



ELTIERA

VIEWS 4

PROJECT BRIEF



The Club

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.

An aerial photograph of a residential community in Dubai, featuring a large green golf course with a winding waterway, surrounded by modern buildings and a city skyline in the distance under a blue sky with scattered clouds.

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



Ain Dubai

Palm Jumeirah

Burj Al Arab

To Northern Emirates

Downtown Dubai

Dubai Media City

Emirates Hills 2

Dubai Marina

Jumeirah Lake Towers



Meadows

E11 Sheikh Zayed Road

ELTIERA HEIGHTS

Jumeirah Islands Pavilion

To Abu Dhabi

ELTIERA VIEWS

Jumeirah Islands

MERÇER HOUSE

Uptown Dubai

First Al Khail St

Jumeirah Park



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

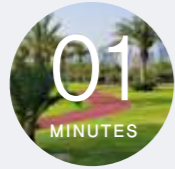
Jumeirah Islands

Emirates Hills

Al Jamayel St

Jumeirah Park

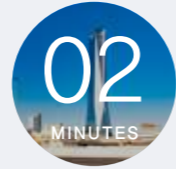
DRIVING DISTANCES



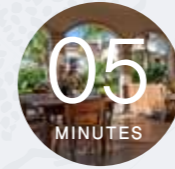
Jumeirah Islands
Pavillion



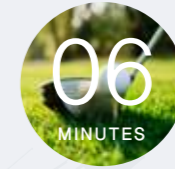
Jumeirah
Lakes Towers



Uptown
Dubai



Jumeirah Islands
Clubhouse



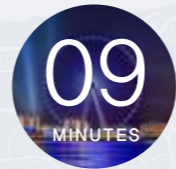
Montgomerie
Golf Club



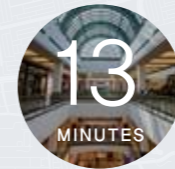
Dubai Marina
Yacht Club



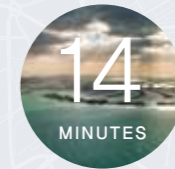
Emirates
Golf Club



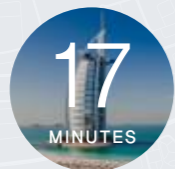
Ain
Dubai



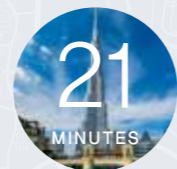
Mall of the
Emirates



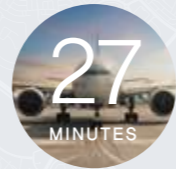
Palm
Jumeirah



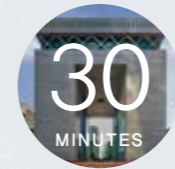
Burj
Al Arab



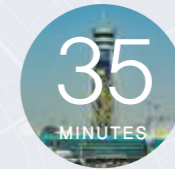
Burj Khalifa/
Dubai Mall



Al Maktoum
International
Airport

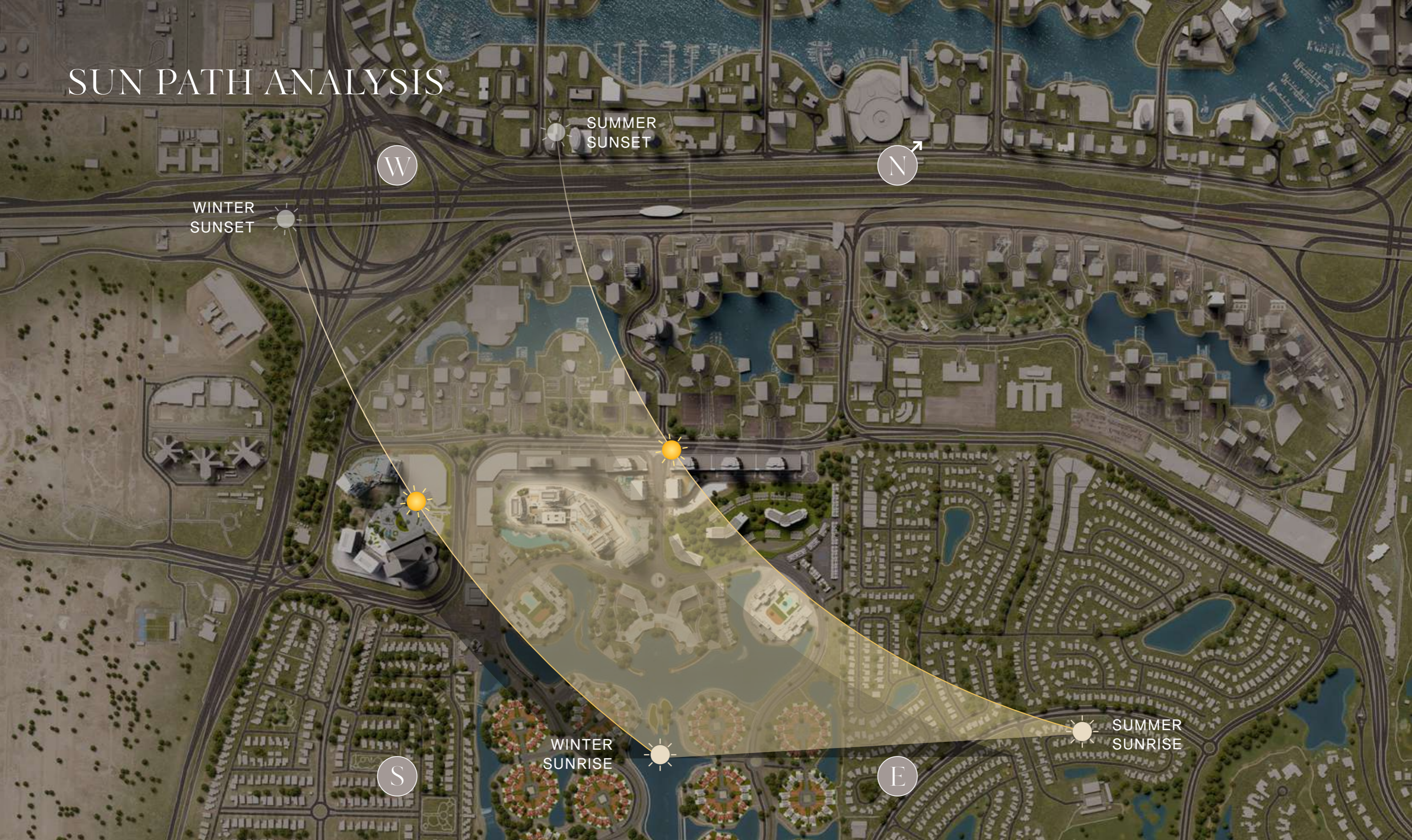


Dubai
International
Financial Centre



Dubai
International
Airport

SUN PATH ANALYSIS



WINTER
SUNSET

W

SUMMER
SUNSET

N

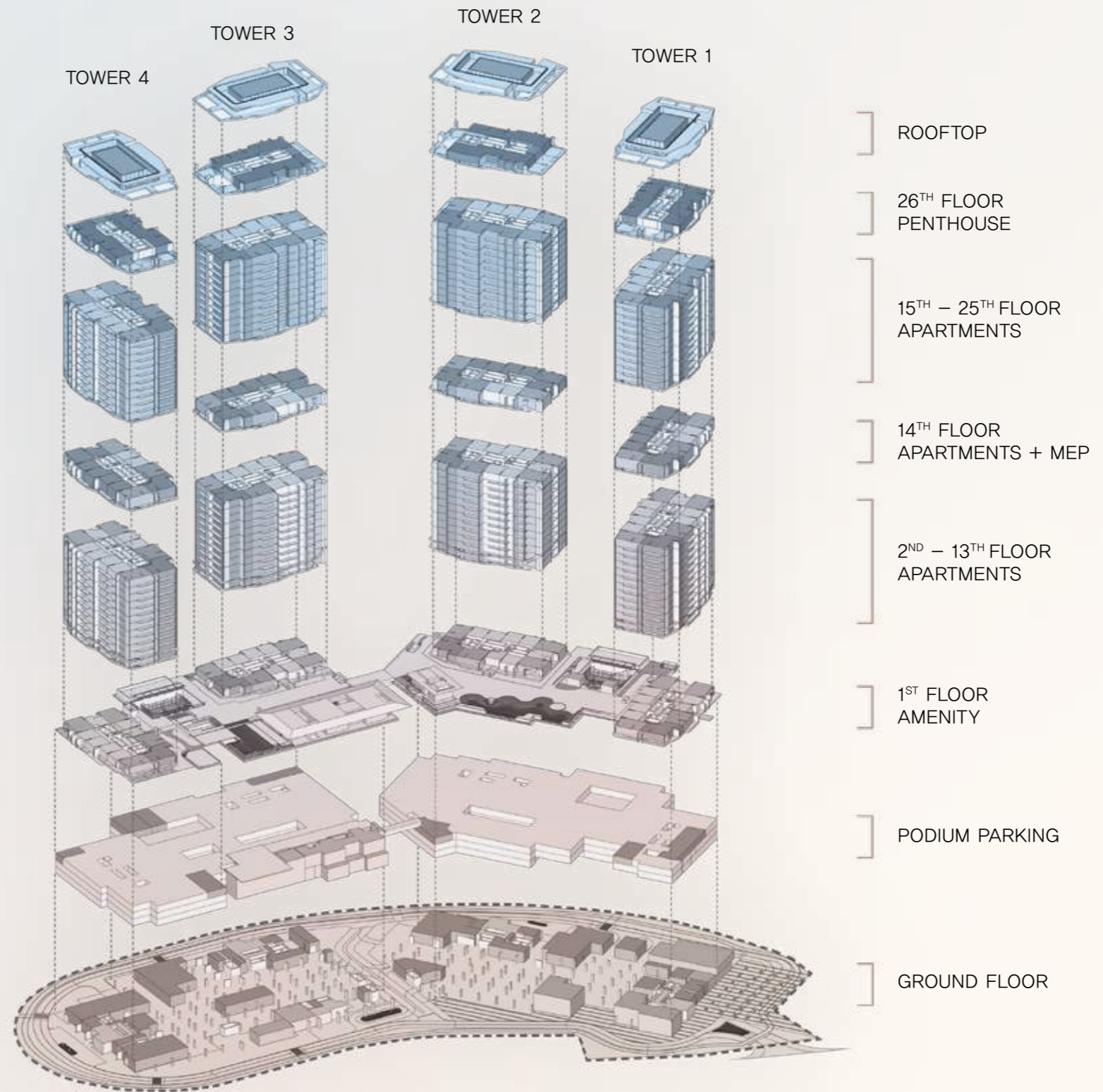
S

WINTER
SUNRISE

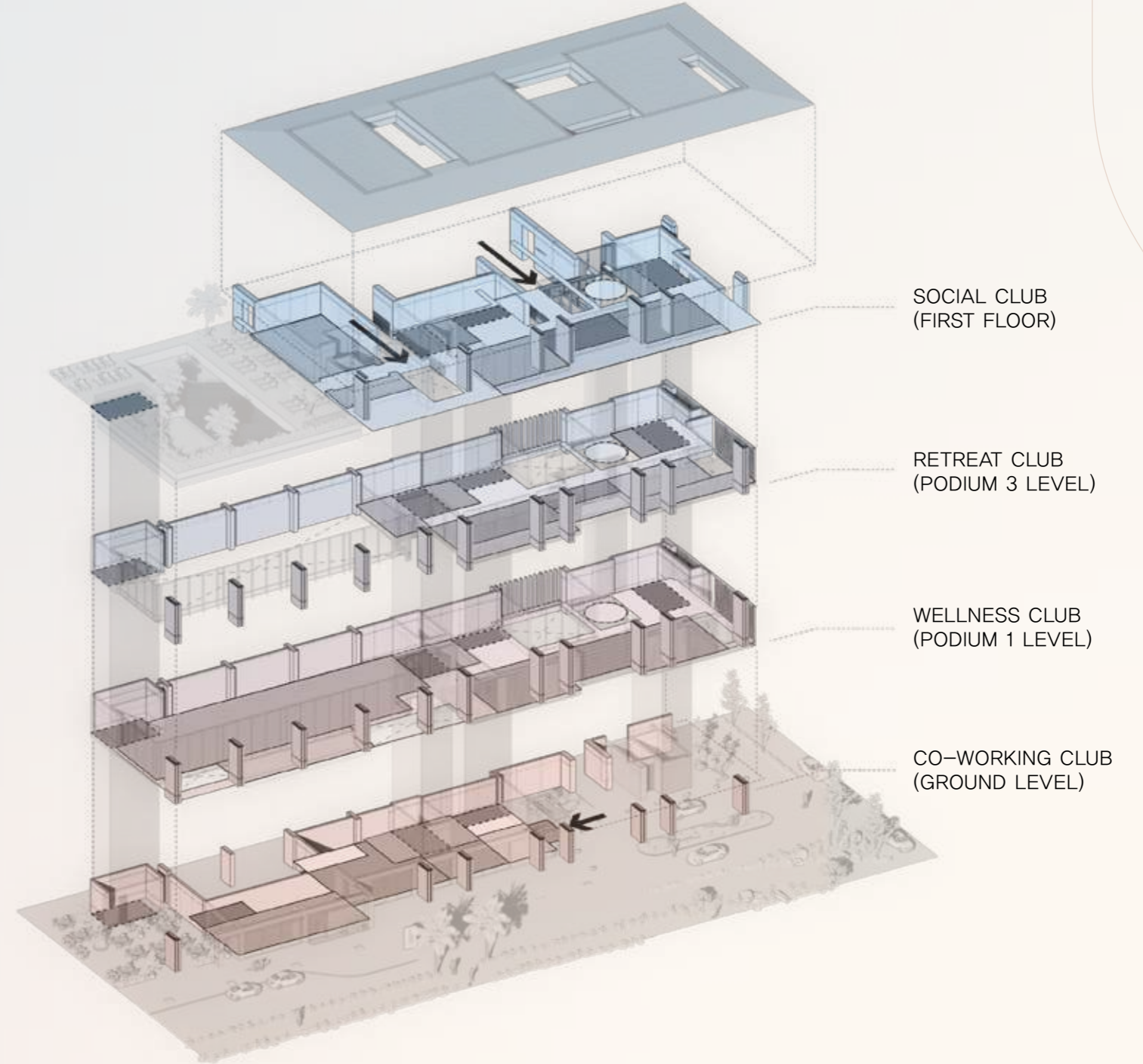
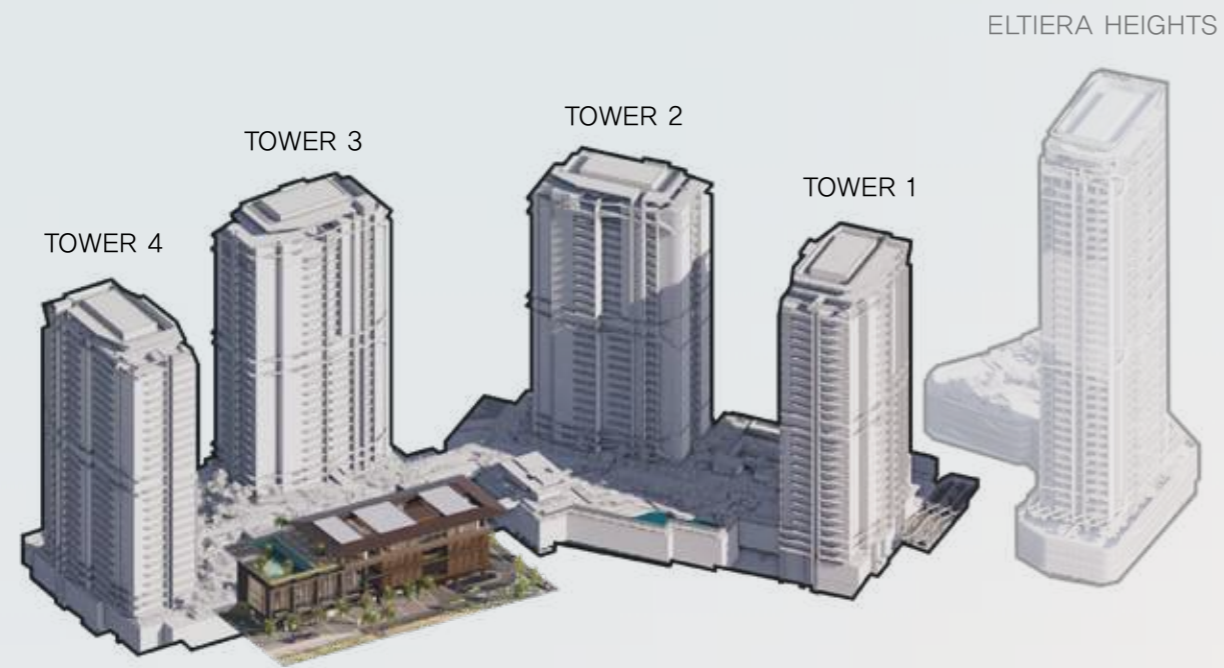
E

SUMMER
SUNRISE

ARCHITECTURAL COMPONENTS



CLUBHOUSE



BUILDING CONFIGURATIONS - TOWER 4

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 4



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (BACK)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



SIZE RANGE & UNIT TYPE - TOWER 4

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
<hr/>	
TOTAL UNITS	295 units





A photograph of a person's legs splashing in water at sunset. The sun is low on the horizon, creating a warm, golden glow. The water is splashing upwards, with many droplets visible. The person's legs are dark and silhouetted against the bright background. The overall mood is serene and refreshing.

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



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





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





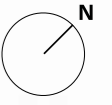
Lift lobby



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

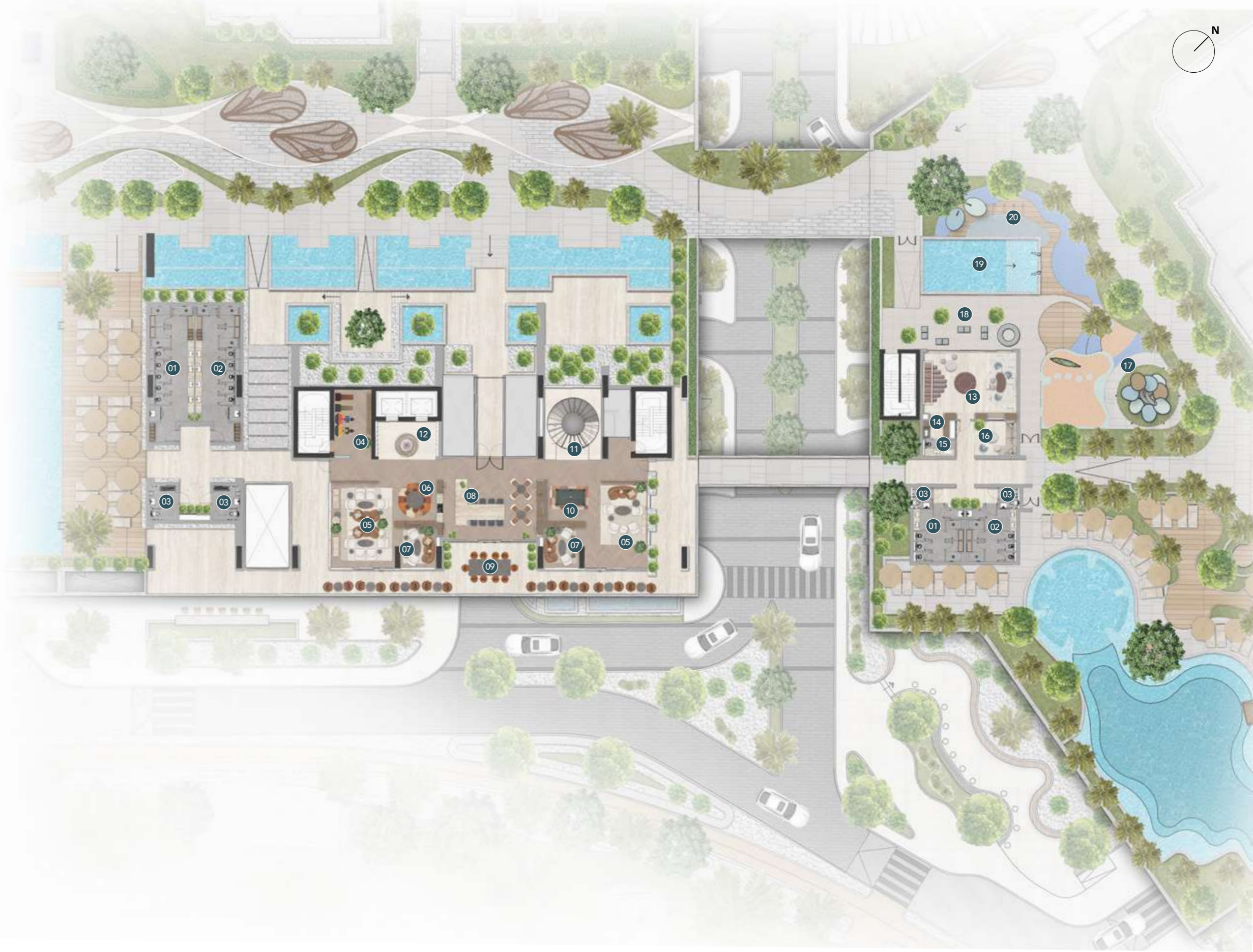




Cinema room

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



FLOOR PLANS




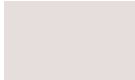
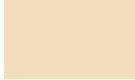

1st FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom





2nd - 13th FLOOR TYPICAL PLAN

-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom+S
-  3 - Bedroom





14th FLOOR PLAN

- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom





15th - 25th FLOOR TYPICAL PLAN

- 1 – Bedroom
- 2 – Bedroom
- 2 – Bedroom+S
- 3 – Bedroom



11
2 BR
Type C

12
1 BR
Type C

01
2 BR
Type B

10
1 BR
Type A

02
1 BR
Type A

09
1 BR
Type A

03
1 BR
Type A

08
1 BR
Type B

04
2 BR+S
Type A

07
1 BR
Type B

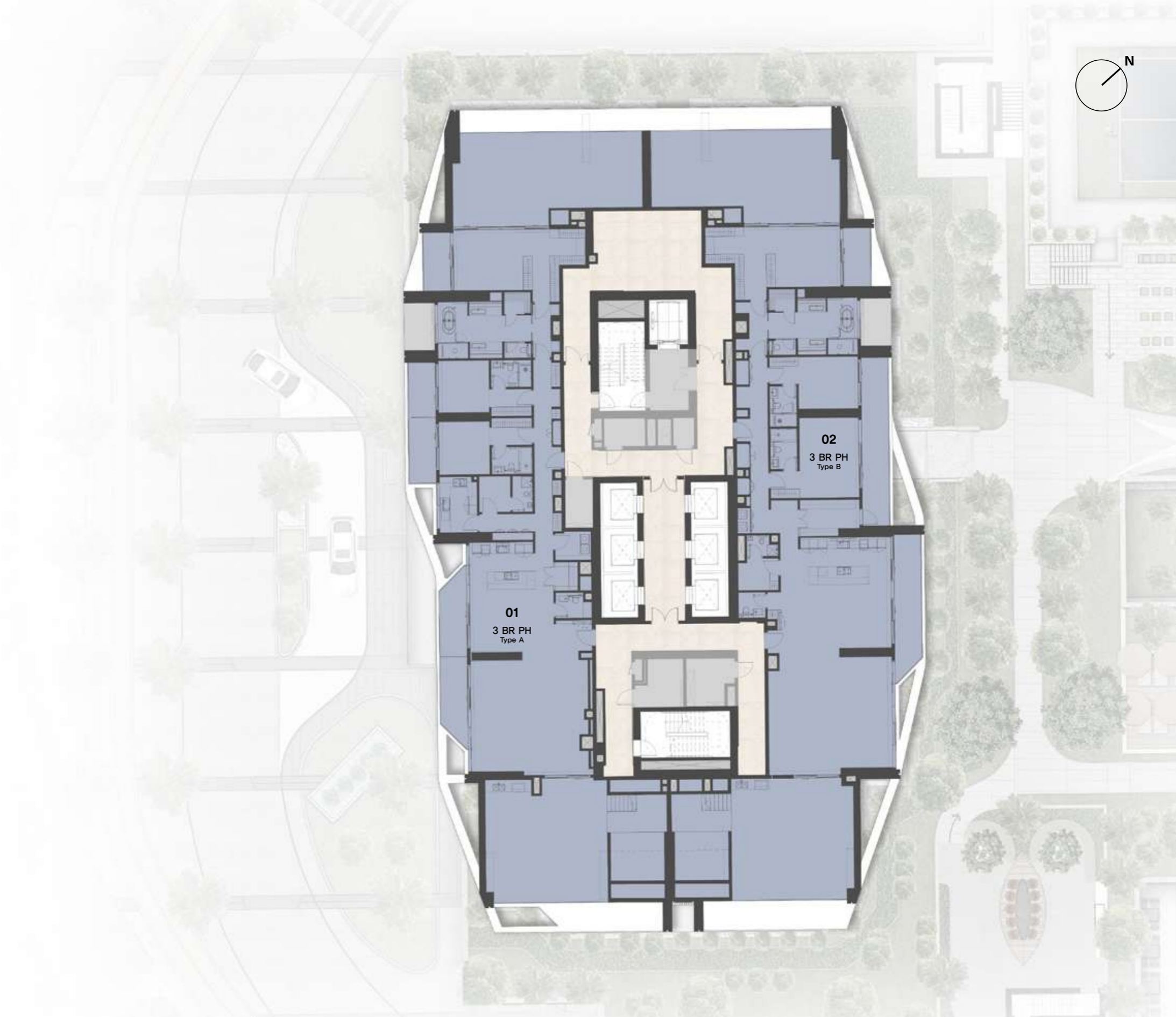
06
2 BR
Type A

05
3 BR
Type A



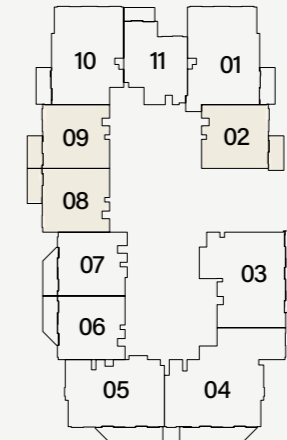
26th FLOOR PLAN

 3 – Bedroom Penthouse

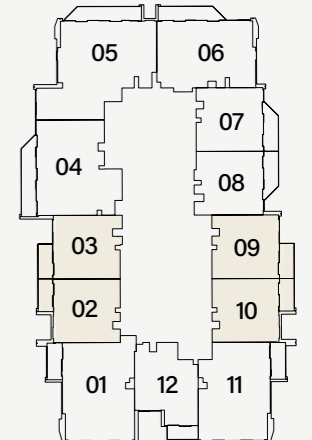


1 - BEDROOM

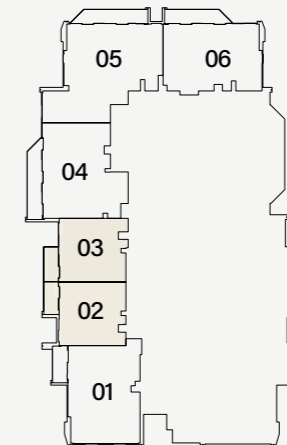
TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

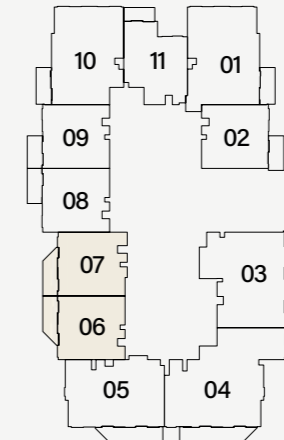
Internal Living Area : **711.71 sq. ft.**

Outdoor Living Area : **89.88 sq. ft.**

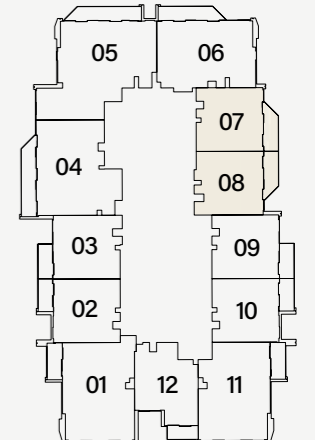
Total Living Area : **801.59 sq. ft.**

1 - BEDROOM

TYPE B



1st Floor



2nd-13th Floor &
15th-25th Floor

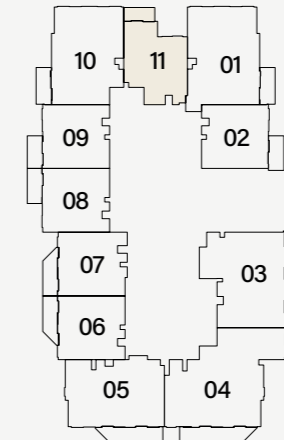
Internal Living Area : **724.20 sq. ft.**

Outdoor Living Area : **109.79 sq. ft.**

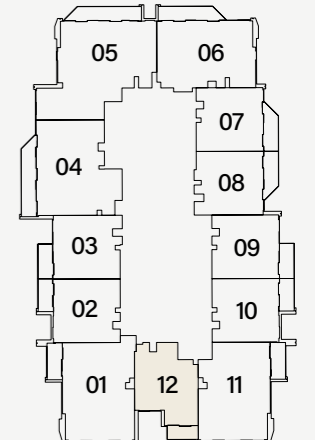
Total Living Area : **833.99 sq. ft.**

1 - BEDROOM

TYPE C



1st Floor



2nd-13th Floor &
15th-25th Floor

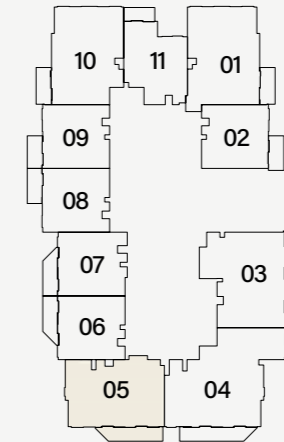
Internal Living Area : **745.19 sq. ft.**

Outdoor Living Area : **72.33 sq. ft.**

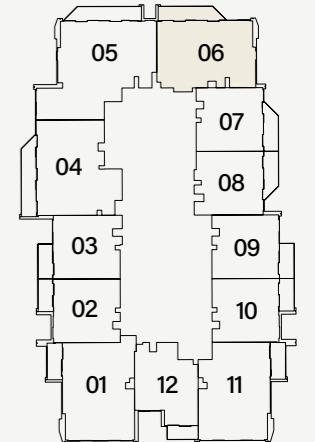
Total Living Area : **817.52 sq. ft.**

2 - BEDROOM

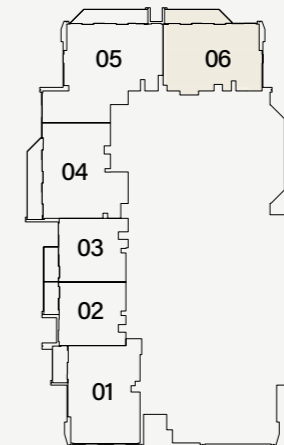
TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

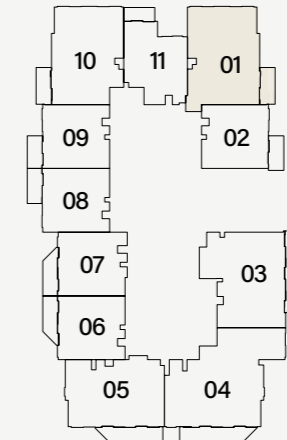
Internal Living Area : **1109.54 sq. ft.**

Outdoor Living Area : **149.94 sq. ft.**

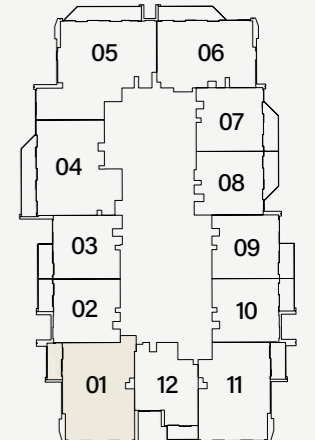
Total Living Area : **1259.49 sq. ft.**

2 - BEDROOM

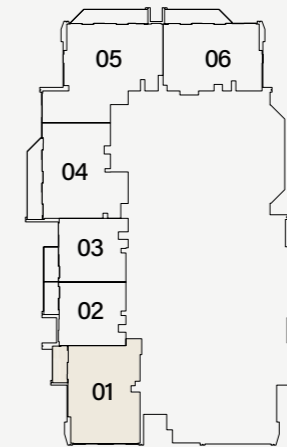
TYPE B



1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

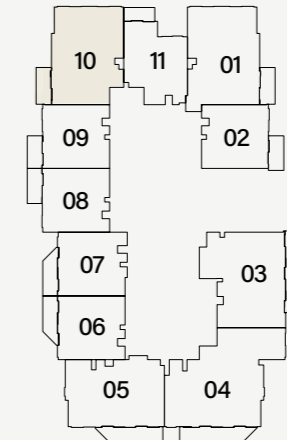
Internal Living Area : **1188.98 sq. ft.**

Outdoor Living Area : **95.37 sq. ft.**

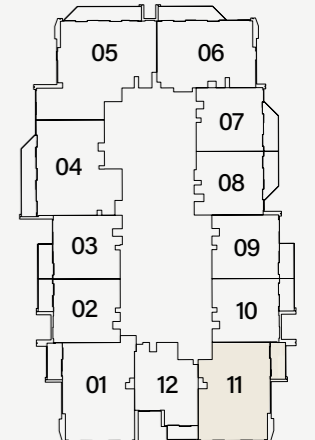
Total Living Area : **1284.35 sq. ft.**

2 - BEDROOM

TYPE C



1st Floor



2nd-13th Floor &
15th-25th Floor

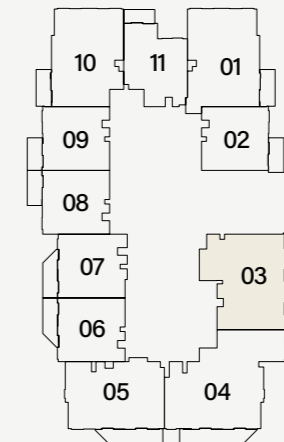
Internal Living Area : **1126.23 sq. ft.**

Outdoor Living Area : **95.26 sq. ft.**

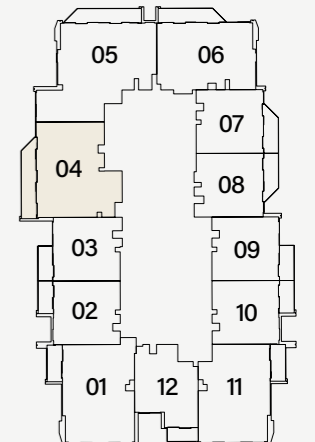
Total Living Area : **1221.49 sq. ft.**

2 - BEDROOM + S

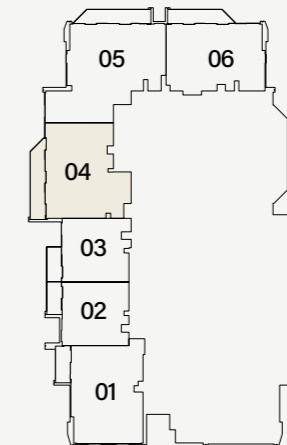
TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor



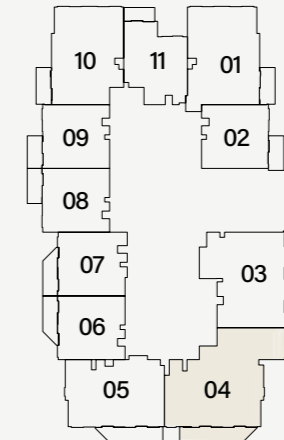
14th Floor

Internal Living Area : **1209.43 sq. ft.**

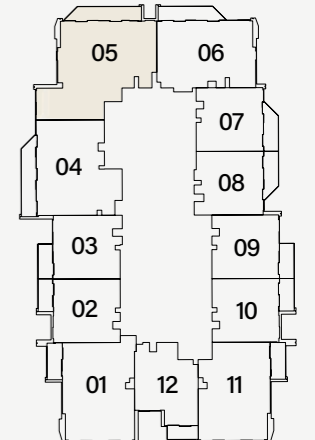
Outdoor Living Area : **195.36 sq. ft.**

Total Living Area : **1404.80 sq. ft.**

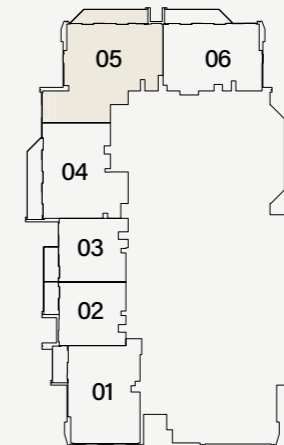
3 - BEDROOM TYPE A



1st Floor



2nd-13th Floor &
15th-25th Floor



14th Floor

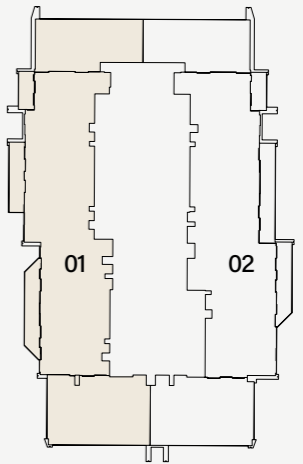
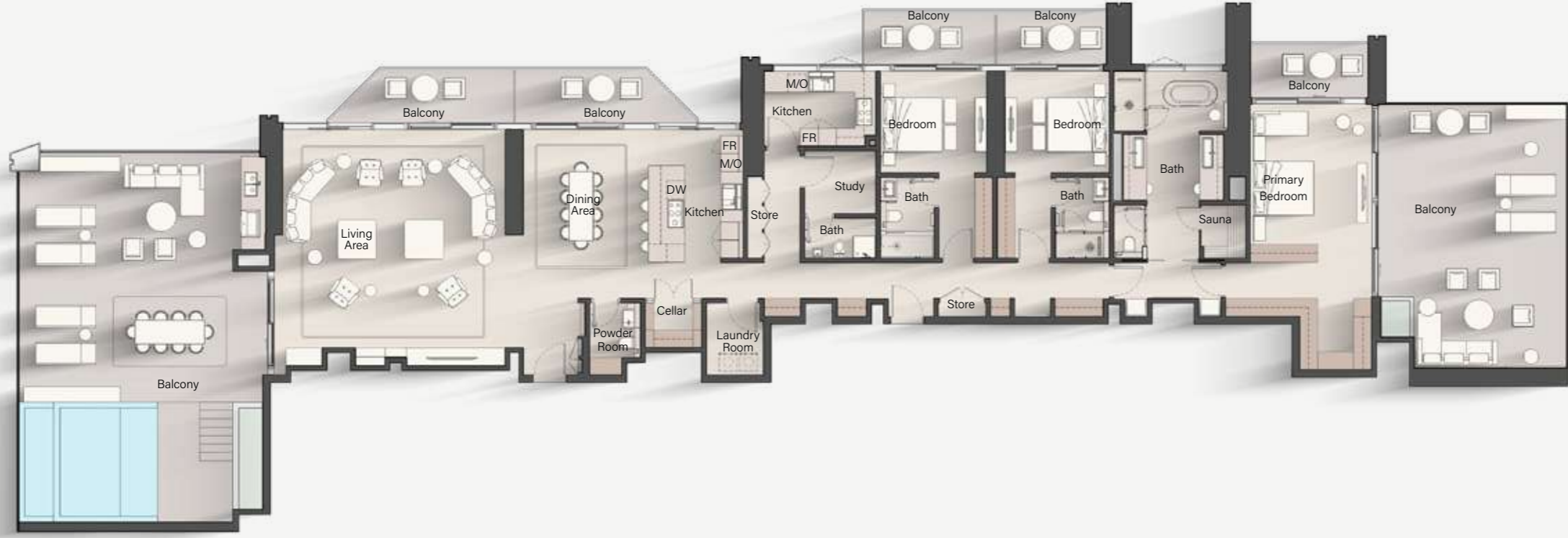
Internal Living Area : **1498.87 sq. ft.**

Outdoor Living Area : **173.08 sq. ft.**

Total Living Area : **1671.96 sq. ft.**

3 - BEDROOM PENTHOUSE

TYPE A



26th Floor

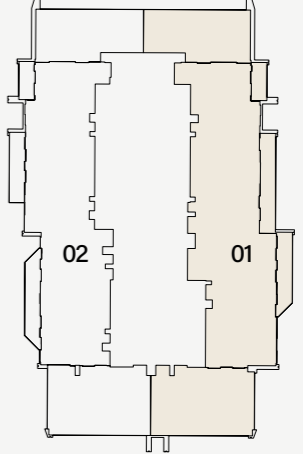
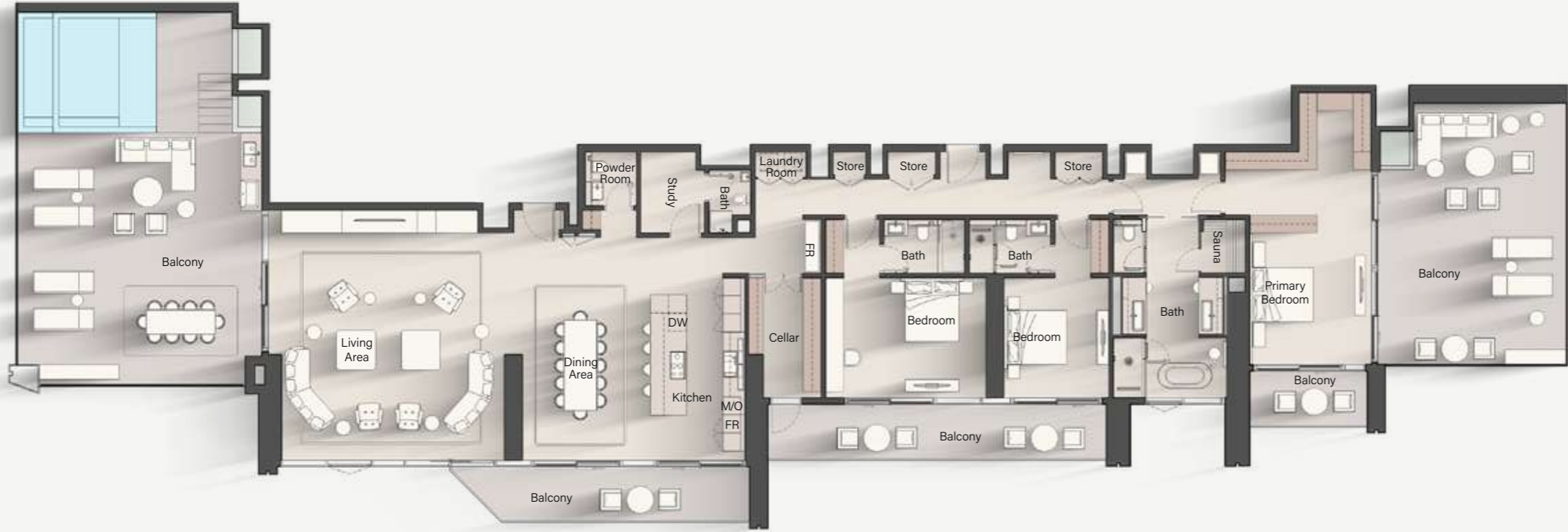
Internal Living Area : **3295.69 sq. ft.**

Outdoor Living Area : **2431.89 sq. ft.**

Total Living Area : **5727.58 sq. ft.**

3 - BEDROOM PENTHOUSE

TYPE B



26th Floor

Internal Living Area : **3451.88 sq. ft.**

Outdoor Living Area : **2462.78 sq. ft.**

Total Living Area : **5914.66 sq. ft.**