



## THE QUAYSIDE RESIDENCES

AED 2 122 828 - 4 451 828

### PARAMETERS

City	Dubai
Type	Development
To sea	7000 m
To city center	3600 m
Completion date	I quarter, 2026



### THE QUAYSIDE RESIDENCES IN BUSINESS BAY, DUBAI

The modern high-rise residential community, The Quayside Residences will be located on the banks of the Dubai Canal in the popular Business Bay area. The community is being developed by Ellington Properties, a reputable development company. The construction is scheduled to be completed in the first quarter of 2026. The residential complex will feature a ground floor with a spacious artistically-designed lobby, a four-level podium and 15 residential floors. On the territory of the apartment complex is a large outdoor terrace with areas for recreation and outdoor sports. The facility will have three passenger and one service elevator. In the area of the podium will be covered parking, with one or two parking bays allocated for each apartment owner. There'll also be a convenient driveway leading to the entrance of the lobby near the elevators.

### ABOUT THE QUAYSIDE RESIDENCES

The up-and-coming residential complex will be equipped with numerous public areas designed to make living here as comfortable as possible. The community's residents will have the following facilities on their doorstep:

- Benches next to decorative lush green areas near the residential complex;
- Lounge area, a reception desk, a work area for computers and a wall with bookshelves in the lobby;
- An outdoor swimming pool with a smooth water entrance;
- Partially submerged sun loungers for pleasant relaxation on the water;
- Children's shallow pool;
- Fitness studio;
- Open-air children's playground on the podium as well as a playroom inside the building;
- Separate spa rooms for men and women;
- Zen room for meditation and yoga;
- Clubhouse;
- Outdoor lounge area with a kitchen, a barbecue area, a pizza oven, a lounge terrace and a dining area.

In addition to these amenities, residents of the up-and-coming development will also have easy access to the entertainment and retail facilities of the Business Bay area. For example, the nearest restaurants in The Quayside Residences are on the pedestrian promenade, within walking distance. Regarding hotels in The Quayside Residences, next to the new building are popular hotel complexes comprising the Millennium Atria, The First Collection and the Canal Central Hotel.

### TYPES OF REAL ESTATE IN THE QUAYSIDE RESIDENCES

The new residential complex features 118 properties, including:

- 15 studio apartments
- 102 apartments with one to three bedrooms
- 1 penthouse

The area of the studios starts from 50 square metres. The area of the apartments varies from 70 to 146 square metres. The penthouse in The Quayside Residences has an area of 929 square metres. All the apartments will feature a spacious balcony where you can set up a private lounge area with beautiful views of the city centre and the Dubai Canal. Besides, the apartments will have a separate laundry room and either built-in wardrobes or walk-in closets in the bedrooms.

One parking bay is provided for the studios and 1- or 2-bedroom apartments and 2 parking bays for the 3-bedroom residences in the community's covered parking lot. Residents of the up-and-coming development will therefore not have to worry about where to park their private vehicle or a rental car at The Quayside Residences.

### MALLS AND SUPERMARKETS IN THE QUAYSIDE RESIDENCES

The new building is located in the well-developed Business Bay area with an abundance of shopping and entertainment facilities. From the residential complex, you can drive to the West Zone Fresh supermarket in a few minutes.

A large shopping centre, Bay Avenue Mall, is a five-minute drive from the residential community. A 10-minute drive will take you to the following shopping and entertainment facilities:

- Dubai Mall with a large range of shops for every taste, restaurants, cafés, a multiplex cinema, amusement parks, an aquarium and a professional ice rink;
- Souk Al Bahar, a traditional Middle Eastern market-style shopping centre with shops selling antiques, carpets and unique handicrafts;
- City Walk marketplace with fashion stores, cafés, restaurants, a cinema, a beauty salon, a fitness studio and other facilities. The shopping centre has wide alleys lined with trees and a fountain.

### PLACES OF INTEREST NEAR THE QUAYSIDE RESIDENCES

The community's residents will have access to all the popular attractions of the central part of the emirate and the Downtown Dubai area. The following places of interest are within a 10-minute drive of the upcoming development:

- The mixed-use tower of Burj Khalifa, the tallest building in the world and housing a hotel, a business centre, residential properties, a high-end restaurant and a stunning observation deck with a panoramic view of the city;
- Wings of Mexico Statue, a statue in the form of angel wings;
- Sky Views Observatory, an observation deck where you can admire Dubai with a bird's eye view;
- Dubai Fountain, a large fountain with a light and music show in the centre of a man-made lake;
- Dubai Opera is an opera house with an innovative, transformable stage and a unique design.

### INVESTING IN THE QUAYSIDE RESIDENCES

Apartments in the new residential complex are a perfect investment property in Dubai. The upcoming development is favourably located in a lively area with easy access to the city centre, major shopping and entertainment centres and famous attractions so apartments here will be in high demand among potential buyers and tenants. Over the past year, the cost of residential real estate in the Business Bay area has grown by 13.17% and is steadily continuing to grow.

### PURCHASING REAL ESTATE IN THE QUAYSIDE RESIDENCES

Today, the new residential complex is under construction, allowing investors to profitably purchase an apartment at a reduced price directly from the developer. Given the upward trend in the cost of residential real estate in Dubai, the apartments in this upcoming community will significantly increase in price once the construction is completed in 2026.

All the real estate options available for sale in the residential complex can be viewed on our web catalogue. Please feel free to contact our experts to find out about all the payment methods when buying off-plan housing, the current promotions and the bonuses offered.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to the city centre
- Close to schools
- Close to the kindergarten
- Prestigious district
- Close to a river or promenade
- Pond nearby
- City view
- Panoramic view
- Street view
- River view
- Beautiful view

### FEATURES

- Panoramic windows
- Panoramic glazing
- Balcony
- Terrace
- Premium class
- New development project
- New project

### INDOOR FACILITIES

- Children's playroom
- Cafe
- Mini club
- Recreation area
- SPA centre
- Fitness room
- Pilates and yoga room
- Elevator
- Covered parking

### OUTDOOR FEATURES

- Barbecue area
- CCTV
- Children's playground
- Children's pool
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Social and commercial facilities
- Multi-storey parking garage
- Car park
- Swimming pool
- Common area with pool



## PHOTO GALLERY

