

SALES OFFER · 20.11.2026

# One River Point

Unit 3006 · 2 bedrooms · Floor 30 · Business Bay, Dubai

## AED 4,223,828

≈ €1,030,000

## Unit details

| | | | |
|---|---|---|---|
| Project | One River Point | Area | Business Bay, Dubai |
| Unit | 3006 | Floor | 30 |
| Type | 2 bedrooms · type B | Windows face | south-west and south-east |
| Total area | 136 m² | Interior | 122 m² |
| Terrace | 14 m² | Price | AED 4,223,828 |
| Price per area | AED 31,106 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 844,766 |
| 02 | 30 days after reservation | 10% | AED 422,383 |
| 03 | 90 days after reservation | 10% | AED 422,383 |
| 04 | 150 days after reservation | 5% | AED 211,191 |
| 05 | 240 days after reservation | 5% | AED 211,191 |
| 06 | At 30% construction | 5% | AED 211,191 |
| 07 | At 40% construction | 5% | AED 211,191 |
| 08 | At 50% construction | 5% | AED 211,191 |
| 09 | At 60% construction | 5% | AED 211,191 |
| 10 | On handover | 30% | AED 1,267,148 |
| **Total** | | **100%** | **AED 4,223,828** |

ON TOP OF THE PRICE

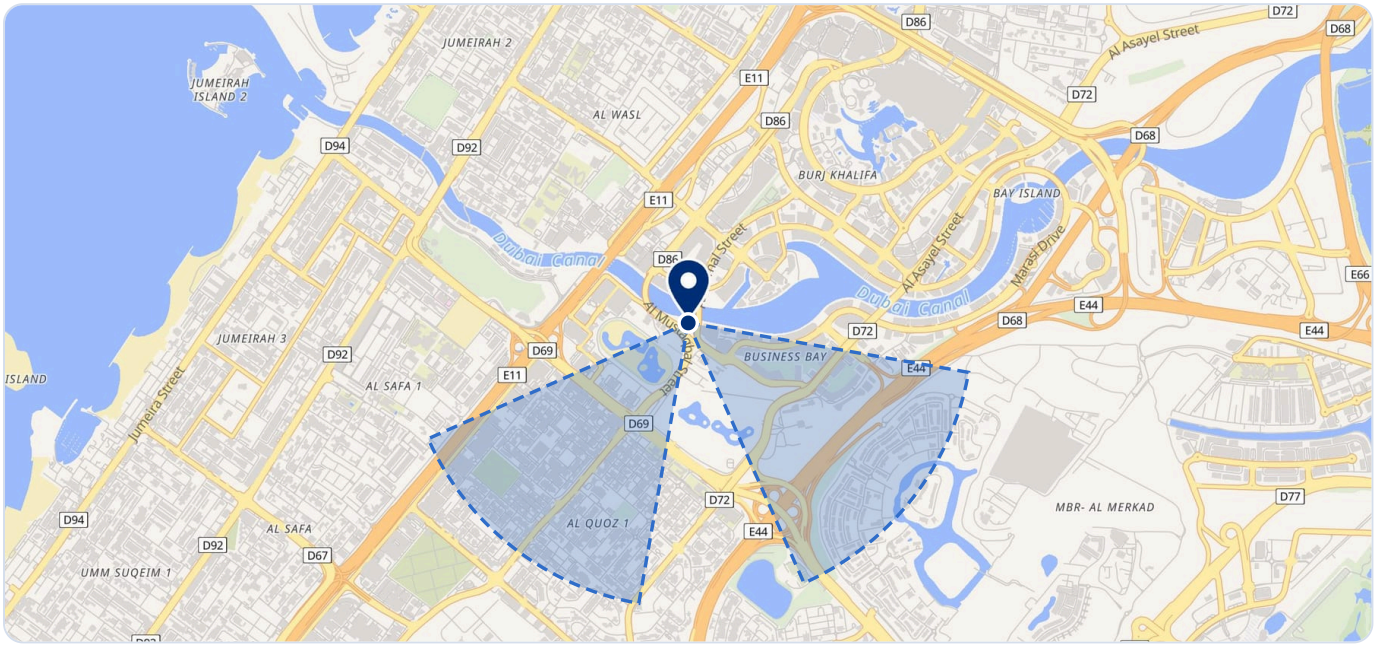
| | | |
|---|---|---|
| DLD registration fee, with the first payment | 4% | AED 168,953 |

# Location · view from the windows

Business Bay, Dubai · Google Maps

**The windows face south-west and south-east.**

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<br>Kite Beach | 10 min | School<br>Safa Private School | 3 min |
| School<br>GEMS Our Indian School | 4 min | | |

Prices and availability from the developer as of 20.11.2026. The unit is confirmed and held only after booking. For information only, not a binding offer.