

CLAYDON
HOUSE

An aerial photograph of a beach. The top half of the image shows the ocean with waves breaking onto the shore. The bottom half shows the sandy beach. In the lower-left corner, there is a neat row of twelve beach umbrellas, alternating in color between black and white. The text 'CLAYDON HOUSE' is printed in the upper right, and a descriptive tagline is in the lower right.

CLAYDON
HOUSE

An address of natural grace
by the water's edge



Welcome to
**CLAYDON
HOUSE**

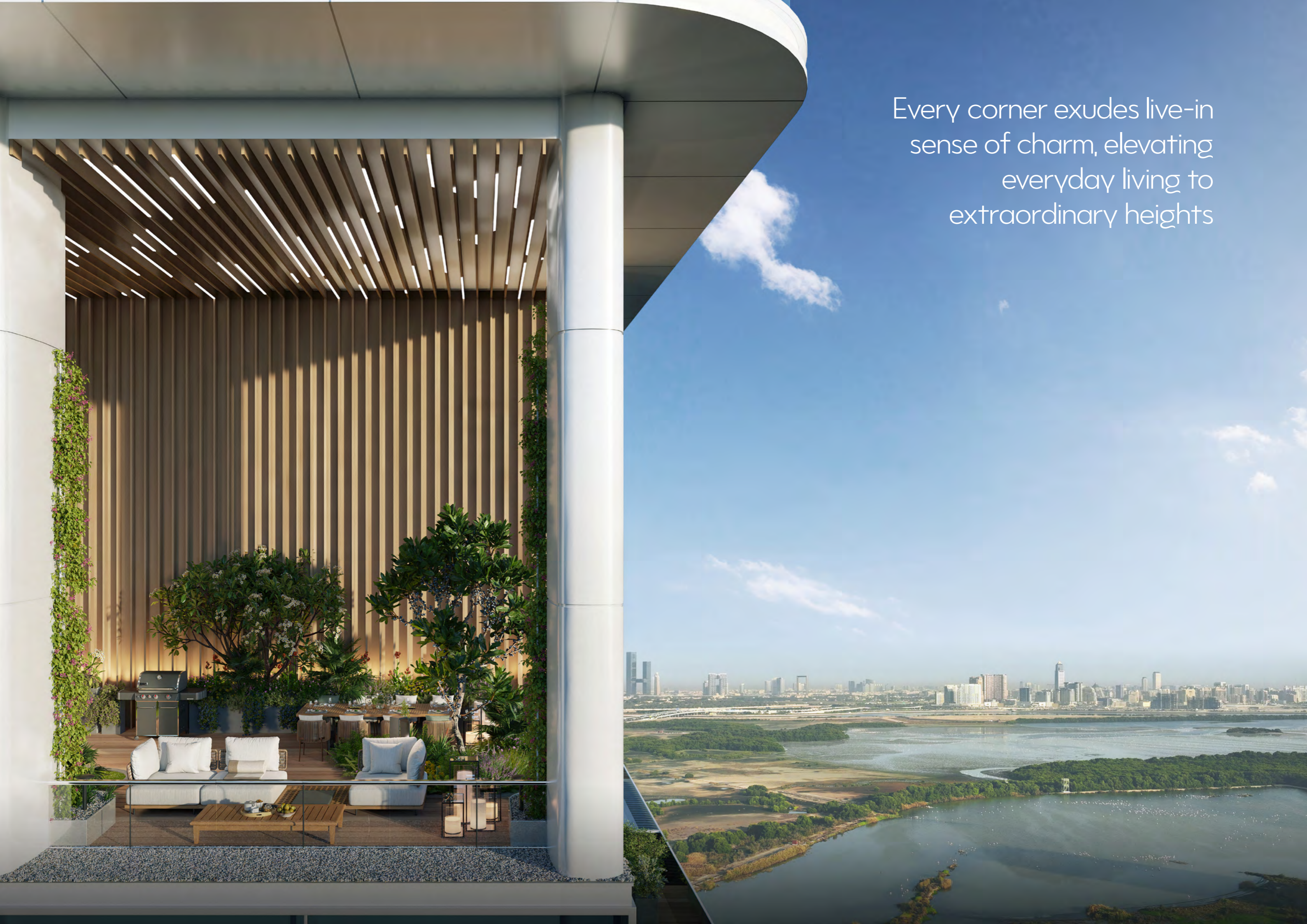


Waterside decadence meets the rhythm of nature

Claydon House embodies a timeless artform of opulence, serenity, and holistic living through its impressive architectural vision, meticulously crafted residences, and top-tier amenities.



Every corner exudes live-in
sense of charm, elevating
everyday living to
extraordinary heights





Claydon House invites residents to savor a balanced, sophisticated living that's unrivalled

Step into a realm of refined living at Claydon House, an exquisitely appointed residence nestled between a wildlife sanctuary and an urban lagoon. Here, a dual nature emerges, where the serenity of nature gently laps with cosmopolitan elegance.

At Claydon House, every aspect of daily life is thoughtfully crafted to elevate your experience, from the meticulously landscaped gardens that beckon you to explore, to the meticulously designed interiors that exude warmth and sophistication. With amenities catering to diverse interests and lifestyles, Claydon House offers a holistic living experience where every need is anticipated and every desire fulfilled.





The community lagoon offers a serene oasis for residents to relax and connect with nature

ELLINGTON

ELLINGTON

Claydon House summons the quintessential essence of grace in its every single detail



Embrace the allure of the Crystal Lagoon, a centerpiece that enriches the neighbourhood, offering a unique and captivating living experience. Amidst the bustling urban environment, carefully positioned open spaces foster a sense of security and accessibility for residents.



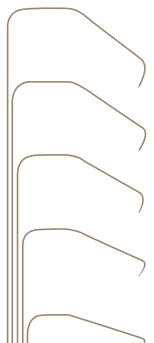
A respite, a pause in the
presence of grandeur, a
transformation in full form



Claydon House offers unparalleled access to key amenities and attractions

The residential development offers direct visibility to the serene Ras Al Khor Natural Reserve and Sanctuary, attracting migratory birds including the rose flamingo.

Just a short distance away lies Downtown Dubai, home to iconic landmarks such as the Burj Khalifa and Dubai Mall. Further, residents have easy access to the vibrant Dubai Design District, a hub for creativity and innovation showcasing the work of local and international designers.



Driving distances

- | | | | | | | | |
|---------------|----------------------------------|---------------|--------------------------------------|---------------|---------------------------------|---------------|-----------------------------|
| 1
Minute | Meydan Underground Metro Line | 15
Minutes | Business Bay | 22
Minutes | Dubai Creek Golf and Yacht Club | 35
Minutes | Palm Jumeirah |
| 5
Minutes | Ras Al Khor Wildlife Sanctuary | 17
Minutes | Dubai International Airport | 25
Minutes | Mall of the Emirates | 38
Minutes | Dubai World Central Airport |
| 10
Minutes | Dubai Design District | 20
Minutes | Dubai International Financial Centre | 25
Minutes | Jumeirah Beach | | |
| 10
Minutes | Meydan Grandstand and Racecourse | 20
Minutes | City Walk | 30
Minutes | Burj Al Arab | | |
| 12
Minutes | Dubai Festival City Mall | 22
Minutes | Dubai Hills Golf Club | | | | |
| 15
Minutes | Burj Khalifa/Dubai Mall | | | | | | |





Claydon House stands as a testament to innovative design, characterized by sleek lines and striking geometric patterns



Each aspect of the architecture is meticulously crafted to enhance the urban landscape while providing a sense of warmth and comfort to residents.



Through a harmonious blend of architectural excellence and commercial vitality, Claydon House epitomizes the essence of contemporary urban living





These retail areas contribute to the vibrancy of the community, offering residents convenient access to essential services and dining options

Nestled within the heart of our neighborhood, the community lagoon beckons residents with its tranquil waters and vibrant atmosphere.

Accessible to all, it serves as a haven for relaxation and recreation alike. Framed by lush greenery and swaying palms, the lagoon boasts a collection of inviting cabanas and sun loungers, inviting residents to unwind in style.



At Claydon House, our meticulously designed outdoor amenities elevate your lifestyle



Immerse yourself in the tranquil of fully landscaped podium decks, where lush greenery and serene water features create a sanctuary amidst the bustling cityscape



Indulge in leisurely laps in the adults' and family swimming pools, offering infinity-edge vistas of the crystal lagoon, or unwind in the inviting ambiance of the outdoor communal dining space and barbecue areas.



From fully landscaped podium decks to adults and family swimming pools, each feature at Claydon House is designed to enhance your lifestyle



Step into our main lobby and lounge, a space that embodies sophistication and communal living



Diverse seating arrangements and a communal co-working desk create an inviting atmosphere, complemented by original artwork. Venture into the co-working space, seamlessly integrated into the lobby, where lifestyle footage captures the essence of a dynamic community.





ELLINGTON
PROPERTIES

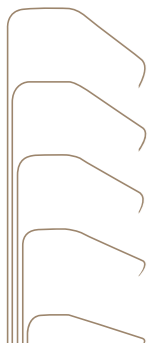
CLAYDON
HOUSE



A beacon of camaraderie and connection

With its welcoming design, the clubhouse serves as a vibrant hub where residents come together to socialize, celebrate, and build lasting relationships.

The space boasts a variety of amenities to suit every resident's needs, including cozy seating areas ideal for relaxation, and a well-stocked library for literary enthusiasts, fostering a sense of belonging and unity among all.

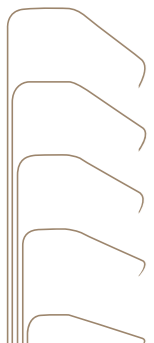




A well-being hub catering to various fitness routines

The fitness studio offers a modern environment with panoramic views of the pool and greenery, inspiring residents to stay active.

Equipped with treadmills, exercise machines, and a boxing bag, it caters to various fitness routines. Mirrors and LED lighting enhance the space, while a dedicated spin room provides an immersive cycling experience. The changing rooms feature spa-quality amenities like steam showers and traditional wood saunas.





DO
MORE OF
WHAT
MAKES
YOU
HAPPY

DO
MORE OF
WHAT
MAKES
YOU
HAPPY

5 4 3 2 1 START

2 3 4 5



Fostering creativity and imagination



Drawing from the imaginative world of Lego, our kids' play area bursts with vibrant energy.

Bright décor and circular seating arrangements create a playful ambiance, while the centerpiece Lego wall invites children to showcase their creativity. Scattered tables and seating areas provide ample space for activities, complemented by a variety of books and toys for endless entertainment.







Retro arcade bliss and Karaoke delights

Step into our lively arcade room, where retro charm meets modern fun. With vibrant décor and nostalgic touches, it's a tribute to classic arcade culture.

Featuring iconic cabinets, pinball machines, and vintage consoles, it offers diverse gaming experiences. Custom lighting and cozy seating areas enhance the retro vibe, while soundproofing ensures an immersive experience. Adjacent is our karaoke lounge, where residents can unleash their talent and enjoy memorable sing-alongs with friends.





GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY WORKSTATION
- 4 LOBBY LIBRARY
- 5 LOBBY RECEPTION
- 6 LIFT LOBBY
- 7 SERVICE LIFT
- 8 RETAIL PROMENADE
- 9 COMMUNITY PROMENADE
- 10 F&B SEATING AREAS
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 VEHICLE ENTRANCE/EXIT
- 14 ACCESS TO GROUND FLOOR PARKING
- 15 ACCESS TO PODIUM PARKING
- 16 BICYCLE PARKING
- 17 RETAIL/F&B SERVICE YARD/DELIVERIES
- 18 RESIDENTS MOVE-IN TRUCK ZONE



1st FLOOR AMENITIES PLAN

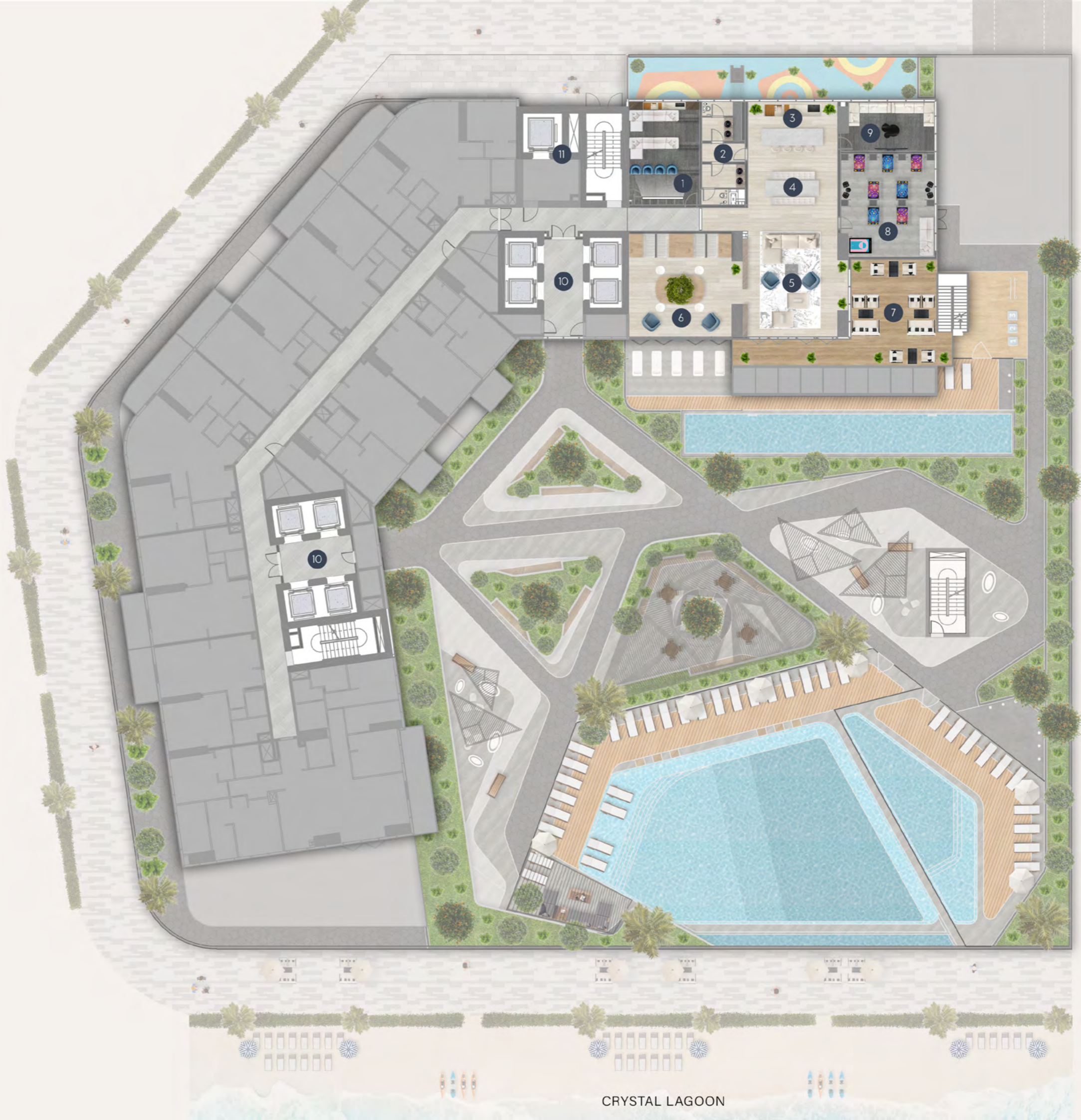
- 1 INFINITY-EDGE LEISURE POOL
- 2 BAJA SHELF
- 3 SUN LOUNGERS AREA
- 4 POOL LOUNGE
- 5 KIDS POOL
- 6 SHOWER DECK
- 7 OUTDOOR SEATING AREAS
- 8 BARBEQUE DECK
- 9 ADULT LAP POOL
- 10 OUTDOOR FITNESS AREA
- 11 FITNESS STUDIO
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 CHANGE ROOMS
- 15 STEAM & SAUNA ROOMS
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS CLUB
- 18 SERVICE LIFT
- 19 LIFT LOBBY



CRYSTAL LAGOON

2nd FLOOR AMENITIES PLAN

- 1 CINEMA ROOM
- 2 CLUBHOUSE WASHROOM
- 3 KITCHENETTE
- 4 DINING AREA
- 5 CLUB LOUNGE
- 6 CO-WORKING SPACE
- 7 CLUB TERRACE
- 8 ARCADE ROOM
- 9 KARAOKE ROOM
- 10 LIFT LOBBY
- 11 SERVICE LIFT



CRYSTAL LAGOON

THE RESIDENCES







A sneak peek into the living spaces of Claydon House awaits you



Explore the distinctive features and amenities that define each unit, setting the stage for a lifestyle that embraces comfort and style.







Indulge in culinary excellence at Claydon House

Innovative features and timeless elegance converge in the kitchen, where the exclusive island stands as a centerpiece of both function and style. Adorned with sumptuous grey marble, it exudes opulence while offering a practical workspace. Custom-designed contemporary light-wood cabinetry, featuring versatile corner shelving, maximizes storage without sacrificing modern aesthetics. Further enhancing the culinary experience are thoughtful additions like the under-mount sink, warm LED under-cabinet lighting, Ellington signature tip-out tray, and warm wood effect cabinetry, all combining to elevate cooking and entertaining to new heights of refinement.

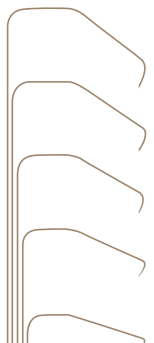




Bedrooms are meticulously crafted havens of comfort and style. From contemporary furnishings to premium finishes, each space exudes elegance and warmth



Oversized windows invite natural light, creating an airy ambiance, while spacious layouts offer ample room for relaxation.

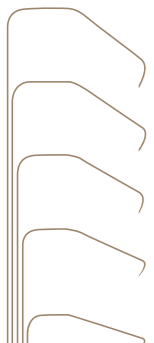




A refined bathroom for your everyday essentials

From elegant fixtures to spa-quality amenities, each space is crafted to elevate your daily routine.

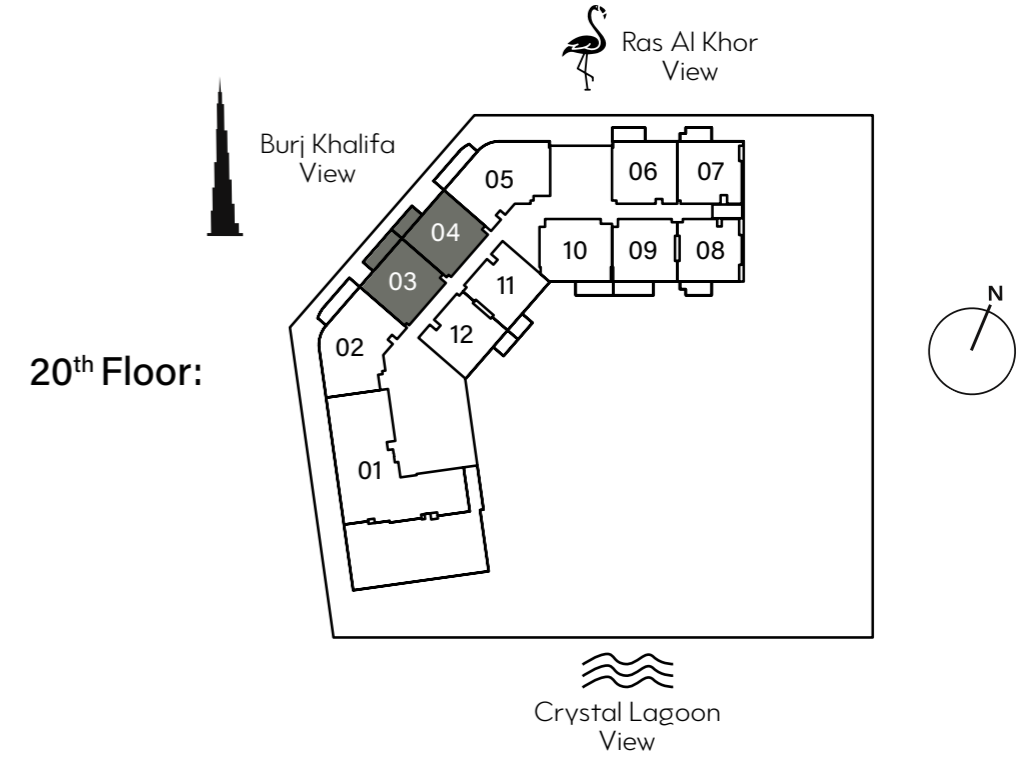
The elegant bathrooms combine sophistication and practicality with their white marble countertops, warm wood drawers, and integrated storage solutions. Floor-to-ceiling windows flood the space with natural light, while high-quality fixtures and bespoke storage options elevate both aesthetics and functionality.



1 BEDROOM TYPE A



Internal Living Area : 730.76 Sq. Ft
 Outdoor Living Area : 110.01 Sq. Ft
 Total Living Area : 840.77 Sq. Ft



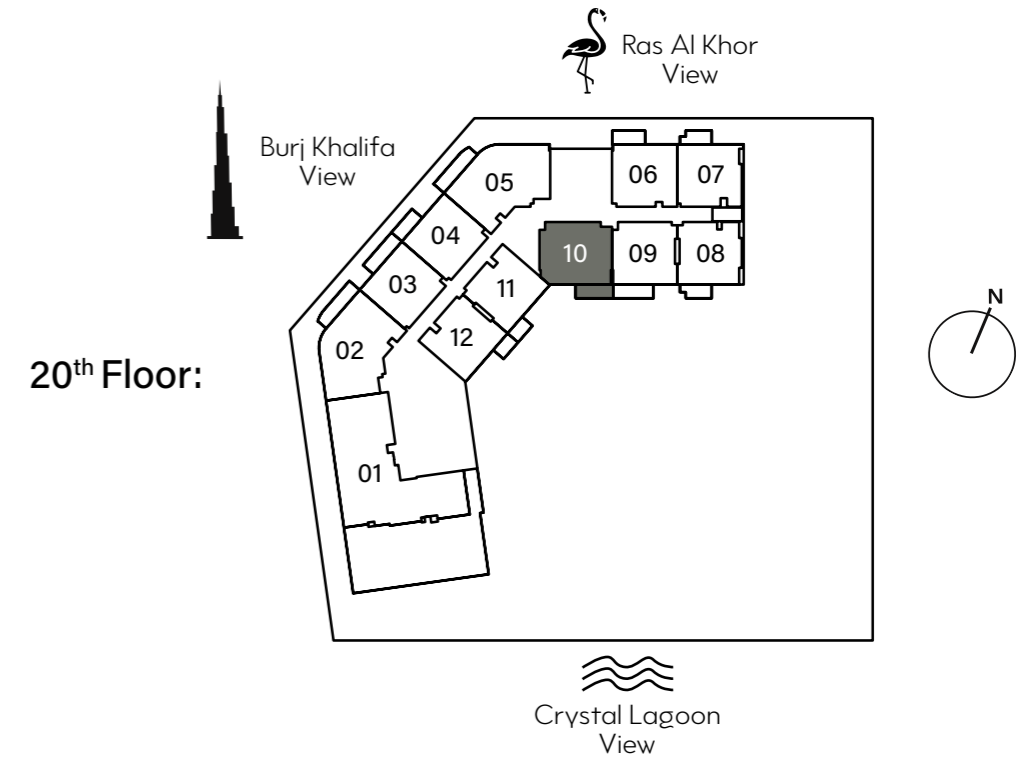
20th Floor:

1 st Floor: <u>102</u> <u>105</u> <u>103</u> <u>106</u>	2 nd Floor: <u>202</u> <u>205</u> <u>203</u> <u>206</u>	3 rd - 6 th Floor: <u>305</u> <u>306</u>
7 th & 13 th Floor: <u>704</u> <u>705</u>	8 th - 9 th & 14 th - 15 th Floor: <u>804</u> <u>805</u>	10 th & 16 th Floor: <u>1005</u> <u>1006</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1105</u> <u>1106</u>	20 th Floor: <u>2003</u> <u>2004</u>	21 st - 22 nd Floor: <u>2103</u> <u>2104</u>
23 rd Floor: <u>2305</u> <u>2306</u>	24 th - 25 th Floor: <u>2405</u> <u>2406</u>	35 th - 37 th Floor: <u>3502</u> <u>3503</u>

1 BEDROOM TYPE A1



Internal Living Area : 784.37 Sq. Ft
 Outdoor Living Area : 95.05 Sq. Ft
 Total Living Area : 879.41 Sq. Ft



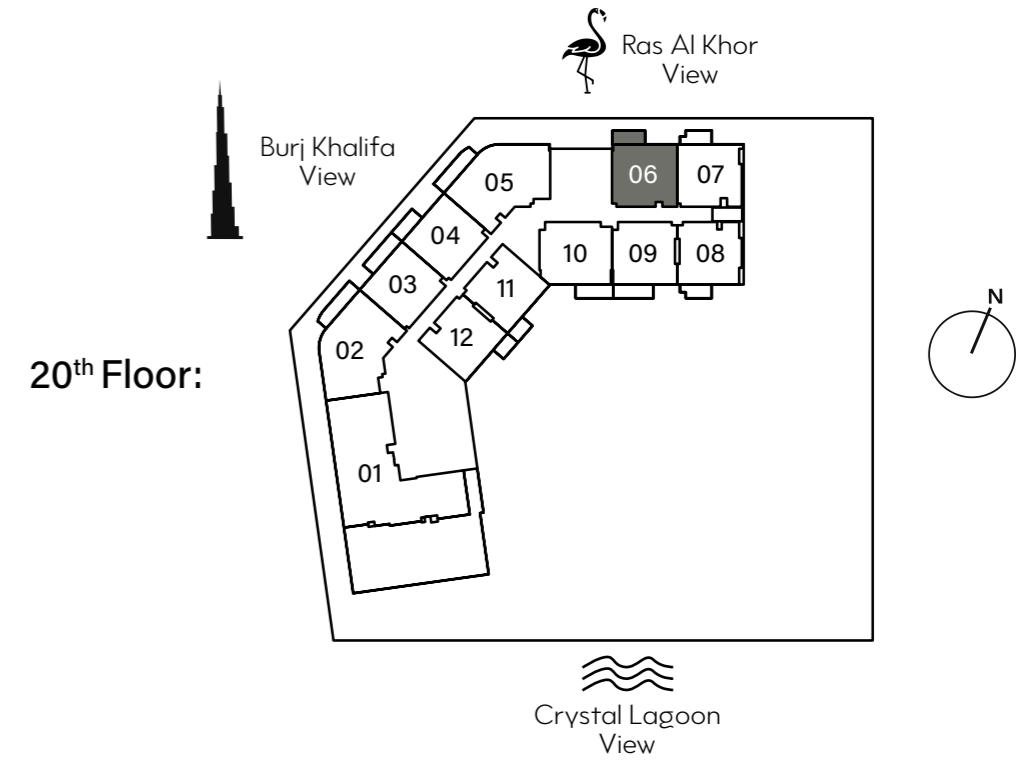
20th Floor:

20 th Floor: <u>2010</u>	21 st - 22 nd Floor: <u>2110</u>	26 th Floor: <u>2610</u>
27 th - 28 th Floor: <u>2710</u>	32 nd Floor: <u>3208</u>	33 rd - 34 th Floor: <u>3308</u>
35 th - 37 th Floor: <u>3507</u>		

1 BEDROOM TYPE A2



Internal Living Area : 742.93 Sq. Ft
 Outdoor Living Area : 82.34 Sq. Ft
 Total Living Area : 825.27 Sq. Ft



20th Floor:

3rd - 6th Floor:
308

7th & 13th Floor:
707

8th - 9th &
14th - 15th Floor:
807

10th & 16th Floor:
1008

11th - 12th &
17th - 18th Floor:
1108

20th Floor:
2006

21st - 22nd Floor:
2106

26th Floor:
2606

27th - 28th Floor:
2706

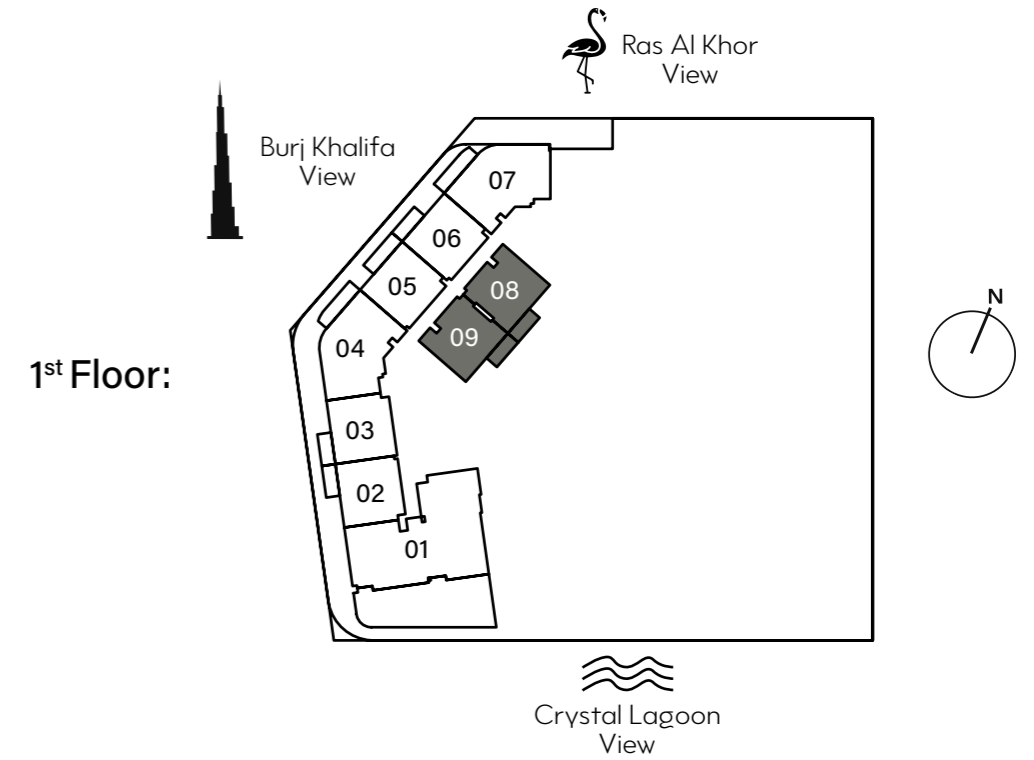
32nd Floor:
3205

33rd - 34th Floor:
3305

1 BEDROOM TYPE B



Internal Living Area : 716.02 Sq. Ft
 Outdoor Living Area : 82.88 Sq. Ft
 Total Living Area : 798.90 Sq. Ft

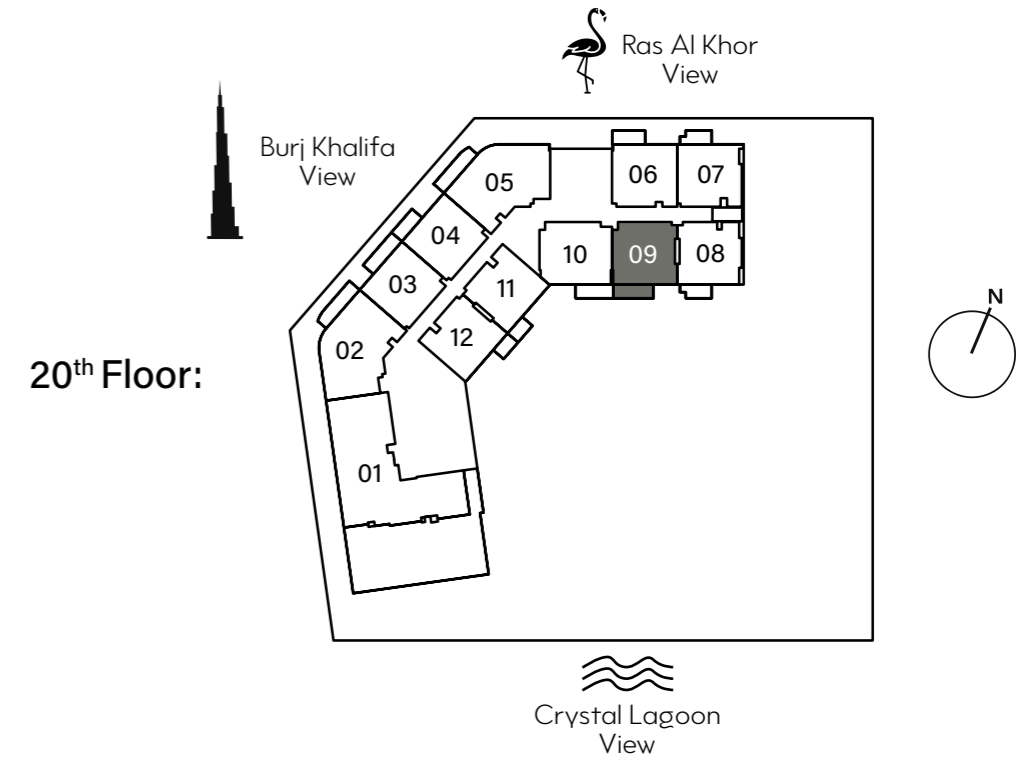


1 st Floor: <u>108</u> <u>109</u>	2 nd Floor: <u>208</u> <u>209</u>	3 rd - 6 th Floor: <u>312</u> <u>313</u>
7 th & 13 th Floor: <u>711</u> <u>712</u>	8 th - 9 th & 14 th - 15 th Floor: <u>811</u> <u>812</u>	10 th & 16 th Floor: <u>1010</u> <u>1011</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1111</u> <u>1112</u>	20 th Floor: <u>2011</u> <u>2012</u>	21 st - 22 nd Floor: <u>2111</u> <u>2112</u>
23 rd Floor: <u>2310</u> <u>2311</u>	24 th - 25 th Floor: <u>2410</u> <u>2411</u>	26 th Floor: <u>2611</u> <u>2612</u>
27 th - 28 th Floor: <u>2711</u> <u>2712</u>	29 th Floor: <u>2909</u> <u>2910</u>	30 th - 31 st Floor: <u>3009</u> <u>3010</u>
32 nd Floor: <u>3209</u> <u>3210</u>	33 rd - 34 th Floor: <u>3309</u> <u>3310</u>	35 th - 37 th Floor: <u>3508</u> <u>3509</u>

1 BEDROOM TYPE B1



Internal Living Area : 727.21 Sq. Ft
 Outdoor Living Area : 102.26 Sq. Ft
 Total Living Area : 829.47 Sq. Ft



20th Floor:

3rd - 6th Floor:
311

7th & 13th Floor:
710

8th - 9th &
14th - 15th Floor:
810

11th - 12th &
17th - 18th Floor:
1110

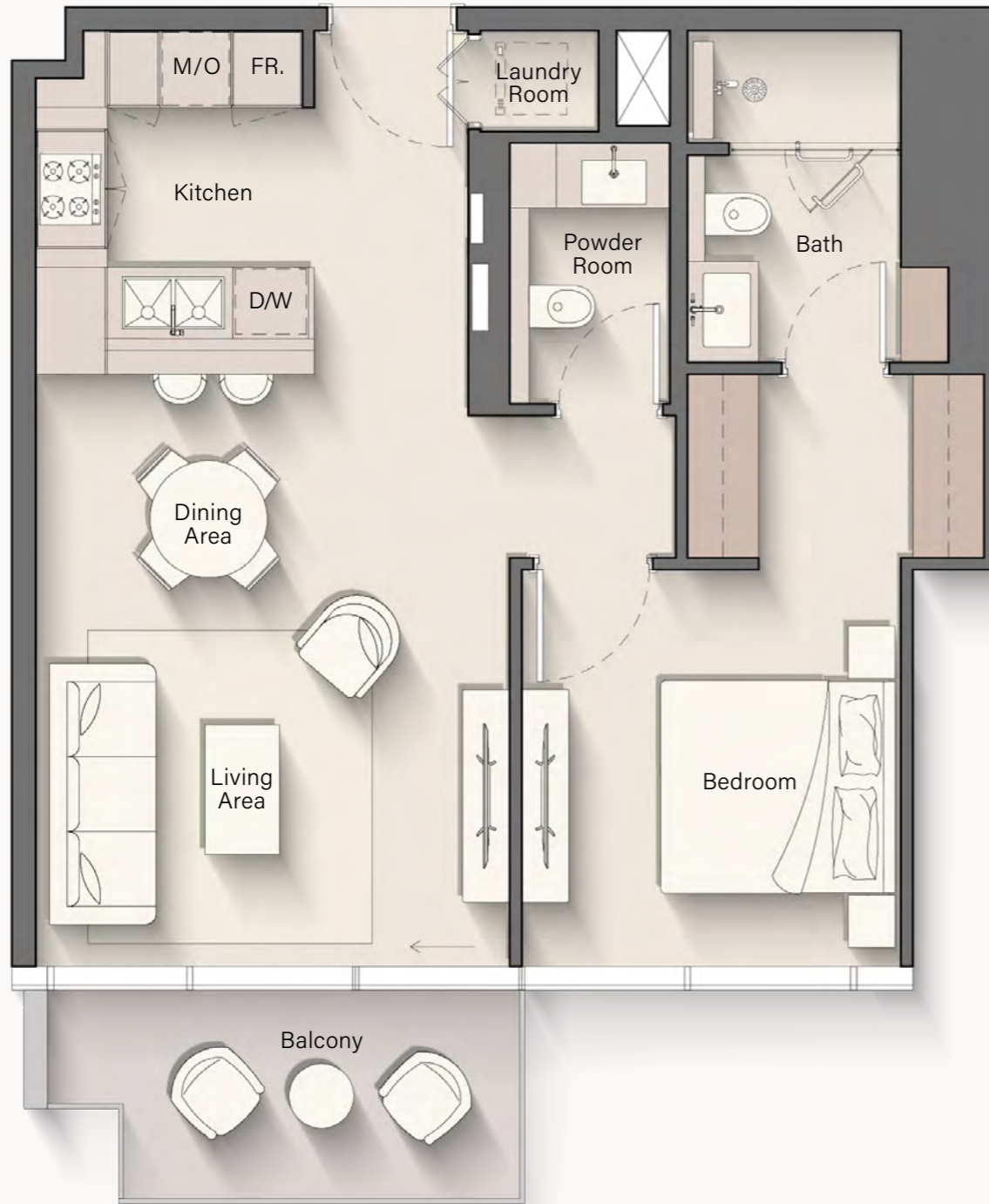
20th Floor:
2009

21st - 22nd Floor:
2109

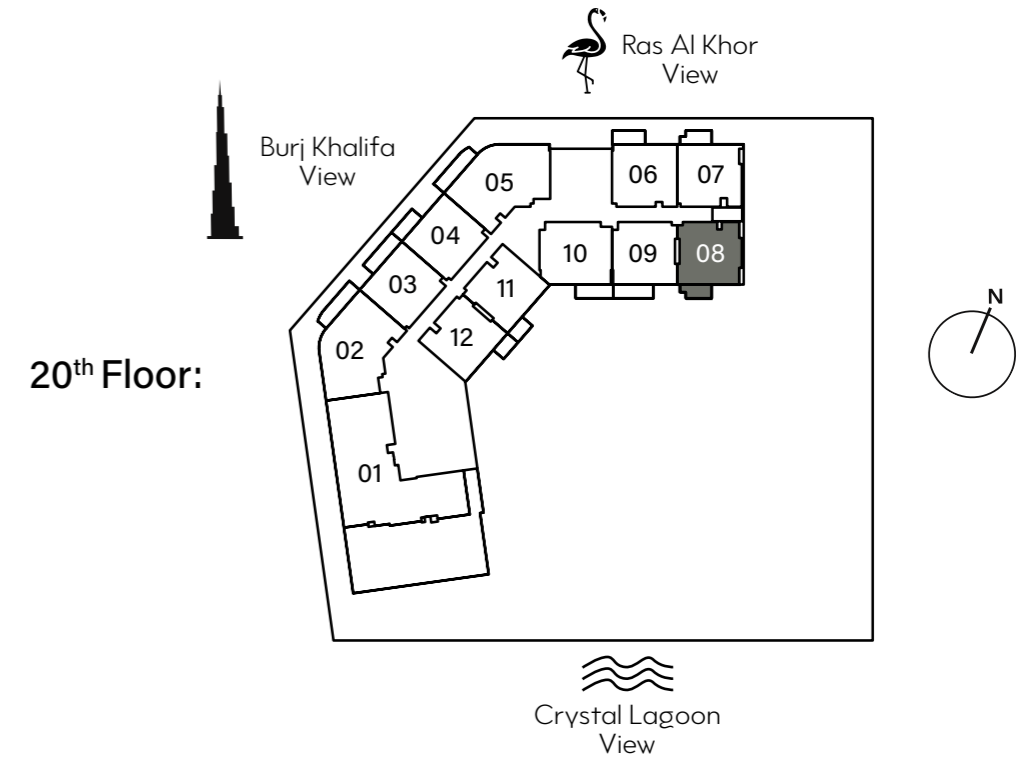
26th Floor:
2609

27th - 28th Floor:
2709

1 BEDROOM TYPE B2



Internal Living Area : 694.38 Sq. Ft
 Outdoor Living Area : 73.30 Sq. Ft
 Total Living Area : 767.68 Sq. Ft



20th Floor:

3rd - 6th Floor:
310

7th & 13th Floor:
709

8th - 9th &
14th - 15th Floor:
809

11th - 12th &
17th - 18th Floor:
1109

20th Floor:
2008

21st - 22nd Floor:
2108

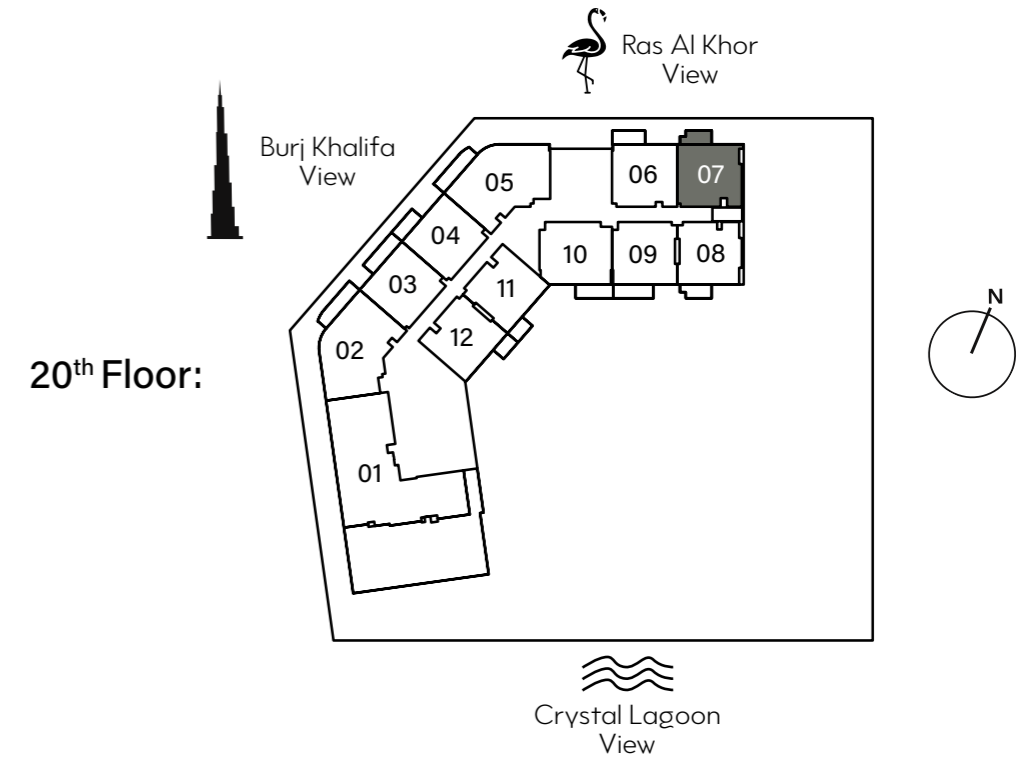
26th Floor:
2608

27th - 28th Floor:
2708

1 BEDROOM TYPE B3



Internal Living Area : 714.94 Sq. Ft
 Outdoor Living Area : 73.30 Sq. Ft
 Total Living Area : 788.24 Sq. Ft



3rd - 6th Floor:
309

7th & 13th Floor:
708

8th - 9th &
14th - 15th Floor:
808

20th Floor:
2007

21st - 22nd Floor:
2107

26th Floor:
2607

27th - 28th Floor:
2707

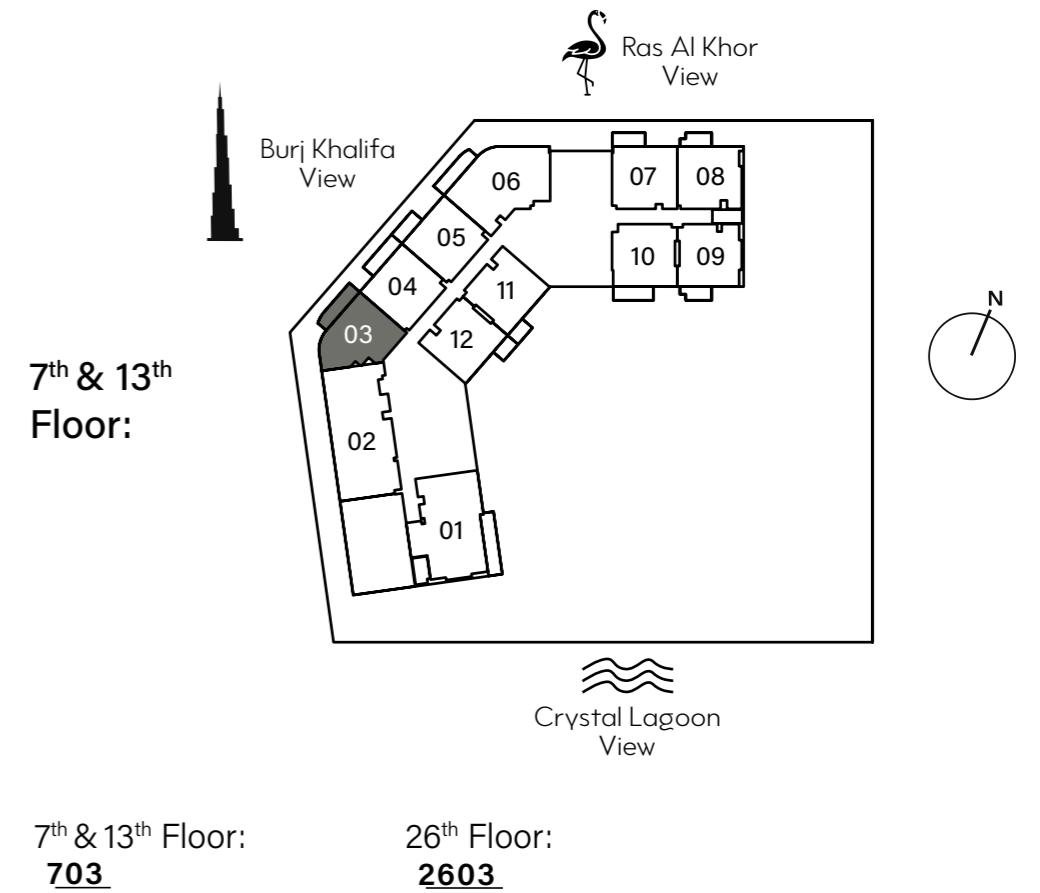
32nd Floor:
3206

33rd - 34th Floor:
3306

1 BEDROOM TYPE C



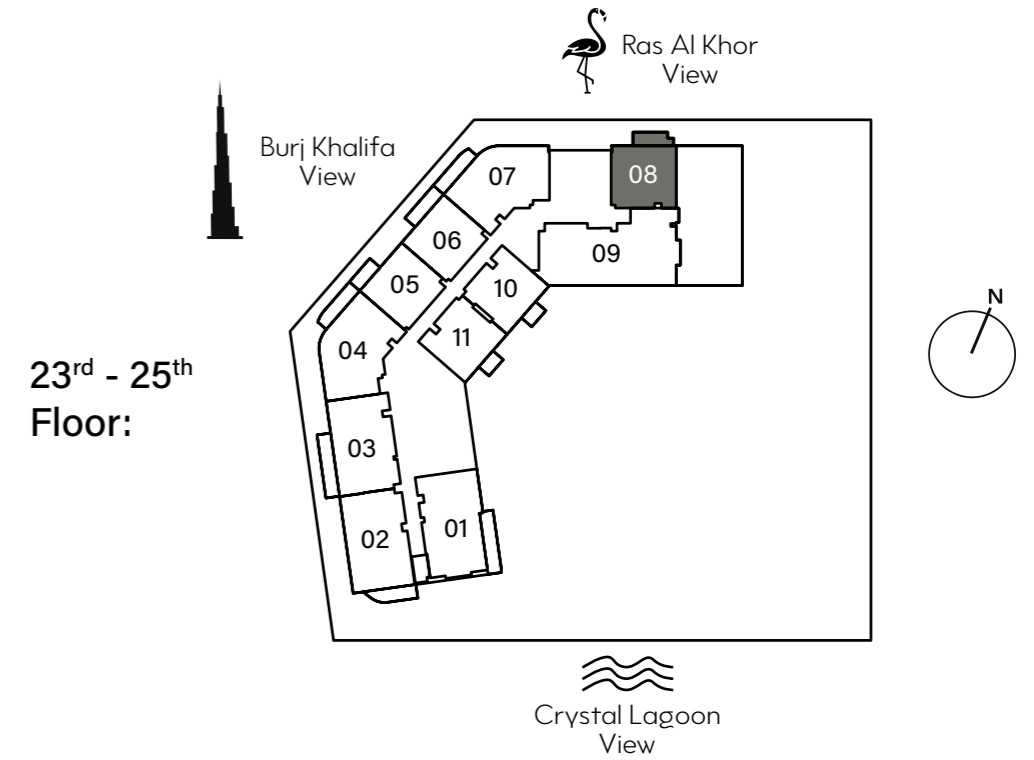
Internal Living Area : 753.69 Sq. Ft
 Outdoor Living Area : 127.44 Sq. Ft
 Total Living Area : 881.13 Sq. Ft



1 BEDROOM TYPE D



Internal Living Area : 743.25 Sq. Ft
 Outdoor Living Area : 96.12 Sq. Ft
 Total Living Area : 839.37 Sq. Ft



23rd - 25th
Floor:

23rd Floor:
2308

24th - 25th Floor:
2408

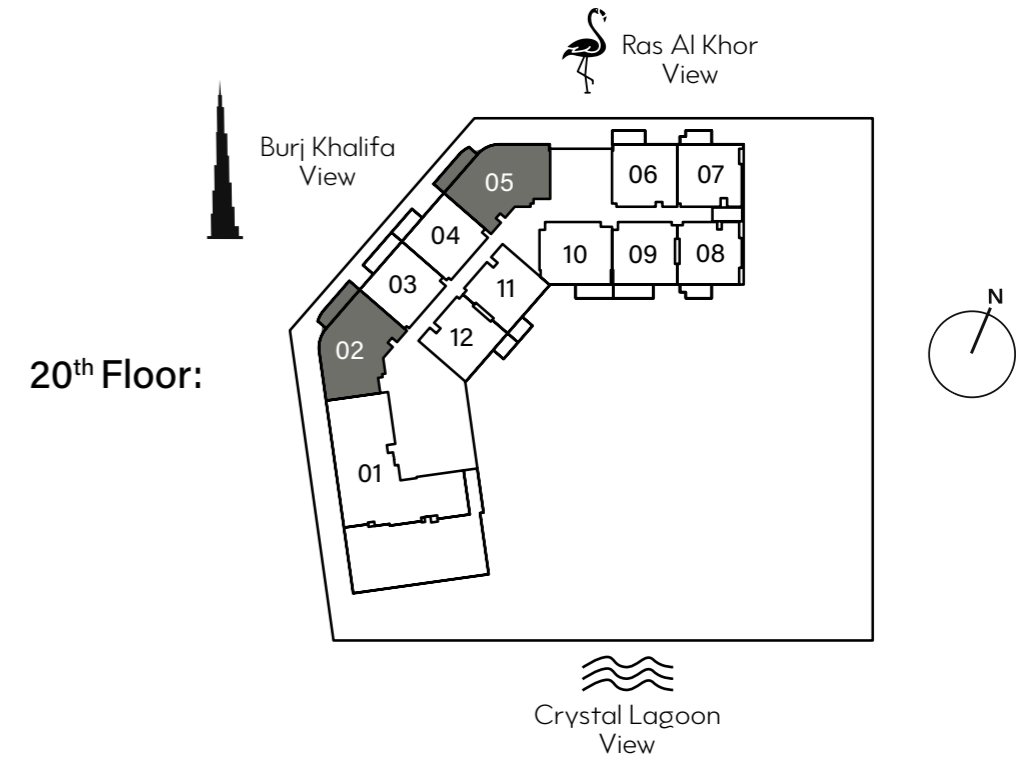
29th Floor:
2907

30th - 31st Floor:
3007

2 BEDROOM TYPE A



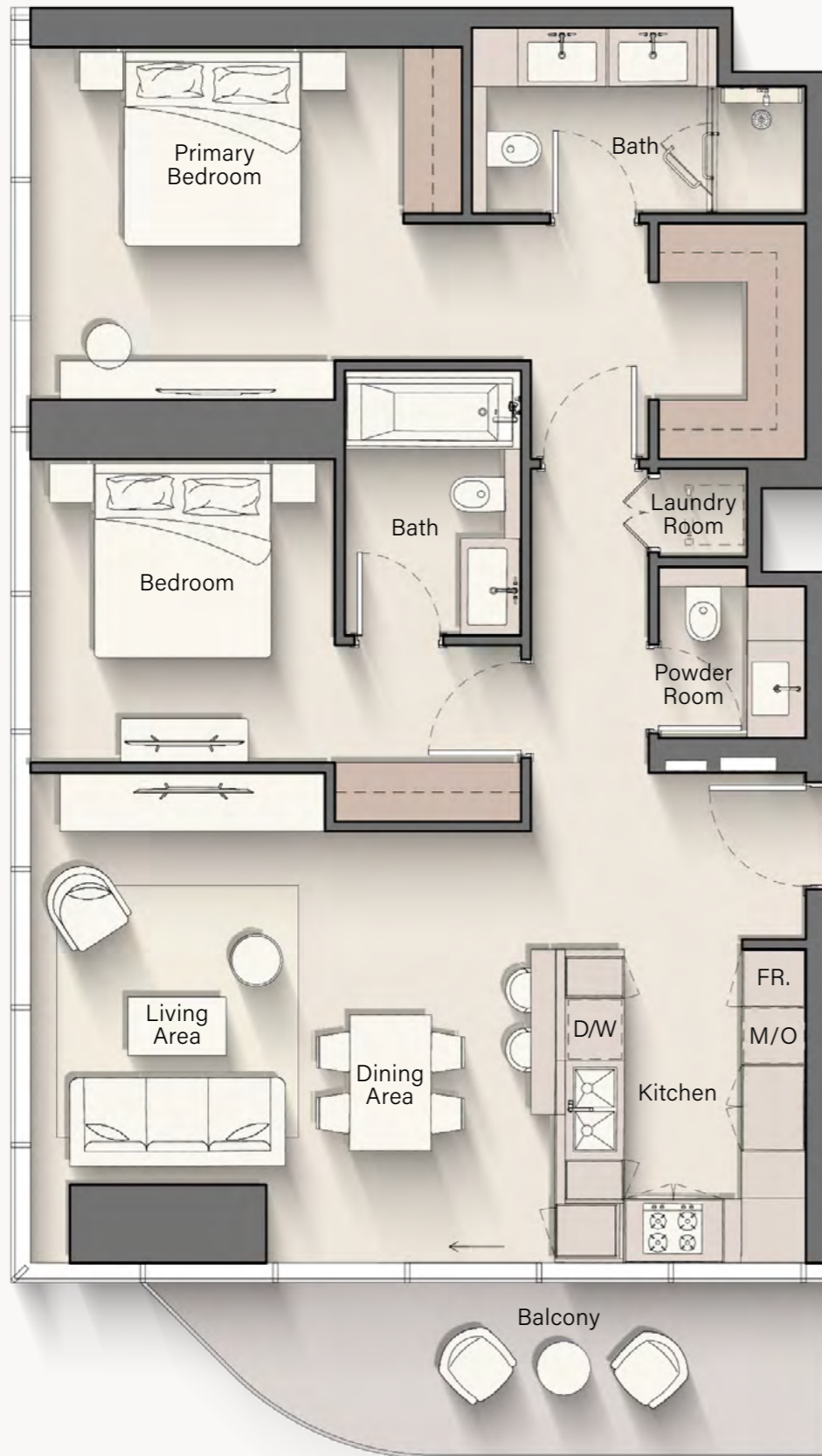
Internal Living Area : 1114.06 Sq. Ft
 Outdoor Living Area : 127.44 Sq. Ft
 Total Living Area : 1241.51 Sq. Ft



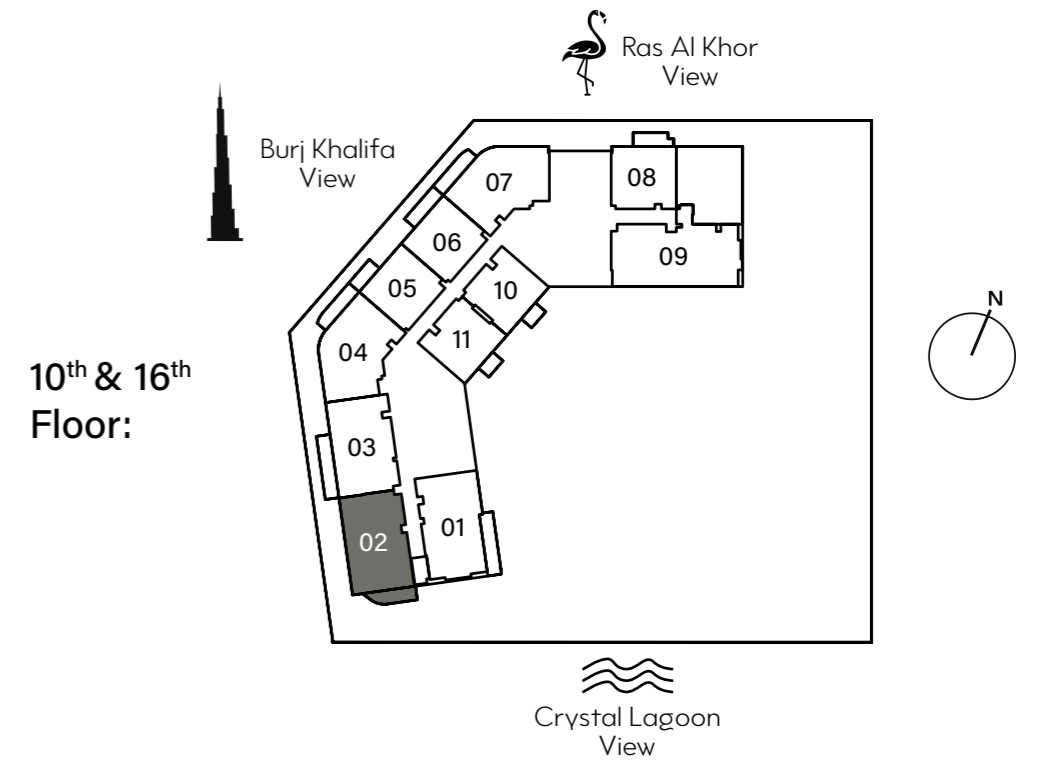
20th Floor:

1 st Floor: <u>104</u> <u>107</u>	2 nd Floor: <u>204</u> <u>207</u>	3 rd - 6 th Floor: <u>304</u> <u>307</u>
7 th & 13 th Floor: <u>706</u>	8 th - 9 th & 14 th - 15 th Floor: <u>803</u> <u>806</u>	10 th & 16 th Floor: <u>1004</u> <u>1007</u>
11 th - 12 th & 17 th - 18 th Floor: <u>1104</u> <u>1107</u>	20 th Floor: <u>2002</u> <u>2005</u>	21 st - 22 nd Floor: <u>2102</u> <u>2105</u>
23 rd Floor: <u>2304</u> <u>2307</u>	24 th - 25 th Floor: <u>2404</u> <u>2407</u>	26 th Floor: <u>2605</u>
27 th - 28 th Floor: <u>2703</u> <u>2705</u>	29 th Floor: <u>2904</u> <u>2906</u>	30 th - 31 st Floor: <u>3004</u> <u>3006</u>
32 nd Floor: <u>3202</u> <u>3204</u>	33 rd - 34 th Floor: <u>3302</u> <u>3304</u>	35 th - 37 th Floor: <u>3504</u> <u>3506</u>

2 BEDROOM TYPE B



Internal Living Area : 1119.55 Sq. Ft
 Outdoor Living Area : 116.14 Sq. Ft
 Total Living Area : 1235.70 Sq. Ft



10th & 16th
Floor:

3rd - 6th Floor:
302

10th & 16th Floor:
1002

11th - 12th &
17th - 18th Floor:
1102

23rd Floor:
2302

24th - 25th Floor:
2402

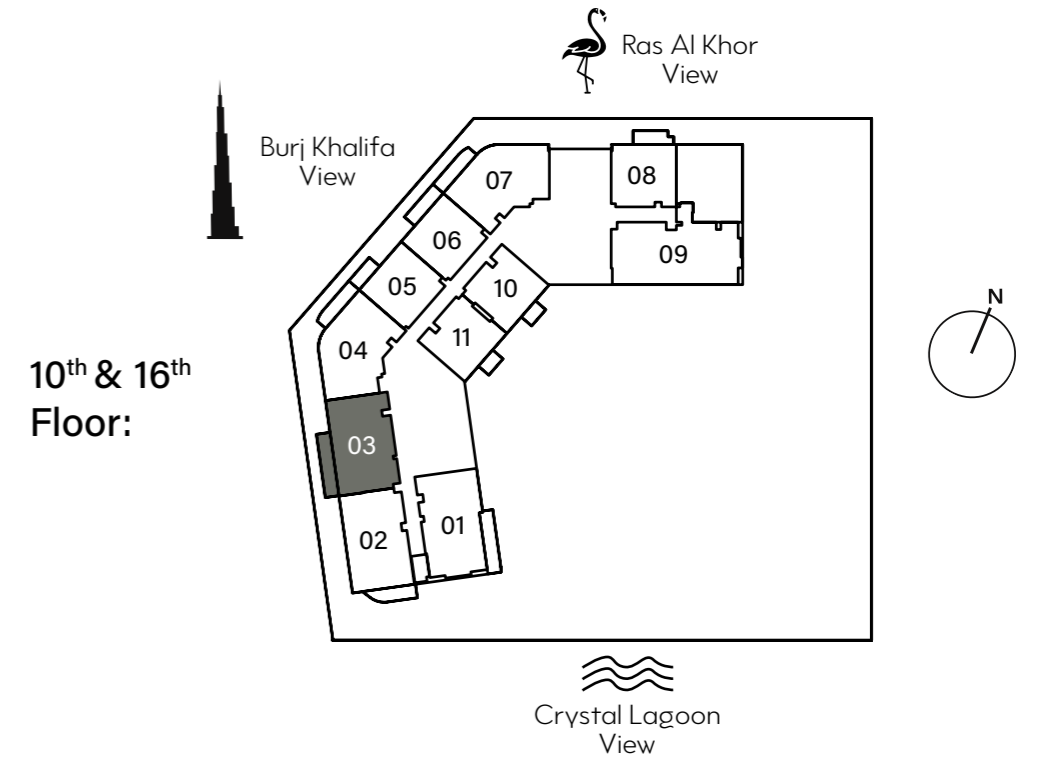
29th Floor:
2902

30th - 31st Floor:
3002

2 BEDROOM + S TYPE A



Internal Living Area : 1094.69 Sq. Ft
 Outdoor Living Area : 162.00 Sq. Ft
 Total Living Area : 1256.69 Sq. Ft



10th & 16th
Floor:

3rd - 6th Floor:
303

8th - 9th &
14th - 15th Floor:
802

10th & 16th Floor:
1003

11th - 12th &
17th - 18th Floor:
1103

23rd Floor:
2303

24th - 25th Floor:
2403

27th - 28th Floor:
2702

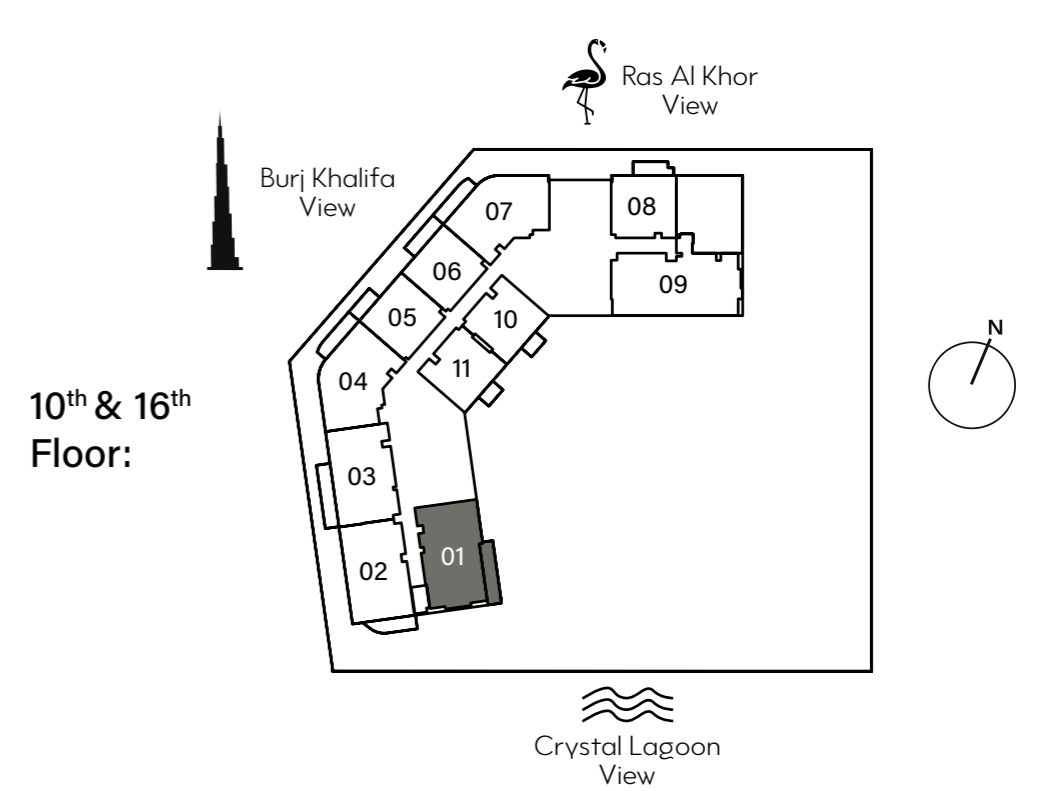
29th Floor:
2903

30th - 31st Floor:
3003

2 BEDROOM + S TYPE B



Internal Living Area : 1135.38 Sq. Ft
 Outdoor Living Area : 158.98 Sq. Ft
 Total Living Area : 1294.36 Sq. Ft



10th & 16th
Floor:

3rd - 6th Floor:
301

10th & 16th Floor:
1001

11th - 12th &
17th - 18th Floor:
1101

23rd Floor:
2301

24th - 25th Floor:
2401

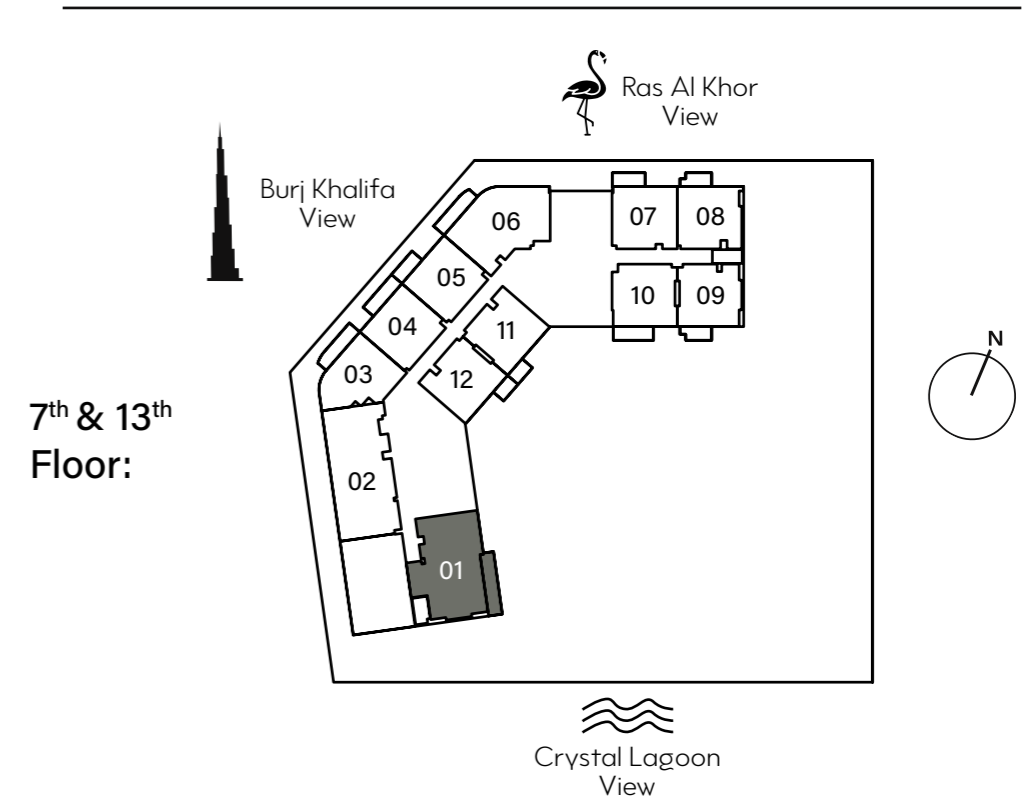
29th Floor:
2901

30th - 31st Floor:
3001

2 BEDROOM + S TYPE C



Internal Living Area : 1234.62 Sq. Ft
 Outdoor Living Area : 159.31 Sq. Ft
 Total Living Area : 1393.93 Sq. Ft



7th & 13th
Floor:

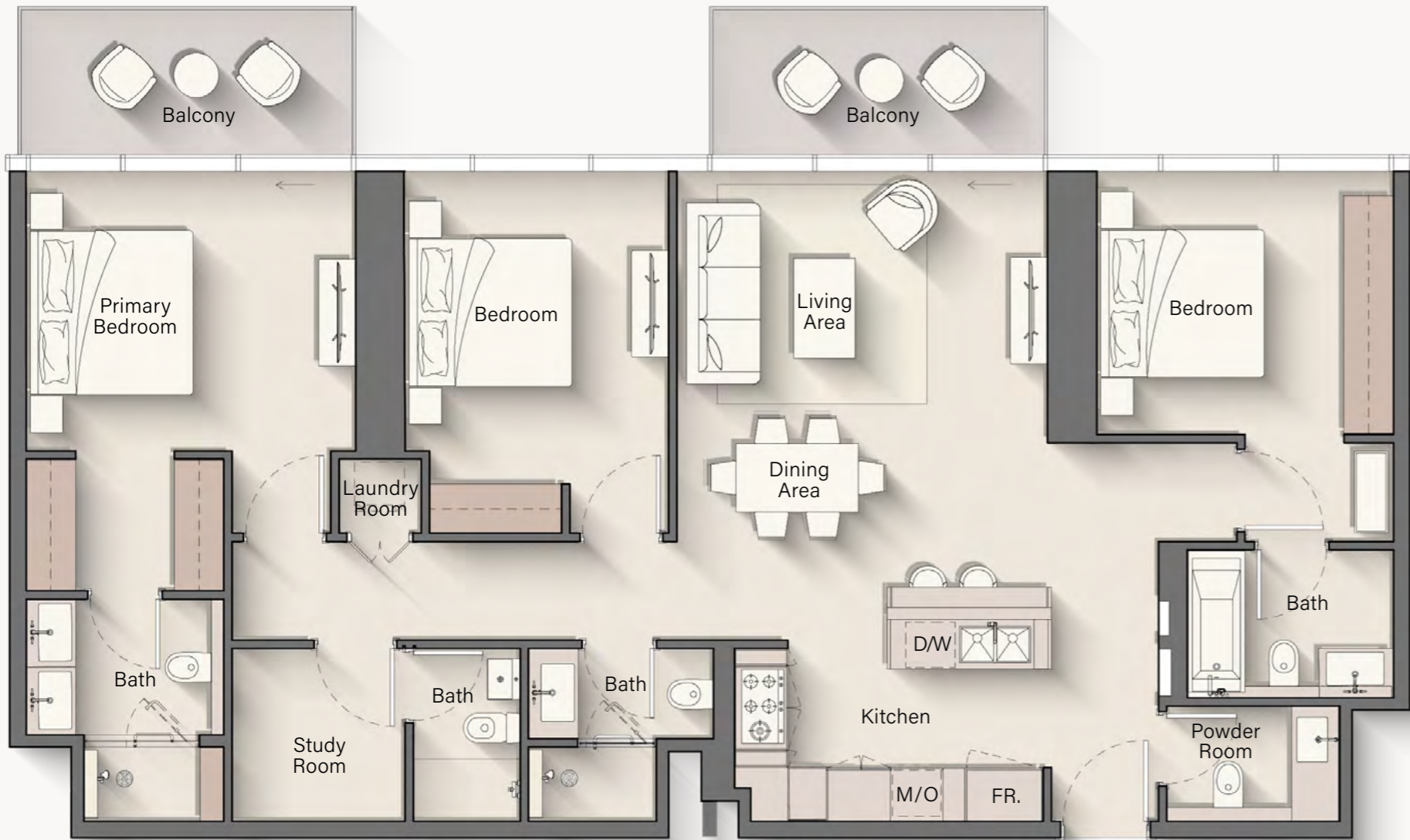
7th & 13th Floor:
701

8th - 9th &
14th - 15th Floor:
801

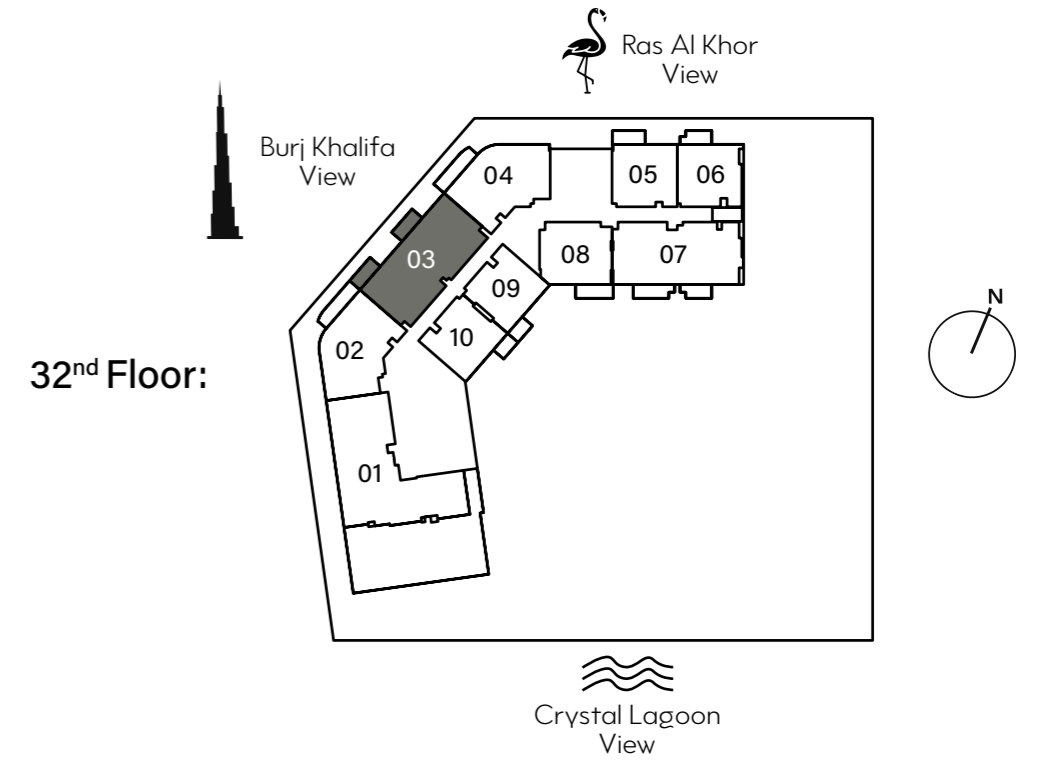
26th Floor:
2601

27th - 28th Floor:
2701

3 BEDROOM + S TYPE A



Internal Living Area : 1451.62 Sq. Ft
 Outdoor Living Area : 157.69 Sq. Ft
 Total Living Area : 1609.31 Sq. Ft



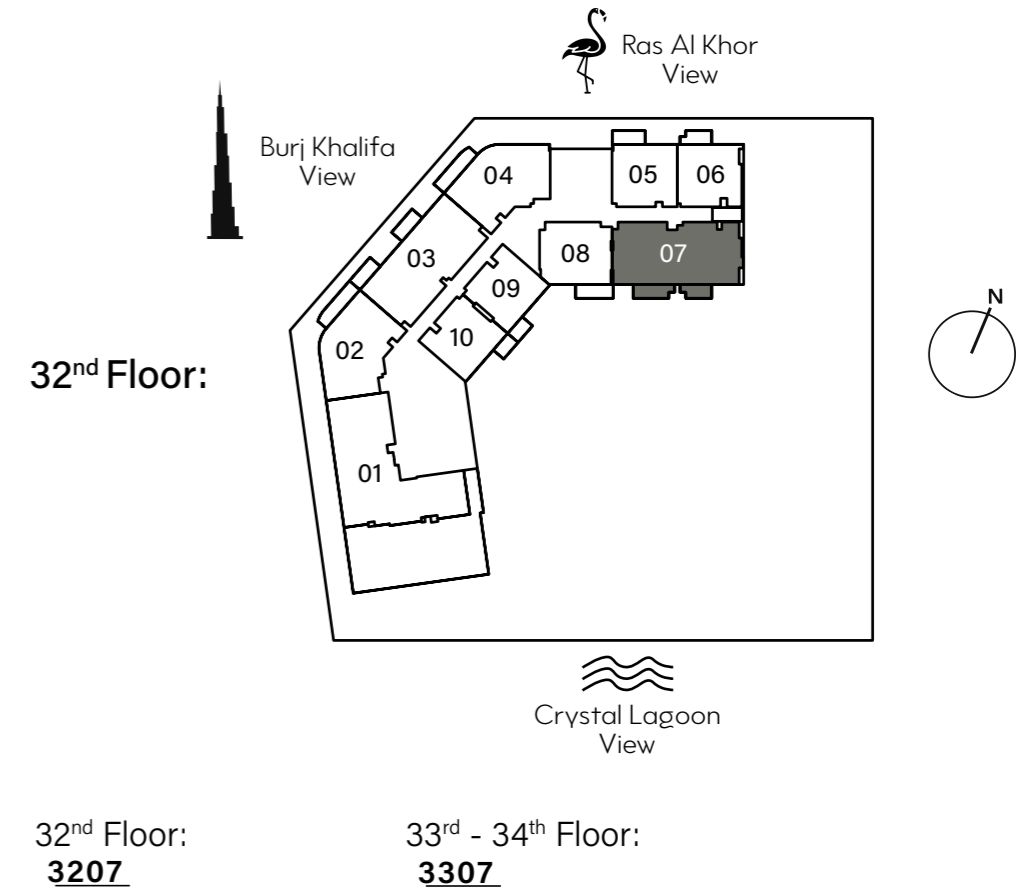
32nd Floor:

26 th Floor: 2604	27 th - 28 th Floor: 2704	29 th Floor: 2905
30 th - 31 st Floor: 3005	32 nd Floor: 3203	33 rd - 34 th Floor: 3303
35 th - 37 th Floor: 3505		

3 BEDROOM + S TYPE B



Internal Living Area : 1441.29 Sq. Ft
 Outdoor Living Area : 171.36 Sq. Ft
 Total Living Area : 1612.65 Sq. Ft

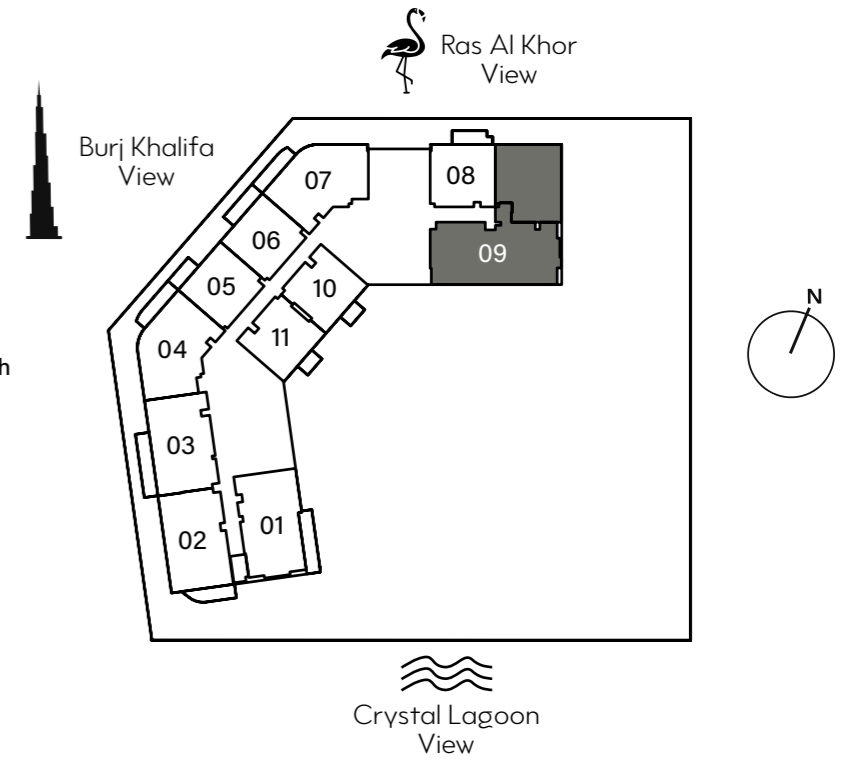


3 BEDROOM + S TYPE C

Internal Living Area : 1498.55 Sq. Ft
 Outdoor Living Area : 616.45 Sq. Ft
 Total Living Area : 2115.00 Sq. Ft



10th & 16th
Floor:

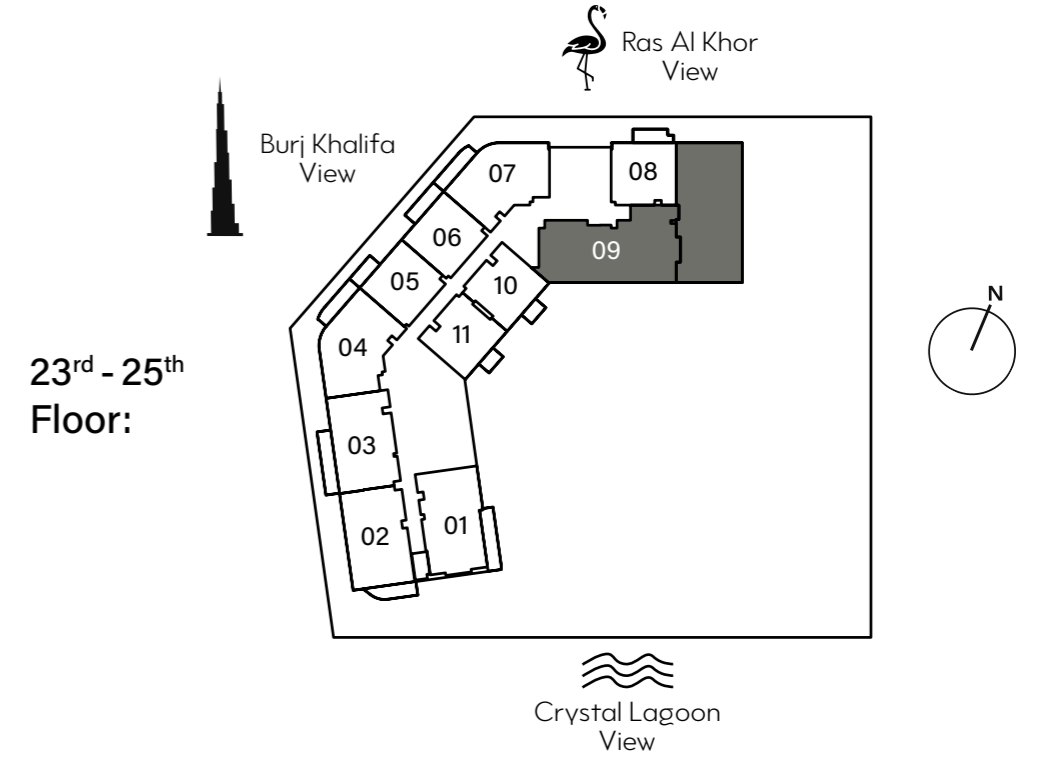


10th & 16th Floor:
1009

3 BEDROOM + S TYPE D



Internal Living Area : 1681.54 Sq. Ft
 Outdoor Living Area : 1132.58 Sq. Ft
 Total Living Area : 2814.12 Sq. Ft



23rd - 25th
 Floor:

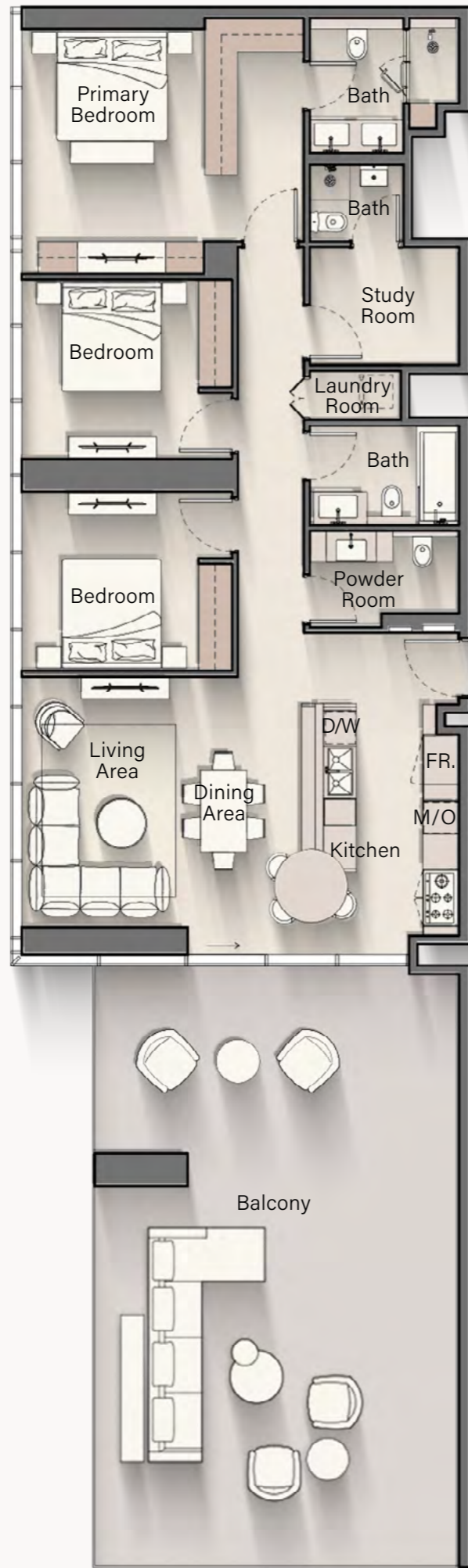
23rd Floor:
2309

24th - 25th Floor:
2409

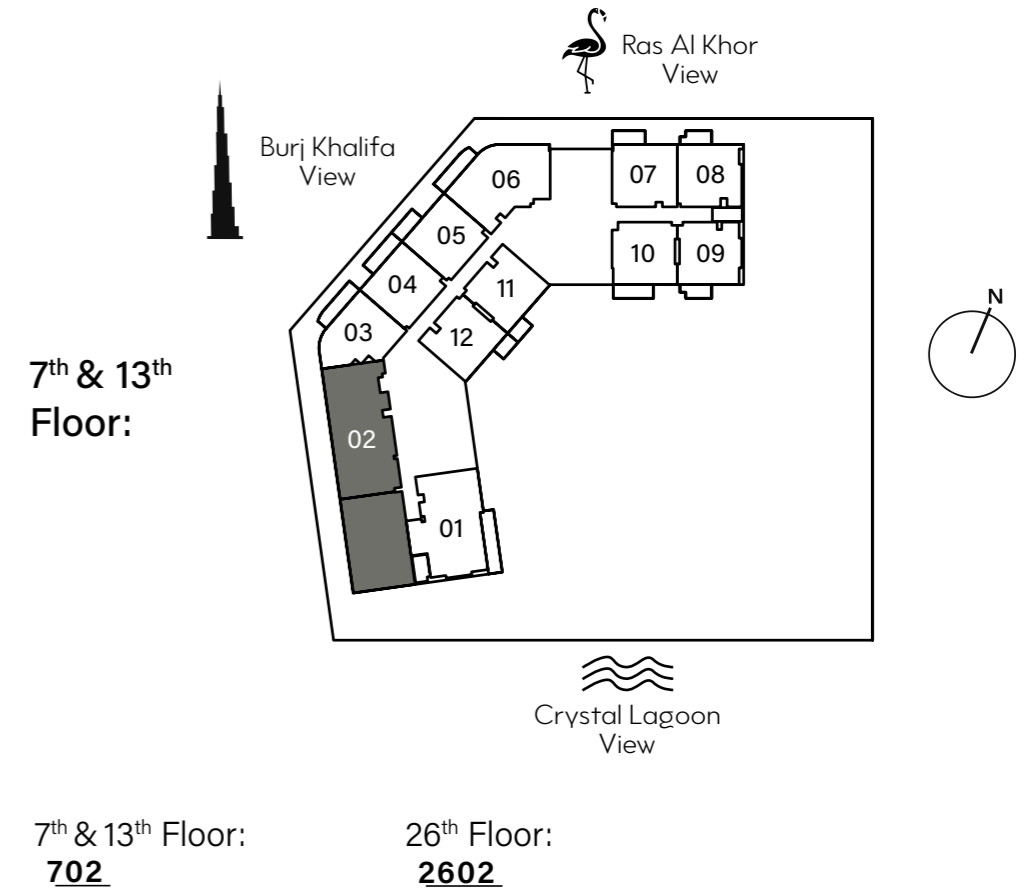
29th Floor:
2908

30th - 31st Floor:
3008

3 BEDROOM + S TYPE E



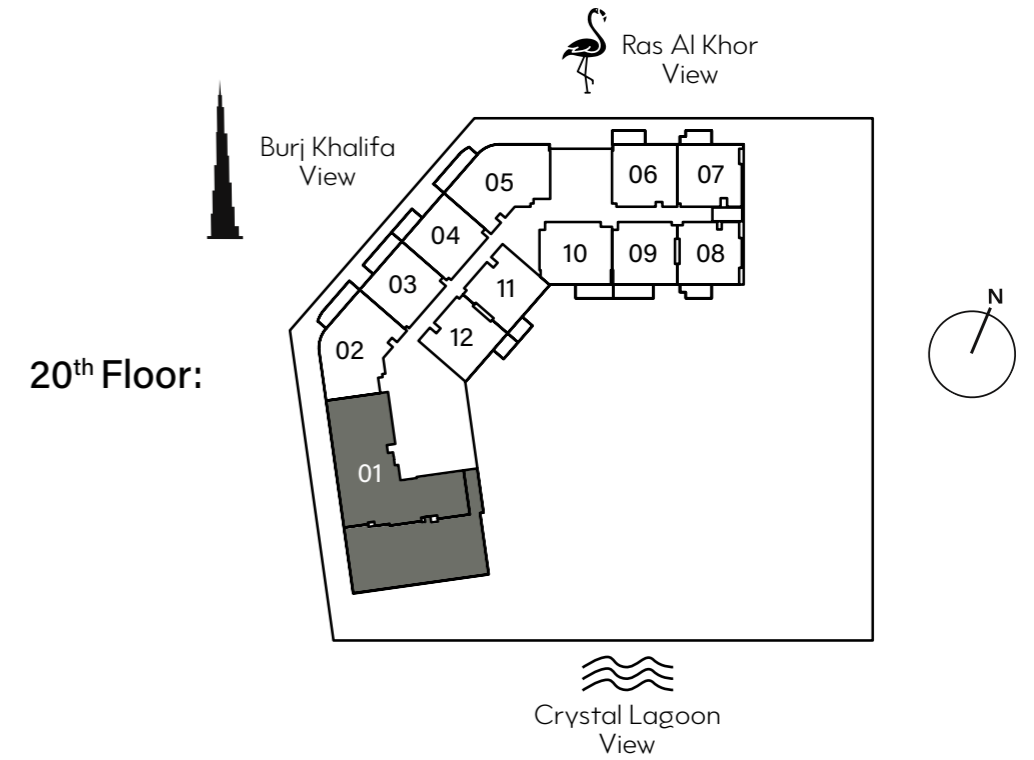
Internal Living Area : 1479.93 Sq. Ft
 Outdoor Living Area : 786.63 Sq. Ft
 Total Living Area : 2266.56 Sq. Ft



4 BEDROOM + S TYPE A



Internal Living Area : 1988.74 Sq. Ft
 Outdoor Living Area : 1106.42 Sq. Ft
 Total Living Area : 3095.16 Sq. Ft



20th Floor:

20 th Floor: <u>2001</u>	21 st - 22 nd Floor: <u>2101</u>	32 nd Floor: <u>3201</u>
33 rd - 34 th Floor: <u>3301</u>		

4 BEDROOM + S TYPE B



Internal Living Area : 2048.80 Sq. Ft
 Outdoor Living Area : 1150.12 Sq. Ft
 Total Living Area : 3198.93 Sq. Ft

