

إيثان ETHAN

GRIFFIN 
Real Estate Development



GRIFFIN

إيثان
ETHAN

A woman with long, wavy brown hair is sitting on a grey sofa, leaning back with her eyes closed and a slight smile. She is wearing a light-colored, ribbed sweater. Her right hand is resting on her neck, and her left hand is resting on her lap. The room is brightly lit by natural light from a large window in the background, which shows a view of a modern building. A large green plant is visible to the right of the woman. The overall atmosphere is one of relaxation and modern luxury.

YOUR GATEWAY
TO MODERN LUXURY LIVING

CLOSE PROXIMITY TO KEY DUBAI DESTINATIONS :

5

Minutes To :
**Downtown
Dubai & Burj
Khalifa**

10

Minutes To :
**KhalifaHospital and
Mediclinic**

15

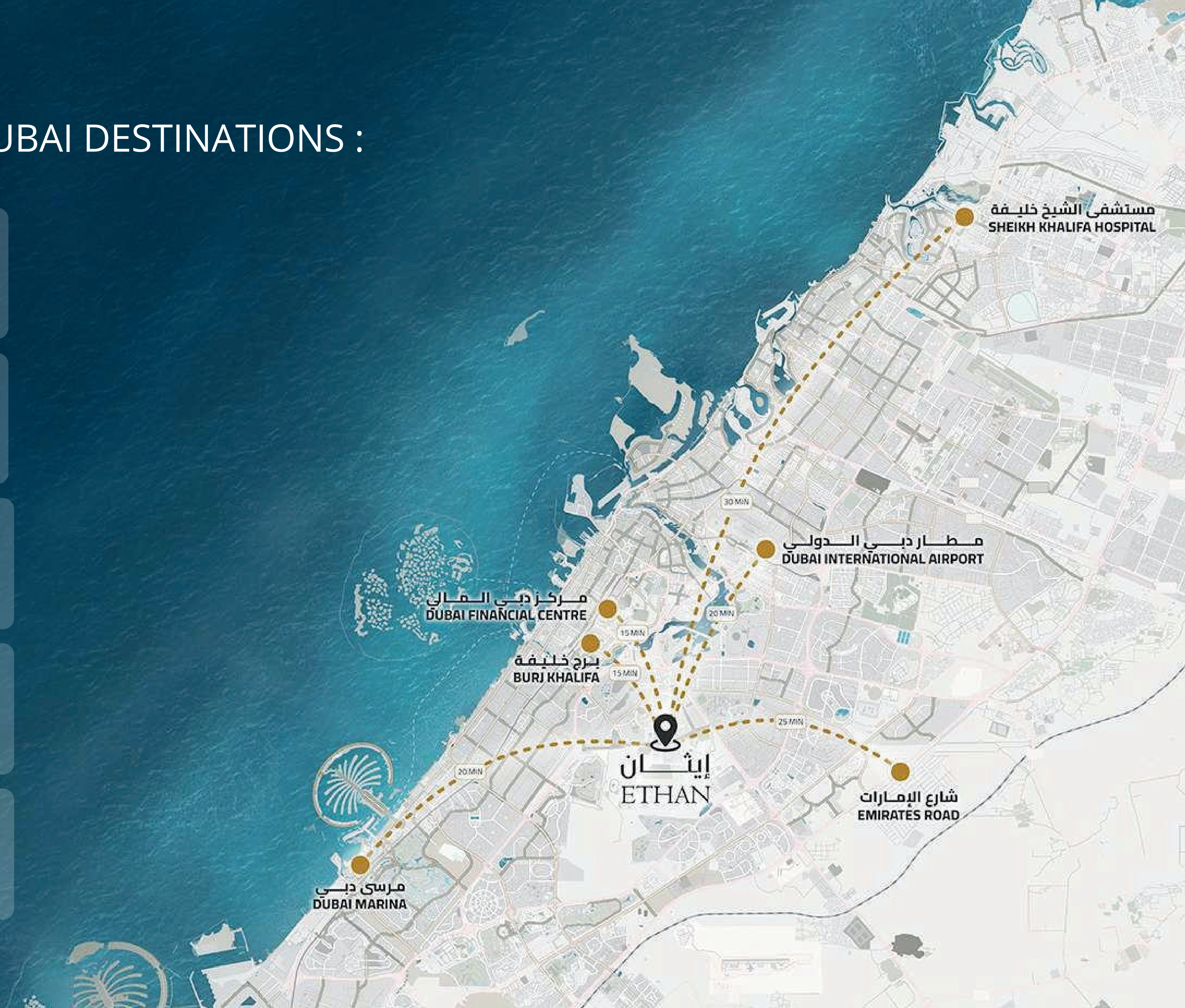
Minutes To :
DIFC

20

Minutes To :
**DubaiInternational Airport
Dubai Marina**

25

Minutes To :
SharjahviaEmirates Road





About Ethan

Ethan is a boutique residential building that blends modern design with integrated facilities, prioritizing quality in every detail. Designed with families in mind, the project offers spacious layouts, smart services, and a strategic location near Dubai's most iconic destinations.



















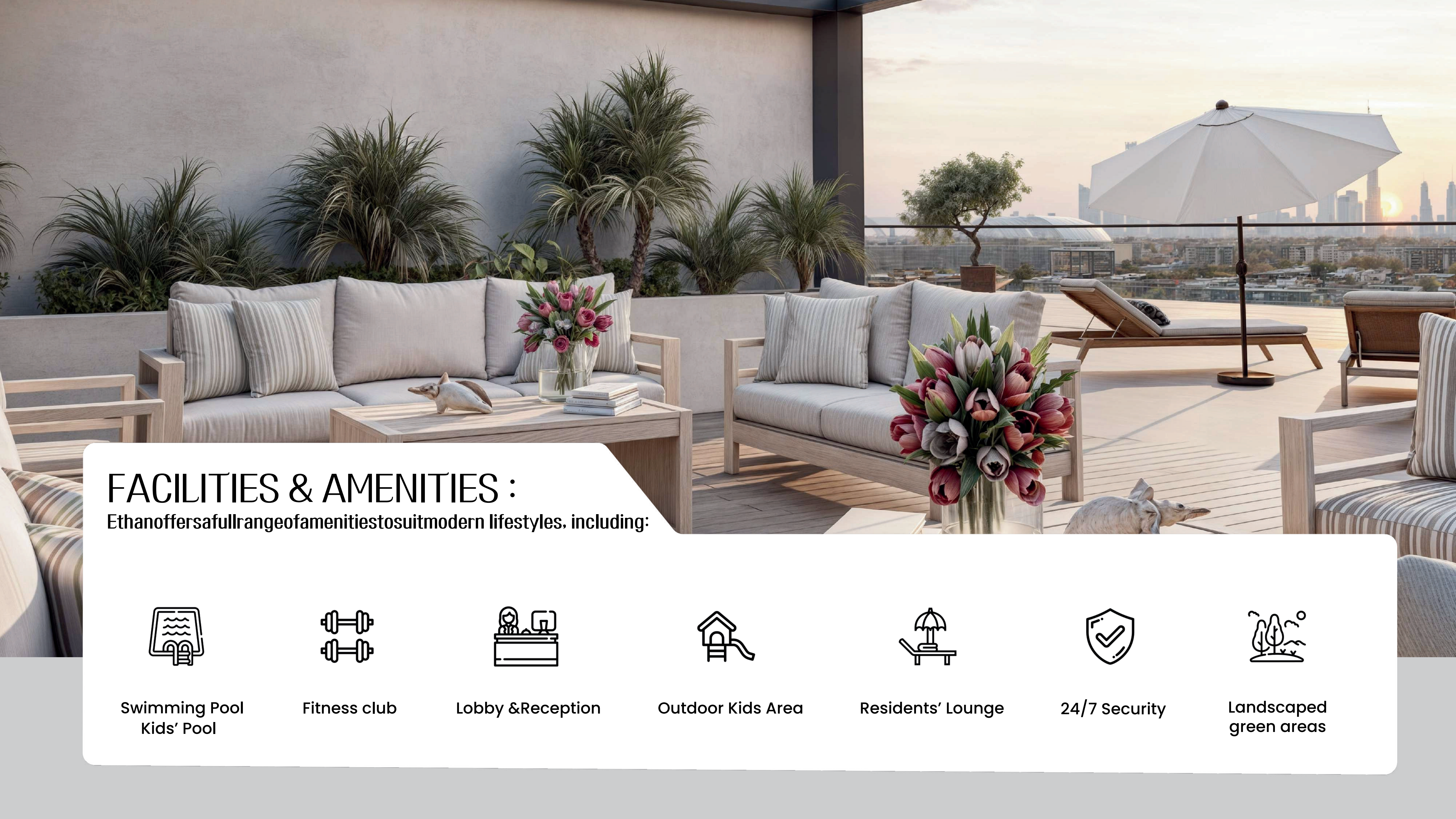




UNIT SIZE & TYPES :

48 TOTAL UNITS

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
1 Bedroom	24 Units	842.82 : 1828.40 sq ft
2 Bedrooms	24 Units	1108.30 : 4233.50 sq ft

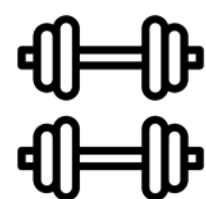


FACILITIES & AMENITIES :

Ethan offers a full range of amenities to suit modern lifestyles, including:



Swimming Pool
Kids' Pool



Fitness club



Lobby & Reception



Outdoor Kids Area



Residents' Lounge



24/7 Security



Landscaped
green areas



AMENITIES

THE LOBBY :

The lobby at Ethan sets the tone for refined living. With open spaces, warm lighting, and premium finishes like marble and wood, it welcomes residents and visitors with a sense of comfort and understated luxury from the very first step.



RESIDENTS' LOUNGE :

A relaxing outdoor lounge designed for comfort and connection. Surrounded by greenery and overlooking the pool and kids' area, it's the perfect spot for winding down, reading a book, or enjoying quiet time with family and neighbors





MAIN SWIMMING POOL :

A future highlight of the development, the pool will measure 10.5m x 6m with a depth ranging from 1m to 1.8m. Surrounded by landscaped seating and a calm ambiance, it will offer a resort-style retreat right at home. For added peace of mind, a trained lifeguard will be present during operational hours to ensure safety for all residents.

KIDS POOL :

Safe, shallow, and fun — the children's pool is 6m x 3m with a depth of 60 cm, providing the ideal setting for kids to splash and play under supervision. A dedicated lifeguard will be stationed at the pool to monitor children's safety and ensure a worry-free experience for parents.



FITNESS CLUB :

Our 200 sqm gym is equipped with high-performance machines for strength and cardio training. With its sleek design and motivational vibe, it provides the perfect environment for residents to stay active and energized throughout the week.



OUTDOOR KIDS' PLAY AREA :

Covering 100 sqm, this vibrant play area is designed to spark imagination and movement. With a variety of fun and secure play structures, it's a joyful space where children of all ages can be active while parents relax nearby.





This architectural floor plan illustrates a residential building layout with 12 distinct units, numbered 01 through 12. The units are organized around a central corridor featuring two elevators (Elevators 2.2x2.2 and 2.2x2.5). The plan includes detailed room layouts, furniture placement, and dimensions for each unit.

Unit Details:

- Unit 01:** Bedroom 1 (5.2x3.4), Kitchen, Bathroom (0.9x1.5), Bathroom (3.25x2.2), Bathroom (1.1x1.1), Livingroom (7.4), Kitchen (2.2), Bathroom (2.3x1.8), Bedroom 2 (5x3.8), Livingroom (3.6), Bathroom (2.3x1.8), Bedroom 3 (3.6x4.9), Bathroom (2.3x1.8), Bedroom 4 (3.6x4.9), Bathroom (2.3x1.8).
- Unit 02:** Bedroom 1 (5.2x3.4), Kitchen, Bathroom (0.9x1.5), Bathroom (3.25x2.2), Bathroom (1.1x1.1), Livingroom (7.4), Kitchen (2.2), Bathroom (2.3x1.8), Bedroom 2 (5x3.8), Livingroom (3.6), Bathroom (2.3x1.8), Bedroom 3 (3.6x4.9), Bathroom (2.3x1.8), Bedroom 4 (3.6x4.9), Bathroom (2.3x1.8).
- Unit 03:** Livingroom (9.4), Kitchen, Bathroom (0.9x1.5), Bathroom (3.25x2.2), Bathroom (1.1x1.1), Livingroom (7.4), Kitchen (2.2), Bathroom (2.3x1.8), Bedroom 2 (5x3.8), Livingroom (3.6), Bathroom (2.3x1.8), Bedroom 3 (3.6x4.9), Bathroom (2.3x1.8), Bedroom 4 (3.6x4.9), Bathroom (2.3x1.8).
- Unit 04:** Livingroom (9.4), Kitchen, Bathroom (0.9x1.5), Bathroom (3.25x2.2), Bathroom (1.1x1.1), Livingroom (7.4), Kitchen (2.2), Bathroom (2.3x1.8), Bedroom 2 (5x3.8), Livingroom (3.6), Bathroom (2.3x1.8), Bedroom 3 (3.6x4.9), Bathroom (2.3x1.8), Bedroom 4 (3.6x4.9), Bathroom (2.3x1.8).
- Unit 05:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 06:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 07:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 08:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 09:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 10:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 11:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).
- Unit 12:** Livingroom (6.3x3.5), Kitchen, Bathroom (1.4x1.5), Bathroom (2.3x1.8), Bathroom (2.3x1.8), Livingroom (3.9), Kitchen (2.7), Bathroom (2.45x1.2), Bathroom (2.45x1.2), Kitchen (7.65), Livingroom (7.65), Bedroom 1 (4.2x3.8), Bathroom (2.35x1.6), Bathroom (2.35x1.6), Bedroom 2 (4.1x3.55), Kitchen (2.2x2.75), Diningroom (5.1), Livingroom (5.1), Bedroom 3 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6), Bedroom 4 (4.5x3.6), Bathroom (2.45x1.6), Bathroom (2.45x1.6).





1 BEDROOM

APARTMENT TYPE A

1 Bedroom/Livingroom



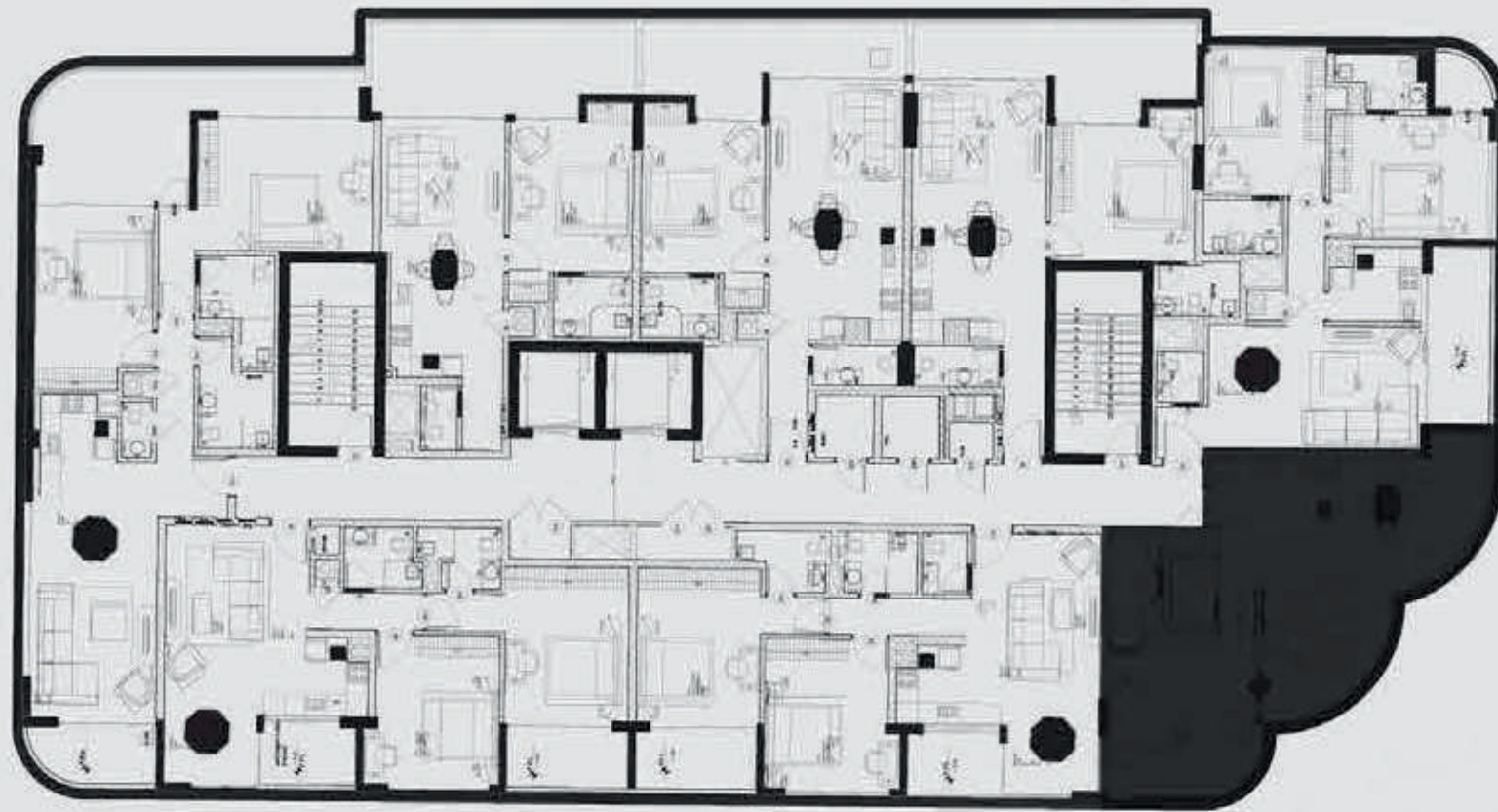
UNIT AREA 58.62m² / 630.9ft²

BALCONY AREA 19.74m² / 212.4ft²

TOTAL AREA 78.36m² / 843.5ft²

APARTMENT TYPE E

1 Bedroom/Livingroom



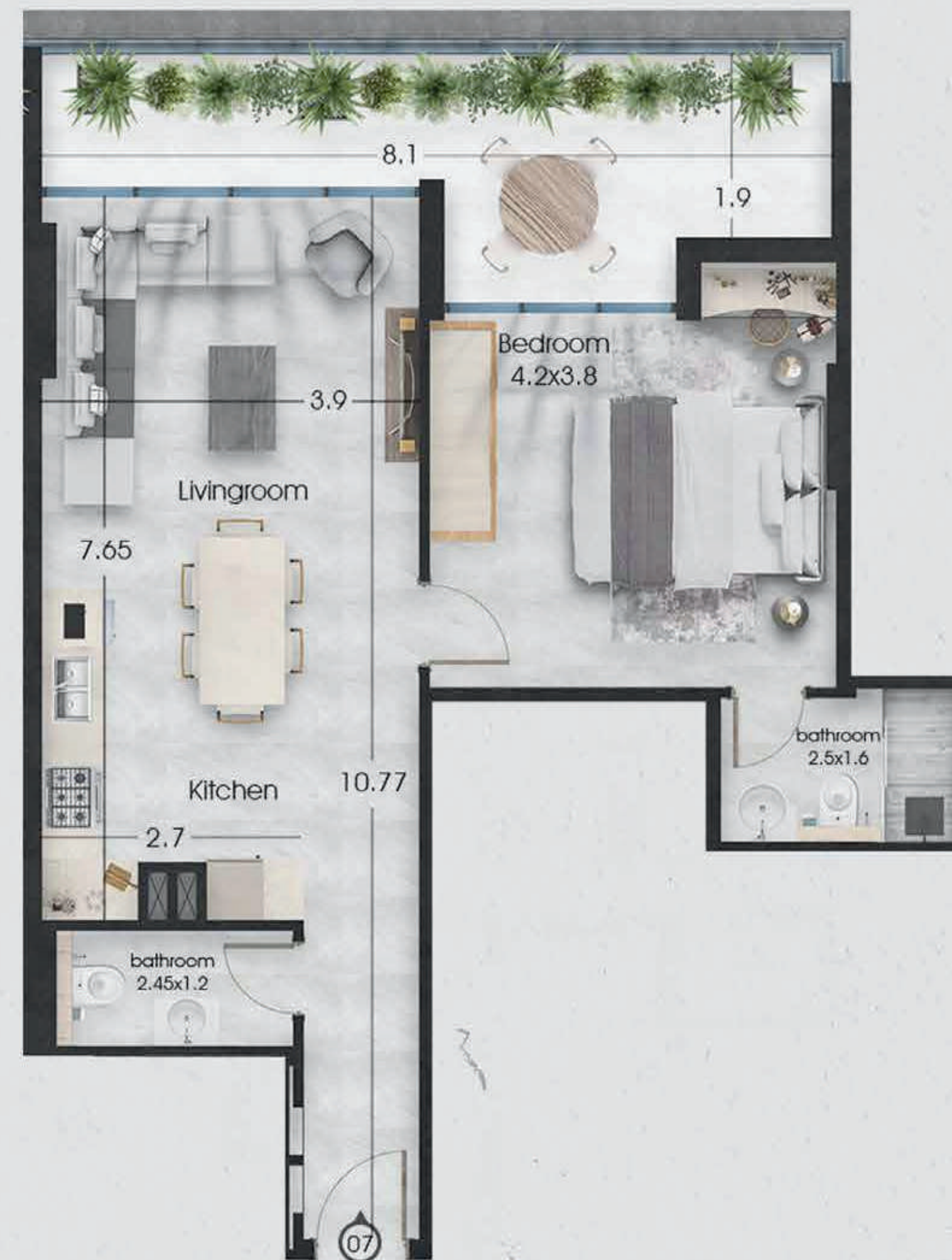
UNIT AREA 65m² / 699.6ft²

BALCONY AREA 6.52m² / 70.18ft²

TOTAL AREA 71.52m² / 769.8ft²

APARTMENT TYPE G

1 Bedroom/Livingroom



UNIT AREA 62.51m²/672.8ft²

BALCONY AREA 15.92m²/ 171.3ft²

TOTAL AREA 78.43m²/ 844.2ft²

APARTMENT TYPE H

1 Bedroom/Livingroom



UNIT AREA 64.19m² / 690.9ft²

BALCONY AREA 14.63m² / 157.4ft²

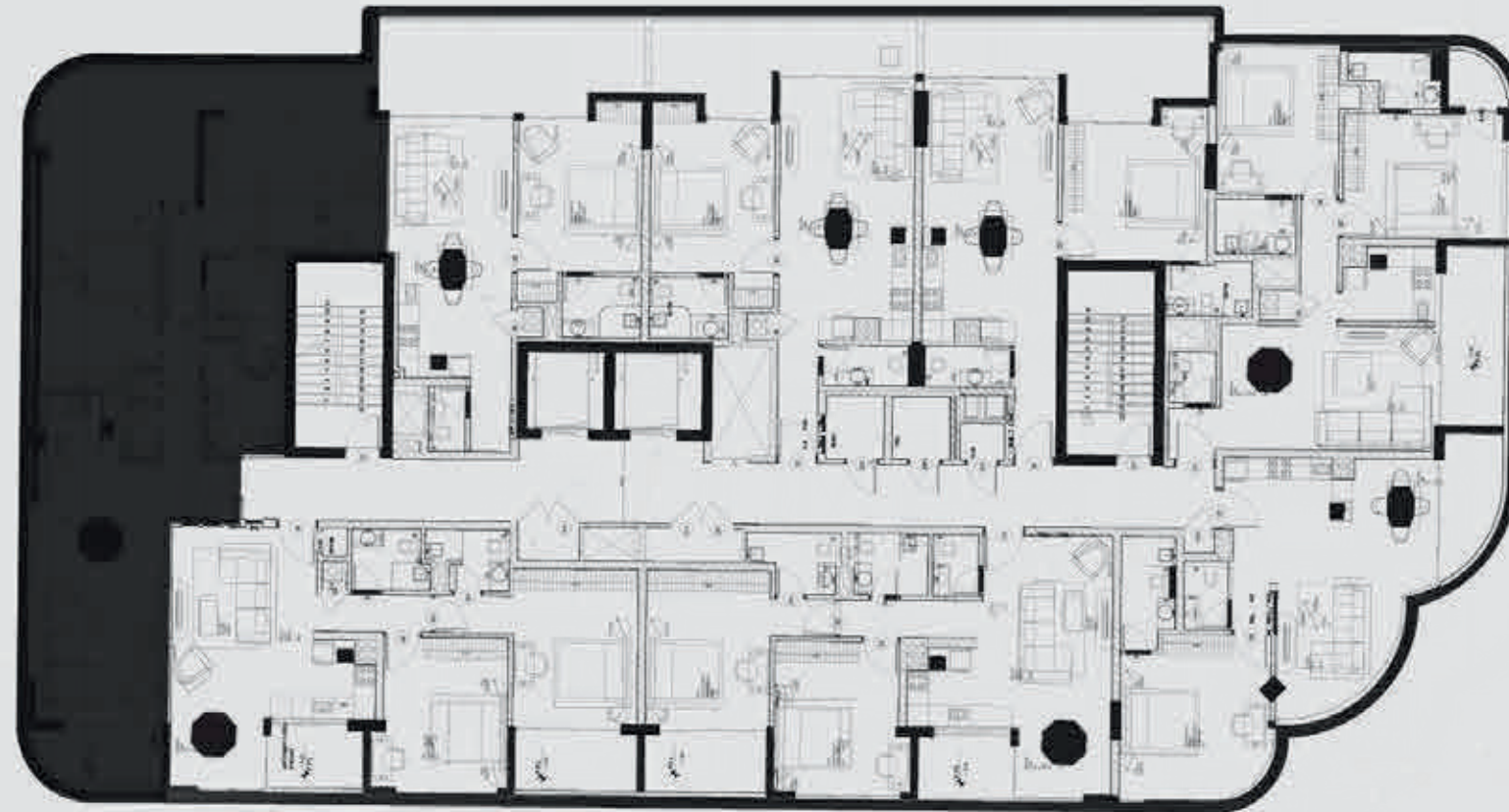
TOTAL AREA 78.82m² / 848.4ft²



2 BEDROOMS

APARTMENT TYPE B

2Bedroom/Livingroom



UNIT AREA 102.88m² / 1107.3ft²

BALCONY AREA 30.08m² / 323.7ft²

TOTAL AREA 132.96m² / 1431.2ft²



APARTMENT TYPE C

2Bedroom/Livingroom



UNIT AREA 86.64m² / 932.58ft²

BALCONY AREA 12.03m² / 129.48ft²

TOTAL AREA 98.67m² / 1062.01ft²

APARTMENT TYPE D

2Bedroom/Livingroom



UNIT AREA 87.87m² / 945.8ft²

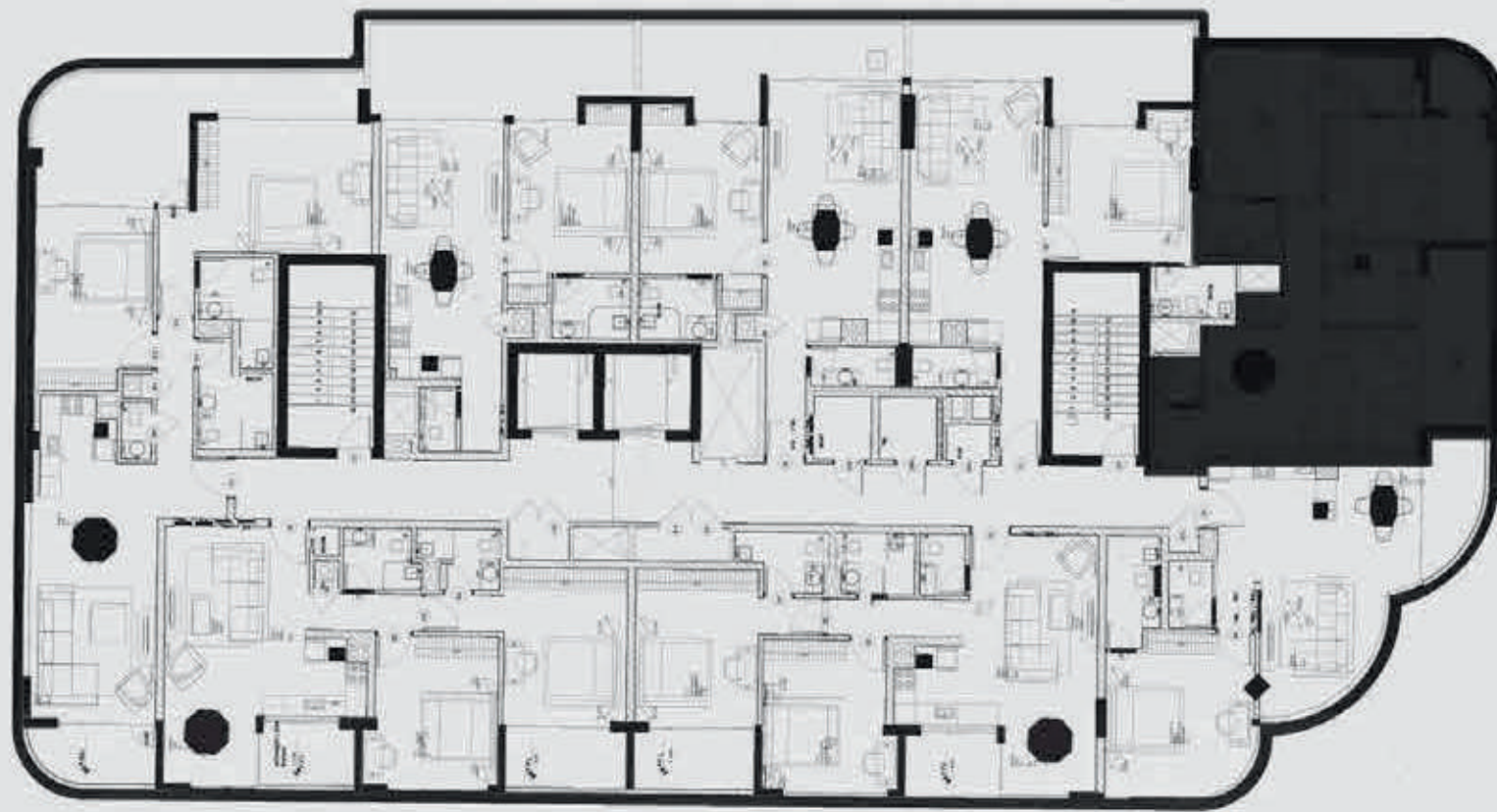
BALCONY AREA 11.74m² / 126.3ft²

TOTAL AREA 99.61m² / 1072.2ft²



APARTMENT TYPE F

2Bedroom/Livingroom



UNIT AREA 83.94m²/903.5ft²

BALCONY AREA 12.72m²/ 136.9ft²

TOTAL AREA 96.66m²/ 1040.4ft²



Payment Plan

Estimated Completion: Q3 2026 (Third Quarter of 2026)

Option 1	20% On Booking+ 4% DLD registration	10% During Construction	70% On Handover	
Option 2	20% On Booking + 4% DLD registration	10% During Construction	50% On Handover	20% Post-Handover (20 Months)

Prices start from 1.4 million



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