



ARBOR  
VIEW

Where urban elegance and  
the silhouette of nature  
find a unique balance

A splendid haven of comfort nestled in the dynamic heart of Arjan; a place where the wonders of nature and city living harmoniously blend into one another. Situated near Dubai's enchanting Butterfly Garden and the mesmerizing Miracle Garden, Arbor View integrates urban sophistication with a touch of natural serenity. Immerse in a world of refinement and discover a truly green living experience.



The architecture's expansive glass windows serve as the cornerstone of the building's design, allowing an abundance of natural light to flood the interior spaces while establishing a seamless connection with the surrounding environment.



- |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| 05 Minutes<br>Miracle Garden  | 05 Minutes<br>Dubai Butterfly Gardern   | 10 Minutes<br>Dubai Hills Mall  | 10 Minutes<br>Dubai Studio City   | 15 Minutes<br>Dubai Autodrome   | 15 Minutes<br>Circle Mall   | 15 Minutes<br>Dubai Hills Golf Club   | 18 Minutes<br>Mall of the Emirates  |
|  |  |  |  |  |  |  |  |
| 18 Minutes<br>Burj Al Arab  | 19 Minutes<br>Palm Jumeirah   | 20 Minutes<br>Burj Khalifa & Dubai Mall   | 21 Minutes<br>Emirates Golf Club  | 21 Minutes<br>Ain Dubai   | 26 Minutes<br>Dubai International<br>Financial Centre                                 | 26 Minutes<br>Al Maktoum<br>International Airport                                     | 27 Minutes<br>Dubai International<br>Airport  |

# OUR NEW COMMUNITY

Strategic connectivity ensures seamless access to the wider city and its vibrant offerings, encircled by Dubai's main roads:

Al Khail Road, Mohammed Bin Zayed Road, Hessa Street and Umm Suqeim Road.





MAKE WAY  
FOR A SERENE  
LIFESTYLE





## Lobby

Stepping into the lobby of Arbor View, residents are greeted by a world of grandeur. The large double-volume entrance lobbies create an immediate impression of elegance and sophistication. A sense of spaciousness envelops the area, offering residents ample room to unwind and connect.

The well-appointed lounge area serves as a serene retreat, whether one seeks relaxation, socialization, or focused work. Enhanced by carefully selected statement art pieces, the lobby exudes a refined ambiance, creating an unforgettable first impression in the midst of artistic surroundings.



# FIRST FLOOR AMENITIES PLAN



① VEHICLE ENTRANCE  
② VEHICLE EXIT

③ LOBBY ENTRANCE  
④ LOBBY RECEPTION

⑤ LOBBY LOUNGE  
⑥ COMMUNAL TABLE

⑦ LIFT LOBBY  
⑧ PARKING FOR PEOPLE OF DETERMINATION

⑨ BICYCLE PARKING  
⑩ EV CHARGING STATION

# LIVE WITH TRANQUILITY

Discover leisure activities in our outdoor silent cinema, picnic area, a recycled minivan with BBQ station and a mystical camping experience.





## Relax and Revive

Unveiling the spectacular pool deck, a gated paradise that caters to all ages. Here, the separate adult and kids pools, surrounded by enchanting water features create a serene ambiance.

Residents can revel in refreshing swims, lounge on comfortable sunbeds, and bask in the warmth of the sun's embrace. Meanwhile, young adventurers can dive into the delightful Kids Play Area, designed to ignite their imaginations with interactive walls, sensory boards, and captivating mazes. At Arbor View, every day is a chance to create cherished memories and build a vibrant community.







## Leisure & Elegance

The designated food preparation station ensures that residents can effortlessly host large parties and holiday events, while the adjacent dining area effortlessly transforms into a lively billiards table area, adding an extra element of excitement to social gatherings.

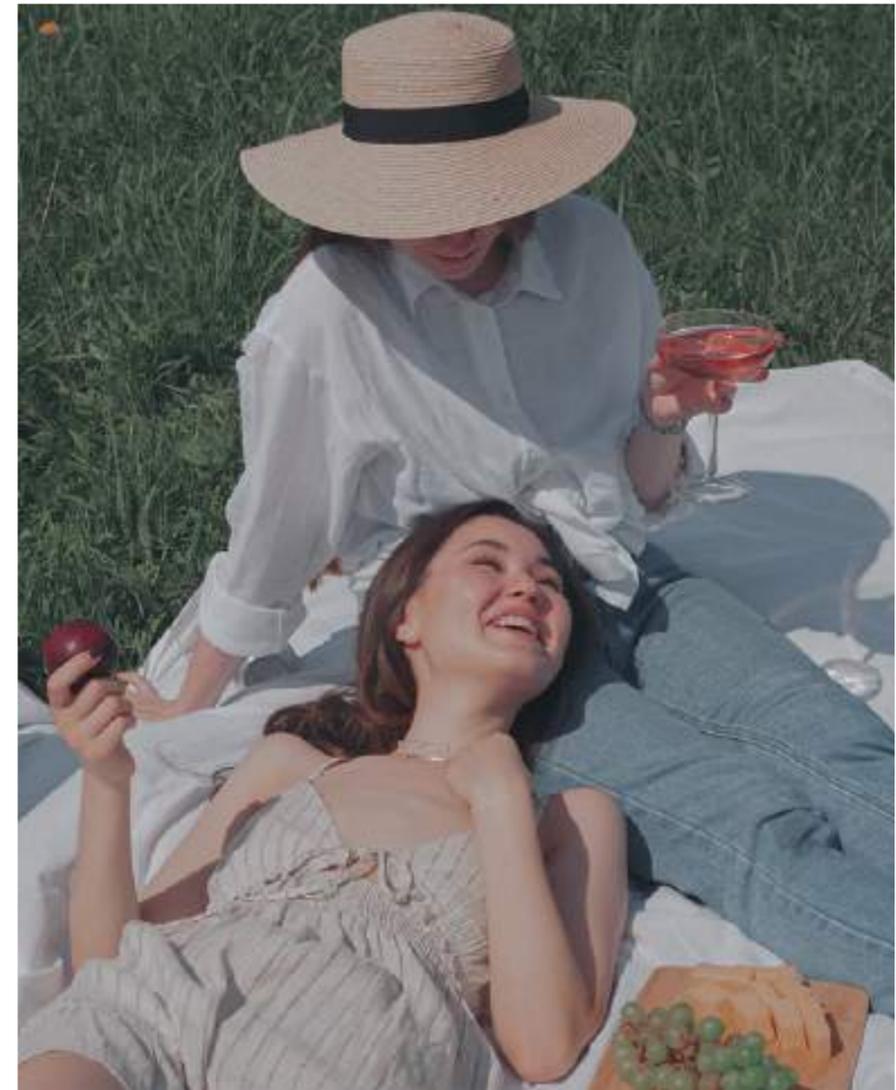
Whether hosting a celebration or simply seeking a space to relax and connect with neighbors, our Clubhouse provides the perfect setting for creating cherished memories and fostering a strong sense of community.



# WHERE NATURE IS

## Boundless Green Bliss

Witness the magic of cinema under the stars at our outdoor silent cinema, complete with cozy bean bags and a mesmerizing projector screen. For those seeking a touch of amenity in the wilderness, our glamping area offers exquisite tents and inviting fireplace areas, perfect for embracing nature's beauty in comfort. Indulge in the joy of outdoor gatherings and culinary delights at our caravan barbecue and picnic area, where a quirky minivan serves as a unique barbecue spot amidst countless shaded and open picnic spots.





ELLINGTON



And for those who prioritize wellness, our reflexology and circulation path invites residents to take rejuvenating walks and maintain a healthy routine while enjoying the serene surroundings. At Arbor View, the outdoors beckon with endless possibilities for relaxation, adventure, and memorable moments.

# FIRST FLOOR AMENITIES PLAN



- ① LEISURE POOL
- ② LOUNGE POOL
- ③ SHADED KIDS POOL
- ④ WATER FEATURE
- ⑤ OUTDOOR DECK SWING

- ⑥ CABANAS
- ⑦ OUTDOOR SHOWER
- ⑧ SUN LOUNGERS AREA
- ⑨ PICNIC TABLE AREA
- ⑩ GLAMPING AREA

- ⑪ CARAVAN BARBEQUE AREA
- ⑫ VANTAGE DECK
- ⑬ OUTDOOR SILENT CINEMA
- ⑭ OUTDOOR LOUNGE TERRACE
- ⑮ CLUBHOUSE

- ⑯ CONVERTIBLE GAMES TABLE AREA
- ⑰ ADULT & KIDS WASHROOM
- ⑱ 2D KIDS PLAY AREA
- ⑲ OUTDOOR THEMED KIDS PLAY AREA
- ⑳ EXPERIENCE SHOWER

- ㉑ STEAM & SAUNA ROOM
- ㉒ BATHROOM FOR PEOPLE OF DETERMINATION
- ㉓ FAMILY BATHROOM
- ㉔ INDOOR YOGA STUDIO
- ㉕ FITNESS STUDIO

- ㉖ CIRCULATION PATH
- ㉗ REFLEXOLOGY PATH
- ㉘ YOGA & MEDITATION PODS
- ㉙ ARRIVAL PLAZA
- ㉚ LIFT LOBBY

# APARTMENTS





## Living & Dining Area

With a harmonious fusion of sophistication and practicality with cloak entry spaces and workstations. These meticulously designed areas offer a seamless integration of productivity and relaxation.

Whether it's a sanctuary to delve into work or a cozy haven to share delectable meals with loved ones, our living and dining spaces cater to every desire. Residents experience the perfect blend of style and functionality as they embrace the art of living and working in these versatile, thoughtfully curated areas.





## Kitchen

Residents will discover a captivating kitchen that combines style and functionality, becoming the heart of their home.

The integrated designer kitchen island takes center stage, providing a versatile workspace and a gathering spot for socializing. A generously sized pantry ensures ample storage for all culinary essentials, while a dedicated coffee station adds a bit of energy to the daily routine. In this thoughtfully designed kitchen, residents can unleash their culinary creativity, surrounded by sleek aesthetics and top-of-the-line appliances.





## Bathroom

Within the abode, residents will find exquisitely designed bathrooms that provide a sanctuary for relaxation and rejuvenation. The naturally lit Him & Her spaces offer a harmonious balance of elegance and comfort. Unique stonework and soft finishes create a soothing ambiance, enveloping residents in a serene atmosphere.

Every detail has been carefully considered, from the exquisite choice of materials to the meticulous craftsmanship. With an abundance of natural light, these bathrooms become a serene oasis, where residents can indulge in self-care rituals and escape the demands of the outside world.





## Bedroom

Bathed in natural light, thoughtfully designed bedroom spaces invite residents to unwind and rejuvenate. The integrated wardrobes with mirrors not only provide ample storage but also add an element of elegance and functionality to the room.

The inclusion of dressers enhances convenience and organization, allowing residents to effortlessly craft their personal expression. Every aspect of the bedroom has been carefully curated to create a peaceful retreat, where residents can escape the stresses of the day and unwind in restful slumber.





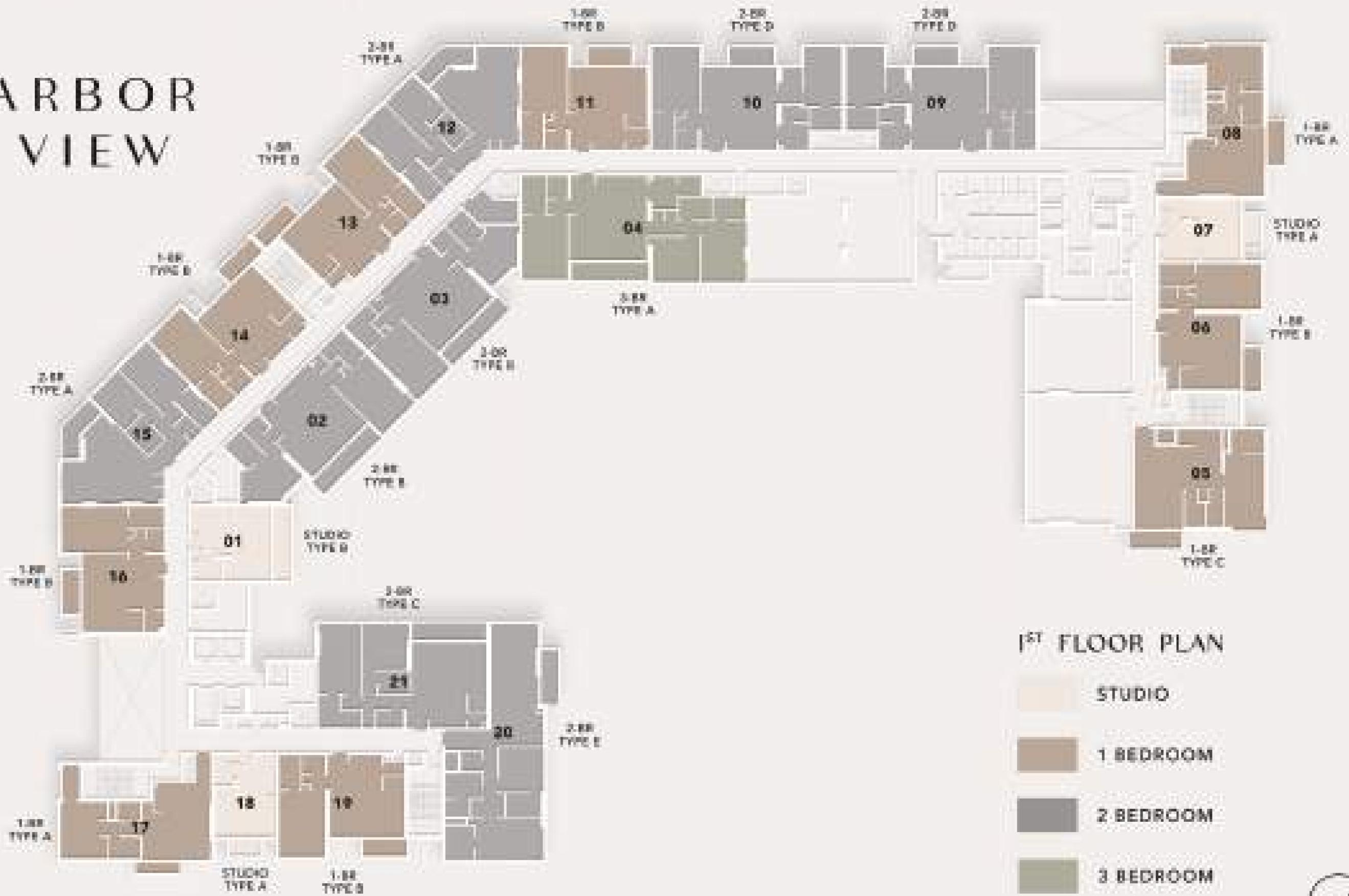
## Wardrobe

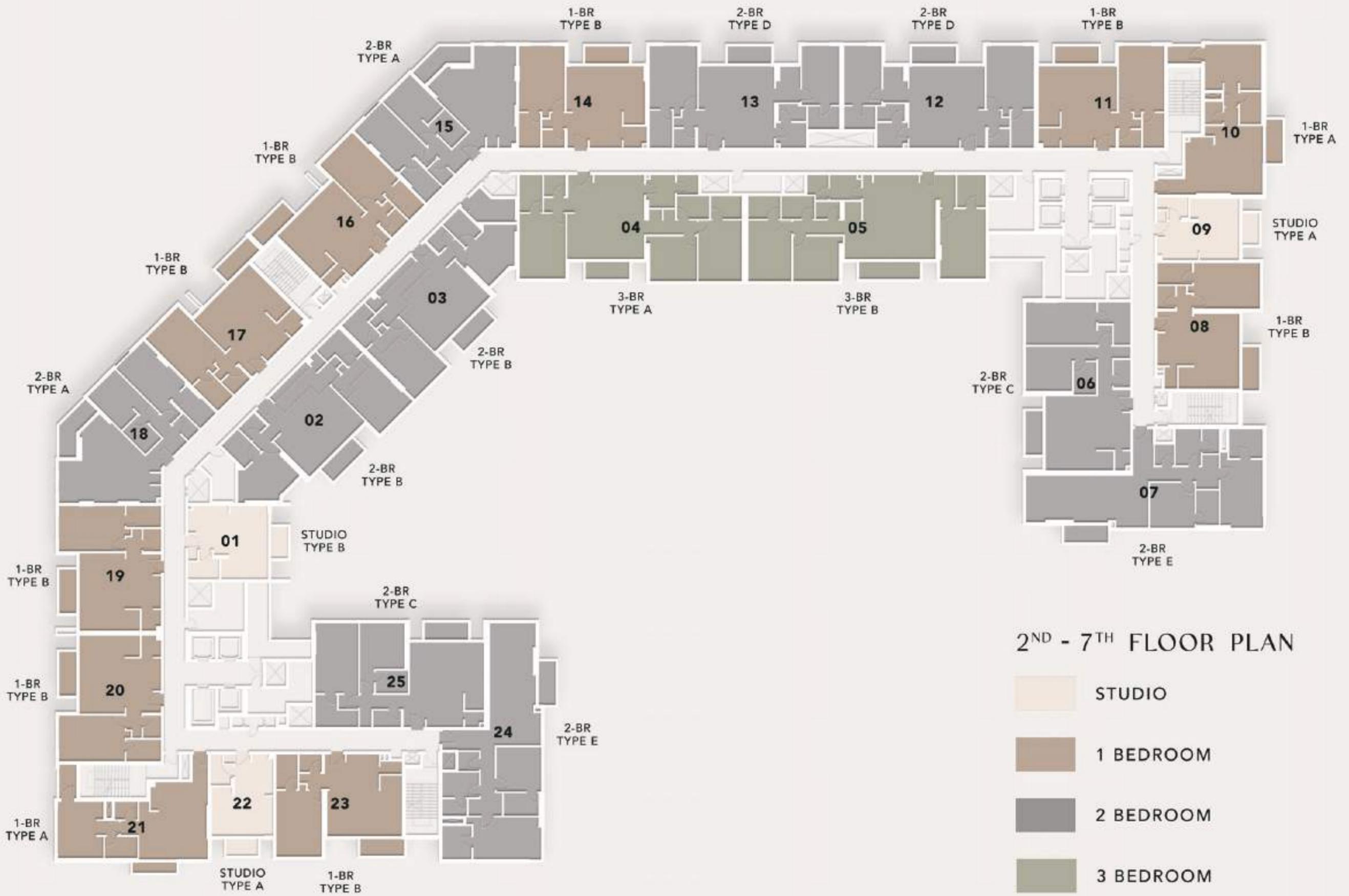
Here, elegance and functionality seamlessly intertwine. The meticulously crafted wardrobe spaces offer residents a harmonious blend of style and practicality. Adorned with integrated mirrors, the wardrobes reflect refinement but also create a mirage of expanded space and natural light within the room.

# FLOOR PLANS

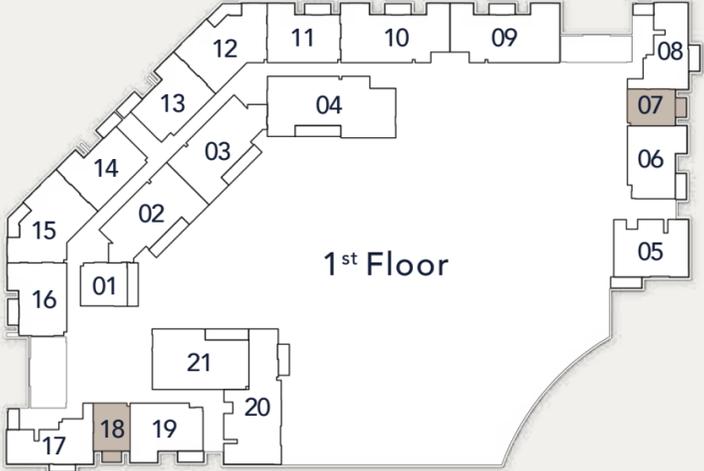


# ARBOR VIEW





# STUDIO TYPE A



Internal Living Area

Outdoor Living Area

Total Living Area

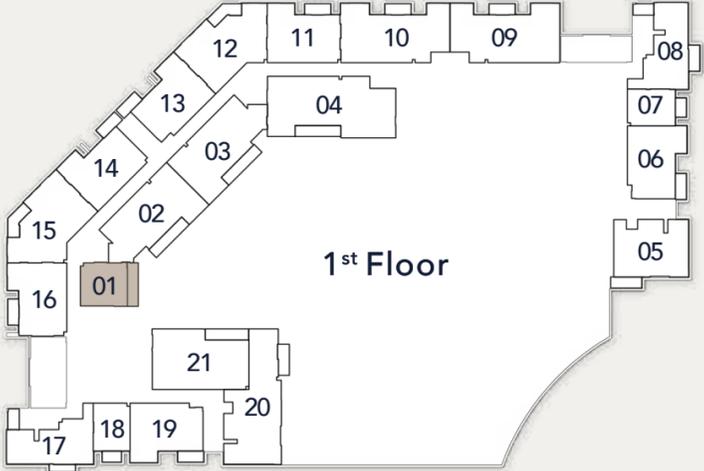
403.65 sq. ft

48.22 sq. ft

451.87 sq. ft



**STUDIO**  
TYPE B



Internal Living Area

Outdoor Living Area

Total Living Area

465.00 sq. ft

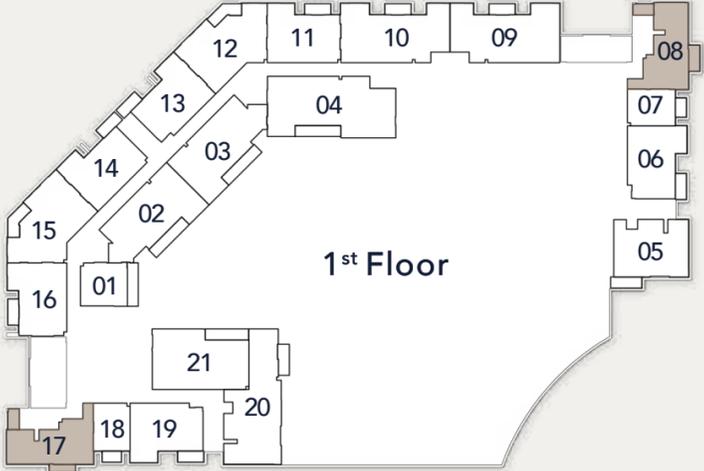
48.22 sq. ft

513.22 sq. ft



# 1 BEDROOM

TYPE A



Internal Living Area

795.02 sq. ft

Outdoor Living Area

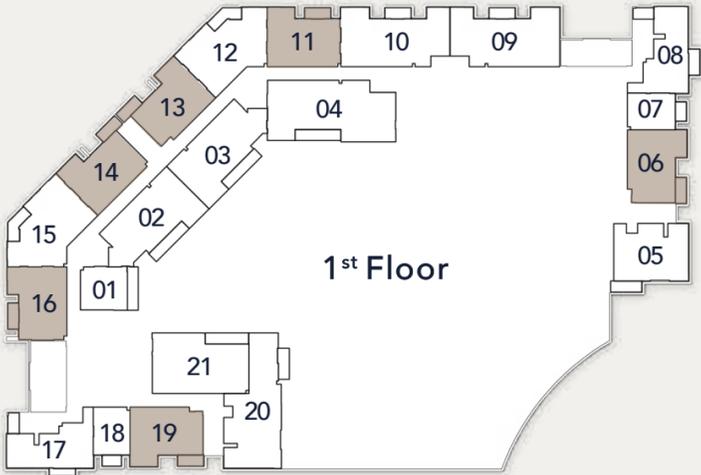
98.17 sq. ft

Total Living Area

893.19 sq. ft



**1 BEDROOM**  
TYPE B



Internal Living Area

880.92 sq. ft

Outdoor Living Area

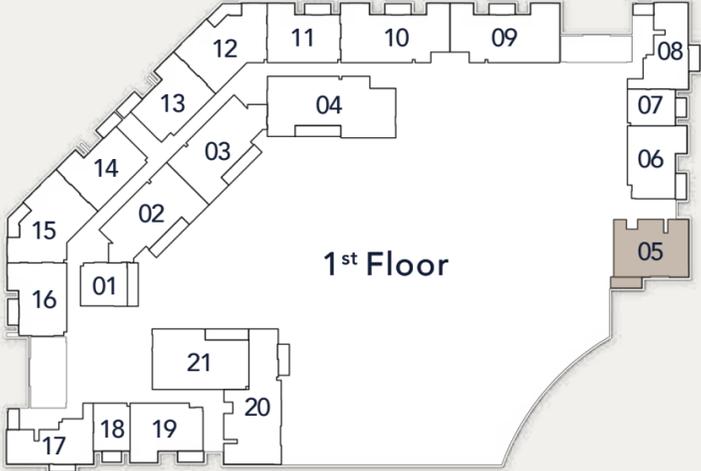
66.31 sq. ft

Total Living Area

947.22 sq. ft



**1 BEDROOM**  
TYPE C



Internal Living Area

949.81 sq. ft

Outdoor Living Area

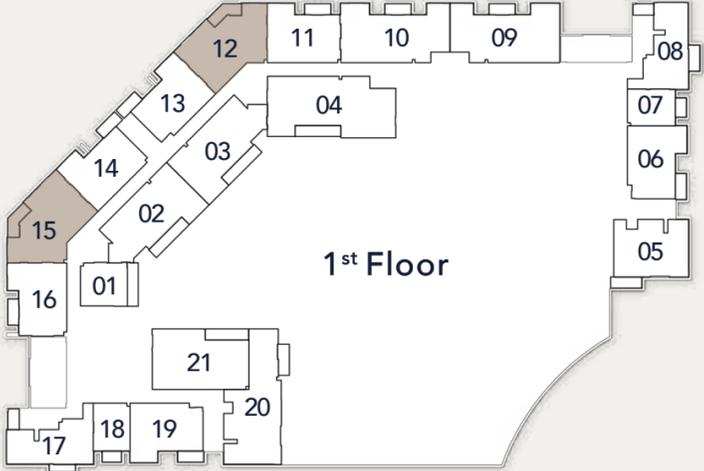
78.58 sq. ft

Total Living Area

1028.38 sq. ft



**2 BEDROOM**  
TYPE A



Internal Living Area

1108.58 sq. ft

Outdoor Living Area

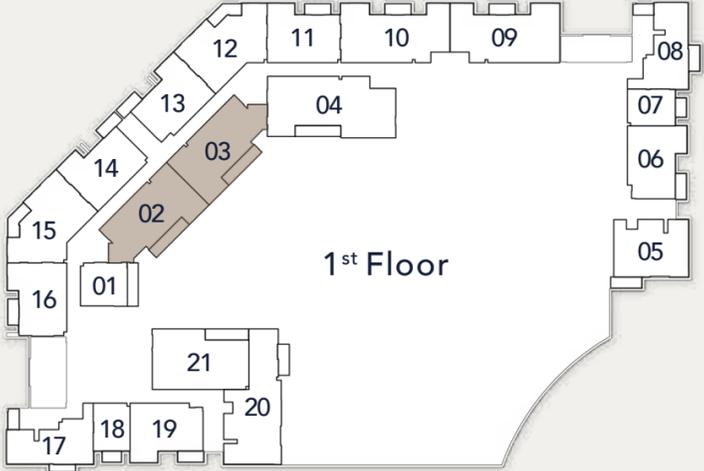
96.01 sq. ft

Total Living Area

1204.59 sq. ft



**2 BEDROOM**  
TYPE B



Internal Living Area

1188.98 sq. ft

Outdoor Living Area

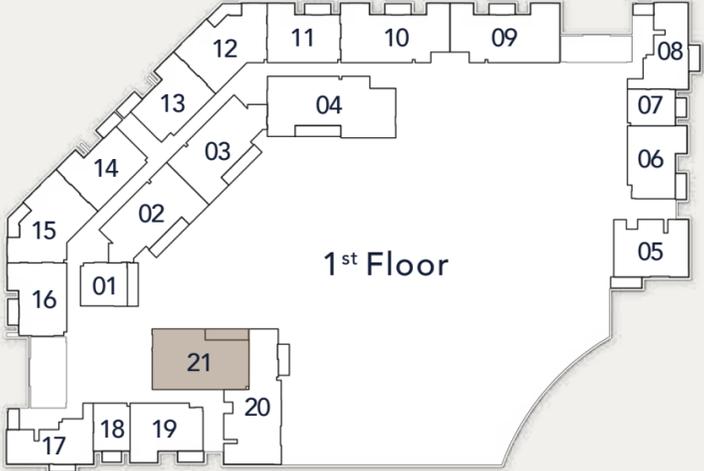
65.44 sq. ft

Total Living Area

1254.43 sq. ft



**2 BEDROOM**  
TYPE C



Internal Living Area

1232.36 sq. ft

Outdoor Living Area

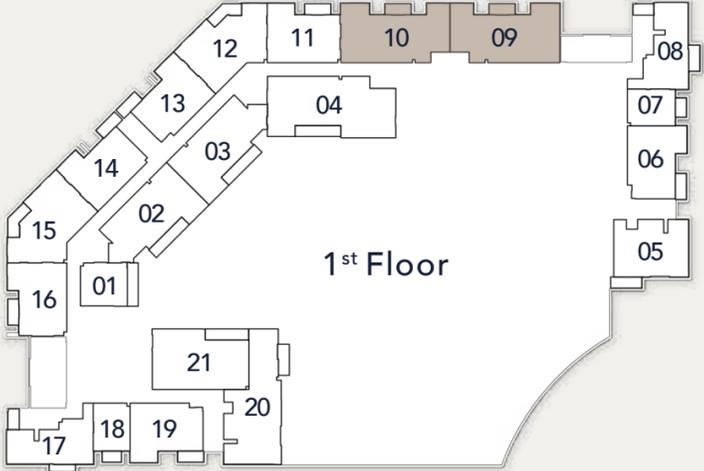
65.44 sq. ft

Total Living Area

1297.80 sq. ft



**2 BEDROOM**  
TYPE D



Internal Living Area

1293.28 sq. ft

Outdoor Living Area

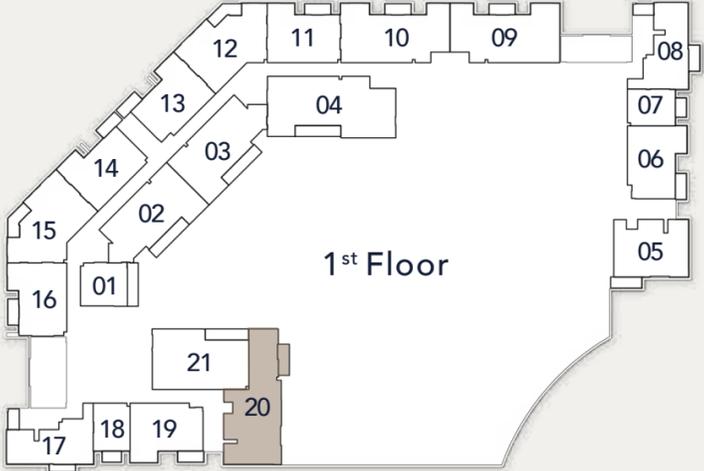
66.41 sq. ft

Total Living Area

1359.70 sq. ft



**2 BEDROOM**  
TYPE E



Internal Living Area

1362.60 sq. ft

Outdoor Living Area

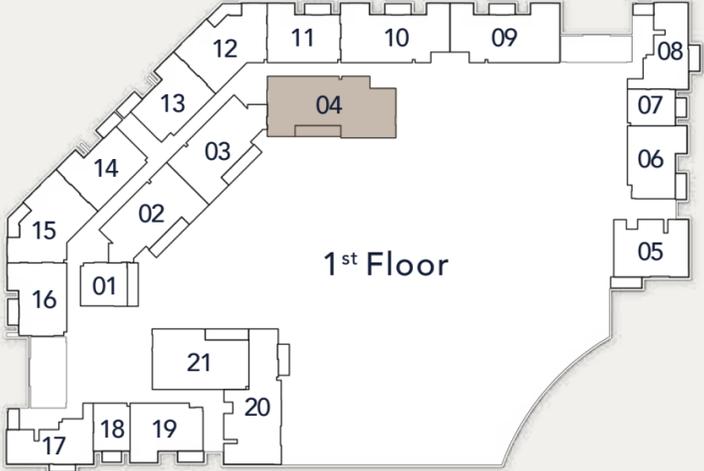
67.27 sq. ft

Total Living Area

1429.88 sq. ft



# 3 BEDROOM TYPE A



Internal Living Area

1605.33 sq. ft

Outdoor Living Area

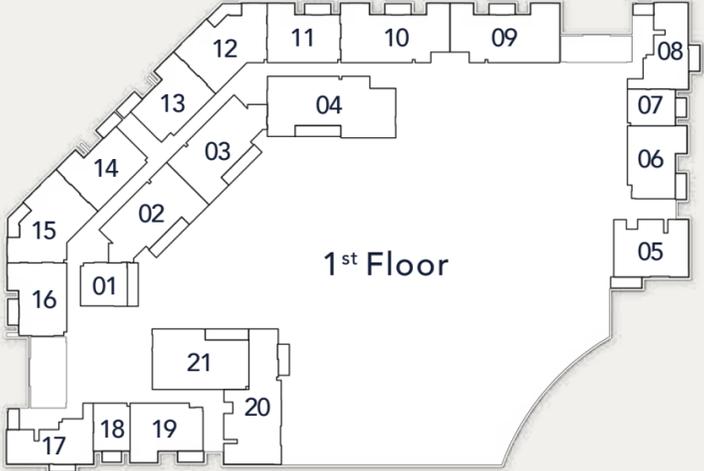
65.44 sq. ft

Total Living Area

1670.77 sq. ft



# 3 BEDROOM TYPE B



Internal Living Area

1671.64 sq. ft

Outdoor Living Area

89.99 sq. ft

Total Living Area

1761.62 sq. ft





800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE