



**WELLINGTON
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.



**WELLINGTON
OCEAN**
ANK MOTIWALA
DEVELOPMENTS

URBAN HEIGHTS WITH
OCEANIC SIGHTS



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

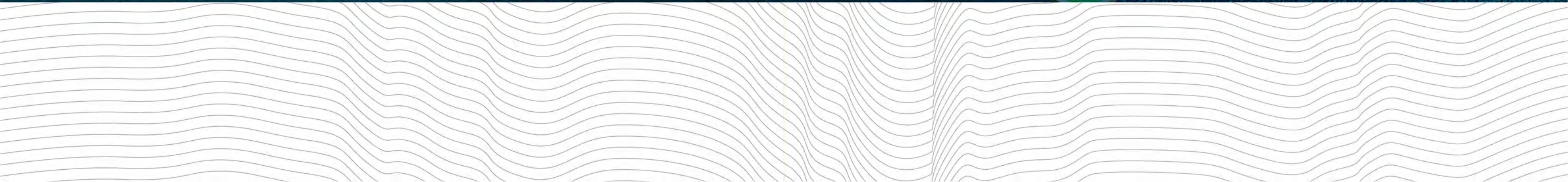


DUBAI ISLANDS

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





WELLINGTON
DEVELOPMENTS

*C R E A T I N G
E N D U R I N G
S P A C E S*



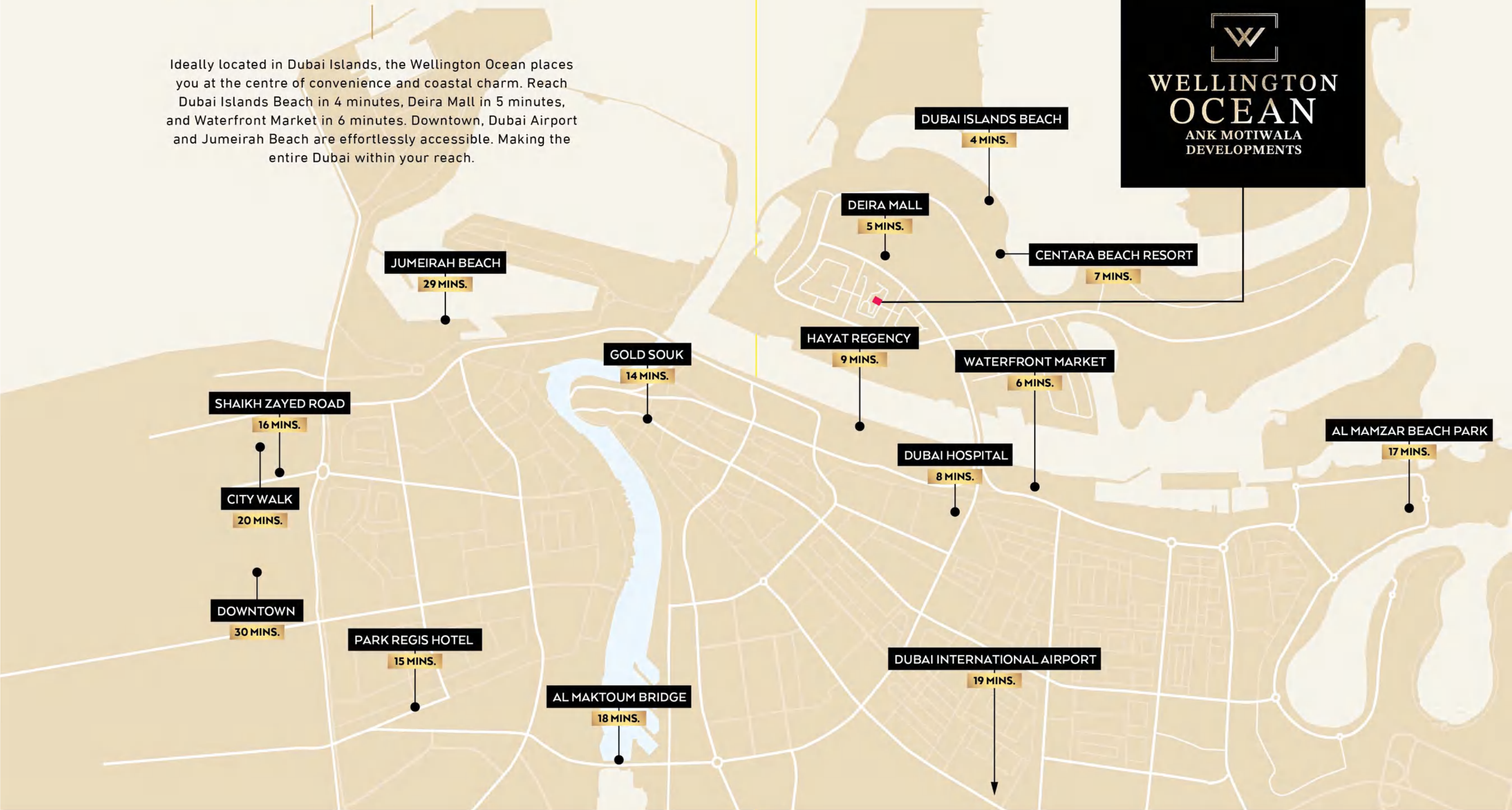
Wellington Developments, guided by the visionary leadership of the top management, is celebrated for transforming modern living through its exceptional developments. Renowned for its steadfast commitment to quality, innovation, and sustainability, each project is thoughtfully crafted to elevate lifestyles, creating spaces that inspire, endure, and meet the evolving aspirations of contemporary living.

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.



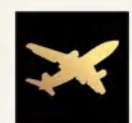
WELLINGTON OCEAN
ANK MOTIWALA DEVELOPMENTS



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
S E A S I D E
A S C E N T

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 or without private pools, offering versatility for various preferences. It's a vision of modern seaside elegance. The project also offers exceptional world-class amenities on the podium and the rooftop.



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REFLECTIONS OF ARCHITECTURAL DISTINCTION

The façade of Wellington Ocean captures attention with its clean, modern lines and expansive glass panels, creating a dynamic interplay of light and shadow. This architectural marvel radiates a contemporary charm, standing tall as a refined testament to urban astute lifestyles against the vibrant backdrop of Dubai Islands.



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



CORRIDORS
OF
MODERN
SOPHISTICATION

The apartment corridors of Wellington Ocean are designed with a minimalist yet refined aesthetic, featuring clean lines, ambient lighting, and high-quality finishes. These passageways create a tranquil atmosphere, offering residents an inviting transition to their contemporary living spaces.



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.

INDIVIDUAL
FLOOR PLANS

1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 103.96 M.



ENT.



1 Bedroom



Ironing Room



Lounge



Kitchen



Swimming Pool



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 82.30 M.



-  1 Bedroom
-  Ironing Room
-  Lounge
-  Kitchen
-  Balcony + Jacuzzi



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 78.03 M.



-  1 Bedroom
-  Lounge
-  Kitchen
-  Balcony



1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW
TOTAL AREA: 82.49 M.




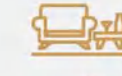



-  1 Bedroom
-  Lounge
-  Kitchen
-  Balcony
-  Ironing Room

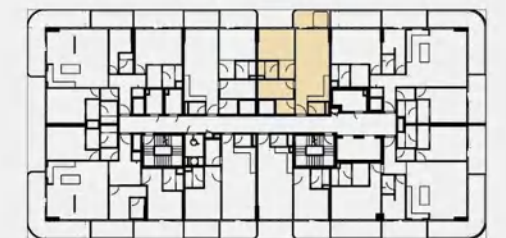


1 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW
TOTAL AREA: 80.36 M.



-  1 Bedroom
-  Lounge
-  Kitchen
-  Balcony + Jacuzzi
-  Ironing Room



2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW (TWO SIDES)

TOTAL AREA: 253.13 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Swimming Pool
-  Maid Room



2 BEDROOM APARTMENT

OPEN SPACE/PARK + NEIGHBOUR PLOT VIEW

TOTAL AREA: 148.31 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Swimming Pool
-  Terrace



2 BEDROOM APARTMENT

MAIN ROAD + NEIGHBOUR PLOT VIEW

TOTAL AREA: 135.98 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Swimming Pool
-  Terrace



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW

TOTAL AREA: 252.21 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Swimming Pool
-  Maid Room
-  Terrace








2 BEDROOM APARTMENT

MAIN ROAD + NEIGHBOUR PLOT VIEW

TOTAL AREA: 116.86 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Balcony
-  Jacuzzi



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW

TOTAL AREA: 118.75 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Balcony
-  Jacuzzi



2 BEDROOM APARTMENT

OPEN SPACE/PARK + NEIGHBOUR PLOT VIEW
TOTAL AREA: 126.89 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Jacuzzi
-  Balcony



2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW
TOTAL AREA: 98.52 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Balcony



2 BEDROOM APARTMENT

NEIGHBOUR PLOT VIEW

TOTAL AREA: 116.99 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Balcony
-  Jacuzzi

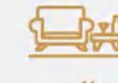




2 BEDROOM APARTMENT

OPEN SPACE/PARK VIEW (TWO SIDES)

TOTAL AREA: 170.15 M.



-  2 Bedrooms
-  Lounge
-  Kitchen
-  Jacuzzi
-  Balcony
-  Main Room



2 BEDROOM APARTMENT

MAIN ROAD + OPEN SPACE/PARK VIEW

TOTAL AREA: 155.02 M.



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



3 BEDROOM DUPLEX APARTMENT

OPEN SPACE/PARK VIEW

TOTAL AREA: 237.92 M.



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

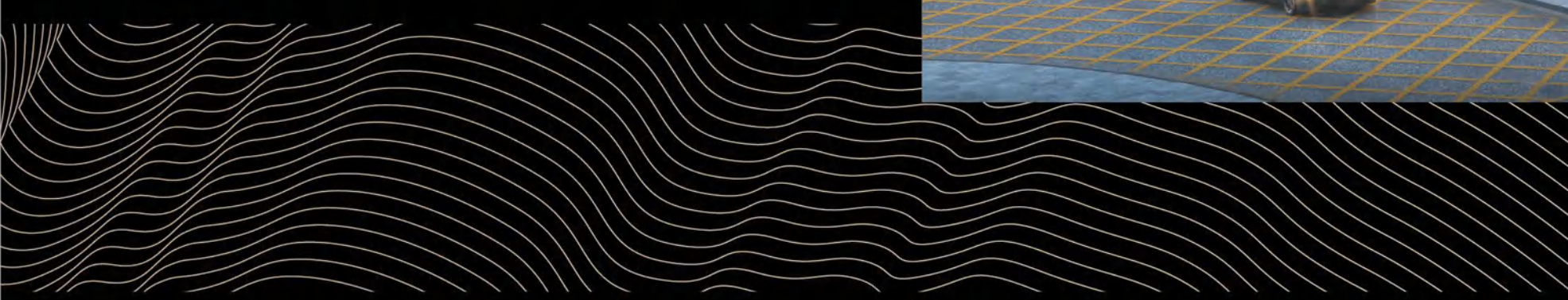


LOWER LEVEL

UPPER LEVEL

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.



PROJECT FEATURES

RESIDENTIAL UNITS

1 BED

APARTMENTS
WITH POOL

1 BED

APARTMENTS
WITHOUT STUDY

2 BED

APARTMENTS
WITH POOL

3 BED

DUPLEXES
WITH JACUZZI

INTERIOR AMENITIES

RECEPTION



YOGA



LIFT LOBBY



SAUNA



PARKING



STEAM



GYM



MEETING ROOM



PODIUM AMENITIES

CABANAS



MINI GOLF



CHILDREN'S WATER RIDES



KIDS' PLAY AREA



SWIMMING POOL



SITTING LOUNGE



ROOFTOP AMENITIES

PADEL TENNIS COURT



ZEN GARDEN



JOGGING TRACK



YOGA



CINEMA



SITTING LOUNGE



BBQ ZONE



PODS



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*



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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.

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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.



SUPERB
CONVENIENCE
ON ARRIVAL

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



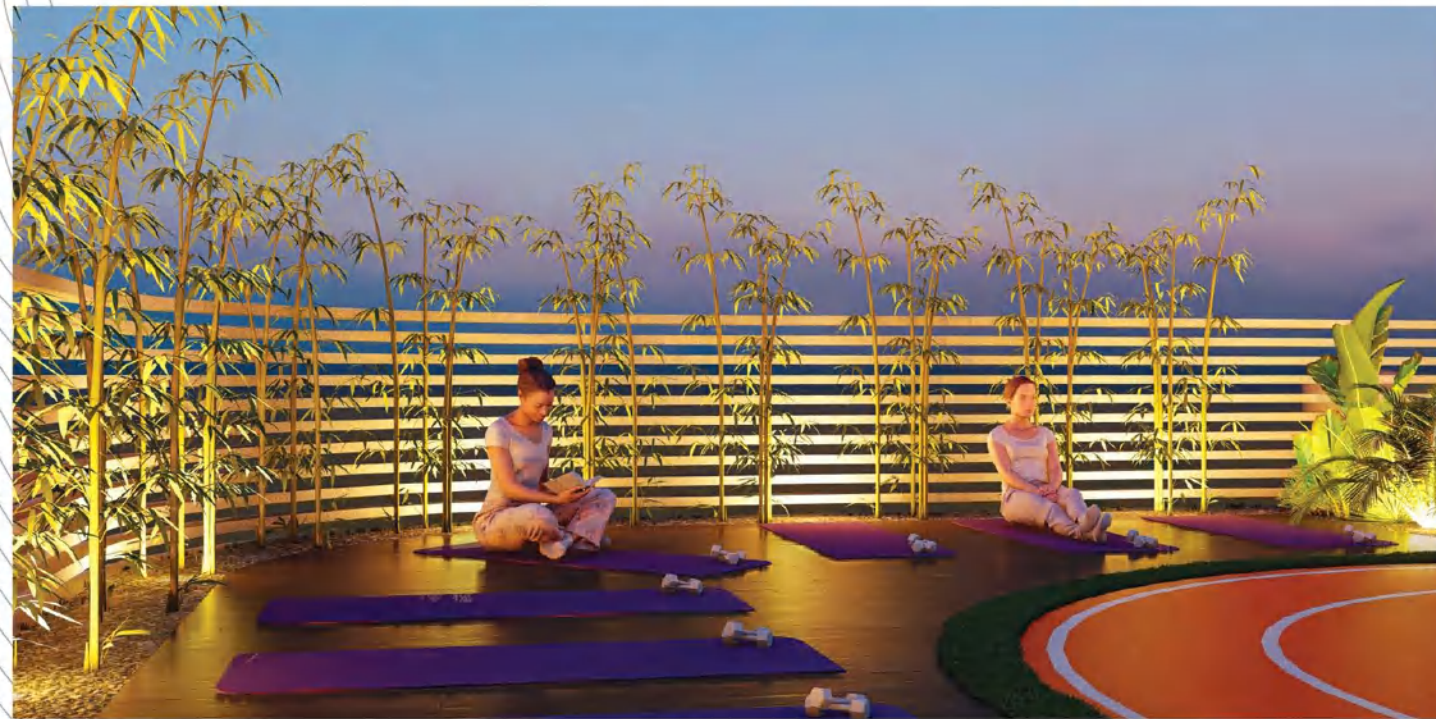
BBQ ZONE

CINEMA



ZEN GARDEN

PADEL TENNIS COURT



YOGA

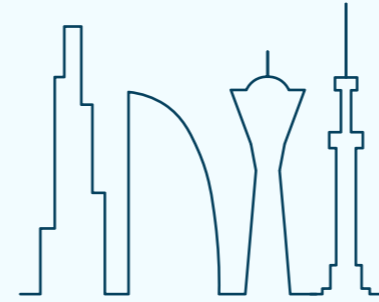


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SCULPTED
BY
COASTAL ELEGANCE





PREFERENCE
properties

PREFERENCE properties

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