



ALTIERA

H E I G H T S

PROJECT BRIEF



Crafted from Contrast

This is urban living, reimagined at Jumeirah Islands.
An inspired expression of residential artistry by Ellington Properties.

Singular in vision. Subtle in presence. Seamlessly serene.

A dialogue of rhythm and form

A curated architectural statement nestled within the storied beauty of Jumeirah Islands. Known for its tranquil waterways, sculpted greenery, and discreet prestige, this enclave becomes the new canvas for Ellington's evolving design language.

Here, our signature aesthetic, defined by clean lines, expressive materials, and a reverence for form and function finds new expression. Framed by reflective waters and layered foliage, Altiera Heights is not just a place to live; it is a place to observe, breathe, and belong.

Every residence is attuned to its setting, with spatial choreography that embraces dual aspects, soft light, and curated perspectives, making each view not just a sightline, but a moment of clarity.



Jumeirah Islands

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

Jumeirah

Burj Al Arab

Dubai Media City

Palm Jumeirah

Emirates Hills 2

Ain Dubai

Dubai Marina

Meadows

Sheikh Zayed Road

Jumeirah Lakes Towers

ALTIERA
HEIGHTS

Jumeirah Islands
Pavilion

To Abu Dhabi

MERCEUR
HOUSE

Jumeirah Islands

Uptown Dubai

First Al Khail St

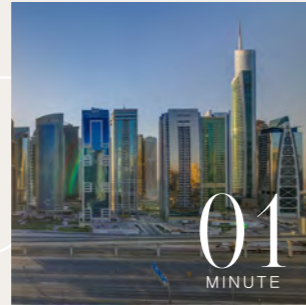
Jumeirah Park

Driving distances



01
MINUTE

Jumeirah
Islands Pavilion



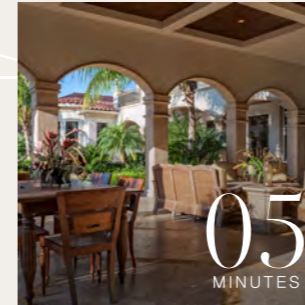
01
MINUTE

Jumeirah
Lakes Towers



02
MINUTES

Uptown
Dubai



05
MINUTES

Jumeirah
Islands clubhouse



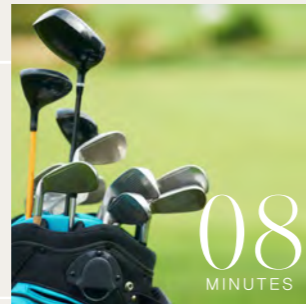
06
MINUTES

Montgomerie
Golf Club



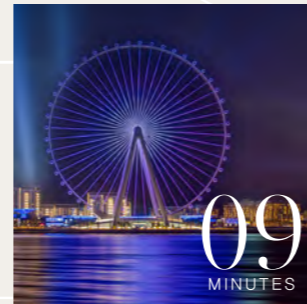
08
MINUTES

Dubai Marina
Yacht Club



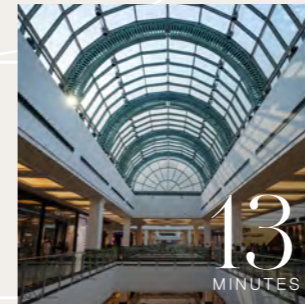
08
MINUTES

Emirates
Golf Club



09
MINUTES

Ain
Dubai



13
MINUTES

Mall of
the Emirates



14
MINUTES

Palm
Jumeirah



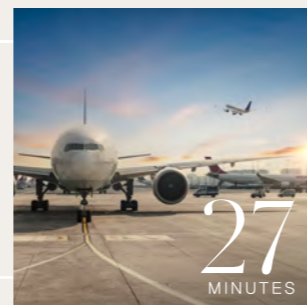
17
MINUTES

Burj
Al Arab



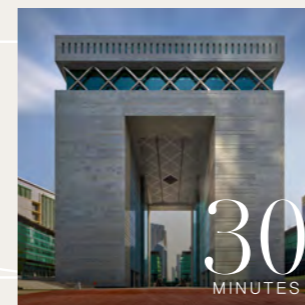
21
MINUTES

Burj Khalifa/
Dubai Mall



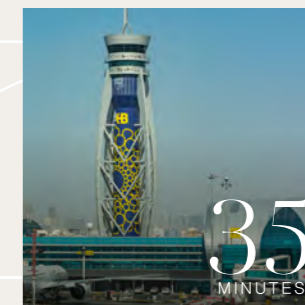
27
MINUTES

Al Maktoum
International Airport



30
MINUTES

Dubai International
Financial Centre



35
MINUTES

Dubai International
Airport

Sun and views analysis

WINTER
SUNSET

W

SUMMER
SUNSET

N

S

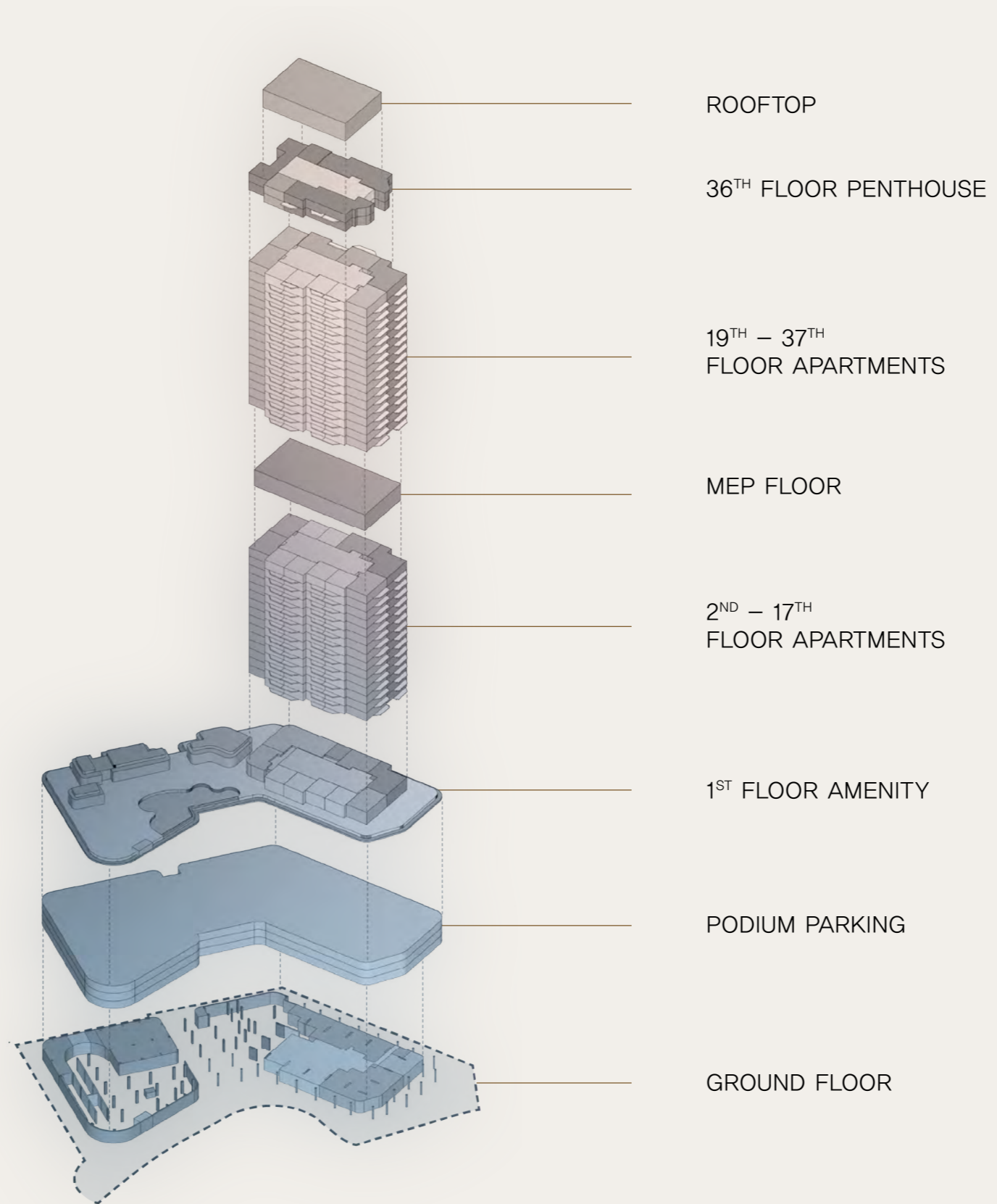
WINTER
SUMMER

E

SUMMER
SUNRISE



Architectural sections



Building configurations



ELEVATORS

6 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE

Q4 2028

ANTICIPATED SERVICE CHARGE

AED 21 per sq.ft.

PARKING

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

OWNERSHIP

Freehold

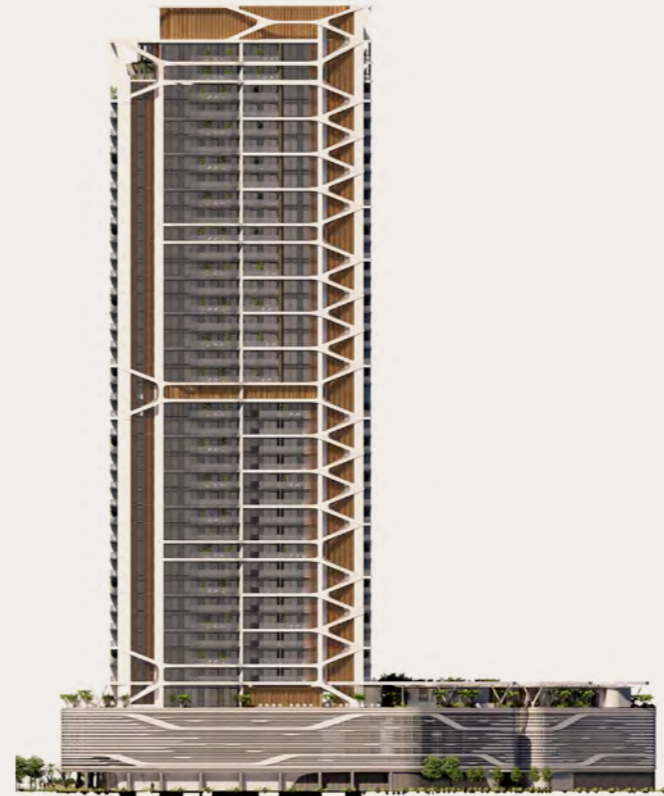
Elevations



West
ELEVATION



South
ELEVATION



East
ELEVATION



North
ELEVATION





Size range & Unit type

| | | |
|-------------------------|-----------|-----------------------------------|
| 1 Bedroom Apartment | 168 units | From 820 sq.ft. to 895 sq.ft. |
| 2 Bedroom Apartment | 100 units | From 1,237 sq.ft. to 1,393 sq.ft. |
| 2 Bedroom Apartment + S | 51 units | From 1,369 sq.ft. to 1,501 sq.ft. |
| 3 Bedroom Apartment | 34 units | From 1,640 sq.ft. to 1,950 sq.ft. |
| 4 Bedroom Penthouse | 2 units | From 5,810 sq.ft. to 6,085 sq.ft. |
| <hr/> | | |
| Total Units | 355 units | |





Amenities



Drop-off and arrival plaza



ELLINGTON

ALTIERA
HEIGHTS

OLIVER PEOPLES
ОЛИВЕР ПЕОПЛЕС

Lobby reception



Lobby lounge



UH WEST
BY ELLINGTON

TO
JUMEIRAH LAKES
TOWERS

JUMEIRAH ISLAND
STREET

GROUND FLOOR AMENITIES PLAN

- 01 MAIN ROAD ENTRANCE
- 02 DROP-OFF PLAZA
- 03 LANDSCAPE FEATURE
- 04 TAXI WAITING AREA
- 05 LOBBY ENTRANCE
- 06 LOBBY RECEPTION
- 07 COMMUNAL TABLE
- 08 SERVICE COUNTER
- 09 LIFT LOBBY
- 10 SERVICE LIFT

- 11 BICYCLE PARKING & REPAIR STATION
- 12 MOVE-IN TRUCK ZONE
- 13 VISITOR PARKING
- 14 RESIDENTS VEHICLE ACCESS
- 15 EV CHARGING STATION
- 16 INDEPENDENT CAR WASH BAY
- 17 ACCESS TO UPPER LEVEL PARKING
- 18 ACCESS TO GROUND FLOOR
- 19 F&B TERRACE
- 20 GREEN SOCIAL SPACE

URBAN
PLAZA

TO
JUMEIRAH ISLANDS
PAVILION





First floor amenities



Pool



Outdoor seating



Clubhouse



Fitness studio



Kids club

1st FLOOR AMENITIES PLAN

- 01 INFINITY-EDGE POOL
- 02 BAJA SHELF
- 03 SOAK & SOCIAL BENCH
- 04 SUN LOUNGERS AREA
- 05 OUTDOOR SHOWER
- 06 POOL PAVILION
- 07 POOL ENTRANCE
- 08 WATER GARDEN
- 09 OUTDOOR SEATING AREAS
- 10 FITNESS STUDIO
- 11 BOXING AREA
- 12 YOGA STUDIO
- 13 OUTDOOR YOGA AREA
- 14 FEMALE CHANGE ROOM
- 15 MALE CHANGE ROOM
- 16 OUTDOOR FITNESS AREA
- 17 KIDS CLUB
- 18 OUTDOOR KIDS PLAY
- 19 OUTDOOR GREENHOUSE PAVILION
- 20 GAMES STATION
- 21 OUTDOOR GAMES AREA
- 22 KARAOKE/CINEMA ROOM
- 23 PODCAST ROOM
- 24 KITCHENETTE
- 25 BAR AREA
- 26 CLUB LOUNGE
- 27 CLUB TERRACE
- 28 VITALITY POOLS
- 29 JAPANESE-ONSEN BATHS
- 30 STEAM & SAUNA ROOMS
- 31 CHANGE ROOMS
- 32 GROOMING & BEAUTY LOUNGE
- 33 SPA TERRACE
- 34 LIFT LOBBY





Residences



Living and dining



Kitchen



Bedroom



Bathroom

Powder room





Penthouse



Penthouse living area

Penthouse bathroom





Floor plans

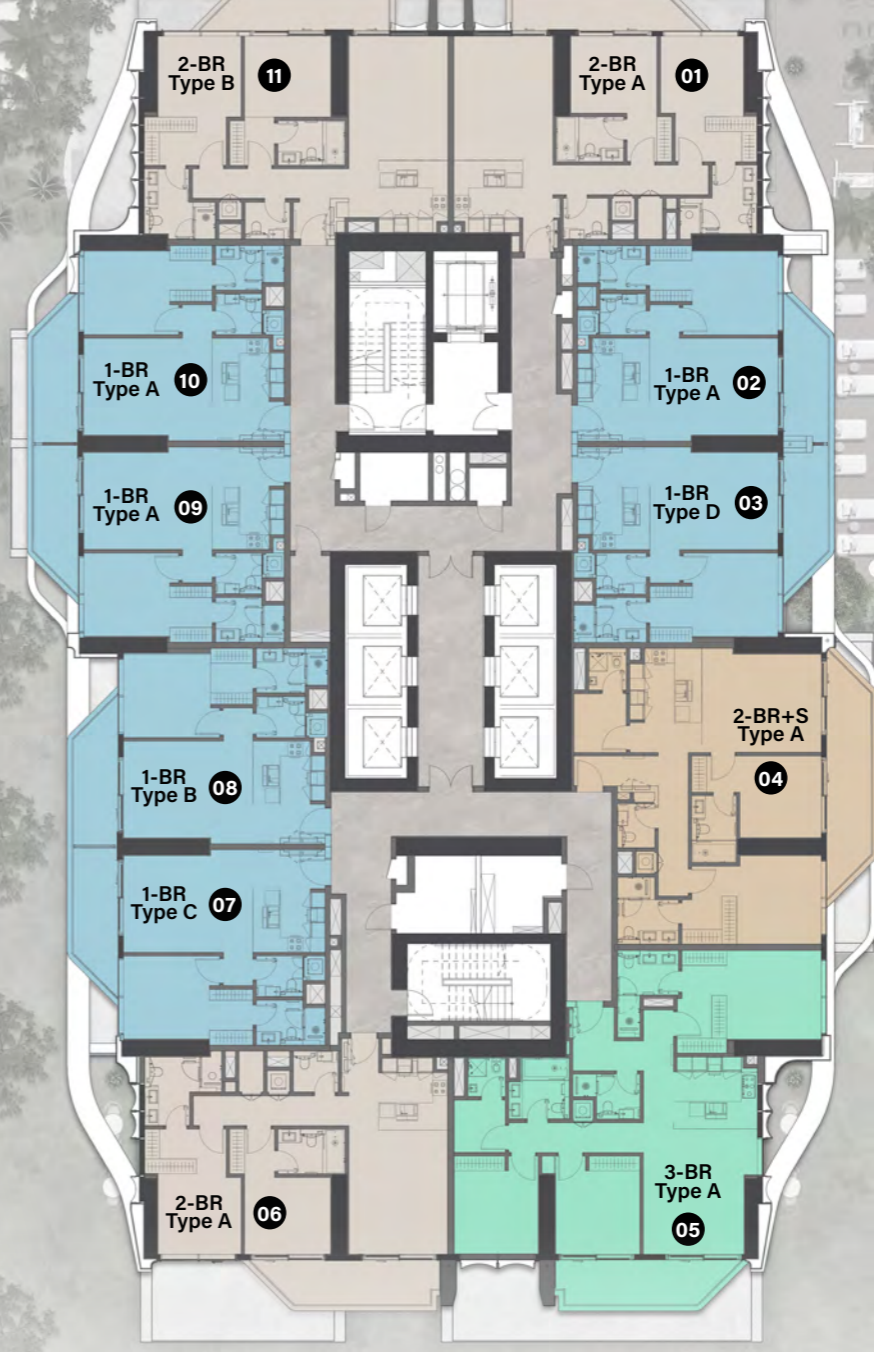
1st Floor Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



2nd - 17th Floor Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



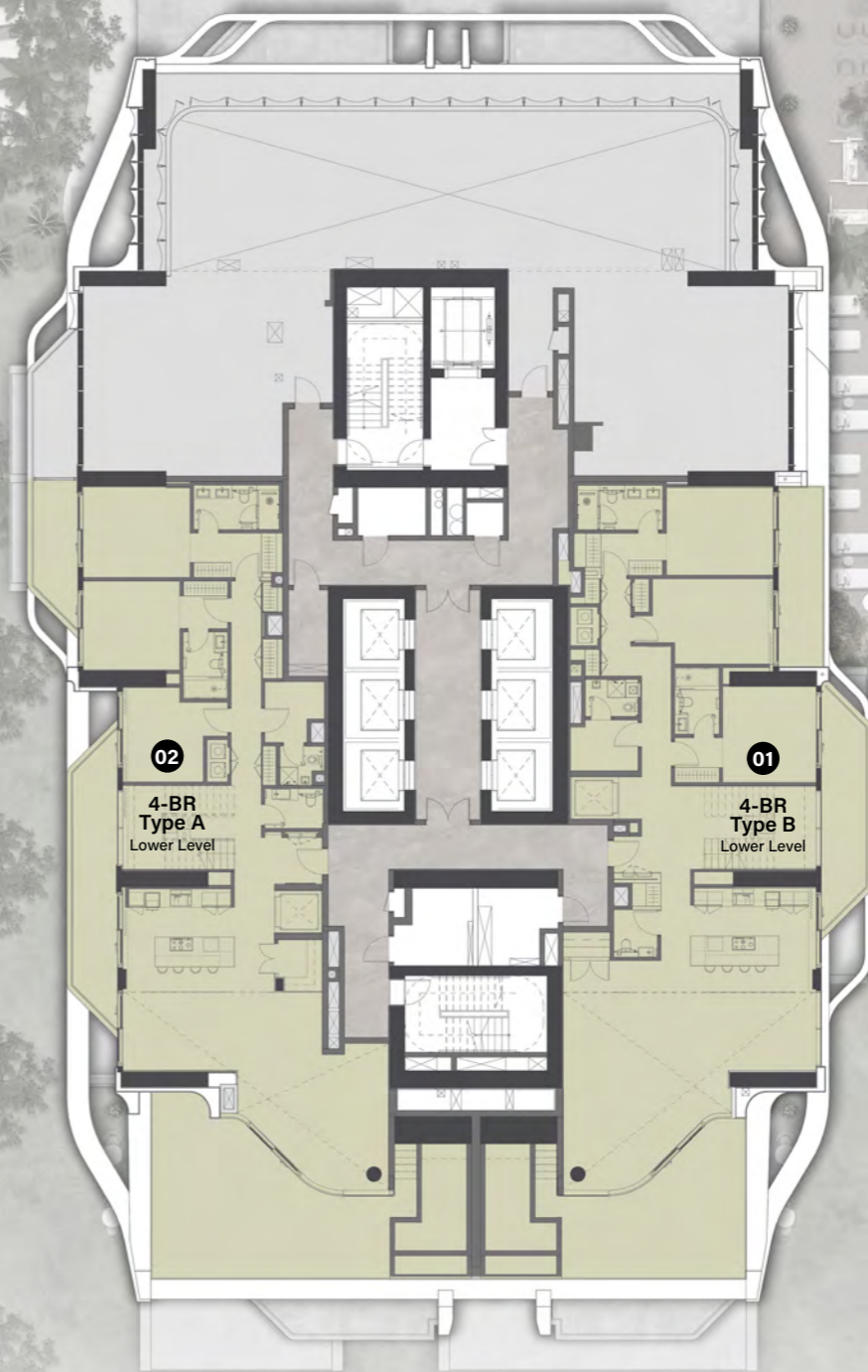
19th - 35th Floor Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



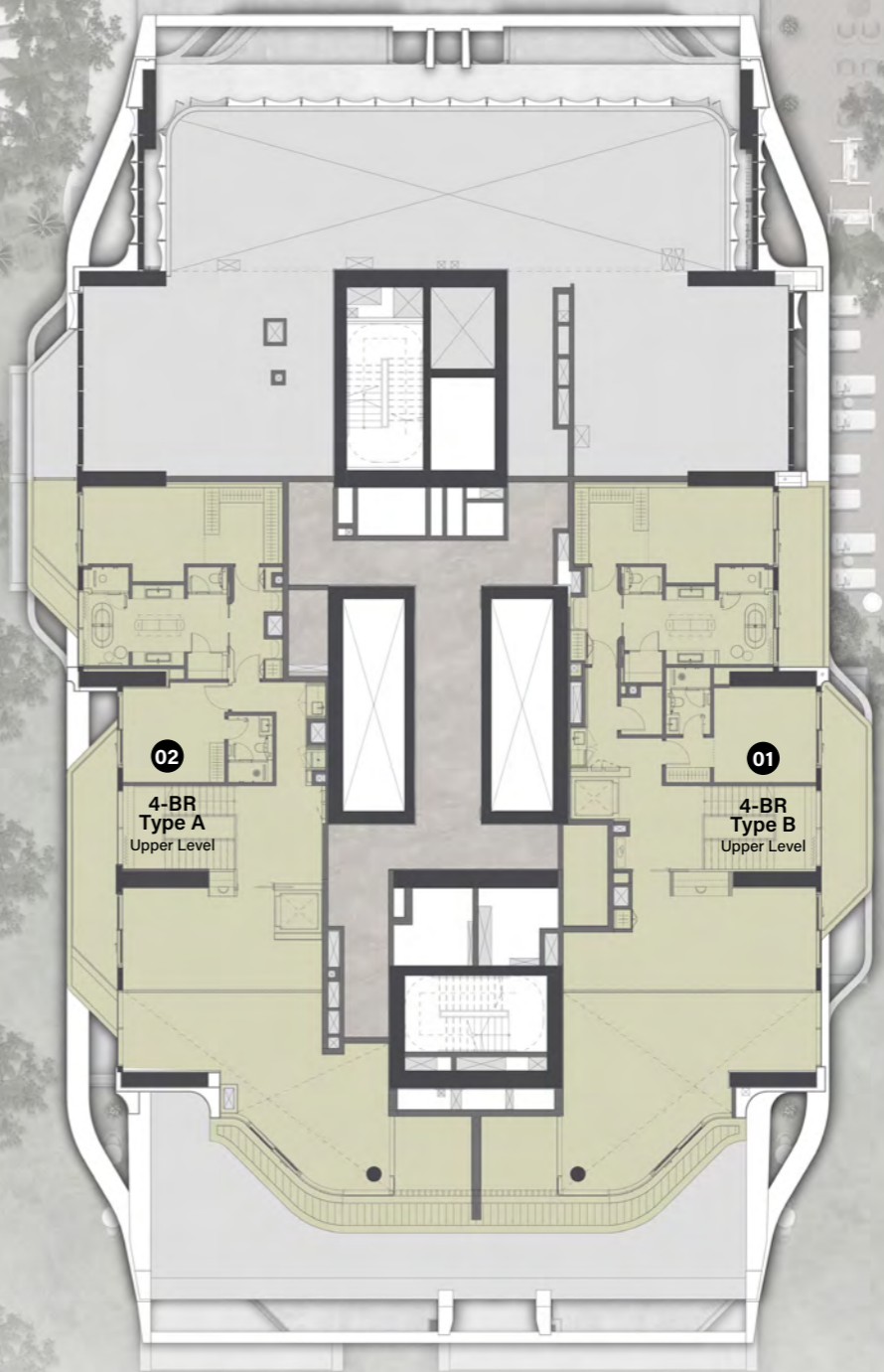
36th Floor Typical Plan

 4 Bedroom Penthouse
Lower Level



37th Floor Typical Plan

■ 4 Bedroom Penthouse
Upper Level



1 - BEDROOM

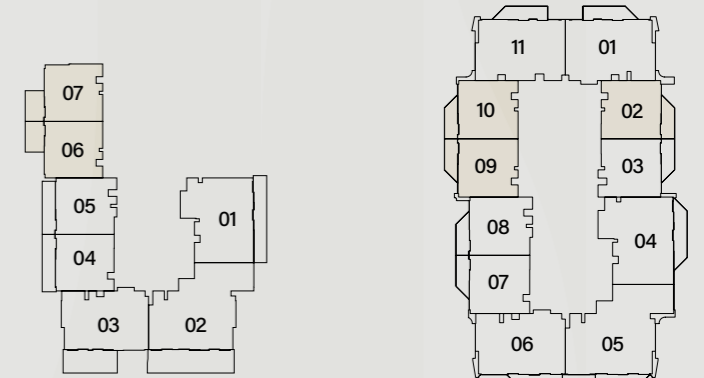
TYPE A



Internal Living Area : **713.86 sq. ft.**

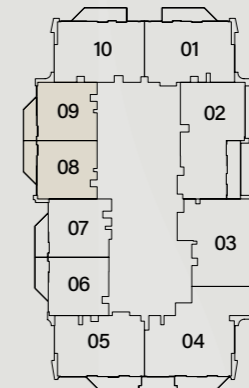
Outdoor Living Area : **106.02 sq. ft.**

Total Living Area : **819.89 sq. ft.**

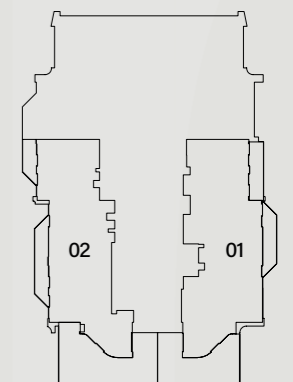


1st Floor

2nd-17th Floor



19th-35th Floor



36th Floor

1 - BEDROOM

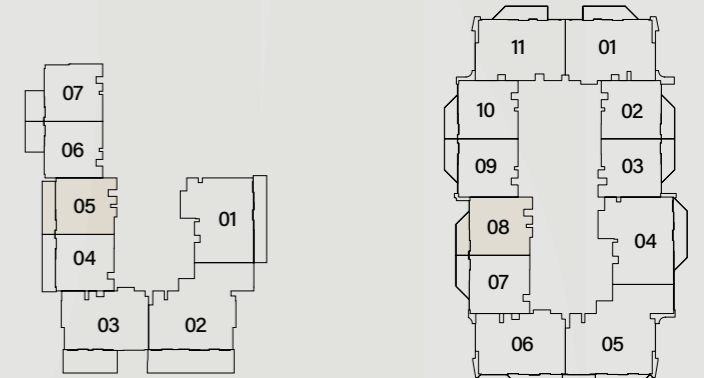
TYPE B



Internal Living Area : **737.76 sq. ft.**

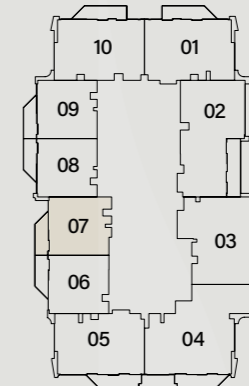
Outdoor Living Area : **106.02 sq. ft.**

Total Living Area : **843.78 sq. ft.**

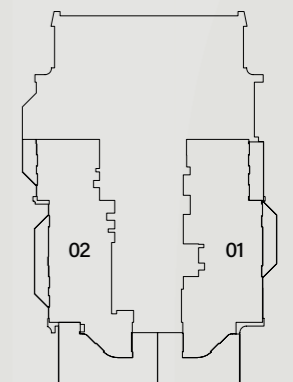


1st Floor

2nd-17th Floor



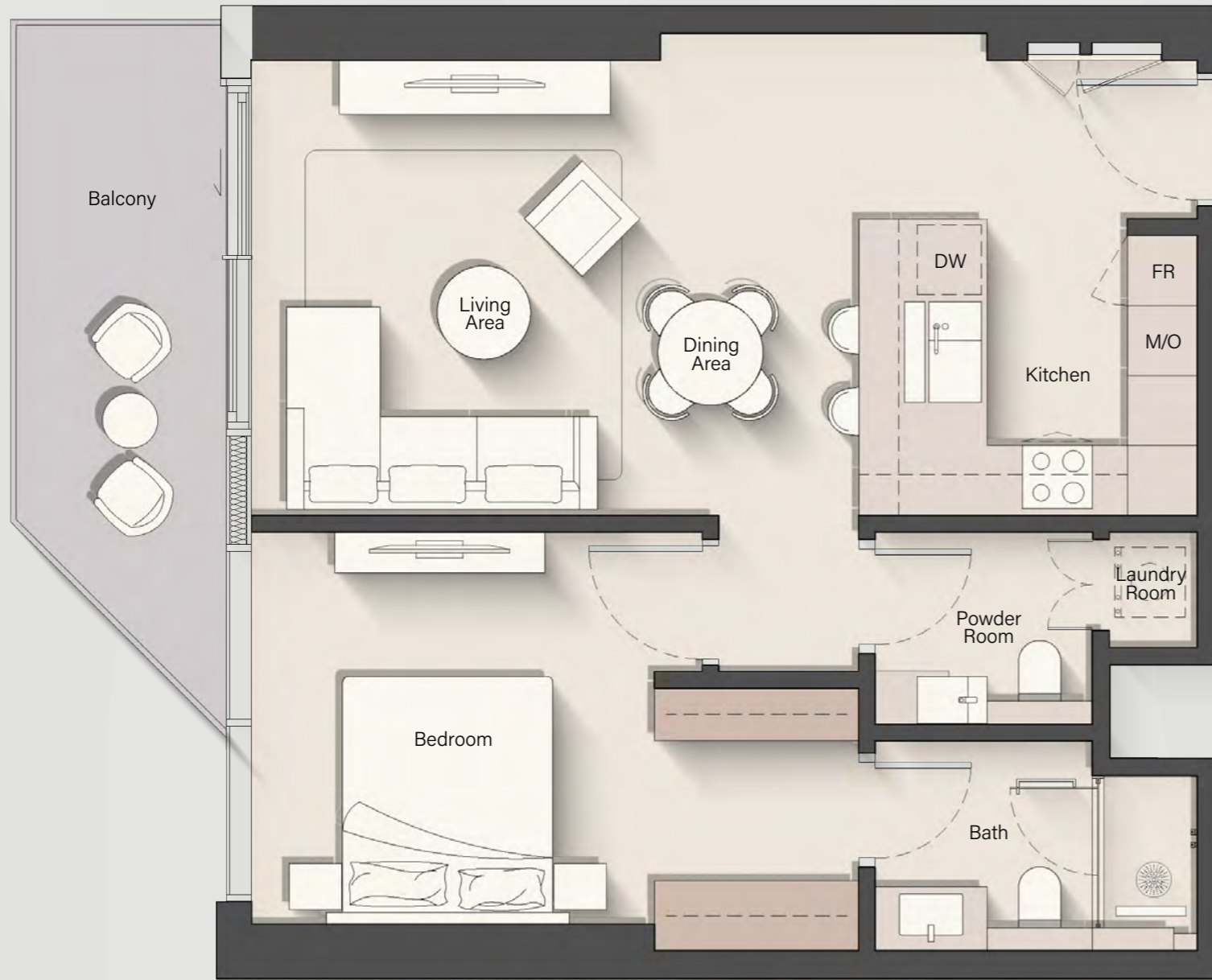
19th-35th Floor



36th Floor

1 - BEDROOM

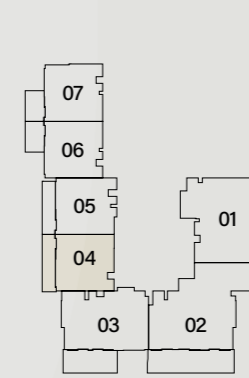
TYPE C



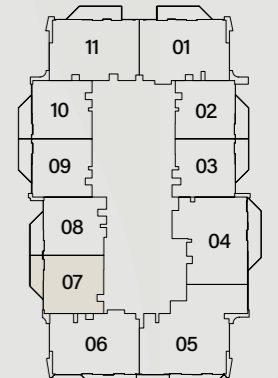
Internal Living Area : **720.64 sq. ft.**

Outdoor Living Area : **105.49 sq. ft.**

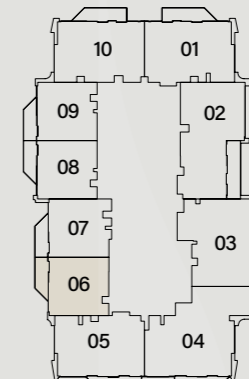
Total Living Area : **826.13 sq. ft.**



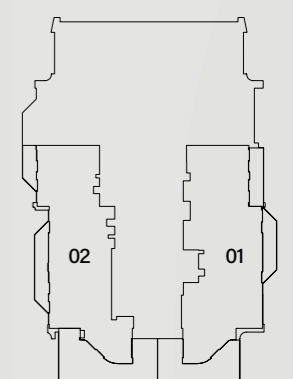
1st Floor



2nd-17th Floor



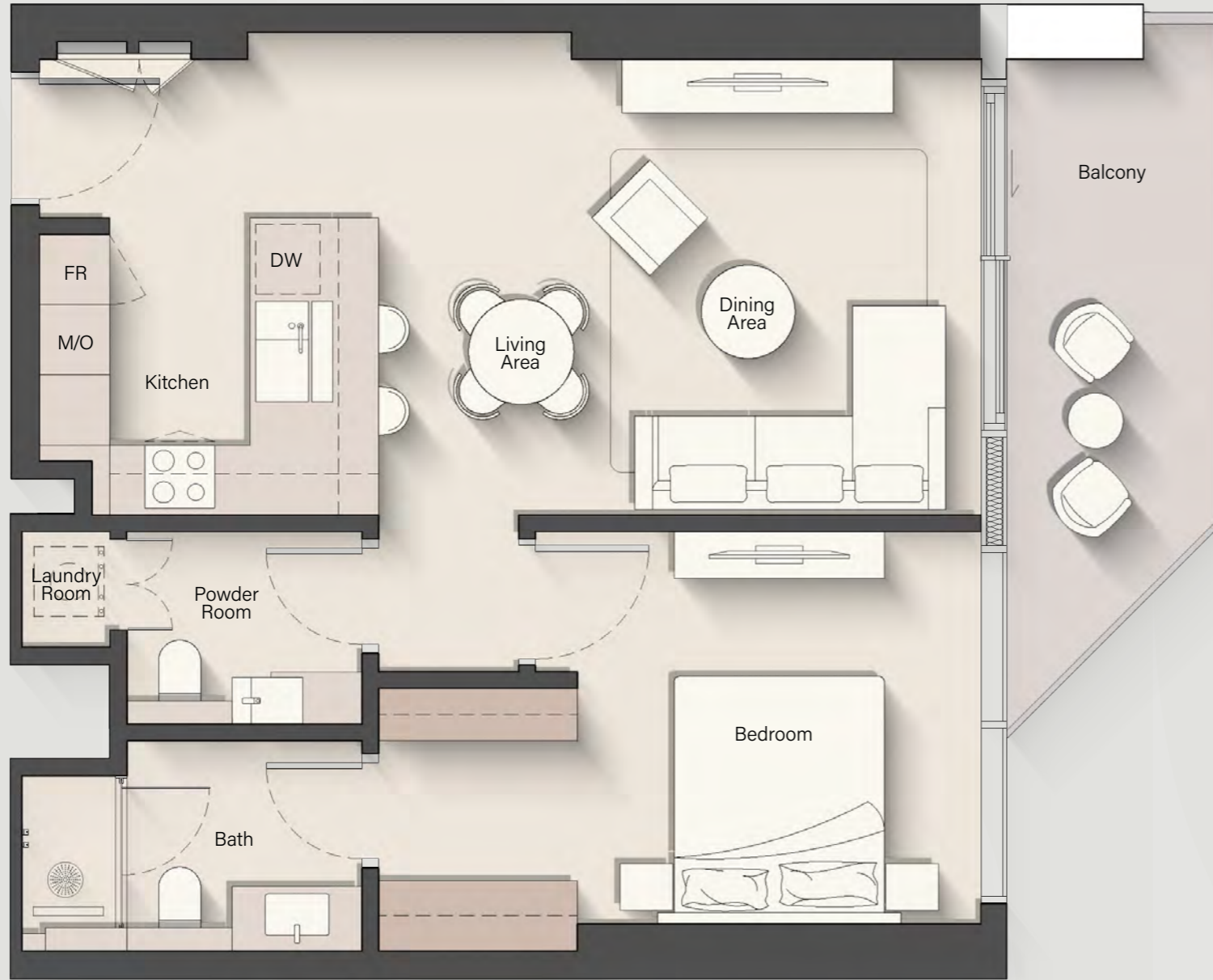
19th-35th Floor



36th Floor

1 - BEDROOM

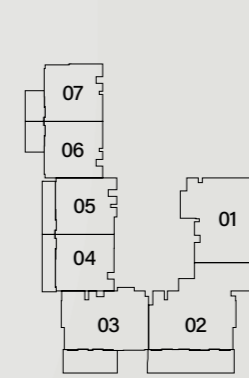
TYPE D



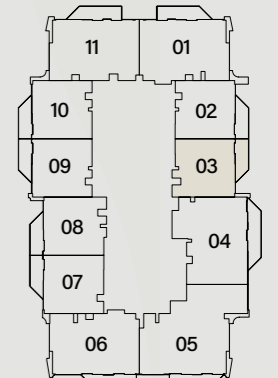
Internal Living Area : **729.15 sq. ft.**

Outdoor Living Area : **106.02 sq. ft.**

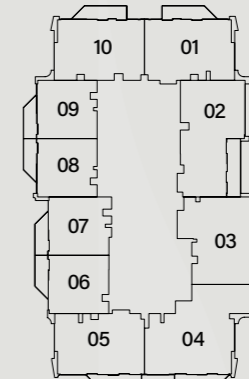
Total Living Area : **835.17 sq. ft.**



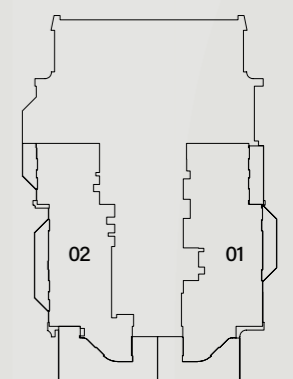
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

2 - BEDROOM

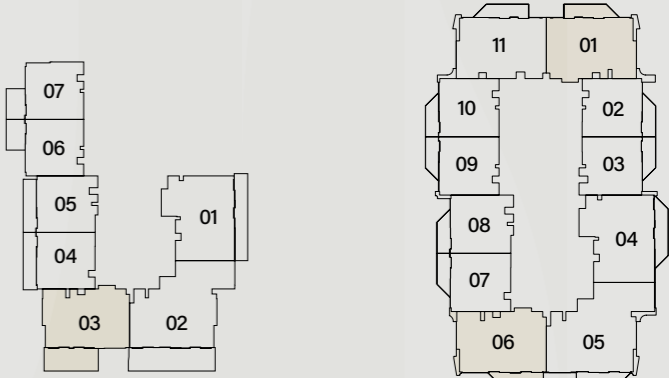
TYPE A



Internal Living Area : 1115.79 sq. ft.

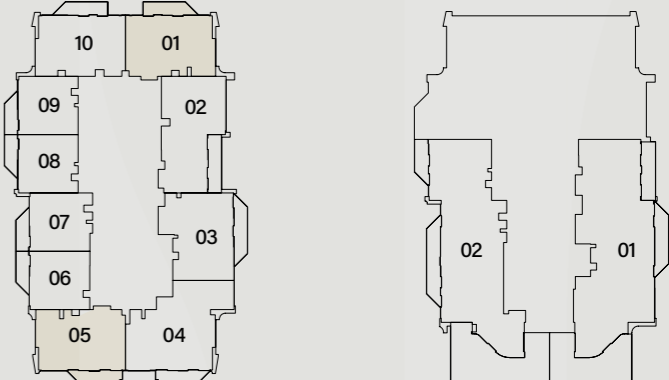
Outdoor Living Area : 138.32 sq. ft.

Total Living Area : 1254.10 sq. ft.



1st Floor

2nd-17th Floor



19th-35th Floor

36th Floor

2 - BEDROOM

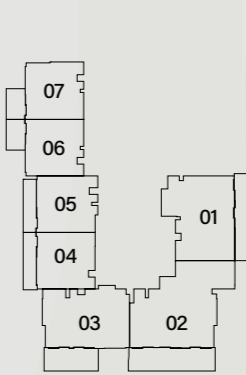
TYPE B



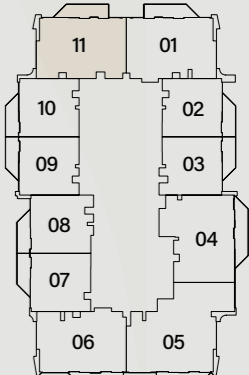
Internal Living Area : **1098.67 sq. ft.**

Outdoor Living Area : **138.32 sq. ft.**

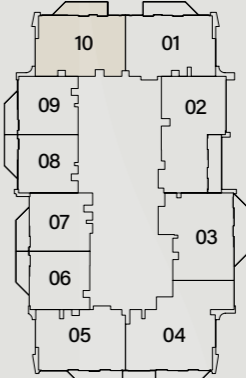
Total Living Area : **1236.99 sq. ft.**



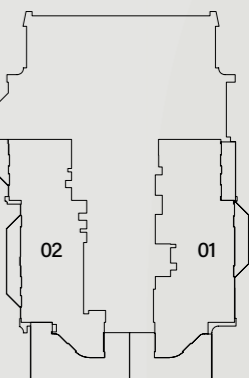
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

2 - BEDROOM + S

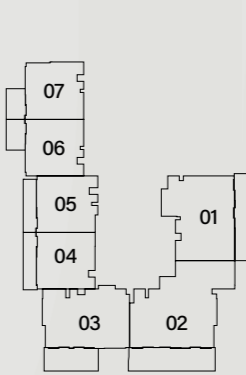
TYPE A



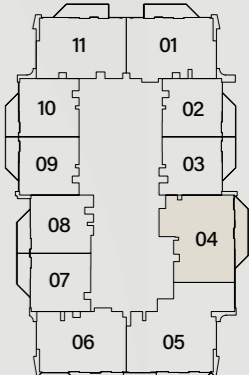
Internal Living Area : 1198.88 sq. ft.

Outdoor Living Area : 170.29 sq. ft.

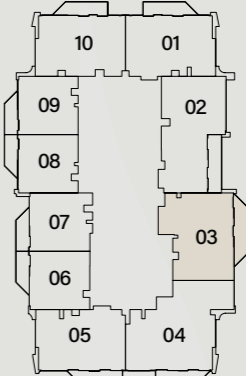
Total Living Area : 1369.17 sq. ft.



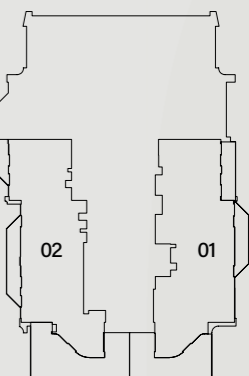
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

2 - BEDROOM + S

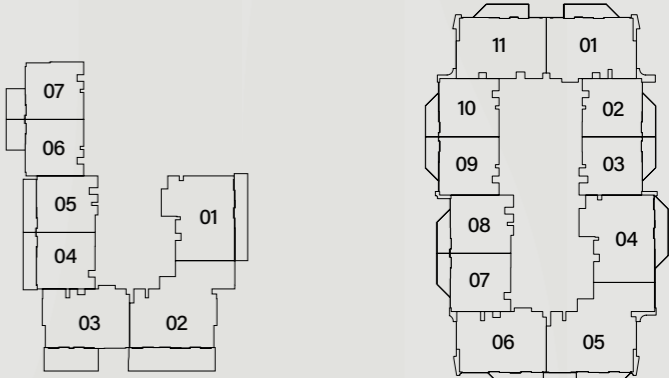
TYPE B



Internal Living Area : 1334.40 sq. ft.

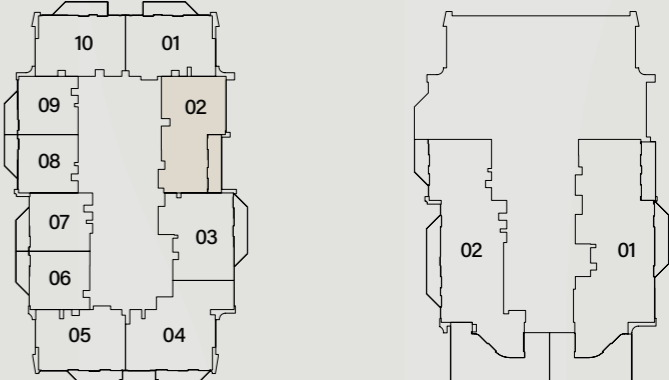
Outdoor Living Area : 166.73 sq. ft.

Total Living Area : 1501.13 sq. ft.



1st Floor

2nd-17th Floor



19th-35th Floor

36th Floor

3 - BEDROOM

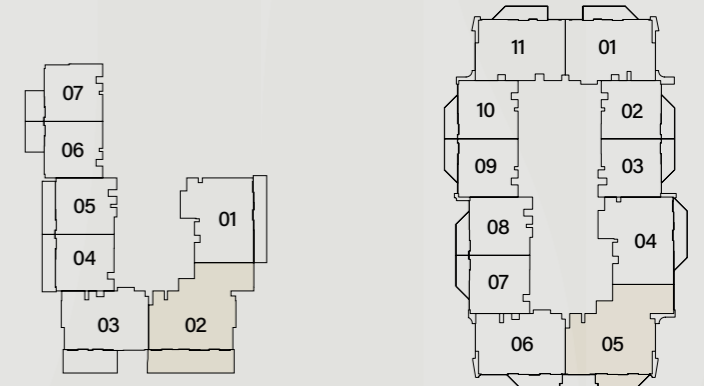
TYPE A



Internal Living Area : **1505.76 sq. ft.**

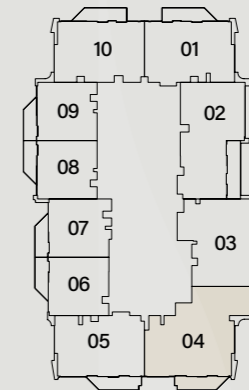
Outdoor Living Area : **134.66 sq. ft.**

Total Living Area : **1640.42 sq. ft.**

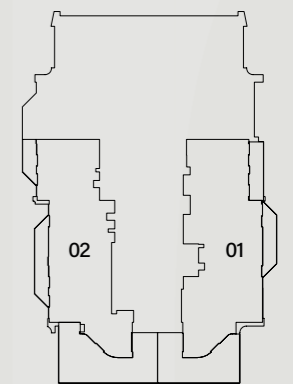


1st Floor

2nd-17th Floor



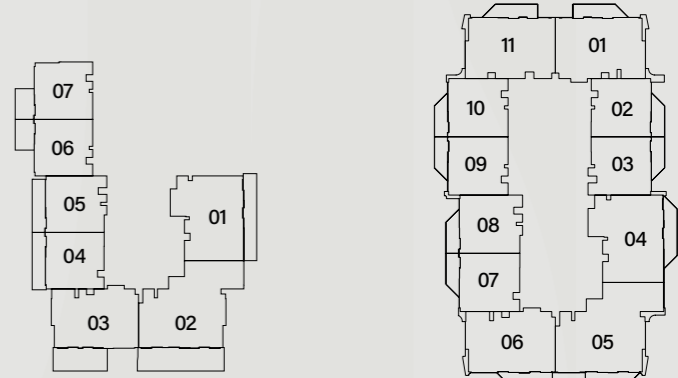
19th-35th Floor



36th Floor

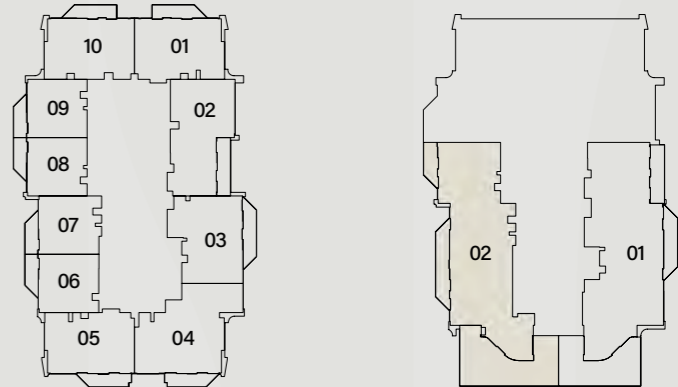
4 - BEDROOM PENTHOUSE

TYPE A



1st Floor

2nd-17th Floor



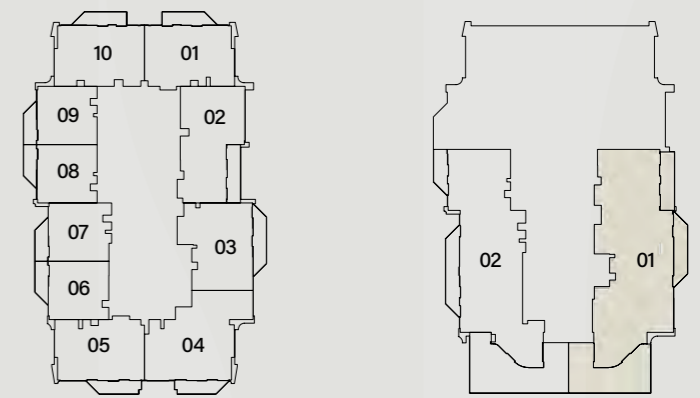
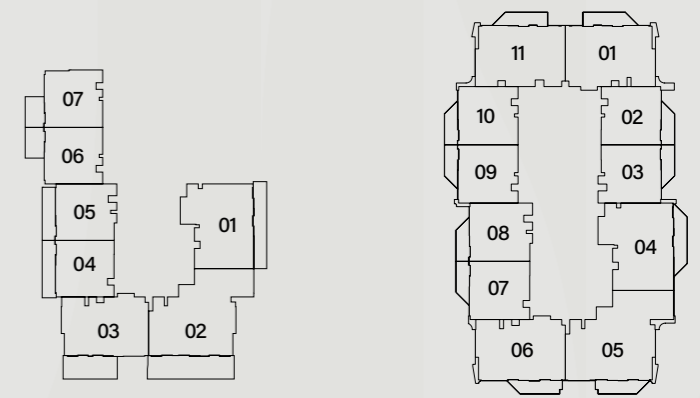
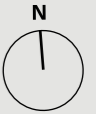
19th-35th Floor

36th Floor

Internal Living Area : 4412.23 sq. ft. Outdoor Living Area : 1397.91 sq. ft. Total Living Area : 5810.14 sq. ft.

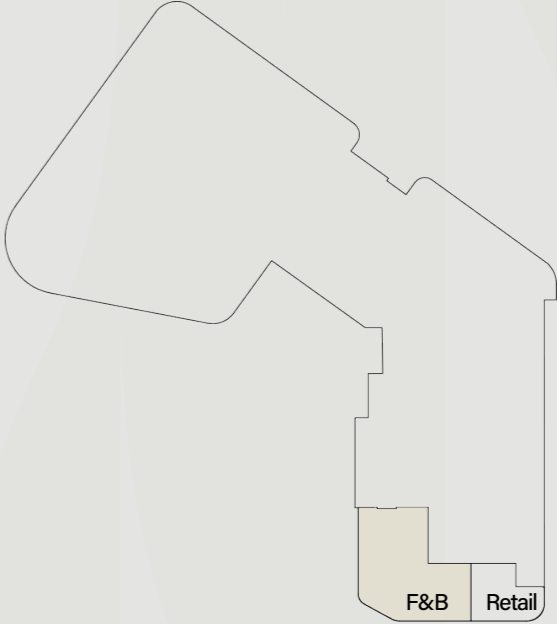
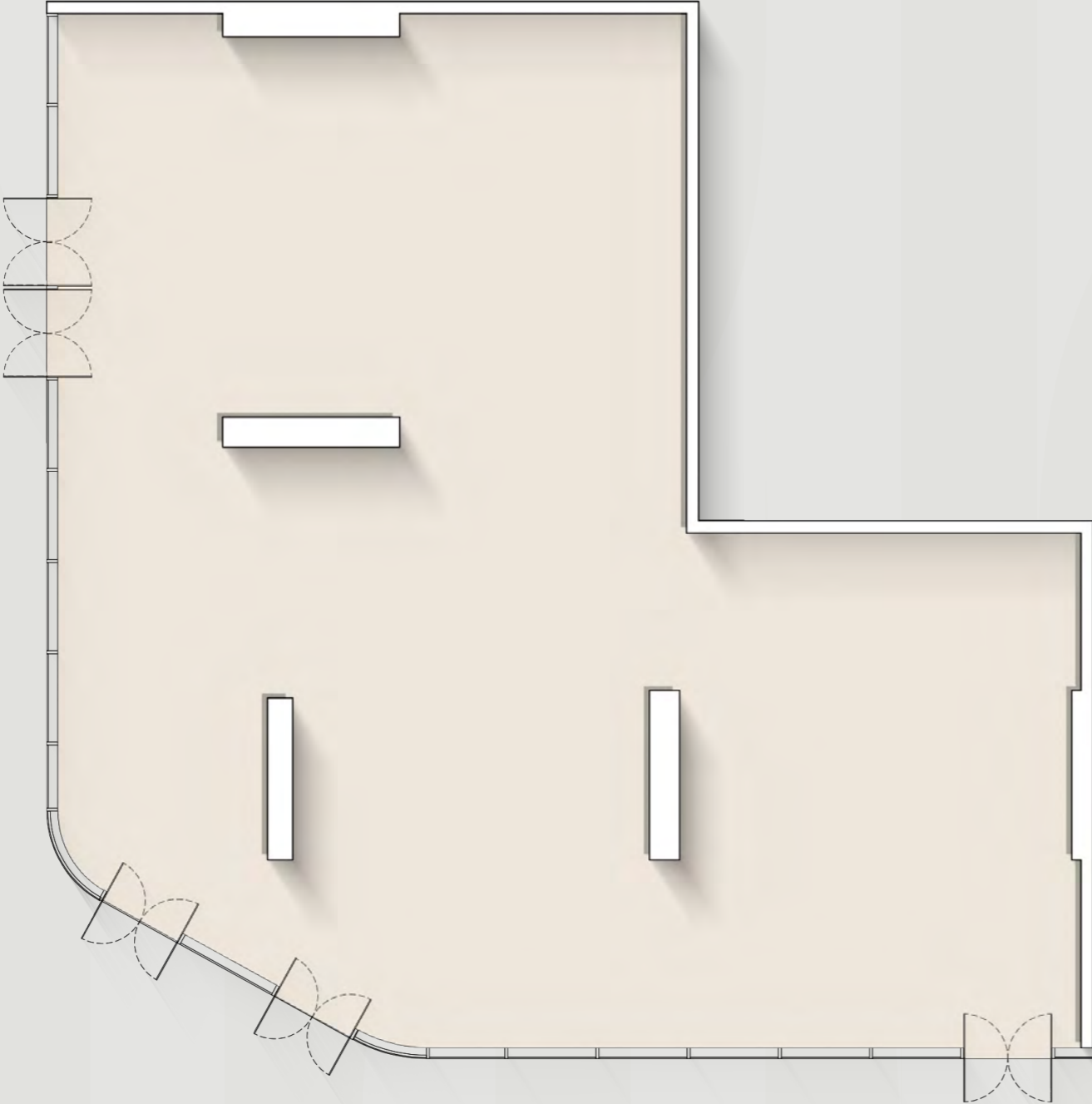
4 - BEDROOM PENTHOUSE

TYPE B



Internal Living Area : **4806.30 sq. ft.** Outdoor Living Area : **1279.08 sq. ft.** Total Living Area : **6085.38 sq. ft.**

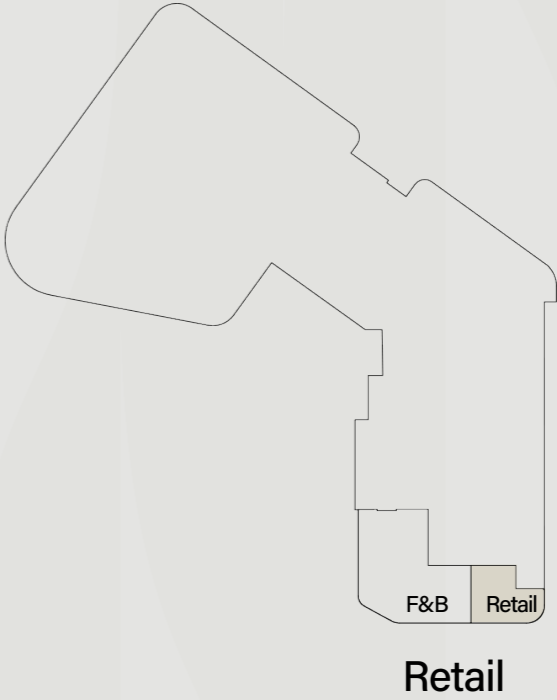
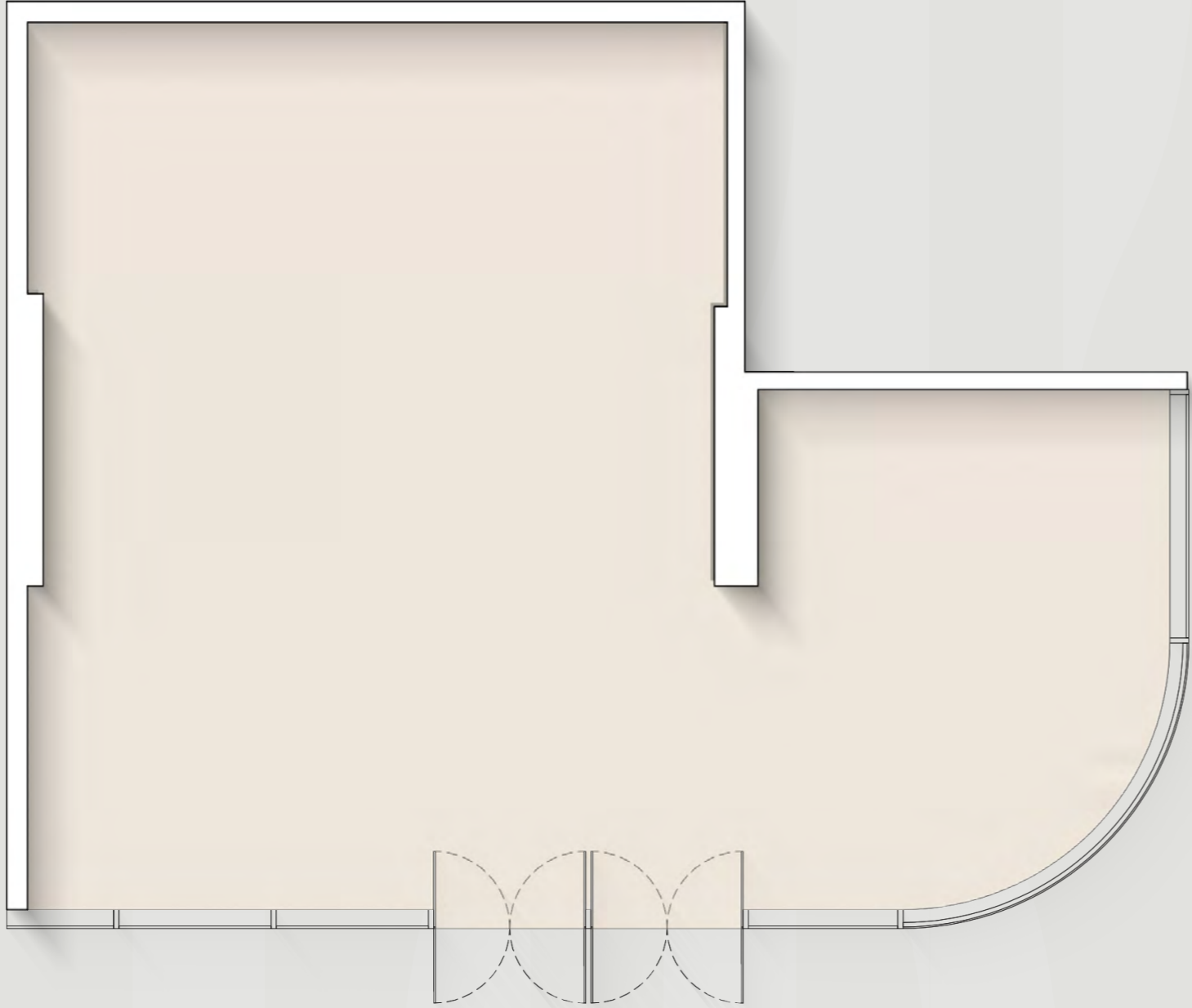
F & B



Type F&B

Internal Retail Area : 3571.68 sq. ft.

RETAIL



Internal Retail Area : 1251.63 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%

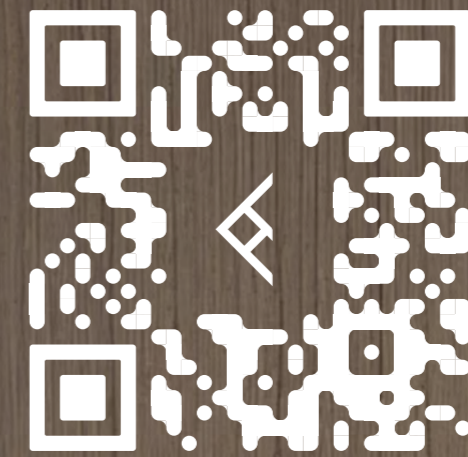
On completion of
50% construction
of the project

30%

On completion

Project interactive app

To navigate the project interactive web page of Altiera Heights, click [HERE](#) or scan the QR code:



SCAN THE QR CODE



