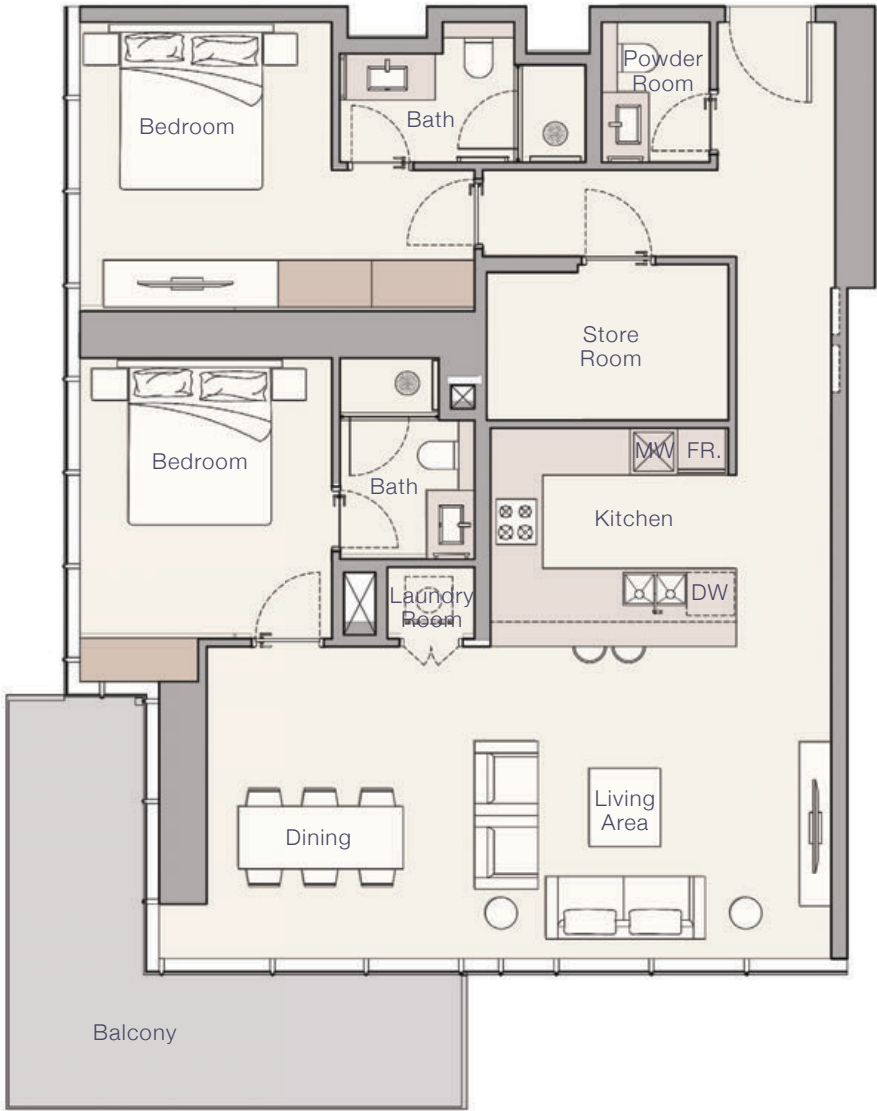
2 BEDROOM - TYPE D



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 1,048.08 sq.ft.      | 155.32 sq.ft.       | 1,204.41 sq.ft.   |



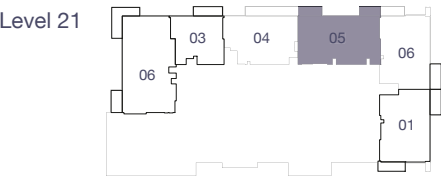
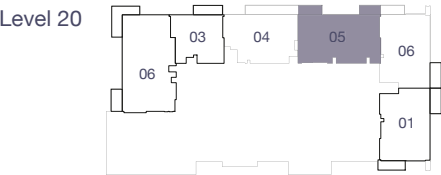
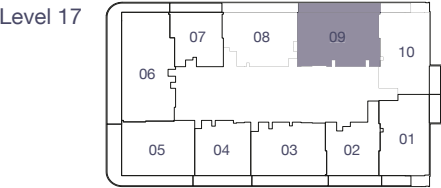
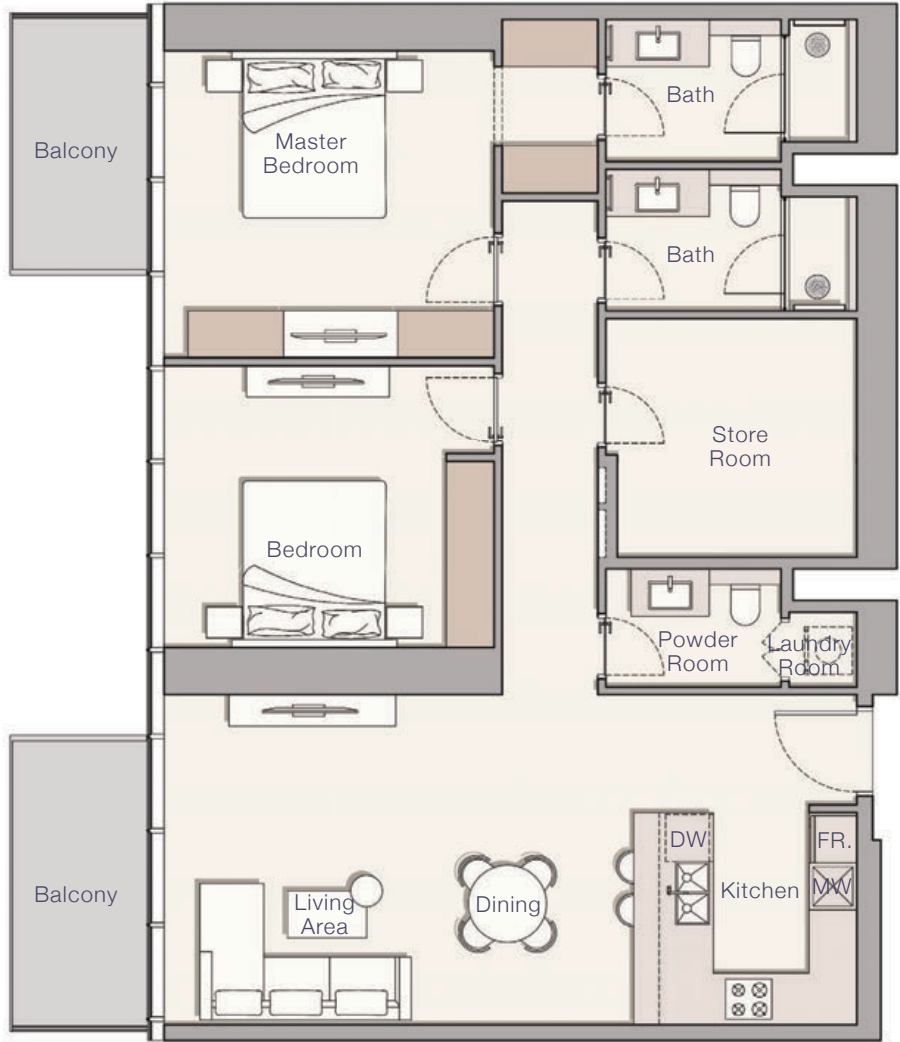
2 BEDROOM + MAIDS - TYPE A



| Internal Living Area | Outdoor Living Area | Total Living Area |
|----------------------|---------------------|-------------------|
| 1,247.11 sq.ft.      | 175.24 sq.ft.       | 1,422.34 sq.ft.   |



2 BEDROOM + MAID - TYPE B



Internal Living Area

Outdoor Living Area

Total Living Area

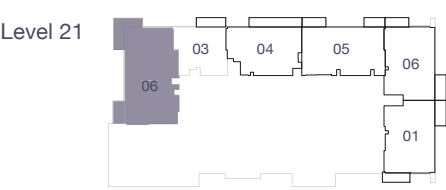
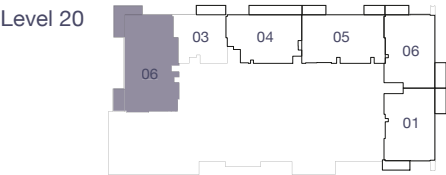
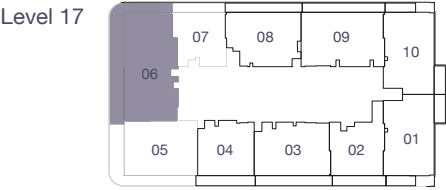
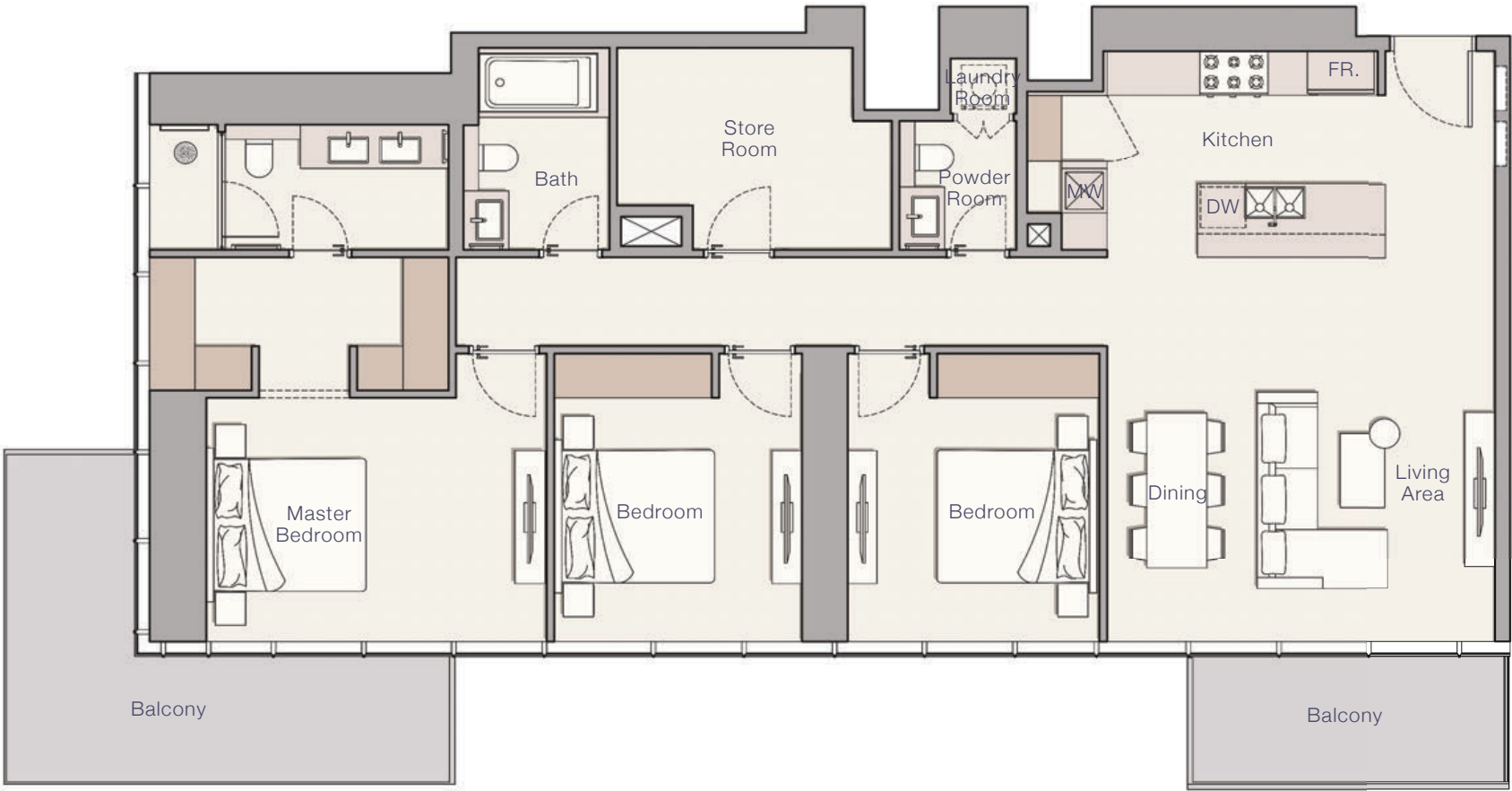
1,248.29 sq.ft.

130.89 sq.ft.

1,379.18 sq.ft.



3 BEDROOM - TYPE A



Internal Living Area

1,581.33 sq.ft.

Outdoor Living Area

242.08 sq.ft.

Total Living Area

1,823.41 sq.ft.





UPPER HOUSE  
BY ELLINGTON