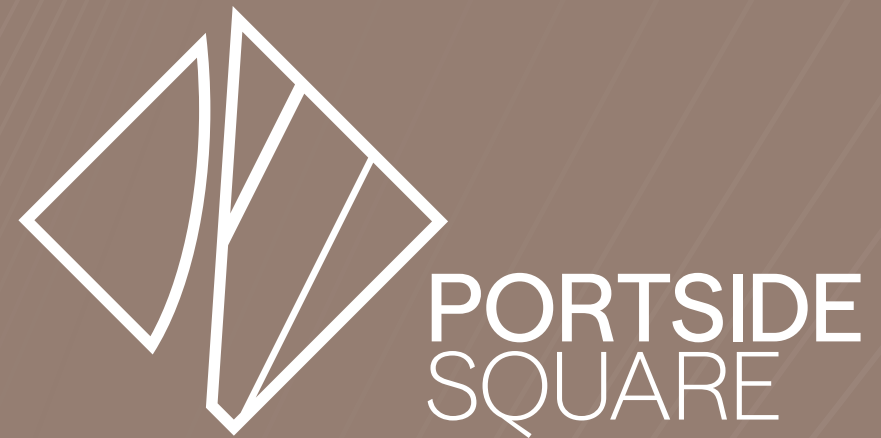




PROJECT BRIEF

A photograph of a sailboat on a vast, choppy ocean under a hazy sky. The image is overlaid with a semi-transparent teal filter. On the left side, there are several thin, white, concentric curved lines that sweep across the frame. The title text is positioned on the right side of the image.

A Sea Change in Waterfront Living



Portside Square is Ellington's newest design statement. A landmark development that captures the fluid energy of Dubai's maritime heritage while shaping the future of waterfront living. Rooted in the brand's philosophy of "Live by Design," it unites flowing elegance with architectural clarity, creating homes that are as inspiring as their setting.

Architecture in motion

The development is defined by three sculptural residential towers: Portside Residences I, II, and III, whose façades draw inspiration from the natural rhythm of wind and water. Gentle curves ripple across the skyline, softening the architectural presence and evoking a sense of serenity in motion. Together, the towers establish a harmonious dialogue between form and environment, capturing light, sea, and sky while expressing Ellington's vision of design that elevates everyday living.



Designed for life in flow

Every element of Portside Square has been conceived to enrich the rhythm of daily life. The interiors take inspiration from the dialogue between sea and shore, where textures, materials, and finishes reflect both movement and timelessness. Landscaped spaces extend this sense of flow, weaving together calm retreats and active communal zones that invite connection. From wellness and fitness to curated lounges and retail, the development becomes more than a place to live - it is a sanctuary where design, community, and the waterfront converge in harmony.



At the Heart of Mina Rashid

Located in Dubai's historic Mina Rashid, the development stands within one of the city's most culturally significant and strategically evolving districts. Originally opened in 1972 as Dubai's first commercial port, Mina Rashid has transformed into a world-class marina, cruise terminal, and lifestyle destination.

Anchored in Heritage, Designed for Tomorrow

Mina Rashid is both a symbol of Dubai's seafaring legacy and a beacon of its modern global outlook. Landmarks like the Queen Elizabeth 2, yacht marinas, and waterfront attractions frame the site with heritage and prestige. Portside Square adds a new chapter: residences with panoramic views of the Arabian Gulf, Downtown Dubai, and the marina promenade.



Location



Dubai Festival City

Dubai Creek Harbour

Ras Al Khor Wildlife Sanctuary

Downtown Dubai

Sheikh Zayed Road

Dubai International Financial Centre (DIFC)

Dubai World Trade Centre

Oud Metha

Dubai Frame

Al Karama

Al Fahidi Historical Neighbourhood

Dubai Gold Souq

Queen Elizabeth 2 Hotel

Mina Rashid/Port Rashid

Maritime City

Etihad Museum

Al Wasl Road

Jumeirah Beach Road

Deira

Dubai Creek

ELLINGTON COVE

Dubai Islands

Dubai International Airport (DXB)

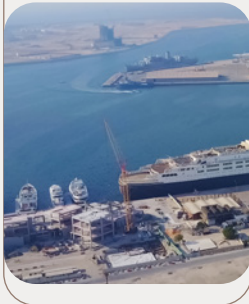
Driving distance

1 minute



Queen Elizabeth 2

2 minutes



Mina Rashid Marina

6 minutes



Sheikh Zayed Road

10 minutes



World Trade Centre

10 minutes



Downtown Dubai
Dubai Mall/Burj Khalifa

10 minutes



Dubai International
Airport (DXB)

14 minutes



Dubai International
Financial Centre (DIFC)

18 minutes



Mall of the
Emirates

20 minutes



Dubai
Islands

20 minutes



Palm
Jumeirah

25 minutes



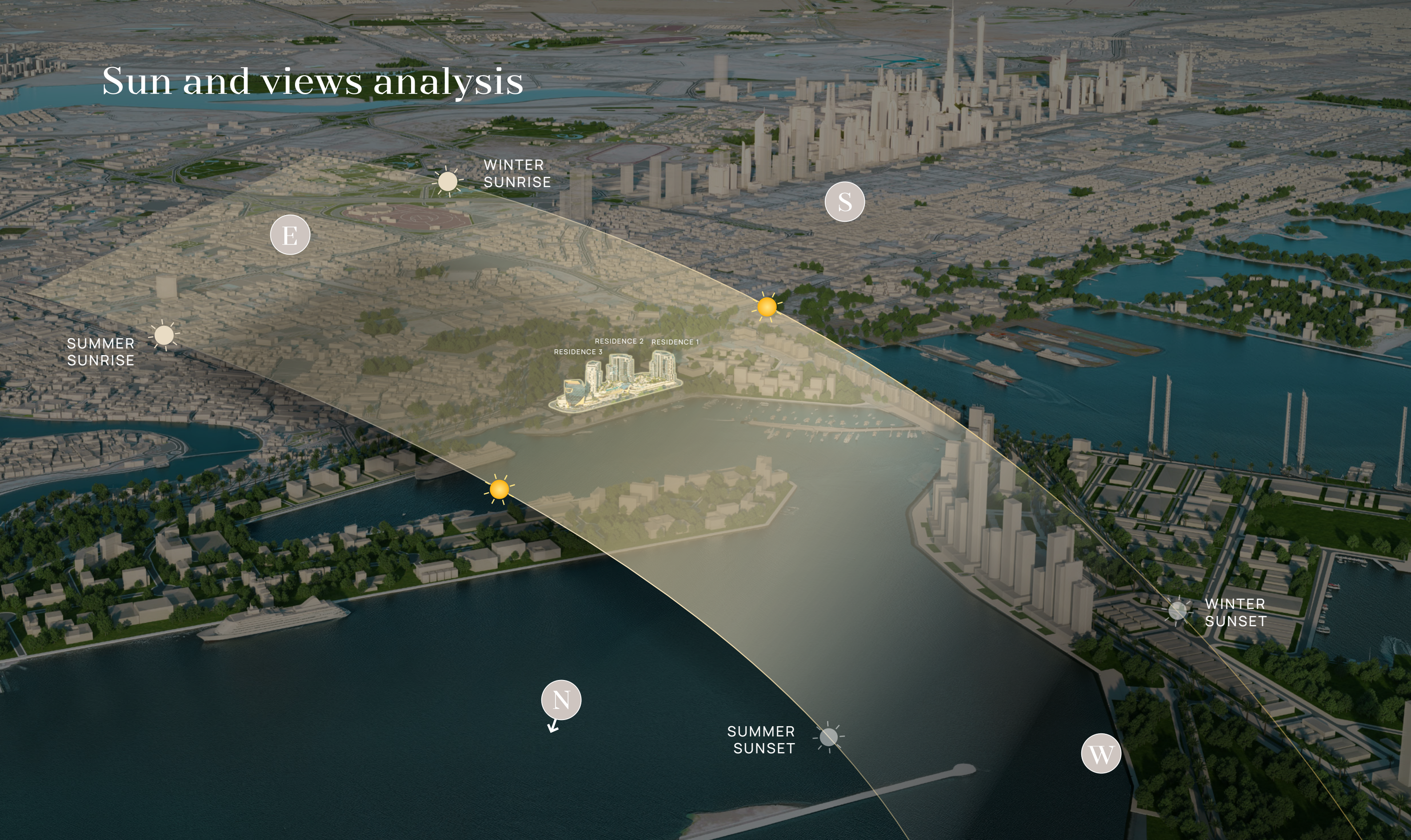
Dubai
Marina

40 minutes



Al Maktoum
International Airport
(DWC)

Sun and views analysis

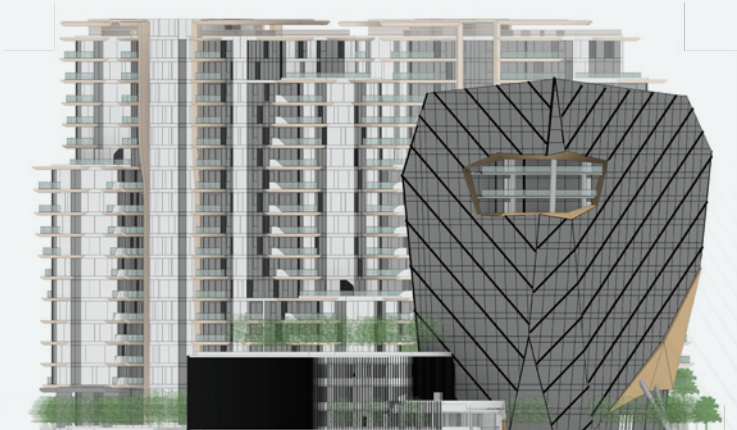


Elevations

LEFT
ELEVATION



RIGHT
ELEVATION



REAR
ELEVATION



FRONT
ELEVATION



Building configuration



PARKING

Studios, 1 and 2 bedrooms: 1 car parking space
3 and 4 bedrooms: 2 car parking spaces

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
Amenities pavilion: 1 passenger lift

ANTICIPATED
COMPLETION DATE
Q4 2029

ANTICIPATED
SERVICE CHARGE
AED 17 per sq.ft

OWNERSHIP
Freehold





A Waterfront Landmark



The legacy continues
in Mina Rashid



Size range & unit type



STUDIOS

Size: 395.9 sq.ft - 453.81 sq.ft
Units per tower: 18 units
Total units (3 towers): 54 units

1-BEDROOM

Size: 767.9 sq.ft - 914.5 sq.ft
Units per tower: 57 units
Total units (3 towers): 171 units

2-BEDROOM

Size: 1,172.94 sq.ft - 1,377.46 sq.ft
Units per tower: 32 units
Total units (3 towers): 96 units

2-BEDROOM + STUDY

Size: 1,370.03 sq.ft - 1,533.21 sq.ft
Units per tower: 18 units
Total units (3 towers): 54 units

3-BEDROOM

Size: 1,723.62 sq.ft - 1,874.53 sq.ft
Units per tower: 10 units
Total units (3 towers): 30 units

4-BEDROOM PENTHOUSE

Size: 3,440.79 sq.ft
Units per tower: 1 unit
Total units (3 towers): 3 units

**TOTAL UNITS
PER TOWER**
136

**TOTAL UNITS
(3 TOWERS)**
408



Amenities

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





Arrival and drop-off area



Lobby

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

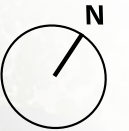
09 ACCESS TO LOWER LEVEL PARKING





Running track

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

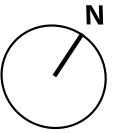




Amenities view



Pool view



PAVLLION 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

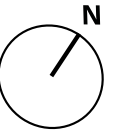




Pavilion and retail drop-off area



Arcade room



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





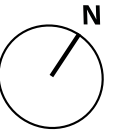
Co-working space



Spa

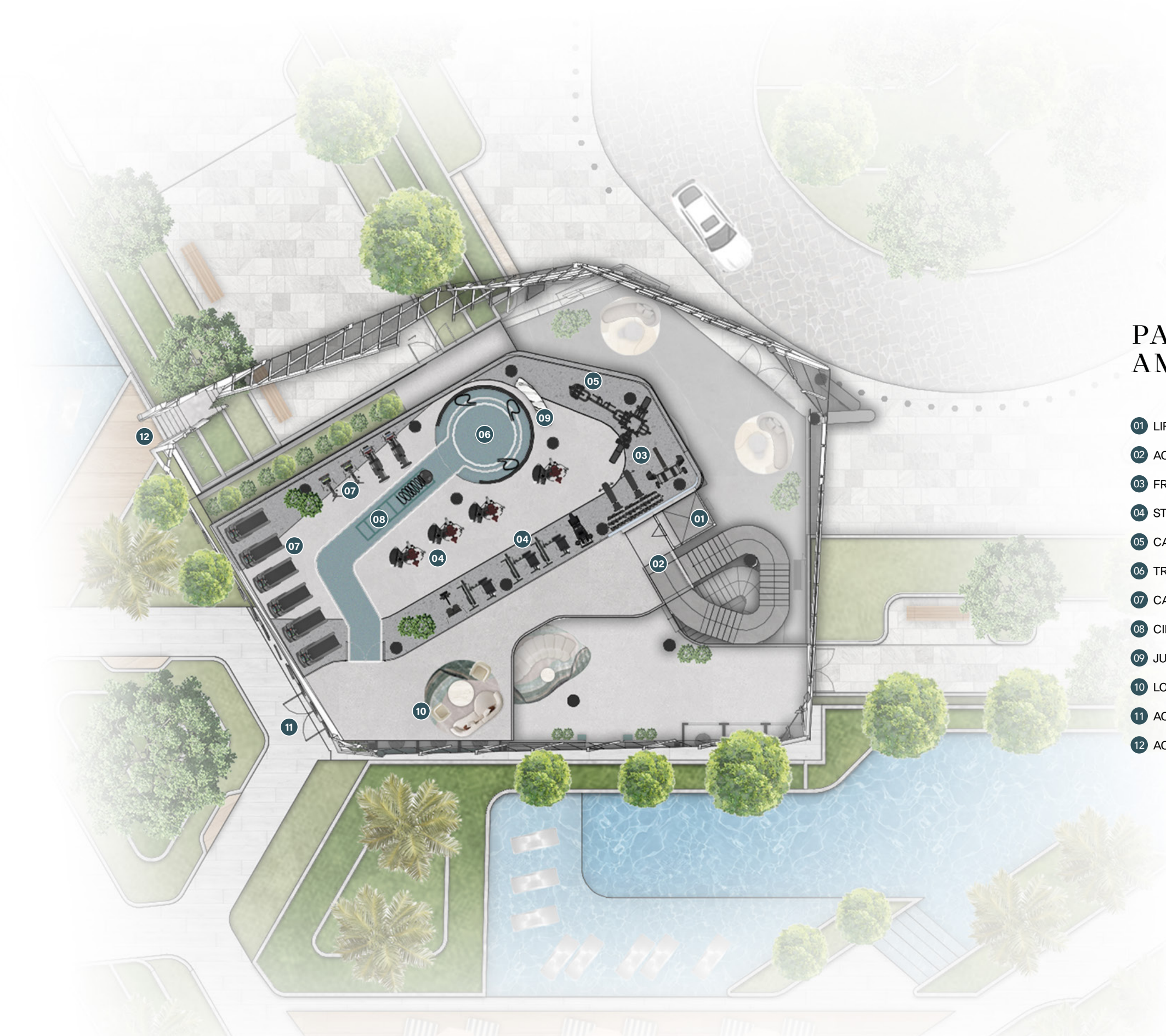


Kids play area



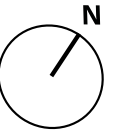
PAVILION 2nd FLOOR AMENITIES PLAN

- 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





Fitness studio



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





Clubhouse

A person is sitting on a set of wide wooden stairs. They are wearing a white dress with small black polka dots and white sneakers. Their hands are clasped together in their lap. The background is a solid dark teal color with a subtle pattern of thin, white, wavy lines on the right side.

Residences



Living and dining



Kitchen



Master bedroom



Master bedroom and wardrobes



Wardrobes



Bathroom

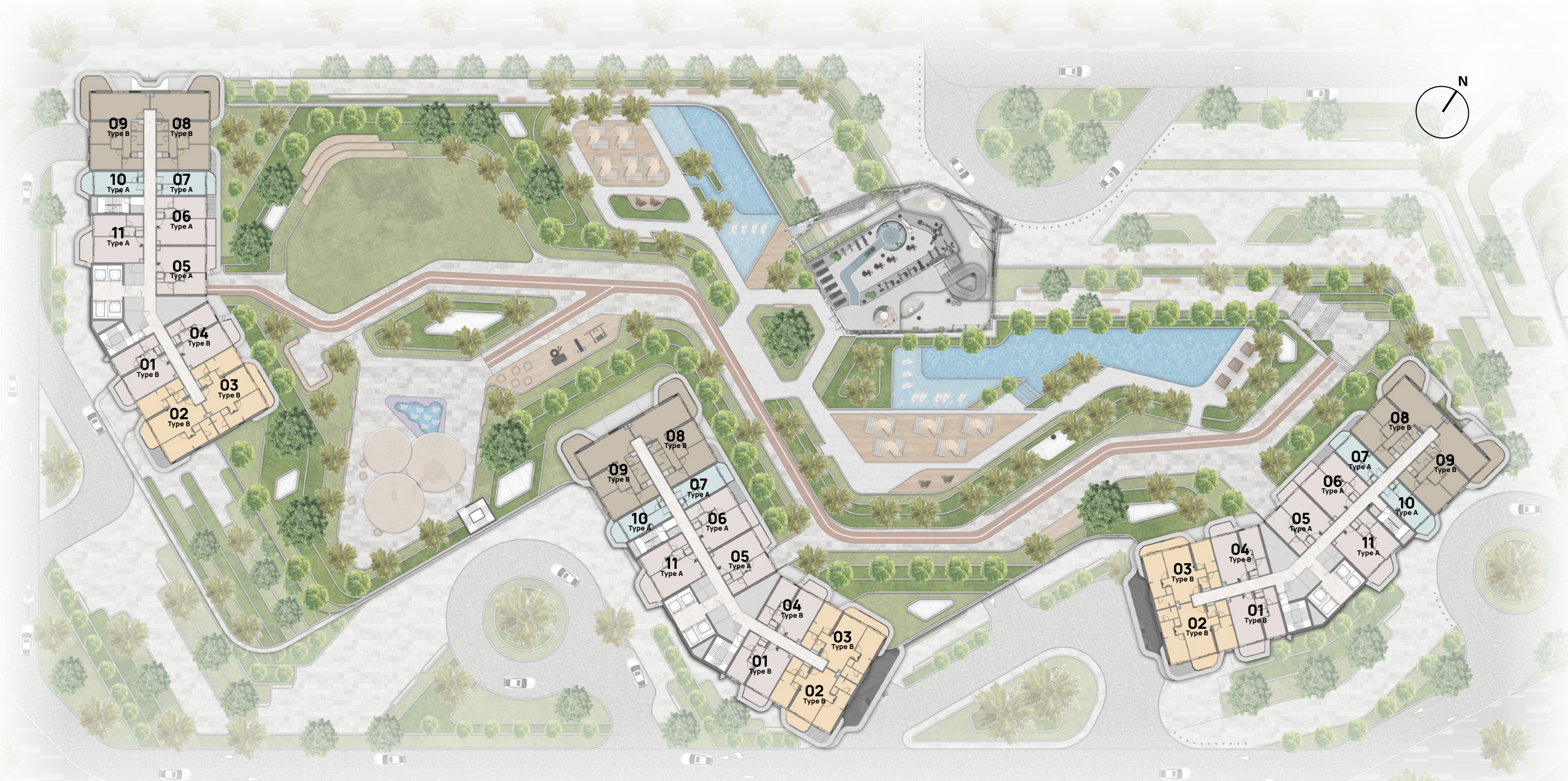
A black and white photograph of a wooden floor. Strong, diagonal shadows from an unseen light source stretch across the floorboards from the upper left towards the lower right. A dark, vertical leg of a table or chair is visible in the upper left corner. The floor has a natural wood grain texture. The overall mood is minimalist and architectural.

Floor plans

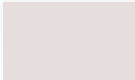
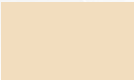


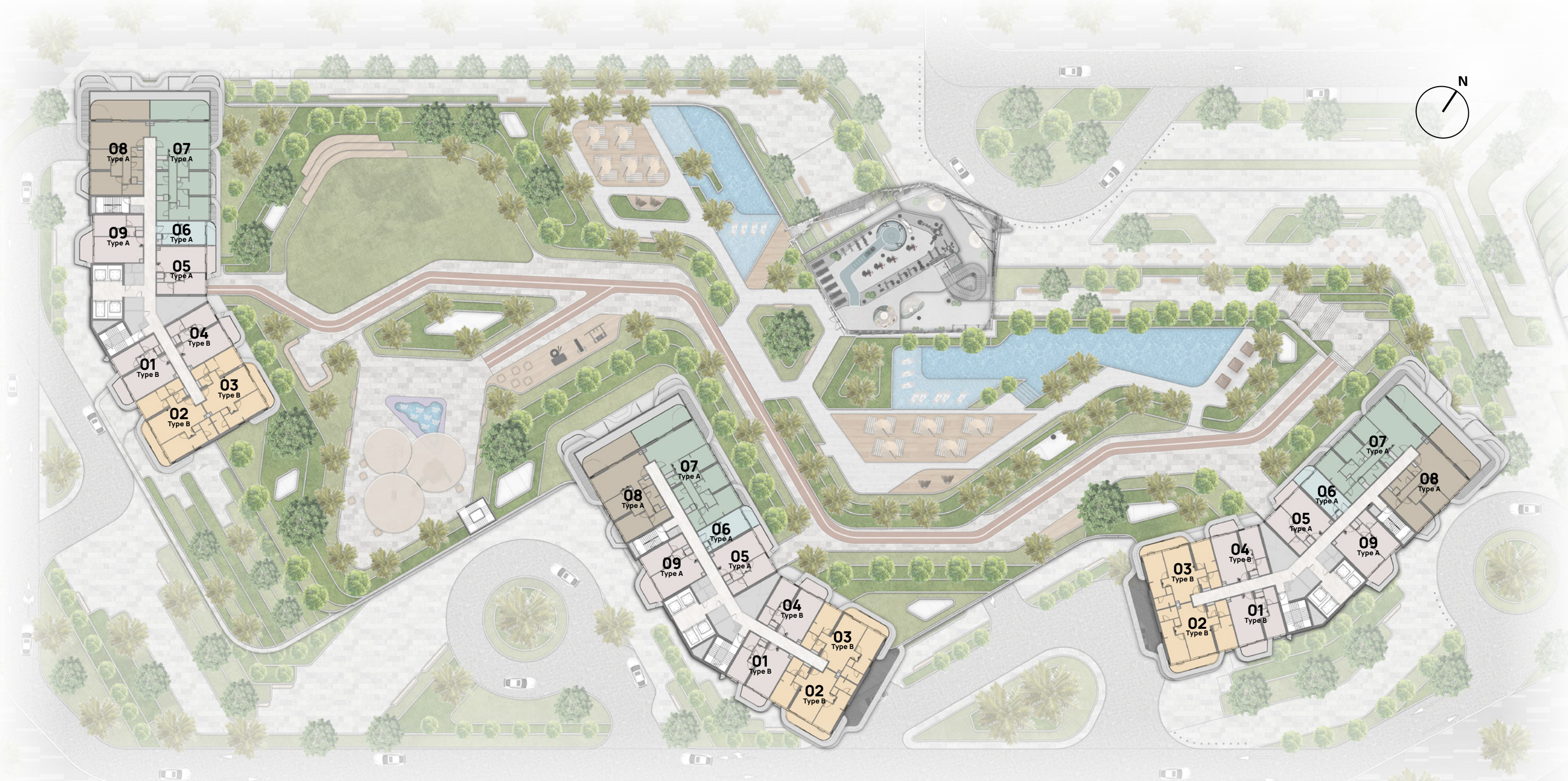
1ST FLOOR PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom+S



2ND - 4TH FLOOR TYPICAL PLAN

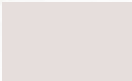
- | | | | | | | | |
|---|--------|---|-------------|---|-------------|---|---------------|
|  | Studio |  | 1 - Bedroom |  | 2 - Bedroom |  | 2 - Bedroom+S |
|---|--------|---|-------------|---|-------------|---|---------------|



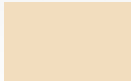
5TH - 10TH FLOOR TYPICAL PLAN



Studio



1 - Bedroom



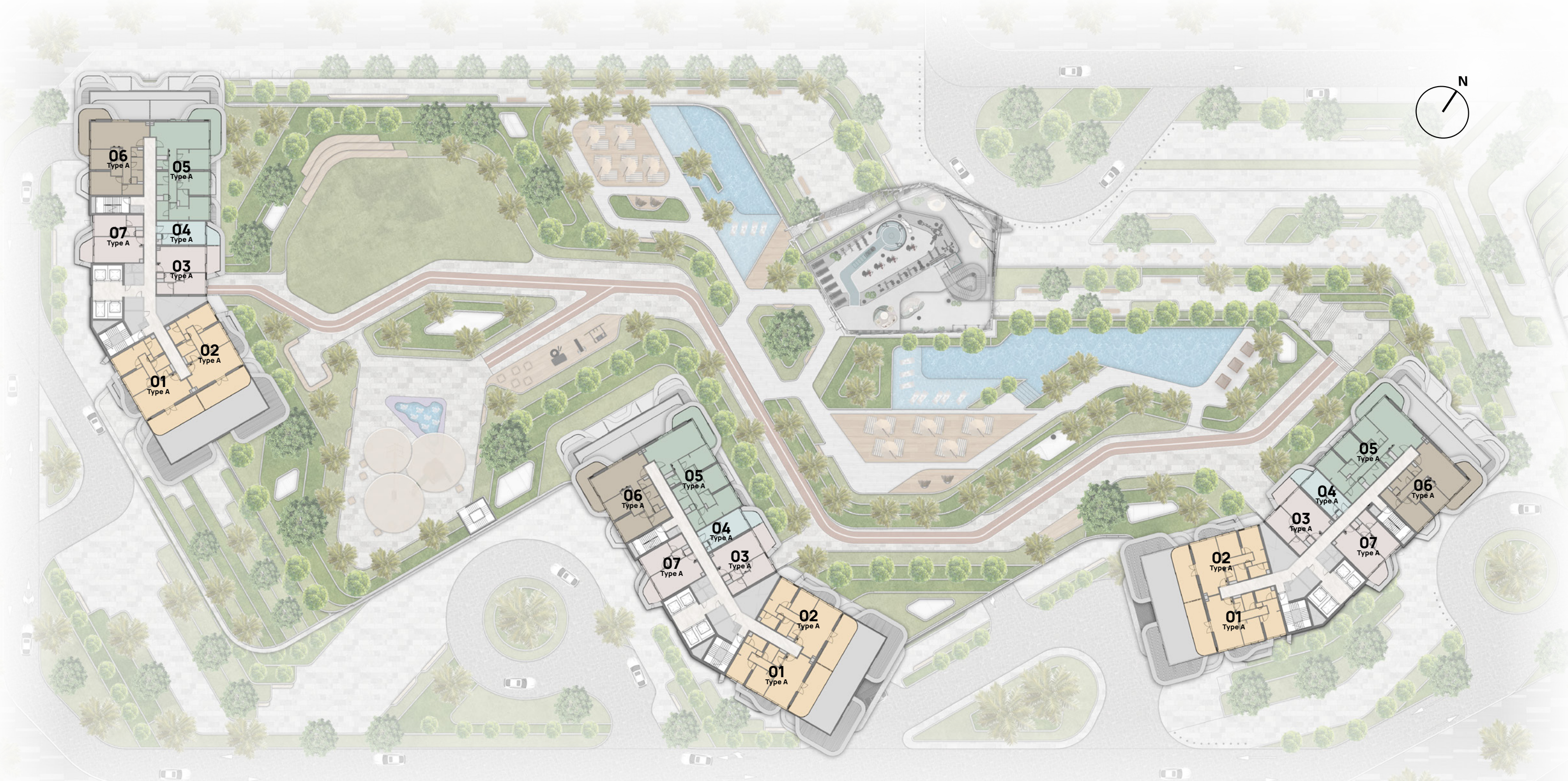
2 - Bedroom



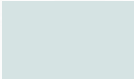
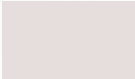
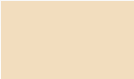
2 - Bedroom+S

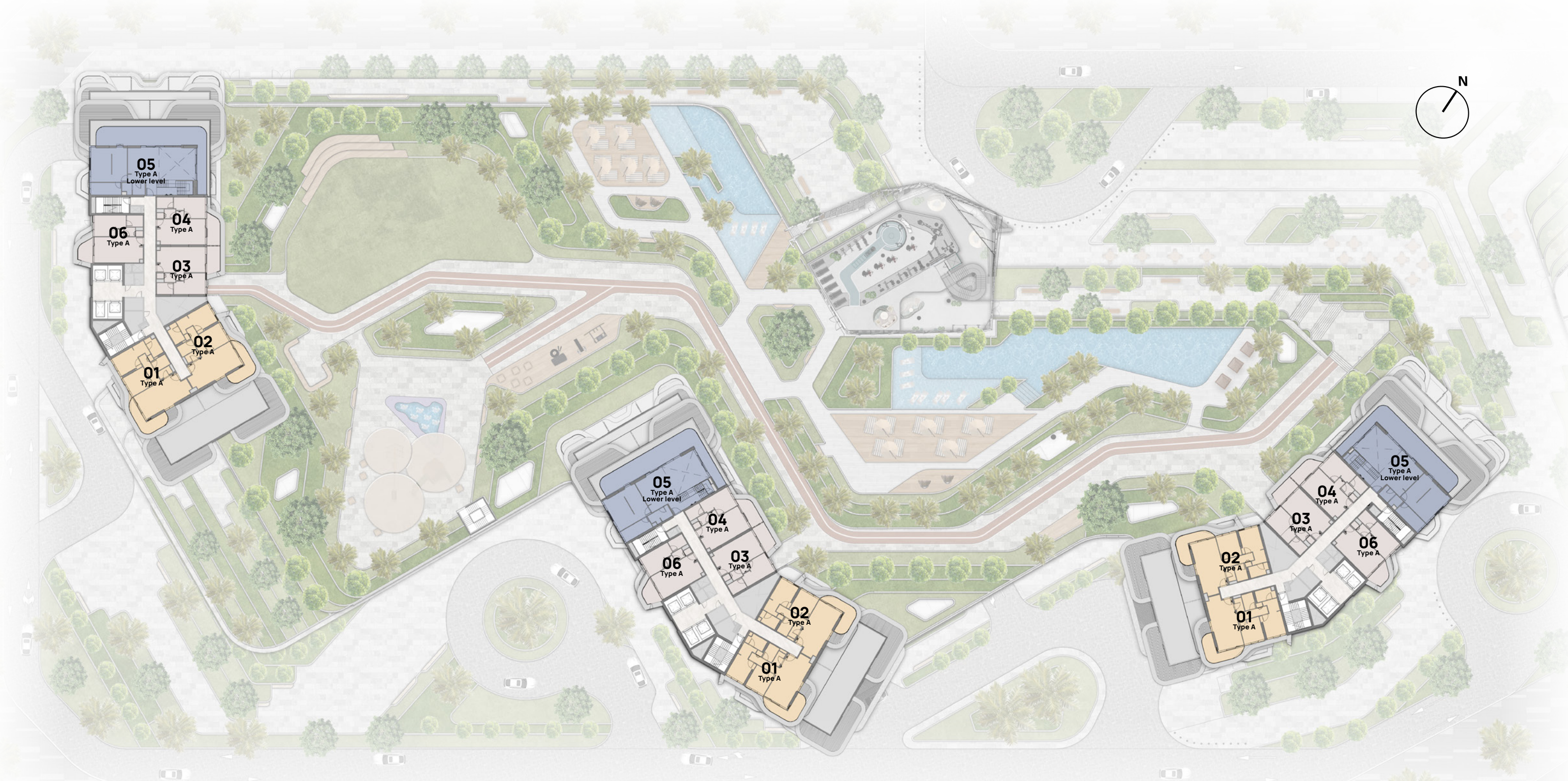


3 - Bedroom Penthouse

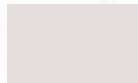


11TH - 14TH FLOOR TYPICAL PLAN

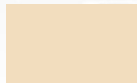
- | | | | | | | | | | |
|---|--------|---|-------------|---|-------------|---|---------------|---|-----------------------|
|  | Studio |  | 1 - Bedroom |  | 2 - Bedroom |  | 2 - Bedroom+S |  | 3 - Bedroom Penthouse |
|---|--------|---|-------------|---|-------------|---|---------------|---|-----------------------|



15TH FLOOR TYPICAL PLAN



1 - Bedroom



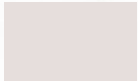
2 - Bedroom



4 - Bedroom Penthouse



16TH FLOOR TYPICAL PLAN



1 - Bedroom

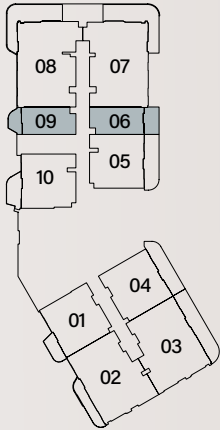
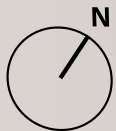


2 - Bedroom

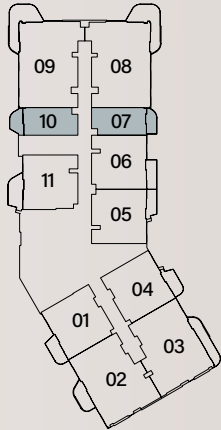


4 - Bedroom Penthouse

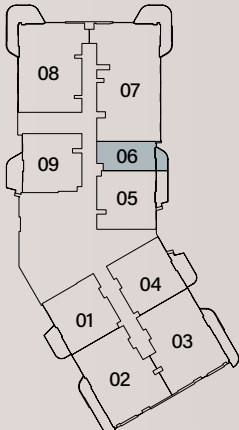
STUDIO TYPE A



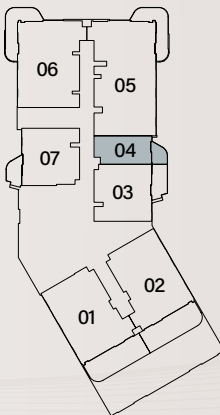
1st Floor



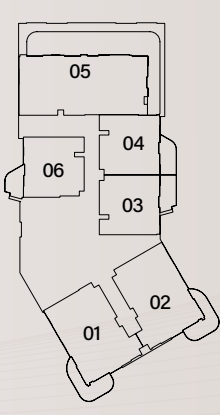
2nd-4th Floor



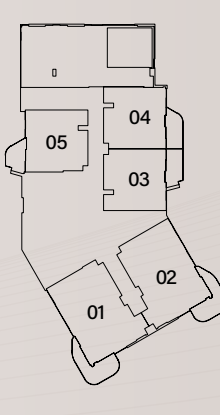
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

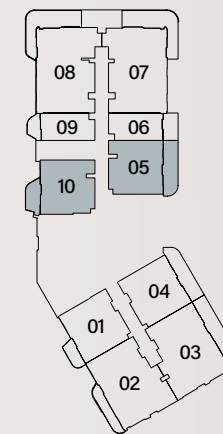
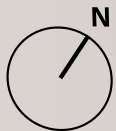
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **345.41 sq.ft**

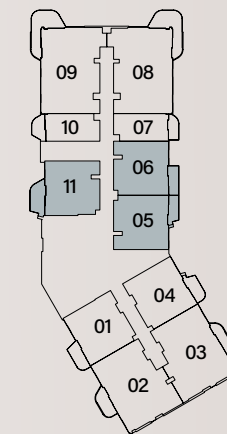
Outdoor Living Area : **50.48 sq.ft**

Total Living Area : **395.90 sq.ft**

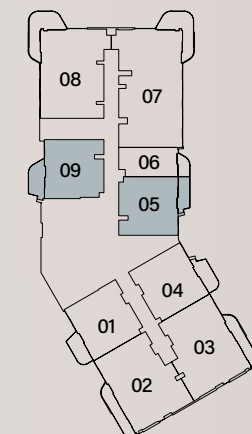
1 - BEDROOM TYPE A



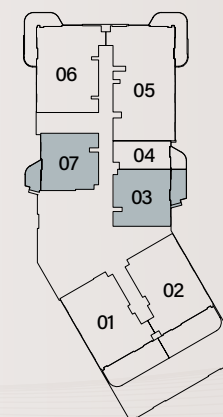
1st Floor



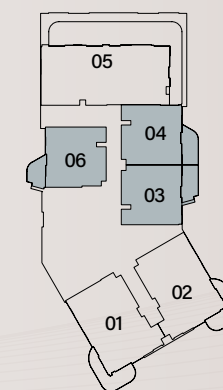
2nd-4th Floor



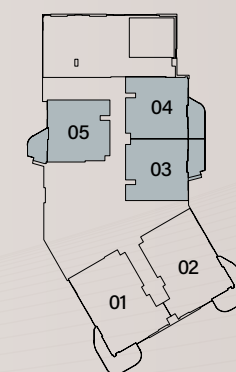
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

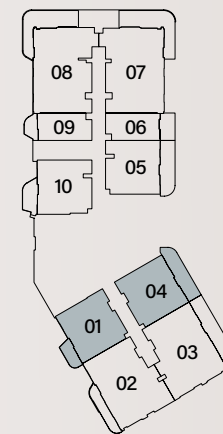
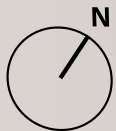
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **699.55 sq.ft**

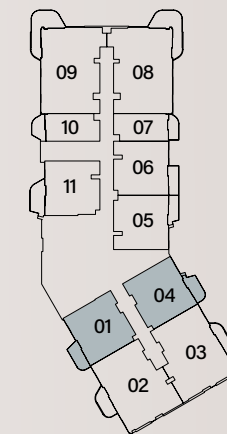
Outdoor Living Area : **68.35 sq.ft**

Total Living Area : **767.90 sq.ft**

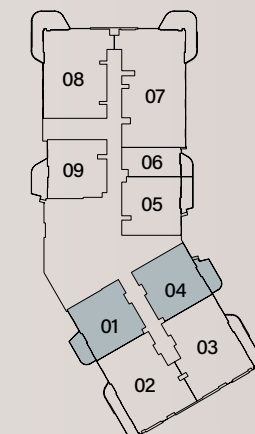
1 - BEDROOM TYPE B



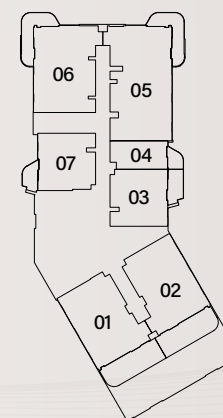
1st Floor



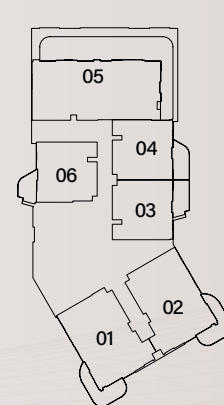
2nd-4th Floor



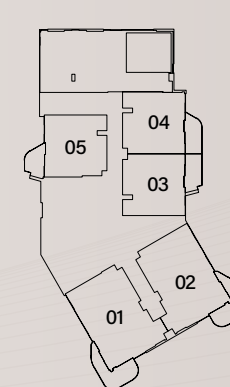
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

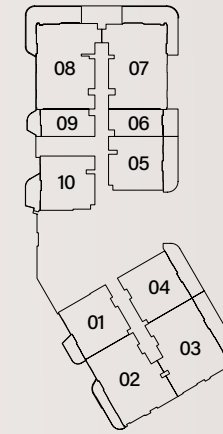
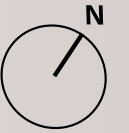
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **711.06 sq.ft**

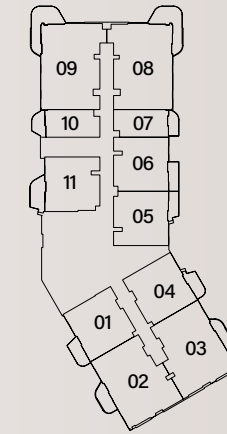
Outdoor Living Area : **80.62 sq.ft**

Total Living Area : **791.69 sq.ft**

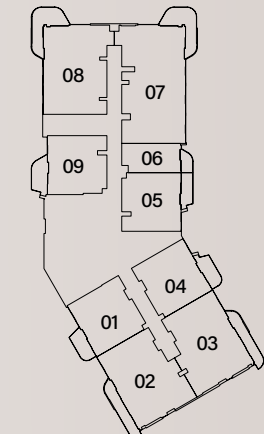
2 - BEDROOM TYPE A



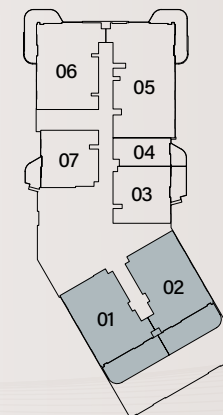
1st Floor



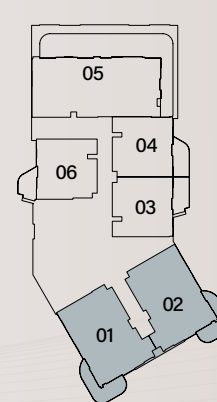
2nd-4th Floor



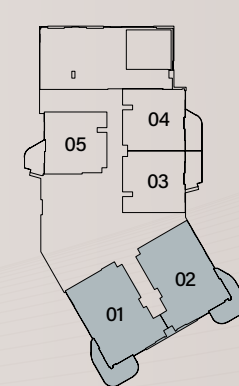
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

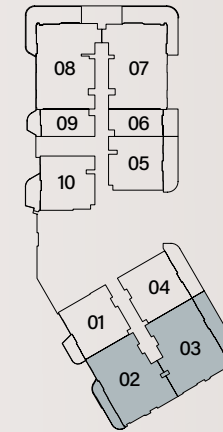
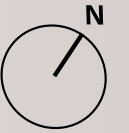
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,054.86 sq.ft**

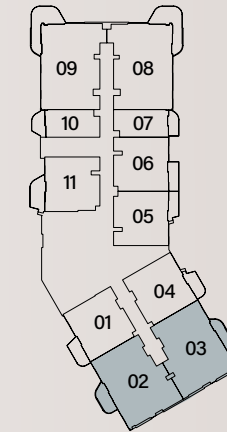
Outdoor Living Area : **148.22 sq.ft**

Total Living Area : **1,203.08 sq.ft**

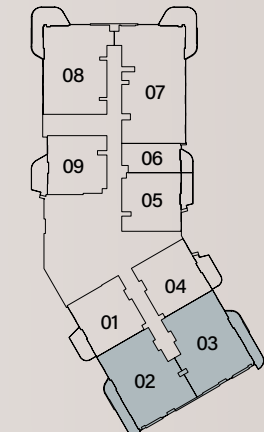
2 - BEDROOM TYPE B



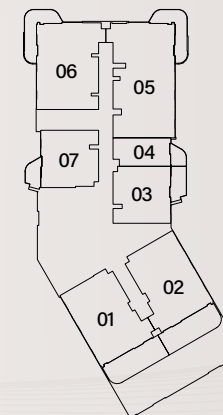
1st Floor



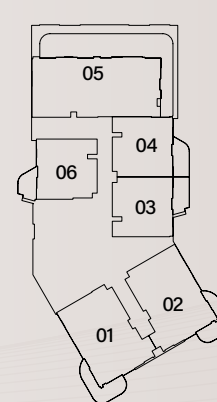
2nd-4th Floor



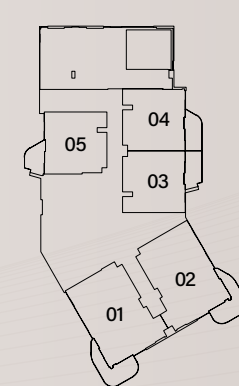
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

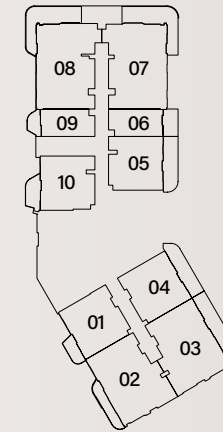
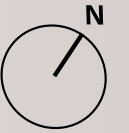
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,087.59 sq.ft**

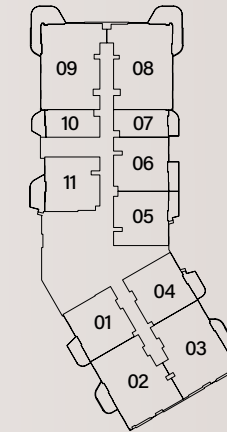
Outdoor Living Area : **85.36 sq.ft**

Total Living Area : **1,172.94 sq.ft**

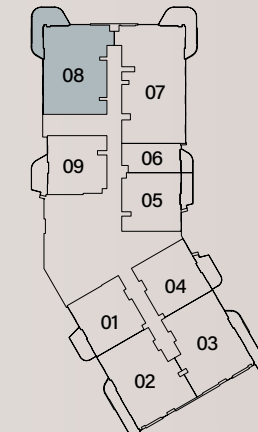
2 - BEDROOM + S TYPE A



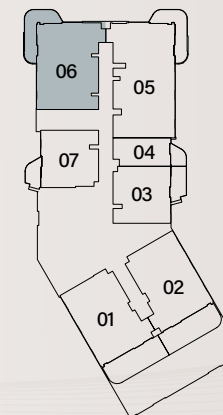
1st Floor



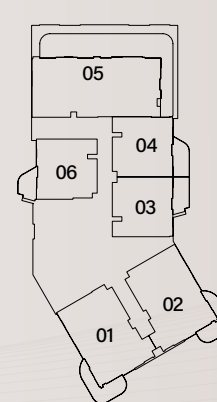
2nd-4th Floor



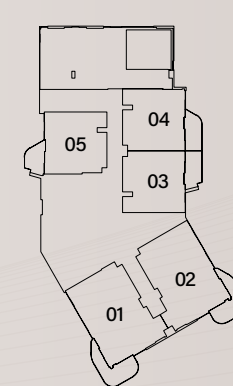
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

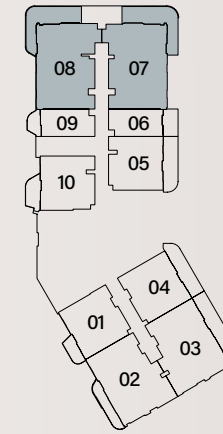
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,177.57 sq.ft**

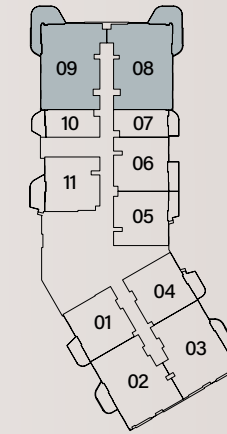
Outdoor Living Area : **218.62 sq.ft**

Total Living Area : **1,396.19 sq.ft**

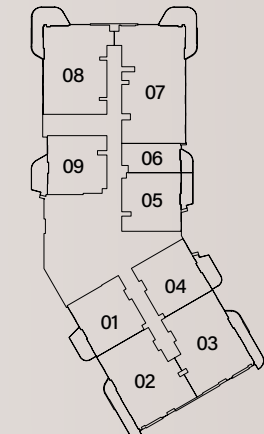
2 - BEDROOM + S TYPE B



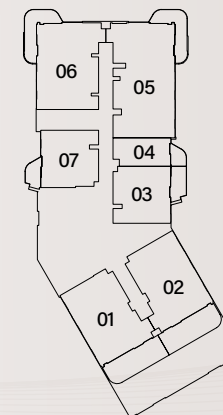
1st Floor



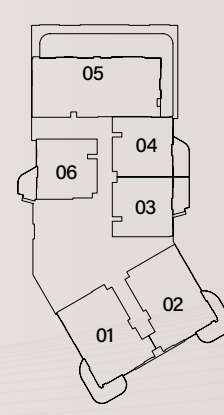
2nd-4th Floor



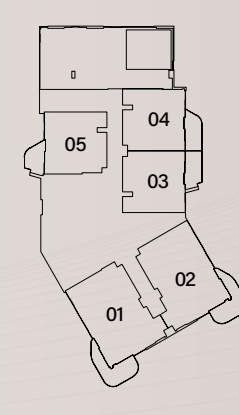
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

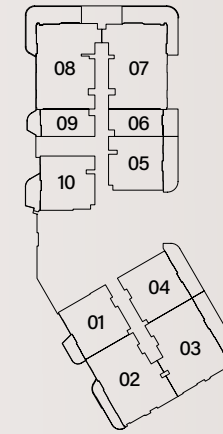
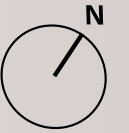
**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,217.94 sq.ft**

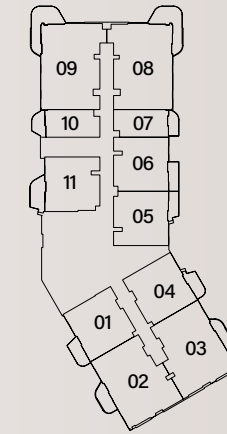
Outdoor Living Area : **191.60 sq.ft**

Total Living Area : **1,409.53 sq.ft**

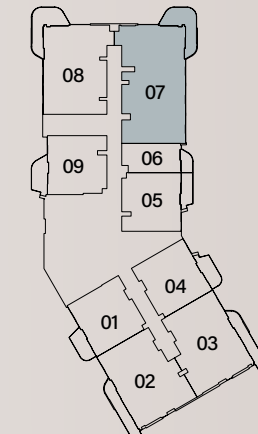
3 - BEDROOM PENTHOUSE TYPE A



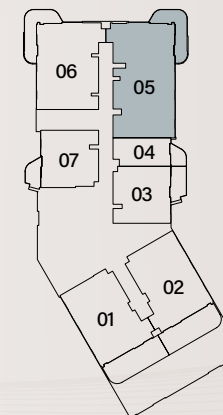
1st Floor



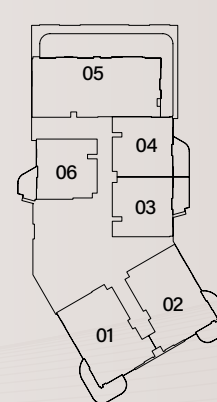
2nd-4th Floor



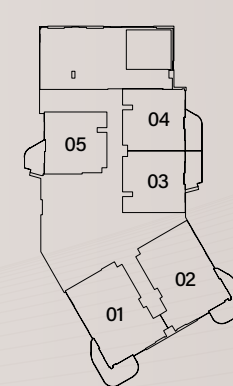
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

**Note: The key plan orientation shown is indicative only*

Internal Living Area : **1,531.27 sq.ft**

Outdoor Living Area : **192.35 sq.ft**

Total Living Area : **1,723.62 sq.ft**

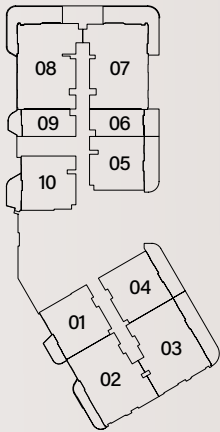
4 - BEDROOM PENTHOUSE TYPE A



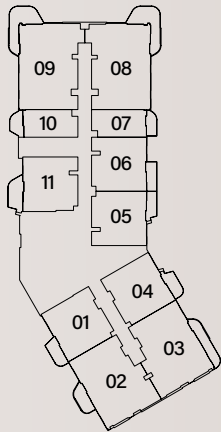
LOWER LEVEL



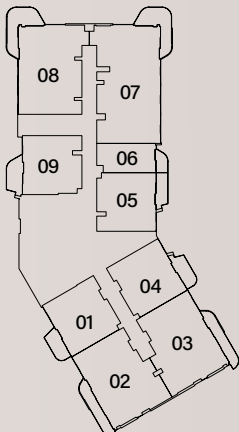
UPPER LEVEL



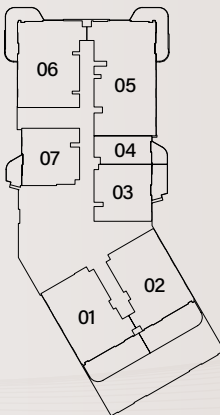
1st Floor



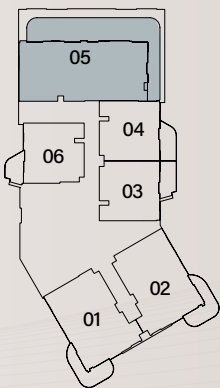
2nd-4th Floor



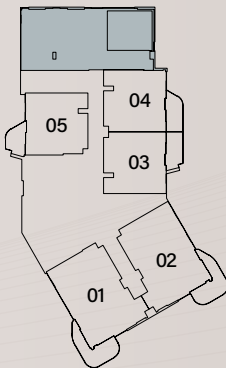
5th-10th Floor



11th-14th Floor



15th Floor



16th Floor

Balcony shape shown is indicative and may vary per floor

**Note: The key plan orientation shown is indicative only*

Internal Living Area : **2,677.95 sq.ft**

Outdoor Living Area : **762.84 sq.ft**

Total Living Area : **3,440.79 sq.ft**

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