



ELTIERA

VIEWS 1

PROJECT BRIEF



A CANVAS FOR LIVING

Eltiera Views is the natural evolution of Eltiera Heights, a refined continuation that deepens the connection between design, lifestyle, and the serenity of its setting. Conceived as a residence for every version of you, it offers spaces that adapt to your rhythm, whether you seek stillness, movement, connection, or retreat. From vibrant social moments to quiet rituals, every detail is thoughtfully attuned to the many sides of modern living. The residential development is shaped by its surroundings, drawing its form and feeling from the tranquil lake, the sculpted greens, and the distant waters of Jumeirah Islands. Here, the architecture doesn't just frame the view, it flows from it.



JUMEIRAH ISLANDS, DUBAI-UAE

Nestled east of Sheikh Zayed Road, between interchanges 5 and 6, Jumeirah Islands is more than a neighborhood, it's a lifestyle enclave with one of the most unique land-to-water ratios in the world. Surrounded by shimmering artificial lakes, the community enjoys a rare 2:1 land-to-water ratio, making it one of the most tranquil, exclusive residential settings in Dubai. Positioned amidst Jumeirah Lakes Towers, The Meadows, and Jumeirah Park, the location strikes a powerful balance: secluded but connected, residential yet commercially dynamic.



STRATEGICALLY CONNECTED

Situated at the southern edge of Jumeirah Lakes Towers and just minutes from Dubai Marina, Emirates Golf Club, and Ibn Battuta Mall, the community offers seamless access to both lifestyle and business hubs, placing you at the intersection of convenience and connectivity.

Lifestyle integration

Laced with running tracks, landscaped parks, sports courts, and serene lakeside paths, the neighborhood makes wellness a natural part of everyday life. It's a setting that fosters clarity, calm, and effortless living, where lifestyle and productivity exist in perfect harmony.

Retail & everyday convenience

From International schools to curated retail at Jumeirah Islands Pavilions, every necessity is thoughtfully within reach. Adjacent community centers such as Meadows Town Centre and the JLT retail promenade further enrich the day-to-day experience with dining, shopping, and service offerings close to home.

LOCATION



To Northern Emirates

Downtown Dubai

Burj Al Arab

Palm Jumeirah

Dubai Media City

Emirates Hills 2

Ain Dubai

Dubai Marina

Jumeirah Lake Towers

Meadows

E11 Sheikh Zayed Road



ELTIERA HEIGHTS

Jumeirah Islands Pavilion

ELTIERA VIEWS

Jumeirah Islands

MERÇER HOUSE

Uptown Dubai

First Al Khail St

Jumeirah Park

To Abu Dhabi



Dubai Marina

Dubai Media City

E11 Sheikh Zayed Road

To Abu Dhabi

Metro Line

Metro Line

E11 Sheikh Zayed Road

To Northern Emirates

Jumeirah Lakes Towers

Emirates Golf Club

Emirates Hills 2

MERÇER HOUSE

UH BY ELLINGTON

Uptown Dubai

ELTIERA HEIGHTS

ELTIERA VIEWS

Meadows

First Al Khail St

First Al Khail St

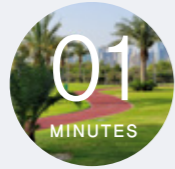
Jumeirah Islands

Emirates Hills

Al Jamayel St

Jumeirah Park

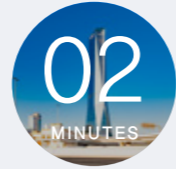
DRIVING DISTANCES



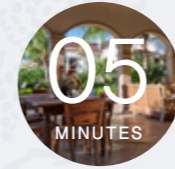
Jumeirah Islands
Pavillion



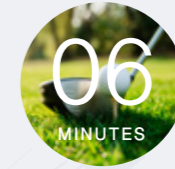
Jumeirah
Lakes Towers



Uptown
Dubai



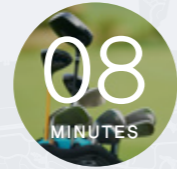
Jumeirah Islands
Clubhouse



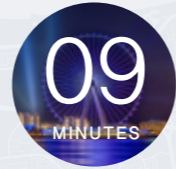
Montgomerie
Golf Club



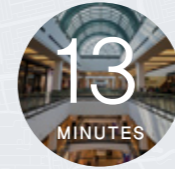
Dubai Marina
Yacht Club



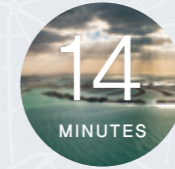
Emirates
Golf Club



Ain
Dubai



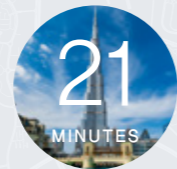
Mall of the
Emirates



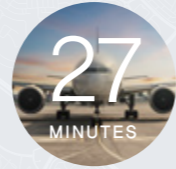
Palm
Jumeirah



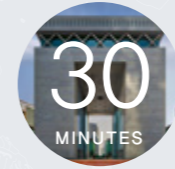
Burj
Al Arab



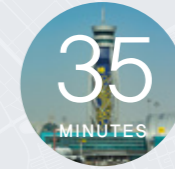
Burj Khalifa/
Dubai Mall



Al Maktoum
International
Airport

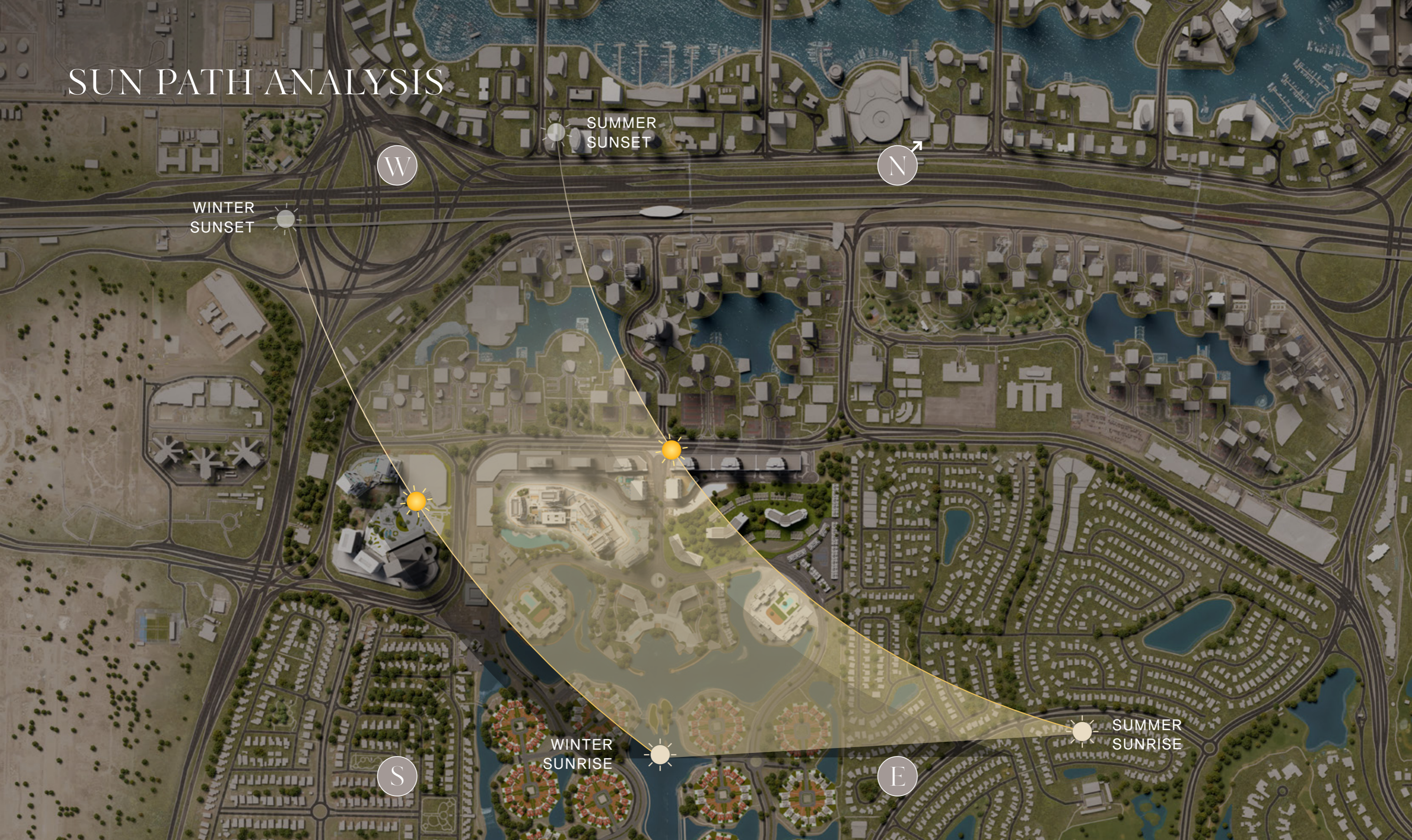


Dubai
International
Financial Centre

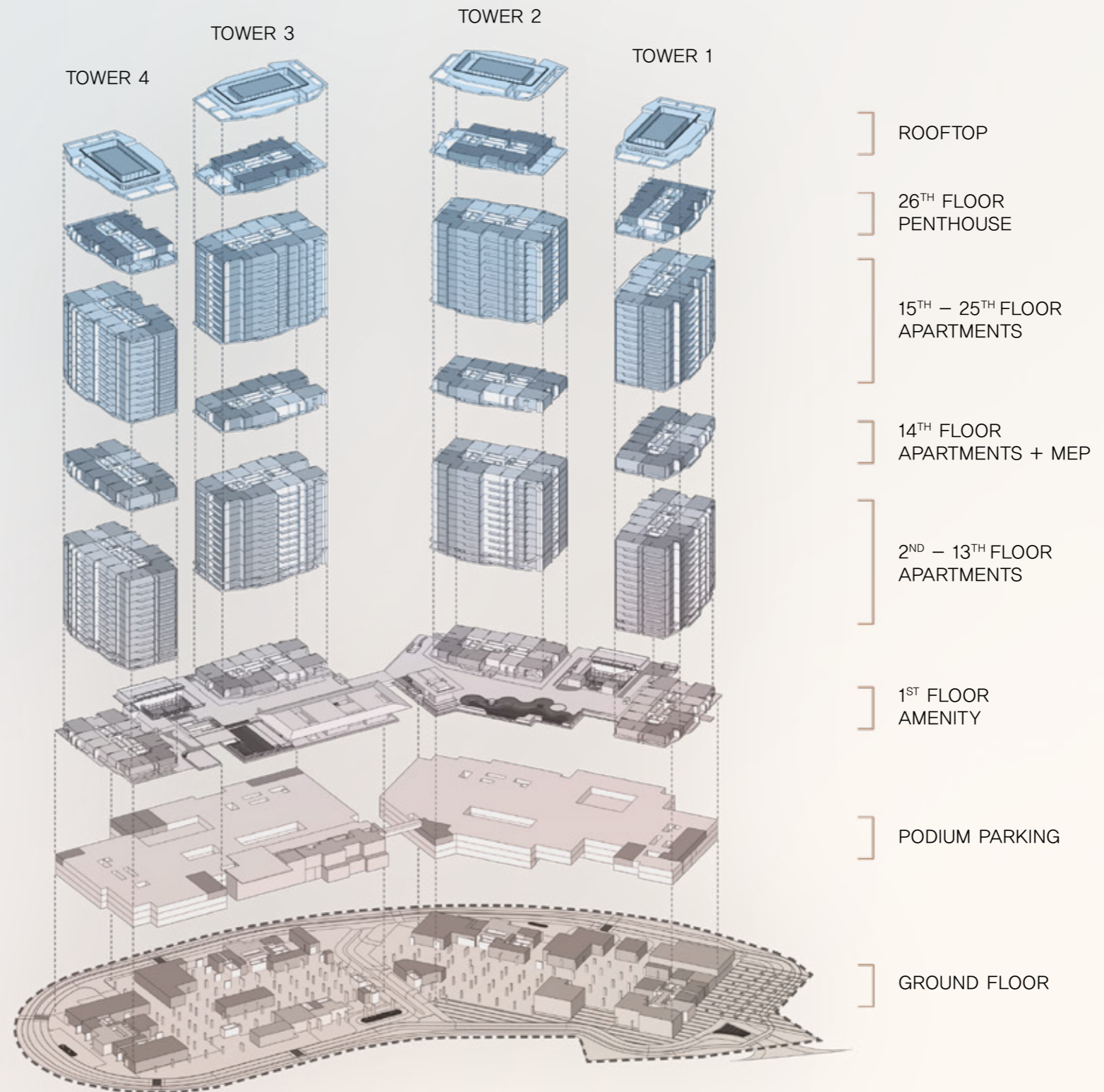


Dubai
International
Airport

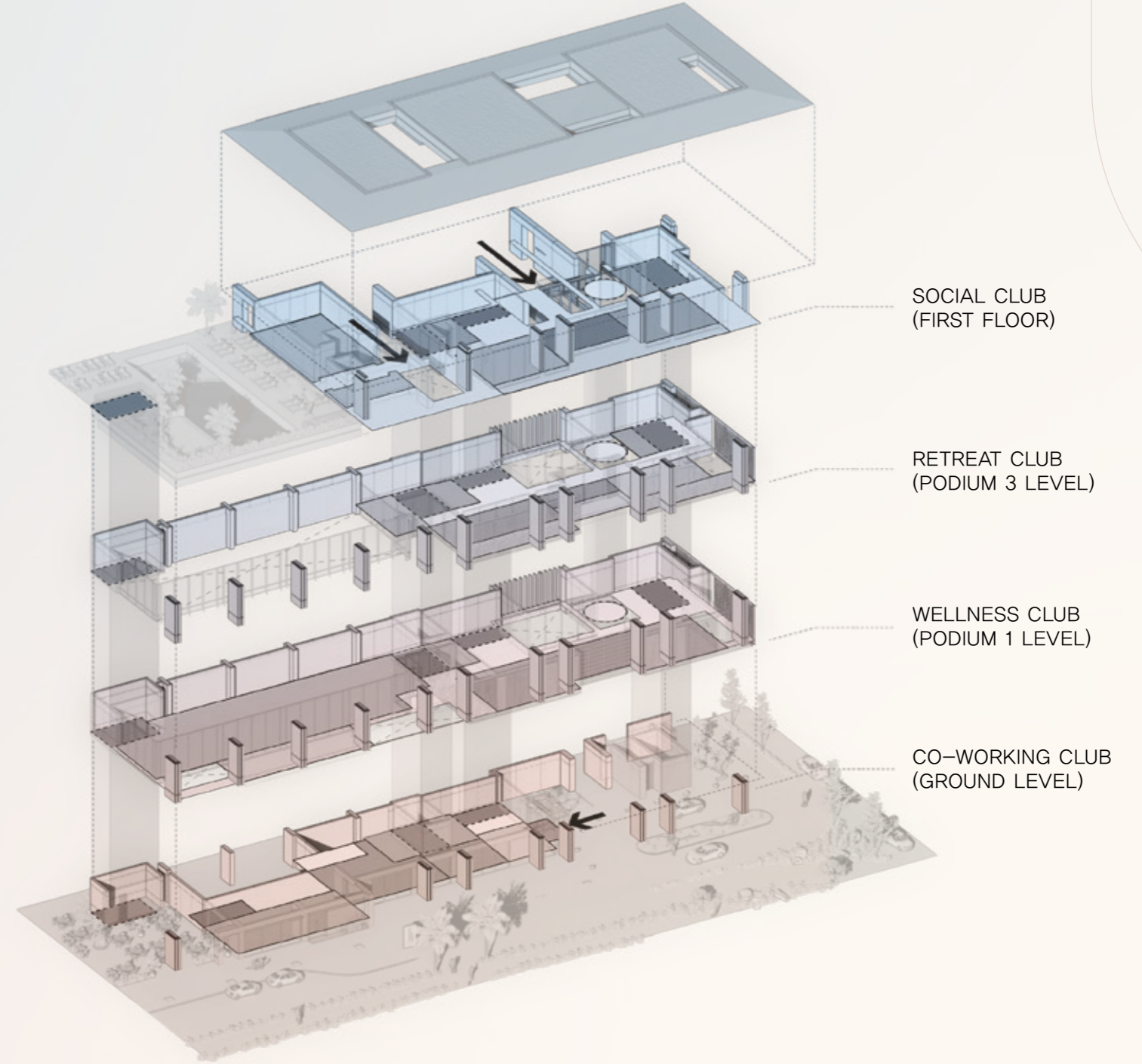
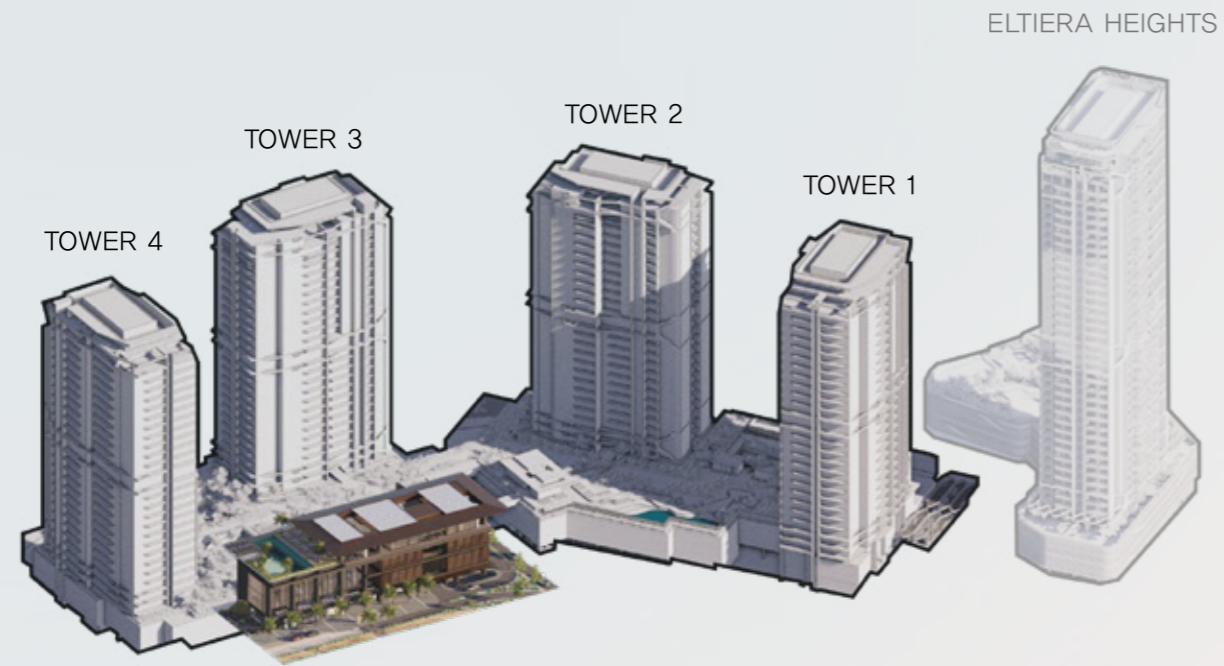
SUN PATH ANALYSIS



ARCHITECTURAL COMPONENTS



CLUBHOUSE



BUILDING CONFIGURATIONS - TOWER 1

PARKING

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

ELEVATORS

6 passenger elevators
1 service elevator

ANTICIPATED

COMPLETION DATE

Q4 2029

ANTICIPATED

SERVICE CHARGE

AED 21 per sq.ft.

OWNERSHIP

Freehold



Note: Floor to ceiling height is 3600mm on all residential floors

ELEVATIONS - TOWER 1



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (BACK)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)

BUILDING CONFIGURATIONS - TOWER 2

PARKING

1 and 2 bedroom: 1 parking space
3 and 4 bedroom: 2 parking spaces

ELEVATORS

6 passenger elevators
1 service elevator

ANTICIPATED

COMPLETION DATE

Q4 2029

ANTICIPATED

SERVICE CHARGE

AED 21 per sq.ft.

OWNERSHIP

Freehold



Note: Floor to ceiling height is 3600mm on all residential floors

ELEVATIONS - TOWER 2



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (BACK)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



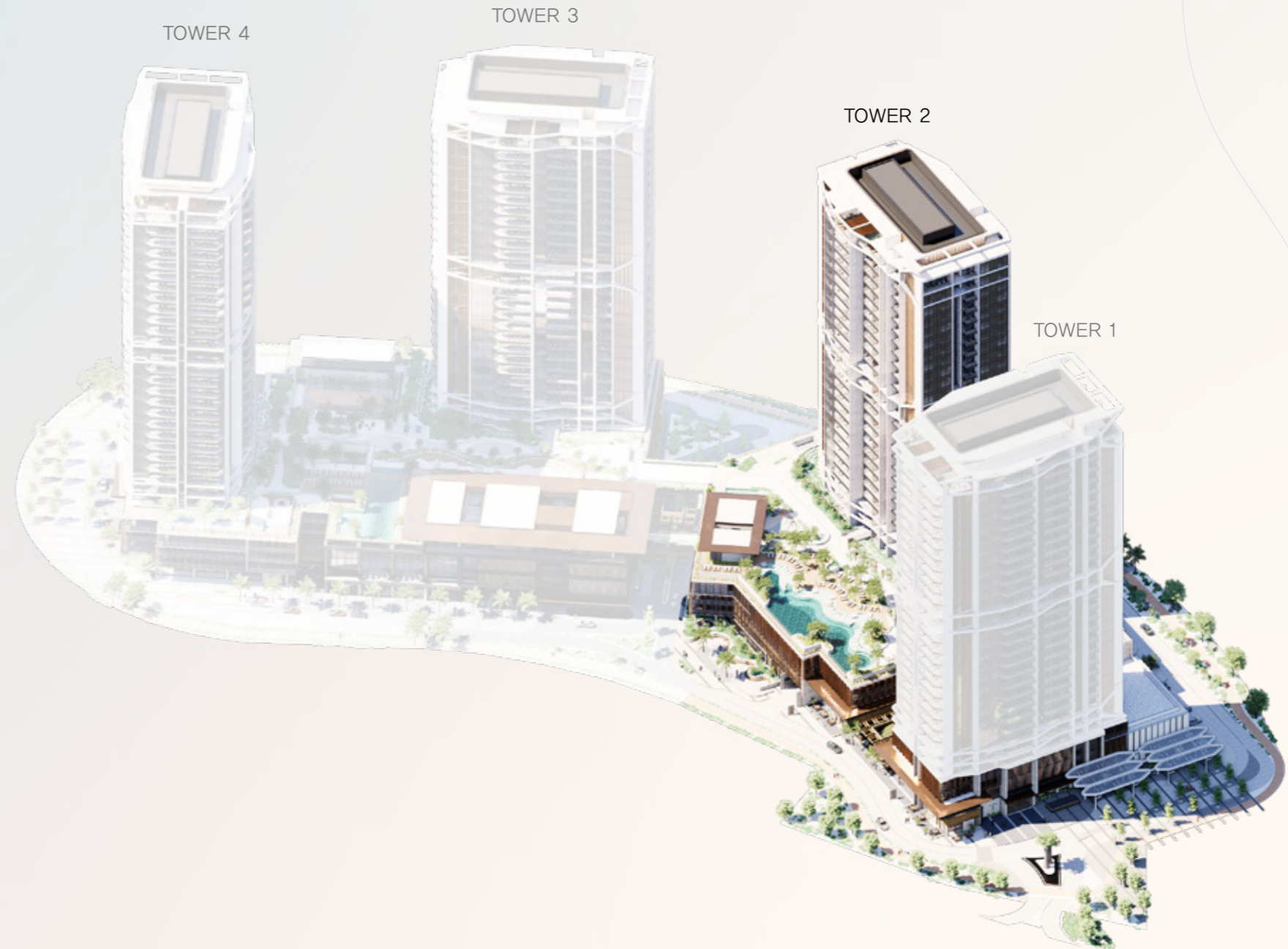
SIZE RANGE & UNIT TYPE - TOWER 1

1 BEDROOM APARTMENT	169 units 796 sq.ft to 834 sq.ft
2 BEDROOM APARTMENT	74 units 1,221 sq.ft to 1,284 sq.ft
2 BEDROOM APARTMENT + S	25 units 1,405 sq.ft
3 BEDROOM APARTMENT	25 units 1,672 sq.ft
3 BEDROOM PENTHOUSE	2 units 5,728 sq.ft to 5,915 sq.ft
RETAIL	2 units 834 sq.ft to 6,008 sq.ft
F&B	2 units 4,094 sq.ft to 5,922 sq.ft
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TOTAL UNITS	299 units



SIZE RANGE & UNIT TYPE - TOWER 2

1 BEDROOM APARTMENT	169 units 796 sq.ft to 834 sq.ft
2 BEDROOM APARTMENT	74 units 1,221 sq.ft to 1,284 sq.ft
2 BEDROOM APARTMENT + S	25 units 1,405 sq.ft
3 BEDROOM APARTMENT	25 units 1,672 sq.ft
4 BEDROOM PENTHOUSE	2 units 5,930 sq.ft to 5,985 sq.ft
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TOTAL UNITS	295 units





A person is captured in a dynamic pose, splashing water. The scene is set against a warm, golden sunset sky. The person's legs and arms are silhouetted against the bright light of the sun, which is positioned low on the horizon. Water is splashing upwards and outwards, creating a sense of movement and energy. The overall color palette is dominated by warm oranges, yellows, and dark blues.

AMENITIES

GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 ENTRANCE WATER FEATURE
- 03 TREE PLAZA
- 04 DROP-OFF AREAS
- 05 TOWER ENTRANCES
- 06 LOBBY RECEPTIONS
- 07 LIFT LOBBY
- 08 MOVE-IN TRUCK ZONES
- 09 PARKING FOR PEOPLE OF DETERMINATION
- 10 BICYCLE PARKING
- 11 BICYCLE WASH AREAS
- 12 PREFERRED PARKING
- 13 EV PARKING
- 14 VISITOR PARKING
- 15 MOTORCYCLE PARKING
- 16 INDEPENDENT CAR WASH BAYS
- 17 DOG WASH AREAS
- 18 F&B TERRACES
- 19 WATER FEATURES
- 20 CLUBHOUSE ENTRANCE
- 21 CO-WORKING CLUB
- 22 XERISCAPED COURTYARD
- 23 OUTDOOR SEATING AREA
- 24 GARDEN COURTYARD
- 25 RETAIL PARKING
- 26 PET PLAY AREAS





Drop-off and arrival plaza



Retail and F&B



F&B terrace



Community lake

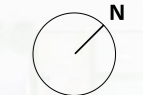


ELLINGTON

ELTIERA
VIEWS

Lobby reception

JUMEIRAH LAKES TOWERS



UH BY ELLINGTON

1st FLOOR AMENITIES PLAN

- 01 LIFT LOBBY
- 02 BUBBLE THERAPY POOL
- 03 SUN LOUNGERS AREA
- 04 CABANA
- 05 BAJA SHELF
- 06 BARBEQUE AREA
- 07 GARDEN PLAZA
- 08 GAMES TABLE ZONE
- 09 STEPPED SEATING
- 10 PADEL COURTS
- 11 SOCIAL CLUB
- 12 FAMILY POOL
- 13 MALE & FEMALE CHANGING ROOMS
- 14 KIDS PLAY AREA
- 15 KIDS POOL
- 16 OUTDOOR KIDS PLAY AREA
- 17 SUNKEN SEATING AREA
- 18 ACCESS TO RESIDENCES AREA
- 19 ADULT LAP POOL



COMMUNITY LAKE

ELTIERA HEIGHTS

TO JUMEIRAH ISLANDS PAVILLION



Pool deck



Family pool



Sun loungers area



Padel courts



Kids play area

CO-WORKING CLUB (GROUND FLOOR) AMENITIES PLAN

- 01 CLUBHOUSE ENTRANCE
- 02 COMMUNAL TABLE
- 03 RECEPTION LOUNGE
- 04 CLUBHOUSE LIFT LOBBY
- 05 CO-WORKING LOUNGE
- 06 WORKING PODS
- 07 MEETING ROOM
- 08 PODCAST ROOM
- 09 BATHROOM FOR PEOPLE OF DETERMINATION
- 10 MALE WASHROOM
- 11 FEMALE WASHROOM





Clubhouse



Co-working space



Podcast room

WELLNESS CLUB (PODIUM 1 FLOOR) AMENITIES PLAN

- 01 CLUBHOUSE LIFT LOBBY
- 02 BATHROOM FOR PEOPLE OF DETERMINATION
- 03 CALISTHENICS
- 04 STRENGTH ZONE
- 05 PILATES ZONE
- 06 CLIMBING WALL
- 07 YOGA AREA
- 08 SPIN & CARDIO ZONE
- 09 OUTDOOR YOGA AREA
- 10 MALE CHANGING ROOM, SHOWER, STEAM & SAUNA
- 11 VITALITY POOL
- 12 HEATED RELAXATION BEDS
- 13 FEMALE CHANGE ROOM, SHOWER, STEAM & SAUNA
- 14 ACCESS TO UPPER LEVEL





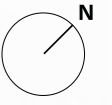
Lift lobby



Fitness studio



Spa



RETREAT CLUB (PODIUM 3 FLOOR) AMENITIES PLAN

- 01 CINEMA ROOM
- 02 BATHROOM FOR PEOPLE OF DETERMINATION
- 03 DANCE STUDIO
- 04 DANCE TERRACE
- 05 CLUBHOUSE LIFT LOBBY
- 06 LOUNGE & PANTRY
- 07 OUTDOOR LOUNGE
- 08 WASHROOMS
- 09 ACCESS TO UPPER/LOWER LEVEL
- 10 BEAUTY / BARBER ROOM
- 11 MASSAGE ROOM
- 12 OUTDOOR SPA RELAXATION AREA





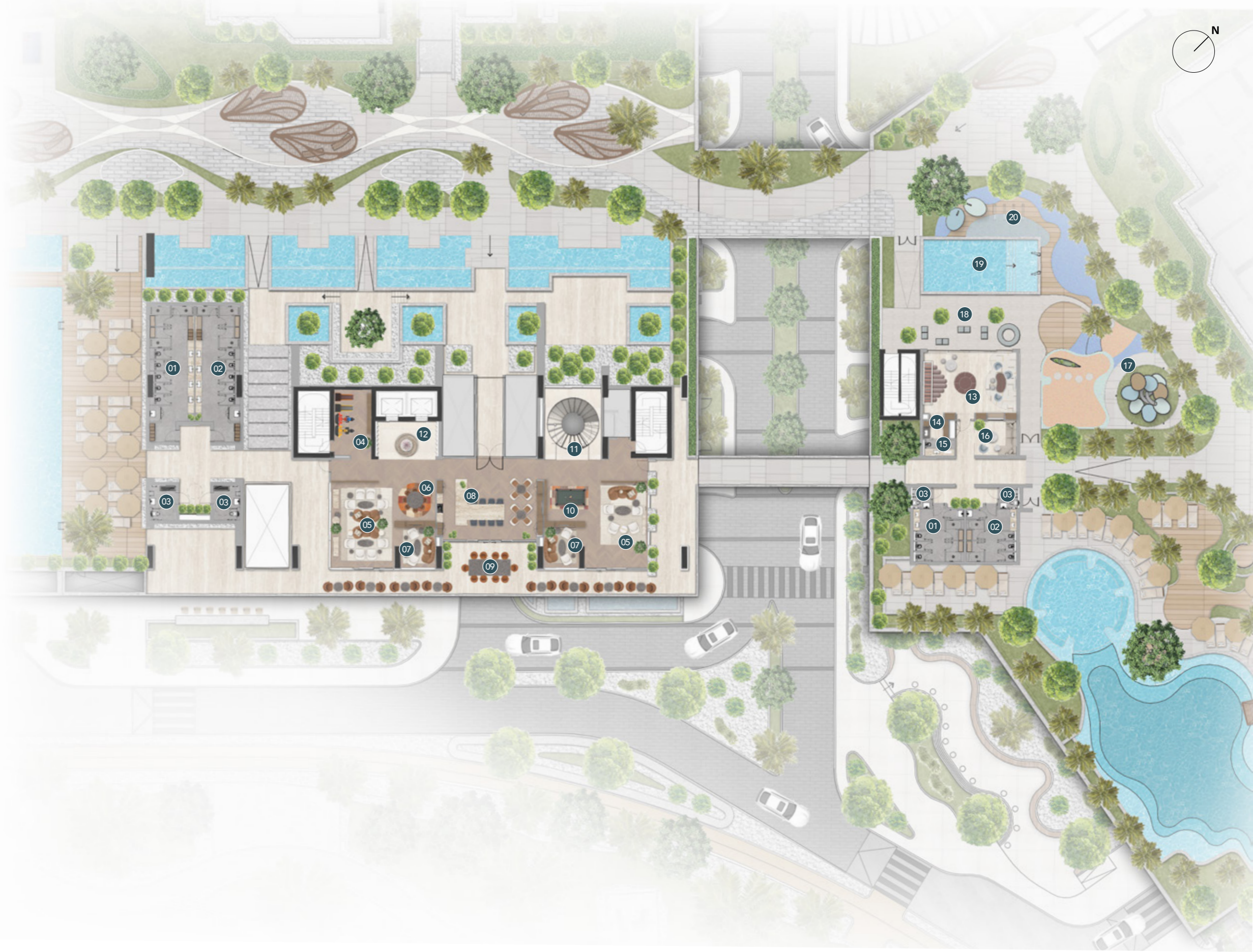
Cinema room



Dance studio

SOCIAL CLUB (1st FLOOR) AMENITIES PLAN

- 01 MALE CHANGING ROOM
- 02 FEMALE CHANGING ROOM
- 03 BATHROOM FOR PEOPLE OF DETERMINATION
- 04 ARCADE ROOM
- 05 CLUB LOUNGE
- 06 DINING AREA
- 07 SNUG LOUNGE
- 08 LOUNGE BAR & KITCHEN
- 09 OUTDOOR DINING
- 10 GAMES TABLE AREA
- 11 ACCESS TO LOWER LEVEL
- 12 CLUBHOUSE LIFT LOBBY
- 13 KIDS PLAY AREA
- 14 KITCHENETTE PANTRY
- 15 KIDS BATHROOM
- 16 PARENTS LOUNGE AREA
- 17 OUTDOOR KIDS PLAY AREA
- 18 OUTDOOR SEATING AREA
- 19 KIDS POOL
- 20 KIDS POOL DECK





Clubhouse lounge



Clubhouse bar



Games room



RESIDENCES



Balcony view



Living and dining



Kitchen



Penthouse master bedroom



Master bedroom



Bathroom



Powder room





Penthouse living & dining



Penthouse kitchen



Penthouse bathroom