



RIVERTON HOUSE

INVESTMENT
GUIDE



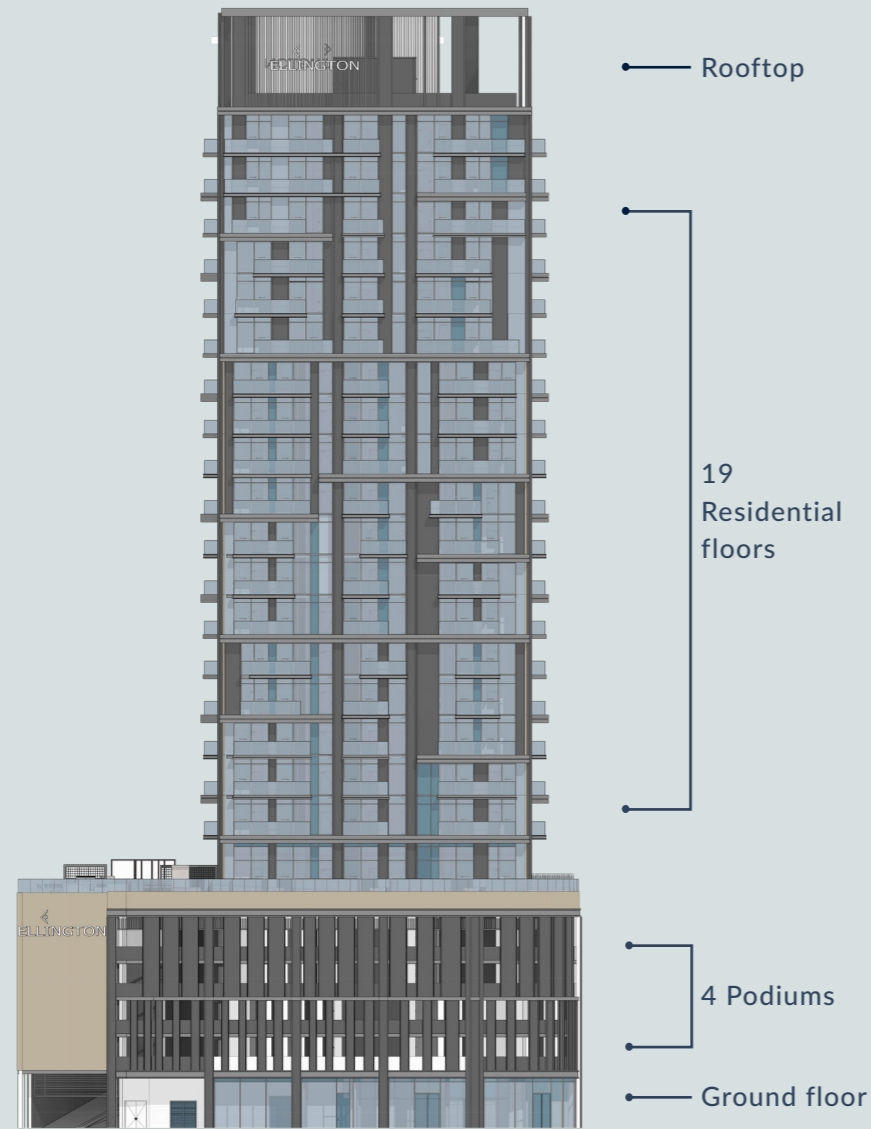
ELLINGTON

A BOLD STATEMENT IN MODERN CITY LIVING

Riverton House redefines modern city living with a bold and contemporary vision. Designed to stand apart, this striking residential tower brings an industrial-inspired aesthetic with a refined edge, creating a distinctive presence in Mohammed Bin Rashid City. Its seamless integration with the outdoors, innovative podium design, and pedestrian-friendly Sikka foster a vibrant community atmosphere. With accessibility to key road networks and a future Metro line, Riverton House is a gateway to future urban living—where convenience, aesthetics, and connectivity converge.

ELLINGTON

PROJECT CONFIGURATION



AMENITIES WITHIN THE PROJECT



Drop-off area



F & B and retail shops



Lobby reception and lounge



Wellness room



Air-conditioned retail arcade



Bicycle station



Clubhouse



Beauty and treatment room



Infinity leisure pool



Supper club



Sun loungers area and cabanas



Barbeque deck with outdoor dining



Communal table



Baja shelf and swing loungers



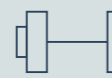
Meditation and reading area



Yoga studio



Indoor and outdoor kids play area



Indoor and outdoor fitness area



Pet wash and play area



Floating yoga deck

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

ELEVATORS

3 passenger elevators
1 service elevator

PARKING

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

OWNERSHIP

Freehold

UNIT TYPES

APARTMENTS	NUMBER OF UNITS
1 Bedroom	87 units
2 Bedrooms	28 units
2 Bedroom + Study	28 units
3 Bedrooms	6 units
Retail	2 units
Total	151 units

UNIT SIZES

APARTMENTS	AREA SIZES
1 Bedroom	from 767 sq. ft to 900 sq. ft
2 Bedrooms	from 1,109 sq. ft to 1,236 sq. ft
2 Bedroom + Study	from 1,329 sq. ft to 1,403 sq. ft
3 Bedrooms	from 1,528 sq. ft to 1,595 sq. ft
Retail	from 750 sq. ft to 2,616 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

BOOKING STEPS

- 01** Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 02** Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03** Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
- 04** Customer will send back the signed SPAs for execution to Ellington Properties
- 05** Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

- 01** Buyer's Passport Copy
- 02** Home address, email address, including the contact number (should be the same as the home address)
- 03** AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>



GROUND FLOOR AMENITIES PLAN

- | | | | |
|---------------------------|------------------------|-----------------------|----------------------------------|
| 01 VEHICLE ENTRANCE/EXIT | 05 LOBBY RECEPTION | 09 CLUB LOUNGE | 13 LIFT LOBBY |
| 02 ARCADE ENTRANCE | 06 LOBBY LOUNGE | 10 GAMES STATION AREA | 14 ACCESS TO COMMUNITY LAGOON |
| 03 AIR-CONDITIONED ARCADE | 07 COMMUNAL TABLE | 11 SUPPER CLUB | 15 SUN LOUNGERS & CABANAS |
| 04 LOBBY ENTRANCE | 08 OPERABLE GLASS WALL | 12 KITCHENETTE | 16 ACCESS TO UPPER LEVEL PARKING |



5th FLOOR AMENITIES PLAN

- | | | | | |
|-----------------------|-------------------------|--------------------------------|--------------------------|---------------------------|
| 01 INFINITY-EDGE POOL | 06 OUTDOOR SHOWER | 11 MALE CHANGE ROOM | 16 LIFT LOBBY | 21 BARBER ROOM |
| 02 BAJA SHELF | 07 FLOATING YOGA DECK | 12 PET PLAY PARK | 17 INDOOR KIDS PLAY AREA | 22 BEAUTY ROOM |
| 03 SWING LOUNGERS | 08 FITNESS STUDIO | 13 BARBECUE DECK | 18 NURSERY | 23 TREATMENT ROOM |
| 04 SUN LOUNGERS AREA | 09 OUTDOOR FITNESS AREA | 14 OUTDOOR DINING | 19 SAUNA | 24 OUTDOOR WELLNESS AREA |
| 05 CABANA | 10 FEMALE CHANGE ROOM | 15 MEDITATION AND READING AREA | 20 WELLNESS STUDIO | 25 OUTDOOR KIDS PLAY AREA |

DESIGNED FOR LIVING,
CRAFTED FOR A LIFE IN
BALANCE





THE LOBBY

The lobby is a refined yet welcoming space, designed for both comfort and functionality. With a variety of seating arrangements, it offers a perfect setting to lounge, work, or gather. A co-working hub provides a seamless workspace with integrated connectivity, while the reception area is enhanced by elegant architectural details and soft landscaping. Locally crafted art pieces, curated by the Ellington Art Foundation, add a unique artistic touch, while the signature.

THE CLUB HOUSE

The clubhouse is a thoughtfully designed space that blends comfort, functionality, and style. With inviting seating, a curated library, and entertainment features like a billiards table, it offers the perfect balance of relaxation and social engagement. The design embraces a warm and contemporary aesthetic, enhanced by architectural details that create a refined yet welcoming atmosphere. Expansive windows bring in natural light, while carefully arranged lounge areas make it an ideal setting to work, unwind, or connect with others.





YOGA STUDIO

The Yoga Studio is a thoughtfully designed space that fosters balance and relaxation. Expansive glazing brings in natural light and offers soothing views of the pool and landscaped surroundings, creating a seamless connection between the indoors and nature. Roller blinds provide soft shading, enhancing the tranquil atmosphere. A distinctive wood-feature ceiling with curved edges adds warmth and visual harmony, while acoustic elements ensure a peaceful setting. Designed for movement and mindfulness, the studio is an inviting escape for moments of reflection, energy, and renewal.

FITNESS STUDIO

The Fitness Studio is a dynamic and well-equipped space designed for high-performance training and well-being. Featuring state-of-the-art equipment, a pegboard climbing wall, and zoned functional training areas, it provides a versatile environment for all fitness levels. Floor-to-ceiling glazing provides inspiring pool and landscape views, with roller blinds for added comfort. A feature ceiling design enhances brightness throughout the day, while full-height mirrors with integrated storage add functionality. With an ambient sound system and a dedicated sanitization station, the studio offers a seamless workout experience in a motivating and well-curated setting.





CURATED TO BE YOUR COMPLETE
LIFESTYLE DESTINATION



LIVING ROOM

The living room is a bright and seamlessly connected space, designed for both comfort and functionality. Its open layout flows effortlessly into the kitchen, creating a cohesive living environment that enhances both daily living and entertaining. Expansive floor-to-ceiling windows bring in abundant natural light, highlighting the thoughtfully curated finishes and enhancing the sense of openness. With a design that encourages connection and fluidity, the living room offers a warm and inviting setting for relaxation, gatherings, and everyday moments.

BATHROOM

A tranquil retreat designed to restore both body and mind, the wellness room blends warm textures, natural materials, and a calming palette to create an immersive atmosphere of stillness and serenity. At its center, a gently steaming hot soaking pool invites quiet reflection and deep relaxation. Complementing the experience, a sleek chilled plunge pool with refined stone finishes offers contrast therapy to invigorate the senses, encouraging balance and renewal through moments of heat and cool. Thoughtfully lit and elegantly composed, this is a space where restoration flows naturally.





TREATMENT ROOM

A private sanctuary designed for complete relaxation, the treatment room is softly lit to soothe the senses and ease the mind. Gentle aromas from curated essential oils fill the air, creating a serene, sensory-rich environment where every detail is crafted to calm. It's a space where time slows, and restoration begins. Here, every touch is intentional, every moment an invitation to unwind.

WELLNESS ROOM

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A COMMUNITY
DESIGNED FOR YOU



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