



WELLINGTON OCEAN

ANK MOTIWALA
DEVELOPMENTS



30th Floor, Bay Gate Tower,
Al Mustaqbal Street, Business Bay, Dubai, UAE.

www.wellingtondevelopments.ae

Disclaimer:

All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up the final 'as built' status as per final designs of the project regulatory approvals and planning permissions.



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U R B A N H E I G H T S W I T H
O C E A N I C S I G H T S



B R E A T H E
O C E A N
B L I S S



DUBAI ISLANDS

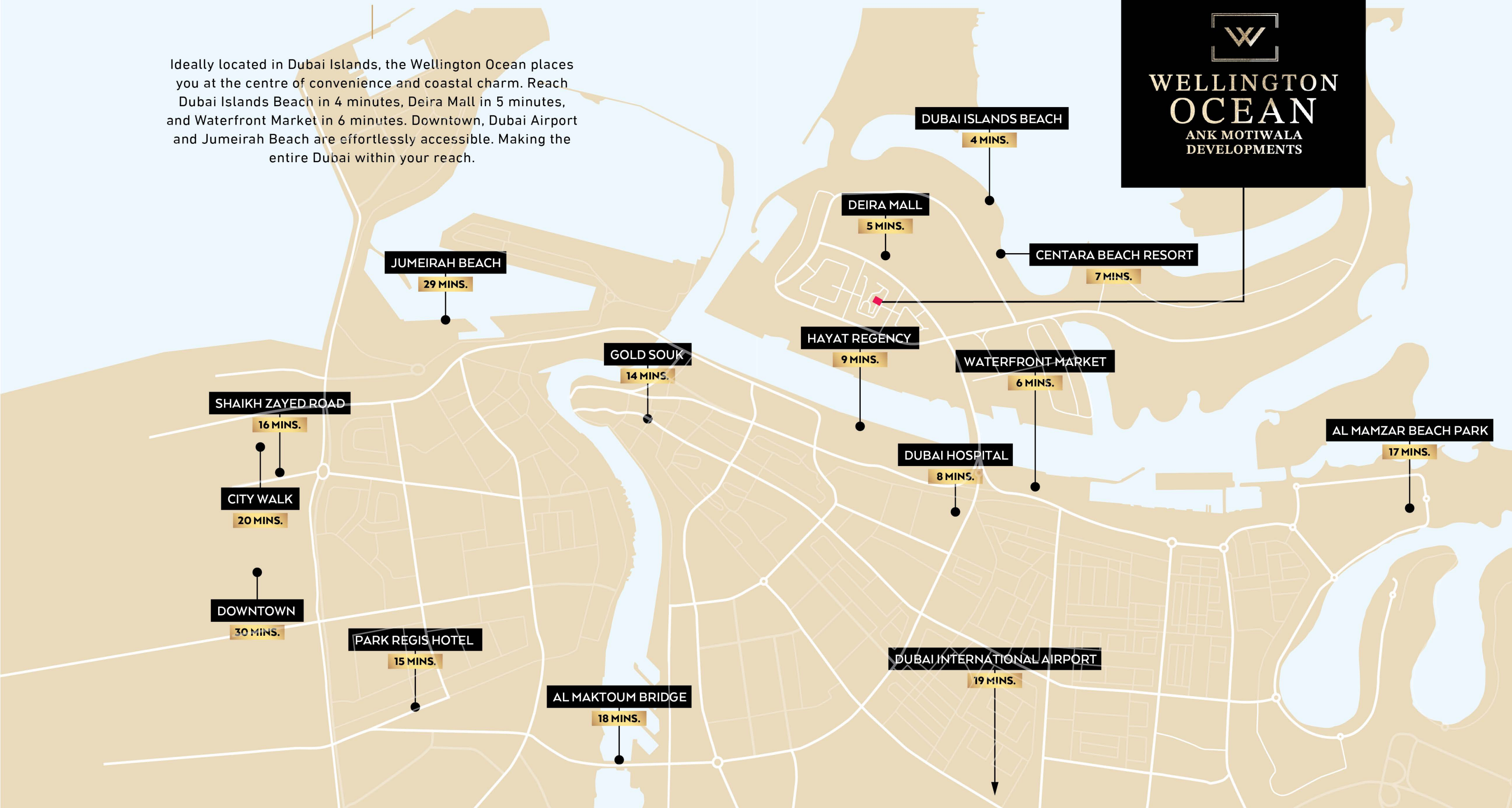
A perfect blend of Urban Vibrance and Coastal Peace. Enjoy resort-style living with lush landscapes, azure waters, and effortless connectivity. Welcome to your serene haven on Dubai's coast.

LEGEND

- | | |
|-------------------------------|--|
| 1 Wellness Resort | 11 Private Marina Club |
| 2 Eco Resort | 12 Signature Estate Lots |
| 3 18-Hole Golf Course | 13 Clubhouse |
| 4 Scenic Drive | 14 9-Hole Golf Course |
| 5 Oasis Park | 15 Boutique Mixed Use Village |
| 6 Family Resort | 16 Sports Club and Aquatic Centre |
| 7 Marina Village | 17 Beach Club |
| 8 Beach Front Resort | 18 Mall |
| 9 Beach Front Residential | 19 Urban Islands Residential |
| 10 Water Front Hotels & Apts. | 20 Destination Art & Cultural District |
| | 21 Golf Club/ Sports Club |

THE ISLAND'S HEART

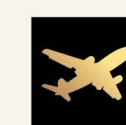
Ideally located in Dubai Islands, the Wellington Ocean places you at the centre of convenience and coastal charm. Reach Dubai Islands Beach in 4 minutes, Deira Mall in 5 minutes, and Waterfront Market in 6 minutes. Downtown, Dubai Airport and Jumeirah Beach are effortlessly accessible. Making the entire Dubai within your reach.



WALKING ACCESS TO
DUBAI ISLANDS BEACH
IN 4 MINUTES

WALKING ACCESS TO
MARINA
IN 5 MINUTES

WALKING ACCESS TO
DEIRA MALL
IN 5 MINUTES



17 MINS.
Dubai International Airport

50 MINS.
Al Maktoum International Airport

A SEASIDE ASCENT

Wellington Ocean, a distinctive ground-plus-six-floors oceanfront project, offers an unmatched coastal lifestyle. The ground floor features a welcoming reception, a stylish lift lobby, and two exclusive duplexes. The first floor is dedicated to convenient parking, ensuring accessibility for all residents. The second to sixth floors house thoughtfully designed one and two-bedroom apartments, available with private pool / Study room, offering versatility for various preferences. It's a vision of modern seaside elegance.

The project also offers exceptional world-class amenities on two levels "the podium and the rooftop".


**WELLINGTON
OCEAN**
ANK MOTIWALA
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ELEVATING CONTEMPORARY LIVING



Wellington Ocean's reception, waiting foyer, and lift lobby together create a cohesive experience of urban elegance and modernity. From marbled surfaces and tranquil lighting to the effortless functionality of high-speed lifts, each space reflects the coastal-inspired charm and contemporary ethos that define the building's architectural vision and elevated lifestyle.

A H O M E F O R
E V E R Y D R E A M

*Forty-nine abodes, a collection rare
With pools to embrace the coastal air
Twelve one-bed gems, pools to share
Eleven without, yet comfort is still there
Two-bed havens, twenty-four with ease
Two duplex marvels, where elegance meets seas*

THIS IS
WELLINGTON OCEAN

1 B E D
A P A R T M E N T S
W I T H P O O L

1 B E D
A P A R T M E N T S
W I T H S T U D Y

2 B E D
A P A R T M E N T S
W I T H P O O L

3 B E D
D U P L E X E S
W I T H J A C U Z Z I



U N W I N D
E L E G A N T L Y

The lounge offers an inviting retreat, featuring sleek finishings, superb lighting, and a contemporary design ethos. It provides a perfect space for residents to relax, socialise, or enjoy quiet moments in their secluded family room.

A FEAST OF
STYLE



The open dining space in your apartment offers a modern and inviting setting and an open layout. It serves as the ideal backdrop for shared meals, creating memorable moments in an elegant yet comfortable environment.

A KITCHEN
BEYOND ORDINARY



The open kitchen space in your apartment is designed for practicality and style, featuring modern fixtures and fittings and an intuitive setup. It provides a welcoming environment for culinary exploration, turning every cooking experience into an enjoyable and functional affair.

GET REFRESHED
IN STYLE



The stylish bathroom invites you to indulge in its contemporary charm. With clean lines, contemporary fixtures, and a calming palette, it offers a space for relaxation.

A BREATH OF
VASTNESS



The large terrace offers an expansive outdoor escape, framed by sweeping views of the ocean. This terrace invites you to experience open skies, refreshing breezes, and moments of quiet connection with the horizon.

TIDES OF ARCHITECTURAL GRACE

Standing tall against the splendid backdrop of the ocean, Wellington Ocean embodies modern coastal living. Its contemporary design echoes the waves with clean lines and shimmering glass, creating an architectural silhouette that redefines class while embracing the beauty of its surroundings.



WORLD CLASS AMENITIES

*Beneath open skies, where dreams align
Pools that shimmer, paths that entwine
Spaces to play, to rest, to breathe
A life of comfort, beautifully weaved*

RESIDENTIAL UNITS

1 BED
APARTMENTS
WITH POOL

1 BED
APARTMENTS
WITH STUDY

2 BED
APARTMENTS
WITH POOL

3 BED
DUPLEXES
WITH JACUZZI

INTERIOR AMENITIES

RECEPTION



LIFT LOBBY



PARKING



GYM



YOGA



SAUNA



STEAM



MEETING ROOM



PODIUM AMENITIES

CABANAS



CHILDREN'S WATER RIDES



SWIMMING POOL



MINI GOLF



KIDS' PLAY AREA



SITTING LOUNGE



ROOFTOP AMENITIES

PADEL TENNIS COURT



JOGGING TRACK



CINEMA



BBQ ZONE



ZEN GARDEN



YOGA



SITTING LOUNGE



PODS



FITNESS
WITH A VIEW

The gym on the first floor offers a dynamic space to energise your body while enjoying outdoor views. Equipped with modern facilities and bathed in natural light, it inspires focus, movement, and a refreshing connection to the world beyond.

STILLNESS AMIDST VIEWS

The yoga space on the first floor offers a peaceful setting for reflection and movement. With a calming atmosphere, it encourages a deep connection to your practice, framed by the beauty of the surrounding environment.

LET YOUR SOUL COME

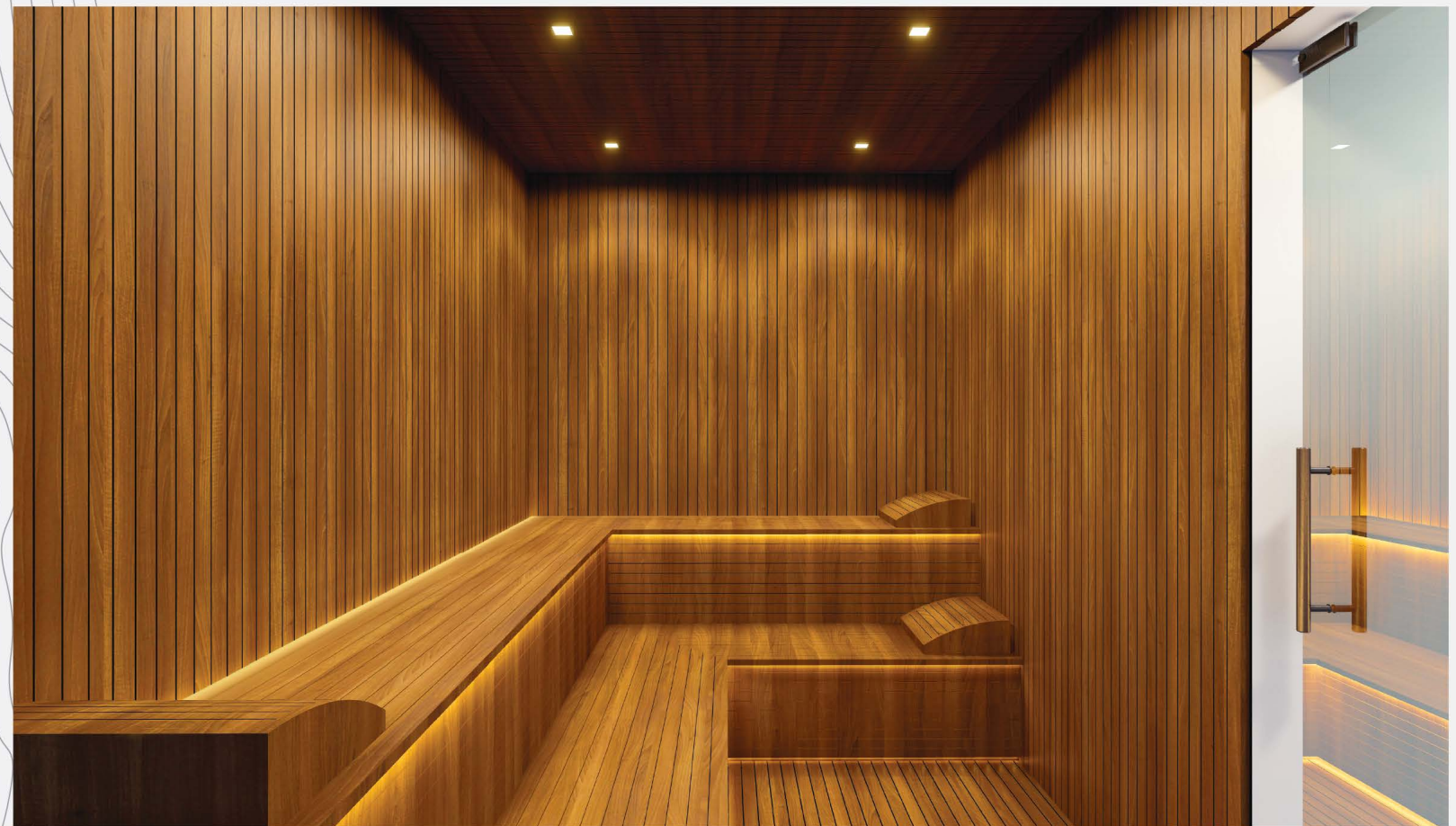


CLOUDS OF REPRIEVE



The steam bath offers a serene retreat, enveloping you in soothing warmth and gentle vapours. Designed to revitalise and calm, this space promotes relaxation while cleansing the senses, inviting a quiet pause in the flow of your day.

SWEAT AWAY STRESS



The sauna is a calm and cosy space with soft heat and natural wood design. It's a perfect place to relax, refresh your body, and clear your mind, helping you feel at peace and recharged.



S U P E R B
C O N V E N I E N C E
O N A R R I V A L

The podium floor is dedicated to resident parking, providing a convenient and secure space for vehicles. Thoughtfully arranged and easily accessible, it ensures effortless movement, offering peace of mind and practicality right at the heart of the community.

GATEWAY
TO
REFINED
LIVING



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FROM
PODIUM TO ROOFTOP
A HAVEN OF AMENITIES

Wellington Ocean redefines coastal living with its lively podium and poised rooftop amenities. The podium features cabanas, a swimming pool, children's water rides, a kids' play area, mini golf, and a sitting lounge. The rooftop offers a padel tennis court, jogging track, cinema, BBQ zone, community garden, zen garden, yoga pods, and a rooftop lounge, elevating life to new heights of elegance for you to enjoy life at the fullest.

PODIUM AMENITIES

CABANAS



SWIMMING POOL



CHILDREN'S WATER RIDES



MINI GOLF



KIDS' PLAY AREA



SITTING LOUNGE

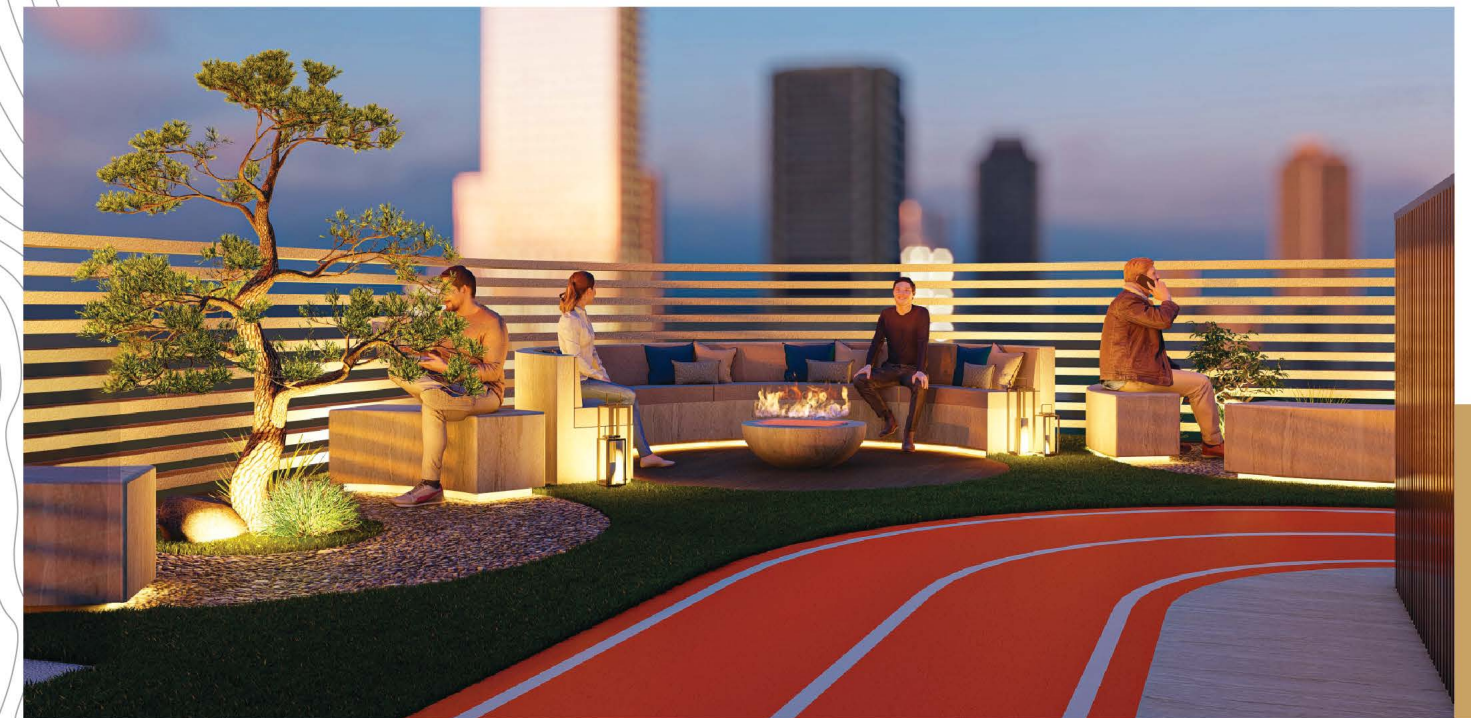
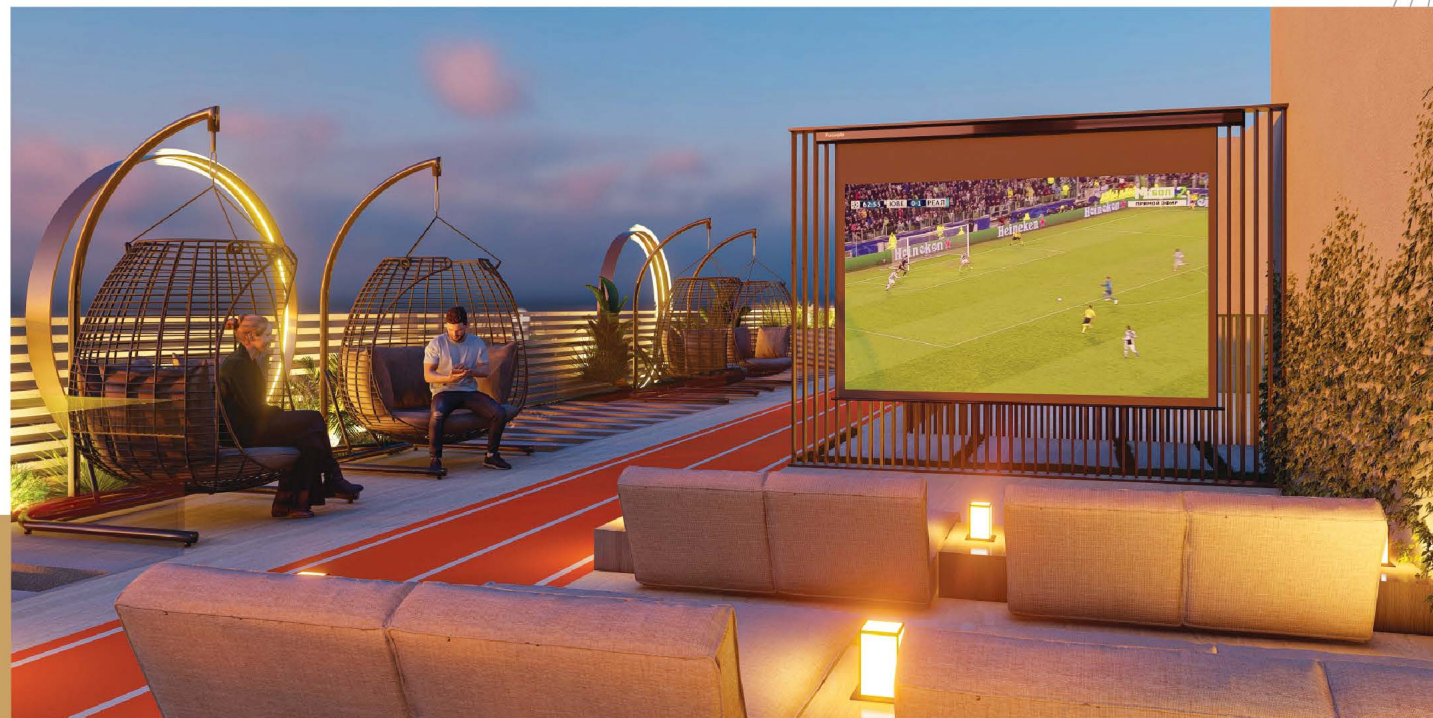
ROOFTOP AMENITIES

JOGGING TRACK



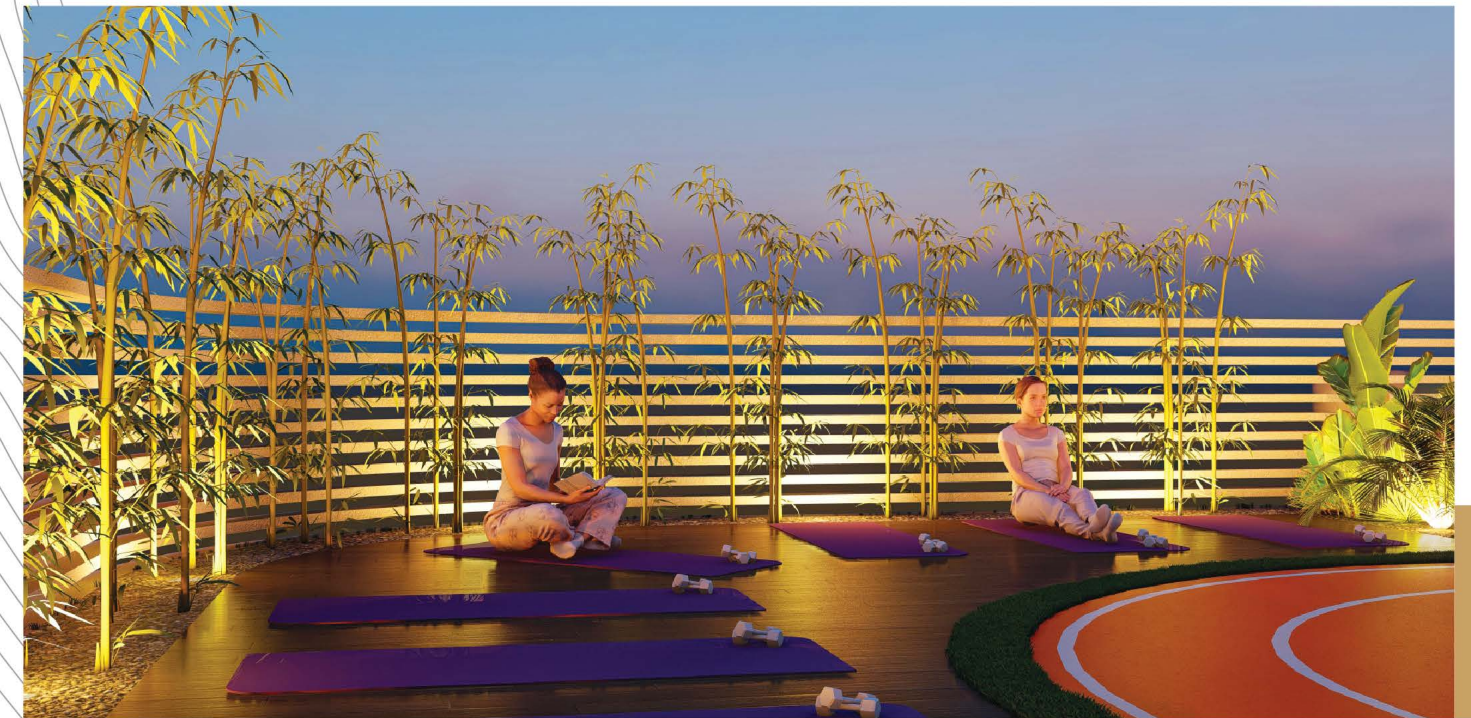
BBQ ZONE

CINEMA



ZEN GARDEN

PADEL TENNIS COURT



YOGA

INDIVIDUAL
FLOOR PLANS

3 BEDROOM DUPLEX APARTMENT
OPEN SPACE/PARK VIEW
TOTAL AREA: 238.92 SQM(2560.94 SQFT)

LOWER LEVEL

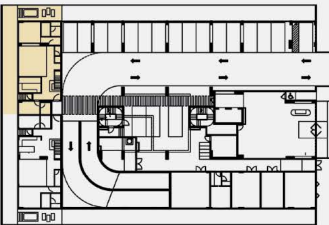


UPPER LEVEL

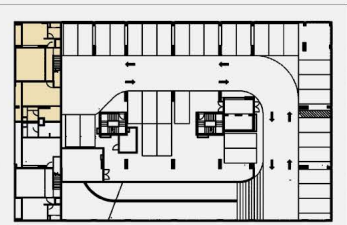


-  3 Bedrooms
-  Lounge
-  Kitchen
-  Jacuzzi
-  Balcony
-  Maid Room

LOWER LEVEL



UPPER LEVEL



2 BEDROOM APARTMENT

MAIN ROAD + POOL VIEW

TOTAL AREA: 133.47 SQM (1,436.68 SQFT)

UNIT NO: 101



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Terrace
-  Landscape

First Floor



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW

TOTAL AREA: 252.20 SQM (2,714.76 SQFT)

UNIT NO: 102



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Maid Room
-  Terrace
-  Landscape

First Floor



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA:
103.96 SQM (1,119.45 SQFT)
UNIT NO: 103



TOTAL AREA:
103.96 SQM (1,119.02 SQFT)
UNIT NO: 104



- 1 Bedroom
- Living
- Kitchen
- Swimming Pool
- Study Room
- Terrace

First Floor



2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW (TWO SIDES)

TOTAL AREA: 253.13 SQM (2,724.67 SQFT)
UNIT NO: 105



- 2 Bedrooms
- Living
- Kitchen
- Swimming Pool
- Maid Room
- Landscape
- Terrace

First Floor



2 BEDROOM APARTMENT

OPEN SPACE/PARK + POOL VIEW

TOTAL AREA: 148.31 SQM (1,596.38 SQFT)

UNIT NO: 106



-  2 Bedrooms
-  Living
-  Kitchen
-  Swimming Pool
-  Terrace
-  Landscape

First Floor



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA:
116.75 SQM (1,255.39 SQFT)

UNIT NO: 201

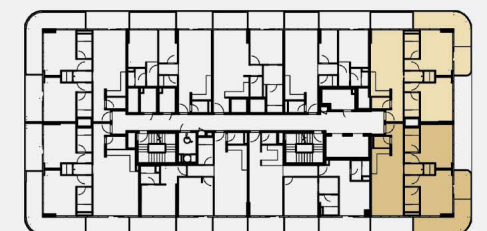


TOTAL AREA:
118.75 SQ M (1,278.21 SQFT)

UNIT NO: 202

-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool

Second Floor



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 85.45 SQM (919.78 SQFT)

UNIT NO:203



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony
-  Study Room

Second Floor



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 78.03 SQM (839.91 SQFT)

UNIT NO: 204



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony

Second Floor



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 82.30 SQM (885.87 SQFT)

UNIT NO:205



- 1 Bedroom
- Living
- Kitchen
- Balcony + Pool
- Study Room

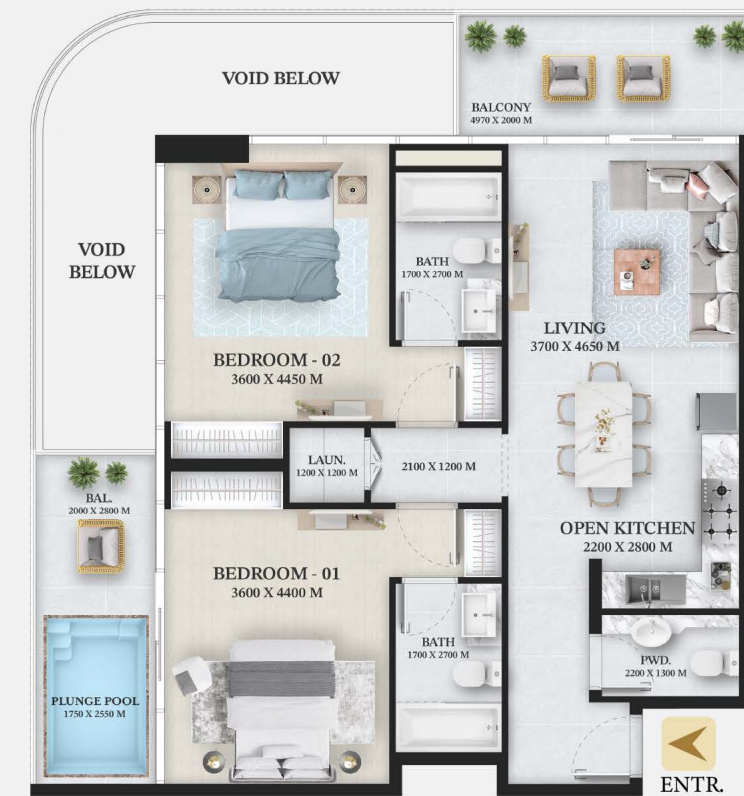
Second Floor



2 BEDROOM APARTMENT

POOL VIEW + OPEN SPACE /PARK VIEW

TOTAL AREA:
116.86 SQM (1,257.86 SQFT)
UNIT NO: 206



TOTAL AREA:
127.05 SQM (1,365.83 SQFT)
UNIT NO: 207

- 2 Bedrooms
- Living
- Kitchen
- Balcony + Pool

Second Floor



2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

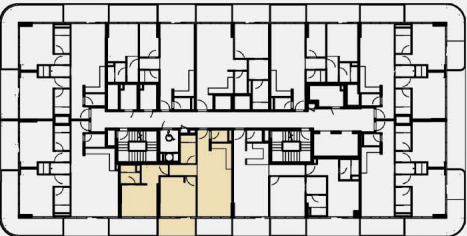
TOTAL AREA: 98.52 SQM (1060.46 SQFT)

UNIT NO: 208



-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony

Second Floor



2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

TOTAL AREA: 116.99 SQM (1,259.27 SQFT)

UNIT NO: 209



-  2 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool

Second Floor



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 154.02 SQM (1,642.36 SQFT)

UNIT NO: 301/501



TOTAL AREA: 155.02 SQM (1,668.62 SQFT)

UNIT NO: 302/502



2 Bedrooms



Maid Room



Living



Kitchen



Balcony + Pool

Third & Fifth Floors



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.36 SQM (864.99 SQFT)

UNIT NO: 303/503



1 Bedroom



Study Room



Living



Kitchen



Balcony + Pool

Third & Fifth Floors



1 BEDROOM APARTMENT

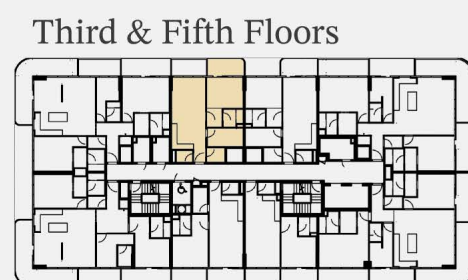
OPEN SPACE/PARK VIEW

TOTAL AREA: 80.49 SQM (866.39 SQFT)

UNIT NO: 304/504



-  1 Bedroom
-  Study Room
-  Living
-  Kitchen
-  Balcony



2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW/POOL VIEW

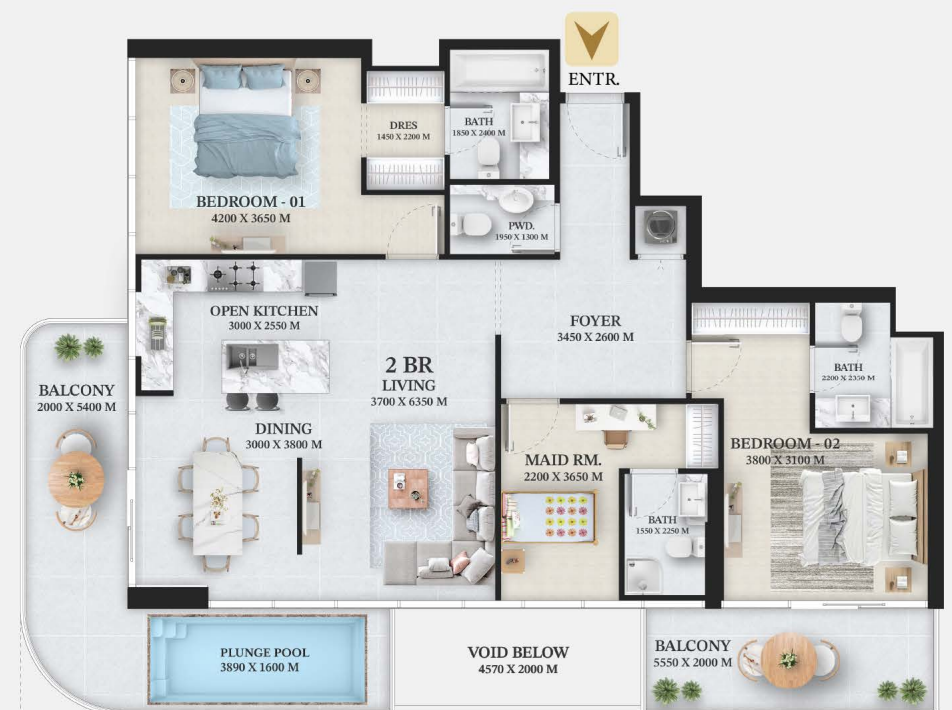
TOTAL AREA: 170.15 SQM (1,831.48 SQFT)

UNIT NO: 305/505



TOTAL AREA: 166.47 SQM (1,790.47 SQFT)

UNIT NO: 306/506



-  2 Bedrooms
-  Main Room
-  Living
-  Kitchen
-  Balcony + Pool



1 BEDROOM APARTMENT
POOL VIEW
TOTAL AREA: 74.14 SQM (797.05 SQFT)
UNIT NO:307/507



-  1 Bedroom
-  Store Room
-  Living
-  Kitchen
-  Balcony + Pool



1 BEDROOM APARTMENT
NEIGHBOUR PLOT
TOTAL AREA: 68.5 SQM (737.76 SQFT)
UNIT NO:308/508



-  1 Bedroom
-  Living
-  Kitchen
-  Balcony



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 166.17 SQM (1,786.38 SQFT)

UNIT NO:401/601



TOTAL AREA: 168.5 SQM (1,812.43 SQFT)

UNIT NO:402/602



2 Bedroom



Maid Room



Living



Kitchen



Balcony + Pool

Fourth & Sixth Floor



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 80.5 SQM (865.85 SQFT)

UNIT NO: 403/603



1 Bedrooms



Study Room



Living



Kitchen



Balcony

Fourth & Sixth Floor



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

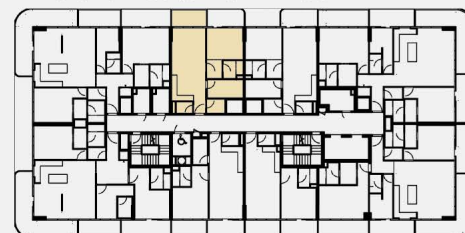
TOTAL AREA: 252.21 SQM (867.25 SQFT)

UNIT NO: 404/604



-  1 Bedrooms
-  Living
-  Kitchen
-  Balcony + Pool
-  Study Room

Fourth & Sixth Floor

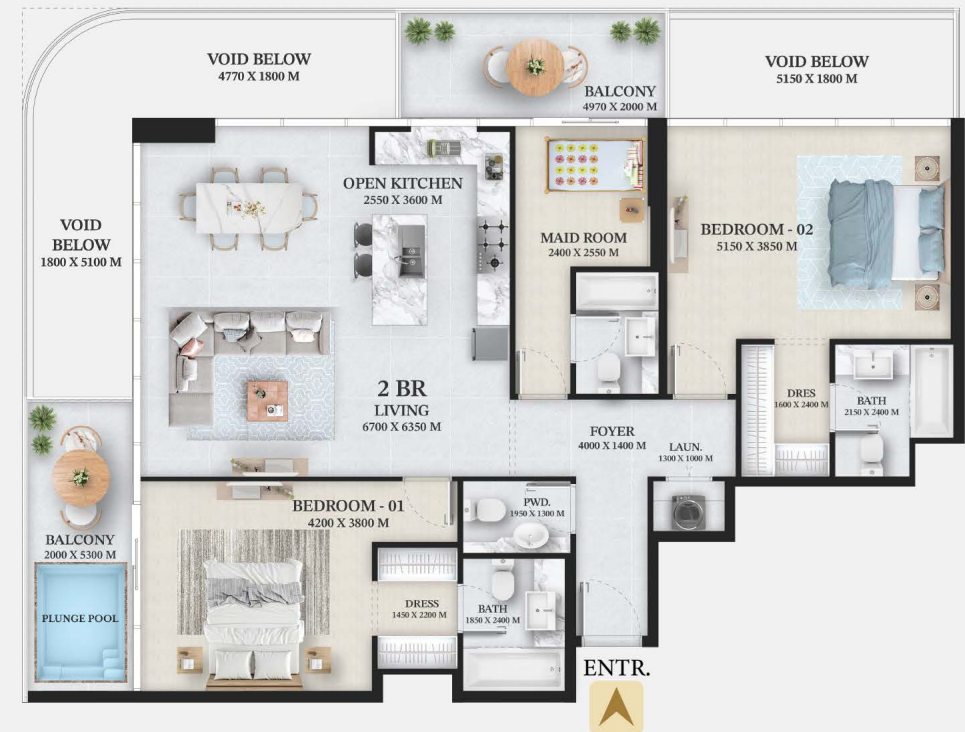


2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW/POOL VIEW

TOTAL AREA: 156.3 SQM (1,680.35 SQFT)

UNIT NO: 405/605



TOTAL AREA: 152.46 SQM (1,639.02 SQFT)

UNIT NO: 406/606



-  2 Bedroom
-  Living
-  Kitchen
-  Balcony + Pool
-  Maid Room

Fourth & Sixth Floor



1 BEDROOM APARTMENT

OPEN GREEN AREA

TOTAL AREA: 74.20 SQM (797.97 SQFT)

UNIT NO: 407/607



-  1 Bedrooms
-  Living
-  Kitchen
-  Store Room

Fourth & Sixth Floor



1 BEDROOM APARTMENT

OPEN GREEN AREA

TOTAL AREA: 68.7 SQM (738.62 SQFT)

UNIT NO: 408/608



-  2 Bedroom
-  Living
-  Kitchen
-  Balcony + Pool

Fourth & Sixth Floor





SCULPTED
BY
COASTAL ELEGANCE



WELLINGTON
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