



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

Palm Jumeirah

Dubai Media City

Emirates Hills 2

Dubai Marina

Meadows

Jumeirah Islands Pavilion

Jumeirah Islands

Jumeirah Park

Uptown Dubai

ALTIERA
HEIGHTS



Jumeirah
Lakes Towers

Sheikh Zayed Road

MERÇER
HOUSE

To Abu Dhabi

First Al Khail St

Ain Dubai

Driving distances



01 MINUTE



01 MINUTE



02 MINUTES



05 MINUTES



06 MINUTES



08 MINUTES



08 MINUTES



09 MINUTES



13 MINUTES



14 MINUTES



17 MINUTES



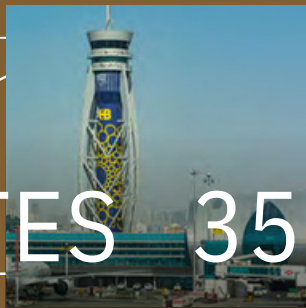
21 MINUTES



27 MINUTES



30 MINUTES



35 MINUTES

Sun varied w vsi eawnds analysis analysis



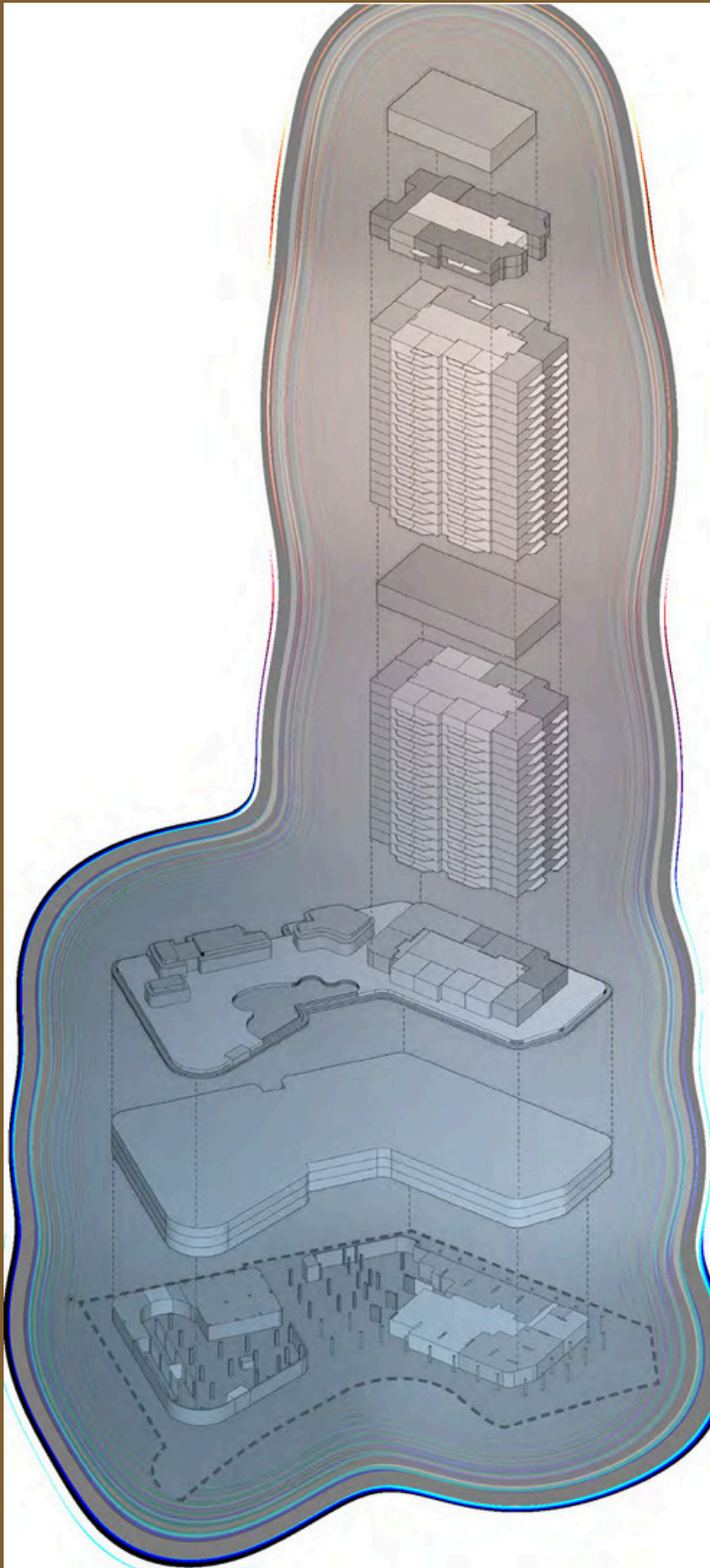
SUMMER
SUNSET

WINTER
SUNSET

SUMMER
SUNRISE

WINTER
SUMMER

Architectural sections



ROOFTOP

36TH FLOOR PENTHOUSE

19TH - 37TH
FLOOR APARTMENTS

MEP FLOOR

2ND - 17TH
FLOOR APARTMENTS

1ST FLOOR AMENITY

PODIUM PARKING

GROUND FLOOR

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 —





Unit type

20 sq.ft. to 895 sq.ft.

,237 sq.ft. to 1,393 sq.ft.

,369 sq.ft. to 1,501 sq.ft.

,640 sq.ft. to 1,950 sq.ft.

,810 sq.ft. to 6,085 sq.ft.



A woman with long blonde hair is captured in a dynamic pose, wearing a white ribbed crop top and light blue jeans. She is holding a blue jacket that is billowing out behind her, creating a large, circular shape. The background is a soft, warm sunset sky with orange and yellow hues. The entire scene is framed by a large, thin white circle. The word "Amenities" is written in a white, serif font at the bottom center of the image.

Amenities



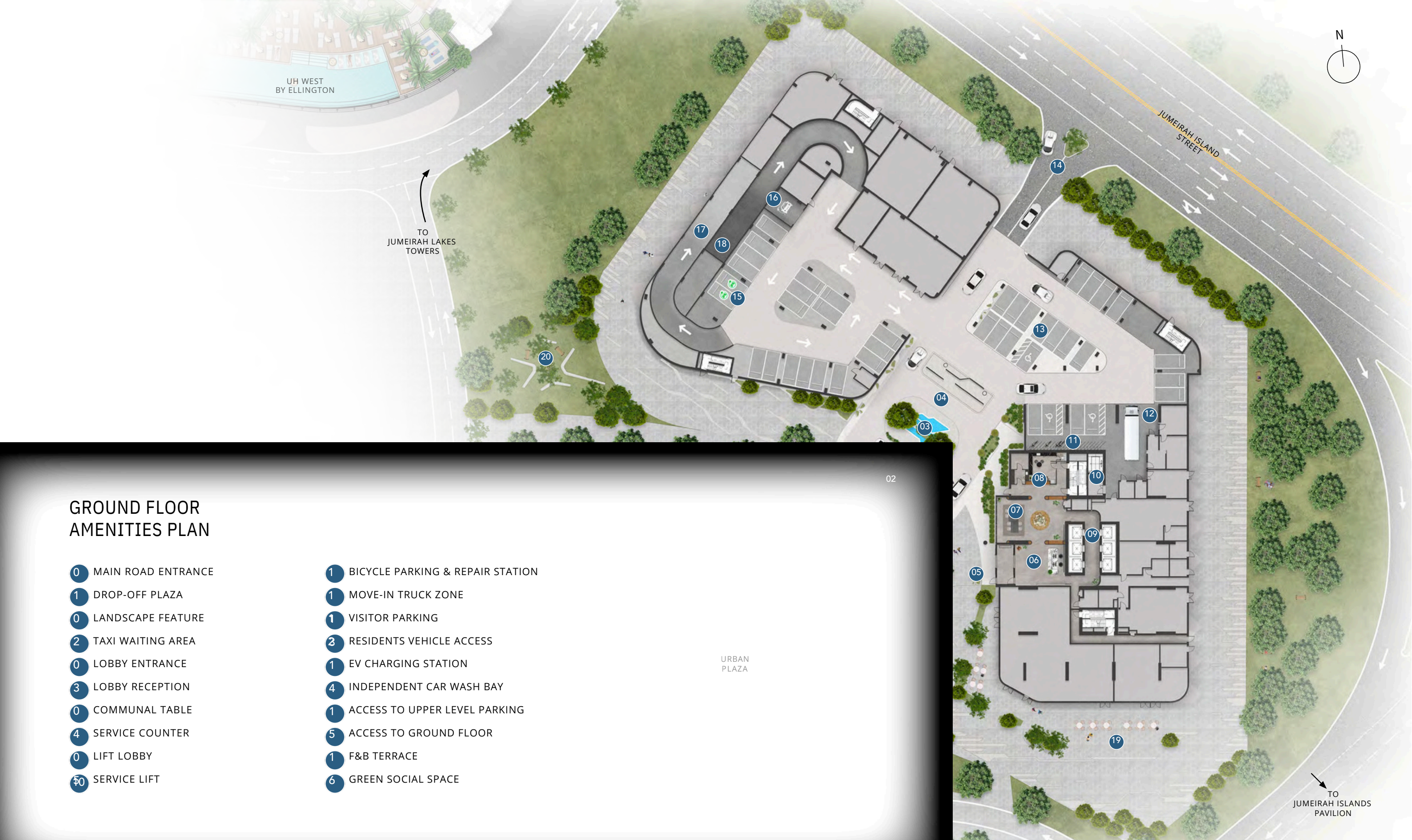
Drop-off and arrival plaza



Lobby reception



Lobby lounge



GROUND FLOOR
AMENITIES PLAN

- 0

MAIN ROAD ENTRANCE
- 1

DROP-OFF PLAZA
- 0

LANDSCAPE FEATURE
- 2

TAXI WAITING AREA
- 0

LOBBY ENTRANCE
- 3

LOBBY RECEPTION
- 0

COMMUNAL TABLE
- 4

SERVICE COUNTER
- 0

LIFT LOBBY
- 0

SERVICE LIFT
- 1

BICYCLE PARKING & REPAIR STATION
- 1

MOVE-IN TRUCK ZONE
- 1

VISITOR PARKING
- 2

RESIDENTS VEHICLE ACCESS
- 1

EV CHARGING STATION
- 4

INDEPENDENT CAR WASH BAY
- 1

ACCESS TO UPPER LEVEL PARKING
- 5

ACCESS TO GROUND FLOOR
- 1

F&B TERRACE
- 6

GREEN SOCIAL SPACE

02

URBAN
PLAZA

TO
JUMEIRAH ISLANDS
PAVILION



First floor amenities



Pool



Outdoor seating



Clubhouse

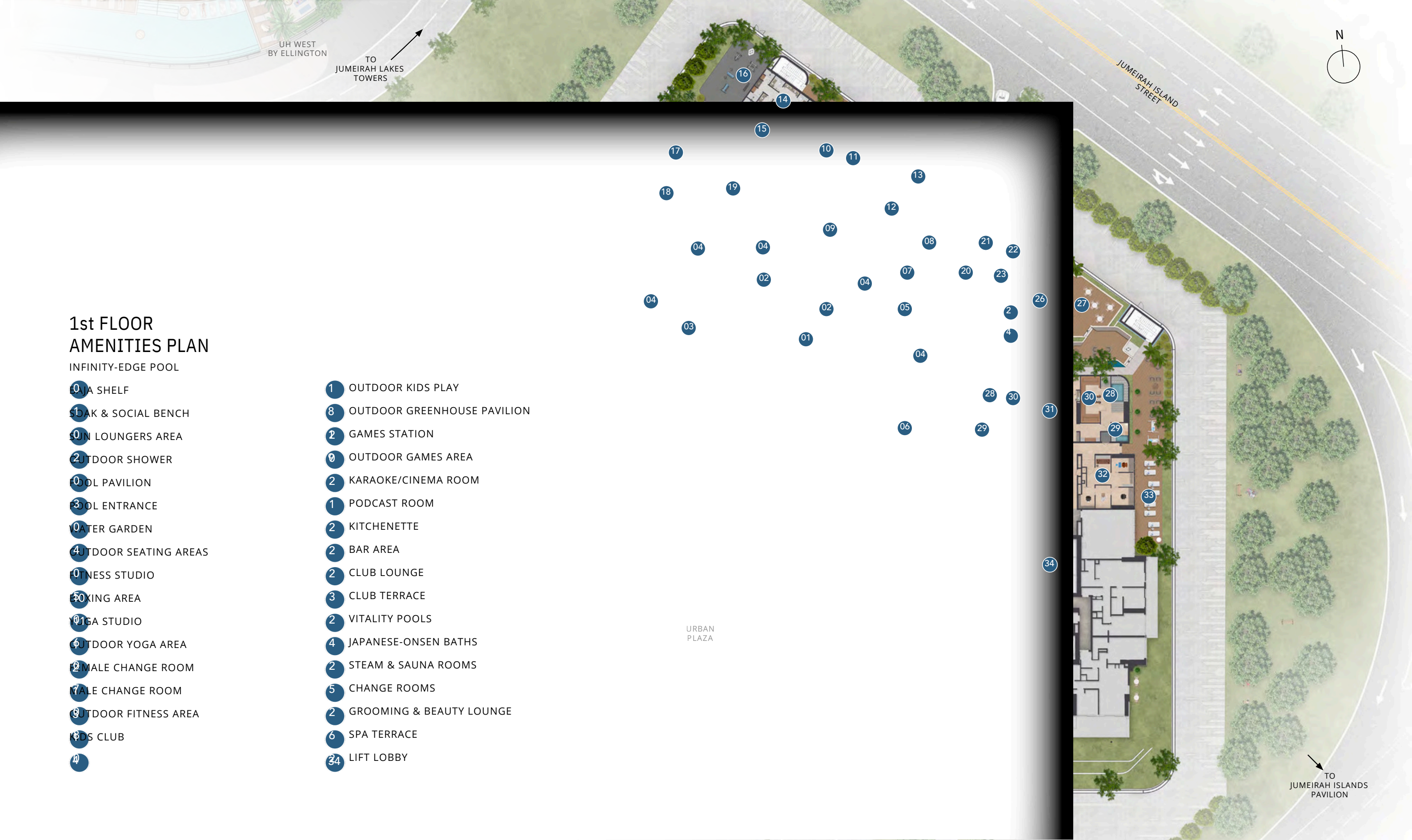


START

Fitness studio



Kids club



1st FLOOR AMENITIES PLAN

INFINITY-EDGE POOL

- 01 LAVA SHELF
- 01 DECK & SOCIAL BENCH
- 01 SUN LOUNGERS AREA
- 02 OUTDOOR SHOWER
- 01 POOL PAVILION
- 03 POOL ENTRANCE
- 01 WATER GARDEN
- 04 OUTDOOR SEATING AREAS
- 01 FITNESS STUDIO
- 05 BOXING AREA
- 01 YOGA STUDIO
- 01 OUTDOOR YOGA AREA
- 02 FEMALE CHANGE ROOM
- 07 MALE CHANGE ROOM
- 09 OUTDOOR FITNESS AREA
- 08 KIDS CLUB
- 01

- 01 OUTDOOR KIDS PLAY
- 08 OUTDOOR GREENHOUSE PAVILION
- 02 GAMES STATION
- 09 OUTDOOR GAMES AREA
- 02 KARAOKE/CINEMA ROOM
- 01 PODCAST ROOM
- 02 KITCHENETTE
- 02 BAR AREA
- 02 CLUB LOUNGE
- 03 CLUB TERRACE
- 02 VITALITY POOLS
- 04 JAPANESE-ONSEN BATHS
- 02 STEAM & SAUNA ROOMS
- 05 CHANGE ROOMS
- 02 GROOMING & BEAUTY LOUNGE
- 06 SPA TERRACE
- 034 LIFT LOBBY

URBAN
PLAZA

TO
JUMEIRAH ISLANDS
PAVILION



Residences



Living and dining



Kitchen



Bedroom



Bathroom

Powder room





Penthouse



Penthouse living area

Penthouse bathroom



A woman wearing a wide-brimmed straw hat and a white lace dress is holding a bouquet of white flowers. The scene is set against a warm, golden sunset sky. The image is divided into three vertical panels by thin white lines. The text "Floor plans" is centered in the bottom panel.

Floor plans

1st Floor
Typical Plan

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

1-BR
Type A 07

1-BR
Type A 06

1-BR
Type B 05

1-BR
Type C 04

03 2-BR
Type A

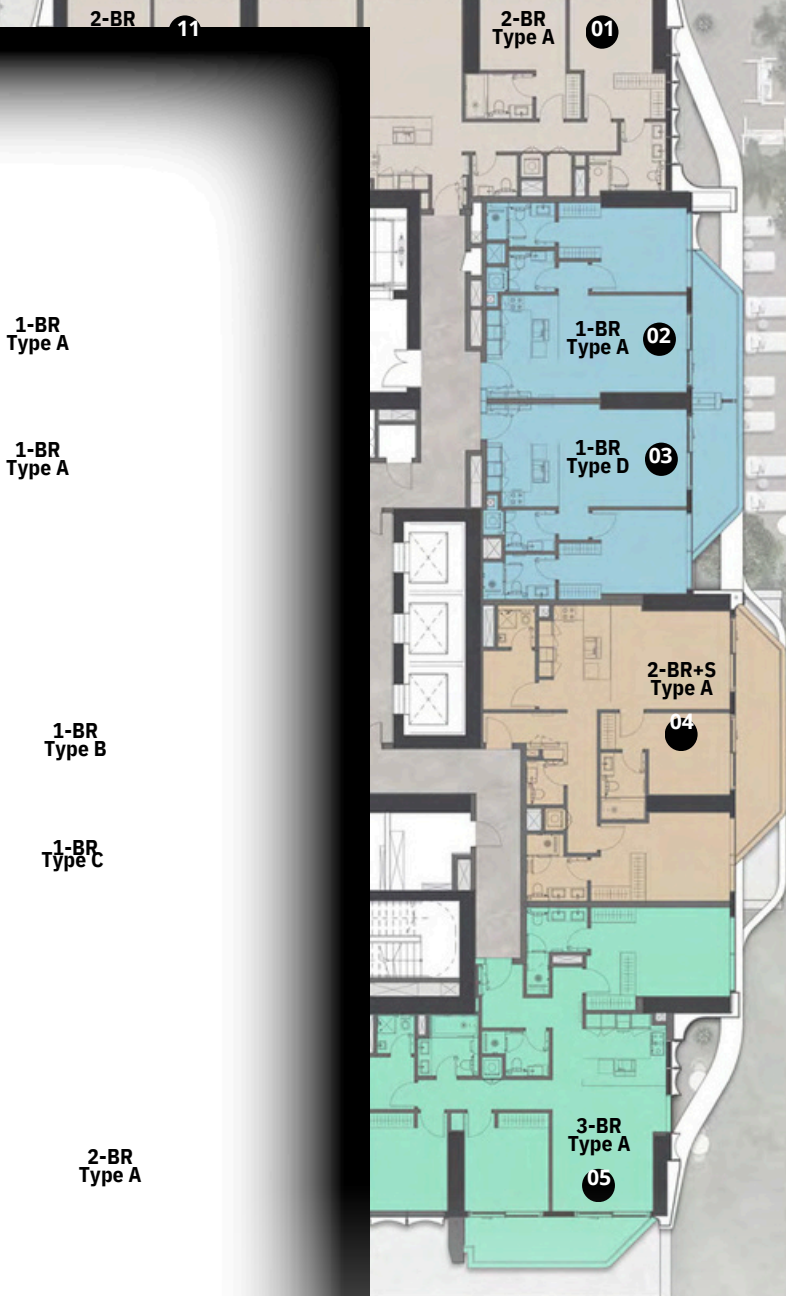
2-BR+S
Type A 01

3-BR
Type A 02



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

1-BR
Type A 09

1-BR
Type A 08

1-BR
Type B 07

1-BR
Type C 06

2-BR
Type A 05

2-BR
Type A 01

2-BR+S
Type B 02

2-BR+S
Type A 03

3-BR
Type A 04



36th Floor
Typical Plan

4 Bedroom Penthouse
Lower Level

02
4-BR
Type A
Lower Level

01
4-BR
Type B
Lower Level



37th Floor
Typical Plan

4 Bedroom Penthouse
Upper Level

02
4-BR
Type A
Upper Level

01
4-BR
Type B
Upper Level



1 - BEDROOM

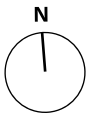
TYPE A



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

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

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



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.**



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.**

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.**



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.



2 - BEDROOM

TYPE B



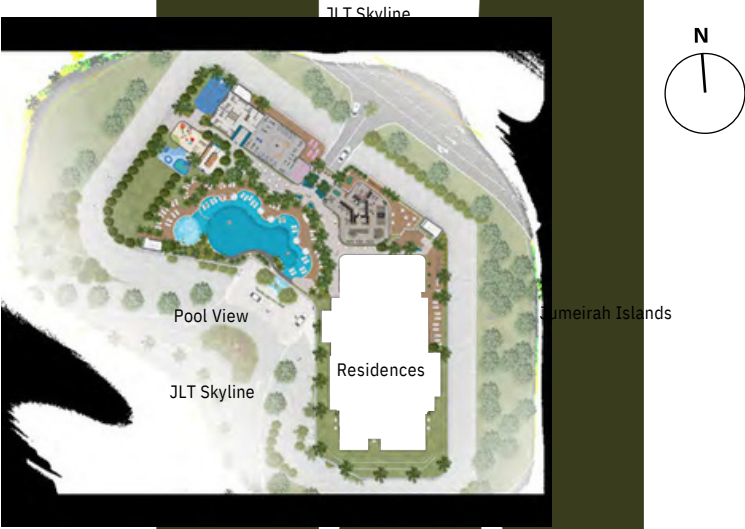
Internal Living Area : **1098.67 sq. ft.** Outdoor Living Area : **138.32 sq. ft.** Total Living Area : **1236.99 sq. ft.**



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.



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.



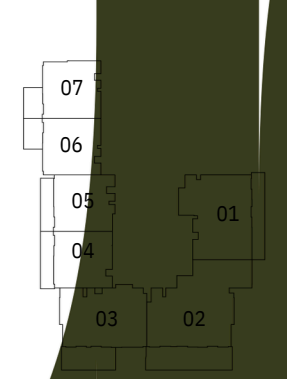
3 - BEDROOM

TYPE A

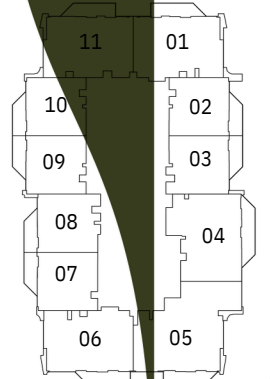


Internal Living Area : 1505.76 sq. ft. Outdoor Living Area : 134.66 sq. ft. Total Living Area : 1640.42 sq. ft.

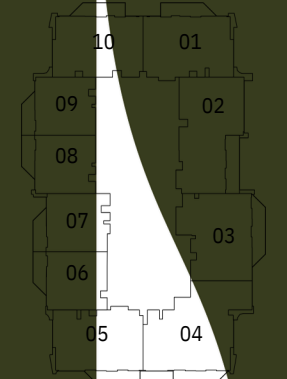




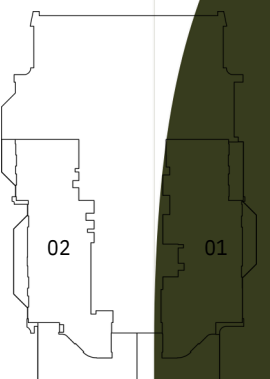
1st Floor



2nd-17th Floor

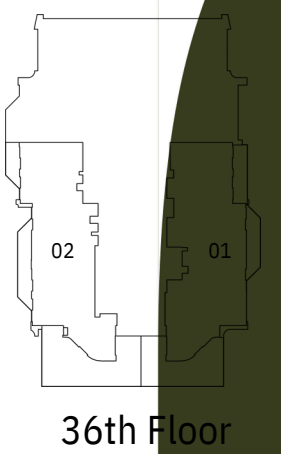
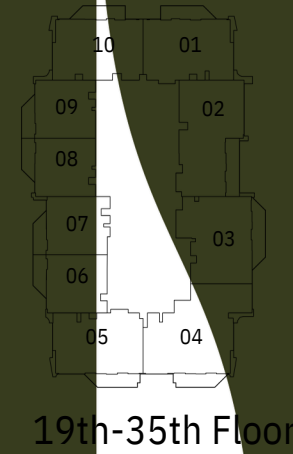
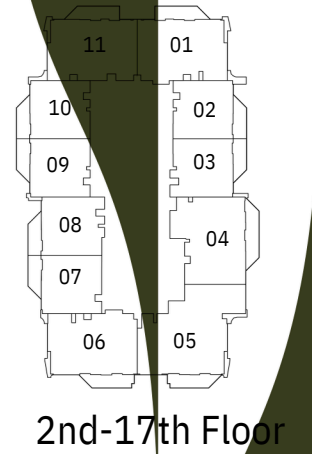
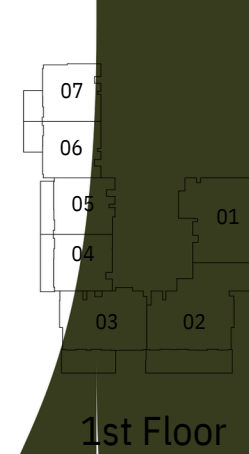


19th-35th Floor

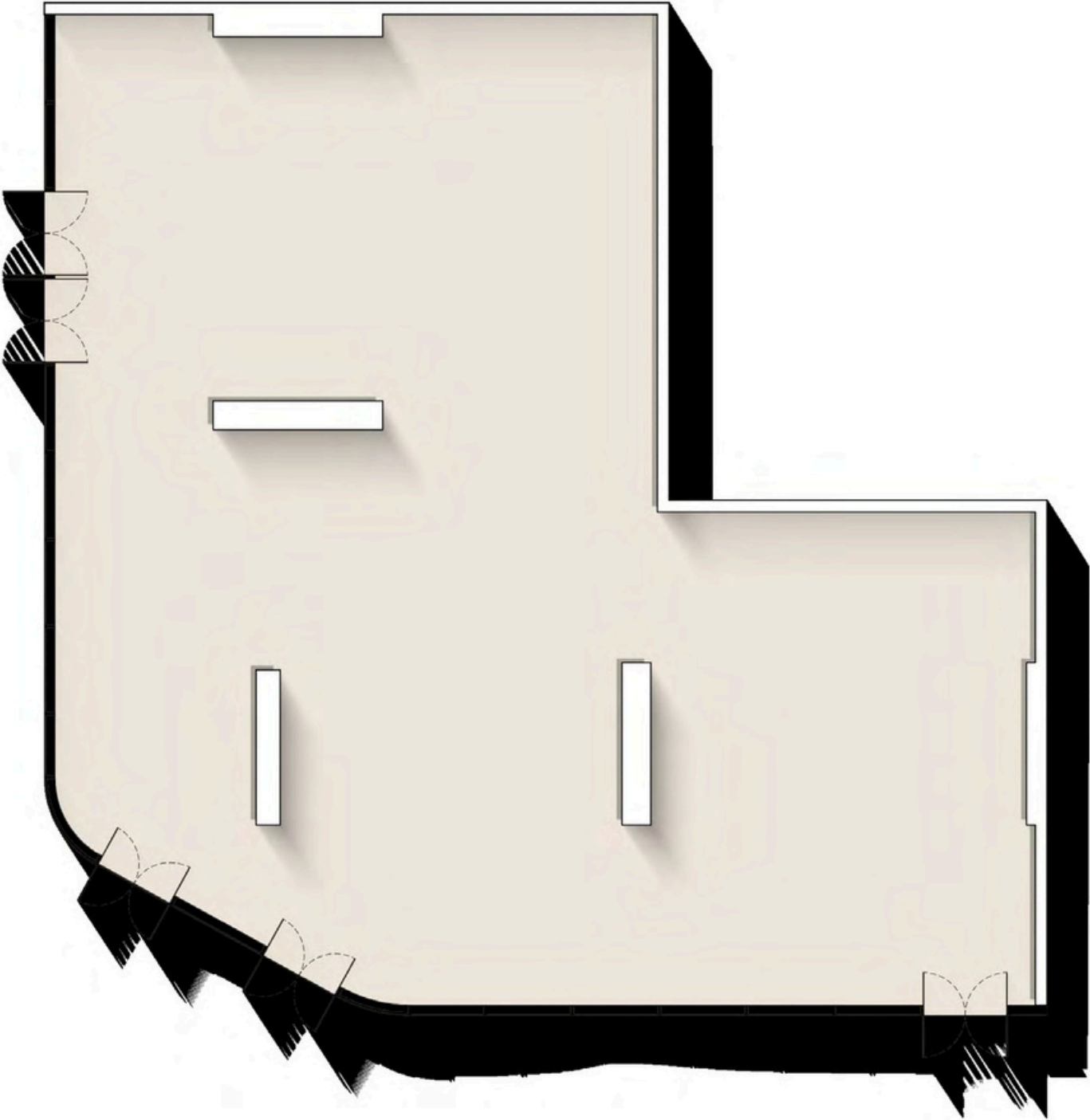


36th Floor

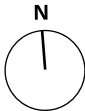
SE



F & B



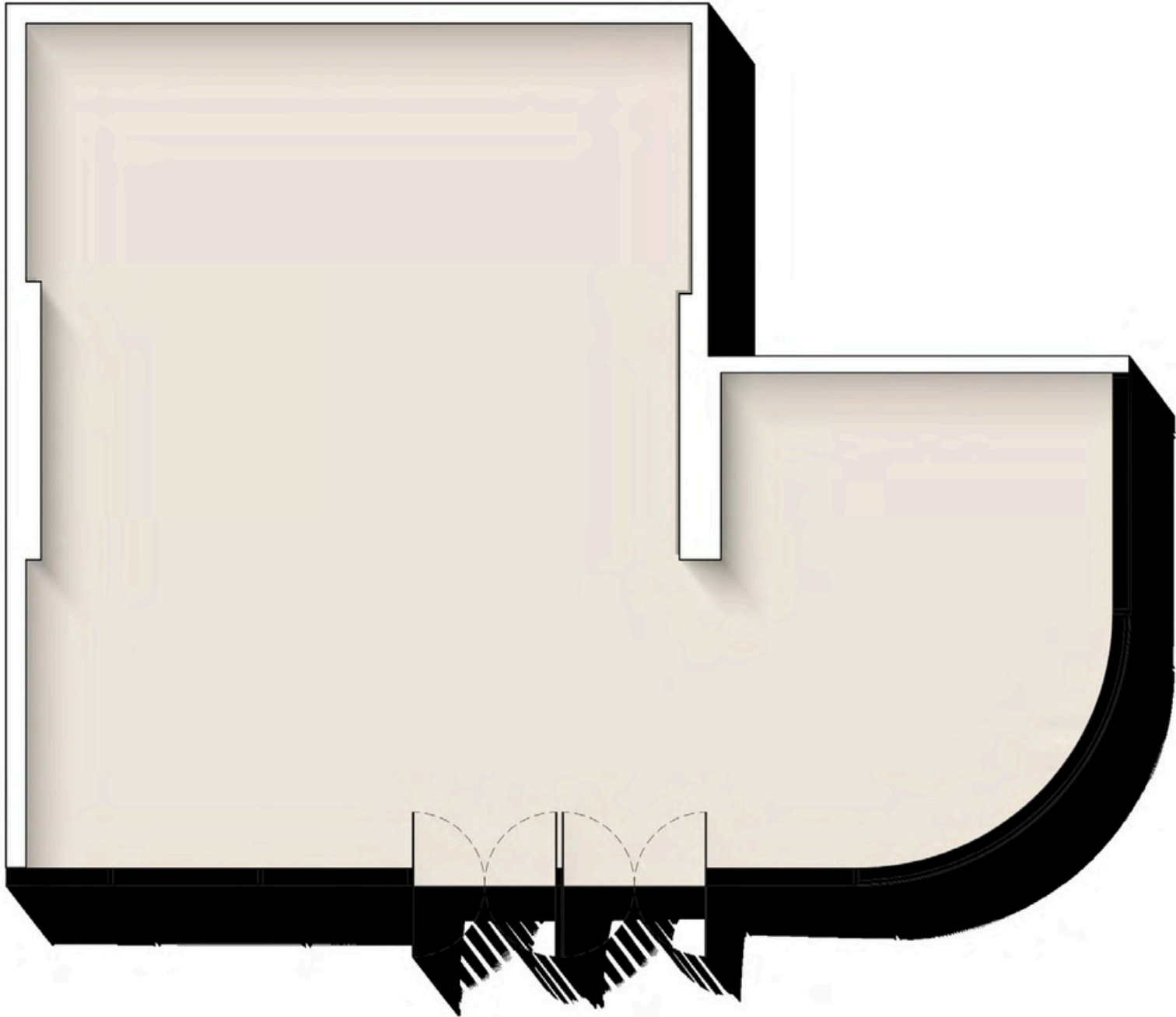
Internal Retail Area : **3571.68 sq. ft.**



F&B Retail

Type F&B

RETAIL



Internal Retail Area : **1251.63 sq. ft.**



F&B Retail
Retail

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%

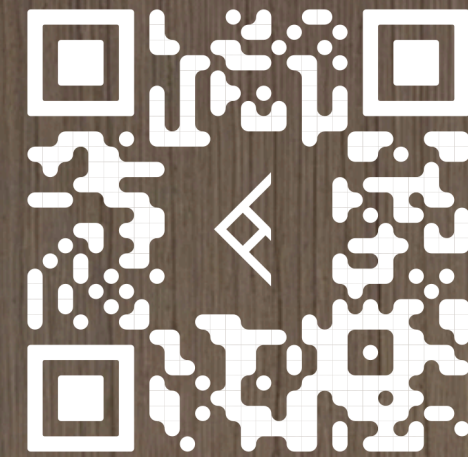
On completion of
50% construction
of the project

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



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