

SALES OFFER · 21.11.2026

One River Point

Unit 103 · 4 bedrooms · Floor 1 · Business Bay, Dubai

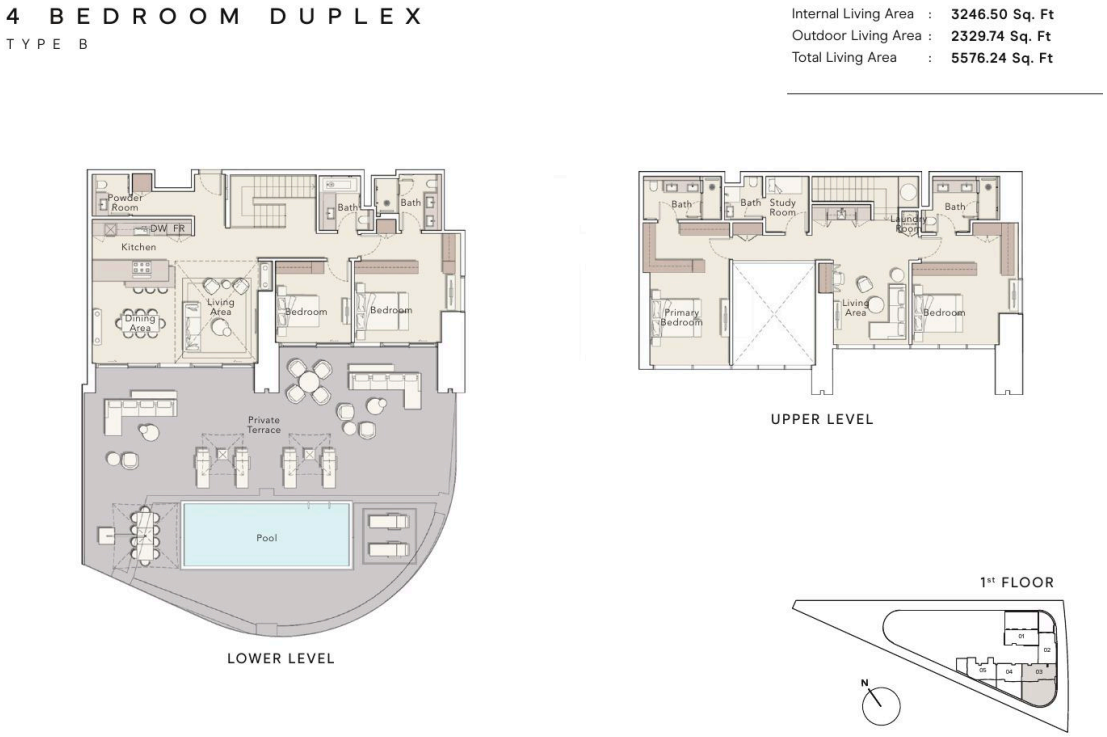
AED 16,472,828

≈ €4,018,000

Unit details

Project	One River Point	Area	Business Bay, Dubai
Unit	103	Floor	1
Type	4 bedrooms · type B	Windows face	north-east
Total area	518 m²	Interior	302 m²
Terrace	216 m²	Price	AED 16,472,828
Price per area	AED 31,798 per m²	Payment plan	70/30
Status	Off-plan	Developer	Ellington Properties

Floor plan



Typical plan of this unit type. Orientation and details can differ, the developer confirms them in the SPA.

About the project

One River Point is an Ellington tower in Business Bay next to Downtown Dubai, with apartments that open onto views and premium amenities.

Gallery






Payment plan 70/30

Stage		Share	Amount
01	On booking	20%	AED 3,294,566
02	30 days after reservation	10%	AED 1,647,283
03	90 days after reservation	10%	AED 1,647,283
04	150 days after reservation	5%	AED 823,641
05	240 days after reservation	5%	AED 823,641
06	At 30% construction	5%	AED 823,641
07	At 40% construction	5%	AED 823,641
08	At 50% construction	5%	AED 823,641
09	At 60% construction	5%	AED 823,641
10	On handover	30%	AED 4,941,848
Total		**100%**	**AED 16,472,828**

ON TOP OF THE PRICE

DLD registration fee, with the first payment	4%	AED 658,913

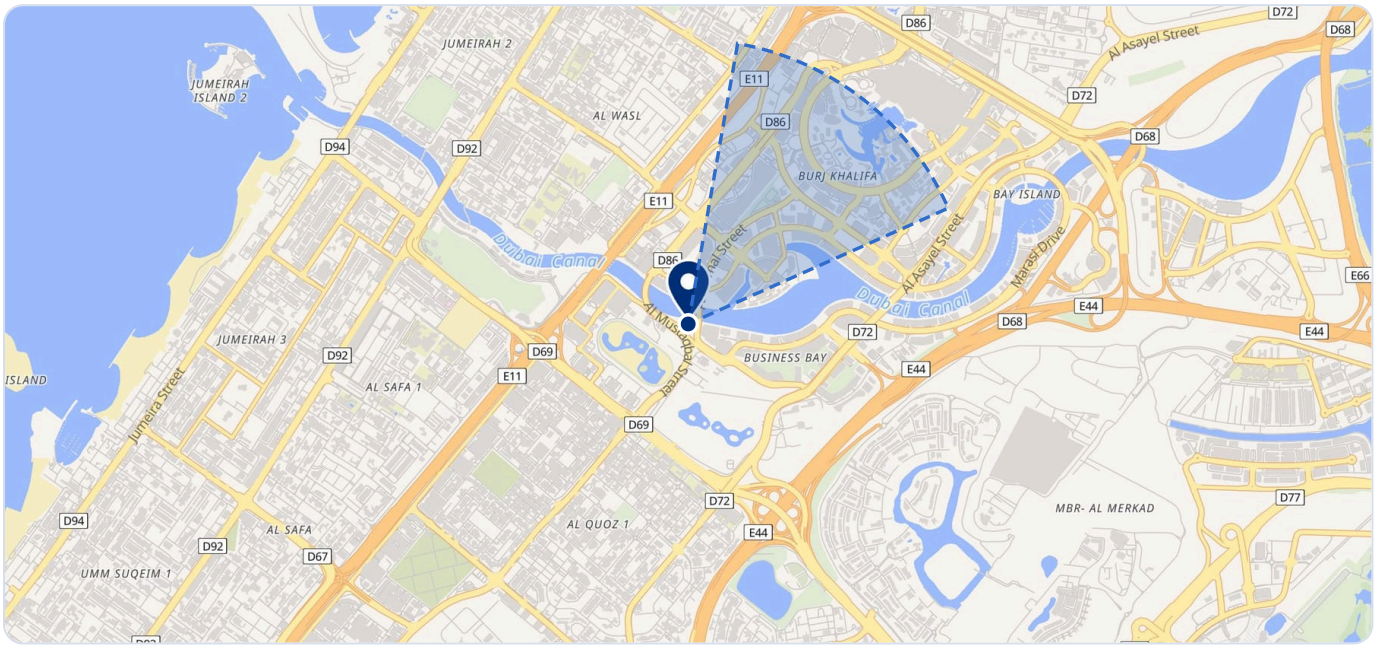
Location · view from the windows

Business Bay, Dubai · Google Maps

The windows face north-east.

In this direction: Dubai Opera · 1.9 km, Dubai Fountain · 2.1 km, Souk Al Bahar · 2.1 km

From the key plan in the developer's floor plans.



DXB Airport	22 min	Downtown · Dubai Mall	9 min
DIFC	9 min	Dubai Marina	18 min
Beach Kite Beach	10 min	School Safa Private School	3 min
School GEMS Our Indian School	4 min		

Prices and availability from the developer as of 21.11.2026. The unit is confirmed and held only after booking. For information only, not a binding offer.